

Attention

In order to practice social distancing related to the COVID-19 pandemic, the Chaska City Council work session and meeting on Monday, May 18th will be held virtually on a platform called Zoom. To learn more about participating or watching the meetings, visit www.chaskamn.com. Any questions about how to participate should be directed to the Chaska Communications Department at communications@chaskamn.com or (952)448-9200.

WORK SESSION

Review Findings of Utility Cost of Service Rate Study

5:30 – 6:45 PM

Virtual on Zoom



AGENDA
CHASKA CITY COUNCIL
VIRTUAL ON ZOOM
Monday, May 18, 2020
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 the May 4, 2020 City Council Meeting Minutes
7. Consent Items
 - 7.A. Adopt Resolution 2020-34, Approve 2020 Overhead to Underground Boring Project Bid Award

- 7.B. Adopt Resolution 2020-35, Approving Award Bid for the 2020 Downtown Street Reconstruction Project
- 7.C. Adopt Resolution 2020-36, Approving the Final Plat for Harvest West 2nd Addition/Tradition Development/PC #2020-10
- 7.D. Approve 2020/2021 Liquor License Renewals
- 8. Action Items
 - 8.A. Adopt Resolution 2020-20, Approving the Concept Plan for Sagewood 3rd Addition/DR Horton/PC #2020-06
- 9. Bills
 - 9.A. ACCOUNTS PAYABLE COUNCIL ROSTER 5-18-2020
- 10. Other Business
 - 10.A. City Administrator's Report
 - 10.A.i. Biweekly - May 18, 2020
- 11. Adjourn

DRAFT

**- MINUTES -
CHASKA CITY COUNCIL
MAY 4, 2020**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:04 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Matt Podhradsky, City Administrator and Luke Melchert, City Attorney. *(Kevin Ringwald, Community Development Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Noel Graczyk, Administrative Services Director participated remotely).*

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the April 20, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the Consent Agenda Items A through F:

- A. Adopt Resolution 2020-29, Cogeneration and Small Production Tariff
Motion to Adopt Resolution 2020-29 for Cogeneration and Small Production Tariff.
- B. Approve Letter of Support - MN River Bluffs Trail
Motion to authorize the Mayor to sign a letter of support for the County's application to the Metropolitan Council's 2020 Regional Solicitation funding program.
- C. Adopt Resolution 2020-31, Approving Issuance of EAW for Public Comment for Oak Ridge Development/City of Chaska
Motion to adopt Resolution No. 2020-31, authorizing the EAW release for public comment on the proposed Oak Ridge plan.

- D. Adopt Resolution 2020-30, Adopt Resolution to Establish Parameters for Sale and Issuance of Bonds (Chaska EDA, Series 2020B)
Motion to adopt Resolution No. 2020-30 approving the issuance of taxable full-term installment purchase revenue bonds, Series 2020B by the Economic Development Authority of the City of Chaska, Minnesota; and authorizing an installment sale agreement and related documents.
- E. Approval of 2019 Interfund Transfers
Motion to approve 2019 interfund transfers to be reported as Other Financing Sources and Uses in the 2019 Comprehensive Annual Financial Report.
- F. Adopt Resolution 2020-32, Approve the Municipal State Aid Street System Revision
Motion to Adopt a Resolution No. 2020-32 Approving and Amending the Municipal State Aid Streets of the City of Chaska.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-33, Public Assessment Hearing - 2020 Downtown Street & Utility Reconstruction (File#524-91200)

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Councilmember Hubbard inquired why the assessment is different for the corner lots on Stoughton and the 600 block.

City Engineer Clark provided more information about the assessment in that block.

City Administrator Podhradsky detailed the assessment appeals received.

City Engineer Clark and City Administrator Podhradsky explained Staff's recommendation regarding having a 16-year term period.

City Engineer Clark continued his presentation of the item.

City Administrator Podhradsky noted the bids came in below the engineer's estimate.

Councilmember Huang asked if the 30-day window to pay-in-full could be extended.

City Administrator Podhradsky provided more detail regarding that inquiry.

Councilmember Hubbard asked if a third payment option exists where residents can make payments for a time and then pay off the assessment.

City Administrator Podhradsky stated that option does exist and spoke into more depth regarding that option and rationale behind the 30-day pay-in-full window.
Mayor Windschitl opened the public hearing at 8:04pm.

Chris Dykstra, 747 E 7th Street, questioned the need for the one-way on 6th and Bolt and the need for the project in general.

Mayor Windschitl and City Administrator Podhradsky detailed main reasons for the project and stressed that the major issues are utilities.

Ms. Dykstra also asked for further explanation about adding a path that leads to the existing path.

City Administrator Podhradsky provided more detail regarding that concern.

Tom Barnett, 620 E 6th Street, questioned his assessment amount as his letter gave a different number than he heard in the presentation.

City Engineer Clark explained the reason for Mr. Barnett's assessment amount.

Mr. Barnett stated he was concerned about the economic hardship neighbors may be in.

The Council shared their concern for how the uncertain economic times will affect residents.

Mr. Barnett inquired if the one-way for 6th and Bolt is finalized.

City Engineer Clark stated it is.

The Council and Staff discussed the importance of continuing with street improvements despite the economic uncertainties.

Staff read communication from Michael Gilbertson asking why his assessment amount is what it is and questioning holding this public hearing now when limitations due to the pandemic may hinder public input.

City Administrator Podhradsky and City Engineer Clark addressed each of those questions in further detail.

Mayor Windschitl closed the public hearing at 8:41pm.

Councilmember Huang asked if the Council would be willing to extend the 30-day pay-in-full window.

City Attorney Melchert explained that the 30-day pay-in-full window is State Statute. He stated the Council could adopt the assessment but have the assessment roll effective at a later date to extend the 30-day window.

Mayor Windschitl inquired if delaying the effective date would postpone the project. City Administrator Podhradsky stated it would not and provided further explanation regarding the City's assessment process.

The Council discussed their thoughts regarding pushing back the effective date for the assessment roll and suggested pushing the assessment roll date back to July 1, 2020.

Administrative Services Director Graczyk stated pushing back the date will be fine.

Motion by Councilmember Huang, second by Councilmember Hubbard to Adopt Resolution No. 2020-33 approving the assessment roll for the 2020 Street Reconstruction Project, with the assessment roll becoming effective July 1, 2020 to start the 30-day window allowing interest-free, penalty-free pre-payment. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 5-4-2020

The Council requested further information about bills on pages 1, 23, 25, and 26.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly- May 4, 2020

10.C. Met Council Bus Service Allocation Study

10.D. Financial Reports - March 2020

Councilmember Hubbard:

- Encouraged residents to fill out their 2020 Census data.
- Noted there is a Mother's Day take and make event at the Community Center as well as a Chaska Parks and Recreation is doing a Chaska Bike Month Bingo.
- Thanked the Fire Department and Police Department for the birthday parade.

Councilmember Grau:

- Asked if the delay in the water shut-off in the southwest area will delay projects or timelines. City Engineer Clark stated they have been able to work around that and it will not.
- Looked to confirm that once the Creek Road improvements are completed the system will be strengthened and these water shut offs will not be necessary. City Engineer Clark stated he is correct.

Councilmember Grau:

- Noted the Big Chill is Friday, January 11 at Firemen's Park from 12-3pm.

- Commented that the federal age for tobacco sales was increased to 21 and noted that increasing the age for tobacco sales in Chaska had been a topic of conversation in the past.
- Updated the Council on the Community Education Advisory Council meeting from April 21, 2020.

Councilmember Huang:

- Updated the Council on the Met Council's Regional Transit Planning Workshop that was held in April 2020.
- Noted he attended the Chaska Business Round Table and that it was a great conversation. Assistant Administrator Kabat provided a summary of the discussions and stated another meeting will be held soon.
- Wished moms a Happy Mother's Day.
- Reported SouthWest Transit is in the process of implementing additional safety protocols.
- Looked to confirm that, as discussed at the last Council meeting, overlay projects would be continuing but not playground projects. City Administrator Podhradsky stated he was correct and provided an updated timeline on the playground projects.

Councilmember Hatfield:

- Commented that the Chaska Cares initiative is a great concept.
- Noted that over 137,000 masks were brought to Fire Departments last week with 19,000 being from Chaska.

Assistant Administrator Kabat:

- Updated the Council on a project to bring more automated approaches to making improvements to ordinances.

City Administrator Podhradsky:

- Thanked the Senior Housing Communities within Chaska for conversations regarding COVID-19 planning.

Mayor Windschitl:

- Noted the Mountain Bike Club has been cutting trails at the MN Dot property at Audubon and Pioneer.
- Inquired if anyone knew why the Veterans Park was on channel 9. City Engineer Clark stated it was a military graduation.
- Noted a Chaska community fund is likely.
- Commented that the Fire and Police birthday parades are wonderful and thanked the departments for doing that.
- Noted today is International Fire Fighter's Day and thanked all the firefighters who serve their communities.
- Reported the next Council meeting is May 18 via ZOOM.

11. Adjourn

DRAFT

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:45 pm.
Motion carried.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/18/2020**

Subject: Award Bid for the Directional Boring for the 2020 Overhead to Underground Electric System Conversion Project

Prepared By: Andrew Romine, Interim Electric Director

Public Bids were opened on May 4th, 2020, for the Directional Boring for the 2020 Overhead to Underground Electric System Conversion Project. Bids were received from 3 contractors and are attached. The low bid of \$192,611.29 was received from MP Nexlevel LLC. MP Nexlevel LLC is a local contractor that has performed many previous projects on behalf of the City and is a reputable contractor. The bid was slightly over our estimate which we had at \$190,000.

CITY COUNCIL ACTION REQUESTED

Motion to adopt 2020-34 resolution, awarding the bid for Directional Boring for the 2020 Overhead to Underground Electric System Conversion Project to MP Nexlevel LLC, in the low bid total amount of \$191,611.29.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 05/18/2020 **RESOLUTION NO.** 2020-34

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

A Resolution Awarding the Bid for the Directional Boring of the 2020 Overhead to Underground Electric System Conversion to MP Nexlevel LLC in the Low Bid Amount of \$191,611.29

WHEREAS, the solicitation of public bids for 2020 Overhead to Underground Electric System Conversion Project ("the Project") occurred on April 23, 2020.

WHEREAS, pursuant to an advertisement for bids for the Project, bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	Total Base Bid
Low	MP Nexlevel LLC	\$191,611.29
	NPL Construction Company	\$362,335.38
	Nagel Companies LLC	\$306,375.00

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the Project to the low responsible bidder, MP Nexlevel LLC, in the amount of \$191,611.29.

FURTHER, BE IT RESOLVED, that the Mayor and the City Administrator are authorized to execute the contract documents for said improvement project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of May 2020.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/18/2020**

Subject: Award Bid for the 2020 Downtown Street Reconstruction Project

Prepared By: Matt Clark, City Engineer

Public Bids were opened on April 28, 2020, for the 2020 Downtown Street Reconstruction Project. Bids were received from five contractors and are attached for review. The low bid of \$3,260,349.52 was received from Ryan Contracting Company. The low bid that was received is approximately 1% below the engineering estimated construction costs for the project. Ryan Contracting has performed several of the previous downtown projects is a reputable contractor. Once awarded staff will be scheduling time to meet with the Contractor to talk through the project schedule and timing for when streets will be impacted and also be reaching out to property owners over the next several weeks to discuss the project timing and any construction related concerns. The action item staff is recommending this evening is for the Council to award the Project to Ryan Contracting Company.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2020-35, awarding the bid for the 2020 Downtown Street Reconstruction Project to Ryan Contracting Company, in the low bid total amount of \$3,260,349.52.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE May 18, 2020 **RESOLUTION NO.** 2020-35

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

**Resolution Awarding the Bid for the 2020 Downtown Street and Utility
Reconstruction Project (File #524-91200). Project to Ryan Contracting Company in
the low Bid Amount of \$3,260,349.52.**

WHEREAS, on March 16, 2020, the Chaska City Council adopted Resolution No. 2020-22, formally approving the construction documents, and authorizing the solicitation of public bids for the 2020 Downtown Street Reconstruction Project: and,

WHEREAS, pursuant to an advertisement for bids for the 2020 Downtown Street Reconstruction Project, bids, were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	Total Base Bid
Low	Ryan Contracting Co.	\$3,260,349.52
2	S.M. Hentges & Sons, Inc.	\$3,337,987.71
3	Geislinger & Sons, Inc.	\$3,508,508.53
4	Kusske Construction Company	\$3,548,838.70
5	Northwest Asphalt, Inc.	\$3,663,486.11

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the 2020 Downtown Street and Utility Reconstruction Project to the lower responsible bidder, Ryan Contracting Company, in the amount of \$3,260,349.52;

FURTHER, BE IT RESOLVED, that the Mayor and the City Administrator are authorized to execute the contract documents for said improvement project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of May 2020.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



Project Name: **2020 Downtown Reconstruction Project**

I hereby certify that this is an exact reproduction of bids received.

Project No.: S_A_P 196-107-005

Stantec Project No.: 193804838

Bid Opening: Tuesday, April 28, 2020 at 10 A.M., CDT

Owner: **City of Chaska, Minnesota**

Eric S. Lembke

Eric S. Lembke, PE

License No. 42748

Bidder No. 1

Bidder No. 2

Bidder No. 3

Bidder No. 4

BID TABULATION

Ryan Contracting Co.

S. M. Hentges & Sons, Inc.

Geislinger & Sons

Kusske Construction Company

Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:											
1	MOBILIZATION	LS	1	\$100,000.00	\$100,000.00	\$165,000.00	\$165,000.00	\$137,000.00	\$137,000.00	\$140,000.00	\$140,000.00
2	MOBILIZATION (BRIDGE)	LS	1	\$75,000.00	\$75,000.00	\$8,000.00	\$8,000.00	\$18,000.00	\$18,000.00	\$78,800.00	\$78,800.00
3	CLEARING	TREE	25	\$700.00	\$17,500.00	\$459.00	\$11,475.00	\$275.00	\$6,875.00	\$300.00	\$7,500.00
4	GRUBBING	TREE	25	\$250.00	\$6,250.00	\$127.00	\$3,175.00	\$100.00	\$2,500.00	\$80.00	\$2,000.00
5	REMOVE STORM SEWER MANHOLE OR CATCH BASIN	EA	14	\$1,000.00	\$14,000.00	\$213.00	\$2,982.00	\$400.00	\$5,600.00	\$480.00	\$6,720.00
6	REMOVE MANHOLE (SANITARY)	EA	8	\$1,000.00	\$8,000.00	\$187.00	\$1,496.00	\$500.00	\$4,000.00	\$645.00	\$5,160.00
7	REMOVE HYDRANT	EA	7	\$1,000.00	\$7,000.00	\$472.00	\$3,304.00	\$250.00	\$1,750.00	\$645.00	\$4,515.00
8	REMOVE SIGN	EA	15	\$100.00	\$1,500.00	\$40.00	\$600.00	\$45.00	\$675.00	\$45.00	\$675.00
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	375	\$6.00	\$2,250.00	\$4.00	\$1,500.00	\$5.00	\$1,875.00	\$4.00	\$1,500.00
10	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	525	\$5.00	\$2,625.00	\$2.50	\$1,312.50	\$4.00	\$2,100.00	\$4.00	\$2,100.00
11	REMOVE WATER MAIN	LF	2525	\$6.00	\$15,150.00	\$12.50	\$31,562.50	\$3.00	\$7,575.00	\$10.70	\$27,017.50
12	REMOVE PIPE SEWERS (SANITARY)	LF	1730	\$2.00	\$3,460.00	\$12.00	\$20,760.00	\$3.00	\$5,190.00	\$10.70	\$18,511.00
13	REMOVE PIPE SEWERS (STORM)	LF	1300	\$10.00	\$13,000.00	\$19.50	\$25,350.00	\$15.00	\$19,500.00	\$12.90	\$16,770.00
14	REMOVE CONCRETE CURB	LF	2170	\$5.00	\$10,850.00	\$1.30	\$2,821.00	\$3.00	\$6,510.00	\$3.10	\$6,727.00
15	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	285	\$10.00	\$2,850.00	\$6.70	\$1,909.50	\$10.00	\$2,850.00	\$12.50	\$3,562.50
16	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	255	\$8.00	\$2,040.00	\$2.50	\$637.50	\$6.00	\$1,530.00	\$4.60	\$1,173.00
17	REMOVE BITUMINOUS PAVEMENT	SY	10900	\$5.00	\$54,500.00	\$2.65	\$28,885.00	\$3.00	\$32,700.00	\$2.65	\$28,885.00
18	REMOVE CONCRETE SIDEWALK	SY	935	\$8.00	\$7,480.00	\$3.80	\$3,553.00	\$5.00	\$4,675.00	\$7.10	\$6,638.50
19	ABANDON WATER MAIN	LF	100	\$12.00	\$1,200.00	\$11.50	\$1,150.00	\$12.00	\$1,200.00	\$18.50	\$1,850.00
20	GEOTEXTILE FABRIC TYPE 5	SY	11075	\$1.50	\$16,612.50	\$1.60	\$17,720.00	\$2.50	\$27,687.50	\$2.10	\$23,257.50
21	COMMON EXCAVATION (EV)	CY	13150	\$20.00	\$263,000.00	\$15.40	\$202,510.00	\$21.00	\$276,150.00	\$14.25	\$187,387.50
22	ROCK EXCAVATION	CY	250	\$0.01	\$2.50	\$20.00	\$5,000.00	\$75.00	\$18,750.00	\$15.00	\$3,750.00
23	SUBGRADE EXCAVATION (EV)	CY	2150	\$15.00	\$32,250.00	\$28.00	\$60,200.00	\$20.00	\$43,000.00	\$14.25	\$30,637.50
24	SELECT GRANULAR BORROW (CV)	CY	9800	\$22.00	\$215,600.00	\$20.00	\$196,000.00	\$22.00	\$215,600.00	\$26.25	\$257,250.00
25	SELECT GRANULAR BORROW MOD 10% (CV)	CY	3025	\$22.00	\$66,550.00	\$26.00	\$78,650.00	\$22.00	\$66,550.00	\$26.25	\$79,406.25
26	DEWATERING	LS	1	\$35,000.00	\$35,000.00	\$50,000.00	\$50,000.00	\$48,000.00	\$48,000.00	\$42,410.00	\$42,410.00
27	TEMPORARY STREAM DIVERSION SYSTEM	LS	1	\$15,000.00	\$15,000.00	\$50,000.00	\$50,000.00	\$26,000.00	\$26,000.00	\$23,750.00	\$23,750.00
28	POTHOLE EXISTING UTILITY	EA	14	\$600.00	\$8,400.00	\$230.00	\$3,220.00	\$500.00	\$7,000.00	\$600.00	\$8,400.00
29	RESTRICTED TRENCH	EA	3	\$5,000.00	\$15,000.00	\$5,000.00	\$15,000.00	\$2,500.00	\$7,500.00	\$1,930.00	\$5,790.00
30	GEOGRID	SY	1400	\$8.00	\$11,200.00	\$5.00	\$7,000.00	\$6.25	\$8,750.00	\$5.50	\$7,700.00
31	STOCKPILE ROCK	CY	250	\$10.00	\$2,500.00	\$20.00	\$5,000.00	\$25.00	\$6,250.00	\$15.00	\$3,750.00
32	AGGREGATE SURFACING CLASS 5 (GRAVEL DRIVEWAY)	TN	50	\$40.00	\$2,000.00	\$26.25	\$1,312.50	\$25.00	\$1,250.00	\$30.00	\$1,500.00
33	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	65	\$130.00	\$8,450.00	\$167.00	\$10,855.00	\$145.00	\$9,425.00	\$145.00	\$9,425.00
34	WATER FOR DUST CONTROL	MGAL	55	\$20.00	\$1,100.00	\$50.00	\$2,750.00	\$50.00	\$2,750.00	\$55.00	\$3,025.00
35	AGGREGATE BASE, CLASS 5	TN	5050	\$17.00	\$85,850.00	\$16.00	\$80,800.00	\$17.00	\$85,850.00	\$21.25	\$107,312.50
36	AGGREGATE BASE, CLASS 5 - TRAIL/WALK	TN	150	\$17.00	\$2,550.00	\$17.75	\$2,662.50	\$17.00	\$2,550.00	\$30.00	\$4,500.00
37	AGGREGATE BASE, 3" MINUS	TN	200	\$25.00	\$5,000.00	\$26.00	\$5,200.00	\$27.00	\$5,400.00	\$26.25	\$5,250.00
38	BITUMINOUS PATCH	SY	50	\$80.00	\$4,000.00	\$159.00	\$7,950.00	\$93.00	\$4,650.00	\$71.00	\$3,550.00
39	MILL BITUMINOUS PAVEMENT (VARIABLE DEPTH)	SY	275	\$8.00	\$2,200.00	\$10.00	\$2,750.00	\$10.00	\$2,750.00	\$4.70	\$1,292.50
40	CONCRETE PAVEMENT 7.0"	SY	150	\$80.00	\$12,000.00	\$81.00	\$12,150.00	\$290.00	\$43,500.00	\$125.00	\$18,750.00
41	BITUMINOUS MATERIAL FOR TACK COAT	GAL	600	\$4.00	\$2,400.00	\$3.00	\$1,800.00	\$4.00	\$2,400.00	\$3.60	\$2,160.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Ryan Contracting Co.		S. M. Hentges & Sons, Inc.		Geislinger & Sons		Kusske Construction Company	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
42	TYPE SP 9.5 WEARING COURSE MIX (2,B) - DRIVEWAY	SY	250	\$40.00	\$10,000.00	\$28.00	\$7,000.00	\$30.00	\$7,500.00	\$30.25	\$7,562.50
43	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TN	1135	\$77.00	\$87,395.00	\$79.00	\$89,665.00	\$81.00	\$91,935.00	\$85.50	\$97,042.50
44	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TN	50	\$140.00	\$7,000.00	\$104.00	\$5,200.00	\$120.00	\$6,000.00	\$125.00	\$6,250.00
45	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TN	1130	\$70.00	\$79,100.00	\$75.00	\$84,750.00	\$76.00	\$85,880.00	\$76.25	\$86,162.50
46	CONCRETE STEPS	EA	23	\$400.00	\$9,200.00	\$312.00	\$7,176.00	\$1,050.00	\$24,150.00	\$275.00	\$6,325.00
47	16x8 PRECAST CONCRETE BOX CULVERT	LF	72	\$1,700.00	\$122,400.00	\$1,800.00	\$129,600.00	\$1,800.00	\$129,600.00	\$1,620.00	\$116,640.00
48	16x8 PRECAST CONCRETE BOX CULVERT END SECTION	EA	2	\$20,000.00	\$40,000.00	\$35,000.00	\$70,000.00	\$30,000.00	\$60,000.00	\$28,000.00	\$56,000.00
49	REMOVE EXISTING BRIDGE	LS	1	\$20,000.00	\$20,000.00	\$68,000.00	\$68,000.00	\$41,000.00	\$41,000.00	\$76,500.00	\$76,500.00
50	COURSE FILTER AGGREGATE BEDDING (CV)	CY	225	\$40.00	\$9,000.00	\$54.00	\$12,150.00	\$47.00	\$10,575.00	\$79.00	\$17,775.00
51	GRANULAR BEDDING (WATERMAIN)	LF	850	\$0.01	\$8.50	\$11.50	\$9,775.00	\$5.00	\$4,250.00	\$4.20	\$3,570.00
52	GRANULAR BEDDING (SANITARY)	LF	3550	\$0.01	\$35.50	\$11.50	\$40,825.00	\$5.00	\$17,750.00	\$4.20	\$14,910.00
53	15" RC PIPE APRON	EA	1	\$2,000.00	\$2,000.00	\$1,498.00	\$1,498.00	\$1,300.00	\$1,300.00	\$1,710.00	\$1,710.00
54	27" RC PIPE APRON	EA	1	\$3,500.00	\$3,500.00	\$2,440.00	\$2,440.00	\$2,200.00	\$2,200.00	\$2,990.00	\$2,990.00
55	30" RC PIPE APRON	EA	1	\$5,000.00	\$5,000.00	\$2,660.00	\$2,660.00	\$2,700.00	\$2,700.00	\$3,255.00	\$3,255.00
56	4" PVC PIPE DRAIN, SDR 35	LF	350	\$30.00	\$10,500.00	\$20.00	\$7,000.00	\$12.00	\$4,200.00	\$14.00	\$4,900.00
57	6" PVC PIPE DRAIN, SDR 35	LF	650	\$35.00	\$22,750.00	\$21.00	\$13,650.00	\$15.00	\$9,750.00	\$17.00	\$11,050.00
58	4" PERF PVC PIPE DRAIN, SCHEDULE SDR 26	LF	640	\$20.00	\$12,800.00	\$21.00	\$13,440.00	\$13.25	\$8,480.00	\$15.00	\$9,600.00
59	4" PERF PE PIPE DRAIN	LF	5250	\$8.00	\$42,000.00	\$9.75	\$51,187.50	\$8.00	\$42,000.00	\$8.70	\$45,675.00
60	6" PVC DRAIN CLEANOUT	EA	6	\$400.00	\$2,400.00	\$806.00	\$4,836.00	\$250.00	\$1,500.00	\$155.00	\$930.00
61	15" RC PIPE SEWER DES 3006, CLASS V	LF	995	\$53.00	\$52,735.00	\$53.00	\$52,735.00	\$70.00	\$69,650.00	\$50.00	\$49,750.00
62	18" RC PIPE SEWER DES 3006, CLASS V	LF	870	\$57.00	\$49,590.00	\$56.00	\$48,720.00	\$75.00	\$65,250.00	\$54.00	\$46,980.00
63	24" RC PIPE SEWER DES 3006, CLASS III	LF	55	\$80.00	\$4,400.00	\$72.00	\$3,960.00	\$85.00	\$4,675.00	\$62.00	\$3,410.00
64	27" RC PIPE SEWER DES 3006, CLASS III	LF	555	\$90.00	\$49,950.00	\$85.00	\$47,175.00	\$110.00	\$61,050.00	\$84.70	\$47,008.50
65	30" RC PIPE SEWER DES 3006, CLASS III	LF	265	\$105.00	\$27,825.00	\$93.00	\$24,645.00	\$120.00	\$31,800.00	\$95.00	\$25,175.00
66	BYPASS PUMPING	LS	1	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$0.01	\$0.01	\$43,100.00	\$43,100.00
67	CONNECT TO EXISTING SANITARY SEWER (PIPE)	EA	5	\$5,000.00	\$25,000.00	\$950.00	\$4,750.00	\$1,300.00	\$6,500.00	\$1,550.00	\$7,750.00
68	CONNECT TO EXISTING SANITARY SEWER (SERVICE)	EA	42	\$500.00	\$21,000.00	\$482.00	\$20,244.00	\$50.00	\$2,100.00	\$780.00	\$32,760.00
69	CONNECT TO EXISTING MANHOLE (SANITARY)	EA	1	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00	\$2,075.00	\$2,075.00
70	CONNECT TO EXISTING MANHOLES (STORM)	EA	1	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$2,700.00	\$2,700.00	\$640.00	\$640.00
71	CONNECT TO EXISTING STORM SEWER (PIPE)	EA	4	\$2,000.00	\$8,000.00	\$1,000.00	\$4,000.00	\$2,000.00	\$8,000.00	\$645.00	\$2,580.00
72	6" PVC PIPE CLEANOUT (SANITARY SERVICE)	EA	10	\$500.00	\$5,000.00	\$1,100.00	\$11,000.00	\$400.00	\$4,000.00	\$480.00	\$4,800.00
73	8" X 4" PVC WYE	EA	14	\$400.00	\$5,600.00	\$216.00	\$3,024.00	\$2,000.00	\$28,000.00	\$325.00	\$4,550.00
74	8" X 6" PVC SEWER WYE	EA	13	\$450.00	\$5,850.00	\$359.00	\$4,667.00	\$2,050.00	\$26,650.00	\$335.00	\$4,355.00
75	10" X 4" PVC SEWER WYE	EA	3	\$500.00	\$1,500.00	\$476.00	\$1,428.00	\$2,200.00	\$6,600.00	\$470.00	\$1,410.00
76	10" X 6" PVC SEWER WYE	EA	3	\$600.00	\$1,800.00	\$565.00	\$1,695.00	\$2,500.00	\$7,500.00	\$510.00	\$1,530.00
77	4" PVC PIPE SEWER (SCH. 40 SERVICE PIPE)	LF	540	\$30.00	\$16,200.00	\$37.50	\$20,250.00	\$2.00	\$1,080.00	\$39.70	\$21,438.00
78	4" PVC PIPE SEWER (SCH. 40 RISER PIPE)	LF	75	\$30.00	\$2,250.00	\$37.50	\$2,812.50	\$2.00	\$150.00	\$40.00	\$3,000.00
79	6" PVC PIPE SEWER (SCH. 40 SERVICE PIPE)	LF	540	\$35.00	\$18,900.00	\$39.00	\$21,060.00	\$3.50	\$1,890.00	\$45.00	\$24,300.00
80	6" PVC PIPE SEWER (SCH. 40 RISER PIPE)	LF	75	\$35.00	\$2,625.00	\$39.00	\$2,925.00	\$3.50	\$262.50	\$40.00	\$3,000.00
81	PVC PIPE SEWER (ROW TO HOUSE)	LF	205	\$100.00	\$20,500.00	\$37.50	\$7,687.50	\$69.00	\$14,145.00	\$65.00	\$13,325.00
82	8" PVC SANITARY SEWER, SDR 26	LF	40	\$60.00	\$2,400.00	\$50.00	\$2,000.00	\$55.00	\$2,200.00	\$47.00	\$1,880.00
83	8" PVC SANITARY SEWER, SDR 35	LF	1265	\$60.00	\$75,900.00	\$48.00	\$60,720.00	\$60.00	\$75,900.00	\$51.00	\$64,515.00
84	8" PVC SANITARY SEWER, C900	LF	70	\$200.00	\$14,000.00	\$54.00	\$3,780.00	\$65.00	\$4,550.00	\$54.00	\$3,780.00
85	10" PVC SANITARY SEWER, SDR 26	LF	460	\$65.00	\$29,900.00	\$53.00	\$24,380.00	\$65.00	\$29,900.00	\$58.00	\$26,680.00
86	SANITARY PROTECTIVE LINING	LF	52	\$0.01	\$0.52	\$55.00	\$2,860.00	\$0.01	\$0.52	\$462.00	\$24,024.00
87	16" STEEL CASING PIPE	LF	60	\$300.00	\$18,000.00	\$112.00	\$6,720.00	\$220.00	\$13,200.00	\$130.00	\$7,800.00
88	24" STEEL CASING PIPE	LF	60	\$400.00	\$24,000.00	\$144.00	\$8,640.00	\$260.00	\$15,600.00	\$200.00	\$12,000.00
89	TEMPORARY WATER SERVICE	LS	1	\$30,000.00	\$30,000.00	\$32,000.00	\$32,000.00	\$21,500.00	\$21,500.00	\$35,375.00	\$35,375.00
90	CONNECT TO EXISTING WATER MAIN	EA	7	\$3,000.00	\$21,000.00	\$1,270.00	\$8,890.00	\$1,500.00	\$10,500.00	\$1,120.00	\$7,840.00
91	CONNECT TO EXISTING WATER MAIN (SERVICE)	EA	43	\$500.00	\$21,500.00	\$500.00	\$21,500.00	\$60.00	\$2,580.00	\$720.00	\$30,960.00
92	CONNECT TO EXISTING WATER MAIN (PLUMBED	EA	6	\$2,500.00	\$15,000.00	\$995.00	\$5,970.00	\$4,500.00	\$27,000.00	\$4,290.00	\$25,740.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Ryan Contracting Co.		S. M. Hentges & Sons, Inc.		Geislinger & Sons		Kusske Construction Company	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
93	HYDRANT (TEMPORARY)	EA	2	\$4,500.00	\$9,000.00	\$4,557.00	\$9,114.00	\$12,000.00	\$24,000.00	\$6,095.00	\$12,190.00
94	HYDRANT	EA	6	\$4,500.00	\$27,000.00	\$4,557.00	\$27,342.00	\$5,000.00	\$30,000.00	\$5,450.00	\$32,700.00
95	ADJUST VALVE BOX	EA	4	\$500.00	\$2,000.00	\$200.00	\$800.00	\$250.00	\$1,000.00	\$320.00	\$1,280.00
96	1" CORPORATION STOP (INCLUDES SERVICE SADDLE)	EA	43	\$400.00	\$17,200.00	\$620.00	\$26,660.00	\$1,900.00	\$81,700.00	\$360.00	\$15,480.00
97	6" GATE VALVE AND BOX	EA	7	\$2,000.00	\$14,000.00	\$1,682.00	\$11,774.00	\$1,500.00	\$10,500.00	\$1,905.00	\$13,335.00
98	8" GATE VALVE AND BOX	EA	7	\$2,600.00	\$18,200.00	\$2,157.00	\$15,099.00	\$2,000.00	\$14,000.00	\$2,470.00	\$17,290.00
99	12" GATE VALVE AND BOX	EA	7	\$4,000.00	\$28,000.00	\$3,513.00	\$24,591.00	\$3,500.00	\$24,500.00	\$4,480.00	\$31,360.00
100	GATE VALVE (TEMPORARY)	EA	4	\$2,000.00	\$8,000.00	\$2,240.00	\$8,960.00	\$8,000.00	\$32,000.00	\$4,990.00	\$19,960.00
101	1" CURB STOP AND BOX	EA	43	\$400.00	\$17,200.00	\$510.00	\$21,930.00	\$300.00	\$12,900.00	\$490.00	\$21,070.00
102	1" TYPE PE WATER SERVICE	LF	1200	\$25.00	\$30,000.00	\$36.00	\$43,200.00	\$1.00	\$1,200.00	\$40.00	\$48,000.00
103	1" TYPE PE WATER SERVICE (TRENCHLESS INSTALLATION)	LF	50	\$150.00	\$7,500.00	\$86.00	\$4,300.00	\$72.00	\$3,600.00	\$56.00	\$2,800.00
104	6" PVC WATER MAIN, C900	LF	115	\$39.00	\$4,485.00	\$34.00	\$3,910.00	\$45.00	\$5,175.00	\$34.00	\$3,910.00
105	8" PVC WATER MAIN, C900	LF	1020	\$40.00	\$40,800.00	\$38.00	\$38,760.00	\$48.00	\$48,960.00	\$41.50	\$42,330.00
106	12" PVC WATER MAIN, C900	LF	1470	\$55.00	\$80,850.00	\$48.00	\$70,560.00	\$60.00	\$88,200.00	\$53.00	\$77,910.00
107	INSULATION, 4" THICK	SY	175	\$20.00	\$3,500.00	\$27.00	\$4,725.00	\$31.00	\$5,425.00	\$46.60	\$8,155.00
108	DUCTILE IRON FITTINGS	LB	3600	\$9.00	\$32,400.00	\$8.00	\$28,800.00	\$11.00	\$39,600.00	\$9.80	\$35,280.00
109	CATCH BASIN (2 X 3)	EA	14	\$2,400.00	\$33,600.00	\$1,980.00	\$27,720.00	\$2,700.00	\$37,800.00	\$2,695.00	\$37,730.00
110	STORM MANHOLE (4' DIAMETER)	EA	15	\$2,700.00	\$40,500.00	\$3,000.00	\$45,000.00	\$3,500.00	\$52,500.00	\$3,820.00	\$57,300.00
111	STORM MANHOLE (5' DIAMETER)	EA	5	\$4,500.00	\$22,500.00	\$4,228.00	\$21,140.00	\$4,500.00	\$22,500.00	\$5,810.00	\$29,050.00
112	STORM MANHOLE w/ 4' SUMP (5' DIAMETER)	EA	3	\$12,000.00	\$36,000.00	\$6,475.00	\$19,425.00	\$12,000.00	\$36,000.00	\$16,100.00	\$48,300.00
113	DRIVEWAY CASTING	EA	13	\$500.00	\$6,500.00	\$965.00	\$12,545.00	\$140.00	\$1,820.00	\$180.00	\$2,340.00
114	ADJUST FRAME AND RING CASTING	EA	10	\$500.00	\$5,000.00	\$555.00	\$5,550.00	\$450.00	\$4,500.00	\$485.00	\$4,850.00
115	CONSTRUCT SANITARY MANHOLE	EA	9	\$6,000.00	\$54,000.00	\$5,272.84	\$47,455.56	\$6,000.00	\$54,000.00	\$7,290.00	\$65,610.00
116	SUMP DRAIN CATCH BASIN	EA	13	\$500.00	\$6,500.00	\$227.00	\$2,951.00	\$300.00	\$3,900.00	\$445.00	\$5,785.00
117	4' DIAMETER SANITARY SEWER STRUCTURE OVERDEPTH	LF	26	\$500.00	\$13,000.00	\$192.00	\$4,992.00	\$580.00	\$15,080.00	\$425.00	\$11,050.00
118	CONSTRUCT 8" OUTSIDE DROP	LF	20	\$700.00	\$14,000.00	\$1,156.00	\$23,120.00	\$1,000.00	\$20,000.00	\$880.00	\$17,600.00
119	RANDOM RIPRAP CLASS IV	CY	120	\$80.00	\$9,600.00	\$112.00	\$13,440.00	\$90.00	\$10,800.00	\$102.00	\$12,240.00
120	GEOTEXTILE FABRIC TYPE 5	SY	700	\$3.00	\$2,100.00	\$3.50	\$2,450.00	\$4.00	\$2,800.00	\$3.00	\$2,100.00
121	GEOTEXTILE FILTER TYPE 4	SY	150	\$3.00	\$450.00	\$4.50	\$675.00	\$5.00	\$750.00	\$3.00	\$450.00
122	4" CONCRETE WALK	SF	11300	\$6.00	\$67,800.00	\$7.00	\$79,100.00	\$7.50	\$84,750.00	\$5.25	\$59,325.00
123	3" BITUMINOUS WALK	SF	3500	\$4.00	\$14,000.00	\$1.80	\$6,300.00	\$2.50	\$8,750.00	\$2.45	\$8,575.00
124	B618 CONCRETE CURB AND GUTTER	LF	3925	\$17.00	\$66,725.00	\$23.80	\$93,415.00	\$23.50	\$92,237.50	\$18.85	\$73,986.25
125	B618 CONCRETE CURB AND GUTTER SPEC	LF	1800	\$20.00	\$36,000.00	\$28.25	\$50,850.00	\$37.50	\$67,500.00	\$20.00	\$36,000.00
126	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	LF	150	\$25.00	\$3,750.00	\$44.00	\$6,600.00	\$67.00	\$10,050.00	\$50.00	\$7,500.00
127	6" CONCRETE DRIVEWAY REPAIR	SF	4550	\$8.00	\$36,400.00	\$10.25	\$46,637.50	\$8.75	\$39,812.50	\$11.00	\$50,050.00
128	CONCRETE PEDESTRIAN CURB RAMP	SF	2000	\$10.00	\$20,000.00	\$15.00	\$30,000.00	\$13.00	\$26,000.00	\$16.85	\$33,700.00
129	TRUNCATED DOMES	SF	375	\$60.00	\$22,500.00	\$56.00	\$21,000.00	\$47.00	\$17,625.00	\$52.80	\$19,800.00
130	TEMPORARY MAILBOX	LS	1	\$5,000.00	\$5,000.00	\$1,800.00	\$1,800.00	\$2,000.00	\$2,000.00	\$1,950.00	\$1,950.00
131	JOINT SEALANT	LF	800	\$5.00	\$4,000.00	\$3.80	\$3,040.00	\$6.25	\$5,000.00	\$10.00	\$8,000.00
132	1.25" NON-METALIC CONDUIT	LF	250	\$10.00	\$2,500.00	\$66.00	\$16,500.00	\$16.00	\$4,000.00	\$71.00	\$17,750.00
133	2" NON-METALIC CONDUIT	LF	30	\$15.00	\$450.00	\$83.00	\$2,490.00	\$20.00	\$600.00	\$90.00	\$2,700.00
134	WIRE FENCE, DESIGN SPECIAL VINYL COATED	LF	110	\$150.00	\$16,500.00	\$77.00	\$8,470.00	\$130.00	\$14,300.00	\$150.00	\$16,500.00
135	4' SAFETY FENCE	LF	300	\$2.00	\$600.00	\$4.00	\$1,200.00	\$5.00	\$1,500.00	\$3.00	\$900.00
136	TRAFFIC CONTROL	LS	1	\$15,000.00	\$15,000.00	\$8,400.00	\$8,400.00	\$8,000.00	\$8,000.00	\$9,075.00	\$9,075.00
137	TEMPORARY PEDESTRIAN ACCESS	LS	1	\$5,000.00	\$5,000.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$13,050.00	\$13,050.00
138	SIGN PANELS, TYPE C	SF	150	\$60.00	\$9,000.00	\$53.00	\$7,950.00	\$55.00	\$8,250.00	\$57.25	\$8,587.50
139	SALVAGE AND REINSTALL SIGN	EA	4	\$250.00	\$1,000.00	\$153.00	\$612.00	\$150.00	\$600.00	\$165.00	\$660.00
140	TREE TRIMMING	HR	4	\$400.00	\$1,600.00	\$153.00	\$612.00	\$200.00	\$800.00	\$275.00	\$1,100.00
141	STABILIZED CONSTRUCTION EXIT	EA	4	\$500.00	\$2,000.00	\$1,100.00	\$4,400.00	\$1,500.00	\$6,000.00	\$1,800.00	\$7,200.00
142	STORM DRAIN INLET PROTECTION (BEFORE CURB)	EA	32	\$100.00	\$3,200.00	\$180.00	\$5,760.00	\$175.00	\$5,600.00	\$135.00	\$4,320.00
143	STORM DRAIN INLET PROTECTION (AFTER CURB)	EA	27	\$25.00	\$675.00	\$180.00	\$4,860.00	\$175.00	\$4,725.00	\$135.00	\$3,645.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Ryan Contracting Co.		S. M. Hentges & Sons, Inc.		Geislinger & Sons		Kusske Construction Company	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
144	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	800	\$2.00	\$1,600.00	\$2.50	\$2,000.00	\$3.10	\$2,480.00	\$2.75	\$2,200.00
145	FLOTATION SILT CURTAIN TYPE MOVING WATER	LF	30	\$20.00	\$600.00	\$26.00	\$780.00	\$26.00	\$780.00	\$28.00	\$840.00
146	ROCK CHECK	EA	14	\$50.00	\$700.00	\$294.00	\$4,116.00	\$250.00	\$3,500.00	\$350.00	\$4,900.00
147	SANDY CLAY LOAM TOP SOIL BORROW (LV)	CY	1475	\$35.00	\$51,625.00	\$27.75	\$40,931.25	\$42.00	\$61,950.00	\$43.00	\$63,425.00
148	SODDING TYPE LAWN	SY	5650	\$6.00	\$33,900.00	\$10.00	\$56,500.00	\$6.75	\$38,137.50	\$6.60	\$37,290.00
149	EROSION CONTROL BLANKETS, CATEGORY 0	SY	2000	\$1.75	\$3,500.00	\$1.80	\$3,600.00	\$2.00	\$4,000.00	\$1.90	\$3,800.00
150	SEED MIXTURE 25-151	LB	175	\$6.00	\$1,050.00	\$4.00	\$700.00	\$4.00	\$700.00	\$3.30	\$577.50
151	HYDRAULIC BONDED FIBER MATRIX	SY	850	\$2.00	\$1,700.00	\$2.80	\$2,380.00	\$1.75	\$1,487.50	\$2.20	\$1,870.00
152	WATER FOR TURF ESTABLISHMENT	MGAL	50	\$80.00	\$4,000.00	\$51.00	\$2,550.00	\$37.00	\$1,850.00	\$82.00	\$4,100.00
153	SITE RESTORATION	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
154	4" SOLID LINE, EPOXY	LF	110	\$0.80	\$88.00	\$0.82	\$90.20	\$1.00	\$110.00	\$0.85	\$93.50
155	4" SOLID LINE, PAINT	LF	110	\$0.60	\$66.00	\$0.61	\$67.10	\$1.00	\$110.00	\$0.65	\$71.50
156	4" DASHED LINE, EPOXY	LF	1860	\$0.25	\$465.00	\$0.26	\$483.60	\$0.30	\$558.00	\$0.30	\$558.00
157	4" DASHED LINE, PAINT	LF	1860	\$0.10	\$186.00	\$0.10	\$186.00	\$0.25	\$465.00	\$0.12	\$223.20
158	CROSSWALK MARKING, EPOXY	SF	500	\$5.70	\$2,850.00	\$5.80	\$2,900.00	\$6.00	\$3,000.00	\$6.25	\$3,125.00
159	CROSSWALK MARKING, PAINT	SF	500	\$2.20	\$1,100.00	\$2.25	\$1,125.00	\$3.00	\$1,500.00	\$2.40	\$1,200.00
TOTAL BASE BID					\$3,260,349.52		\$3,337,987.71		\$3,508,508.53		\$3,548,838.70
TOTAL BASE BID					\$3,260,349.52		\$3,337,987.71		\$3,508,508.53		\$3,548,838.70
TOTAL BASE BID					\$3,260,349.52		\$3,337,987.71		\$3,508,508.53		\$3,548,838.70
Contractor Name and Address:				Ryan Contracting Co.		S. M. Hentges & Sons, Inc.		Geislinger & Sons, Inc.		Kusske Construction Company, LLC	
				26480 France Ave., P. O. Box 246		650 Wuaker Ave.		511 Central Ave. S.		582 Bavaria Lane	
				Elko New Market, MN 55020		Jordan, MN 55352		Watkins, MN 55389		Chaska, MN 55318	
Phone:				(952) 894-3200		(952) 492-5700		(320) 764-2006		(952) 448-3321	
Email:				tomr@ryancont.com		nate@smhentges.com		estimating@geislingerandsons.com		jason@kusskeconstruction.com	
Signed By:				Thomas J. Ryan		Nathan Hentges		Jeff Geislinger		Jason Kusske	
Title:				President		Business Director		President			
Signed Responsible Contractor Certificate:				Yes		Yes		Yes		Yes	
Bid Security:				Bid Bond		Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				1,2,3		1,2,3		1,2,3		1,2,3	

