WORK SESSION
League of MN Cities General Governance Training
&
Overview of City Strategic Goals and Vision
Chaska Fire Department Training Room
4:30 – 6:30 PM

AGENDA
CHASKA CITY COUNCIL
ONE CITY HALL PLAZA, CHASKA CITY HALL
Monday, June 17, 2019
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
6. Approve Previous Meeting Minutes
   - 6.A. Approve City Council Meeting Minutes of 05/20/2019
   - 6.B. Approve City Council Meeting Minutes of 06/3/2019
7. Consent Items
   - 7.A. Adopt Resolution 2019-74, Approving Solicitor Permit for Aptive Environmental
   - 7.B. Adopt Resolution 2019-75, Approving Transient Permit for Carver County Farmer's Market

7.C. Adopt Resolution 2019-76, Approving Transient Permit for SW Metro Chamber of Commerce

7.D. Approving 2018 Interfund Transfers

7.E. Approve Temporary Liquor License - Chaska River City Days Organization

7.F. Adopt Resolution 2019-77, Approving Distributed Energy Policy and Rules

7.G. Adopt Resolution 2019-78, Approving an Interconnection Process

7.H. Adopt Resolution 2019-79, Approving the Cogeneration and Small Production Tariff

7.I. Adopt Resolution 2019-80, Approving Transient Permit for Amy Varab - Weenie Wagon/Kettle Kravings

7.J. Approving On-Sale Liquor at Community Event - Chaska Farmer's Market

7.K. Wetland Replacement Plan for Carver County Lyman Blvd (CSAH 18) Improvement Project

7.L. Adopt Resolution 2019-81, Approving 2019 Performance Measures

7.M. Approval of Joint Powers Agreement

7.N. Sale of Excess City Property - SW Chaska

7.O. Adopt Resolution 2019-82, Approving the Final Plat for Harvest West/Traditions Development/PC #2019-15

8. Action Items

8.A. PUBLIC HEARING: Adopt Resolution 2019-83, Authorizing the Release of the 2040 Comprehensive Plan to the MetCouncil/City of Chaska/PC #2018-34

8.B. Adopt Resolution 2019-84 and Ordinance 966, Approving the Preliminary Site & Building Plan and Preliminary Plat, and Approving the Rezoning for the Ess Lot & Ernst Home Redevelopment/Talle & Associates, Inc./PC #2019-13

8.C. Adopt Resolution 2019-85, Approving the Conditional Use Permit Amendment for Bavaria Downs/A'Bulae/PC #2019-12

8.D. Adopt Resolution 2019-86, Approving the Concept Plan for Shepherd of the Hill Twin Home Development/Habitat for Humanity/PC #2019-14

9. Bills

9.A. AP COUNCIL ROSTER 6-17-19

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly 6/17/2019

11. Adjourn

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- MINUTES -
CHASKA CITY COUNCIL
MAY 20, 2019

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7 pm.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Bostrom, Huang, Grau, and Mayor Windschitl. Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda
Motion by Councilmember Hatfield, second by Councilmember Bostrom to adopt the agenda as presented.
Motion carried.

5. Visitor Presentation
5.A. Jon Just Memorial
Dave and Cindy Just presented about the Jon Just Memorial and gave some ministry updates.

5.B. Proclamation – Poppy Days: American Legion Auxiliary, Unit 57
Mayor Windschitl read the proclamation recognizing May 23-25, 2019 as Poppy Days.

6. Minutes
Motion by Councilmember Huang, second by Councilmember Grau to approve the minutes of the May 6, 2019 City Council meeting.
Motion carried.

7. Consent Agenda
Councilmember Huang inquired if solicitor and vendor permits are listed on the City website.

City Administrator Podhradsky stated that they are not but are issued a permit card from the City.

Motion by Councilmember Bostrom, second by Councilmember Hatfield to approve the Consent Agenda Items A through K:

A. Adopt Resolution 2019-55, in Support for Temporary Water Restrictions on Lake Hazeltine

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Motion to Adopt Resolution No. 2019-55 Consenting to and Expressing Support for Carver County adopt a Water Surface Use Ordinance relating to Lake Hazeltine during the 2019 KPMG Women's PGA Championship and for any future major golf tournament in the community.

B. Adopt Resolution 2019-56, Approving the Final Site & Building Plan at 798 Yellow Brick Road/China Pagoda, Inc./PC #2019-09
   Motion to adopt Resolution No. 2019-56 approving the Final Site & Building Plan for China Pagoda at 798 Yellow Brick Road (PC#2019-09).
C. Letter of Support - Carver County CDA Land Trust
   Motion to authorize the Mayor to sign a letter supporting the Carver County CDA's expansion of the community land trust program within the City of Chaska.
D. Adopt Resolution No. 2019-58, Approving Solicitor Permits for Aptive Environmental
   Motion to adopt Resolution No. 2019-58 approving Solicitor Permit Nos. SOL.19-28 through SOL.19-34, for the above representatives of Aptive Environmental, located at 5251 West 73rd Street, Unit C, Edina, Minnesota, 55439, for the period of May 20, 2019, through September 30, 2019.
E. Appoint Arboretum Area Transportation Plan Stakeholder Advisory Committee Representatives
   Motion to adopt Resolution No.2018-59, approving Solicitor Permit Nos. SOL.18-19 through SOL.18-27, SOL. 18-32 and 18-36 for the above representatives of Aptive Environmental, located at 5251 West 73rd Street, Unit C, Edina, Minnesota, 55439, for the period of May 21, 2018, through September 30, 2018.
F. Adopt Resolution No. 2019-59, Approving Solicitor Permits for Rise Pest Control
   Motion to adopt Resolution No.2018-66, approving Solicitor Permit Nos. SOL.19-35 through SOL.19-41, for the above representatives of Rise Pest Control, located at 4940 N Hwy 169, New Hope, Minnesota, 55428 for the period of May 20, 2019, through August 31, 2019.
G. Approve Temporary On-Sale Intoxicating License for Flags and Honor of Minnesota
   Motion to approve the Temporary On-Sale Intoxicating License TW 19-03 for Flags and Honor of Minnesota, that allows them to serve intoxicating beverages at their car, bike and tractor fund raising event, on August 10, 2019.
H. Adopt Resolution No. 2019-60, Awarding bid for Salt Shed Storage Building
   Motion to adopt Resolution No. 2019-60 awarding the bid for the Salt Shed Storage Building to Greystone Construction Company in the low bid amount of $164,990.00.
I. Adopt Resolution No. 2019-61, Approve Transient Permit - Frybread Express
   Motion to adopt Resolution No.2019-61 approving Transient Permit TRA.19-09 in the name of Robert Larson of Frybread Express of 3111 California St NE, Minneapolis, Minnesota 55418, valid May 18th and May 19, 2019.
J. Adopt Resolution No. 2019-62, Approve Peddler's Permit for Big Bell Ice Cream Inc.
   Motion to adopt Resolution No. 2019-62 approving Peddler Permit No. PP. 19-02 in the name of Ivan Sanchez, DBA Big Bell Ice Cream, 3218 Snelling Ave., Minneapolis, Minnesota, 55406, valid May 20, 2019 through December 31, 2019.
K. Adopt Resolution No. 2019-64, Approve Transient Permit for Pretty Great Cheesecake
   Motion to adopt Resolution No. 2019-64 approving Transient Permit TRA.19-10 in the name of Pretty Great Cheesecake of 867 Woodridge Dr. South, Chaska, Minnesota, 55318, valid May 20, 2019 through December 31, 2019.

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Motion carried.

8. Action Items
8.A. Adopt Resolution 2019-57, Approving the Concept Plan for Hickory Street Apartments at 401 Hickory Street/Community Asset Development Group/PC #2019-10
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Bostrom inquired if there are any architects, urban planners, or-use specialists on the Planning Commission.

City Planner Hanson stated that there are.

Councilmember Bostrom commented that a unanimous recommendation to proceed carries import given the make-up of the Planning Commission. He also inquired if Community Asset Foundation is the first group Staff has heard from regarding this property.

City Planner Hanson responded they have not heard from anyone else at this point.

City Administrator Podhradsky provided further clarification regarding interest/planning for this site.

Councilmember Grau inquired if the trees on the north and west side are on the 1 acre included in the plan.

City Planner Hanson confirmed that they are.

Councilmember Grau inquired about the progress of a proposed concept plan for the property on the opposite side of Chaska Boulevard.

City Administrator Podhradsky explained that concept plan is currently not going forward.

Councilmember Bostrom asked if the land/soil would be better for office, industrial, or residential.

City Planner Hanson stated that it acts the same for all three.

Councilmember Hatfield requested City Planner Hanson to detail a talking point from the Planning Commission Meeting regarding storm sewers on the property.

City Planner Hanson and City Administrator Podhradsky gave a brief summary of their location and the discussion.

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The Council and Staff discussed site lines, entrance facades and the goals of the Downtown Plan. They also discussed the potential use for the property across the street from this site.

Councilmember Bostrom looked for clarification regarding the question of the City incorporating/selling off 1-acre from City-owned land into the project site to update the 2040 Comp Plan.

City Administrator Podhradsky provided further detail regarding that plan.

The Council discussed the benefit of the trees located on that portion of the site.

Councilmember Huang looked to clarify the access point for the property across the street from the site.

Community Development Director Ringwald and City Administrator Podhradsky discussed the potential location/s.

Corey Magstadt, Executive Director of Launch Ministry, applicant, provided more information regarding Launch Ministry.

Mayor Windschitl inquired if there is any supportive housing in Carver County.

A member of the audience stated there some various sites but not any dedicated housing.

City Administrator Podhradsky gave an example of that in the Clover Field Market Place.

Mr. Magstadt continued detailing the proposed use for this site.

Dave Pokorney, Community Asset Development Group, representing the applicant, provided more detail regarding the proposed concept plan.

Councilmember Bostrom asked Mr. Pokorney if the potential Comprehensive Plan delay would be a deal-breaker.

Mr. Pokorney stated the earliest this project could begin is a year from now, so there is no problem with the Comprehensive Plan delay.

Mayor Windschitl inquired what would happen if they did not receive State funding.

Mr. Pokorney responded that if they don't get it, they will apply again and explained how the financing works.

City Administrator Podhradsky commented that there is a high priority at the State to develop units to serve people coming out of homelessness and that the State provides all the funding up front. He also noted that these are not funds cities apply for but that developers apply for.

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Mr. Pokorney further detailed the grant fund process.

Councilmember Bostrom inquired if the property management on-site is 24/7.

Mr. Pokorney stated it is not 24/7 but is run by a property management company.

Councilmember Huang looked to clarify that DDK will develop the market rate apartments and Community Asset Development Group will own the supportive housing, and the property management company would manage both.

Mr. Pokorney explained that, depending who owns the market rate apartments, there could be joint property management in the future, but is not likely.

Councilmember Huang inquired what is supporting the negative cash flow.

Mr. Pokorney explained the details of how Community Asset Development Group manages the negative cash flow.

Councilmember Grau asked Mr. Pokorney to give more information on the projects and board of Community Asset Development Group.

Mr. Pokorney presented this information to the Council.

Councilmember Huang inquired about operation/maintenance of the property and if the Community Asset Development Group's revenue is based on the senior living locations.

Mr. Pokorney detailed the State's requirement for operating reserves for property maintenance as well as their funding for the property.

Councilmember Bostrom inquired what services will be provided for the residents of the unit.

Mr. Pokorney explained these apartments will solve the social issue of homelessness for sixteen people and provide supportive services by having one building instead of scattered sites.

Mr. Magstadt introduced Amanda Flowers Peterson, Program Director for Launch Ministry, who gave further information about the services that will be provided for the residents.

Councilmember Bostrom inquired if a client could be brought in to the supportive housing that had needs Launch Ministry was not capable of handling.

Ms. Flowers Peterson provided more clarity into the support coordination Launch Ministry provides to residents.

Mayor Windschitl looked to clarify that the property manager does not live on-site.

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Mr. Pokorney explained that they do not; that there is an office in the building the property manager can use, but they do not live on-site.

Ms. Flowers Peterson clarified that Launch Ministry does not provide counseling but case management, and coordinates such scheduling to do so based upon the different schedules of each resident.

Councilmember Grau inquired if the two buildings are tied at the hip; if funding were to fail, would the market rate apartments still proceed.

Mr. Pokorney stated that they are not tied at the hip and stated this project is subject to the process like any other concept plan.

Mayor Windschitl asked about timing of development for each unit.

Mr. Pokorney explained that it makes sense that both pad sites be developed at the same time, but that point in the project is a year away. He also stated that preliminary discussions with potential future owners have produced questions of whether it would be acceptable to be next door to a bus garage, which is an unknown piece at this point.

Mayor Windschitl commented that there are a lot of questions that have to be answered for the project moving forward.

City Administrator Podhradsky pointed out that regarding the planning process, all the conditions listed must be met to be able to get the preliminary process, and that from Staff's standpoint, none of them appear undoable.

Councilmember Bostrom asked City Administrator Podhradsky to compare this concept plan to others the City receives.

City Administrator Podhradsky stated that from a planning standpoint, it is typical. It is just a different use than is currently seen in the community. He also stated that he feels confident that any planning issues that exist have been properly identified by Staff.

Community Development Director Ringwald commented that it will be the applicant's job now to start going through the list of conditions.

City Administrator Podhradsky noted that much has changed since they looked at this two years ago in that it is now going through the typical planning process.

Councilmember Huang inquired how many clients are currently served through supportive housing with Launch Ministry.

Mr. Magstadt stated there are twelve clients in their scattered site program, seven of which are in downtown Chaska.

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Councilmember Huang asked if these clients would be moved to the proposed supportive housing.

Mr. Magstadt explained the plan is that the majority will maintain their current space, so this would roughly be a net of sixteen new units.

Mayor Windschitl inquired how those selected for supportive housing are determined.

Mr. Pokorney stated that the Community Asset Development Group Board sets those criteria and makes those decisions.

Mayor Windschitl inquired if the State dollars change the criteria at all.

Mr. Pokorney explained that they do not and that Community Asset Development Group has absolute control. He went on to say that they have to operate it as supportive housing, but the selection criteria are set by the local board.

Mr. Magstadt provided further clarity into the process that Launch Ministry follows to move clients from the waiting lists to selection for open housing. He stated that with sixteen units, he is certain they can be filled with Carver County residents.

Mayor Windschitl looked to clarify the age range of the clients for supportive housing.

Mr. Pokorney stated that for this building, it is 18-29 years old.

Mr. Magstadt explained it would be 18-25 years old for the eight Carver County GRH units.

Mayor Windschitl referred to the staff report where it stated if not filled by Carver County, it would be filled otherwise, and asked how that is determined.

Mr. Pokorney explained if they were not able to fill the unit with Carver County residents, it would open to through their coordinated entry to Scott County.

Mayor Windschitl inquired if Scott County has any programs like the one proposed.

Mr. Pokorney stated that they have scattered site housing but that there is an application similar to this one in Scott County and one in Minnetonka for the State application process.

Councilmember Bostrom looked to clarify that the State does not determine selection criteria.

Mr. Pokorney explained the application process and that one requirement is that they explain the selection criteria.

Mayor Windschitl asked if a partnership of different uses like this 16-unit and 26-unit has happened before on one lot.

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Mr. Pokorney stated that he is not aware of any.

Mayor Windschitl inquired if a resident can continue living at the unit if they lose their job but can still pay rent.

Mr. Pokorney explained that the lease requires the resident have a job or a funding source, but can be a case-by-case decision.

Mr. Magstadt gave further clarity regarding the entrance requirements versus once they are housed.

Ms. Flowers Peterson explained that this unit is not transitional housing.

Mayor Windschitl stated that he has received emails from residents concerned about the proposed use for this site and asked if there have been conversations with residents downtown.

Mr. Pokorney responded that they held a neighborhood meeting and sent notices per the City's requirements and added an additional 50 people to the list to send notification.

Councilmember Bostrom asked Councilmember Grau if he has heard any comment since this is within his ward.

Councilmember Grau stated he has received positive and negative input and he believes the lack of information was what impeded the project in 2017.

Councilmember Bostrom inquired how many members on the current Planning Commission are from Ward 1.

Staff responded that there are at least two.

Mayor Windschitl referred to the shortage of parking spaces and distance to public transit system and asked how residents will get to work. He also asked if they can ensure there will not be couples selected as residents.

Mr. Pokorney restated that as a non-profit they select the criteria and are happy to add that as a condition of approval if necessary. He also stated that likely less than half will have cars, so transit is an issue and they see partnering with SouthWest Transit Prime as a solution.

Mr. Magstadt explained transit would be handled similarly to how the residents at the home on 2nd use it.

Mayor Windschitl expressed concern at the million-dollar shortfall SouthWest Transit is facing.

Ms. Flowers Peterson explained Launch Ministry currently helps residents figure out consistent transportation and stated that walking is not a hardship to these residents.

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Kyle Homestead, 190 Larpenteur Ave W, St. Paul, stated that he supports this project.

Lily Homestead, 190 Larpenteur Ave W, St. Paul, also expressed support for the project.

Eric Gentry, Director of Housing and Emergency Services at the CAP Agency, stated that he supports this proposal.

Judith Bostrom, 2743 Faulkner Drive, also expressed support for this proposal.

Councilmember Huang commented that the proposed use is something that is needed in the community.

Councilmember Bostrom stated that this proposed use is a positive investment in the community.

Councilmember Grau stated that those who would use this residence are already here and that there is not a correlation to this type of housing negatively affecting property values.

Mayor Windschitl commented that this is a concept plan and that hopefully the logistics that need to work out will do so for the preliminary.

Motion by Councilmember Bostrom, second by Councilmember Hatfield to adopt Resolution No. 2019-57 approving the Concept Plan for the Hickory Street Apartments at 401 Hickory Street (PC #2019-10). Motion carried.

The Council recessed for a short break at 10:01pm.

The Council reconvened the meeting at 10:05pm.

8.B. Consider Approval of Letter of Support for Supportive Housing for Young Adults Exiting Homelessness Project on Hickory Street
City Administrator Podhradsky introduced the item to the Council.

Councilmember Hatfield inquired what this letter would entail.

City Administrator Podhradsky further defined what the State wants to see in this type of letter.

Councilmember Huang asked how heavily this letter is weighed in the application process.

City Administrator Podhradsky stated is weighed very heavily.

Councilmember Huang commented that it would then seem that the depth of the letter would reflect the level of support from the Council.

City Administrator Podhradsky stated that just because a project receives State funding does not obligate the Council to do anything. He explained the letter reflect the Council's support of

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the project at this level in the process and gave suggestion for how they focus the letter's content.

Councilmember Huang inquired if Staff could draft the letter and let the Council review it prior to sending it off.

City Administrator Podhradsky agreed.

Mayor Windschitl asked why the letter could not wait to be approved until the June Council meeting.

City Administrator Podhradsky explained it is due by June 1st.

Mayor Windschitl stated it would have been beneficial to have more time to draft the letter as then more Chaska residents could see it.

Councilmember Huang agreed and suggested providing means of transparency.

Motion by Councilmember Hatfield, second by Councilmember Huang to provide a letter of support to the State of Minnesota for the proposed supportive housing for young adults exiting homelessness project at the southwest corner of County Road 61 and Hickory Street, and to authorize the Staff to draft this letter as well as to authorize the Mayor to sign this letter on behalf of the City Council. Motion carried.

8.C. Adopt Resolution 2019-63, Adopting Resolution Certifying the Results of the May 14, 2019 Special Election
Councilmember Huang recused himself from the item.

City Administrator Podhradsky presented the item to the Council and thanked Staff for their work with this special election and the election judges.

Motion by Councilmember Bostrom, second by Councilmember Grau to adopt Resolution No. 2019-63 certifying the results of the May 14, 2019 Special Election for Ward 2 and Ward 4.

Mayor Windschitl stated that the voter turnout was disappointing and that having special election cost a lot of time and slowed things down quite a bit at the City.

Councilmember Hatfield stated that she does not regret her support of the special election, and noted the excellent job Staff did about advertising it, but was disappointed the turnout numbers.

Motion carried.

9. Bills
9.A. Accounts Payable Council Roster 05/20/2019

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Councilmember Huang looked for clarification on bills from pages 2, 5, 16, 18, 20, 22. He also requested seeing the invoices in landscape orientation.

City Administrator Podhradsky stated they cannot as it is a limitation of their system.

Councilmember Grau inquired of the City's process in calling for bid for sanitation companies.

City Administrator Podhradsky provided further detail into that process.

Councilmember Bostrom asked for the total cost of the special election.

City Administrator Podhradsky responded that the physical costs were about $12,500 which does not include Staffing cost.

Motion by Councilmember Huang, second by Councilmember Bostrom to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Bostrom, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report
10.B. Bi-Weekly 05-20-2019
10.C. Other Meeting Minutes
10.C.i. Receive the minutes of the May 8th Planning Commission Meeting.

Councilmember Grau:

- Thanked all the candidates who ran for the special election. He congratulated Councilmember Huang and Taylor Hubbard for their wins. He also thanked Councilmember Bostrom for stepping into the appointment.

Councilmember Huang:

- Noted SouthWest Transit had their employee awards on May 15, 2019.
- Commented that Taste of Chaska on May 15 had an amazing turnout and thanked SouthWest Metro Chamber of Commerce for putting it on.
- Noted that Starbucks opened on May 16 at the Hazeltine site.
- Announced Fishing with Friends will be held on Saturday, June 1 from 9am to noon at the Chaska Event Center.
- Stated SouthWest Christian has their annual golf tournament at the Chaska Town Course on June 24.
- Noted the Chaska Historical Society will host an exhibit about Chaska during World Wars I and II from July 11 through November 15.
- Mentioned public request for increased enforcement on Hwy 41. City Administrator Podhradsky stated the issue there is no turn lanes and updated the Council where the City is in regard to getting those in.

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- Noted Pioneer Trail is open. Mayor Windschitl commented that it still has one layer to go. Councilmember Grau on the timing of the HAWK System on Engler. City Administrator Podhradsky stated he will get a timing ETA for that.

Councilmember Hatfield:

- Noted Memorial Day Parade on Monday, May 27 and encouraged all residents to participate in the Memorial Day happenings.
- Thanked Councilmember Bostrom for his help while in his appointment.

Assistant City Administrator Kabat:

- Noted the Human Rights Commission has invited a representative from the U.S. Census Bureau to speak on promoting the U.S. Census Thursday, May 23 at 6:30pm and encouraged the Council to attend. Mayor Windschitl inquired when the census occurs. Assistant Administrator Kabat responded that it happens April 1, 2020. Community Development Director Ringwald stated the City will reevaluate wards after that, likely 2022.

Mayor Windschitl:

- Noted Nick Mason, who served on the Park Board, passed away. City Administrator Podhradsky stated details of the memorial will be forthcoming.
- Thanked all the candidates for running in the special election and congratulated Taylor Hubbard and Councilmember Huang.
- Commented that Fishing with Friends is a great event and encouraged all ages to attend.
- Requested City Administrator Podhradsky address where they are with the school issue. City Administrator Podhradsky provided an update.
- Thanked Councilmember Bostrom for filling the appointment and all he has done for the City in his role.

Councilmember Bostrom:

- Thanked the Council for choosing him for the appointment and thanked Staff and Council for all that they do.

11. Adjourn

Motion by Councilmember Hatfield, second by Mayor Windschitl to adjourn the meeting at 10:55 pm. Motion carried.

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- MINUTES -
CHASKA CITY COUNCIL
JUNE 3, 2019

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7 pm.

2.Pledge of Allegiance

3. Oath of Office
The oaths of office were administered by City Attorney Melchert to Councilmembers Hubbard and Huang.

4. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

454. Adopt the Agenda
Motion by Councilmember Hatfield, second by Councilmember Huang to adopt the agenda as presented. Motion carried.

6. Visitor Presentation
None.

7. Consent Agenda
Motion by Councilmember Grau, second by Councilmember Hubbard to approve the Consent Agenda Items A through L:

A. CSAH 44 (Big Woods Boulevard) Landscape Agreement
   Motion to authorize execution of the Carver County Landscaping Agreement.
B. Adopt Resolution 2019-65, Approving Transient Permit for Gouda Q
   Motion to adopt Resolution approving Transient Permit TRA.19-12 in the name of Robert Underwood of Gouda Q of 709 Green Ave SE, Watertown, Minnesota 55388 to sell food at Schram Haus Brewery parking lot located at 3700 Chaska Blvd., Chaska valid June 1, 2019 through December 31, 2019.
C. Adopt Resolution 2019-66, Approving Transient Permit for Alex's Lemonade Stand
   Motion to adopt Resolution approving Transient Permit TRA.19-11 in the name of Joelle Oliver of Alex's Lemonade Stand of 325 Engler Blvd #211, Chaska, Minnesota 55318, valid either on June 4th or June 6, 2019.
D. Adopt Resolution 2019-67, Approving Solicitor Permit for Garage Floor Coating of MN
   Motion to adopt Resolution approving Solicitor Permit No. SOL.19-44 for Tyler Barr

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of Garage Floor Coating of MN, 5100 US 169, New Hope, Minnesota, 55428, effective June 3, 2019, through December 31, 2019.

E. Adopt Resolution 2019-68, Approving Peddler Permit - Ice Cream Princess
   Motion to adopt Resolution approving Peddler Permit No. PP. 19-03 in the name of Jaimie Meyers, DBA The Ice Cream Princess, 2715 Northview Dr., Victoria, Minnesota, 55386, valid June 3, 2019 through October 31, 2019.
F. Approve 2019/2020 Liquor License Renewals
   Motion to approve liquor license renewals as itemized on Schedule A, effective July 1, 2019 through June 30, 2020, with contingencies as noted.
G. Approve Massage Therapy Registration - Allyson Heimark
   Motion to approve Massage Therapy Registration No. MTR-19-08 to allow Allyson Heimark to apply for work and practice Therapeutic Massage in the City of Chaska.
H. Adopt Resolution 2019-69, Pioneer Trail (CSAH 14) Turn Lanes at McKnight Road - Carver County Joint Powers Agreement
   Motion to adopt Resolution approving the Carver County Joint Powers Agreement for Construction on County State Aid Highway/County Highway 14.
I. Adopt Resolution 2019-70, Award Bid for the Pioneer Trail/McKnight Road Turn Lane Project
   Motion to adopt a resolution, awarding the bid for the Chaska Pioneer Trail/McKnight Improvements to Bituminous Roadways, Inc., in the low bid total amount of $299,066.75.
J. Adopt Resolution 2019-71, Approve Transient Permit for - Amy Varab of The Weenie Wagon / Kettle Kravings
   Motion to adopt Resolution approving Transient Permit No. TRA.19-13 for Amy Varab of 815 4th Ave. East, Shakopee, 55379 to sell hot dogs, kettle corn and misc. treats in the parking lot at Schram Haus Brewery parking lot located at 3700 Chaska Blvd., Chaska valid June 1, 2019 through December 31, 2019.
K. Adopt Resolution 2019-72, Highway 41 Capital Budget Request Resolution
   Motion to adopt Resolution 2019-72 Supporting the 2020 Capital Budget Request to the State of Minnesota for Infrastructure Financial Assistance Related to Highway 41 Improvements in Downtown Chaska.
L. Adopt Resolution 2019-73, No Wake Zone - Lake Bavaria
   Motion to adopt Resolution establishing a temporary "No Wake" Zone on Lake Bavaria to be in place until such time that water levels return to a normal and safe level.

Motion carried.

8. Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of the May 20, 2019 City Council meeting. Motion carried.

9. Action Items

9.A. Adopt Ordinance 965, Amending Chapter 3 Alcoholic Beverages

Assistant Administrator Kabat presented the item to the Council.

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Councilmember Hubbard looked for clarification on Section 97 regarding compensation. Assistant Administrator Kabat provided further explanation of that section of the Ordinance and continued to report on the ordinance amendment.

The Council and Staff discussed the details of the ordinance amendment.

Assistant Administrator Kabat stated that he would get more information on how the Gallery Room would operate.

City Administrator Podhradsky explained that sales would not have to be through a licensed caterer for this section and stated that clear guidelines for implementation at the Community Center will be given. He also clarified that the Community Festival section of the ordinance requires a liquor license due to sale of alcoholic beverage.

Mayor Windschitl commented that the open area of the Gallery Room may present issues.

City Administrator Podhradsky noted that there will be clear guidelines in the rental polices and guidelines for the space.

Mayor Windschitl inquired if there are any concerns regarding the section on Community Festival hurting the non-profits.

City Administrator Podhradsky explained the event organizer will have discretion on who is providing alcoholic beverages at an event.

Assistant Administrator Kabat stated the ordinance dictates that the vendor will need to define the boundaries for alcoholic beverage consumption.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Ordinance No. 965 amending Chapter 3 Alcoholic Beverages and adopt a new section relating to Community Festivals effective upon publication of the amended ordinance in the Chaska Herald. Motion carried.

10. Bills
10.A AP Council Roster 6-3-19

Councilmember Huang looked for further clarification regarding bills on pages 2, 4, 6, and 12.

City Administrator Podhradsky and Assistant Administrator Kabat gave further detail into those bills.

Motion by Councilmember Huang, second by Councilmember Grau to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

DRAFT

11. Other Business
11.A. City Administrator's Report
11.B. Administrator's Bi-Weekly Report 6/3/2019
Councilmember Hatfield:

- Reported on the May Human Rights Commission meeting on the 2020 census. City Administrator Podhradsky and Assistant Administrator Kabat provided further insight into the census marketing process.

Councilmember Huang:

- Commented that he toured the Chaska Historical Society on May 25, 2019 and recommended others visit as well.
- Noted Chipotle opened May 28, 2019 and inquired about the timeline for the remainder of the site. City Administrator Podhradsky provided further detail regarding the timeline.
- Reported Fishing With Friends was Saturday, June 1st and was a great event.
- Noted a hearing on lowering drug prices will be held at the Chaska Community Center on Tuesday, June 11 from 6:30 to 8pm.
- Commented that on June 18-23 the Women's PGA will be happening.
- Reported Southwest Christian High School's 18th Annual Golf Tournament will be on June 24 at the Chaska Town Course.
- Requested more information about the Metro Cities Committees. City Administrator Podhradsky gave more information about the policy committees and told the Council to let him know if they have interest in serving on one.
- Noted he, along with representatives of other cities, met with the Chair of the Metropolitan Council and MN State Housing Commissioner regarding housing and economic development in the area. City Administrator Podhradsky quantified the Met Council's rating of Chaska's affordability in the community.

Councilmember Grau:

- Noted the HAWK system is still down on Chaska Boulevard and asked citizens to be careful driving and to watch for pedestrians.
- Inquired about the water level of the river and potential closure of Hwy 41. City Administrator Podhradsky commented that they do not believe it will go over Hwy 41.

Councilmember Hubbard:

- Commented that as a Waconia Rotarian, she was able to hear Carver County Sheriff Kamerud speak on initiatives for Carver County. City Administrator Podhradsky noted that Councilmember Hubbard is interested in serving on the Mental Health Task Force.
- Noted that the campaign process was really valuable.

Assistant Administrator Kabat:

- Noted City Hall business hours will change from 7:30am-4:30pm to 8am-4:30pm effective on June 17th. He noted utility payments can still be placed in the drop box or paid online. Mayor Windschitl inquired if there are many residents using the online pay option for utilities. Assistant Administrator Kabat stated the majority is using it. City Administrator Podhradsky noted there is a trend in cities utilizing community center

DRAFT

desks to conduct general City services and that Staff is looking into what that would entail.
- Commented that Staff is looking at perhaps amending the Solicitors/Peddlers and Transient Business Ordinance.

City Administrator Podhradsky:
- Noted Staff is working with the County on detailing the criteria for when no-wake designation should occur.
- Provided an update on the equity training.

Mayor Windschitl:
- Noted the wind turbine will be undergoing maintenance.
- Commented that Fishing With Friends had a great turnout.
- Thanked the voters who did vote at the special election.
- Noted the June 17th Council Meeting will begin at 4:30 at the Fire Station.

11. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Huang to adjourn the meeting at 8:26pm.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: Solicitor Permit for Aptive Environmental

Prepared By: Denise Wetzel, Senior Clerk

Nathaniel Asper has made application for a solicitor permit on behalf of Aptive Environmental, a pest control business, located at 5251 West 73rd Street, Unit C, Edina, Minnesota, 55439. The permit will allow him to go door-to-door in our residential neighborhoods to solicit pest control services.

Aptive is based out of Provo, Utah, and is expanding nationally. Their representatives wear shirts with the Aptive logo. This is their fourth year soliciting in our community, and other groups of individuals have already received permits for this company. The required paperwork and fee has been paid.

Staff is recommending approval of permit.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving Solicitor Permit No. SOL.19-45 for Nathaniel Asper of Aptive Environmental, located at 5251 West 73rd Street, Unit C, Edina, Minnesota, 55439, for the period of June 17, 2019, through September 30, 2019.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2019 RESOLUTION NO. 2019-74

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

Resolution Approving Solicitor Permit for Aptive Environmental

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WHEREAS, application has been made for a solicitor's permit by Nathaniel Asper, representing Aptive Environmental, pursuant to Chaska Ordinance No. 291;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the request for a solicitor permits from Nathaniel Asper of Aptive Environmental, 5251 West 73rd Street, Unit C, Edina, Minnesota, 55439, which would allow the solicitation of pest control services June 17th through September 30, 2019, is hereby approved subject to the following conditions:

1. Failure to comply with any of the conditions of this license or the Chaska Code of Ordinances, Chapter 12, Article 11, Sections 31-42, shall result in immediate revocation of said permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest _____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Transient Permit for Carver County Farmer's Market**

Prepared By: **Denise Wetzel, Senior Clerk**

Danielle Griesmer, Carver County Health & Wellness Program Manager, has made application with the City of Chaska for a Transient Permit to sell fresh produce, flowers, baked goods, crafts and have food trucks from the Carver County Government Center parking lot located at 600 East 4th Street, Chaska from June 17, 2019 through September 11, 2019. This is the third year they are applying for a permit to provide resources and activities for improving the health and wellbeing of Carver County employee and their families.

The required paperwork has been submitted and fee of $40 has been invoiced for payment.

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution approving Transient Permit TRA.19-14 for Carver County Farmer's Market, located at 600 East 4th Street, Chaska, valid June 17, 2019 through September 11, 2019.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2019 RESOLUTION NO. 2019-75

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

Resolution Approving Transient Permit for Carver County Farmer's Market

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WHEREAS, Danielle Griesmer, Carver County Health & Wellness Program Manager, has made application for a transient permit, pursuant to Chaska Ordinance No. 291;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the request for a transient permit for Danielle Griesmer, Carver County Health & Wellness Program Manager, which would allow the sale of fresh produce, flowers, backed goods, crafts and have food trucks at the Carver County Government Center parking lot located at 600 East 4th Street, Chaska from June 17, 2019 through September 11, 2019 is hereby approved subject to the following conditions:

1. Failure to comply with any of the conditions of this license or the Chaska Code of Ordinances, Chapter 12, Article 11, Sections 31-42, shall result in immediate revocation of said permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June 2019.

_____
Mark Windschitl – Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Approving Transient Permit for SW Metro Chamber of Commerce**

Prepared By: Denise Wetzel, Senior Clerk

The Southwest Metro Chamber of Commerce, represented by Kelly Darcourt, and the City of Chaska, represented by Matt Podhradsky, have partnered together for the 4th year to request a transient permit which would allow for the operations of the farmer's market from City Square Plaza every Wednesday, beginning June 17th through September 11, 2019.

The required paperwork has been submitted and it is asked that the $40 fee be waved.

Recommendation
Staff recommends approval and fee be waved.

CITY COUNCIL ACTION REQUESTED
Motion to Adopt Resolution approving Transient Permit TRA.19-14 for Carver County Farmer's Market, located at 600 East 4th Street, Chaska, valid June 17, 2019 through September 11, 2019

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2019 RESOLUTION NO. 2019-76

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Approving Transient Merchant Permit for the Southwest Chamber of Commerce and the City of Chaska for a Farmer's Market located at City Hall Plaza

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WHEREAS, The Southwest Chamber of Commerce and the City of Chaska have made application for a transient merchant permit, pursuant to Chaska Ordinance No. 291;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the request for a transient merchant permit for the Southwest Chamber of Commerce and the City of Chaska, which would allow the operation of a farmers market for the period of Wednesdays, beginning June 19 through September 11, 2019, except for July 3rd from 3:00 to 7:00 pm in City Square Plaza, is hereby approved subject to the following conditions:

1. Failure to comply with any of the conditions of this license or the Chaska Code of Ordinances, Chapter 12, Article 11, Sections 31-42, shall result in immediate revocation of said permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: Approval of 2018 Interfund Transfers

Reviewed By: Noel Graczyk, Administrative Services Director

Prepared By: Kelly Grinnell, Finance Manager

Each year, an independent financial auditor performs fiscal and compliance audits of the City's financial records. The City engaged the services of Malloy, Montague, Karnowski, Radosevich & Co., P.A. (MMKR) to audit the fiscal year ended December 31, 2018.

MMKR completed their onsite audit fieldwork in May. Since then, City staff has been working with MMKR to complete the 2018 Comprehensive Annual Financial Report (CAFR). MMKR has requested that all interfund transfers be approved by the City Council prior to the release of the 2018 CAFR.

Enclosed is a schedule listing 2018 transfers totaling $7,271,413.61. A description and authorization source for each transfer is included on the schedule. Many of the transfers were authorized in the 2018 Budget. Other transfers have been pledged in accordance with debt issued by the City or in conjunction with projects or agreements authorized by Council. Other transfers have either been reviewed with Council or reflect adjustments that have been identified during the audit.

Staff recommends Council approve the 2018 interfund transfers to be reported as Other Financing Sources and Uses in the 2018 CAFR.

CITY COUNCIL ACTION REQUESTED

Motion to approve 2018 interfund transfers to be reported as Other Financing Sources and Uses in the 2018 Comprehensive Annual Financial Report.

CITY OF CHASKA

2018 INTERFUND TRANSFERS

TRANSFERS OUT		TRANSFERS IN				
Fund	**Account Description**	**Fund**	**Account Description**	**Amount**	**Authorization**	**Purpose/Description**
101	General Fund	448	Equipment Acquisition	$ 128,000.00	Budget	Budget Amendment transfer/Public Works
251	EDA Fund	432	TIF Dist #18, Chaska Building Center	5,000.00	n/a	EDA contribution to Formacoat site clean-up
251	EDA Fund	451	Community Fund	330,000.00	Budget	Budgeted transfer
401	MSA Revolving Fund	307	$3,645M GO Imp Bonds Series 2008C	98,000.00	Bond	Debt Service
401	MSA Revolving Fund	531	2015 Projects	600.00	n/a	Project final/Close fund
401	MSA Revolving Fund	603	Sewer Fund	102,921.00	Bond	Debt Service
402	Water Trunk Fund	307	$3,645M GO Imp Bonds Series 2008C	15,000.00	Bond	Debt Service
402	Water Trunk Fund	313	$2,180M GO Imp Bonds Series 2010C	17,921.00	Bond	Debt Service
402	Water Trunk Fund	318	$4,675M GO Rfdg Bonds Series 2012B	94,421.00	Bond	Debt Service
402	Water Trunk Fund	531	2015 Projects	200.00	n/a	Project final/Close fund
402	Water Trunk Fund	532	Public Improvement Starts	5,285.00	n/a	Project support
402	Water Trunk Fund	602	Water Fund	466,964.00	Bond	Debt Service
403	Sewer Trunk Fund	307	$3,645M GO Imp Bonds Series 2008C	30,000.00	Bond	Debt Service
403	Sewer Trunk Fund	313	$2,180M GO Imp Bonds Series 2010C	29,481.00	Bond	Debt Service
403	Sewer Trunk Fund	318	$4,675M GO Rfdg Bonds Series 2012B	45,000.00	Bond	Debt Service
403	Sewer Trunk Fund	529	2013 Improvement	23,236.78	n/a	Close Fund
403	Sewer Trunk Fund	532	Public Improvement Starts	46,414.50	n/a	Project support
403	Sewer Trunk Fund	603	Sewer Fund	95,804.00	Bond	Debt Service
404	Storm Water Trunk Fund	313	$2,180M GO Imp Bonds Series 2010C	19,795.00	Bond	Debt Service
404	Storm Water Trunk Fund	530	2014 Flood Project	252,368.54	n/a	Project Support
404	Storm Water Trunk Fund	532	Public Improvement Starts	13,212.00	n/a	Project Support
404	Storm Water Trunk Fund	609	Storm Water Fund	228,742.00	Budget/Bond	Budgeted Transfer & Debt Service
428	TIF Dist #14, Downtown Redevelopment	309	$565 GO Tx TI Bonds, Series 2008E	55,242.00	Bond	Debt Service
428	TIF Dist #14, Downtown Redevelopment	321	$580 GO TI Rfdg Bonds, Series 2013B	81,000.00	Bond	Debt Service
444	Fire Protection Systems	307	$3,645M GO Imp Bonds Series 2008C	3,711.00	n/a	Unspent bond proceeds/Fire Suppression
445	Improvement Revolving	528	2010 Improvement	27,775.26	n/a	Close Project and Debt Service
448	Equipment Acquisition	323	$5,785M GO Imp Bonds Series 2014A	307,331.00	Bond	Debt Service
448	Equipment Acquisition	451	Community Fund	175,000.00	Budget	Budgeted Transfer
448	Equipment Acquisition	524	Annual Street Replacement	325,000.00	Budget	Budgeted Transfer
451	Community Fund	324	2015 EDA Lease Revenue Bonds	634,550.00	Bond	Debt Service
451	Community Fund	610	Chaska Curling and Event Center	1,594,230.00	Budget/Bond	Budgeted Transfer & Debt Service
601	Electric Fund	448	Equipment Acquisition	11,600.00	Budget	Budgeted Transfer
601	Electric Fund	451	Community Fund	900,000.00	Budget	Budgeted Transfer
601	Electric Fund	604	Chaska Community Center	432,000.00	Budget	Budgeted transfer
601	Electric Fund	608	Internet Service Provider	32,208.53	n/a	Close Fund 608/negative cash
602	Water Fund	448	Equipment Acquisition	5,800.00	Budget	Budgeted Transfer
602	Water Fund	524	Annual Street Replacement	50,000.00	Budget	Budgeted Transfer
602	Water Fund	608	Internet Service Provider	10,700.00	n/a	Close Fund 608/negative cash
603	Sewer Fund	448	Equipment Acquisition	5,800.00	Budget	Budgeted Transfer
603	Sewer Fund	524	Annual Street Replacement	110,000.00	Budget	Budgeted Transfer
603	Sewer Fund	608	Internet Service Provider	10,700.00	n/a	Close Fund 608/negative cash
609	Storm Water Fund	524	Annual Street Replacement	200,000.00	Budget	Budgeted Transfer
609	Storm Water Fund	532	Public Improvement Starts	400.00	n/a	Project support
702	Self Insurance Fund	101	General Fund	250,000.00	n/a	PD deductible claim payment/self-insurance

Total Transfers In/Out **$ 7,271,413.61**

S:\Work\Finance\CAFR\CAFR 2018\Workpapers\Interfund\Transfers\[Transfers In.Out 2018 for Council Approval.xlsx]2018 Transfers

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: Temporary Liquor License for the Chaska River City Days Organization

Prepared By: Denise Wetzel, Senior Clerk

The Chaska River City Days Organization has made application for a 3-day Temporary On-Sale Intoxicating License which will allow the Rotary and Lions Club to serve wine and strong beer at Chaska River City Days.

All required paperwork is on file, and the fee has been paid. Staff recommends approval of the license.

CITY COUNCIL ACTION REQUESTED

Motion to approve Temporary On-Sale Intoxicating License TW.19-04 for the Chaska River City Days Organization for River City Days, effective July 26th through July 28, 2019.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Approving Distributed Energy Policy and Rules**

Prepared By: Andrew Romine, Asst. Electric Director

Background
By adopting this resolution the City of Chaska City Council will establish themselves as the interpreting body and arbiter for the Utility for all topics regarding Distributed Energy. This resolution also establishes qualifications and responsibilities for interconnections, metering and the purchase of electricity from distributed generation facilities.

Recommendation
Staff recommends approval

CITY COUNCIL ACTION REQUESTED
Motion to Adopt Resolution on Distributed Energy Policy and Rules.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2019 RESOLUTION NO. 2019-77

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Adopting a Policy Regarding Distributed Energy Resources and Net Metering
and
Adopting Rules Governing the Interconnection of Cogeneration and Small Power Production Facilities for the City's Electric Utility

---

WHEREAS, this resolution relates to the municipal electric utility (the "Utility") operated by the City of Chaska, Minnesota (the "City") and governed by its City Council; and

WHEREAS, the Utility is committed to providing its customers with reliable and affordable power; and

WHEREAS, the City Council finds it would be in the best interest of the City, its residents and the Utility to adopt the Distributed Energy Resources and Net Metering Policy (the "Policy") attached to this resolution, which establishes qualification criteria and certain responsibilities for the delivery, interconnection, metering, and purchase of electricity from distributed generation facilities; and

WHEREAS, in accordance with Minnesota Statutes §216B.164, the Policy shall be implemented to give the maximum possible encouragement to cogeneration and small power production consistent with protection of the Utility's ratepayers and the public; and

WHEREAS, the City Council further finds it would be in the best interest of the City, its residents and the Utility to adopt the Cogeneration and Small Power Production Rules (the "Rules") also attached to this resolution, which implement certain provisions of Minnesota Statutes §216B.164, the Public Utility Regulatory Policies Act of 1978, and Federal Energy Regulatory Commission regulations related to customer-owned distributed energy resources; and

WHEREAS, the adoption of the Rules establishes that the City Council as the interpreting body and arbiter of the provisions of Minnesota Statutes §216B.164 for the Utility; and

WHEREAS, the Utility shall annually file a cogeneration and small power production tariff with the City Council under these rules; and

WHEREAS, the cogeneration and small power production tariff shall include a calculation of average retail utility energy rates, standard contracts to be used with qualifying facilities, interconnection process and technical requirements, and the Utility's estimated average

incremental energy costs and net annual avoided capacity costs.

WHERAS, all filings under these rules shall be maintained at the Utility's offices and shall be made available for public inspection during normal business hours.

NOW, THEREFORE, BE IT RESOLVED that, regarding the Utility, the Policies and Rules described above and attached to this resolution are hereby adopted effective as of June 17, 2019.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska Electric Department's
Policy
Regarding Distributed Energy Resources
and Net Metering

To establish the application procedure and qualification criteria for all customers for the delivery, interconnection, metering and purchase of electricity from distributed energy resource facilities and to comply with applicable laws and rules governing distributed energy resources.

The utility recognizes its obligation to provide interconnection to eligible qualifying facilities and will comply with all applicable laws and rules governing distributed energy resources.

For purposes of this policy, the following terms have the meanings given them:

A. **Average retail energy rate** - the average of the retail energy rates, exclusive of special rates based on income, age, or energy conservation, according to the applicable rate schedule of the utility for sales to the class of customer of which the customer/qualifying facility belongs.
B. **Avoided costs** - the incremental costs to the utility of electric energy or capacity or both which, but for the purchase from the qualifying facility, the utility would generate itself or purchase from another source.
C. **Contract** - the written agreement between the customer/qualifying facility and the utility, as established in the utility's Rules Governing Interconnection of Cogeneration and Small Power Production.
D. **Distributed energy resource (DER)** - a distributed generation system incorporated with or without an electric storage system.
E. **Interconnection application** - the form to be used by the customer to submit its formal request for interconnection to the utility and which shall be substantially similar in form to that contained in the Distributed Energy Resources Interconnection Process adopted by the utility.
F. **Interconnection rules** - any applicable rules developed in accordance with Minnesota Statutes §§216B.164 and 216B.1611. This includes the utility's Rules Governing Interconnection of Cogeneration and Small Power Production. It also includes the utility's Distributed Energy Resources Interconnection Process which includes its Simplified Process, Fast Track Process, and Study Process as well as the technical requirements incorporated therein or any future technical requirements adopted by the utility.
G. **Measured capacity** - for purposes of determining capacity, it shall be measured based on the highest fifteen (15) minute average demand of the unit in any one billing period.
H. **Net metering/net billing** - the process whereby the customer and the utility compensate each other based on the difference in the amount of energy each sells to the other at the net metered facility.
I. **Net metered facility** - an electric generation facility constructed for the purpose of offsetting energy use through the use of renewable energy or high efficiency generation sources with a capacity of less than 40 kilowatts that has elected in writing to be compensated for excess generation through net metering/net billing.
J. **Total generator nameplate capacity** - the nominal voltage (V), current (A), maximum active power (kWac), apparent power (kVA), and reactive power (kvar) at which a distributed energy resource (DER), is capable of sustained operation. For a qualifying facility with multiple units, the total generator capacity is equal to the sum of all individual DER units' nameplate rating in the qualifying facility. The DER system's total generation capacity may, with the utility's agreement, be limited thought use of control systems, power relays or similar device settings

or adjustments as identified in IEEE 1547. The customer must fully, accurately and completely disclose in its interconnection application to the utility, the technical specifications for any capacity limiting device contemplated and the customer shall furnish the utility with any factory manuals or other similar documents requested from the utility regarding such limiting or other control devices which factor into the calculation of total generator capacity.

K. **Qualifying facility** - a cogeneration or small power production facility which satisfies the conditions established in Code of Federal Regulations, title 18, part 292. The qualifying facility must be owned by a customer of the utility and located in the utility service area.

L. **Utility –** City of Chaska Electric Department.

In the event an inconsistency exists between terms in this policy and those established by applicable statute, rule or court order, then the definition so established shall supersede the definition used in this policy and shall govern.

All customers are eligible for distributed generation, interconnection with the utility's distribution system and application of net metering upon the following terms and conditions.

1. The customer must meet the eligibility requirements set forth in the federal Public Utility Regulatory Policies Act of 1978 (PURPA) *18 C.F.R. 292.303, 292.304 and Minnesota's distributed generation laws. Minn. Stat. §216B.164.
2. The customer shall complete, sign and return to utility either the Interconnection Application or the Simplified Process Application in the form prescribed in the utility's Distributed Energy Resources Interconnection Process. The application shall be approved by the utility prior to the customer beginning the project. The customer signature on the application indicates the customer shall follow the steps outlined in the utility's interconnection rules.
3. The customer shall enter into a written contract with the utility using the uniform contract contained in the utility's Rules Governing Interconnection of Cogeneration and Small Power Production.
4. The qualifying facility shall pay the utility for all reasonable costs of interconnection including those costs outlined in Minnesota Statute 216B.164, the utility's DER Interconnection Process, and the State of Minnesota Interconnection Technical Requirements.
5. The qualifying facility's total generator nameplate capacity shall be less than 40 kW and the facility shall operate at a measured capacity of less than 40 kW at all times to qualify for net metering/net billing or roll over credit compensation.
6. The utility may limit the capacity and operating characteristics of qualifying facility single phase generators in a manner consistent with the utility limitations for single phase motors, when necessary to avoid a qualifying facility from causing problems with the service of other customers.
7. The utility may require the qualifying facility to discontinue parallel generation operations when necessary for system safety.
8. The power output from the qualifying facility must be maintained so that frequency and voltage are compatible with normal utility service and do not cause that service to fall outside the prescribed limits of interconnection rules and other standard limitations.

9. The qualifying facility shall keep in force liability insurance against personal or property damage due to the installation, interconnection, and operation of its electric generating facilities. The amount of insurance coverage shall be the maximum amount of said insurance for a qualifying facility or net metered facility as outlined in the utility's DER Interconnection Process.
10. Failure of the qualifying facility to operate its distributed energy resource at a measured capacity below the 40 kW AC capacity limit established by Minn. Stat. §216B.164, Sub. 3 and as contemplated by this policy, shall result in the following. The utility will notify the customer/qualifying facility of the fact that its generating equipment has failed to operate below the 40 kW AC maximum capacity and will provide the customer/qualifying facility with the date, time and kW reading that substantiate this finding.
11. The utility shall compensate the customer/qualifying facility for all metered electricity produced by said qualifying facility during the thirty (30) day period during which the failure occurred, at the utility's wholesale power supplier's avoided cost rate.
12. The utility shall continue to pay the customer/qualifying facility for subsequent electricity produced and delivered pursuant to the contract, at the utility's wholesale power supplier's avoided cost rate until:
    1. The problem with the generator that caused it to operate at or above the statutory maximum capacity has been remedied; and
    2. The utility has been provided documentation adopted by a Minnesota Professional Engineer that confirms the problem with the generator has been remedied.
13. Any customer account eligible for net metering/net billing is not eligible for any other load management discounts unless agreed to by the utility.
14. Payment for the purchase of the qualifying facility's electricity herein shall be in the form of a credit on the customer's monthly billing invoice or paid by check or electronic payment to the customer within fifteen (15) days of the billing date, whichever is selected and indicated in the contract.
15. The customer must be, and continue to be, current with payment on its electric account with utility.
16. The customer must not enter into any arrangement that violates the utility's exclusive right to provide electric service in its service area under Minnesota Statutes §§216B.37-44.
17. In the event that the distributed generator fails to meet the requirements of this policy for a total distributed generation capacity of less than 40 kW AC, and fails to satisfy the corrective requirements set forth in Section 12 above, then the utility will have the right to (1) cancel the contract with the owner of the qualifying facility, and (2) enter into a new contract with the owner of the qualifying facility that, among other changes, adjusts the qualifying facility's rated capacity and specifies avoided cost pricing for the qualifying facility's output. To the extent that the utility does not have the obligation to make purchases from qualifying facilities of 40 kW or greater due to transfer of the obligation to the utility's wholesale supplier that has been approved by the Federal Energy Regulatory Commission, the new agreement will be between the utility's wholesale supplier and the qualifying facility. In either case, the utility (and, as applicable, the utility's wholesale supplier) and the owner of the qualifying facility will cooperate in the transition from the form of contract set forth in the utility's Rules Governing Interconnection of Cogeneration

and Small Power Production to a new form of contract appropriate to a qualifying facility with a capacity of 40 kW or greater.

18. Fully executed interconnection contracts for distributed energy resources may be canceled in the event the distributed energy resource fails to interconnect to the utility's distribution system within twelve (12) months of signing of the interconnection contract by the qualifying facility and the utility.

Rules

Governing the Interconnection of

Cogeneration and Small Power Production Facilities

with

City of Chaska Electric Department

Part A. DEFINITIONS

Subpart 1. Applicability. For purposes of these rules, the following terms have the meanings given them below.

Subp. 2. Average retail utility energy rate. "Average retail utility energy rate" means, for any class of utility customer, the quotient of the total annual class revenue from sales of electricity minus the annual revenue resulting from fixed charges, divided by the annual class kilowatt-hour sales. The computation shall use data from the most recent calendar year available.

Subp. 3. Backup power. "Backup power" means electric energy or capacity supplied by the utility to replace energy ordinarily generated by a qualifying facility's own generation equipment during an unscheduled outage of the facility.

Subp. 4. Capacity. "Capacity" means the capability to produce, transmit, or deliver electric energy, and is measured by the number of megawatts alternating current at the point of common coupling between a qualifying facility and the utility's electric system during a 15-minute interval period.

Subp. 5. Capacity costs. "Capacity costs" means the costs associated with providing the capability to deliver energy. The utility capacity costs consist of the costs of facilities from the utility and the utility's wholesale provider used to generate, transmit, and distribute electricity and the fixed operating and maintenance costs of these facilities.

Subp. 6. Customer. "Customer" means the person named on the utility electric bill for the premises.

Subp. 7. Energy. "Energy" means electric energy, measured in kilowatt-hours.

Subp. 8. Energy costs. "Energy costs" means the variable costs associated with the production of electric energy. They consist of fuel costs and variable operating and maintenance expenses.

Subp. 9. Firm power. "Firm power" means energy delivered by the qualifying facility to the utility with at least a 65 percent on-peak capacity factor in the month. The capacity factor is based upon the qualifying facility's maximum metered capacity delivered to the utility during the on-peak hours for the month.

Subp. 10. Governing body. "Governing body" means the City of Chaska City Council.

Subp. 11. Interconnection costs. "Interconnection costs" means the reasonable costs of connection, switching, metering, transmission, distribution, safety provisions, and administrative costs incurred by the utility that are directly related to installing and maintaining the physical facilities necessary to permit interconnected operations with a qualifying facility. Costs are considered interconnection costs only to the extent that they exceed the costs the utility would incur in selling electricity to the qualifying facility as a nongenerating customer.

Subp. 12. Interruptible power. "Interruptible power" means electric energy or capacity supplied by the utility to a qualifying facility subject to interruption under the provisions of the utility's tariff applicable to the retail class of customers to which the qualifying facility would belong irrespective of its ability to generate electricity.

Subp. 13. Maintenance power. "Maintenance power" means electric energy or capacity supplied by

a utility during scheduled outages of the qualifying facility.

Subp. 14. On-peak hours. "On-peak hours" means either those hours formally designated by the utility as on-peak for ratemaking purposes or those hours for which its typical loads are at least 85 percent of its average maximum monthly loads.

Subp. 15. Point of distributed energy resource (DER) connection. "Point of DER connection" means the point where the qualifying facility's generation system, including the point of generator output, is connected to the customer's electric system and meets the current definition of IEEE 1547.

Subp. 16. Purchase. "Purchase" means the purchase of electric energy or capacity or both from a qualifying facility by the utility.

Subp. 17. Qualifying facility. "Qualifying facility" means a cogeneration or small power production facility which satisfies the conditions established in Code of Federal Regulations, title 18, part 292. The initial operation date or initial installation date of a cogeneration or small power production facility must not prevent the facility from being considered a qualifying facility for the purposes of this chapter if it otherwise satisfies all stated conditions. The qualifying facility must be owned by a Customer and located in the utility service area.

Subp. 18. Sale. "Sale" means the sale of electric energy or capacity or both by the utility to a qualifying facility.

Subp. 19a. Standby charge. "Standby charge" means the charge imposed by the utility upon a qualifying facility for the recovery of costs for the provision of standby services necessary to make electricity service available to the qualifying facility.

Subp. 19b. Standby service. "Standby service" means the service to potentially provide electric energy or capacity supplied by the utility to a qualifying facility greater than 40 kW.

Subp. 20. Supplementary power. "Supplementary power" means electric energy or capacity supplied by the utility which is regularly used by a qualifying facility in addition to that which the facility generates itself.

Subp. 21. System emergency. "System emergency" means a condition on the utility's system which is imminently likely to result in significant disruption of service to customers or to endanger life or property.

Subp. 22. Utility. "Utility" means the City of Chaska Electric Department.

Part B. SCOPE AND PURPOSE

The purpose of these rules is to implement certain provisions of Minnesota Statutes, §216B.164; the Public Utility Regulatory Policies Act of 1978, United States Code, title 16, §824a-3; and the Federal Energy Regulatory Commission regulations, Code of Federal Regulations, title 18, part 292. These rules shall be applied in accordance with their intent to give the maximum possible encouragement to cogeneration and small power production consistent with protection of the ratepayers and the public.

Part C. FILING REQUIREMENTS

Annually the utility shall file for review and approval, a cogeneration and small power production

tariff with the governing body. The tariff must contain schedules 1 – 4.

SCHEDULE 1.

Schedule 1 shall contain the calculation of the average retail utility energy rates to be updated annually.

SCHEDULE 2.

Schedule 2 shall contain all standard contracts to be used with qualifying facilities, containing applicable terms and conditions.

SCHEDULE 3.

Schedule 3 shall contain the utility's adopted interconnection process, safety standards, technical requirements for distributed energy resource systems, required operating procedures for interconnected operations, and the functions to be performed by any control and protective apparatus.

SCHEDULE 4.

Schedule 4 shall contain the estimated average incremental energy costs by seasonal, peak and off-peak periods for the utility's power supplier from which energy purchases are first avoided. Schedule 4 shall also contain the net annual avoided capacity costs, if any, stated per kilowatt-hour and averaged over the on-peak hours and over all hours for the utility's power supplier from which capacity purchases are first avoided. Both the average incremental energy costs and net annual avoided capacity costs shall be increased by a factor equal to 50 percent of the utility and the utility's power supplier's overall line losses due to distribution, transmission and transformation of electric energy.

Part D. AVAILABILITY OF FILINGS

All filings shall be maintained at the utility's general office and any other offices of the utility where rate tariffs are kept. The filings shall be made available for public inspection during normal business hours. The utility shall supply the current year's distributed generation rates, interconnection procedures and application form on the utility website, if practicable, or at the utility office.

Part E. REPORTING REQUIREMENTS

Annually the utility shall report to the governing body for its review and approval an annual report including information in subparts 1-3. The utility shall still comply with other federal and state reporting of distributed generation to federal and state agencies expressly required by statute.

Subpart 1. Summary of average retail utility energy rate. A summary of the qualifying facilities that are currently served under average retail utility energy rate.

Subp. 2. Other qualifying facilities. A summary of the qualifying facilities that are not currently served under average retail utility energy rate.

Subp. 3. Wheeling. A summary of the wheeling undertaken with respect to qualifying facilities.

Part F. CONDITIONS OF SERVICE

Subpart 1. Requirement to purchase. The utility shall purchase energy and capacity from any qualifying facility which offers to sell energy and capacity to the utility and agrees to the conditions in these rules.

Subp. 2. Written contract. A written contract shall be executed between the qualifying facility and the utility.

Part G. ELECTRICAL CODE COMPLIANCE

Subpart 1. Compliance; standards. The interconnection between the qualifying facility and the utility must comply with the requirements in the most recently published edition of the National Electrical Safety Code issued by the Institute of Electrical and Electronics Engineers. The interconnection is subject to subparts 2 and 3.

Subp. 2. Interconnection. The qualifying facility is responsible for complying with all applicable local, state, and federal codes, including building codes, the National Electrical Code (NEC), the National Electrical Safety Code (NESC), and noise and emissions standards. The utility shall require proof that the qualifying facility is in compliance with the NEC before the interconnection is made. The qualifying facility must obtain installation approval from an electrical inspector recognized by the Minnesota State Board of Electricity.

Subp. 3. Generation system. The qualifying facility's generation system and installation must comply with the American National Standards Institute/Institute of Electrical and Electronics Engineers (ANSI/IEEE) standards applicable to the installation.

Part H. RESPONSIBILITY FOR APPARATUS

The qualifying facility, without cost to the utility, must furnish, install, operate, and maintain in good order and repair any apparatus the qualifying facility needs in order to operate in accordance with schedule 3.

Part I. TYPES OF POWER TO BE OFFERED; STANDBY SERVICE

Subpart 1. Service to be offered. The utility shall offer maintenance, interruptible, supplementary, and backup power to the qualifying facility upon request.

Subp. 2. Standby service. The utility shall offer a qualifying facility standby power or service at the utility's applicable standby rate schedule.

Part J. DISCONTINUING SALES DURING EMERGENCY

The utility may discontinue sales to the qualifying facility during a system emergency, if the discontinuance and recommencement of service is not discriminatory.

Part K. RATES FOR UTILITY SALES TO A QUALIFYING FACILITY

Rates for sales to a qualifying facility are governed by the applicable tariff for the class of electric utility customers to which the qualifying facility belongs or would belong were it not a qualifying facility. Such rates are not guaranteed and may change from time to time at the discretion of the

utility.

Part L. STANDARD RATES FOR PURCHASES FROM QUALIFYING FACILITIES

Subpart 1. Qualifying facilities with 100-kilowatt capacity or less. For qualifying facilities with capacity of 100 kilowatts or less, standard purchase rates apply. The utility shall make available four types of standard rates, described in parts M, N, O, and P. The qualifying facility with a capacity of 100 kilowatts or less must choose interconnection under one of these rates, and must specify its choice in the written contract required in part V. Any net credit to the qualifying facility must, at its option, be credited to its account with the utility or returned by check or comparable electronic payment service within 15 days of the billing date. The option chosen must be specified in the written contract required in part V. Qualifying facilities remain responsible for any monthly service charges and demand charges specified in the tariff under which they consume electricity from the utility.

Subp. 2. Qualifying facilities over 100-kilowatt capacity. A qualifying facility with more than 100-kilowatt capacity has the option to negotiate a contract with the utility or, if it commits to provide firm power, be compensated under standard rates.

Subp. 3. Grid access charge. A qualifying facility shall be assessed a monthly grid access charge to recover the fixed costs not already paid by the customer through the customer's existing billing arrangement. The additional charge shall be reasonable and appropriate for the class of customer based on the most recent cost of service study defining the grid access charge. The cost of service study for the grid access charge shall be made available for review by the customer of the utility upon request.

Part M. AVERAGE RETAIL UTILITY ENERGY RATE

Subpart 1. Applicability. The average retail utility energy rate is available only to customer-owned qualifying facilities with capacity of less than 40 kilowatts which choose not to offer electric power for sale on either a time-of-day basis, a simultaneous purchase and sale basis or roll-over credit basis.

Subp. 2. Method of billing. The utility shall bill the qualifying facility for the excess of energy supplied by the utility above energy supplied by the qualifying facility during each billing period according to the utility's applicable retail rate schedule.

Subp. 3. Additional calculations for billing. When the energy generated by the qualifying facility exceeds that supplied by the utility to the customer at the same site during the same billing period, the utility shall compensate the qualifying facility for the excess energy at the average retail utility energy rate.

Part N. SIMULTANEOUS PURCHASE AND SALE BILLING RATE

Subpart 1. Applicability. The simultaneous purchase and sale rate is available only to qualifying facilities with capacity of less than 40 kilowatts which choose not to offer electric power for sale on average retail utility energy rate basis, time-of-day basis or roll- over credit basis.

Subp. 2. Method of billing. The qualifying facility must be billed for all energy and capacity it consumes

during a billing period according to the utility's applicable retail rate schedule.

Subp. 3. Compensation to qualifying facility; energy purchase. The utility shall purchase all energy which is made available to it by the qualifying facility. At the option of the qualifying facility, its entire generation must be deemed to be made available to the utility. Compensation to the qualifying facility must be the energy rate shown on schedule 4.

Subp. 4. Compensation to qualifying facility; capacity purchase. If the qualifying facility provides firm power to the utility, the capacity component must be the utility's net annual avoided capacity cost per kilowatt-hour averaged over all hours shown on schedule 4, divided by the number of hours in the billing period. If the qualifying facility does not provide firm power to the utility, no capacity component may be included in the compensation paid to the qualifying facility.

Part O. TIME-OF-DAY PURCHASE RATES

Subpart 1. Applicability. Time-of-day rates are required for qualifying facilities with capacity of 40 kilowatts or more and less than or equal to 100 kilowatts, and they are optional for qualifying facilities with capacity less than 40 kilowatts. Time-of-day rates are also optional for qualifying facilities with capacity greater than 100 kilowatts if these qualifying facilities provide firm power.

Subp. 2. Method of billing. The qualifying facility must be billed for all energy and capacity it consumes during each billing period according to the utility's applicable retail rate schedule.

Subp. 3. Compensation to qualifying facility; energy purchases. The utility shall purchase all energy which is made available to it by the qualifying facility. Compensation to the qualifying facility must be the energy rate shown on schedule 4.

Subp. 4. Compensation to qualifying facility; capacity purchases. If the qualifying facility provides firm power to the utility, the capacity component must be the capacity cost per kilowatt shown on schedule 4 divided by the number of on-peak hours in the billing period. The capacity component applies only to deliveries during on-peak hours. If the qualifying facility does not provide firm power to the utility, no capacity component may be included in the compensation paid to the qualifying facility.

Part P. ROLL-OVER CREDIT PURCHASE RATES

Subpart 1. Applicability. The roll-over credit rate is available only to qualifying facilities with capacity of less than 40 kilowatts which choose not to offer electric power for sale on average retail utility energy rate basis, time-of-day basis or simultaneous purchase and sale basis.

Subp. 2. Method of billing. The utility shall bill the qualifying facility for the excess of energy supplied by the utility above energy supplied by the qualifying facility during each billing period according to the utility's applicable retail rate schedule.

Subp. 3. Additional calculations for billing. When the energy generated by the qualifying facility exceeds that supplied by the utility during a billing period, the utility shall apply the excess kilowatt hours as a credit to the next billing period kilowatt hour usage. Excess kilowatt hours that are not offset in the next billing period shall continue to be rolled over to the next consecutive billing period. Any excess kilowatt hours rolled over that are remaining at the end of each calendar year shall cancel with no additional compensation.

Part Q. CONTRACTS NEGOTIATED BY CUSTOMER

A qualifying facility with capacity greater than 100 kilowatts must negotiate a contract with the utility setting the applicable rates for payments to the customer of avoided capacity and energy costs.

Subpart 1. Amount of capacity payments. The qualifying facility which negotiates a contract under part Q must be entitled to the full avoided capacity costs of the utility's wholesale power provider, the Minnesota Municipal Power Agency. The amount of capacity payments will be determined by the utility and the utility's wholesale power provider.

Subp. 2. Full avoided energy costs. The qualifying facility which negotiates a contract under part Q must be entitled to the full avoided energy costs of the utility's wholesale power provider, the Minnesota Municipal Power Agency. The costs must be adjusted as appropriate to reflect line losses.

Part R. WHEELING

Qualifying facilities with capacity of 30 kilowatts or greater, are interconnected to the utility's distribution system and choose to sell the output of the qualifying facility to any other utility, must pay any appropriate wheeling charges to the utility. Within 15 days of receiving payment from the utility ultimately receiving the qualifying facility's output, the utility shall pay the qualifying facility the payment less the charges it has incurred and its own reasonable wheeling costs.

Part S. NOTIFICATION TO CUSTOMERS

Subpart 1. Contents of written notice. Following each annual review and approval by the utility of the cogeneration rate tariffs the utility shall furnish in the monthly newsletter or similar mailing, written notice to each of its customers that the utility is obligated to interconnect with and purchase electricity from cogenerators and small power producers.

Subp. 2. Availability of information. The utility shall make available to all interested persons upon request, the interconnection process and requirements adopted by the utility, pertinent rate schedules and sample contractual agreements.

Part T. DISPUTE RESOLUTION

In case of a dispute between a utility and a qualifying facility or an impasse in the negotiations between them, either party may request the governing body to determine the issue.

Part U. INTERCONNECTION CONTRACTS

Subpart 1. Interconnection standards. The utility shall provide a customer applying for interconnection with a copy of, or electronic link to, the utility's adopted interconnection process and requirements.

Subp. 2. Existing contracts. Any existing interconnection contract executed between the utility and a qualifying facility with capacity of less than 40 kilowatts remains in force until terminated by mutual agreement of the parties or as otherwise specified in the contract. The governing body has assumed all dispute responsibilities as listed in existing interconnection contracts. Disputes are resolved in accordance with Part T.

Subp. 3. Renewable energy credits; ownership. Generators own all renewable energy credits unless other ownership is expressly provided for by a contract between a generator and the utility.

Part V. UNIFORM CONTRACT

The form for uniform contract that shall be used between the utility and a qualifying facility having less than 40 kilowatts of capacity is as shown in subpart 1.

Subpart 1. Uniform Contract for Cogeneration and Small Power Production Facilities. (See attached contract form.)

UNIFORM CONTRACT FOR COGENERATION AND SMALL POWER PRODUCTION FACILITIES

THIS CONTRACT is entered into on _____, ___, by the City of Chaska Electric Department, a municipal utility under Minnesota law, (hereafter called "Utility") and _____ (hereafter called "QF").

RECITALS

The QF has installed electric generating facilities, consisting of _____ (Description of facilities), rated at ____kilowatts AC of electricity, on property located at _____.

The QF is a customer of the Utility located within the assigned electric service territory of the Utility.

The QF is prepared to generate electricity in parallel with the Utility.

The QF's electric generating facilities meet the requirements of the rules adopted by the Utility on Cogeneration and Small Power Production and any technical standards for interconnection the Utility has established that are authorized by those rules.

The Utility is obligated under federal and Minnesota law to interconnect with the QF and to purchase electricity offered for sale by the QF.

A contract between the QF and the Utility is required.

AGREEMENTS

The QF and the Utility agree:

1. The Utility will sell electricity to the QF under the rate schedule in force for the class of customer to which the QF belongs.

2. The Utility will buy electricity from the QF under the current rate schedule filed with the city council or city-appointed governing body of the utility. The QF elects the rate schedule category hereinafter indicated:

____ a. Average retail utility energy rate.

- QF capacity must be less than 40 kW.

____ b. Simultaneous purchase and sale billing rate.

- QF capacity must be less than 40 kW.

____ c. Roll-over credits.

- QF capacity must be less than 40 kW.

____ d. Time-of-day purchase rates.

- QF capacity must be 40 kW or more and less than or equal to 100 kW.

A copy of the presently approved rate schedule is attached to this contract.

3. The rates for sales and purchases of electricity may change over the time this contract is in force, due to actions of the Utility or the State of Minnesota, and the QF and the Utility agree that sales and purchases will be made under the rates in effect each month during the time this contract is in force.

4. The Utility will compute the charges and payments for purchases and sales for each billing period. Any net credit to the QF, other than kilowatt-hour credits under clause 2(c), will be made under one of the following options as chosen by the QF.

____ a. Credit to the QF's account with the Utility.

____ b. Paid by check or electronic payment service to the QF within fifteen (15) days of the billing date.

5. Renewable energy credits associated with generation from the facility are owned by: _____.

6. The QF must operate its electric generating facilities within any rules, regulations, and policies adopted by the Utility not prohibited by the rules governing Cogeneration and Small Power Production on the Utility's system which provide reasonable technical connection and operating specifications for the QF and are consistent with the Minnesota Public Utilities Commission's rules on Cogeneration and Small Power Production, as required under Minnesota Statutes §216B.164, subdivision 9.

7. The QF will not enter into an arrangement whereby electricity from the generating facilities will be sold to an end user in violation of the Utility's exclusive right to provide electric service in its service area under Minnesota Statutes, §216B.37-44.

8. The QF will operate its electric generating facilities so that they conform to the national, state, and local electric and safety codes, and will be responsible for the costs of conformance.

9. The QF is responsible for the actual, reasonable costs of interconnection which are estimated to be $_____. The QF will pay the Utility in this way:

_____

_____.

10. The QF will give the Utility reasonable access to its property and electric generating facilities if the configuration of those facilities does not permit disconnection or testing from the Utility 's side of the interconnection. If the Utility enters the QF's property, the Utility will remain responsible for its personnel.

11. The Utility may stop providing electricity to the QF during a system emergency. The Utility will not discriminate against the QF when it stops providing electricity or when it resumes providing electricity.

12. The Utility may stop purchasing electricity from the QF when necessary for the Utility to construct, install, maintain, repair, replace, remove, investigate, or inspect any equipment or facilities within its electric system. The Utility may stop purchasing electricity from the QF in the event the generating facilities listed in this contract are documented to be causing power quality, safety or reliability issues to the Utility's electric distribution system.

The Utility will notify the QF before it stops purchasing electricity in this way:
_____
_____.

13. The QF will keep in force general liability insurance against personal or property damage due to the installation, interconnection, and operation of its electric generating facilities. The amount of insurance coverage will be $ _____. (The amount must be consistent with the distributed generation tariff adopted by the Utility pursuant to Minnesota Statutes §216B.1611, subdivision 3, clause 2.)

14. The QF and the Utility agree to attempt to resolve all disputes arising hereunder promptly and in a good faith manner.

15. The city council or city-appointed body governing the Utility has authority to consider and determine disputes, if any, that arise under this contract in accordance with procedures in the rules it adopts implementing Minnesota Statute §216B.164, pursuant to §216B.164, subdivision 9.

16. This contract becomes effective as soon as it is signed by the QF and the Utility. This contract will remain in force until either the QF or the Utility gives written notice to the other that the contract is canceled. This contract will be canceled thirty (30) days after notice is given. If the listed electric generating facilities are not interconnected to the Utility's distribution system within twelve months of the contract being signed by the QF and the Utility, the contract terminates. The QF and the Utility may delay termination by mutual agreement.

17. Neither the QF nor the Utility will be considered in default as to any obligation if the QF or the Utility is prevented from fulfilling the obligation due to an act of God, labor disturbance, act of public enemy, war, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment, an order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or other cause beyond the QF's or Utility's control. However, the QF or Utility whose performance under this contract is hindered by such an event shall make all reasonable efforts to perform its obligations.

18. This contract can only be amended or modified by mutual agreement in writing signed by the QF and the Utility.

19. The QF must notify the Utility prior to any change in the electric generating facilities' capacity size or generating technology according to the interconnection process adopted by the Utility.

20. Termination of this contract is allowed (i) by the QF at any time without restriction; (ii) by Mutual Agreement between the Utility and the QF; (iii) upon abandonment or removal of electric generating facilities by the QF; (iv) by the Utility if the electric generating facilities are continuously

non-operational for any twelve (12) consecutive month period; (v) by the Utility if the QF fails to comply with applicable interconnection design requirements or fails to remedy a violation of the interconnection process; or (vi) by the Utility upon breach of this contract by the QF unless cured with notice of cure received by the Utility prior to termination.

21. In the event this contract is terminated, the Utility shall have the rights to disconnect its facilities or direct the QF to disconnect its generating facilities.

22. This contract shall continue in effect after termination to the extent necessary to allow either the Utility or the QF to fulfill rights or obligations that arose under the contract.

23. Transfer of ownership of the generating facilities shall require the new owners and the Utility to execute a new contract. Upon the execution of a new contract with the new owners this contract shall be terminated.

24. The QF and the Utility shall at all times indemnify, defend, and save each other harmless from any and all damages, losses, claims, including claims and actions relating to injury or death of any person or damage to property, costs and expenses, reasonable attorneys' fees and court costs, arising out of or resulting from the QF's or the Utility's performance of its obligations under this contract, except to the extent that such damages, losses or claims were caused by the negligence or intentional acts of the QF or the Utility.

25. The Utility and the QF will each be responsible for its own acts or omissions and the results thereof to the extent authorized by law and shall not be responsible for the acts or omissions of any others and the results thereof.

26. The QF's and the Utility's liability to each other for failure to perform its obligations under this contract shall be limited to the amount of direct damage actually occurred. In no event, shall the QF or the Utility be liable to each other for any punitive, incidental, indirect, special, or consequential damages of any kind whatsoever, including for loss of business opportunity or profits, regardless of whether such damages were foreseen.

27. The Utility does not give any warranty, expressed or implied, to the adequacy, safety, or other characteristics of the QF's interconnected system.

28. This contract contains all the agreements made between the QF and the Utility. The QF and Utility are not responsible other than those stated in this contract.

THE QF AND THE UTILITY HAVE READ THIS CONTRACT AND AGREE TO BE BOUND BY ITS TERMS. AS EVIDENCE OF THEIR AGREEMENT, THEY HAVE EACH SIGNED THIS CONTRACT BELOW ON THE DATE LISTED BY SIGNER.

QF

By: _____

Printed Name: _____

DATE: _____

CITY OF CHASKA ELECTRIC DEPARTMENT

By: _____

Printed Name: _____
DATE: _____

Contract Version: *February 2019*

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Approving an Interconnection Process**

Prepared By: Andrew Romine, Asst. Electric Director

Background
The City of Chaska needs to adopt an interconnection process. By adopting this resolution the City Council would make the Minnesota Municipal Interconnection Process for Distributed Energy Resources (M-MIP) it's official interconnection process documents. The M-MIP was put together by the Minnesota Municipal Utilities Association (MMUA), Minnesota Municipal Power Agency (MMPA) and Star Energy Services to address issues not covered by the Minnesota Public Utilities Commission. This document will be used in addition to the Distributed Energy Policy and Rules adopted earlier.

Recommendation
Staff recommendation adoption

CITY COUNCIL ACTION REQUESTED
Motion to Adopt Resolution approving an Interconnection Process

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2019 RESOLUTION NO. 2019-78

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Adopting the Minnesota Municipal Interconnection Process as the Distributed Energy Resource Interconnection Process for the City's Electric Utility

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WHEREAS, this resolution relates to the municipal electric utility (the "Utility") operated by the City of Chaska, Minnesota (the "City") and governed by its City Council; and

WHEREAS, by order on September 28, 2004, the Minnesota Public Utilities Commission (the "MPUC") adopted Generic Standards for Utility Tariffs for Interconnection and Operation of Distributed Generation Facilities; and

WHEREAS, Minnesota Statutes Section 216B.1611, Subd. 3, required municipal utilities to adopt a generation tariff that addressed the issues included in the MPUC's 2004 order; and

WHEREAS, under Minnesota Statutes Section 216B.25, any order of the MPUC rescinding, altering, amending, or reopening a prior order shall have the same effect as an original order; and

WHEREAS, by order on August 13, 2018, the MPUC adopted an updated interconnection process for distributed energy resources replacing the standards adopted in 2004; and

WHEREAS, the Minnesota Municipal Interconnection Process for Distributed Energy Resources developed by the Minnesota Municipal Utilities Association, the Minnesota Rural Electric Association and Star Energy Services (the "M-MIP") addresses the issues included in the MPUC's 2018 order; and

WHEREAS, the Minnesota Municipal Power Agency (the "MMPA") and the Utility have revised the M-MIP template documents to reflect the power sales agreement between the MMPA and the Utility and to add Utility specific information; and

WHEREAS, all the documents comprising the M-MIP, as revised by the MMPA and the Utility (the "Utility's M-MIP") are on file in the office of the City Clerk and shall be made available for public inspection during normal business hours; and

WHEREAS, the Utility's M-MIP functions in concert with the Utility's Policy Regarding Distributed Energy Resources and Net Metering as well as its Rules Governing the Interconnection of Cogeneration and Small Power Production;

NOW, THEREFORE, BE IT RESOLVED that the Utility's M-MIP is hereby adopted as the Utility's

distributed energy resources interconnection process effective as of June 17, 2019.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Approving the Cogeneration and Small Production Tariff**

Prepared By: Andrew Romine, Asst. Electric Director

Background
In addition to the policies, processes and rules the City of Chaska also needs to establish a tariff that will be used when paying a customer for the excess power put back on the grid. The Tariff contains four schedules: An average retail rate, standard contracts, processes and avoided costs.

Recommendation
Staff recommends adoption

CITY COUNCIL ACTION REQUESTED
Motion to Adopt Resolution for Cogeneration and Small Production Tariff

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2019 RESOLUTION NO. 2019-79

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Adopting a Cogeneration and Small Power Production Tariff for the City's Electric Utility

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WHEREAS, this resolution relates to the municipal electric utility (the "Utility") operated by the City of Chaska, Minnesota (the "City") and governed by its City Council; and

WHEREAS, the City rules and Minnesota Statutes Section 216B.164 require the City Council to annually adopt a Cogeneration and Small Power Production Tariff; and

WHEREAS, a Cogeneration and Small Power Production Tariff is attached to this resolution, which Tariff contains the following schedules:

Schedule 1: Calculation of the average retail utility energy rate

Schedule 2: Standard contracts to be used with qualifying facilities

Schedule 3: City's safety standards, required operating procedures for interconnected operations, and the functions to be performed by any control and protective apparatus

Schedule 4: Estimated average incremental energy costs by seasonal, peak and off-peak periods for the utility's power supplier from which energy purchases are first avoided. Schedule 4 shall contain the net annual avoided capacity costs, if any, stated per kilowatt-hour and averaged over the on-peak hours and over all hours for the utility's power supplier from which capacity purchases are first avoided. Both the average incremental energy costs and net annual avoided capacity costs shall be increased by a factor equal to 50 percent of the utility and the utility's power supplier's overall line losses due to distribution, transmission and transformation of electric energy.

WHEREAS, these filings shall be maintained in the office of the City Clerk and shall be made available for public inspection during normal business hours;

NOW, THEREFORE, BE IT RESOLVED that, regarding the Utility, the Cogeneration and Small Power Production Tariff attached to this resolution is hereby adopted effective for transactions on and after June 17, 2019.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

Cogeneration and Small Power Production Tariff

Pursuant to its Rules Governing the Interconnection of Cogeneration and Small Power Production Facilities, the City of Chaska (the "Utility") hereby establishes and/or updates its Cogeneration and Small Power Production Tariff (the "Tariff") for billing and sales transactions effective as of June 17, 2019 as follows:

The Tariff shall consist of:

SCHEDULE 1.
Calculation of average retail utility energy rates.

SCHEDULE 2.
Standard contracts to be used with qualifying facilities.

SCHEDULE 3.
Interconnection process, safety standards, and technical requirements for distributed energy resource systems, required operating procedures for interconnected operations, and functions to be performed by any control and protective apparatus.

SCHEDULE 4.
Estimated average incremental energy costs by seasonal, peak and off-peak periods for the utility's power supplier from which energy purchases are first avoided. Schedule 4 shall also contain the net annual avoided capacity costs, if any, stated per kilowatt-hour and averaged over the on-peak hours and over all hours for the utility's power supplier from which capacity purchases are first avoided. Both the average incremental energy costs and net annual avoided capacity costs shall be increased by a factor equal to 50 percent of the utility and the utility's power supplier's overall line losses due to distribution, transmission and transformation of electric energy.

Average Retail Utility Energy Rate: Available to any Qualifying Facility of less than 40 kW capacity that does not select either Roll Over Credits, Simultaneous Purchase and Sale Billing or Time of Day rates.

Utility shall bill Qualifying Facilities for any excess of energy supplied by Utility above energy supplied by the Qualifying Facility during each billing period according to Utility's applicable rate schedule. Utility shall pay the customer for the energy generated by the Qualifying Facility that exceeds that supplied by Utility during a billing period at the "average retail utility energy rate." "Average retail utility energy rate" means, for any class of utility customer, the quotient of the total annual class revenue from sales of electricity minus the annual revenue resulting from fixed charges, divided by the annual class kilowatt-hour sales. Data from the most recent 12-month period available shall be used in the computation.

"Average retail utility energy rates" are as follows:

Customer Class	**Average Retail Utility Energy Rate**
Residential	$0.1177
Commercial	$0.0904
Industrial	$0.0594

UNIFORM CONTRACT FOR COGENERATION AND SMALL POWER PRODUCTION FACILITIES

THIS CONTRACT is entered into _____, ___, by the City of Chaska Electric Department, a municipal utility under Minnesota law, (hereafter called "Utility") and _____ (hereafter called "QF").

RECITALS

The QF has installed electric generating facilities, consisting of _____ _____ (Description of facilities), rated at ____kilowatts AC of electricity, on property located at _____ _____.

The QF is a customer of the Utility located within the assigned electric service territory of the Utility.

The QF is prepared to generate electricity in parallel with the Utility.

The QF's electric generating facilities meet the requirements of the rules adopted by the Utility on Cogeneration and Small Power Production and any technical standards for interconnection the Utility has established that are authorized by those rules.

The Utility is obligated under federal and Minnesota law to interconnect with the QF and to purchase electricity offered for sale by the QF.

A contract between the QF and the Utility is required.

AGREEMENTS

The QF and the Utility agree:

1. The Utility will sell electricity to the QF under the rate schedule in force for the class of customer to which the QF belongs.

2. The Utility will buy electricity from the QF under the current rate schedule filed with the city council or city-appointed governing body of the utility. The QF elects the rate schedule category hereinafter indicated:

____ a. Average retail utility energy rate.

- QF capacity must be less than 40 kW.

____ b. Simultaneous purchase and sale billing rate.

- QF capacity must be less than 40 kW.

____ c. Roll-over credits.

- QF capacity must be less than 40 kW.

____ d. Time-of-day purchase rates.

- QF capacity must be 40 kW or more and less than or equal to 100 kW.

A copy of the presently approved rate schedule is attached to this contract.

3. The rates for sales and purchases of electricity may change over the time this contract is in force, due to actions of the Utility or the State of Minnesota, and the QF and the Utility agree that sales and purchases will be made under the rates in effect each month during the time this contract is in force.

4. The Utility will compute the charges and payments for purchases and sales for each billing period. Any net credit to the QF, other than kilowatt-hour credits under clause 2(c), will be made under one of the following options as chosen by the QF.

____ a. Credit to the QF's account with the Utility.

____ b. Paid by check or electronic payment service to the QF within fifteen (15) days of the billing date.

5. Renewable energy credits associated with generation from the facility are owned by:

_____.

6. The QF must operate its electric generating facilities within any rules, regulations, and policies adopted by the Utility not prohibited by the rules governing Cogeneration and Small Power Production on the Utility's system which provide reasonable technical connection and operating specifications for the QF and are consistent with the Minnesota Public Utilities Commission's rules on Cogeneration and Small Power Production, as required under Minnesota Statutes §216B.164, subdivision 9.

7. The QF will not enter into an arrangement whereby electricity from the generating facilities will be sold to an end user in violation of the Utility's exclusive right to provide electric service in its service area under Minnesota Statutes, §216B.37-44.

8. The QF will operate its electric generating facilities so that they conform to the national, state, and local electric and safety codes, and will be responsible for the costs of conformance.

9. The QF is responsible for the actual, reasonable costs of interconnection which are estimated to be $_____. The QF will pay the Utility in this way:

_____

_____

___.

10. The QF will give the Utility reasonable access to its property and electric generating facilities if the configuration of those facilities does not permit disconnection or testing from the Utility 's side of the interconnection. If the Utility enters the QF's property, the Utility will remain responsible for its personnel.

11. The Utility may stop providing electricity to the QF during a system emergency. The Utility will not discriminate against the QF when it stops providing electricity or when it resumes providing electricity.

12. The Utility may stop purchasing electricity from the QF when necessary for the Utility to construct, install, maintain, repair, replace, remove, investigate, or inspect any equipment or facilities within its electric system. The Utility may stop

purchasing electricity from the QF in the event the generating facilities listed in this contract are documented to be causing power quality, safety or reliability issues to the Utility's electric distribution system.

The Utility will notify the QF before it stops purchasing electricity in this way:
_____
_____
_.

13. The QF will keep in force general liability insurance against personal or property damage due to the installation, interconnection, and operation of its electric generating facilities. The amount of insurance coverage will be $ _____. (The amount must be consistent with the distributed generation tariff adopted by the Utility pursuant to Minnesota Statutes §216B.1611, subdivision 3, clause 2.)

14. The QF and the Utility agree to attempt to resolve all disputes arising hereunder promptly and in a good faith manner.

15. The city council or city-appointed body governing the Utility has authority to consider and determine disputes, if any, that arise under this contract in accordance with procedures in the rules it adopts implementing Minnesota Statute §216B.164, pursuant to §216B.164, subdivision 9.

16. This contract becomes effective as soon as it is signed by the QF and the Utility. This contract will remain in force until either the QF or the Utility gives written notice to the other that the contract is canceled. This contract will be canceled thirty (30) days after notice is given. If the listed electric generating facilities are not interconnected to the Utility's distribution system within twelve months of the contract being signed by the QF and the Utility, the contract terminates. The QF and the Utility may delay termination by mutual agreement.

17. Neither the QF nor the Utility will be considered in default as to any obligation if the QF or the Utility is prevented from fulfilling the obligation due to an act of God, labor disturbance, act of public enemy, war, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment, an order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or other cause beyond the QF's or Utility's control. However, the QF or Utility whose performance under this contract is hindered by such an event shall make all reasonable efforts to perform its obligations.

18. This contract can only be amended or modified by mutual agreement in writing signed by the QF and the Utility.

19. The QF must notify the Utility prior to any change in the electric generating facilities' capacity size or generating technology according to the interconnection process adopted by the Utility.

20. Termination of this contract is allowed (i) by the QF at any time without restriction; (ii) by Mutual Agreement between the Utility and the QF; (iii) upon abandonment or removal of electric generating facilities by the QF; (iv) by the Utility if the electric generating facilities are continuously non-operational for any twelve (12) consecutive month period; (v) by the Utility if the QF fails to comply with applicable interconnection design requirements or fails to remedy a violation of the interconnection process; or (vi) by the Utility upon breach of this contract by the QF unless cured with notice of cure received by the Utility prior to termination.

21. In the event this contract is terminated, the Utility shall have the rights to disconnect its facilities or direct the QF to disconnect its generating facilities.

22. This contract shall continue in effect after termination to the extent necessary to allow either the Utility or the QF to fulfill rights or obligations that arose under the contract.

23. Transfer of ownership of the generating facilities shall require the new owners and the Utility to execute a new contract. Upon the execution of a new contract with the new owners this contract shall be terminated.

24. The QF and the Utility shall at all times indemnify, defend, and save each other harmless from any and all damages, losses, claims, including claims and actions relating to injury or death of any person or damage to property, costs and expenses, reasonable attorneys' fees and court costs, arising out of or resulting from the QF's or the Utility's performance of its obligations under this contract, except to the extent that such damages, losses or claims were caused by the negligence or intentional acts of the QF or the Utility.

25. The Utility and the QF will each be responsible for its own acts or omissions and the results thereof to the extent authorized by law and shall not be responsible for the acts or omissions of any others and the results thereof.

26. The QF's and the Utility's liability to each other for failure to perform its obligations under this contract shall be limited to the amount of direct damage actually occurred. In no event, shall the QF or the Utility be liable to each other for any punitive, incidental, indirect, special, or consequential damages of any

kind whatsoever, including for loss of business opportunity or profits, regardless of whether such damages were foreseen.

27. The Utility does not give any warranty, expressed or implied, to the adequacy, safety, or other characteristics of the QF's interconnected system.

28. This contract contains all the agreements made between the QF and the Utility. The QF and Utility are not responsible other than those stated in this contract.

THE QF AND THE UTILITY HAVE READ THIS CONTRACT AND AGREE TO BE BOUND BY ITS TERMS. AS EVIDENCE OF THEIR AGREEMENT, THEY HAVE EACH SIGNED THIS CONTRACT BELOW ON THE DATE LISTED BY SIGNER.

QF

By: _____

Printed Name: _____

DATE: _____

UTILITY

By: _____

Printed Name: _____

DATE: _____

Contract Version: *February 2019*

CITY OF CHASKA

DISTRIBUTED ENERGY RESOURCE INTERCONNECTION PROCESS

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Detroit Lakes Public Utility's 29.3 kW Select Solar Community Solar Garden
Detroit Lakes, MN

INTERCONNECTION PROCESS

Process Overview

ABSTRACT
Information for interconnecting all Distributed Energy Resources smaller than 10 megawatts in size to the utility distribution system.

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Foreword

The State of Minnesota currently has interconnection process standards in effect to address the interconnection of distributed energy resources (DER) to the distribution grid. Under Minnesota Statute §216B.1611, cooperatives and municipals shall adopt an interconnection process that addresses the same issues as the interconnection process approved by the Minnesota Public Utilities Commission. The City of Chaska Electric Department Distributed Energy Resources Interconnection Process (Interconnection Process) applies to any DER no larger than 10-megawatts (MW) AC interconnecting to and operating in parallel City of Chaska Electric Department's distribution system in Minnesota. This interconnection process document is designed to be customer-centric when explaining the steps and details to interconnect DER systems to the distribution grid.

The Interconnection Process is comprised of four manuals: 1) Process Overview, 2) Simplified Process, 3) Fast Track Process, and 4) Study Process and also contains several forms, including a final Interconnection Agreement. For the majority of DER interconnections, only the Process Overview and the Simplified Process manuals will apply. For larger and more complex DER interconnections, the Fast Track Process or the Study Process may apply.

As part of the Interconnection Process, an Interconnection Agreement is to be executed prior to interconnecting a DER system to the utility distribution grid. For most DER interconnections, the utility's Contract for Cogeneration and Small Power Production Facilities (Uniform Contract) will be used. For DER systems that do not fall under the terms of the Uniform Contract, the Municipal Minnesota Interconnection Agreement (MMIA) will apply.

The process to interconnect a DER system to the distribution grid starts with the submission of an Interconnection Application. Each track has different information that is requested in the application and the non-refundable interconnection application fees will vary. Both the electric utility and the interconnecting customer have timelines that are enforced to ensure a timely application review, contract execution and interconnection commissioning.

The key to a successful interconnection of a DER system is communication between all parties. Timely submission of the Interconnection Application prior to the purchase and installation of a DER system is strongly recommended. The Utility encourages customers to ask questions throughout the interconnection process. Interconnecting DER system to the distribution grid is not an effortless process, but it does not need to be a problematic process either.

1 Key Terminology

1.1. Distributed Energy Resource

Distributed Energy Resources, DER, were often referred to in past interconnection processes as Distributed Generation, DG, and on occasion also interchanged with the term Qualifying Facility, QF. This Interconnection Process uses the term DER to address all types of generation and energy resources that can be interconnected to the electric Distribution System. DER technologies can include photovoltaic solar systems, wind turbines, storage batteries or diesel generators and are not limited to renewable types of technologies.

1.2. Point of Common Coupling (PCC) / Point of DER Connection (POC)

DER systems often reside behind the utility's revenue meter of a residence or business. The meter is normally the point of demarcation between the utility-owned equipment and the customer-owned equipment. The term Point of Common Coupling, PCC, is the demarcation location between the utility and the customer.

The Point of DER Connection, PoC, can be different from the PCC. The PoC is the location where a DER system would interconnect to the electrical system normally owned by the customer. For example, the PoC for a rooftop photovoltaic solar system may be the main electrical panel in a customer's home.

1.3. Capacity

Throughout the Interconnection Process will be references to the capacity of the DER system. In most cases, the capacity listed is referring to the Nameplate Capacity of the DER system. All capacity references will be in alternating current, AC.

There can be multiple DER systems with different PoCs that all have the same PCC submitted on a single interconnection application. The capacity for this type of interconnection would be the aggregate Nameplate Capacity of all DER systems at the individual PoCs. Additional examples of DER system arrangements can be seen in Section 13 under the definition of Point of Common Coupling.

2 Roles

2.1. Overview

During the interconnection process for a proposed DER system, there may be multiple entities involved in the application, approval and commissioning processes. The main entities that are involved during the Interconnection Process for a proposed DER system are the Interconnection Customer, the Application Agent and the DER Interconnection Coordinator. Official definitions of each entity are defined in the Glossary (Section 13). Additional details are explained in the subsections below.

2.2. DER Interconnection Coordinator

The utility is referred to as the Area Electric Power Supply Operator in this Interconnection Process. The Area EPS Operator shall designate a DER Interconnection Coordinator to serve as a single point of contact from which general information on the application process may be obtained. The DER Interconnection Coordinator shall be available to provide coordination assistance with the Interconnection Customer but is not responsible for directly answering or resolving all of the issues involved in review and implementation of the interconnection process and standards.

The contact information of the DER Interconnection Coordinator will be posted on the Area EPS Operator's website if feasible, or available from the utility.

2.3. Interconnection Customer

The owner of the proposed DER system and the entity requesting interconnection to the distribution system.

2.4. Application Agent

The Interconnection Customer may designate, on the Interconnection Application or in writing after the application has been submitted, an Application Agent to serve as a single point of contact to coordinate with the DER Interconnection Coordinator on their behalf. Designation of an Application Agent does not absolve the Interconnection Customer from signing application documents and the responsibilities outlined in the Interconnection Process or in interconnection agreements. DER vendors, project managers or electricians are common entities that the Interconnection Customer may designate to perform this role.

2.5. Engineering Roles

Either party may designate a specific person to be a single point of contact to provide technical expertise during the Interconnection Process for themselves or their organization. The person to supply engineering expertise may be a third party such as an engineering consultant or manufacturer's engineer.

3 Processes

3.1. Overview

The Interconnection Process applies to any DER no larger than 10 MW AC interconnecting to and operating in parallel with an Area EPS distribution system in Minnesota. Interested parties with plans to interconnect DER systems larger than 10 MW AC to the distribution system should contact the Area EPS Operator for a case-specific interconnection process. Federal Energy Regulatory Commission's (FERC) interconnection process will supersede any

interconnection process the Area EPS Operator has for DER system interconnections that fall under the jurisdiction of FERC.

The Interconnection Process for DER is broken into three different tracks; the Simplified Process, the Fast Track Process, and the Study Process. The general classification of each track is summarized in Table 3.1 below.

Table 3.1. Interconnection Process Tracks

Track	DER Technology	Size Limitations
Simplified Process	Certified Inverter only	20 kW AC
Fast Track Process	All types	5 MW AC
Study Process	All types	10 MW AC

If engineering screens are failed during the application process, a proposed DER interconnection may be moved into a different track. When a proposed DER interconnection is moved into a different track, additional information may be requested and additional fees may apply.

3.2. Importance of Process Timelines

It is very important to pay attention to timelines listed for each process track. The timelines exist for an orderly and efficient process to interconnect DER systems to the Distribution System. If a timeline is missed by an Interconnection Customer, without the Interconnection Customer requesting a Timeline Extension explained in Section 10, the Interconnection Application will be deemed withdrawn by the Area EPS Operator.

The Area EPS Operator also needs to abide by the timelines listed for each process track. The process for an Area EPS Operator to request Timeline Extensions is also addressed in Section 10.

Unless otherwise stated, all time frames are measured in Business Days. For purpose of measuring these time intervals, the time shall be computed so as to exclude the first and include the last day of the prescribed duration of time. Any communication sent or received after 4:30 p.m. Central Prevailing Time or on a Saturday, Sunday or Holiday shall be considered to be sent on the next Business Day.

3.3. Simplified Process

An application to interconnect a certified[1], inverter-based DER system no larger than 20 kilowatts (kW) shall be evaluated under the Simplified Process. A common form of DER inverter certification is UL 1741. Proposed DER systems that require Area EPS system modifications to accommodate the interconnection do not qualify for the Simplified Process. A transformer change, fusing upgrades or line extensions are common examples of Area EPS system modification. Simplified Process eligibility does not imply or indicate the Interconnection Application will pass the initial review screens. Failure to pass the screens will route the Interconnection Application to the Fast Track Process.

3.4. Fast Track Process

An application to interconnect a DER shall be evaluated under the Fast Track Process if the eligibility requirements are not exceeded in Table 3.2 and the application does not qualify for the Simplified Process. Fast Track eligibility for DERs is determined based upon the generator type, the size of the generator, voltage of the line, and the location and type of line at the Point of Common Coupling, (PCC). All synchronous and induction machines must be no larger than 2 MW to be eligible for Fast Track Process consideration.

Table 3.2. Fast Track Eligibility for DER

Line Voltage	Fast Track Eligibility[2] Regardless of Location	Fast Track Eligibility for certified, inverter-based DER on a Mainline[3] and ≤ 2.5 Electrical Circuit Miles from Substation[4]
< 5 kV	≤ 500 kW	≤ 500 kW
≥ 5 kV and < 15 kV	≤ 1 MW	≤ 2 MW
≥ 15 kV and < 30 kV	≤ 2 MW	≤ 4 MW
≥ 30 kV and ≤ 69 kV	≤ 4 MW	≤ 5 MW

In addition to the size threshold, the Interconnection Customer's proposed DER must meet the codes, standards and certification requirements found in Section 15 and Section 14.

[1] Additional information regarding certified equipment is found in Sections 14 and 15.
[2] Synchronous and induction machine eligibility is limited to no more than 2 MW even when line voltage is greater than 15 kV.
[3] For purposes of this table, a Mainline is the three-phase backbone of a circuit. It will typically constitute lines with wire sizes of 4/0 American wire gauge, 266 kcmil, 336.4 kcmil, 397.5 kcmil, 477 kcmil and 795 kcmil.
[4] An Interconnection Customer can determine this information about its proposed interconnection location in advance by requesting a pre-application report described in Section 5.

3.5. Study Process

An application to interconnect a DER that does not meet the Simplified Process or Fast Track Process eligibility requirements or does not pass the review as described in either process, shall be evaluated under the Study Process.

3.6. Process Assistance

Prior to submitting an Interconnection Application, the Interconnection Customer may ask the Area EPS Operator's DER Interconnection Coordinator which process track a proposed interconnection is subject to and about additional details regarding each process track.

An Interconnection Customer can obtain, through an informal request, general information about the Interconnection Process and about potentially Affected System(s) for a proposed interconnection at a specific location. The existing electric system information provided to the Interconnection Customer should include relevant system study results, interconnection studies, and other materials useful to an understanding of an interconnection at a particular point on the Area EPS Operator's System. Information will be provided to the extent such provision does not violate the privacy policies of the Area EPS Operator, confidentiality provisions of prior agreements or critical infrastructure requirements. The Area EPS Operator shall comply with reasonable requests for such information.

4 Interconnection Application

4.1. Overview

Each process track has different information that needs to be provided to the Area EPS Operator. Table 4.1 indicates which application is to be completed in its entirety and submitted to the Area EPS Operator to start the interconnection process for the proposed DER system.

Table 4.1. Interconnection Application

Process Track	Application
Simplified	Simplified Interconnection Application
Fast Track	Standard Interconnection Application
Study	Standard Interconnection Application

The Area EPS Operator will provide all necessary Interconnection Applications, Interconnection Process documents and sample interconnection agreements on its website if possible. The Area EPS Operator will also accept Interconnection Applications submitted electronically either through a web portal or to an email address specified by the Area EPS Operator. The Area EPS Operator may allow the Interconnection Application to be submitted with an electronic signature.

4.2. Availability of Information

The Area EPS Operator will provide all necessary Interconnection Applications, Interconnection Process documents and sample interconnection agreements on its website if possible. If a website is not available, the applicable documents will be readily available at the Area EPS Operator's main office.

The Area EPS Operator will establish a public queue of active interconnection applications on its website once the Area EPS Operator has received at least 40 completed Interconnection Applications in a year. The public queue will be updated, at minimum, on a monthly basis.

4.3. Interconnection Application Process Fees

Each Interconnection Application submitted to the Area EPS Operator must include the appropriate interconnection application process fee prior to the Area EPS Operator reviewing the Interconnection Application. The required process fee for each process track is listed in Table 4.2.

Table 4.2. Interconnection Application Process Fee

Process Track		Process Fee
Simplified		$100
Fast Track	Certified[5] System	$100 + $1/kW
	Non-Certified System	$100 + $2/kW
Study		$1,000 + $2/kW down payment. Additional study fees may apply.

4.4. Application Review Timelines

The Interconnection Application shall be date- and time-stamped upon initial, and if necessary, resubmission receipt. The Area EPS Operator shall notify the Interconnection Customer if the Interconnection Application is deemed incomplete within ten (10) Business Days. This notification shall include a written list detailing all information that must be provided to complete the Interconnection Application. Depending on the process track the Interconnection Customer has between five (5) and ten (10) Business Days to provide the missing information unless additional time is requested with valid reasons. Failure to submit the requested information within the stated timeline will result in the Interconnection Application being withdrawn.

An Interconnection Application will be deemed complete upon submission to the Area EPS Operator when all documents, fees and information required with the Interconnection Application adhering to Minnesota Technical Requirements are included. The time- and date-

[5] Additional information regarding certified equipment is found in Sections 14 and 15.

stamp of the completed Interconnection Application shall be accepted as the qualifying date for purposes of establishing a queue position as described in Section 4.7.

Depending on the process track the Area EPS Operator has either a total of twenty (20) Business Days or twenty-five (25) Business Days to complete the Interconnection Application review and submit notice back to the Interconnection Customer stating the proposed DER system may proceed with the interconnection process or the proposed DER system requires additional engineering studies. The period of time when waiting for the Interconnection Customer to provide missing information is not included in the Area EPS Operator's twenty (20) Business Days or twenty-five (25) Business Days review timeline.

4.5. Comparability

The Area EPS Operator shall receive, process and analyze all Interconnection Applications in a timely manner. The Area EPS Operator shall use the same Reasonable Efforts in processing and analyzing Interconnection Applications from all Interconnection Customers.

4.6. Changing Process Queues

During the review of the initially submitted Interconnection Application for the proposed DER system, the Area EPS Operator may determine the proposed DER system should be in a different process track. For proposed DER systems that are moved into a different process track after submittal of the initial application, the difference between the originally submitted processing fee and the current process track's processing fee will be assessed. In addition, the Area EPS Operator may request the Interconnection Customer to provide additional information regarding the proposed DER system.

4.7. Queue Position

The Area EPS Operator shall maintain a single, administrative queue and may manage the queue by geographical region. The queue position of each completed Interconnection Application is used to determine the engineering review. The queue position is also used to determine the cost responsibility for system upgrades necessary to accommodate the interconnection.

An Interconnection Application will retain its queue number even when it is moved into a different process track. An Interconnection Application can lose its queue position if the Interconnection Customer misses timelines in the applicable process track. The Interconnection Customer and Area EPS Operator have the opportunity to request timeline extensions which are explained in detail in Section 10.

4.8. Site Control

Documentation of site control must be submitted with the Interconnection Application. Site control may be demonstrated by any of the following:

- Ownership of, a leasehold interest in, or a right to develop a site for the purpose of constructing the DER system.

- An option to purchase or acquire a leasehold site for constructing the DER system.

- An exclusivity or other business relationship between the Interconnection Customer and the entity having the right to sell, lease, or grant to the Interconnection Customer the right to possess or occupy a site for constructing the DER system.

For DER in the Simplified Process, proof of site control may be demonstrated by the site owner's signature on the Simplified Interconnection Application.

5 Pre-Application Report

5.1. Pre-Application Report Requests

The Interconnection Customer may submit a Pre-Application Report Request, including a non-refundable fee of $300, for a Pre-Application Report on a proposed project at a specific site. The Interconnection Customer must fill out the Pre-Application Request form as completely as possible. The Area EPS Operator shall provide the readily available data listed in Section 5.3 within fifteen (15) Business Days of receipt of a completed request form and payment. The Pre-Application Report produced by the Area EPS Operator is non-binding, does not confer any rights, and does not preclude the Interconnection Customer from any interconnection process steps including submission of the Interconnection Application.

5.2. Information Provided

Using the information provided in the Pre-Application Report Request form, the Area EPS Operator will identify the substation/area bus, bank or circuit likely to serve the proposed PCC. This selection by the Area EPS Operator does not necessarily indicate, after application of the screens and/or study, that this would be the circuit the project ultimately connects to. The Interconnection Customer must request additional Pre-Application Reports if information about multiple PCCs is requested.

The Pre-Application Report will only include existing data. A request for a Pre-Application Report does not obligate the Area EPS Operator to conduct a study or other analysis of the proposed DER in the event that data is not readily available. The Area EPS Operator will provide the Interconnection Customer with the data that is available. The confidentiality provisions in Section 12.1 apply to Pre-Application Reports.

5.3. Pre-Application Report Components

The Pre-Application Report shall include the following pieces of information provided the data currently exists and is readily available.

- Total capacity (in megawatts (MW)) of substation/area bus, bank or circuit based on normal or operating ratings likely to serve the proposed Point of Common Coupling.

- Existing aggregate generation capacity (in MW) interconnected to a substation/area bus, bank or circuit (i.e., amount of generation online) likely to serve the proposed Point of Common Coupling.

- Aggregate queued generation capacity (in MW) for a substation/area bus, bank or circuit (i.e., amount of generation in the queue) likely to serve the proposed Point of Common Coupling.

- Available capacity (in MW) of substation/area bus or bank and circuit likely to serve the proposed Point of Common Coupling (i.e., total capacity less the sum of existing aggregate generation capacity and aggregate queued generation capacity).

- Substation nominal distribution voltage and/or transmission nominal voltage if applicable.

- Nominal distribution circuit voltage at the proposed Point of Common Coupling.

- Approximate circuit distance between the proposed Point of Common Coupling and the substation.

- Relevant line section(s) actual or estimated peak load and minimum load data, including daytime minimum load and absolute minimum load, when available.

- Whether the Point of Common Coupling is located behind a line voltage regulator.
- Number and rating of protective devices and number and type (standard, bi-directional) of voltage regulating devices between the proposed Point of Common Coupling and the substation/area. Identify whether the substation has a load tap changer.

- Number of phases available on the Area EPS medium voltage system at the proposed Point of Common Coupling. If a single phase, distance from the three-phase circuit.

- Limiting conductor ratings from the proposed Point of Common Coupling to the distribution substation.

- Whether the Point of Common Coupling is located on a spot network, grid network, or radial supply.

- Based on the proposed Point of Common Coupling, existing or known constraints such as, but not limited to, electrical dependencies at that location, short circuit interrupting capacity issues, power quality or stability issues on the circuit, capacity constraints, or secondary networks.

6 Capacity of the Distributed Energy Resources

6.1. Existing DER System Expansion

If the Interconnection Application is for an increase in capacity to an existing DER system, the Interconnection Application shall be evaluated on the basis of the total new alternating current (AC) capacity of the DER. The maximum capacity for the DER shall be the aggregate maximum Nameplate Rating unless the conditions in Section 6.3 are met.

6.2. New DER Systems

An Interconnection Application for a DER that includes multiple energy production devices, (i.e. solar and storage), at a site for which the Interconnection Customer seeks a simple Point of Common Coupling, shall be evaluated on the basis of the aggregated maximum Nameplate Rating unless the conditions in Section 6.3 are met.

6.3. Limited Capacity

A DER system may include devices, (i.e. control systems, power relays or other similar device settings), that can limit the maximum capacity at which the DER system can generate into the Area EPS Operator's distribution system. For DER system that include capacity limited devices, the Interconnection Customer must obtain the Area EPS Operator's agreement to consider the DER system with the Nameplate Rating as the limited capacity. The Area EPS Operator's agreement shall not be unreasonably withheld provided proper documentation is provided showing the effective limit active power output will not adversely affect the safety and reliability of the Area EPS Operator's distribution system. If the Area EPS Operator does not agree, the Interconnection Application must be withdrawn or revised to specify the maximum capacity that the DER system is capable of injecting into the Area EPS Operator's distribution system without such limitations. Nothing in this section shall prevent the Area EPS Operator from considering a higher output, (i.e. aggregate Nameplate Rating), if the limitations do not provide adequate assurance, when evaluating the system impacts.

7 Modification to Interconnection Applications

7.1. Procedures

At any time after the Interconnection Application is deemed complete, the Interconnection Customer or the Area EPS Operator may identify modifications to the proposed DER system

that may improve costs and benefits (including reliability) of the proposed DER system and the ability for the Area EPS Operator to accommodate the proposed DER system. The Interconnection Customer shall submit to the Area EPS Operator in writing all proposed modifications to any information provided in the Interconnection Application. The Area EPS Operator cannot unilaterally modify the Interconnection Application.

Additional information regarding modifications to interconnection applications is found in each process track document.

8 Interconnection Agreements

8.1. Timelines

After the Interconnection Application has been approved by the Area EPS Operator, the Area EPS Operator shall provide the Interconnection Customer with an executable Interconnection Agreement within five (5) Business Days. The Interconnection Customer shall have thirty (30) Business Days to sign and return the Interconnection Agreement to the Area EPS Operator. The Area EPS Operator shall sign the Interconnection Agreement within five (5) business days after receiving the signed Interconnection Agreement from the Interconnection Customer.

If the Interconnection Customer fails to return a signed Interconnection Agreement to the Area EPS Operator within thirty (30) Business Days and fails to request an extension as explained in Section 10, the Interconnection Application will be deemed withdrawn.

8.2. Types of Agreements

There are two main types of Interconnection Agreements that may be executed with an approved Interconnection Application. In general, Interconnection Customers with a proposed DER system that qualifies for the Simplified Process track will sign the Area EPS Operator's Uniform Contract for Cogeneration and Small Power Production Facilities (Uniform Contract). Proposed DER systems less than 100 kW that are under the Fast Track process may also sign the Uniform Contract. All other sized DER system will sign the Municipal Minnesota Interconnection Agreement (MMIA). Area EPS Operators who do not purchase the excess generation of the proposed DER system will also require the MMIA to be executed for any size of DER system.

Table 8.1. Interconnection Agreements

Process Track		Interconnection Agreement
Simplified		Uniform Contract
Fast Track	Qualifies for Net Energy Billing	Uniform Contract
	Less than 100 kW & Area EPS Agrees to Purchase Excess Generation	Uniform Contract
	All Other DER systems	MMIA
Study		MMIA

Interconnection Customers may choose to sign the MMIA in lieu of the Uniform Contact. A separate power purchase agreement will also need to be executed if the Uniform Contract is not utilized. Interconnection of the proposed DER system will not occur until a signed Uniform Contract or the MMIA is returned to the Area EPS Operator no later than five (5) days prior to scheduled testing and inspection.

9 Interconnection

9.1. Metering

Any metering requirements necessitated by the use of the DER system shall be installed at the Interconnection Customer's expense. The metering requirement costs will be included in the final invoice of interconnection costs to the Interconnection Customer. The Interconnection Customer is also responsible for metering replacement costs not covered in the Interconnection Customer's general customer charge. The Area EPS Operator may charge Interconnection Customers an ongoing metering-related charge for an estimate of ongoing metering-related costs specifically demonstrated.

9.2. Inspection, Testing and Commissioning

The Interconnection Customer shall arrange for the inspection and testing of the DER system and the Customer's Interconnection Facilities prior to interconnection pursuant to Minnesota Technical Requirements. Commissioning tests of the Interconnection Customer's installed equipment shall be performed pursuant to applicable codes and standards of Minnesota's Technical Requirements and Section 15.

The Interconnection Customer shall notify the Area EPS Operator of testing and inspection no fewer than five (5) Business Days in advance, or as may be agreed to by the Parties. Depending on the process track, either a Certificate of Completion or a testing procedure shall be submitted to the Area EPS Operator prior to the testing and inspection date. The Area EPS Operator shall send qualified personnel to the DER site to inspect the interconnection and witness the testing. Testing and inspection shall occur on a Business Day at a mutually agreed upon time and date. The Area EPS Operator may waive the right to witness the testing.

9.3. Interconnection Costs

The Interconnection Customer shall pay for the actual cost of the Interconnection Facilities and Distribution Upgrades along with the Area EPS Operator's cost to commission the proposed DER system. An estimate of the interconnection costs shall be stated in the Uniform Contract or MMIA.

9.4. Technical Requirements

The Area EPS Operator shall use Reasonable Efforts to provide the Interconnection Customer the Minnesota Technical Requirements by providing the document with the notice of approval

of the interconnection application or by providing a website link to the document. Additionally, the Area EPS Operator shall notify the Interconnection Customer of any changes to these requirements as soon as they are known. Unless notified by the Area EPS Operator, the Interconnection Customer only needs to be in compliance with the current version of the Minnesota Technical Requirements at the time of interconnection.

9.5. Authorization for Parallel Operations

The Interconnection Customer shall not operate its DER system in parallel with the Area EPS Operator's distribution system without prior written authorization from the Area EPS Operator. The Area EPS Operator shall provide such authorization within three (3) Business Days from when the Area EPS Operator receives notification that the Interconnection Customer has complied with all applicable parallel operations requirements; the completion of a successful testing and inspection of the DER system and all payments for issued bills related to the interconnection process that are past due have been paid in full. Such authorization shall not be unreasonably withheld, conditioned or delayed.

10 Extension of Timelines

10.1. Reasonable Efforts

The Area EPS Operator shall make Reasonable Efforts to meet all time frames provided in these procedures. If the Area EPS Operator cannot meet a deadline provided herein, it must notify the Interconnection Customer in writing within three (3) Business Days after the deadline to explain the reason for the failure to meet the deadline and provide an estimated time by which it will complete the applicable interconnection procedure in the process.

10.2. Extensions

For applicable time frames described in these procedures, the Interconnection Customer may request, in writing, one extension equivalent to half of the time originally allotted (e.g., ten (10) Business Days for a twenty (20) Business Days original time frame) which the Area EPS Operator may not unreasonably refuse. No further extensions for the applicable time frame shall be granted absent a Force Majeure Event or other similarly extraordinary circumstance.

11 Disputes

11.1. Procedures

The Parties agree to make good faith efforts to attempt to resolve all disputes arising out of the interconnection process and associated study and Interconnection Agreements. The Parties agree to follow the established dispute resolution policy adopted by the Area EPS Operator.

12 Clauses

12.1. Confidentiality

Confidential Information shall mean any confidential and/or proprietary information provided by one Party to the other Party that is clearly marked or otherwise designated "Confidential." For purposes of these procedures, design, operating specifications, and metering data provided by the Interconnection Customer may be deemed Confidential Information regardless of whether it is clearly marked or otherwise designated as such. If requested by either Party, the other Party shall provide in writing the basis for asserting that the information warrants confidential treatment. Parties providing a Governmental Authority trade secret, or privileged or otherwise not public or nonpublic data under Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, shall identify such data consistent with the Commission's September 1, 1999 Revised Procedures for Handling Trade Secret and Privileged Data available online at: https://mn.gov/puc/puc-documents/#4.

Confidential Information does not include information previously in the public domain with proper authorization, required to be publicly submitted or divulged by Governmental Authorities (after notice to the other Party and after exhausting any opportunity to oppose such publication or release), or necessary to be publicly divulged in an action to enforce these procedures. Each Party receiving Confidential Information shall hold such information in confidence and shall not disclose it to any third party nor to the public without prior written authorization from the Party providing that information, except to fulfill obligations under these procedures, or to fulfill legal or regulatory requirements that could not otherwise be fulfilled by not making the information public.

Each Party shall hold in confidence and shall not disclose Confidential Information, to any person (except employees, officers, representatives and agents, who agree to be bound by this section). Confidential Information shall be clearly marked as such on each page or otherwise affirmatively identified. If a court, government agency or entity with the right, power, and authority to do so, requests or requires either Party, by subpoena, oral disposition, interrogatories, requests for production of documents, administrative order, or otherwise, to disclose Confidential Information, that Party shall provide the other Party with prompt notice of such request(s) or requirements(s) so that the other Party may seek an appropriate protective order or waive compliance with the terms of this Agreement. In the absence of a protective order or waiver the Party shall disclose such confidential information which, in the opinion of its counsel, the party is legally compelled to disclose. Each Party will use reasonable efforts to obtain reliable assurance that confidential treatment will be accorded to any confidential information furnished.

Critical infrastructure information or information that is deemed or otherwise designated by a Party as Critical Energy/Electric Infrastructure Information (CEII) pursuant to FERC regulation, 18 C.F.R. §388.133, as may be amended from time to time, may be subject to further protections for disclosure as required by FERC or FERC regulations or orders and the disclosing

Party's CEII policies. Each Party shall employ at least the same standard of care to protect Confidential Information obtained from the other Party as it employs to protect its own Confidential Information.

Each Party is entitled to equitable relief, by injunction or otherwise, to enforce its rights under this provision to prevent the release of Confidential Information without bond or proof of damages and may seek other remedies available at law or in equity for breach of this provision.

12.2. Non-Warranty

The Area EPS Operator does not give any warranty, expressed or implied, as to the adequacy, safety, or other characteristics of any structures, equipment, wires, appliances or devices owned, operated, installed or maintained by the Interconnection Customer, including without limitation the DER and any structures, equipment, wires, appliances or devices not owned, operated or maintained by the Area EPS Operator. The Area EPS Operator does not guarantee uninterrupted power supply to the DER and will operate the Distribution System with the same reliability standards for the entire customer base.

12.3. Indemnification

Each Party is protected from liability incurred to third parties as a result of carrying out the provisions of this interconnection process and subsequent interconnection agreements. The Parties shall at all times indemnify, defend, and save the other Party harmless from, any and all damages, losses, claims, including claims and actions relating to injury to or death of any person or damage to property, demand, suits, recoveries, costs and expenses, court costs, attorney fees, and all other obligations by or to third parties, arising out of or resulting from the other Party's action or inactions of its obligations under this agreement on behalf of the indemnifying Party, except in cases of gross negligence or intentional wrongdoing by the indemnified Party.

This indemnification obligation shall apply notwithstanding any negligent or intentional acts, errors or omissions of the indemnified Party, but the indemnifying Party's liability to indemnify the indemnified Party shall be reduced in proportion to the percentage by which the indemnified Party's negligent or intentional acts, errors or omissions caused the damages.

Neither Party shall be indemnified for its damages resulting from its sole negligence, intentional acts or willful misconduct. These indemnity provisions shall not be construed to relieve any insurer of its obligation to pay claims consistent with the provisions of a valid insurance policy.

If an indemnified person is entitled to indemnification under this article as a result of a claim by a third party, and the indemnifying Party fails, after notice and reasonable opportunity to proceed under this article, to assume the defense of such claim, such indemnified person may at the expense of the indemnifying Party contest, settle or consent to the entry of any judgment with respect to, or pay in full, such claim.

If an indemnifying party is obligated to indemnify and hold any indemnified person harmless under this article, the amount owing to the indemnified person shall be the amount of such indemnified person's actual loss, net of any insurance or other recovery.

Promptly after receipt by an indemnified person of any claim or notice of the commencement of any action or administrative or legal proceeding or investigation as to which the indemnity provided for in this article may apply, the indemnified person shall notify the indemnifying party of such fact. Any failure of or delay in such notification shall not affect a Party's indemnification obligation unless such failure or delay is materially prejudicial to the indemnifying party.

12.4. Limitation of Liability

Each party's liability to the other party for any loss, cost, claim, injury, liability, or expense, including reasonable attorney's fees, relating to or arising from any act or omission in its performance of this Agreement, shall be limited to the amount of direct damage actually incurred. In no event shall either party be liable to the other party for an indirect, incidental, special, consequential, or punitive damages of any kind whatsoever, except as allowed under in Section 12.3.

13 Glossary

Affected System – Another Area EPS Operator's System, Transmission Owner's Transmission System, or Transmission System connected generation which may be affected by the proposed interconnection.

Applicant Agent – A person designated in writing by the Interconnection Customer to represent or provide information to the Area EPS on the Interconnection Customer's behalf throughout the interconnection process.

Area EPS – The electric power distribution system connected at the Point of Common Coupling.

Area EPS Operator – An entity that owns, controls, or operates the electric power distribution systems that are used for the provision of electric service in Minnesota. For this Interconnection Process the Area EPS Operator is City of Chaska Electric Department.

Business Day – Monday through Friday, excluding Holidays as defined by Minn. Stat. §645.44, Subdivision 5. Any communication to have been sent or received after 4:30 p.m. Central Prevailing Time or on a Saturday, Sunday or holiday shall be considered to have been sent on the next Business Day.

Certified Equipment – Certified equipment is equipment that has been tested by a nationally recognized lab meeting a specific standard. For DER systems, a UL 1741 listing is a common form of DER inverter certification. Additional information is contained in Sections 14 and 15.

Confidential Information – Any confidential and/or proprietary information provided by one Party to the other Party and is clearly marked or otherwise designated "Confidential." All procedures, design, operating specifications, and metering data provided by the Interconnection Customer may be deemed Confidential Information. See Section 12.1 for further information.

Distributed Energy Resource (DER) – A source of electric power that is not directly connected to a bulk power system or central station service. DER includes both generators and energy storage technologies capable of exporting active power to an EPS. An interconnection system or a supplemental DER device that is necessary for compliance with this standard is part of a DER. For the purpose of the Interconnection Process and interconnection agreements, the DER includes the Customer's Interconnection Facilities but shall not include the Area EPS Operator's Interconnection Facilities.

Distribution System – The Area EPS facilities which are not part of the Local EPS, Transmission System or any generation system.

Distribution Upgrades – The additions, modifications, and upgrades to the Distribution System at or beyond the Point of Common Coupling to facilitate interconnection of the DER and render the distribution service necessary to effect the Interconnection Customer's connection to the Distribution System. Distribution Upgrades do not include Interconnection Facilities.

Electric Power System (EPS) – The facilities that deliver electric power to a load.

Fast Track Process – The procedure as described in the Interconnection Process - Fast Track Process for evaluating an Interconnection Application for a DER that meets the eligibility requirements of Section 3.4.

Force Majeure Event – An act of God, labor disturbance, act of the public enemy, war, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment, an order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or another cause beyond a Party's control. A Force Majeure Event does not include an act of negligence or intentional wrongdoing.

Good Utility Practice – Any of the practices, methods and acts engaged in or approved by a significant portion of the electric industry during the relevant time period, or any of the practices, methods and act which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at a reasonable cost consistent with good business practices, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method, or act to the exclusion of all others, but rather to be acceptable practices, methods, or acts generally accepted in the region.

Governmental Authority – Any federal, state, local or other governmental regulatory or administrative agency, court, commission, department, board, or other governmental subdivision, legislature, rulemaking board, tribunal, or other governmental authority having jurisdiction over the Parties, their respective facilities, or the respective services they provide, and exercising or entitled to exercise any administrative, executive, police, or taxing authority or power; provided, however, that such term does not include the Interconnection Customer, the Area EPS Operator, or any Affiliate thereof. The governing authority of the municipal utility is the authority governing interconnection requirements unless otherwise provided for in the Minnesota Technical Requirements.

Interconnection Agreement – The terms and conditions between the Area EPS Operator and Interconnection Customer (Parties). See Section 8 for when the Uniform Contract or Municipal Minnesota Interconnection Agreement applies.

Interconnection Application – The Standard or Simplified Interconnection Application, as applicable, pursuant to Section 4.

Interconnection Customer – The person or entity, including the Area EPS Operator, who will be the owner of the DER and who proposes to interconnect a DER(s) with the Area EPS Operator's Distribution System. The Interconnection Customer is responsible for ensuring the DER(s) is designed, operated and maintained in compliance with the Minnesota Technical Requirements.

Interconnection Facilities – The Area EPS Operator's Interconnection Facilities and the Interconnection Customer's Interconnection Facilities. Collectively, Interconnection Facilities include all facilities and equipment between the DER and the Point of Common Coupling, including any modification, additions or upgrades that are necessary to physically and electrically interconnect the DER to the Area EPS Operator's System. Some examples of Customer Interconnection Facilities include supplemental DER devices, inverters, and associated wiring and cables up to the Point of DER Connection. Some examples of Area EPS Operator Interconnection Facilities include sole use facilities; such as, line extensions, controls, relays, switches, breakers, transformers and shall not include Distribution Upgrades or Network Upgrades.

Interconnection Process – The Area EPS Operator's interconnection standards in this document.

Material Modification – A modification to machine data, equipment configuration or to the interconnection site of the DER at any time after receiving notification by the Area EPS Operator of a complete Interconnection Application that has a material impact on the cost, timing, or design of any Interconnection Facilities or Upgrades, or a material impact on the cost, timing or design of any Interconnection Application with a later Queue Position or the safety or reliability of the Area EPS.[6]

MN Technical Requirements – The term including all of the DER technical interconnection requirement documents for the state of Minnesota; including Attachment 2 Distributed Generation Interconnection Requirements established in the Commission's September 28, 2004 Order in E-999/CI-01-1023) until superseded and upon Commission approval of updated Minnesota DER Technical Interconnection and Interoperability Requirements in E-999/CI-16-521 (anticipated July 2019.)