**Bidder No. 5****BID TABULATION****Northwest Asphalt, Inc.**

Item Num	Item	Units	Qty	Unit Price	Total
BASE BID:					
1	MOBILIZATION	LS	1	\$176,000.00	\$176,000.00
2	MOBILIZATION (BRIDGE)	LS	1	\$25,000.00	\$25,000.00
3	CLEARING	TREE	25	\$533.00	\$13,325.00
4	GRUBBING	TREE	25	\$356.00	\$8,900.00
5	REMOVE STORM SEWER MANHOLE OR CATCH BASIN	EA	14	\$650.00	\$9,100.00
6	REMOVE MANHOLE (SANITARY)	EA	8	\$650.00	\$5,200.00
7	REMOVE HYDRANT	EA	7	\$650.00	\$4,550.00
8	REMOVE SIGN	EA	15	\$50.00	\$750.00
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	375	\$5.00	\$1,875.00
10	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	525	\$3.50	\$1,837.50
11	REMOVE WATER MAIN	LF	2525	\$8.00	\$20,200.00
12	REMOVE PIPE SEWERS (SANITARY)	LF	1730	\$8.00	\$13,840.00
13	REMOVE PIPE SEWERS (STORM)	LF	1300	\$12.00	\$15,600.00
14	REMOVE CONCRETE CURB	LF	2170	\$5.50	\$11,935.00
15	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	285	\$10.00	\$2,850.00
16	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	255	\$10.00	\$2,550.00
17	REMOVE BITUMINOUS PAVEMENT	SY	10900	\$6.85	\$74,665.00
18	REMOVE CONCRETE SIDEWALK	SY	935	\$10.00	\$9,350.00
19	ABANDON WATER MAIN	LF	100	\$12.00	\$1,200.00
20	GEOTEXTILE FABRIC TYPE 5	SY	11075	\$2.00	\$22,150.00
21	COMMON EXCAVATION (EV)	CY	13150	\$19.50	\$256,425.00
22	ROCK EXCAVATION	CY	250	\$128.00	\$32,000.00
23	SUBGRADE EXCAVATION (EV)	CY	2150	\$16.50	\$35,475.00
24	SELECT GRANULAR BORROW (CV)	CY	9800	\$26.00	\$254,800.00
25	SELECT GRANULAR BORROW MOD 10% (CV)	CY	3025	\$26.00	\$78,650.00
26	DEWATERING	LS	1	\$45,000.00	\$45,000.00
27	TEMPORARY STREAM DIVERSION SYSTEM	LS	1	\$38,000.00	\$38,000.00
28	POTHOLE EXISTING UTILITY	EA	14	\$285.00	\$3,990.00
29	RESTRICTED TRENCH	EA	3	\$7,150.00	\$21,450.00
30	GEOGRID	SY	1400	\$7.00	\$9,800.00
31	STOCKPILE ROCK	CY	250	\$25.00	\$6,250.00
32	AGGREGATE SURFACING CLASS 5 (GRAVEL DRIVEWAY)	TN	50	\$25.00	\$1,250.00
33	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	65	\$140.00	\$9,100.00
34	WATER FOR DUST CONTROL	MGAL	55	\$40.00	\$2,200.00
35	AGGREGATE BASE, CLASS 5	TN	5050	\$20.00	\$101,000.00
36	AGGREGATE BASE, CLASS 5 - TRAIL/WALK	TN	150	\$24.00	\$3,600.00
37	AGGREGATE BASE, 3" MINUS	TN	200	\$24.00	\$4,800.00
38	BITUMINOUS PATCH	SY	50	\$34.50	\$1,725.00
39	MILL BITUMINOUS PAVEMENT (VARIABLE DEPTH)	SY	275	\$1.00	\$275.00
40	CONCRETE PAVEMENT 7.0"	SY	150	\$94.50	\$14,175.00
41	BITUMINOUS MATERIAL FOR TACK COAT	GAL	600	\$3.00	\$1,800.00

Bidder No. 5

Northwest Asphalt, Inc.

BID TABULATION

Item Num	Item	Units	Qty	Unit Price	Total
42	TYPE SP 9.5 WEARING COURSE MIX (2,B) - DRIVEWAY	SY	250	\$61.25	\$15,312.50
43	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TN	1135	\$78.50	\$89,097.50
44	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TN	50	\$220.00	\$11,000.00
45	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TN	1130	\$72.90	\$82,377.00
46	CONCRETE STEPS	EA	23	\$625.00	\$14,375.00
47	16x8 PRECAST CONCRETE BOX CULVERT	LF	72	\$1,485.00	\$106,920.00
48	16x8 PRECAST CONCRETE BOX CULVERT END SECTION	EA	2	\$32,706.00	\$65,412.00
49	REMOVE EXISTING BRIDGE	LS	1	\$36,000.00	\$36,000.00
50	COURSE FILTER AGGREGATE BEDDING (CV)	CY	225	\$57.00	\$12,825.00
51	GRANULAR BEDDING (WATERMAIN)	LF	850	\$4.00	\$3,400.00
52	GRANULAR BEDDING (SANITARY)	LF	3550	\$4.00	\$14,200.00
53	15" RC PIPE APRON	EA	1	\$1,580.00	\$1,580.00
54	27" RC PIPE APRON	EA	1	\$2,506.00	\$2,506.00
55	30" RC PIPE APRON	EA	1	\$2,900.00	\$2,900.00
56	4" PVC PIPE DRAIN, SDR 35	LF	350	\$24.00	\$8,400.00
57	6" PVC PIPE DRAIN, SDR 35	LF	650	\$24.00	\$15,600.00
58	4" PERF PVC PIPE DRAIN, SCHEDULE SDR 26	LF	640	\$22.00	\$14,080.00
59	4" PERF PE PIPE DRAIN	LF	5250	\$20.00	\$105,000.00
60	6" PVC DRAIN CLEANOUT	EA	6	\$300.00	\$1,800.00
61	15" RC PIPE SEWER DES 3006, CLASS V	LF	995	\$52.80	\$52,536.00
62	18" RC PIPE SEWER DES 3006, CLASS V	LF	870	\$55.50	\$48,285.00
63	24" RC PIPE SEWER DES 3006, CLASS III	LF	55	\$66.20	\$3,641.00
64	27" RC PIPE SEWER DES 3006, CLASS III	LF	555	\$83.50	\$46,342.50
65	30" RC PIPE SEWER DES 3006, CLASS III	LF	265	\$98.00	\$25,970.00
66	BYPASS PUMPING	LS	1	\$0.01	\$0.01
67	CONNECT TO EXISTING SANITARY SEWER (PIPE)	EA	5	\$6,000.00	\$30,000.00
68	CONNECT TO EXISTING SANITARY SEWER (SERVICE)	EA	42	\$585.00	\$24,570.00
69	CONNECT TO EXISTING MANHOLE (SANITARY)	EA	1	\$6,000.00	\$6,000.00
70	CONNECT TO EXISTING MANHOLES (STORM)	EA	1	\$6,000.00	\$6,000.00
71	CONNECT TO EXISTING STORM SEWER (PIPE)	EA	4	\$1,800.00	\$7,200.00
72	6" PVC PIPE CLEANOUT (SANITARY SERVICE)	EA	10	\$460.00	\$4,600.00
73	8" X 4" PVC WYE	EA	14	\$366.00	\$5,124.00
74	8" X 6" PVC SEWER WYE	EA	13	\$432.00	\$5,616.00
75	10" X 4" PVC SEWER WYE	EA	3	\$580.00	\$1,740.00
76	10" X 6" PVC SEWER WYE	EA	3	\$630.00	\$1,890.00
77	4" PVC PIPE SEWER (SCH. 40 SERVICE PIPE)	LF	540	\$24.50	\$13,230.00
78	4" PVC PIPE SEWER (SCH. 40 RISER PIPE)	LF	75	\$24.50	\$1,837.50
79	6" PVC PIPE SEWER (SCH. 40 SERVICE PIPE)	LF	540	\$26.20	\$14,148.00
80	6" PVC PIPE SEWER (SCH. 40 RISER PIPE)	LF	75	\$26.20	\$1,965.00
81	PVC PIPE SEWER (ROW TO HOUSE)	LF	205	\$90.00	\$18,450.00
82	8" PVC SANITARY SEWER, SDR 26	LF	40	\$96.00	\$3,840.00
83	8" PVC SANITARY SEWER, SDR 35	LF	1265	\$71.00	\$89,815.00
84	8" PVC SANITARY SEWER, C900	LF	70	\$128.00	\$8,960.00
85	10" PVC SANITARY SEWER, SDR 26	LF	460	\$99.00	\$45,540.00
86	SANITARY PROTECTIVE LINING	LF	52	\$447.80	\$23,285.60
87	16" STEEL CASING PIPE	LF	60	\$162.00	\$9,720.00
88	24" STEEL CASING PIPE	LF	60	\$178.00	\$10,680.00
89	TEMPORARY WATER SERVICE	LS	1	\$32,600.00	\$32,600.00
90	CONNECT TO EXISTING WATER MAIN	EA	7	\$3,000.00	\$21,000.00
91	CONNECT TO EXISTING WATER MAIN (SERVICE)	EA	43	\$450.00	\$19,350.00
92	CONNECT TO EXISTING WATER MAIN (PLUMBED	EA	6	\$710.00	\$4,260.00

Bidder No. 5

Northwest Asphalt, Inc.

BID TABULATION

Item Num	Item	Units	Qty	Unit Price	Total
93	HYDRANT (TEMPORARY)	EA	2	\$5,930.00	\$11,860.00
94	HYDRANT	EA	6	\$5,400.00	\$32,400.00
95	ADJUST VALVE BOX	EA	4	\$450.00	\$1,800.00
96	1" CORPORATION STOP (INCLUDES SERVICE SADDLE)	EA	43	\$652.00	\$28,036.00
97	6" GATE VALVE AND BOX	EA	7	\$1,680.00	\$11,760.00
98	8" GATE VALVE AND BOX	EA	7	\$2,140.00	\$14,980.00
99	12" GATE VALVE AND BOX	EA	7	\$3,490.00	\$24,430.00
100	GATE VALVE (TEMPORARY)	EA	4	\$2,800.00	\$11,200.00
101	1" CURB STOP AND BOX	EA	43	\$380.00	\$16,340.00
102	1" TYPE PE WATER SERVICE	LF	1200	\$26.60	\$31,920.00
103	1" TYPE PE WATER SERVICE (TRENCHLESS INSTALLATION)	LF	50	\$168.00	\$8,400.00
104	6" PVC WATER MAIN, C900	LF	115	\$44.00	\$5,060.00
105	8" PVC WATER MAIN, C900	LF	1020	\$42.80	\$43,656.00
106	12" PVC WATER MAIN, C900	LF	1470	\$52.00	\$76,440.00
107	INSULATION, 4" THICK	SY	175	\$47.00	\$8,225.00
108	DUCTILE IRON FITTINGS	LB	3600	\$12.50	\$45,000.00
109	CATCH BASIN (2 X 3)	EA	14	\$2,630.00	\$36,820.00
110	STORM MANHOLE (4' DIAMETER)	EA	15	\$3,320.00	\$49,800.00
111	STORM MANHOLE (5' DIAMETER)	EA	5	\$4,940.00	\$24,700.00
112	STORM MANHOLE w/ 4' SUMP (5' DIAMETER)	EA	3	\$12,000.00	\$36,000.00
113	DRIVEWAY CASTING	EA	13	\$240.00	\$3,120.00
114	ADJUST FRAME AND RING CASTING	EA	10	\$550.00	\$5,500.00
115	CONSTRUCT SANITARY MANHOLE	EA	9	\$4,800.00	\$43,200.00
116	SUMP DRAIN CATCH BASIN	EA	13	\$1,120.00	\$14,560.00
117	4' DIAMETER SANITARY SEWER STRUCTURE OVERDEPTH	LF	26	\$200.00	\$5,200.00
118	CONSTRUCT 8" OUTSIDE DROP	LF	20	\$580.00	\$11,600.00
119	RANDOM RIPRAP CLASS IV	CY	120	\$100.00	\$12,000.00
120	GEOTEXTILE FABRIC TYPE 5	SY	700	\$2.00	\$1,400.00
121	GEOTEXTILE FILTER TYPE 4	SY	150	\$2.00	\$300.00
122	4" CONCRETE WALK	SF	11300	\$6.80	\$76,840.00
123	3" BITUMINOUS WALK	SF	3500	\$3.50	\$12,250.00
124	B618 CONCRETE CURB AND GUTTER	LF	3925	\$19.20	\$75,360.00
125	B618 CONCRETE CURB AND GUTTER SPEC	LF	1800	\$22.00	\$39,600.00
126	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	LF	150	\$56.00	\$8,400.00
127	6" CONCRETE DRIVEWAY REPAIR	SF	4550	\$7.90	\$35,945.00
128	CONCRETE PEDESTRIAN CURB RAMP	SF	2000	\$12.95	\$25,900.00
129	TRUNCATED DOMES	SF	375	\$70.00	\$26,250.00
130	TEMPORARY MAILBOX	LS	1	\$1,800.00	\$1,800.00
131	JOINT SEALANT	LF	800	\$8.00	\$6,400.00
132	1.25" NON-METALIC CONDUIT	LF	250	\$14.00	\$3,500.00
133	2" NON-METALIC CONDUIT	LF	30	\$14.00	\$420.00
134	WIRE FENCE, DESIGN SPECIAL VINYL COATED	LF	110	\$38.00	\$4,180.00
135	4' SAFETY FENCE	LF	300	\$3.00	\$900.00
136	TRAFFIC CONTROL	LS	1	\$18,750.00	\$18,750.00
137	TEMPORARY PEDESTRIAN ACCESS	LS	1	\$22,000.00	\$22,000.00
138	SIGN PANELS, TYPE C	SF	150	\$52.00	\$7,800.00
139	SALVAGE AND REINSTALL SIGN	EA	4	\$150.00	\$600.00
140	TREE TRIMMING	HR	4	\$148.00	\$592.00
141	STABILIZED CONSTRUCTION EXIT	EA	4	\$1,300.00	\$5,200.00
142	STORM DRAIN INLET PROTECTION (BEFORE CURB)	EA	32	\$125.00	\$4,000.00
143	STORM DRAIN INLET PROTECTION (AFTER CURB)	EA	27	\$125.00	\$3,375.00

Bidder No. 5

BID TABULATION

Northwest Asphalt, Inc.

Item Num	Item	Units	Qty	Unit Price	Total
144	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	800	\$2.90	\$2,320.00
145	FLOTATION SILT CURTAIN TYPE MOVING WATER	LF	30	\$22.00	\$660.00
146	ROCK CHECK	EA	14	\$150.00	\$2,100.00
147	SANDY CLAY LOAM TOP SOIL BORROW (LV)	CY	1475	\$28.00	\$41,300.00
148	SODDING TYPE LAWN	SY	5650	\$7.85	\$44,352.50
149	EROSION CONTROL BLANKETS, CATEGORY 0	SY	2000	\$1.90	\$3,800.00
150	SEED MIXTURE 25-151	LB	175	\$3.80	\$665.00
151	HYDRAULIC BONDED FIBER MATRIX	SY	850	\$2.30	\$1,955.00
152	WATER FOR TURF ESTABLISHMENT	MGAL	50	\$40.00	\$2,000.00
153	SITE RESTORATION	LS	1	\$20,000.00	\$20,000.00
154	4" SOLID LINE, EPOXY	LF	110	\$14.25	\$1,567.50
155	4" SOLID LINE, PAINT	LF	110	\$14.00	\$1,540.00
156	4" DASHED LINE, EPOXY	LF	1860	\$0.50	\$930.00
157	4" DASHED LINE, PAINT	LF	1860	\$0.15	\$279.00
158	CROSSWALK MARKING, EPOXY	SF	500	\$11.75	\$5,875.00
159	CROSSWALK MARKING, PAINT	SF	500	\$9.50	\$4,750.00
TOTAL BASE BID					\$3,663,486.11
TOTAL BASE BID					\$3,663,486.11
TOTAL BASE BID					\$3,663,486.11
Contractor Name and Address:				Northwest Asphalt, Inc.	
				1451 Stagecoach Rd.	
				Shakopee, MN 55379	
Phone:				(652) 445-1003	
Email:				tylere@nwasphalt.net	
Signed By:				Tyler Enright	
Title:				Project Manager	
Signed Responsible Contractor Certificate:				Yes	
Bid Security:				Bid Bond	
Addenda Acknowledged:				1,2,3	

REQUEST FOR ACTION CHASKA CITY COUNCIL 05/18/2020

Subject: The Harvest West 2nd – Final Plat

Applicant: Tradition Development

Location: North of County Road 44/Big Woods Blvd, west of Savanna Way

Case No.: 2020-10

Synopsis: Applicant seeks to obtain approval of a final plat for 56 lots (33 cottage lots, 23 village lots) in the SW Chaska Growth Area

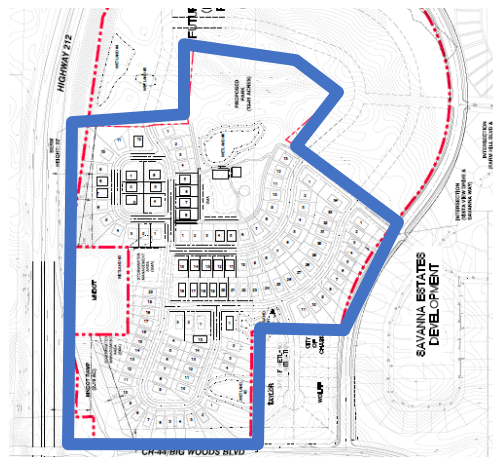
Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

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.



In June of 2019 a Final Plat was approved for 72 lots, which only encompassed a portion of the area denoted in blue above. Tonight we are reviewing a Final Plat that will finish off the remaining lots in the blue outline.

CURRENT PROPOSAL

The 56-lot (33 cottage lots, 23 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. The addition of these lots will provide the full build out of the south portion of Harvest West. There are two different sections of the plat; one looping street on the southwest side of the site named Harvest Trail; and an additional looping street on the northwest side of the site named Harvest Way. The southwest loop will encompass the 23 village lots; the northwest loop will encompass the 33 cottage lots.

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 18 acres and located north of County Road 44 (fka Co. Rd. 140) and west of 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. In the north central area of the development there exists a large wooded area encompassing a wetland area that will be a part of a public park.

Land Use

The applicant is proposing 56 lots; 33 cottage lots (detached townhomes) at an average of 53 feet in width, and 23 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 Timber Arch Drive and Red Cedar Drive to the east from the adjacent collector road, Savanna Way. The layout of the local streets would then continue throughout the development to access the 56 lots.

The 23 village lots will be situated along Harvest Trail on the southwest side of the site; the 33 cottage lots will be along Harvest Way on the northwest side of the site.

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. This park area is not a part of this plat request tonight.

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.

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 on the westerly portion of the site. There is a permanent 20 foot easement on top of that line, and is shown on the final plat.

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)
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.

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.

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

Because this development abuts two major roadways (ie. 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 landscape plan is consistent with these comments.

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.

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 final platting, the applicant will need to work with staff to determine which of these are applicable and what those fees will be.

Final Plat

The request is for a 56-lot final plat. The outlot disposition is as follows:

- Outlot A: future development to be owned by the developer

PLANNING COMMISSION ACTION TAKEN 5/13/2020:

Motion to recommend to City Council approval of The Harvest West 2nd Final Plat for a 56-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 April 1, 2020
 - b. Details (pgs 2-3), submitted by Alliant Engineering, dated April 1, 2020
 - c. Site Plan (pg 4), submitted by Alliant Engineering, dated April 1, 2020
 - d. Updated Grading Plan (pg 5), submitted by Alliant Engineering, dated April 1, 2020
 - e. Erosion and Sediment Control Plan (pgs 6-8), submitted by Alliant Engineering, dated April 1, 2020
 - f. Erosion and Sediment Control Notes (pg 9), submitted by Alliant Engineering, dated April 1, 2020
 - g. Street and Storm Sewer Plan (pg 10), submitted by Alliant Engineering, dated May 22, 2019
 - h. Street and Storm Sewer Plan and Profiles (pgs 11-14), submitted by Alliant Engineering, dated April 1, 2020
 - i. Intersection Details (pg 15), submitted by Alliant Engineering, dated April 1, 2020
 - j. Sanitary Sewer and Watermain Plan (pg 16), submitted by Alliant Engineering, dated April 1, 2020
 - k. Sanitary Sewer and Watermain Plan and Profiles (pgs 17-20), submitted by Alliant Engineering, dated April 1, 2020
 - l. Landscape Plan (pgs 21-24), submitted by Alliant Engineering, dated April 1, 2020
 - m. Harvest West Second Addition Final Plat (pgs 1-5), submitted by Alliant Engineering, undated
2. Adherence with the City Engineer's Memo dated May 5, 2020.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision of sidewalks on both sides of all local streets.
6. 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)
7. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 8. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 10. 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.
 11. Provision that adequate screening is provided along the edges of Highway 212 via berming, and landscaping.
 12. Provision of a storm water management plan meeting City and Carver County WMO standards.
 13. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
 14. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
 15. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
 16. Provision to adhere to MnDOT's memo (pgs 1-7) dated June 6, 2018.
 17. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2020-36 approving the Final Plat for Harvest West 2nd Addition (PC #2020-10).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 05/18/2020 **RESOLUTION NO.** 2020-36

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

**Resolution approving the Final Plat for Harvest West 2nd Addition/Tradition
Development/PC #2020-10**

WHEREAS, 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; and

WHEREAS, the 56-lot (33 cottage lots, 23 village lots) proposal is located north of County Road 44 and west of Savanna Way; and

WHEREAS, there are two different sections of the plat; one looping street on the southwest side of the site named Harvest Trail; and an additional looping street on the northwest side of the site named Harvest Way; and

WHEREAS, the southwest loop will encompass the 23 village lots; the northwest loop will encompass the 33 cottage lots; and

WHEREAS, the plan is proposing to include sidewalks on both sides of the streets; and

WHEREAS, because this development abuts two major roadways (ie. Co. Rd. 44, and Highway 212) it is important to provide adequate screening; and

WHEREAS, 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; and

WHEREAS, prior to final platting, the applicant will need to work with staff to determine which development costs are applicable and what those fees will be; and

WHEREAS, the request is for a 56-lot final plat. The outlot disposition is as follows:

- Outlot A: future development to be owned by the developer

WHEREAS, on May 13, 2020 the Planning Commission recommended approval to the City Council of the Final Plat for Harvest West 2nd Addition (PC#2020-10); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for Harvest West 2nd Addition (PC#2020-10), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Cover Sheet, submitted by Alliant Engineering, dated April 1, 2020
 - b. Details (pgs 2-3), submitted by Alliant Engineering, dated April 1, 2020
 - c. Site Plan (pg 4), submitted by Alliant Engineering, dated April 1, 2020
 - d. Updated Grading Plan (pg 5), submitted by Alliant Engineering, dated April 1, 2020

- e. Erosion and Sediment Control Plan (pgs 6-8), submitted by Alliant Engineering, dated April 1, 2020
 - f. Erosion and Sediment Control Notes (pg 9), submitted by Alliant Engineering, dated April 1, 2020
 - g. Street and Storm Sewer Plan (pg 10), submitted by Alliant Engineering, dated May 22, 2019
 - h. Street and Storm Sewer Plan and Profiles (pgs 11-14), submitted by Alliant Engineering, dated April 1, 2020
 - i. Intersection Details (pg 15), submitted by Alliant Engineering, dated April 1, 2020
 - j. Sanitary Sewer and Watermain Plan (pg 16), submitted by Alliant Engineering, dated April 1, 2020
 - k. Sanitary Sewer and Watermain Plan and Profiles (pgs 17-20), submitted by Alliant Engineering, dated April 1, 2020
 - l. Landscape Plan (pgs 21-24), submitted by Alliant Engineering, dated April 1, 2020
 - m. Harvest West Second Addition Final Plat (pgs 1-5), submitted by Alliant Engineering, undated
2. Adherence with the City Engineer's Memo dated May 5, 2020.
 3. Provision of a 60 feet Right of Way width for all local streets.
 4. Adherence to the City's Boulevard Tree Policy and local street section design.
 5. Provision of sidewalks on both sides of all local streets.
 6. 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)
 7. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 8. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
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 12. Provision of a storm water management plan meeting City and Carver County WMO standards.
 13. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.

14. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
15. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
16. Provision to adhere to MnDOT's memo (pgs 1-7) dated June 6, 2018.
17. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of May, 2020.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: May 5th, 2020
Subject: Harvest West 2nd Addition

The 2nd Addition of Harvest West proposes a consistent development layout that was reviewed with the Harvest West Development. The previous addition provided for the extensions of sewer and water utilities to service the proposed lots. The storm water plan and wetland impact for the overall Harvest West Development included the 2nd Addition has previously been accepted by all agencies. The grading plan and plat that is being reviewed will need to accommodate City maintenance for the regional pond that serves the 1st and 2nd additions. Construction access for the site will be directed off the new collector road. The City and Developer are planning to coordinate the timing of both development improvements and the new TH 212/CSAH 44 project ongoing this summer for construction access.

HARVEST WEST SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Club West Partners, LLC, a Minnesota limited liability company, owner of the following described property:

OUTLOT A and OUTLOT D, HARVEST WEST, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as HARVEST WEST SECOND ADDITION, 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 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 Peter Goers 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__

Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Peter Goers, a Licensed Land Surveyor.

(PRINTED NAME)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

This plat of HARVEST WEST SECOND ADDITION 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 E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, 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____.

Crystal Campos, County Auditor

By: _____

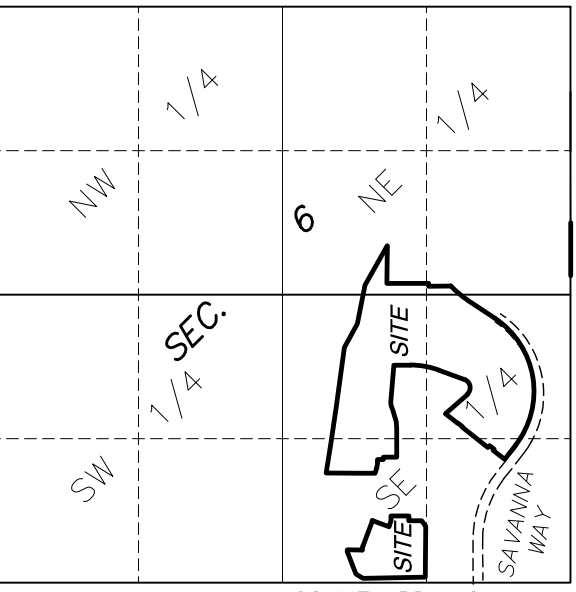
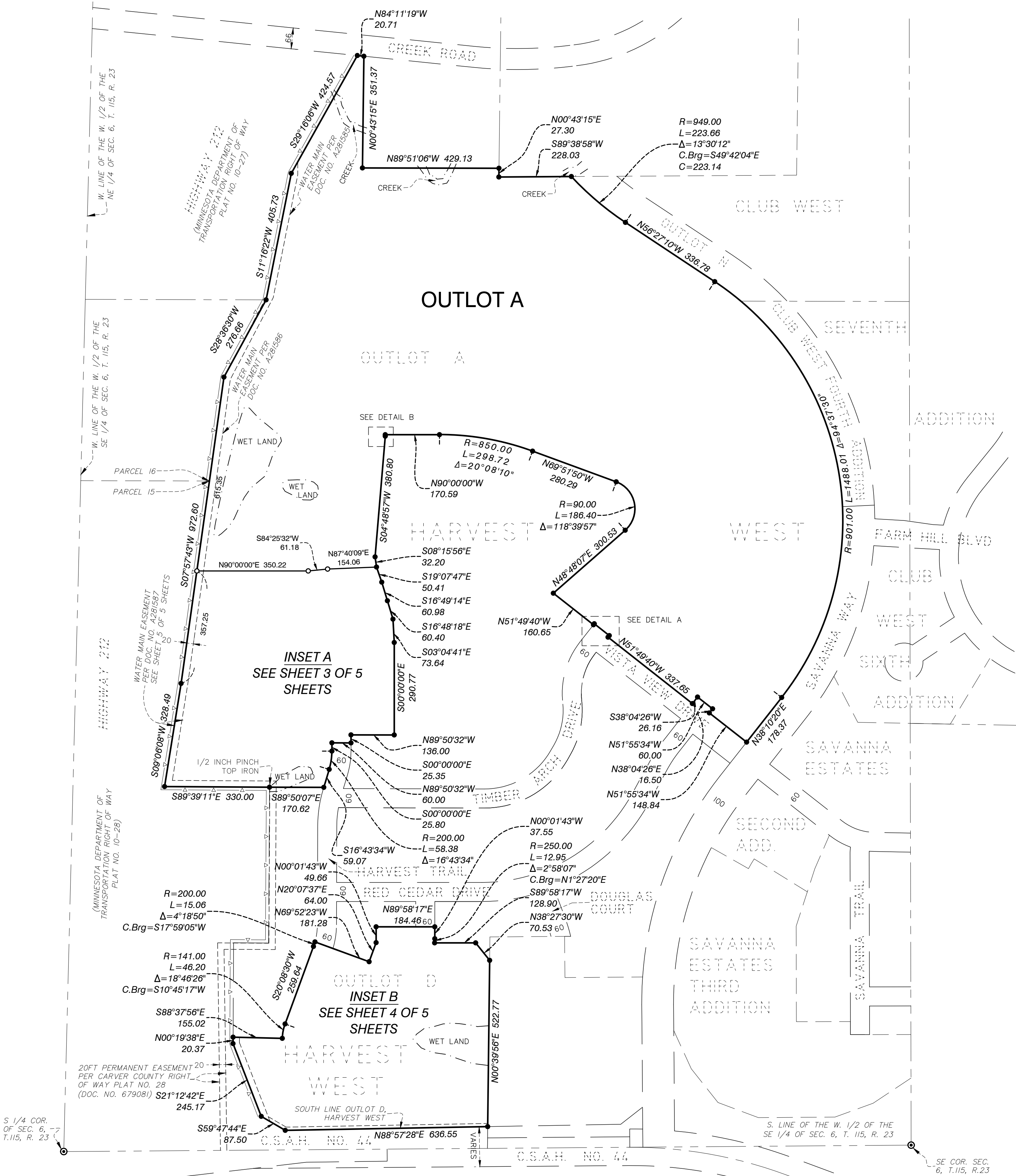
COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of HARVEST WEST SECOND ADDITION was filed this _____ day of _____, 20____, at ____ o'clock ____M. as Document Number _____.

Kaaren Lewis, County Recorder

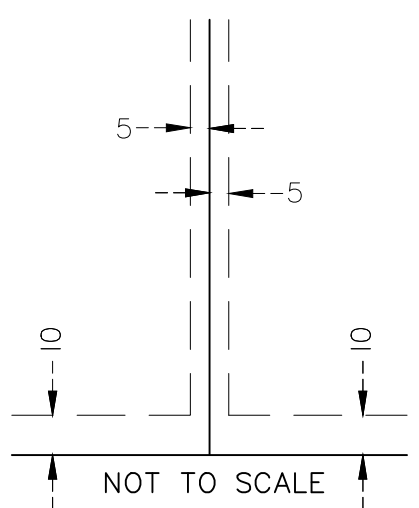
By: _____

HARVEST WEST SECOND ADDITION



VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

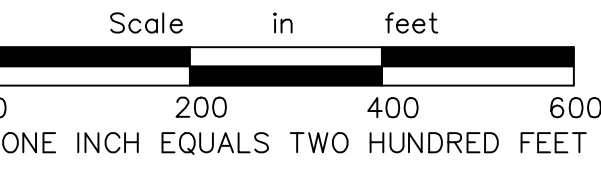
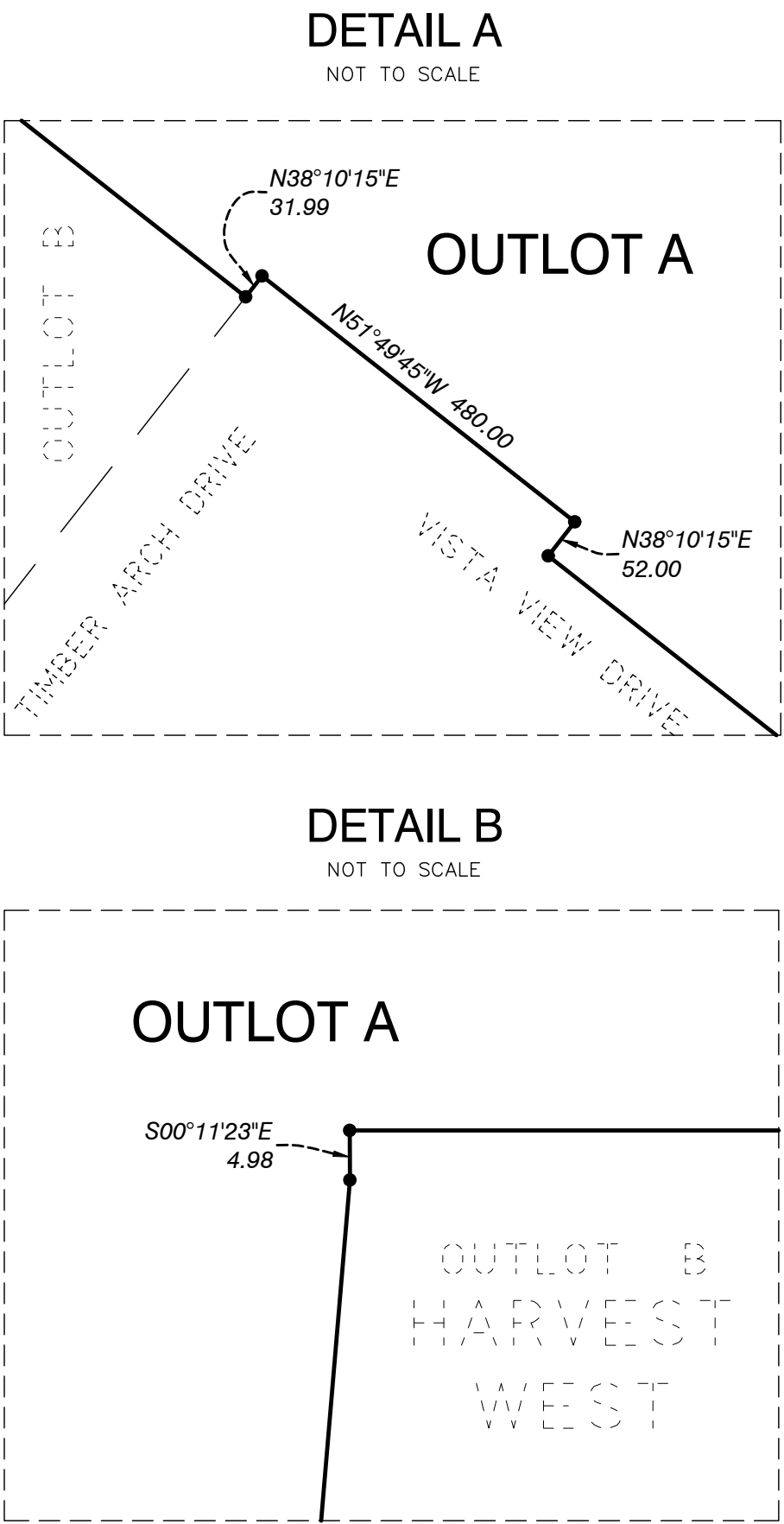
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.

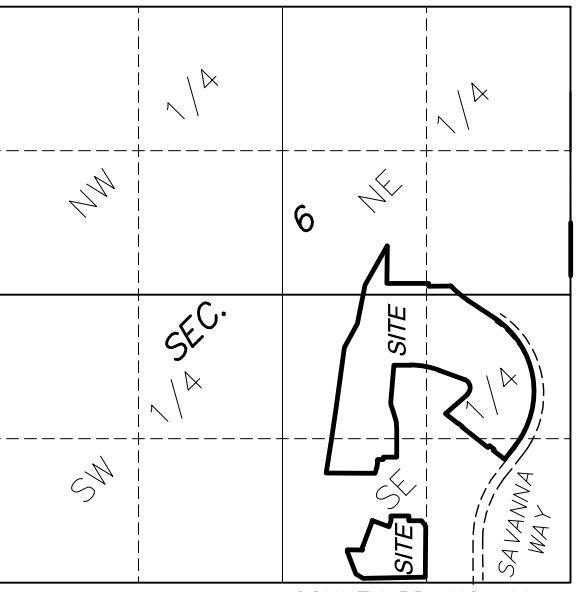
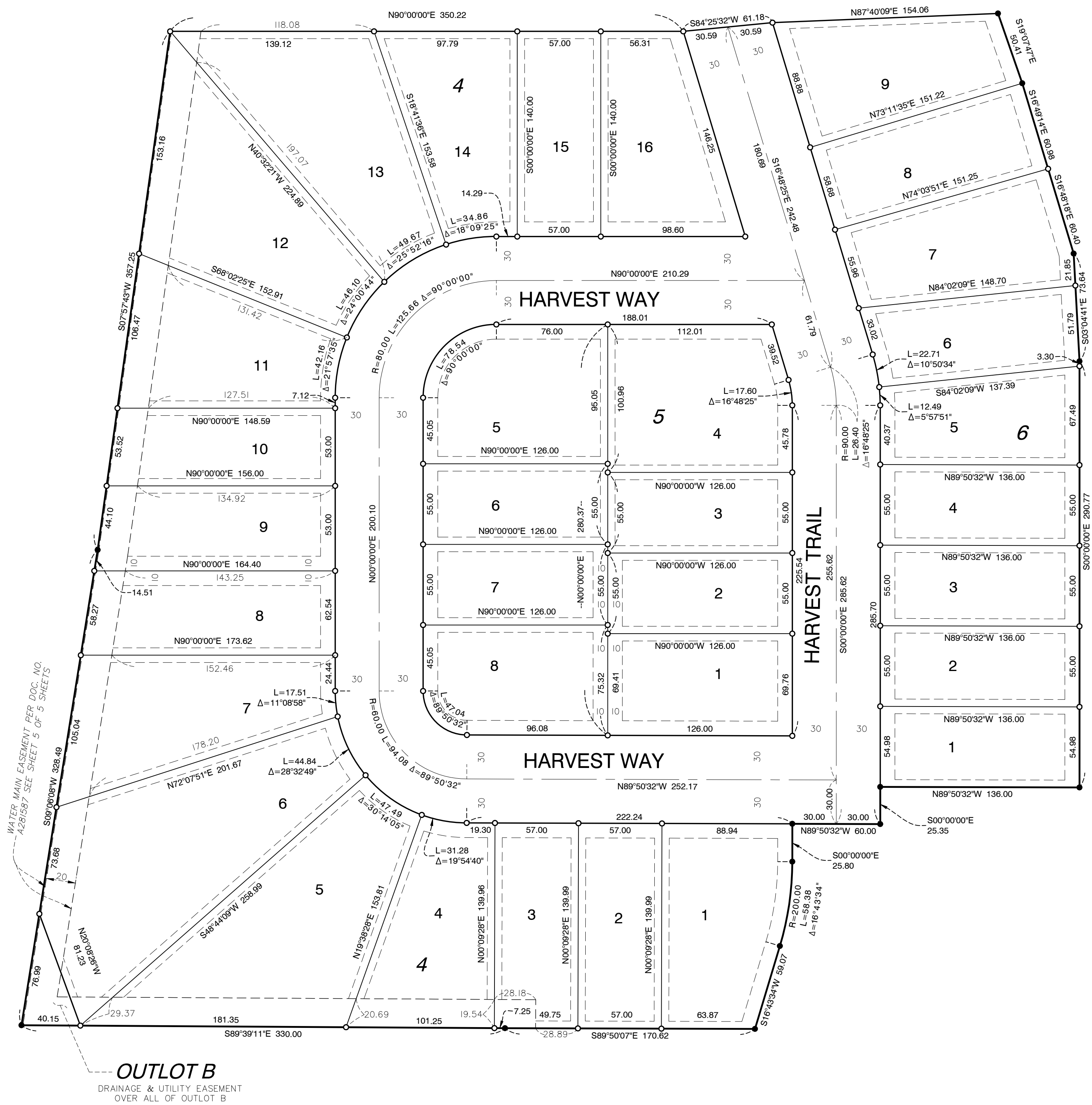
THE SOUTH LINE OF OUTLOT D, HARVEST WEST IS ASSUMED TO HAVE A BEARING OF S88°57'28"W (CARVER COUNTY COORDINATE SYSTEM NAD83 86 ADJ).

- Denotes monument found 1/2 inch iron pipe marked by license no. 18425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Carver County Cast Iron Monument found
- (D) Dimensions per Deed
- D&U Denotes drainage and utility easement
- △— Restricted Access per MNDOT Right-of-Way Plat NOs. 10-27 and 10-28



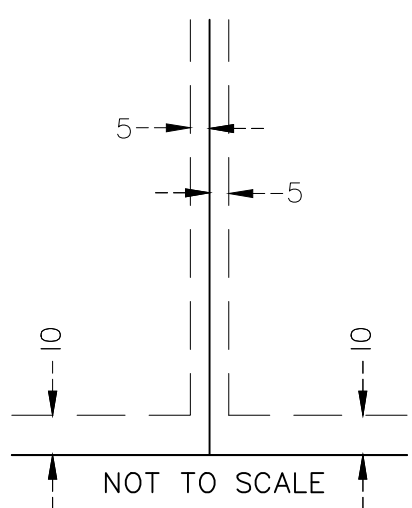
HARVEST WEST SECOND ADDITION

INSET A



VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

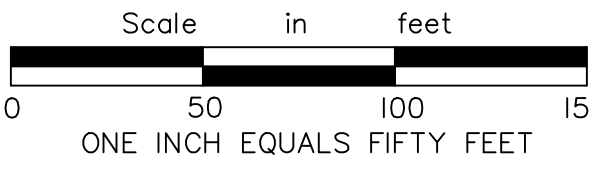
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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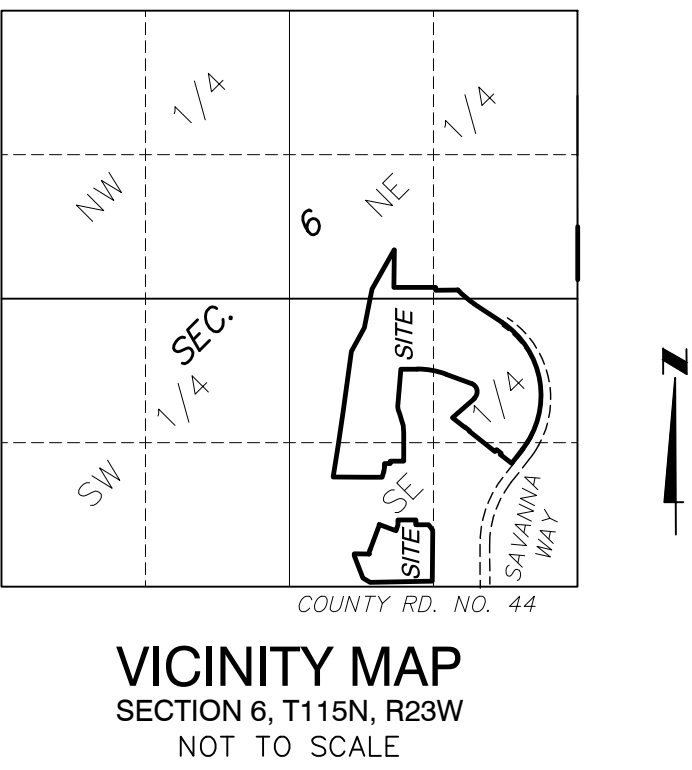
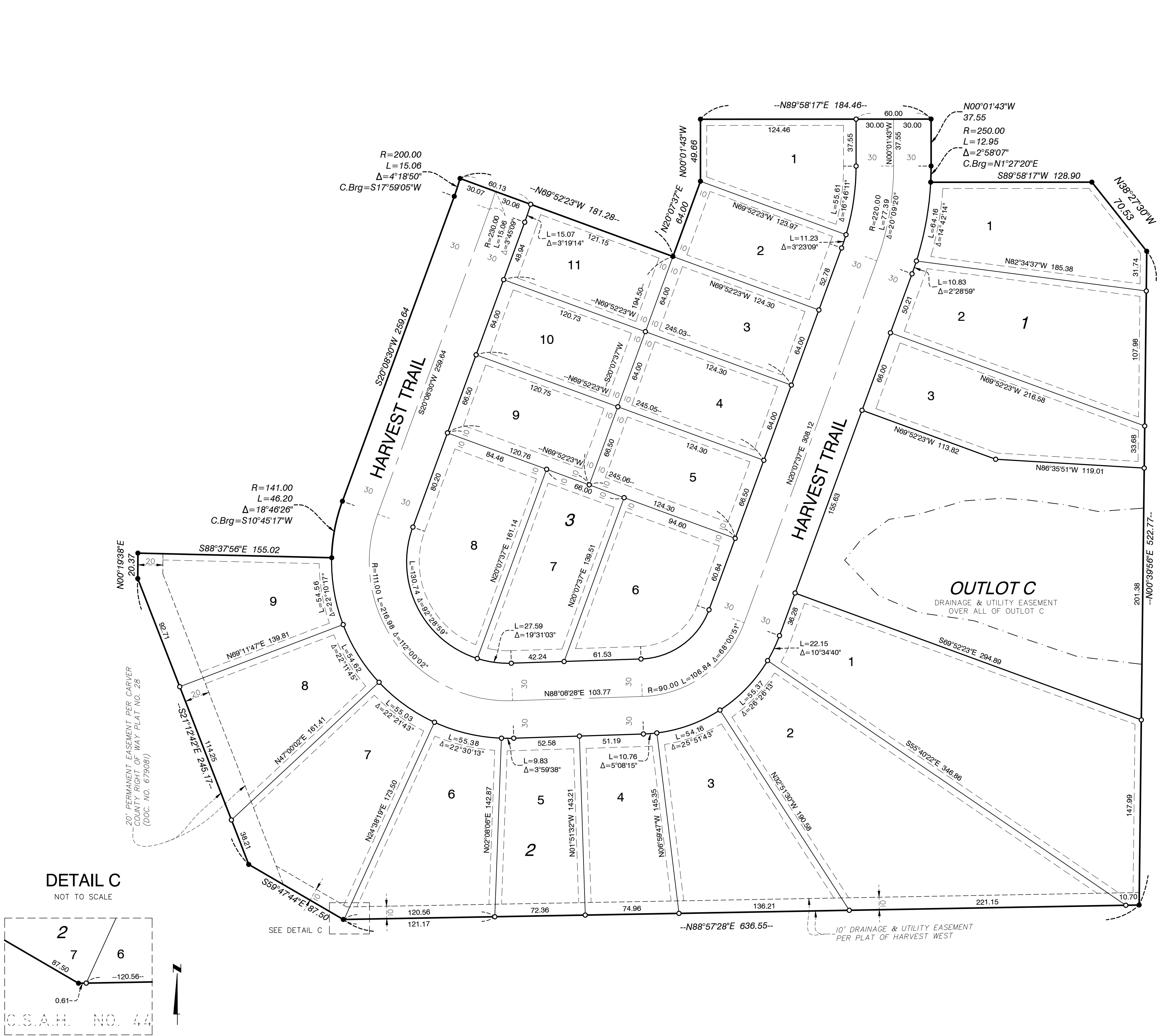
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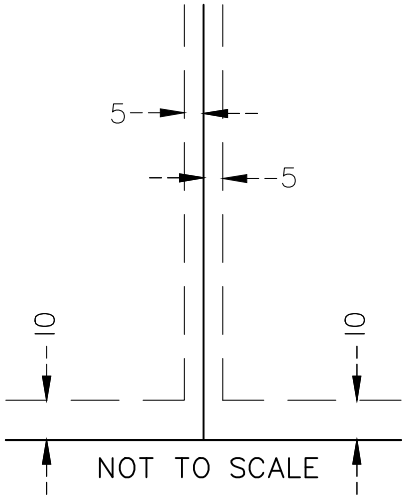


HARVEST WEST SECOND ADDITION

INSET B



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.

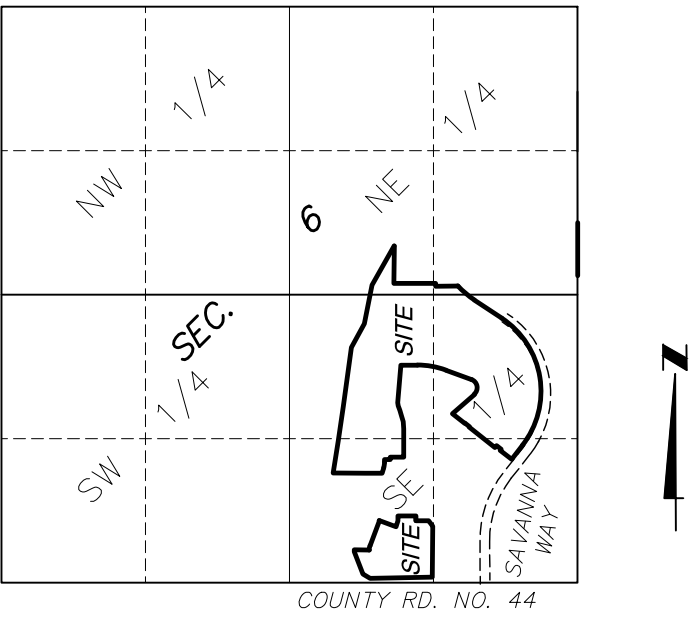
THE SOUTH LINE OF OUTLOT D, HARVEST WEST IS ASSUMED TO HAVE A BEARING OF S88°57'28\"/>

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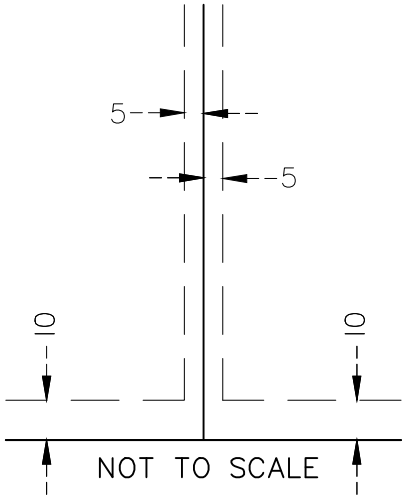
HARVEST WEST
SECOND ADDITION
WATER MAIN EASEMENT
DETAIL SHEET

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



VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

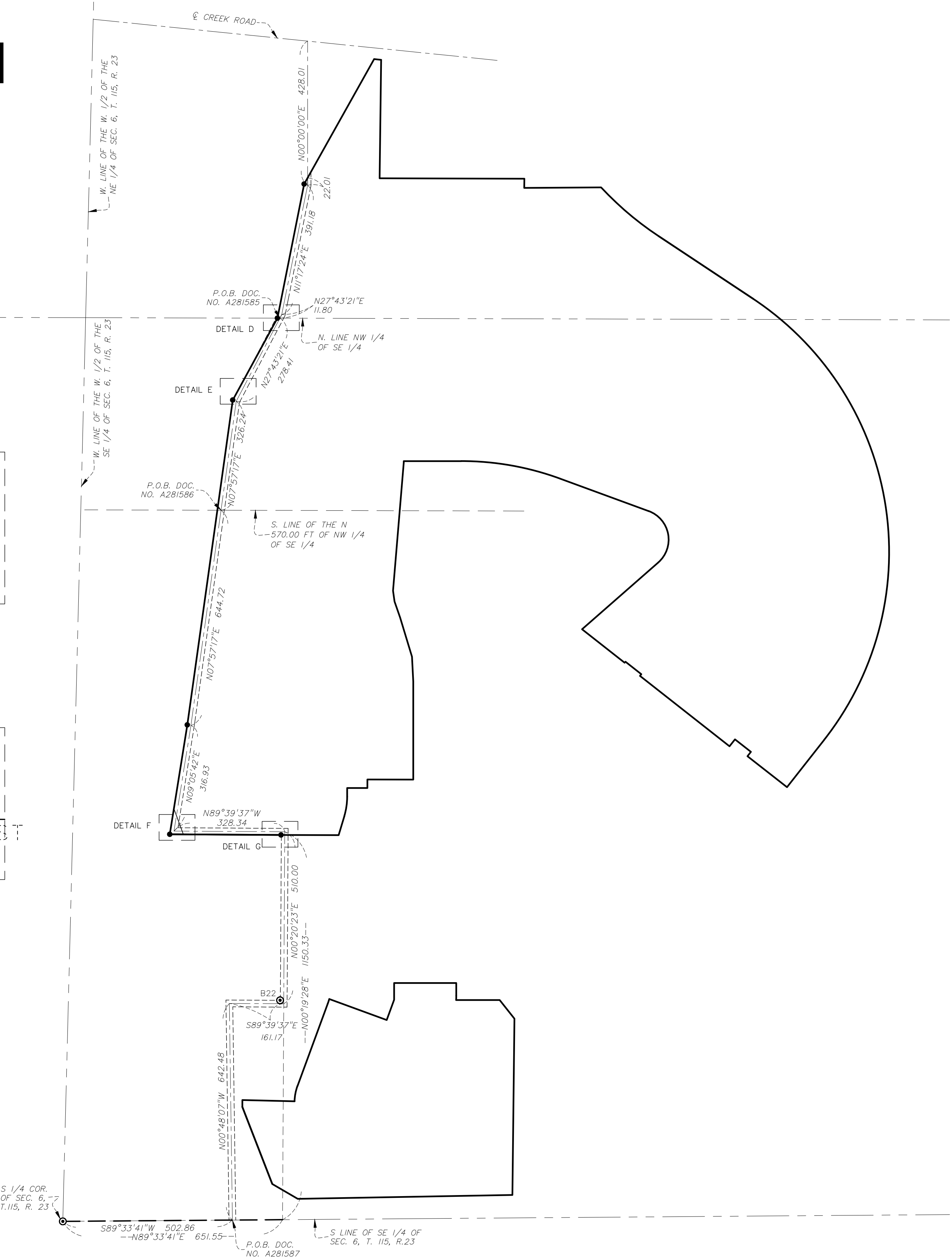
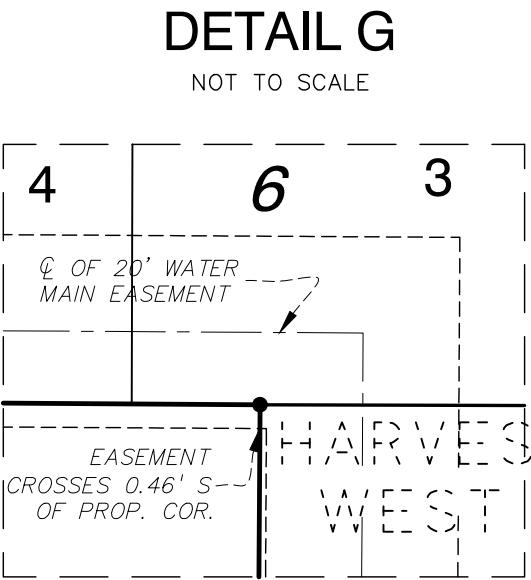
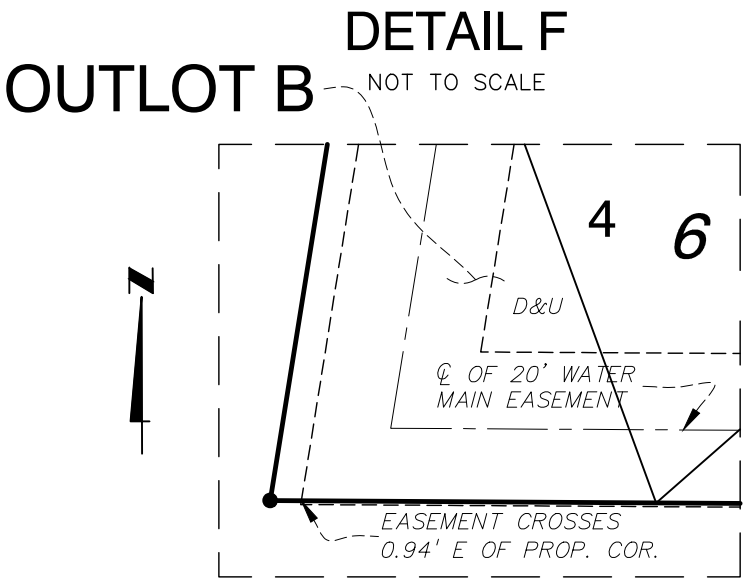
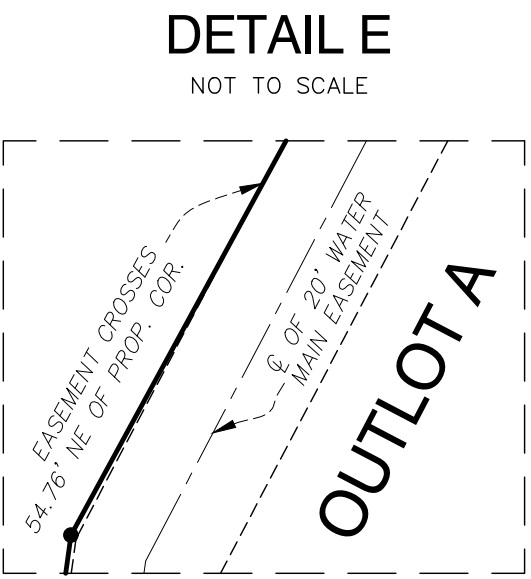
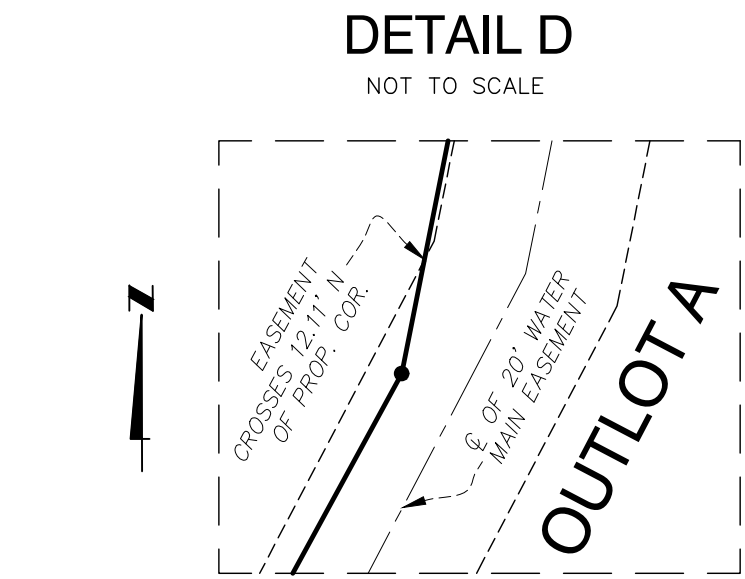
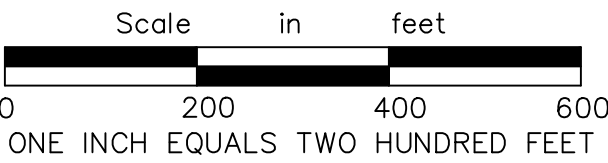
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



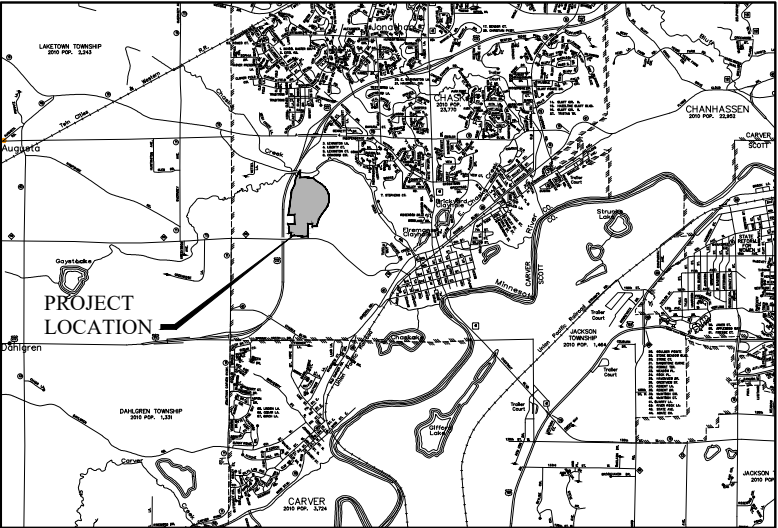
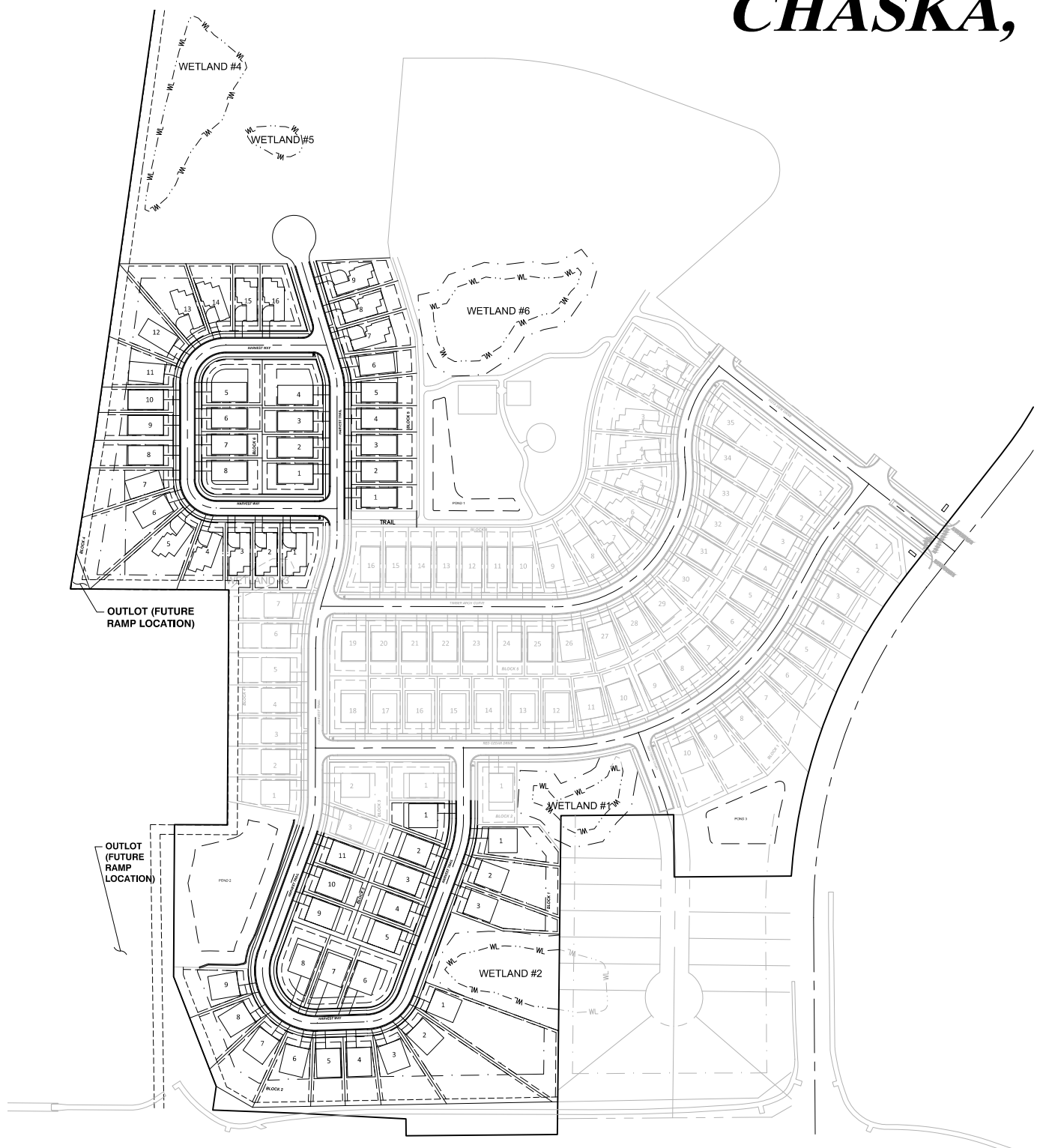
Being 5 feet in width and adjoining lot lines
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THE SOUTH LINE OF OUTLOT D, HARVEST WEST IS
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HARVEST WEST SECOND ADDITION CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
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UPDATED GRADING PLAN	5
EROSION AND SEDIMENT CONTROL PLAN	6-8
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STORM SEWER PLAN	10
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SANITARY AND WATERMAIN PLAN	16
SANITARY AND WATERMAIN PLAN AND PROFILES	17-20
LANDSCAPE PLAN	21-24

DEVELOPER

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044
PAT WRASE
PH: 952-322-8704