Nameplate Rating – nominal voltage (V), current (A), maximum active power (kWac), apparent power (kVA), and reactive power (kVar) at which a DER is capable of sustained operation. For a Local EPS with multiple DER units, the aggregate nameplate rating is equal to the sum of all DERs nameplate rating in the Local EPS. For purposes of the Attachment V in the Interconnection Agreement, the DER system's capacity may, with the Area EPS's agreement, be limited thought use of control systems, power relays or similar device settings or adjustments as identified in IEEE 1547. The nameplate ratings referenced in the Interconnection Process are alternating current nameplate DER ratings at the Point of DER Coupling.

Network Upgrades – Additions, modifications, and upgrades to the Transmission System required at or beyond the point at which the DER interconnects with the Area EPS Operator's System to accommodate the interconnection with the DER to the Area EPS Operator's System. Network Upgrades do not include Distribution Upgrades.

Operating Requirements – Any operating and technical requirements that may be applicable due to the Transmission Provider's technical requirements or Minnesota Technical Requirements, including those set forth in the Interconnection Agreement.

Party or Parties – The Area EPS Operator and the Interconnection Customer.

Point of Common Coupling (PCC) – The point where the Interconnection Facilities connect with the Area EPS Operator's Distribution System. See figure 1. Equivalent, in most cases, to "service point" as

[6] A Material Modification shall include, but may not be limited to, a modification from the approved Interconnection Application that: (1) changes the physical location of the point of common coupling such that it is likely to have an impact on technical review; (2) increases the nameplate rating or output characteristics of the Distributed Energy Resource; (3) changes or replaces generating equipment, such as generator(s), inverter(s), transformers, relaying, controls, etc., and substitutes equipment that is not like-kind substitution in certification, size, ratings, impedances, efficiencies or capabilities of the equipment; (4) changes transformer connection(s) or grounding; and/or (5) changes to a certified inverter with different specifications or different inverter control settings or configuration. A Material Modification shall not include a modification from the approved Interconnection Application that: (1) changes the ownership of a Distributed Energy Resource; (2) changes the address of the Distributed Energy Resource, so long as the physical point of common coupling remains the same; (3) changes or replaces generating equipment such as generator(s), inverter(s), solar panel(s), transformers, relaying, controls, etc. and substitutes equipment that is a like-kind substitution in certification, size, ratings, impedances, efficiencies or capabilities of the equipment; and/or (4) increases the DC/AC ratio but does not increase the maximum AC output capability of the Distributed Energy Resource in a way that is likely to have an impact on technical review.

specified by the Area EPS Operator and described in the National Electrical Code and the National Electrical Safety Code.

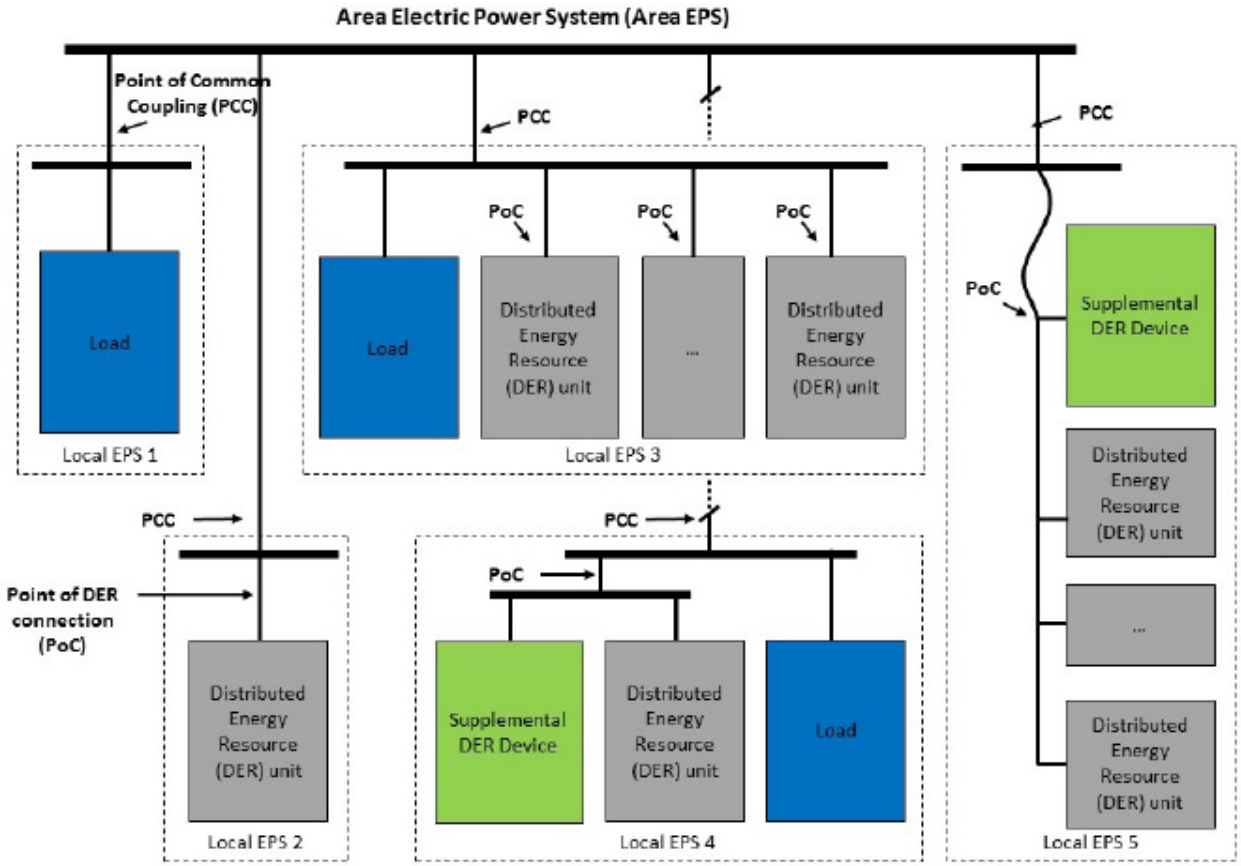


Figure 1: Point of Common Coupling and Point of DER Connection (Source: IEEE 1547)

Point of DER Connection (PoC) – When identified as the Reference Point of Applicability, the point where an individual DER is electrically connected in a Local EPS and meets the requirements of this standard exclusive of any load present in the respective part of the Local EPS (e.g. terminals of the inverter when no supplemental DER device is required). For DER unit(s) that are not self-sufficient to meet the requirements without a supplemental DER device(s), the Point of DER Connection is the point where the requirements of this standard are met by DER in conjunction with a supplemental DER device(s) exclusive of any load present in the respective part of the Local EPS.

Queue Position – The order of a valid Interconnection Application, relative to all other pending valid Interconnection Applications, that is established based upon the date- and time- of receipt of the complete Interconnection Application as described in Section 4.7.

Reasonable Efforts – With respect to an action required to be attempted or taken by a Party under these procedures, efforts that are timely and consistent with Good Utility Practice and are otherwise substantially equivalent to those a Party would use to protect its own interests.

Reference Point of Applicability – The location, either the Point of Common Coupling or the Point of DER Connection, where the interconnection and interoperability performance requirements specified in IEEE 1547 apply. With mutual agreement, the Area EPS Operator and Customer may determine a point between the Point of Common Coupling and Point of DER Connection. See Minnesota Technical Requirements for more information.

Simplified Process – The procedure for evaluating an Interconnection Application for a certified inverter-based DER no larger than 20 kW that uses the screens described in the Interconnection Process – Simplified Process document. The Simplified Process includes simplified procedures.

Study Process – The procedure for evaluating an Interconnection Application that includes the scoping meeting, system impact study, and facilities study.

Transmission Owner – The entity that owns, leases or otherwise possesses an interest in the portion of the Transmission System relevant to the Interconnection.

Transmission Provider – The entity (or its designated agent) that owns, leases, controls, or operates transmission facilities used for the transmission of electricity. The term Transmission Provider includes the Transmission Owner when the Transmission Owner is separate from the Transmission Provider. The Transmission Provider may include the Independent System Operator or Regional Transmission Operator.

Transmission System – The facilities owned, leased, controlled or operated by the Transmission Provider or the Transmission Owner that are used to provide transmission service. See the Commission's July 26, 2000 Order Adopting Boundary Guidelines for Distinguishing Transmission from Generation and Distribution Assets in Docket No. E-999/CI-99-1261.

Uniform Contract – the Area EPS Operator's Agreement for Cogeneration and Small Power Production Facilities (Uniform Contract) that may be applied to all qualifying new and existing interconnections between the Area EPS Operator and a DER system having capacity less than 40 kilowatts.

Upgrades – The required additions and modifications to the Area EPS Operator's Transmission or Distribution System at or beyond the Point of Interconnection. Upgrades may be Network Upgrades or Distribution Upgrades. Upgrades do not include Interconnection Facilities.

14 Certification of DER Equipment

Distributed Energy Resource (DER) equipment proposed for use in an interconnection system shall be considered certified for interconnected operation if the following criteria is met:

1) It has been tested in accordance with industry standards for continuous utility interactive operation in compliance with the appropriate codes and standards referenced below by any Nationally Recognized Testing Laboratory (NRTL) recognized by the United States Occupational Safety and Health Administration to test and certify interconnection equipment pursuant to the relevant codes and standards listed in the Overview Process,

2) It has been labeled and is publicly listed by such NRTL at the time of the interconnection application, and

3) Such NRTL makes readily available for verification all test standards and procedures it utilized in performing such equipment certification, and, with consumer approval, the test data itself. The NRTL may make such information available on its website and by encouraging such information to be included in the manufacturer's literature accompanying the equipment.

The Interconnection Customer must verify that the assembly and use of the equipment falls within the use or uses for which the equipment was tested, labeled, and listed by the NRTL.

Certified equipment shall not require further type-test review, testing, or additional equipment to meet the requirements of this interconnection procedure; however, nothing herein shall preclude the need for a DER Design Evaluation or an on-site commissioning test by the parties to the interconnection as provided for in the Minnesota Technical Requirements.

If the certified equipment package includes only interface components (switchgear, inverters, or other interface devices), then an Interconnection Customer must show that the generator or other electric source being utilized with the equipment package is compatible with the equipment package and is consistent with the testing and listing specified for this type of interconnection equipment.

Provided the generator or electric source, when combined with the equipment package, is within the range of capabilities for which it was tested by the NRTL and does not violate the interface components' labeling and listing performed by the NRTL, no further type-test review, testing or additional equipment on the customer side of the Point of Common Coupling shall be required to be considered certified for the purposes of this interconnection procedure; however, nothing herein shall preclude the need for a DER design evaluation or an on-site commissioning test by the parties to the interconnection as provided for in the Minnesota Technical Requirements.

An equipment package does not include equipment provided by the Area EPS.

15 Certification Codes and Standards

The existing Minnesota Technical Requirements and the following standards shall be used in conjunction with the Interconnection Process. The process has started to update the Technical Requirements to meet IEEE 1547-2018. Once that process is completed, the updated DER Technical Interconnection and Interoperability Requirements will supersede this section.

When the stated version of the following standards is superseded by an approved revision then that revision shall apply:

IEEE 1547-2003 IEEE Standard for Interconnecting Distributed Resources with Electric Power Systems

IEEE 1547a-2014 IEEE Standard for Interconnecting Distributed Resources with Electric Power Systems – Amendment 1

IEEE 1547.1-2005 IEEE Standard Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems

IEEE 1547.1a-2015 (Amendment to IEEE Std 1547.1-2005) IEEE Standard Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems – Amendment 1

UL 1741 Inverters, Converters, Controllers, and Interconnection System Equipment for Use in Distributed Energy Resources (2010)

NFPA 70 (2017), National Electrical Code

IEEE Std C37.90.1 (2012) (Revision of IEEE Std C37.90.1-2002), IEEE Standard for Surge Withstand Capability (SWC) Tests for Protective Relays and Relay Systems Associated with Electric Power Apparatus

IEEE Std C37.90.2 (2004) (Revision of IEEE Std C37.90.2-1995), IEEE Standard for Withstand Capability of Relay Systems to Radiated Electromagnetic Interference from Transceivers

IEEE Std C37.108-20021989 (Revision of C37.108-19892002), IEEE Guide for the Protection of Network Transformers

IEEE Std C57.12.44-2014 (Revision of IEEE Std C57.12.44-2005), IEEE Standard Requirements for Secondary Network Protectors

IEEE Std C62.41.2-2002, IEEE Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and Less) AC Power Circuits

IEEE Std C62.41.2-2002_Cor 1-2012 (Corrigendum to IEEE Std C62.41.2-2002) – IEEE Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and Less) AC Power Circuits Corrigendum 1: Deletion of Table A.2 and Associated Text

IEEE Std C62.45-2002 (Revision of IEEE Std C62.45-1992) – IEEE Recommended Practice on Surge Testing for Equipment Connected to Low-Voltage (1000 V and less) AC Power Circuits

ANSI C84.1-(2016) Electric Power Systems and Equipment – Voltage Ratings (60 Hertz)

IEEE Standards Dictionary Online, [Online]

NEMA MG 1-2016, Motors and Generators

IEEE Std 519-2014, IEEE Recommended Practices and Requirements for Harmonic Control in Electrical Power Systems

Qualifying Facilities that qualify and select the Simultaneous Purchase and Sale or Time-of-Day rates for compensation for all generation shall be compensated by Utility as detailed in Parts N and O of the Utility's Rules Governing the Interconnection of Cogeneration and Small Power Production Facilities. Compensation will be based on the rates as follows:

	Energy ($/kwh)	Capacity ($/kwh)	REC ($/kwh)
Summer Months (June-Sept)			
On Peak	0.0325	0	0
Off Peak	0.0212	0	0
All Hours	0.0264	0	0
Winter Months (Oct-May)			
On Peak	0.0308	0	0
Off Peak	0.0230	0	0
All Hours	0.0267	0	0
Annual (January-December)	0.0266	0	0

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Transient Permit – Amy Varab**

Prepared By: **Denise Wetzel, Senior Clerk**

Amy Varab of 815 4th Ave. E, Shakopee MN, 55379 has made application to sell hot dog, kettle corn and misc. treats at Lions Park located at 1300 Crosstown Blvd., June 17, 2019 through December 31, 2019.

The required paperwork and fee of $40 has been submitted. Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving Transient Permit No. TRA.19-15 for Amy Varab of 815 4th Ave. East, Shakopee, 55379 to sell hot dogs, kettle corn and misc. treats at Lions Park located at 1300 Crosstown Blvd., June 17, 2019 through December 31, 2019.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2019 RESOLUTION NO. 2019-80

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Approving Transient Permit for Amy Verab of

The Weenie Wagon Kettle Kravings

WHEREAS, Amy Varab of The Weenie Wagon Kettle Kravings has made application for a transient permit, pursuant to Chaska Ordinance No. 291;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the request for a transient permit for Amy Verab of The Weenie Wagon Kettle Kravings of 815 4th Ave. East, Shakopee, MN 55379, which would allow the vending of hot dogs, kettle corn and misc. treats from Lions Park throughout the year is hereby approved subject to the following conditions:

1. Failure to comply with any of the conditions of this license or the Chaska Code of Ordinances, Chapter 12, Article 11, Sections 31-42, shall result in immediate revocation of said permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: On-Sale Liquor at Community Event – Chaska Farmer's Market

Prepared By: Denise Wetzel, Senior Clerk

The Chaska American Legion Post 57 has made application for an On-Sale Liquor Permit at a Community Event for the Chaska Farmer's Market. This will allow their patrons to carry alcohol to and from the Legion Post to the Farmer's Market during this Community Event on Wednesday from June 19th through September 3, 2019.

All required paperwork is on file, and the fee has been paid. Staff recommends approval of the license.

CITY COUNCIL ACTION REQUESTED

Motion to approve On-Sale Intoxicating License OSCF19.01 for the Chaska American Legion Post 57 for the Chaska Farmer's Market, effective June 17 through September 3, 2019.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: Wetland Replacement Plan for the Carver County Lyman Boulevard (CSAH 18) Improvement Project

Prepared By: Matt Clark, City Engineer

Carver County over the past several years has been working to plan, design, and construct the remaining segment of Lyman Boulevard from Galpin Boulevard to the west of Trunk Highway 41 shown on Exhibit A. The planned highway improvement project was originally proposed to occur in 2019, but due to timing constraints and contractor bids received being higher than estimated the County has chosen to delay the project until spring of 2020. Although the project is being delayed Carver County is still moving forward with the state and local agencies to receive the necessary wetland permitting. The County is also in the process of reevaluating the project schedule and phasing. City staff will be presenting to City Council the overall project and project timeline for consideration and approval prior to the project moving forward.

As the Local Governmental Unit (LGU) that oversees the Wetland Conservation Act process in Chaska, the City and Carver County have worked with all regulatory agencies involved in commenting on the wetland replacement plan for the project. Of the seventeen wetlands identified within the overall project area only 0.16 acres are proposed as being impacted and 0.32 acres will be replaced through a separate wetland bank area. Overall the project has been well received by the agencies that approve and oversee the wetlands process. All said comments by state and local agencies have been addressed in the attached plan.

CITY COUNCIL ACTION REQUESTED

Motion to approve the wetland replacement plan for the Carver County Lyman Boulevard (CSAH 18) Improvement Project.

LEGEND
STAGE 1
STAGE 2
STAGE 3
SCALE IN Feet
TH 41 (HAZELTINE BLVD)
PEAVEY ROAD
CARVER COUNTY
CITY OF CHASKA
NOREX DRIVE
GALPIN BLVD
2020
LYMAN BLVD (CSAH 18)
℄ WB CSAH 18
℄ CSAH 18
℄ EB CSAH 18
℄ SB TH 41
℄ NB TH 41
℄ SB PEAVY RD
℄ NB PEAVY RD
℄ SB NOREX DR
℄ NB NOREX DR
GALPIN CT
STONE CREEK DR
BOULDER RD
N JONATHAN BLVD
CITY OF CHANHASSEN
T&W RAILWAY
PRELIMINARY
4/23/2019
SRF

EXHIBIT A

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit (LGU)	Address
City of Chaska, Matt Clark	**One City Hall Plaza** **Chaska, MN 55318**
Stantec, John Smyth – WCA Agent	**2335 West Highway 36** **St. Paul, MN 55112**

1. PROJECT INFORMATION

Applicant Name	Project Name	Date of Application	Application Number
Carver County Public Works **Scott Smith, Design/Project Engineer** **ssmith@co.carver.mn.us** **11360 Highway 212, Suite 1** **Cologne, MN 55322**	**CSAH 18 (Lyman Boulevard): TH 41 to Galpin Boulevard**	**1/18/19 received**	**19384181**

☒ Attach site locator map.

Type of Decision:

Wetland Boundary or Type	No-Loss	☐ Exemption	☐ Sequencing
X Replacement Plan		☐ Banking Plan	

Technical Evaluation Panel Findings and Recommendation (if any):

Approve	☐ Approve with conditions	☐ Deny

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision:

☐ **Approved**	Approved with conditions (include below)	☐ Denied

LGU Findings and Conclusions (attach additional sheets as necessary):

The proposed project will reconstruct a segment of County State Aid Highway (CSAH) 18 and Trunk Highway (TH) 41. The project includes the construction of roundabouts at the intersections of CSAH 18 with TH 41, Peavey Road, and Norex Drive. The project will also construct a pedestrian/bicycle facility on the northside of CSAH 18.

The project will result in a total of 0.30 acres of permanent wetland impacts and 0.06 acre of temporary wetland impacts. Of the 0.30 acre of permanent impacts there are 0.16 acres of impact proposed to wetlands and 0.14 acres proposed to wet ditches. Permanent impacts will result from meeting safety and design standards, shifting the roadway ditches outward to accommodate roundabout footprints, stormwater management improvements, and pedestrian / bicycle facility construction. Temporary impacts will result from replacement of stormwater facilities that will not add additional fill or change wetland contours. Most of the proposed wetland impacts are in Chaska. The City of Chanhassen and MNDOT

have waived jurisdiction to the City of Chaska.

The Wetland/Water Resource Permit application was sent out for review from 1/23/19 to 2/25/19. A Wetland Conservation Act Technical Evaluation Panel (WCA TEP) meeting was held and additional information was requested to confirm if some areas designated as wet ditches should be jurisdictional wetland. This information was provided on 3/5/19. It was requested that some areas that were called wet ditches were switched to wetlands based on the review of soil maps and historic aerials. Wetland mitigation is not required for wet ditches. The attached Attachment E has been updated with the final proposed wetland impact acres. The WCA TEP signed the Attachment E and confirmed that 0.16 acres of wetland impacts that require 0.32 acres of replacement qualify for the use of the Local Road Bank Credit.

Wetlands may not be impacted until all applicable conditions have been met!

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.

Name **John Smyth**	Title **WCA Agent**	
Signature	Date	Phone Number and E-mail **651-604-4708** **John.smyth@stantec.com**

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for five years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.

3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

☒ Appeal of an LGU staff decision. Send petition and $**500.00** fee (if applicable) to: **City of Chaska** **One City Hall Plaza** **Chaska, MN 55318**	☐ Appeal of LGU governing body decision. Send petition and $500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155

4. LIST OF ADDRESSEES

☒ SWCD TEP member: Aaron Finke **, 11360 Hwy 212, Ste 6, Cologne, MN 55322**

☒ BWSR TEP member: **Ben Carlson, 520 Lafayette Rd N, St. Paul, MN 55155**
☐ LGU TEP member (if different than LGU Contact):
☒ DNR TEP member: **Leslie Parris, 1200 Warner Rd, St. Paul, MN 55106**
☒ DNR Regional Office (if different than DNR TEP member) **DNR, 1200 Warner Rd., St. Paul, MN 55106**
☒ WD or WMO (if applicable): **Administration Building, Attn. Paul Moline, 600 East 4th Street, Chaska, MN55318**
Applicant (notice only) and Landowner (if different)
Members of the public who requested notice (notice only): ☒ Corps of Engineers Project Manager (notice only) **Melissa Jenny, St. Paul District, OP-R**
180 East Fifth Street, Suite 700, St. Paul, Minnesota 55101-1678
☐ BWSR Wetland Bank Coordinator (wetland bank plan applications only)

5. MAILING INFORMATION

➢For a list of BWSR TEP representatives: www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf

➢For a list of DNR TEP representatives: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf

➢Department of Natural Resources Regional Offices:

NW Region:	NE Region:	Central Region:	Southern Region:
Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073

For a map of DNR Administrative Regions, see: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf

➢For a list of Corps of Project Managers: www.mvp.usace.army.mil/regulatory/default.asp?pageid=687 or send to:

US Army Corps of Engineers
St. Paul District, ATTN: OP-R
180 Fifth St. East, Suite 700
St. Paul, MN 55101-1678

➢For Wetland Bank Plan applications, also send a copy of the application to:

Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155

6. ATTACHMENTS

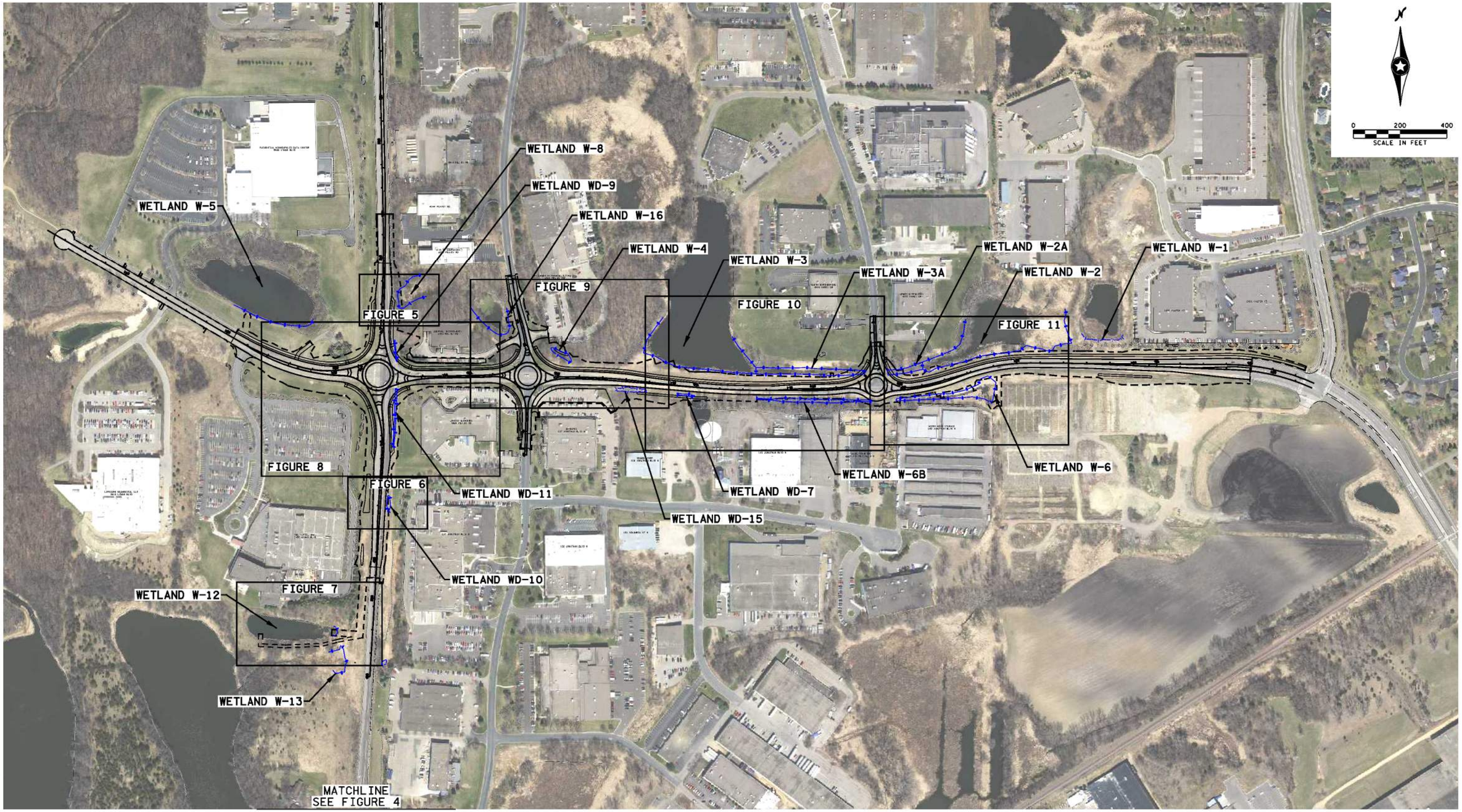
In addition to the site locator map, list any other attachments:
X Location and Impact Project Overview
☒ **Attachment E Signed**
☐

Project Area

CSAH 18 (Lyman Boulevard): TH 41 to Galpin Boulevard

Carver County

Figure 2



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WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD

CARVER COUNTY, MN

12/5/2018

Figure 3

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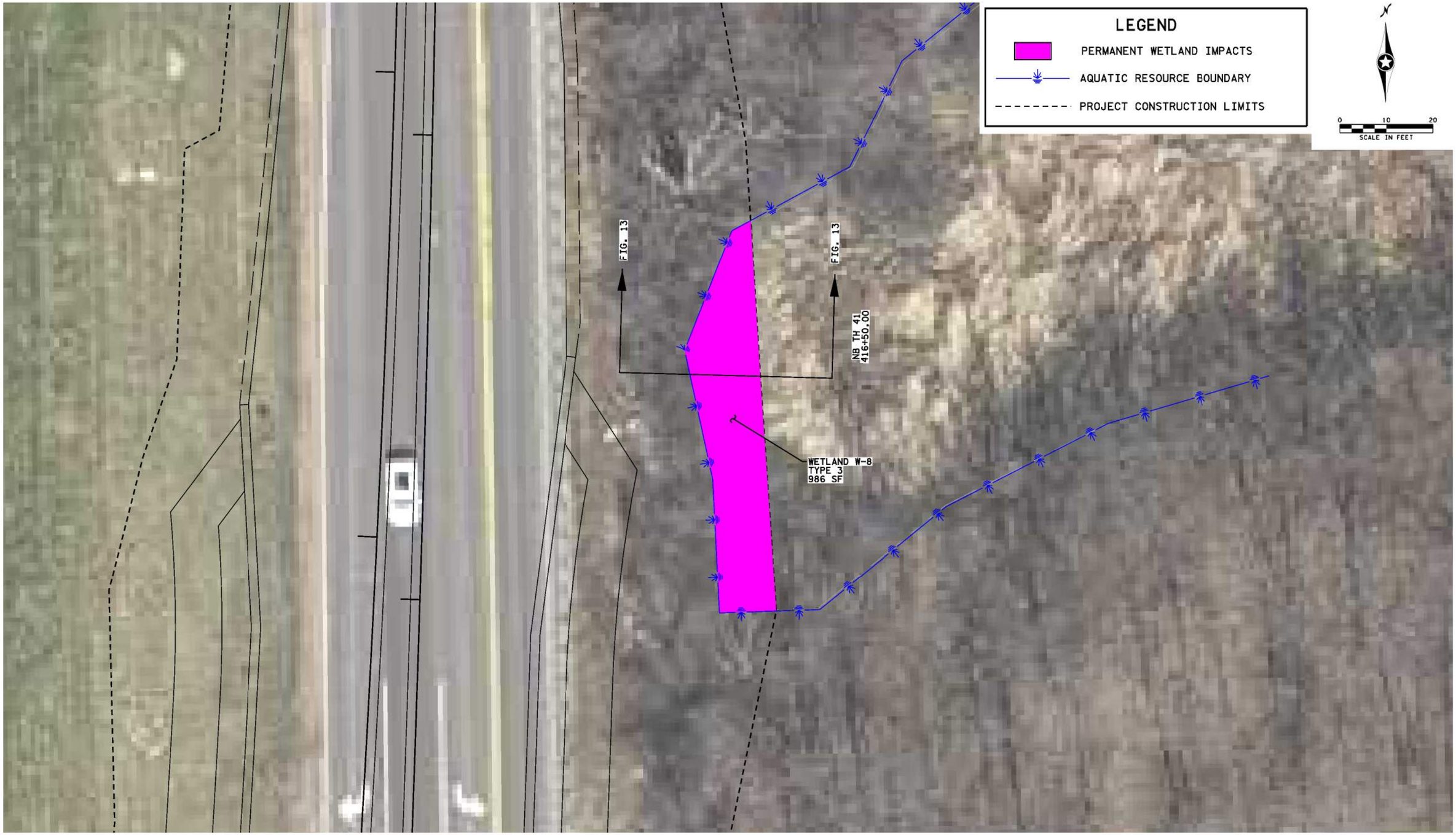
WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD

CARVER COUNTY, MN

12/10/2018

Figure 4



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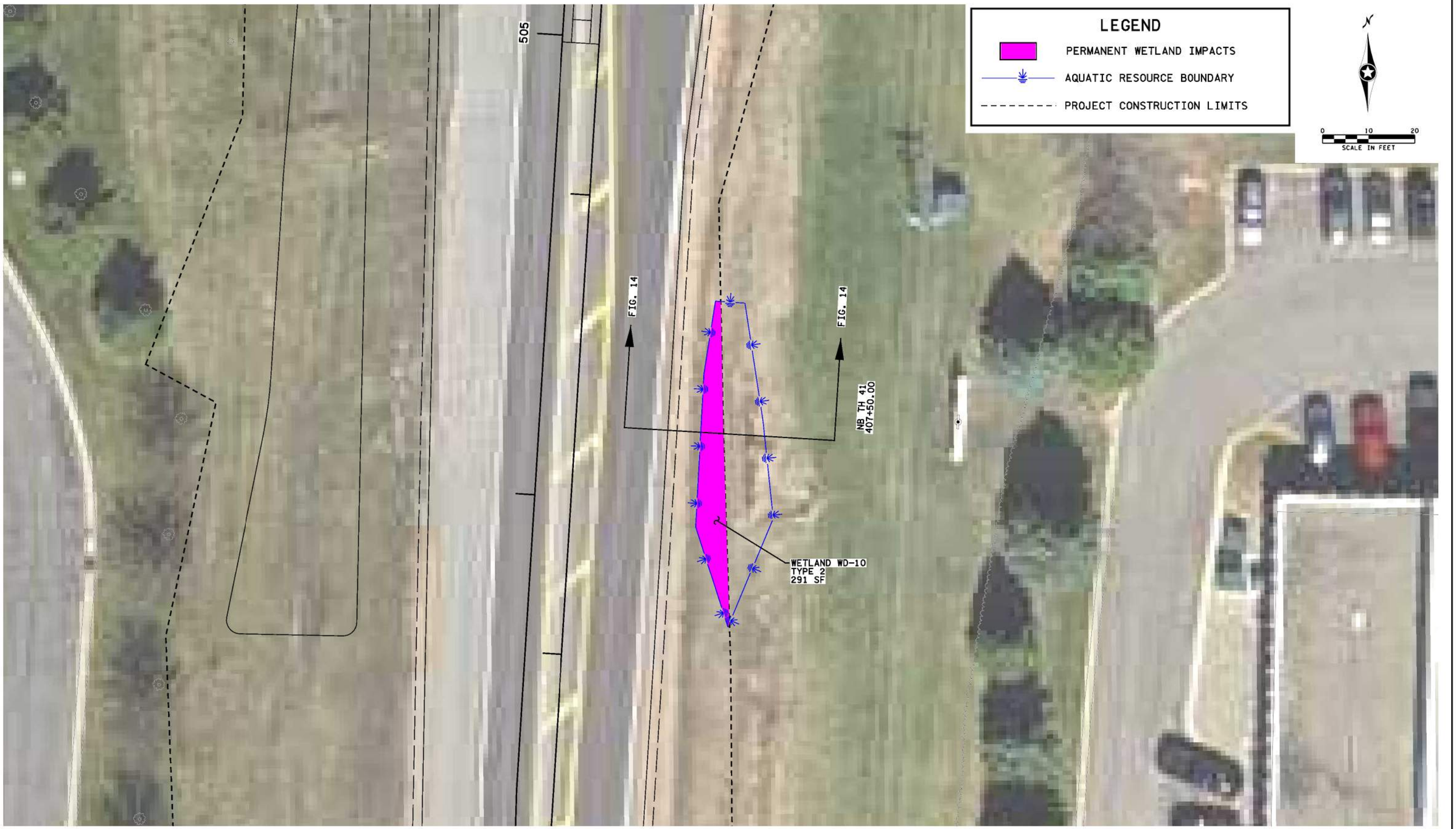
WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD
CARVER COUNTY, MN

Figure 5



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WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD

CARVER COUNTY, MN

12/10/2018

Figure 6

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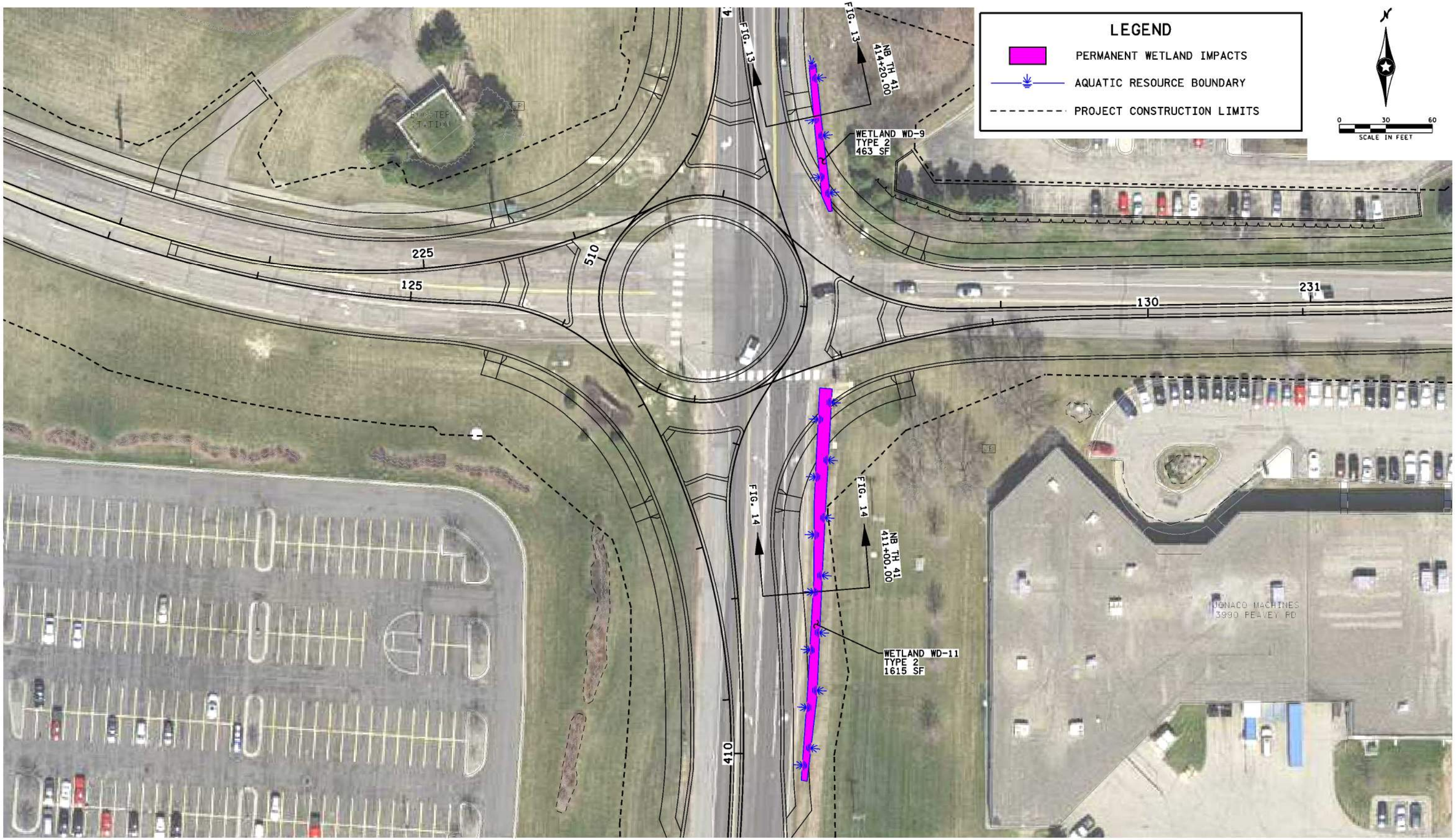
WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD

CARVER COUNTY, MN

12/10/2018

Figure 7



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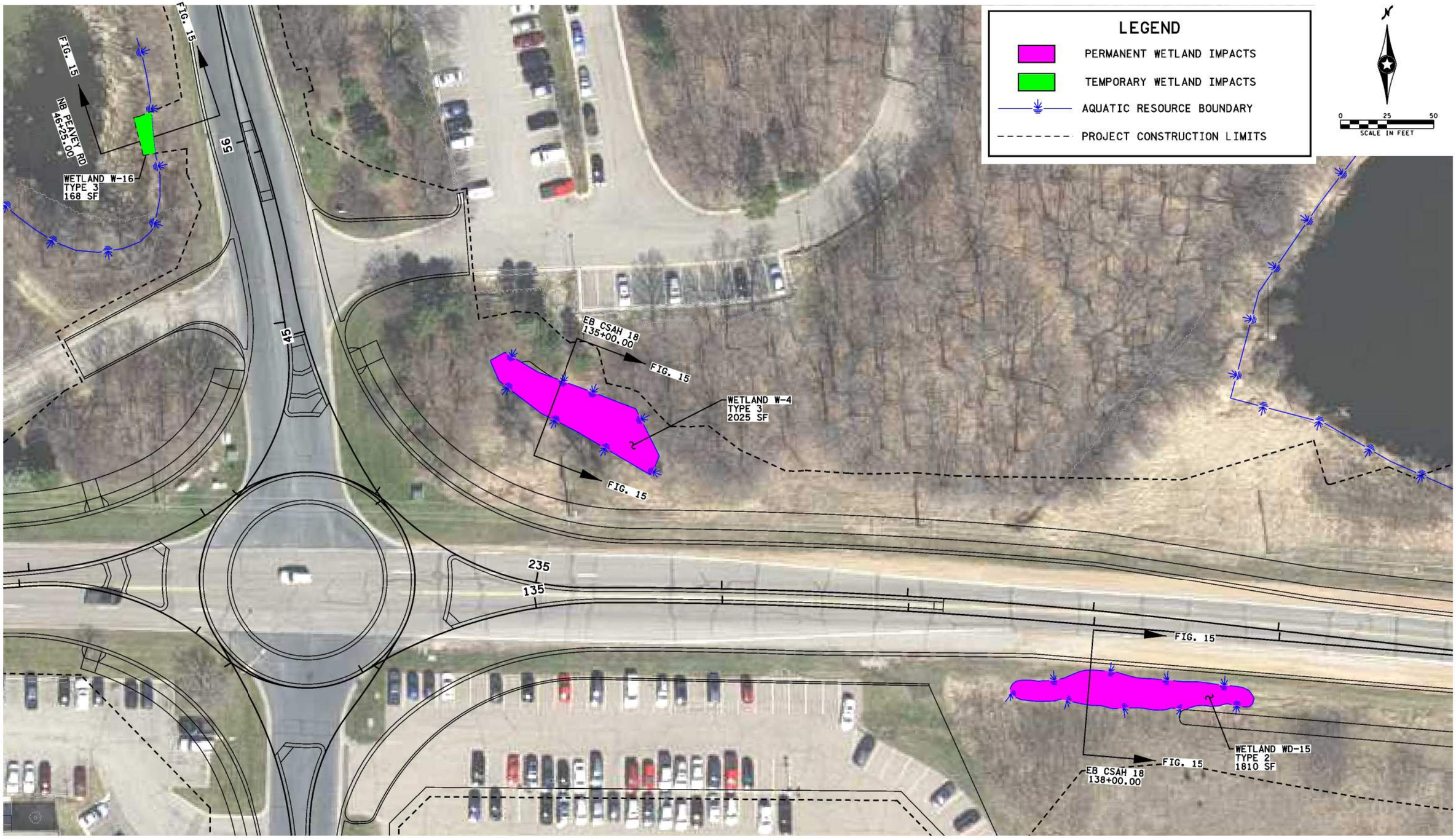
WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD

CARVER COUNTY, MN

12/10/2018

Figure 8



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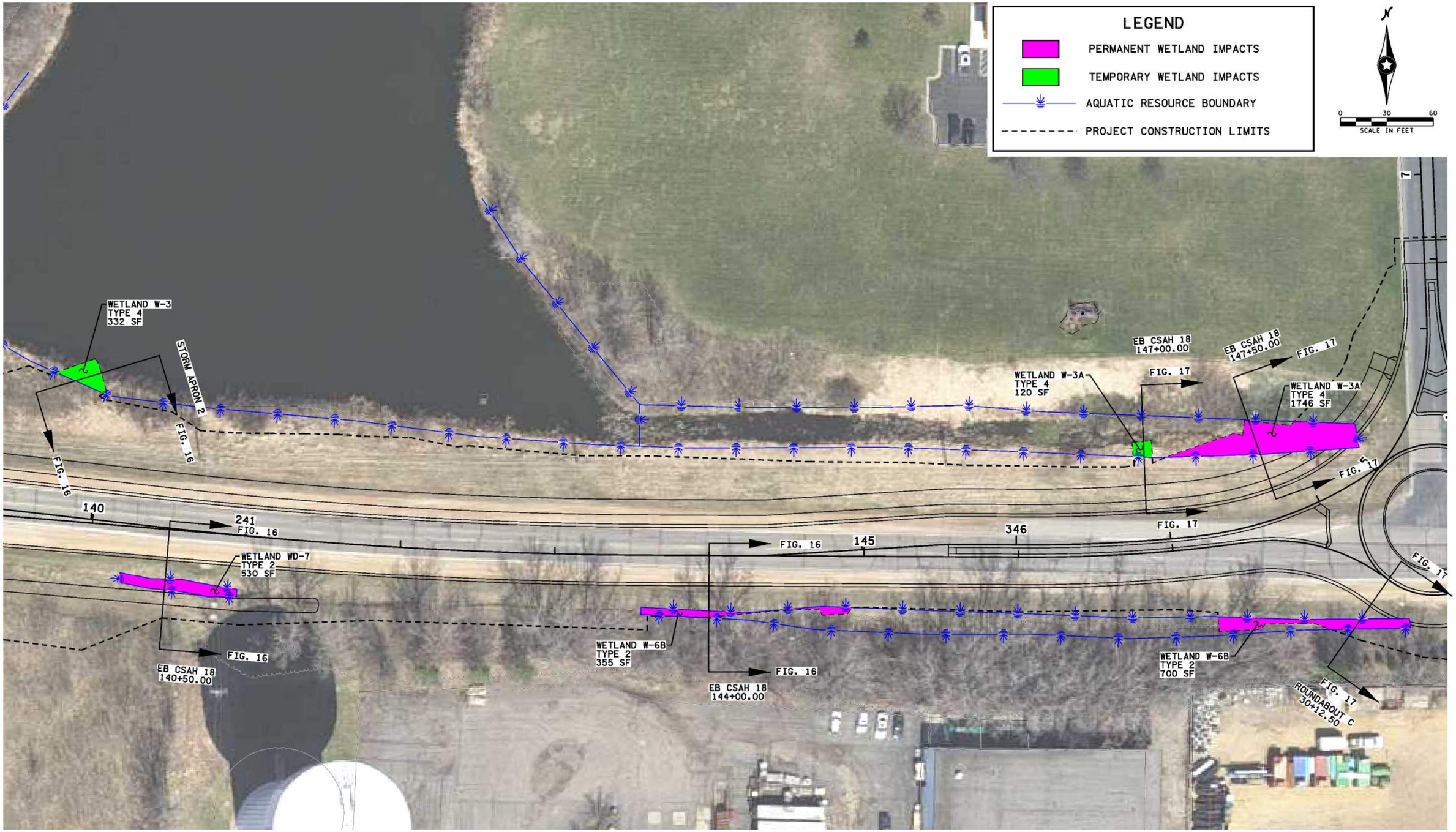
WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD

CARVER COUNTY, MN

12/10/2018

Figure 9



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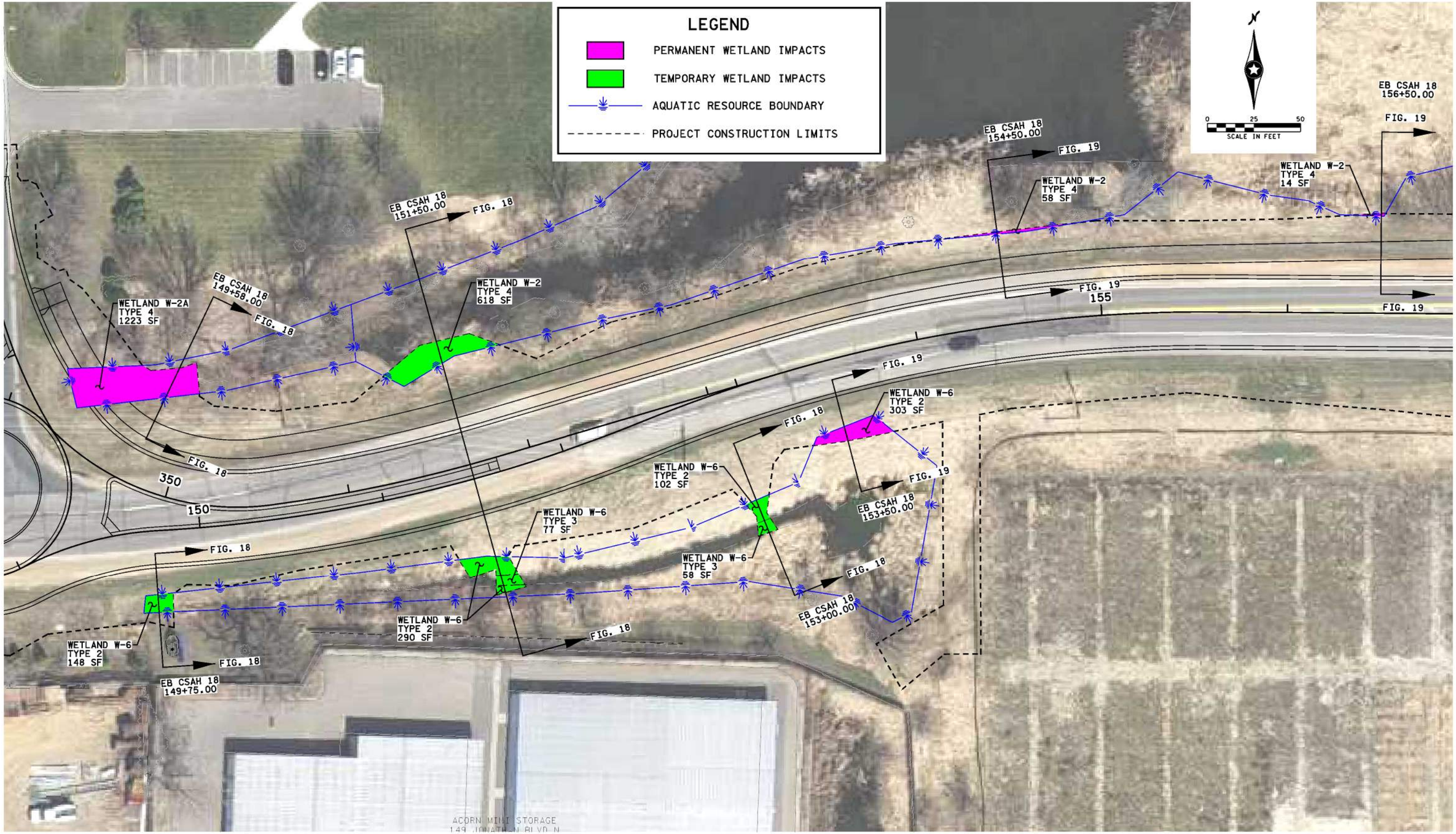
SRF

WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD
CARVER COUNTY, MN

12/10/2018

Figure 10



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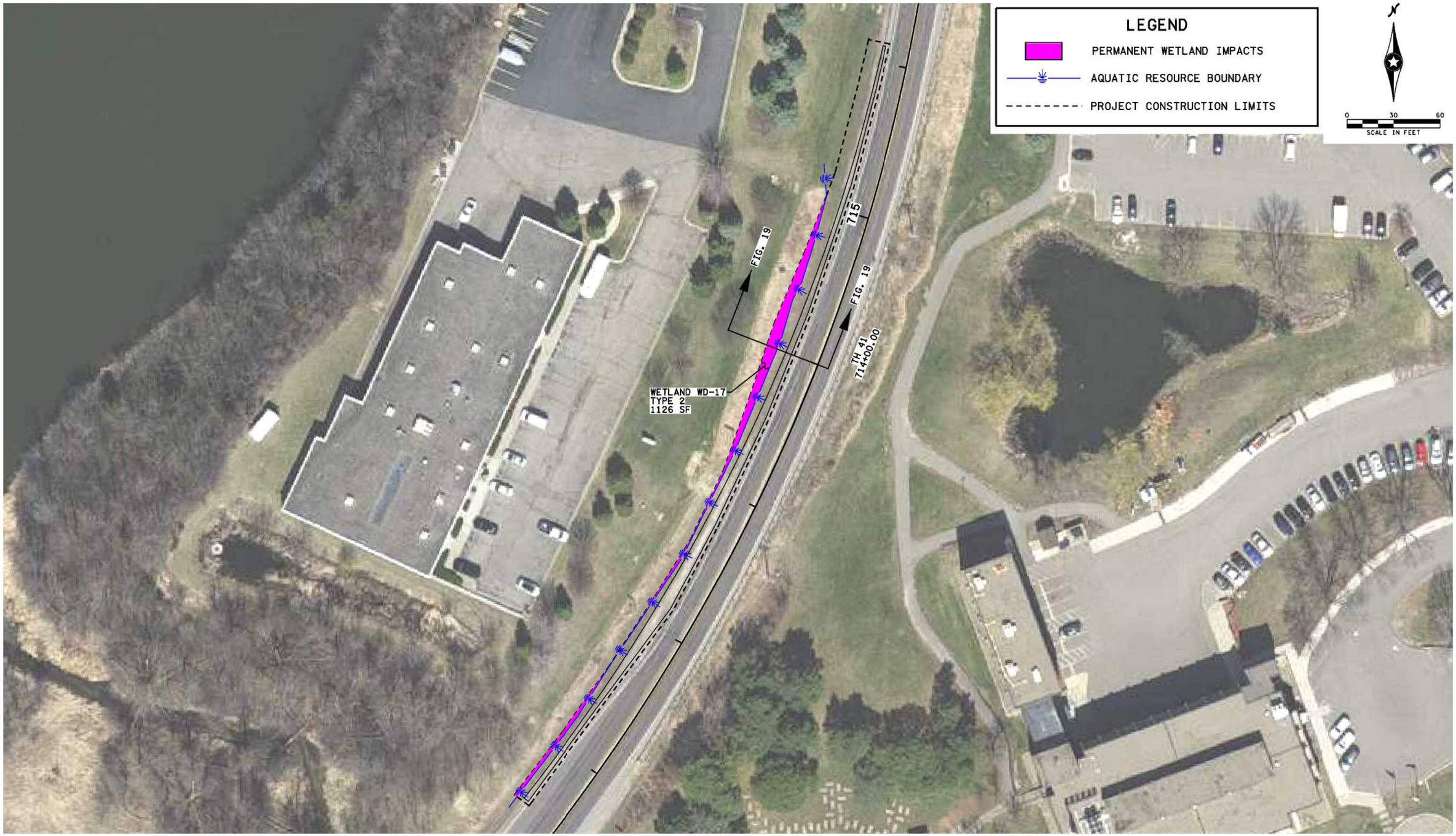
SRF

WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD

CARVER COUNTY, MN

Figure 11



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WETLAND IMPACTS - PROJECT OVERVIEW

CSAH 18 (LYMAN BLVD): TH 41 TO GALPIN BOULEVARD
CARVER COUNTY, MN

Figure 12

Attachment E
Local Road Replacement Program Qualification

Complete this part ***if*** you are a local road authority (county highway department, city transportation department, etc.) seeking verification that your project (or a portion of your project) qualifies for the MN Local Government Road Wetland Replacement Program (LGRWRP). If portions of your project are not eligible for the LGRWRP, then Attachment D should be completed and attached to your application.

Discuss how your project is a repair, rehabilitation, reconstruction, or replacement of a currently serviceable road to meet state/federal design or safety standards/requirements. Applicants should identify the specific road deficiencies and how the project will rectify them. Attach supporting documents and information as applicable:

Wetlands W-2, W-2A, and W-3A

Permanent impacts to Wetlands W-2, W-2A, and W-3A would result from the construction of a regional trail and mitigating severe settlement of the roadway profile. The project will reconstruct the existing road profile to mitigate several areas that have experienced severe settlement. The improvements will meet current design practices per MnDOT State Aid Design and recommended by the American Association of State Highway and Transportation Officials (AASHTO). The proposed profile is designed to meet a 40-mph minimum design speed for an urban roadway section. The severe settlement issue resulted from long-term settlement of poor soils below the existing roadway.

The proposed pedestrian / bicycle facility along the north side of CSAH 18 is designed to minimize impacts to adjacent wetlands. The construction will use a 1V:2H fill slope using a 5-foot safety / separation area as required by Figure 5-16 “Safety Rails Adjacent to Slopes” from the MnDOT Bikeway Facility Design Manual (2007). Minimizing the height and amount of new embankment fill, placed outside the proposed path, will reduce the potential for long-term settlement of the slope and path. The cross slope of the proposed trail and 5-foot safety / separation area is tipped toward the proposed curb and gutter to provide sufficient elevation at the grading point of inflection to retain the 100-year flood elevation in the wetland area.

Wetland W-4

Permanent impacts to Wetland W-4 would result from improving the existing roadway profile. The existing design speed of approximately 18-mph for vertical curve along Peavey Road will be updated to a 25-mph vertical curve per AASHTO’s “A Policy on Geometric Design of Highways and Streets, 2011.” This profile change improves visibility for drivers approaching the proposed roundabout and improves the Peavey Road intersection sight distance to meet or exceed the values in Table 12-4.05A from the MnDOT Road Design Manual, Chapter 12. Improving the profiles along Peavey Road and CSAH 18 impacted the slope grading and drainage requirements at Wetland W-4.

Crash data were obtained for the intersection of CSAH 18 / Peavey Road from the MnDOT Crash Mapping Analysis Tool (MnCMAT) database for a five-year period from 2011 through 2015 (most current data available). The Roundabout Justification Report is in **Appendix E**. Nine crashes were reported during the analysis period resulting in a crash rate of 0.72 crashes per million entering vehicles, which is above the critical crash rate of 0.54. This indicates that that there is likely a safety issue at the existing intersection. As traffic volumes increase along CSAH 18, safety issues are anticipated to increase as drivers must accept smaller gaps to avoid significant delays. Roundabouts typically reduce crashes at an intersection by lowering speeds and reducing conflict points. As a result, a roundabout at this intersection is expected to improve safety while minimizing impacts to adjacent properties and wetlands.

Wetland W-6

Permanent impacts to Wetland W-6 would result from reconstructing the existing road profile to mitigate several areas that have experienced severe settlement to meet current design practices per MnDOT State Aid Design and recommended by AASHTO. The proposed profile is designed to meet a 40-mph minimum design speed for an urban roadway section. The severe settlement issue resulted from long-term settlement of poor soils below the existing roadway. The improved profile requires replacement of the existing pavement section, regrading of the existing roadway inslope, and replacement of several cross-culvert drainage pipes.

Wetland W-6B

Permanent impacts to the western portion of Wetland W-6B would result from reconstructing the existing road profile to mitigate areas that have experienced severe settlement to meet current design practices per MnDOT State Aid Design and recommended by AASHTO. The roadside ditch will be reconstructed with a 1:4 inslope in the clearzone.

Wetland W-8

Permanent impacts to Wetland W-8 would result from improving safety by constructing a roundabout at the intersection of TH 41 / CSAH 18. TH 41 is a MnDOT highway with a 2040 AADT forecasted volume of 18,200. The MnDOT standard for new construction recommends constructing 8-foot wide shoulders. The existing northbound shoulder varies from 2 to 4 feet with a guardrail adjacent to Wetland W-8. By improving the TH 41 and CSAH 18 intersection with a roundabout, the project will remove the guardrail obstruction and widen the pavement and shoulders to meet MnDOT Technical Memorandum 17-12-TS-05.

Additionally, the construction of a roundabout would reduce frequent rear-end crashes at this intersection. The CSAH 18 / TH 41 intersection has a high frequency of rear-end crashes. See **Appendix E** for the Crash History – TH 41 at Lyman Blvd. (CSAH 18) in Chaska, MN Report. This type of crash is common at intersections under traffic signal control due to the frequent queueing of traffic along all approaches. The existing intersection is operating at a crash rate slightly below the statewide average rate. This project will improve the safety at this intersection by constructing a roundabout about that will reduce traffic queuing on all legs of the intersection and is projected to reduce rear-end crashes.

Provide a map, plan, and/or aerial photograph accurately depicting wetland boundaries within the project area. Attach associated delineation/determination report or otherwise explain the method(s) used to identify and delineate wetlands. Also attach and discuss any type of review or approval of wetland boundaries or other aspects of the project by a member or members of the local Technical Evaluation Panel (TEP) or Corps of Engineers:

Figures 3-19 in **Appendix A** depict wetland boundaries in the project area. The Wetland Delineation Report and Addendum in **Appendix C** also depict wetland boundaries and describe the methods used to identify and delineate wetlands. The WCA Notice of Decisions are in **Appendix B**.

On December 4, 2018 SRF met by phone with BWSR TEP member Ben Carlson. SRF reviewed the project purpose and wetland impacts eligible for local road replacement program qualification. Following the discussion Ben Carlson emailed the Local Road Replacement Program Qualification memo, prepared by SRF, to the TEP members. The email and memo are attached in **Appendix E**.

On March 1, 2019 SRF met with members of the TEP at Chaska City Hall. After discussing project impacts to aquatic resources, TEP members requested a hydric soils map and georeferenced historical aerial images of Wetlands W-2, W-2A, W-3, W-3A, and W-6B. Emily Deering of SRF emailed the requested information on March 5, 2019. TEP members Beth Brown and Ben Carlson responded that Wetlands W-2, W-2A, W-3, W-3A, and the western two-thirds of 6B should not be considered incidental due to wet signatures and mapped hydric soils. The TEP requested updating Attachment E to include these areas in the LGRWRP application. SRF updated Attachment E on March 11, 2019 and submitted to the TEP for review and approval.

In the table below, identify only the wetland impacts from Part 4 that the road authority has determined should qualify for the LGRWRP.

Wetland Impact ID (as noted on overhead view)	**Type of Impact** (fill, excavate, drain)	**Size of Impact** (square feet or acres to 0.01)	**Existing Plant Community Type(s)** in Impact Area[1]	**County, Major Watershed #, and Bank Service Area #** of Impact[2]
W-2	Fill & cut	72 ft^2	Type 4	Carver, MW 33, BSA 9
W-2A	Fill & cut	0.03 ac.	Type 4	Carver, MW 33, BSA 9
W-3A	Fill & cut	0.04 ac.	Type 4	Carver, MW 33, BSA 9
W-4	Fill & cut	0.05 ac.	Type 3	Carver, MW 33, BSA 9
W-6	Fill & cut	303 ft^2	Type 2	Carver, MW 33, BSA 9
W-6B	Fill & cut	355 ft^2	Type 2	Carver, MW 33, BSA 9
W-8	Fill	0.02 ac.	Type 3	Carver, MW 33, BSA 9
Total		**0.16 ac.**		

[1] Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

[2] Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

Discuss the feasibility of providing onsite compensatory mitigation/replacement for important site-specific wetland functions:

There is limited right of way along in the project area. Once the roundabouts are in-place, there will be no feasible locations in the project area to create quality onsite compensatory mitigation / replacement.

Please note that under the MN Wetland Conservation Act, projects with less than 10,000 square feet of wetland impact are allowed to commence prior to submission of this notification so long as the notification is submitted within 30 days of the impact. The Clean Water Act has no such provision and requires that permits be obtained prior to any regulated discharges into water of the United States. To avoid potential unauthorized activities, road authorities must, at a minimum, provide a complete application to the Corps and receive a permit prior to commencing work.

By signature below, the road authority attests that they have followed the process in MN Rules 8420.0544 and have determined that the wetland impacts identified in Part 4 are eligible for the MN Local Government Road Wetland Replacement Program.

Road Authority Representative: _____ Title: _____

Signature: _____ Date: _____

Project Name and/or Number: CSAH 18 (Lyman Boulevard): TH 41 to Galpin Boulevard

Technical Evaluation Panel Concurrence:

TEP member: John Smyth Representing: Chaska Agent

Concur with road authority's determination of qualification for the local road wetland replacement program? ☒ Yes ☐ No

Signature: _____ Date: 3/1/19

TEP member: Ben Carlson Representing: BWSR

Concur with road authority's determination of qualification for the local road wetland replacement program? ☒ Yes ☐ No

Signature: _____ Date: 3/1/2019

TEP member: Aaron Finke Representing: Carver SWCD

Concur with road authority's determination of qualification for the local road wetland replacement program? ☒ Yes ☐ No

Signature: _____ Date: 3/1/2019

TEP member: _____ Representing: _____

Concur with road authority's determination of qualification for the local road wetland replacement program? ☐ Yes ☐ No

Signature: _____ Date: _____

Upon approval and signature by the TEP, application must be sent to: **Wetland Bank Administration**
Minnesota Board of Water & Soil Resources
520 Lafayette Road North
Saint Paul, MN 55155

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: Innovation Performance Measures for 2019 and 2018 Program Results

Reviewed By: Noel Graczyk, Administrative Services Director

Prepared by: Matt Burt, Accountant

Each year prior to July 1st, the City must declare the intent of the City to participate in the annual State program for Local Results and Innovation Performance Measures. Participation by the City in the 2019 Program is voluntary, must be approved by City Council resolution, and reported to the State Auditor prior to July 1, 2019. Participation in the 2019 Program will be the ninth consecutive year of participation by the City.

In accordance with 2019 Program requirements, the City must report on at least 10 of 29 defined standard measures across six defined categories. Attached is a listing of the standard measures and the eleven measures as selected by the City for 2019. Also attached is a report with 2018 Program results.

The Legislature provides two incentives to cities that participate in the 2019 Program. The first incentive provides cities an additional $0.14 per capita Local Government Aid (LGA) payment in 2019. With a 2010 Census population of 23,770 the financial incentive to Chaska will be approximately $3,300.

The second incentive will be the lifting of overall levy limits on taxes payable in future years. This second incentive is of particular importance to Chaska. The current street renovation program anticipates funding from taxes payable 2020 and future years. The ability for the City to remove levy limits in future years will facilitate implementation of the street renovation program.

Additional LGA aid as provided will be used in 2019 to conduct an annual performance survey based on statistical sampling consistent with prior year surveys. This survey with reduced scope will be consistent with a City-wide survey conducted by the City approximately every five years.

Staff recommends participation in the 2019 Performance Standards Program for cities and therefore recommends approval of the proposed resolution.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution Approving 2019 Performance Measures.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2019 RESOLUTION NO. 2019-81

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

RESOLUTION Approving 2018 Performance Measures

WHEREAS, benefits to the City of Chaska for participation in the Minnesota Council on Local Results and Innovation's comprehensive performance measurement program outlined in Minnesota Statutes §6.91 and include eligibility for a reimbursement as set by State statute; and,

WHEREAS, any city participating in the comprehensive performance measurement program is also exempt from levy limits for taxes, if levy limits are in effect; and,

WHEREAS, the City Council of the City of Chaska has adopted and implemented at least ten of the performance measures, as developed by the Council on Local Results and Innovation, and a system to use this information to help plan, budget, manage and evaluate programs and process for optimal future outcomes; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, will continue to report the results of the performance measures to its citizenry by the end of the year through publication, direct mailing, posting on the city's website, or through public hearing at which the budget and levy will be discussed and public input allowed.

FURTHER, BE IT RESOLVED, that the City Council of the City of Chaska will submit to the Office of the State Auditor the actual results of the performance measures adopted by the City of Chaska.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June 2019.

Mark Windschitl, Mayor

Attest:

Chaska Deputy Clerk

City of Chaska
Model Performance Measures Results from 2018

The City of Chaska has chosen to participate in a standard measures program through the State of Minnesota. The following reports on the most current information obtained regarding the eleven measures as selected by the City from six categories as approved by the State.

General:

- 87% of Chaska citizens believe the overall quality of services provided by the City is good or excellent.*
- According to the Carver County Records for taxes payable in 2018, market value for all real and personal property increased 7.35%.
- 94% of Chaska citizens believe that the overall appearance of the City is good or excellent and heading in the right direction.*
- 94% of citizens rated the quality of city recreational programs and facilities as good or excellent.*

General - Bond Ratings:

- General Obligation Bonds carry an "AA" rating by Standard and Poor's.
- Electric Revenue Bonds carry an "A" rating by Standard and Poor's and an "A3" rating by Moody's.
- EDA Lease Revenue and Limited Tax Bonds, carry an "A-" rating by Standard and Poor's.

Police Services:

- From a survey conducted by the Chaska Police Department 93% of citizens have not limited or changed their activities in the past year due to fear of crime. Also, 82% of residents responded no when asked if they had been a victim of a crime in Chaska within the past year. When asked if they have considered moving because of a dangerous neighborhood 95% said no.
- The average police response time for the Chaska Police Department is 4 minutes and 8 seconds.

Fire Services:

- The City of Chaska's insurance industry rating of fire services is 4. The Insurance Service Office issues these ratings throughout the country for the effectiveness of their fire protection services and equipment to protect their community. The classification ranges from 1 to 10, with 1 being the highest ranking.
- The Chaska Fire Department's average response time was 5 minutes and 56 seconds.
- Emergency Medical Services response time was 5 minutes and 9 seconds.

Streets:

- 73% of citizens rated the road conditions for Chaska as good or excellent.*
- 85% of citizens rated the quality of snowplowing on city streets as good or excellent.*

Water:

- 95% of citizens rated the dependability of city water supply services as good or excellent.*
- 81% of citizens rated the quality of city water supply services as good or excellent.*
- The operating cost per 1,000,000 gallons of water pumped was $2,556.

Sanitary Sewer:

- 95% of citizens rated the City sanitary sewer services as good or excellent.*
- The number of sewer blockages on the city system per 100 connections was 0.

*City of Chaska Residential Study 2018, by *Decision Resources, Ltd.*

Standard Measures for Cities = Chaska for 2019

Category	#	Measure	Notes:
General	1.	Rating of the overall quality of services provided by your city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	2.	Percent change in the taxable property market value	County assessor's office data
	3.	Citizens' rating of the overall appearance of the city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	4.*	Nuisance code enforcement cases per 1,000 population	(Number of cases / Population) x 1,000 = cases per 1,000 population
	5.*	Number of library visits per 1,000 population	(Number of visits / Population) x 1,000 = visits per 1,000 population
	6.	Bond rating	Standard & Poor's Ratings Services or Moody's Investor Services
	7.	Citizens' rating of the quality of city recreational programs and facilities (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	8.*	Accuracy of post election audit (% of ballots counted accurately)	
Police Services	9.	Part I and II Crime Rates	Submit data as reported by the Minnesota Bureau of Criminal Apprehension
	10.*	Part I and II Crime Clearance Rates	Submit data as reported by the Minnesota Bureau of Criminal Apprehension
	11.	Citizens' rating of safety in their community (survey data, provide year completed and total responses)	Example of responses: very safe, somewhat safe, neither safe nor unsafe, somewhat unsafe, very unsafe
	12.	Average police response time	Average time it takes to respond to top priority calls from dispatch to officer on scene.
Fire & EMS Services	13.	Insurance industry rating of fire services	Insurance Service Office (ISO) Rating. The ISO issues ratings to fire departments throughout the country for the effectiveness of their fire protection services and equipment. ISO analyzes data and then assigns a classification from 1 to 10. Class 1 represents superior property fire protection and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria.
	14.	Citizens' rating of the quality of fire protection services (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	15.	Average fire response time	Average time it takes from dispatch to apparatus on scene for calls that are dispatched as a possible fire
	16.*	Fire calls per 1,000 population	(Number of calls / population) x 1,000 = calls per 1,000 population
	17.*	Number of fires with loss resulting in investigation	
	18.*	EMS calls per 1,000 population	(Number of calls / population) x 1,000 = calls per 1,000 population
	19.	Emergency Medical Services average response time	Average time it takes from dispatch to arrival of EMS
Streets	20.	Average city street pavement condition rating	Provide average rating and the rating system program/type. Example, 70 rating on the Pavement Condition Index (PCI).
	21.	Citizens' rating of the road conditions in their city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor. Alternatively: good condition, mostly good condition, many bad spots
	22.*	Expenditures for road rehabilitation per paved lane mile rehabilitated (jurisdiction only roads)	Total cost for rehabilitations / lane miles rehabilitated
	23.*	Percentage of all jurisdiction lane miles rehabilitated in the year	Lane miles rehabilitated in year / total number of lane miles
	24.*	Average hours to complete road system during snow event	
	25.	Citizens' rating of the quality of snowplowing on city streets (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
Water	26.	Citizens' rating of the dependability and quality of the city water supply (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	27.	Operating cost per 1,000,000 gallons of water pumped/produced	Centrally provided system: (actual operating expense for water utility / (total gallons pumped / 1,000,000)) = cost per million
Sanitary Sewer	28.	Citizens' rating of the dependability and quality of city sanitary sewer service (Provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	29.	Number of sewer blockages on city system per 100 connections	Centrally provided system: (Number of blockages / number of connections) x 100 = blockages per 100 connections

*New or amended measure

O = 2019 Chaska Program Measures

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Approval of Joint Powers Agreement between Independent School District No. 112 and the City of Chaska**

Reviewed By: Noel Graczyk, Administrative Services Director

Prepared By: Chad Palm, IS Manager

Background
In 1999, Independent School District No. 112 (District) and the City of Chaska (City) entered into an agreement to permit the District to construct a fiber network connecting district facilities within the City and across the District. Under this agreement all construction and maintenance costs associated with this network are paid by the District.

In order to allow the District to construct a fiber network in the public right of way, controlled by the City, the City agreed to own and then lease the network to the District for a period of ninety-nine (99) years. As part of this lease, several fiber strands within the network are dedicated for use by the City to connect City facilities across a Wide Area Network (WAN). After completion of the initial network, the District and the City (dba, chaska.net) amended the agreement to include the sale of bandwidth services to the District from chaska.net. In 2018 the District discontinued all bandwidth services with chaska.net.

In 2019, the District and the City mutually agreed to enter into a Joint Powers Agreement (JPA) in order to update terms and conditions of the original agreement and all subsequent amendments. A new JPA also better defines partnerships as established between the District and the City. Mr. Mike Melchert, attorney with the City Attorney's Office drafted a proposed JPA consistent with both the original agreement and the current as-built status of the network.

Attached is a near final version of the proposed JPA between the District and the City. This proposed JPA retains the original lease period from July 1, 1999 through June 30, 2098. It also provides assurances to both the District and the City for continued joint access to the fiber network.

Recommendation
Staff recommends that the City Council approve the proposed JPA between the District, and the City and that the Mayor and City Administrator be authorized to sign the final form of the JPA.

CITY COUNCIL ACTION REQUESTED
Motion to approve a Joint Powers Agreement between Independent School District No. 112 and the City of Chaska for a fiber network and to also authorize the Mayor and City Administrator to execute on behalf of the City the final form of the Joint Powers Agreement.

(*DRAFT Dated 6/14/2019***)**

Joint Powers Agreement for Fiber Network

This agreement is dated June _____ 2019 and is between the City of Chaska, a municipal corporation organized under the laws of the State of Minnesota (the "**City**") and Eastern Carver County Schools - Independent School District 112 (the "**School District**"), both parties being governmental units of the State of Minnesota.

RECITALS

A. This agreement is made pursuant to Minnesota Statutes, Section 471.59, which authorizes the joint and cooperative exercise of powers by governmental units.

B. The City and the School District are parties to that certain Fiber Agreement dated July 15, 1999, as amended by that certain Fiber Agreement, Addendum A dated July 1, 2009 and as further amended by that certain Amendment to Fiber Lease Agreement dated March 1, 2012 (collectively, the "**Fiber Lease**").

C. The Fiber Lease addresses the installation and maintenance of a fiber optic cable network, the location of which is depicted with blue and orange lines on the fiber network diagram attached as Addendum A (the "**Fiber Network**"). Portions of the Fiber Network are located within City easement areas and on City poles. Other portions are located on third-party poles pursuant to pole attachment agreements. The City owns the entire Fiber Network, subject to the provisions of the Fiber Lease.

D. The City and the School District are also parties to a related the Subscription Service Agreement dated July 1, 2017 (the "**Subscription Agreement**") that addresses the provision of internet services to the School District using, in part, the Fiber Network.

E. Due to changed circumstances, the City and the School District now desire to terminate both the Fiber Lease and the Subscription Agreement.

F. The City and the School District further desire to enter into this agreement regarding the ongoing use, operation and maintenance of the Fiber Network.

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

TERMS

1. **Termination of Existing Agreements**

1.1. **Fiber Lease**. The Fiber Lease shall terminate effective June 30, 2019. Notwithstanding such termination, the rent adjustment described in Section 3.b. of the Fiber Lease shall still occur as part of the July 1, 2019 Estimated Payment described in Section 6.2 of this agreement. Provisions of the Fiber Lease that expressly survive the termination of the Fiber Lease shall continue in full force and effect.

1.2. **Subscription Agreement**. The Subscription Agreement terminated effective September 30, 2018. The City acknowledges it has received all payments due the City under the Subscription Agreement. The School District acknowledges it has received all services due the School District under the Subscription Agreement. Provisions of the Subscription Agreement that expressly survive the termination of the Subscription Agreement shall continue in full force and effect.

2. **Term of Joint Powers Agreement**

2.1. **Term**. This agreement replaces and supersedes the Fiber Lease and the Subscription Agreement. The term of this agreement shall commence July 1, 2019 and expire June 30, 2098, unless sooner terminated as provided herein (the "**Term**").

2.2. **Early Termination.** If either party determines that the other party has breached its obligations under this agreement, it may provide notice to the other party of the nature of the breach. The party alleged to have committed the breach ("**Breach Party**") shall then have ninety (90) days from the date such notice is deemed given to cure (the "**Cure Period**"). If the breach is cured within the Cure Period, then this agreement shall continue, and the Breach Party shall provide the other party notice the breach is cured. If the Breach Party has diligently attempted to effect such a cure within such ninety (90) day period but cannot complete such cure within such period, then the Breach Party shall have a reasonable time beyond the Cure Period to complete its cure of the alleged basis for the other party's election to terminate as long as the Breach Party is diligently attempting to affect such a cure. If the breach is not cured within the Cure Period, and the Breach Party is not diligently attempting to effect such a cure, then this agreement shall automatically terminate upon the expiration of the Cure Period.

3. **Use of Fiber Network**

3.1. **City**. During the Term of this agreement, the City shall have the right to exclusively use the portions of the Fiber Network described on attached Addendum B to this agreement (the "**City Segments**").

3.2. **School District**. During the term of this agreement, the School District shall have the right to exclusively use the portions of the Fiber Network that are not City Segments.

4. **Responsibilities of the City**

4.1. **Maintenance Contract**. The City shall keep a maintenance contract (the "**Maintenance Contract**") in place for the Fiber Network using a qualified vendor mutually selected by the City and the School District. If, in any instance, the City and the School District cannot agree on a qualified vendor, then the City shall select the vendor in its reasonable judgment. Each Maintenance Contract shall cover location services, preventative maintenance, and priority response and repair. Further, each Maintenance Contract shall contain a nonperformance clause giving the City the right to cancel the contract based upon the contractor's substantial nonperformance. The City shall not terminate any Maintenance Contract for nonperformance, however, unless it has the School District's consent to do so, which consent shall not be unreasonably withheld, conditioned or delayed.

4.2. **Work Not Covered by Maintenance Contract**. Regarding the Fiber Network, the City shall cause its other contractors to perform any necessary or desired maintenance, repair, replacement and relocation work to the extent such work is not covered by the Maintenance Contract. In the alternative, the City may perform any portion of such work using City employees.

4.3. **Insurance**. The City shall insure the Fiber Network against damages due to vandalism and casualty. The City's contract with the qualified vendor described in Section 4.1 shall require the qualified vendor to maintain liability insurance with stated coverage amounts that are commercially reasonable. Upon the School District's request, the City shall obtain a certificate of insurance evidencing such insurance and provide a copy to the School District.

4.4. **Other**. If any other work, services or improvements are required to keep the Fiber Network operational, the City shall arrange for such work, services or improvements after consultation and agreement from the School District.

4.5. **Notice of Planned Outages**. The parties acknowledge Fiber Network outages may occur in connection with maintenance, repair, replacement, relocation and other work. The City shall give the School District reasonable notice of any planned outages and shall consult with the School District on the timing and duration of any planned outages.

4.6. **Co-Location of Hardware at City Site**. The City shall allow the School District to access the dark fiber terminations located in the City's "**Water Tower North**" and will provide one pair of fiber from such location to the patch junction located at the intersection of Pioneer Trail and Audubon Road at no cost to the School District as long as City has access to that fiber route. The City shall provide reasonable access 24 hours a day/7 days a week for School District employees and contractors to access such facility. In each instance, the School District shall provide the City with reasonable advance notice and the School District shall not unreasonably interfere with the City's operations.

5. **Responsibilities of the School District**

5.1. **Co-Location of Hardware at School District Sites**. The School District shall allow the City to co-locate networking hardware and electronic equipment within the School District's data center located at 11 Peavey Rd, Chaska, Minnesota and to access the fiber termination

points of the related dark fiber strands at any School District site at no cost to the City. Further, the School District shall make commercially reasonable efforts to provide appropriate power and cooling at School District facilities where City equipment is located at no cost to the City. The School District shall provide reasonable access 24 hours a day/7 days a week for City employees and contractors to access such facilities. In each instance, the City shall provide the School District with reasonable advance notice and the City shall not unreasonably interfere with the School District's operations.

5.2. **Cost Reimbursement**. The School District shall reimburse the City for the Operating Costs the City incurs regarding the Fiber Network, as described in Section 6 below.

6. **Cost Reimbursement**

6.1. **Operating Costs**. For purposes of this agreement "**Operating Costs**" include all costs associated with: i) the Maintenance Contract described in Section 4.1; ii) the maintenance, repair, relocation and other work described in Section 4.2; iii) the insurance described in Section 4.3; and iv) the other items described in Section 4.4. If the City uses City employees to perform any maintenance, repair, replacement, relocation, removal or other work in connection with the Fiber Network, the cost of the labor, materials and supplies furnished by the City shall be included as Operating Costs. For purposes of City provided work, the City shall charge, at the City's actual cost, reasonable labor rates and material/supply prices.

6.2. **Reimbursement**. The City shall, from time to time, invoice the School District for Operating Costs as they are incurred. Each invoice shall itemize the Operating Costs for which reimbursement is sought. The School District shall pay each such invoice within thirty-five (35) days after the date of the invoice. The School District's failure to timely pay any invoice shall be deemed a material breach of this agreement.

7. **Representatives**

7.1. **Authorized Representatives**. Each party shall designate a representative for purposes of administration of this agreement (the "**Authorized Representative**"). Each Authorized Representative shall have authority for acceptance of services and shall be the point of contact for all payments due under this agreement. Further, each Authorized Representative shall have the authority to manage expenses within the limits of his/her party's respective purchasing policies. A party changing the designation of its Authorized Representative shall notify the other party pursuant to the notice provision of this agreement. The following are the Authorized Representatives:

City: City Administrator

School District: Executive Director of Business

7.2. **Technical Representatives**. Each party shall also designate a technical representative (the "**Technical Representative**"). Each Technical Representative shall be the

initial point of contract for all operational issues regarding the Fiber Network. A party changing the designation of its Technical Representative shall notify the other party pursuant to the notice provision of this agreement. The following are the Technical Representatives:

City: Web/IT Communications Specialist

School District: Manager of Technology

8. **Notices**

All notices and other communications required or permitted hereunder shall be given in writing and shall be: a) personally delivered; b) sent by telecopier, facsimile transmission or other electronic means of transmitting written documents; or sent to the City and the School District at their respective addresses indicated here by registered or certified U.S. mail, return receipt requested and postage prepaid, or by private overnight mail courier service. If personally delivered, such communication shall be deemed delivered upon actual receipt; if electronically transmitted, such communication shall be deemed delivered the next business day after transmission; if sent by overnight courier, such communication shall be deemed delivered upon receipt; and if sent by U.S. mail, such communication shall be deemed delivered as of the date of delivery indicated on the receipt issued by the relevant postal service. The City and the School District to this agreement may change their address for the purpose of this agreement by giving notice thereof in accordance with this section.

9. **Force majeure**

The City and the School District understand that acts of God, acts of civil or military authority, government regulations, embargoes, epidemics, war, terrorist acts, riots, fires, explosions, earthquakes, floods, severe weather conditions, environmental disturbances, or other circumstances not under the control of the City and the School District ("**Force Majeure**") may delay performance as set forth in this agreement. In the event a Force Majeure event limits or prevents a party from performing its obligations under this agreement, the party's failure to perform its obligation shall not be considered a breach of the terms of this agreement.

10. **Liability Limitations**

Neither party guaranties uninterrupted operation of the Fiber Network or any associated equipment. Neither party shall be held liable for lost services, lost revenues, lost profits, indirect, consequential or special damages or attorneys' fees incurred by the other party. Neither party waives its imitations on liability under Chapter 466. To the full extent permitted by law, actions by the parties pursuant to this agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes, Section 471.59, as amended. For purposes of such statute, each party to this agreement expressly declines responsibility for the acts or omissions of the other party. The provisions of this Section 10 shall survive the expiration or earlier termination of this agreement.

11. **Dispute Resolution**

If the City and the School District cannot agree on any matter arising out of this agreement, after a reasonable period of good faith negotiations, they agree to engage a qualified third party to mediate the disagreement and share the cost of the mediator on an equal basis. The City and the School District shall work in good faith with the mediator to find an acceptable solution and must reduce any settlement to writing. Any such agreement must be incorporated into and made a part of this agreement. If a mediated agreement cannot be reached, each party has available to it all rights in law or equity.

12. **Government Data Practices**

The City and the School District must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City or the School District under this agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the City or the School District.

13. **Ownership Upon Expiration of Agreement**

The City owns the Fiber Network. Upon the expiration or earlier termination of this agreement, the City shall continue to own the Fiber Network as describe in Attachment B

14. **Miscellaneous**

14.1. **Recitals**. The recitals at the beginning of this agreement are incorporated by reference as terms of this agreement.

14.2. **Governing Law**. The agreement shall be governed by the laws of the State of Minnesota.

14.3. **Waiver**. No waiver will be implied from either party's conduct or failure to enforce rights. No waiver will be effective unless in writing signed on behalf of the party against whom the waiver is asserted.

14.4. **Relationship of Parties**. Nothing herein contained shall be construed to regard the parties as being partners or joint ventures, or to constitute the arrangement herein provided for as a partnership or joint venture. Neither party shall be bound by, or become liable for, any representation, commitment, act of omission whatsoever of the other contrary to the provisions hereof.

14.5. **Entire Agreement**. The agreement supersedes all proposals, oral or written, and all negotiations, conversations or discussions heretofore transpiring between the parties related to this agreement. The parties acknowledge that they have not been induced to enter into this agreement by any representations or statements, oral or written, not expressly contained herein. The terms and conditions of this agreement shall prevail, notwithstanding any variance with the

terms and conditions of any service order or other instrument submitted to or by the City or the School District.

14.6. **Modification**. The agreement shall not be deemed or construed to be modified, amended, rescinded, canceled or waived, in whole or in part, except by written amendment signed by both parties to this agreement.

14.7. **Assignment**. Except as specifically provided herein, the City and the School District shall not assign, transfer, pledge or otherwise delegate any rights or obligations under this agreement either directly or indirectly by any means, by operation of law, or otherwise without the prior written consent of the other party.

14.8. **Interpretation**. Paragraph headings are provided for convenience of reference and do not constitute a part of this agreement. In the event that any provision hereof is held invalid or unenforceable by a court of competent jurisdiction, the remaining provisions hereof shall nonetheless be enforceable. In the event that any provision hereof is held to be overturned by such a court, such provision shall be deemed amended to narrow its application to the extent necessary to make the provisions enforceable according to applicable law and the provision shall be enforced as amended.

14.9. **Data Rights**. Neither the City nor the School District shall acquire any rights in the data transmitted over the Fiber Network by virtue of this agreement or their use of the Fiber Network.

14.10. **No Third-Party Beneficiaries.** Nothing in this agreement creates any obligations to any person or entity not expressly made a party to this agreement.

IN WITNESS WHEREOF, the officers indicated below of the City and the School District have signed this agreement by authority of their respective governing bodies as of the date first set forth above.

[Signature pages follow.].

DRAFT

SIGNATURE PAGE TO JOINT POWERS AGREEMENT

City of Chaska, Minnesota

By_____
Mayor

By_____
Clerk

SIGNATURE PAGE TO JOINT POWERS AGREEMENT

Eastern Carver County Schools, Independent School District 112

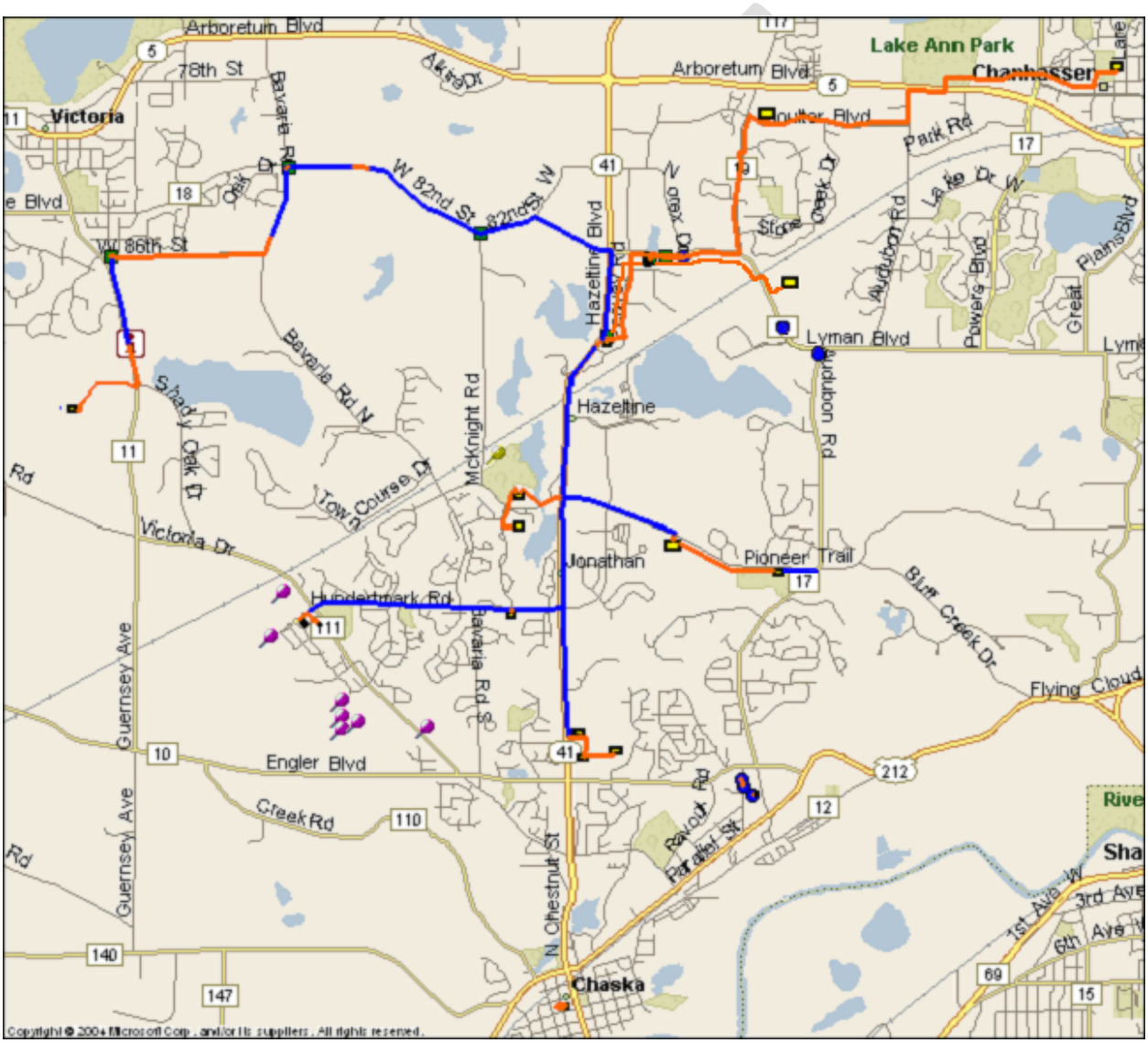
By_____
Chair

By_____
Clerk

ATTACHMENT A

Diagram of Fiber Network

The Fiber Network is depicted with blue and orange lines on the below diagram.



ATTACHMENT B

Fiber Dedicated to City Use

- 4 (four) pair from a 24-strand cable from the District Education Center to Bluff Creek Elementary (of which 2 pair enter/exit Water Tower North from splice point on Lyman Blvd) (via Peavey Road, Lyman Blvd, Galpin Blvd, and Coulter Blvd)
- 2 (two) pair from a 12 strand cable from Bluff Creek Elementary to splice points at W 78th & Kerber to Carver County Service Center (Chanhassen) to splice points at W78th and Kerber to Chanhassen Elementary (via Coulter Blvd, Audubon Road, Arboretum Blvd, W 78th St, Kerber Blvd, and park path to back of school) (Note: District has 1 Pair which follows same path as City's fiber and balance of strands from Bluff Elementary to Chanhassen Elementary pass thought the splices at W78th and Kerber Blvd and are not routed to Service Center)
- 6 (six) pair from a 24-strand cable from the District Education Center to Victoria Elementary (via Hwy 41, W 82nd St, Bavaria Road, W 86th St, Co Rd 11, Red Fox Drive)
- 4 (four) pair from a 24-strand cable from District Education Center via Pioneer Trail and Hwy 41 splice point to splice point in front of Jonathan Elementary School (via Hwy 41 and Pioneer Trail)
- 2 (two) pair from a 12-strand cable from Jonathan Elementary School splice point to Jonathan Elementary School
- 2 (two) pair from a 12-strand cable from Jonathan Elementary School splice point to the Kindergarten Center (via Village Road)
- 1 (one) pair from a 12-strand cable from District Education Center via Pioneer Trail and Hwy 41 splice point to Chaska High School (via Hwy 41, Pioneer Trail)
- 1 (one) pair from a 12-strand cable from Chaska High School to Pioneer Ridge Freshmen Center (via Pioneer Trail)
- 6 (six) pair from a 24-strand cable from the splice point south of Pioneer Trail and Hwy 41 to Chaska Middle School West (via Hwy 41)
- 3 (three) pair from a 12-strand cable from District Education Center via Pioneer Trail and Hwy 41 splice point to Clover Ridge Elementary (via Hwy 41, and Hundertmark Road)
- 50 (fifty) pair from a 144 strand cable from District Education Center to splice point south of Pioneer Trail and Hwy 41 (via Hwy 41). Former 24 strand cable allocated 8 (eight) pair Chaska.net and former 48 strand cable allocated 6 pair Chaska.net were consolidated and upgraded to 144 strand cable
- 6 (six) pair from a 72-strand cable from the District Education Center to Chanhassen High School (via Peavey Road, N. Jonathan Blvd, Water Tower North, Lyman Blvd)

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- 8 (eight) pair from a 24-strand cable from Chanhassen High School to Chaska Water Tower North (via Lyman Blvd)
- 2 (two) pair from a 24-strand cable from Pioneer Ridge Freshman Center to splice junction at intersection of Pioneer Trail and Audubon Blvd.
- 6 (six) pair from a 48 stand cable from Carver Elem to Clover Ridge via intersection of Ironwood Dr. and County 11 heading north to Chaska Blvd (County 61) and then on to County 10 then east to intersection of West Creek Lane and then to intersection of Clover Ridge Dr. at which time it intersects into interdict from City of Chaska which then follows Clover Ridge Dr. to Clover Ridge Elem. Note: Per memo of understanding with CarverLink they are providing maintenance of this dark fiber from Clover Ridge to Carver Elem in exchange for ability to upsize fiber strands on this route. They are also responsible for 2/3 of costs related to any relocation in the future.

DRAFT

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Sale of Excess City Property – SW Chaska**

Prepared By: **Kevin Ringwald**

In 2017, the City of Chaska purchased the right-of-way for the northern collector road in SW Chaska (Savanna Way). In doing so, the city caused the creation of a remnant parcel (the subject property – PID 300062220) as the road bifurcated this property from the landowner's holdings on the east side of the collector road (Savanna Way). The city purchased this remnant parcel as it needed to have a stormwater treatment pond in this general area.

As the collector road (Savanna Way) is now constructed and the preliminary plat of Harvest West is approved; we know exactly how big of pond we need in this area. The pond does not occupy all of the subject property. The city does not have a public purpose for the remaining property. If the city were to maintain ownership of this land is would be responsible for its continued maintenance and on-going liability of this property. Therefore, the city is proposing to sell the balance of the property for development and to put this property back on the tax rolls.

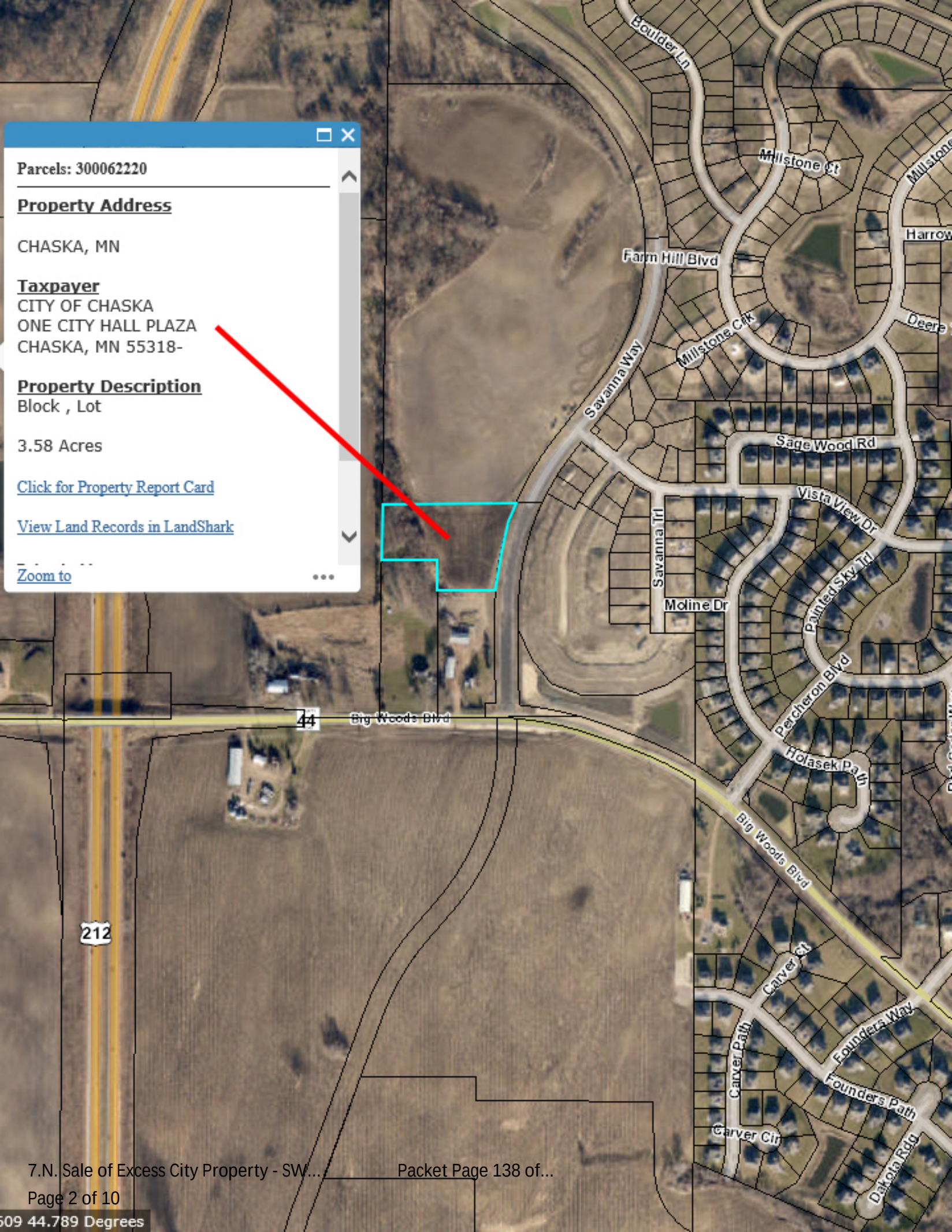
The City on multiple occasions approached all three adjacent property owners: Traditions (to the north and west); Taylor (to the southwest); and Wolff (to the southeast) to see if any of these three adjacent property owners had an interest in purchasing this property. The City discussed with the adjacent property owners; the rationale for declaring the property excess, timeline and the process for the declaration. The City only received interest from Traditions and staff does not believe a better price could be obtained from an outside third party.

The Planning Commission on Wednesday, June 12th found that the Sale of Excess City Property in SW Chaska (PID – 30006220) was consistent with the Comprehensive Plan as required by Mn State Statute, Chapter 462.356, Subd. 2.

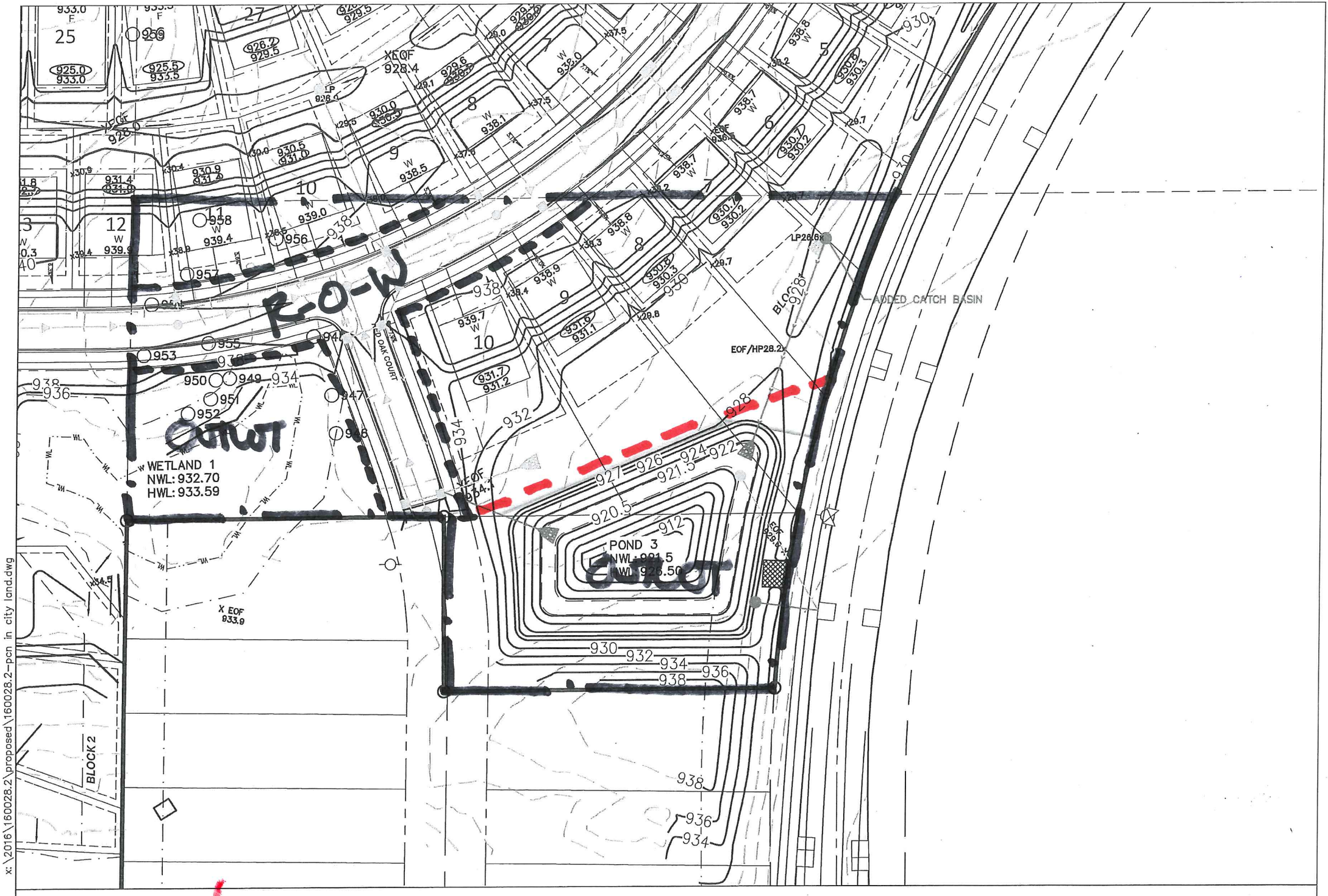
The draft purchase agreement is attached. The buyer is proposing to purchase the excess property from the city for $150,000, which would yield three Full lots and five partial lots for development and put this portion of the property back on the tax rolls with the pending single family development.

CITY COUNCIL ACTION REQUESTED

Authorize the Mayor and City Administrator to execute the attached Purchase Agreement and execute the necessary steps to transfer ownership of the property consistent with said agreement.



509 44.789 Degrees



HARVEST WEST - REVISED P3 ON CITY LAND

CHASKA, MN

N

1"

0' 50' 100'

DATE: 03-19-2019
DRAWN BY: AKA
SCALE: 1" = 100'

ALLIANT ENGINEERING

x:\2016\160028.2\proposed\160028.2-pcn in city land.dwg

rty - SW

PURCHASE AGREEMENT
VACANT LAND

THIS AGREEMENT is made on ____ day of June, 2019 ("**Effective Date**"), between THE CITY OF CHASKA, a Minnesota municipality ("**Seller**"), and CLUB WEST PARTNERS, LLC, a Minnesota limited liability company ("**Buyer**").

Seller and Buyer agree as follows:

1. **Sale of Property**. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the real property ("**Property**") located in Carver County, Minnesota, and described as follows:

See ***Exhibit A*** attached hereto.

2. **Purchase Price**. Buyer agrees to pay to Seller the sum of $150,000.00 (the "**Purchase Price**"), payable as follows:

a. $1,000.00 payable upon the execution of this Agreement ("**Earnest Money**"); and

b. $149,000.00 in cash and/or by wire transfer of immediately available funds on or before the Closing Date.

The Earnest Money shall be paid to and held by the Title Company.

3. **Closing**. The closing contemplated by this Agreement (the "**Closing**") shall occur on June 21_____, 2019 or such earlier date selected by Buyer ("**Closing Date**"). The Closing shall take place at the office of _____ ("**Title Company**") at _____ or such other place agreed upon by the parties.

4. **Buyer's Due Diligence; Examination of Title**.

a. **Buyer's Due Diligence**. Buyer and its representatives shall have access to the Property and all parts thereof up until the Closing Date to conduct its due diligence and a Phase I Environmental Assessment ("**Phase I**") of the Property. The Phase I shall be at Buyer's expense. Buyer shall indemnify and hold Seller and the Property harmless from any costs associated with the Phase I and from damage or destruction to the Property, and such obligations shall survive Closing or any termination of this Agreement. In the event Buyer is dissatisfied with the results of the Phase I, or dissatisfied with Buyer's due diligence, Buyer, at its option, and as its sole remedy, may terminate this Agreement by written notice to Seller and the Earnest Money shall be transferred to Seller, or Buyer may waive any term or condition and proceed to close.

b. **Evidence of Title**. Seller shall furnish to Buyer within fifteen (15) days of this Agreement a commitment issued by Title Company for an ALTA Owner's Policy

("**Title Policy**") in the amount of the Purchase Price, insuring Buyer's title to the Property, subject only to the permitted encumbrances ("**Title Commitment**").

c. **Title Objections**. Buyer shall make written objections ("**Objections**") to the Title Commitment within thirty (30) days of receipt thereof. Buyer's failure to make Objections within the time provided shall constitute a waiver of Objections. Any matter indicated in the Title Commitment, and not objected to by Buyer, shall be a permitted encumbrance. Seller shall have fifteen (15) days after receipt of Objections to cure Objections in Seller's sole discretion. The closing shall be postponed until Objections have been cured. If Seller cures Objections within the time provided, Seller shall give written notice to Buyer that Objections have been cured and the closing shall be held within ten (10) days of written notice by Seller. If Seller fails to cure Objections within the time provided, Buyer, at its option and as its sole remedy, may terminate this Agreement by written notice to Seller and the Earnest Money shall be refunded to Buyer or Buyer may waive Objections and proceed to close in which event Seller shall have no further liability or obligation to Buyer by reason of such Objections.

d. **Platting**. Buyer shall be responsible for the cost of all development work with respect to platting of the Property.

5. **Conveyance.** Upon performance by Buyer of its obligations under this Agreement including payment of the Purchase Price, Seller shall execute and deliver to Buyer a Limited Warranty Deed ("**Deed**") conveying the Property subject to the following:

a. Building and zoning laws, ordinances and state and federal regulations;

b. Restrictions related to use or improvement of the Property without effective forfeiture provisions to which Objections have not been timely raised;

c. Reservation of any mineral rights by the State of Minnesota;

d. Easements, restrictions and covenants of record to which Objections have not been timely raised;

e. Real estate taxes and special assessments, except as otherwise provided herein; and

f. All matters that have been waived or accepted by Buyer pursuant to Section 4 (b).

Seller shall also deliver to the Title Insurer (1) an affidavit indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens, or bankruptcies against or involving Seller or, to Seller's actual knowledge, the Property; that to Seller's actual knowledge there has been no skill, labor, or material furnished to the Property for which payment has not been made or for which mechanics' liens could be filed; and that to Seller's actual knowledge there are no unrecorded interests in the Property, and (2) such other customary documents or instruments as may be reasonably required by Title Insurer in order to consummate the Closing; provided,

however, Seller shall not be obligated to execute any documents or instruments (such as indemnification agreements) such that Seller is subject or otherwise potentially exposed to any cost, obligation or liability unless Seller has agreed in writing to provide such items to cure any Objections in accordance with Section 4(b) of this Agreement.

6. **Real Estate Taxes**. Seller shall pay all real estate taxes and any penalties or interest thereon, due and payable with respect to the Property in all years prior to the year of closing, including all deferred taxes (including "Green Acres" taxes pursuant to Minn. Stat. § 273.11). Real estate taxes payable in the year of the closing shall be prorated between the parties on a per diem basis as of the Closing Date. Buyer shall pay all real estate taxes due and payable in years after the year of the closing.

7. **Special Assessments**. Buyer shall be responsible for the payment of all special assessments, if any, levied against the Property on the Closing Date. Buyer shall be responsible for the payment of all special assessments, if any, which became levied or pending against the Property subsequent to the Closing Date.

8. **Well Disclosure**. (check a or b)

a. __X__ Seller does not know of any wells on the Property (inquiry may be needed here).

b. _____ Seller knows that there is a well or wells on the Property and Seller's Well Disclosure is attached.

9. **Sewage Treatment System Disclosure**. (check a or b and c or d)

a. _____ Sewage generated on the Property goes to a facility permitted by the Minnesota Pollution Control Agency.

b. __X__ Sewage generated on the Property does not go to a facility permitted by the Minnesota Pollution Control Agency.

c. __X__ Seller does not know if there is an abandoned individual sewage treatment system on the Property.

d. _____ Seller knows that there is an abandoned individual sewage treatment system on the Property and Seller's Disclosure of Individual Sewage Treatment System is attached.

10. **Foreign Entity**. Seller is not a foreign person, partnership, trust or estate as those terms are defined in Section 1445 of the Internal Revenue Code.

11. **Possession**. Seller shall deliver possession of the Property to Buyer on the Closing Date.

12. **Allocation of Costs**. The parties agree to the following allocation of costs:

a. **Title Commitment**. Seller shall pay the cost of providing the Title Commitment.

b. **Title Policy**. Buyer shall pay the premium for the issuance of the Title Policy.

c. **Deed Tax**. Seller shall pay the state deed tax and conservation fee in connection with the recording of the Deed.

d. **Mortgage Registry Tax**. Buyer shall pay the mortgage registry tax in connection with the recording of any mortgage.

e. **Recording Fees**. Buyer shall pay the cost of recording the Deed and the recording costs of all other documents.

f. **Closing Fee**. Seller and Buyer shall each pay one-half of the closing fees charged by Title Company.

g. **Attorneys' Fees**. Except as otherwise provided herein, each party shall pay its own attorneys' fees.

13. **Remedies**.

a. **Buyer**. In the event of default by Seller under this Agreement, Buyer may, as Buyer's sole remedy, after at least ten (10) days written notice to Seller and Seller's failure to cure the default within said period, declare this Agreement terminated and the Earnest Money shall be returned to Buyer. Buyer hereby waives and releases any right to (and hereby covenants that it shall not) sue Seller (1) to recover damages, if any, or (2) for specific performance.

b. **Seller**. In the event of default by Buyer under this Agreement, Seller may, after at least ten (10) days written notice to Buyer and Buyer's failure to cure the default within said period, cancel this Agreement, and upon cancellation, retain the Earnest Money as liquidated damages. Cancellation by Seller shall be in accordance with the provisions of Minn. Stat. § 559.217 or Minn. Stat. § 559.21, subd. 4.

c. The remedies provided in this Agreement are the exclusive remedies of the parties.

14. **Brokers**. The parties represent to each other that they have not retained a broker or agent in connection with the purchase and sale of the Property. The parties shall indemnify and hold each other harmless from and against any claims, causes of action, damages, costs or expenses, including attorneys' fees, arising from any broker or agent claiming a commission or fee with respect to the purchase and sale of the Property.

15. **Time**. Time is of the essence for all provisions of this Agreement.

16. **Notice**. Any notice provided in this Agreement shall be in writing and shall be mailed by United States certified mail, return receipt requested, postage prepaid, and properly addressed as follows:

Seller: City of Chaska
_____
_____
Attn: _____

Buyer: Club West Partners, LLC
16972 Brandtjen Farm Drive
Lakeville, MN 55044
Attn: Patrick Wrase

Notice shall be effective on the date of mailing.

17. **Entire Agreement; As Is Sale**. This Agreement constitutes the complete and final agreement between the parties relating to the purchase and sale of the Property. This Agreement supersedes any prior oral or written agreement. Except as expressly provided herein including specifically Sections 8 and 9, neither Seller nor any real estate broker, agent or other representative of Seller has made any representations or warranties whatsoever regarding this transaction or any fact relating thereto, including, without limitation, the condition of the Property and Buyer acknowledges that it is purchasing the Property in its "as is" condition with all faults. Buyer has not relied and will not rely on, and Seller is not liable for or bound by, any express or implied warranties, guaranties, statements, representations or information pertaining to the Property or relating thereto made or furnished by Seller, or any real estate broker or agent representing or purporting to represent Seller, to whomever made or given, directly or indirectly, verbally or in writing, unless expressly set forth herein, including specifically Sections 8 and 9.

18. **Governing Law**. This Agreement has been executed in the State of Minnesota and shall be governed in all respects by the laws thereof.

19. **Assignment**. Buyer may not assign its rights under this Agreement without the prior written consent of Seller, which consent may be withheld in Seller's sole discretion.

20. **No Third Party Rights**. This Agreement is made for the benefit of Seller and Buyer and no other person shall have any rights under this Agreement.

21. **Severability**. The provisions of this Agreement shall be severable and the invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of the other provisions.

22. **Amendment**. No amendment of this Agreement shall be valid unless it is in writing and signed by the parties.

23. **Waiver**. No waiver of any provision of this Agreement shall be valid unless it is in writing and signed by the party against whom the waiver is sought to be enforced. No waiver of any provision of this Agreement shall be deemed a waiver of any other provision of this Agreement.

24. **Counterparts**. This Agreement may be executed in several counterparts, each of which shall be an original and all which shall constitute but a single instrument.

25. **Captions**. Captions are for reference purposes only and shall not be considered in the interpretation of this Agreement.

CITY OF CHASKA

By: _____

_____

Its: _____

CLUB WEST PARTNERS, LLC

By: _____

T. Jacob Enebak

Its: Chief Manager

EXHIBIT A
Legal Description

That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying westerly and southerly of the following described line:
Commencing at the southwest corner of said East Half; thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet to the point of beginning; thence deflecting left 90 degrees on a bearing of North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly and northeasterly 464.34 feet along a tangential curve concave to the southeast having a radius of 1149.00 feet and central angle of 23 degrees 09 minutes 17 seconds to a line hereinafter referred to as Line 'A'; thence westerly 563.93 feet along said Line 'A' to the west line of said East Half and said line there terminating.
EXCEPTING THE FOLLOWING:
Beginning at the southwest corner of said East Half; thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet; thence North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly 87.22 feet along a tangential curve concave to the east having a radius of 1149.00 feet and central angle of 4 degrees 20 minutes 58 seconds; thence South 89 degrees 33 minutes 41 seconds West not tangent to last described curve, 244.31 feet; thence North 00 degrees 26 minutes 19 seconds West, 129.57 feet; thence South 89 degrees 33 minutes 41 seconds West, 234.91 feet to the west line of said East half of the Southeast Quarter; thence southerly 664.86 feet along said west line to the point of beginning.
AFOREMENTIOINED Line 'A' described as follows: Beginning at a point on the west line of said East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, distant 900.00 feet north of the southwest corner of said East Half; thence easterly parallel with the south line of said East Half, a distance of 1062.00 feet and said line there terminating.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **The Harvest West – Final Plat**

Applicant: Tradition Development

Location: North of County Road 44/Big Woods Blvd, west of Savanna Way

Case No.: 2019-15

Synopsis: Applicant seeks to obtain approval of a final plat for 72 lots (16 cottage lots, 56 village lots) in the SW Chaska Growth Area

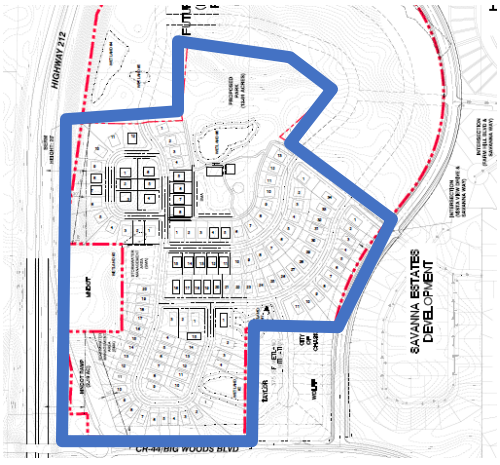
Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Resolution Approving the Request

BACKGROUND

Club West Partners, LLC/Tradition Development hopes to continue their major role in the implementation of the SW Chaska Growth and Development Plan. Since 2004, they have assembled approximately 322 acres in this area lying north of CR 44 and east of Savanna Way.

A Concept Plan was approved in March 2018 (PC #2018-04), and a Preliminary Plat and Rezoning application was approved in July 2018 (PC #2018-20) for Harvest West. Please note the area denoted in blue below is the only area that was approved for Concept Plan, Preliminary Plat and Rezoning. The area to the north of this will be looked at for Concept Plan and subsequent approvals later.



Tonight we are coming forward with a final plat for the first phase of the Harvest West development.

CURRENT PROPOSAL

The 72-lot (16 cottage lots, 56 village lots) proposal is located north of County Road 44 and west of Savanna Way. This new addition will essentially be an extension of the existing Harvest

neighborhood, which is currently situated on the east side of Savanna Way. Please note this final plat will only encompass a portion of the lots of what has been previously approved in the preliminary plat. The second phase (56 remaining lots) of the development will come back later for another final plat.

Adjacent properties
The site is bound on the north by land owned by Club West Partners, Creek Road and a couple single family residences, to the west by Highway 212, the south by County Road 44 and a couple single family residences, and the east by Savanna Way, Savanna Estates and The Harvest.

Existing Conditions
The project area is approximately 57 acres and located north of County Road 44 (fka Co. Rd. 140) and directly west of proposed Savanna Way – a City collector road. The majority of the property is currently open farmland and consistent with surrounding land uses. There are a number of wetlands in the proposed development area that have been delineated and surveyed. There is a stand of mature trees that exist through the center of the development. In the north central area of the development there exists a large wooded area encompassing a wetland area.

Topography of the site currently varies from a peak elevation of 950 feet near the most northern boundary to the lower elevations of wetlands and the existing ponds along Highway 212 at approximately elevation 910. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains west with the most easterly portion draining east to Savanna Way.

The site currently has an eight inch watermain and an eight inch sanitary sewer line extended to the eastern property line off of Savanna Way at the intersection with Vista View Drive. These two lines will be extended through the site.

Land Use
The applicant is proposing 72 lots; 16 cottage lots at an average of 53 feet in width, and 80 village lots (typical single family lots) at an average of 64 feet in width. This is slightly similar in dimensions to the existing neighborhood to the east (approximately 60 feet wide lots) and consistent with the SW Chaska Growth & Development Plan, as this area was shown as "Mixed Residential" and "Residential".

The "Mixed Residential" area is described in the Plan as follows:

> "*The neighborhood center located east of the CR 140 interchange with Hwy 212 is guided for a broader mix of housing types, as well as uses non-residential, appropriate for a neighborhood center. This area is guided for the Mixed Residential designation, which allows a mix of residential land uses from low to high density plus limited commercial, office, civic, park and open space.*"

This area was rezoned to Planned Residential District (PRD-72) in July 2018.

Layout
The initial access to the property will be from Vista View Drive to the east from the adjacent collector road, Savanna Way. This entrance will line up with Savanna Estates' entrance to the east. Additional access will also be provided to the north of the site when that area is developed in the future. The layout of the local streets would then continue throughout the development to access the 72 lots.

The village lots will be situated in the center and west side of the site; the 16 cottage lots will be oriented directly to the south and east of the park area.

A public park is situated on the north end of the subject site, mainly abutting the cottage lots. Two public entrances are proposed on the east and west sides of the park off of Vista View Drive and Edgewood Drive.

Transportation/ROW
The plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the east is proposed and will be the primary access to the neighborhood.

The current plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

It should be noted that there is an interchange planned for the intersection of Highway 212 and Co Rd 44/Big Woods Blvd. The design is currently in progress, and construction is anticipated to begin this summer. Co Rd 44 will also be improved in this area starting in 2020. The project improvement area will encompass the county road from Highway 212 into downtown.

Utilities
Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood. Utility connections will also be available from the collector road to the east.

It should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line. There is a permanent 20 foot easement on top of that line.

Setbacks
The setbacks will be generally consistent with the adjacent neighborhoods. Namely, the front yard setback should be no less than 23 feet for the village lots, with the front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The cottage lots will have a 20 foot front yard setback. The rear yard setback should be 30 feet for both the village and cottage lots. The side yard setback of 5 feet for the village and cottage lots. Corner lots should have a side yard setback of 23 feet for the village lots and 20 feet for the cottage lots.

In addition to these setbacks, there are other setbacks that apply to this site. See below:

SETBACKS	
Direction	**Setback**
Highway 212	225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Savanna Way	100 feet from centerline
Co Rd 44	125 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet

The lots next to the public park would need to adhere to the 40 foot building setback in their rear properties that abut the park.

All other setbacks will be required to be shown and adhered to on all plans moving forward.

Architecture
Robert Thomas Homes will be the primary builder in this neighborhood for both the cottage and village homes proposed. One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership". Although this portion of the concept is not rich in diversity, it is hoped that with future phases of this project that more high-value homes are provided along the edge of wooded slopes areas. The developer has provided several elevations of the product they are proposing here. This product will be a little different than what is seen in the current Club West/Harvest neighborhoods, which staff believes will be a favorable change in providing more variety. The developer will have to meet the Anti-Monotony ordinance.

Parkland
The plan is proposing a 12-acre park area within the center of it. The Southwest Chaska Plan has guided this specific area for a public park.

Please note the exhibits showing the layout and program of the park are purely illustrative at this point and thus will be finalized once a majority of the residents move in. The preference will be to include public engagement to determine the needs and desires of the park. The City and Parks Department will determine specifics for the park, including but not limited to the landscaping, equipment, and trails at that time.

The Parks Director envisions that the park will provide both passive and active functions. Again, these functions will be further analyzed out once park planning commences on this site.

Exposure into the Park

Because this is a public park it will be important to provide proper exposure into this park so that people can find it easily. The park is nestled in the center of this neighborhood so its exposure is not as apparent as it would be on a busy street. Currently the plan shows homes around the perimeter of this park.

The applicant provided several photo simulations during the preliminary submittal showing the zoomed out and zoomed in perspectives of someone approaching the park from the east side. It was determined that the exposure on the east side of the park is acceptable and apparent for future users. The applicant has also provided a photo simulation of the west side entrance into the park.

Parkland Credit
Parkland credit will be given for the areas of the park that are usable. It should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given. The developer will have to determine the amount of usable space being donated for staff to determine if there is additional parkland credit required.

Trails & Sidewalks
The plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks shall also provide connection to the trail proposed along Savanna Way.

There is a public trail that is planned on the east side of Savanna Way, plus a typical sidewalk on the west side. It will be important to provide an adequate and clear pedestrian connection from Savanna Way into the development off of Vista View Drive to connect people with the public park. There should also be a safe connection across Savanna Way by way of a cross walk or other suitable alternative as determined by the Engineering and Public Works Departments.

The regional trail that runs along the north side of County Road 44 today will be extended and provided at the time the road construction on the County Road will occur in 2020. This extension will essentially start at the Guardian Angels Cemetery and move westerly to the edge of Highway 212. This will complete a significant piece that is missing in the regional trail system, and provide a wonderful amenity to the residents.

Screening, Landscaping & Tree Preservation
Because this development abuts three major roadways (ie. Savanna Way, Co. Rd. 44, and Highway 212) it is important to provide adequate screening. The sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes.

The screening provided on Savanna Way appears to be consistent with the same screening done on the east side of Savanna Way. There are different grades along Savanna Way, and thus the screening and berming will differ throughout. There will be berming on the east side of the site as it abuts Savanna Way and will taper as it moves south towards the stormwater pond. There is a drainage swale that is located across lots 6-7, block 1 that prohibits the continuation of this berm onto these lots. The swale is necessary to collect the water that is

being accumulated on the rear yards of the lots that abut Savanna Way. Pushing the swale westerly towards the building pads of Lots 6-7 would mean pushing the drainage closer to the building pads which in turn is concerning to the engineers. Staff and the Developer are amenable to bolstering the size of the plantings on lots 5-7 in lieu of getting a berm there.

When the 2nd phase comes in for final plat we will be able to review the screening being done adjacent to County Road 44 and Highway 212.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Landscaping will be required to enhance the development entrances, consistent with the adjacent Harvest development.

Tree Preservation will be an important piece of this development, specifically in the public park area and south of the designated park area where significant trees and clusters are present. The applicant will be saving a majority of the trees in the donated parkland space, but will also be preserving some oak trees near wetland #1. Staff is happy to see that preservation efforts are being exerted.

Excess Land

The City of Chaska currently owns a 3.5 acre parcel on the south side of the site. This parcel was acquired by the City a couple years ago for the purpose of stormwater ponding for the collector road and County road. The City has since acquired additional land on the south side of County Road 44 for the purpose of more ponding. With that said, the 3.5 acre parcel is much larger than what was initially needed for ponding. The City is selling off this area to the developer to be absorbed into the development. Some of this land will be used for ponding for the development and Savanna Way and transferred back to the City to own. In a previous item the Planning Commission was requested to make a motion that states the excess land sale is consistent with the City's Comprehensive Plan.

The City Council is being requested to authorize the execution of a purchase agreement with Traditions on the sale of the subject property.

Wetland #2 Improvement

During the development review process a drainage concern was raised by the adjoining landowner Karl and Bonnie Taylor of water level increases occurring within the wetland adjoining the proposed development. The wetland shown as wetland #2 that connects the Taylor's and Traditions properties is currently drained by a draintile that carries water and outlets through the Traditions property. The applicant has worked with all necessary agencies and will be installing storm sewer piping to control water levels of the wetland that will ultimately be a part of the future storm sewer system to serve the Harvest West Development. The engineering plans that are being approved include the storm sewer improvements and are being installed to control the water levels of the wetland.

Development Costs (Infrastructure Improvements)

The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer

- Parks
- Interchange (Zone of Influence)

Prior to recording the final plat, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be.

Final Plat

The request is for a 72-lot final plat. The outlot disposition is as follows:

- Outlot A: future development to be owned by the developer
- Outlot B: future park to be owned by the City of Chaska
- Outlot C: future development to be owned by the developer
- Outlot D: State Highway 212 on ramp ROW to be owned by MnDOT
- Outlot E: future development to be owned by the developer
- Outlot F: wetland to be owned by the City of Chaska
- Outlot G: stormwater pond to be owned by the City of Chaska

Conclusion

This will be a significant addition to the area and thus its overall design and accommodations will be important as it moves forward.

PLANNING COMMISSION ACTION TAKEN 06/12/19:

Motion to recommend to City Council approval of The Harvest West Final Plat for a 72-lot subdivision in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Cover Sheet, submitted by Alliant Engineering, dated May 22, 2019
    b. Site Plan (pgs 4), submitted by Alliant Engineering, dated May 22, 2019
    c. Erosion and Sediment Control Plan (pgs 1-4), submitted by Alliant Engineering, dated May 22, 2019.
    d. Street & Storm Sewer Plans (pgs 1-8), submitted by Alliant Engineering, dated May 22, 2019
    e. Pond 2 Draintile Detail, submitted by Alliant Engineering, dated May 22, 2019
    f. Intersection Details (pgs 1-2), submitted by Alliant Engineering, dated May 22, 2019
    g. Sanitary Sewer Plan & Profiles (pgs 1-7), submitted by Alliant Engineering, dated May 22, 2019
    h. Landscape Plan (pgs 1-5), submitted by Alliant Engineering, dated May 22, 2019
    i. Final Plat (pgs 1-4), submitted by Alliant Engineering, undated
    j. West Side Park Entrance photo simulation, submitted by Alliant Engineering, dated May 22, 2019.
    k. Harvest West – Savanna Way Landscaping, prepared by Alliant Engineering, dated June 6, 2019
2. Provision of a 60 feet Right of Way width for all local streets.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision of sidewalks on both sides of all local streets.
5. Adherence to the following building setbacks:
    a. Cottage Lots (Detached Townhomes):
        i. Front: 20 feet
        ii. Rear: 30 feet
        iii. Side: 5 feet
        iv. Side (corner): 20 feet

b. Village Lots (Single-Family):
    i. Front (house): 23 feet
    ii. Front (porch): 15 feet
    iii. Side: 5 feet
    iv. Side (corner): 23 feet
c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
d. Savanna Way: 100 feet from the centerline
e. County Road 44: 125 feet from the centerline
f. Wetlands: 30 feet
g. Public Park: 40 feet (only applicable to rear setbacks)

6. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
7. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
8. Provision of a pedestrian connection at the east development entry for the full extent of Vista View Drive to connect into the public park.
9. Provision of a safe pedestrian connection at Vista View Drive and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
10. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
11. Provision that screening on Savanna Way and County Road 44 will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
12. Provision of that the landscape plan be revised to show coniferous trees of at least 8-10 feet in height and deciduous trees of 4 inch caliper or more on the rears of Lots 5-7, Block 1.
13. Provision that adequate screening is provided along the edges of Highway 212 via berming, and landscaping.
14. Provision of a storm water management plan meeting City and Carver County WMO standards.
15. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
16. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
17. Provision to determine the amount of usable space being donated as parkland credit for staff to determine if there is additional parkland credit required and to be determined prior to recording of final plat.
18. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
19. Provision to adhere to MnDOT's memo (pgs 1-7) dated June 6, 2018.
20. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.
21. Provision of wetland mitigation to be coordinated with the City Engineer.
22. Provision of review and approval of street names prior to recording of final plat, specifically changing the name of Edgewood Drive, Red Cedar Court, and Red Cedar Drive.