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

DAVID NASH
LICENSE NO. 21836
EM: dnash@alliant-inc.com

SURVEYOR

DENNIS B. OLMSTEAD
LICENSE NO. 18425
EM: dolmstead@alliant-inc.com

LANDSCAPE ARCHITECT

MALEAH MILLER
LICENSE NO. 19507
EM: mmiller@alliant-inc.com



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
COVER SHEET

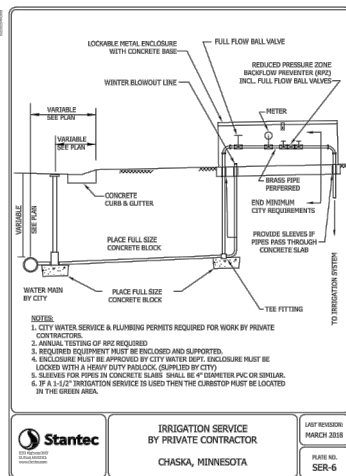
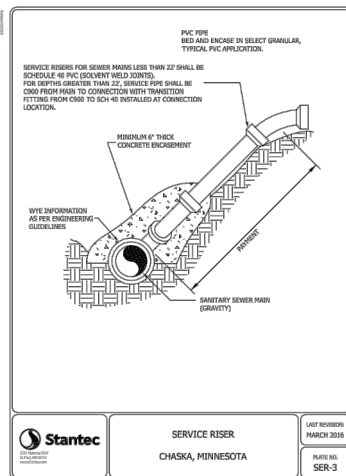
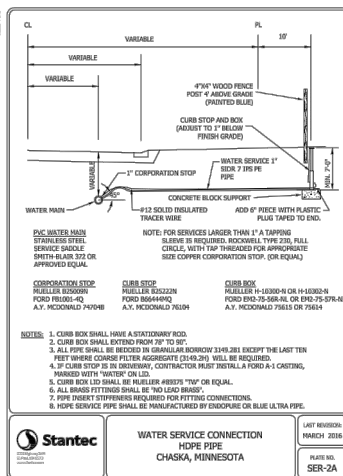
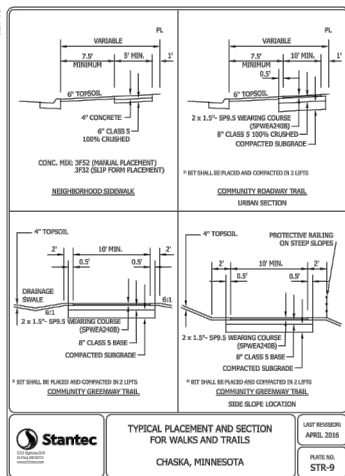
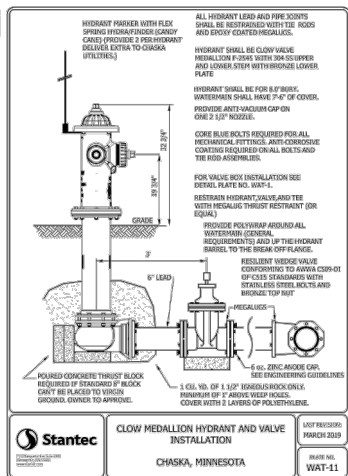
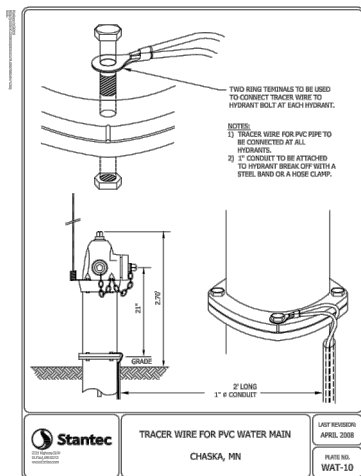
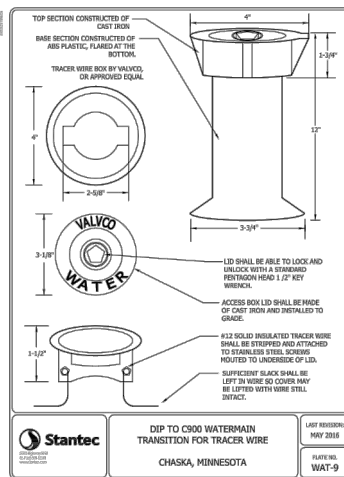
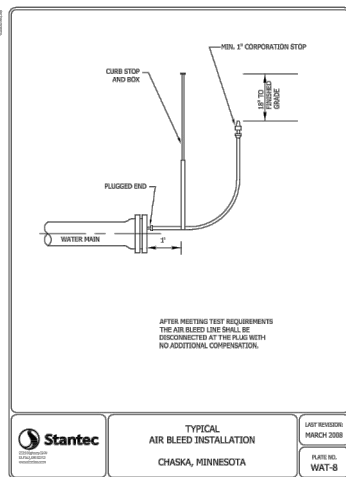
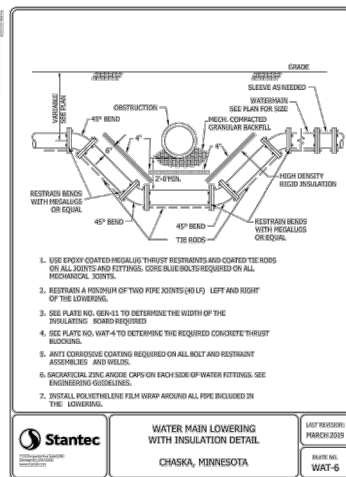
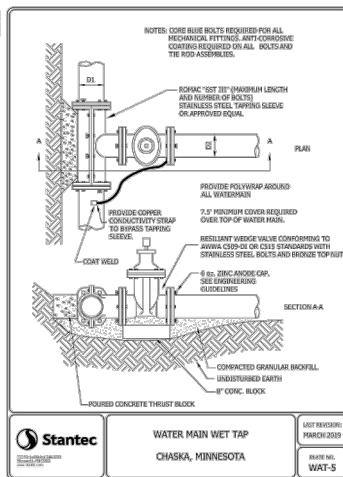
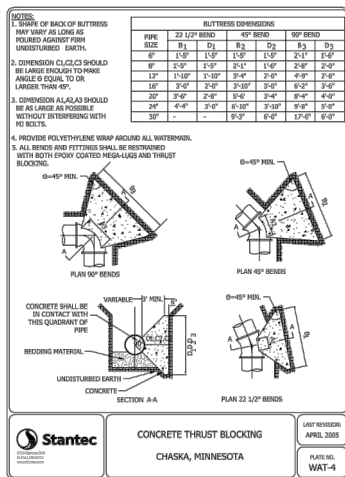
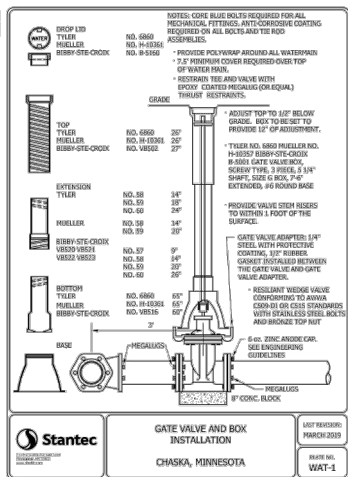
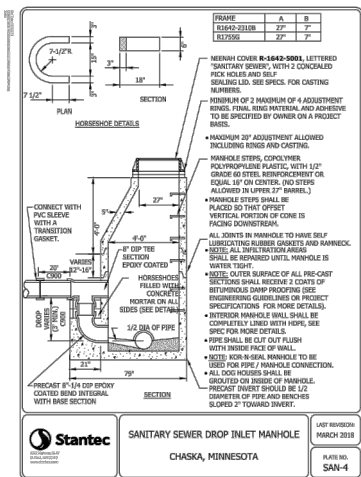
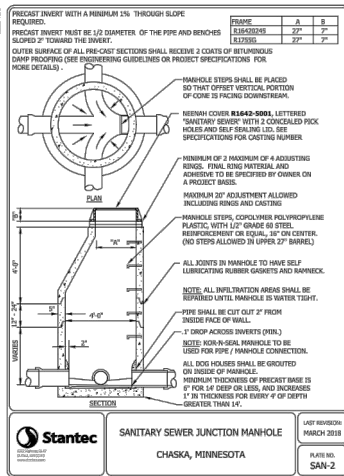
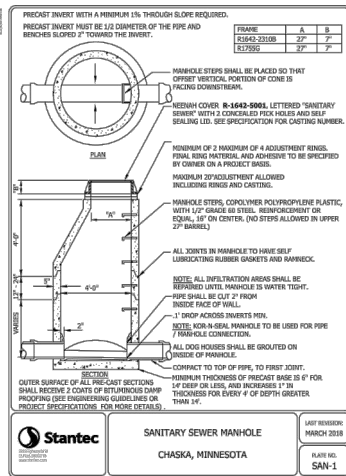
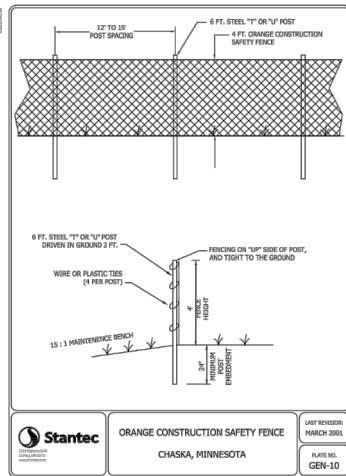
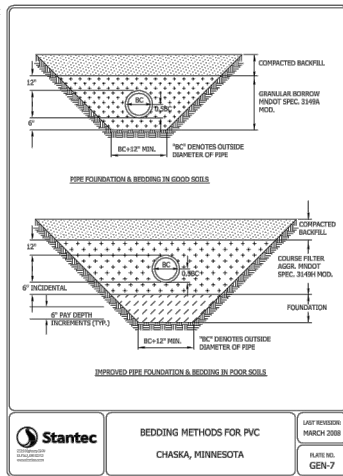
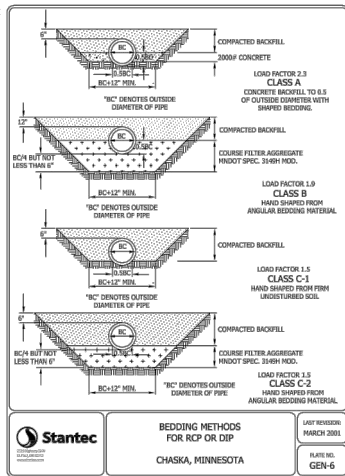
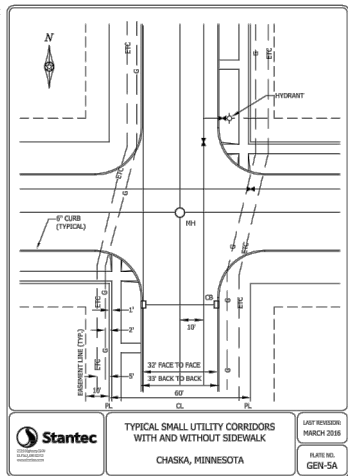
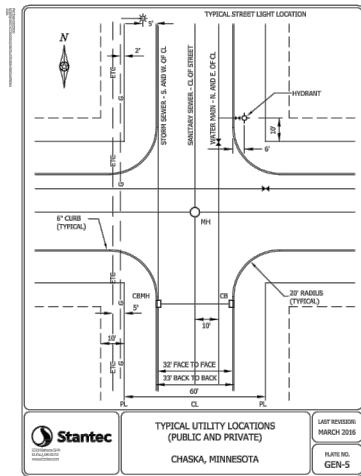
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

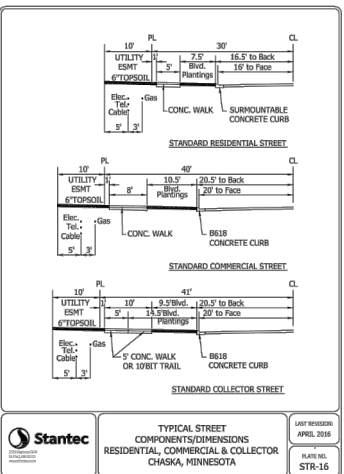
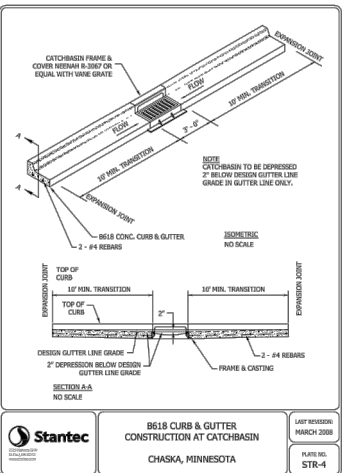
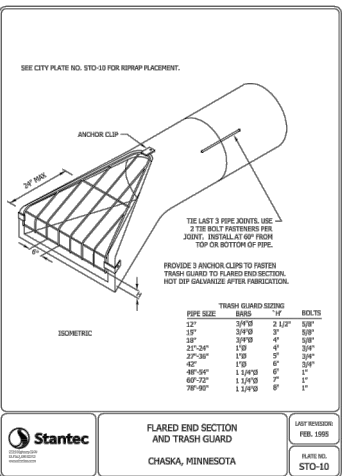

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Date License No.

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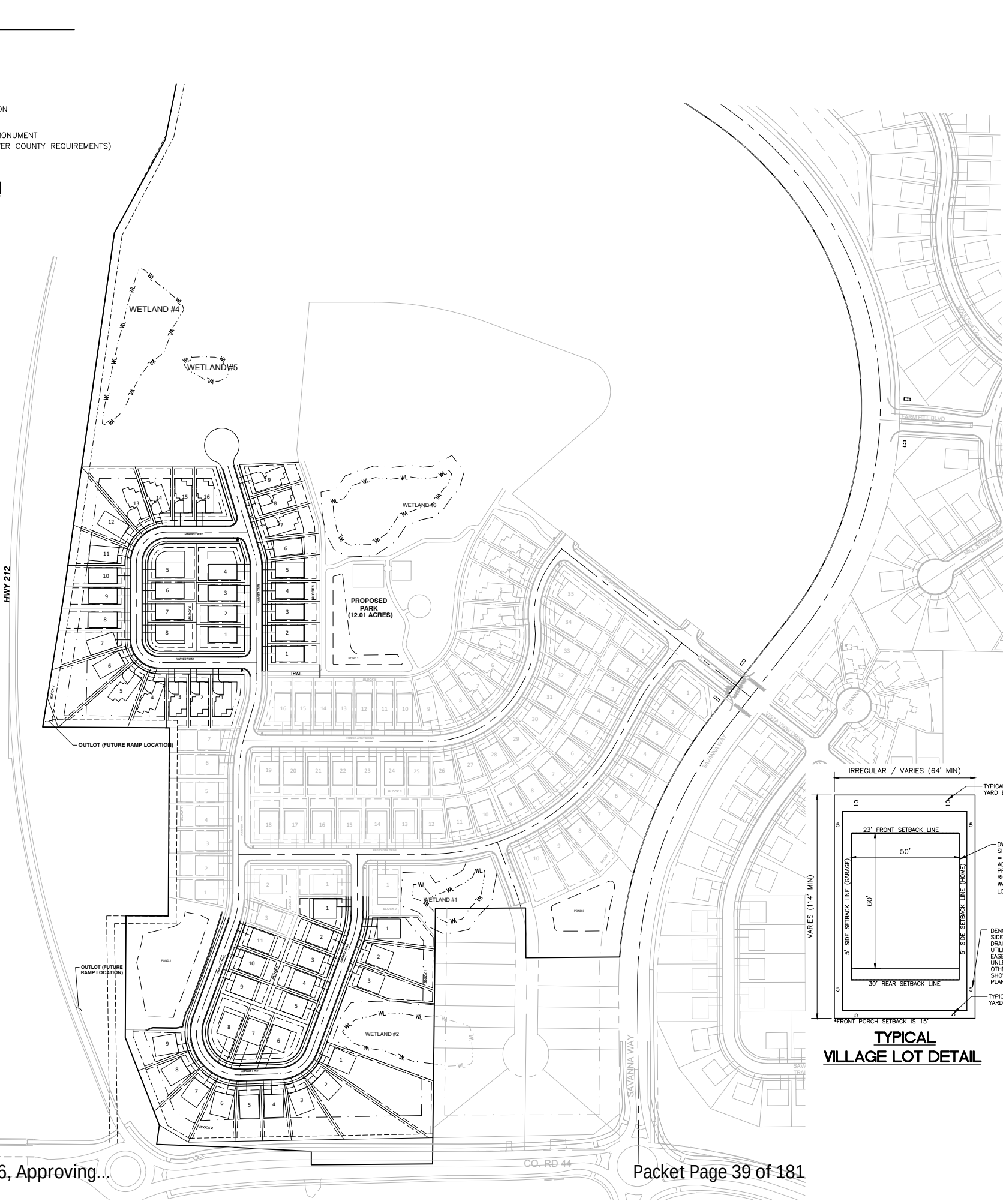
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216-0028.2





- LEGEND:
- EASEMENT LINE
 - BUILDING SETBACK
 - PROPERTY LINE
 - LOT LINE
 - ROW
 - WL ----- 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	VILLAGE LOTS	
PHASE 2 AREA	= 49.01 AC	FRONT/CORNER SETBACK	= 23' MIN.
RESIDENTIAL R.O.W	= 8.97 AC	REAR SETBACK	= 30' MIN.
VILLAGE SF LOT AREA	= 19.37 AC	SIDE SETBACK (SF)	= 5' MIN.
COTTAGE VILLA LOT AREA	= 11.16 AC	BUILDING PAD	= 50(W)'X60'(D)
WETLAND AREA	= 1.78 AC	COTTAGE LOTS	
TRAIL CONNECTION	= 0.10 AC	FRONT/CORNER SETBACK	= 20' MIN.
STORMWATER AREA	= 1.50 AC	REAR SETBACK	= 30' MIN.
PARK AREA	= 12.01 AC	SIDE SETBACK (SF)	= 5' MIN.
MONUMENT OUTLOT	= 0.03 AC	SIDE-LOAD BUILDING PAD	= 44(W)'X90'(D)
MNDOT RAMP AREA	= 3.34 AC	FRONT-LOAD BUILDING PAD	= 40(W)'X74'(D)
RESIDENTIAL R.O.W	= 60' WIDTH		
STREET LENGTH	= 6,682 L.F.		
REAR YARD PARK SETBACK	= 40'		
COLLECTOR ROAD SETBACK	= 100' FROM CL		
COUNTY ROAD 44 SETBACK	= 125' FROM CL		
HWY 212 SETBACK	= GREATER OF 225' FROM ADJACENT LANE CL OR 50' FROM ROW		

PHASE 1 LOT COUNT

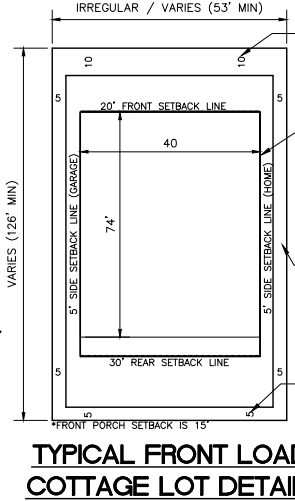
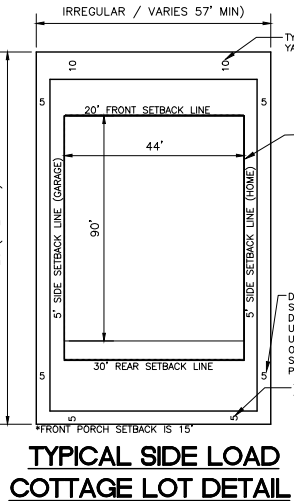
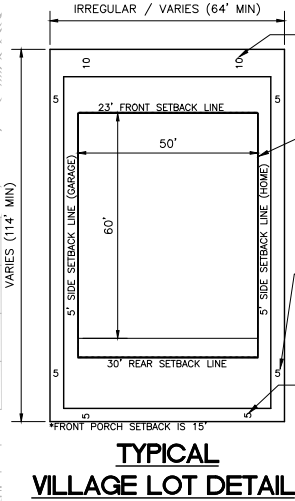
PHASE 1 LOT COUNT
23 VILLAGE LOTS
64'X114' SINGLE FAMILY

33 COTTAGE LOTS
21 - FRONT LOAD - 53'X126'
12 - SIDE LOAD - 57'X142'

56 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



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733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

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SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
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

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4-1-20
Date
21856
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DATE	ISSUE
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PROJECT TEAM DATA

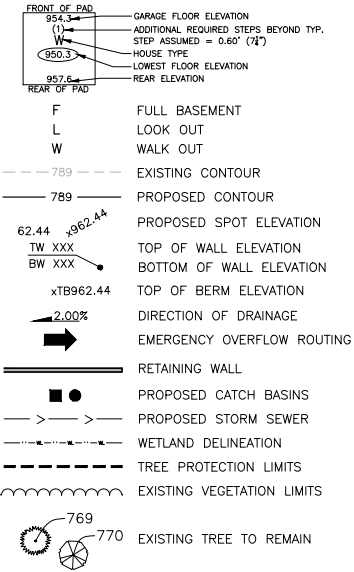
DESIGNED:	DN
DRAWN:	AKA
PROJECT NO:	216-0028.2

4

SHEET 4 OF 24



GRADING LEGEND:



GRADING NOTES:

- ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 1.75%.
- THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
- NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL IMPROVEMENTS TO CONFORM WITH CITY OF CHASKA CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
- ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
- REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
- STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
- THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
- REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
- BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
- PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
- ALL WETLAND BUFFERS MUST BE RESTORED IMMEDIATELY AFTER MASS GRADING IS COMPLETE.

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ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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UPDATED GRADING PLAN

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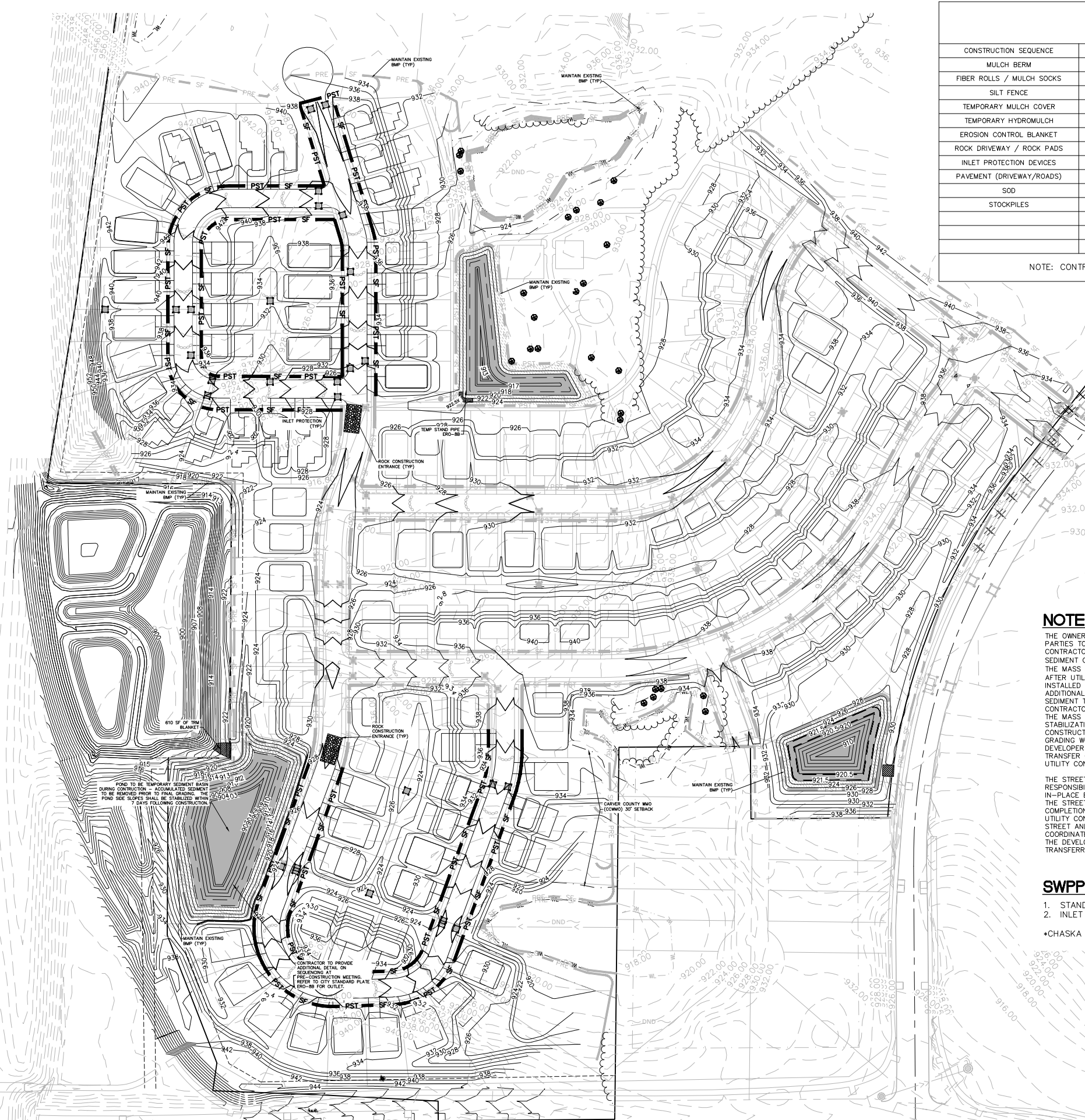
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4-1-20	CITY SUBMITTAL

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DRAWN: AKA
PROJECT NO: 216-0028.2

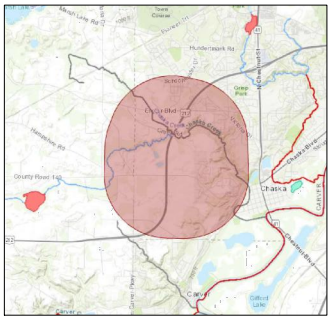
7.C Adopt Resolution 2020-36, Approving...
Page 21 of 39



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
- POST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- EXISTING STORM SEWER DENOTES EXISTING STORM SEWER
- PROPOSED STORM SEWER DENOTES PROPOSED STORM SEWER
- TREE PROTECTION LIMITS DENOTES TREE PROTECTION LIMITS
- BIO-ROLL EROSION CHECKS DENOTES BIO-ROLL EROSION CHECKS
- EMERGENCY OVERFLOW ELEVATION DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL DENOTES ANTI-TRACKING CONTROL
- STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES) DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- TEMPORARY SEDIMENTATION BASIN DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION DENOTES 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):

- STANDARD POST SILT FENCE 4,936 LF
- INLET PROTECTION 28 EA

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

CONSTRUCTION SEQUENCING

- MASS GRADING PHASE:
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
 - INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPs ON THE SITE.
 - CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
 - COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
 - CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

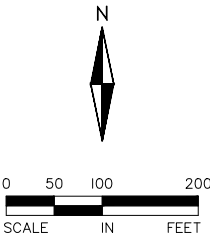
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
- INSTALL RIP RAP AROUND OUTLET STRUCTURES.
- INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- INSTALL PRIVATE UTILITIES.
- INSTALL INLET PROTECTION DEVICES.
- INSTALL POST STREET AND UTILITY SILT FENCE.
- 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.



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733 Marquette Avenue
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Minneapolis, MN 55402
612.758.3080
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EROSION AND SEDIMENT CONTROL PLAN

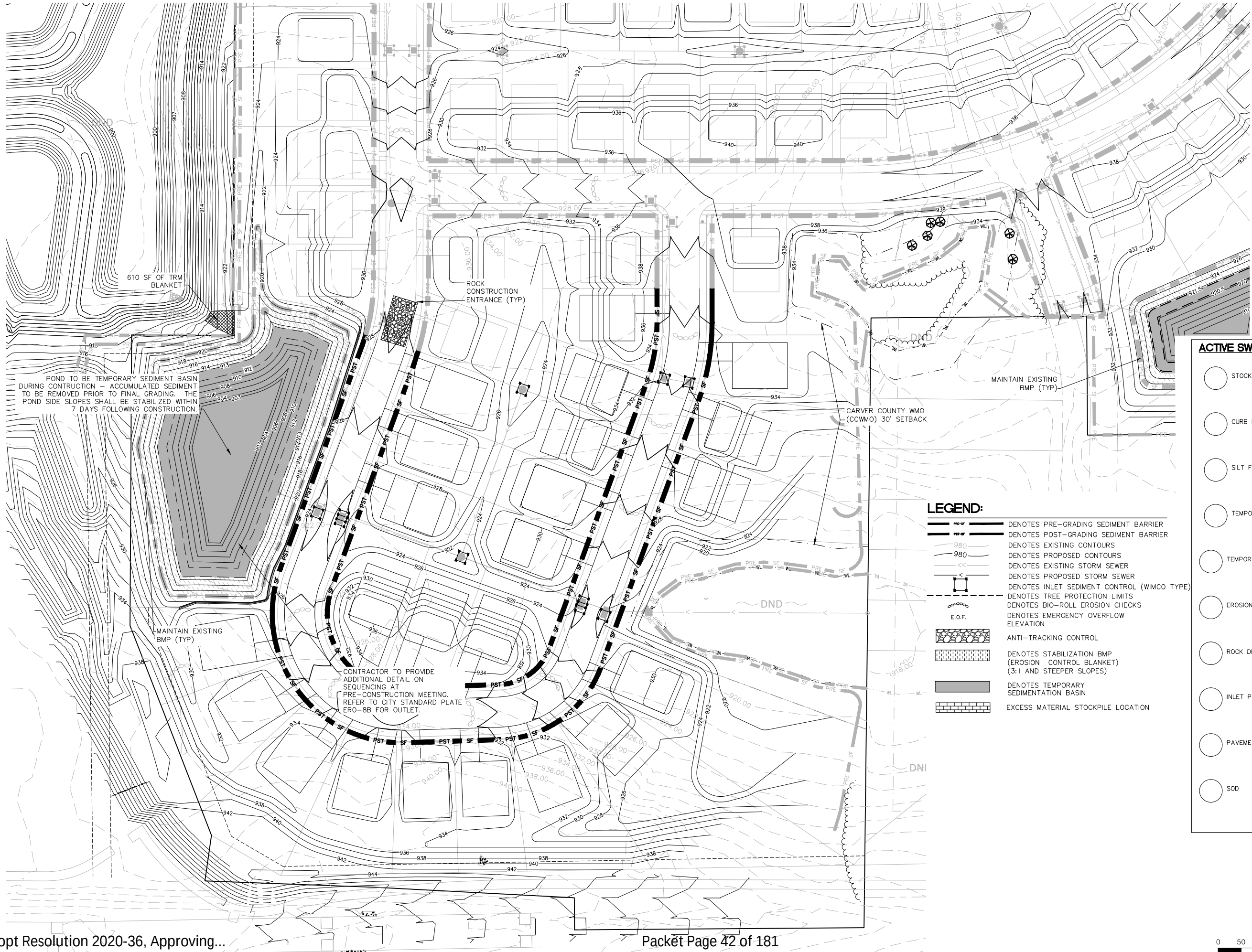
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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216-0028.2

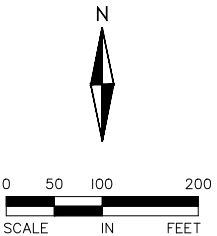


LEGEND:

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- POST-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
- 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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EROSION AND SEDIMENT CONTROL PLAN

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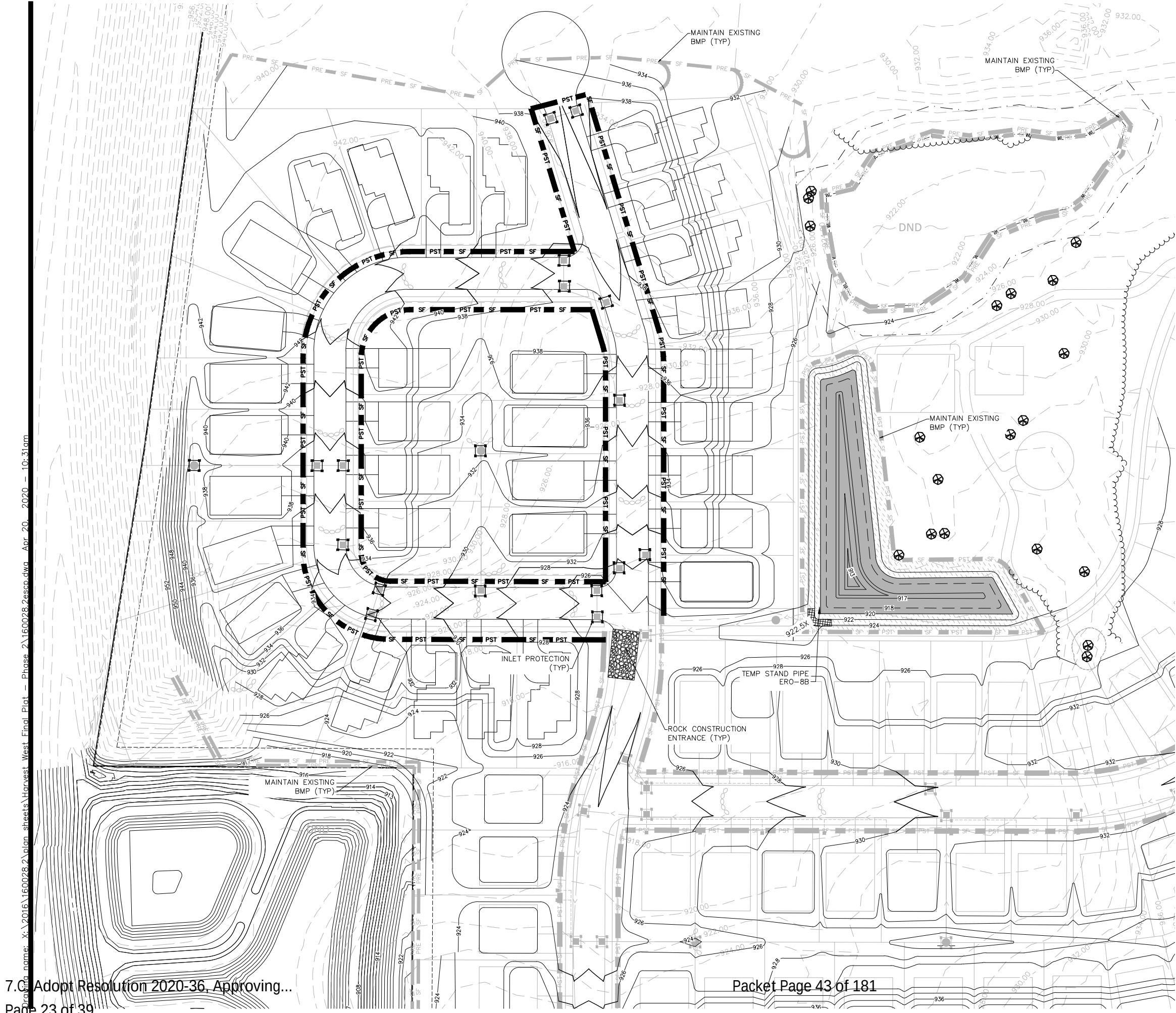
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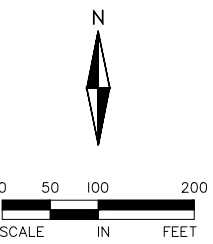


LEGEND:

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- [Symbol] EXCESS MATERIAL STOCKPILE LOCATION

ACTIVE SWPPP LEGEND

- [Symbol] STOCKPILES
- [Symbol] CURB LOGS
- [Symbol] SILT FENCE
- [Symbol] TEMPORARY MULCH COVER
- [Symbol] TEMPORARY HYDROMULCH
- [Symbol] EROSION CONTROL BLANKET
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- [Symbol] PAVEMENT
- [Symbol] SOD



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DRAWN:	AKA
PROJECT NO:	216-0028.2

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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 OCCUR, 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 SOIL 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 SEEDDED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRY (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-SEEDDED SOON AFTER DISTURBANCE AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDDED (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 PERMITERS BEFORE ANY UPWARDLAND 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 ACTIVITIES 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 BMP'S 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:

- 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 BMP'S (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 REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL 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 SEEDDED 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) CALENDAR 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 RECORDS OF 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 ACTIVITIES.
 - 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.

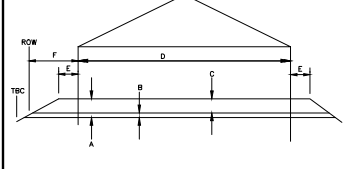
POLLUTION PREVENTION MANAGEMENT MEASURES:

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 DECREASING IS ALLOWED ON SITE.

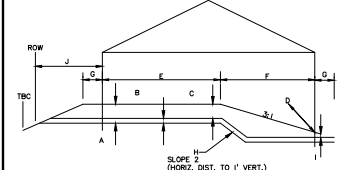
STANDARD HOLD DOWN DETAILS

PAD WIDTH = 50'	PAD TYPE = F
A= GROSS H.D.	3.0
B= TOPSOIL, RESPIREAD	0.5
C= NET H.D.	2.5
D= PAD DEPTH	40
E= OVERSIZING	5
F= BLDG SETBACK	23



FULL BASEMENT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

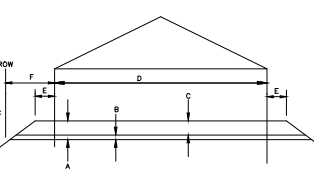
PAD WIDTH = 50'	PAD TYPE = L, W
A= GROSS H.D.	3.0
B= TOPSOIL, RESPIREAD	0.5
C= NET H.D.	2.5
D= F.G. GRE TO F.G. REAR EL.	45
E= MOUND LENGTH	36
F= SLOPE & REAR FLAT LENGTH	36
G= OVERSIZING	5
H= S/G SLOPE (K' VERT. TO 1' HORIZ.)	2
I= F.G. TO TOP OF BLACK @ RFL.	2
J= BLDG SETBACK	23



LOOK OUT AND WALK OUT PAD
ALL NUMBERS IN FEET

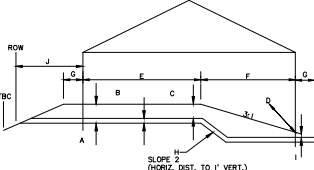
VILLA HOLD DOWN DETAILS

PAD WIDTH = 40', 44'	PAD TYPE = F
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B= TOPSOIL, RESPIREAD	0.5
C= NET H.D.	2.5
D= PAD DEPTH	40
E= OVERSIZING	5
F= BLDG SETBACK	20

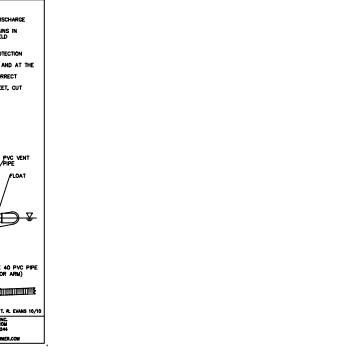
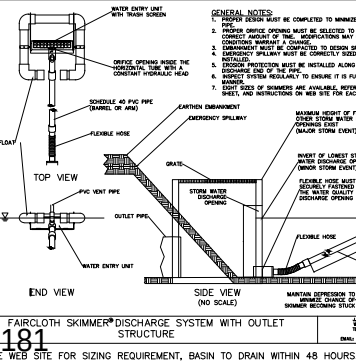
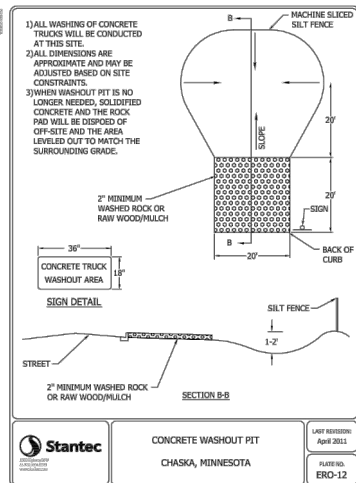
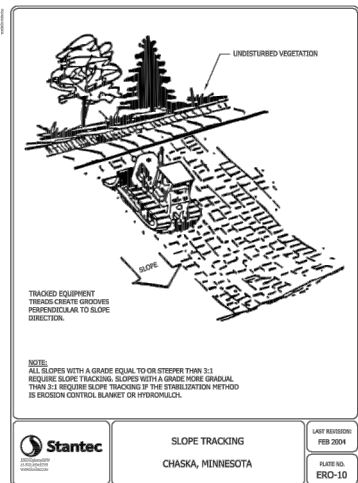
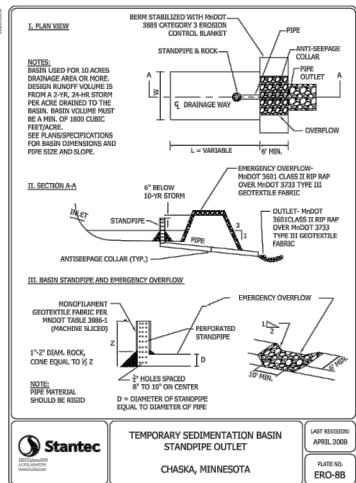
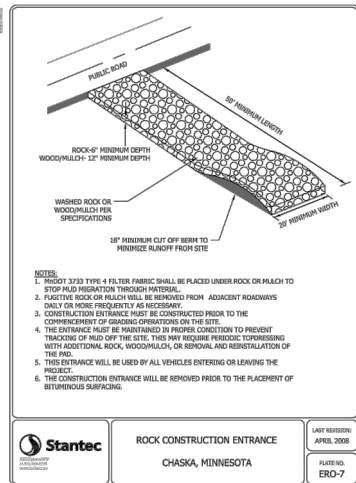
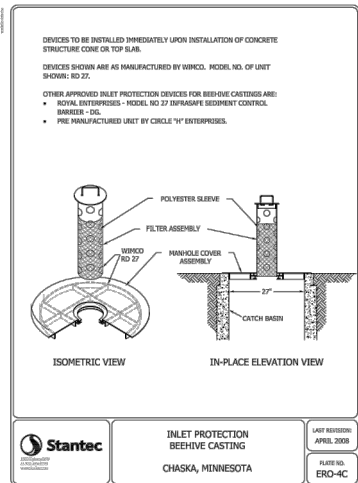
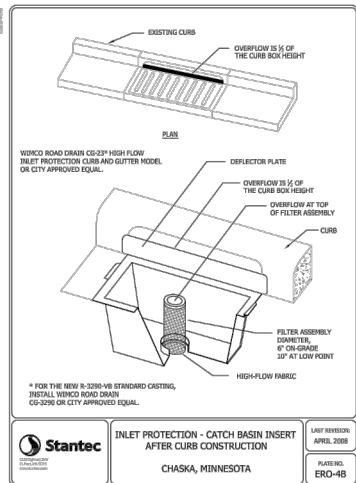
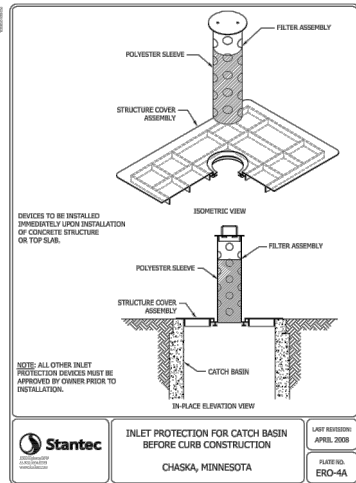
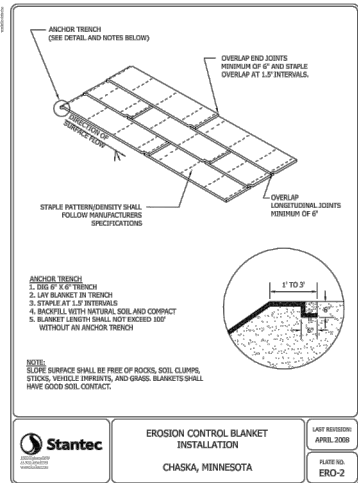
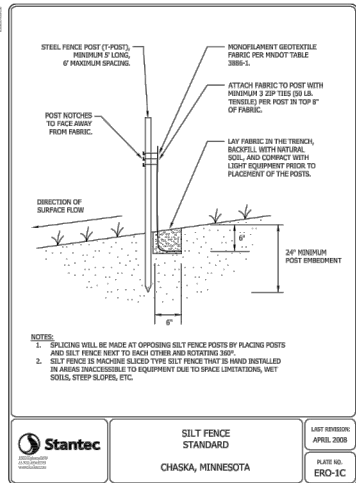
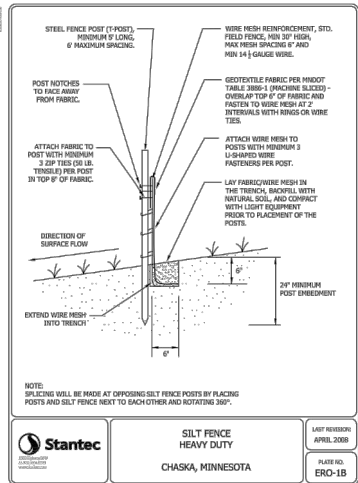


FULL BASEMENT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

PAD WIDTH = 40', 44'	PAD TYPE = L, W
A= GROSS H.D.	3.0
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G= OVERSIZING	5
H= S/G SLOPE (K' VERT. TO 1' HORIZ.)	2
I= F.G. TO TOP OF BLACK @ RFL.	2
J= BLDG SETBACK	20



LOOK OUT AND WALK OUT PAD
ALL NUMBERS IN FEET



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
EROSION AND SEDIMENT CONROL 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 PROFESSION under the laws of the State of MINNESOTA

DAVE NASH, PE
4-1-20 21836
Date License No.

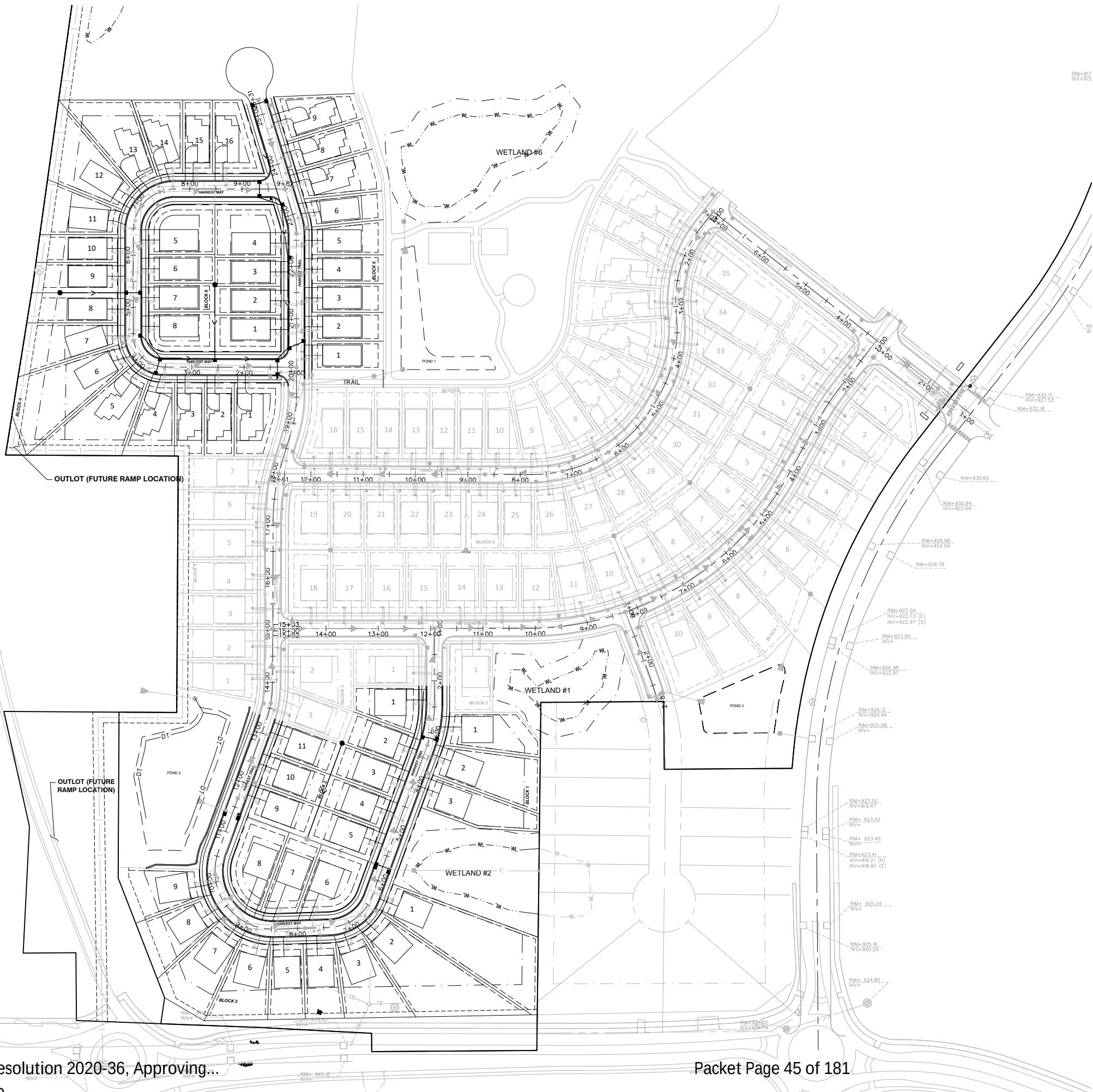
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4-1-20	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216--0028.2

7.C Adopt Resolution 2020-36, Approving...
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HWY 212



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE
- 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:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- 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.

HARVEST WEST

CHASKA, MINNESOTA

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER PLAN

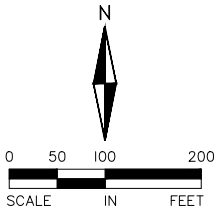
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SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER PLAN AND PROFILES

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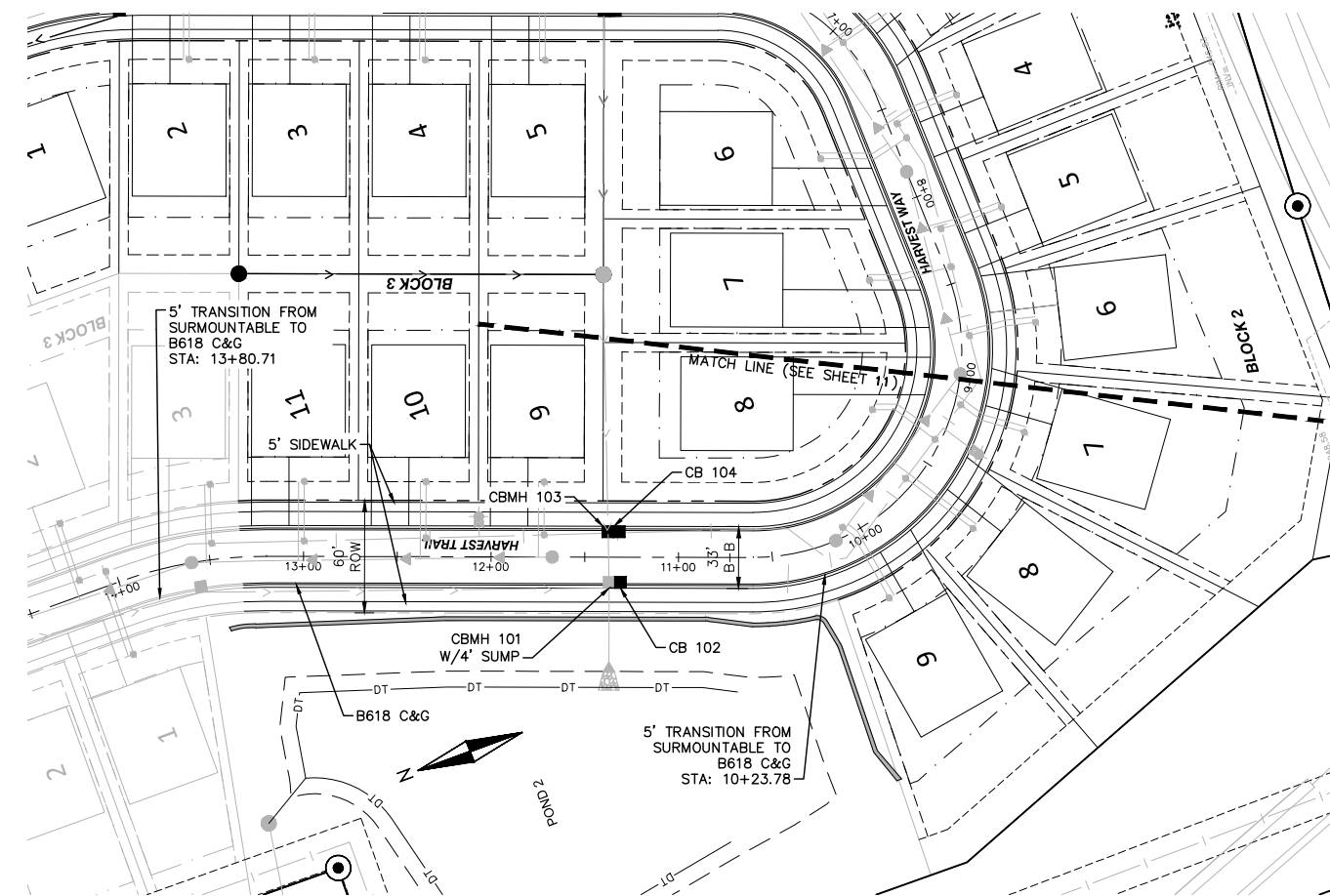
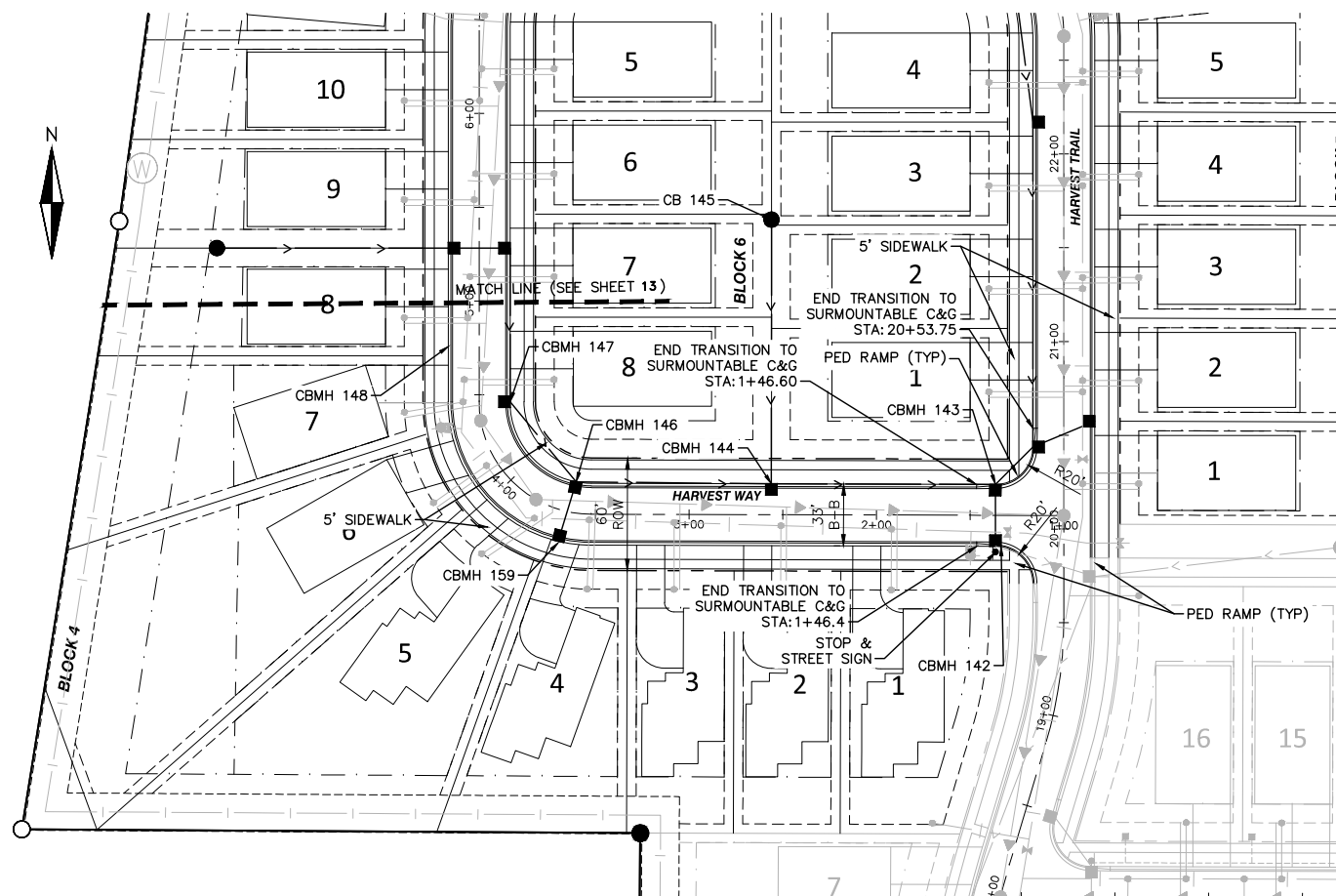
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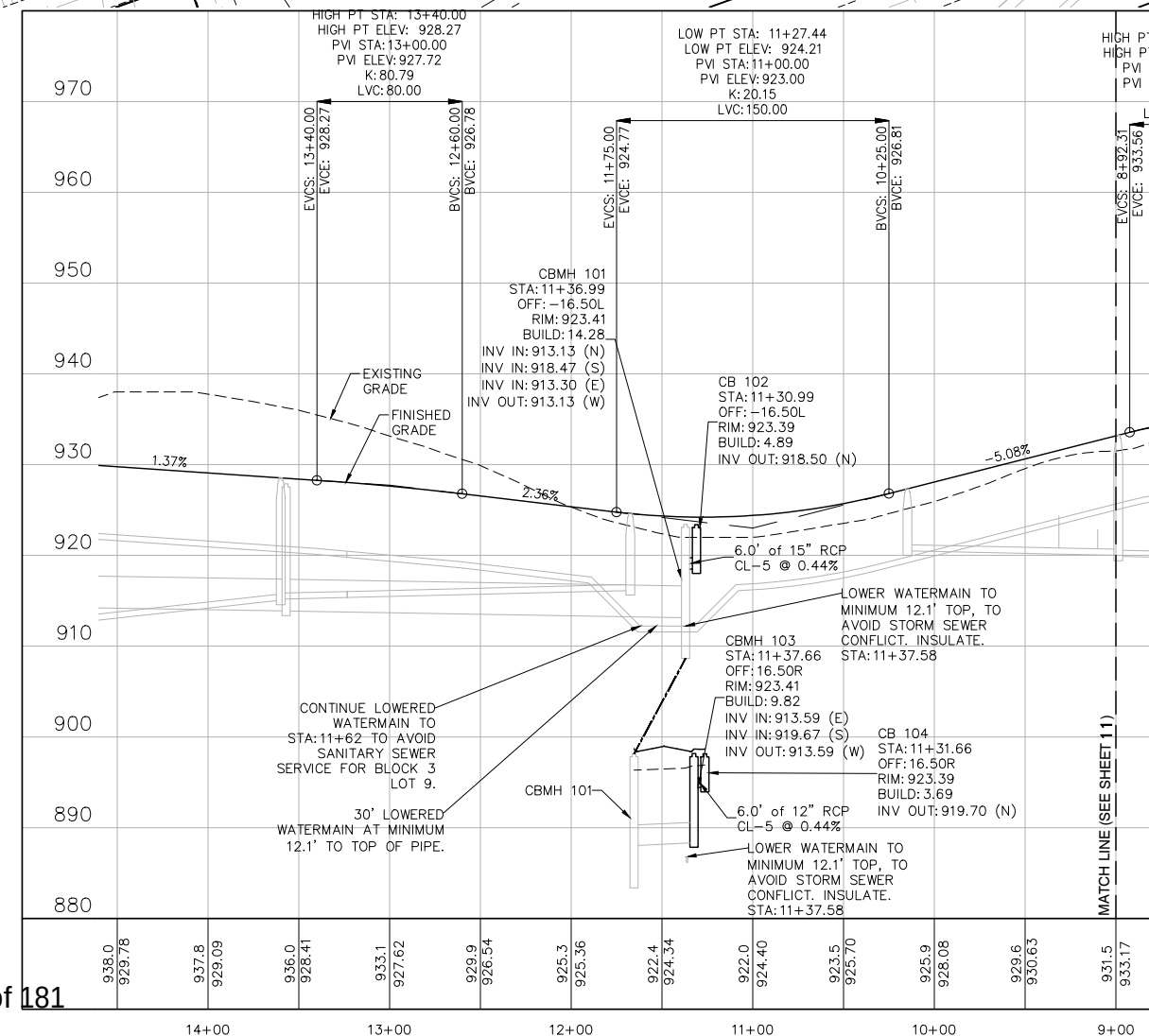
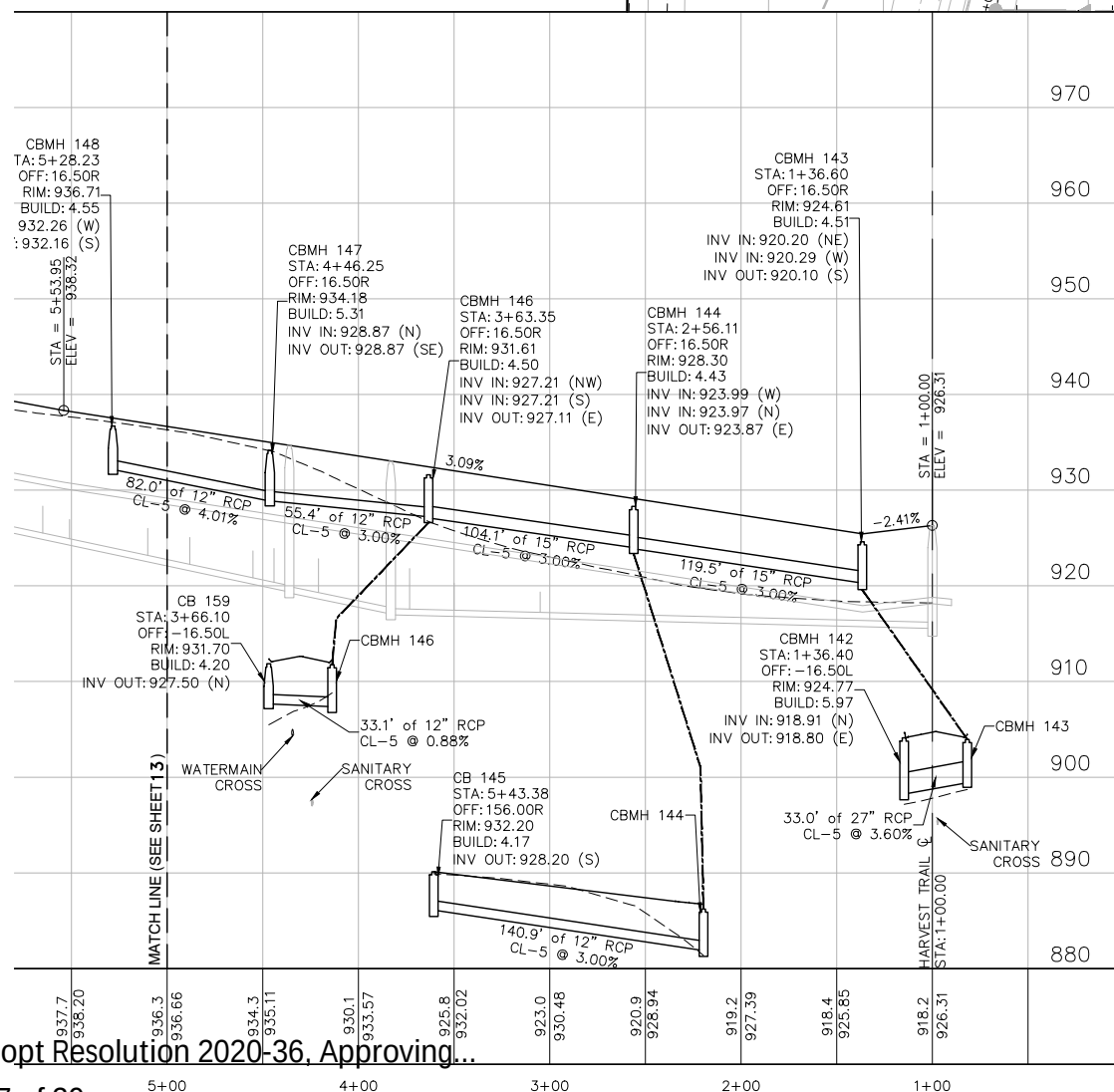
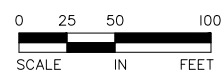


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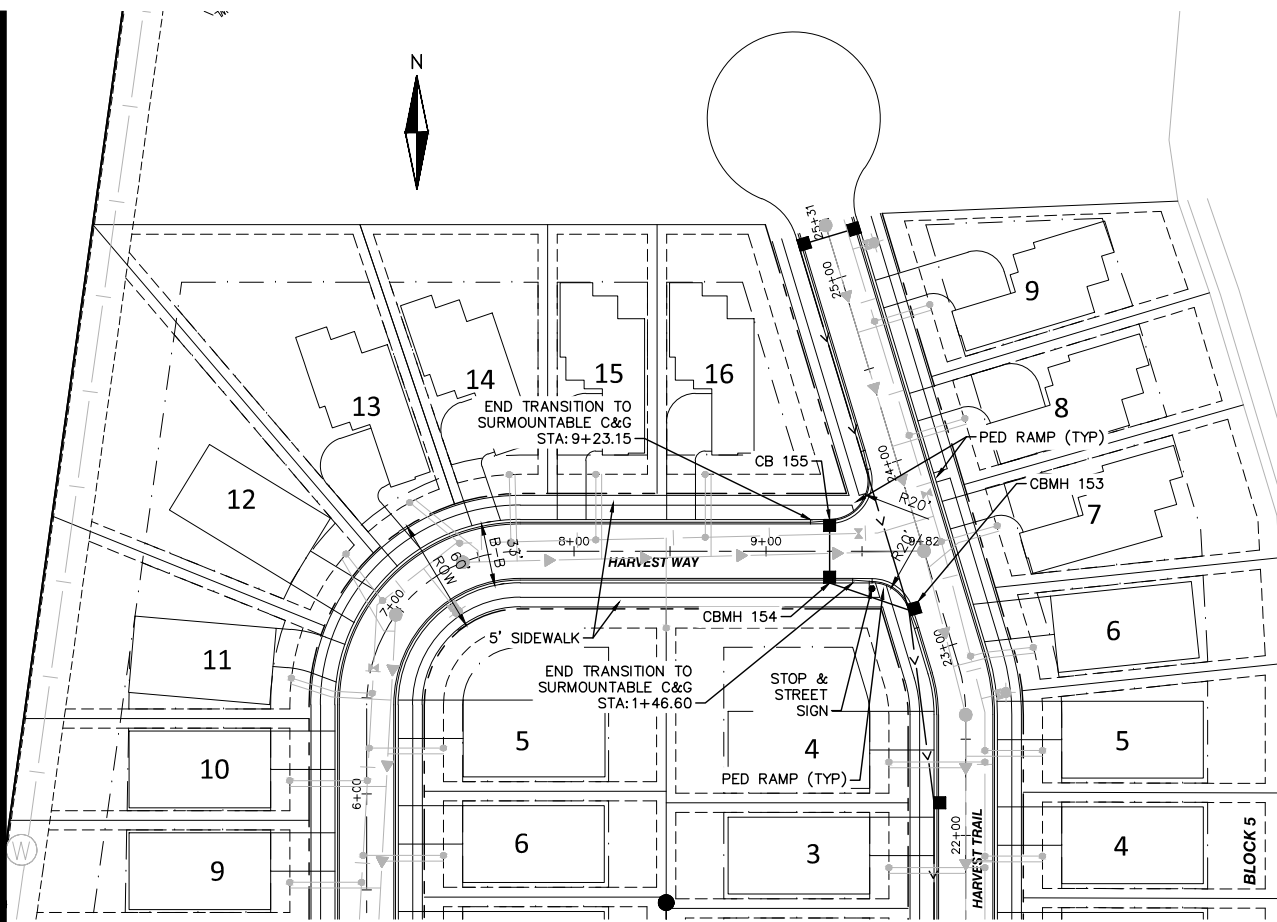
1. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
2. SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY 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 6" CB CURB AND GUTTER AT INTERSECTIONS.
4. ALL TRAFFIC SIGNS SHALL BE INSTALLED PER CITY SPECIFICATIONS AND THE MN MUTCD.
5. INSTALL DRAIN TILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
6. ALL CATCH BASINS SHALL HAVE DRAIN TILE INVERT AT 3' BELOW RIM.

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
159	2x3'	R-3501-T
147	48" DIA	R-3067-V
148	48" DIA	R-3067-V
146	48" DIA	R-3067-V
145	27" DIA	R-4342
144	48" DIA	R-3067-V
143	60" DIA	R-3067-V
142	60" DIA	R-3067-V
104	2'x3'	R-3067-V
103	48" DIA	R-3067-V
102	2'x3'	R-3067-V

NOTES:
1) ALL CASTINGS SHALL BE
NEENAH OR APPROVED EQUAL.



7.0 Adopt Resolution 2020-36 Approving...
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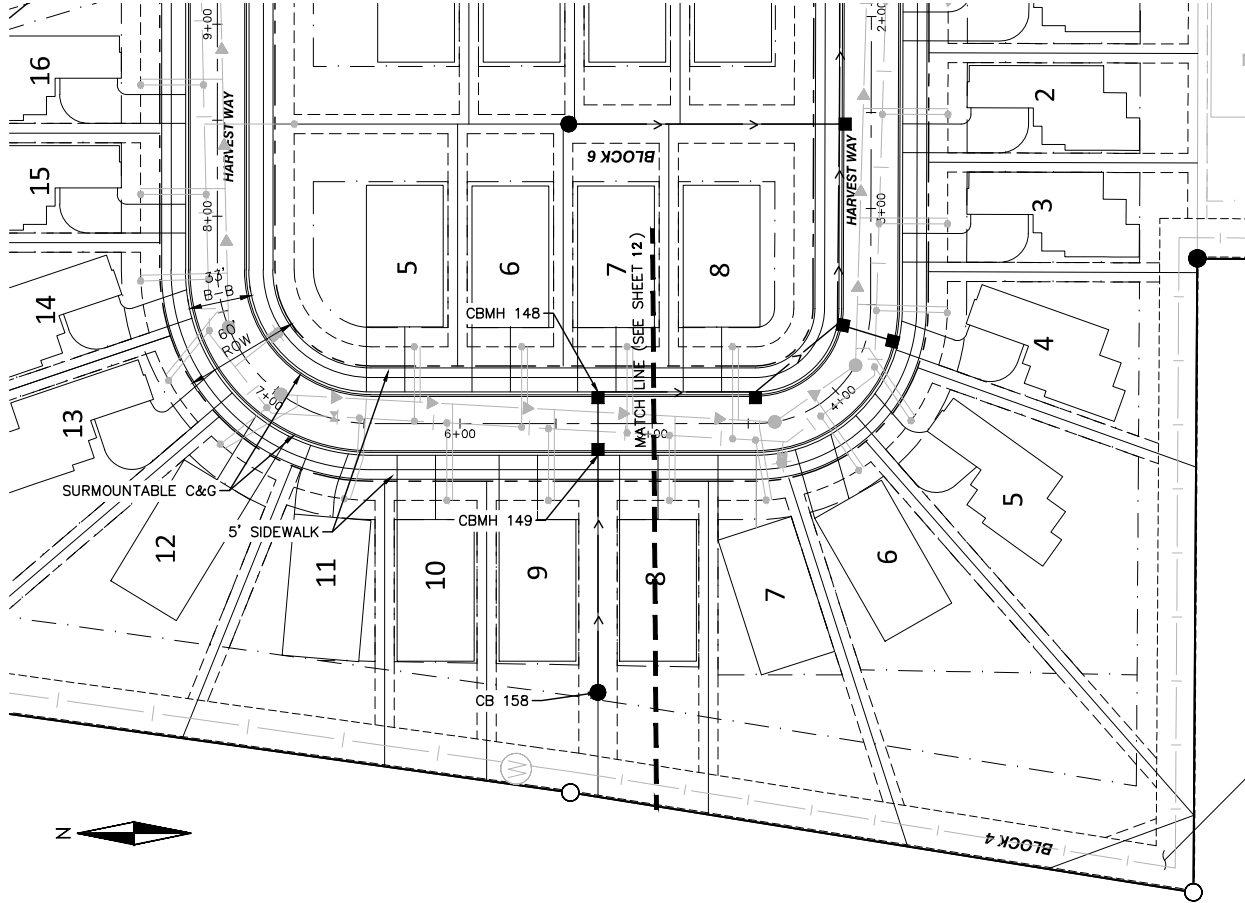
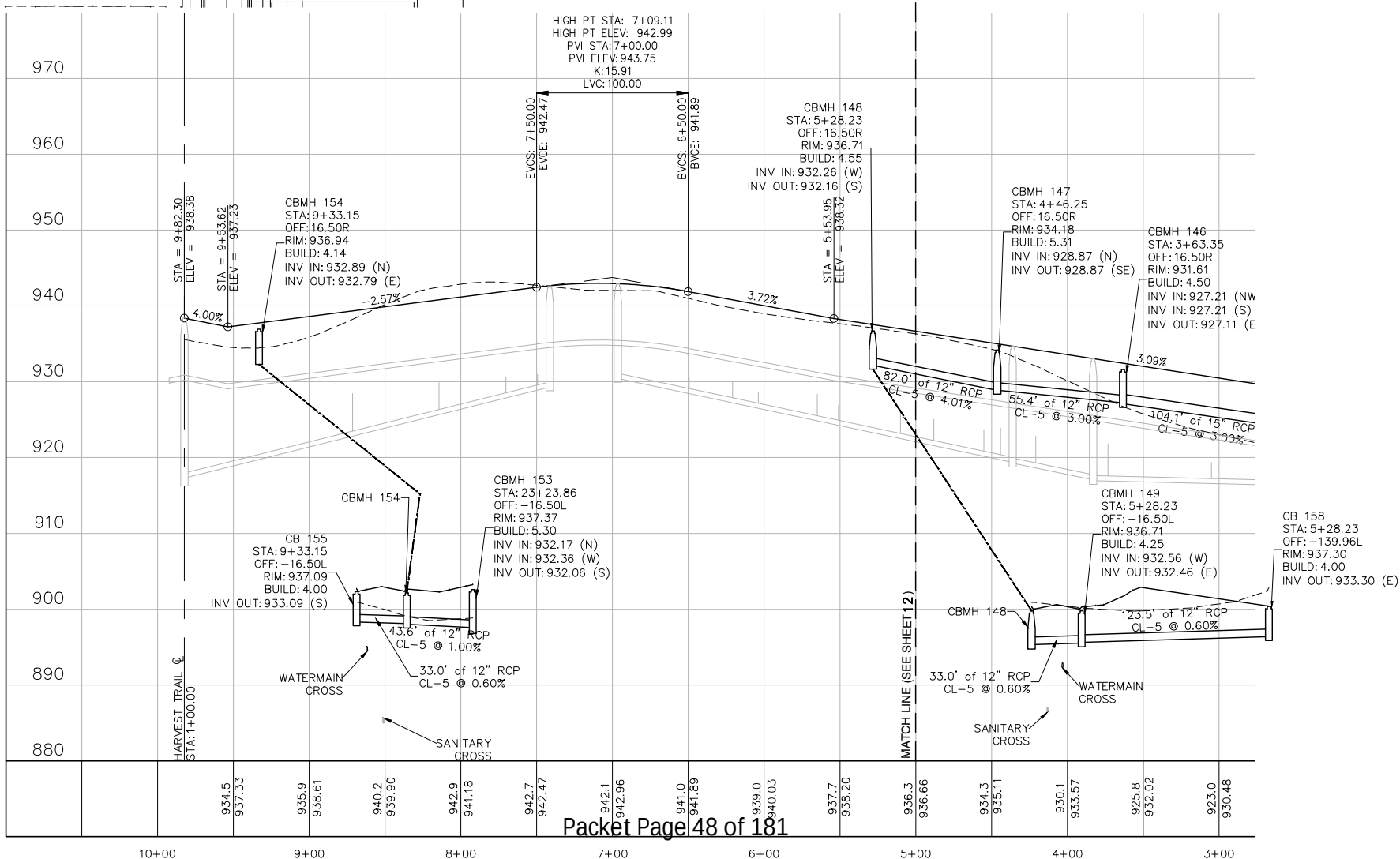


NOTES:

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
I58	27" DIA	R-4342
I55	2'x3'	R-3067-V
I54	48" DIA	R-3067-V
I49	48" DIA	R-3067-V
I48	48" DIA	R-3501-TL

NOTES:
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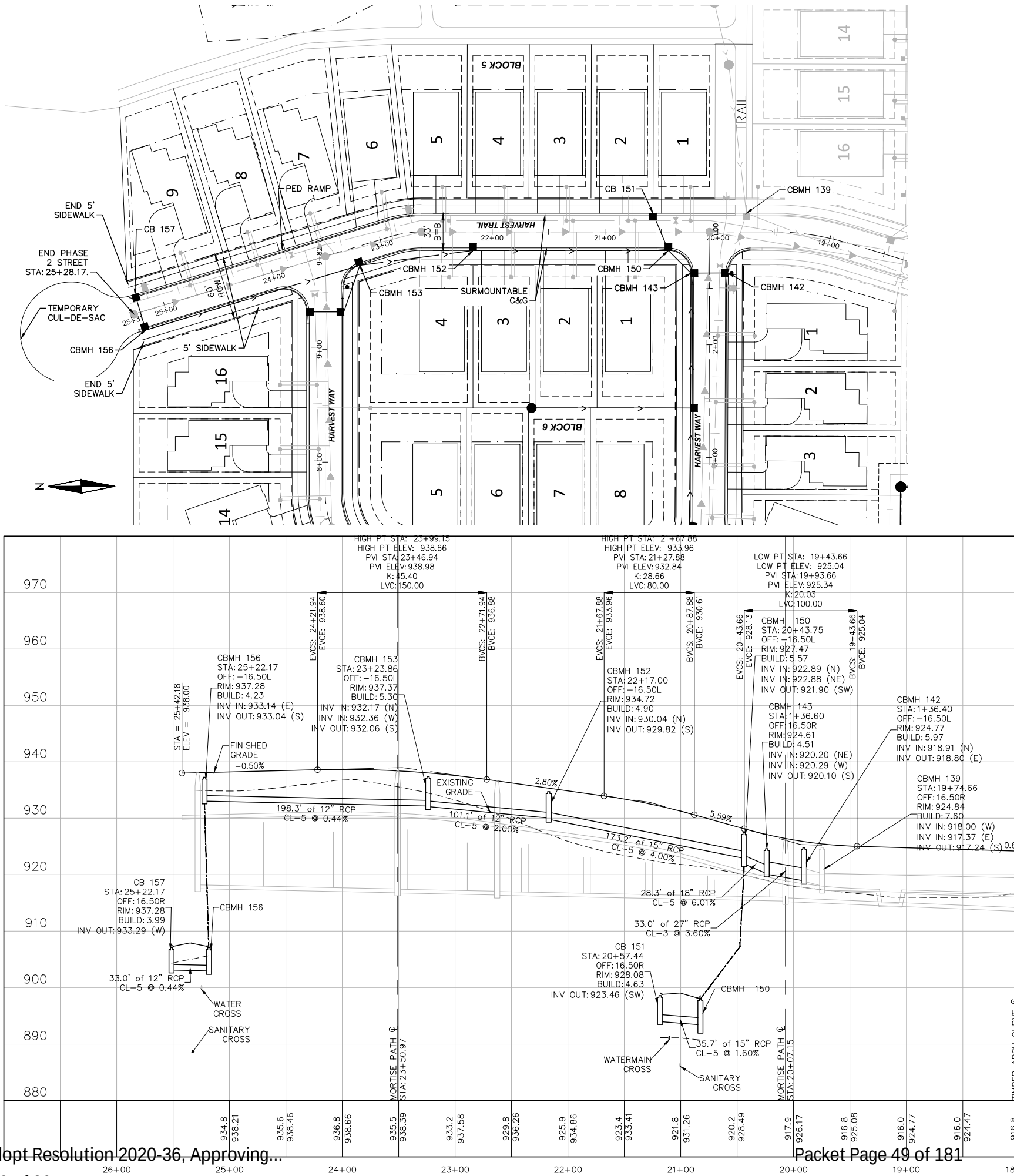
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4-1-20 21836
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7.C Adopt Resolution 2020-36, Approving...
Page 29 of 39