23. City Council approval of the purchase agreement for the excess 3.5 acre City parcel.
24. Provision of a temporary barricade at the end of all stub streets.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2019-82 approving the Harvest West Final Plat for a 72-lot subdivision in the SW Chaska Growth Area.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE JUNE 17, 2019 RESOLUTION NO. 2019-82

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for Harvest West/Traditions Development/P.C. No. 2019-15

WHEREAS, the applicant is proposing 72 lots; 16 cottage lots at an average of 53 feet in width, and 80 village lots (typical single family lots) at an average of 64 feet in width; and

WHEREAS, this area was rezoned to Planned Residential District (PRD-72) in July 2018; and

WHEREAS, a public park is situated on the north end of the subject site, mainly abutting the cottage lots; and

WHEREAS, two public entrances are proposed on the east and west sides of the park off of Vista View Drive and Edgewood Drive; and

WHEREAS, parkland credit will be given for the areas of the park that are usable; and

WHEREAS, it should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given; and

WHEREAS, the lots next to the public park would need to adhere to the 40 foot building setback in their rear properties that abut the park; and

WHEREAS, the screening provided on Savanna Way appears to be consistent with the same screening done on the east side of Savanna Way; and

WHEREAS, there will be berming on the east side of the site as it abuts Savanna Way and will taper as it moves south towards the stormwater pond; and

WHEREAS, there is a drainage swale that is located across lots 6-7, block 1 that prohibits the continuation of this berm onto these lots; and

WHEREAS, the swale is necessary to collect the water that is being accumulated on the rear yards of the lots that abut Savanna Way; and

WHEREAS, pushing the swale westerly towards the building pads of Lots 6-7 would mean pushing the drainage closer to the building pads which in turn is concerning to the engineers; and

WHEREAS, staff and the Developer are amenable to bolstering the size of the plantings on lots 5-7 in lieu of getting a berm there; and

WHEREAS, the applicant will be saving a majority of the trees in the donated parkland space, but will also be preserving some oak trees near wetland #1; and

WHEREAS, during the development review process a drainage concern was raised by the adjoining landowner Karl and Bonnie Taylor of water level increases occurring within the wetland adjoining the proposed development; and

WHEREAS, the wetland shown as wetland #2 that connects the Taylor's and Traditions properties is currently drained by a draintile that carries water and outlets through the Traditions property; and

WHEREAS, the applicant has worked with all necessary agencies and will be installing storm sewer piping to control water levels of the wetland that will ultimately be a part of the future storm sewer system to serve the Harvest West Development; and

WHEREAS, the engineering plans that are being approved include the storm sewer improvements and are being installed to control the water levels of the wetland; and

WHEREAS, the request is for a 72-lot final plat, and the outlot disposition is as follows:

- Outlot A: future development to be owned by the developer
- Outlot B: future park to be owned by the City of Chaska
- Outlot C: future development to be owned by the developer
- Outlot D: State Highway 212 on ramp ROW to be owned by MnDOT
- Outlot E: future development to be owned by the developer
- Outlot F: wetland to be owned by the City of Chaska
- Outlot G: stormwater pond to be owned by the City of Chaska; and

WHEREAS, on June 12, 2019 the Planning Commission recommended approval to the City Council of the Final Plat for Harvest West (PC#2019-15); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for Harvest West (PC#2019-15), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Cover Sheet, submitted by Alliant Engineering, dated May 22, 2019
    b. Site Plan (pgs 4), submitted by Alliant Engineering, dated May 22, 2019
    c. Erosion and Sediment Control Plan (pgs 1-4), submitted by Alliant Engineering, dated May 22, 2019.
    d. Street & Storm Sewer Plans (pgs 1-8), submitted by Alliant Engineering, dated May 22, 2019
    e. Pond 2 Draintile Detail, submitted by Alliant Engineering, dated May 22, 2019
    f. Intersection Details (pgs 1-2), submitted by Alliant Engineering, dated May 22, 2019
    g. Sanitary Sewer Plan & Profiles (pgs 1-7), submitted by Alliant Engineering, dated May 22, 2019
    h. Landscape Plan (pgs 1-5), submitted by Alliant Engineering, dated May 22, 2019
    i. Final Plat (pgs 1-4), submitted by Alliant Engineering, undated

j. West Side Park Entrance photo simulation, submitted by Alliant Engineering, dated May 22, 2019.
k. Harvest West – Savanna Way Landscaping, prepared by Alliant Engineering, dated June 6, 2019
l. Wetland 2 Temporary Outlet, submitted by Alliant Engineering, dated June 10, 2019

2. Provision of a 60 feet Right of Way width for all local streets.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision of sidewalks on both sides of all local streets.
5. Adherence to the following building setbacks:
    a. Cottage Lots (Detached Townhomes):
        i. Front: 20 feet
        ii. Rear: 30 feet
        iii. Side: 5 feet
        iv. Side (corner): 20 feet
    b. Village Lots (Single-Family):
        i. Front (house): 23 feet
        ii. Front (porch): 15 feet
        iii. Side: 5 feet
        iv. Side (corner): 23 feet
    c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
    d. Savanna Way: 100 feet from the centerline
    e. County Road 44: 125 feet from the centerline
    f. Wetlands: 30 feet
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14. Provision of a storm water management plan meeting City and Carver County WMO standards.
15. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
16. Provision that parkland credit will not be given for the stormwater pond, wooded steep

slopes, and wetland areas.

17. Provision to determine the amount of usable space being donated as parkland credit for staff to determine if there is additional parkland credit required and to be determined prior to recording of final plat.
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20. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.
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22. Provision of review and approval of street names prior to recording of final plat, specifically changing the name of Edgewood Drive, Red Cedar Court, and Red Cedar Drive.
23. City Council approval of the purchase agreement for the excess 3.5 acre City parcel.
24. Provision of a temporary barricade at the end of all stub streets.

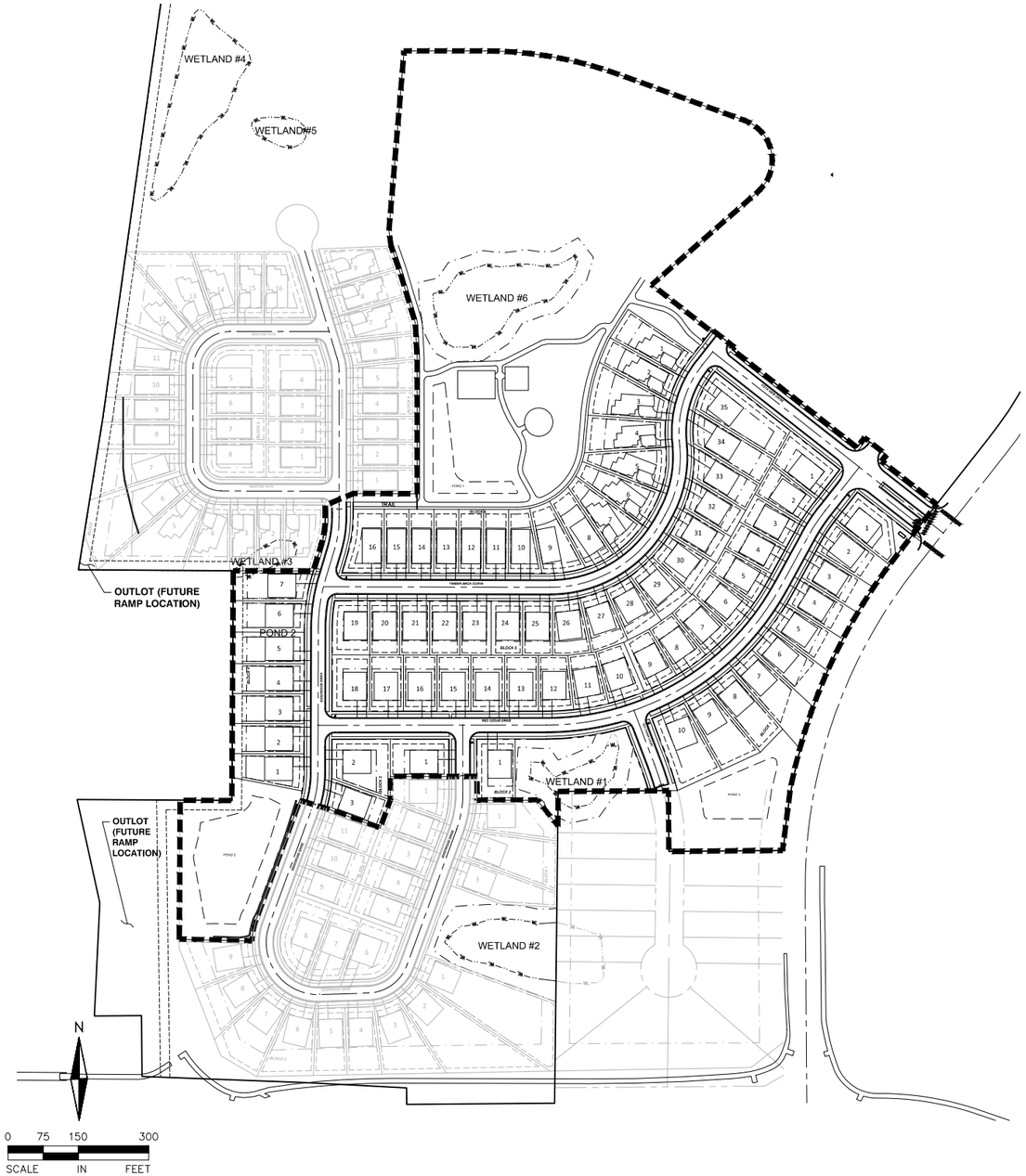
Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

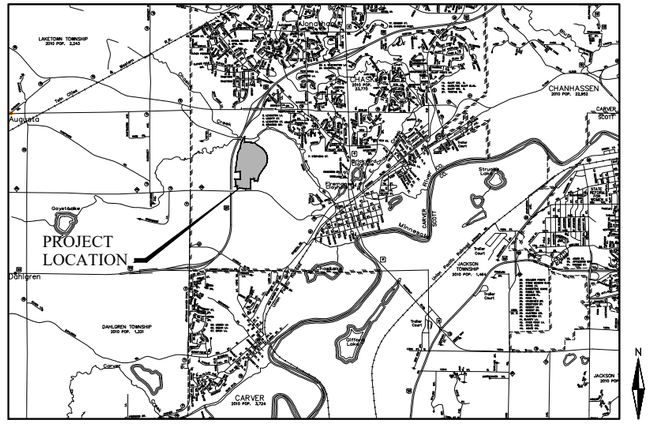
_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

HARVEST WEST

CHASKA, MINNESOTA





VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
COVER SHEET	1
DETAILS	2-3
SITE PLAN	4
EROSION AND SEDIMENT CONTROL PLAN	5
EROSION AND SEDIMENT CONTROL PLAN VIEWS A-C	6-8
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DEVELOPER

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044
PAT WRASE
PH: 952-322-8704

CONSULTANT

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733 MARQUETTE AVE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

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SURVEYOR

DENNIS B. OLMSTEAD
LICENSE NO. 18425
EM: dolmstead@alliant-inc.com

LANDSCAPE ARCHITECT

MALEAH MILLER
LICENSE NO. 19507
EM: mmiller@alliant-inc.com

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612.758.3099 FAX
www.alliant-inc.com

HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
COVER SHEET

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

DAVE NASH, PE
05-22-19 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

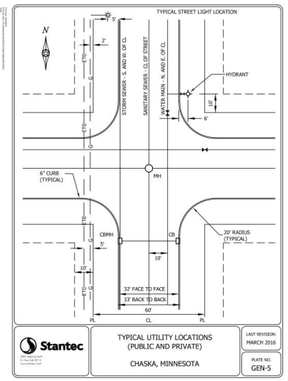
BY — DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

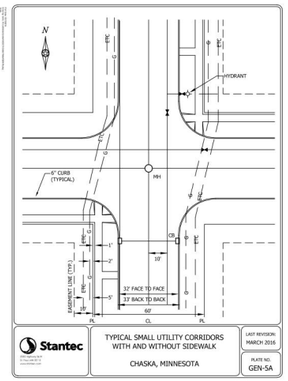
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: NS
PROJECT NO: 216-0028.2

1
SHEET 1 of 32

drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2cove.dwg Nov 22, 2019 - 10:38am



Stantec — TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE) — CHASKA, MINNESOTA — LAST REVISION: MARCH 2016 — PLATE NO. GEN-5



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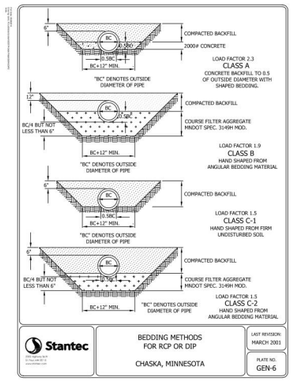
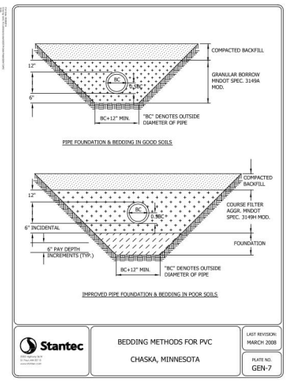
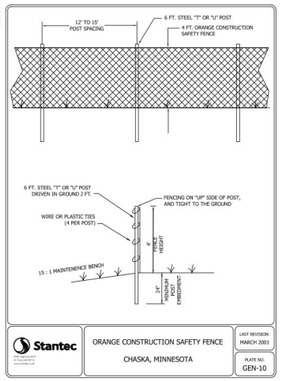


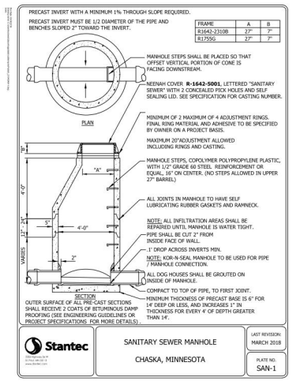
Stantec — BEDDING METHODS FOR RCP OR DIP — CHASKA, MINNESOTA — LAST REVISION: MARCH 2003 — PLATE NO. GEN-6



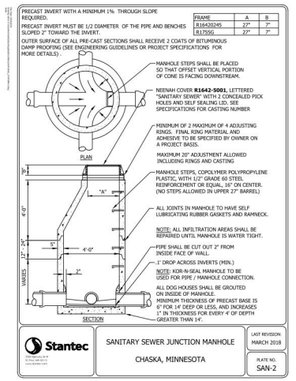
Stantec — BEDDING METHODS FOR PVC — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. GEN-7



Stantec — ORANGE CONSTRUCTION SAFETY FENCE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2003 — PLATE NO. GEN-10

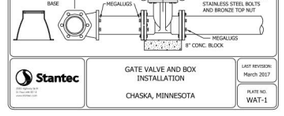


Stantec — SANITARY SEWER MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. SAN-1

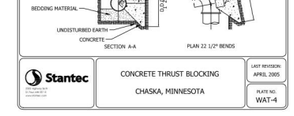


Stantec — SANITARY SEWER JUNCTION MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. SAN-2

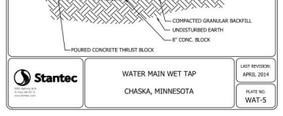
Stantec — SANITARY SEWER DROP INLET MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. SAN-4



Stantec — GATE VALVE AND BOX INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: March 2017 — PLATE NO. WAT-1

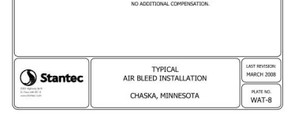


Stantec — CONCRETE THRUST BLOCKING — CHASKA, MINNESOTA — LAST REVISION: APRIL 2005 — PLATE NO. WAT-4



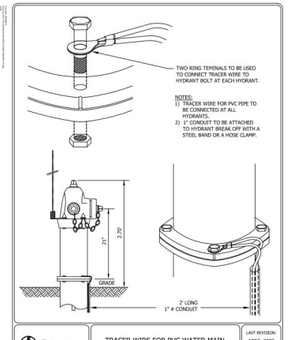
Stantec — WATER MAIN WET TAP — CHASKA, MINNESOTA — LAST REVISION: APRIL, 2014 — PLATE NO. WAT-5

Stantec — WATER MAIN LOWERING WITH INSULATION DETAIL — CHASKA, MINNESOTA — LAST REVISION: APRIL, 2004 — PLATE NO. WAT-6

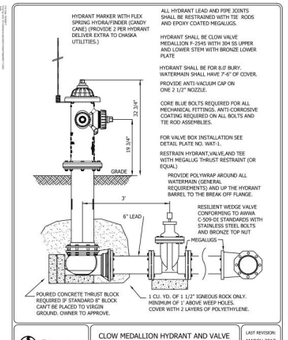


Stantec — TYPICAL AIR BLEED INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. WAT-8

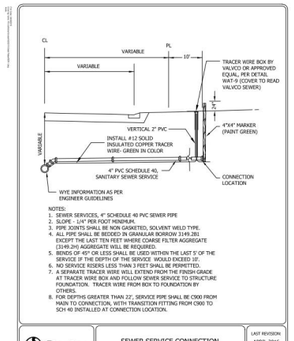
Stantec — DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE — CHASKA, MINNESOTA — LAST REVISION: MAY 2016 — PLATE NO. WAT-9



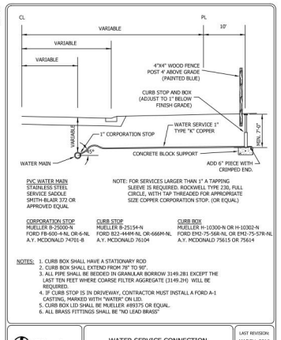
Stantec — TRACER WIRE FOR PVC WATER MAIN — CHASKA, MN — LAST REVISION: APRIL 2008 — PLATE NO. WAT-10



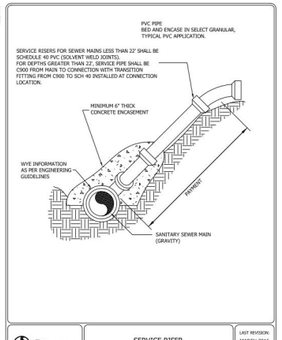
Stantec — CLOW MEDALLION HYDRANT AND VALVE INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: MARCH 2017 — PLATE NO. WAT-11



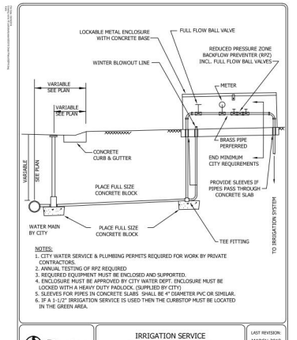
Stantec — SEWER SERVICE CONNECTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. SER-1



Stantec — WATER SERVICE CONNECTION COPPER PIPE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2016 — PLATE NO. SER-2



Stantec — SERVICE RISER — CHASKA, MINNESOTA — LAST REVISION: MARCH 2016 — PLATE NO. SER-3



Stantec — IRRIGATION SERVICE BY PRIVATE CONTRACTOR — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. SER-6

ALLIANT ENGINEERING
733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
DETAILS

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

DAVE NASH, PE
05-22-19 21836
Date License No.

QUALITY ASSURANCE/CONTROL
BY DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA
PROJECT NO: 216-0028.2

2

SHEET 2 of 32

Plotted: May 22, 2019 – 10:38am
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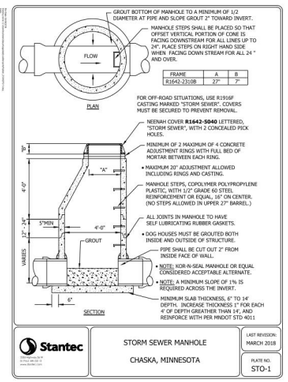
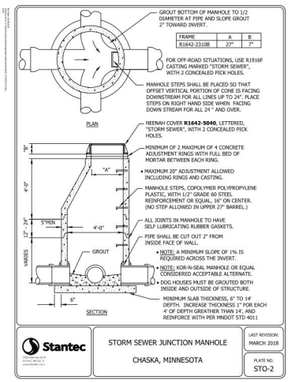
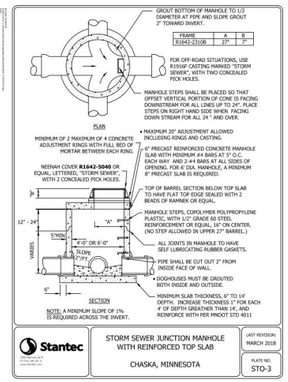


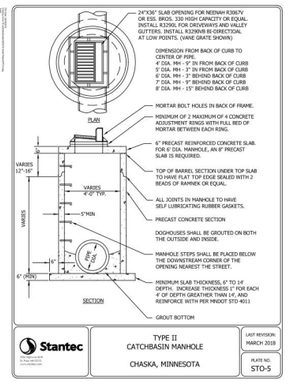
STORM SEWER MANHOLE
CHASKA, MINNESOTA
LAST REVISION: MARCH 2018
PLATE NO. STO-1



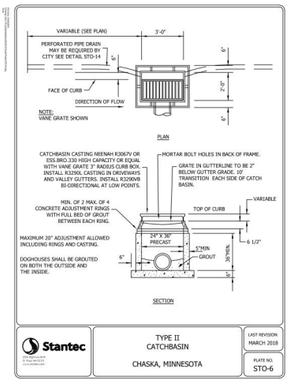
STORM SEWER JUNCTION MANHOLE
CHASKA, MINNESOTA
LAST REVISION: MARCH 2018
PLATE NO. STO-2



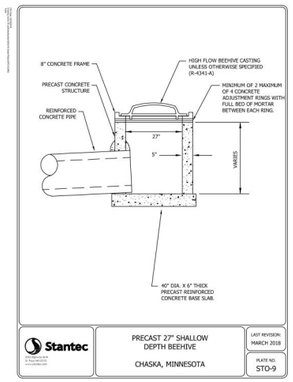
STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB
CHASKA, MINNESOTA
LAST REVISION: MARCH 2018
PLATE NO. STO-3



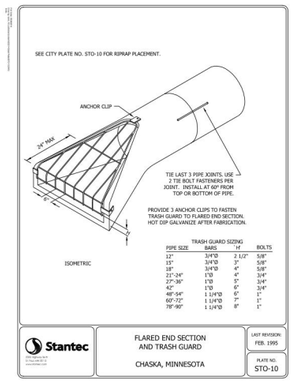
TYPE II
CATCHBASIN MANHOLE
CHASKA, MINNESOTA
LAST REVISION: MARCH 2018
PLATE NO. STO-5



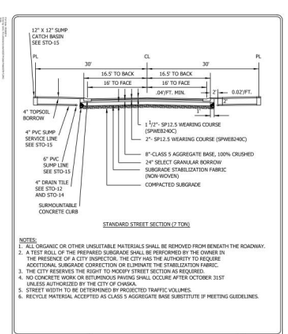
TYPE II
CATCHBASIN
CHASKA, MINNESOTA
LAST REVISION: MARCH 2018
PLATE NO. STO-6



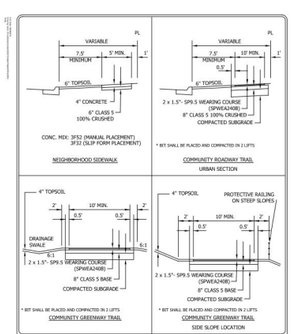
PRECAST 27" SHALLOW
DEPTH BEEHIVE
CHASKA, MINNESOTA
LAST REVISION: MARCH 2018
PLATE NO. STO-9



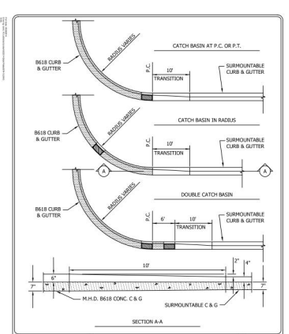
FLARED END SECTION
AND TRASH GUARD
CHASKA, MINNESOTA
LAST REVISION: FEB. 1995
PLATE NO. STO-10



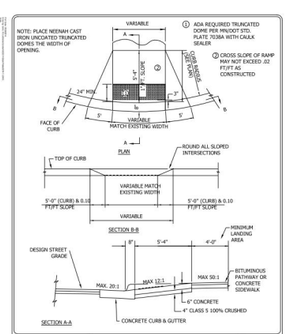
RIPRAP AT OUTLETS
CHASKA, MINNESOTA
LAST REVISION: APRIL 2004
PLATE NO. STO-11



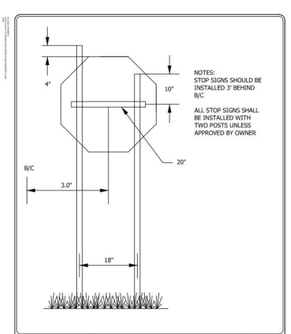
PERFORATED PVC DRAINTILE PIPE
BELOW CONCRETE CURB
CHASKA, MINNESOTA
LAST REVISION: NOV. 2016
PLATE NO. STO-12



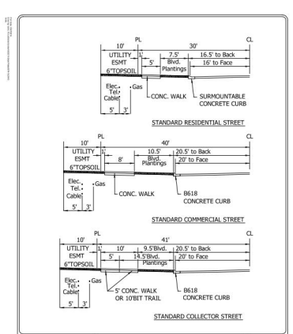
DRAINTILE INSTALLATION INTO
CATCHBASIN MANHOLE
CHASKA, MINNESOTA
LAST REVISION: APRIL 2016
PLATE NO. STO-14



PVC SUMP LINE
BEHIND CURB
CHASKA, MINNESOTA
LAST REVISION: MAY 2016
PLATE NO. STO-15

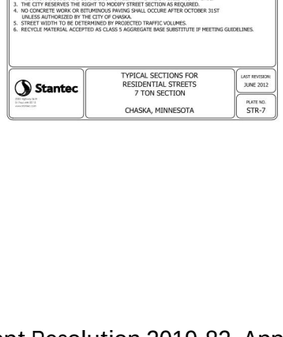


CURB AND GUTTER
CHASKA, MINNESOTA
LAST REVISION: APRIL 2016
PLATE NO. STR-1

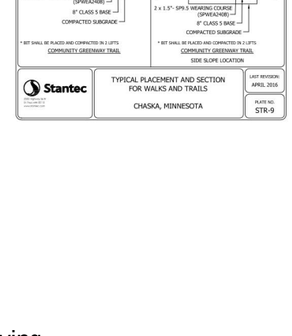


B618 CURB & GUTTER
CONSTRUCTION AT CATCHBASIN
CHASKA, MINNESOTA
LAST REVISION: MARCH 2008
PLATE NO. STR-4

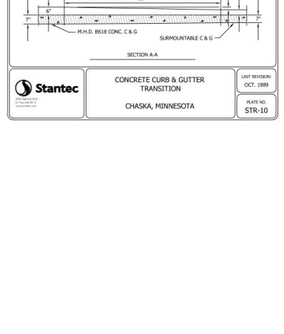
SURMOUNTABLE CURB & GUTTER
CONSTRUCTION AT CATCHBASIN
CHASKA, MINNESOTA
LAST REVISION: MARCH 2008
PLATE NO. STR-5



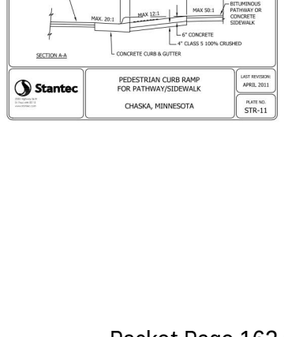
TYPICAL SECTIONS FOR
RESIDENTIAL STREETS
7 TON SECTION
CHASKA, MINNESOTA
LAST REVISION: JUNE 2012
PLATE NO. STR-7



TYPICAL PLACEMENT AND SECTION
FOR WALKS AND TRAILS
CHASKA, MINNESOTA
LAST REVISION: APRIL 2016
PLATE NO. STR-9

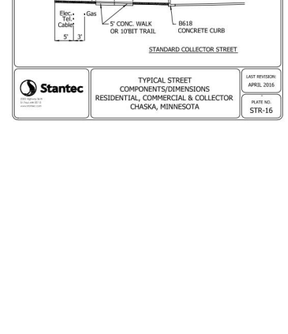


CONCRETE CURB & GUTTER
TRANSITION
CHASKA, MINNESOTA
LAST REVISION: OCT. 1989
PLATE NO. STR-10



PEDESTRIAN CURB RAMP
FOR PATHWAY/SIDEWALK
CHASKA, MINNESOTA
LAST REVISION: APRIL 2011
PLATE NO. STR-11

STOP SIGN INSTALLATION DETAIL
CHASKA, MINNESOTA
LAST REVISION: JUNE 2012
PLATE NO. STR-15



TYPICAL STREET
COMPONENTS/DIMENSIONS
RESIDENTIAL, COMMERCIAL & COLLECTOR
CHASKA, MINNESOTA
LAST REVISION: APRIL 2016
PLATE NO. STR-16

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HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
DETAILS

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

DAVE NASH, PE
05-22-19 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA
PROJECT NO: 216-0028.2

3

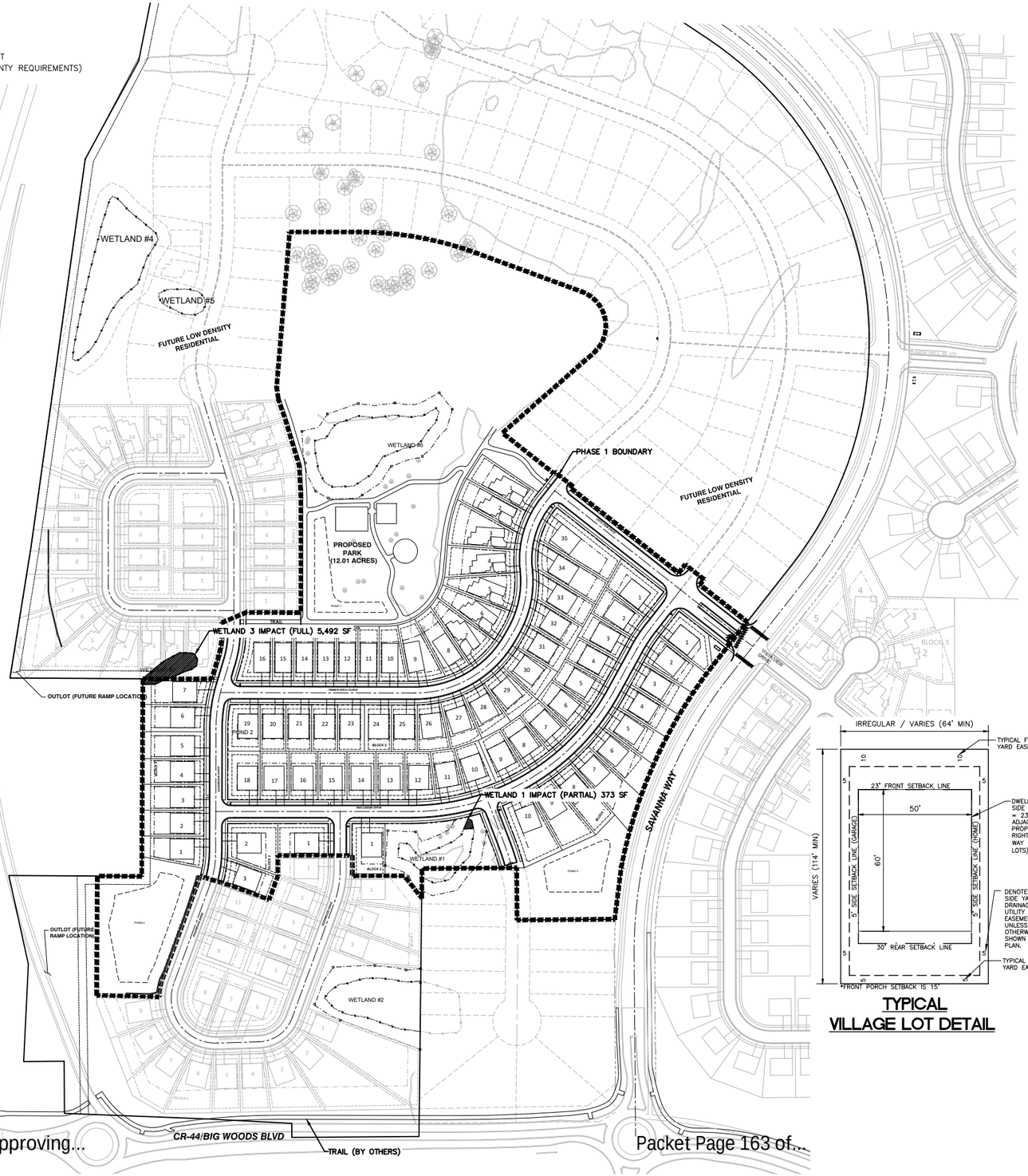
SHEET 3 of 32

Plotted: May 22, 2019 – 10:38am
Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2det.dwg

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WETLAND DELINEATION
- WETLAND BUFFER
- WETLAND BUFFER MONUMENT (PER CITY OF CARVER COUNTY REQUIREMENTS)

WETLAND BUFFER SIGN



OVERALL SITE DATA

TOTAL SITE AREA	=106.63 AC
PHASE 1 AREA	= 57.62 AC
RESIDENTIAL R.O.W	= 8.97 AC
VILLAGE SF LOT AREA	= 19.37 AC
COTTAGE VILLA LOT AREA	= 11.16 AC
WETLAND AREA	= 1.78 AC
TRAIL CONNECTION	= 0.10 AC
STORMWATER AREA	= 1.50 AC
PARK AREA	= 12.01 AC
MONUMENT OUTLOT	= 0.03 AC
MNDOT RAMP AREA	= 3.34 AC

RESIDENTIAL R.O.W	= 60' WIDTH
STREET LENGTH	= 6,682 L.F.
REAR YARD PARK SETBACK	= 40'
COLLECTOR ROAD SETBACK	= 100' FROM ℄
COUNTY ROAD 44 SETBACK	= 125' FROM ℄
HWY 212 SETBACK	= GREATER OF 225' FROM ADJACENT LANE ℄ OR 50' FROM ROW

VILLAGE LOTS

FRONT/CORNER SETBACK	= 23' MIN.
REAR SETBACK	= 30' MIN.
SIDE SETBACK (SF)	= 5' MIN.
BUILDING PAD	= 50(W)'X60'(D)

COTTAGE LOTS

FRONT/CORNER SETBACK	= 20' MIN.
REAR SETBACK	= 30' MIN.
SIDE SETBACK (SF)	= 5' MIN.
SIDE-LOAD BUILDING PAD	= 44(W)'X90'(D)
FRONT-LOAD BUILDING PAD	= 40(W)X74'(D)

PHASE 1 LOT COUNT

PHASE 1 LOT COUNT

56 VILLAGE LOTS
64'X114' SINGLE FAMILY

16 COTTAGE LOTS
9 – FRONT LOAD – 53'X126'
7 – SIDE LOAD – 57'X142

72 TOTAL LOTS

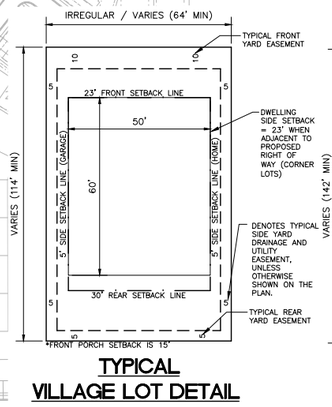
WETLAND SUMMARY

WETLAND BUFFER = 30' AVG. (20 ft MIN)

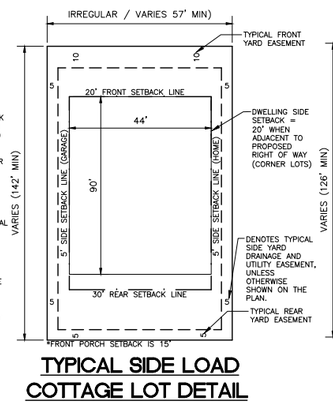
WETLAND 1 = TYPE 1 AND 2
WETLAND 2 = TYPE 2 AND 3
WETLAND 3 = TYPE 1
WETLAND 6 = TYPE 2
*PER KJOLHAUG ENVIRONMENTAL SERVICES REPORT DATED: MARCH 2, 2018

WETLAND IMPACTS

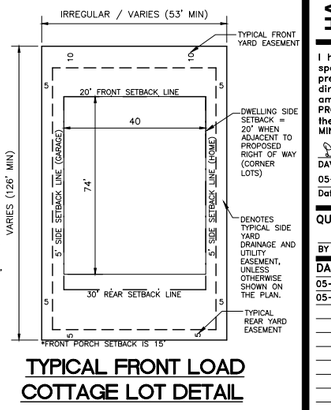
WETLAND 1 (PARTIAL)	373 SF
WETLAND 3 (FULL)	5,492 SF
TOTAL:	5,865 SF
2:1 MITIGATION REQUIRED: (VIA BANKING CREDITS)	11,730 SF



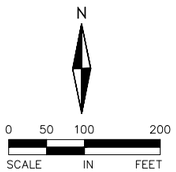
TYPICAL VILLAGE LOT DETAIL



TYPICAL SIDE LOAD COTTAGE LOT DETAIL



TYPICAL FRONT LOAD COTTAGE LOT DETAIL



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CONSTRUCTION DOCUMENTS PHASE 1

HARVEST WEST
CHASKA, MN
SITE PLAN

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

DAVE NASH, PE
05-22-19 21836
Date License No.

QUALITY ASSURANCE/CONTROL
BY DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

4

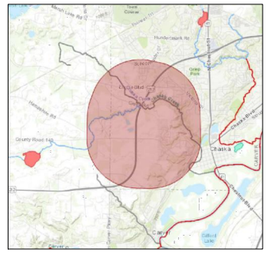
SHEET 4 of 32

Plotted: May 22, 2019 – 10:39am
Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2site.dwg

ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES



VICINITY MAP

LEGEND:

- PRE-SF — DENOTES PRE-GRADING SEDIMENT BARRIER
- PST-SF — DENOTES POST-GRADING SEDIMENT BARRIER
- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES TREE PROTECTION LIMITS
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. — DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

NOTE TO CONTRACTOR:

THE OWNER AND THE GENERAL CONTRACTOR ARE THE RESPONSIBLE PARTIES TO IMPLEMENT THE NPDES PERMIT. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN THE MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

SWPPP BMP QUANTITIES (PER PLAN):

1. STANDARD POST SILT FENCE	7,858 LF
2. INLET PROTECTION	46 EA

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

CONSTRUCTION SEQUENCING

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT

NOTE:

REFER TO SHEET 9 FOR EROSION CONTROL DETAILS.

N

0 50 100 200

SCALE IN FEET

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733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
EROSION AND SEDIMENT CONTROL PLAN

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

DAVE NASH, PE
05-22-19 — 21836
Date — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

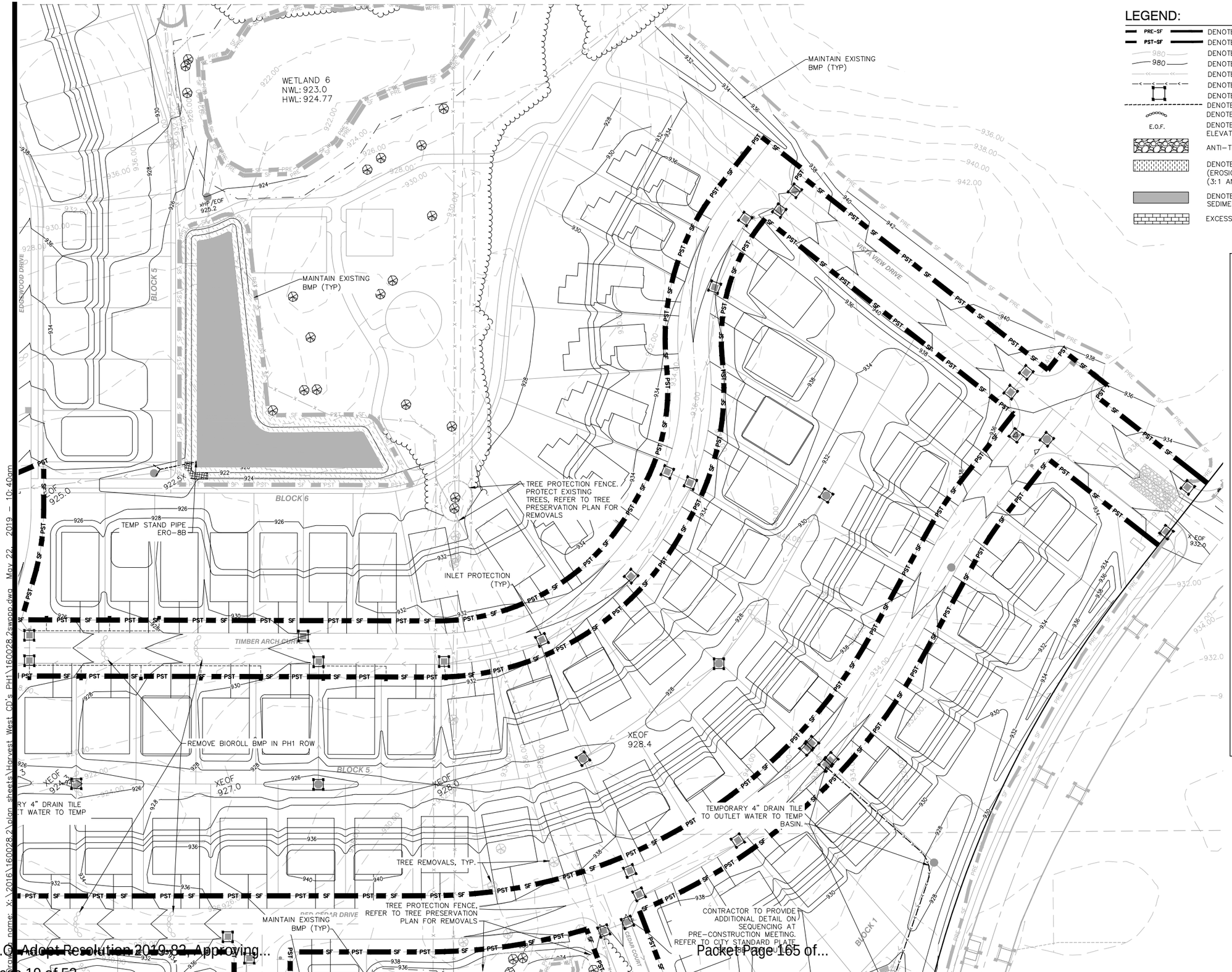
DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

5

SHEET 5 of 32

plot name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2swppp.dwg May 22, 2019 - 10:40am



LEGEND:

- PRE-SF — DENOTES PRE-GRADING SEDIMENT BARRIER
- PST-SF — DENOTES POST-GRADING SEDIMENT BARRIER
- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- DENOTES TREE PROTECTION LIMITS
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. — DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD

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www.alliant-inc.com

HARVEST WEST
CHASKA, MN

CONSTRUCTION DOCUMENTS PHASE 1

EROSION AND SEDIMENT CONTROL PLAN - VIEW A

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

DAVE NASH, PE
05-22-19 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

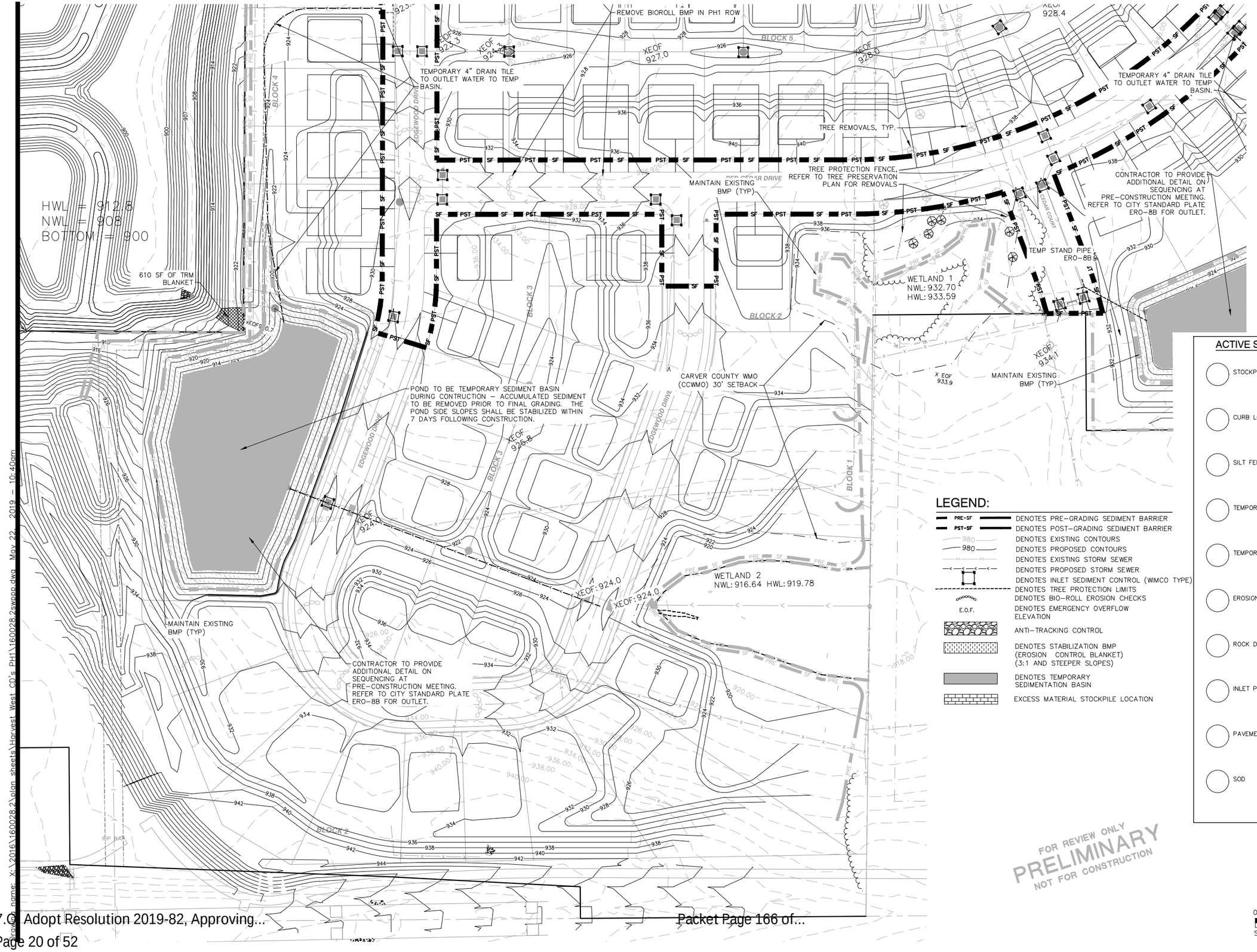
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	216-0028.2

6

SHEET 6 of 32

plot name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2swppp.dwg May 22, 2019 - 10:40am



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- 980 — DENOTES EXISTING CONTOURS
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ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
EROSION AND SEDIMENT CONTROL PLAN - VIEW B

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

DAVE NASH, PE
05-22-19 — 21836
Date — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

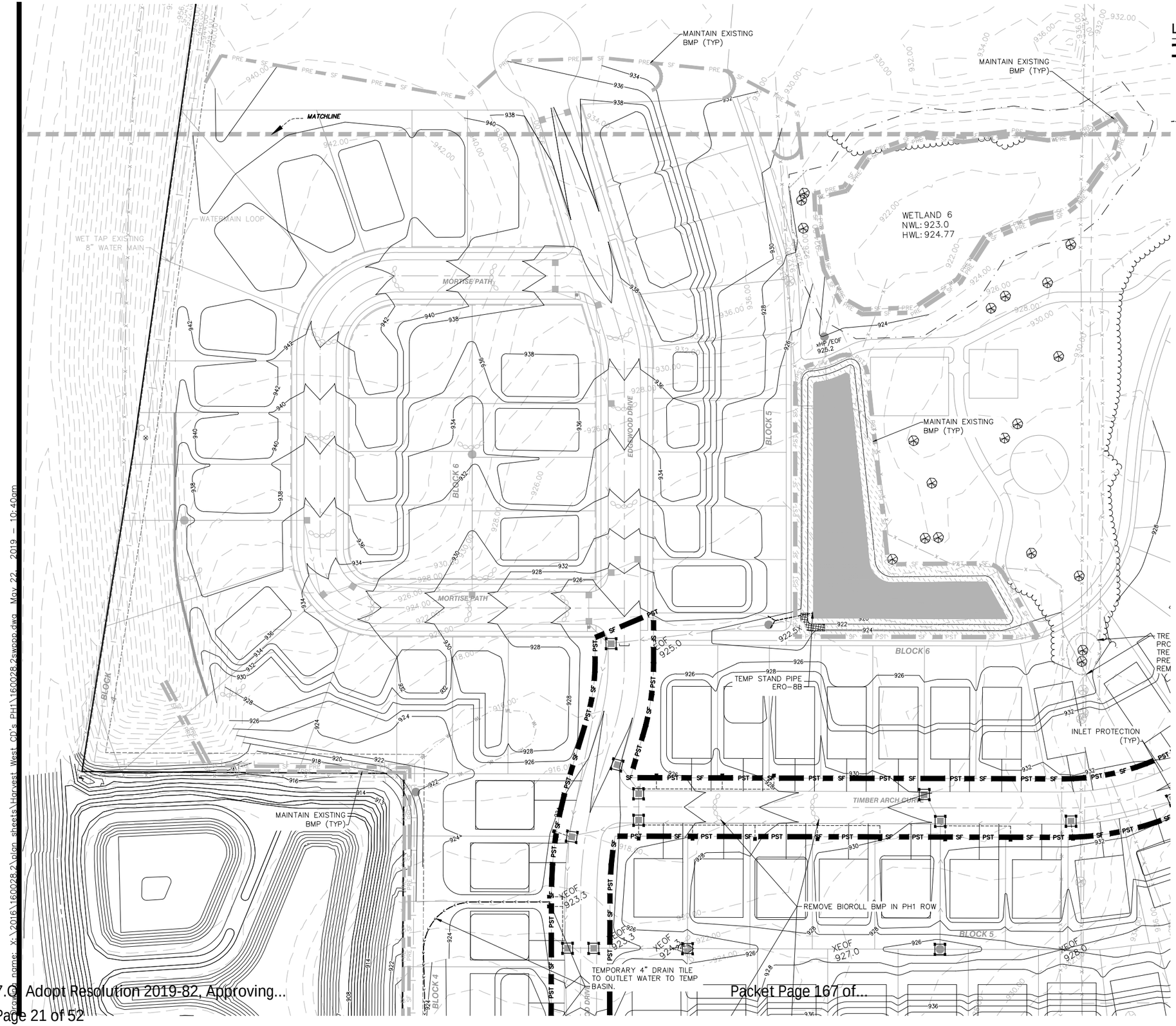
DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

7

SHEET 7 of 32

May 22, 2019 — 10:40am
plotted name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2swppp.dwg



LEGEND:

- PRE-SF — DENOTES PRE-GRADING SEDIMENT BARRIER
- PST-SF — DENOTES POST-GRADING SEDIMENT BARRIER
- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- DENOTES TREE PROTECTION LIMITS
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. — DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD

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HARVEST WEST
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CONSTRUCTION DOCUMENTS PHASE 1
EROSION AND SEDIMENT CONTROL PLAN - VIEW C

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Dave Nash

DAVE NASH, PE
05-22-19 — Date
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QUALITY ASSURANCE/CONTROL

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SHEET 8 of 32

plotted: May 22, 2019 – 10:40am
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EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

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

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

PERMANENT COVER:

THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER PERMANENT COVER IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCITLAB BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP DOCUMENTS FOR EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

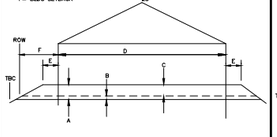
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

STANDARD HOLD DOWN DETAILS

PAD WIDTH = 50' PAD TYPE = F

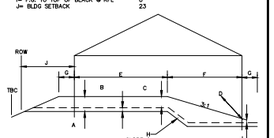
	(FT.)
A= GROSS H.D.	3.0
B= TOPSOIL RESPREAD	0.5
C= NET H.D.	2.5
D= PAD DEPTH	60
E= OVERSIZING	5
F= BLDG SETBACK	23



FULL BASEMENT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

PAD WIDTH = 50' PAD TYPE = L, W

	(FT.)
A= GROSS H.D.	3.0
B= TOPSOIL RESPREAD	0.5
C= NET H.D.	2.5
D= F.G. OFF TO F.G. REAR EL	SEE PLAN (L), (W)
E= BENCH LENGTH	25
F= SLOPE & REAR FLAT LENGTH	35
G= OVERSIZING	5
H= X/Y SLOPE (X' VERT. TO 1 HORIZ.)	2
I= F.F. TO TOP OF BLACK @ RFL	0
J= BLDG SETBACK	23

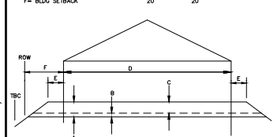


LOOK OUT AND WALK OUT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

VILLA HOLD DOWN DETAILS

PAD WIDTH = 40', 44' PAD TYPE = F

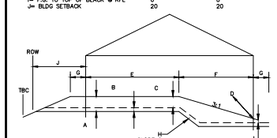
	FRONT LOAD (FT.)	SIDE LOAD (FT.)
A= GROSS H.D.	3	3
B= TOPSOIL RESPREAD	0.5	0.5
C= NET H.D.	2.5	2.5
D= PAD DEPTH	73.75	90
E= OVERSIZING	5	5
F= BLDG SETBACK	20	20



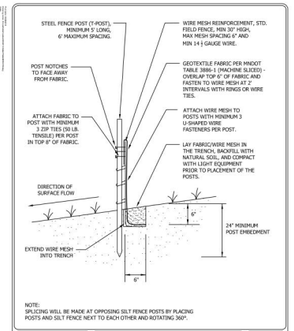
FULL BASEMENT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

PAD WIDTH = 40', 44' PAD TYPE = L, W

	FRONT LOAD (FT.)	SIDE LOAD (FT.)
A= GROSS H.D.	1.5	1.5
B= TOPSOIL RESPREAD	0.5	0.5
C= NET H.D.	1.0	1.0
D= F.G. OFE TO F.G. REAR EL	SEE PLAN (L), (W)	SEE PLAN
E= BENCH LENGTH	40	40
F= SLOPE & REAR FLAT LENGTH	33.75	50
G= OVERSIZING	5	5
H= X/Y SLOPE (X' VERT. TO 1 HORIZ.)	2	2
I= F.F. TO TOP OF BLACK @ RFL	0	0
J= BLDG SETBACK	20	20

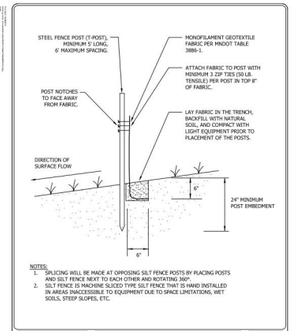


LOOK OUT AND WALK OUT PAD
NOT TO SCALE
ALL NUMBERS IN FEET



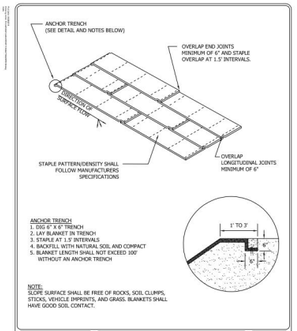
NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

Stantec | SILT FENCE HEAVY DUTY | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-1B



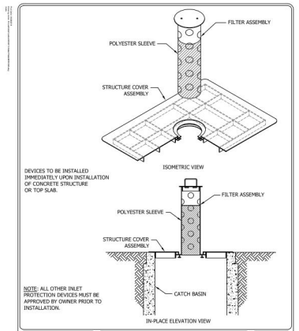
NOTES:
1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
2. SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

Stantec | SILT FENCE STANDARD | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-1C



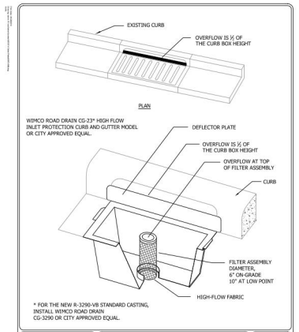
NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

Stantec | EROSION CONTROL BLANKET INSTALLATION | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-2

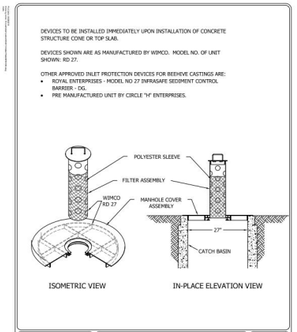


NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

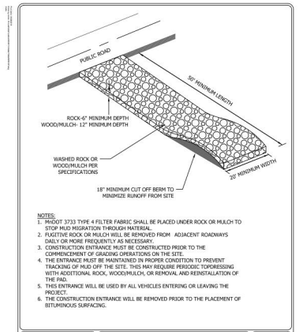
Stantec | INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4A



Stantec | INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4B

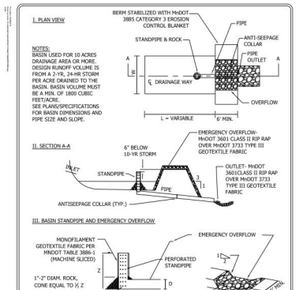


Stantec | INLET PROTECTION BEEHIVE CASTING | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4C



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 BERM.
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.

Stantec | ROCK CONSTRUCTION ENTRANCE | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-7



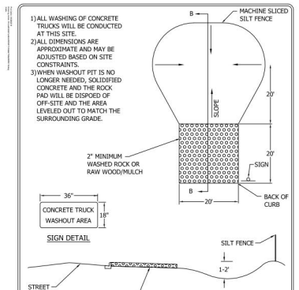
NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE. SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

NOTE:
PIPE MATERIAL SHOULD BE RIGID

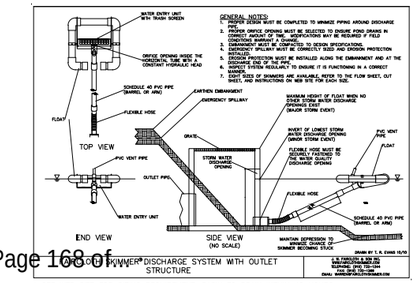
Stantec | TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-8B

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

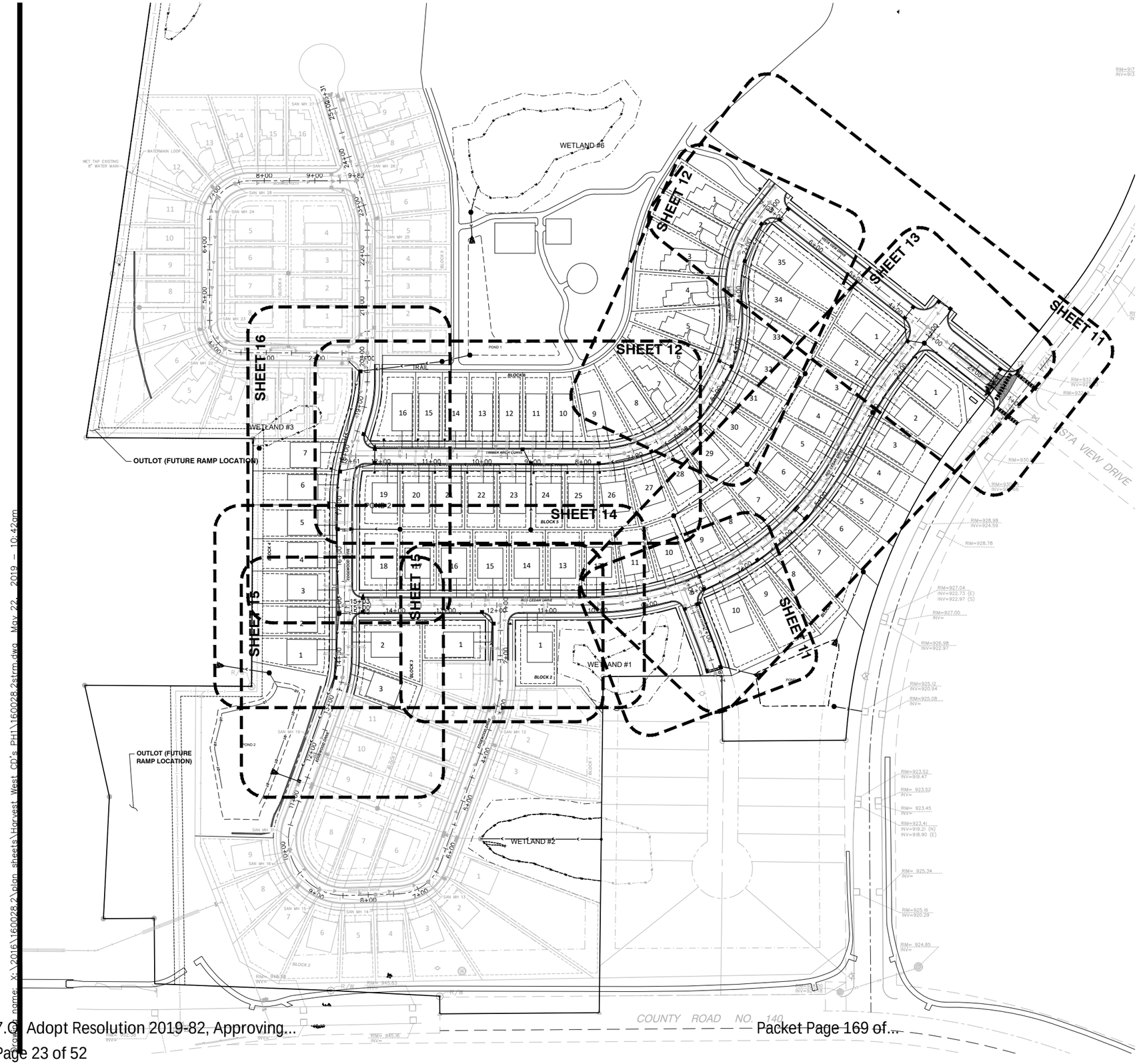
Stantec | SLOPE TRACKING | CHASKA, MINNESOTA | LAST REVISION: FEB 2004 | PLATE NO. ERO-10



Stantec | CONCRETE WASHOUT PIT | CHASKA, MINNESOTA | LAST REVISION: April 2011 | PLATE NO. ERO-12



GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT IT CHANGED.
3. ORIFICE PLATE MUST BE INSTALLED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTEC



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

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SCALE IN FEET

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HARVEST WEST
CHASKA, MN

CONSTRUCTION DOCUMENTS PHASE 1

STREET & STORM SEWER PLAN AND PROFILE LEGEND

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

DAVE NASH, PE
05-22-19 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

10

SHEET 10 of 32

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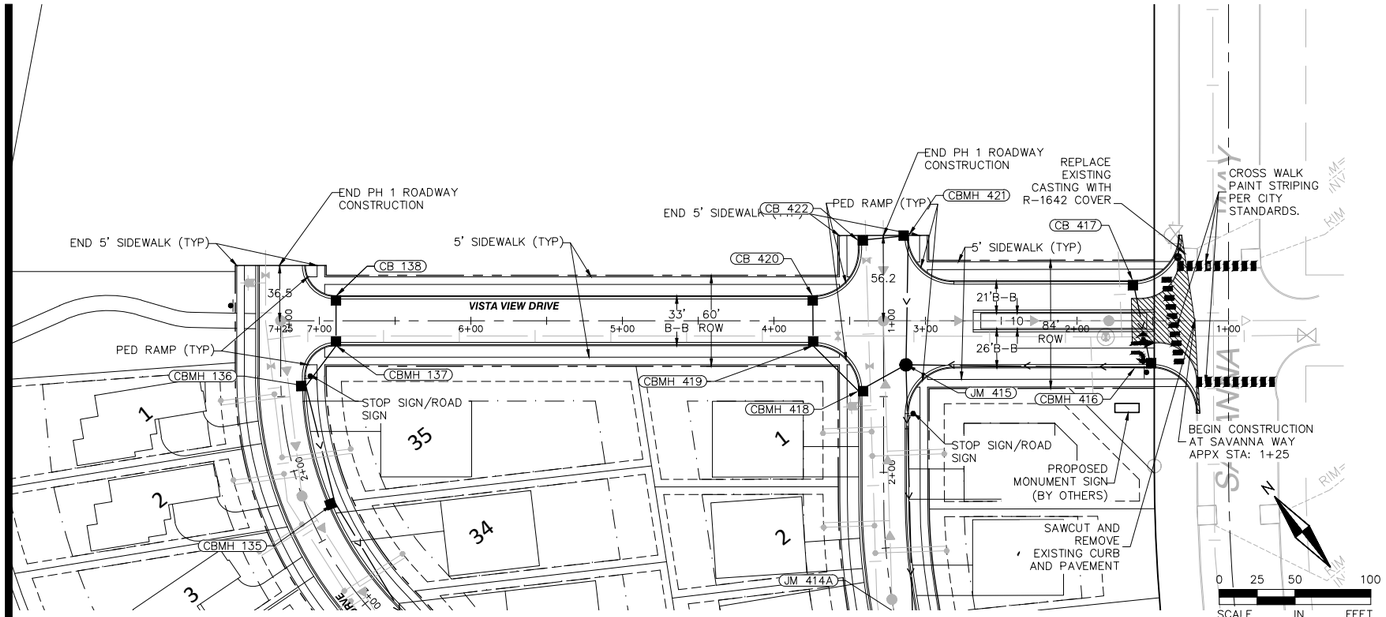
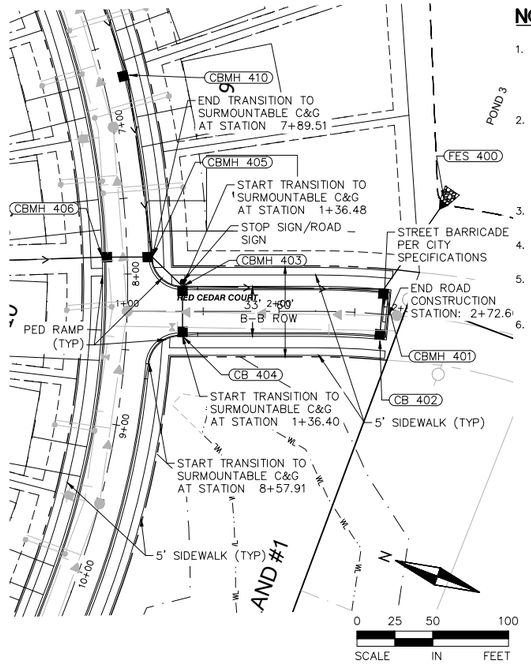


VISTA VIEW DRIVE



RED CEDAR COURT

NOTES:

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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
135	48" DIA	R-3067-V
136	48" DIA	R-3501-TL
137	48" DIA	R-3067-V
138	2'x3'	R-3067-V
401	72" DIA	R-3067-V
402	2'x3'	R-3067-V
403	60" DIA	R-3067-V
404	2'x3'	R-3067-V
405	60" DIA	R-3067-V
406	48" DIA	R-3105-TR
410	48" DIA	R-3067-V
416	48" DIA	R-3067-V
417	2'x3'	R-3067-V
418	48" DIA	R-3067-V
419	48" DIA	R-3067-V
420	2'x3'	R-3067-V

NOTES:
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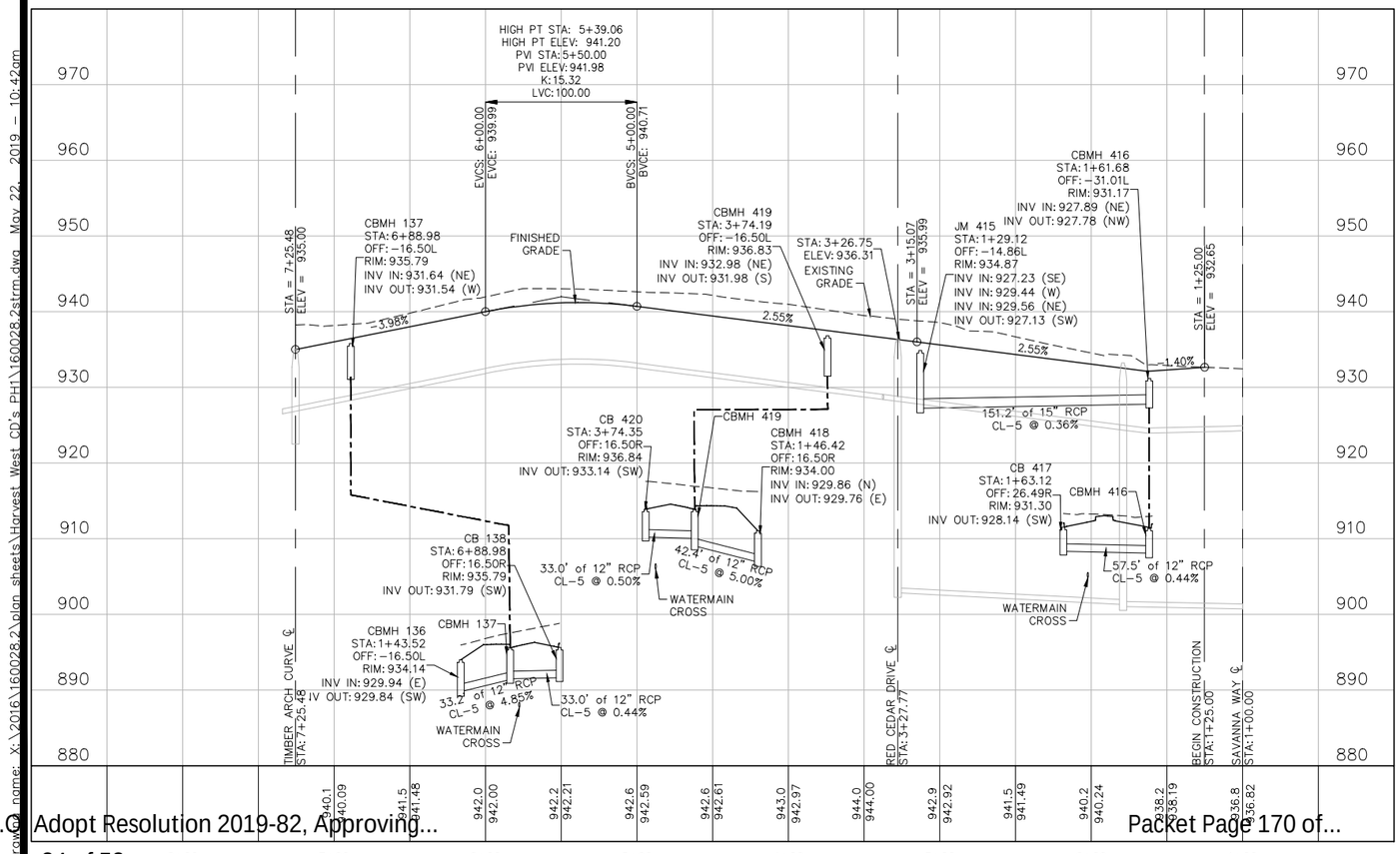
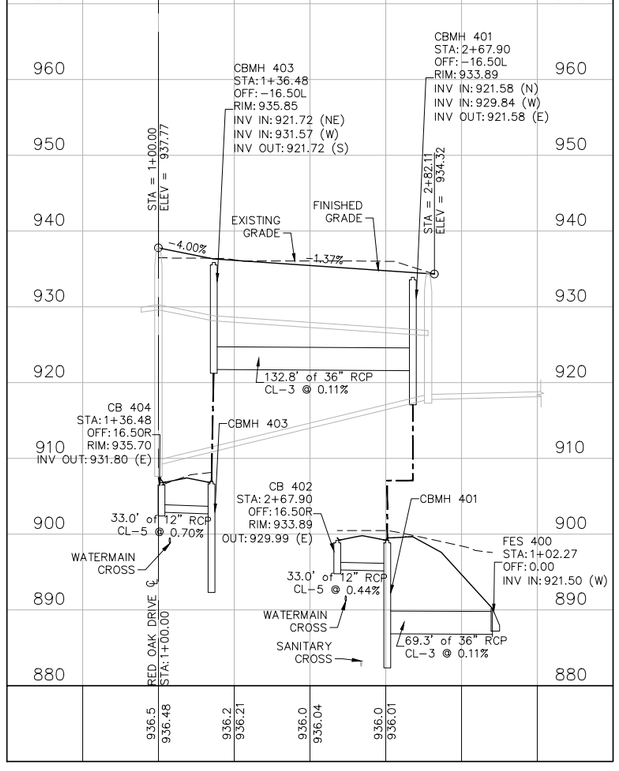
2) SEE OCS DETAIL & SCHEDULE ON SHEET 17





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05-22-19 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

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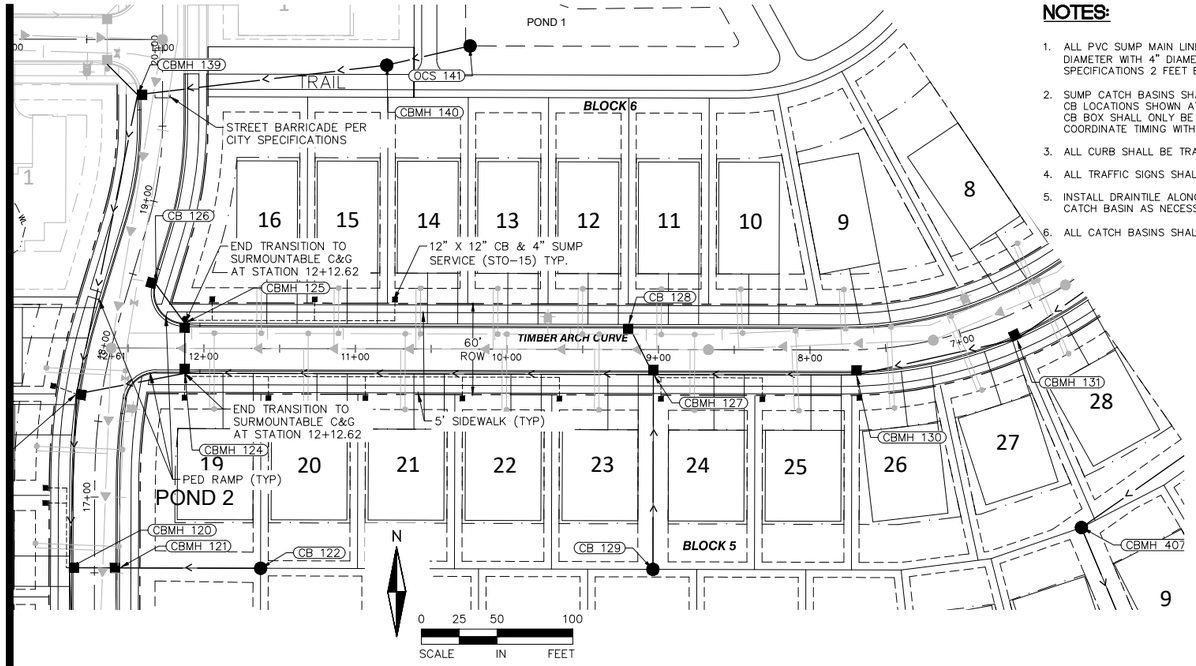
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA
PROJECT NO: 216-0028.2

11
SHEET 11 of 32

Plot name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2strm.dwg May 22, 2019 - 10:42am



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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
120	72" DIA	R-3501-TL
121	72" DIA	R-3067-V
122	60" DIA	R-4342
123	72" DIA	R-3501-TL
124	72" DIA	R-3067-V
125	48" DIA	R-3067-V
126	2'x3'	R-3067-V
127	60" DIA	R-3067-V
128	2'x3'	R-3067-V
129	27" DIA	R-4342
130	48" DIA	R-3067-V
131	48" DIA	R-3501-TL
132	48" DIA	R-3501-TL
133	60" DIA	R-3501-TL
134	2'x3'	R-3501-TR
135	48" DIA	R-3501-TL
136	48" DIA	R-3501-TL
137	48" DIA	R-3067-V
138	2'x3'	R-3067-V
139	60" DIA	R-3067-V
140	48" DIA	R-3067-V
141	60" DIA	OCS
407	48" DIA	R-4342
408	48" DIA	R-4342

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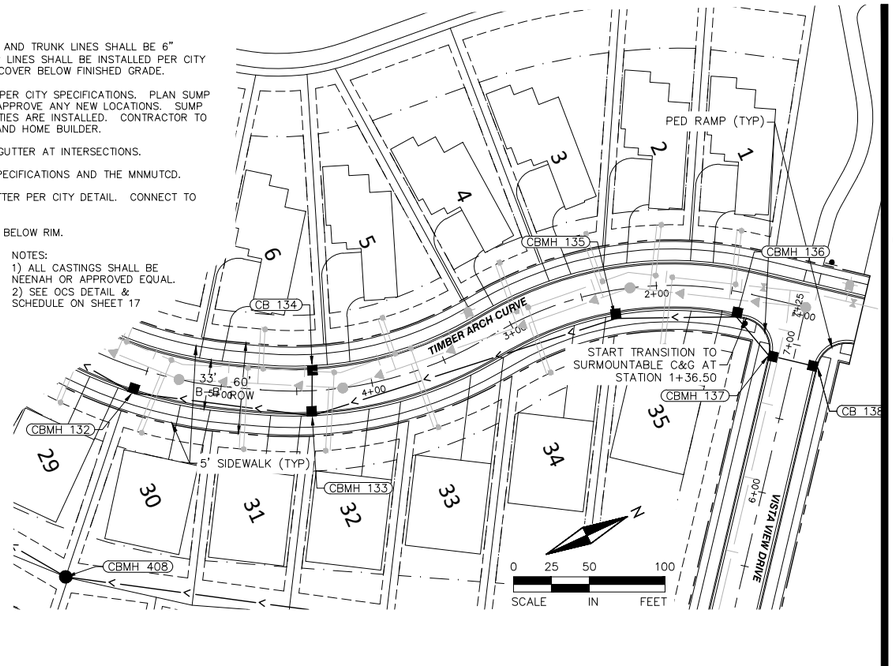
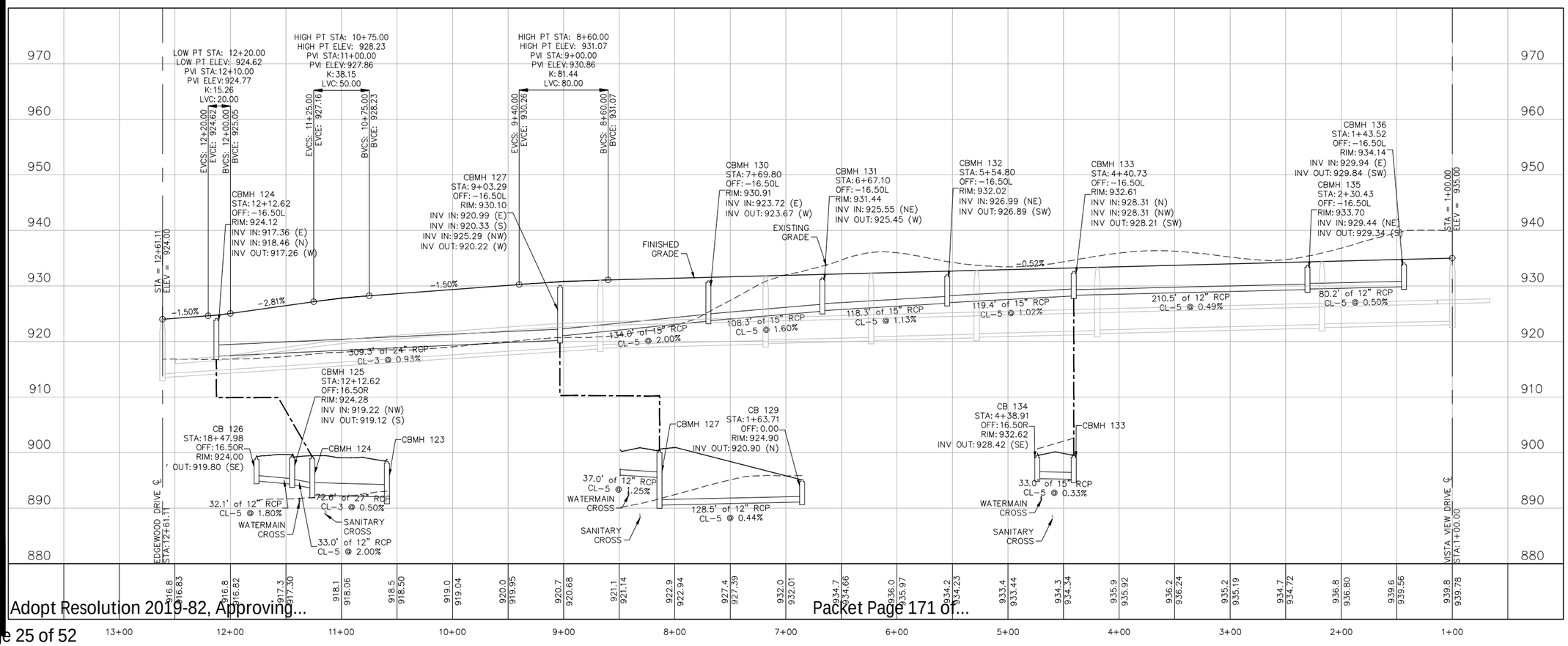


TIMBER ARCH CURVE



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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA
PROJECT NO: 216-0028.2

12

SHEET 12 of 32

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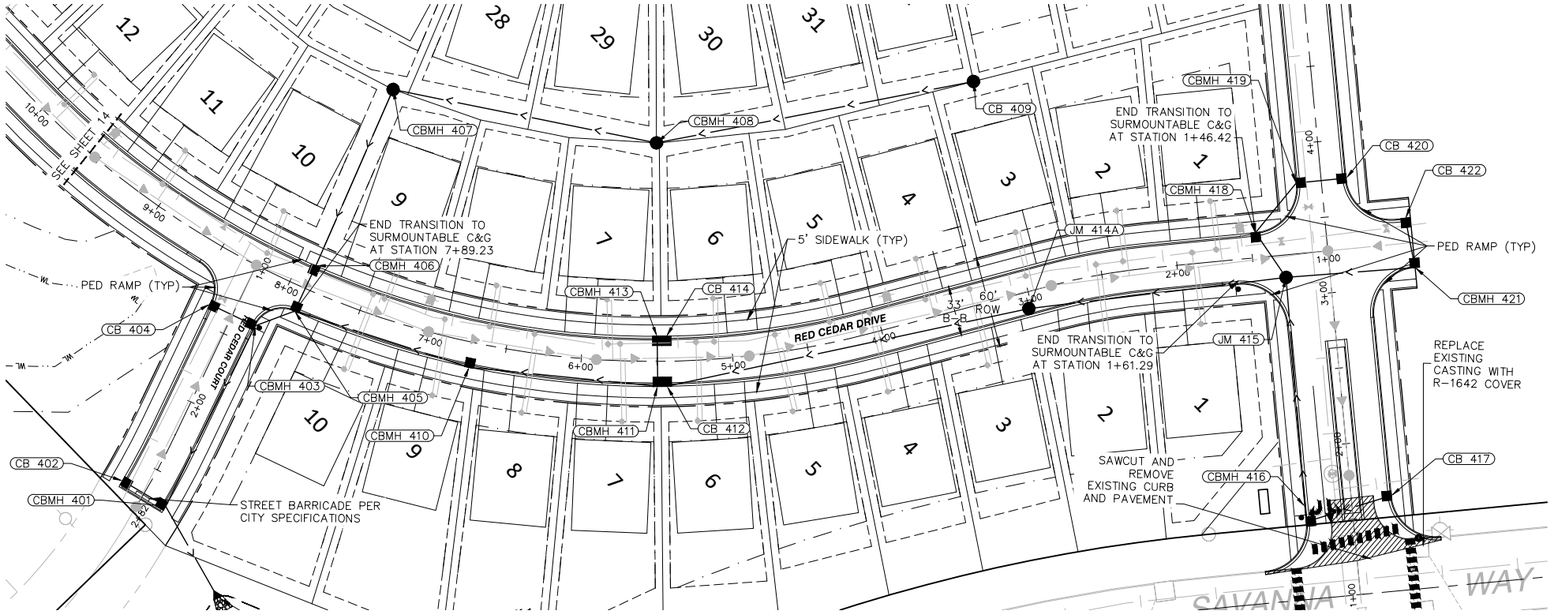
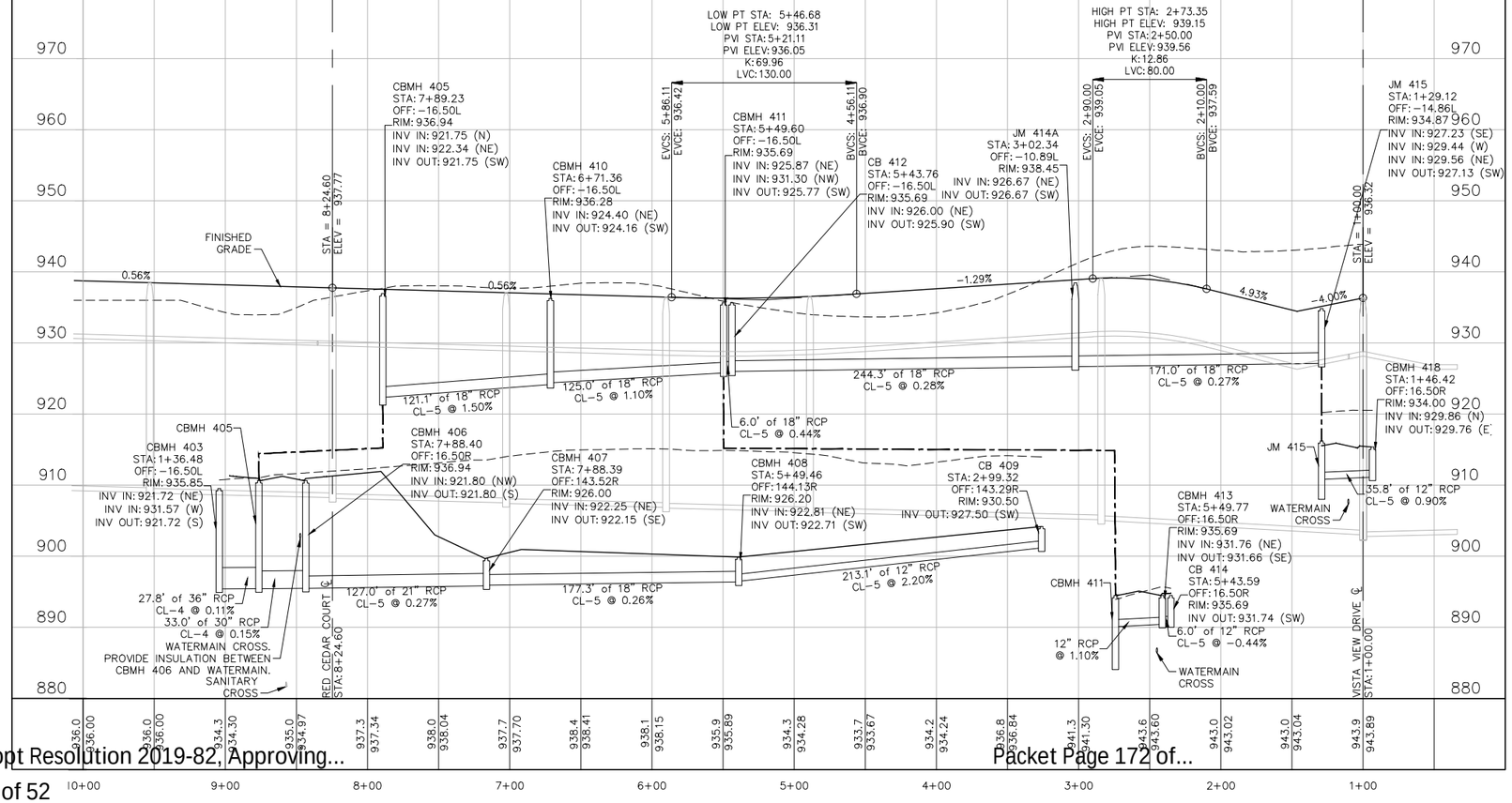


RED CEDAR DRIVE



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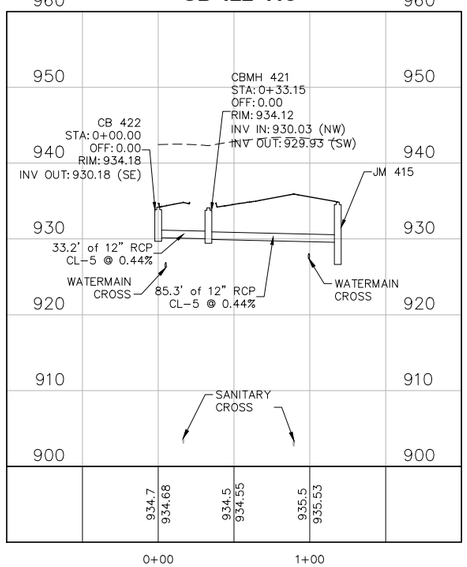

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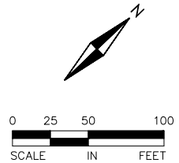

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
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402	2'x3'	R-3067-V
403	60" DIA	R-3067-V
404	2'x3'	R-3067-V
405	60" DIA	R-3067-V
406	48" DIA	R-3501-TR
407	48" DIA	R-4342
408	48" DIA	R-4342
409	27" DIA	R-4342
410	48" DIA	R-3067-V
411	48" DIA	R-3067-V
412	48" DIA	R-3067-V
413	48" DIA	R-3067-V
414	2'x3'	R-3067-V
414A	48" DIA	R-1642
415	60" DIA	R-1642
416	48" DIA	R-3067-V
417	2'x3'	R-3067-V
418	48" DIA	R-3067-V
419	48" DIA	R-3067-V
420	2'x3'	R-3067-V
421	48" DIA	R-3067-V
422	2'x3'	R-3067-V

NOTES:
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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA
PROJECT NO: 216-0028.2

13

SHEET 13 of 32

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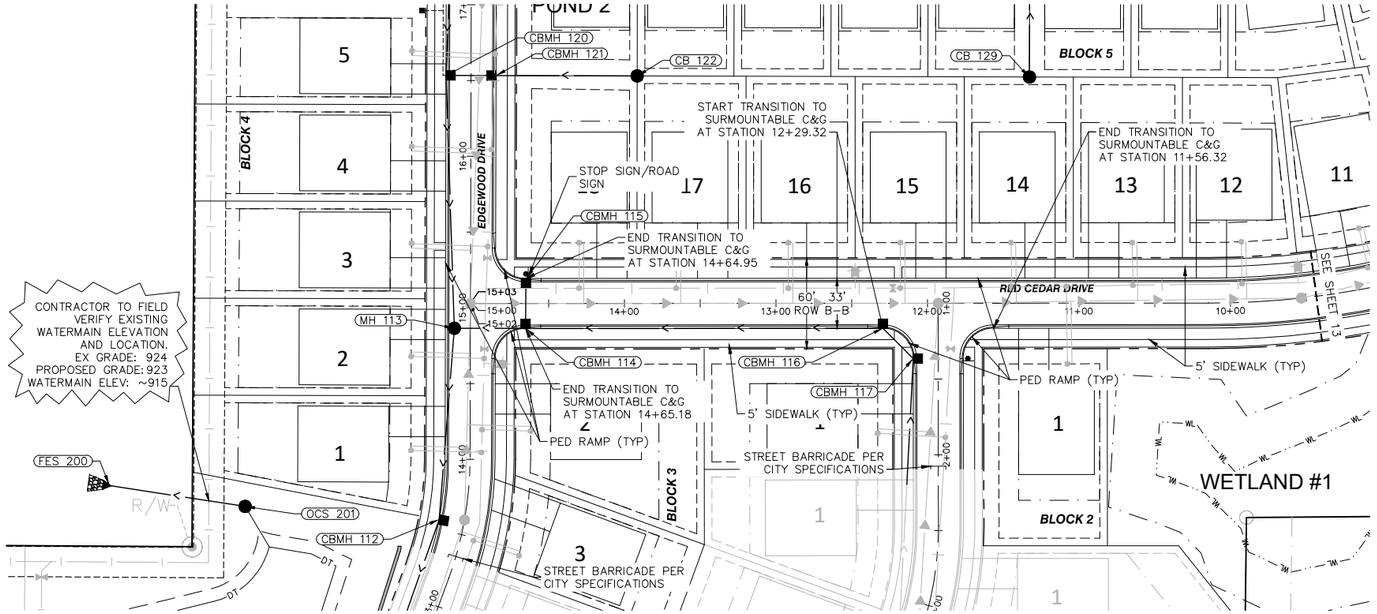

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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
113	60" DIA	R-1642
114	48" DIA	R-3067-V
115	2'x3'	R-3067-V
116	48" DIA	R-3067-V
117	48" DIA	R-3067-V
120	72" DIA	R-3501-TL
121	72" DIA	R-3067
122	60" DIA	R-4342
129	27" DIA	R-4342
201	60" DIA	OCS

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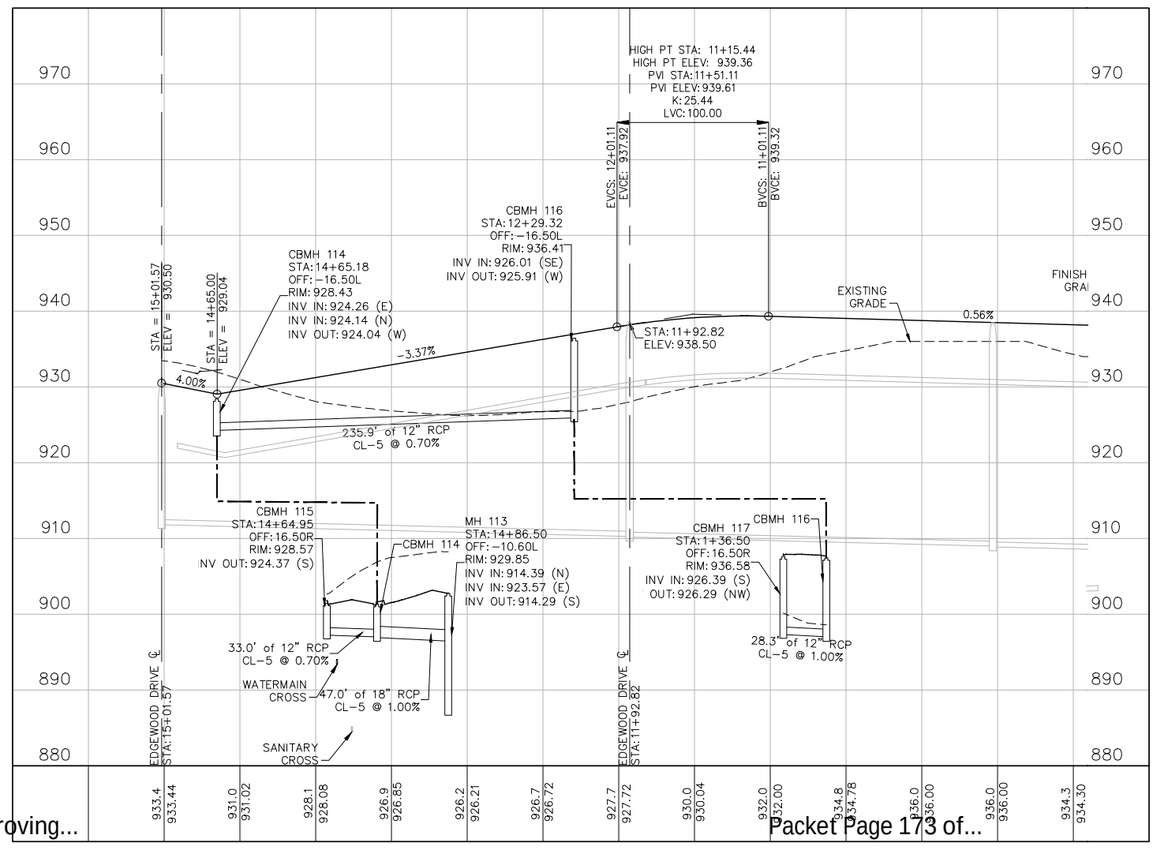
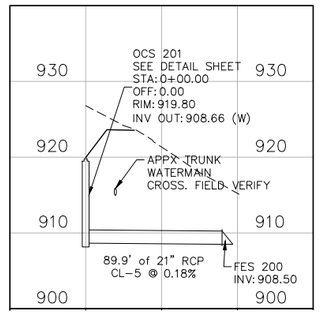
SCALE IN FEET

RED CEDAR DRIVE



OCS 200 - FES 200



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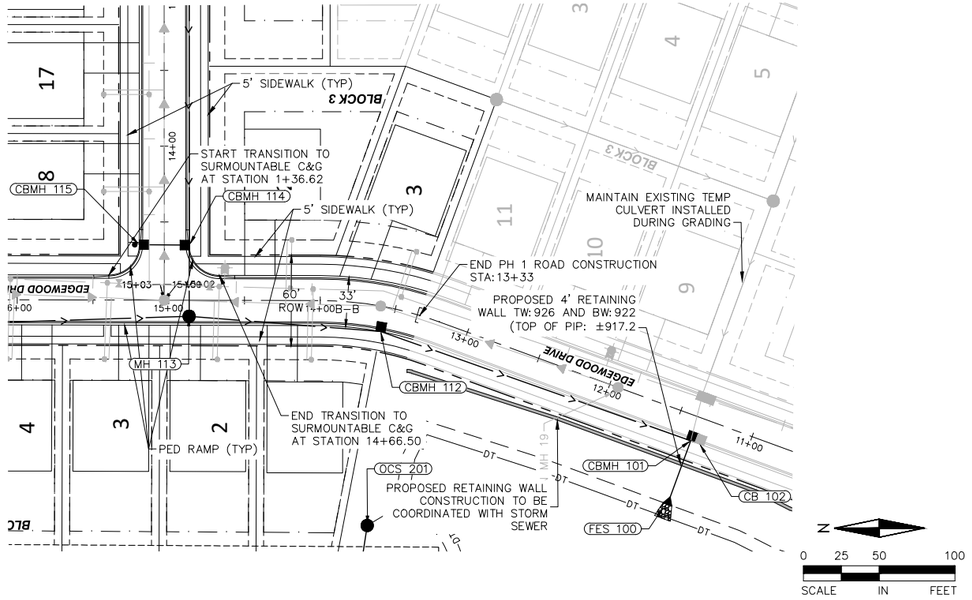
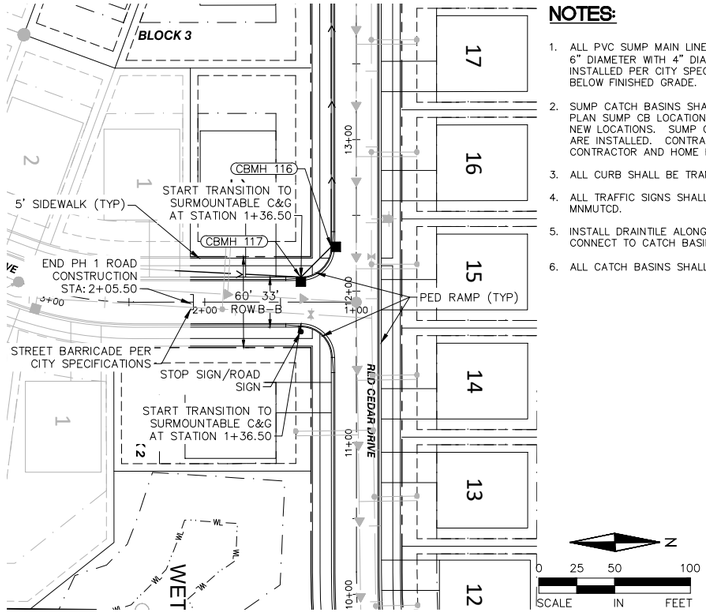
14
SHEET 14 of 32

Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2strm.dwg May 22, 2019 - 10:44am





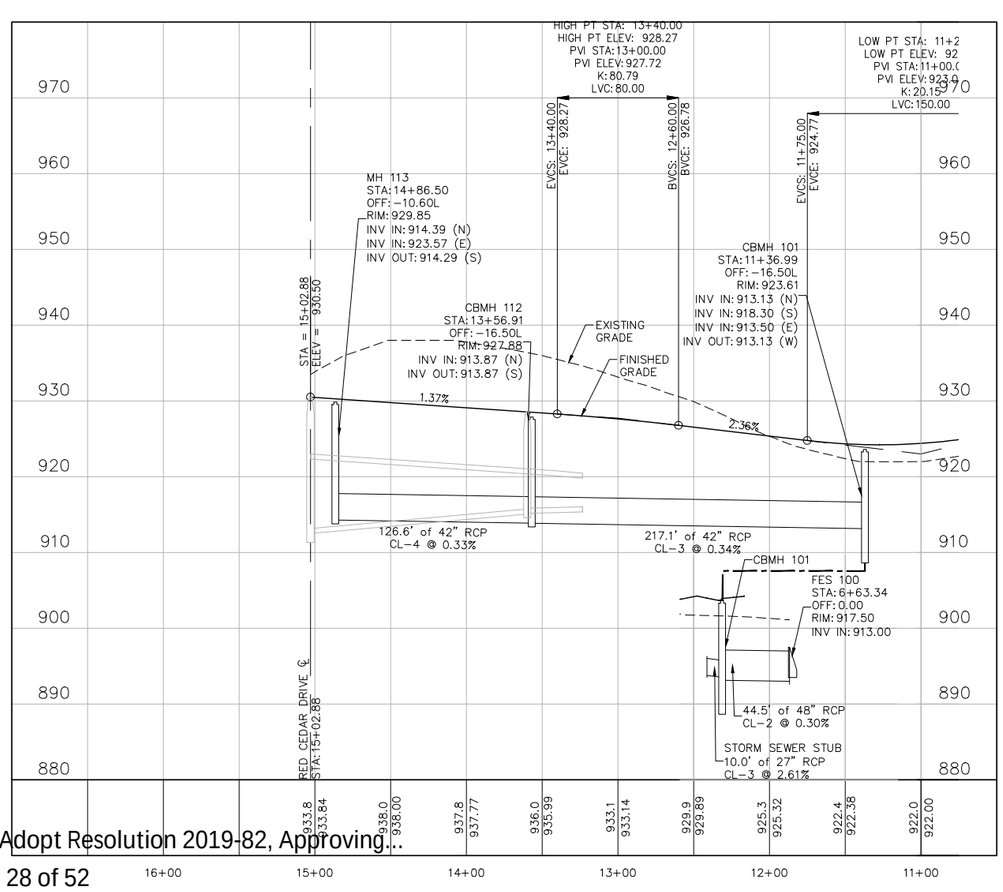
NOTES:

1. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
2. SUMP CATCH BASINS SHALL BE 12"X12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
3. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
4. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
5. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
6. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

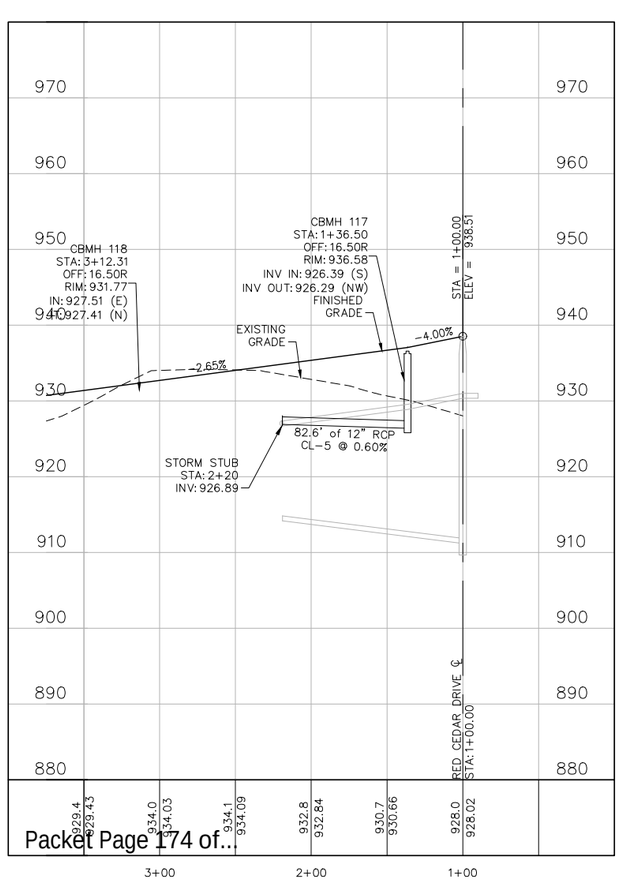
STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
101	48" DIA	R-3067-V
112	60"	R-3067-V
113	60" DIA	R-1642
114	48" DIA	R-3067-V
115	2'x3'	R-3067-V
116	48" DIA	R-3067-V
117	48" DIA	R-3067-V
118	48" DIA	R-3067-V
119	2'x3'	R-3067-V
201	60" DIA	OCS

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.
2) SEE OCS DETAIL & SCHEDULE ON SHEET 17

EDGEWOOD DRIVE



EDGEWOOD DRIVE



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HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
STREET & STORM SEWER PLAN & PROFILES

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DAVE NASH, PE
05-22-19 — 21836
Date — License No.

QUALITY ASSURANCE/CONTROL

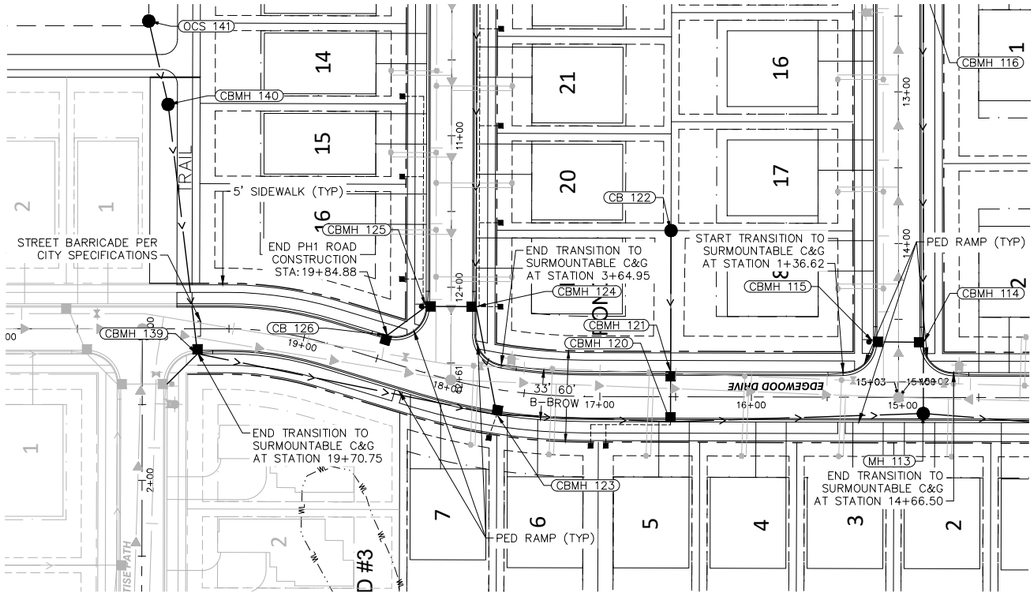
BY — DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

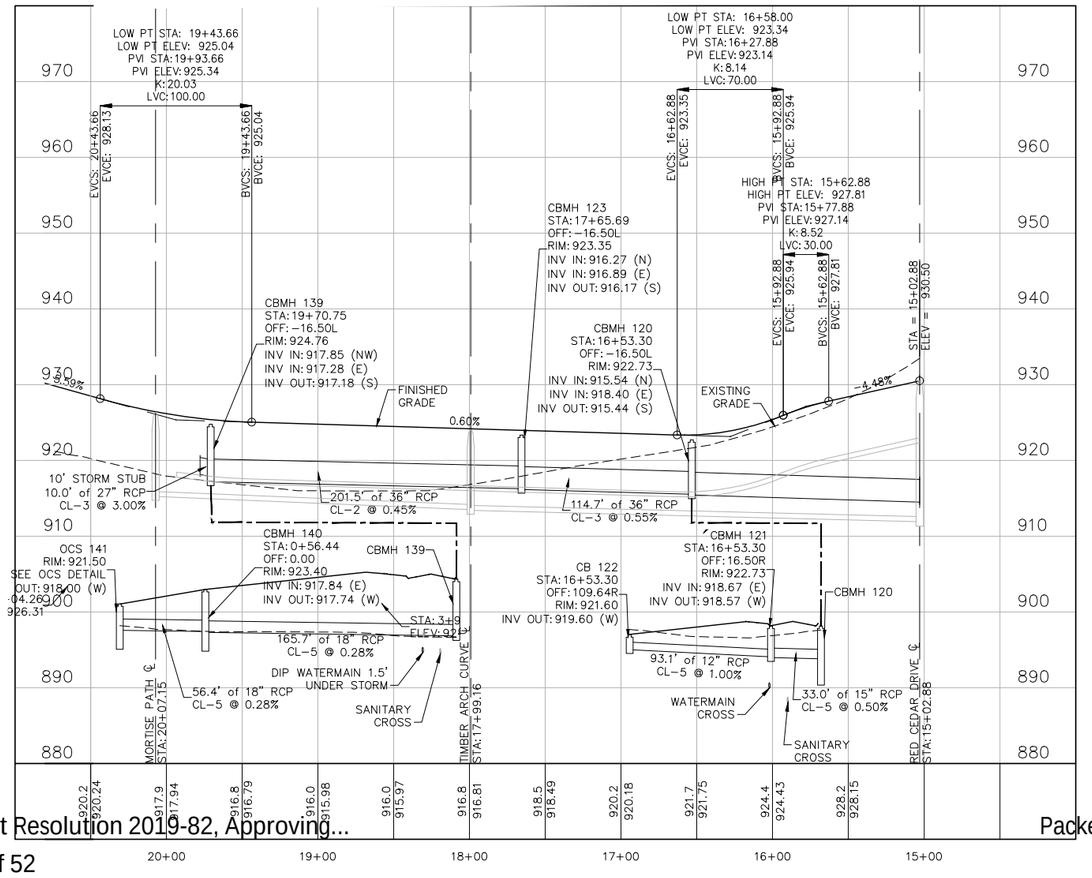
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA
PROJECT NO: 216-0028.2

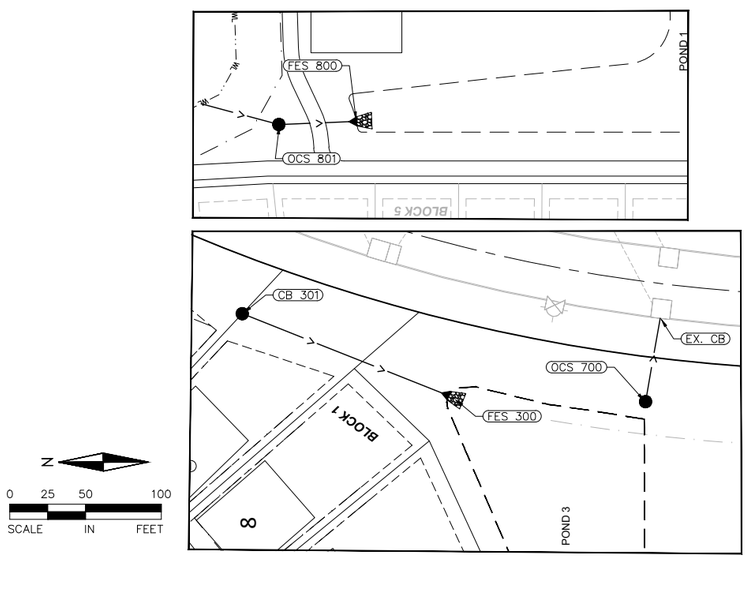
15
SHEET 15 of 32

drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2strm.dwn Nov 22, 2019 - 10:44am

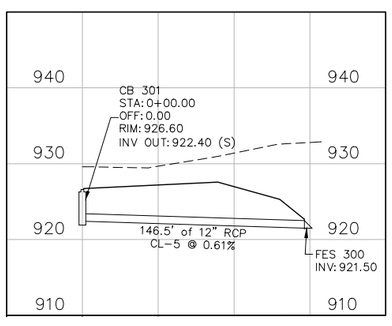


EDGEWOOD DRIVE





CB 301 - FES 300



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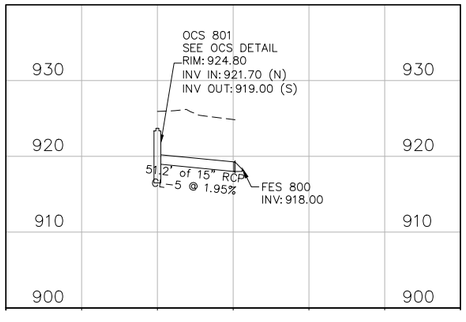
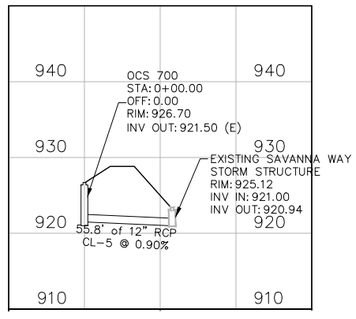


OCS 700 - EX SAVANNA WAY



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MH NO.	SIZE	CASTING
113	60" DIA	R-1642
114	48" DIA	R-3067-V
115	2'x3'	R-3067-V
120	72" DIA	R-3501-TL
121	72" DIA	R-3067-V
122	60" DIA	R-4342
123	72" DIA	R-3501-TL
124	72" DIA	R-3067-V
125	48" DIA	R-3067-V
126	2'x3'	R-3067-V
139	60" DIA	R-3067-V
140	48" DIA	R-3067-V
141	60" DIA	OCS

NOTES:
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21836 — License No.

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BY	DATE

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05-22-19	CITY COMMENTS

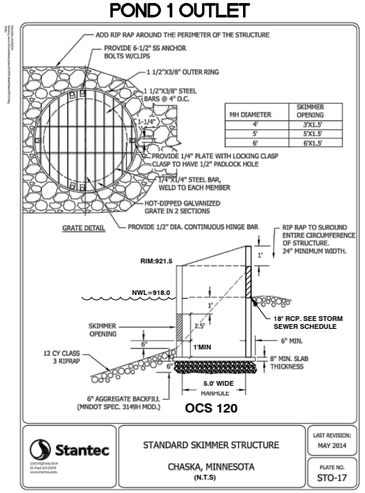
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA
PROJECT NO: 216-0028.2

16

SHEET 16 of 32

Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2strm.dwg May 22, 2019 - 10:45am

POND 1 OUTLET



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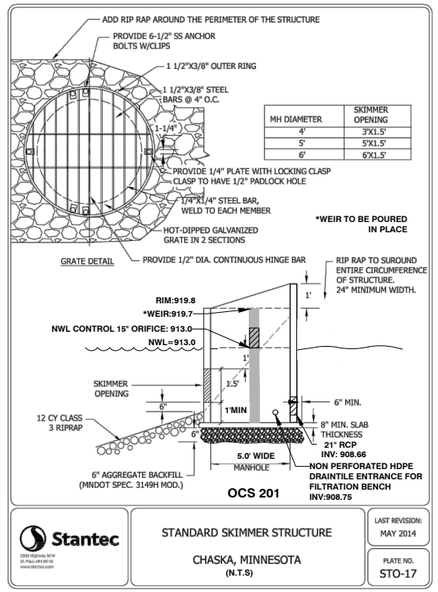

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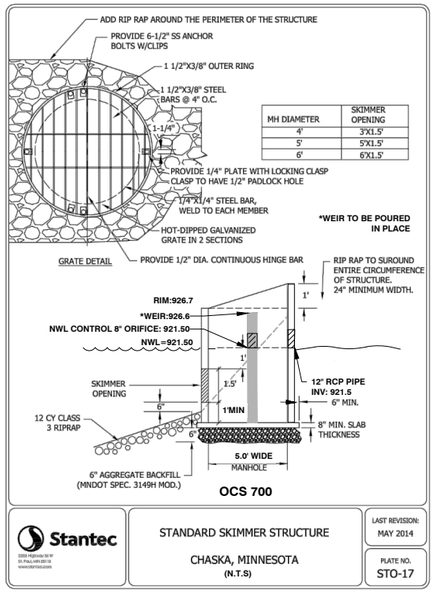

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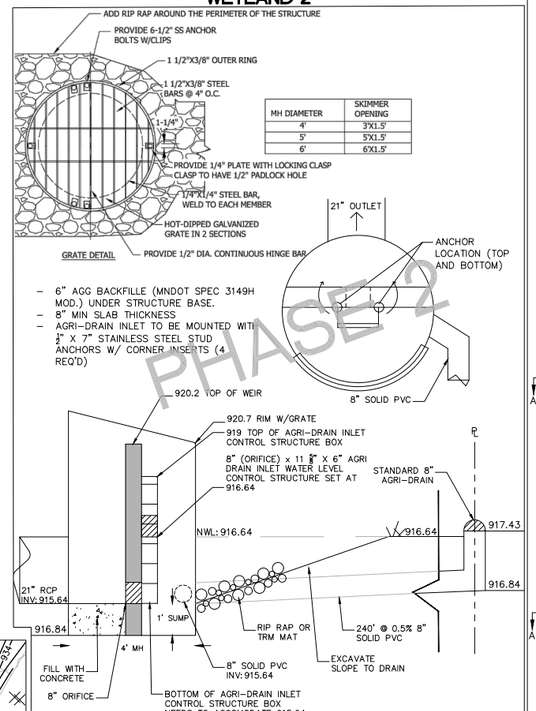

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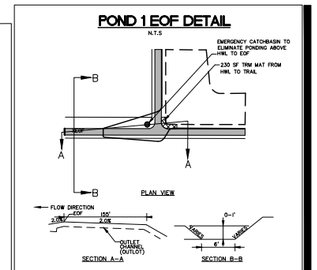

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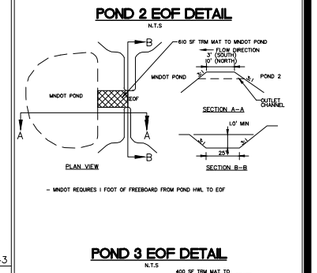

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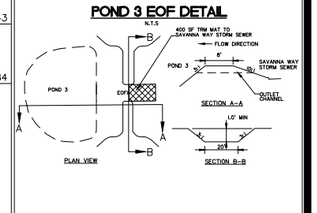

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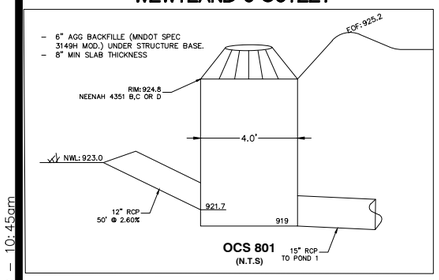

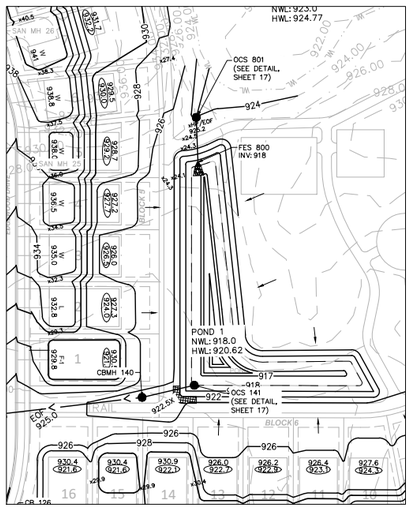

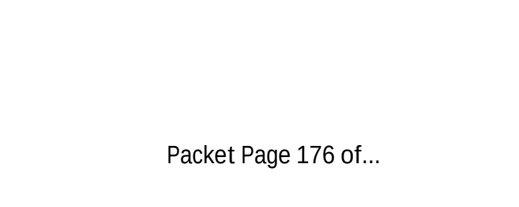

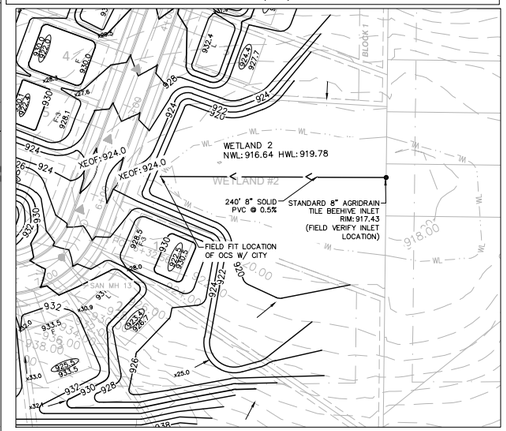

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SCALE IN FEET

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HARVEST WEST
CHASKA, MN

CONSTRUCTION DOCUMENTS PHASE 1

STREET & STORM SEWER OCS DETAILS

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DAVE NASH, PE
05-22-19 21836
Date License No.