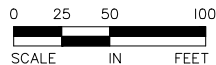


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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
157	2'x3'	R-3067-V
156	48" DIA	R-3067-V
153	48" DIA	R-3067-V
152	48" DIA	R-3501-TR
151	2'x3'	R-3501-TL
150	48" DIA	R-3067-V
143	48" DIA	R-3067-V
142	60" DIA	R-3067-V

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



ALLIANT

733 Marquette Avenue
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HARVEST WEST

CHASKA, MINNESOTA

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER PLAN AND PROFILES

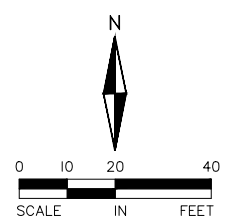
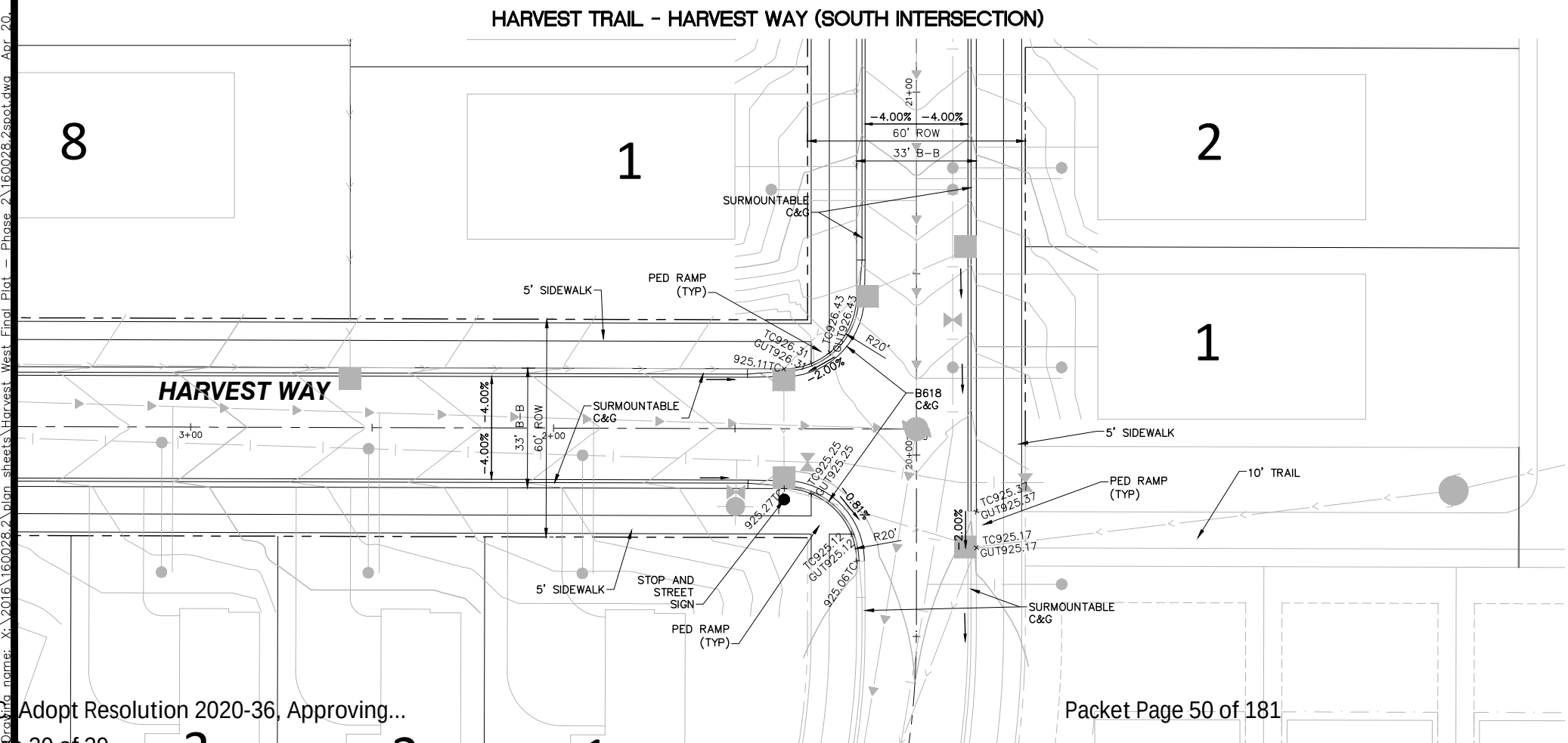
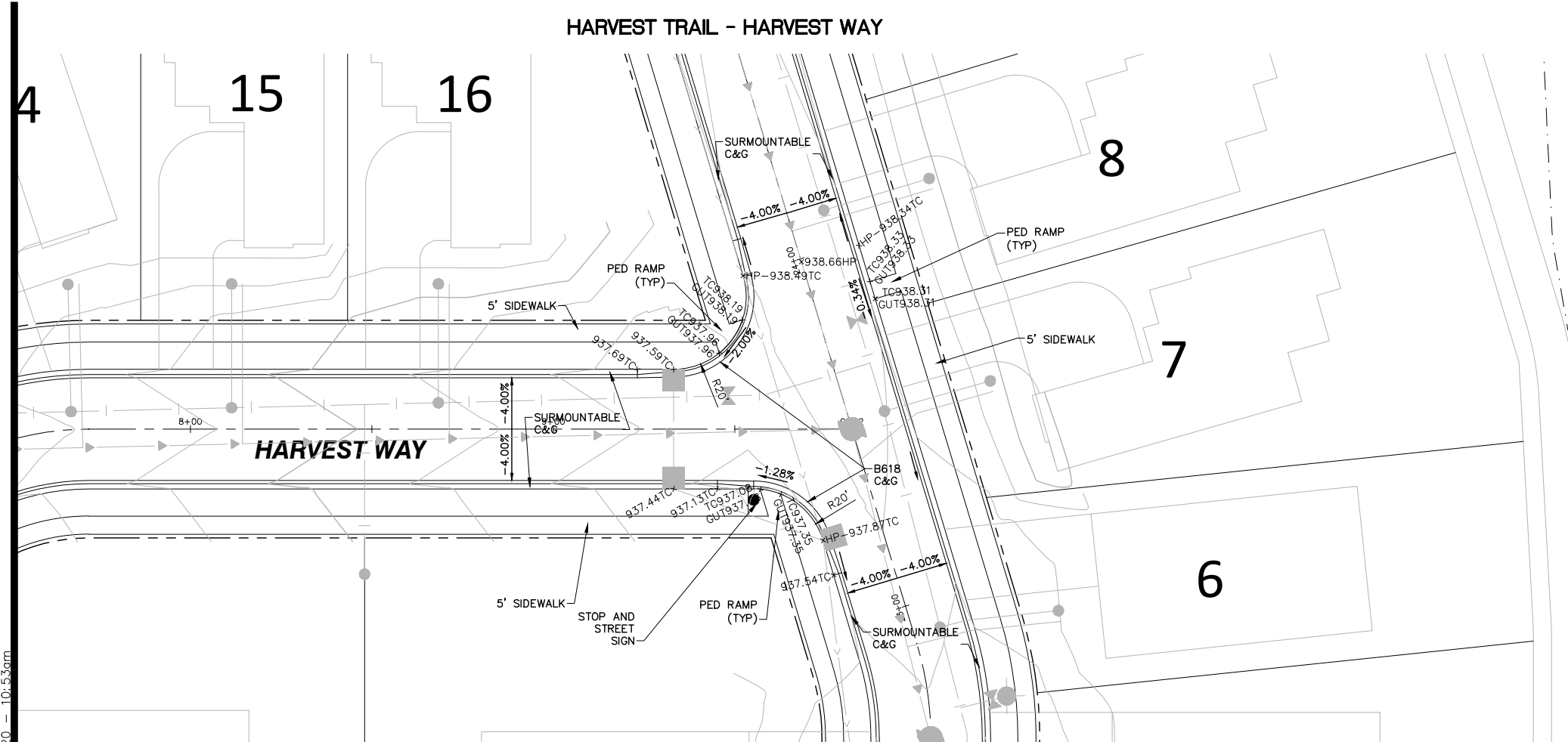
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Signature: Dave Nash, PE
Date: 4-1-20 License No.: 21836

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BY	DATE
DATE	ISSUE
4-1-20	CITY SUBMITTAL

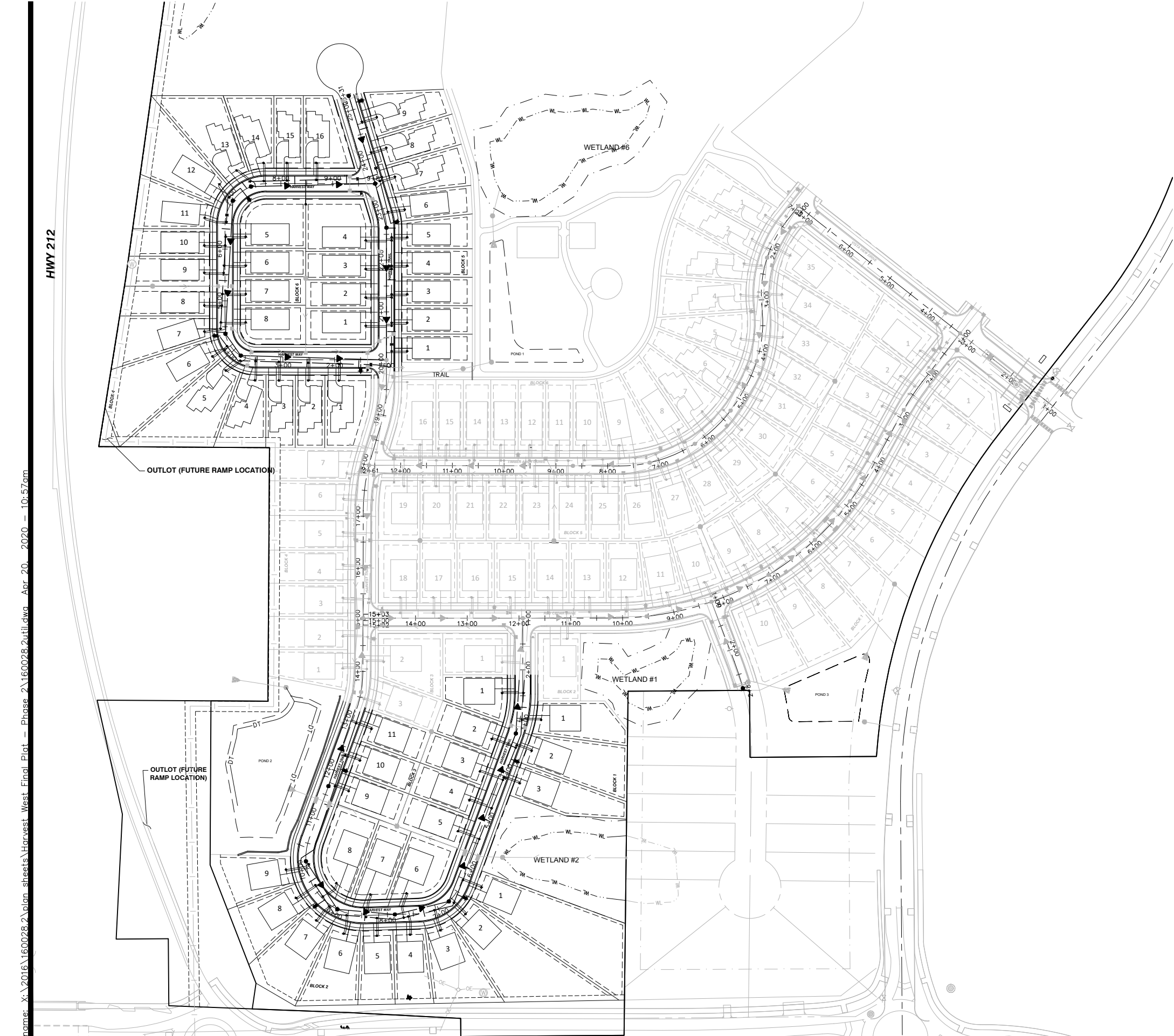
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216-0028.2



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 DAVE NASH, PE
 4-1-20 21836
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LEGEND:

- PROPOSED STORM SEWER
- 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:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- 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.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- 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.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.
- ALL HYDRANTS TO BE CLOW MEDALLION. SEE CITY DETAIL WAT-11.



ALLIANT
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
SANITARY SEWER AND WATERMAIN PLAN

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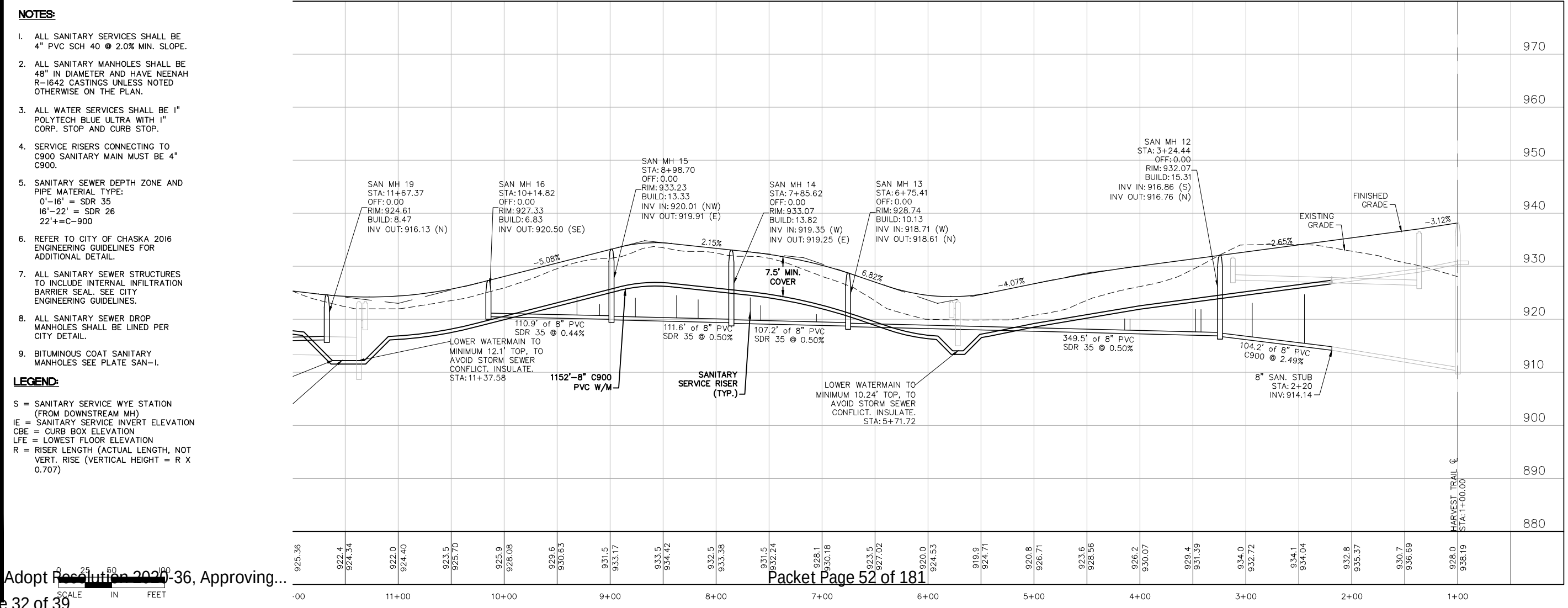
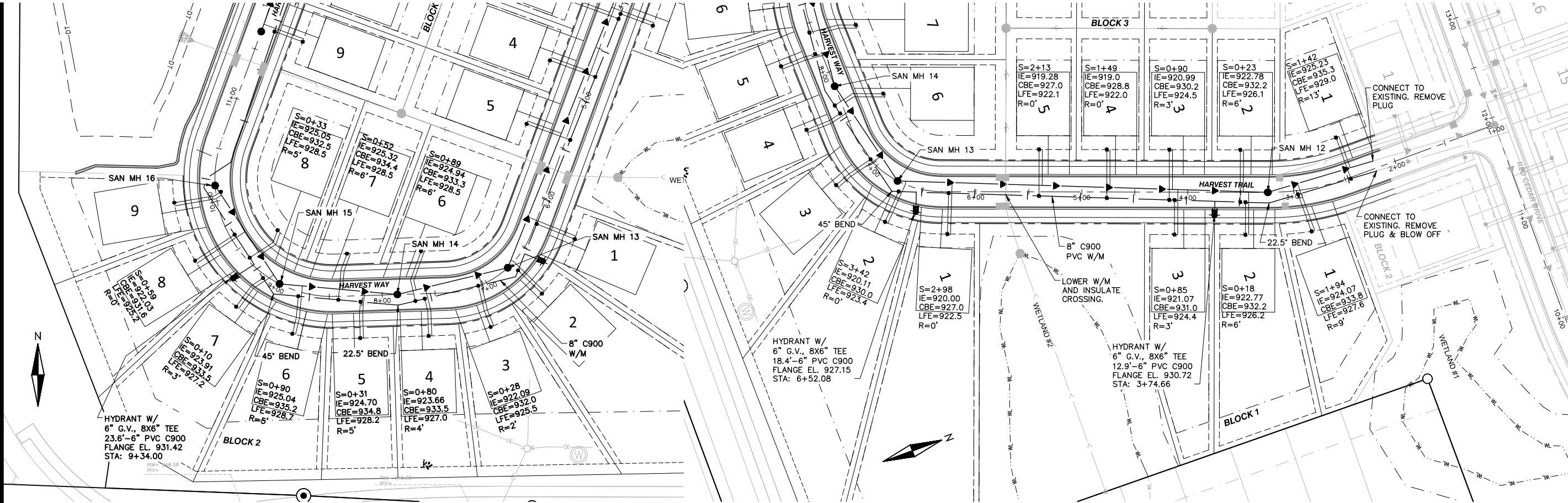
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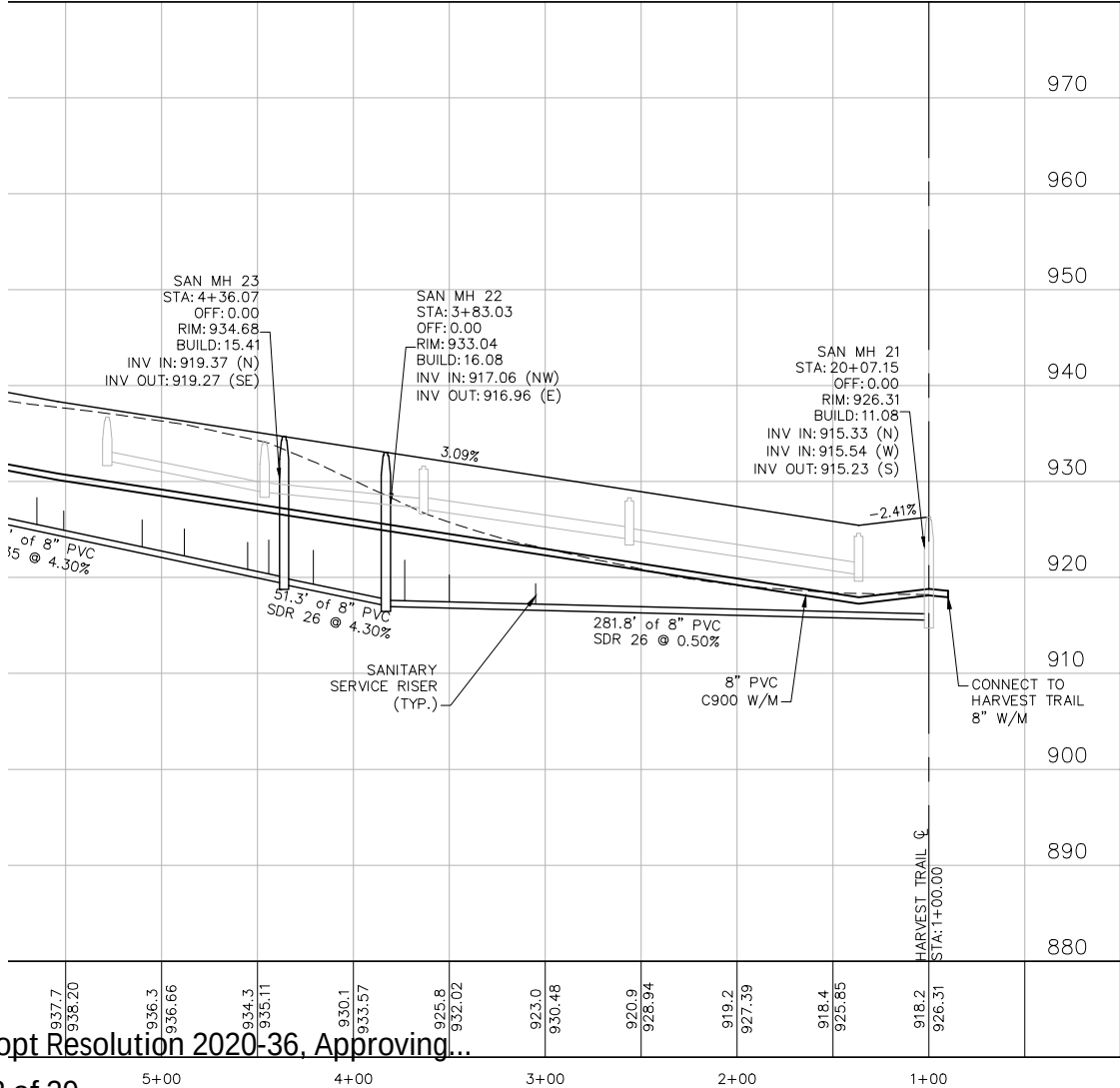
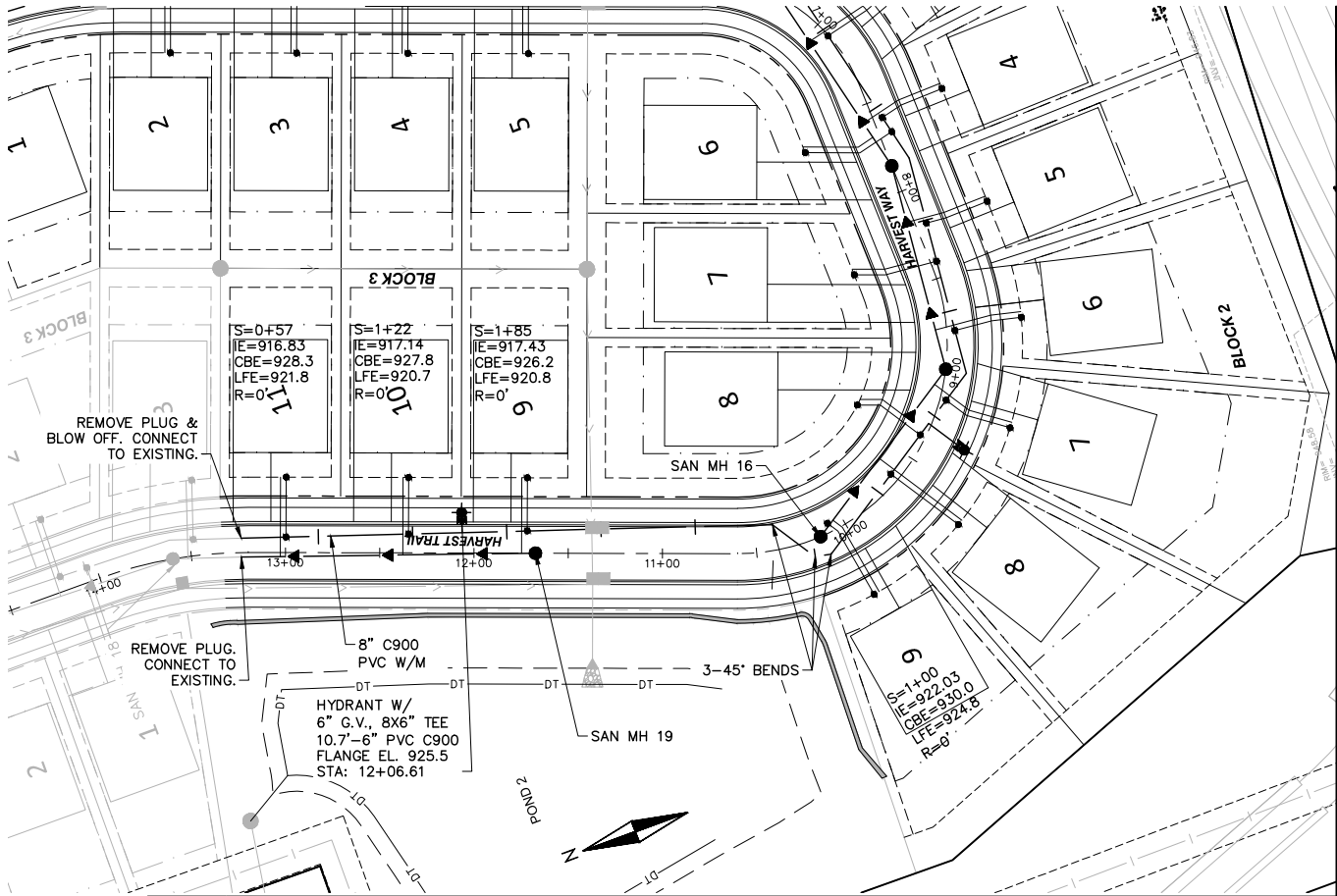
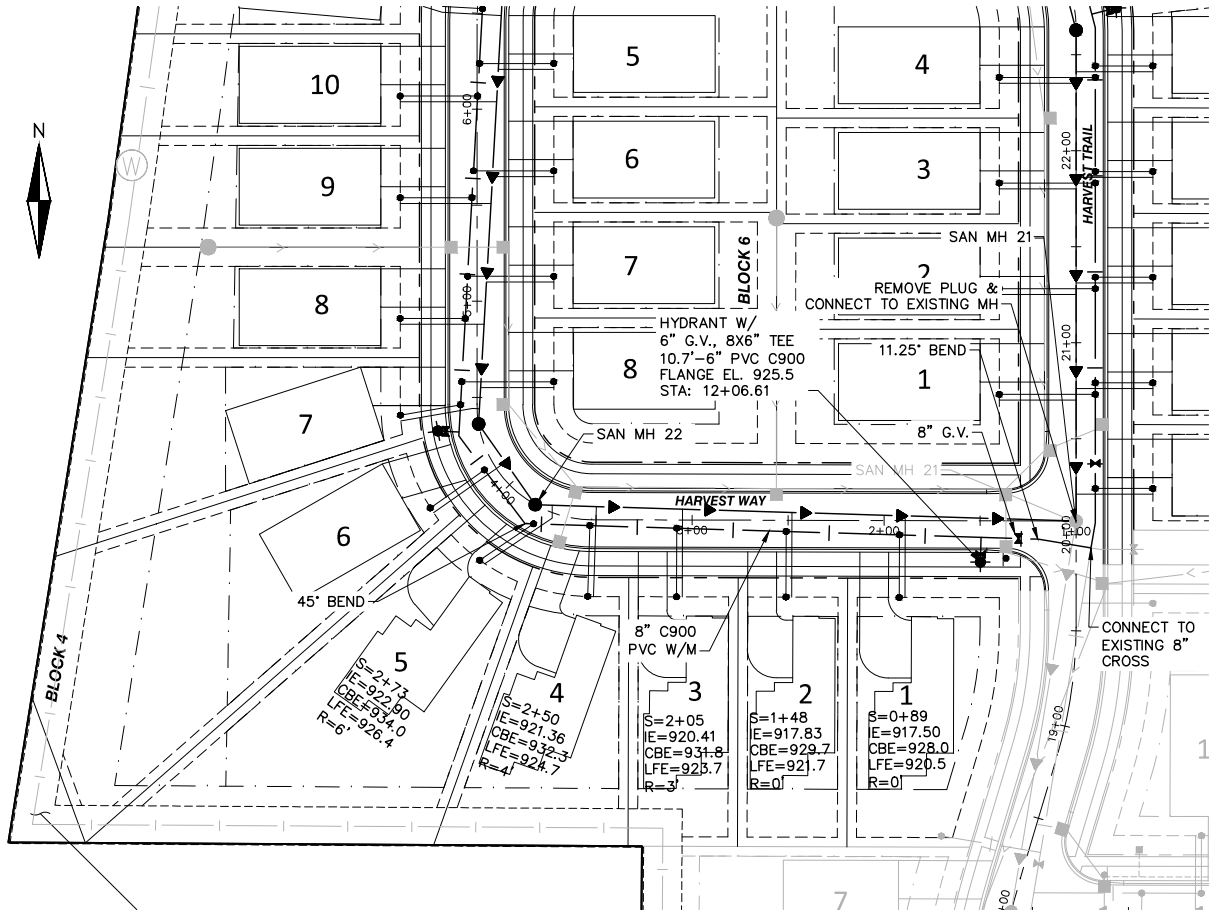
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PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AKA
PROJECT NO:	216-0028.2

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7.C Adopt Resolution 2020-36, Approving...

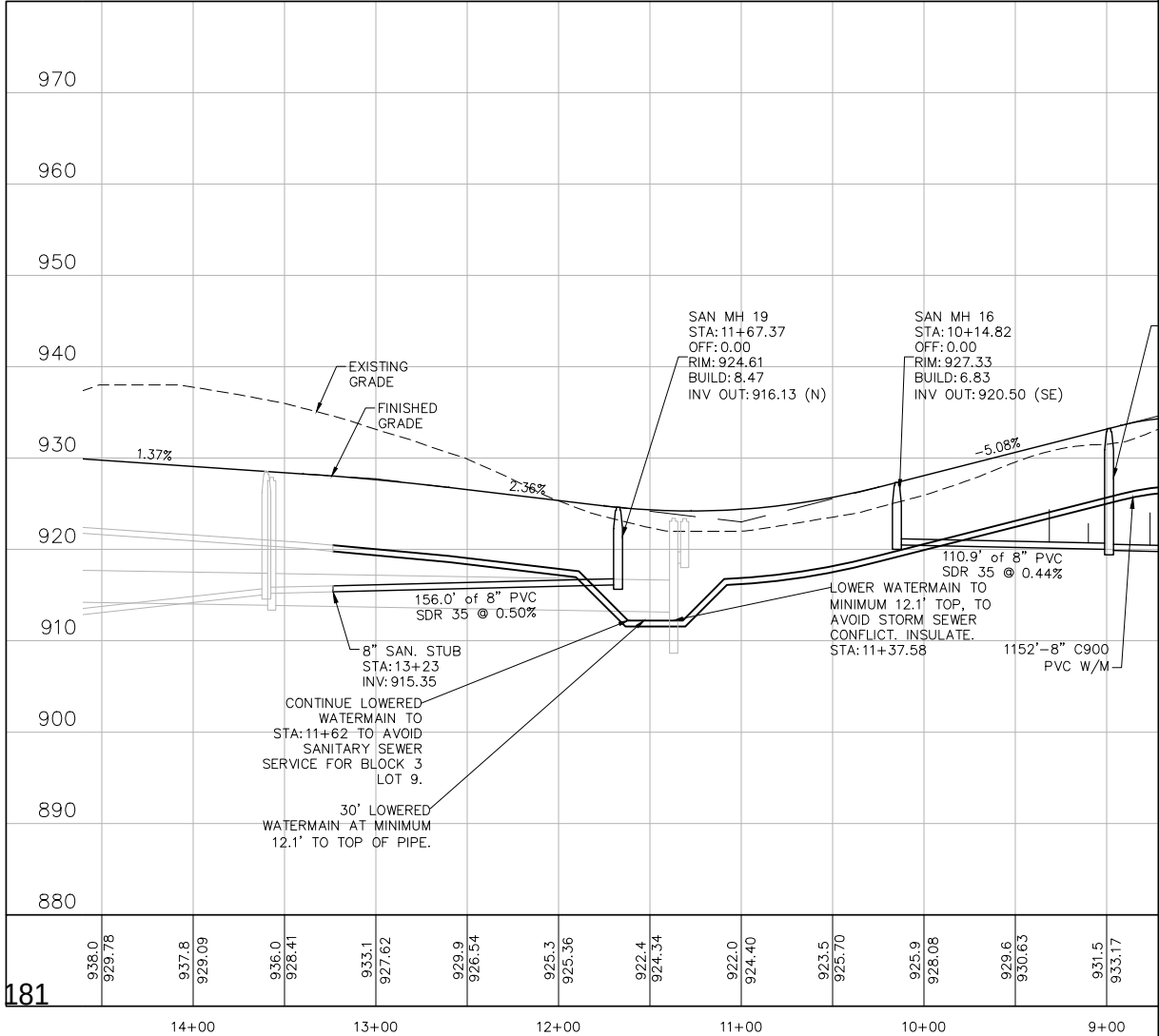
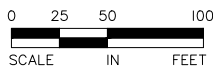


NOTES:

- ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
- ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN.
- ALL WATER SERVICES SHALL BE 1" POLYTECH BLUE ULTRA WITH 1" CORP. STOP AND CURB STOP.
- SERVICE RISERS CONNECTING TO C900 SANITARY MAIN MUST BE 4" C900.
- SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
0'-16' = SDR 35
16'-22' = SDR 26
22'+ = C-900
- REFER TO CITY OF CHASKA 2016 ENGINEERING GUIDELINES FOR ADDITIONAL DETAIL.
- ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.
- ALL SANITARY SEWER DROP MANHOLES SHALL BE LINED PER CITY DETAIL.
- BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-I.

LEGEND:

S = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
LFE = LOWEST FLOOR ELEVATION
R = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = R X 0.707))



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HARVEST WEST

CHASKA, MINNESOTA

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

SANITARY SEWER AND WATERMAIN PLAN AND PROFILES

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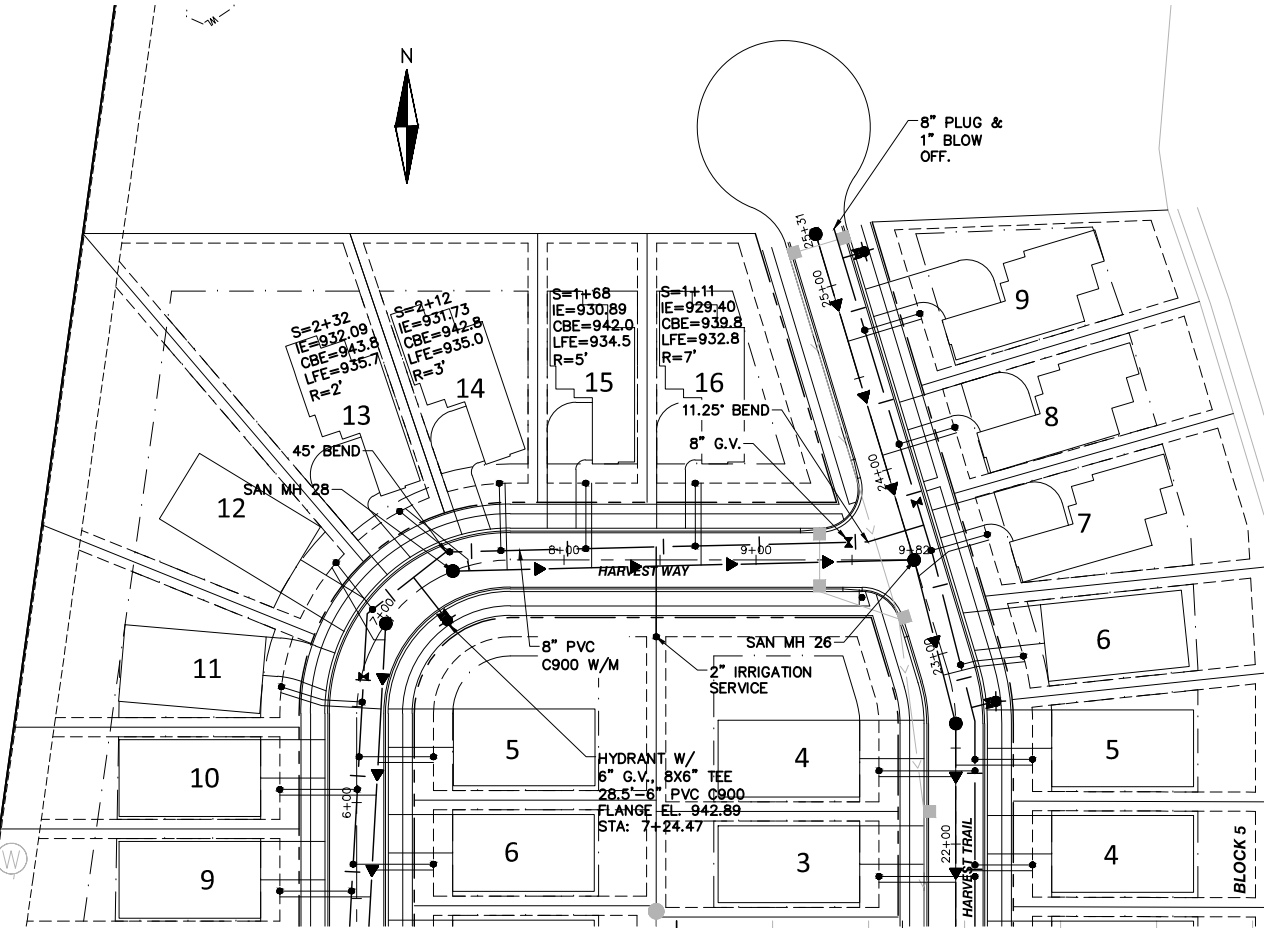
DAVE NASH, PE
Date 4-1-20 License No. 21836

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PROJECT TEAM DATA
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PROJECT NO: 216--0028.2

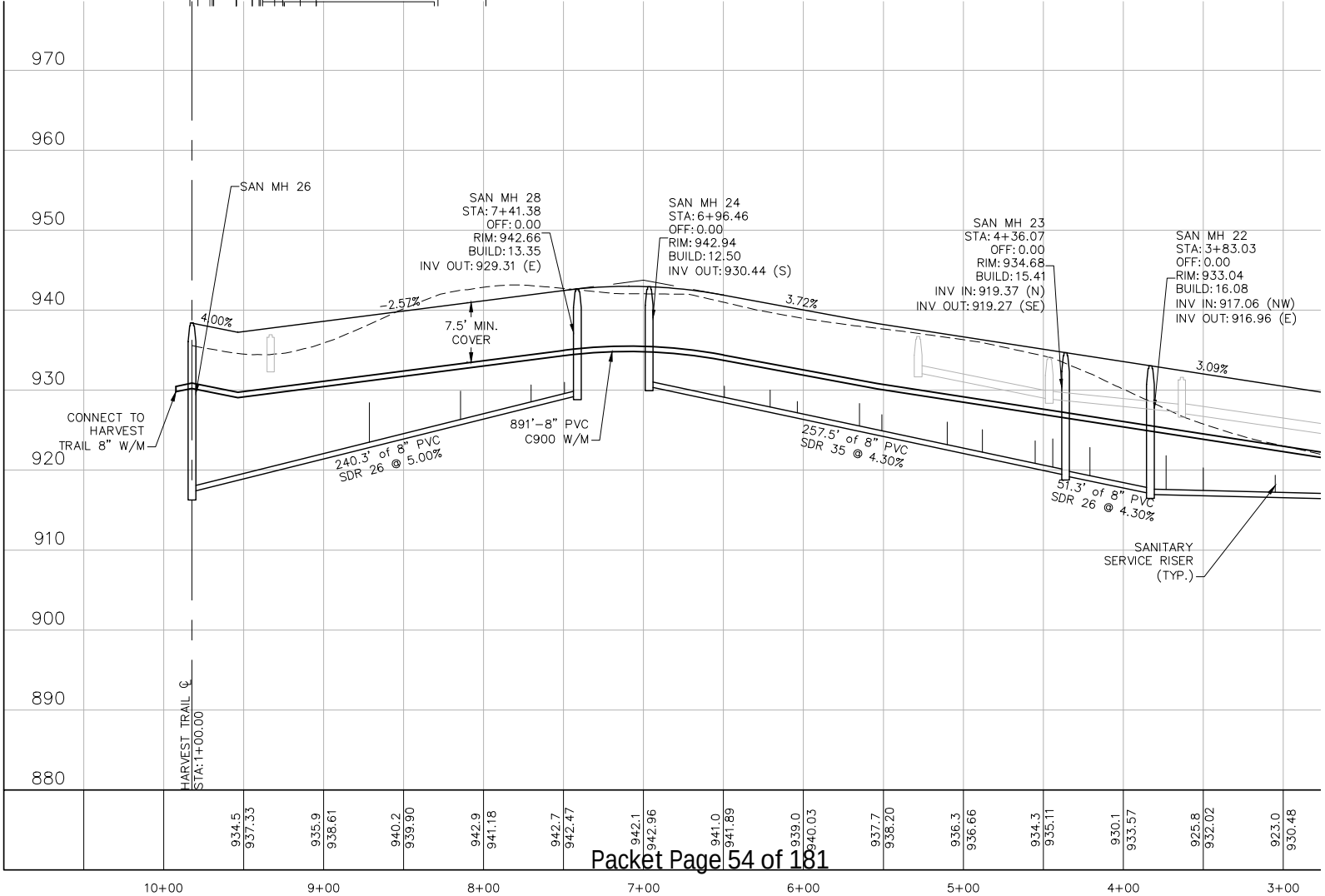
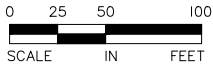
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7.C Adopt Resolution 2020-36, Approving...
Page 34 of 39



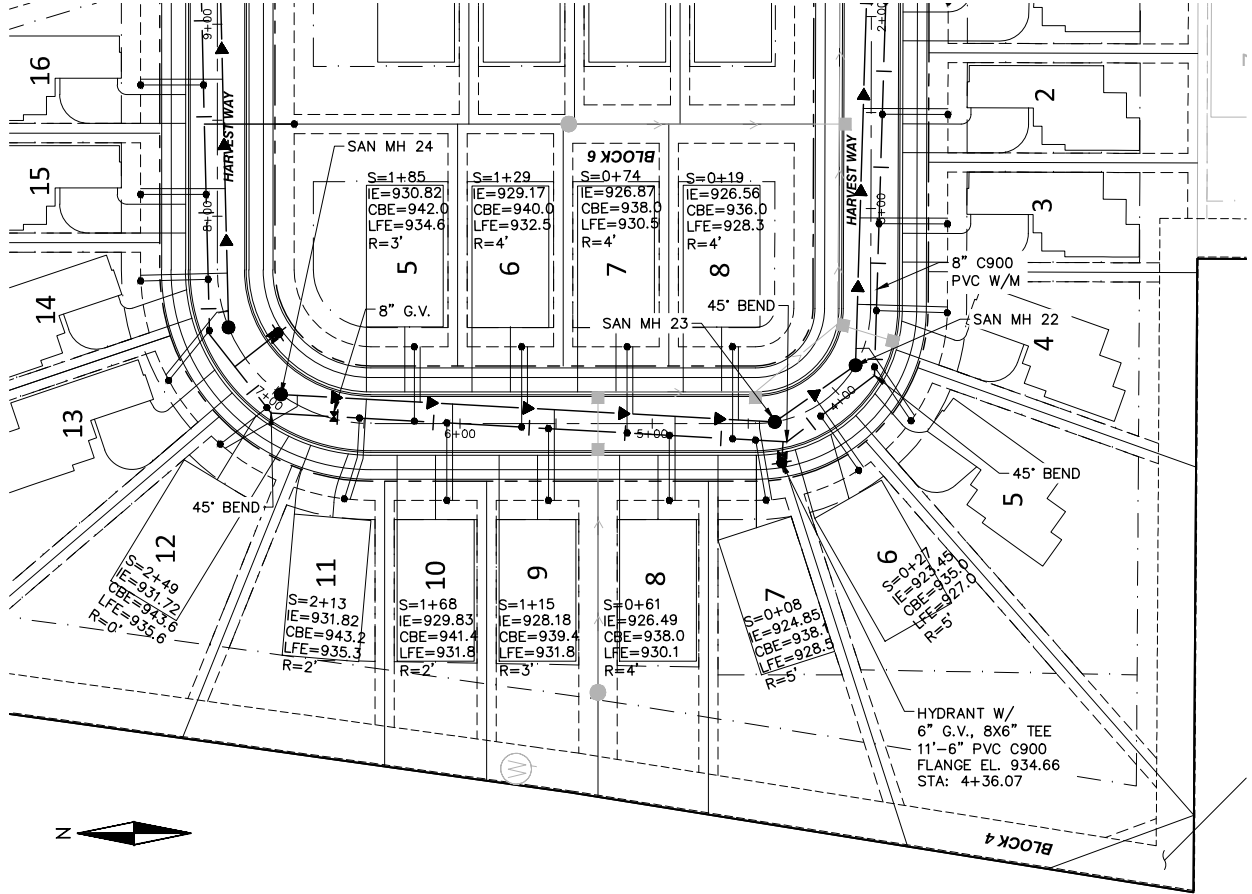
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 - BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-1.

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Packet Page 54 of 181



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4-1-20 21836
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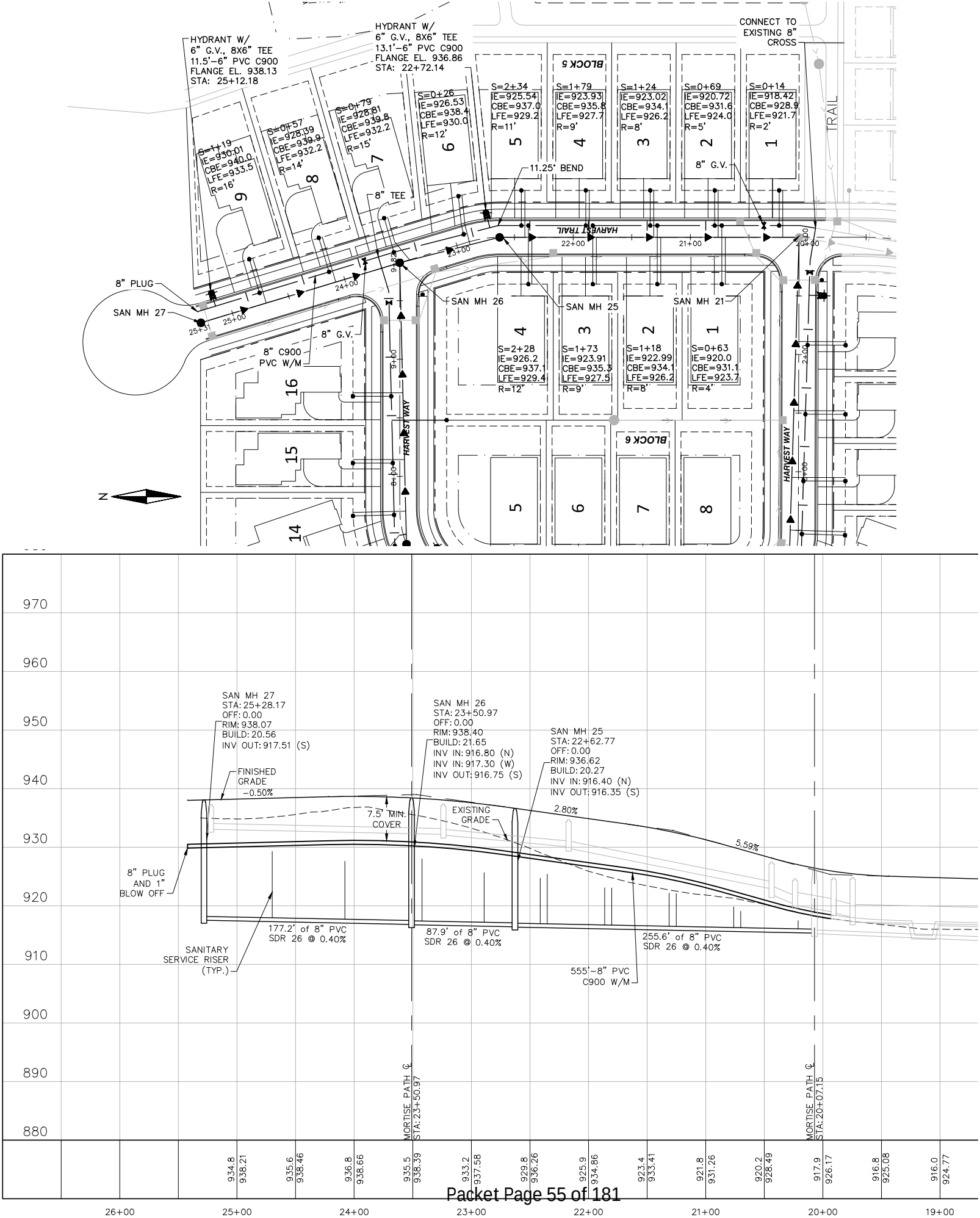
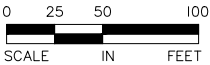
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Page 35 of 39

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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 (Gymnodadus dioicous), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze', Senna 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 triancanthos '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:

- REFER TO SHEET 24 FOR WETLAND BUFFER SEEDING AND MAINTENANCE NOTES.
- CITY OF CHASKA TO DESIGN AND COORDINATE THE VEGETATIVE SEEDING AND MAINTENANCE PLAN FOR WETLAND 6.

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Suite 700
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612.758.3080
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Maleah M. Miller
MALEAH M. MILLER, PLA
4-1-20 19507
Date License No.

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PROJECT NO: 216-0028.2

21

SHEET 21 OF 24



LANDSCAPE PLAN

HARVEST WEST

CHASKA, MINNESOTA

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MALEAH M. MILLER, PLA

4-1-20	19507
Date	License #

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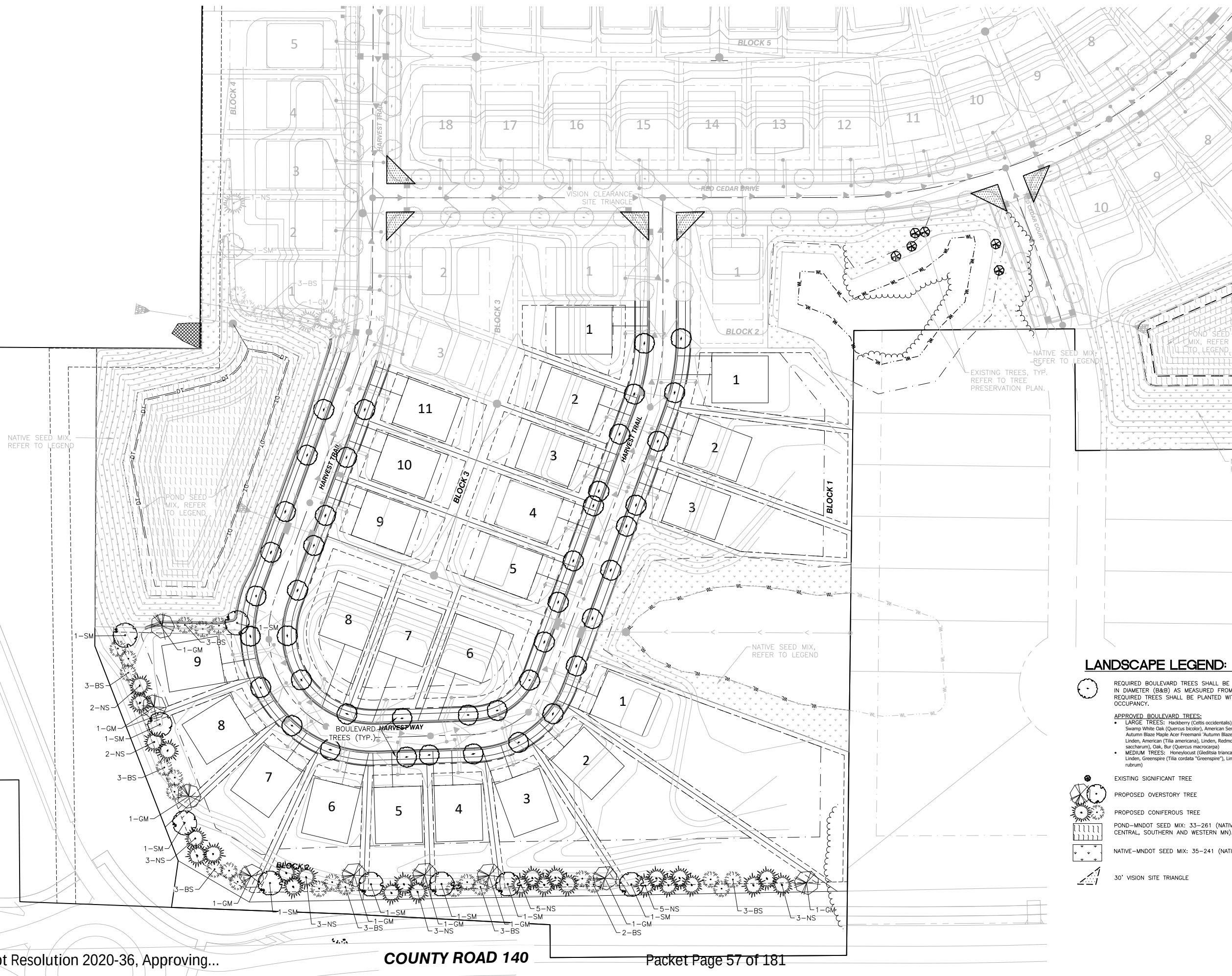
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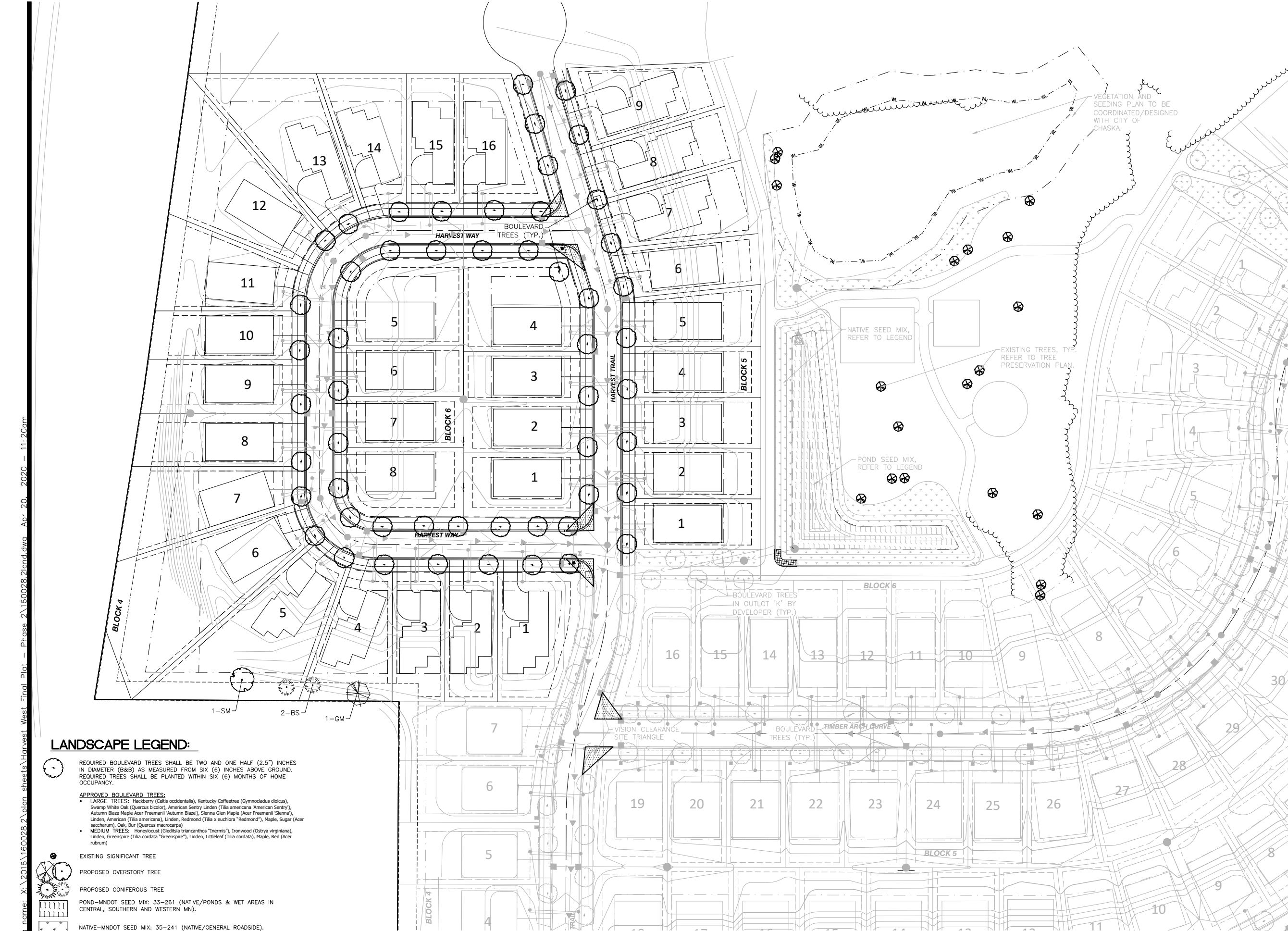
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22

SHEET 22 OF 24





HARVEST WEST
CHASKA, MINNESOTA
SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

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Maleah M. Miller
MALEAH M. MILLER, PLA
4-1-20 19507
Date License No.

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PROJECT NO:	216-0028.2

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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 SEEDD 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 RESEDED, 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 SEEDD 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 SEEDD AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

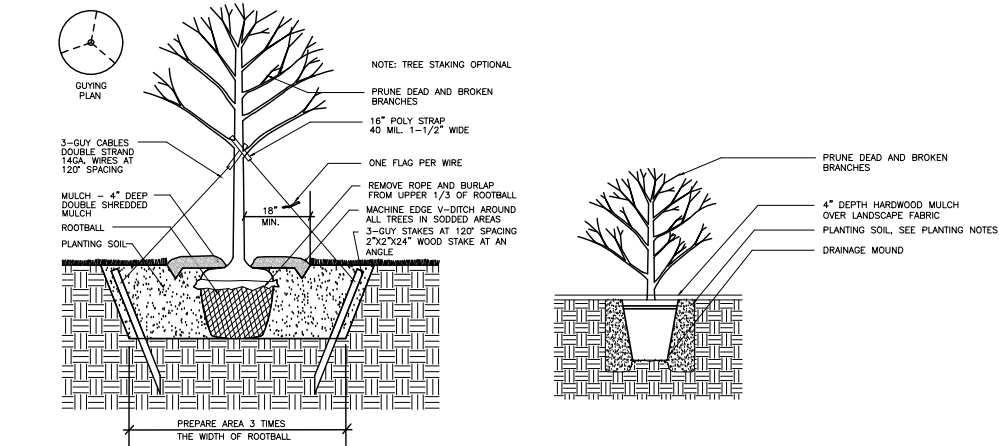
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LANDSCAPE PLAN NOTES:

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 2 LANDSCAPE SCHEDULE					
QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
10	SM	OVERSTORY TREES SUGAR MAPLE	Acer saccharum	2.5' B&B	FULL FORM
	GM	SIENNA GLEN MAPLE	Acer fremanii 'Sienna'	2.5' B&B	FULL FORM
25	BS	CONIFERS BLACKHILLS SPRUCE	Picea glauca 'Densata'	6' HT. B&B	FULL FORM
	NS	NORWAY SPRUCE	Picea abies	8' HT. B&B	FULL FORM
95	--	BOULEVARD TREES BOULEVARD TREES – 1/50 LF (REFER TO NOTE)	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK, NO V-CROUCH
166		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

WETLAND BUFFER SEEDING AND MAINTENANCE

Wetland Buffer Seeding and Maintenance Notes – Harvest West

Wetland Buffer Seeding and Maintenance Notes – Harvest West

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	<i>Andropogon gerardii</i>	2.00	5.48	7.35
Side-oats grama	<i>Bouteloua curtipendula</i>	1.60	4.39	3.53
Kalm's brome	<i>Bromus kalmii</i>	0.50	1.37	1.47
Nodding wild rye	<i>Elymus canadensis</i>	1.17	3.20	2.23
Slender wheatgrass	<i>Elymus trachycaulus</i>	1.00	2.73	2.53
Switchgrass	<i>Panicum virgatum</i>	0.06	0.17	0.32
Little bluestem	<i>Schizachyrium scoparium</i>	1.60	4.39	8.82
Indian grass	<i>Sorghastrum nutans</i>	2.00	5.48	8.82
Prairie dropseed	<i>Sporobolus heterolagus</i>	0.07	0.18	0.39
	Total Grasses	10.00	27.39	35.46
Forbs				
Blue giant hyssop	<i>Asystache foeniculum</i>	0.06	0.15	1.82
Lead plant	<i>Amorpha canescens</i>	0.06	0.15	0.25
Common milkweed	<i>Asclepias syriaca</i>	0.04	0.10	0.06
Butterfly milkweed	<i>Asclepias tuberosa</i>	0.04	0.10	0.06
Canada milk vetch	<i>Astragalus canadensis</i>	0.06	0.17	0.39
White prairie clover	<i>Dalea candida</i>	0.06	0.17	0.44
Purple prairie clover	<i>Dalea purpurea</i>	0.19	0.51	1.03
Canada tick trefoil	<i>Desmodium canadense</i>	0.06	0.18	0.13
Stiff sunflower	<i>Helianthus pauciflorus</i>	0.06	0.17	0.09
On-eye	<i>Helianthus bellardii</i>	0.13	0.34	0.29
Rough blazing star	<i>Liatris aspera</i>	0.03	0.08	0.18
Great blazing star	<i>Liatris pycnostachya</i>	0.03	0.09	0.13
Wild bergamot	<i>Monarda fistulosa</i>	0.06	0.17	1.61
Stiff goldenrod	<i>Oligoneuron rigidum</i>	0.06	0.17	0.94
Black-eyed Susan	<i>Rudbeckia hirta</i>	0.31	0.86	10.56
Heath aster	<i>Symphoricaricum ericoides</i>	0.03	0.09	2.30
Smooth aster	<i>Symphoricaricum laeve</i>	0.06	0.17	1.26
Blue vervain	<i>Verbena hastata</i>	0.04	0.12	1.50
Honey vervain	<i>Verbena stricta</i>	0.06	0.17	0.64
Golden alexanders	<i>Zizia aurea</i>	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

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

SECOND ADDITION - STREET & UTILITY CONSTRUCTION DOCUMENTS

LANDSCAPE DETAILS

HARVEST WEST

CHASKA, MINNESOTA

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

MALEAH M. MILLER, PLA

4-1-20 19507
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
4-1-20	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AKA
PROJECT NO: 216--0028.2

REQUEST FOR ACTION CHASKA CITY COUNCIL 05/18/2020

Subject: 2020/2021 Liquor License Renewals

Prepared by: Denise Beebe, Senior Clerk

All current liquor licenses are up for renewal for the period of July 1, 2020 through June 30, 2021.
Currently being renewed:

<u>License Type</u>	<u>License Fee</u>	<u>Total Revenue</u>
• 14 On-Sale Intoxicating Licenses	\$4,745.00*	\$64,057.50
• 2 Club On-Sale	530.00	1,060.00
• 4 Wine Licenses	800.00	3,200.00
• 17 Special Sunday Sale	200.00*	3,300.00
• 5 On-Sale 3.2% Licenses	320.00*	1,335.00
• 7 Off-Sale Intoxicating	160.00	1,120.00
• 7 Off-Sale 3.2% Licenses	55.00	385.00

Total Revenue for the 2020/2021 License Period:

\$74,457.50

* Chaska Cubs are charged a reduced fee of \$55

* Oak 19 Fare & Refreshment are charged a reduced fee of \$2372.50 and \$100

The total combined revenue that will be collected by year-end pending all previous renewals renew again is \$74,457.50.

Violation checks have been completed by the Police Department to determine whether any of the businesses have been cited in the past five years for any state or local liquor law violations. One establishment currently has their liquor license suspended by the state AG&E agency and is not eligible for renewal at this time and is noted on Exhibit A, attached. Otherwise, no significant issues were noted.

Each licensed establishment and their respective licenses are presented in Exhibit A. Currently, three of the 14 On-Sale Intoxicating license holders that have submitted their renewals are participating in the installment payment plan. While the majority of applicants have provided their renewal applications, others have had issues getting their documentation and license fees in a timely manner due to COVID 19 restrictions, there are a few that still need to fulfill a part of the renewal requirements. Those contingencies are noted on Exhibit A, most relating to their Certificates of Liquor Liability Insurance. Staff is requesting that those be approved contingent upon those requirements being met prior to submission to the State Alcohol and Gambling Enforcement for final approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2020 through June 30, 2021, with contingencies as noted.

EXHIBIT A
2020/2021 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
Chaser's Beverage Center 3050 Chaska Blvd	Off-Sale Intoxicating	OFSI.20-01	NA
Chaska American Legion Club 102 4th St W	Club On Sale Special Sunday Sale	COS.20-01 SSS.20-01	Certificate of Liquor Liability & Application
Chaska Cubs 725 1st St W	On-Sale 3.2	OS32.20-01	Certificate of Liquor Liability & Application
Chaska Market 133 4th St W	Off-Sale 3.2	OFS32.20-01	NA
Chipotle Mexican Grill 1112 Hazeltine Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.20-13 SSS.20-15	NA
Crooked Pint 3210 Chaska Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.20-01 SSS.20-02	NA
Cub Foods 200 Pioneer Tr	Off-Sale 3.2	OFS32.20-02	NA
Cuzzy's Brick House 2880 Chaska Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.20-02 SSS.20-03	NA
Cy's Bar & Grill 500 Pine St #101	On-Sale Intoxicating Special Sunday Sale Off-Sale Intoxicating	OSI.20-03 SSS.20-04 OFSI.20-03	NA
D'Amico Catering Bavaria Downs 3919 Bavaria Road	On-Sale Intoxicating	OSI.20-12	NA
Detello's Pizza and Pasta 2914 Chestnut St N	Wine On Sale On-Sale 3.2 Special Sunday Sales	WOSB.20-02 OS32.20-03 SSS.20-17	Certificate of Liquor Liability & Application
Dolce Vita Wine Shop 3115 Chaska Blvd	Off-Sale Intoxicating	OFSI.20-04	NA
edirectwines Inc. 123 Walnut St	Off-Sale Intoxicating	License Suspended by State 4/8/20	
Grand Palms Event Center 207 Chestnut St	On-Sale Intoxicating Special Sunday Sale	OSI.20-04 SSS.20-05	Certificate of Liquor Liability & Application

EXHIBIT A
2020/2021 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
Hazeltine National Golf Club 2000 Hazeltine Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.20-05 SSS.20-06	NA
Heartbreakers Bar & Grill 222 Pioneer Trail	On-Sale Intoxicating Special Sunday Sale	OSI.20-06 SSS.20-07	Certificate of Liquor Liability & Application
Holiday Stationstores Inc. 1465 White Oak Dr	Off-Sale 3.2	OFS32.20-03	Certificate of Liquor Liability & Application
Holiday Stationstores Inc. 2820 Chaska Blvd	Off-Sale 3.2	OFS32.20-04	Certificate of Liquor Liability & Application
In Town Wine & Spirits 2906 Chestnut St N	Off-Sale Intoxicating	OFSI.20-06	Application
India Bar & Grill 200 Pioneer Trail	Wine On Sale On-Sale 3.2	WOSB.20-03 OS32.18-03	Certificate of Liquor Liability & Application
Kwik Trip Store #886 2900 Chestnut St N	Off-Sale 3.2	OFS32.20-05	NA
La Hermosa 222 N. Chestnut St	On-Sale Intoxicating Special Sunday Sale	OSI.20-14 SSS.20-16	Certificate of Liquor Liability
MGM Wine & Spirits 210 Pioneer Tr	Off-Sale Intoxicating	OFSI.20-07	NA
Oak 19 Fare & Refreshment 3000 Town Course Dr	On-Sale Intoxicating Special Sunday Sale	OSI.20-07 SSS.20-08	NA
Oak Ridge Conference Center 1 Oak Ridge Dr	On-Sale Intoxicating Special Sunday Sale	OSI.20-08 SSS.20-09	Certificate of Liquor Liability
Pasta Zola 188 Pioneer Trail	Wine On Sale On-Sale 3.2	WOSB.20-04 OS32.20-04	Certificate of Liquor Liability & Application
Patron Mexican Restaurant 207 Chestnut St #110	On-Sale Intoxicating Special Sunday Sale	OSI.20-09 SSS.20-10	Application
River City Liquors 2890 Chaska Blvd	Off-Sale Intoxicating	OFSI.20-08	Certificate of Liquor Liability
Sake Sushi 104 Pioneer Trail	On-Sale Intoxicating Special Sunday Sale	OSI.20-10 SSS.20-11	NA
Schram Haus Brewery 3700 Chaska Blvd.	Taproom Special Sunday Sales	TRONSS.20-01 SSS.20-14	NA

EXHIBIT A
2020/2021 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
	Off-Sale Intoxicating	BROFSL 20-01	
Speedway #4507 110 Hundertmark Rd	Off-Sale 3.2	OFS32.20-06	Certificate of Liquor Liability & Application
Speedway #4519 1400 Crystal Ln	Off-Sale 3.2	OFS32.20-07	Certificate of Liquor Liability & Application
Red Bench Bakery 500 N. Chestnut St	Wine On Sale On-Sale 3.2	WOSB.20.-05 OS32.20-05	NA
Target Store T-1352 111 Pioneer Tr	Off-Sale Intoxicating	OFSI.20-09	NA
Walter Hecklin VFW Post 620 Creek Rd	Club On Sale Special Sunday Sale	COS.20-02 SSS.20-12	NA
Willy McCoy's 320 Pioneer Tr	On-Sale Intoxicating Special Sunday Sale	OSI.20-11 SSS.20-13	Certificate of Liquor Liability & Application

REQUEST FOR ACTION CHASKA CITY COUNCIL 05/18/2020

Subject: **Sagewood 3rd - Concept Plan on Kelzer Land in Orderly Annexation Area of Laketown Township**

Applicant: DR Horton

Location: North of Engler Boulevard/Co Rd 10, west of Clover Preserve Drive

Case No.: 2020-06

Synopsis: Applicant seeks to obtain approval of a 83 lot development on 42 acres of land in the orderly annexation Laketown Township area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

At its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved. The Concept Plan showcased an assortment of housing and densities throughout the development, which included the portion of Kelzer's site that is being looked at tonight.

In July of 2002 the Final Plat for Clover Preserve 2nd Addition was approved, which encompassed the lots on Sophia Drive and a street stub that ended at the Chaska-Laketown Township border. Several signs were put along the edge of Sophia Drive and Kelzer's land to inform residents that the area will be developing.

In May 2018 the concept plan for Sagewood was approved, which encompassed the 1st and 2nd additions. The 1st and 2nd additions were the extension and termination of Clover Field Circle, and the extension of Clover Preserve Lane up to the western border of Chaska abutting Laketown Township. The Final Plat for Sagewood was approved in October 2018, and the final plat for Sagewood 2nd was approved in April 2019.

Tonight we are looking at a concept plan of Sagewood 3rd addition that shows the westerly extension of Clover Preserve Lane and Sophia Drive into the orderly annexation area of Laketown Township.



Project Goals

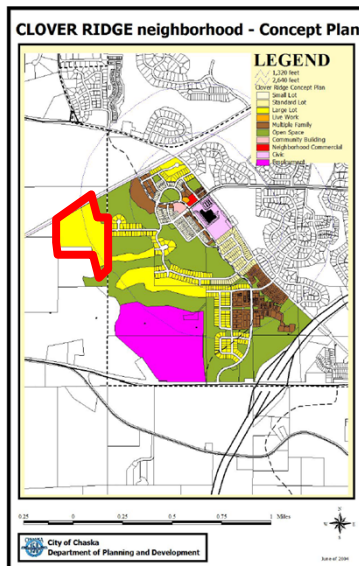
Sagewood 3rd is a portion of Laketown Township to be annexed and developed as part of Chaska. The identified goals in creating this new neighborhood include the following:

- Providing a seamless transition of road and pedestrian connections
- Housing design and lot sizes that will complement the existing 2-story homes on larger lots

- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage patterns
- Preservation of trees and buffer to existing homes.
- Enhancement of a small community feel

Comprehensive Plan & Clover Ridge Concept Plan

The Comprehensive Plan guides this area to be Low Density Residential. The proposal tonight is consistent with this guidance. The Clover Ridge concept plan also guided this area to be standard lot residential, which the proposal is consistent with.



The Clover Ridge neighborhood was approved in May 2000. In September of 2002 it was amended to show that the Kelzer site to the south would be developed for Employment (ie. Business Park), and the Kelzer site to the west would be developed for Low Density Residential as shown in the red outline of the attached Clover Ridge Concept Plan. This amendment was due as a result of an assessment agreement between the City and the Kelzer family. The delineation of this low-density

residential area was dictated by the sewer capacity that could reach those limits. See sewer plan to right for reference.

CURRENT PROPOSAL

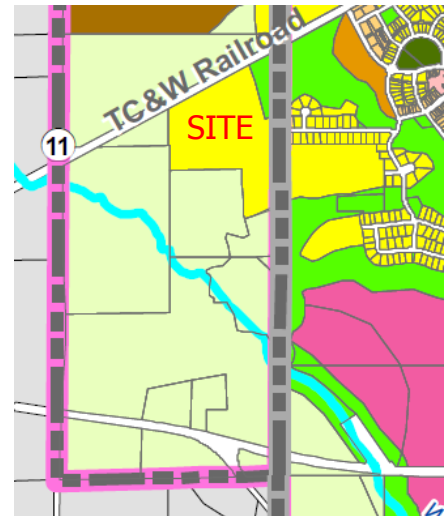
The 83-lot proposal on approximately 42-acres of property is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive and Sophia Drive. This new addition will essentially be an extension of the existing Sagewood neighborhood in the orderly annexation Laketown Township area.

Adjacent properties

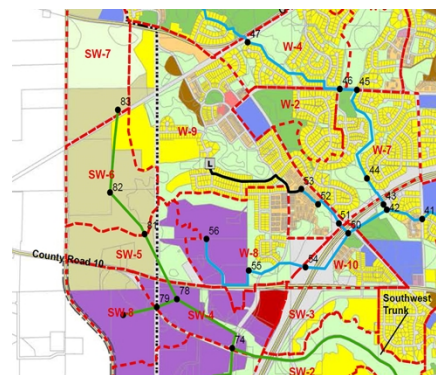
The site is bound on the north by the Twin Cities & Western railway and Steve Kelzer's farm property; to the west by Victoria Drive (CR 11), the Brose family farm and the remaining portion of Kelzer's land; the south by Kelzer's farmland and land owned by Cal Haasken; and the east by single family residential in Clover Ridge and Sagewood.

Existing Conditions

The 42-acre site is located in the western edge of the Clover Ridge and Sagewood neighborhoods. The site is entirely located in the orderly annexation area of Laketown Township. The site naturally drains to the creek located along the west side of the side and



Excerpt from 2030 Land Use Plan



Sewer Plan

ultimately off-site to the south. It is this feature that influenced the design of separate north and south areas with ponding located throughout the site.

There are significant clusters of trees (mainly oaks) that exist on the southeastern portions of the subject site. A tree survey indicates approximately 141 trees of varying sizes but mainly oaks. The average size of these trees are averaging around 20-35 inches in caliper. There is also a 'Heritage Tree' noted on the southwest corner of the site outside of the development area. This tree has been noted as one of the oldest trees in the community, and plans to remain.

Poor soils were noted on the southerly most tip of the subject site. Because of this the developer will be looking at this area for ponding.

The applicant has not been able to do an official wetland report yet. Staff would require that a wetland delineation report be completed and provided at time of their preliminary submittal.

Land Use

The proposed 42-acre Sagewood 3rd consists of 83 single family lots with a typical lot size of 65 feet wide by 140 feet deep. The dimensions are slightly large than the homes in Clover Ridge, however they will be generally consistent with the existing lots in Sagewood. Minimum setbacks are proposed to be consistent with those approved for Sagewood 1st and 2nd: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

The parcels of land that this development encompasses are currently zoned Open (O), which is a 'holding zone' until it develops. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout

Due to its natural topography, the creek, and drainage patterns, Sagewood is divided into two sections: North and South. The North portion will be accessed via a crossing of the creek with a street from the southern portion of the site and consists of 60 home sites. The South portion will be directly connected to Sophia Drive and Clover Preserve Lane and contain 23 home sites. Sidewalks will be an extension of the existing conditions to both streets.

A private neighborhood park is planned for the site in a location to be determined, but likely on the south side of the creek. Park amenities will include a play structure and seating. It is anticipated that these homes will be part of the existing Sagewood Homeowners Association.