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BY DATE

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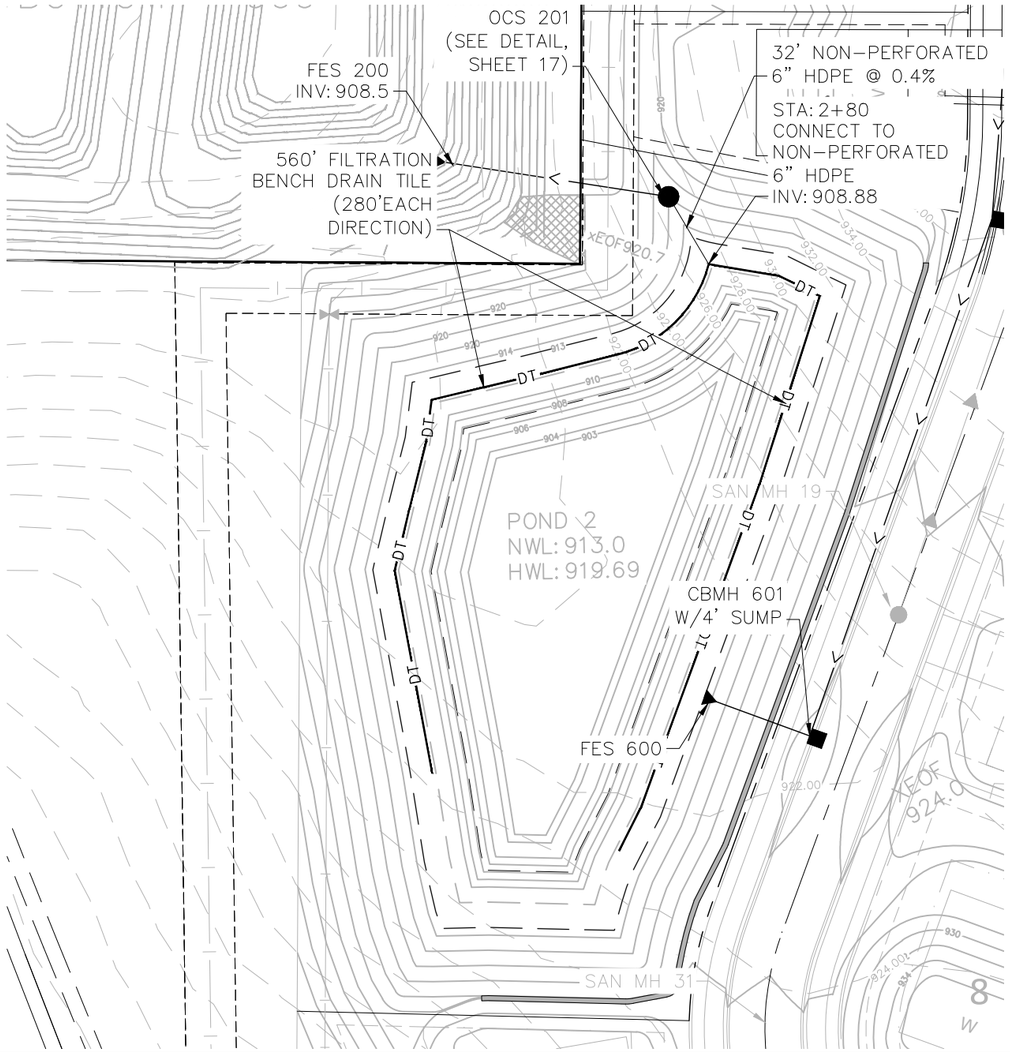
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

17

SHEET 17 of 32

Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2stsm2ocs.dwg May 22, 2019 - 10:45am



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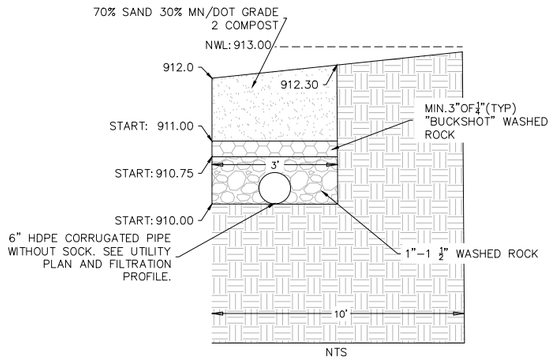

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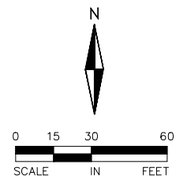

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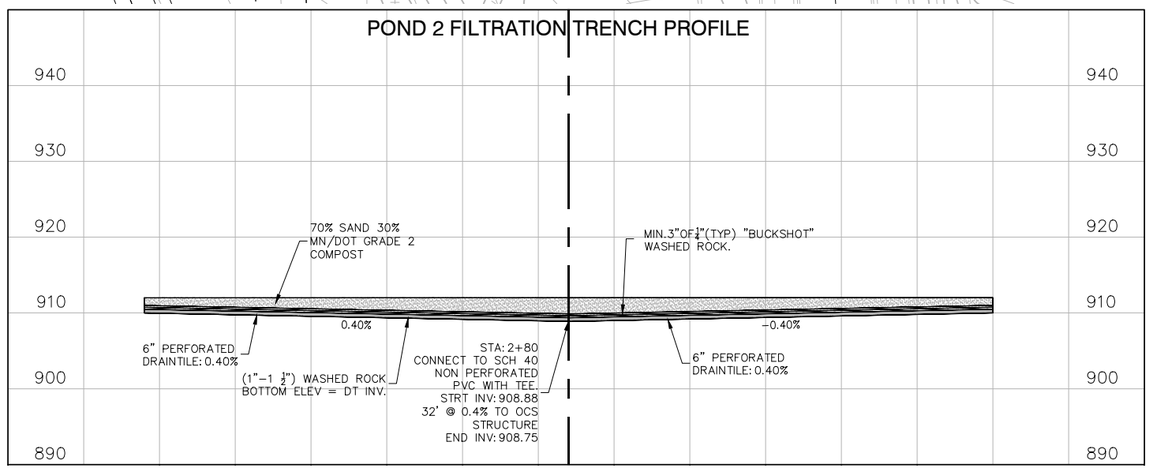

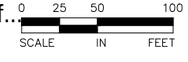

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HARVEST WEST
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CONSTRUCTION DOCUMENTS PHASE 1
POND 2 DRAINTILE DETAIL

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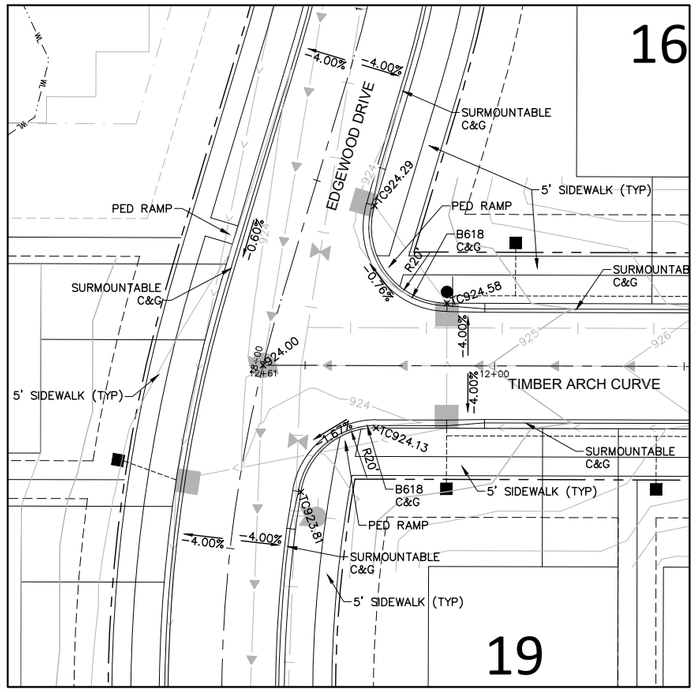
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

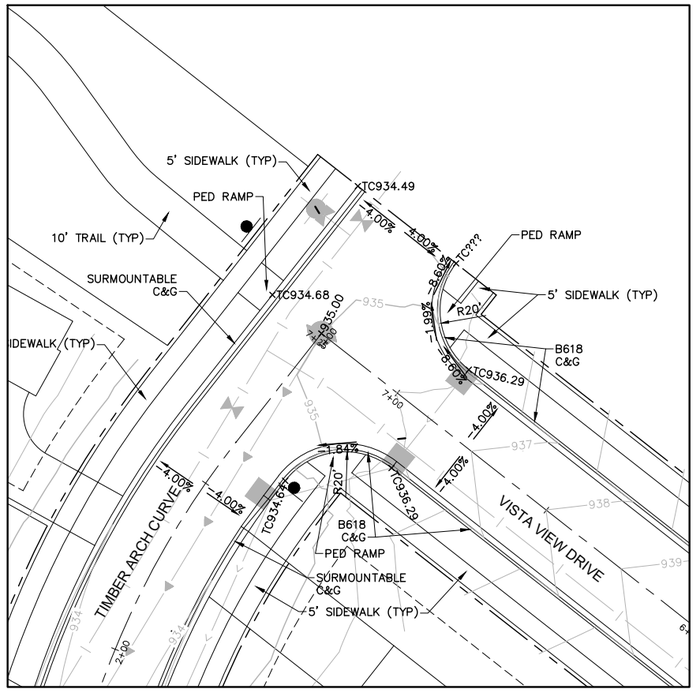
18
SHEET 18 of 32

Plotted: May 22, 2019 - 10:47am
Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2dtcross.dwg

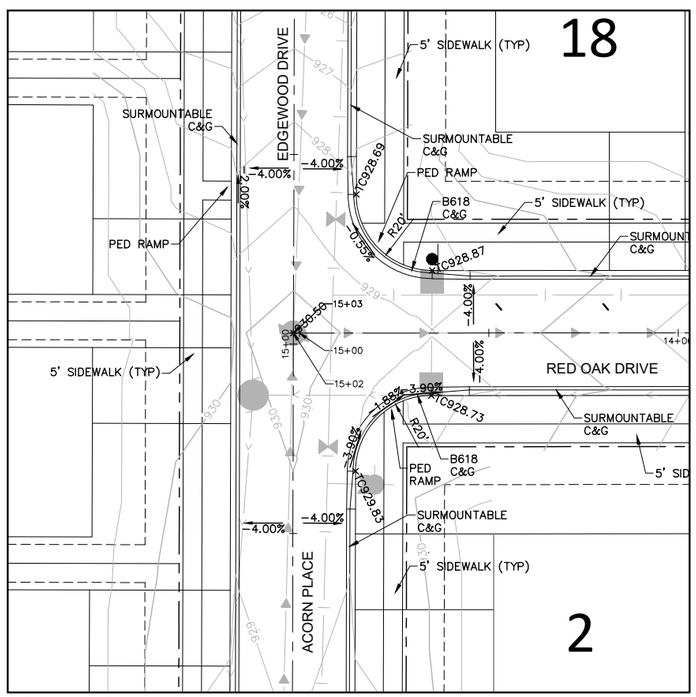
TIMBER ARCH CURVE - EDGEWOOD DRIVE



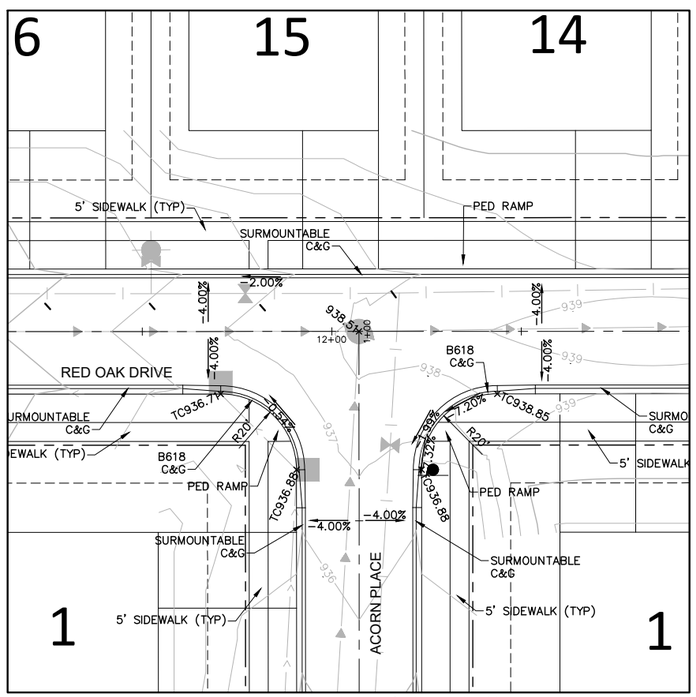
TIMBER ARCH CURVE - VISTA VIEW DRIVE



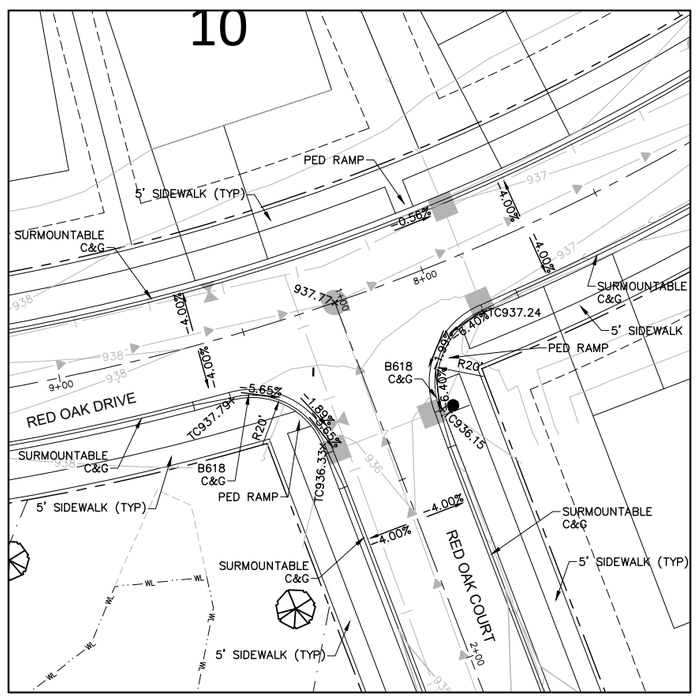
RED OAK DRIVE - EDGEWOOD DRIVE - ACORN PLACE

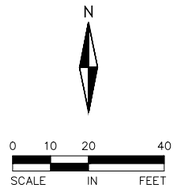


RED OAK DRIVE - ACORN PLACE



RED OAK DRIVE - RED OAK COURT





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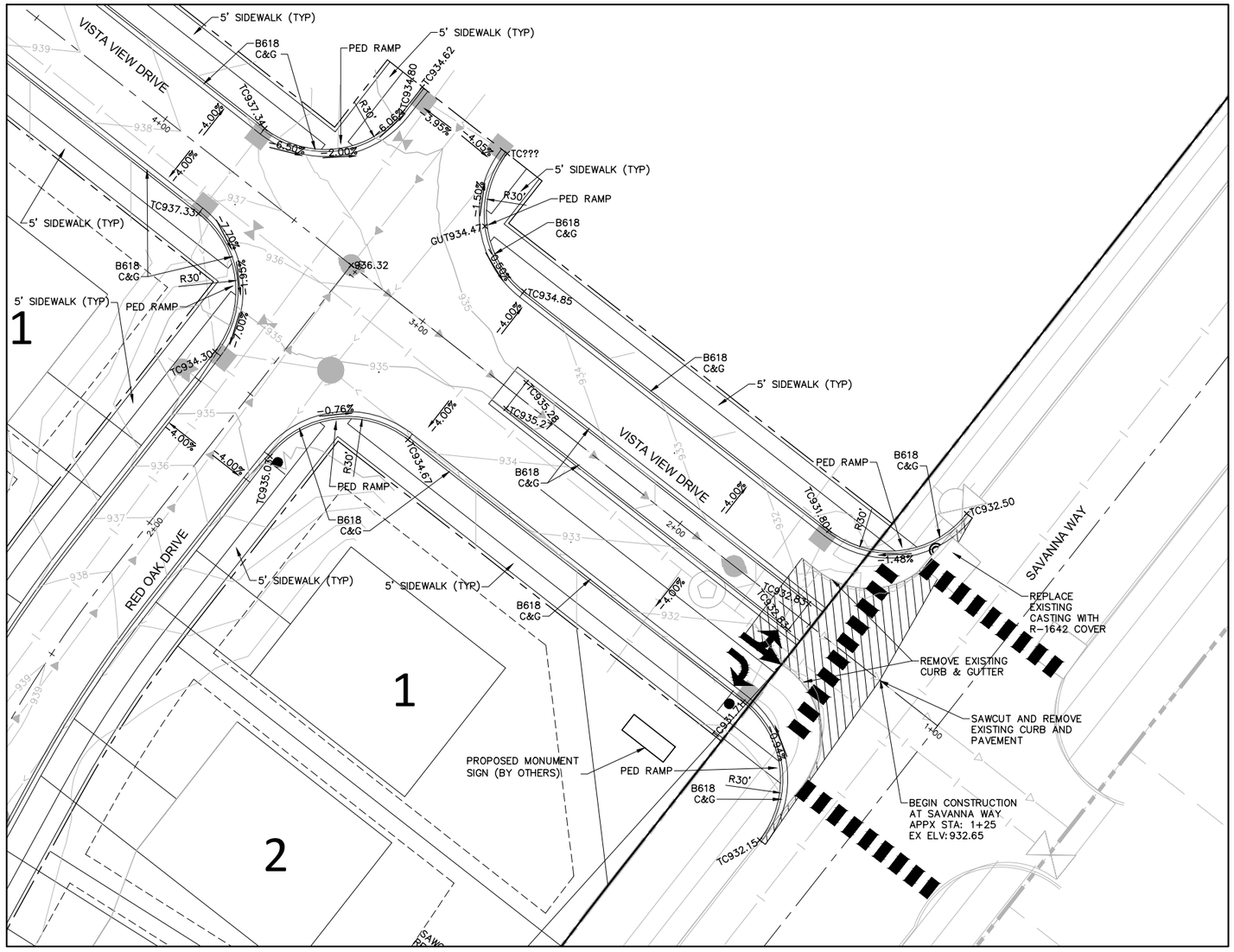
DESIGNED:	DN
DRAWN:	AA
PROJECT NO:	216-0028.2

19

SHEET 19 of 32

Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2inter.dwg May 22, 2019 - 10:49am

VISTA VIEW DRIVE - RED OAK DRIVE



VISTA VIEW DRIVE - RED OAK DRIVE

5' SIDEWALK (TYP)
B618 C&G
PED RAMP
VISTA VIEW DRIVE
RED OAK DRIVE
SAVANNA WAY
TC937.34
TC934.80
TC934.62
TC???
TC937.33
TC934.30
TC936.32
GUTT934.47
TC934.85
TC935.28
TC935.27
TC935.03
TC934.67
TC931.80
TC932.50
TC932.83
TC932.65
TC932.15
R30'
1
2
REPLACE EXISTING CASTING WITH R-1642 COVER
REMOVE EXISTING CURB & GUTTER
SAWCUT AND REMOVE EXISTING CURB AND PAVEMENT
BEGIN CONSTRUCTION AT SAVANNA WAY APPX STA: 1+25 EX ELV: 932.65
PROPOSED MONUMENT SIGN (BY OTHERS)

N

0 10 20 40
SCALE IN FEET

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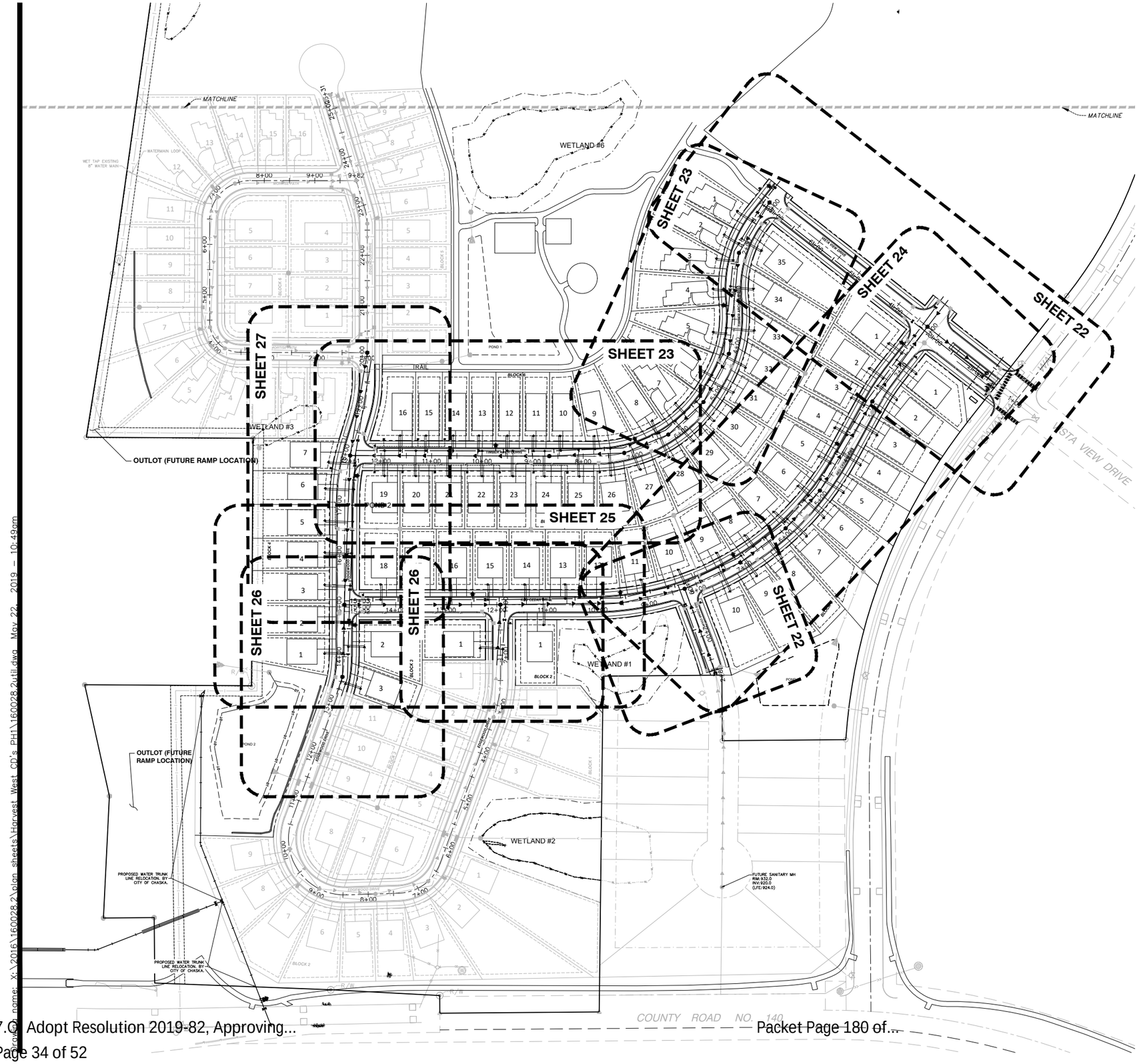
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA
PROJECT NO: 216-0028.2

20
SHEET 20 of 32

Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2inter.dwg May 22, 2019 - 10:49am



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R–1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP AND 1" CURB BOX.
11. SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
12. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
13. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
14. ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.
15. ALL HYDRANTS TO BE CLOW MEDALLION. SEE CITY DETAIL WAT–11.

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SCALE IN FEET

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HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
SANITARY SEWER PLAN

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DAVE NASH, PE
05–22–19 21836
Date License No.

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DRAWN: SL
PROJECT NO: 216–0028.2

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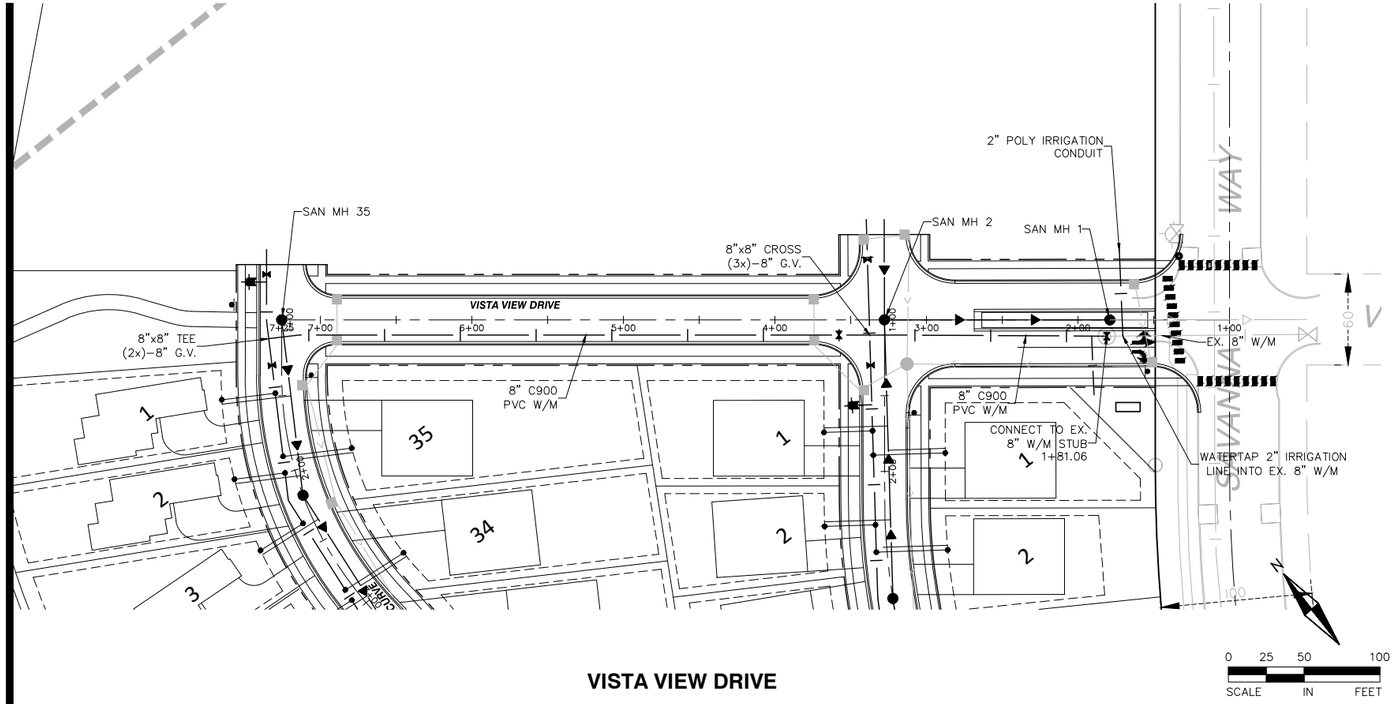
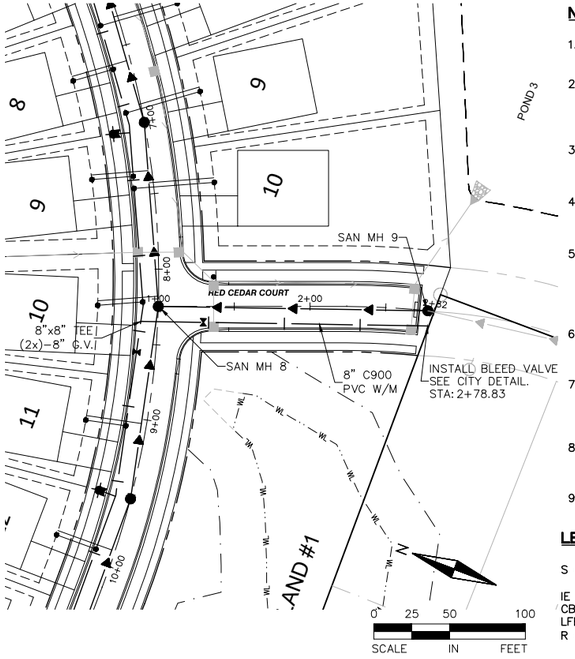


VISTA VIEW DRIVE



RED CEDAR COURT

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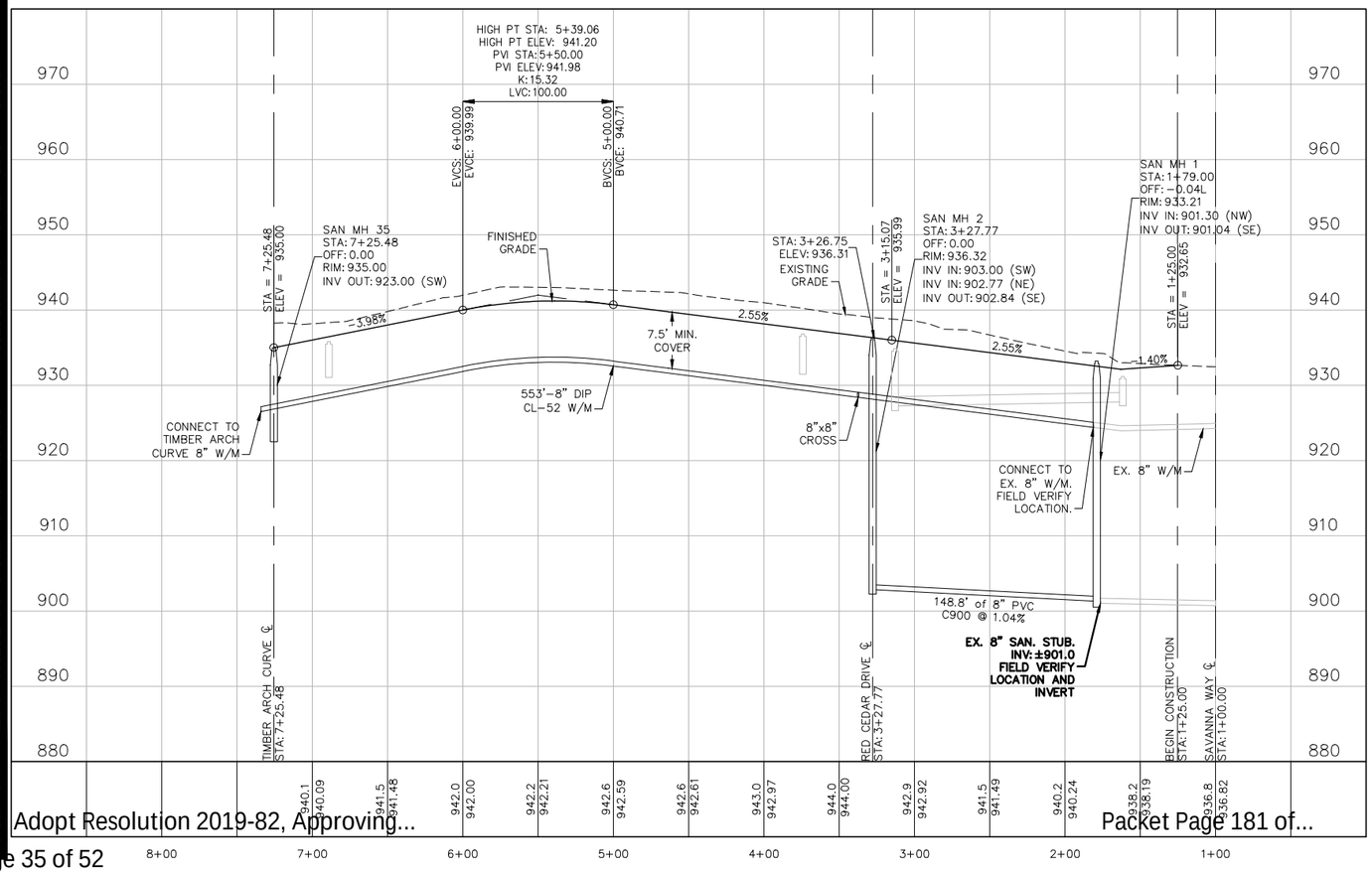

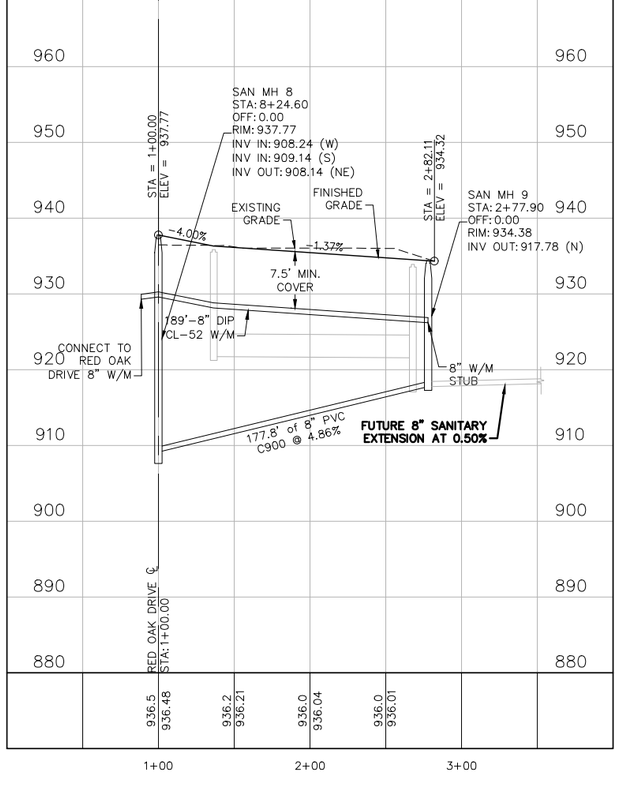

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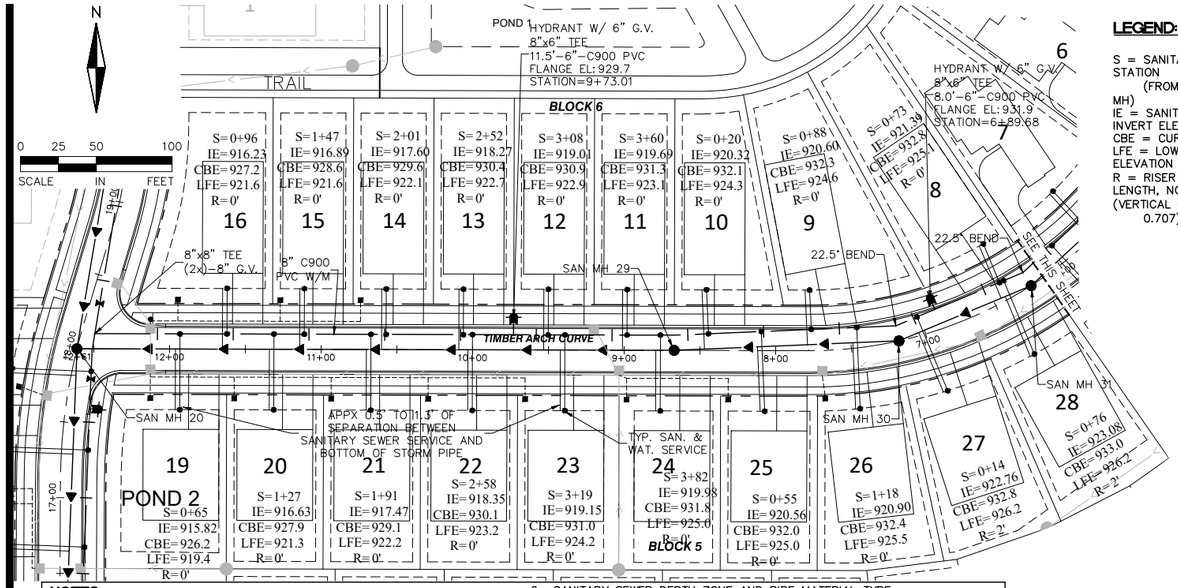

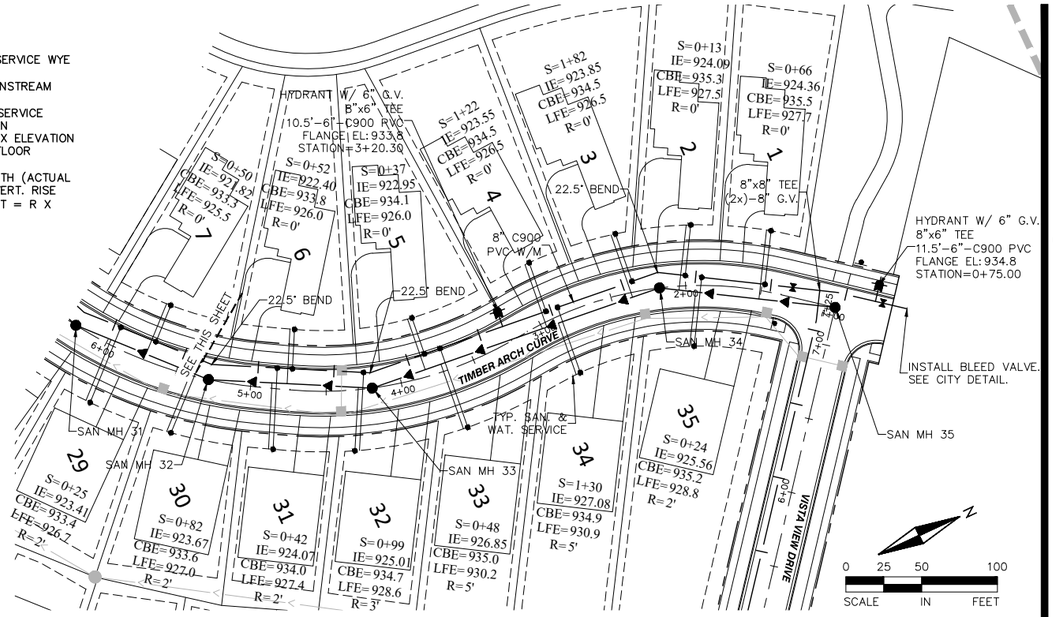

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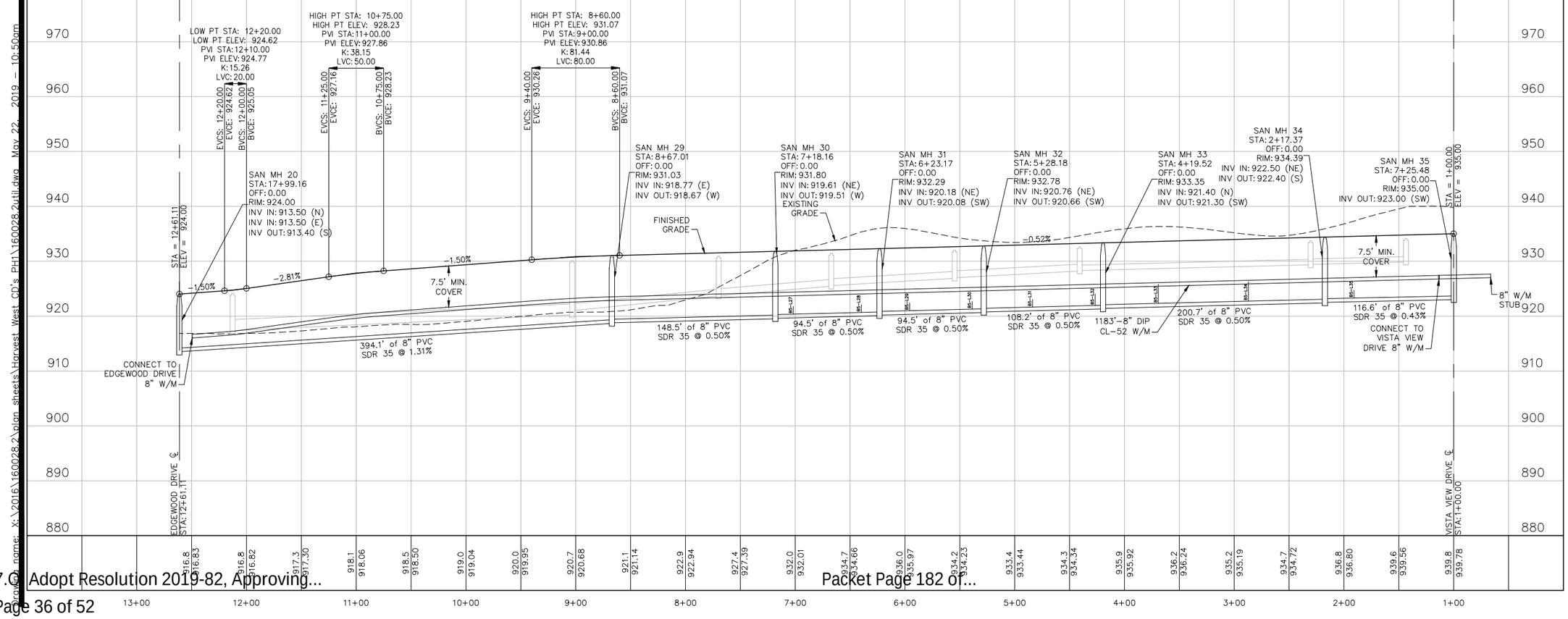
TIMBER ARCH CURVE



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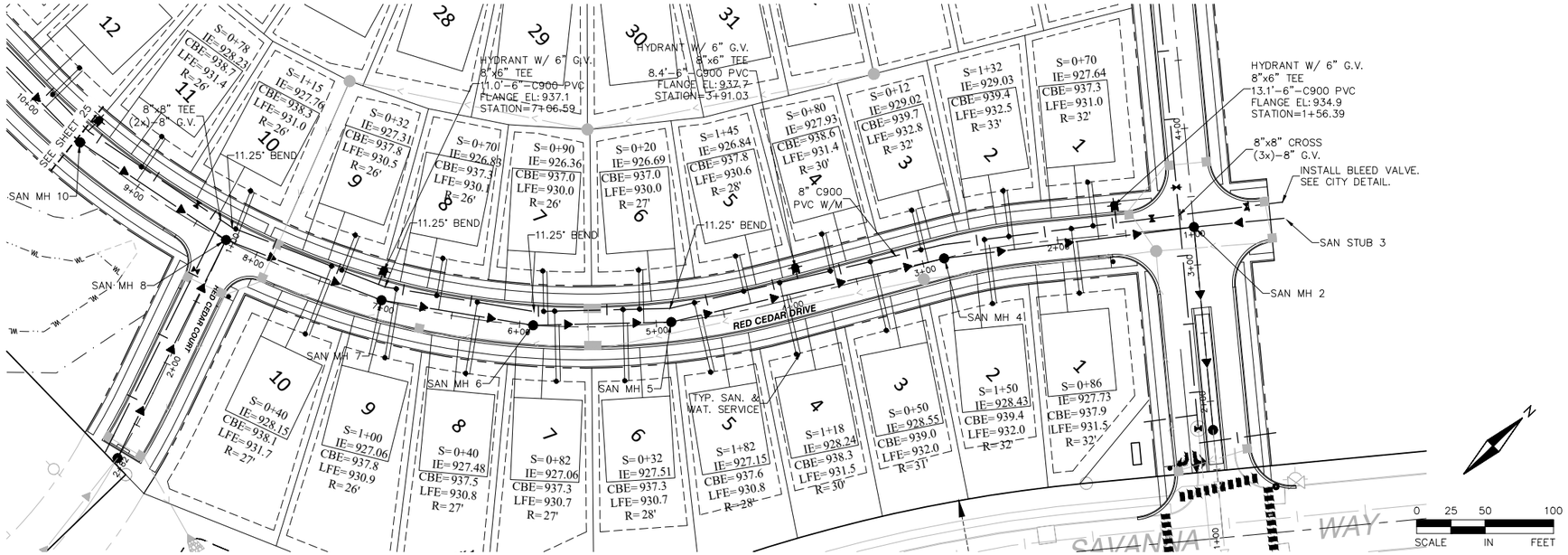
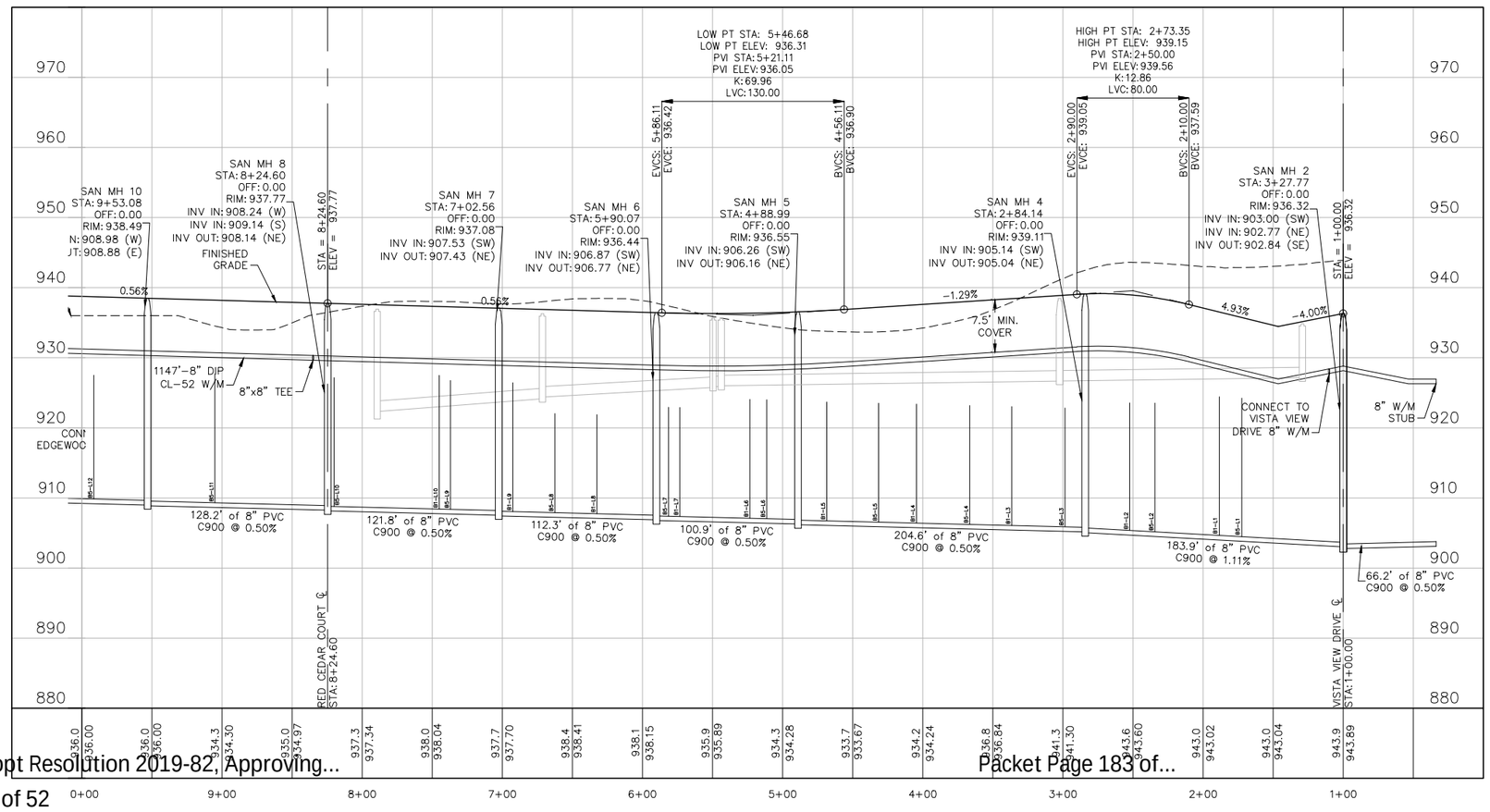


RED CEDAR DRIVE



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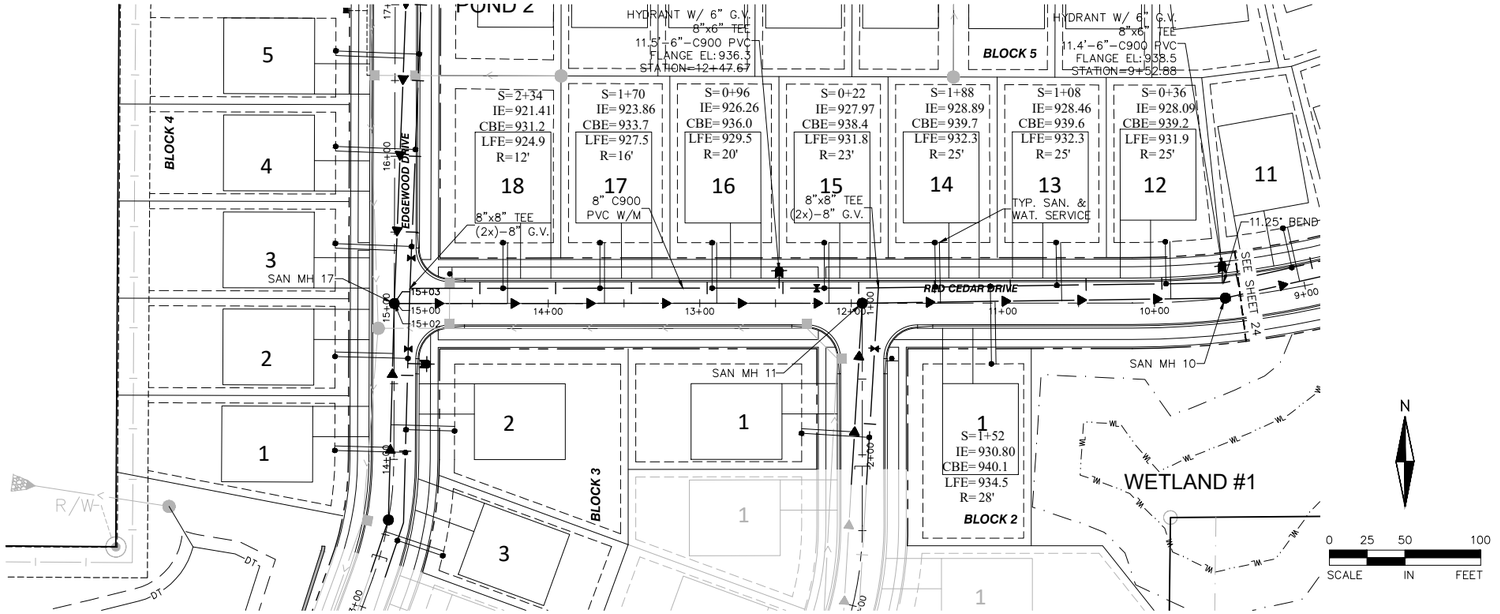
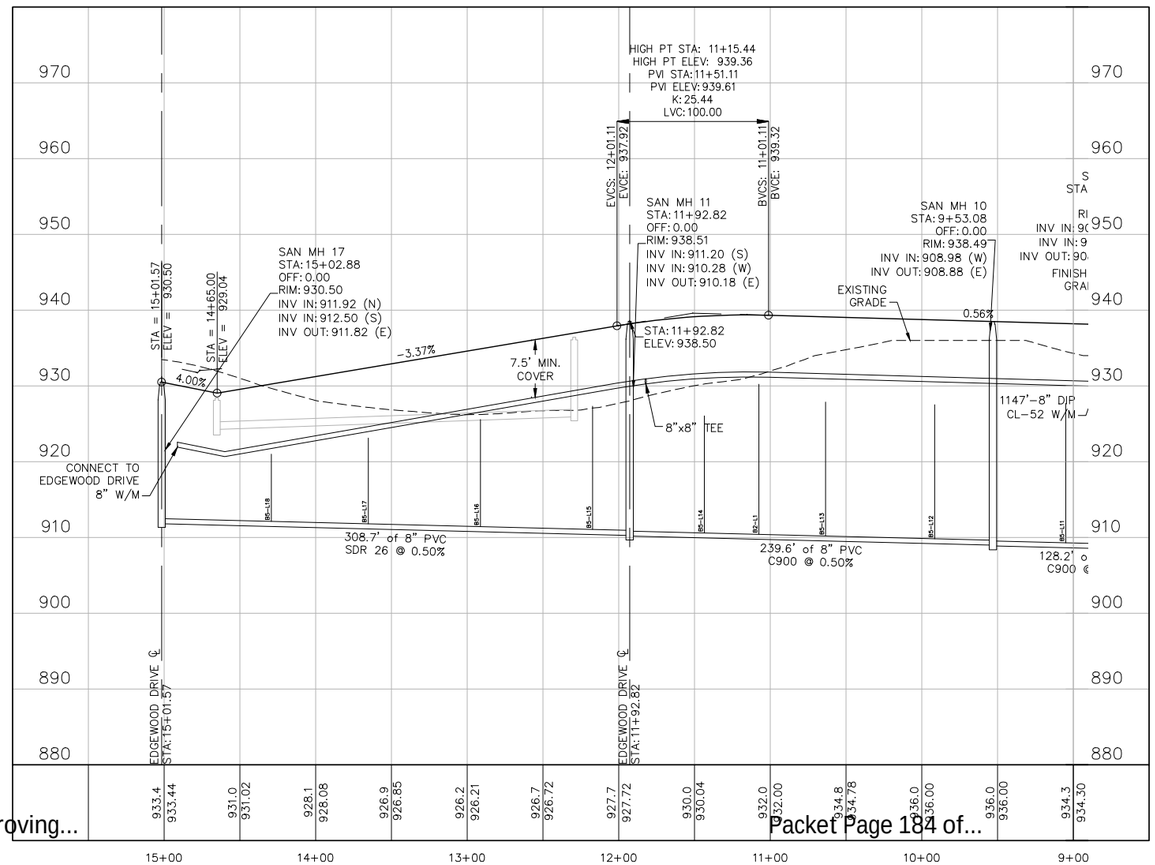


RED CEDAR DRIVE



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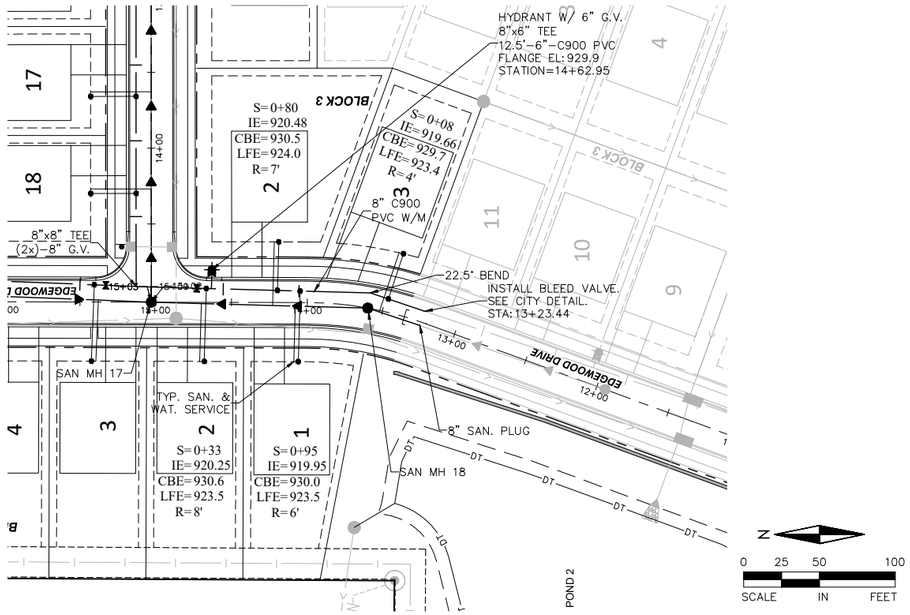
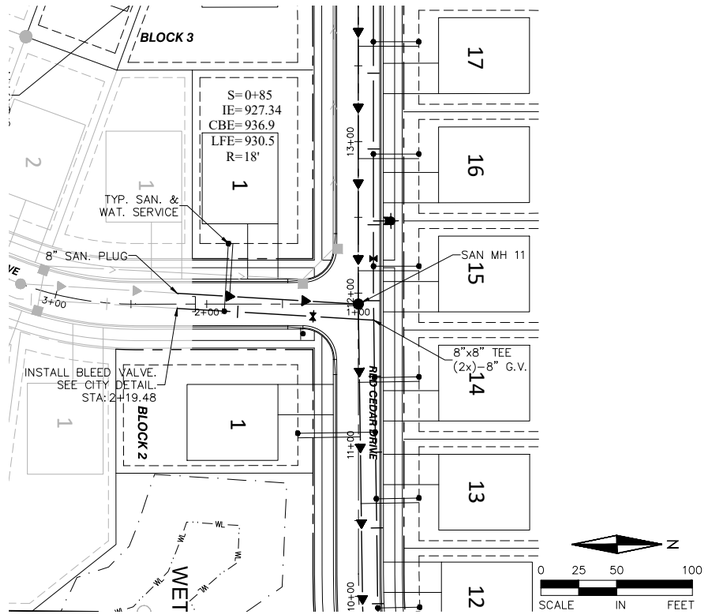


EDGEWOOD DRIVE



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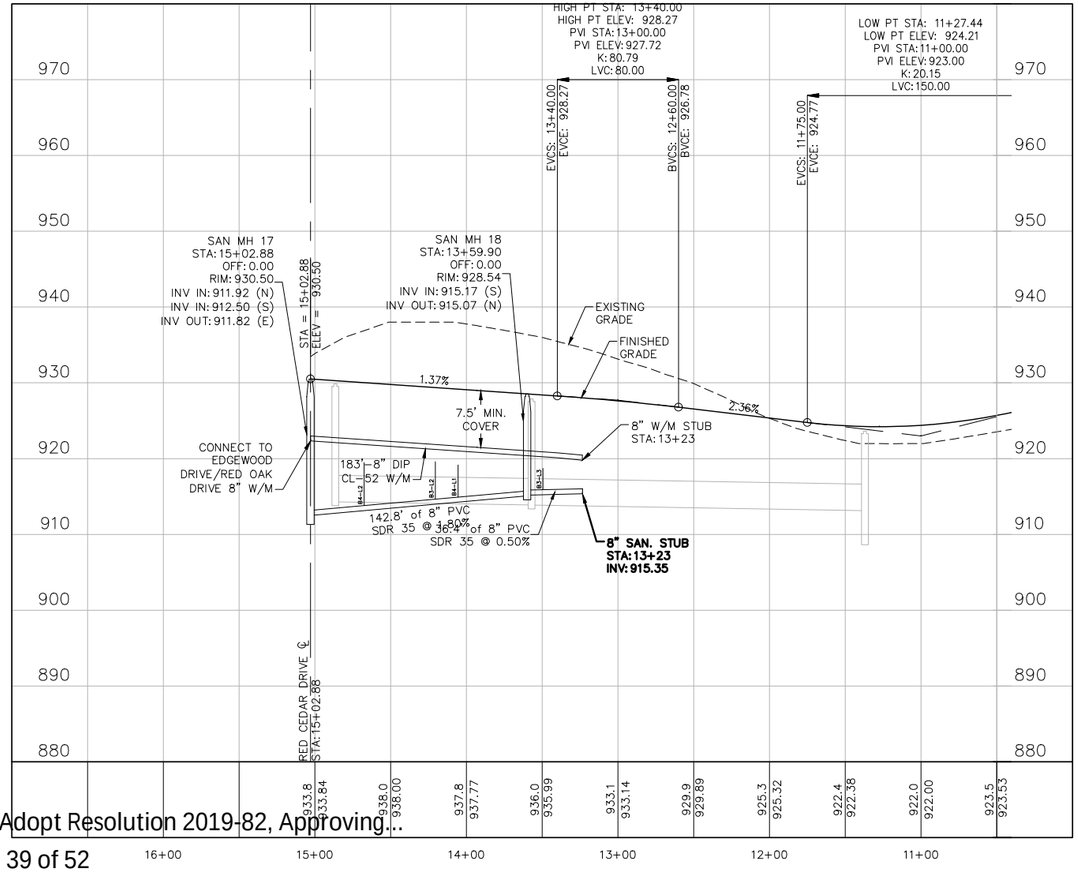

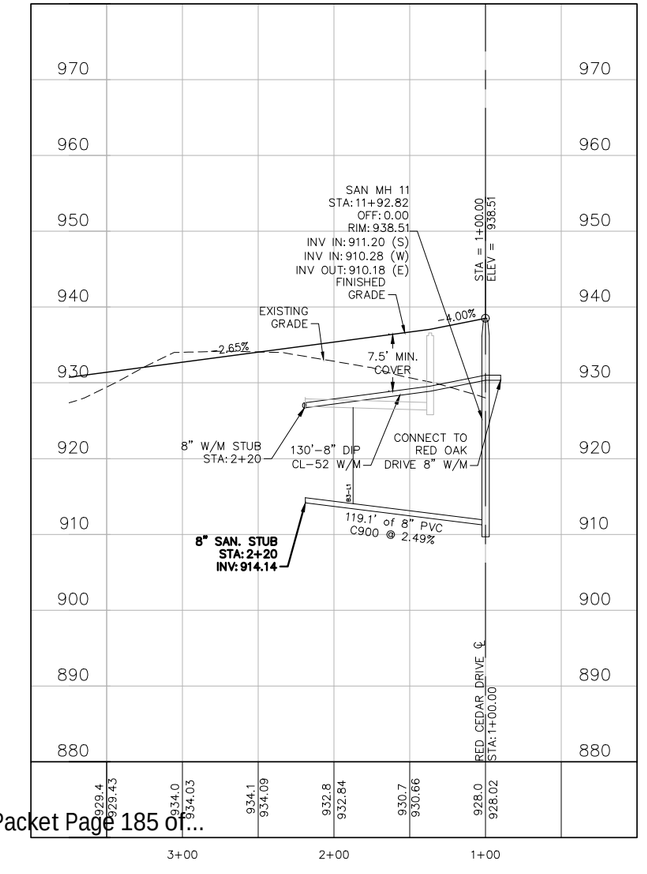

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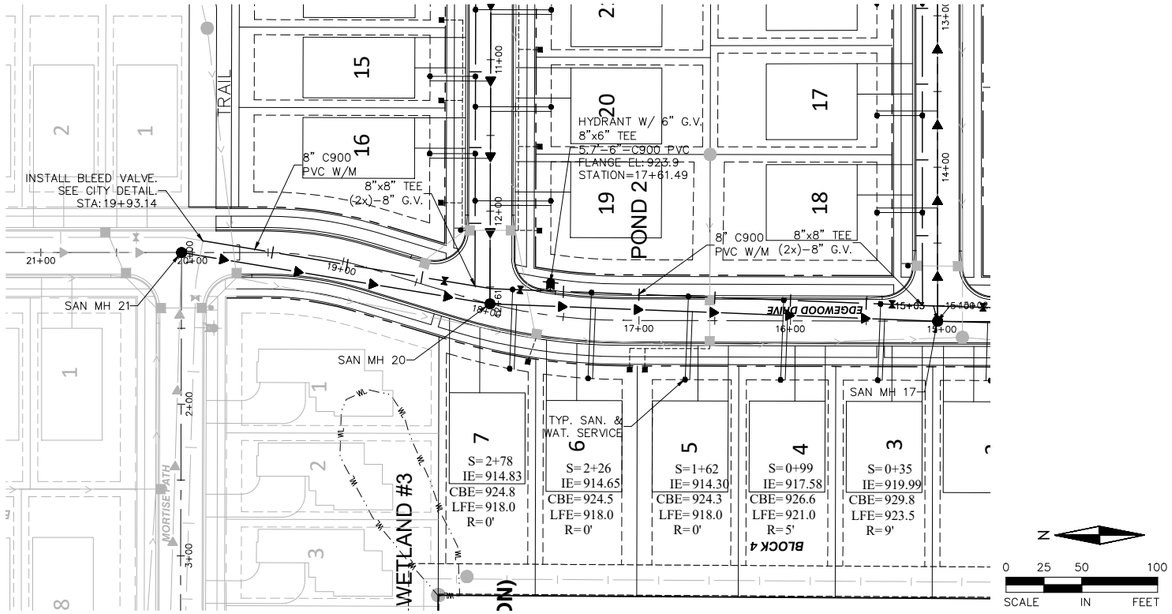

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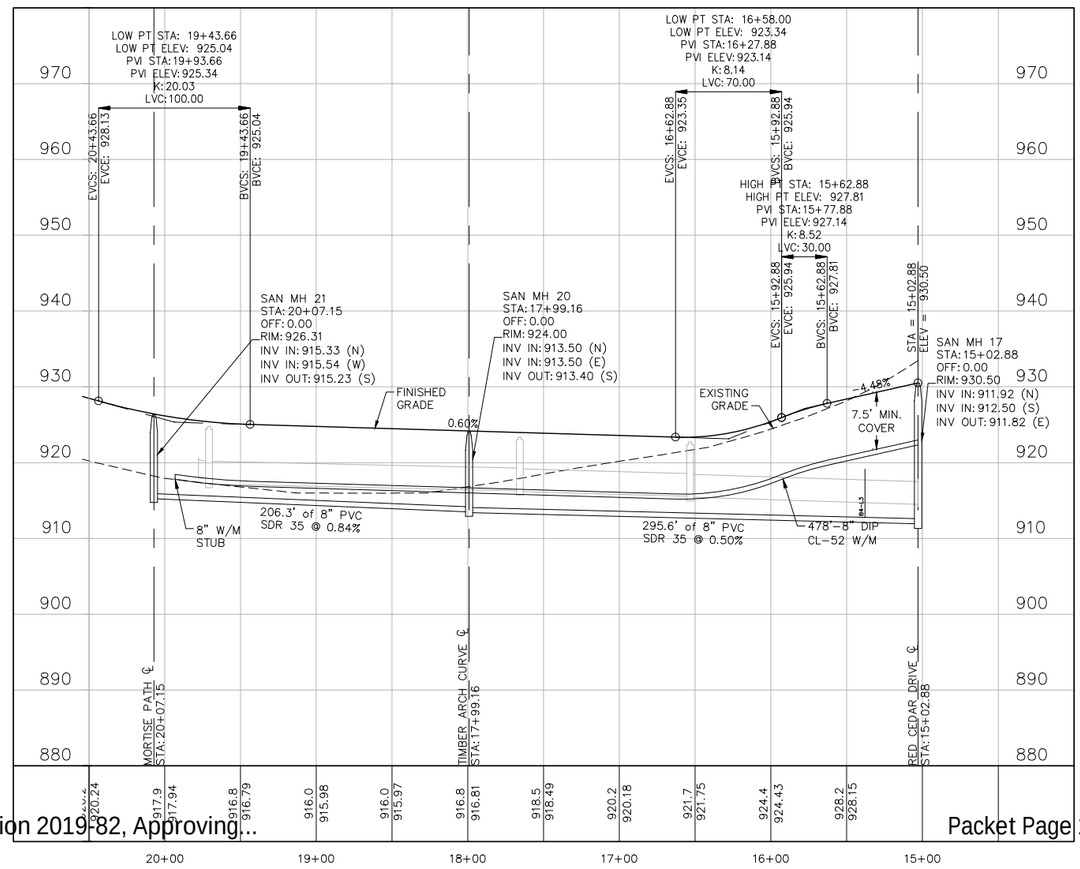

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LANDSCAPE REQUIREMENTS

PER CITY OF CHASKA ZONING ORDINANCE:
SECTION 9.6.4 REQUIREMENTS FOR ONE AND TWO FAMILY RESIDENTIAL SUBDIVISIONS: ONE OVERSTORY DECIDUOUS TREES PER EVERY 50 LF ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2.5" CALIPER (B&B).

REQUIRED TREE CALCULATIONS:	REQUIRED:	PROPOSED:
6,682 LF / 50 = 133.64 (2) = 267.28	268	270

NOTE:
PROPOSED DEVELOPMENT STREET (BOTH SIDES): 13,364 LF

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

APPROVED BOULEVARD TREES:
- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii "Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora "Redmond"), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos "Inermis"), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata "Greenspire"), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

EXISTING SIGNIFICANT TREE

PROPOSED OVERSTORY TREE

PROPOSED CONIFEROUS TREE

POND–MNDOT SEED MIX: 33–261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE–MNDOT SEED MIX: 35–241 (NATIVE/GENERAL ROADSIDE).

30' VISION SITE TRIANGLE

NOTES:

1. REFER TO SHEET 32 FOR WETLAND BUFFER SEEDING AND MAINTENANCE NOTES.
2. CITY OF CHASKA TO DESIGN AND COORDINATE THE VEGETATIVE SEEDING AND MAINTENANCE PLAN FRO WETLAND 6.

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Minneapolis, MN 55402
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HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
LANDSCAPE PLAN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH M. MILLER, PLA
05-22-19 — Date
19507 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

28

SHEET 28 of 32

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plotted by: krauss, name:

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

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30' VISION SITE TRIANGLE

WETLAND #6
WETLAND 6
NWL: 923.0
HWL: 924.77

NATIVE SEED MIX, REFER TO LEGEND

EXISTING TREES, TYP. REFER TO TREE PRESERVATION PLAN.

POND SEED MIX, REFER TO LEGEND

POND 1

TRAIL

BOULEVARD TREES IN OUTLOT 'K' BY DEVELOPER (TYP.)

BOULEVARD TREES IN PARK AREA BY DEVELOPER (TYP.)

BOULEVARD TREES ALONG ROAD 'A' BY DEVELOPER (TYP.)

VISTA VIEW DRIVE

C-900 WATERMAIN

BOULEVARD TREES IN MAIN ENTRY BY DEVELOPER (TYP.)

SAVANNA WAY

VISION CLEARANCE SITE TRIANGLE

MONUMENT SIGN TO BE LANDSCAPED BY OTHERS.

NATIVE SEED MIX, REFER TO LEGEND

BOULEVARD TREES (TYP.)

TIMBER ARCH CURVE

BLOCK 5

BLOCK 6

RED CEDAR DRIVE

RED CEDAR COURT

BLOCK 1

S89°33'17"W 548.77

R=1250.00
L=235.37
Δ=10°47'19"
C.Brg=S29° 4'54"W

VIEW A

SCALE 0 25 50 100 IN FEET

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LANDSCAPE PLAN - VIEW A

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MALEAH M. MILLER, PLA
05-22-19 — 19507
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PROJECT NO: 216-0028.2

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SHEET 29 of 32

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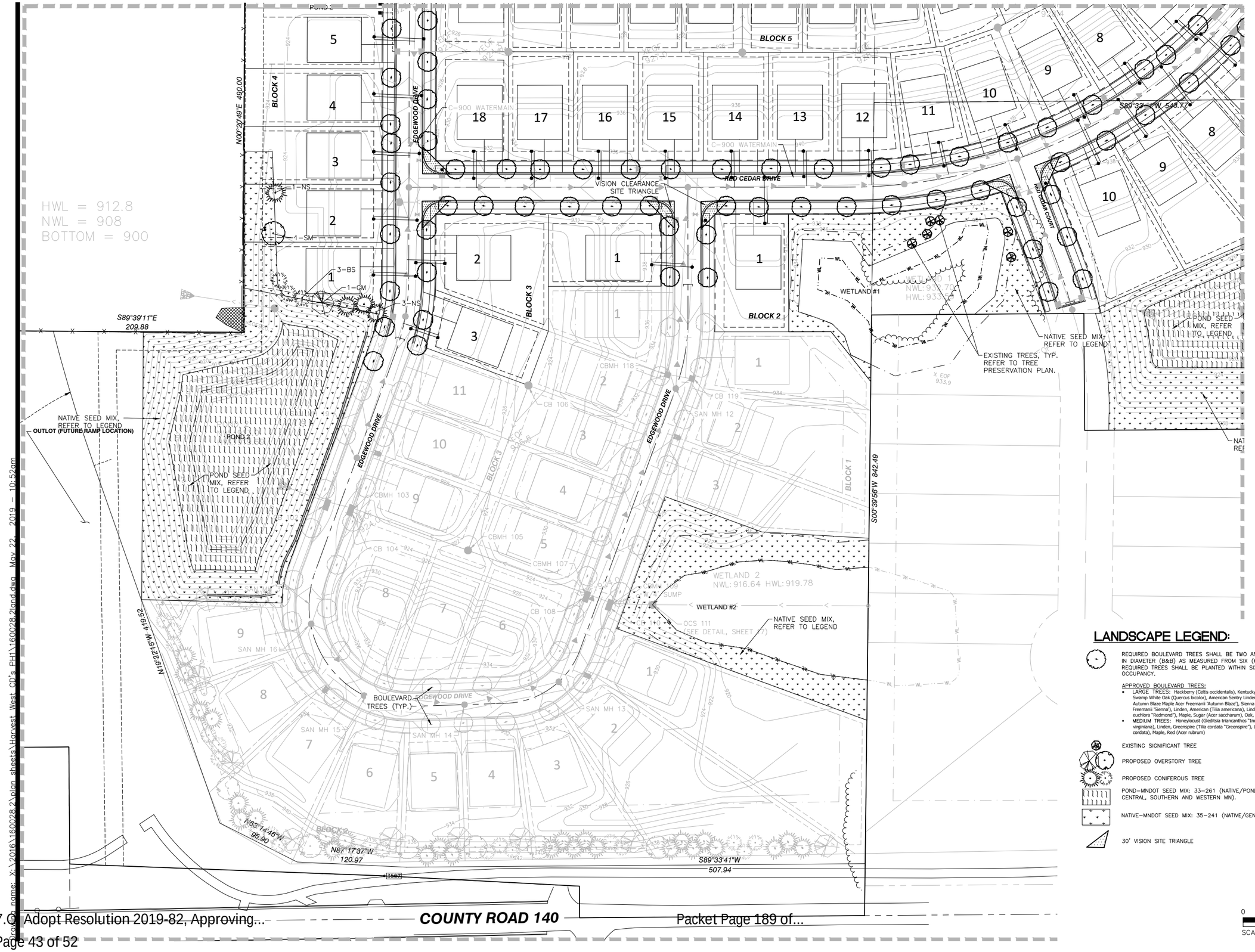

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NATIVE–MNDOT SEED MIX: 35–241 (NATIVE/GENERAL ROADSIDE).

30' VISION SITE TRIANGLE

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05-22-19 19507
Date License No.

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SHEET 30 of 32

plot date/time: May 22, 2019 – 10:52am
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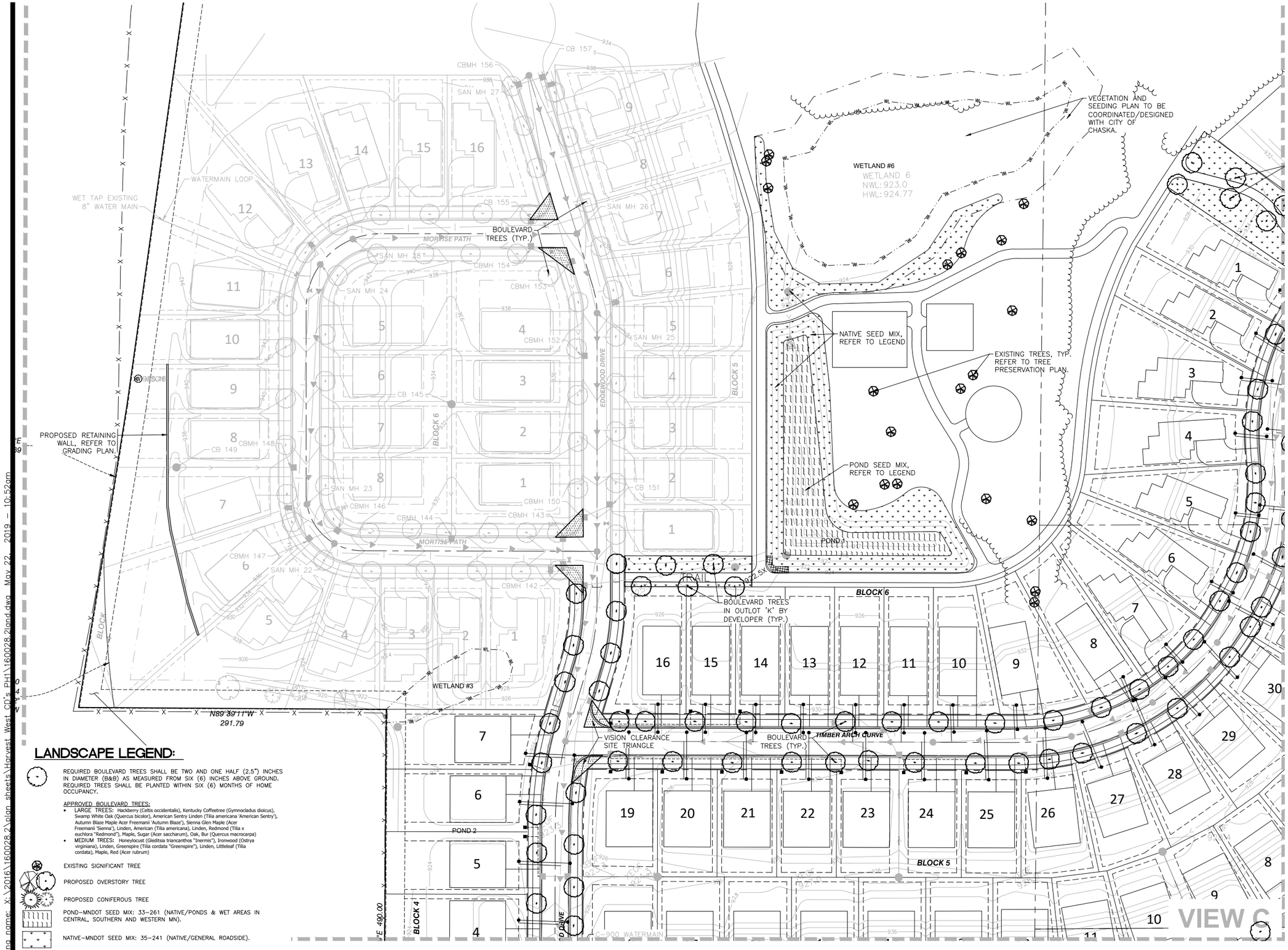

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30' VISION SITE TRIANGLE

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LANDSCAPE PLAN - VIEW C

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DRAWN: SL
PROJECT NO: 216-0028.2

31
SHEET 31 of 32

Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2land.dwg May 22, 2019 - 10:52am

SEED PLANTING NOTES:

POND AREA SEED MIX: MN STATE SEED MIX 33-261. (STORMWATER SOUTH & WEST)
SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

NATIVE SEED MIX: MN STATE SEED MIX 35-241. (MESIC PRAIRIE GENERAL)
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING:
MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP.

IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

TEMPORARY STOCK PILE SEED AND STRAW MULCH:
MnDOT # 22-112 SEED MIXTURE DESIGNATIONS – 40 LBS PER ACRE.

SEEDING SHALL BE APPLIED FROM APRIL 1 – JULY 20 OR JULY 20 – FREEZE UP.

MULCH SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. MULCH TO BE HIGH QUALITY WEED FREE MULCH, NATIVE GRASS MULCH, OR CLEAN STRAW. MULCH WITHIN 48 HOURS OF SEEDING.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

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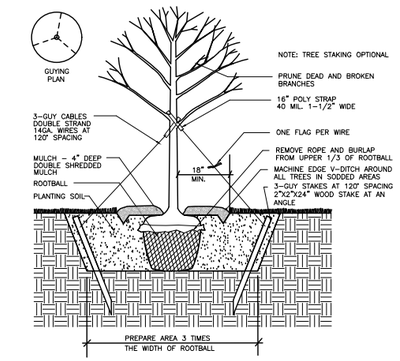
LANDSCAPE PLAN NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE STAKES SHALL INCLUDE THE TYPE/VARIETY OF TREES TO BE PLANTED. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION. UPON COMPLETION OF THE STAKING/LABELING NOTIFY THE ASSISTANT CITY ENGINEER FOR REVIEW IN THE FIELD.
3. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
4. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
5. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
7. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
8. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
11. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
13. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
14. DEVELOPER TO PROVIDE AN IRRIGATION PLAN FOR THE MAIN ENTRY ROAD 'A' AND PARK. REFER TO IRRIGATION PLAN BY OTHERS FOR DESIGN AND LIMITS.
15. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
16. LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
17. ALL BOULEVARDS TO BE SODDED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS.
18. BOULEVARD TREES TO BE INSTALLED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS. DEVELOPER TO DETERMINE SPECIES & INSTALL TREES LOCATED ALONG ENTRY ROAD 'A', ENTRY TO PARK AND OUTLOT 'K' PER CITY TREE POLICY.

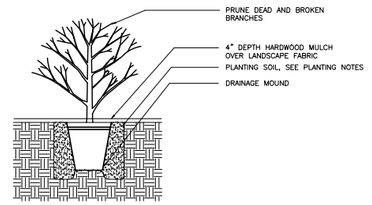
PHASE 1 LANDSCAPE SCHEDULE

QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES			
10	SM	SUGAR MAPLE	Acer saccharum	2.5' B&B	FULL FORM
10	GM	SIENNA GLEN MAPLE	Acer fremanii 'Sienna'	2.5' B&B	FULL FORM
		CONIFERS			
22	BS	BLACKHILLS SPRUCE	Picea glauca 'Densata'	6' HT. B&B	FULL FORM
19	NS	NORWAY SPRUCE	Picea abies	8' HT. B&B	FULL FORM
		BOULEVARD TREES			
175	--	BOULEVARD TREES – 1/50 LF (REFER TO NOTE)	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK, NO V-CROTCH
236		TOTAL PROVIDED TREES			

NOTES:
1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
2. LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
3. OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
4. BOULEVARD TREES ARE NOT SHOWN AT MATURE SIZE DUE TO THE VARIETY WILL CHOSEN BY HOME OWNER AND DEVELOPER.



1 **TREE PLANTING DETAIL**
NOT TO SCALE



2 **SHRUB PLANTING DETAIL**
NOT TO SCALE

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30' VISION SITE TRIANGLE

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WETLAND BUFFER SEEDING AND MAINTENANCE

WETLAND BUFFER SEEDING AND MAINTENANCE NOTES

Harvest West, City of Chaska, Minnesota

Buffer Establishment and Maintenance

1. The Project Developer shall be responsible for wetland buffer vegetation establishment and maintenance for 2 years.
2. Invasive plant species control shall be visually monitored at least 2 times per year during the first 2 years to help ensure successful control. Monitoring shall include a site inspection and photographs of vegetation conditions.

Seed Mixture Suppliers and Approval

1. Seed mixes shall be acquired from reputable native seed suppliers. Native seed suppliers shall be subject to approval by the Wetland Consultant.
2. Contractor shall submit seed tags and written certification of native seed mix composition to the Wetland Consultant prior to installation.
3. Substitutions of seed mixes or seed mix components must be approved by the Wetland Consultant.

Seedbed Preparation

1. Wetland buffer seedbed areas shall include zones between delineated wetland boundaries and the outer edges of wetland buffers as shown on the Landscape Plan.
2. After completion of final grading, the seedbeds shall be prepared and smoothed to break up root systems and soil clods so that the average clump is less than 2 inches in diameter.
3. Prior to seeding, the contractor shall spray, plow or disc vegetation that covers more than 20% of the ground in the area to be seeded.
4. Areas of existing vegetation that are not plowed or disced shall be killed by spraying an appropriate glyphosate herbicide at label rates.
5. The seedbed shall be prepared by loosening topsoil to a minimum depth of 3 inches.

Seeding Methods

1. Seed mixes shall be installed in accordance with the Minnesota Board of Water and Soil Resources Native Vegetation Establishment and Enhancement Guidelines (2017, http://www.bwsr.state.mn.us/native_vegetation/seeding_guidelines.pdf).
2. Seeding shall not be conducted between June 30 and October 15.
3. Minnesota State Seed Mix 35-241 (Mesic Prairie General) shall be planted above delineated wetland boundaries in buffer zones.
4. The seed mix shall be installed with a native grass drill or broadcast evenly by hand or by use of a mechanical broadcast seeder. The seed mix shall be installed at the rates specified in the Rate Table.
5. Areas planted to Seed Mix 35-241 shall be firmed with a rolling-type packer within 2 days after seeding. Packing will be considered adequate when only a slight footprint is left in the soil after walking across the area.
6. Seeded areas with more than 30% bare soil shall be mulched with Mn/DOT Type 3 mulch (MICA certified weed free grain straw) at a rate of 2 tons per acre. Mulch shall be anchored with a disc or tackifier.

Year 1 Maintenance

1. The seeded buffers shall be mowed at a height of 4 to 6 inches a minimum of two times during the first growing season and before September 30.
2. Invasive and non-native species in the buffers shall be spot sprayed twice annually at times that are effective for control of the problem species present.
3. Stands of reed canary grass in buffers shall be treated with an appropriate glyphosate herbicide in October and again early the following spring before most desirable species emerge.
4. Herbicide treatments shall be applied according to label instructions.

Year 2 Maintenance

1. Areas of invasive species such as reed canary grass and thistles shall be treated with herbicide early in spring prior to the emergence of most desirable species.
2. The seeded buffers shall be mowed to a height of 6 to 8 inches between June 1 and July 15 to allow for light penetration and to prevent seed set on weedy species.
3. Invasive and non-native species in wetland and buffer shall be spot sprayed twice annually at times that are effective for control of the problem species present.
4. Stands of reed canary grass in buffers shall be treated with an appropriate glyphosate herbicide in October.
5. Herbicide treatments shall be applied according to label instructions.

Rate Table: Seed Mix 35-241 (Mesic Prairie General)

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
Grasses				
Big bluestem	*Andropogon gerardii*	2.00	5.48	7.35
Side-oats grama	*Bouteloua curtipendula*	1.60	4.39	3.53
Kalm's brome	*Bromus kalmii*	0.50	1.37	1.47
Nodding wild rye	*Elymus canadensis*	1.17	3.20	2.23
Slender wheatgrass	*Elymus trachycaulus*	1.00	2.73	2.53
Switchgrass	*Panicum virgatum*	0.06	0.17	0.32
Little bluestem	*Schizachyrium scoparium*	1.60	4.39	8.82
Indian grass	*Sorghastrum nutans*	2.00	5.48	8.82
Prairie dropseed	*Sporobolus heterolepis*	0.07	0.18	0.39
	Total Grasses	**10.00**	**27.39**	**35.46**
Forbs				
Blue giant hyssop	*Agastache foeniculum*	0.06	0.15	1.82
Lead plant	*Amorpha canescens*	0.06	0.15	0.25
Common milkweed	*Asclepias syriaca*	0.04	0.10	0.06
Butterfly milkweed	*Asclepias tuberosa*	0.04	0.10	0.06
Canada milk vetch	*Astragalus canadensis*	0.06	0.17	0.39
White prairie clover	*Dalea candida*	0.06	0.17	0.44
Purple prairie clover	*Dalea purpurea*	0.19	0.51	1.03
Canada tick trefoil	*Desmodium canadense*	0.06	0.18	0.13
Stiff sunflower	*Helianthus pauciflorus*	0.06	0.17	0.09
Ox-eye	*Heliopsis helianthoides*	0.13	0.34	0.29
Rough blazing star	*Liatris aspera*	0.03	0.08	0.18
Great blazing star	*Liatris pycnostachya*	0.03	0.09	0.13
Wild bergamot	*Monarda fistulosa*	0.06	0.17	1.61
Stiff goldenrod	*Oligoneuron rigidum*	0.06	0.17	0.94
Black-eyed Susan	*Rudbeckia hirta*	0.31	0.86	10.56
Heath aster	*Symphyotrichum ericoides*	0.03	0.09	2.30
Smooth aster	*Symphyotrichum laeve*	0.06	0.17	1.26
Blue vervain	*Verbena hastata*	0.04	0.12	1.50
Hoary vervain	*Verbena stricta*	0.06	0.17	0.64
Golden alexanders	*Zizia aurea*	0.06	0.15	0.23
	Total Forbs	**1.50**	**4.11**	**23.89**
Cover Crop				
Oats or winter wheat		25.00	68.50	11.14
	Total Cover Crop	**25.00**	**68.50**	**11.14**
	Total Mix:	**36.50**	**100.00**	**70.49**
Purpose	General mesic prairie mix for native roadsides, ecological restoration, or conservation program plantings.			

ALLIANT ENGINEERING
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

HARVEST WEST
CHASKA, MN
CONSTRUCTION DOCUMENTS PHASE 1
LANDSCAPE NOTES

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MALEAH M. MILLER, PLA
05-22-19 19507
Date License No.

QUALITY ASSURANCE/CONTROL

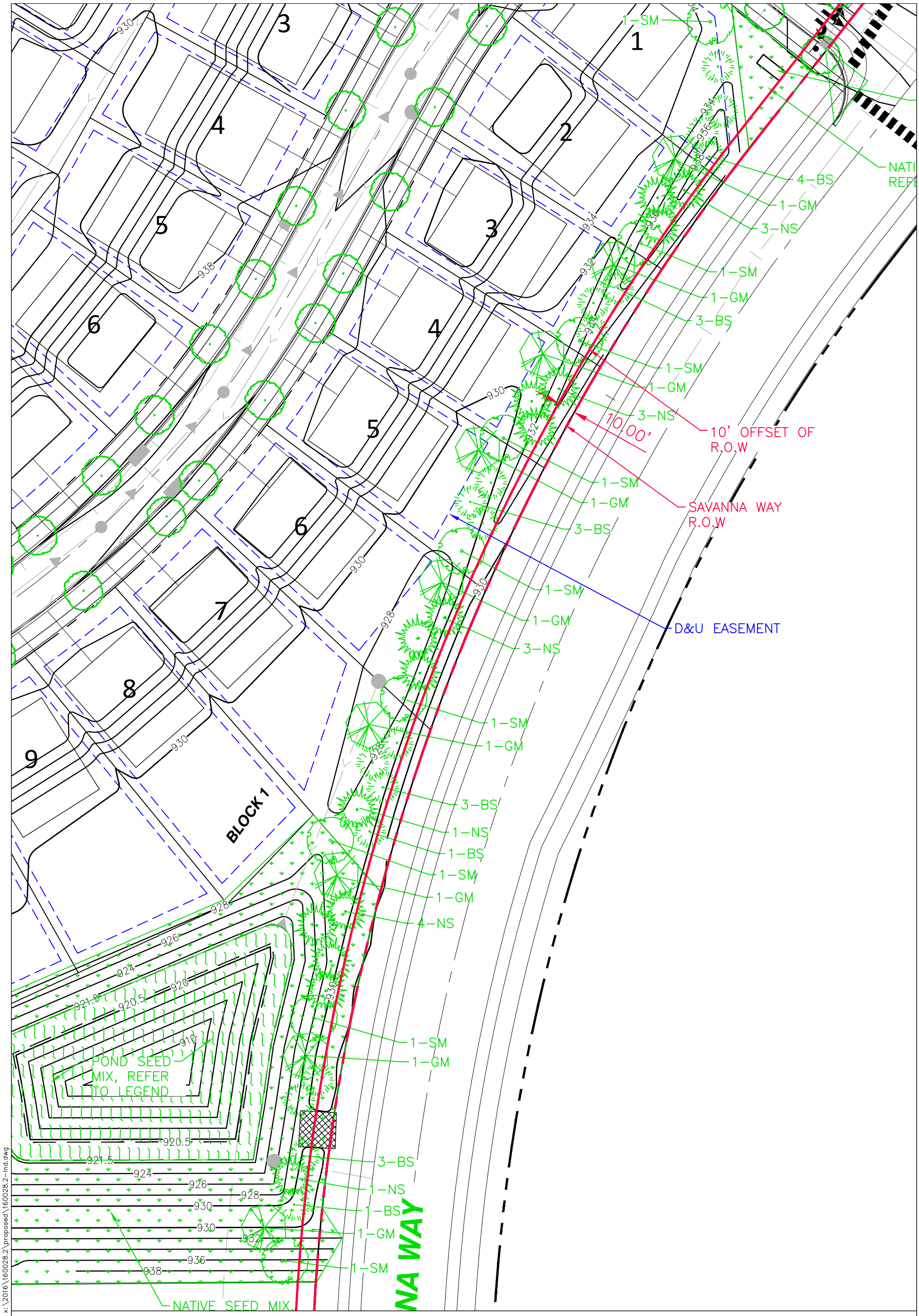
BY DATE

DATE	ISSUE
05-07-19	CONSTRUCTION DOCUMENTS
05-22-19	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

SHEET 32
32 of 32

Plotted: Nov 22, 2019 - 10:53am
Drawing name: X:\2016\160028.2\plan sheets\Harvest West CD's PH1\160028.2land.dwg



HARVEST WEST - SAVANNA WAY LANDSCAPING

CHASKA, MN

N

1"
0' 25' 50'

DATE: 06–06–2019
DRAWN BY: AKA

ALLIANT ENGINEERING

x:\2016\160028.2\proposed\160028.2–lnd.dwg

POND 2
NWL: 913.0
HWL: 919.69

CBMH 101
W/4' SUMP

FES 100

TEMP FES
INV: 914.0

TEMP SWALE @ 0.50%
SLOPE (315')

FINAL CBMH 101
RIM: 923.61
SUMP: 909.13
INV IN: 913.13 42"
INV IN: 918.30 15"
INV IN: 913.30 27"
INV OUT: 913.13 48"

30' - 27" RCP
@ 2.61%

CBMH 109
W/4' SUMP

WETLAND 2
NWL: 916.64 HWL: 919.78

WETLAND #2

OCS 111
(SEE D

240' 8" SOLID
PVC @ 0.5%

STANDARD 8" AGRIDRAIN
TILE BEEHIVE INLET
RIM: 917.43
(FIELD VERIFY INLET
LOCATION)

TEMP FES
INV: 915.6

30' - 21" RCP @
.15%

FIELD FIT LOCATION
OF OCS W/ CITY

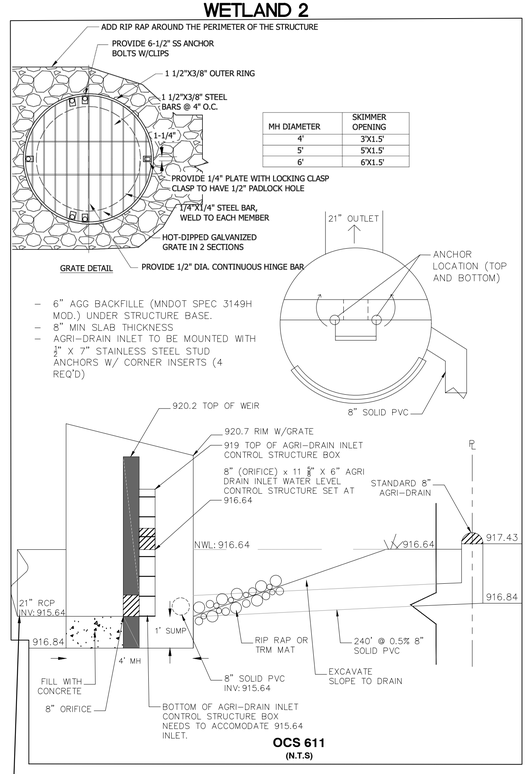
EDGEWOOD DRIVE

BLOCK 1

BLOCK 2

BLOCK 3

WETLAND 2



OCS 611
(N.T.S)

SEE PLAN VIEW FOR TEMPORARY OUTLET AT FINAL PROPOSED ELEVATIONS

N

0 20 40 80
SCALE IN FEET

ALLIANT ENGINEERING
733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

HARVEST WEST
CHASKA, MN

CONSTRUCTION DOCUMENTS PHASE 1

WETLAND 2 TEMPORARY OUTLET

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

DAVE NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	216-0028.2

17

SHEET 17 of 32

Drawing name: x:\2016\160028.2\exhibits\wetland 2 temp outlet.dwg Jun 10, 2019 - 3:33pm

PLAT FILE NO.
C.R. DOC. NO

HARVEST WEST

KNOW ALL PERSONS BY THESE PRESENTS: That Club West Partners, LLC, a Minnesota limited liability company, owner of the following described property:

The West Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota excepting therefrom the following three tracts of land, to wit:

Commencing at the Southwest corner of Section 6, Township 115, Range 23 and running thence East along the South line of said Section 6, a distance of 2515.36 feet to a point, said point being the place of beginning of the parcel hereby excepted; thence continuing East along said South line of said Section 6, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running North a distance of 193.46 feet to a point; thence deflecting left 90 degrees 00 minutes and running West along a line parallel to said South section line, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running South to the place of beginning.

AND

The North 570.00 feet of the Northwest Quarter of the Southeast Quarter of said Section 6.

AND

Parcel No. 15, Minnesota Department of Transportation Right of Way Plat No. 10-28 (filed as Doc. No. 407172), Carver County, Minnesota.

AND

That part of the West half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying Southerly of the centerline of County State Aid Road No. 110 and lying easterly of Parcel No.16, Minnesota Department of Transportation Right of Way Plat No. 10-27 (filed as Doc. No. 405657), except therefrom the following tract of land, to wit:

That part of the East 429.11 feet of said West half of the Northeast Quarter of Section 6 lying north of the south 415.62 feet of said West half of the Northeast Quarter.

AND

That part of the North 570.00 feet of the Northwest Quarter of the Southeast Quarter, Section 6, Township 115, Range 23, Carver County, Minnesota lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-28, filed as Doc. No. 407172.

AND

Outlot M, CLUB WEST FOURTH ADDITION, filed as Doc. No. 635603, Carver County, Minnesota.

AND

Outlot F, CLUB WEST SIXTH ADDITION, filed as Doc. No. 648848, Carver County, Minnesota.

AND

That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying westerly and southerly of the following described line:

Commencing at the southwest corner of said East Half; thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet to the point of beginning; thence deflecting left 90 degrees on a bearing of North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly and northeasterly 464.34 feet along a tangential curve concave to the southeast having a radius of 1149.00 feet and a central angle of 23 degrees 09 minutes 17 seconds to a line hereinafter referred to as Line "A"; thence westerly 563.93 feet along said Line "A" to the west line of said East Half and said line there terminating.

EXCEPTING THE FOLLOWING:

Beginning at the southwest corner of said East Half; thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet; thence North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly 107.62 feet along a tangential curve concave to the east having a radius of 1149.00 feet and a central angle of 3 degrees 27 minutes 03 seconds; thence South 89 degrees 33 minutes 41 seconds West not tangent to last described curve, 244.31 feet; thence North 00 degrees 26 minutes 19 seconds West, 129.57 feet; thence South 89 degrees 33 minutes 41 seconds West, 234.91 feet to the west line of said East Half of the Southeast Quarter; thence southerly 664.86 feet along said west line to the point of beginning.

AFOREMENTIONED Line "A" described as follows: Beginning at a point on the west line of said East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, distant 900.00 feet north of the southwest corner of said East Half; thence easterly parallel with the south line of said East Half, a distance of 1062.00 feet and said line there terminating.

Has caused the same to be surveyed and platted as HARVEST WEST, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

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

Signed: Club West Partners, LLC

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____, Chief Manager of Club West Partners, LLC, a Minnesota limited liability company, on behalf of the company.

_____

_____
(printed name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this ___ day of _____, 20___

_____
Dennis B. Olmstead, Licensed Land Surveyor
Minnesota License No. 18425

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Dennis B. Olmstead, a Licensed Land Surveyor.

_____

_____
(PRINT)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

This plat of HARVEST WEST was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Chaska, Minnesota

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian Praske, County Surveyor

By: _____

PROPERTY AND FINANCIAL SERVICES DIVISION, CARVER COUNTY, MINNESOTA

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

David Frischmon, Property and Financial Services Director

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of HARVEST WEST was filed this _____ day of _____, 20_____ at _____ o'clock ___.M. as Document Number _____ .

Kaaren Lewis, County Recorder

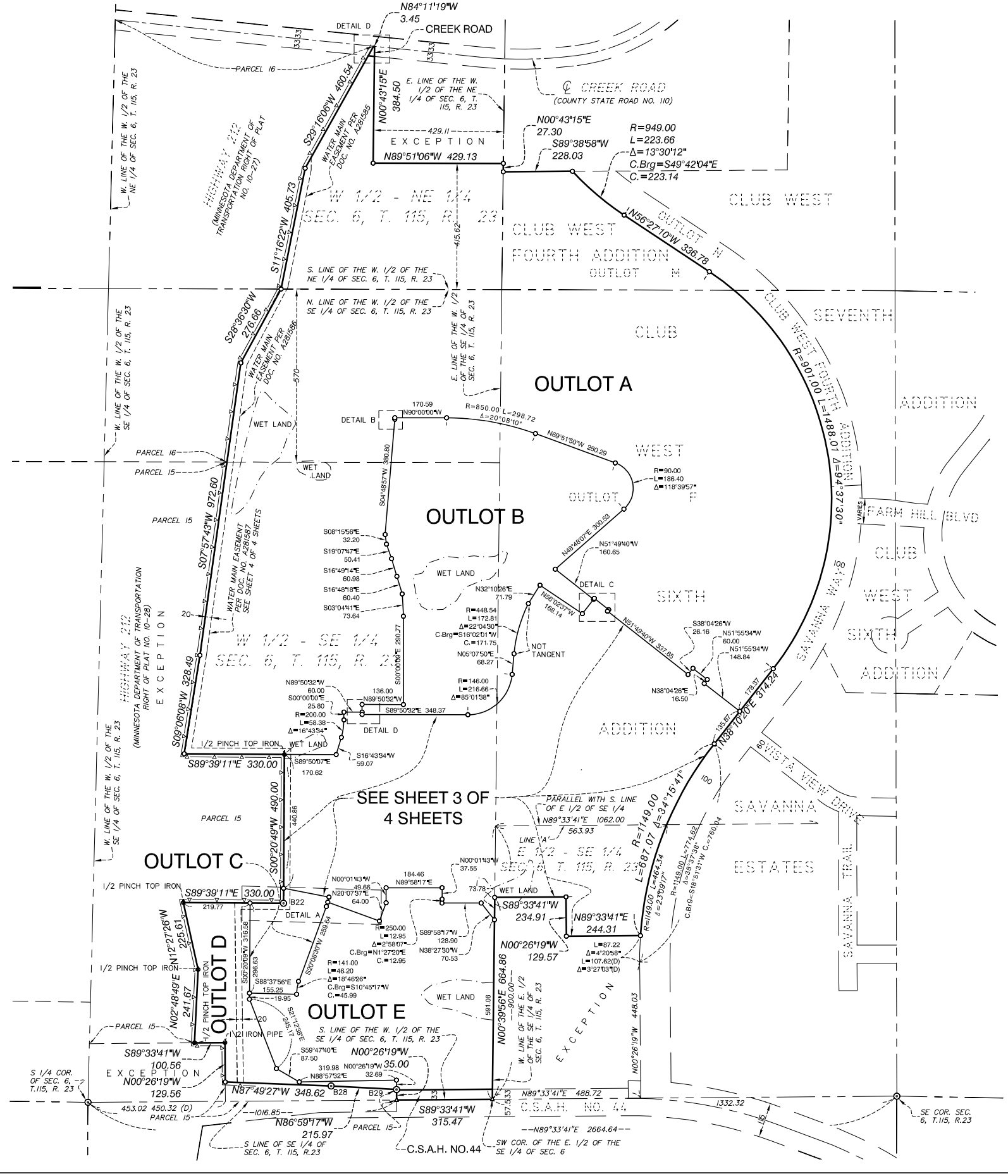
By: _____

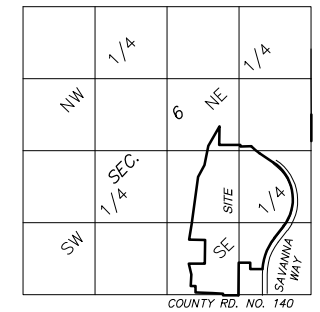
Packet Page 194 of...
7.5 Adopt Resolution 2019-82, Approving...
Page 48 of 52

ALLIANT engineering

PLAT FILE NO.
C.R. DOC. NO

HARVEST WEST

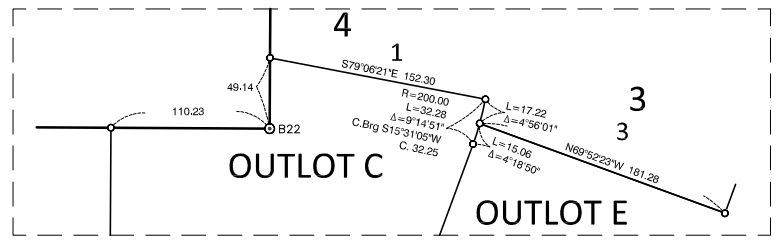




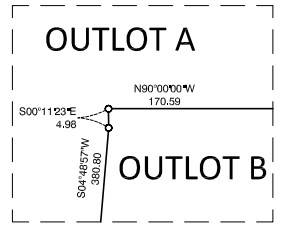
VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

DETAILS
NOT TO SCALE

DETAIL A



DETAIL B



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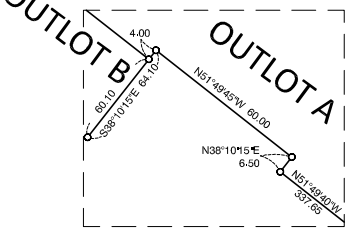
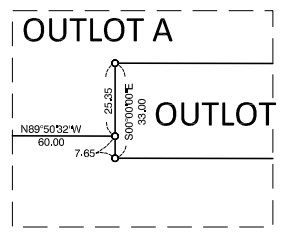
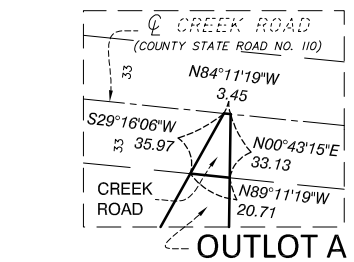


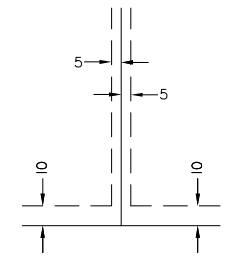
DETAIL D



DETAIL E



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.

THE SOUTH LINE OF THE WEST 1/2 OF THE SE 1/4 OF SEC. 6, T. 115, R. 23 IS ASSUMED TO HAVE A CARVER COUNTY BEARING OF S89°33'41"W (NAD83 86 ADJ).

- • Denotes monument found 1/2 inch iron pipe unless otherwise shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- B22 ⊙ Denotes found Right-of-Way Monument
- ⊙ Denotes Carver County Cast Iron Monument found
- (D) Dimensions per Deed
- —Δ— Restricted Access per MNDOT Right-of-Way Plat NOs. 10-27 and 10-28

Scale in feet
0 200 400 600
ONE INCH EQUALS TWO HUNDRED FEET

ALLIANT engineering

SHEET 2 OF 4 SHEETS

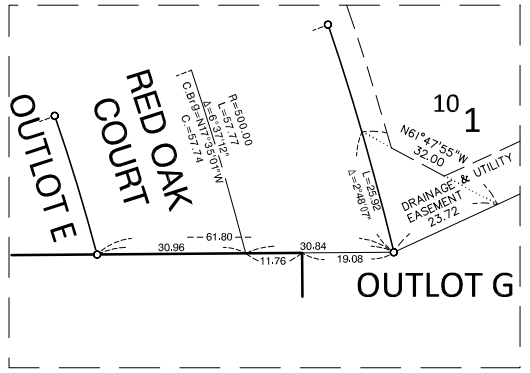
7.C Adopt Resolution 2019-82, Approving... Packet Page 195 of... Page 49 of 52

HARVEST WEST

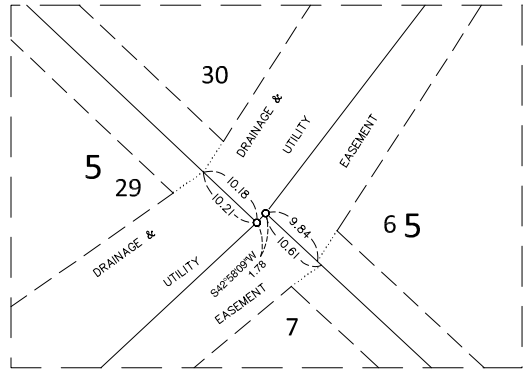
PLAT FILE NO.
C.R. DOC. NO

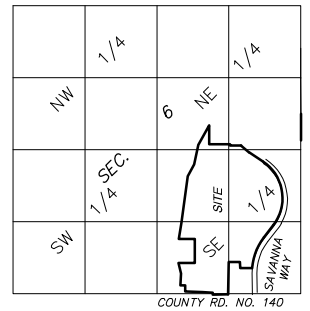
DETAILS
NOT TO SCALE

DETAIL F



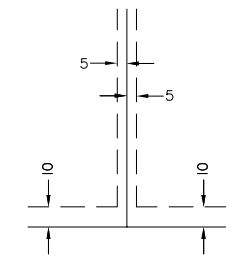
DETAIL G





VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.

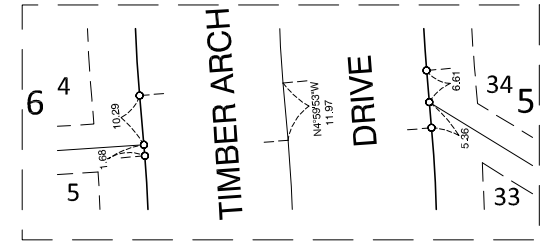
THE SOUTH LINE OF THE WEST 1/2 OF THE SE 1/4 OF SEC. 6, IS ASSUMED TO HAVE A BEARING OF S89° 33'41"W.

- ● Denotes monument found 1/2 inch iron pipe unless otherwise shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- ⊙ Denotes found Right-of-Way Monument

D&U Denotes found Right-of-Way Monument

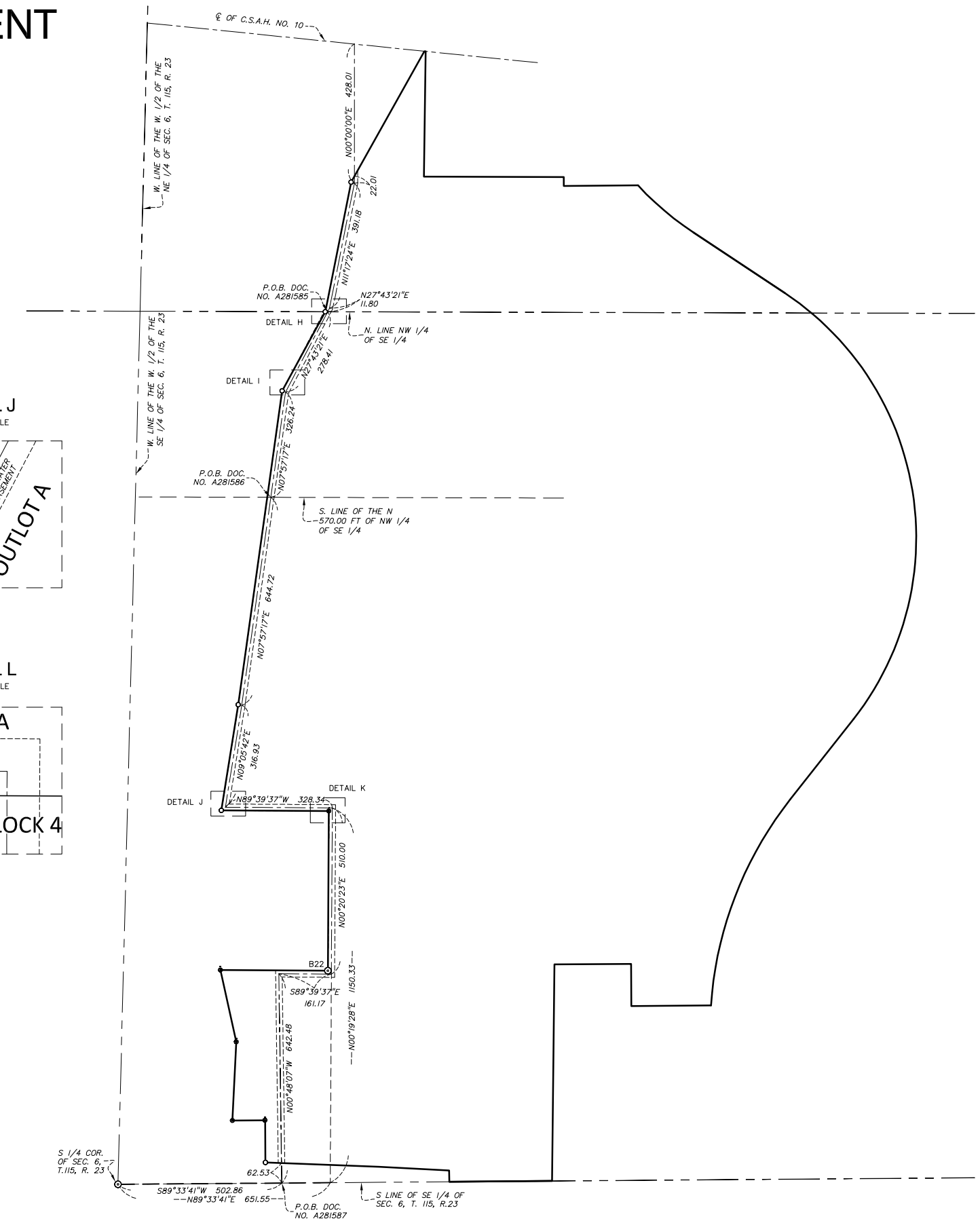
Scale in feet
0 60 120 180
ONE INCH EQUALS SIXTY FEET

DETAIL H

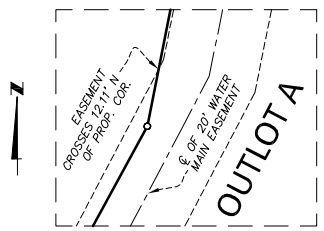


HARVEST WEST
WATER MAIN EASEMENT
DETAIL SHEET

PLAT FILE NO.
C.R. DOC. NO



DETAIL I
NOT TO SCALE



DETAIL J
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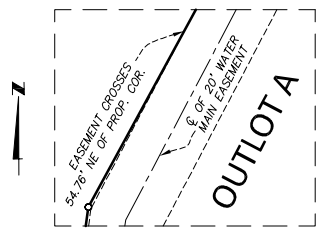

DETAIL K
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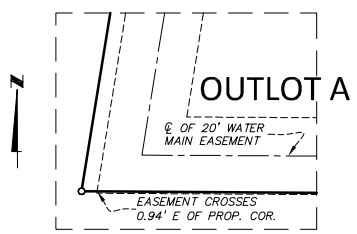
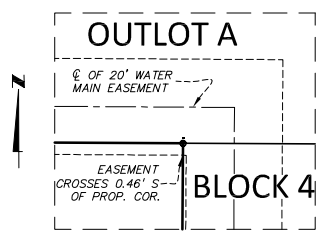
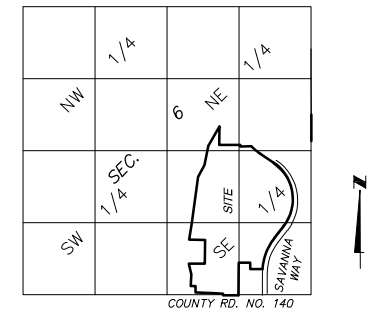


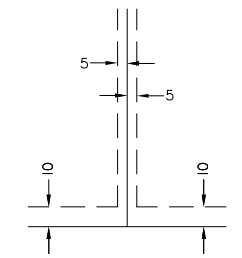
DETAIL L
NOT TO SCALE





VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.

THE SOUTH LINE OF THE WEST 1/2 OF THE SE 1/4 OF SEC. 6, IS ASSUMED TO HAVE A BEARING OF S89° 33'41W.

- ● Denotes monument found 1/2 inch iron pipe unless otherwise shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- B22 ⊙ Denotes found Right-of-Way Monument

Scale in feet
0 200 400 600
ONE INCH EQUALS TWO HOUNDRED FEET

ALLIANT engineering

SHEET 4 OF 4 SHEETS

Packet Page 197 of...
7.5 Adopt Resolution 2019-82, Approving...
Page 51 of 52

EDGEWOOD DRIVE TRAIL | Harvest West

CHASKA, MINNESOTA

ALLIANT

05-22-19

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/19

Subject: **2040 Comprehensive Plan**

Applicant: City of Chaska

Case No.: 2018-34

Synopsis: Applicant seeks to obtain approval of the 2040 Comprehensive Plan, and authorizing its submittal to the Metropolitan Council

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the request

---

BACKGROUND

The Comprehensive Plan is mandated by State Statute as well as the Metropolitan Council. It provides direction for regional planning to ensure that regional goals are met across the Twin Cities. Some of these goals include affordable housing, multi-modal transportation connections, population density goals, and proper sanitary sewer infrastructure to help accommodate planned development and land use goals. The Metropolitan Council requires cities to update their Comprehensive Plans every 10 years, as they are intended to guide a community's development and infrastructure improvements and land use guidelines.

The City with the assistance of our principal land use consultant Hoisington Koegler Group has been working on the update to the 2040 Comprehensive Plan. In August and October of 2018, the Planning Commission held work sessions to discuss the update as they related to land use and housing. Also, in September of 2018, staff held a Public Open House to discuss similar issues with the public. Since that time, the City has been working on the various elements to complete the 2040 Comprehensive Plan.

The City does have a 2030 Comprehensive Plan that it has been working under for the past 10 years. Because of the hard work done on the 2030 Comprehensive Plan and the Southwest Chaska Plan completed in 2013 and subsequently adopted in 2016 by the MetCouncil, the 2040 Comprehensive Plan differs very little.

In November 2018, the City Council adopted a resolution (Res No. 2018-138) approving the 2040 Comprehensive Plan Update and authorized its release for adjacent communities' review. Since that time the City has had their 6-month review period, which ended on May 31, 2019. Minor changes have been made since the November approvals. All documents can be viewed on the City's website here: **https://www.chaskamn.com/605/2040-Comprehensive-Plan**
The next steps in the process are to submit to MetCouncil for their formal review. A public hearing is required by MetCouncil prior to submittal to them.

CITY COUNCIL ACTION REQUESTED

Adopt the Resolution No. 2019-83 approving the 2040 Comprehensive Plan and authorizing its submittal to the MetCouncil.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE **JUNE 17, 2019** RESOLUTION NO. **2019-83**

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

A Resolution approving the 2040 Comprehensive Plan

WHEREAS, Minnesota State Statutes requires that cities review and revise their Comprehensive Plans for consistency with Metropolitan Council policy plans;

WHEREAS, in August and October of 2018, the Planning Commission held work sessions to discuss the update as they related to land use and housing; and

WHEREAS, in September of 2018, staff held a Public Open House to discuss similar issues with the public; and

WHEREAS, because of the hard work done on the 2030 Comprehensive Plan, Downtown Master Plan in 2012, and the Southwest Chaska Plan completed in 2013 and subsequently adopted in 2016 by the MetCouncil, the 2040 Comprehensive Plan differs very little; and

WHEREAS, it extends many of the goals from the 2030 Plan and SW Chaska Plan and creates policies that get to those goals; and

WHEREAS, the Planning Commission held a public hearing on the adoption of the 2040 Comprehensive Plan at their November 14, 2018, meeting; and

WHEREAS, the Planning Commission at that same meeting recommended to the City Council approve the 2040 Comprehensive Plan; and

WHEREAS, the City Council held a public hearing to approve the 2040 Comprehensive Plan at their June 17, 2019 meeting; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Chaska approves the submittal of the its Comprehensive Plan to the Metropolitan Council for review and comment.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mayor Mark Windschitl

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Ess Lot & Ernst Home – Preliminary Site & Building Plan, Preliminary Plat & Rezoning**

Applicant: Talle & Associates, Inc.

Location: 217 Walnut Street and 211 Walnut Street

Case No.: 2019-13

Synopsis: Applicant seeks to obtain approval of a preliminary site & building plan, preliminary plat and rezoning to construct a new apartment building on 217 Walnut Street and restore the Ernst Home for apartment units

Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Resolution Approving the Request

BACKGROUND

In the middle of 2014, the City approved the relocation of the Riedele House (Ernst House) from the Firemen's Park lot to the empty lot at 211 Walnut Street to help aid in the redevelopment efforts of Firemen's Park. The home has since been relocated and has been sitting vacant on this lot for some time.

In late 2014, a fire caused major damage to the Ess House at 217 Walnut Street, which is on the lot just north of the Ernst House. In 2015, the City stepped in to purchase it, with the express goal of saving the building. The City went through two grant cycles (2015 & 2016) with the State Historic Preservation Office (SHPO) in hopes of obtaining significant funds to help save the home. The City was unsuccessful in both of these grant applications and thus had no other option but to demolish the home, which was done in 2017.

The City currently owns both parcels. The City has been marketing the Ess lot and Ernst Home for redevelopment so that the Ess lot can be built on and the Ernst House can be rehabbed.

In December 2018, the Concept Plan was approved (PC #2018-36).

PROJECT GOALS

The developer has identified the following goals below for this project:

- Add high-quality rental housing to the town center to create new walkable housing options for residents
- Create an attractive and cohesive streetscape along Walnut that would help connect the town center to its historic commercial corridor;
- Integrate attractive landscape features to blend in with the natural environment;
- Contribute to the historic preservation of the city's architectural heritage.

CURRENT PROPOSAL

The applicant, Talle & Associates, Inc., is requesting approval of a preliminary site & building plan, preliminary plat and rezoning to combine the two existing lots (211 and 217 Walnut Street) and incorporate seven residential rental units: two units in the renovated Ernst House with private yards, three new construction townhomes with private yards, and two new construction apartments above the parking garages. One garage and one surface parking space would be provided for each 2-bedroom unit.

Adjacent properties

The site is bound on the north by commercial, to the west by an alleyway and commercial, the south by a city-owned parking lot, and the east by Walnut Street and residential.

Existing Conditions

The Ess lot (0.2 acres) and Ernst Home lot (0.2 acres) together are 0.4 acres in total. The Ess lot is currently vacant and used to house the Joseph Ess House. In 2014 a fire caused significant damage to the home and it was subsequently demolished in 2017. The Ernst Home was originally located on the Firemen's Park lot but was subsequently relocated to 211 Walnut Street to aid in the redevelopment of the park. It has been sitting vacant on 211 Walnut Street since 2015.

Land Use

The two lots are currently in the Downtown Commercial (C-3) zoning district. The site will be rezoned to a zoning district more applicable to this project.

Layout/Transportation/Sidewalks

Currently, the available vehicle access points for the property are in the rear from the alleyway via a small parking lot; there is a parking garage also situated near the rear of the property that will provide an interior stall for each apartment unit. The alleyway gains access from 3rd Street East, 2nd Street East and from the City-owned parking lot to the south. The proposed housing parking lot layout currently includes the access connection on the south side of the site connecting to the existing City alley. This access shall be 24 feet in width.

Both the Ernst Home and Townhome building will front Walnut Street. Sidewalks are proposed that will connect each unit to the sidewalk along Walnut Street. There is a sidewalk that runs between the Ernst Home and proposed townhome building to the north. This sidewalk also provides access to the rear of the property to connect to the parking garage, apartment units over the parking garage, and parking lot.

Paseo & Parking Lot Grade

It should be noted that as a part of the Downtown Master Plan, the paseo concept was mentioned as a part of the alleyway in the rear of these lots. Specifically, *"Main Street" will be complemented by attractive "Town Center" cross-streets, as well as the Brick City Paseo paralleling it to the east and west.* The paseo concept was a plan to mitigate noise, buffer and provide a beautiful walk for pedestrians. The alleyway behind the businesses fronting Highway 41 was targeted as a paseo opportunity to give pedestrians an alternative versus walking down the busy highway. HKGI put together a schematic design for the paseo that runs in between this block.

Because of this paseo concept, it will be important that the west side of this lot, which abuts the paseo, shows an appropriate edge. One area of concern from staff is the relationship between the cars parking in the surface parking lot and the paseo. The applicant has provided an initial analysis for the design of this edge. They have provided more buffer between the parking lot and alleyway by providing landscaping and a four-foot high decorative black aluminum fence. Staff will continue to work with the applicant on the design of this edge as the paseo continues to be refined. At this time we do not have any specific design details for the paseo area.

Because we do not have specific details of the paseo it will be important that the applicant continue to work with staff and the potential grades of the alleyway as it relates to the parking lot's access point. Currently the access point is being proposed on the south side of the site where the grades are steeper compared to the north side. Staff is concerned with turning movements and the changes that might occur with the future paseo reconstruction, and wants the applicant to be aware of that.

Utilities
Sewer and water utilities are available to serve the site.

Setbacks
The setbacks will be generally consistent with the surrounding area in the C-3 zoning district. Namely, the front yard setback is 0 feet, however the proposed townhome building is showing a 10.5 foot front setback, which is a little less than the Ernst Home. The rear yard setback should be 20 feet. The side yard setback is 3 feet. The applicant will have to ensure that the smaller setbacks on the north/south side of the site and between the buildings meet any building code requirements for fire rating and etc.

Architecture
The architecture of the new construction will be very important for this project as it is a site that is located in downtown Chaska and also a national district (Walnut Street Historic District). The Ernst Home will be relatively unchanged on the exterior, with the exception of maintenance work to secure the structure and front porch. An exterior staircase is proposed on the rear (west side) of the Ernst Home to provide access to the second floor apartment unit. This element should be designed in a way that is minimal and compatible with the structure in terms of design and material. Typically exterior staircases on historic homes have been constructed of wood or steel and painted to fit in with the overall look of the building. The applicant has indicated that this element will be made of wood and clad with a durable synthetic material finished to look like traditional wood.

The townhome building to the north is proposing to be a 3-unit building with two-stories, to be similar the Ernst Home. The townhomes are organized such that their primary facades present the same iconic form as the Ernst house but with the porches tucked into the façade in lieu of adjacent. Each unit will have their own exterior access (one in the front and one in the rear). The units will be two-story in this building. A Chaska brick-blend is proposed as the main material on the first floor, which staff commends. It will be the same blend and vendor used on the Curling Center. The Ernst Home is made entirely of Chaska brick and there are other multiple buildings within the Walnut Street District that are Chaska brick so reinforcing this material and color palette on this building is appropriate. LP smartside lap siding will be used

on the second floor of the townhome building, painted white to fit in with the accent color of the Ernst Home. The lap siding is also found on other downtown residences and commercial buildings, and thus a complementary material choice. Windows on the first floor will use a double-rowlock brick detail reminiscent of historic details.

There is a parking garage, also known as the carriage house, proposed in the rear of the property that will house 7 parking stalls on the first floor, and two apartment units on the second floor. The building is proposed to be all LP Smartside, using lap and board & batten applications; painted all white to match the Ernst Home accent pieces and the townhome's second story. Both dwelling units will have their own private staircase leading up to their unit; these staircases are accessible from their parking garage stall and also from the exterior. As mentioned before this building will be the closest building facing the alleyway/paseo, and thus will be significant in terms of the design and architecture provided on its west façade. Staff will stress the importance of providing 360-degree architecture on this building to ensure its western edge is aesthetically pleasing as well as the southern edge as it abuts a public parking lot. That would also include looking at qualitative garage doors that provide an appealing edge. In this preliminary submittal, the applicant has designed this building well to provide depth in the massing through protrusions and recessions. The mix of lap siding and board and batten will also provide visual interest. Decorative garage doors will be used that have an 'oak stain' finish. This piece will provide additional aesthetic as well as a pop of color that will be pleasing on the edge facing the future paseo.

Both new structures on the site pay homage to the Ernst house and the historic use of the property but do not pretend to be original to the era. The Secretary of Interior's Standards recommend that newly constructed elements be compatible and deferential to the existing historic features but do not try to mimic those features in a way that creates a false sense of history. We believe these new buildings do just that. The form of the townhomes is similar to the Ernst House and echoes its materials and detailing, but subtle elements of form and detail, such as the repetition of the gable and the carved-out porches, signal the townhomes as a contemporary structure and not a historic one. While consistent in program, function, and aesthetics, the carriage house is intentionally presented as a subservient structure that is deferential to both the Ernst House and the townhomes. The HPC did review this design proposal and have found that it is complementary to the Ernst Home and Walnut Street district.

Landscaping

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	17 caliper inches (6 trees)	8
Understory Trees	2	2
Shrubs	17	38

Landscaping is being added all throughout the site. The front (east) will be landscaped generously with shrubs and ornamental trees. The rear (west) will also be landscaped with shrubs and a couple overstory trees.

Parking
The parking proposed will provide two parking spaces for each unit (one parking garage stall and one surface parking stall), except for the one-bedroom unit which will have access to one parking garage stall. In total, there will be 13 on-site parking stalls. Staff finds that this meets the parking requirements for this type and size of use. Additional on-street parking is provided in front of the buildings.

Surface Parking Lot & Future Parking Ramp
It was noted during the Concept Plan that a future parking ramp was being proposed over the top of the existing public parking lot. To summarize, in order to accommodate a second level parking ramp, significant changes would be required to the proposed layout of the site. City staff is recommending to no longer pursue the future ramp due to the physical and financial constraints as other options are available for public parking opportunities in downtown.

Signs
The applicant is proposing one monument sign on the site. It is located on the east side facing Walnut Street. The sign is allowed up to 12 square feet in area and six feet in height. The sign can only be illuminated from an external light source, like up-lighting or halo illumination. Internal illumination is not allowed. The sign must be setback at least ten feet from the property line. The design of the sign should also be designed to meet the City's downtown sign design guidelines.

Preliminary Plat
The project property will be platted into one lot (211 & 217 Walnut Street). Currently the lot is showing to encroach into the City-owned parking lot to the south. The site plan is showing to correct this encroachment by adjusting the southerly lot line more north outside of the public parking lot and encompassing the retaining wall. This will mean that the City-owned parking lot parcel will have to be platted as well to show the shift in property line. Therefore, the Ernst project will be one lot (Lot 1, Block 1) and subsequently owned by the developer, and the public parking lot will be one lot (Lot 2, Block 1) and owned by the City as a part of the overall plat. There are no outlots proposed.

Rezoning
The property is being rezoned to Planned Residential District (PRD-74).

HPC Meeting April 2, 2019:
The City and applicant conducted a Heritage Preservation Commission meeting on Tuesday, April 2, 2019. The HPC reviewed and approved the Site Alteration Permit (SAP) for the project at this meeting. They were favorable of the project and applauded the applicant for their work and achieving a complementary balance between the old and new buildings.

Deadline for Agency Action
The City of Chaska received the complete application for this request on Wednesday, May 29, 2019. Pursuant to Minnesota State Statutes the City is to act on this request by **Tuesday,**

July 28, 2019 (60 days), however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Thursday, September 26, 2019. The City may, with the petitioner's consent, extend the review period beyond the Thursday, September 26, 2019 date for an additional 60 days. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 06/12/19:

Motion to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for 7 apartment units on the Ess Lot and Ernst Home, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-7), prepared by Talle & Associates, dated May 20, 2019
    b. Cover Sheet (G000), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    c. Aerial Site Exhibit (G001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    d. Alta Survey, prepared by Sunde Land Surveying, dated February 12, 2019
    e. Demolition Plan (C100), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    f. Paving & Dimension Plan (C200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    g. Grading and Erosion Control Plan (C300), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    h. Utility Plan (C400), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    i. Landscape Plan (L001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    j. Irrigation Plan (L002), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    k. Architectural Site Plan (A001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    l. Sign Plan (A002), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    m. Landscape Overlay Plan (A003), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    n. Ernst House: Floor & Roof Plans (AE110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    o. Ernst House: Exterior Elevations (AE200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    p. Townhomes: Bsmnt & Roof Plans (AT110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    q. Townhomes: 1st & 2nd Flr Plans (AT111), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    r. Townhomes: Exterior Elevations (AT200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    s. Carriage House: Fndn & Roof Plans (AC110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    t. Carriage House: 1st & 2nd Flr Plans (AC111), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    u. Carriage House: Exterior Elevations (AC200 & AC201), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    v. Trash Enclosure Details (A610), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    w. Renderings (A700), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    x. Photometric Plan (E001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    y. Preliminary Plat (pgs 1-2)
2. Provision that modular face brick is used for all brick applications.
3. Provision that mechanical equipment will be fully screened from view.
4. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.
5. Compliance with applicable zoning requirements, in particular Chapter 9 (Special Regulations).
6. Provision that building code is adhered to for all buildings in terms of fire rating, etc.

7. Provision that the identification sign cannot exceed twelve square feet in area, cannot exceed six feet in height, minimum setback of ten feet from property lines, and be illuminated by external light source of up-lighting or halo illumination, and be designed to meet Chaska's downtown sign design guidelines.
8. Provision that parking lot entrance on alleyway is at least 24 feet in width.
9. Provision of a vehicle turning radius exhibit at the parking lot's entrance and alleyway to be submitted at final submittal.
10. Coordination with City staff on the paseo concept and the project's parking lot entrance and west edge design.
11. Coordination with Electric Department on servicing electric utilities to and on the site.
12. Provision to comply with SHPO requirements, if any.

Motion to recommend approval of the rezoning of Lot 1, Block 1 Ernst Home Apartments and Lot 2, Block 1 Ernst Home Apartments to Planned Residential District (PRD-74).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2019-84 approving the Preliminary Site & Building Plan and Preliminary Plat for 7 apartment units on the Ess Lot and Ernst Home (PC #2019-13).

Motion to adopt Ordinance No. 966 approving the rezoning of Lot 1, Block 1 Ernst Home Apartments and Lot 2, Block 1 Ernst Home Apartments to Planned Residential District (PRD-74).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE JUNE 17, 2019 RESOLUTION NO. 2019-84

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Site & Building Plan and Preliminary Plat for the Ess Lot and Ernst Home/Talle & Associates, Inc./P.C. No. 2019-13

WHEREAS, the applicant, Talle & Associates, Inc., is requesting approval of a preliminary site & building plan, preliminary plat and rezoning to combine the two existing lots (211 and 217 Walnut Street) and incorporate seven residential rental units: two units in the renovated Ernst House with private yards, three new construction townhomes with private yards, and two new construction apartments above the parking garages; and

WHEREAS, one garage and one surface parking space would be provided for each 2-bedroom unit; and

WHEREAS, both the Ernst Home and Townhome building will front Walnut Street; and

WHEREAS, sidewalks are proposed that will connect each unit to the sidewalk along Walnut Street; and

WHEREAS, because of the paseo concept, it will be important that the west side of the project lot, which abuts the paseo, shows an appropriate edge; and

WHEREAS, the applicant has provided more buffer between the parking lot and alleyway by providing landscaping and a four-foot high decorative black aluminum fence; and

WHEREAS, staff will continue to work with the applicant on the design of this edge as the paseo continues to be refined; and

WHEREAS, because we do not have specific details of the paseo it will be important that the applicant continue to work with staff and the potential grades of the alleyway as it relates to the parking lot's access point; and

WHEREAS, staff is concerned with turning movements and the changes that might occur with the future paseo reconstruction, and wants the applicant to be aware of that; and

WHEREAS, the Ernst Home will be relatively unchanged on the exterior, with the exception of maintenance work to secure the structure and front porch; and

WHEREAS, an exterior staircase is proposed on the rear (west side) of the Ernst Home to provide access to the second floor apartment unit; and

WHEREAS, the applicant has indicated that this element will be made of wood and clad with a durable synthetic material finished to look like traditional wood; and

WHEREAS, the townhome building to the north is proposing to be a 3-unit building with two-stories, to be similar the Ernst Home; and

WHEREAS, the townhomes are organized such that their primary facades present the same iconic form as the Ernst house but with the porches tucked into the façade in lieu of adjacent; and

WHEREAS a Chaska brick-blend is proposed as the main material on the first floor, which staff commends, as it will be the same blend and vendor used on the Curling Center; and

WHEREAS, LP smartside lap siding will be used on the second floor of the townhome building, painted white to fit in with the accent color of the Ernst Home; and

WHEREAS, there is a parking garage, also known as the carriage house, proposed in the rear of the property that will house 7 parking stalls on the first floor, and two apartment units on the second floor; and

WHEREAS, the building is proposed to be all LP Smartside, using lap and board & batten applications; painted all white to match the Ernst Home accent pieces and the townhome's second story; and

WHEREAS, decorative garage doors will be used that have an 'oak stain' finish, and this piece will provide additional aesthetic as well as a pop of color that will be pleasing on the edge facing the future paseo; and

WHEREAS, the parking proposed will provide two parking spaces for each unit (one parking garage stall and one surface parking stall), except for the one-bedroom unit which will have access to one parking garage stall; and

WHEREAS, the project property will be platted into one lot (211 & 217 Walnut Street); and

WHEREAS, currently the lot is showing to encroach into the City-owned parking lot to the south; and

WHEREAS, the site plan is showing to correct this encroachment by adjusting the southerly lot line more north outside of the public parking lot and encompassing the retaining wall; and

WHEREAS, this will mean that the City-owned parking lot parcel will have to be platted as well to show the shift in property line; and

WHEREAS, therefore, the Ernst project will be one lot (Lot 1, Block 1) and subsequently owned by the developer, and the public parking lot will be one lot (Lot 2, Block 1) and owned by the City as a part of the overall plat; and

WHEREAS, on June 12, 2019 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan and Preliminary Plat for the Ess Lot and Ernst Home (PC#2019-13); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan and Preliminary Plat for the Ess Lot and Ernst Home (PC#2019-13), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-7), prepared by Talle & Associates, dated May 20, 2019
    b. Cover Sheet (G000), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    c. Aerial Site Exhibit (G001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
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    e. Demolition Plan (C100), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    f. Paving & Dimension Plan (C200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    g. Grading and Erosion Control Plan (C300), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    h. Utility Plan (C400), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    i. Landscape Plan (L001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    j. Irrigation Plan (L002), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    k. Architectural Site Plan (A001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    l. Sign Plan (A002), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    m. Landscape Overlay Plan (A003), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    n. Ernst House: Floor & Roof Plans (AE110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    o. Ernst House: Exterior Elevations (AE200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    p. Townhomes: Bsmnt & Roof Plans (AT110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    q. Townhomes: 1st & 2nd Flr Plans (AT111), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    r. Townhomes: Exterior Elevations (AT200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    s. Carriage House: Fndn & Roof Plans (AC110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    t. Carriage House: 1st & 2nd Flr Plans (AC111), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    u. Carriage House: Exterior Elevations (AC200 & AC201), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    v. Trash Enclosure Details (A610), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    w. Renderings (A700), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    x. Photometric Plan (E001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
    y. Preliminary Plat (pgs 1-2)
2. Provision that modular face brick is used for all brick applications.
3. Provision that mechanical equipment will be fully screened from view.
4. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.
5. Compliance with applicable zoning requirements, in particular Chapter 9 (Special Regulations).
6. Provision that building code is adhered to for all buildings in terms of fire rating, etc.
7. Provision that the identification sign cannot exceed twelve square feet in area, cannot exceed six feet in height, minimum setback of ten feet from property lines, and be illuminated by external light source of up-lighting or halo illumination, and be designed to

meet Chaska's downtown sign design guidelines.

8. Provision that parking lot entrance on alleyway is at least 24 feet in width.
9. Provision of a vehicle turning radius exhibit at the parking lot's entrance and alleyway to be submitted at final submittal.
10. Coordination with City staff on the paseo concept and the project's parking lot entrance and west edge design.
11. Coordination with Electric Department on servicing electric utilities to and on the site.
12. Provision to comply with SHPO requirements, if any.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 966

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. 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 Downtown Historic Commercial (C3) zoning district and rezoned to Planned Residential District No. 74 (PRD-74) for all of Blocks 1 of the recorded plat of the Ernst Home Apartments.

The following graphic exhibits shall serve as the general guide for development of The Harvest West area:

1. Cover Sheet (G000), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
2. Aerial Site Exhibit (G001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
3. Alta Survey, prepared by Sunde Land Surveying, dated February 12, 2019
4. Demolition Plan (C100), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
5. Paving & Dimension Plan (C200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
6. Grading and Erosion Control Plan (C300), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
7. Utility Plan (C400), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
8. Landscape Plan (L001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
9. Irrigation Plan (L002), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
10. Architectural Site Plan (A001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
11. Sign Plan (A002), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
12. Landscape Overlay Plan (A003), prepared by U+B Architecture & Design, Inc., dated May 29, 2019

13. Ernst House: Floor & Roof Plans (AE110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
14. Ernst House: Exterior Elevations (AE200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
15. Townhomes: Bsmnt & Roof Plans (AT110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
16. Townhomes: 1st & 2nd Flr Plans (AT111), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
17. Townhomes: Exterior Elevations (AT200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
18. Carriage House: Fndn & Roof Plans (AC110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
19. Carriage House: 1st & 2nd Flr Plans (AC111), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
20. Carriage House: Exterior Elevations (AC200 & AC201), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
21. Trash Enclosure Details (A610), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
22. Renderings (A700), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
23. Photometric Plan (E001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
24. Preliminary Plat (pgs 1-2)

Section II. **PRD-74 District regulations.** Permitted uses and regulations applicable to the PRD-74 District shall be as follows:

A. Intent

The intent of PRD-74 is to create a unique and qualitative residential development that recognizes, complements and utilizes the downtown historic context and its services.

B. Permitted Uses

Permitted uses shall be the following:

1. Lot 1, Block 1, Ernst Home Apartments

a) Multi-Family Residential

2. Lot 2, Block 1, Ernst Home Apartments

a) Public Parking Lot

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 9 of the zoning ordinance.

2. Lot 1, Block 1, Ernst Home Apartments: One Monument Sign with the following regulations:
    a. Maximum 12 square feet in area
    b. Maximum 6 feet in height
    c. No internal illumination
    d. Setback 10 feet from property lines

D. Building Setbacks

Minimum building setbacks shall be as follows:

1. Front (east) Setback: 10 feet
2. Rear (west) Setback: 20 feet
3. Interior Property Lines: 5 feet

Minimum parking setbacks shall be as follows:

1. All Property Lines: 3 feet

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

memo

To: Nate Kabat, Assistant City Administrator

Kevin Ringwald, Community Development Director

Liz Hanson, City Planner

From: Laura Russ, Talle & Associates

CC: Mark Burgess, U + B Architecture

Date: May 20, 2019 (rev 5/29/2019)

RE: Preliminary Plan Submission for Ernst House Parcel

We are pleased to present this application for Preliminary Plat approval and rezoning of the historic Ernst House and adjacent vacant lot. We have spent considerable effort to ensure that the project is compatible with its historic context and are excited about the prospect of this new development to blend old with new in the heart of downtown Chaska.

Intended Use

As presented at the December 2018 Planning Commission and City Council meetings, we are proposing a 7-unit residential rental development that includes two units in the renovated Ernst House, three new Walnut Street facing townhomes and two carriage house style units above the garages in the back. A thoughtful landscaping plan complements the apartment homes with private yards for the townhomes, and native grasses and low-maintenance plants throughout the site. The rear parking lot includes one garage and one surface parking space for each of the 2-bedroom and 3-bedroom units in the development. The single one-bedroom unit in the development is provided with one garage. The entry of the parking lot has been reoriented to accommodate concerns of the adjacent alley neighbor and to allow more appropriate trash collection and snow storage locations.

Historic Context and Use of Building Materials

1. Historic Compatible Use
    a. Between 1885 and 1951, the Sanborn maps clearly show that while 2nd Street and 3rd Street were primarily commercial in this area of the city, the properties on the west side of Walnut between 2nd and 3rd were always residential in nature. While they are not original to the site, the Ernst House in combination with the new townhomes re-establish this residential section of Walnut bookended on either side by the commercially oriented 2nd and 3rd Streets. In the period of significance for the Walnut Street Historic District, residential properties in the downtown district would have been expected to have their

primary façades formally addressing the public street with any utilitarian structures accessed off the alley. The space between the home and any utilitarian structures would then create a private garden/backyard for the residences. The Sanborn maps show structures on these properties that are consistent with this development pattern. For the proposed development, the inclusion of the carriage house on the alley side of the site recreates this relationship of primary and secondary structures with a garden space in between.

2. Compatible Form
    a. The form of the Ernst House, with its narrow blocky facades, modest roof pitches, regular pattern of punched windows, and covered porch tucked adjacent to an iconic gabled end, is typical of farmhouses from the era. The townhomes are organized such that their primary facades present the same iconic form as the Ernst house but with the porches tucked into the façade in lieu of adjacent. The carriage house, being a secondary structure, is less iconic in its form and presents a lower roof line with dormers. The model of a carriage house with vehicle parking below and small living units above is itself consistent with the period of significance.
3. Compatible Materials
    a. Beyond its simple form, the most iconic element of the Ernst house is its construction out of original Chaska brick. This brick will be restored. The townhomes will use a durable base of a modern brick veneer system using a "Chaska brick blend" selected for its compatibility and similarity to historic Chaska brick. The upper level of the townhomes would be clad in lap siding, evoking a farmhouse quality. The carriage house will be clad in lap siding. The use of a less precious material serves to lighten the mass of the building in deference to the Ernst House and townhomes and reinforce the carriage house as a symbolic secondary structure on the property.
4. Historic Context of Brick Application on New Structures
    a. Because of the historical importance of brick masonry in the City of Chaska, it has always been the development team's intention to play up masonry as an exterior finish in the context of the adjacent Ernst House and the surrounding historical district.
    b. One of the traditional brick properties that we feel is important is something that is typically referred to as "punched openings". Where windows and doors in exterior walls with a siding or stucco finish are traditionally flush with the exterior finish material, in brick masonry, windows and doors are traditionally recessed back from the face of the brick 4" or more. This has the effect of creating deeper shadow lines and reinforcing the masonry wall as a thick/massive assembly – hence the characterization of these openings as "punched".
    c. In an attempt to save costs, there's a prevailing construction trend towards the use of thin brick veneers. In addition to being less durable than a full depth masonry veneer, one of the things you lose with this type of application is the ability to recess the fenestration (windows and doors) into the wall. Windows and doors do not have the shadow line that they would otherwise have in a true masonry wall and the façade appears "flat" and loses a sense of depth to the construction.
    d. Another cost savings trend that is common in builder construction is the use of brick only on the front façade of some buildings. We find that this trend has a

similar effect to the use of thin brick veneers – it compromises the perception of brick construction as having mass/weight. In particular, at locations where the brick veneer terminates at an outside corner and where you can see the thickness of the brick adjacent to the long end of a different exterior finish material, the perception of the brick changes from seeing it as a cohesive block of material to seeing it only as a veil. This kind of veiled expression is not something you would ever see on a traditional brick building.

e. In traditional brick construction, it is not uncommon however, to have transitions from brick to other exterior finish materials at inside corners or at horizontal ledges where brick is below and a lighter material is above.
f. In general, the development team believes that brick exterior finishes should be applied in ways that maintain the perception of the brick as having a heavy/blocky quality. For this reason, we would avoid brick applications where the material terminated at an outside corner and would normally only feel comfortable making transitions to other exterior finish materials at inside corners and horizontal ledges. If a construction budget were such that it could only afford brick on a single façade, we would generally prefer not to use brick at all.
g. The design of the townhomes is viewed as complementary, compatible design to the adjacent Ernst House, and as such does not use a strict replication of specific design elements from that structure. Use of arch-top masonry window openings as executed on the Ernst House was explored for the design of the townhomes, and use of a flat window head was chosen for the masonry window openings.
    i. At the Ernst House, the arch-topped opening serves both aesthetic and functional purposes. The arches both visually and physically transfer the loads from above the window to the walls on either side. In modern construction, the functional aspect of this – transferring loads around the window - is typically done with steel, which is generally not visible. As such, the functional need for the brick arch (or any masonry lintel at all) no longer exists.
    ii. In addition, the aesthetic need is reduced by the use of white-painted lap siding on the second floor. The lighter structure above reduces the visual weight of the building – the need to “visually” transfer heavy masonry loads around the windows is likewise reduced. Adding larger windows to the front elevation (groups of three windows mulled together) would also make for an awkward use of arched openings. With these factors in mind, both the aesthetic and functional need for the arched masonry detail is reduced or eliminated.
    iii. While local, rural brick farmhouses as a type often had arched window opening, this detail was not exclusively uniform throughout the area. As you look “in town” for precedents, flat lintels become more prevalent. In lieu of replicating the Ernst House detail, we chose to use the double-rowlock brick detail in a flat lintel application as a simplification of the arched masonry openings, acknowledging the historic aesthetic (modern brick construction doesn’t require any acknowledgement of a brick lintel) while providing a solution that fits modern-day construction methods.
h. The townhomes have a Chaska brick blend on all four sides of the ground floor, and siding on the second floor above the brick.

i. Proposed brick: Summit Brick Company modular brick, “Chaska Blend” (blended Summit colors “Fawn” and “Ginger”), as recently used at the Chaska Curling Center.
ii. A horizontal ledge of cast stone is used to transition between the brick base and lap siding at the second floor.
iii. Where siding is used, we’ve opted to use a white lap siding which ties nicely to the existing color scheme of the Ernst house and would be consistent with non-brick farmhouses from the late 19th century.
iv. The carriage house is shown as all white siding (lap siding above, and a base of board and batten below). Again as a secondary structure, this would have been a strategy that would reasonably have been employed historically.

i. Some may consider taking all of the brick on the reduced scope townhome structure and applying it to the East façade. We disagree with this approach because it is an application that would not have been historically employed. Since the edge of the transition between brick and siding would be prominently visible at the Southeast corner of the townhome building, we fear the brick would appear as a veil or a mask over the townhomes and establish the perception of the townhomes as a cheap mimic of the Ernst House as opposed to the intended effect of creating a structure that has the mass and physical presence to stand in tandem with the Ernst house.

j. It is our opinion that employing a contiguous brick base around the townhomes with siding above does a better job of materially connecting the two structures together, using brick in a more historically appropriate way, and establishing the townhome building as deferential to the Ernst House while stately in its own way.

5. Repair and Replacement of Deteriorated Features on the Ernst House
   a. The existing brick has been damaged by water and weather in many locations. We are anticipating the need to repoint the entire façade using mortar materials that are compatible in color and composition to the existing brick and mortar materials. Existing brick openings will be maintained on the most visible East and West facades. In two locations on the West facade, existing brick openings will be enlarged to accommodate code compliant door openings into the building. Excess brick will be salvaged and cleaned for reuse as necessary. On the North façade, a brick opening that currently accommodates a pair of mulled windows will be infilled with a single window and an infill panel. The existing brick opening will be maintained so that a pair of windows could be reinstalled in this location in the future if so desired. Where needed, salvaged brick either from the building or from the city of Chaska’s stockpile will be used to replace existing damaged brick. We are not anticipating the need for an abrasive cleaning, but if pursued, this would involve a more gentle soda blast in lieu of a more damaging sand blast. On the west façade, the ghost of previous wood structures attached to the building are still visible. While the priority is to clean the brick and ensure its weather resistance, the preference would be to maintain this ghosting and preserve the historic evidence of these previous structures.
   b. Fenestration
      i. The existing wood double hung windows are in disrepair and do not meet modern performance, durability, and energy standards. The windows will be replaced with modern, double hung windows made of

durable materials and meeting current energy standards. The windows will be selected and custom fabricated, however, to match the size, muntin pattern, and function of the original windows. Exterior doors will be provided using similar criteria. New doors will be provided that meet modern durability and energy expectations, but with a high priority on matching the appearance of the original doors.

c. Porch
    i. Other than the brick, the most identifiable element of the home is the front porch. Unfortunately, the porch is structurally unsound and is not salvageable. Using record photographs from when the house was still in its original location, the porch will be completely rebuilt to match its original appearance as closely as possible, while upgrading the design to meet current code requirements.

d. Roof
    i. Similarly, where roof, roof fascia, and gutter materials have failed and cannot be maintained, these elements will be replaced with new materials similar to the existing.

6. Secretary of the Interior's Standards
    a. The Secretary of Interior's Standards recommend that newly constructed elements be compatible and deferential to the existing historic features but do not try to mimic those features in a way that creates a false sense of history.
        i. In an effort to preserve the independent integrity of the Ernst House, it will be provided with a significant buffer to adjacent new structures.
        ii. Where existing historic materials are failing, these materials will be replaced or repaired to be similar.
            1. In order to meet code and life-safety requirements, the front porch will be re-built with steel framing that is clad with synthetic materials in order to maintain the visually delicate characteristics that make it unique to the building.
        iii. Where new elements are added, such as the new exterior stair, these elements will be provided with code-complaint and structurally superior framing systems clad in contemporary materials that are visually consistent with the era and materials of the Ernst House, but without unique detail that makes conjectural assumptions about what an original stair might look like.
    b. Both new structures on the site pay homage to the Ernst house and the historic use of the property but do not pretend to be original to the era.
        i. The form of the townhomes is similar to the Ernst House and echoes its materials and detailing, but subtle elements of form and detail, such as the repetition of the gable and the carved out porches, signal the townhomes as a contemporary structure and not a historic one.
        ii. While consistent in program, function, and aesthetics, the carriage house is intentionally presented as a subservient structure that is deferential to both the Ernst House and the townhomes.

<u>Parking Lot Considerations</u>

1. As requested by the City, we explored strategies that would allow for the future construction of a parking deck over the City parking lot to the south of the Ernst House property. In collaboration with our structural engineer, civil engineer, and general

contractor, a design alternate was developed and included in our Schematic Design pricing set.

a. For the current development proposal, it's critical that the elevation of the garages at the south side of the property be similar to the elevation of the current Ernst House. This allows residents of the development to exit out of their garages and walk to their units without having to traverse a complex set of stairs and/or ramps in between.
    i. If the garages and parking lot were significantly elevated (approximately 8'-0" as shown in the Stantec plan dated 9/26/2018), large exterior stairs (up to 16'-0" long) would be required to make up the difference between the garages and the Ernst House & townhomes. With a compact site, accommodating an exterior stair of this size is not practical.
    ii. A more practical strategy is to keep the elevation of grade at the south side of the property more or less where it exists today.
        1. In order to accommodate that upper deck, the West side of the existing parking lot would have to the lowered by at least 5'-0". In order to facilitate the lowering of that parking lot in the future and not have it undermine our structures and parking lot, some kind of retaining/shoring structure to supplement the existing retaining wall would need to be built. Also, in order to prevent us from damaging the existing surface parking lot, we'd need to be able to install that retaining structure without having to excavate down lower than the existing parking lot elevation.
        2. A potential solution involves the installation of some steel H-Piles at 6' to 10' o.c. on the inside of the existing modular retaining wall. In order to lower the parking lot in the future, the existing modular retaining wall could be removed from the top down and boards or beams could be attached to the H-piles to replace that retaining wall. With the H-piles driven down to a much lower level than the current parking lot surface, this process could continue down past current grade thus allowing the parking lot to be lowered without affecting the structures on the Ernst House property.
b. Estimated costs for these H-Piles received from our chosen contractor (Reuter Walton) were **$111,000.**
    i. These costs are just for the installation of the H-Piles and <u>do not</u> include any accommodation for work that would happen in the future including but not limited to:
        1. Removal of the existing modular retaining wall
        2. Installation of boards/beams onto H-Piles.
        3. Excavation of grade and resurfacing of parking lot.
        4. Construction of parking deck structure.
c. Other concerns
    i. From a layout standpoint, a connection to a future parking deck to the south requires that the entrance to the developments parking lot be on the North side of the property. This creates a series of poor relationships.
        1. A representative of Von Hanson's Meats was in attendance at the April 2nd HPC meeting and identified that their existing

loading and trash area could be a nuisance to residents of the project. It was recommended that we move our trash enclosure to be adjacent to theirs on the north side of the site to help create a buffer between the two properties.

2. Drainage on the property is going to naturally flow from the north to the south. As we consider where snow storage might be placed on the site, an entrance at the North side of the site creates conditions that limit the amount of snow storage we can accommodate and also puts that snow storage on the high side of the parking lot.
    a. Moving the entrance to the South allows us to accommodate more snow storage and also places it at the low end of the site

2. Given the current cost, potential costs, and potential negative impacts a future parking deck to the South would have on the residential development, we have not included an option for future construction of an adjacent parking ramp.

Paseo Site Edge

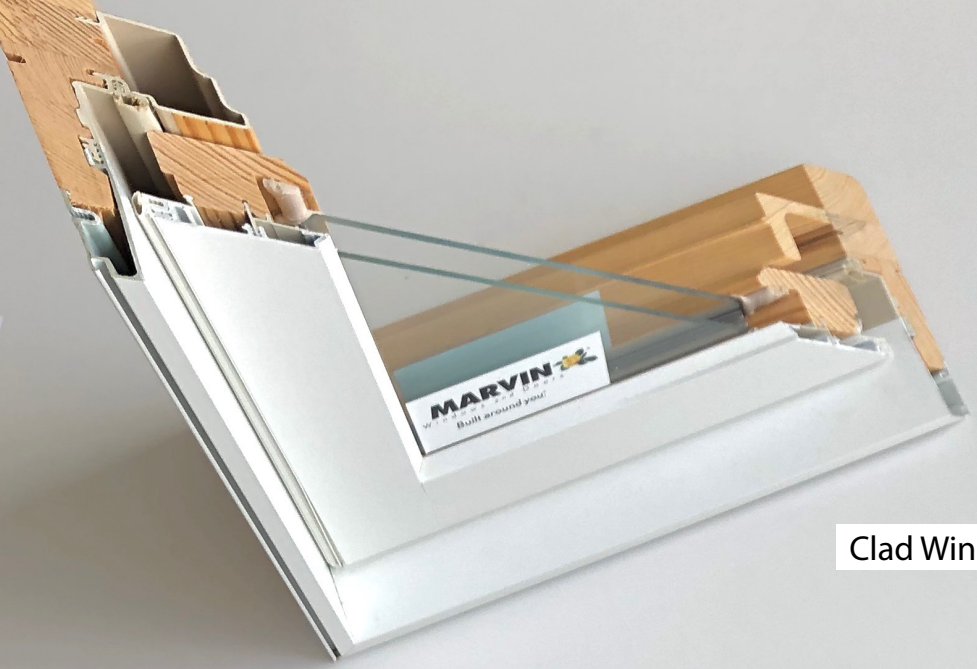
To support the city's vision of the Paseo along the alley, the layout of the parking lot includes a buffer between the alley and the parking lot. It is anticipated that this buffer will include a concrete gutter at the parking lot, ornamental fencing, and low maintenance grass plantings. These items will serve as a screen to help make the alley more pedestrian friendly. Also, having the trash enclosure on the north side of the property near the Von Hanson's receiving and trash area serves to consolidate all of the utilitarian functions in lieu of spreading it out across the alley. The trash enclosure will consist of galvanized metal posts and framing with painted cedar slats. On the south side of the property a larger landscaping bed serves a dual function as a welcoming feature at the entrance to the development as well as a location to store snow in the winter.

Project Costs and Program

Due to the mix of structures on site, the constraints of the site itself and the high level of design detail, construction costs for this project are much higher than typical. Preliminary pricing is over $500,000 per apartment unit. We are continuing to refine the construction pricing to incorporate value engineering, but the project will result in higher equity needs than typical for a project of this size resulting in the need for contributions from the City as outlined in the Development Agreement. Our goal is to achieve rents in the $2000 average range, and provide full professional property management services.

Conclusion

As stated in the December meetings, we believe that this project will provide much needed infill housing to an increasingly vibrant Chaska Town Center, while honoring the historic connection of the Ernst House to the surrounding area. Thank you for your consideration of this project.



Clad Window

Fascia & Coping
Ext. Metal at canopies

Siding & Trim paint

Asphalt Shingles

Linear Wood Ceiling
at soffit

Brick - Townhomes
(to match existing Ernst House brick)

Siding, Trim, and
Roof Fascia

Sectional Garage
Door

211 NORTH WALNUT STREET
EXTERIOR MATERIALS

TYPICAL EXTERIOR DOORS
MANUFACTURER: THERMATRU
MODEL: CCA260-SDL
COLOR: TO BE SELECTED FROM MANUF. STANDARD COLORS

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1 Available Size

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Garage Door	Carriage House Steel	9700 Panel 8' x 7'
Windows	Carriage House Steel 9700 Window	6 Square 7'
Oak		
Windows	Clear	
Hardware	Lift Handle	Conifer 8' x 7'

211 NORTH WALNUT STREET - CARRIAGE HOUSE GARAGE DOORS
Wayne Dalton Model 9700 3-section insulated steel garage door
9'-0" w X 7'-0" h, "Newport" trim with a 6-lite top section, "Oak Stain" finish.
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Balustrades, Porch Posts & Columns

Balusters 203
Rails.....210
Installation Aids 212
Newel Posts 214
Post Accessories.....216
Structural Columns.....218
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Woodgrain Column 221
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Stone Balustrade System.....222
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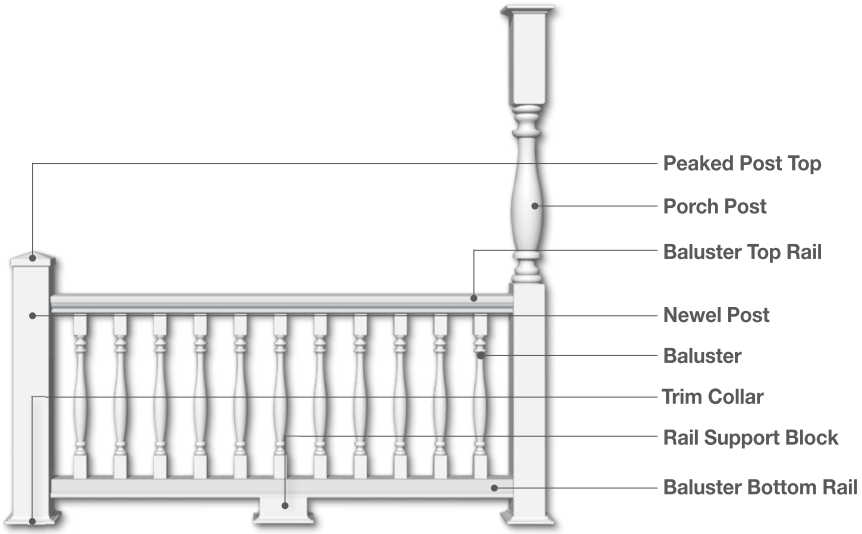
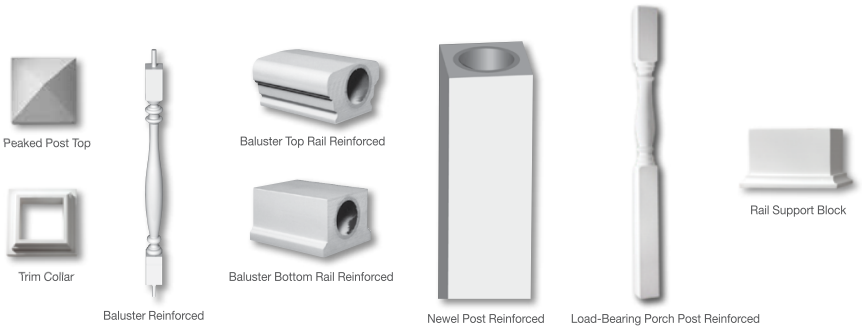
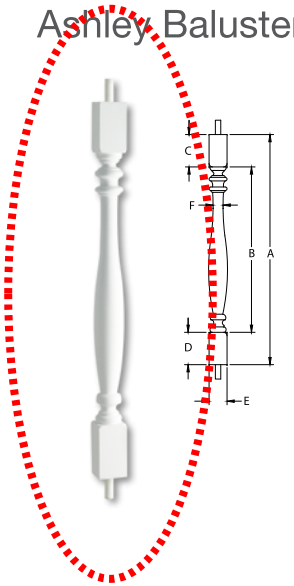
Square Baluster – BAL2X32SQ
Top Straight Rail – BTR5X96
Bottom Straight Rail – BBR5X96
Newel Post – NP6X48
Post Top – PST7X7F
Trim Collar – TC6
Crush Block – RSB4X4X6

211 NORTH WANUT STREET
ERNST HOUSE PORCH BALUSTER SYSTEM





Ashley Baluster

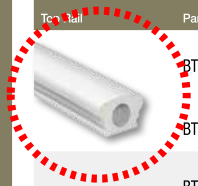


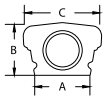
Part Number	Balustrade Rail System	A	B	C	D	E	F	Maximum Center-to-Center Distance
BAL2.5X15AY	5"	15"	9"	3"	3"	2 1/2"	1 7/8"	5 7/8"
BAL3X20AY	5"	20"	15"	2 1/2"	2 1/2"	2 1/2"	1 1/2"	5 3/8"
BAL3X24AY	5"	24"	15"	1 1/2"	4 1/2"	2 1/2"	1 3/8"	5 3/8"
BAL3X28AY	5"	28"	19"	4 1/2"	4 1/2"	2 1/2"	1 3/8"	5 3/8"
BAL3X32AY	5"	32"	23"	4 1/2"	4 1/2"	2 1/2"	1 3/8"	5 3/8"
BAL3X36AY	5"	36"	24"	6"	6"	2 1/2"	1 1/4"	5 1/4"
BAL4X24AY	7"	24"	15"	4 1/2"	4 1/2"	4 1/2"	3 1/2"	7 3/8"
BAL5X24AY	7"	24"	17"	3 1/2"	13 1/2"	4 1/2"	3 1/2"	7 3/8"
BAL5X32AY	7"	32"	23"	4 1/2"	4 1/2"	4 1/2"	3 3/8"	7 3/8"

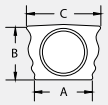
Note: Baluster images shown above may not be an accurate representation of every size within each category. For additional line art images, visit www.fypon.com.

Parts may be required to ship LTL (less than truckload) based on size and overall dimensions.

Top Straight Rails

Top Rail	Part Number	Balustrade Rail System	Length	A	B	C
	BTR5X96	5"	96"	3 1/4"	3 1/8"	4 5/8"
	BTR5X144^	5"	144"	3 1/4"	3 1/8"	4 5/8"
	BTR7X96	7"	96"	5 1/2"	5 1/4"	7"
	BTR7X120^	7"	120"	5 1/2"	5 1/4"	7"
	BTR7X144^	7"	144"	5 1/2"	5 1/4"	7"

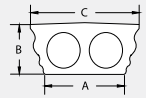




^ Maximum rail span distance for field applications is 96".

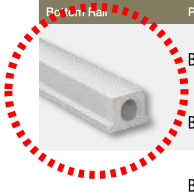
Top Straight Rails

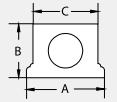
Top Rail	Part Number	Balustrade Rail System	Length	A	B	C
	BTR12X96	12"	96"	9"	5 1/4"	11 7/8"
	BTR12X120^	12"	120"	9"	5 1/4"	11 7/8"
	BTR12X144^	12"	144"	9"	5 1/4"	11 7/8"

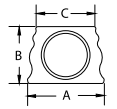


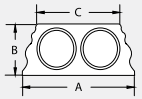
^ Maximum rail span distance for field applications is 96".

Bottom Straight Rails

Bottom Rail	Part Number	Balustrade Rail System	Length	A	B	C
	BBR5X96	5"	96"	4 1/2"	3 1/8"	3 3/4"
	BBR5X144^	5"	144"	4 1/2"	3 1/8"	3 3/4"
	BBR7X96	7"	96"	7"	5 1/4"	5 1/2"
	BBR7X120^	7"	120"	7"	5 1/4"	5 1/2"
	BBR7X144^	7"	144"	7"	5 1/4"	5 1/2"
	BBR12X96	12"	96"	11 7/8"	5 1/4"	9"
	BBR12X120^	12"	120"	11 7/8"	5 1/4"	9"
	BBR12X144^	12"	144"	11 7/8"	5 1/4"	9"







^ Maximum rail span distance for field applications is 96".
Parts may be required to ship LTL (less than truckload) based on size and overall dimensions.

SLIM26N

RAB Outdoor

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.8 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	26W
120V	0.27A	Color Temp	4000K (Neutral)
208V	0.15A	Color Accuracy	74 CRI
240V	0.15A	L70 Lifespan	100,000
277V	0.13A	Lumens	3,524
Input Watts	29.9W	Efficacy	117.9 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code: P96TPDJK

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 22 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

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Technical Specifications (continued)

LED Characteristics

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 175W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 120V: 0.28A, 208V: 0.16A, 240V: 0.14A, 277V: 0.12A

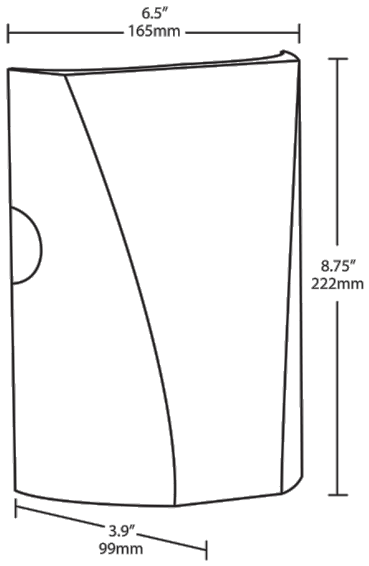
THD:

7.6% at 120V, 17.6% at 277V

Power Factor:

99.1% at 120V, 90.5% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	26	N			
	12 = 12W **18 =** 18W **26 =** 26W	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **W =** White	**Blank =** Standard (120-277V) **/D10 =** Dimmable	**Blank =** No Option **/PC =** 120V Button **/PC2 =** 277V Button **/LC =** Lightcloud® Controller

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BLED13N

RAB Outdoor

42" high rectangular Bollard with (1) 13 Watt (equivalent to a 150 Watt MH) LED fixture for low level lighting applications. Great for pathway lighting! IESNA Full Cutoff, Fully Shielded optics. 5-year, no-compromise warranty.

Color: Bronze Weight: 15.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	13W
120V	0.13A	Color Temp	4000K (Neutral)
208V	0.08A	Color Accuracy	86 CRI
240V	0.07A	L70 Lifespan	100,000
277V	0.06A	Lumens	1,530
Input Watts	15W	Efficacy	102 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Temperature:

4000K

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Junction Box:

Junction Box Not Included

Maximum Ambient Temperature:

Suitable for use in 55°C (131°F)

Cold Weather Starting:

The minimum starting temperature is -30°C (-22°F)

Green Technology:

Mercury and UV free. RoHS-compliant components.

Housing:

Precision die cast aluminum housing, lens frame

Mounting:

42" Bollard

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Anchor Bolt:

The anchor bolts for the BLED's have the following dimensions 1/2 - 13 x 12 1/4" long with 2 3/4" hook.

Electrical

Surge Protection:

4kV

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Technical Specifications (continued)

Electrical

Driver:

Multi-chip 13W high output long life LED Driver Constant Current, Class 2 100V - 277V, 50/60 Hz

Other

Patents:

The design of the BLED is protected by patents pending in Canada, U.S. Pat. D599,050 and Pat. D599,049, and patents pending in China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty

Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

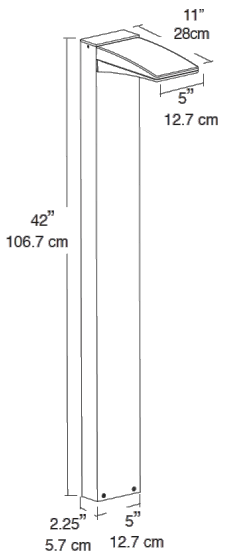
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High output LED
- 100,000-hour life
- Superior heat sinking with die cast aluminum housing
- Meets ADA Requirements
- Cutting-Edge, Heat-Dissipating Design
- 5-Year, No-Compromise Warranty

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ERNST HOUSE REDEVELOPMENT

211 N Walnut Street, Chaska, MN 55318

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General Contractor

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O | 612-823-3489
josh@reuterwalton.com

2 G000 STREET VIEW FROM EAST
N.T.S.

Sheet Index

No	TITLE
G000	COVER SHEET
G001	AERIAL SITE EXHIBIT
G002	SURVEY
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C300	GRADING AND EROSION CONTROL PLAN
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LANDSCAPE DRAWINGS	
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A002	SIGN PLAN
A003	LANSCAPE OVERLAY PLAN
AE110	ERNST HOUSE: FLOOR & ROOF PLANS
AE200	ERNST HOUSE: EXTERIOR ELEVATIONS
AT110	TOWNHOMES: BSMNT & ROOF PLANS
AT111	TOWNHOMES: 1ST & 2ND FLR PLANS
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A610	TRASH ENCLOSURE DETAILS
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LIGHTING	
E001	PHOTOMETRIC PLAN

1 G000 STREET VIEW FROM EAST SIDEWALK
N.T.S.

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Preliminary Site Plan Review
5/29/19

Not For Construction

Ernst House Redevelopment
211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued	Date

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 Architect under the laws of the State of Minnesota

Signature

Printed Name

Registration Number

COVER SHEET

G000

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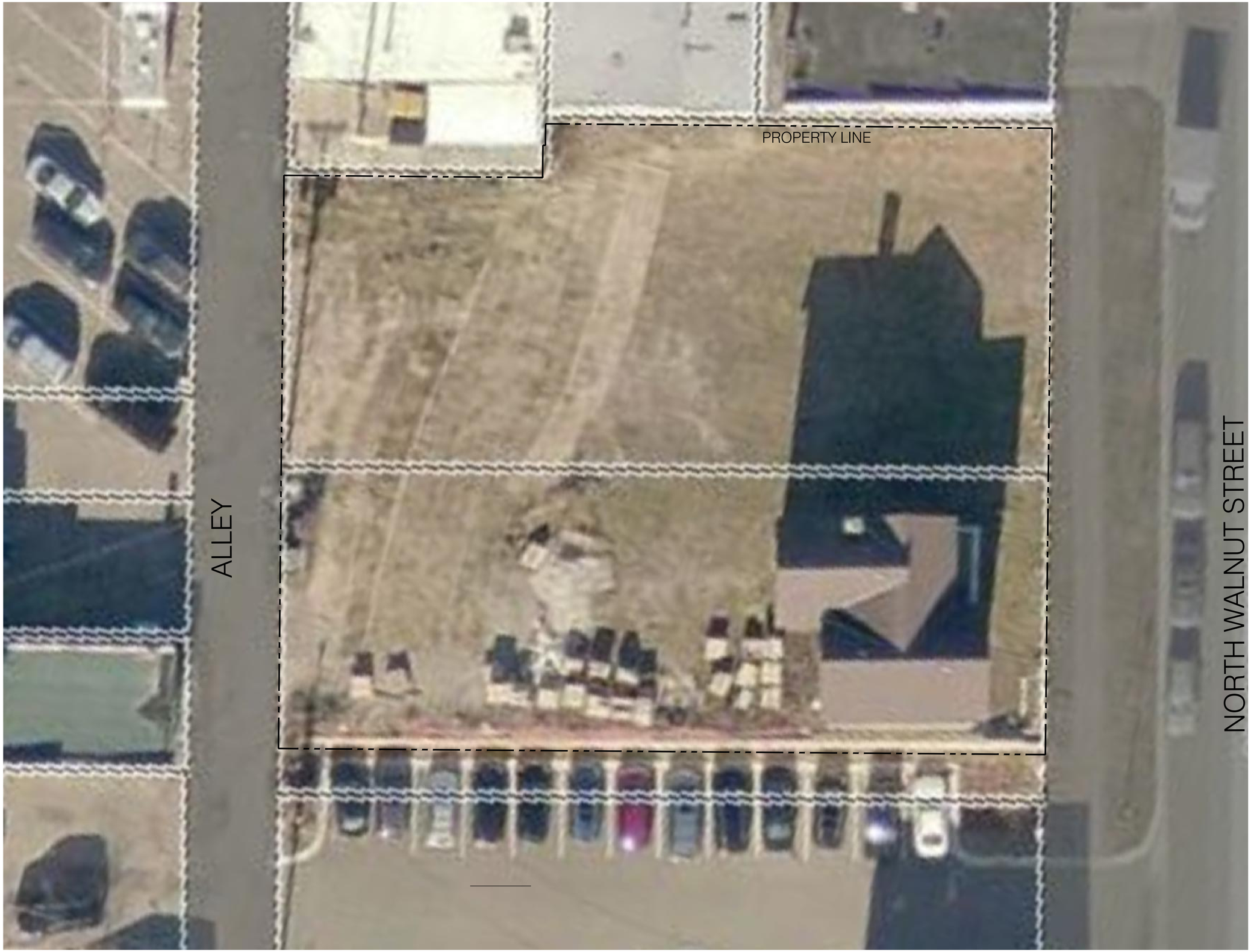

PLAN NORTH

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5/29/19

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Signature

Printed Name

Registration Number

AERIAL SITE EXHIBIT

G001

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BENCHMARKS (BM)

(NAVD 88)

1) MnDOT 1008R survey disk in bridge railing in Chaska, 2.2 miles south along Trunk Highway 41 from the junction of Trunk Highway 41 and Trunk Highway 212, in rail in the northeast corner bridge rail of Trunk Highway 41 bridge number 10012 over the Minnesota River, 29.8 feet east of Trunk Highway 41.
Elevation = 727.548 feet

2) Scribed "X" 2.0'± feet easterly of the west end of the concrete wall in the northwest corner of the subject property.
Elevation = 734.81 feet

3) Top of spike in the northwest side of the power pole located midway along the west boundary of the subject property.
Elevation = 733.64 feet

4) Top of top nut of fire hydrant in the southeast quadrant of 3rd Street and Walnut Street.
Elevation = 734.24 feet

GENERAL NOTES

1.) Survey coordinate and bearing basis: Carver County coordinates

2.) Adjoining ownership information shown hereon was obtained from the Carver County Property Tax Information web site.

3.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

4.) There are no proposed changes in street right of way lines per the City of Chaska Engineering Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

5.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

6.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 190250334.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

1.) The subject property appears to lie within Other Areas Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Other Flood Areas Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27523402360, dated December 21, 2018. This information was obtained from the FEMA Map Service Center web site.

2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

PARKING

There are no parking spaces designated on the subject property.

AREA

Gross = 17,230 square feet or 0.396 acres

LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44890
●	Denotes found iron monument
◉	Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
BE	Denotes building entrance
BTL	Denotes beavertail curb
CB	Denotes catch basin
CBX	Denotes communication box
CDS	Denotes civil defense siren
CHIM HI	Denotes chimney height
COL	Denotes building column
CONC	Denotes concrete
CS	Denotes curb stop
CWB	Denotes concrete wall base
CWT	Denotes concrete wall top
EB	Denotes electric box
EM	Denotes electric meter
FOL	Denotes fiber optic line
G	Denotes gutter
GAS V	Denotes gas valve
GM	Denotes gas meter
GW	Denotes guy wire
HCR	Denotes disabled ramp
HYD	Denotes fire hydrant
INV	Denotes structure invert
KWB	Denotes keystone wall top
LP	Denotes light pole
OHC	Denotes overhead communication line
OHE	Denotes overhead electric line
OVH	Denotes overhang
(P)	Denotes per plan
PPLP	Denotes power and light pole
PPT	Denotes power pole with transformer
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
ROOF ELEV	Denotes roof elevation
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SANC	Denotes sanitary cleanout
ST S	Denotes storm sewer
SWB	Denotes stone wall base
SWT	Denotes stone wall top
TC	Denotes top of concrete curb
TRANS	Denotes transformer
UGC	Denotes underground communication line
W	Denotes water line
BIR	Denotes Birch tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
SHB	Denotes shrub
TR	Denotes deciduous tree

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. 1906676, commitment date January 25, 2019, issued by Title Mark, LLC)

Parcel 1:

Lot 2, Block 37, except the Northerly 6 feet of the Westerly 48 feet thereof and also including the South 4 feet of the Easterly 94 feet of Lot 1, Block 37, CITY LOTS OF CHASKA, Carver County, Minnesota.

Parcel 2:

Lot 3, Block 37, CITY LOTS OF CHASKA, Carver County, Minnesota.

Property is: Abstract

PLAT RECORDING INFORMATION

The plat of Map of Chaska Townsite was filed of record on February 15, 1868, in Book A of Townsites.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. 1906676, commitment date January 25, 2019, issued by Title Mark, LLC, was relied upon as to matters of record.

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

There are no easements listed in Schedule B - Section 2 of the title commitment to be shown.

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Concrete curb, parking areas and sign lying within the subject property along the southeasterly property line.

B.) Transformer lying easterly of the southwesterly property line.

C.) Storm sewer lying within the property and draining towards the southeast without an easement.

SURVEYOR'S CERTIFICATION

To Chaska Economic Development Authority, Thies & Talle Management, Inc., Title Mark, LLC and First American 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 2016 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, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on February 8, 2019.

Dated this 12th day of February, 2019

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

LEONARD F. CARLSON — LICENSED LAND SURVEYOR — 44890 — STATE OF MINNESOTA

N

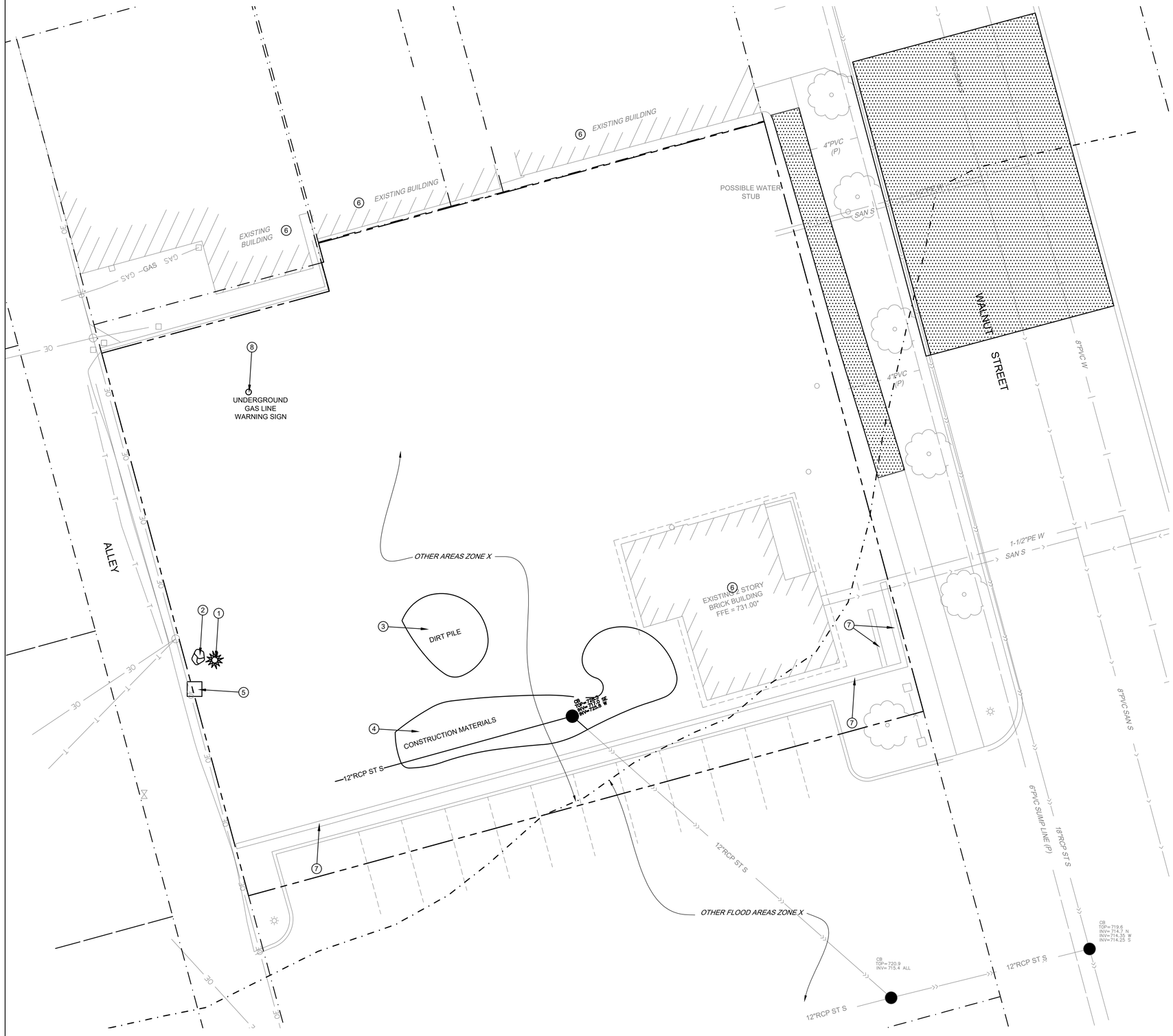
20 0 20 40
SCALE IN FEET

Revision	By	Date
	SMT	

Drawing Title:
ALTA/NSPS LAND TITLE SURVEY FOR:
CITY OF CHASKA
Ernst House
211 and 217 Walnut Street, Chaska, MN

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2019-007 Bk/Pg: 918/42
Township: 115 Range: 23 Section: 9
File: 201907001.dwg
Date: 02/12/2019
Sheet: 1 of 1



SYMBOL LEGEND

- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

KEY NOTES

1. REMOVE AND DISPOSE OF EXISTING TREE, STUMP, AND ROOTS.
2. REMOVE AND DISPOSE OF EXISTING BOULDER.
3. REMOVE AND DISPOSE OF EXISTING DIRT PILE.
4. SALVAGE EXISTING CONSTRUCTION MATERIALS FOR RE-USE.
5. RELOCATE EXISTING ELECTRICAL BOX, SEE ELECTRICAL PLANS.
6. PROTECT EXISTING BUILDING.
7. PROTECT EXISTING RETAINING WALL.
8. VERIFY STATUS OF EXISTING GAS LINE. IF PRESENT, DEMO TO MAIN IN ALLEY.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

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Preliminary Site Plan Review

5/29/19

Not For Construction

Ernst House Redevelopment

211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued	Date

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.

Signature
Printed Name Eric G. Meyer
Registration Number 44592

DEMOLITION PLAN

C100

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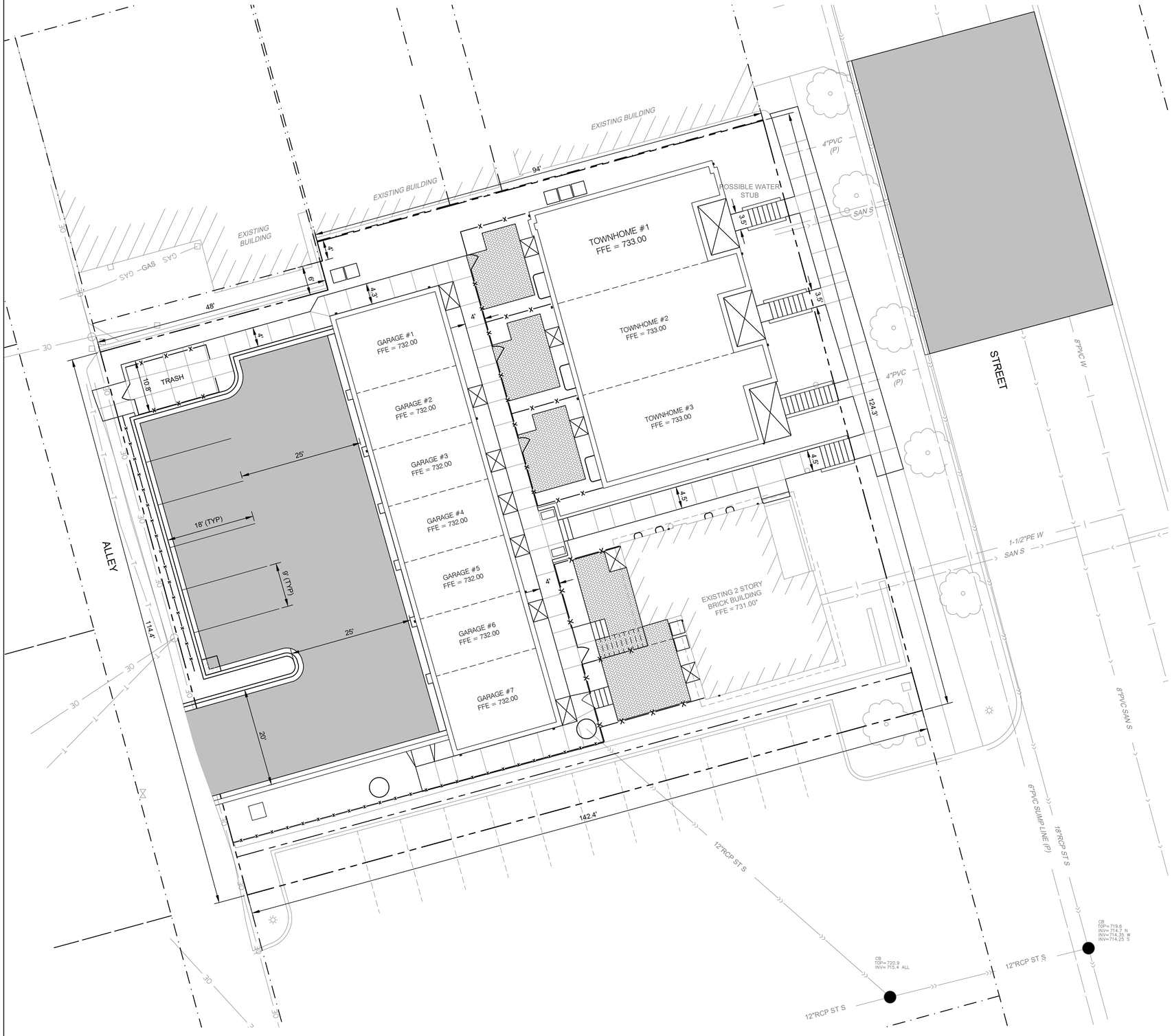

SYMBOL LEGEND

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW PATIO PAVERS SEE ARCH

ERNST HOUSE REDEVELOPMENT AREA LISTING	
	AREA
IMPERVIOUS	12,019 SF
LANDSCAPED AREA	5,211 SF
TOTAL SITE AREA	17,230 SF

NORTH

0 5 10 20

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Preliminary Site Plan Review

5/29/19

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Signature

Printed Name Eric G. Meyer

Registration Number 44592

PAVING AND DIMENSION PLAN

C200

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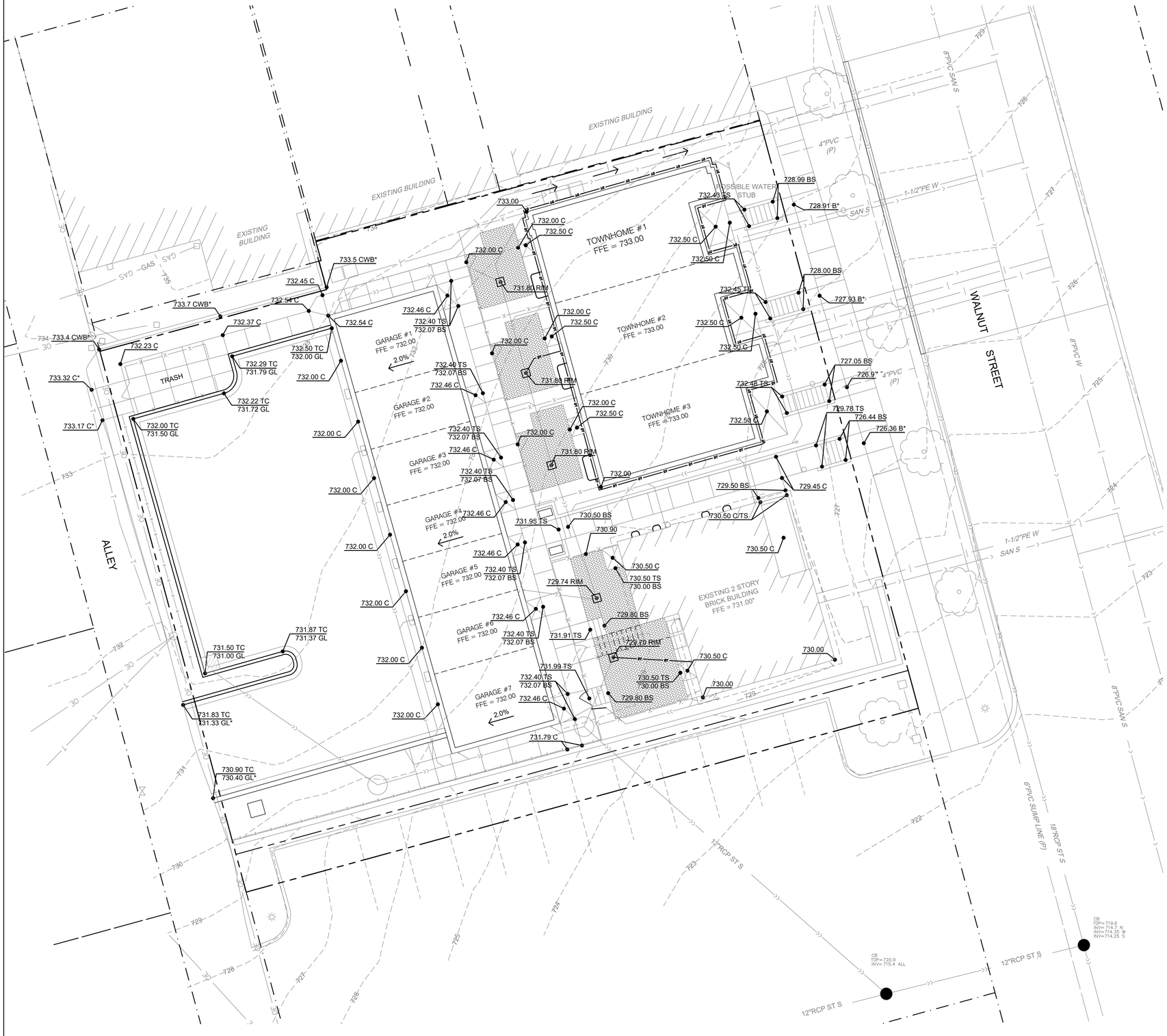

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

1. See Sheet C500 for Erosion Control Notes.

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5/29/19

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Printed Name Eric G. Meyer

Registration Number 44592

GRADING AND EROSION CONTROL PLAN

C300

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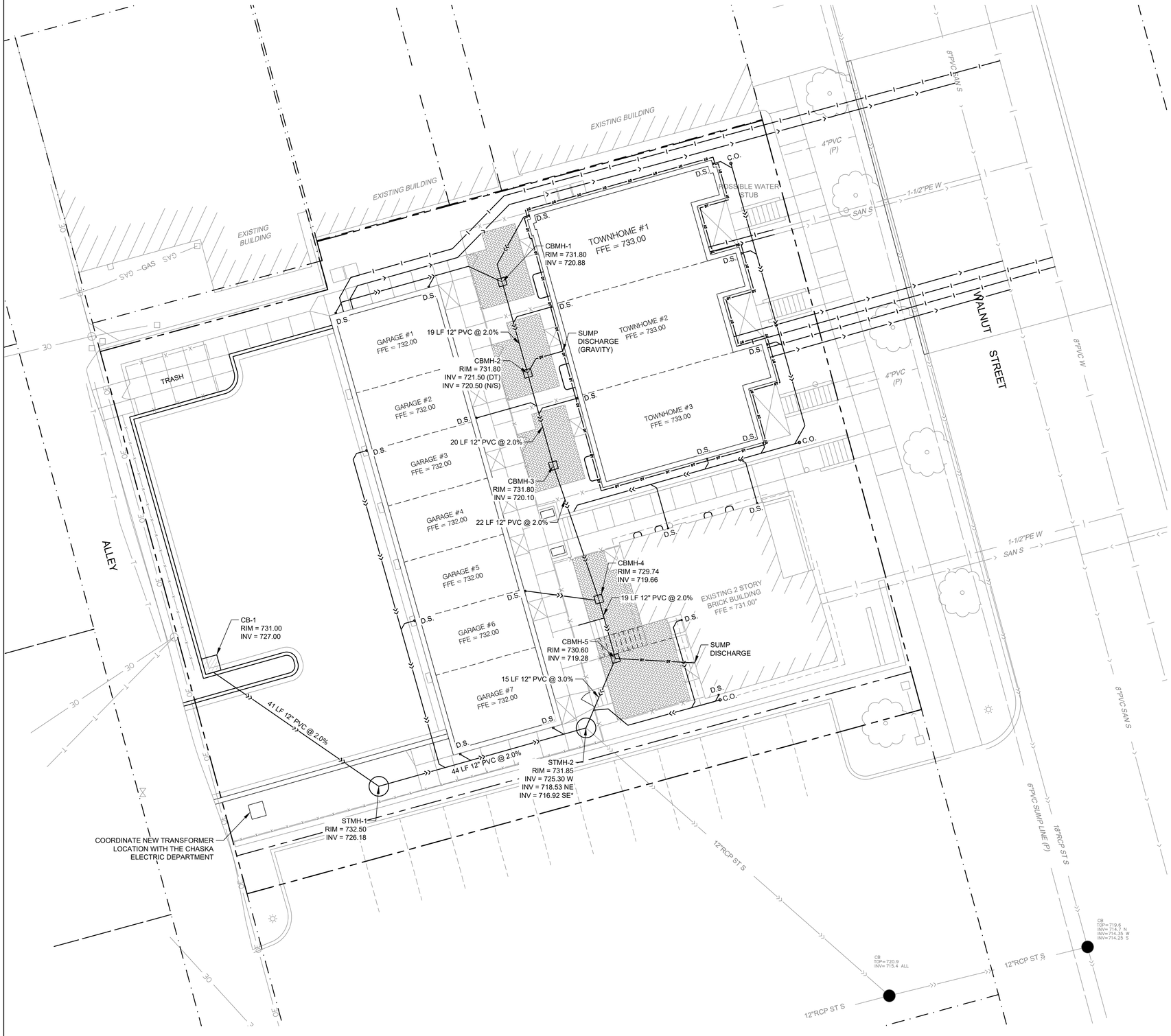

LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- CTV — CABLE UNDERGROUND LINE
- OE — ELECTRIC OVERHEAD LINE
- UE — ELECTRIC UNDERGROUND LINE
- FO — FIBER OPTIC UNDERGROUND LINE
- GAS — NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- T — TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DT — DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MN/DOT class 3.
8. Maintain a minimum of 7 ½" of cover over all water lines and sanitary sewer lines. Where 7 ½" of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 8" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
9. Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.
12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

NORTH

0 5 10 20

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Preliminary Site Plan Review

5/29/19

Not For Construction

Ernst House Redevelopment

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Project: 2018007_211N

Drawings Issued	Date

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Signature

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UTILITY PLAN

C400

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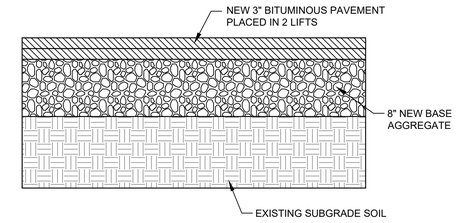
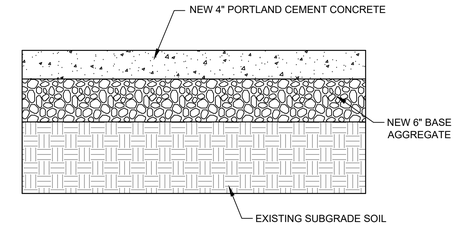


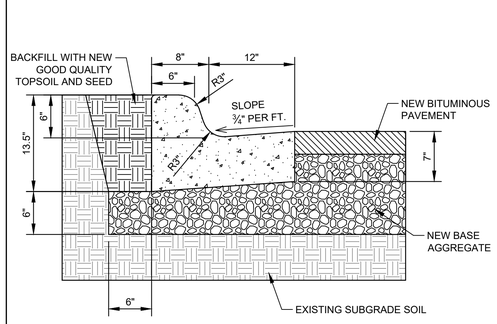
LIGHT-DUTY BITUMINOUS CONSTRUCTION DETAIL

NOT TO SCALE



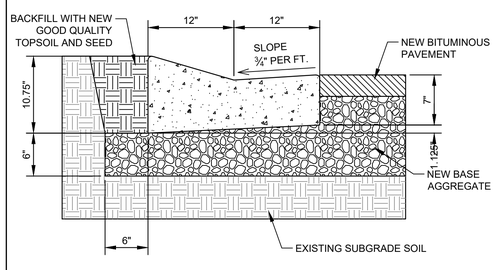
CONCRETE SIDEWALK CONSTRUCTION DETAIL

NOT TO SCALE



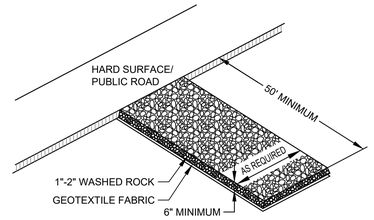
B612 CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



SURMOUNTABLE CURB & GUTTER DETAIL

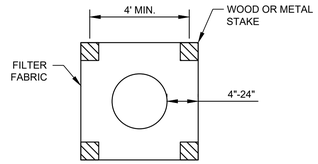
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

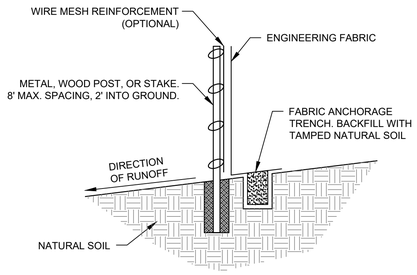
NOTE: FOR EXISTING CATCH BASINS IN PAVEMENT AREAS, SAND BAGS, AGGREGATE WRAPPED IN FILTER FABRIC, OR SEDIMENT TRAPS SHOULD BE USED.



MAXIMUM DISTANCE BETWEEN POSTS IS 2'. BOTTOM OF FENCE IS BURIED IN TRENCH, SIMILAR TO NORMAL SILT FENCE INSTALLATION.

SILT FENCE INLET SEDIMENT FILTER

NOT TO SCALE



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

SILT FENCE INSTALLATION DETAIL

NOT TO SCALE

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

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Preliminary Site Plan Review

5/29/19

Not For Construction

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Chaska, MN 55318
Project: 2018007_211N

Drawings Issued	Date

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Signature

Printed Name Eric G. Meyer

Registration Number 44592

DETAILS

C500

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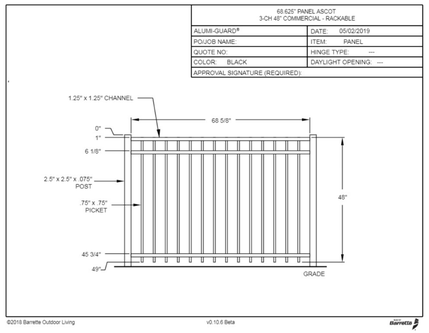
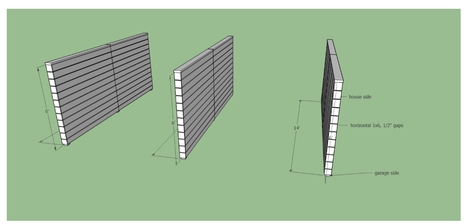
Fence 1 - (FNC - 1)
HERITAGE RAILING

Fence 2 - (FNC - 2)



Fence 3 - (FNC - 3)
6' Cedar Privacy



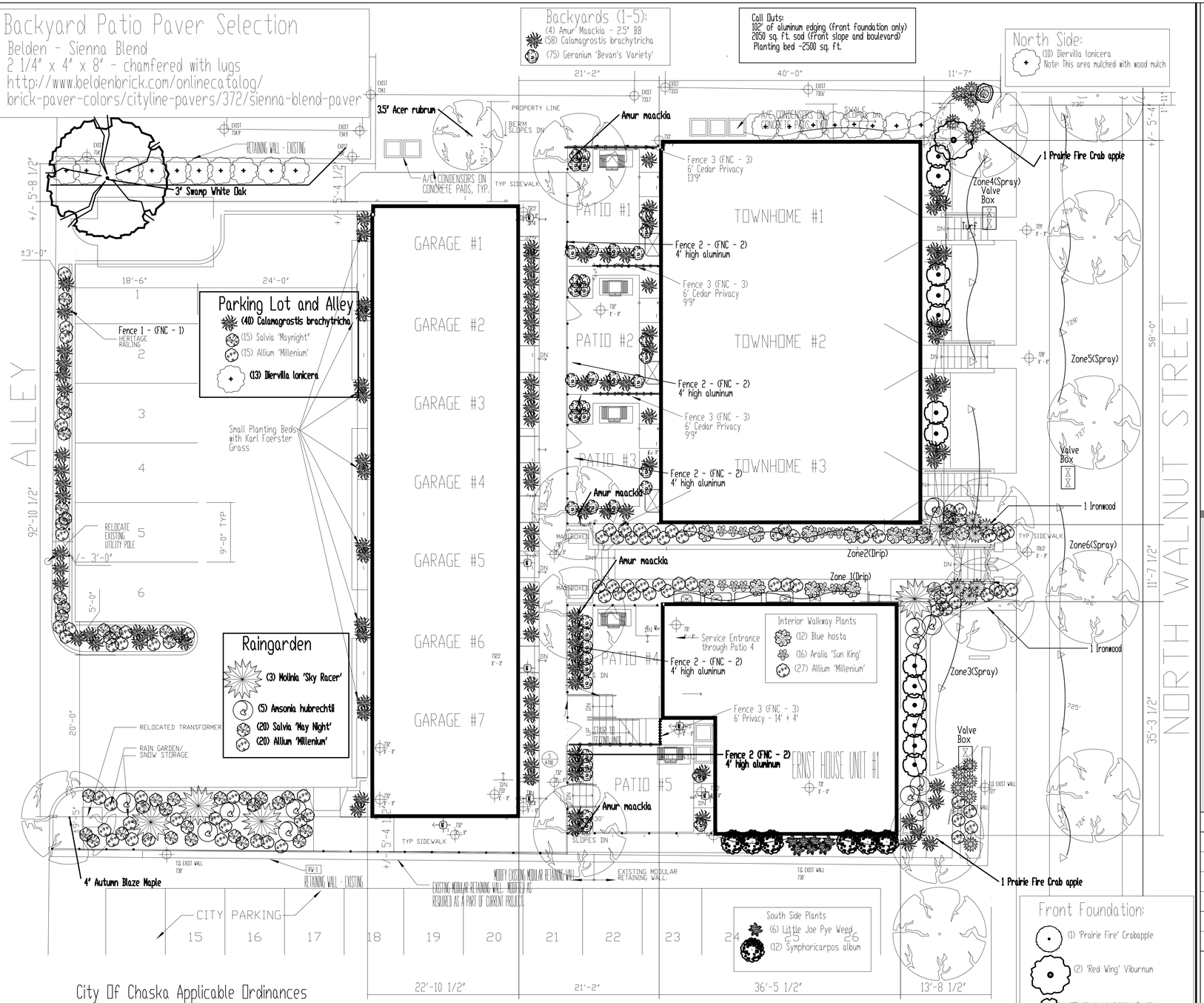
Backyard Patio Paver Selection

Belden - Sienna Blend
2 1/4" x 4" x 8" - chamfered with lugs
http://www.beldenbrick.com/onlinecatalog/brick-paver-colors/cityline-pavers/372/sienna-blend-paver

Backyards (1-5):

(4) Amur' Maackia - 2.5" BB
(58) Calamagrostis brachytricha
(75) Geranium 'Bevan's Variety'

Call Outs:
102" of aluminum edging (front foundation only)
2050 sq. ft. sod (front slope and boulevard)
Planting bed ~2500 sq. ft.



Plant Table

(1)	4" B&B	Acer x freemanii 'Jeffersred'
(1)	3.5" B&B	Acer rubrum 'Armstrong'
(1)	3.0" B&B	Quercus bicolor
(2)	2.5" B&B	Ostrya virginiana
(4)	2" B&B	Amur maackia
(2)	2" B&B	Malus 'Prairie Fire'
(23)	#5	Diervilla lonicera
(13)	#5	Physocarpus opulifolius
(12)	#2	Symphoricarpos orbiculatus
(2)	#5	Viburnum 'Blue Muffin'
(98)	#1	Calamagrostis brachytricha
(5)	#1	Molinia 'Sky Racer'
(23)	#1	Sporobolus heterolepis

Plant Table

(40)	#1	Salvia 'May Night'
(45)	#1	Allium 'Millenium'
(13)	#1	Amsonia hubrechtii
(13)	#2	Aralia 'Sun King'
(6)	#1	Eupatorium 'Little Joe'
(75)	#1	Geranium 'Bevan's Variety'
(12)	#5	Hosta 'Blue Angel'
(3)	10T	Sedum kamtschaticum

City Of Chaska Applicable Ordinances

9.6.3.9 Species	Tree species subscribe to the City ordinance. The species choices are largely native cultivars - Acer x freemanii, Acer rubrum, Quercus bicolor and Ostrya virginiana. The Amur maackia was chosen because of its unique open canopy appropriate for a patio area.
9.6.5.1 Minimum Caliper	Based on the square footage of 5330 this project requires 17" of overstory tree caliper, with 10% each of 4", 3.5" and 3.0". Our totals exceed these requirements. Based on the required 6 overstory trees, we require 25% understory trees. Our two crabapples comply with this requirement. Based on the required shrubs per perimeter footage and/or building footprint we require 17 shrubs. We have 38 shrubs.
9.6.6.1 Screening	Parking screening is not required as the parking area is not seen from the public street.

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LANDSCAPE PLAN

L001

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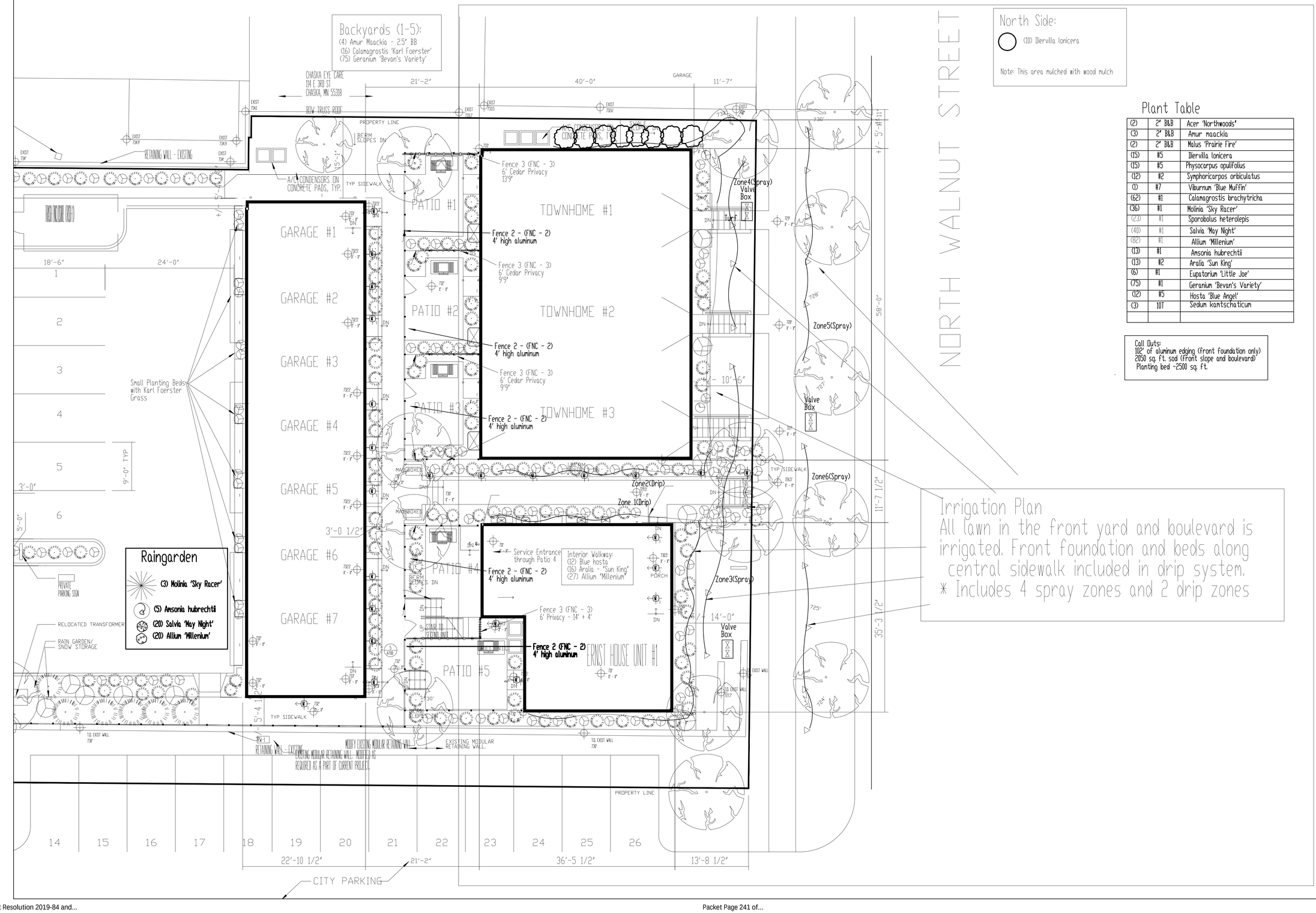
Irrigation Plan



North Side:

(10) Diervilla lonicera

Note: This area mulched with wood mulch

Plant Table

(2)	2" B&B	Acer 'Northwoods'
(3)	2" B&B	Amur maackia
(2)	2" B&B	Malus 'Prairie Fire'
(15)	#5	Diervilla lonicera
(15)	#5	Physocarpus opulifolius
(12)	#2	Symphoricarpos orbiculatus
(1)	#7	Viburnum 'Blue Muffin'
(62)	#1	Calamagrostis brachytricha
(36)	#1	Molinia 'Sky Racer'
(23)	#1	Sporobolus heterolepis
(40)	#1	Salvia 'May Night'
(82)	#1	Allium 'Millenium'
(13)	#1	Amsonia hubrechtii
(13)	#2	Aralia 'Sun King'
(6)	#1	Eupatorium 'Little Joe'
(75)	#1	Geranium 'Bevan's Variety'
(12)	#5	Hosta 'Blue Angel'
(3)	10T	Sedum kamtschaticum

Call Outs:
102" of aluminum edging (front foundation only)
2050 sq. ft. sod (front slope and boulevard)
Planting bed ~2500 sq. ft.

Irrigation Plan
All lawn in the front yard and boulevard is irrigated. Front foundation and beds along central sidewalk included in drip system.
* Includes 4 spray zones and 2 drip zones

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IRRIGATION PLAN

L002

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ARCHITECTURAL SITE PLAN

A001

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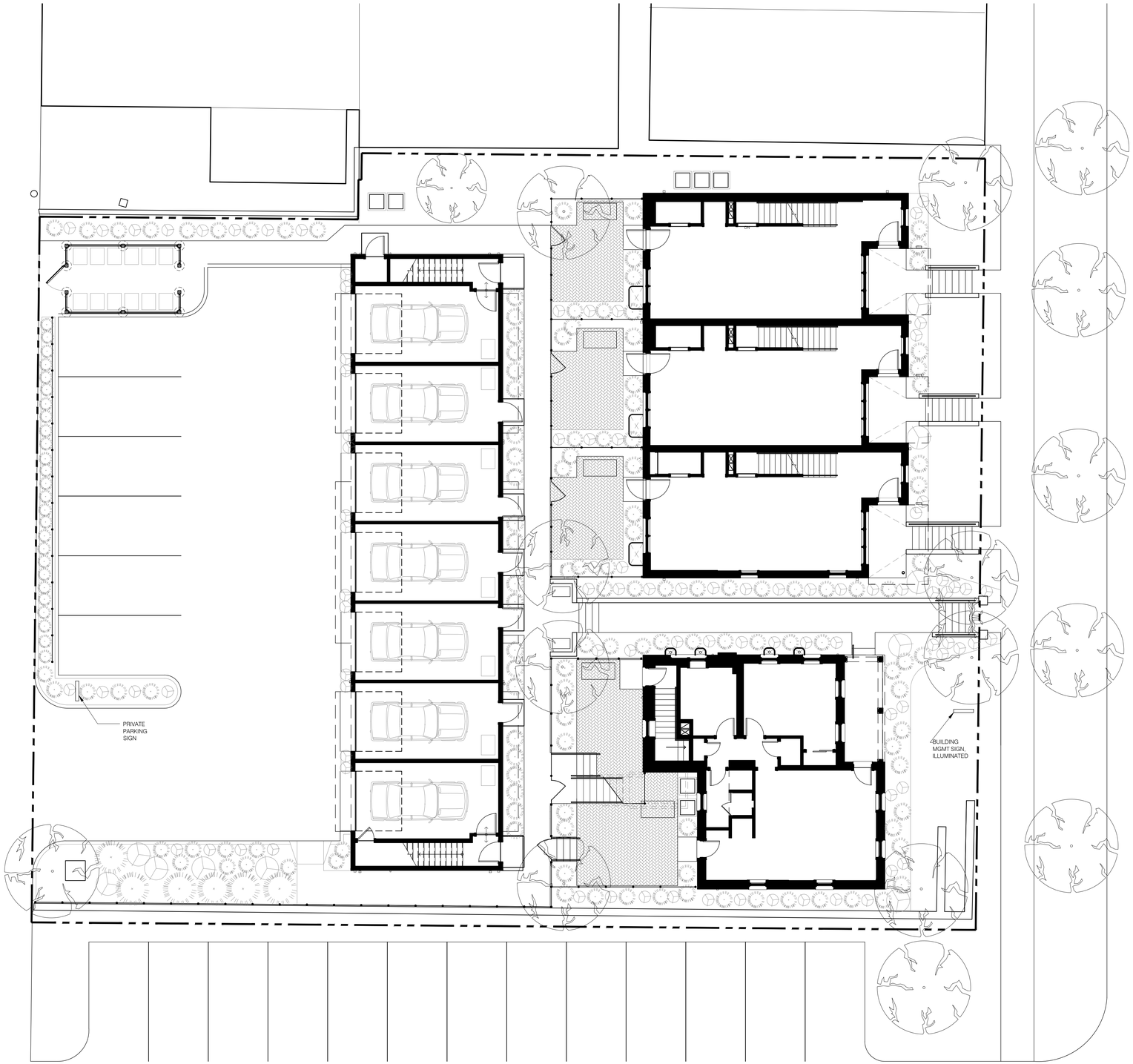

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SIGN PLAN

A002

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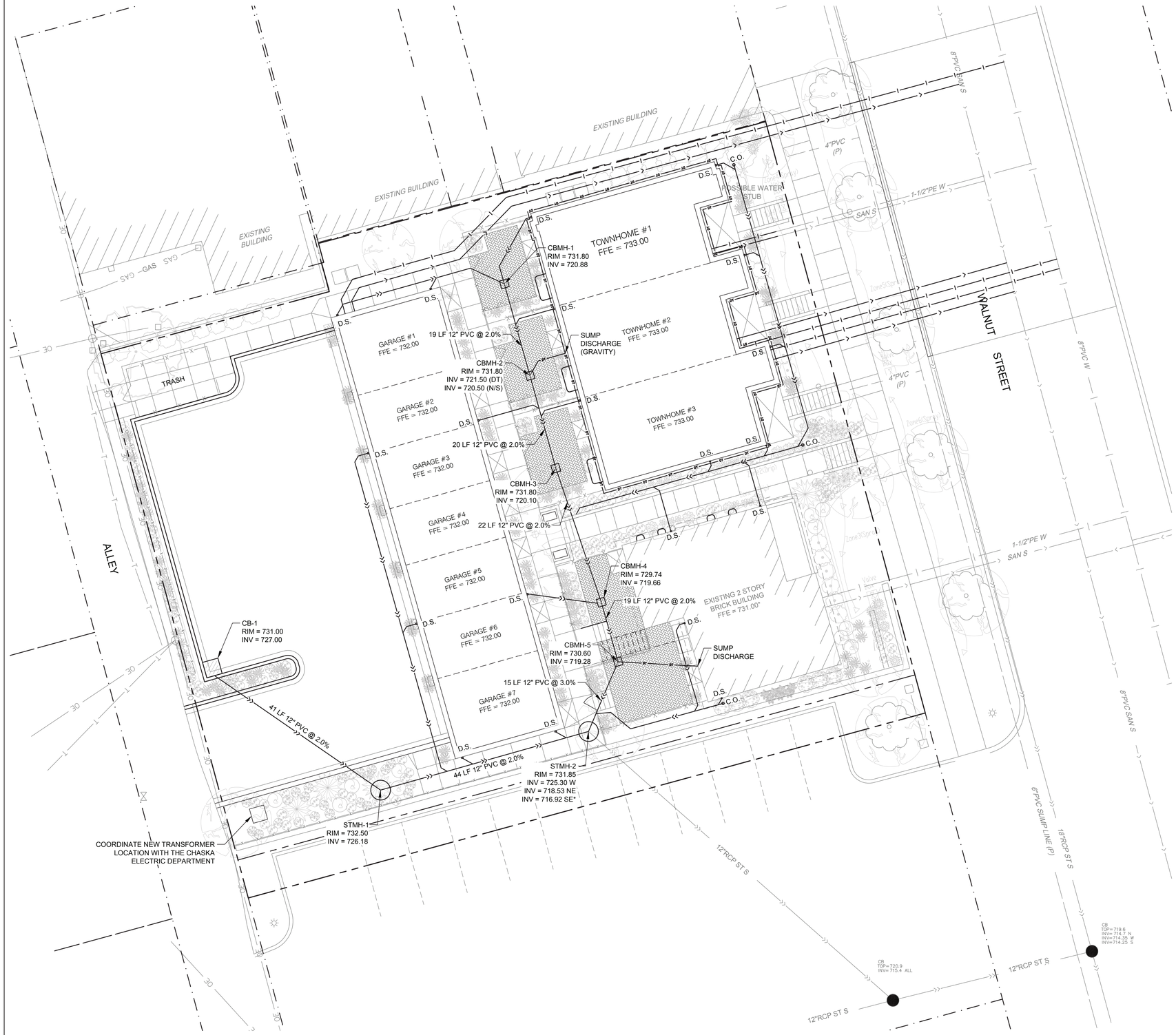

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LANDSCAPE OVERLAY PLAN

A003

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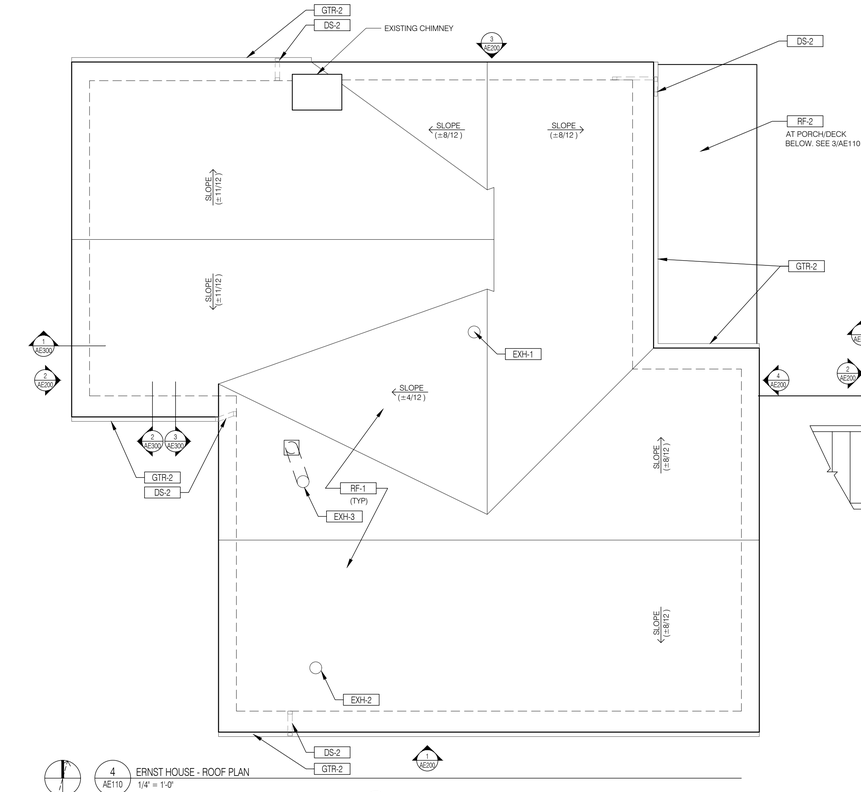
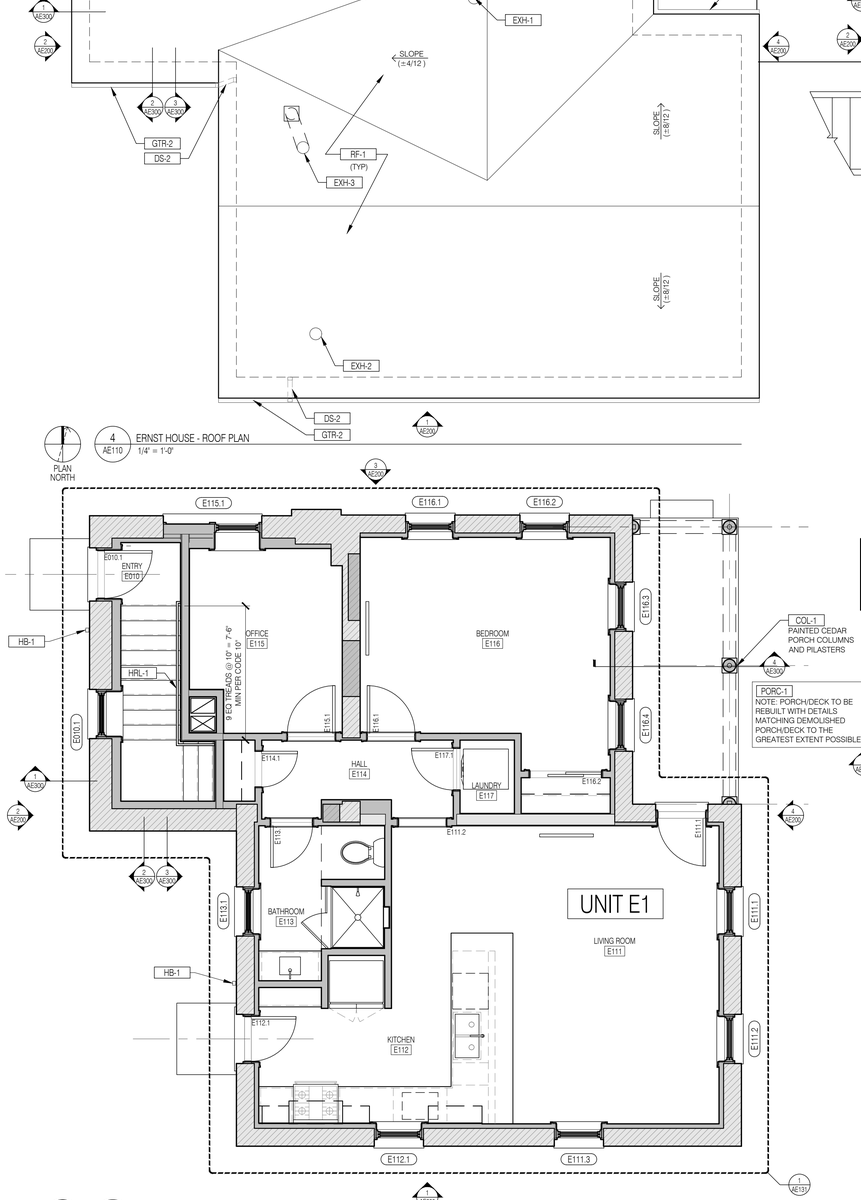
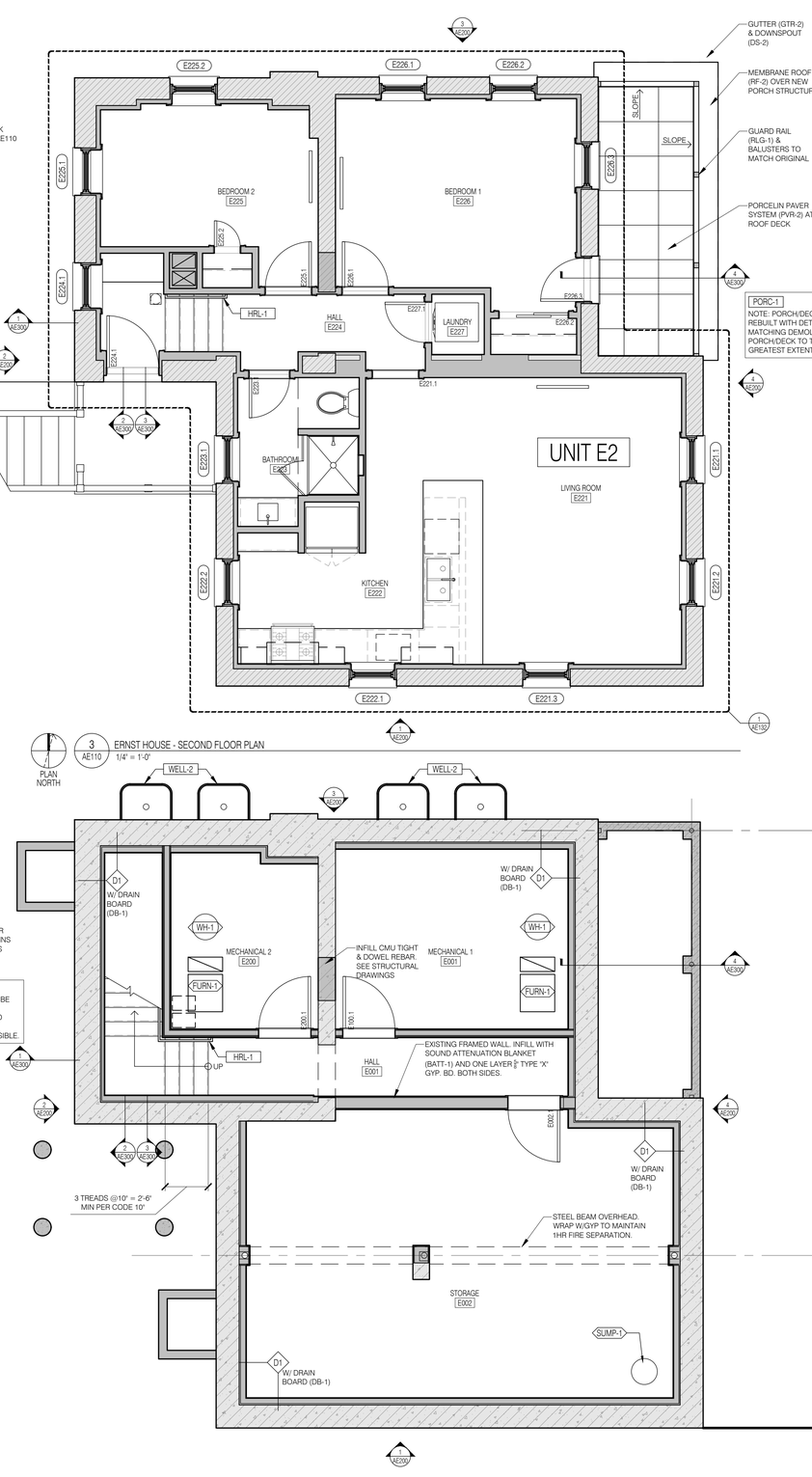


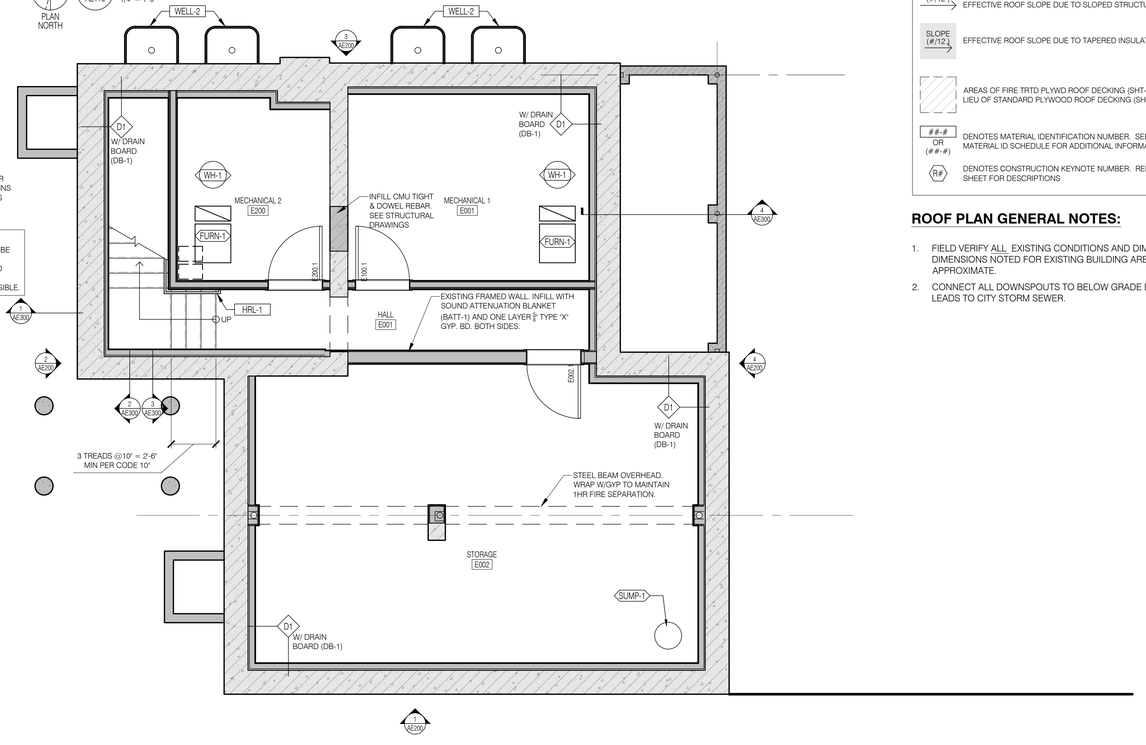
4 AE110 ERNST HOUSE - ROOF PLAN 1/4" = 1'-0"



2 AE110 ERNST HOUSE - FIRST FLOOR PLAN 1/4" = 1'-0"



3 AE110 ERNST HOUSE - SECOND FLOOR PLAN 1/4" = 1'-0"



1 AE110 ERNST HOUSE - BASEMENT FLOOR PLAN 1/4" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL - SEE WALL TYPES
- ##### DENOTES DOOR NUMBER. REFER TO SHEET A6## FOR DOOR SCHEDULE & DOOR TYPE INFORMATION
- ## DENOTES WALL TYPE. REFER TO SHEET A600 FOR ADDITIONAL INFORMATION
- ## DENOTES WINDOW TAG. REFER TO A6## - WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
- XMI ## DENOTES MILLWORK NUMBER. REFER TO INTERIOR ELEVATIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- ### DENOTES EQUIPMENT NUMBER. SEE A6## - EQUIPMENT & APPLIANCE SCHEDULE FOR ADDITIONAL INFORMATION
- ##-# OR (##-#) DENOTES MATERIAL IDENTIFICATION NUMBER. SEE A6## - MATERIAL ID SCHEDULE FOR ADDITIONAL INFORMATION
- # DENOTES CONSTRUCTION KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS

FLOOR PLAN GENERAL NOTES:

1. ALL DIMENSIONS AT EXTERIOR WALLS ARE FROM FACE OF SHEATHING, MASONRY, OR CONCRETE TO FACE OF SHEATHING, MASONRY OR CONCRETE U.N.O.
2. ALL DIMENSIONS AT INTERIOR WALLS ARE FROM FACE OF STUD, MASONRY, OR CONCRETE TO FACE OF STUD, MASONRY OR CONCRETE U.N.O.
3. ALL INTERIOR WALL TO BE WALL TYPE "W4" UNLESS NOTED OTHERWISE. SEE WALL TYPES ON SHEET A600.
3. ALL FURRING WALLS AT EXTERIOR MASONRY TO BE WALL TYPE "D1" UNLESS NOTED OTHERWISE. SEE WALL TYPES ON SHEET A600.
4. EQUIPMENT & FURNITURE SHOWN DASHED IS PROVIDED BY OTHERS AND IS SHOWN FOR REFERENCE ONLY.
5. WHERE DRYWALL ABUTS DISSIMILAR MATERIALS, PROVIDE CAULK CHANNEL TEAR AWAY BEAD & SEALANT
6. ALL SURFACES DISTURBED BY DEMOLITION TO BE PATCHED/REPAIRED.
7. U.N.O. ALL WALL, CEILING, AND FLOOR PATCHES SHALL RECEIVE NEW FINISHES IN A LIKE NEW CONDITION TO MATCH ADJACENT FINISHES
8. ALL PIPE AND DUCT FLOOR PENETRATIONS SHALL BE SEALED WITH A UL LISTED FIRESTOP MATCHING THE RATING OF THE FLOOR AND RATED TO RESIST THE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

ROOF PLAN LEGEND

- SLOPE (#/12) EFFECTIVE ROOF SLOPE DUE TO SLOPED STRUCTURE
- SLOPE (#/12) EFFECTIVE ROOF SLOPE DUE TO TAPERED INSULATION
- AREAS OF FIRE TRTD PLYWD ROOF DECKING (SHT-5) IN LIEU OF STANDARD PLYWOOD ROOF DECKING (SHT-4)
- ##-# OR (##-#) DENOTES MATERIAL IDENTIFICATION NUMBER. SEE A6## - MATERIAL ID SCHEDULE FOR ADDITIONAL INFORMATION
- R# DENOTES CONSTRUCTION KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS

ROOF PLAN GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DIMENSIONS NOTED FOR EXISTING BUILDING ARE APPROXIMATE.
2. CONNECT ALL DOWNSPOUTS TO BELOW GRADE DRAIN LEADS TO CITY STORM SEWER.

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Preliminary Site Plan Review
5/29/19

Not For Construction

Ernst House Redevelopment

211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued	Date

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Signature

Printed Name

Registration Number

ERNST HOUSE:
FLOOR & ROOF PLANS

AE110

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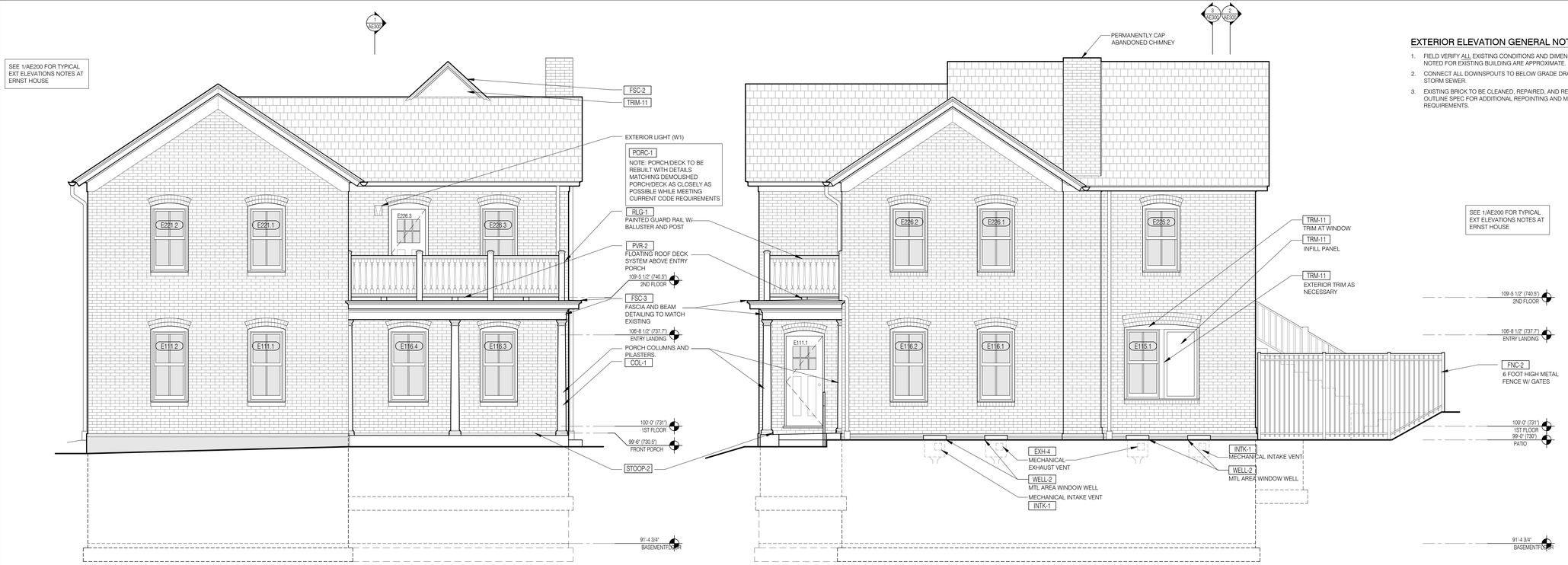
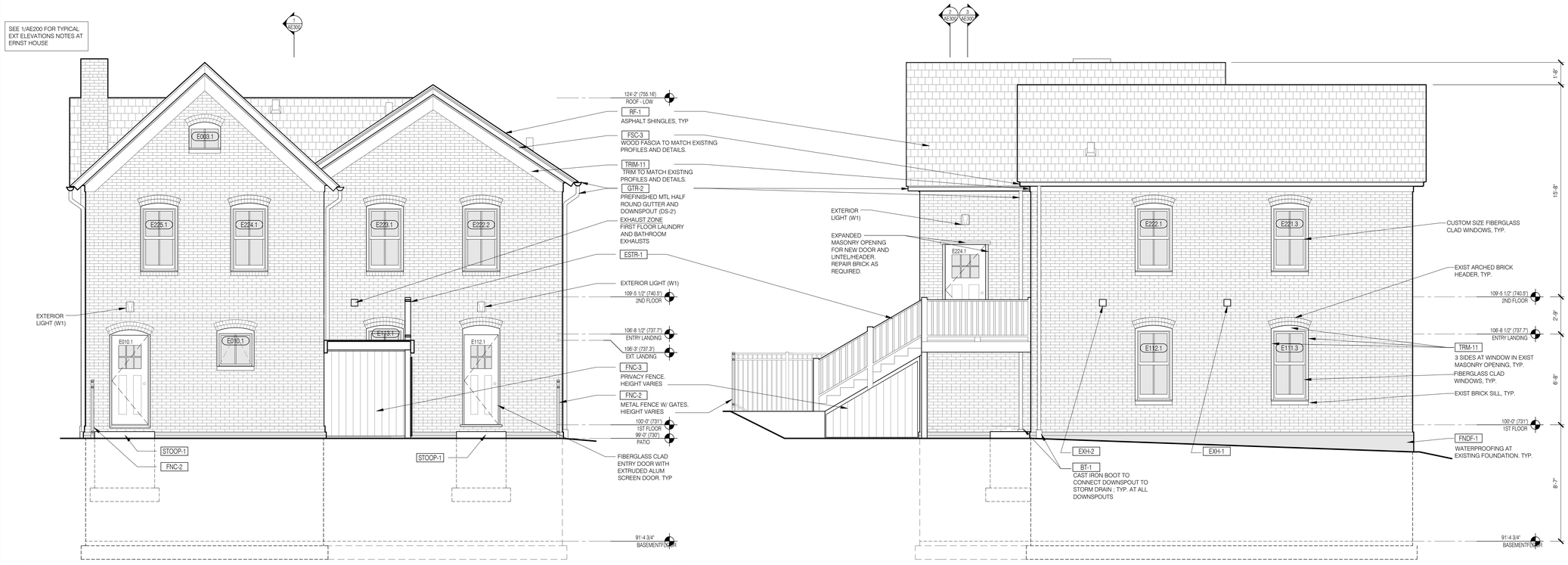


4 AE200 ERNST HOUSE - EAST ELEVATION
1/4" = 1'-0"

3 AE200 ERNST HOUSE - NORTH ELEVATION
1/4" = 1'-0"



2 AE200 ERNST HOUSE - WEST ELEVATION
1/4" = 1'-0"

1 AE200 ERNST HOUSE - SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DIMENSIONS NOTED FOR EXISTING BUILDING ARE APPROXIMATE.
2. CONNECT ALL DOWNSPOUTS TO BELOW GRADE DRAIN LEADING TO CITY STORM SEWER.
3. EXISTING BRICK TO BE CLEANED, REPAIRED, AND REPOINTED. SEE OUTLINE SPEC FOR ADDITIONAL REPOINTING AND MASONRY REQUIREMENTS.

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Registration Number

ERNST HOUSE:
EXTERIOR ELEVATIONS

AE200

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PLAN KEYNOTES (##)

FLOOR PLAN

A1 ###

FOUNDATION

F1 AREA DRAIN AT BOTTOM OF WINDOW WELL CONNECTED TO DRAIN TILE SYSTEM AND SUMP.

F2 PROVIDE INTERIOR AND EXTERIOR DRAIN TILE SYSTEM CONNECTED TO SUMP PUMP.

ROOF

R1 SEE 2/AT111 FOR ROOFING NOTES AT CANOPIES

R2 PROVIDE MEMBRANE ROOFING (RF-2) AT CANOPIES

ROOF PLAN LEGEND

- SLOPE (#/12) — EFFECTIVE ROOF SLOPE DUE TO SLOPED STRUCTURE
- SLOPE (#/12) — EFFECTIVE ROOF SLOPE DUE TO TAPERED INSULATION
- AREAS OF FIRE TRTD PLYWD ROOF DECKING (SHT-5) IN LIEU OF STANDARD PLYWOOD ROOF DECKING (SHT-4)
- ##-# OR (##-#) — DENOTES MATERIAL IDENTIFICATION NUMBER. SEE A6## - MATERIAL ID SCHEDULE FOR ADDITIONAL INFORMATION
- R# — DENOTES PLAN KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS

ROOF PLAN GENERAL NOTES:

1. CONNECT ALL DOWNSPOUTS TO BELOW GRADE DRAIN LEADS TO CITY STORM SEWER.

FOUNDATION PLAN LEGEND

- STRUCTURAL CONCRETE STOOP; SEE STRUCTURAL DRAWINGS
- (##) — DENOTES WALL TYPE. REFER TO SHEET A600 FOR ADDITIONAL INFORMATION
- ##-# OR (##-#) — DENOTES MATERIAL IDENTIFICATION NUMBER. SEE A6## - MATERIAL ID SCHEDULE FOR ADDITIONAL INFORMATION
- F# — DENOTES PLAN KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS

FOUNDATION PLAN GENERAL NOTES:

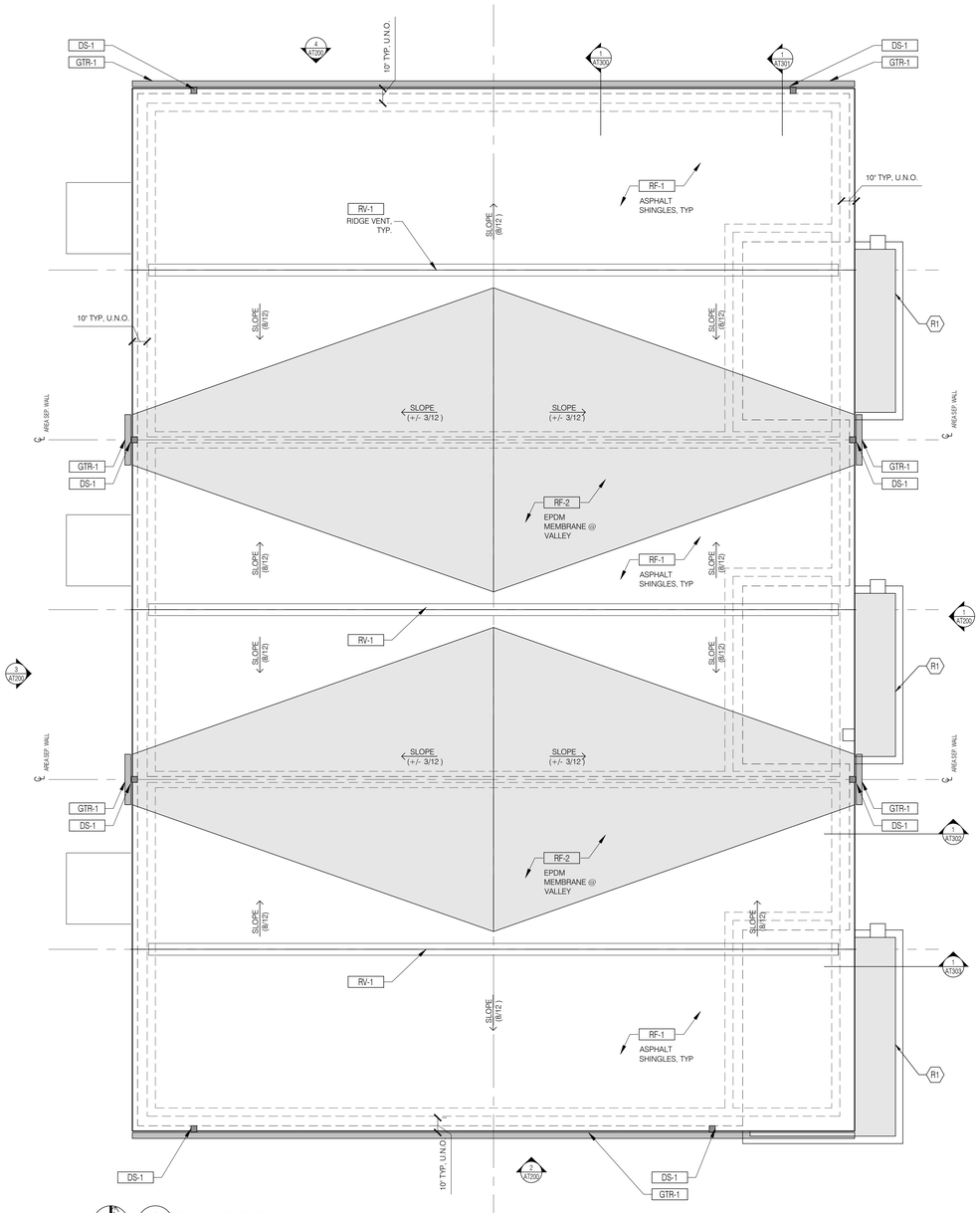
1. ALL DIMENSIONS ARE FROM FACE OF MASONRY OR CONCRETE TO FACE OF MASONRY OR CONCRETE U.N.O.
2. SEE STRUCTURAL PLANS FOR DIMENSIONS, SIZES AND NOTES NOT SHOWN HERE.

FLOOR PLAN GENERAL NOTES:

1. ALL DIMENSIONS AT EXTERIOR WALLS ARE FROM FACE OF SHEATHING, MASONRY, OR CONCRETE TO FACE OF SHEATHING, MASONRY OR CONCRETE U.N.O.
2. ALL DIMENSIONS AT INTERIOR WALLS ARE FROM FACE OF STUD, MASONRY, OR CONCRETE TO FACE OF STUD, MASONRY OR CONCRETE U.N.O.
3. ALL INTERIOR WALL TO BE WALL TYPE "W4" UNLESS NOTED OTHERWISE. SEE WALL TYPES ON SHEET A600.
4. EQUIPMENT & FURNITURE SHOWN DASHED IS PROVIDED BY OTHERS AND IS SHOWN FOR REFERENCE ONLY.
5. WHERE DRYWALL ABUTS DISSIMILAR MATERIALS, PROVIDE CAULK CHANNEL TEAR AWAY BEAD & SEALANT

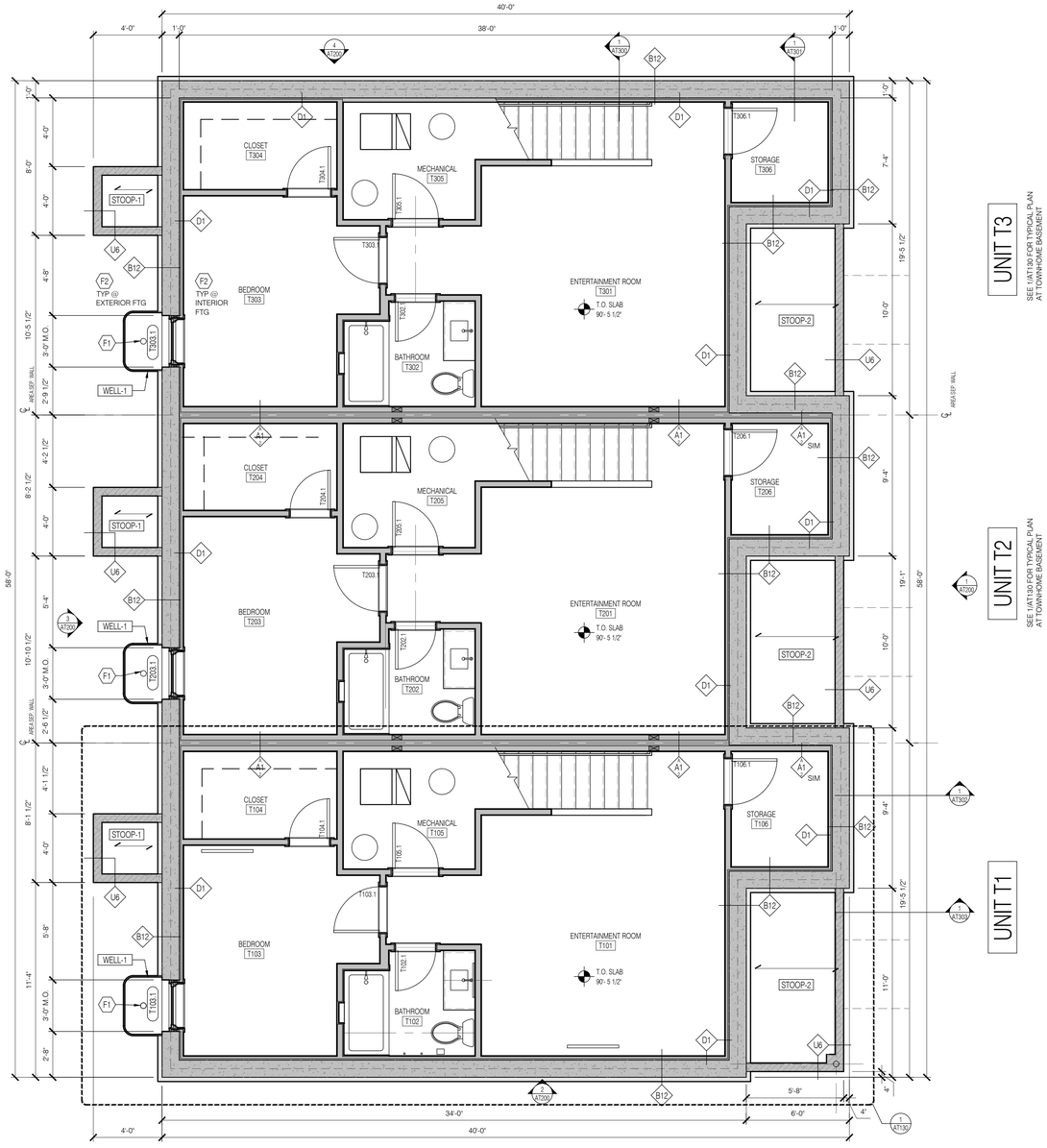
FLOOR PLAN LEGEND

- NEW WALL - SEE WALL TYPES
- ##### — DENOTES DOOR NUMBER. REFER TO SHEET A6## FOR DOOR SCHEDULE & DOOR TYPE INFORMATION
- (##) — DENOTES WALL TYPE. REFER TO SHEET A600 FOR ADDITIONAL INFORMATION
- ## — DENOTES WINDOW TAG. REFER TO A6## - WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
- OMW ## — DENOTES MILLWORK NUMBER. REFER TO INTERIOR ELEVATIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- ### — DENOTES EQUIPMENT NUMBER. SEE A6## - EQUIPMENT & APPLIANCE SCHEDULE FOR ADDITIONAL INFORMATION
- ##-# OR (##-#) — DENOTES MATERIAL IDENTIFICATION NUMBER. SEE A6## - MATERIAL ID SCHEDULE FOR ADDITIONAL INFORMATION
- A# — DENOTES PLAN KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS



1 AT110 TOWNHOUSE - ROOF PLAN
1/4" = 1'-0"

PLAN NORTH



1 AT110 TOWNHOUSE - BASEMENT FLOOR PLAN/FOUNDATION
1/4" = 1'-0"

PLAN NORTH

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5/29/19

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TOWNHOMES:
BSMNT & ROOF PLANS

AT110

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PLAN KEYNOTES (##)

FLOOR PLAN

A1 ###

FOUNDATION

F1 AREA DRAIN AT BOTTOM OF WINDOW WELL CONNECTED TO DRAIN TILE SYSTEM AND SUMP.

F2 PROVIDE INTERIOR AND EXTERIOR DRAIN TILE SYSTEM CONNECTED TO SUMP PUMP.

ROOF

R1 SEE 2/AT111 FOR ROOFING NOTES AT CANOPIES

R2 PROVIDE MEMBRANE ROOFING (RF-2) AT CANOPIES

FLOOR PLAN GENERAL NOTES:

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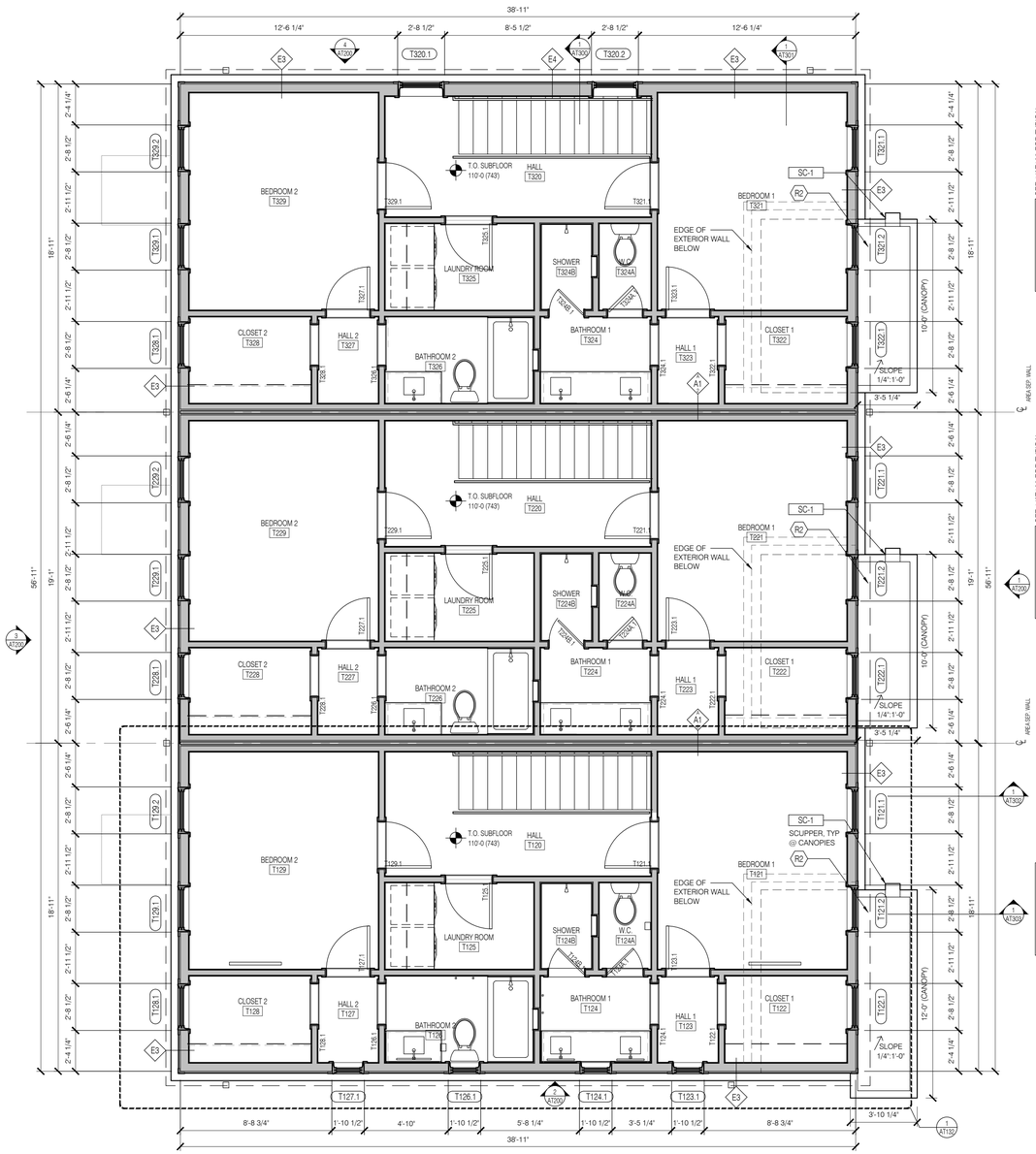
5. WHERE DRYWALL ABUTS DISSIMILAR MATERIALS, PROVIDE CAULK CHANNEL TEAR AWAY BEAD & SEALANT

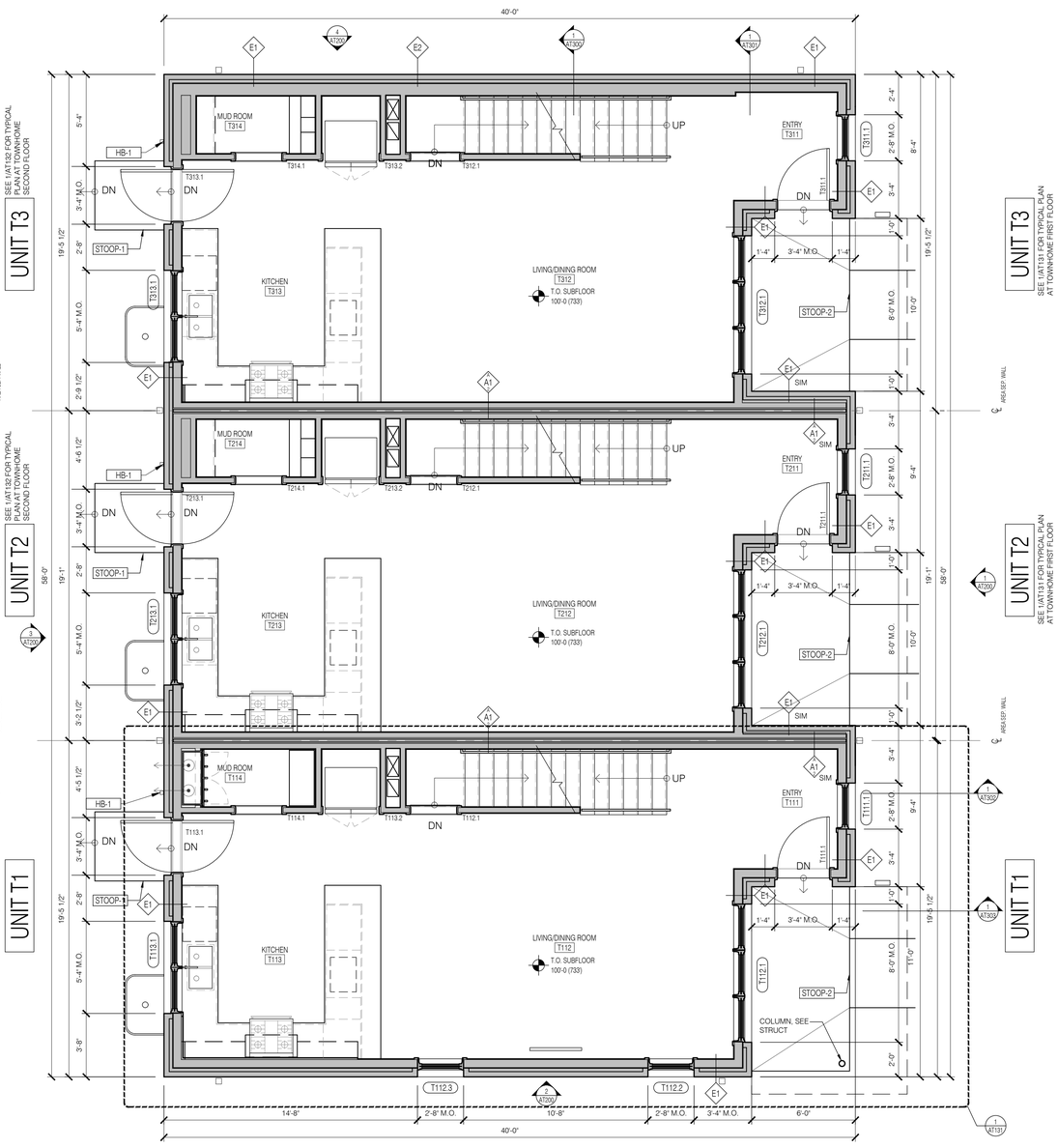
FLOOR PLAN LEGEND

- NEW WALL - SEE WALL TYPES
- ##### DENOTES DOOR NUMBER. REFER TO SHEET A6## FOR DOOR SCHEDULE & DOOR TYPE INFORMATION
- (##) DENOTES WALL TYPE. REFER TO SHEET A600 FOR ADDITIONAL INFORMATION
- ## DENOTES WINDOW TAG. REFER TO A6## - WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
- OMW ## DENOTES MILLWORK NUMBER. REFER TO INTERIOR ELEVATIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- ### DENOTES EQUIPMENT NUMBER. SEE A6## - EQUIPMENT & APPLIANCE SCHEDULE FOR ADDITIONAL INFORMATION
- ##-# OR (##-#) DENOTES MATERIAL IDENTIFICATION NUMBER. SEE A6## - MATERIAL ID SCHEDULE FOR ADDITIONAL INFORMATION
- A# DENOTES PLAN KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS



2 AT111 TOWNHOUSE - SECOND FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH



1 AT111 TOWNHOUSE - FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH

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TOWNHOMES:
1ST & 2ND FLR PLANS

AT111

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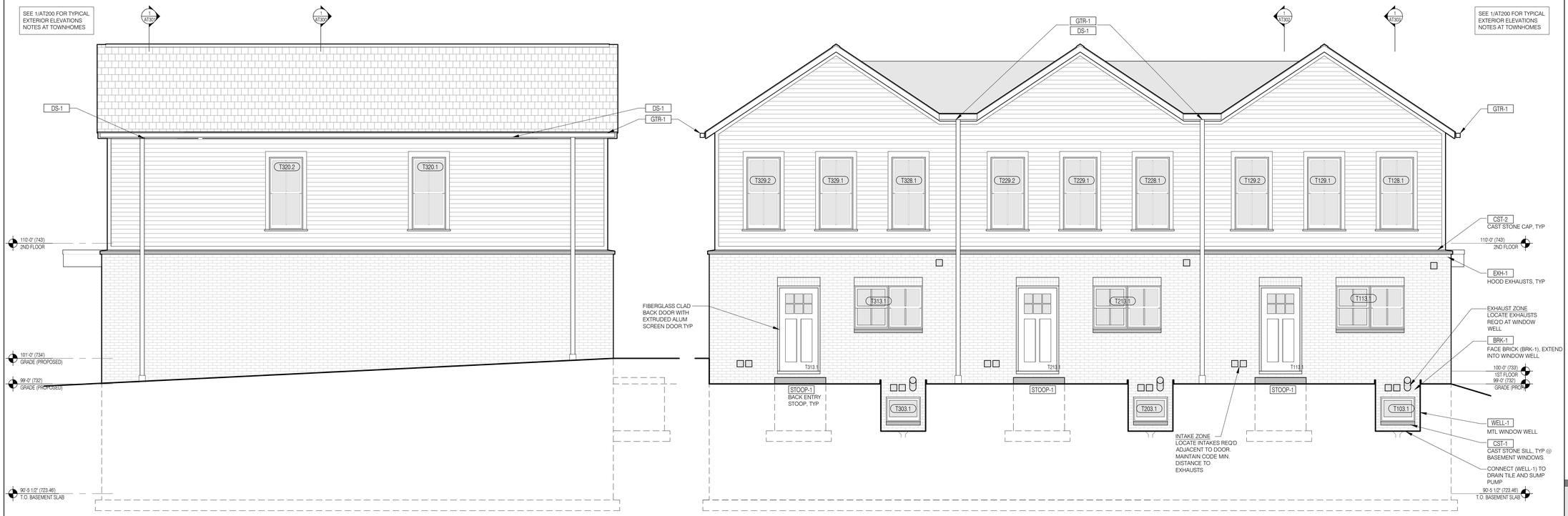

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TOWNHOMES:
EXTERIOR ELEVATIONS

AT200

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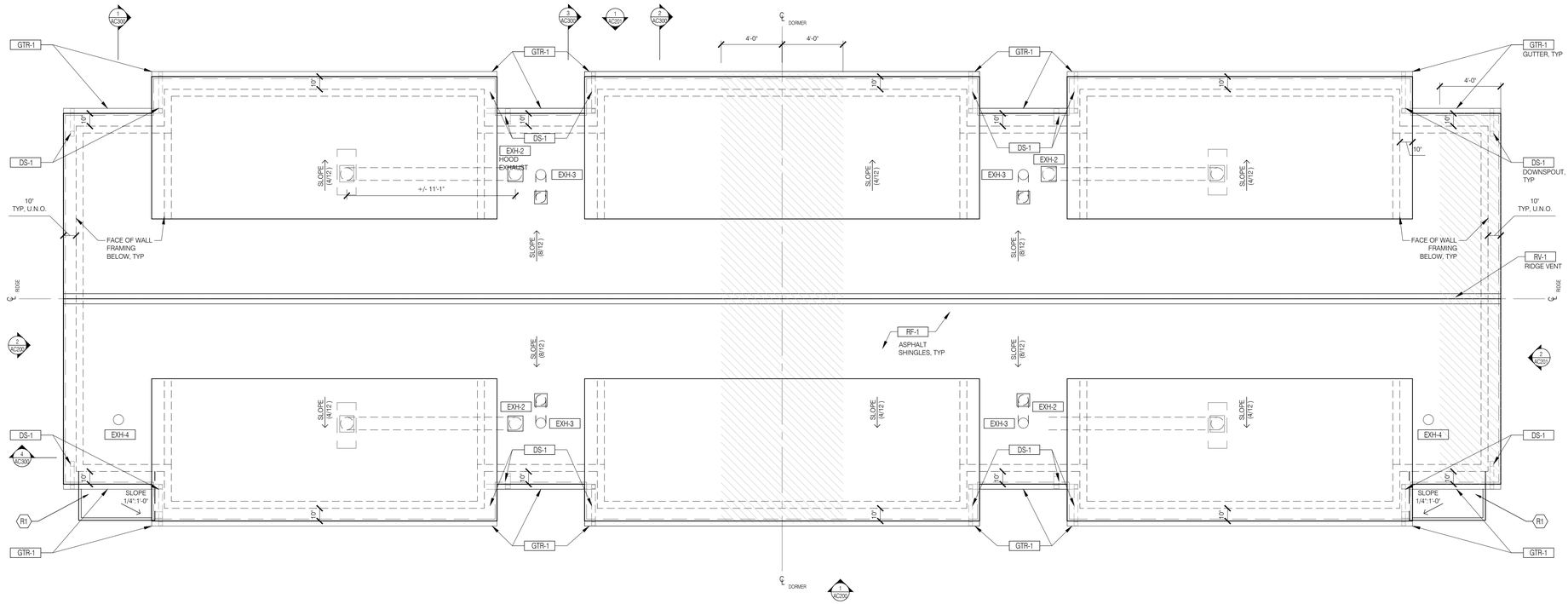
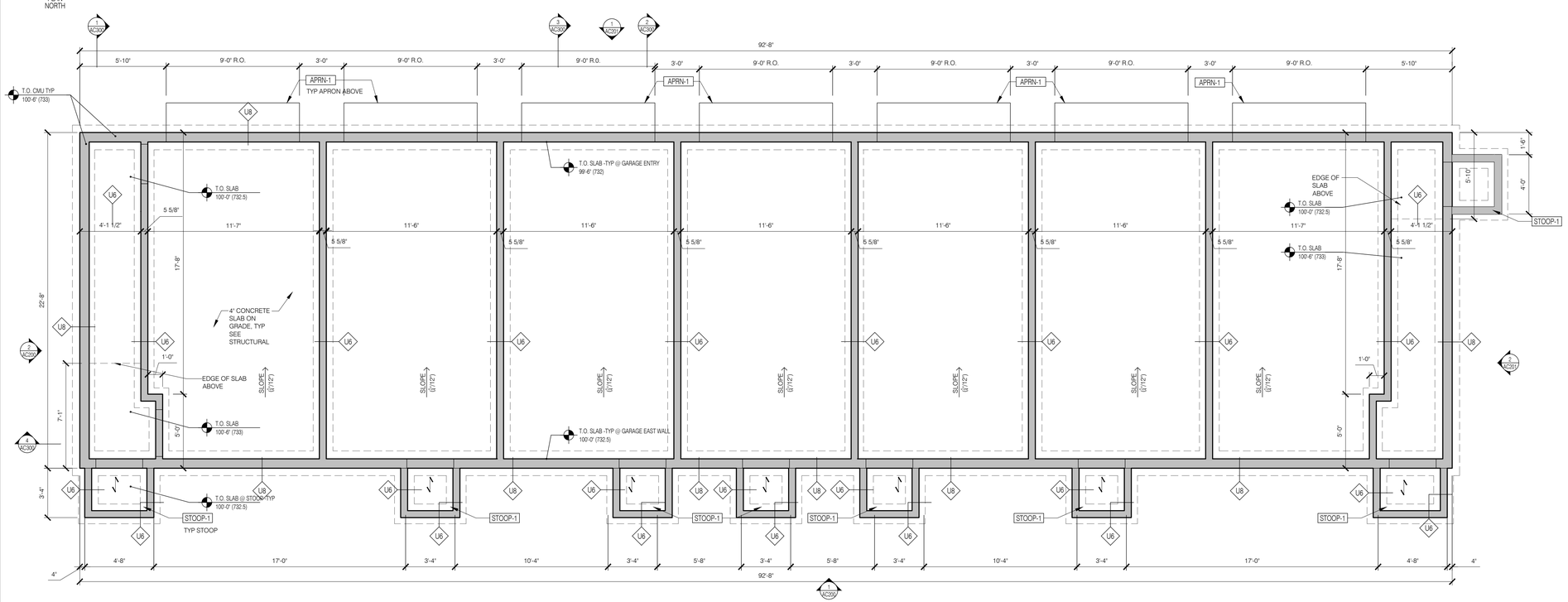


2 AC110 CARRIAGE HOUSE - ROOF PLAN
1/4" = 1'-0"

PLAN NORTH



1 AC110 CARRIAGE HOUSE - FOUNDATION PLAN
1/4" = 1'-0"

PLAN NORTH

ROOF PLAN LEGEND

- SLOPE (#/12) — EFFECTIVE ROOF SLOPE DUE TO SLOPED STRUCTURE
- SLOPE (#/12) — EFFECTIVE ROOF SLOPE DUE TO TAPERED INSULATION
- AREAS OF FIRE TRTD PLYWD ROOF DECKING (SHT-5) IN LIEU OF STANDARD PLYWOOD ROOF DECKING (SHT-4)
- ##-# OR (##-#) — DENOTES MATERIAL IDENTIFICATION NUMBER. SEE A6## - MATERIAL ID SCHEDULE FOR ADDITIONAL INFORMATION
- R# — DENOTES CONSTRUCTION KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS

ROOF PLAN GENERAL NOTES:

1. CONNECT ALL DOWNSPOUTS TO BELOW GRADE DRAIN LEADS TO CITY STORM SEWER.

ROOF PLAN KEYNOTES (R#)

R1	SEE 2/AC111 FOR ROOFING NOTES AT CANOPIES
R2	PROVIDE MEMBRANE ROOFING (RF-2) AT CANOPIES

FOUNDATION PLAN LEGEND

- STRUCTURAL CONCRETE STOOP; SEE STRUCTURAL DRAWINGS
- ## — DENOTES WALL TYPE. REFER TO SHEET A6600 FOR ADDITIONAL INFORMATION
- ##-# OR (##-#) — DENOTES MATERIAL IDENTIFICATION NUMBER. SEE A6## - MATERIAL ID SCHEDULE FOR ADDITIONAL INFORMATION
- F# — DENOTES CONSTRUCTION KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS

FOUNDATION PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF MASONRY OR CONCRETE TO FACE OF MASONRY OR CONCRETE U.N.O.
2. SEE STRUCTURAL PLANS FOR DIMENSIONS, SIZES AND NOTES NOT SHOWN HERE.

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CARRIAGE HOUSE: FNDN & ROOF PLANS

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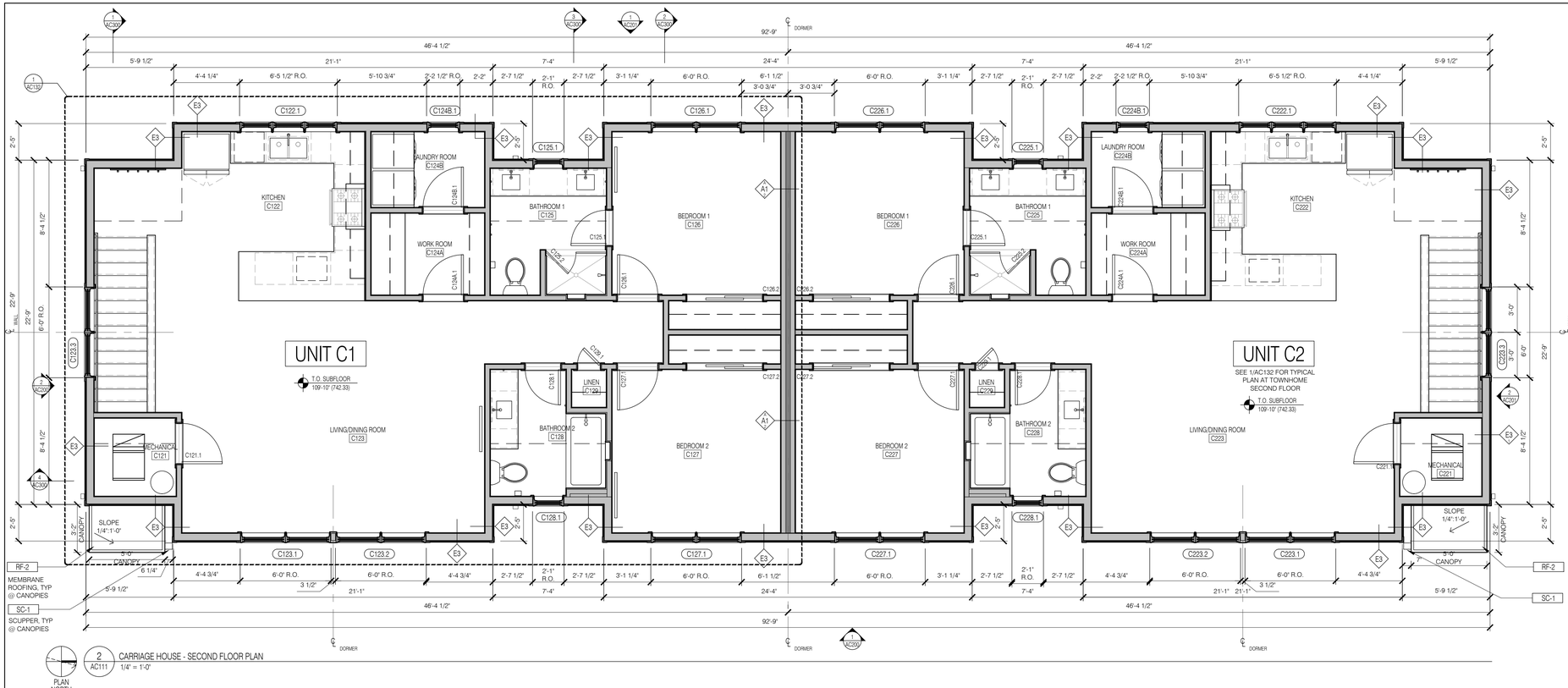

FLOOR PLAN LEGEND

- NEW WALL - SEE WALL TYPES
- ##### DENOTES DOOR NUMBER. REFER TO SHEET A6## FOR DOOR SCHEDULE & DOOR TYPE INFORMATION
- ## DENOTES WALL TYPE. REFER TO SHEET A600 FOR ADDITIONAL INFORMATION
- ## DENOTES WINDOW TAG. REFER TO A6## - WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
- MIL#### DENOTES MILLWORK NUMBER. REFER TO INTERIOR ELEVATIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- ### DENOTES EQUIPMENT NUMBER. SEE A6## - EQUIPMENT & APPLIANCE SCHEDULE FOR ADDITIONAL INFORMATION
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FLOOR PLAN GENERAL NOTES:

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6. ALL PIPE AND DUCT FLOOR PENETRATIONS SHALL BE SEALED WITH A UL LISTED FIRESTOP MATCHING THE RATING OF THE FLOOR AND RATED TO RESIST THE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

FLOOR PLAN KEYNOTES (##)

1 BAY SOFFIT ABOVE. 1 HR FLOOR CONSTRUCTION TO CONTINUE OUT UNDER OVERHANG.

2 ROOF CANOPY ABOVE

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CARRIAGE HOUSE:
1ST & 2ND FLR PLANS

AC111

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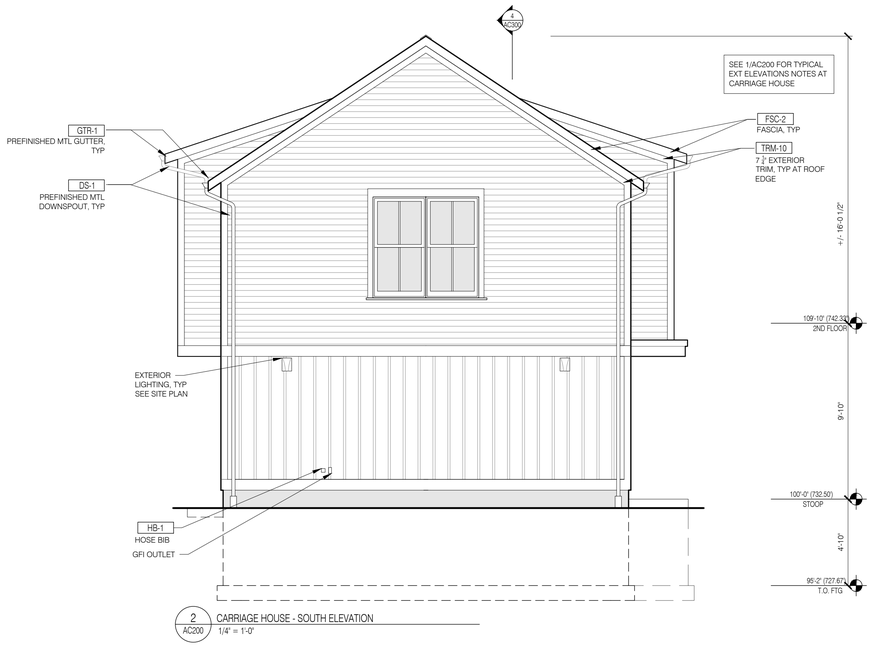

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Registration Number

CARRIAGE HOUSE: EXTERIOR ELEVATIONS

AC200

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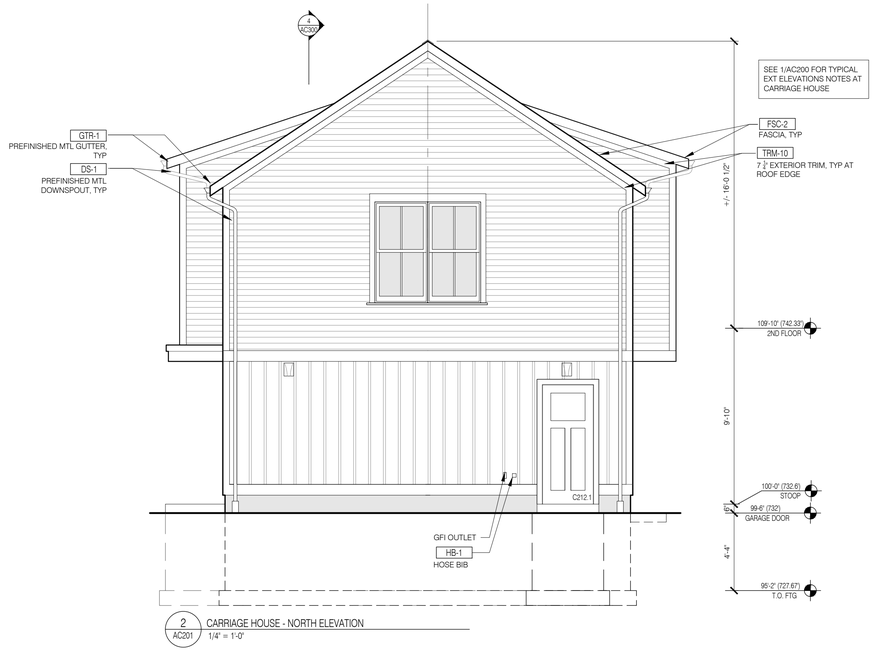

2 AC201 CARRIAGE HOUSE - NORTH ELEVATION
1/4" = 1'-0"

1 AC201 CARRIAGE HOUSE - WEST ELEVATION
1/4" = 1'-0"

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CARRIAGE HOUSE: EXTERIOR ELEVATIONS

AC201

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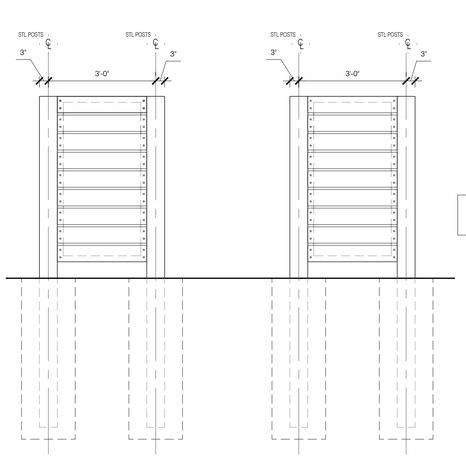
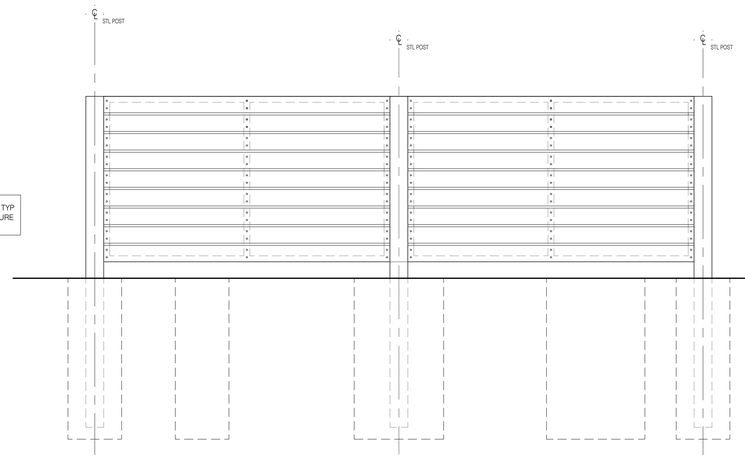
6 A610 TRASH ENCLOSURE
NTS

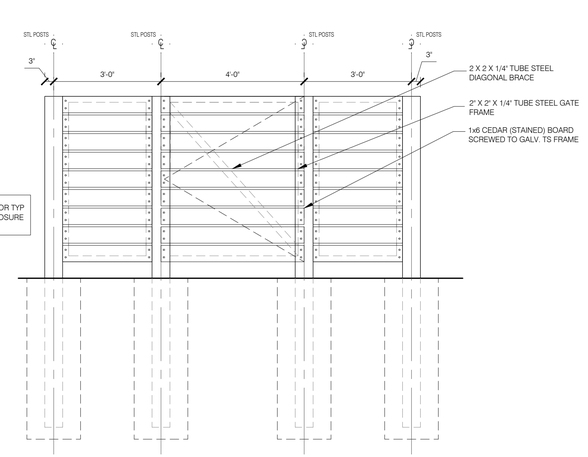


SEE 2/A610 FOR TYP TRASH ENCLOSURE NOTES

5 A610 TRASH ENCLOSURE ELEVATION - EAST
1/2" = 1'-0"

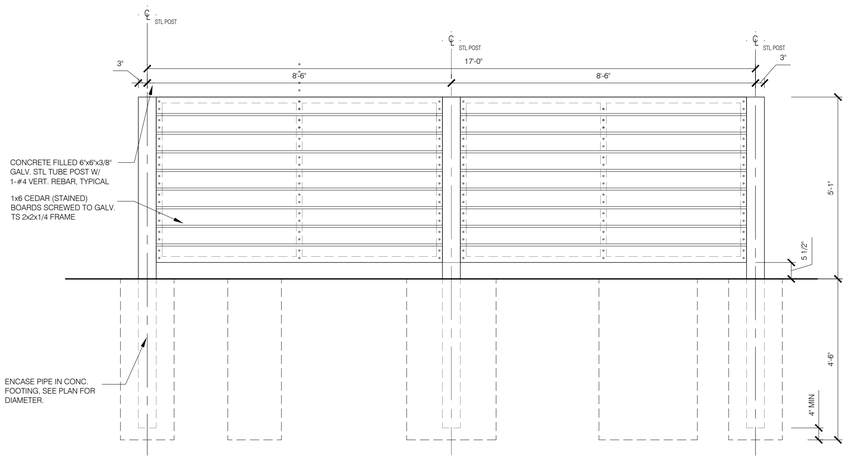


4 A610 TRASH ENCLOSURE ELEVATION - NORTH
1/2" = 1'-0"

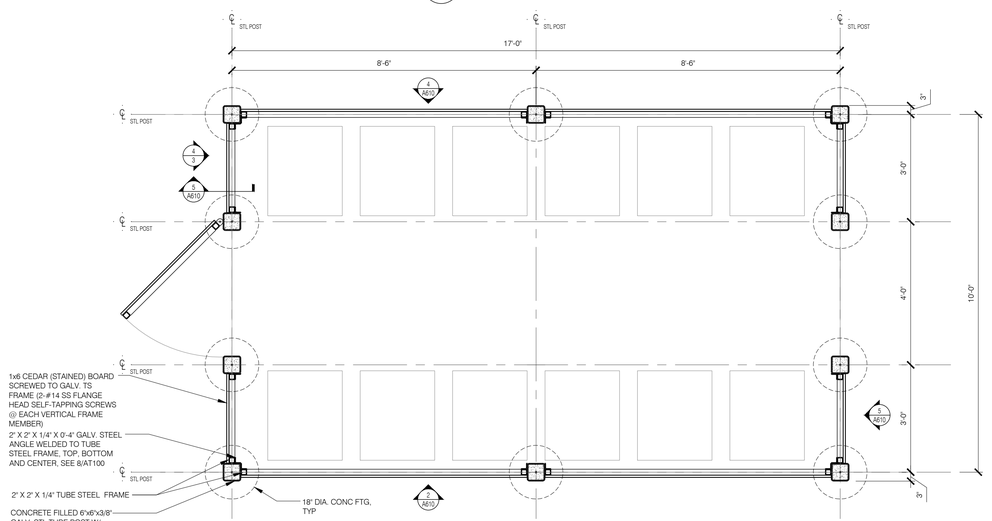


SEE 2/A610 FOR TYP TRASH ENCLOSURE NOTES

3 A610 TRASH ENCLOSURE ELEVATION - WEST
1/2" = 1'-0"



2 A610 TRASH ENCLOSURE ELEVATION - SOUTH
1/2" = 1'-0"



1 A610 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

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Project Contacts

Dan Peterson
P | 612-870-2538
dan.peterson@uplusb.com

Preliminary Site Plan Review
5/29/19

Not For Construction

Ernst House Redevelopment
211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued	Date

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 Architect under the laws of the State of Minnesota

Signature

Printed Name

Registration Number

TRASH ENCLOSURE DETAILS

A610

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6 A700 INTERIOR SIDEWALK AND YARDS N.T.S.

5 A700 STREET VIEW FROM NORTHEAST N.T.S.

4 A700 STREET VIEW FROM SOUTHWEST/ALLEY N.T.S.

3 A700 STREET VIEW FROM SOUTH N.T.S.

2 A700 STREET VIEW FROM SOUTHEAST N.T.S.

1 A700 AERIAL VIEW FROM SOUTHEAST N.T.S.

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RENDERINGS

A700

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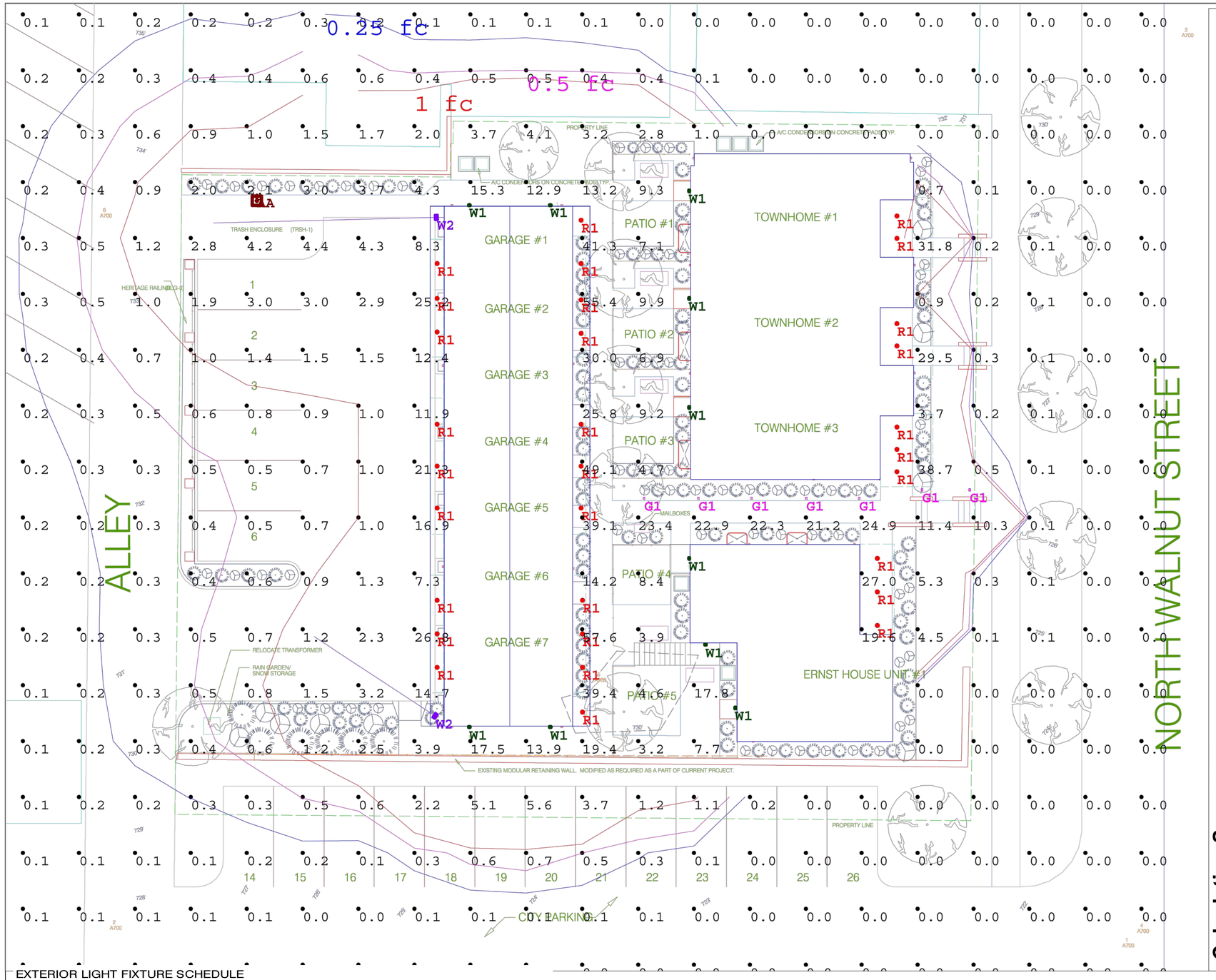

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminanc	Fc	2.52	57.6	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	30	R1	SINGLE	0.910	FLD4BX30D010 EU4B3_58040 F4LBXVM1LI	2835
	10	W1	SINGLE	0.910	SLIM26N_D10, SLIM26N	3523
	2	W2	SINGLE	0.910	FFLED39N - (NEMA 7X6)	5698
	7	G1	SINGLE	0.910	BLED13N (Bollard)	1518
	1	AA	SINGLE	0.910	IVAT4	4856

EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE	FIXTURE TYPE	MFR	MODEL	LAMP	NOTES
R1	4" ENCLOSED RECESSED DOWNLIGHT, VANDAL RESISTANT	EATON	**FAIL SAFE FLD4BX** HOUSING: FLD4BX30D010 POWER MODULE: FEU4B3/48030 TRIM: F4LBXVM1LI	LED	
G1	LANDSCAPE BOLLARD LIGHT	RAB LIGHTING	**BLED13N**	LED	
G2	POST MOUNTED AREA LIGHT	RAB LIGHTING	**ALED26Y**	LED	
G3	GROUND MOUNTED SIGN LIGHT	RAB LIGHTING	**FFLED** FFLED39Y	LED	
W1	WALL PACK	RAB LIGHTING	**SLIM26N** SLIM26Y/D10	LED	
W2	EXTERIOR FLOOD	RAB LIGHTING	**FFLED** FFLED39Y	LED	

VIKING electric
A Sonepar Company

#	Date	Comments

Revisions

Drawn By: Dan Budke
Checked By:
Date:5/24/2019
Scale:

211 North Ernst House

Redevelopment

Page M of 1

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PHOTOMETRIC PLAN

E001

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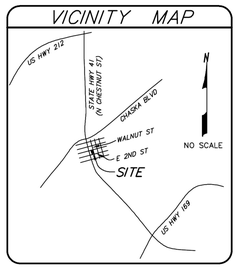
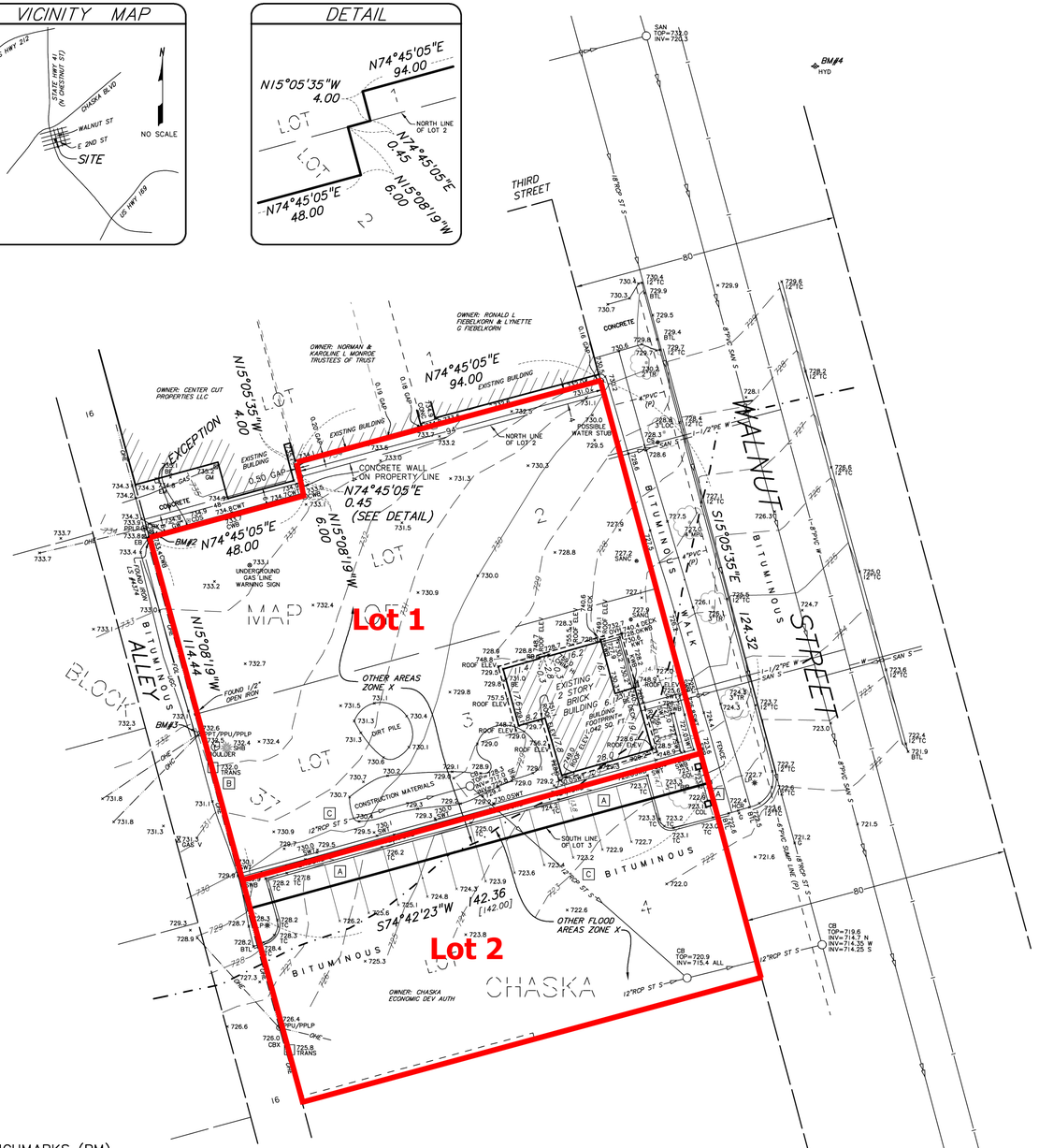
Ernst Home Apartments - Preliminary Plat





BENCHMARKS (BM)

(NAVD 88)

1) MnDOT 1008R survey disk in bridge railing in Chaska, 2.2 miles south along Trunk Highway 41 from the junction of Trunk Highway 41 and Trunk Highway 212, in rail in the northeast corner bridge rail of Trunk Highway 41 bridge number 10012 over the Minnesota River, 29.8 feet east of Trunk Highway 41.
Elevation = 727.548 feet

2) Scribed "X" 2.0± feet easterly of the west end of the concrete wall in the northwest corner of the subject property.
Elevation = 734.81 feet

3) Top of spike in the northwest side of the power pole located midway along the west boundary of the subject property.
Elevation = 733.64 feet

4) Top of top nut of fire hydrant in the southeast quadrant of 3rd Street and Walnut Street.
Elevation = 734.24 feet

GENERAL NOTES

1.) Survey coordinate and bearing basis: Carver County coordinates

2.) Adjoining ownership information shown hereon was obtained from the Carver County Property Tax Information web site.

3.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

4.) There are no proposed changes in street right of way lines per the City of Chaska Engineering Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

5.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

6.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 190250334.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

1.) The subject property appears to lie within Other Areas Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Other Flood Areas Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27523402360, dated December 21, 2018. This information was obtained from the FEMA Map Service Center web site.

2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

PARKING

There are no parking spaces designated on the subject property.

AREA

Gross = 17,230 square feet or 0.396 acres

LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44890
●	Denotes found iron monument
◉	Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
BE	Denotes building entrance
BTL	Denotes beavertail curb
CB	Denotes catch basin
CBX	Denotes communication box
CDS	Denotes civil defense siren
CHIM HI	Denotes chimney height
COL	Denotes building column
CONC	Denotes concrete
CS	Denotes curb stop
CWB	Denotes concrete wall base
CWT	Denotes concrete wall top
EB	Denotes electric box
EM	Denotes electric meter
FOL	Denotes fiber optic line
G	Denotes gutter
GAS V	Denotes gas valve
GM	Denotes gas meter
GW	Denotes guy wire
HCR	Denotes disabled ramp
HYD	Denotes fire hydrant
INV	Denotes structure invert
KWB	Denotes keystone wall top
LP	Denotes light pole
OHC	Denotes overhead communication line
OHE	Denotes overhead electric line
OVH	Denotes overhang
(P)	Denotes per plan
PPLP	Denotes power and light pole
PPT	Denotes power pole with transformer
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
ROOF ELEV	Denotes roof elevation
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SANC	Denotes sanitary cleanout
ST S	Denotes storm sewer
SWB	Denotes stone wall base
SWT	Denotes stone wall top
TC	Denotes top of concrete curb
TRANS	Denotes transformer
UGC	Denotes underground communication line
W	Denotes water line
BIR	Denotes Birch tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
SHB	Denotes shrub
TR	Denotes deciduous tree

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. 1906676, commitment date January 25, 2019, issued by Title Mark, LLC)

Parcel 1:

Lot 2, Block 37, except the Northerly 6 feet of the Westerly 48 feet thereof and also including the South 4 feet of the Easterly 94 feet of Lot 1, Block 37, CITY LOTS OF CHASKA, Carver County, Minnesota.

Parcel 2:

Lot 3, Block 37, CITY LOTS OF CHASKA, Carver County, Minnesota.

Property is: Abstract

PLAT RECORDING INFORMATION

The plat of Map of Chaska Townsite was filed of record on February 15, 1868, in Book A of Townsites.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. 1906676, commitment date January 25, 2019, issued by Title Mark, LLC, was relied upon as to matters of record.

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

There are no easements listed in Schedule B – Section 2 of the title commitment to be shown.

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Concrete curb, parking areas and sign lying within the subject property along the southeasterly property line.

B.) Transformer lying easterly of the southwesterly property line.

C.) Storm sewer lying within the property and draining towards the southeast without an easement.

SURVEYOR'S CERTIFICATION

To Chaska Economic Development Authority, Thies & Talle Management, Inc., Title Mark, LLC and First American 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 2016 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, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on February 8, 2019.

Dated this 12th day of February, 2019

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

LEONARD F. CARLSON LICENSED LAND SURVEYOR 44890 STATE OF MINNESOTA

N

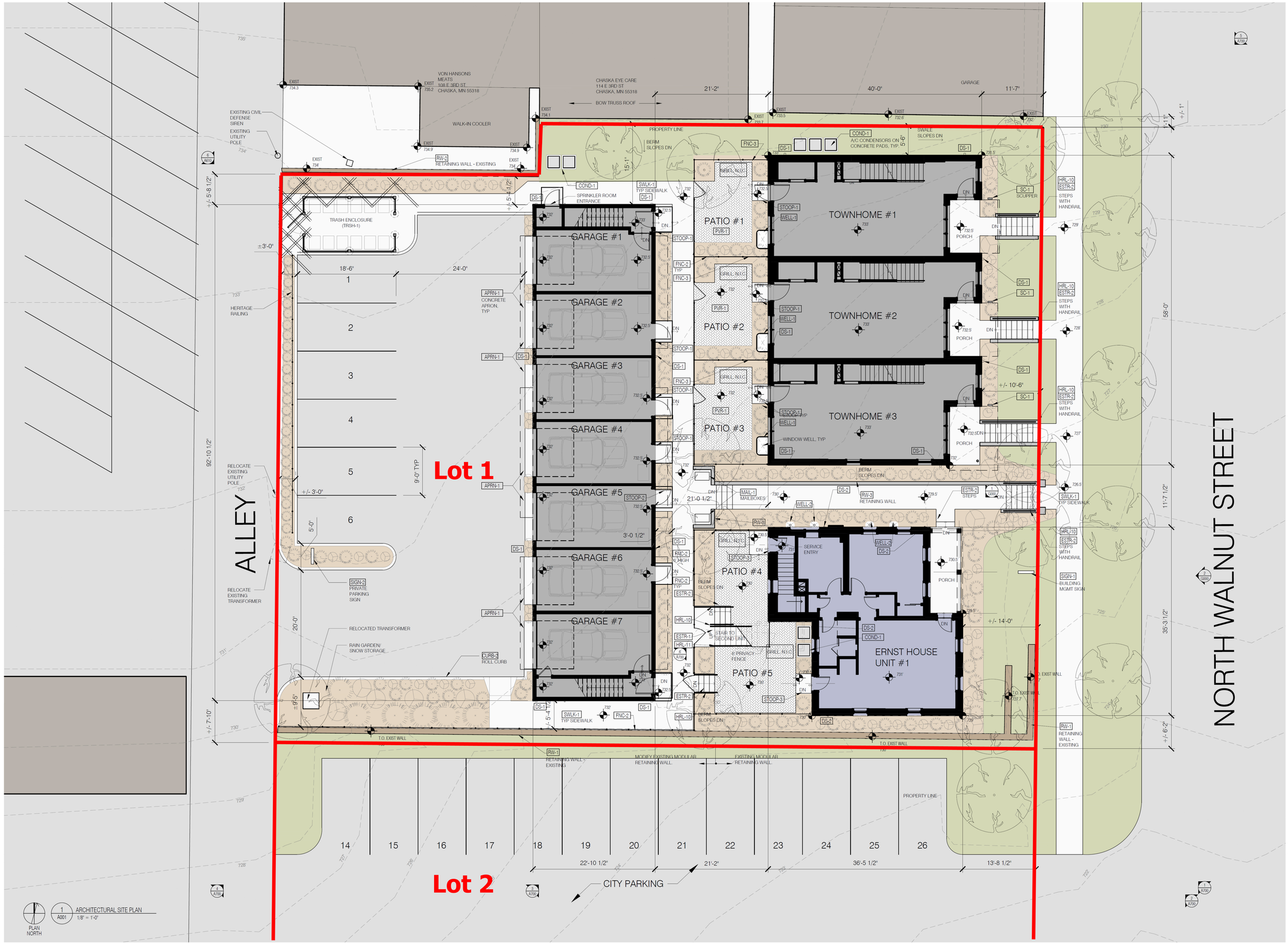
20 0 20 40
SCALE IN FEET

Revision	By	Date
	SMT	

Drawing Title:
ALTA/NSPS LAND TITLE SURVEY FOR:
CITY OF CHASKA
Ernst House
211 and 217 Walnut Street, Chaska, MN

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2019-007 Bk/Pg: 918/42	Date: 02/12/2019
Township: 115 Range: 23 Section: 9	
File: 201900700l.dwg	Sheet: 1 of 1



1 ARCHITECTURAL SITE PLAN
A001 1/8" = 1'-0"

PLAN NORTH

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Preliminary Site Plan Review
5/29/19

Not For Construction

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Project: 2018007_211N

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Signature

Printed Name

Registration Number

ARCHITECTURAL SITE PLAN

A001

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Bavaria Downs –Conditional Use Permit (CUP) Amendment**

Applicant: A'BULAE

Location: 3919 Bavaria Road - North of Symphony Hills/Nickel Creek, East of Bavaria Road

Case No.: 2019-12

Synopsis: Applicant seeks to obtain approval of a Conditional Use Permit (CUP) Amendment to add a gravel parking lot at 3919 Bavaria Road near the main event center

Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Resolution Approving the Request

BACKGROUND

A'BULAE and its sister company, Bellagala, are renowned leaders in event-center design and event management. They operate a premier collection of award-winning properties and services. They currently operate two venues, A'BULAE, which is located on the 6th floor and rooftop of a building in the Lowertown area of St. Paul, and the Van Dusen Mansion, a historic property located just south of downtown Minneapolis. Their companies are known for their creative and innovative approach to venue design, and their dedication to providing exceptional services to wedding, corporate and social clients. Their properties and the services we supply have been honored with our industry's top awards including Minnesota Bride All-Around Best Wedding Vendor, Knot Pick, Wedding Wire Choice, Best Special Venue, Best Caterer, Best Historic Venue, Best Unique Venue, Best Twin Cities Venue, Best Menu Innovation, and Best Outdoor Reception Site.

In September 2017 the Conditional Use Permit and Preliminary Site Plan for Bavaria Downs were approved (PC# 17-20), and in November 2017 the Final Site Plan was approved (PC #17-24).

The house venue has been in operation for almost a year now. With that, they have been experiencing some logistical difficulties with the valet services provided. People who attend the events rely on the valet to get to and from their cars; some, who choose not to wait for valet, walk ¼ of a mile back to their cars on the narrow, unlit driveway. This has posed a safety concern for the venue. The venue operators are now starting to look into a more logistical approach of accommodating their patrons by providing a parking lot adjacent to the house venue.

CURRENT PROPOSAL

Tonight staff brings a conditional use permit (CUP) amendment proposal to add another gravel parking lot (170 stalls) to the wedding venue and event center on the site at 3919 Bavaria Road. This new gravel parking lot is situated towards the house venue, otherwise known as Phase I of Bavaria Downs.

Phase I of Bavaria Downs has already been constructed and in operation for almost one year. This phase included the complete restoration and repurposing of the home into a ranch-style event space. At the rear of the home, an accessory structure was built for the dinner and entertainment portions of the events.

Adjacent properties

The site is bound on the north and east by the existing greenbelt, residential properties, to the west by Bavaria Road, a residence/public stable and the Chevalle development, and the south by additional greenbelt residences and the Symphony Hills development.

Existing Conditions

The project area is approximately 270 acres. A very large 20,000 square foot home and several out buildings exist on the property. A large man-made lake exists near the east side of the property as well as wetlands along its site perimeter. Access to the site is gained off one driveway coming from Bavaria Road. Gravel parking lots are provided adjacent to the future barn venue. Water serves the property, but sewer does not. Private septic systems were put in place with the construction of Phase I.

Layout

The existing access into the property will be maintained from Bavaria Road to the west; this access was moved more south for better traffic movement on Bavaria Road. The driveway from Bavaria Road leads to the east of the property providing access to the existing home (Venue #1: The Redmond Estate) located towards the center of the site. The home has since been refurbished and has been operating for the last year as the main event space. The stable/barn buildings (Venue #2: Equestria West) and gravel parking lots are accessed off the same driveway and are located in between Bavaria Road and the existing home.

The new gravel parking lot will be situated by the house venue near its northwest corner. There is a grove of trees that encompass this area, however, there is a subtle opening that exists on the northwest corner near the home with a level grade compared to the surrounding area. The choice to locate the parking lot within the grove of trees was to help hide the parking lot more from adjacent properties, hide from the operating areas of the venue, and provide a natural screen.

(general area of parking lot shown in orange)

The parking lot will be accessed on the north and west sides of the existing driveway into the site. Two accesses are proposed into this lot; one on the south side and one on the east side of the lot.

The plan shows one wetland that is near the proposed parking lot. The improvements will impact this wetland slightly and the applicant will be working with the City and other agencies to provide mitigation. The applicant will be required to update their wetland impact study that was completed with the initial CUP/Site Plan approvals.

Views from Off-Site

Views of the site improvements will be very minimal from off-site because of the distance and topography between the venues and nearby parcels, as well as the development pattern in the area. Most adjacent parcels are single-family lots of substantial acreage, and the City's zoning and greenbelt designations ensure that this will remain immutably.

Parking/Circulation

Existing parking has been provided on site to accommodate 400 cars. At the time the preliminary and final approvals were done, the 400 stalls were considered an adequate amount of stalls to accommodate the wedding venue operations. It should be noted that this 400-stall number was based on the two venues (Venue #1 and #2) operating. In the future, if and when, Venue #3 is constructed, parking was going to be re-evaluated for adequate numbers.

The existing 400-stall parking lot is situated to the south of the barn/stables on gravel. Staff had advised using gravel parking lots versus bituminous as it would be less disruptive and more complementary to the Greenbelt area.

The proposal to add another parking lot is based on the applicant's logistical use of the site and not necessarily because of insufficient parking. They have stated that the reason to add another parking lot is for a couple reasons; one, they are in preparation of setting up the second venue (Equestria West) in the near future, and would like to have two separate parking areas immediately upon completion; two, they are currently having logistical challenges with

the valet services in place. Currently, attendees from the house venue park in the parking lots adjacent to the barn buildings and ultimately shuttle to the house. At the end of the evening or when people decide to leave, they are valeted back to their vehicles. The valet service is in operation for long hours, but cannot cover the entirety of an event and all the setup, takedown, and other parts of a full day; people may be waiting for a period of time to get shuttled back to their vehicles since attendees tend to leave at similar times for events. Lastly, there are safety concerns with the location of the existing parking lot near the barn site. Regardless of the option to use valet parking, there are still attendees who prefer to walk the ¼ mile back to their cars along a dark, narrow, and winding road.

With the addition of a new parking lot near the house venue it will allow the venue to phase out the valet service altogether, which in part, will be a significant financial saving. The applicant currently spends $150,000 a year on valet services.

The applicant used data from their events at Bavaria Downs to estimate the amount of additional parking that is needed to service the house venue. Typically, the parking count at the events is approximately 30-35% of attendance. Since the largest events at the main venue attract 400 guests, attendees require roughly 140 stalls. Considering employees and vendors, and adding just a few stalls extra for parking, they are proposing a parking lot of 170 stalls. The plan is to construct the parking lot the same as the existing parking lot; gravel with concrete sidewalks leading guests to the venue.

The location of the new parking lot was selected carefully to provide the best/most convenient location for attendees to walk from parking to the front entrance to the venue, provide an area that has suitable grades to accommodate a parking lot, provide a natural screen from adjacent properties and the venue, and to lessen the impact on tree removals in the most open area of the treed area.

Utilities

Water utilities are available to the south from the existing Symphony Hills development. Sewer is not readily available. It should be noted that the property is not located within the MUSA and thus is not required to connect to City utilities, however the applicant has already connected to City water to provide adequate fire suppression services.

Underground electric utilities are nearby the proposed parking lot site and thus the applicant will need to continue coordination with the electric department on any impacts.

Grading/Drainage/Stormwater Management

The proposed parking lot was chosen to limit the amount of site impact, including grading, that will occur. The area chosen is fairly flat, and the natural drainage patterns will continue. The applicant is prepared to provide stormwater management by whatever means necessary – as shown on the site plan – and have been encouraged by City staff to consider parking lot construction using methods beyond typical bituminous or concrete. This is a welcomed directive, and will fit the intent to provide a natural, environmentally-friendly setting. The applicant will have to meet all applicable agency requirements for stormwater and grading.

Tree Preservation & Screening
The applicant has provided a tree preservation plan. The impacts of the parking lot improvements will remove 85 trees including oaks, basswoods, cedars, and elms. Again, the applicant is trying to use an area that is fairly flat and near to the home, less impact on the adjacent wetland, and convenient for the attendees. From staff's perspective it does not appear that there is one area significant from the rest that needs to be preserved for trees.

Looking at the open areas of the site, unencumbered by trees (north of the ballroom structure or southeast of the home), for a parking lot would pose a couple different concerns. One being that putting the lot in the open area could be a concern for adjacent properties and potential headlight glare from the vehicles; the grades are also more challenging to work with compared to the selected area. Another being the proximity of the lot to the front door of the venue which faces west. Attendees would have to walk a further distance to get to the front door of the venue, and thus would create an inconvenient burden on the guests.

It appears that the applicant took the most logical approach in terms of location, grade and screening. The majority of the site and its natural characteristics will be maintained.

Staff sees one opportunity for screening on the east side of the proposed parking lot/stormwater ponding area adjacent to the gravel driveway. This edge is not covered by lush tree cover rather it fronts a large open area. Staff would advise that additional trees be added to this edge to help further screen potential headlight glare from vehicles. This can be done with either coniferous or deciduous trees/plantings or a mix of the two.

Lighting
The applicant has provided a photometric and lighting plan for this parking lot to show that the impacts from this new parking lot will be minimal if at all. The photometric plan indicates that foot candles from the parking lot and venues would zero out before reaching property lines.

The lighting specs provided show the use of full cutoff fixtures and heights that are within ordinance allowance (27 feet high).

CONDITIONAL USE PERMIT
The applicant obtained a Conditional Use Permit (CUP) in order to operate such a use in the Rural Residential (RR-2) zoning district in September 2017. Since the applicant is expanding the operation for an additional parking lot that was not included in the original approvals, a CUP amendment is required.

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that:

a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;
e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;
f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare. The use to add another parking lot will be on a piece of property that is significant in size (270 acres). Because of the size of the property it lends itself to provide adequate spacing from adjacent properties. Because of this, neighbors should not be significantly affected by the use that occurs there. As noted previously, the location of the proposed parking lot appears to be in the most logical location on the site and adjacent to the home. Natural screening will occur around the parking lot to hide it from adjacent properties.

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood. As stated above, the use is on a large piece of property thus separates the use's potential impact on neighboring properties. Sight lines of the use will be at a minimum due to the large separation between other properties and the natural screening occurring around the parking lot.

The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The proposal to add another parking lot will still maintain the low-density character of the Rural Residential (RR-2) area. A gravel parking lot is much more complementary to the rural context than a bituminous one. The impact on the area will be minimal and logistical for the operation of the venue.

Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided, and adequate measures have and will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets. The site has provided an access into the site consistent with staff's previous comments. The driveway into the site was also widened to provide for two-way movement. The proposed parking lot will connect into the existing system well and provide dimensions that are adequate for a parking lot. Stormwater ponding is proposed on the northeastern side of the proposed parking lot to accommodate drainage necessities.

The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The Rural-Residential district is intended to help preserve Chaska's identity as a separate free-standing community as urban expansion of the Twin Cities metropolitan area occurs around Chaska, and is also intended to preserve the significant natural resources within Chaska's current and ultimate corporate limits. The use proposed is maintaining the existing spatial relationship with neighboring properties, as well as utilizing the existing structures on site so as to provide minimal impacts to the natural features. The proposed parking lot will be close to the house venue and over 1,000 feet away from adjacent parcels, and thus the spatial characteristics should not be changing by much. The use will be consistent with the intention of this zoning district.

It appears that the applicant is meeting the intention of the zoning district that they are in, as well as the standards set forth for a Conditional Use Permit.

PLANNING COMMISSION ACTION TAKEN 06/12/19:

Motion to recommend to City Council approval of the amendment to the original Conditional Use Permit (Res. No. 2017-96) for an additional gravel parking lot at Bavaria Downs, subject to the added following conditions below:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-3), prepared by Tim George, dated May 9, 2019
    b. Cover Sheet, prepared by Campion Engineering Services, Inc., dated May 29, 2019
    c. Existing Conditions Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
    d. Site Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
    e. Grading & Drainage Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
    f. Storm Water Pollution Prevention Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
    g. Tree Inventory/Preservation Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
    h. Photometric Plan, prepared by City View Electric, Inc., dated June 4, 2019.
2. Provision of a revised landscape plan to incorporate additional trees/plantings on the east edge of the parking lot/stormwater ponding area that abuts the gravel driveway to be approved by the Planning Department.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Provision to update stormwater management plan and wetland impact study done with original CUP and be approved by regulatory agencies.
5. Provision to use full cut off light fixtures in the new parking lot.
6. No parking associated with Bavaria Downs, or associated events, may occur on Bavaria Road, 86th Street West, or any other adjacent public Right-of-Way.
7. Provision to incorporate sidewalks or pedestrian connections from parking lot to house venue as shown on the plans.
8. Coordination with the Electric Department on any impacts to the existing underground electric system.
9. Compliance with 14.7.4 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.
10. Compliance with Section 9 of the Zoning Ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2019-85 approving the Conditional Use Permit (CUP) Amendment for Bavaria Downs at 3919 Bavaria Road (PC #2019-12).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE JUNE 17, 2019 RESOLUTION NO. 2019-85

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Conditional Use Permit (CUP) Amendment for Bavaria Downs at 3919 Bavaria Road/A'Bulae/P.C. No. 2019-12

WHEREAS, tonight staff brings a conditional use permit (CUP) amendment proposal to add another gravel parking lot (170 stalls) to the wedding venue and event center on the site at 3919 Bavaria Road; and

WHEREAS, the new gravel parking lot will be situated by the house venue near its northwest corner; and

WHEREAS, there is a grove of trees that encompass this area, however, there is a subtle opening that exists on the northwest corner near the home with a level grade compared to the surrounding area; and

WHEREAS, the choice to locate the parking lot within the grove of trees was to help hide the parking lot more from adjacent properties, hide from the operating areas of the venue, and provide a natural screen; and

WHEREAS, the plan shows one wetland that is near the proposed parking lot; and

WHEREAS, the improvements will impact this wetland slightly and the applicant will be working with the City and other agencies to provide mitigation; and

WHEREAS, the applicant will be required to update their wetland impact study that was completed with the initial CUP/Site Plan approvals; and

WHEREAS, the proposal to add another parking lot is based on the applicant's logistical use of the site and not necessarily because of insufficient parking; and

WHEREAS, they have stated that the reason to add another parking lot is for a couple reasons; one, they are in preparation of setting up the second venue (Equestria West) in the near future, and would like to have two separate parking areas immediately upon completion; two, they are currently having logistical challenges with the valet services in place; and

WHEREAS, the valet service is in operation for long hours, but cannot cover the entirety of an event and all the setup, takedown, and other parts of a full day; people may be waiting for a period of time to get shuttled back to their vehicles since attendees tend to leave at similar times for events; and

WHEREAS, regardless of the option to use valet parking, there are still attendees who prefer to walk the ¼ mile back to their cars along a dark, narrow, and winding road which is a safety concern; and

WHEREAS, with the addition of a new parking lot near the house venue it will allow the venue to phase out the valet service altogether, which in part, will be a significant financial saving; and

WHEREAS, the applicant will have to meet all applicable agency requirements for stormwater and grading; and

WHEREAS, staff sees one opportunity for screening on the east side of the proposed parking lot/stormwater ponding area adjacent to the gravel driveway; and

WHEREAS, staff would advise that additional trees be added to this edge to help further screen potential headlight glare from vehicles; and

WHEREAS, the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare; and

WHEREAS, the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood; and

WHEREAS, the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

WHEREAS, adequate utilities, access roads, drainage, and necessary facilities have been or will be provided, and adequate measures have and will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and

WHEREAS, the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and

WHEREAS, on June 12, 2019 the Planning Commission recommended approval to the City Council of the Conditional Use Permit (CUP) Amendment for Bavaria Downs at 3919 Bavaria Road (PC#2019-12); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Conditional Use Permit (CUP) Amendment for Bavaria Downs at 3919 Bavaria Road (PC#2019-12), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-3), prepared by Tim George, dated May 9, 2019
    b. Cover Sheet, prepared by Campion Engineering Services, Inc., dated May 29, 2019
    c. Existing Conditions Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
    d. Site Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019

e. Grading & Drainage Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
f. Storm Water Pollution Prevention Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
g. Tree Inventory/Preservation Plan, prepared by Campion Engineering Services, Inc., dated May 29, 2019
h. Photometric Plan, prepared by City View Electric, Inc., dated June 4, 2019.
i. Planting Plan, prepared by Campion Engineering Services, Inc., dated May 29 2019

2. Provision of a revised landscape plan to incorporate additional trees/plantings on the east edge of the parking lot/stormwater ponding area that abuts the gravel driveway to be approved by the Planning Department.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Provision to update stormwater management plan and wetland impact study done with original CUP and be approved by regulatory agencies.
5. Provision to use full cut off light fixtures in the new parking lot.
6. No parking associated with Bavaria Downs, or associated events, may occur on Bavaria Road, 86th Street West, or any other adjacent public Right-of-Way.
7. Provision to incorporate sidewalks or pedestrian connections from parking lot to house venue as shown on the plans.
8. Coordination with the Electric Department on any impacts to the existing underground electric system.
9. Compliance with 14.7.4 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.
10. Compliance with Section 9 of the Zoning Ordinance.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

BAVARIA

est. | DOWNS | 2017

Bavaria Downs
3919 Bavaria Road
Chaska, MN 55318

May 7, 2019

City of Chaska
One City Hall Plaza
Chaska, Minnesota 55318

RE: Special/Conditional Use Permit Amendment – Bavaria Downs

Dear Mayor Windschitl and City Council Members, Chair Dahlke and Planning Commissioners, and City Staff:

Thanks in large part to help from and the cooperation of the City of Chaska, Bavaria Downs opened in the fall of 2018 to great success. We hope that you have had a chance to visit and admire the setting and many amenities of the site. It has been an exciting start for this unique venue, and we are looking forward to the continued success we have experienced thus far.

To that end, we are requesting an amendment to our Conditional Use Permit to allow construction of a second parking lot, nearer the main event center. The reasons for this are many. One, we are in preparation for construction and use of the barn venue (Equestria West, which is Phase II of our intended use of the property) in the near future, and will need two parking areas immediately upon completion. Two, we anticipate continued logistical challenges with utilizing only valet parking, considering the times of arrival and/or departure of the vendors, early attendees, the wedding party, etc. The valet service is in operation for long hours, but cannot cover the entirety of an event and all the setup and takedown and other parts of a full day. Three, there are safety concerns with the location of the existing parking lot near the barn site; regardless of the option to use valet parking, there are still attendees who prefer to walk the ¼ mile back to their cars along a dark, narrow, and winding road.

Since we will need a second parking lot in the near future and considering these issues (along with the cost of providing valet service at roughly $150,000 per year), we feel the time is right to seek approval of an amendment to allow construction of the second lot as soon as possible.

We used data from our events to date at Bavaria Downs to estimate the amount of additional parking that is needed. Typically, the parking count at our events is approximately 30-35% of attendance. Since the largest events at the main venue attract 400 guests, attendees require roughly 140 stalls. Considering employees and vendors, and adding just a few stalls of extra parking, we are proposing a lot with 170 parking stalls.

The plan is for the lot to be constructed the same as the current lot (no bituminous or concrete), with a location in the most convenient place to the venue where we can be mindful of existing grades, tree preservation, etc. Attached, you will find a site plan and layout, showing the area to be cleared for construction of the lot. We are working with the City and County to provide mitigation of a small wetland that will be impacted by the site improvements. With all those

considerations, we feel that this is the optimal location for a new parking lot to serve the needs of event attendees at Bavaria Downs.

While this amendment application is only for a parking lot, we hope that you have found that all of the tenets of the City's development of a green belt and establishment of the RR-2 zoning for this property have been upheld with the use of the site as a destination for events, and that our construction to date has minimized impact on the natural surroundings to the extent possible on such a vast expanse of beautiful property. We strive to continue along that path, with a parking area constructed in a manner befitting the site and its venues, tucked away in the most thoughtful place to best utilize the site, have no impact on the neighboring area, and again, minimize impact on the site itself. With that in mind, the criteria for approval of a conditional use permit are listed below. We hope that you will agree that this necessary improvement meets all of these benchmarks and standards.

- The use must be consistent with the intent of the ordinance.
  The property is zoned RR-2. The ordinance reads as follows:
  This district is intended for application to land located at the edge of Chaska's corporate limits where a "green belt" separation from adjacent communities is desired. The district is intended to help preserve Chaska's identity as a separate free-standing community as urban expansion of the Twin Cities metropolitan area occurs around Chaska. Toward this end, the district provides for agricultural, horticulture and similar open space uses together with scattered non-farm dwellings at a maximum density of four dwellings per quarter quarter section (4 per 40 acres). Clustering of lots so as to leave large undeveloped areas that may be susceptible to future resubdividing shall be prohibited. Such low density development is intended to be a permanent land use pattern and is not considered a holding zone for future urban development. This district is not intended to be served with municipal sewer and water facilities. In addition to serving a "green belt" function and providing opportunities for ex-urban living in a rural/natural setting, this district is also intended to preserve the significant natural resources within Chaska's current and ultimate corporate limits.

- The use is consistent with the goals, policies, and objectives of the comprehensive plan.
  The City's Comprehensive Plan reads in part as follows:
  Rural Residential Lots or parcels of five (5) acres or more guided for single-family detached dwellings at four dwelling units per 1/4 1/4 section (40 acres). Conservation Development (Conservation Residential and Conservation Business Campus) on city sewer and water are desirable land uses within Chaska's Greenbelt. It is anticipated that the conversion of these areas would be post-2030.
  Policies: Chaska Greenbelt
  1) A permanent greenbelt shall be established around the edges of the City to the extent possible…
  The primary purposes of such greenbelt are:
  a) to help preserve and strengthen Chaska's sense of community and identity as a freestanding community,
  b) to help achieve a wide variety of housing choices within the City including a rural lifestyle, and
  c) to preserve and protect valuable open space and natural resources.
  …
  3) The protection of "rural character" will be an important land use strategy for implementing the "Greenbelt" concept. A cooperative preservation strategy between the City and "Key" property owners will enhance the rural character of the Greenbelt and strengthen the

historic relationship of Downtown Chaska and the agricultural lands that surrounded it. The preservation of very low density (minimum one housing unit per 80 acres) land uses at the "Key" entrances to the community is one method of to promoting the "rural character". Methods to preserve the "rural character" of these "Key" entrances are as follows:
a) "Key" entrances are those locations where an arterial road (planned or existing) as identified in Chapter 4 enters or exits the community.
b) The parcel to be preserved for agricultural purposes is 80 acres in size and is designated as being in the Greenbelt.
c) A permanent land use protection tool is put in place on the property to be preserved, such that the permanent and continued agricultural utilization of the land is ensured.
d) The building eligibilities of the area to be preserved, that would have been available if development had occurred under the RR-2 zoning district, can be transferred to adjacent land that is owned by the same owner of the land to be preserved, such that the minimum lot area and spacing requirements of the RR-2 zoning district would still apply to those transferred building eligibilities.
e) The area that the building eligibilities are to be transferred to will be visually remote from the "Key" entrance.

- The use does not have an undue, adverse impact on governmental facilities, utilities, services, or existing or proposed improvements.

- The use does not have an undue, adverse impact on the health, safety, or welfare of the community.

  We believe this addition to Bavaria Downs will be a use the meets the intent and goals of the City's long-standing and significant efforts to preserve the character of the area. As stated in the initial application for the conditional use permit: *because of the size of the site, the nature of the uses, and the natural buffer areas already in place, we are intent on providing a service that will not detract from neighbors' enjoyment of their own properties as they have come to expect.* We believe that the proposed expansion will do the same.

To summarize, we respectfully request that the City consider approval of our plans and an amended conditional use permit for the further development and future use of the property at 3919 Bavaria Road. Please do not hesitate to contact me with any questions or concerns in advance of the meetings at which this request will be heard. Thank you.

Respectfully submitted,

Tim George, Owner
Bavaria Downs

BAVARIA
est. | DOWNS | 2017

Bavaria Downs
3919 Bavaria Road
Chaska, MN 55318

May 29, 2019

City of Chaska Attn: Elizabeth Hanson
One City Hall Plaza
Chaska, Minnesota 55318

RE: Special/Conditional Use Permit Amendment – Bavaria Downs

Elizabeth:

Thank you for the letter outlining our submittal and the additional requests from the City. Please find our comments (*italicized*) in response to the letter in the following paragraphs.

1. Check of $1,176 covering application fees
Check was mailed to the City on 05/22
2. Narrative with these additives/changes:
▪ Clarification on if valet services will continue to be used after new parking lot installed
The intent is to no longer utilize valet parking when the new lot is installed, with the possible exception of a few events that have been booked that far in advance and would like to keep that service. However, valet services will be phased out as soon as and to the extent possible.
▪ Summarize how the site will continue to utilize the new parking lot and existing parking lots; will the existing parking lots be used for the house venue or will the new parking lot accommodate all that is needed for this venue
The new lot will accommodate parking needs for the house venue. There may be rare exceptions when staff needs to park in the existing lot, but in general, that lot will be only utilized for the future Phase II venue.
▪ Reason for the location of the proposed parking lot and any screening that will be achieved; is there additional screening or landscaping planned for the parking lot? Were other locations explored that may impact less trees, such as south of the driveway? Why is the proposed location the most optimal?
Other options for the location of the new parking lot were explored, but in addition to safety and logistics (for event flow), we chose this location due mainly to topography, tree preservation, and pedestrian access tying into the existing system. There is no additional screening planned, although we welcome any suggestions from the City on landscape enhancements near the parking lot (the addition of sidewalks inhibits installation of too much additional landscaping). With the natural screening in that area, the parking lot will remain hidden from view of

neighboring properties, and headlight glare is not a concern because of both the orientation of the lot and the area of the venue upon which those lights will shine.

3. Tree Preservation/Survey

Attached to this submittal. The tree survey shows and lists the trees to be removed. Again, this area had the least impact on the forest as a whole and on significant trees, and the area of grading necessary is minimized compared to other potential locations nearby the venue. As a percentage of the entire 268-acre site, the number of trees to remain far exceeds any tree preservation requirement.

4. Aerial photograph with site plan/parking lot shown on it

Attached to this submittal.

5. Photometric Plan & Lighting Specs of all new proposed parking lot lights

Spec sheets are attached to this submittal. Photometric plan is being completed and will be submitted in the coming days. Obviously, light spill onto neighboring properties is not a concern. The pole heights are listed, and with the natural vegetation and topography of the site, it is doubtful that the fixtures lighting the parking lot will be visible from off site. We are committed to providing a safely-lit parking lot and pedestrian system.

6. All Plans and Plat with these additives/changes:

▪ Show Minnesota Valley Electric Line if in the vicinity

We are unaware of any conflict with the electric line, but will work with the City and Minnesota Valley to ensure that no easements are encroached, or that the line and associated easements are rerouted, if necessary.

▪ Wetland location called out clearly

The delineated wetland is shown on the attached site plan.

▪ Pedestrian connections into venue

Pedestrian connections are shown on the attached site plan.

Please do not hesitate to contact me or my team with requests for any additional information or with questions. Thank you.

Respectfully submitted,

Tim George, Owner
Bavaria Downs

CITY OF CHASKA

Bavaria Downs

Date: 6/3/2019

0 0.0075 0.015 0.03 0.045 0.06 mi

N

Plot Date & Time:

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

BAVARIA DOWNS
HOUSE VENUE PARKING
CHASKA, MN

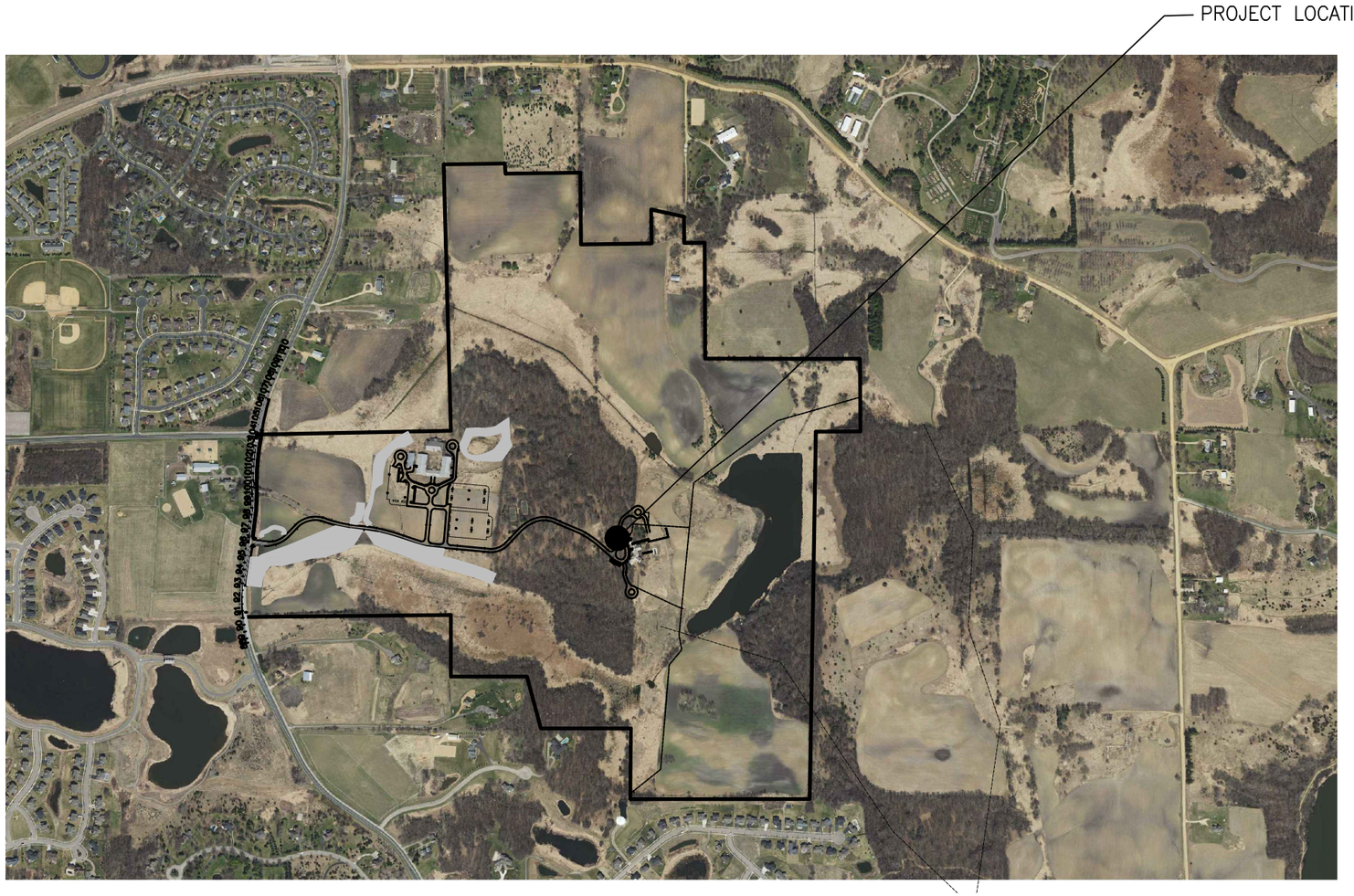
PROJECT DIRECTORY

OWNER:
A'BULAE
TIM GEORGE
255 6TH STREET -6TH FLOOR
ST PAUL, MN 55101
PH. 651.227.1202
EMAIL: TIM.GEORGE@BELLAGALA.COM

ENGINEER:
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55364
PH. 763.479.5172
EMAIL: MCAMPION@CAMPIONENG.COM

SURVEYOR:
WENCK
ROWDY SCHMIDT
1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 553645
PH. 763.479.4200
EMAIL:RSCHMIDT@WENCK.COM

WETLAND DELINEATOR
MIDWEST NATURAL RESOURCES, INC
KEN ARNDT
1032 WEST SEVENTH, #150
ST PAUL, MN 55102
PH. 651.788.0641
EMAIL: KEN.ARNDT@MNRINC.US



NOTE:
BOUNDARY INFORMATION PER ALTA SURVEY PREPARED BY ALLIANT ENGINEERING, DATED APRIL 19, 2005.
EXISTING CONTOURS PER LIDAR

GOVERNING SPECIFICATIONS:

1. THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION & SUPPLEMENTS.
2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS. (LATEST EDITION)
3. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCE WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
4. CITY OF CHASKA STANDARD SPECIFICATIONS & DETAILS.

INDEX

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	EXISTING CONDITIONS
3.	SITE PLAN - HOUSE VENUE
4.	GRADING & DRAINAGE PLAN
5.	STORM WATER POLLUTION PREVENTION PLAN
6.	TREE INVENTORY/PRESERVATION PLAN
7.	DETAILS

N

0 500 1000
GRAPHIC SCALE IN FEET

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NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.
● Civil Engineering ● Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.
Martin P. Campion -Lic. # 19901 Date: 05/29/2019

BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

COVER SHEET

PROJECT NO: 17-029

SHEET NO. 1 OF 7 SHEETS

DATE: 05/29/2019

Plot Date & Time:

NOTE:
BOUNDARY INFORMATION PER ALTA SURVEY PREPARED BY ALLIANT ENGINEERING, DATED APRIL 19, 2005.
EXISTING CONTOURS PER LIDAR

REFER TO ALTA SURVEY FOR LEGAL DESCRIPTION

WETLAND DELINEATOR
MIDWEST NATURAL RESOURCES, INC
KEN ARNDT

12" HDPE FES W/ TRASHGUARD & CL III RIPRAP INV=999.0
EOF 1005.1
6" DRAINTILE
TOP OF BERM 1005.5
BOIFILTER 4 HWL=1004.6 EOF=1005.1 BOTTOM=1002.0
APPROXIMATE LOCATION OF BURIED PROPANE TANKS 4-1000 GAL TANKS (VERIFY LOCATION)
12" CMP INV=1004.55
12" CMP INV=1006.90
BITUMINOUS DRIVE
GRAVEL
FLOOR = 1015.0
FLOOR 1019.0
EXISTING BUILDING
BRICK PATH
CENTER OF CREEK
RETAINING WALL
POOL
CHAIN LINK FENCE
FE LOW GARAGE =1006.85
WET LAND
SEC
NE 1/4

LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- SET MAG NAIL
- ELECTRICAL FACILITY
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- CATCH BASIN
- STORM MANHOLE
- POWER POLE
- COLUMN
- POWER POLE AND LIGHT POLE
- (M) MEASURED DISTANCE
- WILLIAMS BROTHERS PIPELINE
- GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- GRAVEL
- APPROXIMATE WETLAND EDGE (DEPICTED FROM MN LANDMAGEMENT 2004 DIGITAL PHOTO)
- EDGE OF WATER
- CONCRETE
- BIRCK
- WET LAND FENCE
- WET EDGE OF DELINEATED WETLAND
- PROPOSED "NO PARKING" SIGN
- PROPOSED STREET LIGHT

N

0 50 100
GRAPHIC SCALE IN FEET

C:\Users\vkocon\OneDrive\2017\17-029 Bavaria Downs\CAD\CIV HOUSE NEW PARKING\2 Existing Conditions.dwg

NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.
● Civil Engineering ● Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.
Martin P. Campion -Lic. # 19901 Date: 05/29/2019

BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

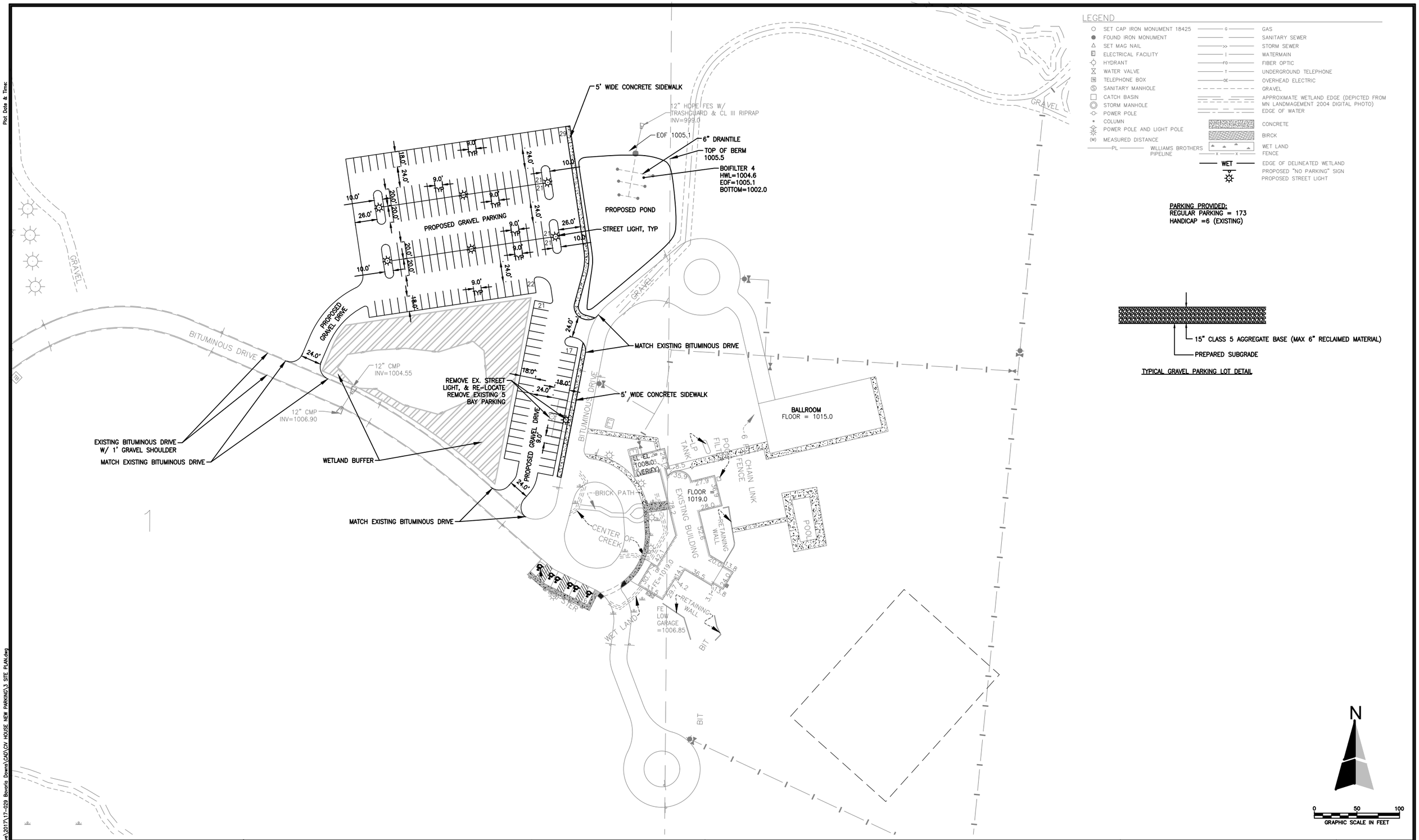
EXISTING CONDITIONS

PROJECT NO: 17-029

SHEET NO. 2 OF 7 SHEETS

DATE: 05/29/2019

Plot Date & Time:



LEGEND

○	SET CAP IRON MONUMENT 18425	G	GAS
●	FOUND IRON MONUMENT	S	SANITARY SEWER
△	SET MAG NAIL	SS	STORM SEWER
E	ELECTRICAL FACILITY	W	WATERMAIN
	HYDRANT	FO	FIBER OPTIC
	WATER VALVE	T	UNDERGROUND TELEPHONE
TB	TELEPHONE BOX	OE	OVERHEAD ELECTRIC
S	SANITARY MANHOLE		GRAVEL
	CATCH BASIN		APPROXIMATE WETLAND EDGE (DEPICTED FROM MN LANDMAGEMENT 2004 DIGITAL PHOTO)
	STORM MANHOLE		EDGE OF WATER
	POWER POLE		CONCRETE
	COLUMN		BIRCK
	POWER POLE AND LIGHT POLE		WET LAND
(M)	MEASURED DISTANCE	X	FENCE
PL	WILLIAMS BROTHERS PIPELINE	WET	EDGE OF DELINEATED WETLAND
			PROPOSED "NO PARKING" SIGN
			PROPOSED STREET LIGHT

PARKING PROVIDED:
REGULAR PARKING = 173
HANDICAP =6 (EXISTING)

TYPICAL GRAVEL PARKING LOT DETAIL

N

0 50 100
GRAPHIC SCALE IN FEET

C:\Users\kc-co\OneDrive\2017\17-029 Bavaria Downs\CAD\CIV HOUSE NEW PARKING\3 SITE PLAN.dwg

NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.
● Civil Engineering ● Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.
Martin P. Campion -Lic. # 19901 Date: 05/29/2019

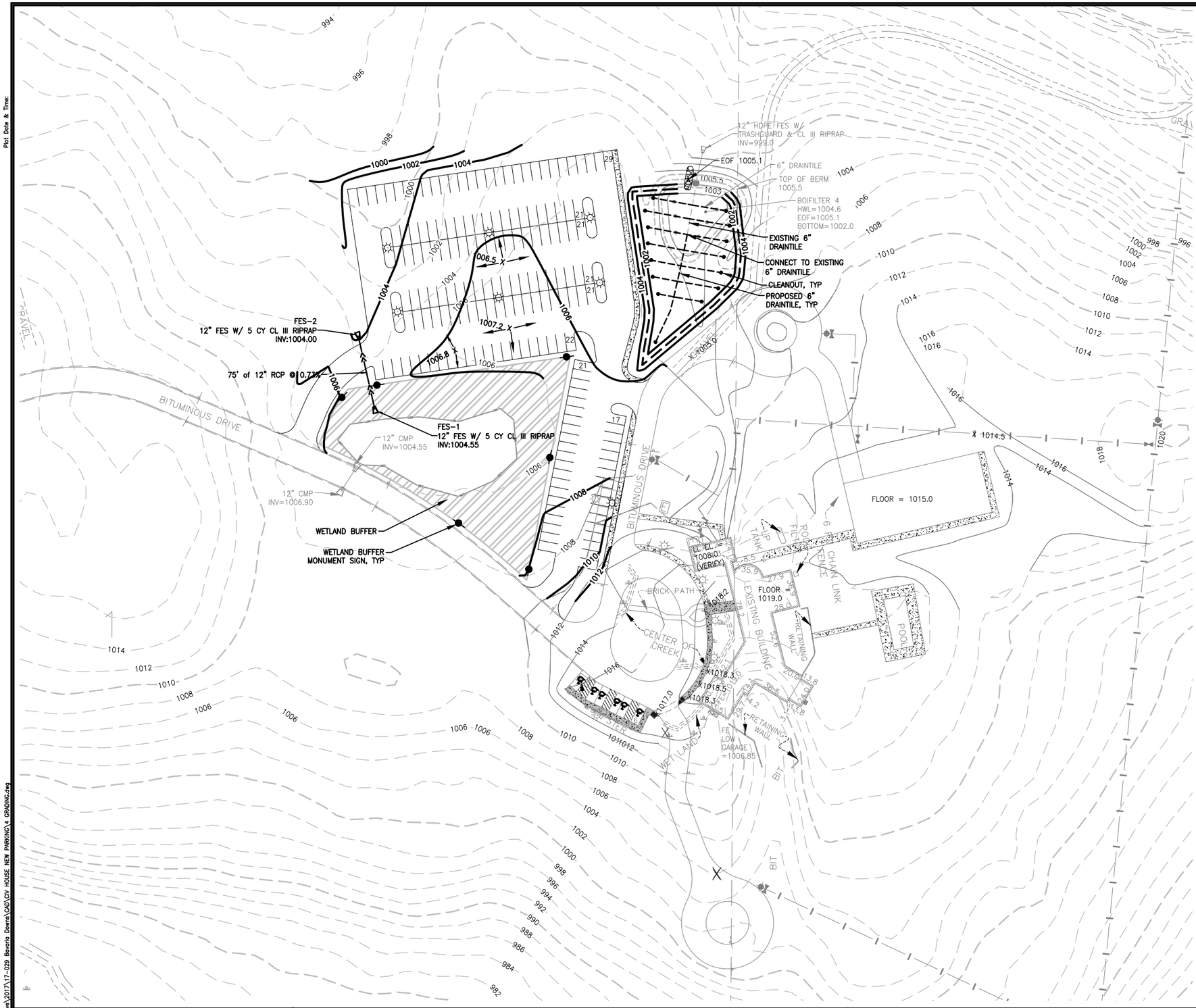
BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

SITE PLAN

SHEET NO. 3 OF 7 SHEETS

PROJECT NO: 17-029

DATE: 05/29/2019



CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL (1-800-252-1166).
4. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
6. THE CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES PROHIBITED OUTSIDE THE CONSTRUCTION BOUNDARIES INCLUDE, BUT ARE NOT LIMITED TO: STOCKPILING SOILS AND OTHER MATERIAL, STORING EQUIPMENT OR OTHER MACHINERY, DRIVING VEHICLES, LEAKING OR SPILLING OF ANY "WASHOUT" OR OTHER TOXIC MATERIALS.
7. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTES AND INSPECTIONS WITH THE SOILS ENGINEER.
8. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A TEST ROLL WILL BE REQUIRED ON THE PARKING LOT SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER AND AS SPECIFIED.
9. THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. AFTER THE SITE GRADING IS COMPLETE, IF EXCESS SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
10. THE EXISTING TOPSOIL ON THIS SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE STREET AND BUILDING PAD AREAS PRIOR TO PLACEMENT OF ANY EMBANKMENT IN ACCORDANCE WITH THE SOILS REPORT.
11. EMBANKMENT MATERIAL NOT PLACED IN THE PARKING LOT OR DRIVE AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT 2105.3F2 OR AS DIRECTED BY THE SOILS ENGINEER.
12. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. EMBANKMENT MATERIAL PLACED IN THE PARKING LOT SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MN/DOT 2105.3F1.
13. TOLERANCES:
    a. THE PARKING LOT SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    b. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED BY THE ENGINEER.
    c. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS ½ INCH OF THE SPECIFIED THICKNESS.
14. ALL DISTURBED UNSURFACED AREAS ARE TO IMMEDIATELY RECEIVE SIX INCHES OF TOPSOIL, SEED AND MULCH AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
15. SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
16. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE ALONG MATCHING PAVEMENT AREAS.
18. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
19. THE CONTRACTOR SHALL PROVIDE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION OR AS DIRECTED BY THE SOILS ENGINEER.
20. WETLAND BUFFER AREAS THAT ARE DISTURBED BY GRADING SHALL BE RESTORED AS FOLLOWS:
    a. SOILS MUST BE DECOMPACTED TO A DEPTH OF 18" PRIOR TO SEEDING OR PLANTING.
    b. ALL DISTURBED BUFFERS SHALL BE RESTORED WITH MNDOT SEED MIX 35-241.
21. VEGETATIVE COVER SHALL BE ESTABLISHED TO 90% IN ALL DISTURBED AREAS AND 100% IN AREAS OF CONCENTRATED FLOW PRIOR TO RELEASE OF WMO SECURITY.

POND GRADING

1. THE CONTRACTOR SHALL AVOID COMPACTING THE POND BOTTOM. RUBBER TIRED EQUIPMENT SHALL BE PROHIBITED WHEN WORKING IN THE POND AREA.
2. THE BOTTOM AND SIDE SLOPES SHALL BE STABILIZED WITH THE SPECIFIED PLANT MATERIALS WITHIN 7 DAYS OF COMPLETING THE POND GRADING.
3. POND SHALL BE GRADED 12" – 18" ABOVE FINAL GRADE UNTIL SITE GRADING IS SUBSTANTIALLY COMPLETE.
4. AS PART OF FINAL GRADING, NATIVE SOILS IN THE POND SHALL BE DE-COMPACTED TO A DEPTH OF 12" – 18".
5. PONDS AND BIOFILTRATION BASINS SHALL BE SEEDED WITH MNDOT SEED MIX 34-262 WITH HYDRAULIC MATRIX.

CAUTION NOTES:

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 CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 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. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.

DENOTES WETLAND BUFFER MONUMENT
DENOTES ROCK CONSTRUCTION ENTRANCE
DENOTES SILT FENCE
1010 DENOTES PROPOSED CONTOURS

N

0 50 100
GRAPHIC SCALE IN FEET

NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.

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1800 Pioneer Creek Center,
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E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.
05/29/2019
Martin P. Campion -Lic. # 19901 Date:

BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

GRADING & DRAINAGE PLAN

PROJECT NO: 17-029

SHEET NO. 4 OF 7 SHEETS

DATE: 05/29/2019

Plot Date & Time:
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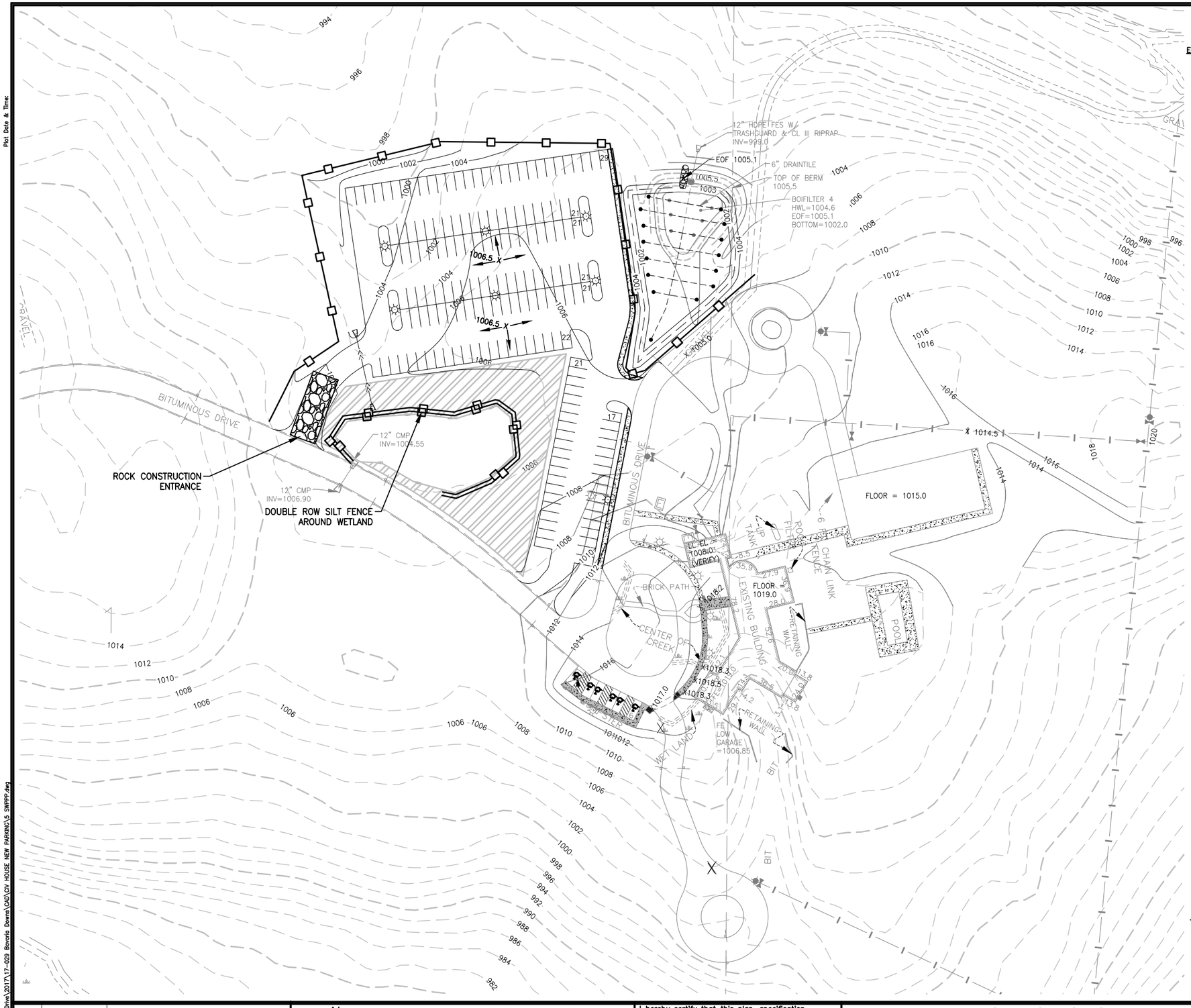

EROSION/SILTATION CONTROL

1. ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA NPDES PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: WEEKLY EROSION CONTROL INSPECTIONS, INSPECTION AFTER 0.5" RAINFALL OR MORE AND DOCUMENTATION OF ALL CORRECTIVE MEASURES. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
3. THE CONTRACTOR SHALL PERFORM ANY CORRECTIVE MEASURES ORDERED BY THE CITY OR THE MPCA WITHIN 24 HOURS OF NOTIFICATION. ALSO, ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY EITHER THE CITY OR THE MPCA SHALL BE INSTALLED WITHIN 24 HOURS OF NOTIFICATION.
4. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT, IN TEMPORARY SEDIMENTATION BASINS, OR IN EXISTING STORM SEWERS OR SWALE'S SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED. REMOVAL FROM EXISTING PAVEMENTS SHALL BE ACCOMPLISHED BY SWEEPING.
5. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION INCLUDING BUT NOT LIMITED TO ROCK ENTRANCES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
6. ANY DEPOSITING OF SILT IN SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE REMOVED AND THE SILT REMOVED FROM THE PONDING AREAS BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND MONITORING THE REQUIREMENT OF THE MPCA PERMIT.
8. ALL DISTURBED AREAS, EXCEPT ROADWAYS, BUILDING AREAS, PARKING AREAS, ISLANDS AND SIDEWALK, SHALL BE RESTORED WITH A MINIMUM 6 INCHES TOPSOIL, SEEDED AND MULCHED (TYPE I). SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575, SEED MIX 25–142 @ 45 LBS/ACRE (OR APPROVED EQUAL). DORMANT SEEDING AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS, STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE, FERTILIZER (10–10–20) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OMITTED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY). MNDOT SEED MIX 21–113 APPLIED AT A RATE OF 110 LBS/ACRE SHALL BE USED FOR TEMPORARY SEEDING IF NEEDED.
9. WETLAND BUFFER AREAS THAT ARE DISTURBED BY GRADING SHALL BE RESTORED AS FOLLOWS:
   a. SOILS MUST BE DECOMPACTED TO A DEPTH OF 18" PRIOR TO SEEDING OR PLANTING.
   b. ALL DISTURBED BUFFERS SHALL BE RESTORED WITH MNDOT SEED MIX 35–241.
10. PONDS AND BIOFILTRATION BASINS SHALL BE SEEDED WITH MNDOT SEED MIX 34–262 WITH HYDRAULIC MATRIX.
11. CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
    a. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH THE CITY.
    b. INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
    c. CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
    d. CONSTRUCT TEMPORARY DRAINAGE DITCHES/SWALES/STORM SEWER TO DIVERT SURFACE RUNOFF TO TEMPORARY SEDIMENTATION PONDS.
    e. MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
    f. MAINTAIN ALL SEDIMENTATION PONDS. COMPLETE SITE GRADING TOLERANCING.
    g. INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE HARD SURFACES.
12. SLOPE PROTECTION AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH SECTION 02370 SLOPE PROTECTION, EROSION CONTROL AND STORM WATER POLLUTION PREVENTION PLAN OF THE PROJECT MANUAL.
13. ALL STORM SEWER INLETS AND FLARED END SECTIONS SHALL BE ADEQUATELY PROTECTED BEFORE AND AFTER PAVEMENT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONTRACTOR SHALL PLACE MIRAFI FABRIC AND GRAVEL OVER ALL CATCH BASIN GRATE INLETS UNTIL PAVING SURFACES ARE PAVED AND THE LANDSCAPING IS COMPLETED.
14. STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED, MULCHED, AND SURROUNDED BY SILT FENCE.
15. TEMPORARY AND PERMANENT SEDIMENTATION PONDS, AT LOCATION SELECTED BY OWNER, SHALL BE CONSTRUCTED WITH THE INITIAL GRADING. THE SEDIMENT MUST BE REMOVED FROM THE PONDS, AS NECESSARY, PRIOR TO COMPLETION OF THE PROJECT.
16. BIO LOGS SHALL BE INSTALLED AT PIPE INLETS AND OUTLETS UNTIL RIPRAP IS INSTALLED. PERMANENT ENERGY DISSIPATERS SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
17. INSTALL SILT FENCE AROUND POND UPON COMPLETION OF GRADING.
18. EROSION AND SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE UNTIL THE SITE SOILS HAVE BEEN PERMANENTLY STABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.
19. ALL STOCKPILES OF SOIL OR OTHER MATERIALS SUBJECT TO EROSION BY WIND OR WATER SHALL BE COVERED, VEGETATED, ENCLOSED, FENCED ON THE DOWN GRADIENT SIDE OR OTHERWISE EFFECTIVELY PROTECTED FROM EROSION IN ACCORDANCE WITH THE AMOUNT OF TIME THE MATERIAL WILL BE ON SITE AND THE MANNER OF ITS PROPOSED USE.
20. LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE SHALL BE DETERMINED PRIOR TO START OF CONSTRUCTION. THE SWPPP WILL BE UPDATED AND LOCATIONS ADDED AT THAT TIME.
21. TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION AND SHALL BE COMPLETED NOT LATER THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED IMMEDIATELY MEANS TAKING AN ACTION TO COMMENCE STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH–DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER NON–VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIMEFRAME.
22. THE CONTRACTOR SHALL PROVIDE AND INSTALL A SWPPP MAILBOX (INCIDENTAL).
23. VEGETATIVE COVER SHALL BE ESTABLISHED TO 90% IN ALL DISTURBED AREAS AND 100% IN AREAS OF CONCENTRATED FLOW PRIOR TO RELEASE OF WMO SECURITY.

LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- SET MAG NAIL
- ELECTRICAL FACILITY
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- CATCH BASIN
- STORM MANHOLE
- POWER POLE
- COLUMN
- POWER POLE AND LIGHT POLE
- (M) MEASURED DISTANCE
- PL — WILLIAMS BROTHERS PIPELINE
- GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- GRAVEL
- APPROXIMATE WETLAND EDGE (DEPICTED FROM MN LANDMAGEMENT 2004 DIGITAL PHOTO)
- EDGE OF WATER
- CONCRETE
- BIRCH
- WET LAND
- FENCE
- WET — EDGE OF DELINEATED WETLAND
- PROPOSED "NO PARKING" SIGN
- PROPOSED STREET LIGHT
- DENOTES WETLAND BUFFER MONUMENT
- DENOTES ROCK CONSTRUCTION ENTRANCE
- DENOTES SILT FENCE
- 1010 — DENOTES PROPOSED CONTOURS

N

0 50 100
GRAPHIC SCALE IN FEET

SEE SHEET 8 FOR GRADING NOTES, SHEET 10 FOR SWPPP NOTES

NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.
● Civil Engineering ● Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
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Phone: 763–479–5172
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I hereby certify that this plan, specification or report has been 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.
05/29/2019
Martin P. Campion –Lic. # 19901 Date:

BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO: 17-029

SHEET NO. 5 OF 7 SHEETS

DATE: 05/29/2019

Plot Date & Time:
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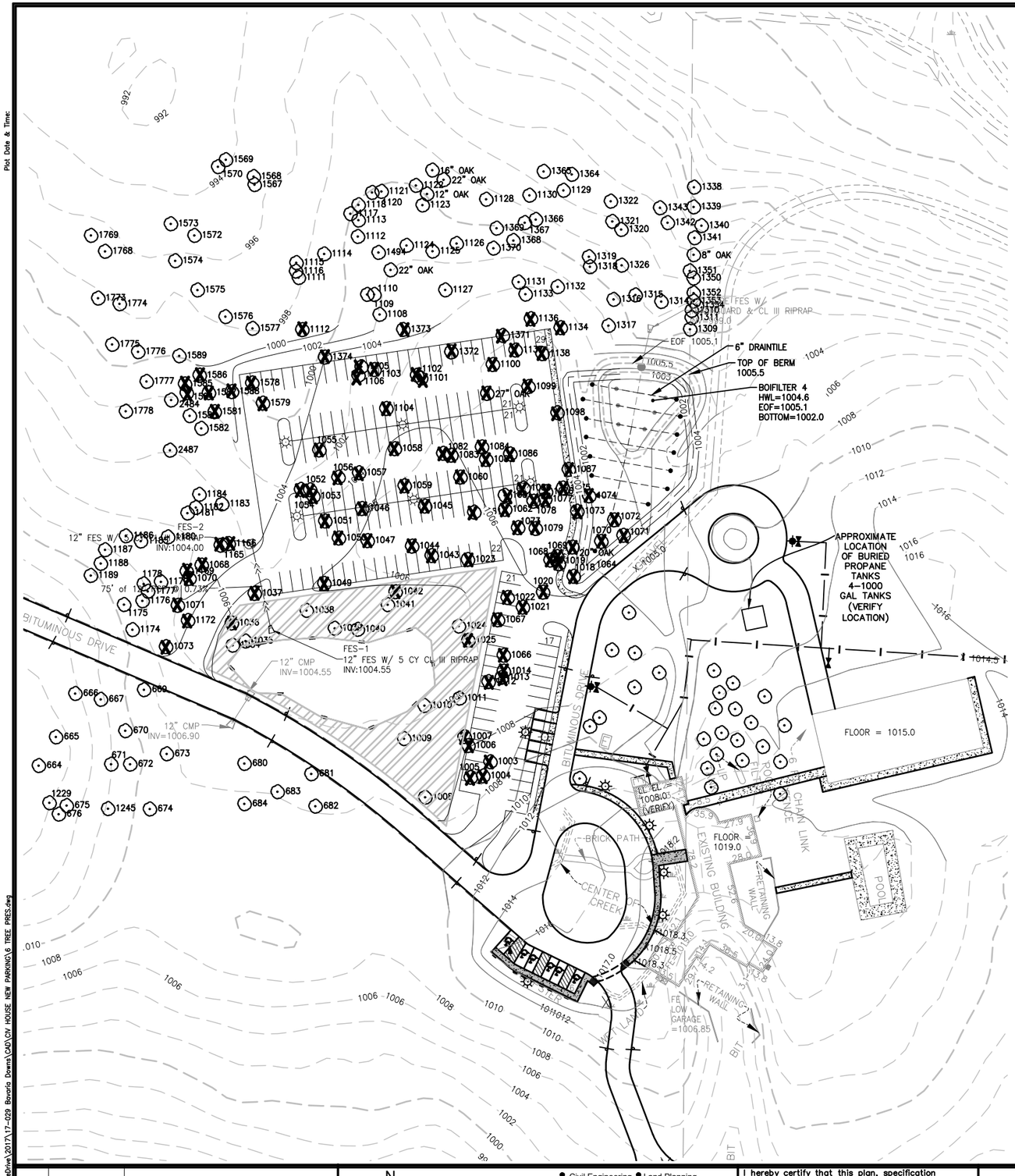
8.C. Adopt Resolution 2019-85, Approving...
Packet Page 279 of...
Page 21 of 60



ID Number	Individual D.B.H. (IN.)	Common Name	REMOVE	SAVE	*Remarks*
664	27	WHITE OAK		X	
665	21	WHITE OAK		X	
666	23	WHITE OAK		X	
667	28	RED OAK		X	
668	11	HACKBERRY		X	
669	10	ITTERNUT HICKORY		X	
670	17	SUGAR MAPLE		X	
671	26	RED OAK		X	
672	17	ELM		X	
673	15	SUGAR MAPLE		X	*CAGE*
680	9	ITTERNUT HICKORY		X	
681	28	RED OAK		X	*S;NBK*
682	27	RED OAK		X	*DAM, HR*
683	38	RED OAK		X	
684	14	ELM		X	
1003	27	WHITE OAK	X		
1004	6	RED CEDAR	X		
1005	16	BASSWOOD	X		
1006	7	RED CEDAR	X		
1007	15	BURR OAK	X		
1008	14	SUGAR MAPLE		X	
1009	14	SUGAR MAPLE		X	
1010	24	BURR OAK		X	
1011				X	
1012	22	WHITE OAK	X		
1013	24	BURR OAK	X		
1014	24	RED OAK	X		
1018	33	RED OAK	X		
1019	6	RED CEDAR	X		
1020	24	RED OAK	X		
1021	34	RED OAK	X		
1022	26	RED OAK	X		
1023	22	BURR OAK	X		
1024	33	WHITE OAK		X	
1025	26	WHITE OAK	X		
1034	28	BURR OAK		X	
1035	29	BURR OAK		X	
1036	25	BURR OAK	X		
1037	25	WHITE OAK	X		
1038	10	SUGAR MAPLE		X	
1039	11	SUGAR MAPLE		X	
1040	7.5	GREEN ASH		X	
1041	27	BURR OAK		X	
1042	9	RED CEDAR		X	
1043	12	RED OAK	X		
1044	7	RED CEDAR	X		
1045	28	RED OAK	X		*DL*
1046	7	GREEN ASH	X		
1047	6	RED CEDAR	X		
1049	25	BURR OAK	X		*Sp*
1050	30	RED OAK	X		
1051	28	RED OAK	X		*LN*
1052	13	BURR OAK	X		
1053	16	GREEN ASH	X		
1054	25	BURR OAK	X		*LN*
1055	18	BURR OAK	X		
1056	17	BURR OAK	X		
1057	21	RED OAK	X		
1058	6	RED CEDAR	X		
1059	9	GREEN ASH	X		
1060	13	BASSWOOD	X		
1061	23	BURR OAK	X		
1062	11	ELM	X		
1063	10	ELM	X		
1066	9	ELM	X		
1067	6	ELM	X		
1068	5.4	BASSWOOD	X		*CDT*
1069	6	ELM	X		
1070	29	WHITE OAK	X		
1071			X		
1072			X		
1073	32	RED OAK	X		
1074	26	RED OAK	X		
1075	19	BURR OAK	X		
1076	3	RED CEDAR	X		
1077	7	ELM	X		
1078	8	ELM	X		
1079	7	ELM	X		
1080	6	ELM	X		
1081	34	RED OAK	X		
1082			X		
1083			X		
1084	34	RED OAK	X		*D:L, DAM*
1085	7	HACKBERRY	X		
1086	7	BASSWOOD	X		
1087	29	RED OAK	X		*PRUNED*
1098	28	RED OAK	X		*DAM SIDE; DL, S*
1099	9	ELM	X		
1100	28	RED OAK	X		*DAM,DL*
1101	31	RED OAK	X		*LDAM,LN*
1102	7	BASSWOOD	X		*LN*
1103	38	RED OAK	X		*CAV, DAM*
1104	23	BURR OAK	X		*Sp*
1105	21	RED OAK	X		*DL, DAM*
1106	11	ELM	X		
1108	13,12	BASSWOOD		X	*CDT*
1109	11	GREEN ASH		X	
1110	26	BURR OAK		X	
1111	18	RED OAK		X	
1112	31	RED OAK		X	*DAM*
1113				X	*NO SHOT*
1114	39	RED OAK		X	*HR,SEV,DAM, REM*
1115	10	GREEN ASH		X	*DAM*
1116	6	GREEN ASH		X	
1117	18	BURR OAK		X	
1118	21	BURR OAK		X	
1120	20	BURR OAK		X	
1121	12	BURR OAK		X	*DL,S,BURL*
1122	39	RED OAK		X	*DL,DAM*
1123	32	RED OAK		X	*SEVDAM,LN,REM*
1124	4	RED CEDAR		X	

ID Number	Individual D.B.H. (IN.)	Common Name	REMOVE	SAVE	*Remarks*
1125	10	GREEN ASH		X	*DEF*
1126	8	ITTERNUT HICKORY		X	
1127	38	RED OAK		X	
1128	33	RED OAK		X	*DL*
1129	5	RED CEDAR		X	
1130	10	ELM		X	
1131	11	BASSWOOD		X	
1132	30	RED OAK		X	*DL*
1133	34	BURR OAK		X	*Sp*
1134	29	RED OAK	X		*S;L*
1135	31	RED OAK	X		*DL*
1136			X		
1137	11	BASSWOOD	X		
1138	7	IRONWOOD	X		
1165			X		
1166			X		
1170			X		
1171			X		
1172			X		
1173			X		
1174	23	BURR OAK		X	
1175	31	RED OAK		X	
1176	13	BURR OAK		X	
1177	26	BURR OAK		X	
1178	8	SUGAR MAPLE		X	
1179	9	BLACK CHERRY		X	
1180	31	BURR OAK		X	
1181	25	BURR OAK		X	
1182	7	RED CEDAR		X	
1183	21	BURR OAK		X	*DAM,SEV*
1184	8			X	
1185	28	RED OAK		X	
1186	9	RED CEDAR		X	
1187	24	BURR OAK		X	
1188	8	GREEN ASH		X	
1189	25	BURR OAK		X	
1229	8	HACKBERRY		X	
1245					
1309	10	RED OAK		X	
1310	7	RED OAK		X	
1311	9	BASSWOOD		X	
1314				X	
1315	30	RED OAK		X	*DL*
1316	8	GREEN ASH		X	
1317	34	RED OAK		X	*SEVDAM TERM, REM*
1318				X	
1319				X	
1320	33	RED OAK		X	*DL*
1321	7	ELM		X	
1322	28	BURR OAK		X	*DL*
1326	5	RED CEDAR		X	
1337	18	RED OAK		X	*LN*
1338	8,6	GREEN ASH		X	
1339	8	HACKBERRY		X	
1340	6	RED OAK		X	
1341	10,11	RED OAK		X	*CDT,LN*
1342	32	RED OAK		X	
1343	22	BURR OAK		X	
1350	18,12	RED OAK		X	*CDT,LN*
1351	7	RED PINE		X	
1352	15	RED OAK		X	
1353	10	RED OAK		X	
1354	11	RED OAK		X	*LN*
1364	6	BASSWOOD		X	
1365	7	GREEN ASH		X	
1366	6	BASSWOOD		X	
1367	6	GREEN ASH		X	
1368	11	RED OAK		X	
1369	6	BASSWOOD		X	
1370	6	BASSWOOD		X	
1371				X	
1372	21	RED OAK		X	
1373	28	RED OAK		X	*DAM*
1374	11,9,9	BASSWOOD		X	*CDT*
1494	6	IRONWOOD		X	
1567				X	
1568	6	IRONWOOD		X	
1569	8	BASSWOOD		X	
1570	7	BASSWOOD		X	
1572	9	BASSWOOD		X	
1573	6	BASSWOOD		X	
1574	6	PAPER BIRCH		X	*Sp*
1575	27	BURR OAK		X	*Sp*
1576	10	BASSWOOD		X	
1577	27	RED OAK		X	*Sp*
1578	26	BURR OAK	X		
1579	22	BURR OAK	X		
1581	8	SUGAR MAPLE	X		
1582	27	RED OAK		X	
1583	6	ITTERNUT HICKORY		X	*TERMDAM*
1584	10	SUGAR MAPLE	X		
1585	6	ITTERNUT HICKORY		X	
1586	27	RED OAK	X		*DL*
1587	9	BURR OAK	X		
1588	12	BURR OAK		X	
1589				X	
1597	33	RED OAK		X	*SEVDAM,DL,HR*
1768	35	BURR OAK		X	*DAM*
1769	8,10	IRONWOOD		X	*CDT*
1773				X	
1774	13	GREEN ASH		X	
1775				X	
1776				X	
1777				X	
1778	27	BURR OAK		X	
2484	23	RED OAK		X	
2487	24	RED OAK		X	

NOTE:
1. TREES IDENTIFIED IN ABOVE INVENTORY ARE ADJACENT TO IMPROVEMENTS BEING PROPOSED. FULL INVENTORY OF TREES WITHIN PROPERTY WAS COMPLETED BY OTHERS.

⊙ DENOTES EXISTING TREE

⊗ DENOTES EXISTING TREE TO BE REMOVED

TOTAL TREES INVENTORIED IN AREA	218
TREES SAVED	133
TREES REMOVED	85

N

0 50 100
GRAPHIC SCALE IN FEET

Plot Date & Time:

C:\Users\Mike\OneDrive\2017\17-029 Bavaria Downs\CAD\CITY HOUSE NEW PARKING\6 TREE PRES.dwg

NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.
● Civil Engineering ● Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.
Martin P. Campion –Lic. # 19901 Date: 05/29/2019

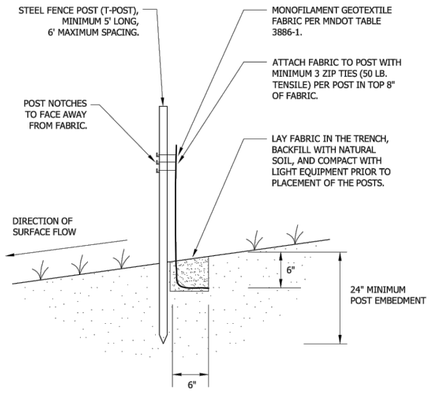
BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

TREE INVENTORY / PRESERVATION PLAN

PROJECT NO: 17-029

SHEET NO. 6 OF 7 SHEETS

DATE: 05/29/2019



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.

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

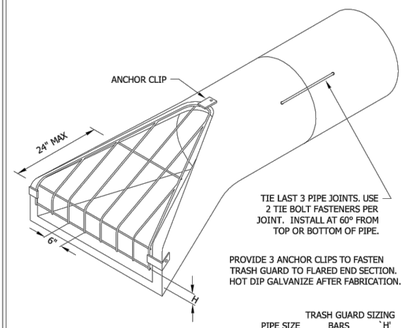
SILT FENCE
STANDARD

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1C

SEE CITY PLATE NO. STO-10 FOR RIPRAP PLACEMENT.



ISOMETRIC

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

TRASH GUARD SIZING

PIPE SIZE	BARS	`H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

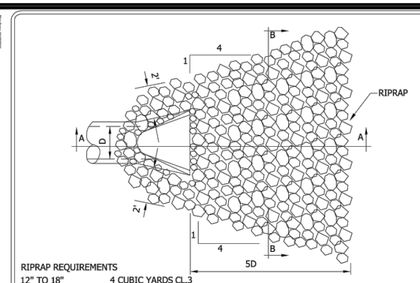
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

FLARED END SECTION
AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: FEB. 1995

PLATE NO. STO-10

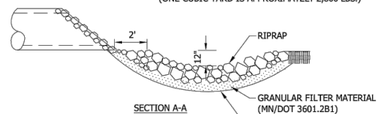


PLAN

RIPRAP REQUIREMENTS

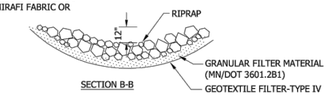
12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

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



SECTION A-A

NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL



SECTION B-B

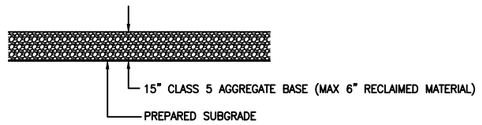
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

RIPRAP AT OUTLETS

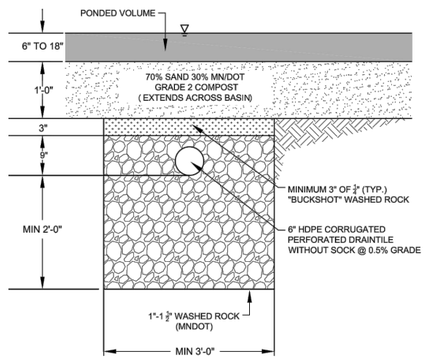
CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

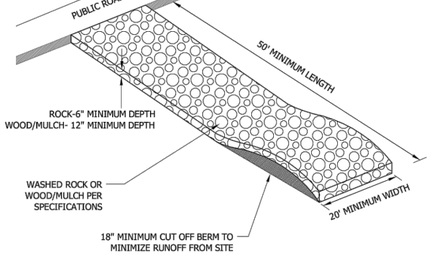
PLATE NO. STO-11



TYPICAL GRAVEL PARKING LOT DETAIL



BIOTENTION TRENCH



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.

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

ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-7

NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.

● Civil Engineering ● Land Planning

1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.

Martin P. Campion -Lic. # 19901 Date: 05/29/2019

BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

DETAILS

SHEET NO. 7 OF 7 SHEETS

PROJECT NO: 17-029

DATE: 05/29/2019

Plot Date & Time:
C:\Users\kc-cot\OneDrive\2017\17-029 Bavaria Downs\CAD\CW HOUSE NEW PARKING\Y details.dwg
3.C. Adopt Resolution 2019-85, Approving... Packet Page 281 of...
Page 23 of 60

Plot Date & Time:

NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.

● Civil Engineering ● Land Planning

1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.

Martin P. Campion -Lic. # 19901 Date: 05/29/2019

BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

SITE PLAN EXHIBIT

PROJECT NO: 17-029

SHEET NO. 1 OF 1 SHEETS

DATE: 05/29/2019

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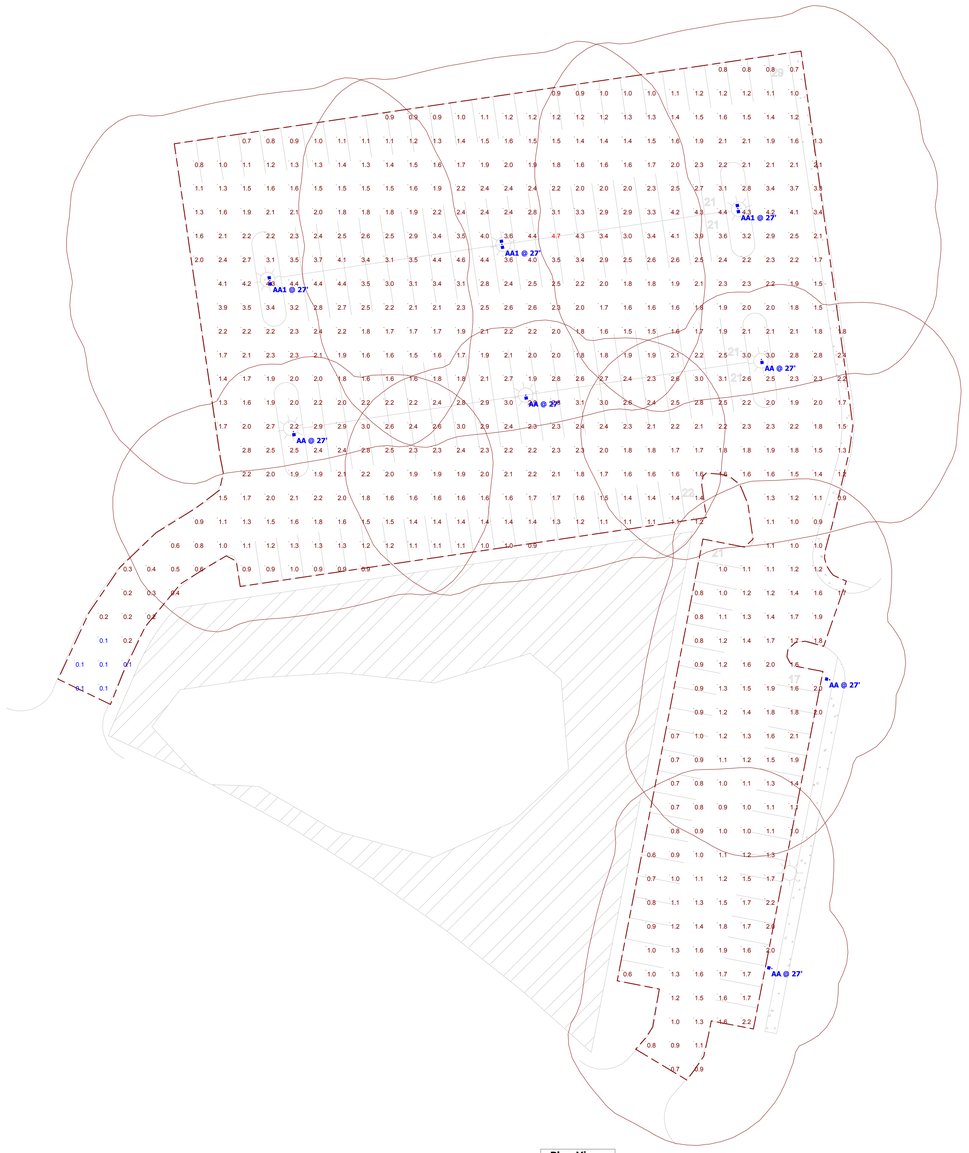
Filename

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	AA	5	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A40-D-UNV-T4-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE IV OPTICS		2	7580	1	143
	AA1	3	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A40-D-UNV-T4-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE IV OPTICS		2	7580	1	286



Plan View
Scale - 1" = 30ft

CITY VIEW ELECTRIC INC.

Bavaria Downs

Designer	
Amber Forester	
Date	
6/4/2019	
Scale	
Not to Scale	
Drawing No.	
L0.2	
Summary	
Lighting Calculations	
1 of 1	

CITY VIEW ELECTRIC INC.

Bavaria Downs

Chaska, MN

Lighting

Jason Kinsella
City View Electric, Inc.
14309 Lake Drive NE
Columbus, MN 55025
Phone 651.659.9496 ● Fax 651.659.0905
cityviewelectric.com

DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 62% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

Catalog #	PFPRV-1-A40-T4-20-9	**Type**
Project	Bavaria	AA
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

Optics
Available in Type III and IV distributions with lumen packages ranging from 6,173 to 18,992 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
Available in 120-277V 50/60Hz. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Controls
An integrated dimming and occupancy sensor is available in bi-level dimming (MSP/DIM) operation.

Mounting
The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Pole
Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

Finish
Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

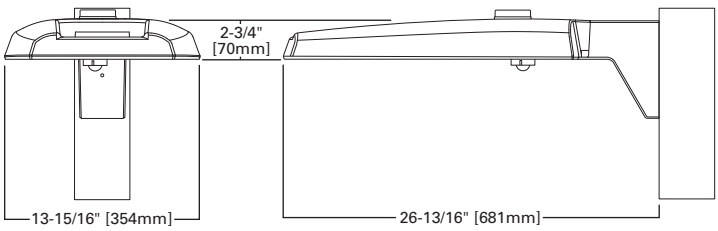
Warranty
Five-year warranty.

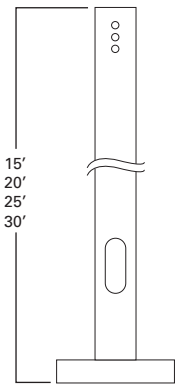
PFPRV PREVAIL POLE AND FIXTURE COMBO

LED

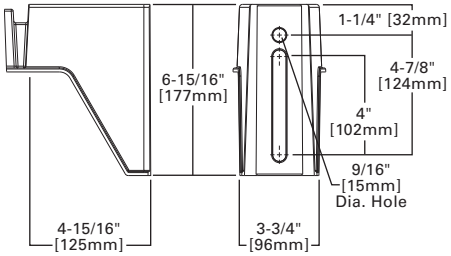
POLE AND FIXTURE COMBO

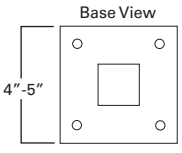
DIMENSIONS





POLE MOUNT ARM





CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75
(1 fixture)

SHIPPING DATA
Approximate Net Weight:
20lbs. [9.09 kgs.] **(1 fixture)**

*www.designlights.org

ORDERING INFORMATION

Sample Number: PFPRV-1-A25-T3-15-N/AB

Series [1, 2, 3]	**Number of Fixtures**	**Light Engine**	**Distribution**	**Pole Height**	**Maximum Wind Zone** (MPH)	**Options** (Add as Suffix)	**Accessories** (Order Separately)
PFPRV=Prevail Pole and Fixture Combo	**1**=1 **2**=2 **3**=3 **4**=4	**A15**=(1 LED) 6,100 Nominal Lumens **A25**=(2 LED) 10,200 Nominal Lumens **A40**=(2 LED) 15,100 Nominal Lumens **A60**=(2 LED) 18,900 Nominal Lumens	**T3**=Type III **T4**=Type IV	**15**=15' **20**=20' **25**=25' **30**=30'	**Blank**=80 **9**=90 **0**=100	**N/AB**=No Anchor Bolts (Used when ordered separately) **HSS**=House Side Shield **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height **PER**=NEMA 3PIN Twistlock Photocontrol Receptacle [4] **PER7**=NEMA 7PIN Twistlock Photocontrol Receptacle [4]	**HS/VERD**=House Side Shield

NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming. **2** Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. **3** DesignLights Consortium™ Qualified and classified for DLC standard, refer to www.designlights.org for details. **4** Not available with MSP options.

POWER AND LUMENS

Light Engine		**A15**	**A25**	**A40**	**A60**
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.49	0.76	1.23	1.34
Input Current @ 277V (A)		0.22	0.35	0.54	0.60
Input Current @ 347V (A)		0.18	0.28	0.45	0.49
Input Current @ 480V (A)		0.13	0.21	0.33	0.35
Type II	Lumens	6,139	10,204	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,261	15,157	18,935
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5
Type V	Lumens	6,393	10,627	15,697	19,610
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

LUMEN MAINTENANCE

Ambient Temperature	**25,000 Hours***	**50,000 Hours***	**60,000 Hours***	**Theoretical 100,000 Hours**	**Theoretical L70 (Hours)***
25ºC	> 96%	> 93%	> 92%	> 87%	> 260,000
40ºC	> 96%	> 93%	> 92%	> 87%	> 255,000
50ºC	> 95%	> 92%	> 91%	> 86%	> 250,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	**Lumen Multiplier**
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99

Eaton
1121 Holcomb Bridge Rd
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

ONE FIXTURE CONFIGURATION
(30FT CONFIGURATIONS WITH 80, 90 AND 100MPH WIND ZONES USE A 5" POLE)

EPA=0.75
T3=18,992
T4=18,935

Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
			80	90	100	
15'	6,192	Type III	PFPRV-1-A15-T3-15 [2]	PFPRV-1-A15-T3-15-9 [2]	PFPRV-1-A15-T3-15-0 [2]	150W
	6,173	Type IV	PFPRV-1-A15-T4-15 [2]	PFPRV-1-A15-T4-15-9 [2]	PFPRV-1-A15-T4-15-0 [2]	150W
	10,292	Type III	PFPRV-1-A25-T3-15 [2]	PFPRV-1-A25-T3-15-9 [2]	PFPRV-1-A25-T3-15-0 [2]	250W
	10,261	Type IV	PFPRV-1-A25-T4-15 [2]	PFPRV-1-A25-T4-15-9 [2]	PFPRV-1-A25-T4-15-0 [2]	250W
	15,203	Type III	PFPRV-1-A40-T3-15 [2]	PFPRV-1-A40-T3-15-9 [2]	PFPRV-1-A40-T3-15-0 [2]	400W
	15,157	Type IV	PFPRV-1-A40-T4-15 [2]	PFPRV-1-A40-T4-15-9 [2]	PFPRV-1-A40-T4-15-0 [2]	400W
	18,992	Type III	PFPRV-1-A60-T3-15 [2]	PFPRV-1-A60-T3-15-9 [2]	PFPRV-1-A60-T3-15-0 [2]	450W
	18,935	Type IV	PFPRV-1-A60-T4-15 [2]	PFPRV-1-A60-T4-15-9 [2]	PFPRV-1-A60-T4-15-0 [2]	450W
20'	6,192	Type III	PFPRV-1-A15-T3-20 [2]	PFPRV-1-A15-T3-20-9 [2]	PFPRV-1-A15-T3-20-0 [2]	150W
	6,173	Type IV	PFPRV-1-A15-T4-20 [2]	PFPRV-1-A15-T4-20-9 [2]	PFPRV-1-A15-T4-20-0 [2]	150W
	10,292	Type III	PFPRV-1-A25-T3-20 [2]	PFPRV-1-A25-T3-20-9 [2]	PFPRV-1-A25-T3-20-0 [2]	250W
	10,261	Type IV	PFPRV-1-A25-T4-20 [2]	PFPRV-1-A25-T4-20-9 [2]	PFPRV-1-A25-T4-20-0 [2]	250W
	15,203	Type III	PFPRV-1-A40-T3-20 [2]	PFPRV-1-A40-T3-20-9 [2]	PFPRV-1-A40-T3-20-0 [2]	400W
	15,157	Type IV	PFPRV-1-A40-T4-20 [2]	PFPRV-1-A40-T4-25-9 [2]	PFPRV-1-A40-T4-20-0 [2]	400W
	18,992	Type III	PFPRV-1-A60-T3-20 [2]	PFPRV-1-A60-T3-20-9 [2]	PFPRV-1-A60-T3-20-0 [2]	450W
	18,935	Type IV	PFPRV-1-A60-T4-20 [2]	PFPRV-1-A60-T4-20-9 [2]	PFPRV-1-A60-T4-20-0 [2]	450W
25'	6,192	Type III	PFPRV-1-A15-T3-25 [2]	PFPRV-1-A15-T3-25-9 [2]	PFPRV-1-A15-T3-25-0 [2]	150W
	6,173	Type IV	PFPRV-1-A15-T4-25 [2]	PFPRV-1-A15-T4-25-9 [2]	PFPRV-1-A15-T4-25-0 [2]	150W
	10,292	Type III	PFPRV-1-A25-T3-25 [2]	PFPRV-1-A25-T3-25-9 [2]	PFPRV-1-A25-T3-25-0 [2]	250W
	10,261	Type IV	PFPRV-1-A25-T4-25 [2]	PFPRV-1-A25-T4-25-9 [2]	PFPRV-1-A25-T4-25-0 [2]	250W
	15,203	Type III	PFPRV-1-A40-T3-25 [2]	PFPRV-1-A40-T3-25-9 [2]	PFPRV-1-A40-T3-25-0 [2]	400W
	15,157	Type IV	PFPRV-1-A40-T4-25 [2]	PFPRV-1-A40-T4-25-9 [2]	PFPRV-1-A40-T4-25-0 [2]	400W
	18,992	Type III	PFPRV-1-A60-T3-25 [2]	PFPRV-1-A60-T3-25-9 [2]	PFPRV-1-A60-T3-25-0 [2]	450W
	18,935	Type IV	PFPRV-1-A60-T4-25 [2]	PFPRV-1-A60-T4-25-9 [2]	PFPRV-1-A60-T4-25-0 [2]	450W
30'	6,192	Type III	PFPRV-1-A15-T3-30 [3]	PFPRV-1-A15-T3-30-9 [3]	PFPRV-1-A15-T3-30-0 [4]	150W
	6,173	Type IV	PFPRV-1-A15-T4-30 [3]	PFPRV-1-A15-T4-30-9 [3]	PFPRV-1-A15-T4-30-0 [4]	150W
	10,292	Type III	PFPRV-1-A25-T3-30 [3]	PFPRV-1-A25-T3-30-9 [3]	PFPRV-1-A25-T3-30-0 [4]	250W
	10,261	Type IV	PFPRV-1-A25-T4-30 [3]	PFPRV-1-A25-T4-30-9 [3]	PFPRV-1-A25-T4-30-0 [4]	250W
	15,203	Type III	PFPRV-1-A40-T3-30 [3]	PFPRV-1-A40-T3-30-9 [3]	PFPRV-1-A40-T3-30-0 [4]	400W
	15,157	Type IV	PFPRV-1-A40-T4-30 [3]	PFPRV-1-A40-T4-30-9 [3]	PFPRV-1-A40-T4-30-0 [4]	400W
	18,992	Type III	PFPRV-1-A60-T3-30 [3]	PFPRV-1-A60-T3-30-9 [3]	PFPRV-1-A60-T3-30-0 [4]	450W
	18,935	Type IV	PFPRV-1-A60-T4-30 [3]	PFPRV-1-A60-T4-30-9 [3]	PFPRV-1-A60-T4-30-0 [4]	450W

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.

2. Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.

3. Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5A30SFM4.

4. Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.

5. Refer to In Stock Guide for stocked configurations and availability.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
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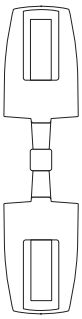
Specifications and dimensions subject to change without notice.

TWO FIXTURE CONFIGURATION
(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 100MPH WIND ZONE USE 5" POLES)



EPA=1.50

Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
			80	90	100	
15'	6,192	Type III	PFPRV-2-A15-T3-15 [2]	PFPRV-2-A15-T3-15-9 [2]	PFPRV-2-A15-T3-15-0 [2]	150W
	6,173	Type IV	PFPRV-2-A15-T4-15 [2]	PFPRV-2-A15-T4-15-9 [2]	PFPRV-2-A15-T4-15-0 [2]	150W
	10,292	Type III	PFPRV-2-A25-T3-15 [2]	PFPRV-2-A25-T3-15-9 [2]	PFPRV-2-A25-T3-15-0 [2]	250W
	10,261	Type IV	PFPRV-2-A25-T4-15 [2]	PFPRV-2-A25-T4-15-9 [2]	PFPRV-2-A25-T4-15-0 [2]	250W
	15,203	Type III	PFPRV-2-A40-T3-15 [2]	PFPRV-2-A40-T3-15-9 [2]	PFPRV-2-A40-T3-15-0 [2]	400W
	15,157	Type IV	PFPRV-2-A40-T4-15 [2]	PFPRV-2-A40-T4-15-9 [2]	PFPRV-2-A40-T4-15-0 [2]	400W
	18,992	Type III	PFPRV-2-A60-T3-15 [2]	PFPRV-2-A60-T3-15-9 [2]	PFPRV-2-A60-T3-15-0 [2]	450W
	18,935	Type IV	PFPRV-2-A60-T4-15 [2]	PFPRV-2-A60-T4-15-9 [2]	PFPRV-2-A60-T4-15-0 [2]	450W
20'	6,192	Type III	PFPRV-2-A15-T3-20 [2]	PFPRV-2-A15-T3-20-9 [2]	PFPRV-2-A15-T3-20-0 [2]	150W
	6,173	Type IV	PFPRV-2-A15-T4-20 [2]	PFPRV-2-A15-T4-20-9 [2]	PFPRV-2-A15-T4-20-0 [2]	150W
	10,292	Type III	PFPRV-2-A25-T3-20 [2]	PFPRV-2-A25-T3-20-9 [2]	PFPRV-2-A25-T3-20-0 [2]	250W
	10,261	Type IV	PFPRV-2-A25-T4-20 [2]	PFPRV-2-A25-T4-20-9 [2]	PFPRV-2-A25-T4-20-0 [2]	250W
	15,203	Type III	PFPRV-2-A40-T3-20 [2]	PFPRV-2-A40-T3-20-9 [2]	PFPRV-2-A40-T3-20-0 [2]	400W
	15,157	Type IV	PFPRV-2-A40-T4-20 [2]	PFPRV-2-A40-T4-25-9 [2]	PFPRV-2-A40-T4-20-0 [2]	400W
	18,992	Type III	PFPRV-2-A60-T3-20 [2]	PFPRV-2-A60-T3-20-9 [2]	PFPRV-2-A60-T3-20-0 [2]	450W
	18,935	Type IV	PFPRV-2-A60-T4-20 [2]	PFPRV-2-A60-T4-20-9 [2]	PFPRV-2-A60-T4-20-0 [2]	450W
25'	6,192	Type III	PFPRV-2-A15-T3-25 [2]	PFPRV-2-A15-T3-25-9 [2]	PFPRV-2-A15-T3-25-0 [3]	150W
	6,173	Type IV	PFPRV-2-A15-T4-25 [2]	PFPRV-2-A15-T4-25-9 [2]	PFPRV-2-A15-T4-25-0 [3]	150W
	10,292	Type III	PFPRV-2-A25-T3-25 [2]	PFPRV-2-A25-T3-25-9 [2]	PFPRV-2-A25-T3-25-0 [3]	250W
	10,261	Type IV	PFPRV-2-A25-T4-25 [2]	PFPRV-2-A25-T4-25-9 [2]	PFPRV-2-A25-T4-25-0 [3]	250W
	15,203	Type III	PFPRV-2-A40-T3-25 [2]	PFPRV-2-A40-T3-25-9 [2]	PFPRV-2-A40-T3-25-0 [3]	400W
	15,157	Type IV	PFPRV-2-A40-T4-25 [2]	PFPRV-2-A40-T4-25-9 [2]	PFPRV-2-A40-T4-25-0 [3]	400W
	18,992	Type III	PFPRV-2-A60-T3-25 [2]	PFPRV-2-A60-T3-25-9 [2]	PFPRV-2-A60-T3-25-0 [3]	450W
	18,935	Type IV	PFPRV-2-A60-T4-25 [2]	PFPRV-2-A60-T4-25-9 [2]	PFPRV-2-A60-T4-25-0 [3]	450W
30'	6,192	Type III	PFPRV-2-A15-T3-30 [3]	PFPRV-2-A15-T3-30-9 [3]	PFPRV-2-A15-T3-30-0 [4]	150W
	6,173	Type IV	PFPRV-2-A15-T4-30 [3]	PFPRV-2-A15-T4-30-9 [3]	PFPRV-2-A15-T4-30-0 [4]	150W
	10,292	Type III	PFPRV-2-A25-T3-30 [3]	PFPRV-2-A25-T3-30-9 [3]	PFPRV-2-A25-T3-30-0 [4]	250W
	10,261	Type IV	PFPRV-2-A25-T4-30 [3]	PFPRV-2-A25-T4-30-9 [3]	PFPRV-2-A25-T4-30-0 [4]	250W
	15,203	Type III	PFPRV-2-A40-T3-30 [3]	PFPRV-2-A40-T3-30-9 [3]	PFPRV-2-A40-T3-30-0 [4]	400W
	15,157	Type IV	PFPRV-2-A40-T4-30 [3]	PFPRV-2-A40-T4-30-9 [3]	PFPRV-2-A40-T4-30-0 [4]	400W
	18,992	Type III	PFPRV-2-A60-T3-30 [3]	PFPRV-2-A60-T3-30-9 [3]	PFPRV-2-A60-T3-30-0 [4]	450W
	18,935	Type IV	PFPRV-2-A60-T4-30 [3]	PFPRV-2-A60-T4-30-9 [3]	PFPRV-2-A60-T4-30-0 [4]	450W

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.

2. Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.

3. Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.

4. Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.

5. Refer to In Stock Guide for stocked configurations and availability.

Eaton
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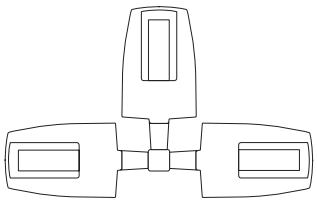
THREE FIXTURE CONFIGURATION
(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 90, 100MPH WIND ZONE USE 5" POLES)



EPA=2.25

Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
			80	90	100	
15'	6,192	Type III	PFPRV-3-A15-T3-15 [2]	PFPRV-3-A15-T3-15-9 [2]	PFPRV-3-A15-T3-15-0 [2]	150W
	6,173	Type IV	PFPRV-3-A15-T4-15 [2]	PFPRV-3-A15-T4-15-9 [2]	PFPRV-3-A15-T4-15-0 [2]	150W
	10,292	Type III	PFPRV-3-A25-T3-15 [2]	PFPRV-3-A25-T3-15-9 [2]	PFPRV-3-A25-T3-15-0 [2]	250W
	10,261	Type IV	PFPRV-3-A25-T4-15 [2]	PFPRV-3-A25-T4-15-9 [2]	PFPRV-3-A25-T4-15-0 [2]	250W
	15,203	Type III	PFPRV-3-A40-T3-15 [2]	PFPRV-3-A40-T3-15-9 [2]	PFPRV-3-A40-T3-15-0 [2]	400W
	15,157	Type IV	PFPRV-3-A40-T4-15 [2]	PFPRV-3-A40-T4-15-9 [2]	PFPRV-3-A40-T4-15-0 [2]	400W
	18,992	Type III	PFPRV-3-A60-T3-15 [2]	PFPRV-3-A60-T3-15-9 [2]	PFPRV-3-A60-T3-15-0 [2]	450W
	18,935	Type IV	PFPRV-3-A60-T4-15 [2]	PFPRV-3-A60-T4-15-9 [2]	PFPRV-3-A60-T4-15-0 [2]	450W
20'	6,192	Type III	PFPRV-3-A15-T3-20 [2]	PFPRV-3-A15-T3-20-9 [2]	PFPRV-3-A15-T3-20-0 [2]	150W
	6,173	Type IV	PFPRV-3-A15-T4-20 [2]	PFPRV-3-A15-T4-20-9 [2]	PFPRV-3-A15-T4-20-0 [2]	150W
	10,292	Type III	PFPRV-3-A25-T3-20 [2]	PFPRV-3-A25-T3-20-9 [2]	PFPRV-3-A25-T3-20-0 [2]	250W
	10,261	Type IV	PFPRV-3-A25-T4-20 [2]	PFPRV-3-A25-T4-20-9 [2]	PFPRV-3-A25-T4-20-0 [2]	250W
	15,203	Type III	PFPRV-3-A40-T3-20 [2]	PFPRV-3-A40-T3-20-9 [2]	PFPRV-3-A40-T3-20-0 [2]	400W
	15,157	Type IV	PFPRV-3-A40-T4-20 [2]	PFPRV-3-A40-T4-25-9 [2]	PFPRV-3-A40-T4-20-0 [2]	400W
	18,992	Type III	PFPRV-3-A60-T3-20 [2]	PFPRV-3-A60-T3-20-9 [2]	PFPRV-3-A60-T3-20-0 [2]	450W
	18,935	Type IV	PFPRV-3-A60-T4-20 [2]	PFPRV-3-A60-T4-20-9 [2]	PFPRV-3-A60-T4-20-0 [2]	450W
25'	6,192	Type III	PFPRV-3-A15-T3-25 [2]	PFPRV-3-A15-T3-25-9 [3]	PFPRV-3-A15-T3-25-0 [3]	150W
	6,173	Type IV	PFPRV-3-A15-T4-25 [2]	PFPRV-3-A15-T4-25-9 [3]	PFPRV-3-A15-T4-25-0 [3]	150W
	10,292	Type III	PFPRV-3-A25-T3-25 [2]	PFPRV-3-A25-T3-25-9 [3]	PFPRV-3-A25-T3-25-0 [3]	250W
	10,261	Type IV	PFPRV-3-A25-T4-25 [2]	PFPRV-3-A25-T4-25-9 [3]	PFPRV-3-A25-T4-25-0 [3]	250W
	15,203	Type III	PFPRV-3-A40-T3-25 [2]	PFPRV-3-A40-T3-25-9 [3]	PFPRV-3-A40-T3-25-0 [3]	400W
	15,157	Type IV	PFPRV-3-A40-T4-25 [2]	PFPRV-3-A40-T4-25-9 [3]	PFPRV-3-A40-T4-25-0 [3]	400W
	18,992	Type III	PFPRV-3-A60-T3-25 [2]	PFPRV-3-A60-T3-25-9 [3]	PFPRV-3-A60-T3-25-0 [3]	450W
	18,935	Type IV	PFPRV-3-A60-T4-25 [2]	PFPRV-3-A60-T4-25-9 [3]	PFPRV-3-A60-T4-25-0 [3]	450W
30'	6,192	Type III	PFPRV-3-A15-T3-30 [3]	PFPRV-3-A15-T3-30-9 [4]	PFPRV-3-A15-T3-30-0 [4]	150W
	6,173	Type IV	PFPRV-3-A15-T4-30 [3]	PFPRV-3-A15-T4-30-9 [4]	PFPRV-3-A15-T4-30-0 [4]	150W
	10,292	Type III	PFPRV-3-A25-T3-30 [3]	PFPRV-3-A25-T3-30-9 [4]	PFPRV-3-A25-T3-30-0 [4]	250W
	10,261	Type IV	PFPRV-3-A25-T4-30 [3]	PFPRV-3-A25-T4-30-9 [4]	PFPRV-3-A25-T4-30-0 [4]	250W
	15,203	Type III	PFPRV-3-A40-T3-30 [3]	PFPRV-3-A40-T3-30-9 [4]	PFPRV-3-A40-T3-30-0 [4]	400W
	15,157	Type IV	PFPRV-3-A40-T4-30 [3]	PFPRV-3-A40-T4-30-9 [4]	PFPRV-3-A40-T4-30-0 [4]	400W
	18,992	Type III	PFPRV-3-A60-T3-30 [3]	PFPRV-3-A60-T3-30-9 [4]	PFPRV-3-A60-T3-30-0 [4]	450W
	18,935	Type IV	PFPRV-3-A60-T4-30 [3]	PFPRV-3-A60-T4-30-9 [4]	PFPRV-3-A60-T4-30-0 [4]	450W

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
2. Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.
3. Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.
4. Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.
5. Refer to In Stock Guide for availability.

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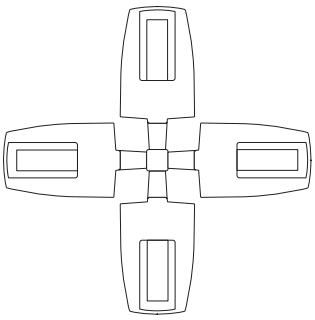
Specifications and dimensions subject to change without notice.

FOUR FIXTURE CONFIGURATION
(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 100MPH WIND ZONE USE 5" POLES)



EPA=3.00

Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
			80	90	100	
15'	6,192	Type III	PFPRV-4-A15-T3-15 [2]	PFPRV-4-A15-T3-15-9 [2]	PFPRV-4-A15-T3-15-0 [2]	150W
	6,173	Type IV	PFPRV-4-A15-T4-15 [2]	PFPRV-4-A15-T4-15-9 [2]	PFPRV-4-A15-T4-15-0 [2]	150W
	10,292	Type III	PFPRV-4-A25-T3-15 [2]	PFPRV-4-A25-T3-15-9 [2]	PFPRV-4-A25-T3-15-0 [2]	250W
	10,261	Type IV	PFPRV-4-A25-T4-15 [2]	PFPRV-4-A25-T4-15-9 [2]	PFPRV-4-A25-T4-15-0 [2]	250W
	15,203	Type III	PFPRV-4-A40-T3-15 [2]	PFPRV-4-A40-T3-15-9 [2]	PFPRV-4-A40-T3-15-0 [2]	400W
	15,157	Type IV	PFPRV-4-A40-T4-15 [2]	PFPRV-4-A40-T4-15-9 [2]	PFPRV-4-A40-T4-15-0 [2]	400W
	18,992	Type III	PFPRV-4-A60-T4-15 [2]	PFPRV-4-A60-T4-15-9 [2]	PFPRV-4-A60-T4-15-0 [2]	450W
	18,935	Type IV	PFPRV-4-A60-T4-15 [2]	PFPRV-4-A60-T4-15-9 [2]	PFPRV-4-A60-T4-15-0 [2]	450W
20'	6,192	Type III	PFPRV-4-A15-T3-20 [2]	PFPRV-4-A15-T3-20-9 [2]	PFPRV-4-A15-T3-20-0 [2]	150W
	6,173	Type IV	PFPRV-4-A15-T4-20 [2]	PFPRV-4-A15-T4-20-9 [2]	PFPRV-4-A15-T4-20-0 [2]	150W
	10,292	Type III	PFPRV-4-A25-T3-20 [2]	PFPRV-4-A25-T3-20-9 [2]	PFPRV-4-A25-T3-20-0 [2]	250W
	10,261	Type IV	PFPRV-4-A25-T4-20 [2]	PFPRV-4-A25-T4-20-9 [2]	PFPRV-4-A25-T4-20-0 [2]	250W
	15,203	Type III	PFPRV-4-A40-T3-20 [2]	PFPRV-4-A40-T3-20-9 [2]	PFPRV-4-A40-T3-20-0 [2]	400W
	15,157	Type IV	PFPRV-4-A40-T4-20 [2]	PFPRV-4-A40-T4-25-9 [2]	PFPRV-4-A40-T4-20-0 [2]	400W
	18,992	Type III	PFPRV-4-A60-T4-20 [2]	PFPRV-4-A60-T4-20-9 [2]	PFPRV-4-A60-T4-20-0 [2]	450W
	18,935	Type IV	PFPRV-4-A60-T4-20 [2]	PFPRV-4-A60-T4-20-9 [2]	PFPRV-4-A60-T4-20-0 [2]	450W
25'	6,192	Type III	PFPRV-4-A15-T3-25 [2]	PFPRV-4-A15-T3-25-9 [3]	PFPRV-4-A15-T3-25-0 [3]	150W
	6,173	Type IV	PFPRV-4-A15-T4-25 [2]	PFPRV-4-A15-T4-25-9 [3]	PFPRV-4-A15-T4-25-0 [3]	150W
	10,292	Type III	PFPRV-4-A25-T3-25 [2]	PFPRV-4-A25-T3-25-9 [3]	PFPRV-4-A25-T3-25-0 [3]	250W
	10,261	Type IV	PFPRV-4-A25-T4-25 [2]	PFPRV-4-A25-T4-25-9 [3]	PFPRV-4-A25-T4-25-0 [3]	250W
	15,203	Type III	PFPRV-4-A40-T3-25 [2]	PFPRV-4-A40-T3-25-9 [3]	PFPRV-4-A40-T3-25-0 [3]	400W
	15,157	Type IV	PFPRV-4-A40-T4-25 [2]	PFPRV-4-A40-T4-25-9 [3]	PFPRV-4-A40-T4-25-0 [3]	400W
	18,992	Type III	PFPRV-4-A60-T4-25 [2]	PFPRV-4-A60-T4-25-9 [3]	PFPRV-4-A60-T4-25-0 [3]	450W
	18,935	Type IV	PFPRV-4-A60-T4-25 [2]	PFPRV-4-A60-T4-25-9 [3]	PFPRV-4-A60-T4-25-0 [3]	450W
30'	6,192	Type III	PFPRV-4-A15-T3-30 [3]	PFPRV-4-A15-T3-30-9 [4]	PFPRV-4-A15-T3-30-0 [4]	150W
	6,173	Type IV	PFPRV-4-A15-T4-30 [3]	PFPRV-4-A15-T4-30-9 [4]	PFPRV-4-A15-T4-30-0 [4]	150W
	10,292	Type III	PFPRV-4-A25-T3-30 [3]	PFPRV-4-A25-T3-30-9 [4]	PFPRV-4-A25-T3-30-0 [4]	250W
	10,261	Type IV	PFPRV-4-A25-T4-30 [3]	PFPRV-4-A25-T4-30-9 [4]	PFPRV-4-A25-T4-30-0 [4]	250W
	15,203	Type III	PFPRV-4-A40-T3-30 [3]	PFPRV-4-A40-T3-30-9 [4]	PFPRV-4-A40-T3-30-0 [4]	400W
	15,157	Type IV	PFPRV-4-A40-T4-30 [3]	PFPRV-4-A40-T4-30-9 [4]	PFPRV-4-A40-T4-30-0 [4]	400W
	18,992	Type III	PFPRV-4-A60-T4-30 [3]	PFPRV-4-A60-T4-30-9 [4]	PFPRV-4-A60-T4-30-0 [4]	450W
	18,935	Type IV	PFPRV-4-A60-T4-30 [3]	PFPRV-4-A60-T4-30-9 [4]	PFPRV-4-A60-T4-30-0 [4]	450W

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.

2. Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.

3. Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.

4. Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.

5. Refer to In Stock Guide for availability.

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Specifications and dimensions subject to change without notice.

DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 62% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

Catalog #	PFPRV-2-A40-T4-20-9	**Type**
Project	Bavaria	AA1
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

Optics
Available in Type III and IV distributions with lumen packages ranging from 6,173 to 18,992 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
Available in 120-277V 50/60Hz. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Controls
An integrated dimming and occupancy sensor is available in bi-level dimming (MSP/DIM) operation.

Mounting
The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Pole
Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

Finish
Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

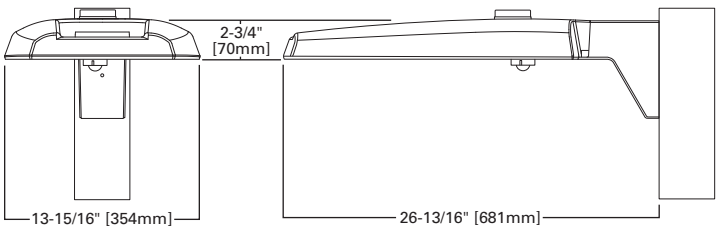
Warranty
Five-year warranty.

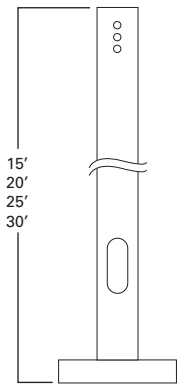
PFPRV PREVAIL POLE AND FIXTURE COMBO

LED

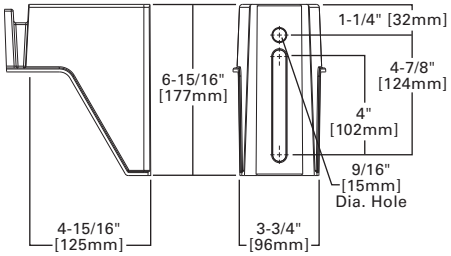
POLE AND FIXTURE COMBO

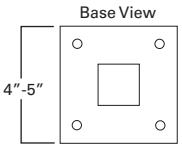
DIMENSIONS





POLE MOUNT ARM





CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75
(1 fixture)

SHIPPING DATA
Approximate Net Weight:
20lbs. [9.09 kgs.] **(1 fixture)**

*www.designlights.org

ORDERING INFORMATION

Sample Number: PFPRV-1-A25-T3-15-N/AB

Series [1, 2, 3]	**Number of Fixtures**	**Light Engine**	**Distribution**	**Pole Height**	**Maximum Wind Zone** (MPH)	**Options** (Add as Suffix)	**Accessories** (Order Separately)
PFPRV=Prevail Pole and Fixture Combo	**1**=1 **2**=2 **3**=3 **4**=4	**A15**=(1 LED) 6,100 Nominal Lumens **A25**=(2 LED) 10,200 Nominal Lumens **A40**=(2 LED) 15,100 Nominal Lumens **A60**=(2 LED) 18,900 Nominal Lumens	**T3**=Type III **T4**=Type IV	**15**=15' **20**=20' **25**=25' **30**=30'	**Blank**=80 **9**=90 **0**=100	**N/AB**=No Anchor Bolts (Used when ordered separately) **HSS**=House Side Shield **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height **PER**=NEMA 3PIN Twistlock Photocontrol Receptacle [4] **PER7**=NEMA 7PIN Twistlock Photocontrol Receptacle [4]	**HS/VERD**=House Side Shield

NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming. **2** Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. **3** DesignLights Consortium™ Qualified and classified for DLC standard, refer to www.designlights.org for details. **4** Not available with MSP options.

POWER AND LUMENS

Light Engine		**A15**	**A25**	**A40**	**A60**
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.49	0.76	1.23	1.34
Input Current @ 277V (A)		0.22	0.35	0.54	0.60
Input Current @ 347V (A)		0.18	0.28	0.45	0.49
Input Current @ 480V (A)		0.13	0.21	0.33	0.35
Type II	Lumens	6,139	10,204	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,261	15,157	18,935
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5
Type V	Lumens	6,393	10,627	15,697	19,610
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

LUMEN MAINTENANCE

Ambient Temperature	**25,000 Hours***	**50,000 Hours***	**60,000 Hours***	**Theoretical 100,000 Hours**	**Theoretical L70 (Hours)***
25ºC	> 96%	> 93%	> 92%	> 87%	> 260,000
40ºC	> 96%	> 93%	> 92%	> 87%	> 255,000
50ºC	> 95%	> 92%	> 91%	> 86%	> 250,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	**Lumen Multiplier**
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99

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Specifications and dimensions subject to change without notice.

ONE FIXTURE CONFIGURATION
(30FT CONFIGURATIONS WITH 80, 90 AND 100MPH WIND ZONES USE A 5" POLE)

EPA=0.75
T3=18,992
T4=18,935

Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
			80	90	100	
15'	6,192	Type III	PFPRV-1-A15-T3-15 [2]	PFPRV-1-A15-T3-15-9 [2]	PFPRV-1-A15-T3-15-0 [2]	150W
	6,173	Type IV	PFPRV-1-A15-T4-15 [2]	PFPRV-1-A15-T4-15-9 [2]	PFPRV-1-A15-T4-15-0 [2]	150W
	10,292	Type III	PFPRV-1-A25-T3-15 [2]	PFPRV-1-A25-T3-15-9 [2]	PFPRV-1-A25-T3-15-0 [2]	250W
	10,261	Type IV	PFPRV-1-A25-T4-15 [2]	PFPRV-1-A25-T4-15-9 [2]	PFPRV-1-A25-T4-15-0 [2]	250W
	15,203	Type III	PFPRV-1-A40-T3-15 [2]	PFPRV-1-A40-T3-15-9 [2]	PFPRV-1-A40-T3-15-0 [2]	400W
	15,157	Type IV	PFPRV-1-A40-T4-15 [2]	PFPRV-1-A40-T4-15-9 [2]	PFPRV-1-A40-T4-15-0 [2]	400W
	18,992	Type III	PFPRV-1-A60-T3-15 [2]	PFPRV-1-A60-T3-15-9 [2]	PFPRV-1-A60-T3-15-0 [2]	450W
	18,935	Type IV	PFPRV-1-A60-T4-15 [2]	PFPRV-1-A60-T4-15-9 [2]	PFPRV-1-A60-T4-15-0 [2]	450W
20'	6,192	Type III	PFPRV-1-A15-T3-20 [2]	PFPRV-1-A15-T3-20-9 [2]	PFPRV-1-A15-T3-20-0 [2]	150W
	6,173	Type IV	PFPRV-1-A15-T4-20 [2]	PFPRV-1-A15-T4-20-9 [2]	PFPRV-1-A15-T4-20-0 [2]	150W
	10,292	Type III	PFPRV-1-A25-T3-20 [2]	PFPRV-1-A25-T3-20-9 [2]	PFPRV-1-A25-T3-20-0 [2]	250W
	10,261	Type IV	PFPRV-1-A25-T4-20 [2]	PFPRV-1-A25-T4-20-9 [2]	PFPRV-1-A25-T4-20-0 [2]	250W
	15,203	Type III	PFPRV-1-A40-T3-20 [2]	PFPRV-1-A40-T3-20-9 [2]	PFPRV-1-A40-T3-20-0 [2]	400W
	15,157	Type IV	PFPRV-1-A40-T4-20 [2]	PFPRV-1-A40-T4-25-9 [2]	PFPRV-1-A40-T4-20-0 [2]	400W
	18,992	Type III	PFPRV-1-A60-T3-20 [2]	PFPRV-1-A60-T3-20-9 [2]	PFPRV-1-A60-T3-20-0 [2]	450W
	18,935	Type IV	PFPRV-1-A60-T4-20 [2]	PFPRV-1-A60-T4-20-9 [2]	PFPRV-1-A60-T4-20-0 [2]	450W
25'	6,192	Type III	PFPRV-1-A15-T3-25 [2]	PFPRV-1-A15-T3-25-9 [2]	PFPRV-1-A15-T3-25-0 [2]	150W
	6,173	Type IV	PFPRV-1-A15-T4-25 [2]	PFPRV-1-A15-T4-25-9 [2]	PFPRV-1-A15-T4-25-0 [2]	150W
	10,292	Type III	PFPRV-1-A25-T3-25 [2]	PFPRV-1-A25-T3-25-9 [2]	PFPRV-1-A25-T3-25-0 [2]	250W
	10,261	Type IV	PFPRV-1-A25-T4-25 [2]	PFPRV-1-A25-T4-25-9 [2]	PFPRV-1-A25-T4-25-0 [2]	250W
	15,203	Type III	PFPRV-1-A40-T3-25 [2]	PFPRV-1-A40-T3-25-9 [2]	PFPRV-1-A40-T3-25-0 [2]	400W
	15,157	Type IV	PFPRV-1-A40-T4-25 [2]	PFPRV-1-A40-T4-25-9 [2]	PFPRV-1-A40-T4-25-0 [2]	400W
	18,992	Type III	PFPRV-1-A60-T3-25 [2]	PFPRV-1-A60-T3-25-9 [2]	PFPRV-1-A60-T3-25-0 [2]	450W
	18,935	Type IV	PFPRV-1-A60-T4-25 [2]	PFPRV-1-A60-T4-25-9 [2]	PFPRV-1-A60-T4-25-0 [2]	450W
30'	6,192	Type III	PFPRV-1-A15-T3-30 [3]	PFPRV-1-A15-T3-30-9 [3]	PFPRV-1-A15-T3-30-0 [4]	150W
	6,173	Type IV	PFPRV-1-A15-T4-30 [3]	PFPRV-1-A15-T4-30-9 [3]	PFPRV-1-A15-T4-30-0 [4]	150W
	10,292	Type III	PFPRV-1-A25-T3-30 [3]	PFPRV-1-A25-T3-30-9 [3]	PFPRV-1-A25-T3-30-0 [4]	250W
	10,261	Type IV	PFPRV-1-A25-T4-30 [3]	PFPRV-1-A25-T4-30-9 [3]	PFPRV-1-A25-T4-30-0 [4]	250W
	15,203	Type III	PFPRV-1-A40-T3-30 [3]	PFPRV-1-A40-T3-30-9 [3]	PFPRV-1-A40-T3-30-0 [4]	400W
	15,157	Type IV	PFPRV-1-A40-T4-30 [3]	PFPRV-1-A40-T4-30-9 [3]	PFPRV-1-A40-T4-30-0 [4]	400W
	18,992	Type III	PFPRV-1-A60-T3-30 [3]	PFPRV-1-A60-T3-30-9 [3]	PFPRV-1-A60-T3-30-0 [4]	450W
	18,935	Type IV	PFPRV-1-A60-T4-30 [3]	PFPRV-1-A60-T4-30-9 [3]	PFPRV-1-A60-T4-30-0 [4]	450W

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.

2. Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.

3. Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5A30SFM4.

4. Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.

5. Refer to In Stock Guide for stocked configurations and availability.

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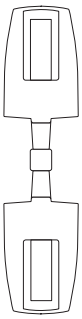
Specifications and dimensions subject to change without notice.

TWO FIXTURE CONFIGURATION
(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 100MPH WIND ZONE USE 5" POLES)



EPA=1.50

Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
			80	90	100	
15'	6,192	Type III	PFPRV-2-A15-T3-15 [2]	PFPRV-2-A15-T3-15-9 [2]	PFPRV-2-A15-T3-15-0 [2]	150W
	6,173	Type IV	PFPRV-2-A15-T4-15 [2]	PFPRV-2-A15-T4-15-9 [2]	PFPRV-2-A15-T4-15-0 [2]	150W
	10,292	Type III	PFPRV-2-A25-T3-15 [2]	PFPRV-2-A25-T3-15-9 [2]	PFPRV-2-A25-T3-15-0 [2]	250W
	10,261	Type IV	PFPRV-2-A25-T4-15 [2]	PFPRV-2-A25-T4-15-9 [2]	PFPRV-2-A25-T4-15-0 [2]	250W
	15,203	Type III	PFPRV-2-A40-T3-15 [2]	PFPRV-2-A40-T3-15-9 [2]	PFPRV-2-A40-T3-15-0 [2]	400W
	15,157	Type IV	PFPRV-2-A40-T4-15 [2]	PFPRV-2-A40-T4-15-9 [2]	PFPRV-2-A40-T4-15-0 [2]	400W
	18,992	Type III	PFPRV-2-A60-T3-15 [2]	PFPRV-2-A60-T3-15-9 [2]	PFPRV-2-A60-T3-15-0 [2]	450W
	18,935	Type IV	PFPRV-2-A60-T4-15 [2]	PFPRV-2-A60-T4-15-9 [2]	PFPRV-2-A60-T4-15-0 [2]	450W
20'	6,192	Type III	PFPRV-2-A15-T3-20 [2]	PFPRV-2-A15-T3-20-9 [2]	PFPRV-2-A15-T3-20-0 [2]	150W
	6,173	Type IV	PFPRV-2-A15-T4-20 [2]	PFPRV-2-A15-T4-20-9 [2]	PFPRV-2-A15-T4-20-0 [2]	150W
	10,292	Type III	PFPRV-2-A25-T3-20 [2]	PFPRV-2-A25-T3-20-9 [2]	PFPRV-2-A25-T3-20-0 [2]	250W
	10,261	Type IV	PFPRV-2-A25-T4-20 [2]	PFPRV-2-A25-T4-20-9 [2]	PFPRV-2-A25-T4-20-0 [2]	250W
	15,203	Type III	PFPRV-2-A40-T3-20 [2]	PFPRV-2-A40-T3-20-9 [2]	PFPRV-2-A40-T3-20-0 [2]	400W
	15,157	Type IV	PFPRV-2-A40-T4-20 [2]	PFPRV-2-A40-T4-25-9 [2]	PFPRV-2-A40-T4-20-0 [2]	400W
	18,992	Type III	PFPRV-2-A60-T3-20 [2]	PFPRV-2-A60-T3-20-9 [2]	PFPRV-2-A60-T3-20-0 [2]	450W
	18,935	Type IV	PFPRV-2-A60-T4-20 [2]	PFPRV-2-A60-T4-20-9 [2]	PFPRV-2-A60-T4-20-0 [2]	450W
25'	6,192	Type III	PFPRV-2-A15-T3-25 [2]	PFPRV-2-A15-T3-25-9 [2]	PFPRV-2-A15-T3-25-0 [3]	150W
	6,173	Type IV	PFPRV-2-A15-T4-25 [2]	PFPRV-2-A15-T4-25-9 [2]	PFPRV-2-A15-T4-25-0 [3]	150W
	10,292	Type III	PFPRV-2-A25-T3-25 [2]	PFPRV-2-A25-T3-25-9 [2]	PFPRV-2-A25-T3-25-0 [3]	250W
	10,261	Type IV	PFPRV-2-A25-T4-25 [2]	PFPRV-2-A25-T4-25-9 [2]	PFPRV-2-A25-T4-25-0 [3]	250W
	15,203	Type III	PFPRV-2-A40-T3-25 [2]	PFPRV-2-A40-T3-25-9 [2]	PFPRV-2-A40-T3-25-0 [3]	400W
	15,157	Type IV	PFPRV-2-A40-T4-25 [2]	PFPRV-2-A40-T4-25-9 [2]	PFPRV-2-A40-T4-25-0 [3]	400W
	18,992	Type III	PFPRV-2-A60-T3-25 [2]	PFPRV-2-A60-T3-25-9 [2]	PFPRV-2-A60-T3-25-0 [3]	450W
	18,935	Type IV	PFPRV-2-A60-T4-25 [2]	PFPRV-2-A60-T4-25-9 [2]	PFPRV-2-A60-T4-25-0 [3]	450W
30'	6,192	Type III	PFPRV-2-A15-T3-30 [3]	PFPRV-2-A15-T3-30-9 [3]	PFPRV-2-A15-T3-30-0 [4]	150W
	6,173	Type IV	PFPRV-2-A15-T4-30 [3]	PFPRV-2-A15-T4-30-9 [3]	PFPRV-2-A15-T4-30-0 [4]	150W
	10,292	Type III	PFPRV-2-A25-T3-30 [3]	PFPRV-2-A25-T3-30-9 [3]	PFPRV-2-A25-T3-30-0 [4]	250W
	10,261	Type IV	PFPRV-2-A25-T4-30 [3]	PFPRV-2-A25-T4-30-9 [3]	PFPRV-2-A25-T4-30-0 [4]	250W
	15,203	Type III	PFPRV-2-A40-T3-30 [3]	PFPRV-2-A40-T3-30-9 [3]	PFPRV-2-A40-T3-30-0 [4]	400W
	15,157	Type IV	PFPRV-2-A40-T4-30 [3]	PFPRV-2-A40-T4-30-9 [3]	PFPRV-2-A40-T4-30-0 [4]	400W
	18,992	Type III	PFPRV-2-A60-T3-30 [3]	PFPRV-2-A60-T3-30-9 [3]	PFPRV-2-A60-T3-30-0 [4]	450W
	18,935	Type IV	PFPRV-2-A60-T4-30 [3]	PFPRV-2-A60-T4-30-9 [3]	PFPRV-2-A60-T4-30-0 [4]	450W

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
2. Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.
3. Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.
4. Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.
5. Refer to In Stock Guide for stocked configurations and availability.

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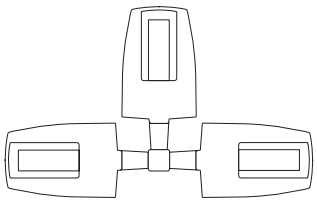
Specifications and dimensions subject to change without notice.

THREE FIXTURE CONFIGURATION
(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 90, 100MPH WIND ZONE USE 5" POLES)



EPA=2.25

Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
			80	90	100	
15'	6,192	Type III	PFPRV-3-A15-T3-15 [2]	PFPRV-3-A15-T3-15-9 [2]	PFPRV-3-A15-T3-15-0 [2]	150W
	6,173	Type IV	PFPRV-3-A15-T4-15 [2]	PFPRV-3-A15-T4-15-9 [2]	PFPRV-3-A15-T4-15-0 [2]	150W
	10,292	Type III	PFPRV-3-A25-T3-15 [2]	PFPRV-3-A25-T3-15-9 [2]	PFPRV-3-A25-T3-15-0 [2]	250W
	10,261	Type IV	PFPRV-3-A25-T4-15 [2]	PFPRV-3-A25-T4-15-9 [2]	PFPRV-3-A25-T4-15-0 [2]	250W
	15,203	Type III	PFPRV-3-A40-T3-15 [2]	PFPRV-3-A40-T3-15-9 [2]	PFPRV-3-A40-T3-15-0 [2]	400W
	15,157	Type IV	PFPRV-3-A40-T4-15 [2]	PFPRV-3-A40-T4-15-9 [2]	PFPRV-3-A40-T4-15-0 [2]	400W
	18,992	Type III	PFPRV-3-A60-T3-15 [2]	PFPRV-3-A60-T3-15-9 [2]	PFPRV-3-A60-T3-15-0 [2]	450W
	18,935	Type IV	PFPRV-3-A60-T4-15 [2]	PFPRV-3-A60-T4-15-9 [2]	PFPRV-3-A60-T4-15-0 [2]	450W
20'	6,192	Type III	PFPRV-3-A15-T3-20 [2]	PFPRV-3-A15-T3-20-9 [2]	PFPRV-3-A15-T3-20-0 [2]	150W
	6,173	Type IV	PFPRV-3-A15-T4-20 [2]	PFPRV-3-A15-T4-20-9 [2]	PFPRV-3-A15-T4-20-0 [2]	150W
	10,292	Type III	PFPRV-3-A25-T3-20 [2]	PFPRV-3-A25-T3-20-9 [2]	PFPRV-3-A25-T3-20-0 [2]	250W
	10,261	Type IV	PFPRV-3-A25-T4-20 [2]	PFPRV-3-A25-T4-20-9 [2]	PFPRV-3-A25-T4-20-0 [2]	250W
	15,203	Type III	PFPRV-3-A40-T3-20 [2]	PFPRV-3-A40-T3-20-9 [2]	PFPRV-3-A40-T3-20-0 [2]	400W
	15,157	Type IV	PFPRV-3-A40-T4-20 [2]	PFPRV-3-A40-T4-25-9 [2]	PFPRV-3-A40-T4-20-0 [2]	400W
	18,992	Type III	PFPRV-3-A60-T3-20 [2]	PFPRV-3-A60-T3-20-9 [2]	PFPRV-3-A60-T3-20-0 [2]	450W
	18,935	Type IV	PFPRV-3-A60-T4-20 [2]	PFPRV-3-A60-T4-20-9 [2]	PFPRV-3-A60-T4-20-0 [2]	450W
25'	6,192	Type III	PFPRV-3-A15-T3-25 [2]	PFPRV-3-A15-T3-25-9 [3]	PFPRV-3-A15-T3-25-0 [3]	150W
	6,173	Type IV	PFPRV-3-A15-T4-25 [2]	PFPRV-3-A15-T4-25-9 [3]	PFPRV-3-A15-T4-25-0 [3]	150W
	10,292	Type III	PFPRV-3-A25-T3-25 [2]	PFPRV-3-A25-T3-25-9 [3]	PFPRV-3-A25-T3-25-0 [3]	250W
	10,261	Type IV	PFPRV-3-A25-T4-25 [2]	PFPRV-3-A25-T4-25-9 [3]	PFPRV-3-A25-T4-25-0 [3]	250W
	15,203	Type III	PFPRV-3-A40-T3-25 [2]	PFPRV-3-A40-T3-25-9 [3]	PFPRV-3-A40-T3-25-0 [3]	400W
	15,157	Type IV	PFPRV-3-A40-T4-25 [2]	PFPRV-3-A40-T4-25-9 [3]	PFPRV-3-A40-T4-25-0 [3]	400W
	18,992	Type III	PFPRV-3-A60-T3-25 [2]	PFPRV-3-A60-T3-25-9 [3]	PFPRV-3-A60-T3-25-0 [3]	450W
	18,935	Type IV	PFPRV-3-A60-T4-25 [2]	PFPRV-3-A60-T4-25-9 [3]	PFPRV-3-A60-T4-25-0 [3]	450W
30'	6,192	Type III	PFPRV-3-A15-T3-30 [3]	PFPRV-3-A15-T3-30-9 [4]	PFPRV-3-A15-T3-30-0 [4]	150W
	6,173	Type IV	PFPRV-3-A15-T4-30 [3]	PFPRV-3-A15-T4-30-9 [4]	PFPRV-3-A15-T4-30-0 [4]	150W
	10,292	Type III	PFPRV-3-A25-T3-30 [3]	PFPRV-3-A25-T3-30-9 [4]	PFPRV-3-A25-T3-30-0 [4]	250W
	10,261	Type IV	PFPRV-3-A25-T4-30 [3]	PFPRV-3-A25-T4-30-9 [4]	PFPRV-3-A25-T4-30-0 [4]	250W
	15,203	Type III	PFPRV-3-A40-T3-30 [3]	PFPRV-3-A40-T3-30-9 [4]	PFPRV-3-A40-T3-30-0 [4]	400W
	15,157	Type IV	PFPRV-3-A40-T4-30 [3]	PFPRV-3-A40-T4-30-9 [4]	PFPRV-3-A40-T4-30-0 [4]	400W
	18,992	Type III	PFPRV-3-A60-T3-30 [3]	PFPRV-3-A60-T3-30-9 [4]	PFPRV-3-A60-T3-30-0 [4]	450W
	18,935	Type IV	PFPRV-3-A60-T4-30 [3]	PFPRV-3-A60-T4-30-9 [4]	PFPRV-3-A60-T4-30-0 [4]	450W

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
2. Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.
3. Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.
4. Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.
5. Refer to In Stock Guide for availability.

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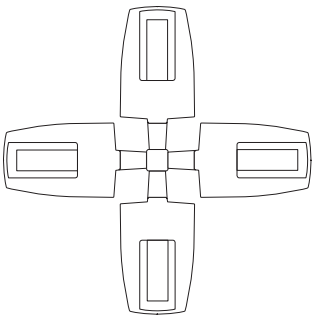
FOUR FIXTURE CONFIGURATION
(30FT CONFIGURATIONS WITH 80, 90, 100MPH WIND ZONES AND 25FT CONFIGURATIONS WITH 100MPH WIND ZONE USE 5" POLES)



EPA=3.00

Mounting Height (Feet)	Lumens (Nominal)	Distribution	Maximum Wind Zone (MPH)			HID Equivalent (Wattage)
			80	90	100	
15'	6,192	Type III	PFPRV-4-A15-T3-15 [2]	PFPRV-4-A15-T3-15-9 [2]	PFPRV-4-A15-T3-15-0 [2]	150W
	6,173	Type IV	PFPRV-4-A15-T4-15 [2]	PFPRV-4-A15-T4-15-9 [2]	PFPRV-4-A15-T4-15-0 [2]	150W
	10,292	Type III	PFPRV-4-A25-T3-15 [2]	PFPRV-4-A25-T3-15-9 [2]	PFPRV-4-A25-T3-15-0 [2]	250W
	10,261	Type IV	PFPRV-4-A25-T4-15 [2]	PFPRV-4-A25-T4-15-9 [2]	PFPRV-4-A25-T4-15-0 [2]	250W
	15,203	Type III	PFPRV-4-A40-T3-15 [2]	PFPRV-4-A40-T3-15-9 [2]	PFPRV-4-A40-T3-15-0 [2]	400W
	15,157	Type IV	PFPRV-4-A40-T4-15 [2]	PFPRV-4-A40-T4-15-9 [2]	PFPRV-4-A40-T4-15-0 [2]	400W
	18,992	Type III	PFPRV-4-A60-T4-15 [2]	PFPRV-4-A60-T4-15-9 [2]	PFPRV-4-A60-T4-15-0 [2]	450W
	18,935	Type IV	PFPRV-4-A60-T4-15 [2]	PFPRV-4-A60-T4-15-9 [2]	PFPRV-4-A60-T4-15-0 [2]	450W
20'	6,192	Type III	PFPRV-4-A15-T3-20 [2]	PFPRV-4-A15-T3-20-9 [2]	PFPRV-4-A15-T3-20-0 [2]	150W
	6,173	Type IV	PFPRV-4-A15-T4-20 [2]	PFPRV-4-A15-T4-20-9 [2]	PFPRV-4-A15-T4-20-0 [2]	150W
	10,292	Type III	PFPRV-4-A25-T3-20 [2]	PFPRV-4-A25-T3-20-9 [2]	PFPRV-4-A25-T3-20-0 [2]	250W
	10,261	Type IV	PFPRV-4-A25-T4-20 [2]	PFPRV-4-A25-T4-20-9 [2]	PFPRV-4-A25-T4-20-0 [2]	250W
	15,203	Type III	PFPRV-4-A40-T3-20 [2]	PFPRV-4-A40-T3-20-9 [2]	PFPRV-4-A40-T3-20-0 [2]	400W
	15,157	Type IV	PFPRV-4-A40-T4-20 [2]	PFPRV-4-A40-T4-25-9 [2]	PFPRV-4-A40-T4-20-0 [2]	400W
	18,992	Type III	PFPRV-4-A60-T4-20 [2]	PFPRV-4-A60-T4-20-9 [2]	PFPRV-4-A60-T4-20-0 [2]	450W
	18,935	Type IV	PFPRV-4-A60-T4-20 [2]	PFPRV-4-A60-T4-20-9 [2]	PFPRV-4-A60-T4-20-0 [2]	450W
25'	6,192	Type III	PFPRV-4-A15-T3-25 [2]	PFPRV-4-A15-T3-25-9 [3]	PFPRV-4-A15-T3-25-0 [3]	150W
	6,173	Type IV	PFPRV-4-A15-T4-25 [2]	PFPRV-4-A15-T4-25-9 [3]	PFPRV-4-A15-T4-25-0 [3]	150W
	10,292	Type III	PFPRV-4-A25-T3-25 [2]	PFPRV-4-A25-T3-25-9 [3]	PFPRV-4-A25-T3-25-0 [3]	250W
	10,261	Type IV	PFPRV-4-A25-T4-25 [2]	PFPRV-4-A25-T4-25-9 [3]	PFPRV-4-A25-T4-25-0 [3]	250W
	15,203	Type III	PFPRV-4-A40-T3-25 [2]	PFPRV-4-A40-T3-25-9 [3]	PFPRV-4-A40-T3-25-0 [3]	400W
	15,157	Type IV	PFPRV-4-A40-T4-25 [2]	PFPRV-4-A40-T4-25-9 [3]	PFPRV-4-A40-T4-25-0 [3]	400W
	18,992	Type III	PFPRV-4-A60-T4-25 [2]	PFPRV-4-A60-T4-25-9 [3]	PFPRV-4-A60-T4-25-0 [3]	450W
	18,935	Type IV	PFPRV-4-A60-T4-25 [2]	PFPRV-4-A60-T4-25-9 [3]	PFPRV-4-A60-T4-25-0 [3]	450W
30'	6,192	Type III	PFPRV-4-A15-T3-30 [3]	PFPRV-4-A15-T3-30-9 [4]	PFPRV-4-A15-T3-30-0 [4]	150W
	6,173	Type IV	PFPRV-4-A15-T4-30 [3]	PFPRV-4-A15-T4-30-9 [4]	PFPRV-4-A15-T4-30-0 [4]	150W
	10,292	Type III	PFPRV-4-A25-T3-30 [3]	PFPRV-4-A25-T3-30-9 [4]	PFPRV-4-A25-T3-30-0 [4]	250W
	10,261	Type IV	PFPRV-4-A25-T4-30 [3]	PFPRV-4-A25-T4-30-9 [4]	PFPRV-4-A25-T4-30-0 [4]	250W
	15,203	Type III	PFPRV-4-A40-T3-30 [3]	PFPRV-4-A40-T3-30-9 [4]	PFPRV-4-A40-T3-30-0 [4]	400W
	15,157	Type IV	PFPRV-4-A40-T4-30 [3]	PFPRV-4-A40-T4-30-9 [4]	PFPRV-4-A40-T4-30-0 [4]	400W
	18,992	Type III	PFPRV-4-A60-T4-30 [3]	PFPRV-4-A60-T4-30-9 [4]	PFPRV-4-A60-T4-30-0 [4]	450W
	18,935	Type IV	PFPRV-4-A60-T4-30 [3]	PFPRV-4-A60-T4-30-9 [4]	PFPRV-4-A60-T4-30-0 [4]	450W

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
2. Supplied with 4A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 15' combo SS4A15SFM4, 20' combo SS4A20SFM4, and 25' combo SS4A25SFM4.
3. Supplied with 5A Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 25' combo SS5A25SFM4 and 30' combo SS5A30SFM4.
4. Supplied with 5M Square Straight Steel Shaft (SSS), Anchor Bolts (AB1), Template (TMP1), hardware and base cover. 30' combo SS5M30SFM4.
5. Refer to In Stock Guide for availability.

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Specifications and dimensions subject to change without notice.

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #	XTOR6B-W	**Type**
Project	Bavaria	BB
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

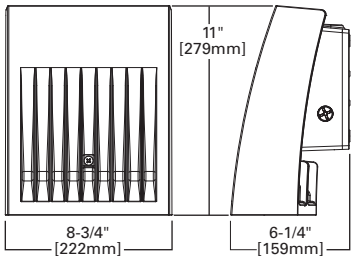
Warranty
Five-year warranty.

XTOR
CROSSTOUR
MAXX LED

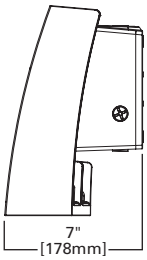
APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS

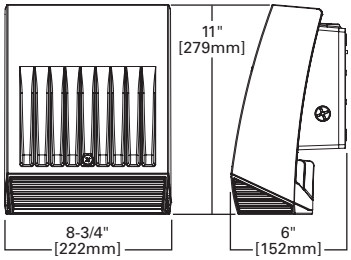
FULL CUTOFF



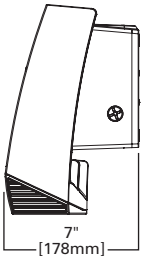
DEEP BACK BOX



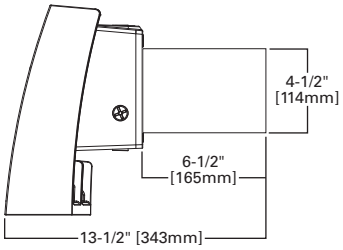
REFRACTIVE LENS



DEEP BACK BOX

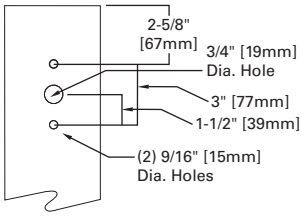


OPTIONAL POLE MOUNT ARM

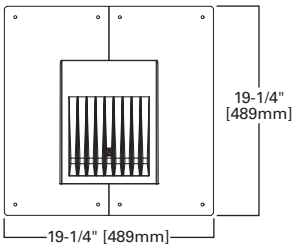


ARM DRILLING

TYPE "C"



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

*www.designlights.org

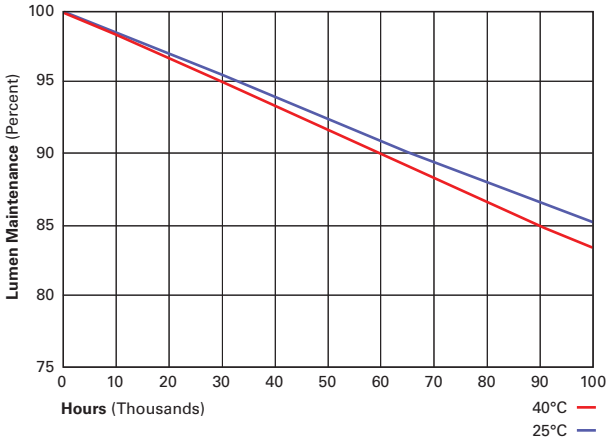
POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**	**XTOR6B-Y**	**XTOR6BRL-Y**
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**XTOR12B-Y**	**XTOR12BRL-Y**
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	**XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED**	**XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED**
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	**TM-21 Lumen Maintenance** (72,000 Hours)	**Theoretical L70** (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	**Model Series**				
	XTOR6B	**XTOR8B**	**XTOR12B**	**XTOR6B-CBP (Fixture/Battery)**	**XTOR8B-CBP (Fixture/Battery)**
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	- -	- -
240V	0.25	0.35	0.45	- -	- -
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		- -
480V	0.14	0.19	0.24		- -

Eaton
Lighting Division
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)
Full Cutoff **XTOR6B**=58W **XTOR8B**=81W **XTOR12B**=102W **Refractive Lens** **XTOR6BRL**=58W **XTOR8BRL**=81W **XTOR12BRL**=102W	**[Blank]**=Bright White (Standard) 5000K **W**=Neutral, 4000K **Y**=Warm, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2, 3, 4, 5] **480V**=480V [2, 3, 4, 5, 6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7, 8] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter [3, 9] **MS-L20**=Motion Sensor for ON/OFF Operation [2, 3, 10, 11] **MS/DIM-L20**=Motion Sensor for Dimming Operation [2, 3, 10, 11, 12, 13, 14] **CBP**=Cold Weather Battery Pack [2, 3, 11, 15, 17] **HA**=50°C High Ambient [17]

Accessories (Order Separately)	
WG-XTORMX=Crosstour MAXX Wire Guard	**VA1033-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon [16]
PB120V=Field Installed 120V Photocontrol	**VA1034-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [16]
PB277V BUTTON PC=Field Installed 208-277V Photocontrol [8]	**VA1035-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon [16]
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon [16]	**VA1036-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [16]
VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [16]	**VA1037-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [16]
VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [16]	**VA1038-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [16]
VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [16]	**VA1039-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon [16]
VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [16]	**EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze
VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [16]	**EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White
VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon [16]	**FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [14]

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Not available with HA option.
3. Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
4. Not available with CBP option.
5. Thru-branch wiring not available with HA option or with 347V.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
10. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
11. 120V thru 277V only.
12. Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
13. Includes integral photo sensor.
14. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
15. Operating temperatures -20°C to 25°C.
16. Replace XX with housing color.
17. Not available in XTOR12B or XTOR12BRL models.

STOCK ORDERING INFORMATION

58W Series	**81W Series**	**102W Series**
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze	**XTOR12B**=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze	**XTOR12B-PC1**=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White	**XTOR12B-WT**=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze	**XTOR12B-PC2**=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-PMA**=81W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-PMA**=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-W**=81W, 4000K, Carbon Bronze	**XTOR12B-W**=102W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC1**=81W, 4000K, 120V PC, Carbon Bronze	**XTOR12B-W-PC1**=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC2**=81W, 4000K, 208-277V PC, Carbon Bronze	**XTOR12B-W-PC2**=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	**XTOR8B-W-PMA**=81W,4000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-W-PMA**=102W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-PC1**=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White	**XTOR2BRL-WT**=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-PC2**=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-PMA**=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-PMA**=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze	**XTOR12BRL-W**=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC1**=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W-PC1**=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC2**=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-W-PC2**=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-W-PMA**=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-W-PMA**=102W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

Eaton
1000 Eaton Boulevard
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

Type: DD
Project: Bavaria

American Revolution Full Cutoff LED
Series 247CL

PRODUCT OVERVIEW

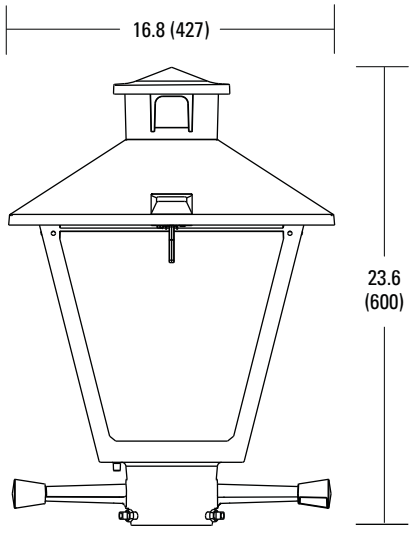
Features:

- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbant models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

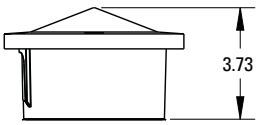
Applications:

Streetscapes
Walkways
Pathways
Parks

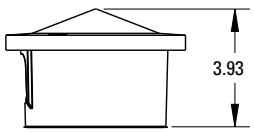
DIMENSIONS



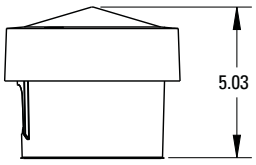
Effective Projected Area (EPA)
The EPA for the American Revolution Series 247CL is 1.0 sq. ft.
P5 or P7 option total height is 24.9 (633).
Approx. Wt. = 36 lbs.



Cupola height
P3 without ROAM
Shown in line diagram



Cupola height
P5/P7 without ROAM



Cupola height
P5/P7 with ROAM

All dimensions are inches (millimeters) unless otherwise noted.

American Revolution Full Cutoff LED
Series 247CL

ORDERING INFORMATION

Example: 247CL 20LEDE70 MVOLT 4K R3

Series

247CL	American Revolution Full Cutoff LED

Performance Package

20LEDE10	20 Chips, 1050 mA Driver, 73 input watts
20LEDE70	20 Chips, 700 mA Driver, 46 input watts
10LEDE10	10 Chips, 1050 mA Driver, 39 input watts
10LEDE70	10 Chips, 700 mA Driver, 26 input watts
10LEDE53	10 Chips, 525 mA Driver, 19 input watts
10LEDE35	10 Chips, 350 mA Driver, 14 input watts

Voltage

MVOLT	Multi-volt, 120-277V
347	347V
480	480V

Color Temperature (CCT)

3K	3000K
4K	4000K
5K	5000K

Distribution

R2	Type II
R3	Type III
R5	Type V

Options

Paint [1]

(blank)	Black (standard)
GY	Gray
DDB	Dark Bronze
WH	White
BZ	Bronze

Photocontrol

(blank)	3 pin NEMA Photocontrol Receptacle (standard)
NR [2]	No Photocontrol Receptacle
P5 [3]	5 pin NEMA Photocontrol Receptacle (dimmable driver included)
P7 [3]	7 pin NEMA Photocontrol Receptacle (dimmable driver included)
PCLL [4,5]	Solid State Long Life Photocontrol
PCSS [4,5,6]	Not CSA Listed Solid State Long Life Photocontrol (120-277V)

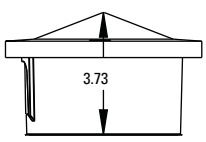
Miscellaneous

SS	Stainless steel hardware
NL	NEMA Label
XL	Not CSA Listed
TL	Tool-less Entry
LDR [7]	Ladder Rest
SH	Shorting Cap
SHX [6]	Not CSA Listed Shorting Cap
HSS	House Side Shield
CR	Enhanced Corrosion Resistant Finish
RCC [8]	ROAM Dimming Node Cupola Cover

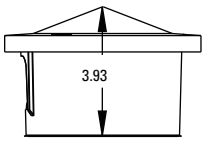
Accessories

RNC57 [3]	ROAM Dimming Node Cupola Cover

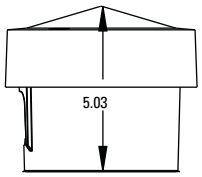
Cupola size based on type of control and receptacle



P3 Receptacle Selection
Non-ROAM Control
Blank



P5/P7 Receptacle Selection
Non-ROAM Control
P5 or
P7



P5/P7 Receptacle Selection
ROAM Control
RNC is required with:
P5 + RCC or
P7 + RCC

Notes:

1. Other colors available, please contact factory
2. PC and SH not available with NR option
3. Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
4. Standard failure mode="Fail On"
5. Photocontrols supplied with ANSI Standard Turn-On levels
6. XL option is required
7. Ships with unit, field installed
8. Required when using ROAM or other similar wireless monitoring control systems

AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

OPERATING CHARACTERISTICS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

		TOTAL LUMENS					
LED Quantity, mA, CCT	Input Watts	R2	LPW	R3	LPW	R5	LPW
20LEDE10 3K	73	6,275	86	6,352	87	6,800	93
20LEDE10 4K	73	6,739	92	6,821	93	7,303	100
20LEDE10 5K	73	6,781	93	6,864	94	7,348	101
20LEDE70 3K	46	4,687	102	4,744	103	5,080	110
20LEDE70 4K	46	5,033	109	5,094	111	5,454	119
20LEDE70 5K	46	5,065	110	5,127	111	5,489	119
10LEDE10 3K	39	3,354	86	3,395	87	3,635	93
10LEDE10 4K	39	3,602	92	3,646	93	3,902	100
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10LEDE53 5K	19	2,051	108	2,077	109	2,224	117
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20LEDE70 5K	46	4,277	93	4,311	94	3,885	84
10LEDE10 3K	39	2,832	73	2,855	73	2,573	66
10LEDE10 4K	39	3,042	78	3,065	79	2,763	71
10LEDE10 5K	39	3,060	78	3,085	79	2,780	71
10LEDE70 3K	26	2,039	78	2,056	79	1,853	71
10LEDE70 4K	26	2,190	84	2,207	85	1,990	77
10LEDE70 5K	26	2,204	85	2,222	85	2,002	77
10LEDE53 3K	19	1,603	84	1,616	85	1,456	77
10LEDE53 4K	19	1,723	91	1,735	91	1,564	82
10LEDE53 5K	19	1,732	91	1,746	92	1,574	83
10LEDE35 3K	14	1,109	79	1,118	80	1,008	72
10LEDE35 4K	14	1,191	85	1,200	86	1,081	77
10LEDE35 5K	14	1,198	86	1,208	86	1,089	78

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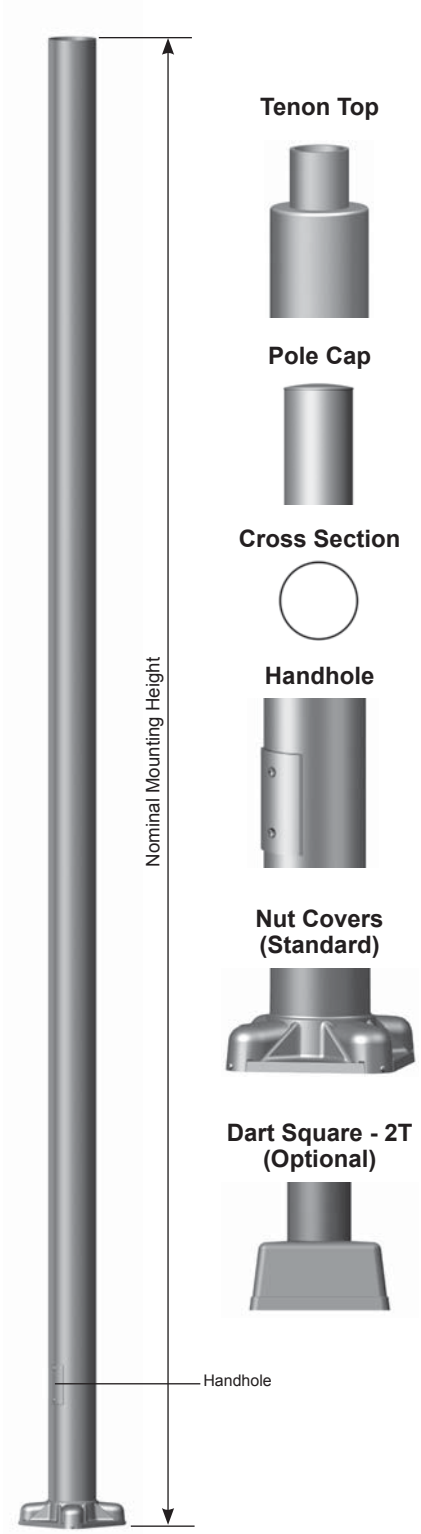
valmont STRUCTURES

8' to 14' ROUND NON-TAPERED ALUMINUM
4-Bolt Anchor Base

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:



Tenon Top

Pole Cap

Cross Section

Handhole

Nut Covers (Standard)

Dart Square - 2T (Optional)

SPECIFICATIONS

Pole - The pole shaft is extruded from seamless alloy aluminum.

Pole Top - A pole top tenon is provided for top mount luminaire and/or bracket. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Handhole - A covered handhole with hardware and grounding provision are provided.

Base Cover - Optional Dart Square-2T cast and decorative base covers available as special order.

Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. Aluminum nut covers are included with anchor base unless otherwise specified.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an “L” bend on one end and are galvanized a minimum of 12” on the threaded end.

Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont’s Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

VALMONT INDUSTRIES, INC. 28800 IDA STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

8' to 14' ROUND NON-TAPERED ALUMINUM
4-Bolt Anchor Base

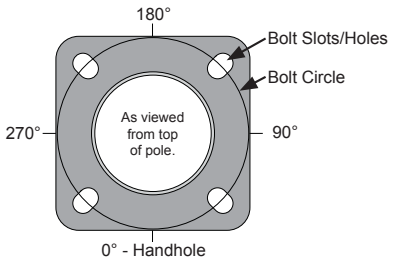
valmont STRUCTURES

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS		
BASE OD (IN)	WALL THK (GA)	BOLT CIRCLE DIA (IN)	BOLT CIRCLE ± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
4.00	0.125	7.50	0.75	8.91	0.630	0.75 x 17.00 x 3.00	3.25	N/A
4.50	0.125	7.84	0.78	9.26	0.630	0.75 x 17.00 x 3.00	3.25	N/A
4.50	0.188	7.84	0.78	9.26	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.125	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.156	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.188	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A

Anchor Base Detail



LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION											POLE DIMENSIONS					
	70 MPH w/1.3 GUST		80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		110 MPH w/1.3 GUST							
NOMINAL MOUNTING HEIGHT	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	POLE HEIGHT	BASE OD (IN)	TOP OD (IN)	WALL THK (IN)	STRUTURE WEIGHT2 (LBS)	MODEL NUMBER
8'-0"	10.7	75	7.9	75	6.0	75	4.7	75	3.9	75	8'-0"	4.00	4.00	0.125	19	080040404S4
	14.9	75	11.2	75	8.6	75	6.9	75	5.7	75	8'-0"	4.50	4.50	0.125	21	080045454S4
	22.0	75	16.6	75	12.9	75	10.4	75	8.5	75	8'-0"	4.50	4.50	0.188	29	080045456S4
10'-0"	8.1	75	5.9	75	4.3	75	3.3	75	2.7	75	10'-0"	4.00	4.00	0.125	22	100040404S4
	11.5	100	8.4	100	6.4	100	5.1	100	4.1	100	10'-0"	4.50	4.50	0.125	25	100045454S4
	17.3	100	12.8	100	9.9	100	7.9	100	6.5	100	10'-0"	4.50	4.50	0.188	35	100045456S4
	15.4	100	11.5	100	8.9	100	7.1	100	5.8	100	10'-0"	5.00	5.00	0.125	27	100050504S4
12'-0"	6.2	75	4.3	75	3.0	75	2.2	75	1.7	75	12'-0"	4.00	4.00	0.125	26	120040404S4
	9.0	75	6.5	75	4.8	75	3.8	75	3.0	75	12'-0"	4.50	4.50	0.125	29	120045454S4
	13.9	75	10.2	75	7.7	75	6.2	75	5.0	75	12'-0"	4.50	4.50	0.188	41	120045456S4
	12.2	100	9.0	100	6.9	100	5.5	100	4.4	100	12'-0"	5.00	5.00	0.125	32	120050504S4
	15.5	100	11.5	100	8.9	100	7.1	100	5.8	100	12'-0"	5.00	5.00	0.156	38	120050505S4
	18.8	100	14.0	100	10.9	100	8.7	100	7.1	100	12'-0"	5.00	5.00	0.188	45	120050506S4
14'-0"	4.6	100	3.0	100	1.9	100	1.2	100	0.9	100	14'-0"	4.00	4.00	0.125	30	140040404S4
	6.9	100	4.7	100	3.4	100	2.6	100	2.0	100	14'-0"	4.50	4.50	0.125	33	140045454S4
	11.1	100	7.9	100	5.9	100	4.6	100	3.7	100	14'-0"	4.50	4.50	0.188	47	140045456S4
	9.7	100	6.9	100	5.3	100	4.1	100	3.3	100	14'-0"	5.00	5.00	0.125	36	140050504S4
	12.5	100	9.1	100	7.0	100	5.5	100	4.4	100	14'-0"	5.00	5.00	0.156	44	140050505S4
	15.3	100	11.2	100	8.7	100	6.9	100	5.6	100	14'-0"	5.00	5.00	0.125	52	140050506S4

1. EPA represents the Effective Projected Area of each luminaire. Designs are limited to top mount or side-mount luminaires. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate.

PRODUCT ORDERING CODES

CROSS SECTION	MODEL NUMBER	FIXTURE MOUNTING	COLOR		OPTIONS
R		--		_	
R = Round	080040404S4 080045454S4 080045456S4 100040404S4 100045454S4 100045456S4 100050504S4 120040404S4 120045454S4 120045456S4 120050504S4 120050505S4 120050506S4 140040404S4 140045454S4 140045456S4 140050504S4 140050505S4 140050506S4	**Drill Mounting** D1 = 1 Luminaire D2 = 2 @ 180° D3 = 3 @ 120° D4 = 4 @ 90° D5 = 2 @ 90° D6 = 3 @ 90° **Tenon Mounting** P2 = 2.38" OD x 4.00" P3 = 3.50" OD x 6.00" P4 = 4.00" OD x 6.00" P5 = 2.88" OD x 4.00" P7 = 2.38" OD x 5.00" PQ = 2.38" OD x 12.00" PD = 3.00" OD x 3.00" -- = Plain Top P9 = Other Tenon (Contact Factory)	**Polyester Powder** DWH = White DSS = Sandstone BR = Burgundy HG = Hunter Green DNA = Natural Aluminum DCG = Charcoal Gray DMB = Medium Bronze SBN = Sanded Brown DNB = New Dark Bronze DDB = Dark Bronze SBK = Sanded Black DBL = Black DSB = Steel Blue DTG = Dark Green DBR = Red SC = Special Color (Contact Factory)	**Anodized** 204 = Clear Natural 311 = Light Bronze* 312 = Medium Bronze* 313 = Dark Bronze* 335 = Black* *Duranodic Anodize **Brushed** SBF = Satin Brushed	See Accessories at valmontstructures.com (Please Specify with Code)

SPC7074 08/12 valmontstructures.com carries the most current spec information and supersedes these guidelines.

VALMONT INDUSTRIES, INC. 28800 IDA STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

Type: DD1
Project: Bavaria

American Revolution Full Cutoff LED
Series 247CL

PRODUCT OVERVIEW

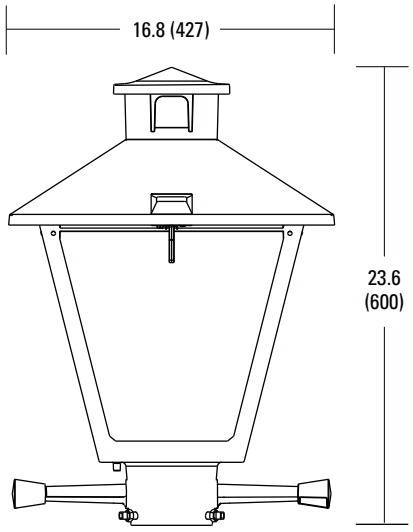
Features:

- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbant models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

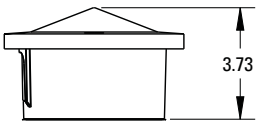
Applications:

Streetscapes
Walkways
Pathways
Parks

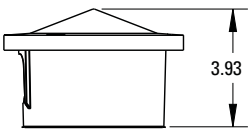
DIMENSIONS



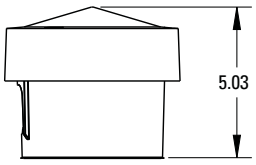
Effective Projected Area (EPA)
The EPA for the American Revolution Series 247CL is 1.0 sq. ft.
P5 or P7 option total height is 24.9 (633).
Approx. Wt. = 36 lbs.



Cupola height
P3 without ROAM
Shown in line diagram



Cupola height
P5/P7 without ROAM



Cupola height
P5/P7 with ROAM

All dimensions are inches (millimeters) unless otherwise noted.

American Revolution Full Cutoff LED

Series 247CL

ORDERING INFORMATION

Example: 247CL 20LEDE70 MVOLT 4K R3

Series

247CL	American Revolution Full Cutoff LED

Performance Package

20LEDE10	20 Chips, 1050 mA Driver, 73 input watts
20LEDE70	20 Chips, 700 mA Driver, 46 input watts
10LEDE10	10 Chips, 1050 mA Driver, 39 input watts
10LEDE70	10 Chips, 700 mA Driver, 26 input watts
10LEDE53	10 Chips, 525 mA Driver, 19 input watts
10LEDE35	10 Chips, 350 mA Driver, 14 input watts

Voltage

MVOLT	Multi-volt, 120-277V
347	347V
480	480V

Color Temperature (CCT)

3K	3000K
4K	4000K
5K	5000K

Distribution

R2	Type II
R3	Type III
R5	Type V

Options

Paint [1]

(blank)	Black (standard)
GY	Gray
DDB	Dark Bronze
WH	White
BZ	Bronze

Photocontrol

(blank)	3 pin NEMA Photocontrol Receptacle (standard)
NR [2]	No Photocontrol Receptacle
P5 [3]	5 pin NEMA Photocontrol Receptacle (dimmable driver included)
P7 [3]	7 pin NEMA Photocontrol Receptacle (dimmable driver included)
PCLL [4,5]	Solid State Long Life Photocontrol
PCSS [4,5,6]	Not CSA Listed Solid State Long Life Photocontrol (120-277V)

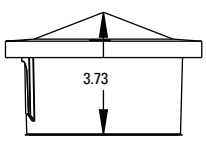
Miscellaneous

SS	Stainless steel hardware
NL	NEMA Label
XL	Not CSA Listed
TL	Tool-less Entry
LDR [7]	Ladder Rest
SH	Shorting Cap
SHX[6]	Not CSA Listed Shorting Cap
HSS	House Side Shield
CR	Enhanced Corrosion Resistant Finish
RCC [8]	ROAM Dimming Node Cupola Cover

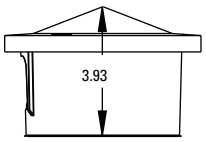
Accessories

RNC57 [3]	ROAM Dimming Node Cupola Cover

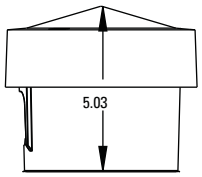
Cupola size based on type of control and receptacle



P3 Receptacle Selection
Non-ROAM Control
Blank



P5/P7 Receptacle Selection
Non-ROAM Control
P5 or
P7



P5/P7 Receptacle Selection
ROAM Control
RNC is required with:
P5 + RCC or
P7 + RCC

Notes:

1. Other colors available, please contact factory
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4. Standard failure mode="Fail On"
5. Photocontrols supplied with ANSI Standard Turn-On levels
6. XL option is required
7. Ships with unit, field installed
8. Required when using ROAM or other similar wireless monitoring control systems

American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com

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20LEDE70 5K	46	4,277	93	4,311	94	3,885	84
10LEDE10 3K	39	2,832	73	2,855	73	2,573	66
10LEDE10 4K	39	3,042	78	3,065	79	2,763	71
10LEDE10 5K	39	3,060	78	3,085	79	2,780	71
10LEDE70 3K	26	2,039	78	2,056	79	1,853	71
10LEDE70 4K	26	2,190	84	2,207	85	1,990	77
10LEDE70 5K	26	2,204	85	2,222	85	2,002	77
10LEDE53 3K	19	1,603	84	1,616	85	1,456	77
10LEDE53 4K	19	1,723	91	1,735	91	1,564	82
10LEDE53 5K	19	1,732	91	1,746	92	1,574	83
10LEDE35 3K	14	1,109	79	1,118	80	1,008	72
10LEDE35 4K	14	1,191	85	1,200	86	1,081	77
10LEDE35 5K	14	1,198	86	1,208	86	1,089	78

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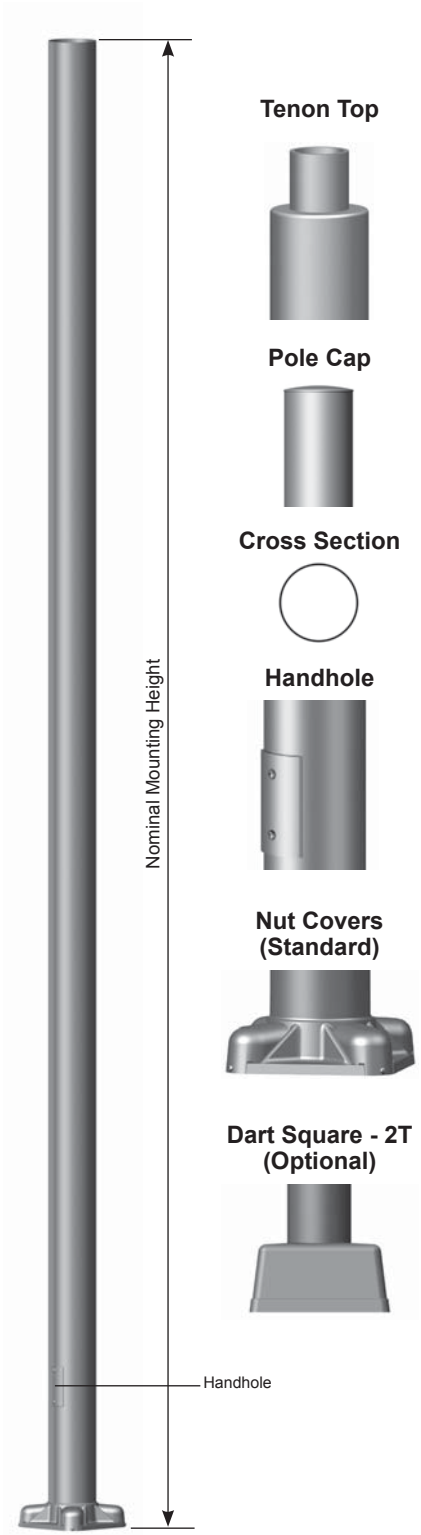
Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

valmont STRUCTURES

8' to 14' ROUND NON-TAPERED ALUMINUM
4-Bolt Anchor Base

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:



Tenon Top

Pole Cap

Cross Section

Handhole

Nut Covers (Standard)

Dart Square - 2T (Optional)

SPECIFICATIONS

Pole - The pole shaft is extruded from seamless alloy aluminum.

Pole Top - A pole top tenon is provided for top mount luminaire and/or bracket. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Handhole - A covered handhole with hardware and grounding provision are provided.

Base Cover - Optional Dart Square-2T cast and decorative base covers available as special order.

Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. Aluminum nut covers are included with anchor base unless otherwise specified.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an “L” bend on one end and are galvanized a minimum of 12” on the threaded end.

Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont’s Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

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8' to 14' ROUND NON-TAPERED ALUMINUM
4-Bolt Anchor Base

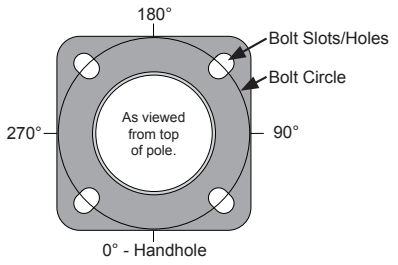
valmont STRUCTURES

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS		
BASE OD (IN)	WALL THK (GA)	BOLT CIRCLE DIA (IN)	BOLT CIRCLE ± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
4.00	0.125	7.50	0.75	8.91	0.630	0.75 x 17.00 x 3.00	3.25	N/A
4.50	0.125	7.84	0.78	9.26	0.630	0.75 x 17.00 x 3.00	3.25	N/A
4.50	0.188	7.84	0.78	9.26	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.125	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.156	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.188	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A

Anchor Base Detail



LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION											POLE DIMENSIONS					
	70 MPH w/1.3 GUST		80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		110 MPH w/1.3 GUST							
NOMINAL MOUNTING HEIGHT	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	POLE HEIGHT	BASE OD (IN)	TOP OD (IN)	WALL THK (IN)	STRUTURE WEIGHT2 (LBS)	MODEL NUMBER
8'-0"	10.7	75	7.9	75	6.0	75	4.7	75	3.9	75	8'-0"	4.00	4.00	0.125	19	080040404S4
	14.9	75	11.2	75	8.6	75	6.9	75	5.7	75	8'-0"	4.50	4.50	0.125	21	080045454S4
	22.0	75	16.6	75	12.9	75	10.4	75	8.5	75	8'-0"	4.50	4.50	0.188	29	080045456S4
10'-0"	8.1	75	5.9	75	4.3	75	3.3	75	2.7	75	10'-0"	4.00	4.00	0.125	22	100040404S4
	11.5	100	8.4	100	6.4	100	5.1	100	4.1	100	10'-0"	4.50	4.50	0.125	25	100045454S4
	17.3	100	12.8	100	9.9	100	7.9	100	6.5	100	10'-0"	4.50	4.50	0.188	35	100045456S4
	15.4	100	11.5	100	8.9	100	7.1	100	5.8	100	10'-0"	5.00	5.00	0.125	27	100050504S4
12'-0"	6.2	75	4.3	75	3.0	75	2.2	75	1.7	75	12'-0"	4.00	4.00	0.125	26	120040404S4
	9.0	75	6.5	75	4.8	75	3.8	75	3.0	75	12'-0"	4.50	4.50	0.125	29	120045454S4
	13.9	75	10.2	75	7.7	75	6.2	75	5.0	75	12'-0"	4.50	4.50	0.188	41	120045456S4
	12.2	100	9.0	100	6.9	100	5.5	100	4.4	100	12'-0"	5.00	5.00	0.125	32	120050504S4
	15.5	100	11.5	100	8.9	100	7.1	100	5.8	100	12'-0"	5.00	5.00	0.156	38	120050505S4
	18.8	100	14.0	100	10.9	100	8.7	100	7.1	100	12'-0"	5.00	5.00	0.188	45	120050506S4
14'-0"	4.6	100	3.0	100	1.9	100	1.2	100	0.9	100	14'-0"	4.00	4.00	0.125	30	140040404S4
	6.9	100	4.7	100	3.4	100	2.6	100	2.0	100	14'-0"	4.50	4.50	0.125	33	140045454S4
	11.1	100	7.9	100	5.9	100	4.6	100	3.7	100	14'-0"	4.50	4.50	0.188	47	140045456S4
	9.7	100	6.9	100	5.3	100	4.1	100	3.3	100	14'-0"	5.00	5.00	0.125	36	140050504S4
	12.5	100	9.1	100	7.0	100	5.5	100	4.4	100	14'-0"	5.00	5.00	0.156	44	140050505S4
	15.3	100	11.2	100	8.7	100	6.9	100	5.6	100	14'-0"	5.00	5.00	0.125	52	140050506S4

1. EPA represents the Effective Projected Area of each luminaire. Designs are limited to top mount or side-mount luminaires. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate.

PRODUCT ORDERING CODES

CROSS SECTION	MODEL NUMBER	FIXTURE MOUNTING	COLOR		OPTIONS
R		--		_	
R = Round	080040404S4 080045454S4 080045456S4 100040404S4 100045454S4 100045456S4 100050504S4 120040404S4 120045454S4 120045456S4 120050504S4 120050505S4 120050506S4 140040404S4 140045454S4 140045456S4 140050504S4 140050505S4 140050506S4	**Drill Mounting** D1 = 1 Luminaire D2 = 2 @ 180° D3 = 3 @ 120° D4 = 4 @ 90° D5 = 2 @ 90° D6 = 3 @ 90° **Tenon Mounting** P2 = 2.38" OD x 4.00" P3 = 3.50" OD x 6.00" P4 = 4.00" OD x 6.00" P5 = 2.88" OD x 4.00" P7 = 2.38" OD x 5.00" PQ = 2.38" OD x 12.00" PD = 3.00" OD x 3.00" -- = Plain Top P9 = Other Tenon (Contact Factory)	**Polyester Powder** DWH = White DSS = Sandstone BR = Burgundy HG = Hunter Green DNA = Natural Aluminum DCG = Charcoal Gray DMB = Medium Bronze SBN = Sanded Brown DNB = New Dark Bronze DDB = Dark Bronze SBK = Sanded Black DBL = Black DSB = Steel Blue DTG = Dark Green DBR = Red SC = Special Color (Contact Factory)	**Anodized** 204 = Clear Natural 311 = Light Bronze* 312 = Medium Bronze* 313 = Dark Bronze* 335 = Black* *Duranodic Anodize **Brushed** SBF = Satin Brushed	See Accessories at valmontstructures.com (Please Specify with Code)

SPC7074 08/12 valmontstructures.com carries the most current spec information and supersedes these guidelines.

VALMONT INDUSTRIES, INC. 28800 IDA STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

Type: DD2
Project: Bavaria

American Revolution Full Cutoff LED
Series 247CL

PRODUCT OVERVIEW

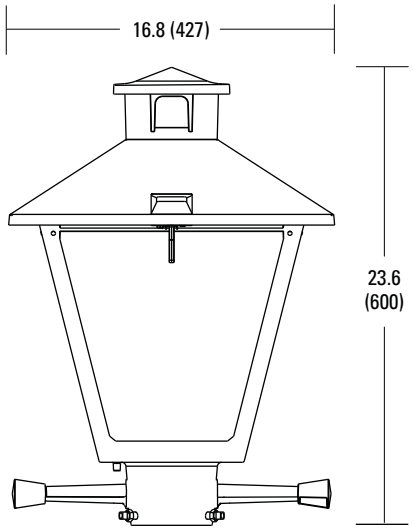
Features:

- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbant models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

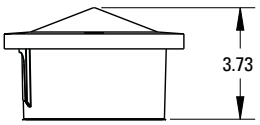
Applications:

Streetscapes
Walkways
Pathways
Parks

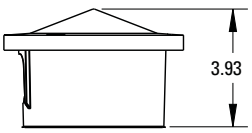
DIMENSIONS



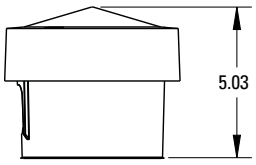
Effective Projected Area (EPA)
The EPA for the American Revolution Series 247CL is 1.0 sq. ft.
P5 or P7 option total height is 24.9 (633).
Approx. Wt. = 36 lbs.



Cupola height
P3 without ROAM
Shown in line diagram



Cupola height
P5/P7 without ROAM



Cupola height
P5/P7 with ROAM

All dimensions are inches (millimeters) unless otherwise noted.

American Revolution Full Cutoff LED
Series 247CL

ORDERING INFORMATION

Example: 247CL 20LEDE70 MVOLT 4K R3

Series

247CL	American Revolution Full Cutoff LED

Performance Package

20LEDE10	20 Chips, 1050 mA Driver, 73 input watts
20LEDE70	20 Chips, 700 mA Driver, 46 input watts
10LEDE10	10 Chips, 1050 mA Driver, 39 input watts
10LEDE70	10 Chips, 700 mA Driver, 26 input watts
10LEDE53	10 Chips, 525 mA Driver, 19 input watts
10LEDE35	10 Chips, 350 mA Driver, 14 input watts

Voltage

MVOLT	Multi-volt, 120-277V
347	347V
480	480V

Color Temperature (CCT)

3K	3000K
4K	4000K
5K	5000K

Distribution

R2	Type II
R3	Type III
R5	Type V

Options

Paint [1]

(blank)	Black (standard)
GY	Gray
DDB	Dark Bronze
WH	White
BZ	Bronze

Photocontrol

(blank)	3 pin NEMA Photocontrol Receptacle (standard)
NR [2]	No Photocontrol Receptacle
P5 [3]	5 pin NEMA Photocontrol Receptacle (dimmable driver included)
P7 [3]	7 pin NEMA Photocontrol Receptacle (dimmable driver included)
PCLL [4,5]	Solid State Long Life Photocontrol
PCSS [4,5,6]	Not CSA Listed Solid State Long Life Photocontrol (120-277V)

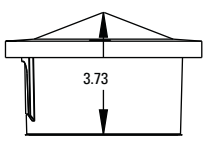
Miscellaneous

SS	Stainless steel hardware
NL	NEMA Label
XL	Not CSA Listed
TL	Tool-less Entry
LDR [7]	Ladder Rest
SH	Shorting Cap
SHX [6]	Not CSA Listed Shorting Cap
HSS	House Side Shield
CR	Enhanced Corrosion Resistant Finish
RCC [8]	ROAM Dimming Node Cupola Cover

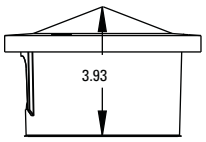
Accessories

RNC57 [3]	ROAM Dimming Node Cupola Cover

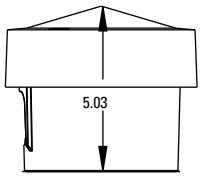
Cupola size based on type of control and receptacle



P3 Receptacle Selection
Non-ROAM Control
Blank



P5/P7 Receptacle Selection
Non-ROAM Control
P5 or
P7



P5/P7 Receptacle Selection
ROAM Control
RNC is required with:
P5 + RCC or
P7 + RCC

Notes:

1. Other colors available, please contact factory
2. PC and SH not available with NR option
3. Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
4. Standard failure mode="Fail On"
5. Photocontrols supplied with ANSI Standard Turn-On levels
6. XL option is required
7. Ships with unit, field installed
8. Required when using ROAM or other similar wireless monitoring control systems

American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

OPERATING CHARACTERISTICS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

		TOTAL LUMENS					
LED Quantity, mA, CCT	Input Watts	R2	LPW	R3	LPW	R5	LPW
20LEDE10 3K	73	6,275	86	6,352	87	6,800	93
20LEDE10 4K	73	6,739	92	6,821	93	7,303	100
20LEDE10 5K	73	6,781	93	6,864	94	7,348	101
20LEDE70 3K	46	4,687	102	4,744	103	5,080	110
20LEDE70 4K	46	5,033	109	5,094	111	5,454	119
20LEDE70 5K	46	5,065	110	5,127	111	5,489	119
10LEDE10 3K	39	3,354	86	3,395	87	3,635	93
10LEDE10 4K	39	3,602	92	3,646	93	3,902	100
10LEDE10 5K	39	3,623	93	3,668	94	3,927	101
10LEDE70 3K	26	2,415	93	2,445	94	2,617	101
10LEDE70 4K	26	2,594	100	2,625	101	2,810	108
10LEDE70 5K	26	2,609	100	2,641	102	2,829	109
10LEDE53 3K	19	1,899	100	1,922	101	2,058	108
10LEDE53 4K	19	2,039	107	2,064	109	2,210	116
10LEDE53 5K	19	2,051	108	2,077	109	2,224	117
10LEDE35 3K	14	1,313	94	1,330	95	1,424	102
10LEDE35 4K	14	1,411	101	1,428	102	1,528	109
10LEDE35 5K	14	1,418	101	1,436	103	1,537	110

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

		TOTAL LUMENS w/HSS (HOUSE SIDE SHIELD)					
LED Quantity, mA, CCT	Input Watts	R2	LPW	R3	LPW	R5	LPW
20LEDE10 3K	73	5,300	73	5,341	73	4,814	66
20LEDE10 4K	73	5,690	78	5,736	79	5,169	71
20LEDE10 5K	73	5,725	78	5,772	79	5,202	71
20LEDE70 3K	46	3,957	86	3,989	87	3,595	78
20LEDE70 4K	46	4,250	92	4,284	93	3,862	84
20LEDE70 5K	46	4,277	93	4,311	94	3,885	84
10LEDE10 3K	39	2,832	73	2,855	73	2,573	66
10LEDE10 4K	39	3,042	78	3,065	79	2,763	71
10LEDE10 5K	39	3,060	78	3,085	79	2,780	71
10LEDE70 3K	26	2,039	78	2,056	79	1,853	71
10LEDE70 4K	26	2,190	84	2,207	85	1,990	77
10LEDE70 5K	26	2,204	85	2,222	85	2,002	77
10LEDE53 3K	19	1,603	84	1,616	85	1,456	77
10LEDE53 4K	19	1,723	91	1,735	91	1,564	82
10LEDE53 5K	19	1,732	91	1,746	92	1,574	83
10LEDE35 3K	14	1,109	79	1,118	80	1,008	72
10LEDE35 4K	14	1,191	85	1,200	86	1,081	77
10LEDE35 5K	14	1,198	86	1,208	86	1,089	78

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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
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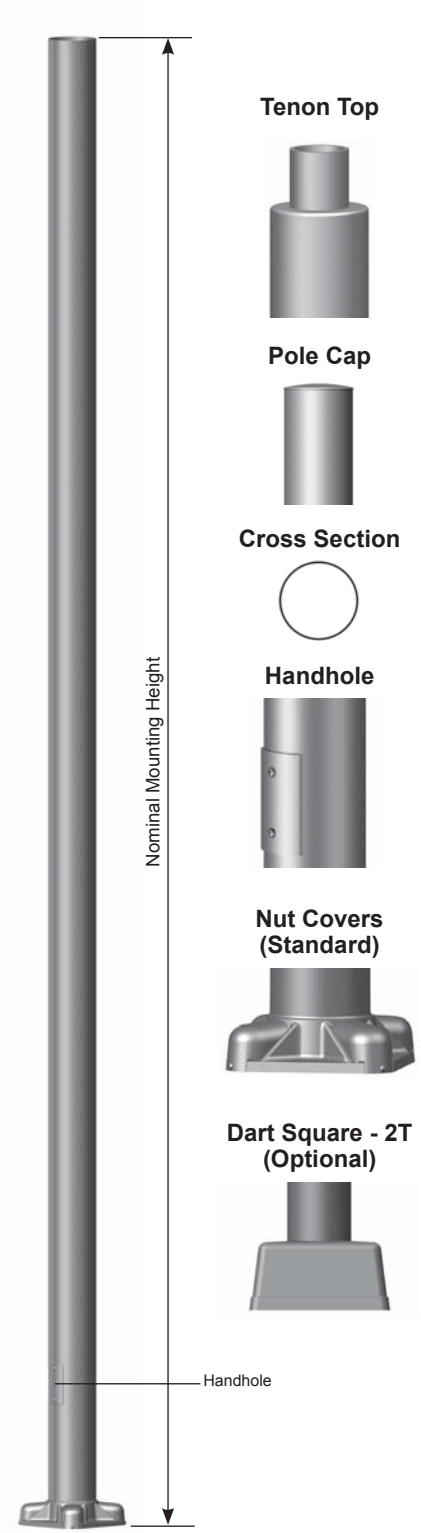
valmont STRUCTURES

8' to 14' ROUND NON-TAPERED ALUMINUM
4-Bolt Anchor Base

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:



Tenon Top

Pole Cap

Cross Section

Handhole

Nut Covers (Standard)

Dart Square - 2T (Optional)

SPECIFICATIONS

Pole - The pole shaft is extruded from seamless alloy aluminum.

Pole Top - A pole top tenon is provided for top mount luminaire and/or bracket. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Handhole - A covered handhole with hardware and grounding provision are provided.

Base Cover - Optional Dart Square-2T cast and decorative base covers available as special order.

Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T6 temper. Aluminum nut covers are included with anchor base unless otherwise specified.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an “L” bend on one end and are galvanized a minimum of 12” on the threaded end.

Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont’s Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

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8' to 14' ROUND NON-TAPERED ALUMINUM
4-Bolt Anchor Base

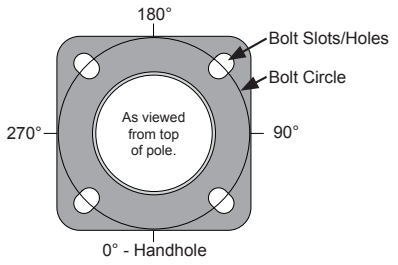
valmont STRUCTURES

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: Quote:	Customer Approval: Date:

ANCHORAGE DATA

POLE		BASE PLATE				ANCHOR BOLTS		
BASE OD (IN)	WALL THK (GA)	BOLT CIRCLE DIA (IN)	BOLT CIRCLE ± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
4.00	0.125	7.50	0.75	8.91	0.630	0.75 x 17.00 x 3.00	3.25	N/A
4.50	0.125	7.84	0.78	9.26	0.630	0.75 x 17.00 x 3.00	3.25	N/A
4.50	0.188	7.84	0.78	9.26	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.125	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.156	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A
5.00	0.188	8.63	0.88	9.61	0.630	0.75 x 17.00 x 3.00	3.25	N/A

Anchor Base Detail



LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION											POLE DIMENSIONS					
	70 MPH w/1.3 GUST		80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		110 MPH w/1.3 GUST							
NOMINAL MOUNTING HEIGHT	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	MAX EPA1 (SQ FT)	MAX WEIGHT (LBS)	POLE HEIGHT	BASE OD (IN)	TOP OD (IN)	WALL THK (IN)	STRUTURE WEIGHT2 (LBS)	MODEL NUMBER
8'-0"	10.7	75	7.9	75	6.0	75	4.7	75	3.9	75	8'-0"	4.00	4.00	0.125	19	080040404S4
	14.9	75	11.2	75	8.6	75	6.9	75	5.7	75	8'-0"	4.50	4.50	0.125	21	080045454S4
	22.0	75	16.6	75	12.9	75	10.4	75	8.5	75	8'-0"	4.50	4.50	0.188	29	080045456S4
10'-0"	8.1	75	5.9	75	4.3	75	3.3	75	2.7	75	10'-0"	4.00	4.00	0.125	22	100040404S4
	11.5	100	8.4	100	6.4	100	5.1	100	4.1	100	10'-0"	4.50	4.50	0.125	25	100045454S4
	17.3	100	12.8	100	9.9	100	7.9	100	6.5	100	10'-0"	4.50	4.50	0.188	35	100045456S4
	15.4	100	11.5	100	8.9	100	7.1	100	5.8	100	10'-0"	5.00	5.00	0.125	27	100050504S4
12'-0"	6.2	75	4.3	75	3.0	75	2.2	75	1.7	75	12'-0"	4.00	4.00	0.125	26	120040404S4
	9.0	75	6.5	75	4.8	75	3.8	75	3.0	75	12'-0"	4.50	4.50	0.125	29	120045454S4
	13.9	75	10.2	75	7.7	75	6.2	75	5.0	75	12'-0"	4.50	4.50	0.188	41	120045456S4
	12.2	100	9.0	100	6.9	100	5.5	100	4.4	100	12'-0"	5.00	5.00	0.125	32	120050504S4
	15.5	100	11.5	100	8.9	100	7.1	100	5.8	100	12'-0"	5.00	5.00	0.156	38	120050505S4
	18.8	100	14.0	100	10.9	100	8.7	100	7.1	100	12'-0"	5.00	5.00	0.188	45	120050506S4
14'-0"	4.6	100	3.0	100	1.9	100	1.2	100	0.9	100	14'-0"	4.00	4.00	0.125	30	140040404S4
	6.9	100	4.7	100	3.4	100	2.6	100	2.0	100	14'-0"	4.50	4.50	0.125	33	140045454S4
	11.1	100	7.9	100	5.9	100	4.6	100	3.7	100	14'-0"	4.50	4.50	0.188	47	140045456S4
	9.7	100	6.9	100	5.3	100	4.1	100	3.3	100	14'-0"	5.00	5.00	0.125	36	140050504S4
	12.5	100	9.1	100	7.0	100	5.5	100	4.4	100	14'-0"	5.00	5.00	0.156	44	140050505S4
	15.3	100	11.2	100	8.7	100	6.9	100	5.6	100	14'-0"	5.00	5.00	0.125	52	140050506S4

1. EPA represents the Effective Projected Area of each luminaire. Designs are limited to top mount or side-mount luminaires. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate.

PRODUCT ORDERING CODES

CROSS SECTION	MODEL NUMBER	FIXTURE MOUNTING	COLOR		OPTIONS
R		--		_	
R = Round	080040404S4 080045454S4 080045456S4 100040404S4 100045454S4 100045456S4 100050504S4 120040404S4 120045454S4 120045456S4 120050504S4 120050505S4 120050506S4 140040404S4 140045454S4 140045456S4 140050504S4 140050505S4 140050506S4	**Drill Mounting** D1 = 1 Luminaire D2 = 2 @ 180° D3 = 3 @ 120° D4 = 4 @ 90° D5 = 2 @ 90° D6 = 3 @ 90° **Tenon Mounting** P2 = 2.38" OD x 4.00" P3 = 3.50" OD x 6.00" P4 = 4.00" OD x 6.00" P5 = 2.88" OD x 4.00" P7 = 2.38" OD x 5.00" PQ = 2.38" OD x 12.00" PD = 3.00" OD x 3.00" -- = Plain Top P9 = Other Tenon (Contact Factory)	**Polyester Powder** DWH = White DSS = Sandstone BR = Burgundy HG = Hunter Green DNA = Natural Aluminum DCG = Charcoal Gray DMB = Medium Bronze SBN = Sanded Brown DNB = New Dark Bronze DDB = Dark Bronze SBK = Sanded Black DBL = Black DSB = Steel Blue DTG = Dark Green DBR = Red SC = Special Color (Contact Factory)	**Anodized** 204 = Clear Natural 311 = Light Bronze* 312 = Medium Bronze* 313 = Dark Bronze* 335 = Black* *Duranodic Anodize **Brushed** SBF = Satin Brushed	See Accessories at valmontstructures.com (Please Specify with Code)

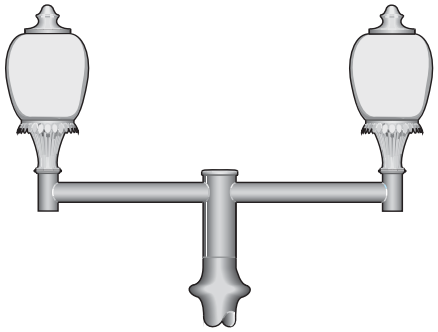
SPC7074 08/12 valmontstructures.com carries the most current spec information and supersedes these guidelines.

VALMONT INDUSTRIES, INC. 28800 IDA STREET, PO BOX 358 - VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

LIGHT BRACKETS
HERITAGE SERIES DECORATIVE POLES

valmont STRUCTURES ALUMINUM

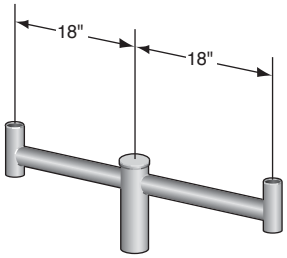
- 2-7/8" O.D. bracket and pole tenons - additional sizes available.



SPECIFICATIONS

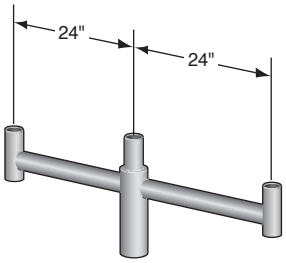
HERITAGE series light brackets are constructed out of seamless aluminum tubing. These products include: factory installed rubber grommets for wireways, press-on end caps and hub/set screw shaft mounting connection for easy orientation adjustment in the field.

2 - TENON 180° VERTICAL MOUNT



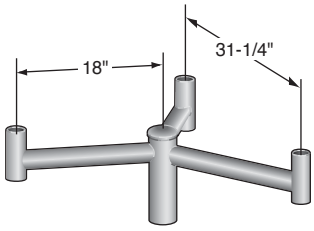
Model Number: 2VTH180
EPA of Bracket: 1.15
Typical Wt. Load Per Tenon: 50 Lbs.
Max. EPA Load Per Tenon: 6.0

3 - TENON 180° VERTICAL MOUNT



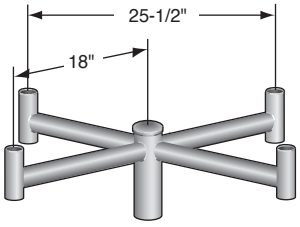
Model Number: 3VTH180
EPA of Bracket: 1.64
Typical Wt. Load Per Tenon: 50 Lbs.
Max. EPA Load Per Tenon: 6.0

3 - TENON 120° VERTICAL MOUNT



Model Number: 3VTH120
EPA of Bracket: 1.34
Typical Wt. Load Per Tenon: 50 Lbs.
Max. EPA Load Per Tenon: 6.0

4 - TENON 90° VERTICAL MOUNT



Model Number: 4VTH90
EPA of Bracket: 1.89
Typical Wt. Load Per Tenon: 50 Lbs.
Max. EPA Load Per Tenon: 6.0

Tenon loading has been calculated for weights based on a 100 M.P.H constant wind with a 1.3 gust factor. When loading requirements exceed these limits contact your Valmont representative or Valmont Industries. Variations from sizes listed above are available upon inquiry at the factory.

CATALOG LOGIC

NUMBER OF ARMS	TYPE OF ARMS	TYPE OF SERIES	ORIENTATION OF ARMS	FINISHES	OPTIONS
___	V T	H	___ ___ ___	___ ___ ___	___

NUMBER OF ARMS
2 = Double
3 = Triple
4 = Quad

TYPE OF ARMS
VT = Vertical Tenon

TYPE OF SERIES
H = Heritage

ORIENTATION OF ARMS
90 = 4 @ 90°
120 = 3 @ 120°
180 = 2 @ 180° or 3 @ 180°

STANDARD FINISHES

POLYESTER POWDER

DBL = Black
DBR = Bright Red
DCG = Charcoal Gray
DDB = Dark Bronze
DMB = Med Bronze
DNA = Natural Alum
DSB = Steel Blue
DSS = Sandstone
DTG = Dark Green
DWH = White

OPTIONS
Different Size Slipfitters
Consult Factory

SPC7082 05/05 - This spec supercedes all previous publications.

Valmont Industries, Inc. ~ 20805 Eaton Avenue ~ Farmington, Minnesota 55024-0228 (800)899-7577 ~ www.valmont.com

D-Series
LED Bollard

d"series

Catalog Number: DSXB LED 16C 700 30K SYM MVOLT DDBXD

Notes:

Type: FF

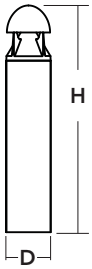
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 8" Round *(20.3 cm)*

Height: 42" *(106.7 cm)*

Weight (max): 27 lbs *(12.25 kg)*



Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(required)*
DSXB LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dim-ming driver (no controls) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

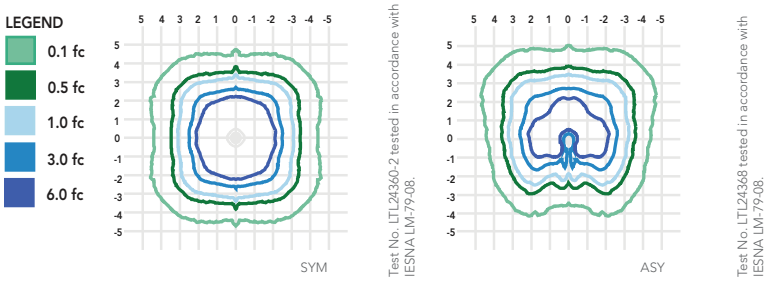
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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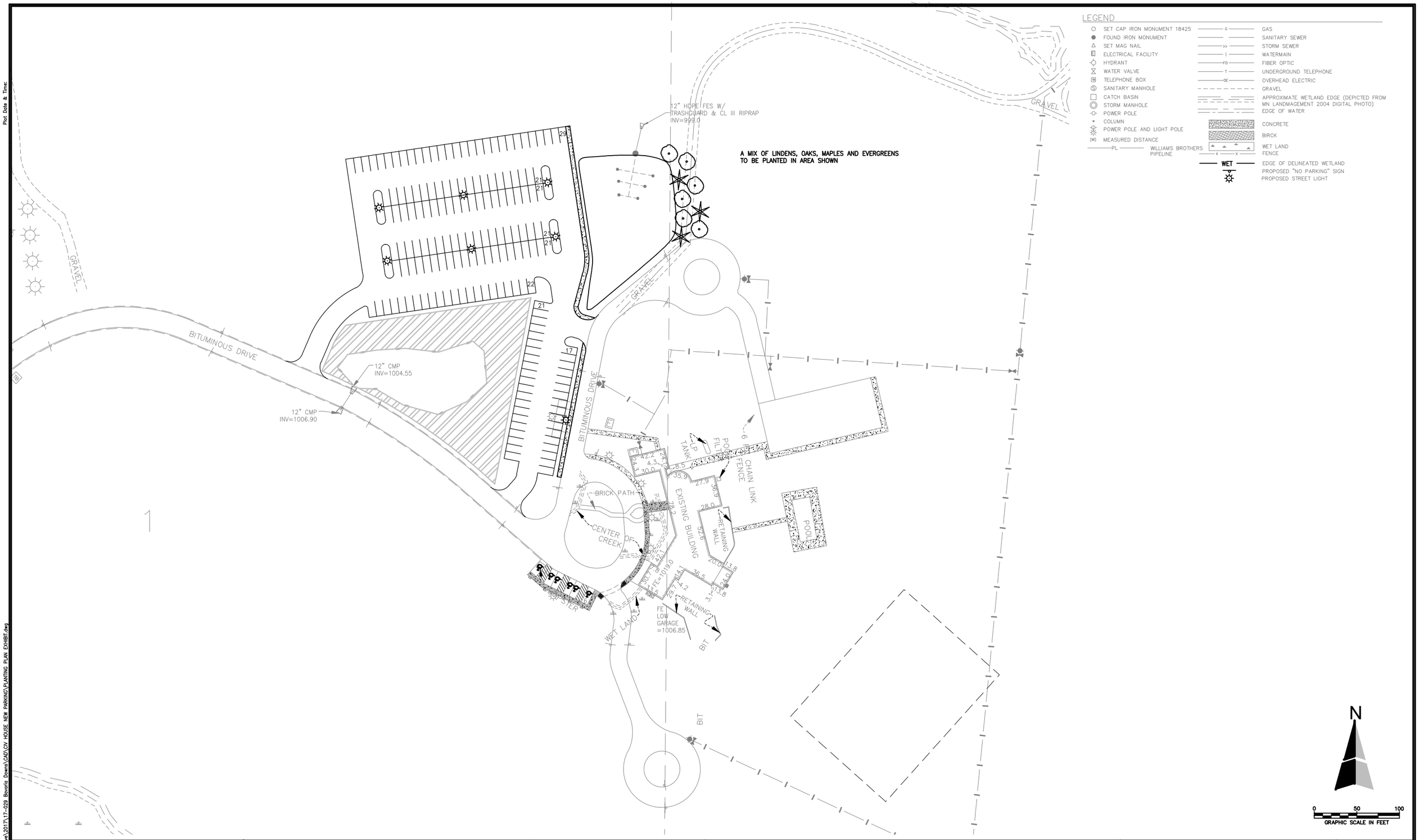
Plot Date & Time:



NO.	DATE	DESCRIPTION
		REVISIONS

CAMPION ENGINEERING SERVICES, INC.

● Civil Engineering ● Land Planning

1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been 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.

Martin P. Campion -Lic. # 19901 Date: 05/29/2019

BAVARIA DOWNS-HOUSE VENUE PARKING
A'BULAE
CHASKA, MN

PLANTING PLAN

PROJECT NO: 17-029

SHEET NO. 1 OF 1 SHEETS

DATE: 05/29/2019

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2019

Subject: **Shepherd of the Hill Twin Homes – Concept Plan**

Applicant: Habitat for Humanity

Location: East of Highway 41, south of Engler Boulevard and west of Crest Drive

Case No.: 2019-14

Synopsis: Applicant seeks to obtain approval of 4 twin homes (8 total dwelling units) on approximately 2 acres of land on the Shepherd of the Hill Church property

Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Resolution Approving the Request

BACKGROUND

Habitat for Humanity is a national non-profit organization that works in local communities with a mission to provide everyone a decent place to live. Habitat works toward their vision by building strength, stability and self-reliance in partnership with families in need of decent and affordable housing. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage. This organization has built homes in Chaska before, specifically in the Clover Ridge development.

The Shepherd of the Hill Church sits on an approximately 6-acre parcel. The southeast two acres of this land is predominantly un-used and is maintained/mowed by the Church. The Church has expressed interest in selling off this portion of their land so that they would not have to maintain it further.

PROJECT GOALS

The developer has identified the following goals below in creating this new neighborhood:

- Provide high-quality housing that is affordable for a wide range of families who currently live or work in Chaska or adjacent communities
- Maximize the use of the available property allowed within the zoning district without the need for variances or rezoning
- Provide a type of life-cycle housing that meets the needs of limited mobility residents and visitors
- Have the project fit in seamlessly into the existing fabric of the neighborhood, influenced by the characters of the site and previously stated goals.

Land Use
The land is currently zoned Low Density Residential (R1); duplexes are allowed by Conditional Use Permit (CUP). A conditional use permit (CUP) will be required to be obtained for the duplex/twin home use. We are not planning a rezoning as a part of this request as it is the applicant's intention/goal to meet the minimum requirements for twin homes within this zoning district.

CURRENT PROPOSAL
The 4 twin home proposal on approximately 2-acres is proposed on land that will be sold off by Shepherd of the Hill Church. The area is located on the southeast portion of the Church's site. This new addition will provide 4 twin homes, totaling 8 dwelling units that will be owner-occupied, being accessed off a cul de sac coming from Crest Drive.

Adjacent properties
The site is bound on the north by Engler Boulevard and Shepherd of the Hill Church, to the west by Shepherd of the Hill Church and Highway 41, the south by single-family residential, and the east by Crest Drive and single-family residential.

Existing Conditions
The approximately 2-acre site is currently excess open land on the Church property. The property slopes from a highpoint on the northeast side to a low point on the southeast side toward the single-family residential. There are no trees within the area being developed.

Layout
The development will be accessed via a public street from Crest Drive to the east and terminate into a cul de sac. All 8 dwelling units will be accessed from this cul de sac. Each unit will have their own driveways.

The lot sizes appear to meet minimum requirements for duplexes. The lots are averaging at 0.38 acres in size (0.19 acres per dwelling unit) with 120 feet in width and 105 feet in depth.

Park space is not proposed for this development, nor does the Comprehensive Plan call out an area for parkland in this vicinity. Parkland dedication fees will be required for this development.

Transportation/ROW
The Concept Plan proposes to provide for a public street that will be accessed off Crest Drive. This street will terminate into a cul de sac to access the 8 dwelling units.

The current concept plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments, however, this should be shown on the plans during the preliminary submittal.

It should be noted that the project area will only encompass the southeast corner of Shepherd of the Hill's property. Carver County has expressed a future plan of potentially eliminating the Church's north access onto Engler Boulevard due to future improvements planned. An easterly access from Crest Drive into the Church's parking lot can still be achieved if necessary. This access opportunity should be maintained moving forward in the event that the County requires removal of the Engler Boulevard access.

Utilities
Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood.

Stormwater
Stormwater ponding is conceptually shown on the north and south sides of the access into the site from Crest Drive, but outside of the right-of-way. Storm water ponding is conceptually shown but further evaluation is needed in the preliminary process. Stormwater ponding will have to meet all Carver County WMO and City standards. Staff is encouraging that if the plan moves forward that the applicant evaluate the opportunities to reduce the amount of storm water runoff to the neighboring properties.

Setbacks
The setbacks will be consistent with the R1 standards. Namely, the front yard setback shall be no less than 30 feet. The rear yard setback shall be 30 feet. The side yard setback shall be 10 feet for the house, 7 feet for the garage. Corner lots shall have a side yard setback of 15 feet.

Architecture
Habitat for Humanity will be the builder for these twin homes. The proposed housing type is front-loaded garage, two-level and single-level twin homes. The houses on the north side of the cul de sac will be slab on grade, with two-story front facades (~ 2,100 finished square footage per dwelling unit, not including garage). The houses on the south side of the cul de sac are look-out ranches with one-story front facades (~ 2,000 finished square footage per unit, not including garage). The at-grade floor plans are the same as the non-at-grade floor plans. Both types of housing provide a visitable first floor (zero-step entry, bath on at-grade-floor, 2'8" wide doorways), while dealing with the slope of the site from northwest to southeast.

The homes will be constructed of LP Smartside, utilize Andersen windows, and provide energy star appliances within. These units are estimated to be valued at $275,000.

The homes across the street are traditional detached single-family homes. Having the twin homes accessed off their own cul de sac will provide a natural separation from the traditional detached single-family homes. This layout, or intermixing of units, is not unlike what is present in southeast Chaska off of Ravoux Road and Ravoux Circle. Because of this, staff does not see a significant concern with the product in this context.

Landscaping
Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy.

Development Costs (Infrastructure Improvements)
Some development area fees are the following:

- Storm Sewer
- Parks
- Trails

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

Neighborhood Meeting February 26, 2019
The applicant conducted a neighborhood meeting for their concept plan on February 26, 2019. In sum, there was one concern raised on drainage, but overall the developer indicated that the concept plan was well received.

The applicant will have an opportunity to address this concern in their preliminary submittal.

PLANNING COMMISSION ACTION TAKEN 06/12/19:
Motion to recommend to City Council approval of the Shepherd of the Hill Twin Home Concept Plan, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Twin Home Development Proposal (pgs 1-34), prepared by Habitat for Humanity
    b. Project Location & Sheet Index (G-01), prepared by BARR Engineering Co., dated April 4, 2019
    c. Existing Conditions and Survey (C-01), prepared by BARR Engineering Co., dated April 4, 2019
    d. Site Plan (C-03), prepared by BARR Engineering Co., dated April 4, 2019
    e. Grading Plan (C-04), prepared by BARR Engineering Co., dated April 4, 2019
    f. One-Story House Rendering & Floor Plan, prepared by Habitat for Humanity
    g. Two-Story House Rendering & Floor Plan, prepared by Habitat for Humanity
2. Provision of a 60 feet Right of Way width for all local streets.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision that an easterly parking lot access is available on Crest Drive for the Church site.
5. Adherence to the following building setbacks:
    a. Front: 30 feet
    b. Rear: 30 feet
    c. Side: 10 feet house/ 7 feet garage
    d. Side (corner): 15 feet
6. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
7. Provision of a storm water management plan meeting City and Carver County WMO standards.
8. Conditional Use Permit is obtained for the duplex use.
9. Traffic Study is completed for Preliminary Submittal.

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution No. 2019-86 approving the Concept Plan for Shepherd of the Hill Twin Home Development (PC#2019-14).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE JUNE 17, 2019 RESOLUTION NO. 2019-86

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Shepherd of the Hill Twin Home Development/Habitat for Humanity/P.C. No. 2019-14

WHEREAS, the 4 twin home proposal on approximately 2-acres is proposed on land that will be sold off by Shepherd of the Hill Church; and

WHEREAS, the area is located on the southeast portion of the Church's site; and

WHEREAS, this new addition will provide 4 twin homes, totaling 8 dwelling units that will be owner-occupied, being accessed off a cul de sac coming from Crest Drive; and

WHEREAS, the setbacks will be consistent with the R1 standards and; and

WHEREAS, parkland dedication fees will be required for this development; and

WHEREAS, storm water ponding is conceptually shown but further evaluation is needed in the preliminary process; and

WHEREAS, staff is encouraging that if the plan moves forward that the applicant evaluate the opportunities to reduce the amount of storm water runoff to the neighboring properties; and

WHEREAS, on June 12, 2019 the Planning Commission recommended approval to the City Council of the Concept Plan for Shepherd of the Hill Twin Home Development (PC#2019-14); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Shepherd of the Hill Twin Home Development (PC#2019-14), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Twin Home Development Proposal (pgs 1-34), prepared by Habitat for Humanity
    b. Project Location & Sheet Index (G-01), prepared by BARR Engineering Co., dated April 4, 2019
    c. Existing Conditions and Survey (C-01), prepared by BARR Engineering Co., dated April 4, 2019
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8. Conditional Use Permit is obtained for the duplex use.
9. Traffic Study is completed for Preliminary Submittal.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2019.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA

Shepherd of the Hill Church

Date: 6/6/2019

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N

Twin Cities Habitat for Humanity®

Shepherd of the Hill Presbyterian Church

Twin Home Development Proposal

Habitat houses in Chaska

Project Goals

- The goal of the project is to fulfill the missions of Shepherd of the Hill Church, Twin Cities Habitat for Humanity and the Carver County Land Trust to provide high-quality housing that is affordable for a wide range of families who currently live or work in Chaska or adjacent communities. We aim to achieve this by maximizing the use of the available property as allowed within the zoning code without the need for variances or rezoning. The project will include 8 units of land-trusted, ownership housing that will provide high-quality, low-maintenance, appropriately sized and situated housing, including providing visitability for the units to create life-cycle housing that meets the needs of limited-mobility residents and visitors. We intend for this project to fit as seamlessly into the existing fabric of the neighborhood as possible, as influenced by the characteristics of the site and previously stated goals.

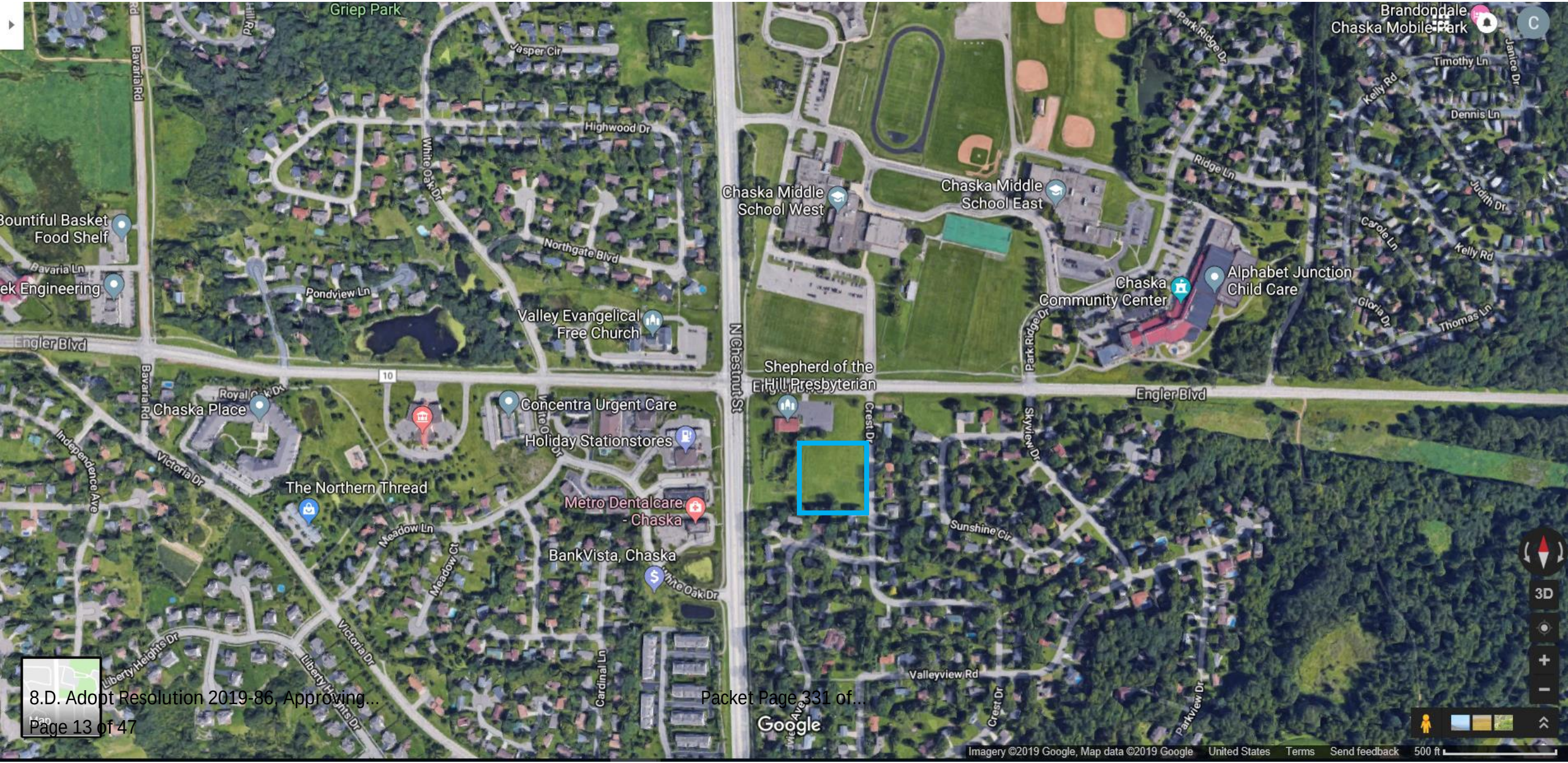
Project relation to Chaska's Mission

- The project supports Chaska's mission to create balanced residential development consistent with local demands that expands the tax base. It does so by bringing to the market ownership housing opportunities that are attainable for a broad cross section of the community while converting tax-exempt land into tax-paying land.
- The project will support Chaska's values by:
  - Enhancing quality of life through the provision of an under-represented housing type that will permit residents and workers who might otherwise not be able to achieve home-ownership in Chaska to do so.
  - Developing the site consistently with the Comprehensive Plan in balance with the community's infrastructure as well as meeting the requirements of the Zoning Code. The proposed layout and housing types make cost-effective use of the available land and integrate well with the adjacent neighborhood while acknowledging the demands of the sloped site.
  - Providing housing that is affordable to all residents of Chaska (Comp Plan Goal)

Local context

- The local area of the project includes a diverse array of uses and building types including institutional uses such as the church itself and the school/community center complex to the north, commercial uses to the west and north west, and a range of residential types further west, south, east and north east. These types include a large mobile home park, single family and multifamily dwellings.
- We use twinhome and duplex interchangeably, but mean a two family detached dwelling as contemplated by the zoning code, with separate ownership of units.
- Please see the attached house and site plans for more detail.

Site and Local Area



Zoning

- Like the area to the east and south, the church property is zoned R1 - Low Density Residence
- The proposed project will maintain the existing zoning.

Zoning

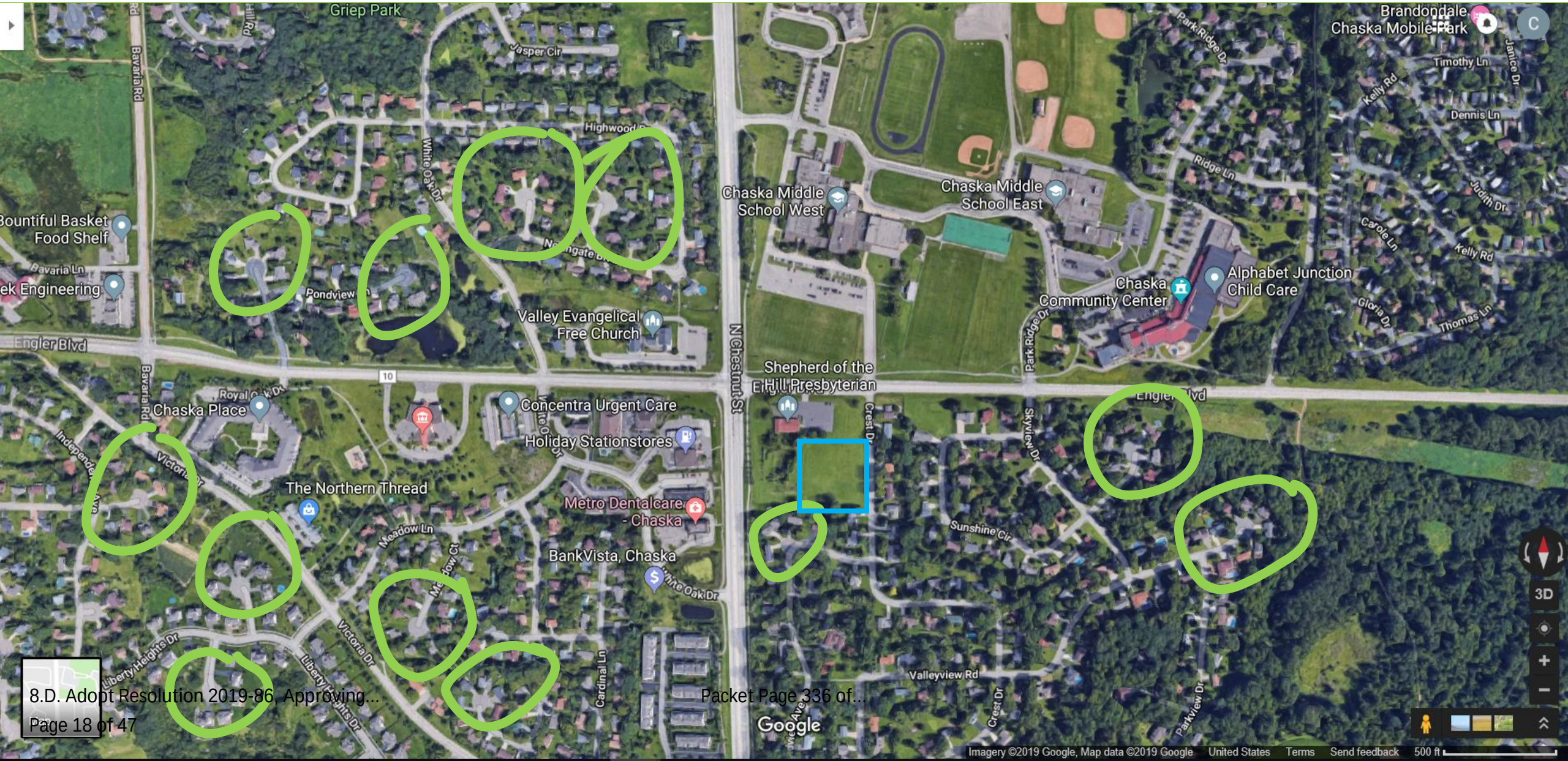
or place
R1
P1
PRD 33
O
R1A
PCD 14
PRD 10
P2
PRD 14
R2
PMD 03
PCD 12
PRD 04
PRD 49
PRD 51
PRD 05
Zoning Districts
O - Open Development
R - Rural
F - Flood
P1 - Public Open Space
P2 - Public Buildings
C2 - General Commerce
C3 - Downtown District
PCD - Planned Commercial Development
I - Industrial
I2 - Restricted Industrial
PID - Planned Industrial Development
PMD - Planned Multi-Use Development
PRD - Planned Residence Development
PRD-R-LS - Planned Residence-Rural-Lakeshore
R1 - Low Density Residence
R1A/B - Low Density Single Family Residence
R2/3 - Medium Density Residence
RR - Rural Residential

Zoning overlay

Proposed development pattern

- The proposed project includes a cul-de-sac in order to create the greatest reach into the site in order to maximize the use of the property.
- There are many local examples of cul-de-sac development both in the immediate neighborhood to the southeast and beyond

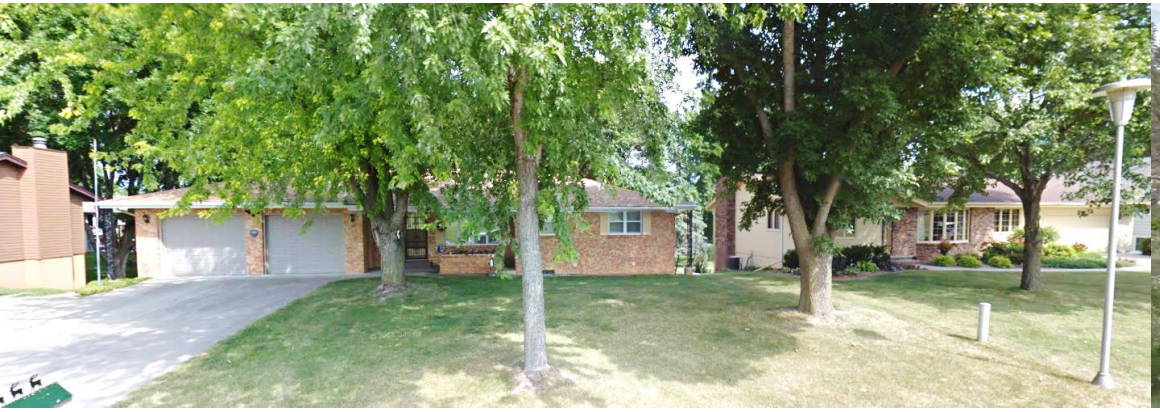
Local evidence of cul-de-sacs



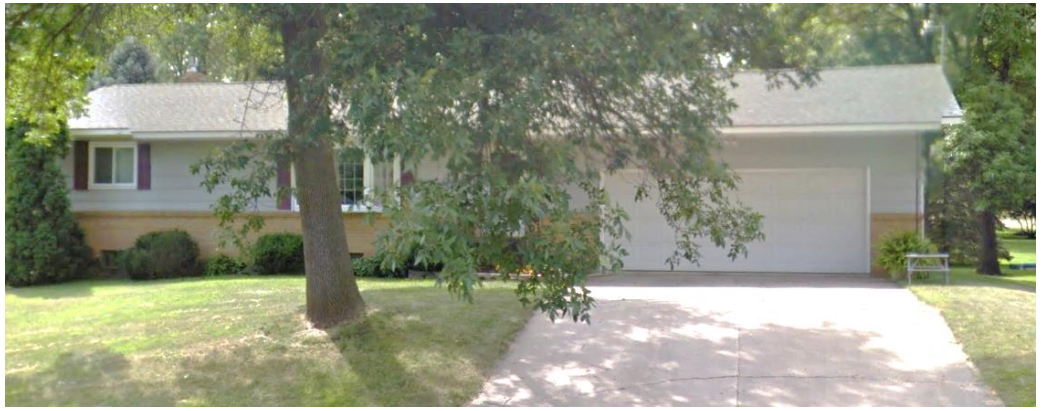
Proposed housing type

- The proposed housing type is front-loaded garage, two-level twinhomes. The houses on the north side of the cul-de-sac are slab on grade with two story front facades. The houses on the south side of the cul-de-sac are look-out ranches with one story front facades. The at-grade floor plans are the same, as are the non-at-grade floors. Both types of house provide a visitable first floor (zero-step entry, bath on at-grade floor, 2’8” doorways), while dealing with the slope of the site from northwest to south east.
- The adjacent neighborhood to the south and east contains a remarkable mix of housing types, including ranch, split-entry and two-story houses. Immediately adjacent to the site are ranches and split entries, all with front facing garages.
- Although not represented in the immediate neighborhood, within a mile of the site there are mobile homes, twinhomes, townhomes and multi-story condo/rental buildings, with the closest example being townhomes within 1000’.

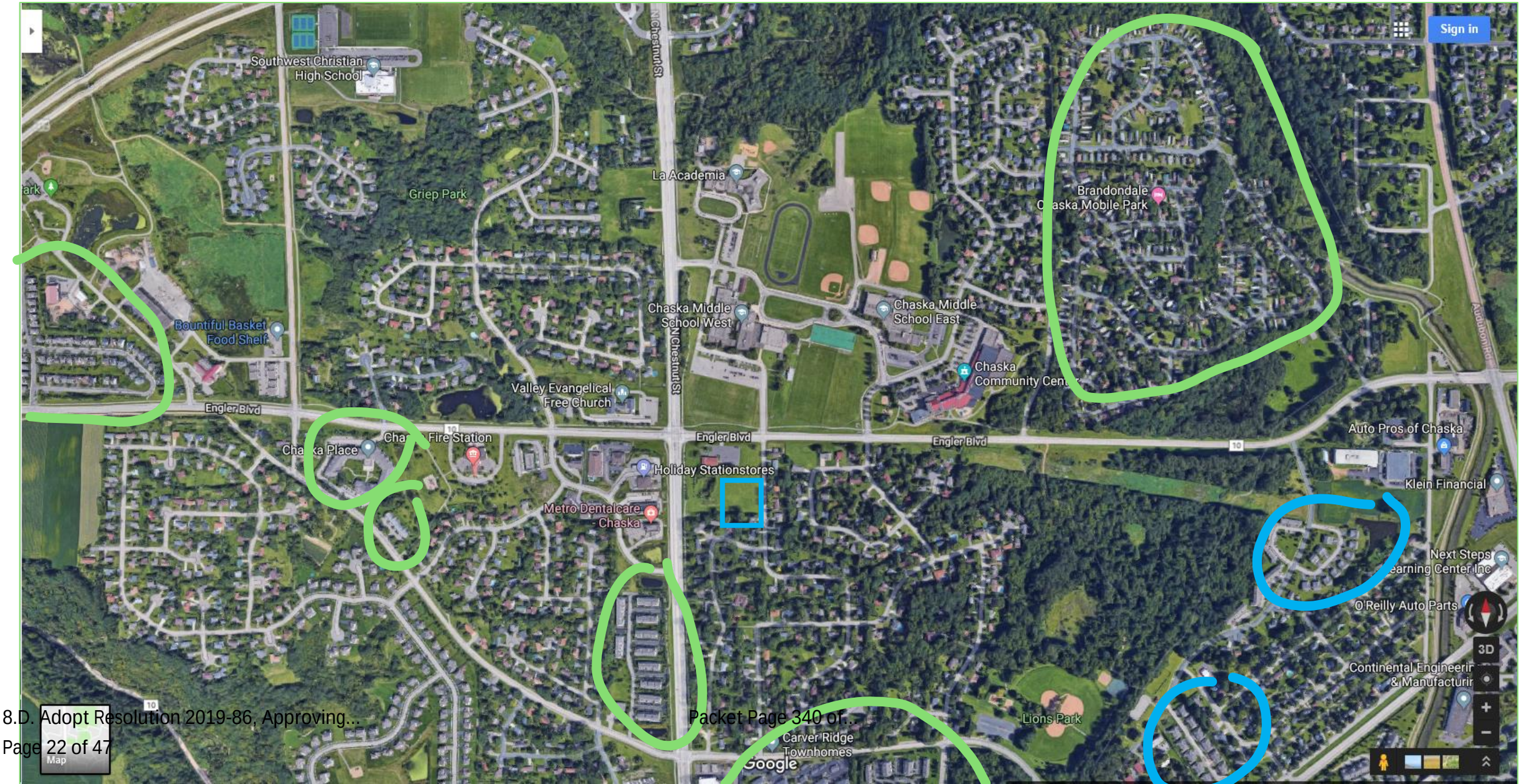
Houses to east-southeast



Houses to south



Local evidence of higher density and/or attached hsg



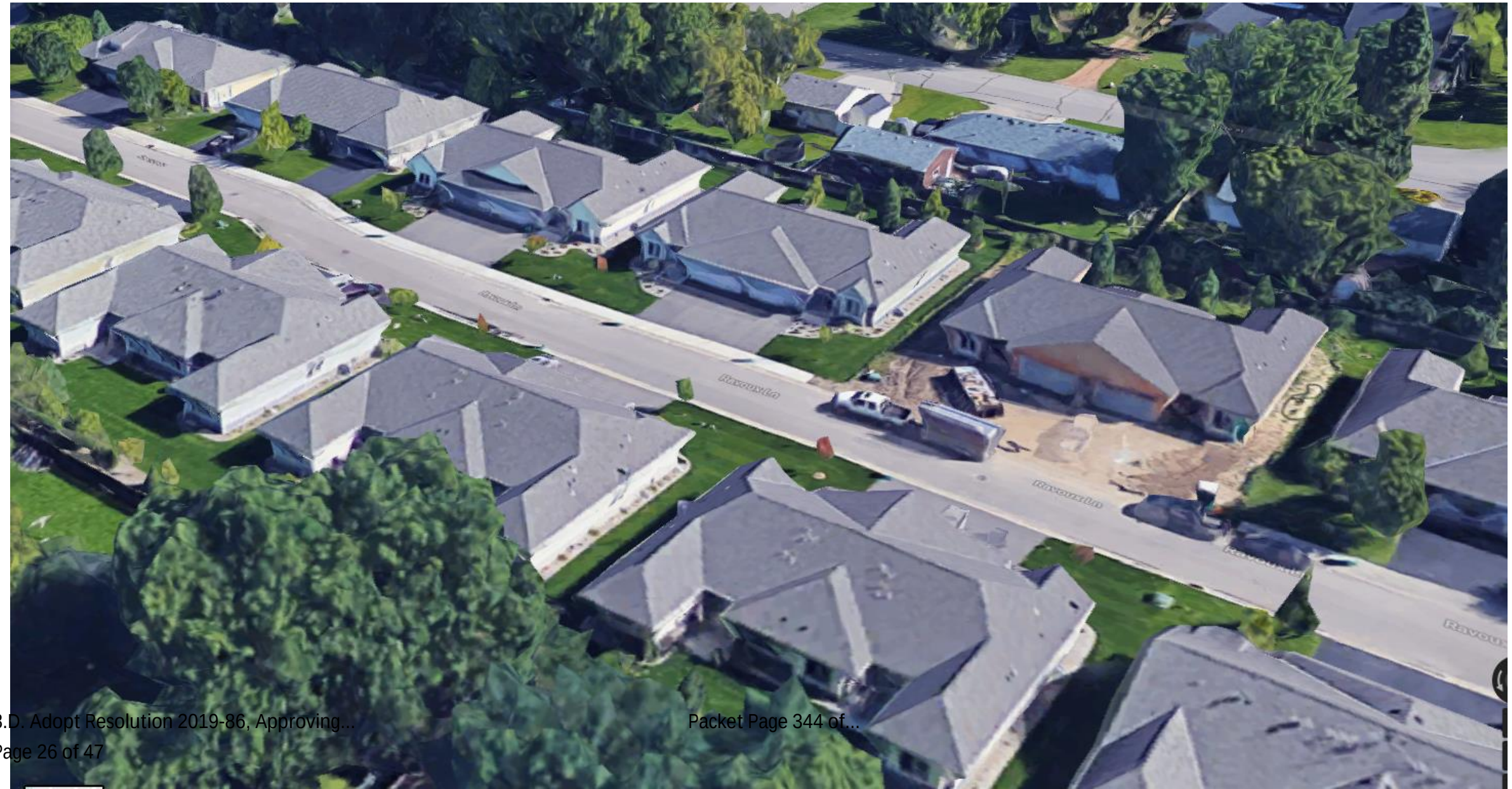
Proposed housing type

- Of the examples of attached housing in the vicinity, there are few instances of twin home development. The closest examples are Ravoux Circle and Ravoux Lane, about 4000’ to the southeast. (Circled in blue on previous page)
- The twin-home style is proposed in order to maximize the density of the site within the existing zoning to facilitate cost effective delivery of moderately priced housing.

Local twinhome example

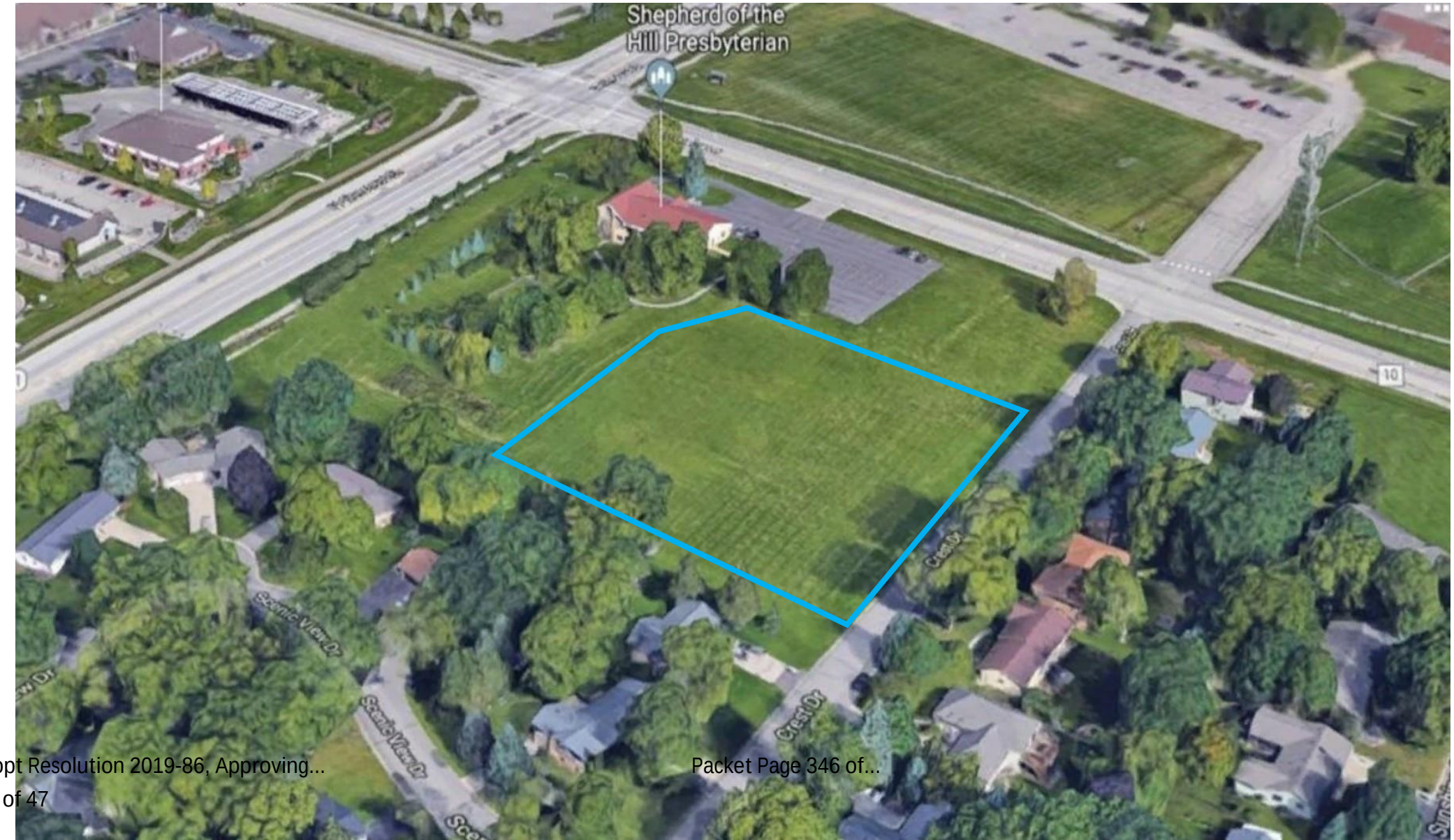
Local twinhome example

Local twinhome example



Local twinhome example

Bird’s-eye view of project area



Bird’s-eye view of project area

Rendering of proposed project, looking west

From North

From Southwest

From Southeast

House features

- LP SmartSide engineered wood siding
- Andersen Windows
- Energy Star appliances
- HERS rating ~48
- Estimated FMV = $275,000

Site plan

- The site plan meets all the requirements of the existing R1 zoning. It meets the intent of the district and requires no variances. Two family detached dwellings (aka twinhomes) are allowed by special permit.

R1 Zoning intent

- To recognize relatively low density, single-family residential areas that have been developed primarily after 1950, together with supporting public and semi-public facilities, and to protect the low intensity living environment from encroachment by potential conflicting uses. It is intended that after October 5, 1992, this District will no longer be used for new developments except possibly for the following in the sole discretion of City Council:
- a) In conjunction with a mixed density PRD where the overall gross density would not exceed 2.3 lots per acre;
- b) As a minor expansion of an existing R1 District where such expansion is limited and well-defined, and where development of larger lots would be inappropriate;
- c) As a transition between higher and lower density development or adjacent to commercial/industrial areas and to State or Federal highways.
- As a general guide, scattered use of the R1 District in relatively small developments (10 to 20 acres) may be permitted.

R1 Zoning Allowable Uses

- **3.1.2.3 Uses by Special Permit**
- a) Two family detached dwellings: duplex and/or double bungalow;

R1 Zoning Requirements

3.2 DENSITY / INTENSITY REGULATIONS

It shall be unlawful to erect or alter any building within the City of Chaska unless density/intensity regulations set forth in the following tabulations are provided and maintained.

DISTRICT	MINIMUM REQUIREMENTS								MAXIMUM REQUIREMENTS		
	Lot Size		Yard Setback (Feet)(g)				Site	Usable	Floor		Density
	Area (sq. ft.)	Width Depth (feet)	Front (a)	Rear	Side (b) Interior	Side (b) Corner	Area Per DU (sq. ft.)	Open (c) space per DU (sq. ft.)	Area Ratio (FAR)	Building Coverage (%)	(DU's per gross residential acre)
R											
All Uses	43,560	165	75	40	25	75					
RR-1											
Rural Residential	43,560	200	75	40	25	75	(See Section 3.1.1A)				
RR-2											
Rural Residential	217,800	200	75	40	25	75	(See Section 3.1.1B)				
R1											
One Family Dwellings	9,000	75	30	30	10/7 (d)	15	9,000		0.25		4
Two Family Dwellings	14,000	90	30	30	10/7 (d)	15	7,000		0.25		6
Deck				20							
Accessory Buildings & Uses			30	5	5	30					
Other Uses	15,000	100	30	30	15	30			0.4		

- Project site is ~2 acres = ~12 units allowed
- All area and setback requirements are met

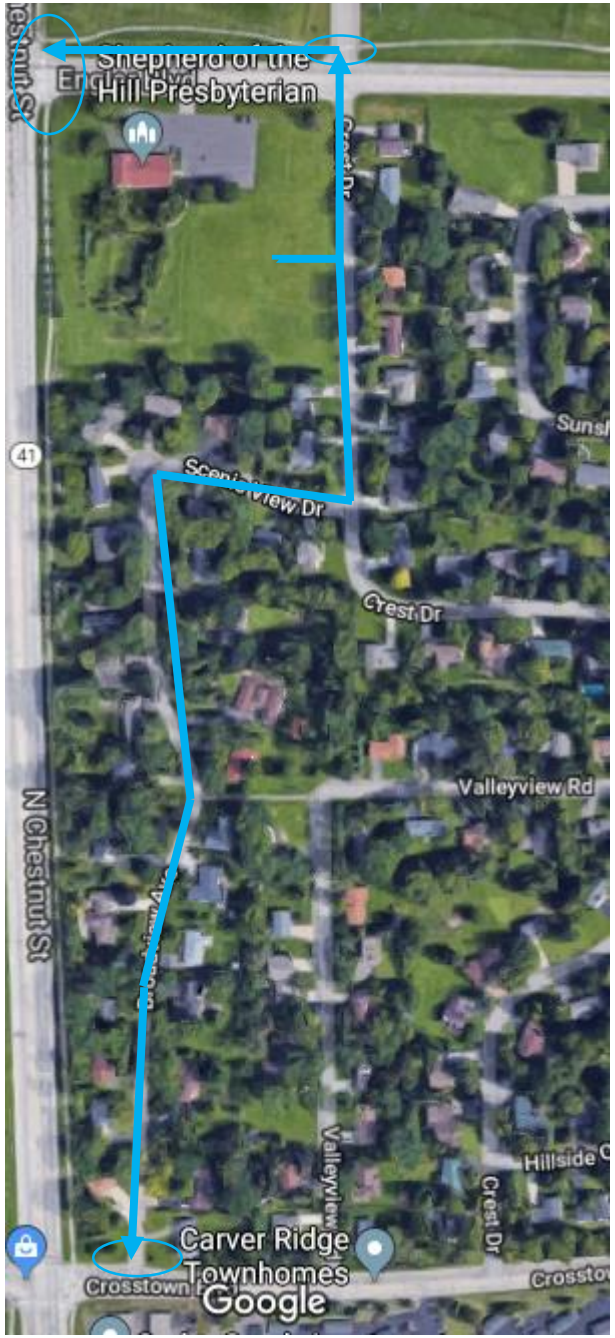
Stormwater management

- The City of Chaska does not appear to have specific stormwater management requirements, but appears to yield stormwater requirements and review to Carver County. The Carver County Resource Management Ordinance (referred to as the Water Rules) regulates construction sites that are more than one acre. §153.56 STORMWATER MANAGEMENT STANDARDS states that "[redevelopment] sites adding 1 acre or more of new impervious must meet the treatment requirements ... for rate, water quality, and volume for new impervious created as part of the project." Since the proposed project does not add 1 acre or more of new impervious surfaces, the project will not be required to meet the Carver County Water Rules treatment requirements for rate, water quality, and volume.

- Majority of runoff from the existing project site flows to the south toward other single family homes. To minimize actual or perceived negative impacts to the single family home properties, the project will direct majority of runoff from the new impervious areas to existing storm sewer in Crest Avenue and ensure that proposed runoff rates do not exceed existing runoff rates to the single family homes to the south. Stormwater management BMPs may be implemented on individual properties, as needed, to achieve this rate control to the south. Potential locations of stormwater management BMPs are shown on the Site Plan.

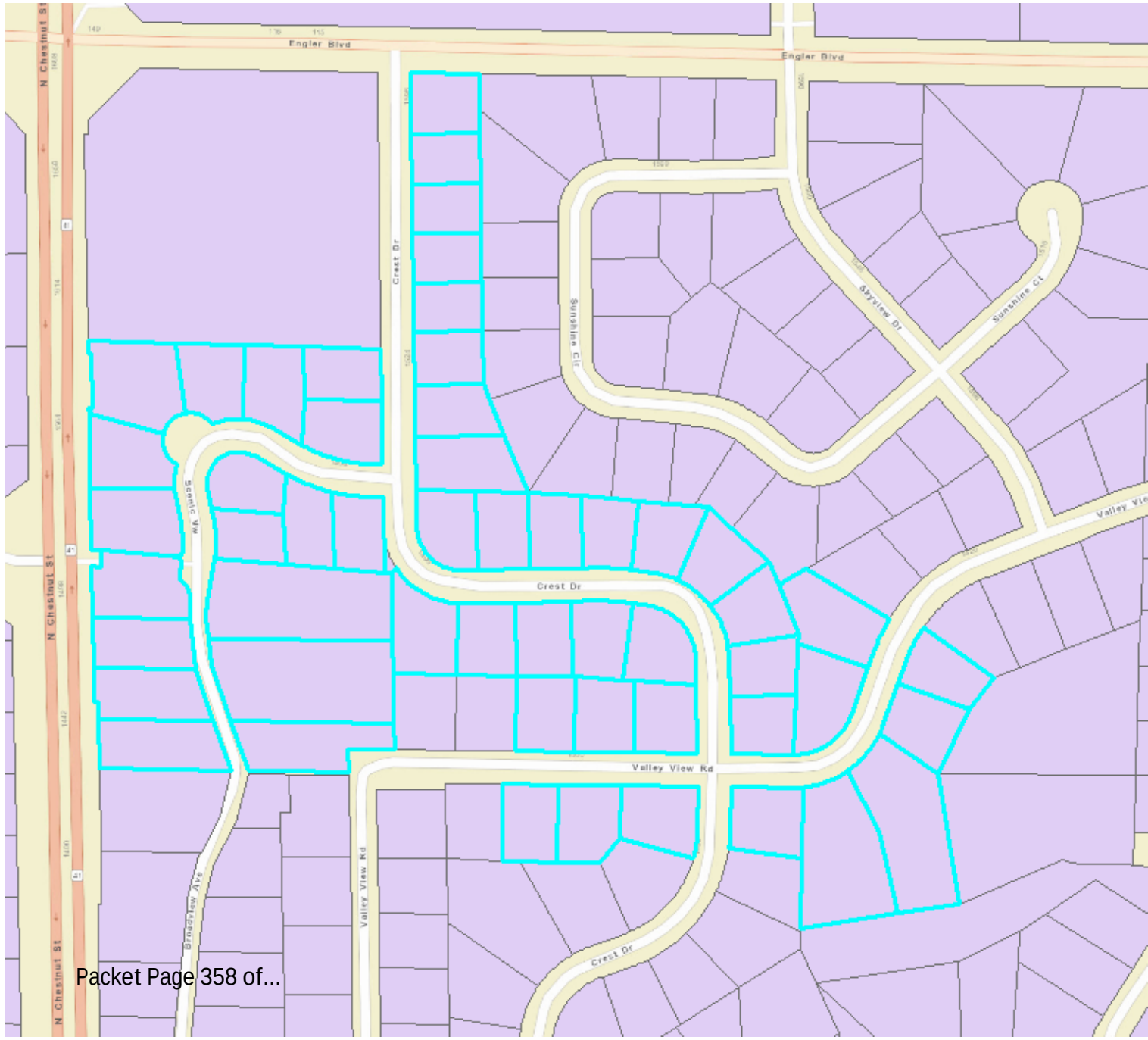
Connections

- The site is landlocked on the north west and south, and bordered on the east by Crest Dr.
- Vehicles will enter and exit the site onto Crest Dr. (see traffic impacts on next slide)
- Pedestrians and bikers will enter and exit onto Crest Dr., which has no sidewalk or bikeway. As with all other properties on Crest Dr. walkers and bikers will have to travel in the roadway until they cross Engler to north, reach Chestnut on the west, or make their way to Crosstown to the south



Traffic impacts

- Approximately 50 homes make frequent use of Crest Dr.
- 8 additional units is an increase of 16%
- Main traffic flow will be north to Engler Blvd, with primary increase in traffic in front of three adjacent houses



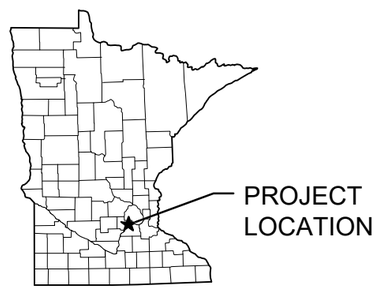
Neighborhood Meeting

- Held Feb 26, 2019 at SOH Church
- 10-15 church members, 10-15 neighbors present
- Presentation well received, lots of great questions
- 1 concern raised concerned the creation of more run-off to Crest Dr.
  - We are attempting to address this per the stormwater notes above. Stormwater management plan still underdevelopment.

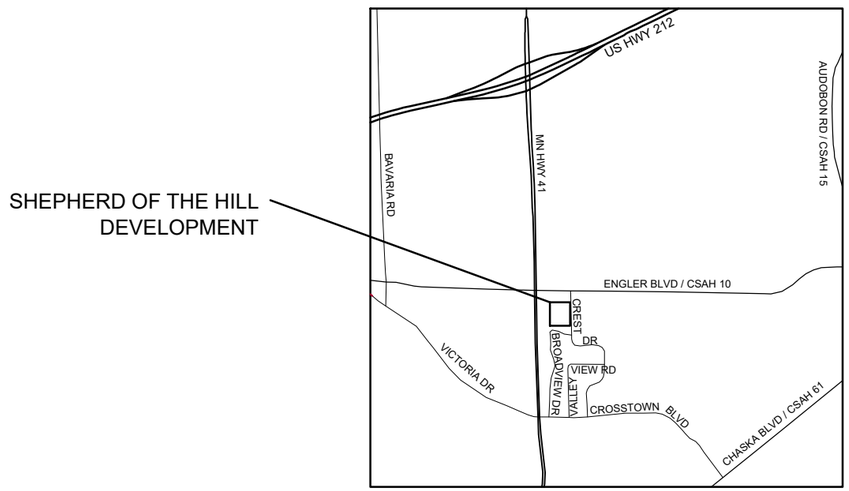
TWIN CITIES HABITAT FOR HUMANITY

SHEPHERD OF THE HILL DEVELOPMENT

CHASKA, MINNESOTA



LOCATION MAP



VICINITY MAP

SHEET INDEX

SHEET NO.	TITLE
G-01	..... PROJECT LOCATION AND SHEET INDEX
G-02	..... CREST DRIVE TEMPORARY TRAFFIC CONTROL PLAN
C-01	..... EXISTING CONDITIONS SURVEY
C-02	..... DEMOLITION PLAN
C-03	..... SITE PLAN
C-04	..... GRADING PLAN
C-05	..... UTILITY PLAN
C-06	..... UTILITY SECTIONS AND DETAILS
C-07	..... STORMWATER PLAN
C-08	..... STORMWATER SECTIONS AND DETAILS
C-09	..... PAVING SECTIONS AND DETAILS
C-10	..... EROSION AND SEDIMENT CONTROL PLAN
C-11	..... EROSION AND SEDIMENT CONTROL DETAILS
C-12	..... LANDSCAPE PLAN
C-13	..... LANDSCAPE DETAILS
D-01	..... EXISTING DRAINAGE AREAS
D-02	..... PROPOSED DRAINAGE AREAS

PRELIMINARY
DRAFT

NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION
A	JPP	NDC		4/4/2019	PRELIMINARY DRAFT FOR CITY REVIEW

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.

PRINTED NAME NATHAN CAMPEAU

SIGNATURE

DATE _____ LICENSE # _____

CLIENT	04/04/19							
BID								
CONSTRUCTION								
RELEASED TO/FOR	A	B	C	0	1	2	3	
	DATE RELEASED							

BARR

Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
Minneapolis, MN 55435
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com

Scale	AS SHOWN
Date	04/04/2019
Drawn	JPP
Checked	NDC
Designed	JPP
Approved	

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN

PROJECT LOCATION AND SHEET INDEX

BARR PROJECT No.	23/10-1029.00
CLIENT PROJECT No.	
DWG. No.	G-01
REV. No.	A

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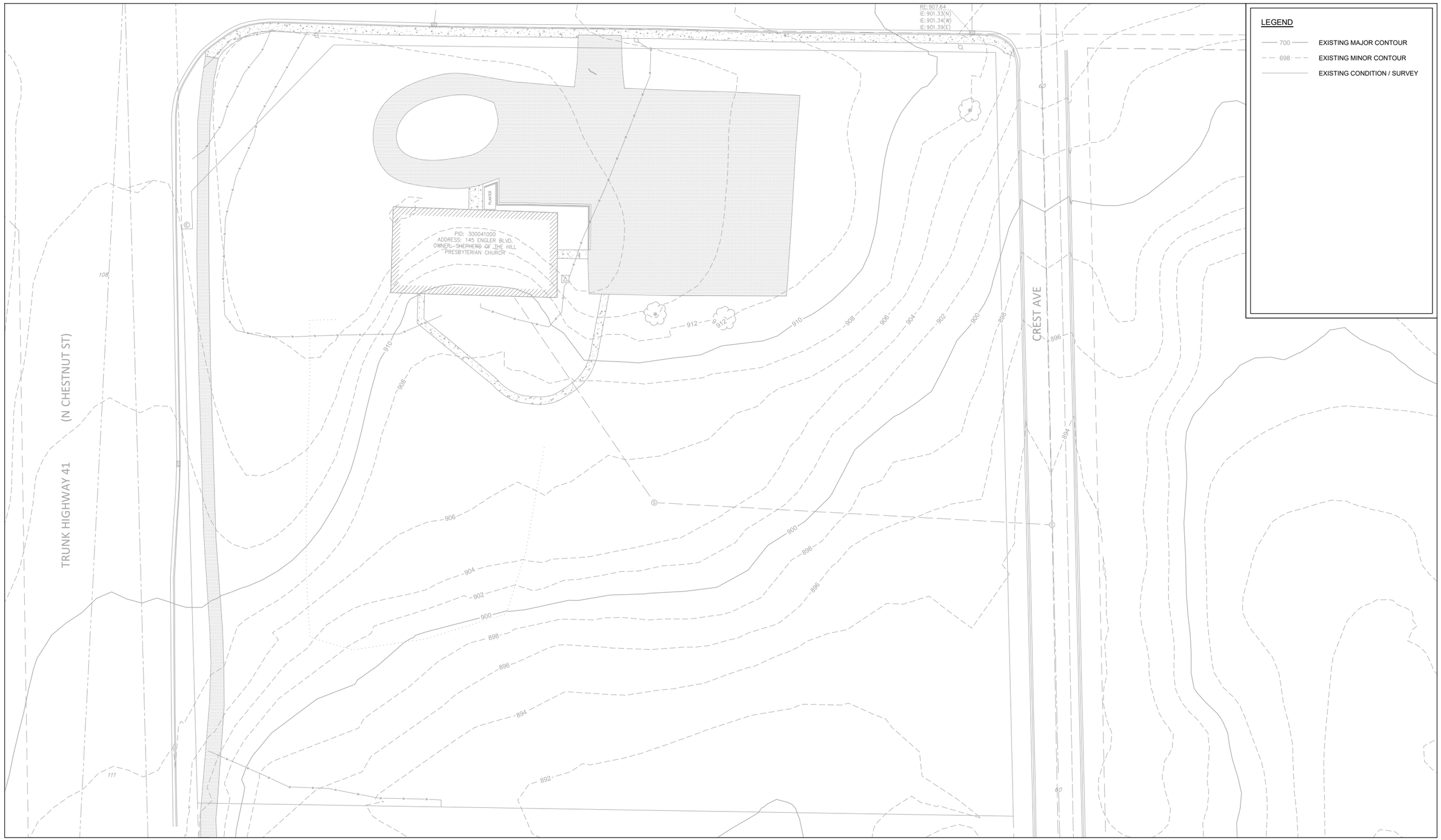

1 EXISTING CONDITIONS AND SURVEY

0 30 60
SCALE IN FEET

PRELIMINARY DRAFT

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A	JPP	NDC		4/4/2019	PRELIMINARY DRAFT FOR CITY REVIEW

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PRINTED NAME NATHAN D. CAMPEAU

SIGNATURE

DATE _____ LICENSE # _____

		A	B	C	0	1	2	3
CLIENT	04/04/19							
BID								
CONSTRUCTION								
RELEASED TO/FOR	DATE RELEASED							

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Scale	AS SHOWN
Date	04/04/2019
Drawn	JPP
Checked	NDC
Designed	JPP
Approved	

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN

EXISTING CONDITIONS AND SURVEY

BARR PROJECT No.	23/10-1029.00
CLIENT PROJECT No.	
DWG. No.	C-01
REV. No.	A

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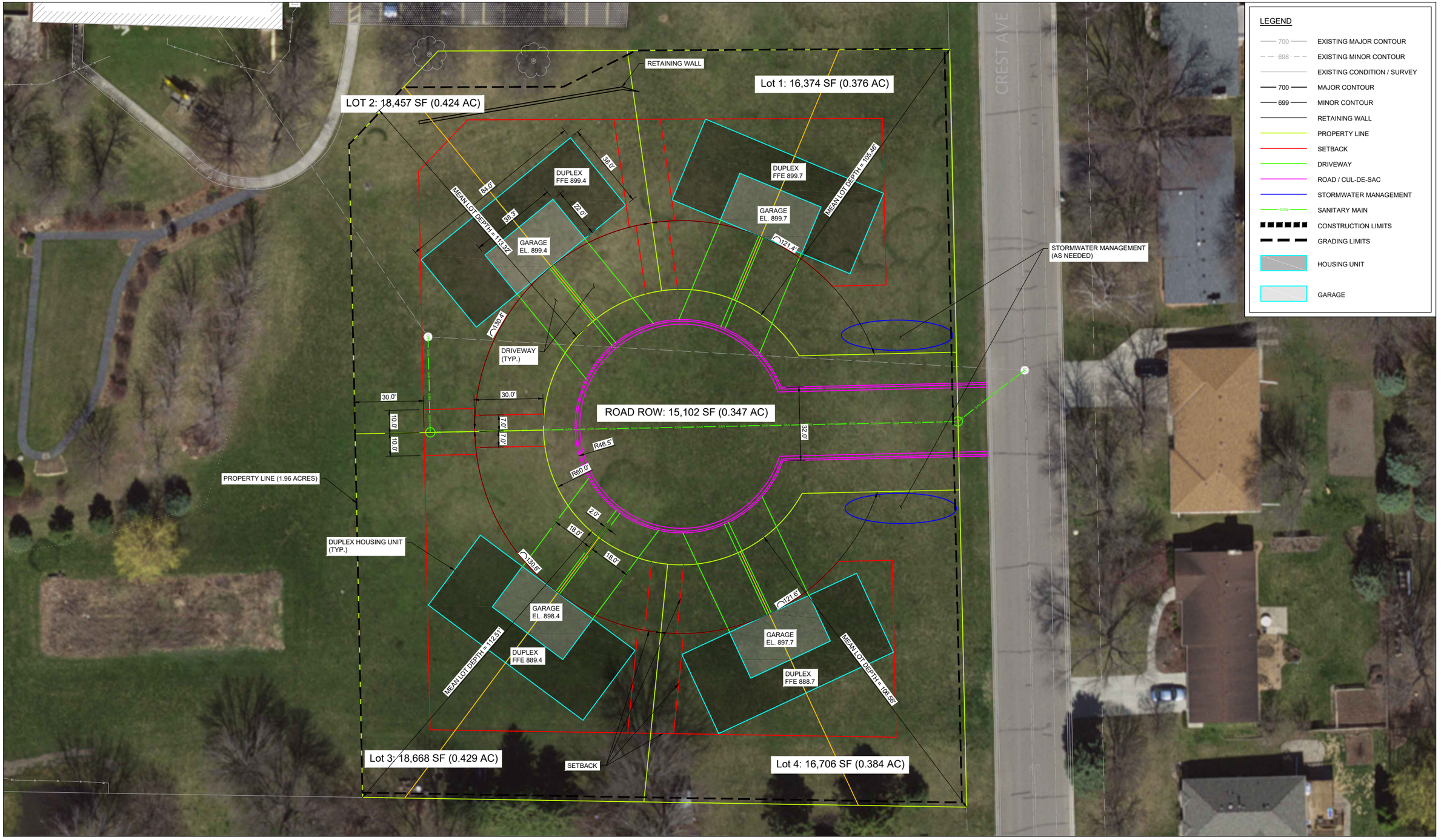

1 SITE PLAN

0 20 40
SCALE IN FEET

PRELIMINARY DRAFT

NO	BY	CHK	APP	DATE	REVISION DESCRIPTION
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PRINTED NAME NATHAN D. CAMPEAU

SIGNATURE

DATE LICENSE #

CLIENT	04/04/19								
BID									
CONSTRUCTION									
RELEASED TO/FOR	A	B	C	0	1	2	3		
	DATE RELEASED								

BARR
Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
MINNEAPOLIS, MINNESOTA 55435
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com

Scale	AS SHOWN
Date	04/04/2019
Drawn	JPP
Checked	NDC
Designed	JPP
Approved	

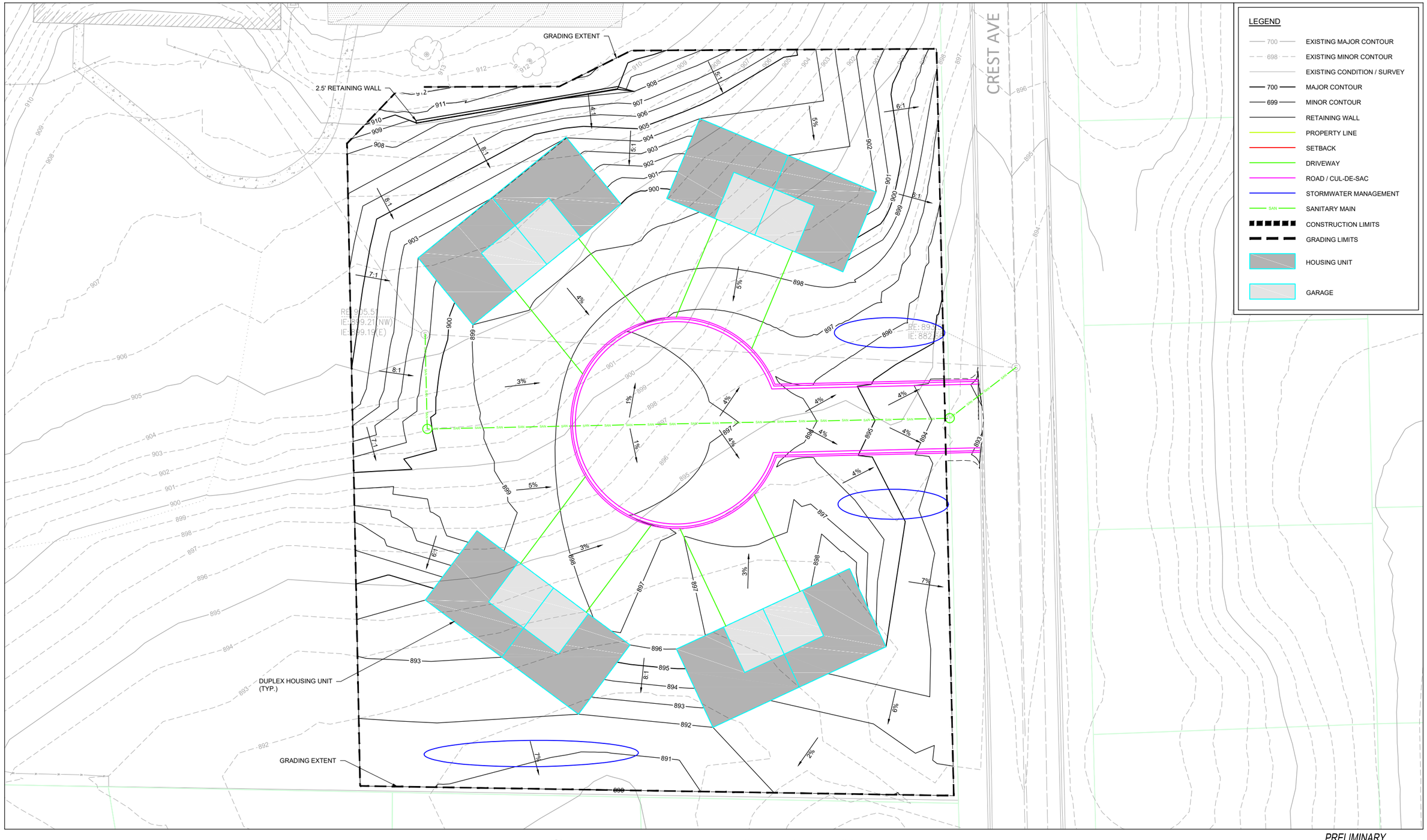
TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN

SITE PLAN

BARR PROJECT No.	23/10-1029.00
CLIENT PROJECT No.	
DWG. No.	C-03
REV. No.	A

CAD DRIVER: Josh Phillips FILE: M:\DESIGN\23\10\29.00\23101029.00-C-03_SITE PLAN.DWG PLOT SCALE: 1:2 PLOT DATE: 4/17/2019 2:59 PM
BAR_AutoCAD 2011\AutoCAD 2011 Support\enuTemplate\Barr_2011_Template.dwt Plot at 1 10/05/2010 14:03:50



1 GRADING PLAN

0 20 40
SCALE IN FEET

PRELIMINARY DRAFT

NO.	BY	CHK	APP.	DATE	REVISION DESCRIPTION
A	GWB	NDC		04/4/2019	PRELIMINARY DRAFT FOR CITY REVIEW

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.

PRINTED NAME NATHAN D. CAMPEAU

SIGNATURE

DATE LICENSE #

	04/04/19						
CLIENT							
BID							
CONSTRUCTION							
RELEASED TO/FOR	A	B	C	0	1	2	3
	DATE RELEASED						

BARR
Corporate Headquarters:
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MINNEAPOLIS, MN 55435
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Scale	AS SHOWN
Date	04/04/2019
Drawn	JPP
Checked	NDC
Designed	GWB
Approved	

TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

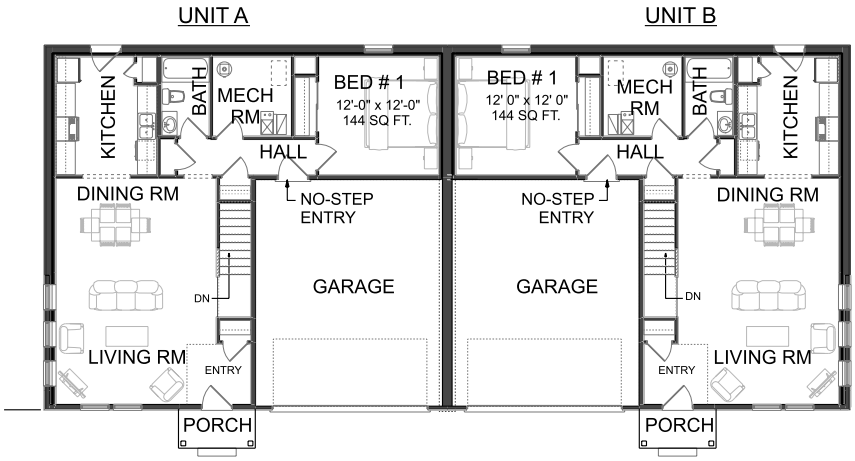
SHEPHERD OF THE HILL DEVELOPMENT
CHASKA, MN

GRADING PLAN

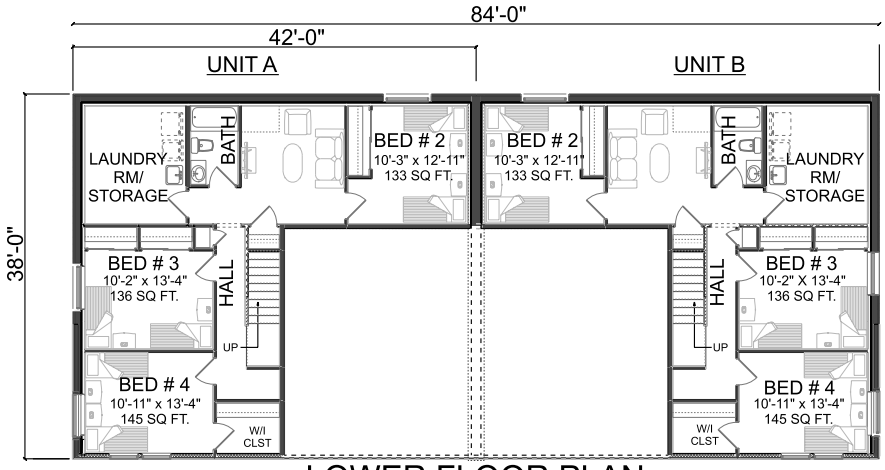
BARR PROJECT No. 23/10-1029.00
CLIENT PROJECT No.
DWG. No. C-04
REV. No. A

CAD USER: Josh Phillips FILE: M:\DESIGN\2310\1029.00\2310102900_C-04_GRADING PLAN.DWG PLOT SCALE: 1:2 PLOT DATE: 4/4/2019 11:59 AM
BARR TwinCAD 2011\AutoCAD 2011 Support\en-US\Template\Barr_2011_Template.dwt Plot at 1 10/05/2010 14:03:50

RENDERING MAY NOT REFLECT ACTUAL CONSTRUCTED HOUSE



UPPER FLOOR PLAN



LOWER FLOOR PLAN

Twin Cities Habitat for Humanity Building Community

1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104

OFFICE: 651-207-1700
FAX: 651-641-8641

MULTI FAMILY DWELLING
SHEPHERD OF THE HILL
CHASKA, MN

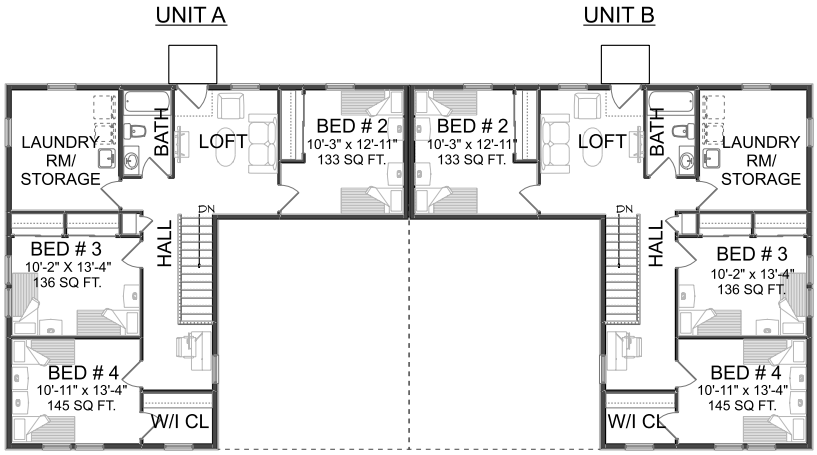
MODEL: 26TS4-2 (TWIN)

UPPER LEVEL ENTRANCE

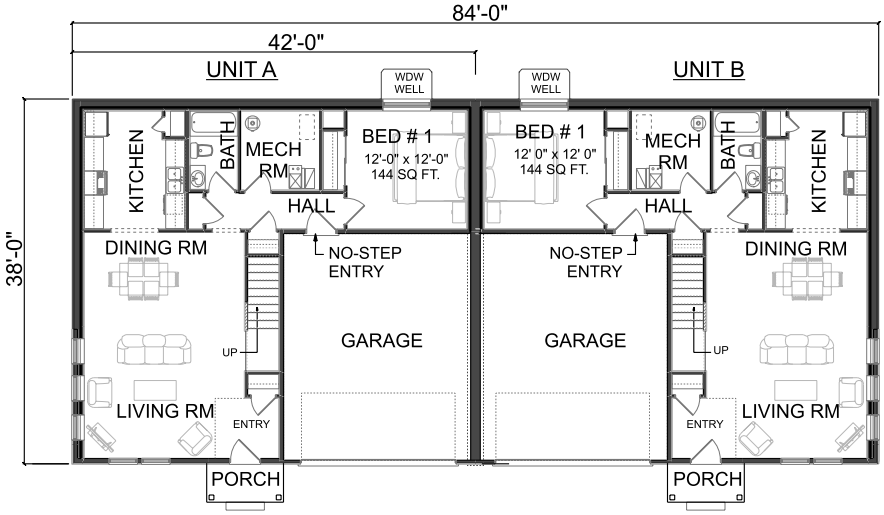
LOWER LEVEL UNFINISHED SQ. FT. = 190
LOWER LEVEL FINISHED SQ. FT. = 928
UPPER LEVEL SQ. FT. = 1118
TOTAL FINISHED SQ. FT. = 2046
TOTAL SQ. FT. (1 UNIT) = 2236

**SQUARE FOOTAGE INCLUDES WALLS*
***UTIILTY ROOM IS INCLUDED IN THE UNFINISHED SQ. FOOTAGE*
GARAGE IS NOT INCLUDED IN SQ. FOOTAGE

RENDERING MAY NOT REFLECT ACTUAL CONSTRUCTED HOUSE



UPPER FLOOR PLAN



LOWER FLOOR PLAN

1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104

OFFICE: 651-207-1700
FAX: 651-641-8641

MULTI FAMILY DWELLING
SHEPHERD OF THE HILL
CHASKA, MN

MODEL: 26TS4-2 (TWIN)

LOWER LEVEL UNFINISHED SQ. FT. = 134
LOWER LEVEL FINISHED SQ. FT. = 984
UPPER LEVEL SQ. FT. = 1118
TOTAL FINISHED SQ. FT. = 2102
TOTAL SQ. FT. (1 UNIT) = 2236

*SQUARE FOOTAGE INCLUDES WALLS
**UTIILTY ROOM IS INCLUDED IN THE UNFINISHED SQ. FOOTAGE
GARAGE IS NOT INCLUDED IN SQ. FOOTAGE

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **June 17, 2019**

Paid and Unpaid Invoices:
Check #'s 328351-328561 **$1,265,996.72**

Paid Electronic Invoices:
Wire #'s 1927-1938 **$445,674.07**

Amount for Approval-Council Meeting:
June 17, 2019 **$1,711,670.79**

Checks

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100006 SCOTT A HUTNICK									
66982 CHECK DATE: 06/18/2019		05/31/2019	061819	328373	400.00	06/28/2019	INV	PD	Animal Control - Dogs
66983 CHECK DATE: 06/18/2019		05/31/2019	061819	328373	500.00	06/28/2019	INV	PD	Animal Control - Cats
					900.00				
100013 A & B AUTO ELECTRIC INC									
70628 CHECK DATE: 06/18/2019		05/30/2019	061819	328374	200.00	06/29/2019	INV	PD	PARK MOWER
100051 A & K REPAIR INC									
47099 CHECK DATE: 06/18/2019		05/30/2019	061819	328375	168.80	06/30/2019	INV	PD	WTP MOTORS
100026 DENWIN INC									
K83086/2 CHECK DATE: 06/18/2019		05/31/2019	061819	328376	21.97	06/30/2019	INV	PD	park supplies
K83425/2 CHECK DATE: 06/18/2019		06/09/2019	061819	328376	8.17	07/09/2019	INV	PD	supplies
					30.14				
103825 ACUSHNET COMPANY									
907138877 CHECK DATE: 06/18/2019		03/20/2019	061819	328377	140.40	05/19/2019	INV	PD	2019 DEMO / RENTAL
907148681 CHECK DATE: 06/18/2019		03/21/2019	061819	328377	140.40	05/20/2019	INV	PD	2019 DEMO / RENTAL
907225144 CHECK DATE: 06/18/2019		04/02/2019	061819	328377	122.00	06/01/2019	INV	PD	RESALE
907587678 CHECK DATE: 06/18/2019		05/30/2019	061819	328377	139.45	07/29/2019	INV	PD	RESALE
					542.25				
104595 AEM FINANCIAL SOLUTIONS LLC									
416847 CHECK DATE: 06/18/2019		05/31/2019	061819	328378	13,575.00	06/30/2019	INV	PD	MAY ACCOUNTING SVCS

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100843 AH HERMEL COMPANY									
772616 CHECK DATE: 06/18/2019		05/29/2019	061819	328379	161.24	06/29/2019	INV	PD	vending supplies
772810 CHECK DATE: 06/18/2019		05/29/2019	061819	328379	46.13	06/29/2019	INV	PD	Concession Resale
773862 CHECK DATE: 06/18/2019		06/05/2019	061819	328379	1,141.99	07/05/2019	INV	PD	Concession Resale
					1,349.36				
105939 ALDI INC									
173090160-2019-1 CHECK DATE: 06/18/2019		06/07/2019	061819-2	328561	801.00	07/07/2019	INV	PD	MAY REBATE-BUSINESS COOLI
173090160-2019-2 CHECK DATE: 06/18/2019		06/07/2019	061819-2	328561	14,202.00	07/07/2019	INV	PD	MAY REBATE-BUSINESS LIGHT
173090160-2019-3 CHECK DATE: 06/18/2019		06/07/2019	061819-2	328561	3,340.49	07/07/2019	INV	PD	MAY REBATE-CUSTOM-REFRIGE
173090160-2019-4 CHECK DATE: 06/18/2019		06/07/2019	061819-2	328561	2,252.63	07/07/2019	INV	PD	MAY REBATE-CUSTOM-LED LIG
173090160-2019-5 CHECK DATE: 06/18/2019		06/07/2019	061819-2	328561	371.25	07/07/2019	INV	PD	MAY REBATE-VFD
					20,967.37				
100062 ALLSTATE SALES & LEASING CORPORATION									
3006113000 CHECK DATE: 06/18/2019		03/11/2019	061819	328381	275.30	06/07/2019	INV	PD	#92 VACTOR/JETTER
100073 AMARIL UNIFORM CO									
IV148404 CHECK DATE: 06/18/2019		06/05/2019	061819	328382	893.46	07/05/2019	INV	PD	SUMMER HELP CLOTHING
100082 AMERICAN FLAGPOLE & FLAG CO									
146817 CHECK DATE: 06/18/2019		05/21/2019	061819	328383	675.40	06/21/2019	INV	PD	FLAGS FOR CITY PARK BUILD
100103 ANCOM TECHNICAL CENTER									
87716 CHECK DATE: 06/18/2019		05/23/2019	061819	328384	15.00	06/23/2019	INV	PD	RADIO REPAIR

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
87959		05/31/2019	061819	328384	607.13	06/30/2019	INV	PD	MAINT CONTRACT FOR RADIOS
CHECK DATE: 06/18/2019									
					622.13				
100122 ARAMARK REFRESHMENT SERVICES									
1370476		05/13/2019	061819	328385	-28.20	06/13/2019	CRM	PD	Credit-wrong brushes sent
CHECK DATE: 06/18/2019									
6765070		05/28/2019	061819	328385	48.71	06/28/2019	INV	PD	COFFEE
CHECK DATE: 06/18/2019									
					20.51				
106918 ARTHUR CLESEN INC									
342021		05/02/2019	061819	328386	3,800.16	07/06/2019	INV	PD	IRRIGATION PARTS
CHECK DATE: 06/18/2019									
105023 ARTS CONSORTIUM OF CARVER COUNTY									
104		05/30/2019	061819	328387	1,600.00	06/30/2019	INV	PD	MEMBERSHIP AND SPONSORSHI
CHECK DATE: 06/18/2019									
100146 ASPEN MILLS INC									
237589		05/24/2019	061819	328388	57.68	06/23/2019	INV	PD	DUTY UNIFORM-R TREBIATOWS
CHECK DATE: 06/18/2019									
237713		05/29/2019	061819	328388	137.26	06/29/2019	INV	PD	DUTY UNIFORM-A KATZNER
CHECK DATE: 06/18/2019									
237726		05/29/2019	061819	328388	218.34	06/29/2019	INV	PD	DUTY UNIFORM-S BAKKELUND
CHECK DATE: 06/18/2019									
					413.28				
107637 DUANE A BAKKEN									
66858		05/17/2019	061819	328389	270.88	06/30/2019	INV	PD	CONDEMNATION COMMISSIONER
CHECK DATE: 06/18/2019									
100174 BAUER BUILT TIRE AND BATTERY									
180247553		05/28/2019	061819	328390	1,060.24	06/28/2019	INV	PD	UNIT #92 TIRES
CHECK DATE: 06/18/2019									
180247971		06/05/2019	061819	328390	560.00	07/15/2019	INV	PD	#142 STORM ELGIN DRIVE TI
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,620.24			
100186 BELL LUMBER & POLE COMPANY								
INV81940		05/17/2019	061819	328391	4,931.00 06/17/2019	INV	PD	WO# 638 LYMAN BLVD RELOCA
CHECK DATE: 06/18/2019								
100190 BERMUDA SANDS APPAREL LLC								
B0044918		05/21/2019	061819	328392	587.87 06/20/2019	INV	PD	RESALE
CHECK DATE: 06/18/2019								
100214 BORDER STATES INDUSTRIES INC								
917713888	190074	05/15/2019	061819	328393	551.00 06/25/2019	INV	PD	CONNECT TRN 6 5/8 COVERED
CHECK DATE: 06/18/2019								
100220 BOYER FORD TRUCKS INC								
21311D		06/03/2019	061819	328394	118.80 07/03/2019	INV	PD	#2115 OIL DIST TRUCK PART
CHECK DATE: 06/18/2019								
100247 BROADWAY AWARDS INC								
45590		06/07/2019	061819	328395	25.50 07/07/2019	INV	PD	Name Plate-Councilmember
CHECK DATE: 06/18/2019								
100251 BROCK WHITE COMPANY LLC C/O CSG								
13184926-00		05/22/2019	061819	328396	10,519.00 06/22/2019	INV	PD	CRACK SEAL MATERIAL
CHECK DATE: 06/18/2019								
100254 BRYAN ROCK PRODUCTS INC								
34461		05/31/2019	061819	328397	1,437.51 06/30/2019	INV	PD	GRAVEL MCKNIGHT ROAD
CHECK DATE: 06/18/2019								
100285 CARVER COUNTY ATTORNEY								
66531		05/30/2019	061819	328398	75.40 06/30/2019	INV	PD	Forfeiture payout 18-5389
CHECK DATE: 06/18/2019								
100314 CARVER COUNTY IS/GIS DEPT								
2288		06/10/2019	061819	328399	265.00 07/10/2019	INV	PD	JUN 2019 INTERNET SERVICE
CHECK DATE: 06/18/2019								

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100454 CARVER COUNTY									
500939000-2019-1 CHECK DATE: 06/18/2019		06/07/2019	061819	328400	800.00	07/07/2019	INV	PD	MAY REBATE-BUSINESS LIGHT
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/MAY19 CHECK DATE: 06/13/2019		06/05/2019	061319	328365	2,246.08	07/03/2019	INV	PD	MAY 2019 3210 CHASKA BLVD
109045922/MAY19 CHECK DATE: 06/13/2019		06/05/2019	061319	328365	4,355.13	07/03/2019	INV	PD	MAY 2019 1661 PARK RIDGE
109052076/MAY19 CHECK DATE: 06/13/2019		06/05/2019	061319	328365	2,365.84	07/03/2019	INV	PD	MAY 2019 1611 PARK RIDGE
					8,967.05				
100337 QWEST CORPORATION									
313408124/MAY19 CHECK DATE: 06/06/2019		05/11/2019	060619	328351	123.80	06/10/2019	INV	PD	MAY 2019 TC MAINT LOC PHN
100338 QWEST CORPORATION									
202000790/MAY19 CHECK DATE: 06/10/2019		05/21/2019	061019	328355	3,551.54	06/17/2019	INV	PD	MAY 2019 PHN/LONG DIST SV
202001327/MAY19 CHECK DATE: 06/10/2019		05/21/2019	061019	328355	40.95	06/17/2019	INV	PD	MAY 2019 T1 FOR PHONE SYS
					3,592.49				
100374 CHANHASSEN, CITY OF									
66877 CHECK DATE: 06/18/2019		05/31/2019	061819	328401	14.88	06/21/2019	INV	PD	STORMWATER 3/1/19-5/31/19
107642 CHASKA DENTAL									
183452401-2019-1 CHECK DATE: 06/18/2019		06/07/2019	061819	328402	970.00	07/07/2019	INV	PD	MAY REBATE-BUSINESS LIGHT
100368 CHASKA LAUNDRY CENTER									
2168 CHECK DATE: 06/18/2019		05/31/2019	061819	328403	138.40	06/20/2019	INV	PD	TOWELS FOR MAY - TC
100418 CLEARSOFT INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
116-319		06/01/2019	061819	328404	75.00	06/27/2019	INV	PD	JUN 2019 WATER SOFTENER R
CHECK DATE: 06/18/2019									
104831 PACIFIC RIM VENTURES INC									
1040580-00		06/03/2019	061819	328405	507.00	07/03/2019	INV	PD	RESALE
CHECK DATE: 06/18/2019									
1040893-00		06/05/2019	061819	328405	330.00	08/05/2019	INV	PD	RESALE
CHECK DATE: 06/18/2019									
					837.00				
103087 CLUB WEST PARTNERS LLC									
PARCEL 27 IRRIGATION		05/08/2019	061819	328406	25,870.00	06/28/2019	INV	PD	PARCEL 27 IRRIGATION & PU
CHECK DATE: 06/18/2019									
PARCEL 27 LANDSCAPE		05/08/2019	061819	328406	10,000.00	06/28/2019	INV	PD	PARCEL 27 LANDSCAPING REI
CHECK DATE: 06/18/2019									
PARCEL 27 PERM		05/08/2019	061819	328406	8,000.00	06/28/2019	INV	PD	PARCEL 27 PERMANENT EASEM
CHECK DATE: 06/18/2019									
PARCEL 27 TEMP		05/08/2019	061819	328406	1,600.00	06/28/2019	INV	PD	PARCEL 27 TEMPORARY EASEM
CHECK DATE: 06/18/2019									
PARCEL 28 PERM		05/31/2019	061819	328406	200.00	06/30/2019	INV	PD	PARCEL 28 PERMANENT EASEM
CHECK DATE: 06/18/2019									
PARCEL 28 TEMP		05/31/2019	061819	328406	200.00	06/30/2019	INV	PD	PARCEL 28 TEMPORARY EASEM
CHECK DATE: 06/18/2019									
PARCEL 29 TEMP		06/06/2019	061819	328406	200.00	07/06/2019	INV	PD	PARCEL 29 TEMPORARY EASEM
CHECK DATE: 06/18/2019									
PARCEL 30 LANDSCAPE		06/06/2019	061819	328406	10,000.00	07/06/2019	INV	PD	PARCEL 30 LANDSCAPE
CHECK DATE: 06/18/2019									
PARCEL 30 TEMP		06/06/2019	061819	328406	700.00	07/06/2019	INV	PD	PARCEL 30 TEMPORARY EASEM
CHECK DATE: 06/18/2019									
					56,770.00				
107634 CRAIG MICHAEL HARRINGTON									
66839		05/13/2019	061819	328407	266.82	06/21/2019	INV	PD	CONDEMNATION COMMISSIONER
CHECK DATE: 06/18/2019									
100436 COMCAST CORPORATION									
0033141Jun19CCC		05/25/2019	060619	328352	42.01	06/19/2019	INV	PD	CCC cable

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/06/2019									
0318609Jun19Fitness		05/23/2019	060619	328352	316.09	06/17/2019	INV	PD	fitness area cable
CHECK DATE: 06/06/2019									
					358.10				
100429 COORDINATED BUSINESS SYSTEMS LTD									
INV24434		06/10/2019	061819	328408	587.58	06/20/2019	INV	PD	Contract invoice-PD
CHECK DATE: 06/18/2019									
107644 CRASWELL, ALAINA									
2005233.002		06/10/2019	061319	328366	67.68	07/10/2019	INV	PD	MEMBERSHIP CANCELLATION
CHECK DATE: 06/13/2019						PAYEE: CRASWELL, ALAINA			
100479 CULLIGAN-METRO BROOKLYN PARK									
67134		05/31/2019	061819	328409	92.17	06/20/2019	INV	PD	COOLER RENT & WATER
CHECK DATE: 06/18/2019									
100490 DAKOTA SUPPLY GROUP INC									
E713557		05/23/2019	061819	328410	18,900.00	06/25/2019	INV	PD	3" SCH40 PVC FOR WO'S # 6
CHECK DATE: 06/18/2019									
106328 DANCO COMMERCIAL PAINTING INC									
2130		05/28/2019	061819	328411	3,000.00	06/28/2019	INV	PD	DOG PARK SHELTER FLOOR PA
CHECK DATE: 06/18/2019									
100508 DDK CONSTRUCTION INC									
275		06/11/2019	061819	328412	750.00	07/11/2019	INV	PD	BLDRS DEP REFUND-275 BRIC
CHECK DATE: 06/18/2019									
281		06/11/2019	061819	328412	750.00	07/11/2019	INV	PD	BLDRS DEP REFUND-281 BRIC
CHECK DATE: 06/18/2019									
287		06/11/2019	061819	328412	1,500.00	07/11/2019	INV	PD	BLDRS DEP REFUND-287 BRIC
CHECK DATE: 06/18/2019									
300		06/11/2019	061819	328412	750.00	07/11/2019	INV	PD	BLDRS DEP REFUND-300 BRIC
CHECK DATE: 06/18/2019									
					3,750.00				
100517 DE LAGE LANDEN FINANCIAL SERVICES									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
63644470		05/31/2019	061019	328356	501.00	06/15/2019	INV	PD	Ricoh/MPC5503
CHECK DATE: 06/10/2019									
107649 DEWEY, JOHN									
750193000Brandondale		06/07/2019	061819	328413	25.00	07/07/2019	INV	PD	MAY REBATE-A/C TUNE-UP
CHECK DATE: 06/18/2019						PAYEE: DEWEY, JOHN			
105629 DICKS SANITATION SERVICE INC									
DT0002672436		05/31/2019	061819	328414	640.32	06/30/2019	INV	PD	JUN CCC TRASH PICK UP
CHECK DATE: 06/18/2019									
DT0002676556		05/31/2019	061819	328414	1,465.77	06/30/2019	INV	PD	XMAS IN MAY
CHECK DATE: 06/18/2019									
DT0002676659		05/31/2019	061819	328414	973.34	06/30/2019	INV	PD	MSB
CHECK DATE: 06/18/2019									
DT0002676661		05/31/2019	061819	328414	473.82	06/30/2019	INV	PD	CITY HALL
CHECK DATE: 06/18/2019									
DT0002676662		05/31/2019	061819	328414	213.42	06/30/2019	INV	PD	ATHLETIC PARK
CHECK DATE: 06/18/2019									
DT0002676663		05/31/2019	061819	328414	147.42	06/30/2019	INV	PD	LION'S PARK
CHECK DATE: 06/18/2019									
DT0002676664		05/31/2019	061819	328414	133.38	06/30/2019	INV	PD	VETERAN'S PARK
CHECK DATE: 06/18/2019									
DT0002676665		05/31/2019	061819	328414	147.42	06/30/2019	INV	PD	COMMUNITY PARK
CHECK DATE: 06/18/2019									
DT0002676666		05/31/2019	061819	328414	133.38	06/30/2019	INV	PD	MCKNIGHT PARK
CHECK DATE: 06/18/2019									
DT0002676667		05/31/2019	061819	328414	133.38	06/30/2019	INV	PD	SUNSET PARK
CHECK DATE: 06/18/2019									
					4,461.65				
100557 DSS SERVICES									
242598		05/29/2019	061819	328415	259.17	06/29/2019	INV	PD	WINDOW CLEANING - TC
CHECK DATE: 06/18/2019									
100567 DVS RENEWAL									
66890		06/04/2019	061819	328416	11.00	06/30/2019	INV	PD	Unmarked squad 1123 regis
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100617 ESCH CONSTRUCTION SUPPLY INC									
604132		05/29/2019	061819	328417	225.00	06/29/2019	INV	PD	BLADES FOR WM BREAK (SUPP
CHECK DATE: 06/18/2019									
107643 EVANS GARMENT RESTORATION									
266600009-2019-1		06/07/2019	061819	328418	1,440.00	07/07/2019	INV	PD	MAY REBATE-BUSINESS LIGHT
CHECK DATE: 06/18/2019									
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									
163917428		05/21/2019	061019	328357	624.32	06/21/2019	INV	PD	JUNE 2019 EMP VISION INS
CHECK DATE: 06/10/2019									
105908 FAMILY SUPPORT REGISTRY									
PR06071910859189		06/07/2019	061019	328358	34.00	06/07/2019	INV	PD	060719 Payroll Child Supp
CHECK DATE: 06/10/2019									
100649 FEDERAL EXPRESS CORPORATION									
6-559-77209		05/22/2019	060619	328353	25.24	06/06/2019	INV	PD	SHIPPING
CHECK DATE: 06/06/2019									
100653 FERGUSON ENTERPRISES INC									
0139318		05/22/2019	061819	328419	343.81	06/22/2019	INV	PD	S/W SMALL TOOLS
CHECK DATE: 06/18/2019									
0139325		05/22/2019	061819	328419	325.23	06/22/2019	INV	PD	WATER SMALL TOOLS
CHECK DATE: 06/18/2019									
					669.04				
100655 FERRELLGAS 7780961									
1106608391		05/15/2019	061819	328420	119.86	06/15/2019	INV	PD	PROPANE
CHECK DATE: 06/18/2019									
RNT7819020		05/23/2019	061819	328420	12.00	06/23/2019	INV	PD	FD PROPANE CAGE RENTAL FE
CHECK DATE: 06/18/2019									
					131.86				
106319 CHAD JEREMY FIGG									
MAY 2019		05/28/2019	061819	328421	759.60	06/28/2019	INV	PD	MAY TAE KWON DO
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100660 FINANCE & COMMERCE									
744242476		04/25/2019	061819	328422	107.95	07/05/2019	INV	PD	PIONEER TRL IMPROVEMENTS
CHECK DATE: 06/18/2019									
100690 WADE FRADENBURGH									
67032		06/07/2019	061819	328423	175.00	07/07/2019	INV	PD	entertainment for Lodge S
CHECK DATE: 06/18/2019									
100693 FS3 INC									
60774-2		05/30/2019	061819	328424	15,720.00	06/30/2019	INV	PD	WO#639 LYMAN BLVD UG RELO
CHECK DATE: 06/18/2019									
100729 GILBERT MECHANICAL CONTRACTORS INC									
180267		05/30/2019	061819	328425	673.00	06/30/2019	INV	PD	HVAC SERVICE
CHECK DATE: 06/18/2019									
100682 NBC UNIVERSAL LLC									
5100180554		05/22/2019	061819	328426	2,000.00	06/22/2019	INV	PD	ANNUAL SOFTWARE DUES
CHECK DATE: 06/18/2019									
101463 GOPHER STATE ONE CALL									
9050279		05/31/2019	061819	328427	730.35	06/30/2019	INV	PD	MAY LOCATES
CHECK DATE: 06/18/2019									
100759 GRAINGER									
9185126829		05/23/2019	061819	328429	42.31	06/22/2019	INV	PD	COLD/HOT CUPS - PAR 30
CHECK DATE: 06/18/2019									
9188036504		05/28/2019	061819	328428	97.71	06/27/2019	INV	PD	tools
CHECK DATE: 06/18/2019									
9191789164		05/31/2019	061819	328428	131.85	06/30/2019	INV	PD	hose, park supplies
CHECK DATE: 06/18/2019									
9194097573		06/04/2019	061819	328428	68.12	07/04/2019	INV	PD	rope
CHECK DATE: 06/18/2019									
					339.99				
100758 GRAYBAR ELECTRIC COMPANY INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9310420690	190076	06/03/2019	061819	328430	2,291.87	07/03/2019	INV	PD	CONDUIT 4" D.B. PVC
CHECK DATE: 06/18/2019									
103237 GRAYS BAY BUILDERS INC									
3685		06/11/2019	061819	328431	750.00	07/11/2019	INV	PD	BLDRS DEP REF-3685 LERIVE
CHECK DATE: 06/18/2019									
103231 MARK CHARLES GROSS									
66540		04/05/2019	061819	328432	1,550.00	06/30/2019	INV	PD	PARCEL 23 TEMPORARY EASEM
CHECK DATE: 06/18/2019									
66541		04/05/2019	061819	328432	1,100.00	06/30/2019	INV	PD	PARCEL 23 HIGHWAY EASEMEN
CHECK DATE: 06/18/2019									
					2,650.00				
100807 HARTMAN COMPANIES INC									
9231		05/29/2019	061819	328433	12,095.00	06/29/2019	INV	PD	2019 SHADE TREE PROGRAM
CHECK DATE: 06/18/2019									
9232		05/29/2019	061819	328433	33,905.00	06/29/2019	INV	PD	2019 REFORESTATION OF 201
CHECK DATE: 06/18/2019									
					46,000.00				
100810 HAWKINS INC									
4504298		05/24/2019	061819	328434	15.00	07/08/2019	INV	PD	DEMURRAGE
CHECK DATE: 06/18/2019									
4504408		05/24/2019	061819	328434	10.00	07/08/2019	INV	PD	DEMURRAGE
CHECK DATE: 06/18/2019									
4510704		05/31/2019	061819	328434	2,752.82	07/15/2019	INV	PD	WTP CHEMICALS
CHECK DATE: 06/18/2019									
					2,777.82				
100827 HEGERS DAIRY LLC									
1262		05/31/2019	061819	328435	253.34	06/30/2019	INV	PD	Concession Resale
CHECK DATE: 06/18/2019									
1263		06/04/2019	061819	328435	364.75	07/04/2019	INV	PD	Concession Resale
CHECK DATE: 06/18/2019									
1264		06/07/2019	061819	328435	205.75	07/07/2019	INV	PD	Concession Resale
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1265		06/11/2019	061819	328435	444.84	07/11/2019	INV	PD	Concession Resale
CHECK DATE: 06/18/2019									
					1,268.68				
107628 HELMER, DEANNA M									
10006151		05/31/2019	061819	328436	98.52	06/30/2019	INV	PD	CREDIT BALANCE REFUND-379
CHECK DATE: 06/18/2019									
100841 HERMANS LANDSCAPE SUPPLIES									
33712/1		05/23/2019	061819	328437	45.00	06/23/2019	INV	PD	DIRT
CHECK DATE: 06/18/2019									
33864/1		05/30/2019	061819	328437	60.00	06/30/2019	INV	PD	DIRT
CHECK DATE: 06/18/2019									
33877/1		05/30/2019	061819	328437	60.00	06/30/2019	INV	PD	DIRT
CHECK DATE: 06/18/2019									
					165.00				
100848 HIGH TECH CLEANING INC									
14884		05/28/2019	061819	328438	4,282.92	06/28/2019	INV	PD	PARK DEPARTMENT SUPPLIES
CHECK DATE: 06/18/2019									
14898		06/01/2019	061819	328438	3,092.25	07/01/2019	INV	PD	CITY HALL
CHECK DATE: 06/18/2019									
14899		06/01/2019	061819	328438	485.16	07/01/2019	INV	PD	COMMUNITY ROOM - CLOVER R
CHECK DATE: 06/18/2019									
14901		06/01/2019	061819	328438	1,140.83	07/01/2019	INV	PD	HISTORY CENTER
CHECK DATE: 06/18/2019									
14902		06/01/2019	061819	328438	202.15	07/01/2019	INV	PD	IT DEPARTMENT
CHECK DATE: 06/18/2019									
14903		06/01/2019	061819	328438	1,971.55	07/01/2019	INV	PD	MSB
CHECK DATE: 06/18/2019									
14904		06/01/2019	061819	328438	161.72	07/01/2019	INV	PD	STANTEC BUILDING
CHECK DATE: 06/18/2019									
14905		06/01/2019	061819	328438	625.00	07/01/2019	INV	PD	WTP
CHECK DATE: 06/18/2019									
14940		06/04/2019	061819	328438	55.98	07/04/2019	INV	PD	COMMUNITY ROOM EXTRA CLEA
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					12,017.56				
107636 HOFFMAN, ROSS									
10001514		05/31/2019	061819	328439	57.87	06/30/2019	INV	PD	CREDIT BALANCE REFUND-STO
CHECK DATE: 06/18/2019						PAYEE: HOFFMAN, ROSS			
100878 HUEBSCH									
84176/MAY2019		05/31/2019	061819	328440	1,676.26	06/10/2019	INV	PD	MAY 2019 RUG/MAT SVC
CHECK DATE: 06/18/2019									
105183 HUNKERD DOWN LLC									
67029		06/07/2019	061819	328441	500.00	07/07/2019	INV	PD	Summer Concert Series Hun
CHECK DATE: 06/18/2019									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2019/0607-ICMA		06/07/2019	061019	328359	3,173.93	06/07/2019	INV	PD	20190607 - Payroll 457 &
CHECK DATE: 06/10/2019									
104751 IMPACT MAILING OF MINNESOTA INC									
140519		05/30/2019	061819	328442	8,840.00	06/30/2019	INV	PD	May Bills 5/21/19
CHECK DATE: 06/18/2019									
100919 INTEREUM INC									
157911		05/22/2019	061819	328443	59.34	06/21/2019	INV	PD	office supplies-paper tra
CHECK DATE: 06/18/2019									
158217		05/30/2019	061819	328443	515.00	06/29/2019	INV	PD	FINANCE OFFICE ADJUSTMENT
CHECK DATE: 06/18/2019									
					574.34				
100925 INTOXIMETERS INC									
629704		06/05/2019	061819	328444	141.50	07/05/2019	INV	PD	Repair and battery for in
CHECK DATE: 06/18/2019									
100943 JEFFERSON FIRE & SAFETY INC									
IN105785		05/23/2019	061819	328445	939.90	06/12/2019	INV	PD	CARABINERS FOR FF
CHECK DATE: 06/18/2019									
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
20998939		06/04/2019	061819	328446	1,309.16	07/04/2019	INV	PD	CCC fire sprinkler contra
CHECK DATE: 06/18/2019									
100972 JT SERVICES OF MINNESOTA									
JT19-156-01	190077	06/05/2019	061819	328447	2,358.49	07/05/2019	INV	PD	LENSE GLASS GRANVILLE
CHECK DATE: 06/18/2019									
100996 KJORSTAD, TONY									
67101		04/12/2019	061819	328448	94.18	07/11/2019	INV	PD	UBER, LUGGAGE- SCHOOL SHO
CHECK DATE: 06/18/2019									
101003 KLOOS ELECTRIC INC									
15968		05/31/2019	061819	328449	4,499.36	06/30/2019	INV	PD	REPAIRS TO MSB ELECTRIC
CHECK DATE: 06/18/2019									
101018 KRISS PREMIUM PRODUCTS INC									
161853		05/30/2019	061819	328450	293.17	06/30/2019	INV	PD	Ice plant chemicals
CHECK DATE: 06/18/2019									
101043 LANO EQUIPMENT INC									
01-676883		05/24/2019	061819	328451	386.20	06/24/2019	INV	PD	#125 BOBCAT BOOM BUSHING
CHECK DATE: 06/18/2019									
100940 LANO, JULIE									
66529		05/25/2019	061819	328452	227.72	06/25/2019	INV	PD	Spanish lesson, cups, saf
CHECK DATE: 06/18/2019									
101050 LAW ENFORCEMENT LABOR SERVICES INC									
June 2019		06/07/2019	061019	328360	1,071.00	06/07/2019	INV	PD	June 2019 Police Union Du
CHECK DATE: 06/10/2019									
101056 LEAGUE OF MINNESOTA CITIES									
10003277-MAY19		05/24/2019	061819	328454	262,608.00	07/01/2019	INV	PD	PROPERTY/CASUALTY INSURAN
CHECK DATE: 06/18/2019									
4794		05/24/2019	061819	328453	390.00	06/24/2019	INV	PD	CLAIMANT RAN OVER SPIKE I
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					262,998.00				
101071 LENZEN CHEVROLET BUICK INC									
78595		05/24/2019	061819	328455	18.14	06/24/2019	INV	PD	#718 ELECTRIC GAS CAP
CHECK DATE: 06/18/2019									
101080 BRUNSWICK CORPORATION									
6145001		05/30/2019	061819	328456	49.17	06/29/2019	INV	PD	fitness equip. repairs
CHECK DATE: 06/18/2019									
101097 LOCATORS & SUPPLIES INC									
0276297-IN		05/29/2019	061819	328457	758.95	06/29/2019	INV	PD	MAGNETIC LOCATOR
CHECK DATE: 06/18/2019									
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
47166		06/01/2019	061819	328458	686.00	07/01/2019	INV	PD	JUN SA SUPPORT
CHECK DATE: 06/18/2019									
105139 LUBE TECH AND PARTNERS LLC									
1385532		05/23/2019	061819	328459	55.00	06/22/2019	INV	PD	USED OIL FILTER PICK UP
CHECK DATE: 06/18/2019									
105710 MACQUEEN EMERGENCY GROUP									
W01168		05/30/2019	061819	328460	1,041.67	06/30/2019	INV	PD	FIRE TRUCK REPAIR
CHECK DATE: 06/18/2019									
101124 MACQUEEN EQUIPMENT									
P19473		04/24/2019	061819	328461	24.96	06/11/2019	INV	PD	#142 STREET
CHECK DATE: 06/18/2019									
104521 MANGOLD GROUP LLC									
11964		05/31/2019	061819	328462	2,040.00	06/30/2019	INV	PD	MAY MAINT OF MOUNT PLEASA
CHECK DATE: 06/18/2019									
107640 WP & RS MARS CO									
30076007		05/16/2019	061819	328463	582.00	06/15/2019	INV	PD	GARBAGE BAGS FOR CITY PAR
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107630 MATHWIG, ALLEN									
10007489 CHECK DATE: 06/18/2019		05/31/2019	061819	328464	59.20	06/30/2019	INV	PD	CREDIT BALANCE REFUND-264
107627 MCCLELLAND, SCOTT									
10002194 CHECK DATE: 06/18/2019		05/31/2019	061819	328465	16.57	06/30/2019	INV	PD	CREDIT BALANCE REFUND-398
107626 MELANO, STEVEN									
10004493 CHECK DATE: 06/18/2019		05/31/2019	061819	328466	75.00	06/30/2019	INV	PD	CREDIT BALANCE REFUND-197
101183 METROPOLITAN COUNCIL									
MAY 2019 SAC CHECK DATE: 06/18/2019		05/31/2019	061819	328467	17,221.05	06/30/2019	INV	PD	MAY 2019 SAC CHARGES
101182 METROPOLITAN COUNCIL									
0001096898 CHECK DATE: 06/18/2019		06/06/2019	061819	328468	202,821.43	07/01/2019	INV	PD	JUL 2019 SEWER SERVICE FO
101187 METRO SALES INC									
INV1355317 CHECK DATE: 06/18/2019		06/04/2019	061819	328469	262.62	07/04/2019	INV	PD	Contract Invoice-PD
INV1355920 CHECK DATE: 06/18/2019		06/05/2019	061819	328469	197.00	07/05/2019	INV	PD	Contract Invoice-PD
INV1355970 CHECK DATE: 06/18/2019		06/05/2019	061819	328469	2,123.56	07/05/2019	INV	PD	RICOH CONTRACT
					2,583.18				
107635 MICHAEL EDWARD OTOOLE									
66846 CHECK DATE: 06/18/2019		05/16/2019	061819	328470	272.04	06/21/2019	INV	PD	CONDEMNATION COMMISSIONER
101196 MID COUNTY COOP #122622									
36337 CHECK DATE: 06/18/2019		05/30/2019	061819	328471	509.33	06/30/2019	INV	PD	176 GLS GAS-TC

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
36338		05/30/2019	061819	328471	541.32	06/30/2019	INV	PD	194 GLS DIESEL-TC
CHECK DATE: 06/18/2019									
					1,050.65				
101204 MIDWEST PLAYSCAPES INC									
8282		06/04/2019	061819	328472	7,245.00	07/04/2019	INV	PD	WINDSCREEN/CAP FOR ATHLET
CHECK DATE: 06/18/2019									
105998 MILBANK WINWATER WORKS									
158155 00	190075	05/06/2019	061819	328473	976.53	06/24/2019	INV	PD	WATER STOCK GASKETS AND L
CHECK DATE: 06/18/2019									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0607190014172152		06/07/2019	061019	328361	195.66	06/07/2019	INV	PD	060719 Payroll Child Supp
CHECK DATE: 06/10/2019									
PR060719001510208001		06/07/2019	061019	328362	373.66	06/07/2019	INV	PD	060719 Payroll Child Supp
CHECK DATE: 06/10/2019									
					569.32				
101222 MINNESOTA CLAY CO USA									
109982		06/03/2019	061819	328474	58.35	07/03/2019	INV	PD	Pottery Supplies
CHECK DATE: 06/18/2019									
101227 MINNESOTA ELEVATOR INC									
804732		06/04/2019	061819	328475	358.28	07/04/2019	INV	PD	JUN CCC ELEVATOR SERVICE
CHECK DATE: 06/18/2019									
107623 OMG MIDWEST INC									
1523233		05/18/2019	061819	328476	995.00	06/18/2019	INV	PD	LAKE HAZELTINE DRIVE CURB
CHECK DATE: 06/18/2019									
1523519		05/18/2019	061819	328476	938.00	06/18/2019	INV	PD	WELL #5 APRON
CHECK DATE: 06/18/2019									
					1,933.00				
101303 MINNESOTA TEAMSTERS LOCAL #320									
June 2019		06/07/2019	061019	328363	3,740.00	06/07/2019	INV	PD	June 2019 Local #320 Unio
CHECK DATE: 06/10/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101352 MINNESOTA TREASURY DIVISION									
66532 CHECK DATE: 06/18/2019		05/30/2019	061819	328477	37.70	06/30/2019	INV	PD	Forfeiture payout 18-5389
100343 MINNESOTA VALLEY COMMUNITY BAND									
67030 CHECK DATE: 06/18/2019		06/07/2019	061819	328478	400.00	07/07/2019	INV	PD	Summer Concert Series: MN
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/MAY19 CHECK DATE: 06/13/2019		05/28/2019	061319	328367	803.33	06/22/2019	INV	PD	MAY 2019 ST LITES-TOWN CO
778377500/MAY19 CHECK DATE: 06/13/2019		06/07/2019	061319	328367	64.81	07/02/2019	INV	PD	MAY 2019 12500 CO RD 11 S
778377800/MAY19 CHECK DATE: 06/13/2019		06/07/2019	061319	328367	69.74	07/02/2019	INV	PD	MAY 2019 4250 ENGLER BLVD
778377900/MAY19 CHECK DATE: 06/13/2019		06/07/2019	061319	328367	57.36	07/02/2019	INV	PD	MAY 2019 4100 ENGLER BLVD
					995.24				
101192 STATE OF MINNESOTA									
1000041825 CHECK DATE: 06/18/2019		06/03/2019	061819	328479	7,664.00	07/03/2019	INV	PD	FIRST QTR FISCAL YEAR 202
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
ALR0096139I CHECK DATE: 06/18/2019		06/01/2019	061819	328480	200.00	07/01/2019	INV	PD	CCC elevator permits
MAY0190352019 CHECK DATE: 06/18/2019		05/31/2019	061819	328481	1,968.74	06/30/2019	INV	PD	MAY 2019 PERMIT SURCHARGE
					2,168.74				
105995 MONEY MOVERS INC									
119143 CHECK DATE: 06/18/2019		06/02/2019	061819	328482	72.80	07/02/2019	INV	PD	May health ins reimburse
105853 MOR GOLF AND UTILITY INC									
11816 CHECK DATE: 06/18/2019		05/29/2019	061819	328483	36.05	06/29/2019	INV	PD	GOLF CART PARTS

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107522 TIMOTHY P MORSCHEN									
66880 CHECK DATE: 06/18/2019		05/31/2019	061819	328484	1,500.00	06/30/2019	INV	PD	PARCEL 39 APPRAISAL REIMB
101327 MP NEXLEVEL LLC									
1116028 CHECK DATE: 06/18/2019		05/31/2019	061819	328485	9,052.80	06/30/2019	INV	PD	SAXONY CIRCLE SUMP LINE
1116029 CHECK DATE: 06/18/2019		05/31/2019	061819	328485	6,132.50	06/30/2019	INV	PD	WO#425 LHS - BORING OUT T
					15,185.30				
101356 MTI DISTRIBUTING INC #31380									
1212711-01 CHECK DATE: 06/18/2019		05/22/2019	061819	328486	420.02	06/22/2019	INV	PD	#232 MOWER PARTS
1214391-00 CHECK DATE: 06/18/2019		05/29/2019	061819	328486	102.66	06/29/2019	INV	PD	#237 MOWER PARTS
1214391-01 CHECK DATE: 06/18/2019		05/31/2019	061819	328486	639.98	06/30/2019	INV	PD	#237 MOWER PARTS
					1,162.66				
101354 MTI DISTRIBUTING INC #700767									
1215854-00 CHECK DATE: 06/18/2019		06/05/2019	061819	328487	1,010.08	07/05/2019	INV	PD	BEDKNIVES FAIRWAY MOWER
1216582-00 CHECK DATE: 06/18/2019		06/10/2019	061819	328487	20.18	07/10/2019	INV	PD	TRIPLEX CARBURETOR SPRING
					1,030.26				
106657 MUNICIPAL ASSET MANAGEMENT INC									
0617308 CHECK DATE: 06/18/2019		06/01/2019	061819	328488	4,357.03	07/15/2019	INV	PD	CCC FITNESS EQUIPMENT LEA
0617309 CHECK DATE: 06/18/2019		06/01/2019	061819	328488	151.05	07/15/2019	INV	PD	CCC SCIFIT PRO LEASE PMT
					4,508.08				
101364 SHELLY NAHAN									
66922 CHECK DATE: 06/18/2019		05/13/2019	061819	328489	105.00	07/05/2019	INV	PD	CPR/First aid Instructor

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101365 NAPA AUTO PARTS CHASKA									
4472/MAY2019 CHECK DATE: 06/13/2019		05/31/2019	061319	328368	2,267.40	06/30/2019	INV	PD	MAY 2019 PARTS/SUPPLIES
106198 NAVIANT INC									
0138233-IN CHECK DATE: 06/18/2019		05/31/2019	061819	328490	2,955.00	06/30/2019	INV	PD	MAY ONBASE HOSTING FEE
104960 NORTHERN SALT INC									
16252 CHECK DATE: 06/18/2019		05/28/2019	061819	328491	7,082.25	06/27/2019	INV	PD	CALCIUM CHLORIDE
101436 NUCO2 INC									
59510317 CHECK DATE: 06/18/2019		06/01/2019	061819	328492	156.83	07/01/2019	INV	PD	pool supplies
59739307 CHECK DATE: 06/18/2019		06/03/2019	061819	328492	99.34	07/03/2019	INV	PD	pool supplies
					256.17				
101437 NUSS EQUIPMENT GROUP LLC									
7134473P CHECK DATE: 06/18/2019		05/29/2019	061819	328493	22.40	06/29/2019	INV	PD	#117 ELECTRIC
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/MAY2019 CHECK DATE: 06/13/2019		05/28/2019	061319	328369	1,151.02	06/20/2019	INV	PD	MAY 2019 PARTS/SUPPLIES
101445 OFFICE DEPOT									
319368650001 CHECK DATE: 06/18/2019		05/23/2019	061819	328494	9.80	06/28/2019	INV	PD	Filing folders
321571394001 CHECK DATE: 06/18/2019		05/29/2019	061819	328494	17.65	06/28/2019	INV	PD	Pens
321643827001 CHECK DATE: 06/18/2019		05/29/2019	061819	328494	65.80	06/28/2019	INV	PD	Badges, clips for KPMG
321643907001 CHECK DATE: 06/18/2019		05/29/2019	061819	328494	44.20	06/28/2019	INV	PD	Badges, lanyards for KPMG

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					137.45				
101483 TAYMARK									
7798930		05/29/2019	061819	328495	118.51	06/29/2019	INV	PD	BROCHURE PAPER
CHECK DATE: 06/18/2019									
101491 PATCHIN MESSNER APPRAISALS INC									
21834A		05/28/2019	061819	328496	3,500.00	06/28/2019	INV	PD	COTTRELL PROPERTY APPRAIS
CHECK DATE: 06/18/2019									
105181 BOTTLING GROUP LLC									
25250961		06/06/2019	061819	328497	430.95	07/05/2019	INV	PD	Concession Resale
CHECK DATE: 06/18/2019									
107509 PETERSON, LISA									
30923-A		05/31/2019	061819	328498	27.78	06/30/2019	INV	PD	CREDIT BALANCE REFUND-800
CHECK DATE: 06/18/2019									
101539 PLAISTED COMPANIES INC									
23811		05/31/2019	061819	328499	879.87	06/30/2019	INV	PD	BUNKER #16 SAND, TOPDRESS
CHECK DATE: 06/18/2019									
101584 PROGRESS VALLEY ELECTRIC INC									
8226		06/01/2019	061819	328500	1,529.11	07/01/2019	INV	PD	repair outlets in Lodge m
CHECK DATE: 06/18/2019									
8228		06/01/2019	061819	328500	980.63	07/01/2019	INV	PD	install outlets in Lodge
CHECK DATE: 06/18/2019									
					2,509.74				
107632 PULTE GROUP - 1009									
10009509-146100250		05/31/2019	061819	328502	69.93	06/30/2019	INV	PD	CREDIT BALANCE REFUND-674
CHECK DATE: 06/18/2019									
10009509-146100260		05/31/2019	061819	328501	59.39	06/30/2019	INV	PD	CREDIT BALANCE REFUND-678
CHECK DATE: 06/18/2019									
					129.32				
103055 QUALITY PROPANE INC									
183299T		05/28/2019	061819	328503	78.45	06/27/2019	INV	PD	L P gas

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/18/2019									
183842T		06/10/2019	061819	328503	59.14	07/10/2019	INV	PD	L P gas
CHECK DATE: 06/18/2019									
I018460		06/06/2019	061819	328503	67.00	07/06/2019	INV	PD	L P gas
CHECK DATE: 06/18/2019									
					204.59				
101600 QUILL CORPORATION									
7646323		05/28/2019	061819	328504	110.19	06/27/2019	INV	PD	BREAKROOM SUPPLIES, WIPES
CHECK DATE: 06/18/2019									
101684 R & R SPECIALTIES OF WISCONSIN INC									
0067838-IN		05/24/2019	061819	328505	115.70	06/24/2019	INV	PD	blade sharpening
CHECK DATE: 06/18/2019									
101620 RECREATION SUPPLY CO INC									
363987		06/05/2019	061819	328506	74.71	07/05/2019	INV	PD	strainer parts
CHECK DATE: 06/18/2019									
101631 REINDERS INC									
3153905-00		04/09/2019	061819	328507	19,926.59	07/06/2019	INV	PD	TC EARLY ORDER PRODUCTS
CHECK DATE: 06/18/2019									
3153906-00		04/09/2019	061819	328507	17,094.69	07/06/2019	INV	PD	TC EARLY ORDER PRODUCTS
CHECK DATE: 06/18/2019									
3153907-00		04/09/2019	061819	328507	17,232.20	07/06/2019	INV	PD	TC EARLY ORDER CHEMICALS
CHECK DATE: 06/18/2019									
3157232-00		06/03/2019	061819	328507	2,249.06	07/03/2019	INV	PD	FUNGICIDE
CHECK DATE: 06/18/2019									
					56,502.54				
101642 RHOMAR INDUSTRIES INC									
94550		05/31/2019	061819	328508	514.80	06/30/2019	INV	PD	ASPHALT REMOVER
CHECK DATE: 06/18/2019									
101652 RIES HEATING & A/C INC									
19101		06/06/2019	061819	328509	184.50	07/06/2019	INV	PD	AC REPAIRS AT 314 WALNUT
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107631 RIPPLINGER, WALTER									
10009432		05/31/2019	061819	328510	115.01	06/30/2019	INV	PD	CREDIT BALANCE REFUND-549
CHECK DATE: 06/18/2019									
102948 ROAD MACHINERY & SUPPLIES CO									
S56790		04/09/2019	061819	328511	150.00	06/10/2019	INV	PD	ASPHALT/CONCRETE BLADE
CHECK DATE: 06/18/2019									
W33438		06/06/2019	061819	328511	5,931.35	07/06/2019	INV	PD	PAVER REPAIRS
CHECK DATE: 06/18/2019									
					6,081.35				
101669 ROBERT HALF TECHNOLOGY									
53516899		05/27/2019	061819	328512	563.36	06/27/2019	INV	PD	CSR Temp - Swanson - W/E
CHECK DATE: 06/18/2019									
53562706		06/03/2019	061819	328512	554.38	07/03/2019	INV	PD	CSR Temp - Swanson - W/E
CHECK DATE: 06/18/2019									
53609884		06/10/2019	061819	328512	624.00	07/10/2019	INV	PD	CSR Temp - Swanson - W/E
CHECK DATE: 06/18/2019									
					1,741.74				
103251 ROBERT THOMAS HOMES INC									
4433		06/04/2019	061819	328513	750.00	07/04/2019	INV	PD	BLDRS DEP REF-4433 MILLST
CHECK DATE: 06/18/2019									
101673 ROCHESTER MIDLAND CORP									
INV00122185		05/25/2019	061819	328514	54.60	06/24/2019	INV	PD	FIREMAN'S PARK
CHECK DATE: 06/18/2019									
INV00124481		06/05/2019	061819	328514	506.10	07/05/2019	INV	PD	ATHLETIC PARK
CHECK DATE: 06/18/2019									
					560.70				
101703 SALVATION ARMY									
MAY/19 HS		06/05/2019	061819	328515	163.00	07/05/2019	INV	PD	MAY 2019 HEATSHARE CONTRI
CHECK DATE: 06/18/2019									
107648 SCHAEFER, BEN									
155005120-2019-1		06/07/2019	061819	328516	250.00	07/07/2019	INV	PD	MAY REBATE-RENEWABLE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/18/2019						PAYEE: SCHAEFER, BEN			
101738 SCHILLING SUPPLY COMPANY									
719587-00		05/28/2019	061819	328517	3,148.08	06/28/2019	INV	PD	cleaning supplies
CHECK DATE: 06/18/2019									
101744 SCOTT COUNTY TREASURER									
IN24312		05/23/2019	061819	328518	937.50	06/19/2019	INV	PD	USE OF BURN TOWER 5/13/19
CHECK DATE: 06/18/2019									
103545 SEWER SERVICES INC									
I1107		05/29/2019	061819	328519	338.63	06/29/2019	INV	PD	ONE LOAD PUMPED
CHECK DATE: 06/18/2019									
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
0470-7		06/06/2019	061819	328520	154.36	07/20/2019	INV	PD	paint
CHECK DATE: 06/18/2019									
104827 ROHN INDUSTRIES INC									
338771		05/20/2019	061819	328521	20.25	06/20/2019	INV	PD	Shredding 5/20/19
CHECK DATE: 06/18/2019									
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
91844981-001		06/03/2019	061819	328522	575.79	07/15/2019	INV	PD	IRRIGATION PARTS/SUPPLIES
CHECK DATE: 06/18/2019									
91968586-001		06/06/2019	061819	328522	761.18	07/15/2019	INV	PD	IRRIGATION PARTS FOR CITY
CHECK DATE: 06/18/2019									
					1,336.97				
107074 SMITH ENGINEERING INC									
260406500-2019-1		06/07/2019	061819	328523	4,200.00	07/07/2019	INV	PD	MAY REBATE-BUSINESS LIGHT
CHECK DATE: 06/18/2019									
105152 DAVID SMITH									
67028		06/07/2019	061819	328524	550.00	07/07/2019	INV	PD	Summer Concert Series: Bl
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101820 MINNESOTA STATE COLLEGES AND UNIVERSITIES									
433396		03/15/2019	061819	328525	150.00	06/30/2019	INV	PD	FIRE SCHOOL-T LINDBERG
CHECK DATE: 06/18/2019									
101828 SOUTHWEST NEWS MEDIA									
154083-MAY19		05/25/2019	061819	328527	1,795.00	06/25/2019	INV	PD	Fire & Ice Summer Fun mar
CHECK DATE: 06/18/2019									
2055153		05/09/2019	061819	328526	112.04	06/25/2019	INV	PD	SALT SHED SPECIFICATIONS.
CHECK DATE: 06/18/2019									
2055491		05/11/2019	061819	328528	264.50	06/25/2019	INV	PD	CCC CUSTODIAL/MAINT AD
CHECK DATE: 06/18/2019									
2058085		05/30/2019	061819	328526	36.25	06/25/2019	INV	PD	CUP BAVARIA DOWNS PKG LOT
CHECK DATE: 06/18/2019									
2058086		05/30/2019	061819	328526	42.84	06/25/2019	INV	PD	ESS & ERNST HOUSE HEARING
CHECK DATE: 06/18/2019									
					2,250.63				
101847 SRF CONSULTING GROUP INC									
10741.00-17		04/30/2019	061819	328529	23,366.77	06/30/2019	INV	PD	TH 212 & CSAH 44 INTERCHA
CHECK DATE: 06/18/2019									
101850 STANTEC CONSULTING SERVICES INC									
1513370		05/23/2019	061819	328530	9,351.40	06/23/2019	INV	PD	APR 2019-GENERAL ENGINEER
CHECK DATE: 06/18/2019									
1513372		05/23/2019	061819	328530	390.80	06/23/2019	INV	PD	APR 2019-MN RIVER FLOODPL
CHECK DATE: 06/18/2019									
1513373		05/23/2019	061819	328530	7,797.82	06/23/2019	INV	PD	APR 2019-CLOVER RIDGE DR
CHECK DATE: 06/18/2019									
1513374		05/23/2019	061819	328530	658.00	06/23/2019	INV	PD	APR 2019-NE COLLECTOR IN
CHECK DATE: 06/18/2019									
1513375		05/23/2019	061819	328530	14,799.00	06/23/2019	INV	PD	APR 2019-RECORD PLAN/BASE
CHECK DATE: 06/18/2019									
1513376		05/23/2019	061819	328530	16,449.66	06/23/2019	INV	PD	APR 2019-MCKNIGHT WETLAND
CHECK DATE: 06/18/2019									
1513377		05/23/2019	061819	328530	608.20	06/23/2019	INV	PD	APR 2019-2017 DT RECONSTR
CHECK DATE: 06/18/2019									
1513378		05/23/2019	061819	328530	171.00	06/23/2019	INV	PD	APR 2019-CREEK RD SW COLL

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/18/2019									
1513379		05/23/2019	061819	328530	4,451.15	06/23/2019	INV	PD	APR 2019-LAKE HAZELTINE S
CHECK DATE: 06/18/2019									
1513380		05/23/2019	061819	328530	773.46	06/23/2019	INV	PD	APR 2019-FORMER CARVER CT
CHECK DATE: 06/18/2019									
1513381		05/23/2019	061819	328530	1,554.12	06/23/2019	INV	PD	APR 2019-SAN SEWER MANHOL
CHECK DATE: 06/18/2019									
1513382		05/23/2019	061819	328530	3,921.00	06/23/2019	INV	PD	APR 2019-VETERANS PARK ME
CHECK DATE: 06/18/2019									
1513383		05/23/2019	061819	328530	4,340.94	06/23/2019	INV	PD	APR 2019-2018 DT RECONSTR
CHECK DATE: 06/18/2019									
1513384		05/23/2019	061819	328530	926.00	06/23/2019	INV	PD	APR 2019-BAVARIA DOWNS TR
CHECK DATE: 06/18/2019									
1513385		05/23/2019	061819	328530	3,207.00	06/23/2019	INV	PD	APR 2019-NE COLLECTOR IN
CHECK DATE: 06/18/2019									
1513386		05/23/2019	061819	328530	4,860.50	06/23/2019	INV	PD	APR 2019-BAVARIA RD TURN
CHECK DATE: 06/18/2019									
1513387		05/23/2019	061819	328530	752.00	06/23/2019	INV	PD	APR 2019-BAVARIA RD TURN
CHECK DATE: 06/18/2019									
1513388		05/23/2019	061819	328530	513.00	06/23/2019	INV	PD	APR 2019-LAKE GRACE TRAIL
CHECK DATE: 06/18/2019									
1513390		05/23/2019	061819	328530	4,966.25	06/23/2019	INV	PD	APR 2019-2018 WATER MASTE
CHECK DATE: 06/18/2019									
1513391		05/23/2019	061819	328530	395.00	06/23/2019	INV	PD	APR 2019-FORMACOAT SITE P
CHECK DATE: 06/18/2019									
1513392		05/23/2019	061819	328530	442.00	06/23/2019	INV	PD	APR 2019-ADA TRANSITION P
CHECK DATE: 06/18/2019									
1513395		05/23/2019	061819	328530	123,101.00	06/23/2019	INV	PD	APR 2019-2019 DT RECONSTR
CHECK DATE: 06/18/2019									
1513396		05/23/2019	061819	328530	4,140.75	06/23/2019	INV	PD	APR 2019-CREEK RD L2723 R
CHECK DATE: 06/18/2019									
1513397		05/23/2019	061819	328530	3,302.00	06/23/2019	INV	PD	APR 2019-E 6TH ST L4965 R
CHECK DATE: 06/18/2019									
1513398		05/23/2019	061819	328530	221.25	06/23/2019	INV	PD	APR 2019-HARVEST WEST
CHECK DATE: 06/18/2019									
1513399		05/23/2019	061819	328530	2,118.00	06/23/2019	INV	PD	APR 2019-STRUCTURES INC
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1514705		05/23/2019	061819	328530	15,832.30	06/23/2019	INV	PD	APR 2019-PIONEER TRL/MCKN
CHECK DATE: 06/18/2019									
1516885		05/23/2019	061819	328530	2,326.00	06/23/2019	INV	PD	APR 2019-DT RECONSTRUCTIO
CHECK DATE: 06/18/2019									
1516886		05/31/2019	061819	328530	10,232.48	06/30/2019	INV	PD	APR 2019-CREEK CENTER/CRE
CHECK DATE: 06/18/2019									
					242,602.08				
101876 STEVEN C ANDERSON									
67031		06/07/2019	061819	328531	200.00	07/07/2019	INV	PD	Summer Concert Series: St
CHECK DATE: 06/18/2019									
101888 STREICHERS									
I1370116		05/28/2019	061819	328532	169.99	06/28/2019	INV	PD	Frisbie-initial issue boo
CHECK DATE: 06/18/2019									
101892 STUART C IRBY CO									
S011377110.001		05/20/2019	061819	328533	960.08	06/19/2019	INV	PD	NEW GLOVES AND SLEEVES FO
CHECK DATE: 06/18/2019									
S011377110.002		05/22/2019	061819	328533	606.05	06/21/2019	INV	PD	NEW GLOVES AND SLEEVES FO
CHECK DATE: 06/18/2019									
					1,566.13				
107629 STYLSKI, LOIS									
10006853		05/31/2019	061819	328534	13.11	06/30/2019	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 06/18/2019									
103677 SUN LIFE ASSURANCE COMPANY OF CANADA									
237741/MAY19		05/01/2019	061019	328364	4,195.12	05/31/2019	INV	PD	May 2019 Life Insurance P
CHECK DATE: 06/10/2019									
101925 TALLMAN EQUIPMENT CO INC									
3226352		06/06/2019	061819	328535	109.94	07/06/2019	INV	PD	BAGS FOR SELF RESCUE DEVI
CHECK DATE: 06/18/2019									
3226358		06/06/2019	061819	328535	384.47	07/06/2019	INV	PD	TOOL BOARD FOR BUCKET TRU
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					494.41				
105997 TARGETSOLUTIONS LEARNING LLC									
TSINV00000030369 CHECK DATE: 06/18/2019		05/31/2019	061819	328536	4,602.95	06/30/2019	INV	PD	TARGETSOLUTIONS MEMBERSHI
101932 TAYLOR MADE GOLF CO INC									
33792326 CHECK DATE: 06/18/2019		06/06/2019	061819	328537	118.14	07/06/2019	INV	PD	RESALE
101937 TDS MEDIA DIRECT INC									
80558 CHECK DATE: 06/18/2019		05/23/2019	061819	328538	245.00	06/23/2019	INV	PD	TC ADVERTISING-MOBILE DIR
107646 TEUNISSEN, JACOB									
2005236.002 CHECK DATE: 06/13/2019		06/10/2019	061319	328370	800.00	07/10/2019	INV	PD	DEPOSIT REFUND-CANCELLATI PAYEE: TEUNISSEN, JACOB
100757 THE GRAPHIC EDGE INC									
1324093 CHECK DATE: 06/18/2019		05/28/2019	061819	328539	1,507.87	06/27/2019	INV	PD	Fire & Ice t-shirts
1327128 CHECK DATE: 06/18/2019		05/23/2019	061819	328539	287.48	06/22/2019	INV	PD	Staff Uniforms
					1,795.35				
101956 THE HARTFORD									
858398124674 CHECK DATE: 06/13/2019		06/03/2019	061319	328371	2,537.10	06/15/2019	INV	PD	JUN 2019 EMP LTD INS PREM
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M24764 CHECK DATE: 06/18/2019		05/30/2019	061819	328540	355.00	06/10/2019	INV	PD	City Council Minutes 05/2
101983 TOTAL CONTROL SYSTEMS INC									
8825 CHECK DATE: 06/18/2019		05/29/2019	061819	328541	3,478.90	06/29/2019	INV	PD	REPAIRS TO OAK STREET LS
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1549467/MAY19		06/01/2019	061819	328542	130.80	06/20/2019	INV	PD	Data Processing
CHECK DATE: 06/18/2019									
101994 TRAVIS MATHEW LLC									
3662561		06/06/2019	061819	328543	627.73	07/31/2019	INV	PD	RESALE
CHECK DATE: 06/18/2019									
106979 TRUE SEED AND SUPPLY									
1743		06/04/2019	061819	328544	450.00	07/04/2019	INV	PD	GRASS SEED
CHECK DATE: 06/18/2019									
102027 TWIN CITIES & WESTERN RAILROAD CO									
MN013698-IN		05/22/2019	061819	328545	559.78	06/22/2019	INV	PD	ANNUAL CROSSING PERMIT -
CHECK DATE: 06/18/2019									
102028 TWIN CITY WATER CLINIC INC									
13046		05/30/2019	061819	328546	510.00	06/30/2019	INV	PD	MAY WATER SAMPLES
CHECK DATE: 06/18/2019									
102033 TYLER TECHNOLOGIES INC									
045-265527		06/03/2019	061819	328547	700.00	07/03/2019	INV	PD	UB FORMS UPDATES
CHECK DATE: 06/18/2019									
102129 UNITED FARMERS COOPERATIVE									
914828		06/03/2019	061819	328548	99.95	07/03/2019	INV	PD	WEED WHIP LINE
CHECK DATE: 06/18/2019									
915647		06/10/2019	061819	328548	306.07	07/11/2019	INV	PD	HERBICIDE
CHECK DATE: 06/18/2019									
					406.02				
107639 UHLENHAKE, NEIL									
2005214.002		06/03/2019	060619	328354	52.74	07/03/2019	INV	PD	MEMBERSHIP CANCELLATION
CHECK DATE: 06/06/2019						PAYEE: UHLENHAKE, NEIL			
104522 US FOODS INC									
4351346		05/28/2019	061819	328549	308.67	06/28/2019	INV	PD	SOAP & HAND TOWELS-TC
CHECK DATE: 06/18/2019									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107641 VEGA, DANIEL									
66955 CHECK DATE: 06/18/2019		06/05/2019	061819	328550	500.00	07/05/2019	INV	PD	DRIVEWAY PAYMENT PAYEE: VEGA, DANIEL
102102 VERIZON WIRELESS									
9830632448 CHECK DATE: 06/13/2019		05/21/2019	061319	328372	5,480.54	06/13/2019	INV	PD	JUN 2019 PHONE SERVICE
9830731425 CHECK DATE: 06/13/2019		05/23/2019	061319	328372	578.62	06/15/2019	INV	PD	MAY 2019 CRADLEPOINTS
					6,059.16				
102227 ONVOY LLC									
009426/JUN19 CHECK DATE: 06/18/2019		06/01/2019	061819	328551	3,199.52	06/25/2019	INV	PD	JUN 2019 EDU CTR ETHERNET
009486/JUN19 CHECK DATE: 06/18/2019		06/01/2019	061819	328551	1,827.14	06/25/2019	INV	PD	JUN 2019 CITY HALL ETHERN
					5,026.66				
102133 WAGNER PRESS & GRAPHICS									
31535 CHECK DATE: 06/18/2019		03/22/2019	061819	328552	392.50	06/03/2019	INV	PD	Fire & Ice Signs and Deca
31835 CHECK DATE: 06/18/2019		05/28/2019	061819	328552	336.00	06/27/2019	INV	PD	OFFICE ENVELOPES, BUSINES
31836 CHECK DATE: 06/18/2019		05/28/2019	061819	328552	945.00	06/28/2019	INV	PD	May Utilities Insert (Sum
					1,673.50				
102141 WASTE MANAGEMENT-SAVAGE									
8080353-2282-1 CHECK DATE: 06/18/2019		05/31/2019	061819	328553	445.62	06/30/2019	INV	PD	JUN TC WASTE REMOVAL
8080359-2282-8 CHECK DATE: 06/18/2019		05/31/2019	061819	328553	403.49	06/30/2019	INV	PD	TOWN COURSE
8080402-2282-6 CHECK DATE: 06/18/2019		05/31/2019	061819	328553	198.72	06/30/2019	INV	PD	JUN PAR 30 GARBAGE
					1,047.83				
102175 WHEELER LUMBER LLC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1220-039403		05/29/2019	061819	328554	216.00	06/29/2019	INV	PD	GUARD RAIL POSTS
CHECK DATE: 06/18/2019									
107633 WILDE, SHARON									
32173		05/31/2019	061819	328555	54.80	06/30/2019	INV	PD	CREDIT BALANCE REFUND-113
CHECK DATE: 06/18/2019									
102186 DANIEL H WILSON									
24327		06/07/2019	061819	328556	674.40	07/10/2019	INV	PD	CITY SQUARE WEST
CHECK DATE: 06/18/2019									
24328		05/15/2019	061819	328556	1,120.10	07/10/2019	INV	PD	CREEK RD-COTTRELL PROPERT
CHECK DATE: 06/18/2019									
24349		06/07/2019	061819	328556	551.80	07/10/2019	INV	PD	CREEK RD-COTTRELL PROPERT
CHECK DATE: 06/18/2019									
					2,346.30				
102189 WM MUELLER & SONS									
243922		05/21/2019	061819	328557	376.30	06/25/2019	INV	PD	POTHOLE PATCHING
CHECK DATE: 06/18/2019									
243939		05/22/2019	061819	328557	20.64	06/25/2019	INV	PD	XMAS IN MAY
CHECK DATE: 06/18/2019									
244015		05/24/2019	061819	328557	450.95	06/25/2019	INV	PD	POTHOLE PATCHING
CHECK DATE: 06/18/2019									
					847.89				
102464 WS & D PERMIT SERVICE									
23824		06/06/2019	061819	328558	75.00	07/06/2019	INV	PD	REFUND BLDG PERMIT FEE
CHECK DATE: 06/18/2019									
102220 NORTHLAND SYSTEMS INC									
76490		06/04/2019	061819	328559	6,895.00	07/09/2019	INV	PD	JUN 2019 RECOVERY SVC
CHECK DATE: 06/18/2019									
76491		06/04/2019	061819	328559	15,810.00	07/09/2019	INV	PD	JUN 2019 SUPPORT SVC
CHECK DATE: 06/18/2019									
					22,705.00				
105150 ZAYO GROUP HOLDINGS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2019050011266		05/01/2019	061819	328560	1,148.55	05/31/2019	INV	PD	CITY FIBER MAINTENANCE
CHECK DATE: 06/18/2019									
2019060011266		06/01/2019	061819	328560	1,165.78	06/30/2019	INV	PD	CITY FIBER MAINTENANCE &
CHECK DATE: 06/18/2019									
346 INVOICES					1,265,996.72				

** END OF REPORT - Generated by Michelle Robbin **

Wires

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105243 ALERUS FINANCIAL									
C78929 CHECK DATE: 05/20/2019		05/06/2019	052019	1928	107.10	05/20/2019	DIR	PD	APR 2019 PARTICIPANT FEES
100522 DEPOSITORY TRUST COMPANY									
2019/06/01 DS CHECK DATE: 05/31/2019		05/31/2019	053119	1927	171,450.00	05/31/2019	DIR	PD	DTC DS PMT DUE 6/1/19-INT
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
66917 CHECK DATE: 06/11/2019		06/07/2019	061119	1937	901.79	06/11/2019	DIR	PD	060719 Payroll HCSP Contr
101756 MII LIFE INCORPORATED									
39053702 CHECK DATE: 06/06/2019		06/04/2019	060619	1930	196.67	06/06/2019	DIR	PD	6/6/19 FSA REIMBURSMENTS-
39062583 CHECK DATE: 06/13/2019		06/11/2019	061319	1938	2,251.93	06/13/2019	DIR	PD	6/13/19 FSA REIMBURSEMENT
					2,448.60				
100927 INTERNAL REVENUE SERVICE									
66911 CHECK DATE: 06/07/2019		06/07/2019	060719	1931	118,154.02	06/07/2019	DIR	PD	060719 Payroll FICA Feder
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
66912 CHECK DATE: 06/10/2019		06/07/2019	061019	1932	23,779.52	06/10/2019	DIR	PD	060719 Payroll MN State T
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
66913 CHECK DATE: 06/10/2019		06/07/2019	061019	1933	10,887.42	06/10/2019	DIR	PD	060719 Payroll 457 Contri
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
66916 CHECK DATE: 06/10/2019		06/07/2019	061019	1935	651.65	06/10/2019	DIR	PD	060719 Payroll Roth Contr
107499 OLD NATIONAL BANK									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6334832-APR-MAY/19		05/19/2019	053119	1929	17,071.35	05/31/2019	DIR	PD	INT ON TEMP BONDS 4/1-5/3
CHECK DATE: 05/31/2019									
104668 OPTUM BANK INC									
66915		06/07/2019	061119	1936	14,605.01	06/11/2019	DIR	PD	060719 Payroll HSA Contri
CHECK DATE: 06/11/2019									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
66914		06/07/2019	061019	1934	85,617.61	06/10/2019	DIR	PD	060719 Payroll PERA Contr
CHECK DATE: 06/10/2019									
					85,617.61				
12 INVOICES					445,674.07				

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Biweekly Report
June 17, 2019
By
Matt Podhradsky

Upcoming Work Sessions

I wanted to take this opportunity to let the Council know about two work sessions we have coming up to be aware of. They include:

- June 17th: Joint work session with the Council and all Boards/Commissions on June 17 beginning at 4:30 pm. With the number of people involved, we are looking at having this training in the Fire Department Training Room. This will be for Pamela Whitmore from the League of MN Cities to come conduct a training related to general governance, open meeting law, data practices, and other topics like that which are important for elected and appointed officials to understand. I will also provide an overview of the City's mission, vision, and strategic goals.
- July 15th: Over the past several months the City of Chaska has been working with Baker Tilley (formerly Springsted) to complete a staffing study to look at our current staffing levels and needs across the organization, and what we will need to plan for as we go into full development by around 2035. Nick Dragasich, the individual from Baker Tilley who completed the analysis will be at the Work Session that night to present their findings. We are still working out timing details, but it will probably start at 5:30 pm
- July 29th: We will be planning to have a follow up work session to the one we have scheduled on July 15th to start to go through with Council some of the financial planning that Staff has been working on to plan for the results coming out of the Staffing study, and to talk about possible implementation strategies for the findings

I should also point out that it is looking like we will have to have a short Council meeting on Monday July 1st. This should be a short meeting with only a couple of things on the agenda.

If you are unable to make it to any of these work sessions, or if you have any questions, please let me know.

Equity Discussion Update

Last Friday, the Work Group we put together to plan for addressing Equity Issues in the community was able to get together with the YMCA to hear their proposal for how we might go forward with the community dialog on this topic. This was a good meeting where we were able to talk not only about what steps the community might take, but also how we do this in conjunction with the work the School District is currently working on so we do not have duplication of efforts or even confusion of efforts. From this discussion the group did talk about two definite steps that we would like to explore moving forward with. One is called a "Marnita's Table". This is an event which a very effective tool that has been used in many other communities where there is intentional interaction and discussion amongst a broad group of

people from the community all revolving around a large meal. In discussion with the group, a consensus was that this would be a good event to strive for in the early fall as a kickoff to the new school year. The second plan we discussed was to work with the SW Chamber of Commerce in using the weekly Farmer's Market as a venue to feature food and cultural activities from the different cultural groups we have living in Chaska, using it as a way to educate and celebrate the different cultures residing within our community. These were both steps the group felt was feasible to move forward with in the short term and to also coincide nicely with the work that the School District is currently implementing. Beyond this, the group is also talking about a facilitated visioning session after the Marnita's Table program to talk about how to move forward with deliberate steps that fit with the information we find coming out of a Marnita's Table experience.

This is still a work in progress but wanted to make sure you were up to date with where discussions are at this point. If you have any questions about this, feel free to let me know.

MMPA Annual Meeting

As I discussed in the last Bi-Weekly Report MMPA is the power agency that the City of Chaska belongs to, and which provides Chaska with all its wholesale power. Chaska is one of 12 communities that is part of this agency. I am currently the individual from Chaska that serves on the Board of Directors, as I have since 2008. I currently serve in the capacity of Vice President of this Board, with the Director of Shakopee Public Utilities serving as the President.

Each year, MMPA holds an annual meeting to provide cities with an update as to what the agency has been doing over the past year, both from an operational standpoint, but to also talk about the long-term planning being done to meet both our energy needs going into the future, at a cost that is below what our member communities would pay with Xcel, but also the planning that goes into meeting our renewable energy requirements from the State of Minnesota as we move into future years. Each year this meeting is held in a different one of our member communities, with it being Chaska turn this year to host this meeting.

If you are available, the annual meeting this year will be held at the Chaska Event Center on Tuesday, July 23rd starting at 5:30 pm. If you are interested and available, please let me know and I will get you registered for the event. Right now I have heard back from 3 of you as to whether you are or are not available to attend this meeting. This meeting will be a great opportunity for those new on Council to understand how we provide affordable and reliable electric service to our Chaska residents and businesses.

KPMG Women's PGA Championship

Just a reminder that the KPMG Women's PGA Championship will be held at Hazeltine National Golf Course next week, June 18-23. This is the largest Women's Golf event in the world and will bring the some of the best golfers to the City of Chaska for the public to be able to see. Over the past 2 years, our Public Safety crews have been planning for this event, as we oversee all Policing, Fire, and Emergency Management services on the Course. Our crews are nearing completion of their planning and are ready for the tournament to proceed.

As part of the event, the PGA has provided the City of Chaska with free tickets to provide to our residents for the practice rounds on Tuesday and Wednesday of that week, along with parking passes to park on-site. Over the course of the next week, you will see advertising going out

indicating how residents can get these tickets, and when they will be available for pickup. Each ticket is good for one adult, with two tickets given per household. Each adult ticket also allows that person to bring up to 4 kids under the age of 18 to spectate at no cost (allowing up to 10 people per household to participate). This was something that we provided during the PGA Championship in 2009 and was very popular with our residents. Even if they don't like golf, it gives them an opportunity to see the course and what goes into putting together a major tournament.

If you have any questions on this, please don't hesitate to ask.

Farmer's Market Starts June 19th

Just as a reminder, the Chaska Farmer's Market will start up in its new location, which is City Hall Parking lot, on Wednesday June 19th running from 5-9. This event will be hosted each Wednesday through the summer, with the City, the Downtown Special Services District and the SW Chamber of Commerce partnering to make this a significant event every Wednesday throughout the summer. There will be food, drink, entertainment, along with fresh produce to purchase throughout the summer.

Any questions on this should be referred to Nate Kabat.

City of Chaska Named by Star Tribune as Top 150 Workplaces in State!

Some very exciting news for our organization came this past Tuesday, as the City of Chaska was named as one of Star Tribune's Top 150 Workplaces! The official publication of this will be in Sunday's Star Tribune Paper, but they already have an article published in their on-line edition.

In a tight labor market like the one we are in now, this is a big deal to be able to receive this award. The stats over the last 10 years of this award show that companies that are in the Top 150 workplaces have a significantly higher retention rate of employees than other employers, and it becomes a great recruitment tool as well since it is a strong indication of how employees feel about working within our organization. It's something that we can share with people considering applying for jobs within our organization and it gives them an instant snapshot of the type of workplace they can expect to find if they are to come to the City. And most importantly, it helps us have data to back up that we are living up to one of our key organizational values, which is a Commitment to Our Employees.

At the same time as receiving this award, we also received great feedback on the employee survey we took to participate in this program. We had 88% of our employees participate in the survey, so we have very strong data to work on to show us what our employees think we are doing well, and more importantly what we can continue to improve upon. We have this data broken down into Departments, so it gives each Department Head a great tool to be able to use to see where their employees are at. It is also a survey we will continue in the future so we can see what impact different initiatives have within our organization over time. While the award is great, this is the most useful part of this program moving forward.

If you have any questions on this, please let me know. I will plan to mention it during our Council meeting on Monday night.

FCC to Be in Town June 24th

On Tuesday June 24th, the Federal Communications Commission Staff will be in town to provide a program to our public educating them on some of the common issues that people have been experiencing with communications recently (i.e. robo calls, phone scams, etc.…), what the FCC has been doing to combat this, and also educating on the ways that people can most effectively deal with these issues. This is an event that will be held at The Lodge at the Chaska Community Center from 9:30-10:30 am. This event is available to the entire public to attend, with an emphasis being placed on marketing towards the users of The Lodge.

Prior to this meeting, from 9-9:30, the FCC has invited any Council members of Staff to meet with them to talk about the issues that we see or hear about in our community. In each of the communities they visit, they like to first have this short meeting with officials from the community to help understand what we might be seeing in our own communities. If you are interested and able to attend, simply show up at The Lodge shortly before 9 on that day and we will be meeting in the small meeting room behind the kitchen in The Lodge.

If you have any questions about this, don't hesitate to ask.

Nick Mason Scholarship Fund for Chaska Parks and Recreation

As most of you know, Nick Mason (one of our long-term Park Board Commissioners and local reporter for the Chaska Herald) recently passed away. At his passing, Nick's wife shared with us that one of Nick's biggest passions was our Chaska Parks and Recreation services and facilities, and that he wanted to leave a legacy that could help support our programming into the future.

To help support that, Nick's wife Anna just completed working with our Parks and Recreation Director Marshall Grange, along with the Carver County Community Foundation to create a fund that is dedicated to help eliminate financial and physical barriers for residents to utilize our programming and facilities. This will be a fund that individuals will be able to donate to and we can grow so that we always have a way to support the usage of our programs by all in the community. This fund was established in time to unveil at Nick's memorial ceremony this past Thursday night, which was held at the Chaska Event Center.

A big thank you to Anna Mason for sharing Nick's passion for our Parks and Recreation services and helping to carry this passion on, and to Marshall and Bob Roepke from the Carver County Community Foundation for helping get this set fund set up. If you have any questions on this, or are wondering how to donate, please let me know.