There were a number of site conditions that were reviewed and considered in the conceptual layout of Sagewood 3rd. These include:

- Existing Terrain and Creek. The site naturally drains to the creek located along the west side of the site and ultimately off-site to the south. It is this feature that influenced the design of separate north and south areas with ponding located throughout the site.
- View sheds. The topography of the site is such that the north portion sits higher than the south. This creates open sight lines to the south and west. The design takes

advantage of this feature by providing a majority of the homes with desirable views. Those homes that face the north or east will benefit from the pond or wooded views.

- Tree Preservation. There is a large grove of trees located in the east area of the site. The site layout is sensitive to this feature and therefore accommodates preservation of trees. A more detailed analysis of tree preservation will take place at the time of preliminary plat.
- Utilities. Water & sewer is stubbed to each access point on the east. The site's layout is influenced by the extension of these utilities. A sanitary sewer lift station will be needed to serve this site. The final location of the lift station will be completed at the time of Preliminary Plat.
- Railroad. The Twin City and Western Railroad have a set of tracks along the north boundary of the site. Additional buffer and setback for lots that back the railroad tracks will be required. Due to the grade differential adjacent to the tracks, varying approaches to screening will include berming and landscaping.
- Farm Access. Currently, Steve Kelzer, the land owner, accesses the site for farming via a driveway over the railroad tracks. Upon development of the northerly portion of the site, farm access will be rerouted through the public road system to access the southerly & westerly retained parcels.

Transportation/ROW/Construction Traffic

The Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways. Specifically, Clover Preserve Lane and Sophia Lane are extended to the west to provide access to the south portion of the proposal. A street extension over the creek will provide access to the north portion, which will then terminate into several cul de sacs.

The current concept plan appears to show road right-of-way widths (54 feet) that are consistent with the designs in the existing Clover Ridge and Sagewood developments, which is smaller than the City's typical 60 foot wide ROWs. City crews have evaluated this change in the 1st and 2nd additions of Sagewood and have determined that the 54 foot wide ROW is acceptable to carry through and provide more of a seamless approach to the existing neighborhoods.

Currently the westerly portion of the development on the north side shows a cul de sac that runs up to its westerly edge. The cul de sac appears very forced in this corner and staff would advise the applicant to look at this layout further. It would appear that rounding out the street would be a better, more seamless, approach.

A traffic study will be required to understand the traffic impacts of the 83 lots, and will need to be submitted at preliminary submittal.

Construction traffic needs to be evaluated for routes into this new development. The developer will have to work with the City Engineer to determine an appropriate route through the existing

Clover Ridge and Sagewood developments. The developer has previously worked with staff to properly direct construction traffic through their existing phases, and they have been quite receptive to comments and concerns. A construction traffic plan should be submitted for review in the preliminary submittal.

Utilities

Sewer and water utilities are available. Water and sewer are stubbed to each access point on the east. The site's layout is influenced by the extension of these utilities. A sanitary sewer lift station will be needed to serve this site. The final location of the lift station will be completed at the time of Preliminary Plat.

Stormwater

Stormwater ponding is proposed as a part of this proposal on the south side of the site, center of the site just west of the creek, and north of the site. It will be required that the developer provides adequate maintenance access into these areas to be shown during their preliminary submittal. Stormwater ponding will have to meet all Carver County WMO and City standards.

Phasing

The phasing of the project has not been determined yet, but the site will be developed in multiple phases depending on a number of factors such as market demands and local lot absorption. The timing will also depend on the developer's ability to annex the area into the City of Chaska.

Setbacks

The setbacks will be consistent with Sagewood 1st and 2nd. Namely, the front yard setback should be no less than 26 feet. The rear yard setback should be 20 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 26 feet.

In addition to these setbacks, there are other setbacks that may apply to this site. See below:

SETBACKS	
Direction	Setback
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Railway	50 feet

Architecture

DR Horton will be the sole builder in this development. The proposed homes will be 2-story single family designs, which are like those in the current Sagewood neighborhood. We anticipate offering approximately 9 floor plans ranging in size from 1,900 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety throughout. Pricing will also be similar to homes in Sagewood, starting in the lower \$400,000s. A sample of the home designs accompany this concept plan. These homes are the same that are being built in the 1st and 2nd additions.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture.

Trails & Sidewalks

There are no trails proposed as a part of this development nor are there trails called out for this area in the Comprehensive Plan. Because of this the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement.

The concept plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy.

Screening, Landscaping & Tree Preservation

Because this development abuts the Twin Cities and Western railway it will be important that the homes that back up to this use have adequate screening. Typically a mix of deciduous and coniferous trees with a level of berming is the best practice adjacent to railways. The applicant will have to show in their preliminary landscape plan how this screening will be achieved. In addition, it will be important to see how the east edge on the north side of Sophia Drive will be addressed between the new Sagewood 3rd lot and the existing Sophia Drive lot. The applicant is showing a buffer area on the south side so it would seem appropriate to do the same on the north side. This could also provide an opportunity for additional tree preservation and a natural break between Sagewood and Clover Preserve 2nd addition.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street.

Tree Preservation will be an important piece of this development, specifically in the southeast area where significant trees are present. The applicant has already conducted and submitted a tree survey as a part of this proposal. As noted previously, there are 141 trees surveyed which are mainly oak trees ranging from 20-35 inches in caliper. The developer has already started to show certain areas for tree preservation on the proposed site. Specifically, an outlot is shown on the east edge of the site that abuts the development on Sophia Drive that will be used for tree preservation and buffering. Other open areas also exist on the west side of the proposed south portion's street, which will also be used for tree preservation purposes. From a high-level perspective, staff believes the applicant has provided a good first look at tree preservation. There are also a good portion of beautiful oaks that speckle the yards of some of the more easterly lots that staff would like the applicant to further evaluate for preservation. Sagewood 2nd addition preserved some rear yard trees through the use of a conservation easement. This same



practice could be carried into the 3rd addition to help preserve more trees that fall outside of outlots or future City-owned areas. The developer will have to provide a tree survey and a tree preservation plan during their preliminary submittal.

It should be noted that there is a cottonwood tree on the southwest tip of the subject site that has been deemed as one of the City's oldest cottonwood trees; it is called out in the Existing Conditions Plan as the 'Heritage Tree', and pictured in the previous image. The developer has stated that this tree is not incorporated into the development and will remain preserved.

Parkland

A private neighborhood park is planned for the site in a location to be determined, but likely on the south side of the creek. Park amenities will include a play structure and seating. It is anticipated that these homes will be part of the existing Sagewood Homeowners Association.

The developer will have to show in their preliminary submittal the final location for the park and how it will be programmed. It should be noted that a parkland shall go in a location that will not impact the preservation of trees.

Although this plan is proposing park space, it will still be required of the developer to pay park dedication fees since the park proposed is private.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

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

Annexation

The subject site is currently located in the orderly annexation area of Laketown Township. This orderly annexation area was put in place in the 1980's to have zoning control over the areas that will be added to the City of Chaska in the future. The developer will have to annex the area into the City before they can come back for further approvals, such as preliminary plat and final plat. The developer will be responsible for all annexation fees.

Jonathan Association

During the reviews of Sagewood 1st and 2nd additions it was discussed whether or not Sagewood would be incorporated into the Jonathan Association, which is a Homeowners Association that encompasses the area over Clover Ridge. At that time the developer had the choice of either opting to be in the Association or create their own and provide their own private park. The developer opted for their own private park and the creation of their own Homeowners Association. As this new extension of the Sagewood development is in the orderly annexation area of Laketown Township, it is not required to be a part of the Jonathan Association by location. The developer is opting to include this extension into their existing Sagewood Homeowners Association.

Neighborhood Meeting March 2, 2020:

DR Horton conducted a neighborhood meeting for their concept plan on March 2, 2020. They have provided a summary of this meeting as an attachment in the packet. In sum, there were concerns on traffic, density, roads, tree preservation, and school capacity. As it relates to traffic the developer will be required to do a traffic study to submit at preliminary (see condition #24); to density, low density residential allows for 2-5 dwelling units per net acre per the Comprehensive Plan. The plan is proposing 2.1 dwelling units per net acre; to roads, the traffic study will provide insight on the serviceability of roads (see condition # 24); to tree preservation, the developer will have to evaluate additional areas for tree preservation (see conditions #8 & 9); to school capacity, the city cannot comment on this as it is a separate jurisdictional matter.

The applicant will have an opportunity to address these concerns in their preliminary submittal.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Tuesday, February 4, 2020. Pursuant to Minnesota State Statutes the City must act on this request by Saturday, April 4, 2020 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period, which the City exercised. The additional review period now extends to **Wednesday, June 3, 2020 (120 days)**. The City may with the petitioner's consent extend the review period beyond the Wednesday, June 3, 2020 date. 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 3/11/2020:

Motion to recommend to City Council approval of the Sagewood 3rd Concept Plan for a 83-lot subdivision on 42 acres of land in the orderly annexation area of Laketown Township, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-3), prepared by DR Horton, dated February 21, 2020
 - b. Regional Context Plan, prepared by Westwood, dated February 5, 2020
 - c. Site Forces Exhibit, prepared by Westwood, dated February 5, 2020
 - d. Concept Sketch Plan, prepared by Westwood, dated February 17, 2020
 - e. Tree Inventory Plan (pgs 1-2), prepared by Westwood
 - f. Rendered Home Plans (pgs 1-18), prepared by DR Horton
2. Adherence with the City Engineer's Memo dated March 5, 2020.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision that boulevard trees are placed between the sidewalk and street.
5. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
6. Provision of adequate berming and landscaping along north edge abutting the Twin Cities & Western railway to be addressed at Preliminary submittal.
7. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition lots to be addressed at Preliminary submittal.
8. Provision to further evaluate the tree preservation efforts in private lots and to be addressed at preliminary submittal.
9. Provision to further evaluate tree preservation efforts on the lot north of Sophia Drive and west of Clover Preserve 2nd Addition.

10. Provision to preserve 'Heritage Tree' on the southwest corner of the site.
11. Provision of sidewalks on both sides of all local streets.
12. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
13. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
14. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
15. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
16. Preservation of wetlands and a 30 foot buffer.
17. 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.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.
19. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
20. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
21. Provision that the 42 acres site will be annexed into the City of Chaska prior to preliminary submittal.
22. Provision of a park detail and location that does not impact tree preservation and to be included at preliminary submittal.
23. Provision to further evaluate westerly-most cul de sac in terms of its layout and to be addressed at preliminary submittal.
24. Provision of a new traffic study be completed for Sagewood 3rd and submitted at preliminary submittal.
25. Provision of a construction traffic plan to be submitted at preliminary submittal.
26. Provision of a new private park to be added to Sagewood 3rd and a detail and location be submitted at preliminary submittal.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2020-20 approving the Concept Plan for Sagewood 3rd (PC #2020-06).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 05/18/2020 **RESOLUTION NO.** 2020-20

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

Resolution approving the Concept Plan for Sagewood 3rd/DR Horton/PC #2020-06

WHEREAS, the Comprehensive Plan guides this area to be Low Density Residential; and

WHEREAS, the proposal tonight is consistent with this guidance; and

WHEREAS, the Clover Ridge concept plan also guided this area to be standard lot residential, which the proposal is consistent with; and

WHEREAS, the 83-lot proposal on approximately 42-acres of property is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive and Sophia Drive; and

WHEREAS, this new addition will essentially be an extension of the existing Sagewood neighborhood in the orderly annexation Laketown Township area; and

WHEREAS, there is also a 'Heritage Tree' noted on the southwest corner of the site outside of the development area; and

WHEREAS, this tree has been noted as one of the oldest trees in the community, and plans to remain; and

WHEREAS, a wetland delineation report is required to be completed and provided at time of their preliminary submittal; and

WHEREAS, the proposed 42-acre Sagewood 3rd consists of 83 single family lots with a typical lot size of 65 feet wide by 140 feet deep; and

WHEREAS, the North portion will be accessed via a crossing of the creek with a street from the southern portion of the site and consists of 60 home sites; and

WHEREAS, the South portion will be directly connected to Sophia Drive and Clover Preserve Lane and contain 23 home sites; and

WHEREAS, a private neighborhood park is planned for the site in a location to be determined, but likely on the south side of the creek; and

WHEREAS, a traffic study will be required to understand the traffic impacts of the 83 lots, and will need to be submitted at preliminary submittal; and

WHEREAS, a construction traffic plan shall be submitted for review in the preliminary submittal; and

WHEREAS, the front yard setback should be no less than 26 feet, the rear yard setback should be 20 feet, the side yard setback should be 5 feet, and corner lots should have a side yard setback of 26 feet; and

WHEREAS, the railway setback is 50 feet; and

WHEREAS, the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement; and

WHEREAS, the developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy; and

WHEREAS, because this development abuts the Twin Cities and Western railway it will be important that the homes that back up to this use have adequate screening; and

WHEREAS, typically a mix of deciduous and coniferous trees with a level of berming is the best practice adjacent to railways; and

WHEREAS, the applicant will have to show in their preliminary landscape plan how this screening will be achieved; and

WHEREAS, in addition, it will be important to see how the east edge on the north side of Sophia Drive will be addressed between the new Sagewood 3rd lot and the existing Sophia Drive lot; and

WHEREAS, the applicant is showing a buffer area on the south side so it would seem appropriate to do the same on the north side; and

WHEREAS, this could also provide an opportunity for additional tree preservation and a natural break between Sagewood and Clover Preserve 2nd addition; and

WHEREAS, there are 141 trees surveyed which are mainly oak trees ranging from 20-35 inches in caliper; and

WHEREAS, the developer has already started to show certain areas for tree preservation on the proposed site; and

WHEREAS, specifically, an outlot is shown on the east edge of the site that abuts the development on Sophia Drive that will be used for tree preservation and buffering; and

WHEREAS, other open areas also exist on the west side of the proposed south portion's street, which will also be used for tree preservation purposes; and

WHEREAS, there are also a good portion of beautiful oaks that speckle the yards of some of the more easterly lots that staff would like the applicant to further evaluate for preservation; and

WHEREAS, the developer will have to provide a tree survey and a tree preservation plan during their preliminary submittal; and

WHEREAS, the developer will have to show in their preliminary submittal the final location for the park and how it will be programmed; and

WHEREAS, it should be noted that a parkland shall go in a location that will not impact the preservation of trees; and

WHEREAS, it will still be required of the developer to pay park dedication fees since the park proposed is private; and

WHEREAS, Tthe subject site is currently located in the orderly annexation area of Laketown Township; and

WHEREAS, the developer will have to annex the area into the City before they can come back for further approvals, such as preliminary plat and final plat; and

WHEREAS, the developer will be responsible for all annexation fees; and

WHEREAS, on March 11, 2020 the Planning Commission recommended approval to the City Council of the Concept Plan for Sagewood 3rd (PC#2020-06); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Sagewood 3rd (PC#2020-06), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-3), prepared by DR Horton, dated February 21, 2020
 - b. Regional Context Plan, prepared by Westwood, dated February 5, 2020
 - c. Site Forces Exhibit, prepared by Westwood, dated February 5, 2020
 - d. Concept Sketch Plan, prepared by Westwood, dated February 17, 2020
 - e. Tree Inventory Plan (pgs 1-2), prepared by Westwood
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2. Adherence with the City Engineer's Memo dated March 5, 2020.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision that boulevard trees are placed between the sidewalk and street.
5. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
6. Provision of adequate berming and landscaping along north edge abutting the Twin Cities & Western railway to be addressed at Preliminary submittal.
7. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition lots to be addressed at Preliminary submittal.
8. Provision to further evaluate the tree preservation efforts in private lots and to be addressed at preliminary submittal.
9. Provision to further evaluate tree preservation efforts on the lot north of Sophia Drive and west of Clover Preserve 2nd Addition.
10. Provision to preserve 'Heritage Tree' on the southwest corner of the site.
11. Provision of sidewalks on both sides of all local streets.
12. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
 - e. Railway ROW: 50 feet
13. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
14. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
15. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
16. Preservation of wetlands and a 30 foot buffer.
17. 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.
18. Provision of a storm water management plan meeting City and Carver County WMO standards

19. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
20. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
21. Provision that the 42 acres site will be annexed into the City of Chaska prior to preliminary submittal.
22. Provision of a park detail and location that does not impact tree preservation and to be included at preliminary submittal.
23. Provision to further evaluate westerly-most cul de sac in terms of its layout and to be addressed at preliminary submittal.
24. Provision of a new traffic study be completed for Sagewood 3rd and submitted at preliminary submittal.
25. Provision of a construction traffic plan to be submitted at preliminary submittal.
26. Provision of a new private park to be added to Sagewood 3rd and a detail and location be submitted at preliminary submittal.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of May, 2020.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: March 5, 2020
Subject: SageWood Development

The concept plan of Sagewood 3rd addition dates back to the City development approvals that were considered with the Clover Ridge residential development. The 42 acre property is located on the western edge of Clover Ridge and Sagewood neighborhoods and was included in the City's comprehensive development plan. The Engineering comments/conditions regarding the proposed concept plan are as follows:

- 1) Subject to past agreements and comprehensive plan amendments the gravity trunk system that was installed with the clover ridge neighborhood accounted for the providing capacity to serve the proposed area. The proposed area cannot be served via gravity sewer and will require a new lift station. A Water main extension is readily available for connection from Clover Preserve Lane and Sophia drive to service the proposed development.
- 2) Site grading will need to address the rolling terrain of the development area as well as the creek system that divides the eastern third of the property. With this in mind, the storm water plan will be critical in meeting City and CCWMO requirements for run-off rates, volume control and erosion elimination.
- 3) As part of the preliminary submittal, a wetland delineation report for the entire development site will be required.
- 4) The internal street layout although adequate to handle traffic flow will bring more trips through the local neighborhood streets. Staff is recommending a traffic analysis be completed to understand the influence with the adjoining residential neighborhood streets. The City's collector road network which includes Clover Ridge Drive has accounted for development in this area.

- 5) The layout proposes a stub street for future extension at the western edge of the property which is inconsistent with the City's overall comprehensive plan. Staff is recommending the layout be revised to remove future access to the west and south to align with the greenbelt area designated in comprehensive plan.

SAGEWOOD
NEIGHBORHOOD MTG
Mon, 3/2/20 at 6:30PM
Chaska Community Center, Sun Room

Attendees: Approximately 30 homes represented (sign-in sheet attached)

Introductions:

Mike Suel, DR Horton

Deb Ridgeway, DR Horton

Cory Meyer, Westwood

Brief description of the Plan & Explanation of City Process

Questions/Concerns/Discussion Items:

Traffic

- Is a Traffic Study being done? *Yes.*
- Is there a standard for # of homes per stretch of residential street? *Not sure, but will inquire if City has a standard.*
- Does Horton typically build onto existing roads with 1 outlet?
- Are there examples of similar neighborhoods with single access roads? *Horton to research this.*
- Does the traffic study entail physically counting cars? *No. there is a standard number of trips per day for single family homes; 10 trips per day includes owners, garbage trucks, deliveries, etc.*
- Current traffic around school is busy during drop-off & pick-up; there are back-ups from Sophia to Hundermark.
- Is there a risk mitigation plan in place for traffic & damage to roads due to construction traffic?

Connection

- Creek Crossing – why can't this be further south? *The classification of the creek toward the south falls under different jurisdictional rules of the DNR &/or Army Corps of Engineers.*
- Connection to the south – why can't a connection be made further south? *Ask City.*
- Connection along railroad line to the east – Can a connection be made along south side of railroad track to Clover Ridge Dr? *This will be reviewed, but believe there is a wetland complex in that area.*
- Why does Sophia Dr need to extend? Can Horton resubmit plans without connection to Sophia & leave Sophia as a dead end?
- Comment from neighbor that it is not fair to funnel all traffic through Clover Preserve Lane to prevent traffic on Sophia.

Schools

- School district concerns – recent levy did not pass; no room for kids in the middle & high schools; no money to pay for schools; this type of housing attracts families with school age children. *Response from another neighbor that it is unreasonable to put Horton at fault for overpopulated schools.*

Miscellaneous

- Why is the name "Sagewood" shouldn't it be "Sophia" since access is through Sophia?
- Can City staff attend Neighborhood meetings? *The City does not typically attend; wants developer to meet with neighbors before public hearing process.*
- How many trees are there & how many are being saved? *207 trees; approximately 40% being saved.*
- Neighborhood will not be part of Jonathan Association. Shouldn't be able to access the site by going through a Jonathan neighborhood.
- Comment that the neighborhood needs to understand the bigger picture for the rest of the land. *Horton explained that sewer needs to extend from the south to serve the easterly property; expensive improvement that will take years.*

SAGEWOOD 3RD ADD - NEIGHBORHOOD MEETING

3/2/2020

Name	Address
Anthony Nacasa	1475 Sophia Dr. Chapman
John Oetter	1472 Sophia Dr.
Travis Olson	1439 Sophia Dr.
Shannon Melville	2750 Clover Preserve Dr.
Chris Hartford	1479 Sophia Drive
JEFF SMITH	1462 SOPHIA CCR
Alan Harrison	1470 Sophia Circle
Beth Sanchez	1448 Sophia Dr.
Angie + Matt Smalley	1477 Sophia Dr.
Chris Goemer	1452 Sophia Dr.
St. Sun	1443 Sophia Ave
Bart + Steve Kugel	2025 Pioneer
Joe Meier	1419 Sophia Dr.
Russ Lalim	1451 Sophia Dr.
Tyler Fartzl	1459 Sophia Dr.
Kris Kelly	1459 Sophia Dr.
Brooke Sorenson	1456 Sophia Dr.
Wade Sorenson	1456 Sophia Dr.

Name	Address
Oriah Hoy	1436 Sophia Drive
Reesa Hoy	1436 Sophia Dr.
Wade Thomas	1468 SOPHIA Circle
Janel Goemer	1452 Sophia Drive
Angela Lalim	1451 Sophia Drive
Bijay Shrestha	1476 Sophia Drive

SAGEWOOD Phase 3

Concept Plan Narrative

Chaska, MN

EXISTING CONDITIONS

The nearly 77-acre site is located to the west of the Sagewood and Clover Preserve neighborhoods and south of the Twin Cities & Western Railroad line. The site, currently used for agricultural purposes, is in Laketown Township and subject to annexation by the City.

The southerly portion of the site contains an area of trees. A tree survey indicates approximately 207 trees of varying sizes and species that are evenly distributed throughout. The majority is Oak. The remaining species include a combination of Cedar, Basswood, Ash and Elm among a few others. The concept plan shows 80 trees being saved.

A wetland investigation took place fall 2019 and it was determined that there are 10 wetlands on the site. The wetlands range in size from 158 sq. ft. to 21,953 sq. ft. A small creek also transverses the site from north to south. The current concept plan avoids all of the wetlands. A formal application has been filed and anticipated to receive a final decision spring 2020.

NEIGHBORHOOD GOALS

Sagewood Phase 3 is the next portion of Laketown Township to be annexed and developed as part of Chaska. The identified goals in creating this new neighborhood include the following:

- Providing a seamless transition of road and pedestrian connections
- Housing design and lot sizes that will complement the existing 2-story homes in and around Sagewood
- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage patterns
- Preservation of trees and buffer to existing homes.
- Enhancement of a small community feel

THE NEIGHBORHOOD

General Site Information

The proposed 77-acre Sagewood 3rd Phase consists of 83 single family lots with a typical lot size of 65 feet wide by 140 feet deep. Minimum setbacks are proposed to be consistent with those approved for Clover Preserve and Sagewood: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

The neighborhood will be accessed from extensions of Sophia Drive and Clover Preserve Lane. Due to its natural topography, the creek and drainage patterns, Sagewood 3rd Phase is divided into two sections: North and South. The North portion will be accessed via a crossing of the creek with a street from the southern portion of the site and consists of 60 home sites. The street will be extended up to the westerly property boundary, so that it may be extended in the future. The South portion will be directly connected to Sophia Drive and Clover Preserve Lane and contain 23 home sites. Sidewalks will be an extension of the existing conditions to both streets.

A private neighborhood park is planned for the site in a location to be determined, but likely on the south side of the creek. Park amenities will include a play structure and seating. It is anticipated that these homes will be part of the existing Sagewood Homeowners Association.

The proposed homes will be 2-story single family designs, which are like those in the current Sagewood neighborhood. We anticipate offering approximately 9 floor plans ranging in size from 1,900 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety throughout. Pricing will also be similar to homes in Sagewood, starting in the lower \$400,000s. A sample of the home designs accompany this application.

Layout

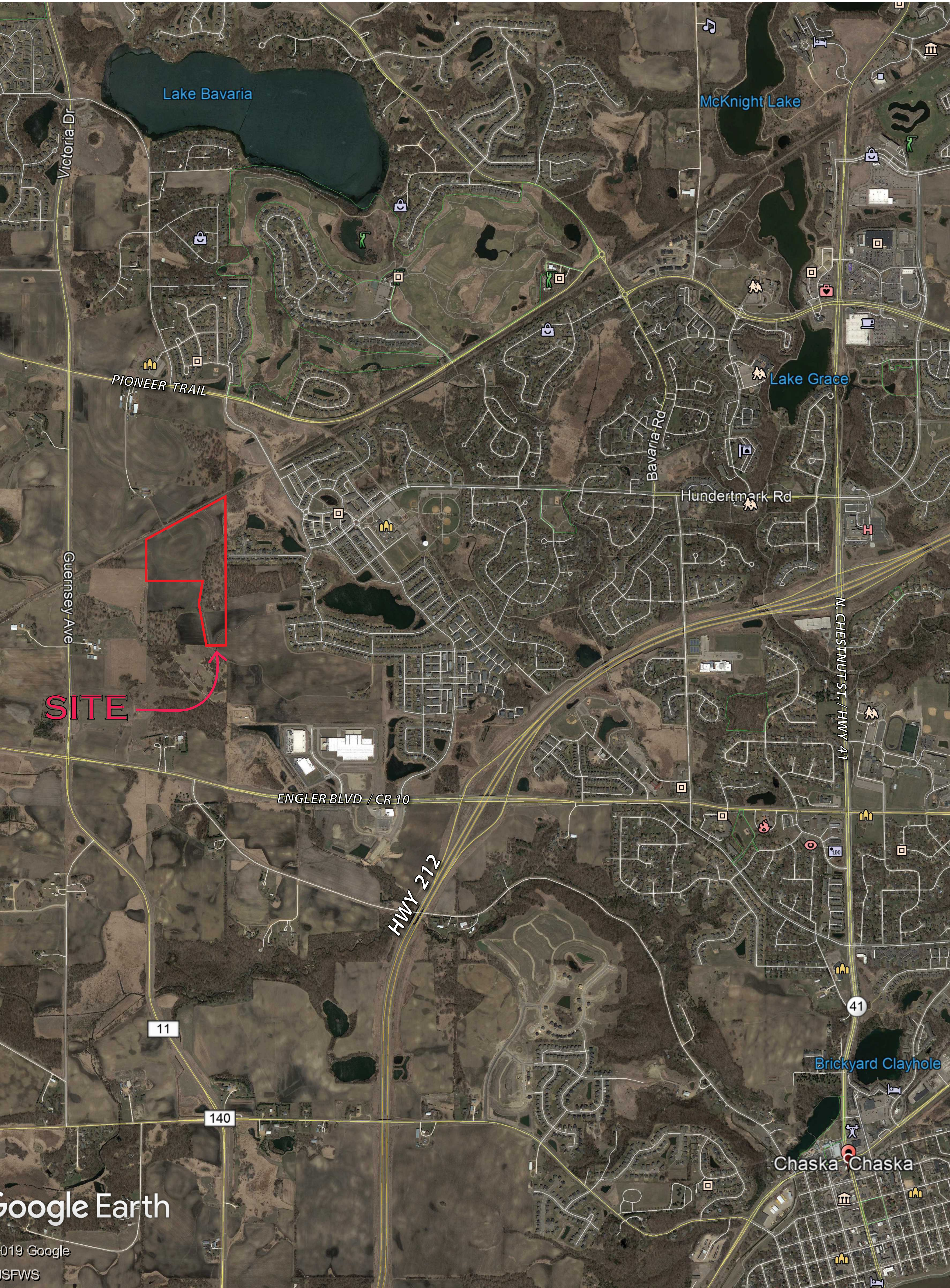
There are a number of site conditions that were reviewed and considered in the conceptual layout of Sagewood. These include:

- Existing Terrain and Creek. The site naturally drains to the creek located along the west side of the site and ultimately off-site to the south. It is this feature that influenced the design of separate north and south areas with ponding located throughout the site.

- View sheds. The topography of the site is such that the north portion sits higher than the south. This creates open sight lines to the south and west. The design takes advantage of this feature by providing a majority of the homes with desirable views. Those homes that face the north or east will benefit from the pond or wooded views.
- Tree Preservation. There is a large grove of trees located in the south area of the site. The site layout is sensitive to this feature and therefore accommodates preservation of trees. A more detailed analysis of tree preservation will take place at the time of preliminary plat.
- Utilities. Water & sewer is stubbed to each access point on the east. The site's layout is influenced by the extension of these utilities. A sanitary sewer lift station will be needed to serve this site. The final location of the lift station will be completed at the time of Preliminary Plat.
- Railroad. The Twin City and Western Railroad have a set of tracks along the north boundary of the site. Additional buffer and setback for lots that back the railroad tracks will be required. Due to the grade differential adjacent to the tracks, varying approaches to screening will include berming and landscaping.
- Farm Access. Currently, the land owner accesses the site for farming via a driveway over the railroad tracks. Upon development of the northerly portion of the site, farm access will be rerouted through the public road system to access the southerly & westerly retained parcels.



Regional Context



Google Earth

© 2019 Google
SFWWS

Westwood

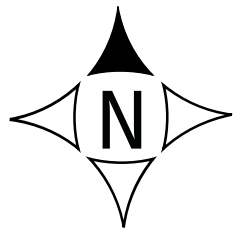
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive
Minnetonka, MN 55343
westwoods.com

D.R. HORTON DRI NYSE
America's Builder

Sagewood 3rd
Chaska, MN

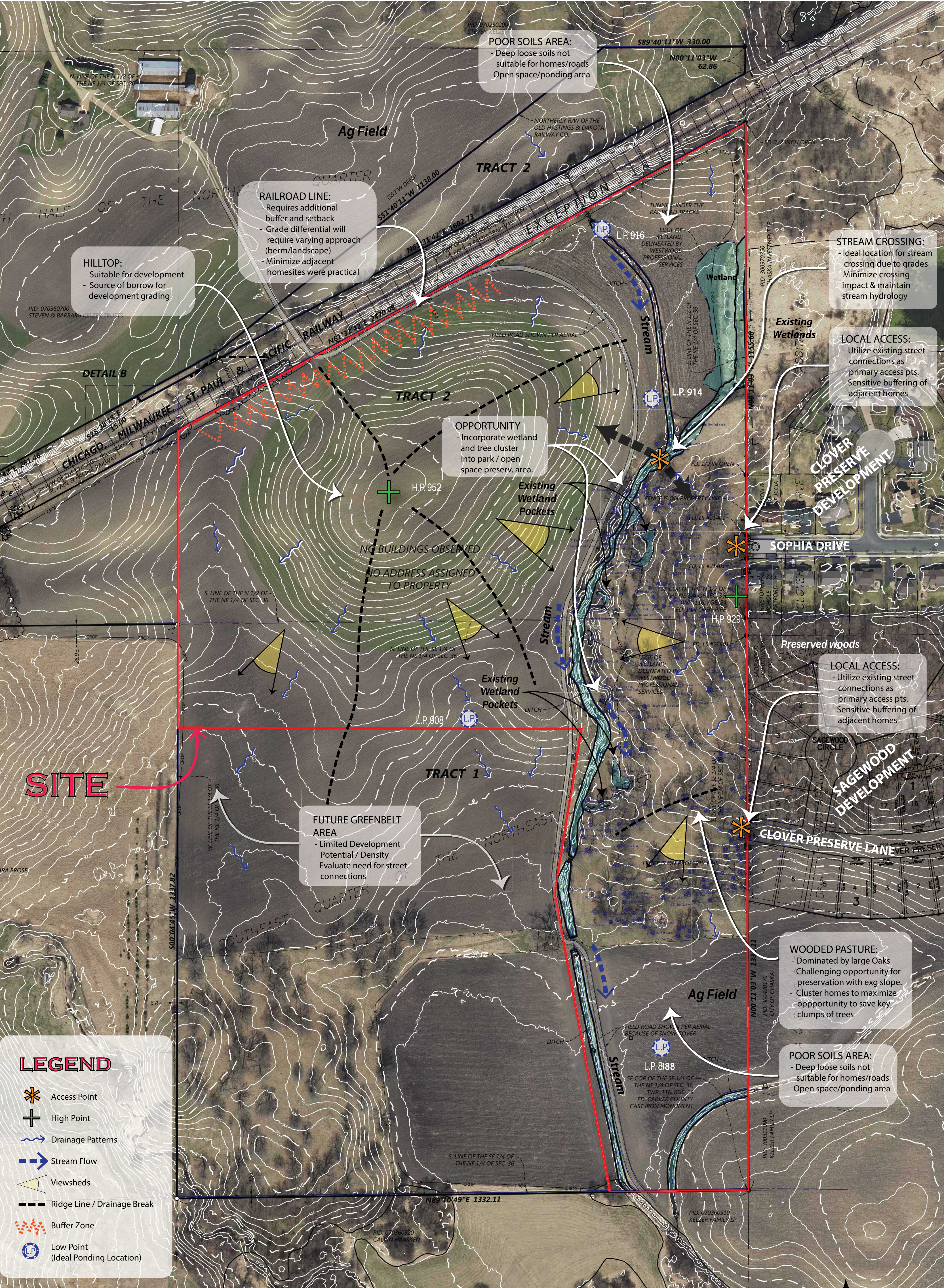
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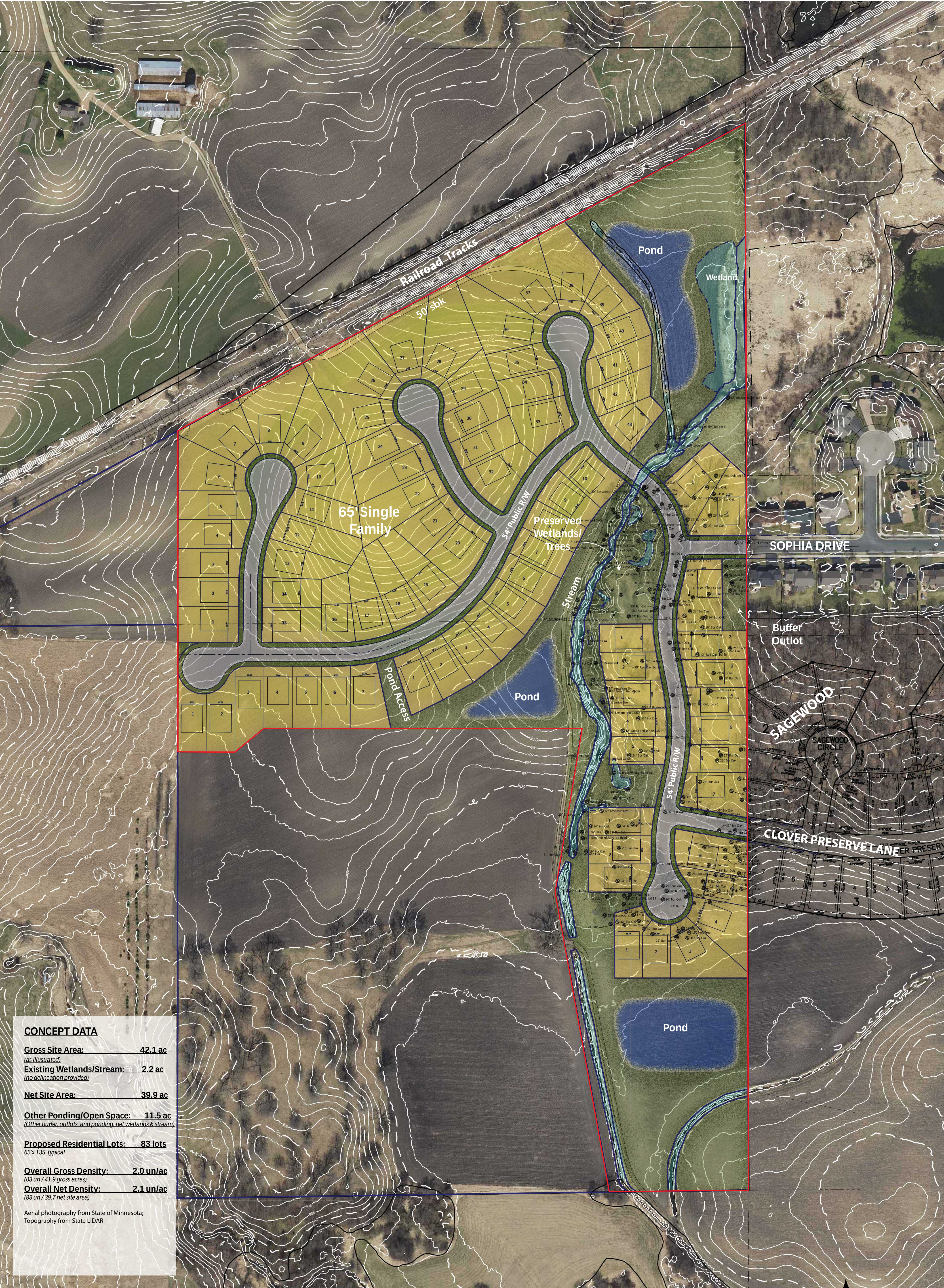
Existing Conditions



Site Forces



Concept Sketch Plan



CONCEPT DATA

Gross Site Area: 42.1 ac
(as illustrated)
Existing Wetlands/Stream: 2.2 ac
(no delineation provided)
Net Site Area: 39.9 ac
Other Ponding/Open Space: 11.5 ac
(Other buffer, outlots, and ponding, net wetlands & stream)
Proposed Residential Lots: 83 lots
65' x 135' typical
Overall Gross Density: 2.0 un/ac
(83 un / 41.9 gross acres)
Overall Net Density: 2.1 un/ac
(83 un / 39.7 net site area)

Aerial photography from State of Minnesota;
Topography from State LIDAR

Westwood

Phone (952) 937-5160
Fax (952) 937-5822
Toll Free (888) 937-5150

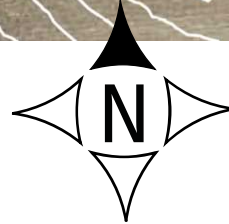
12701 Whitewater Drive
Minnetonka, MN 55343
westwoods.com

D.R. HORTON
America's Builder

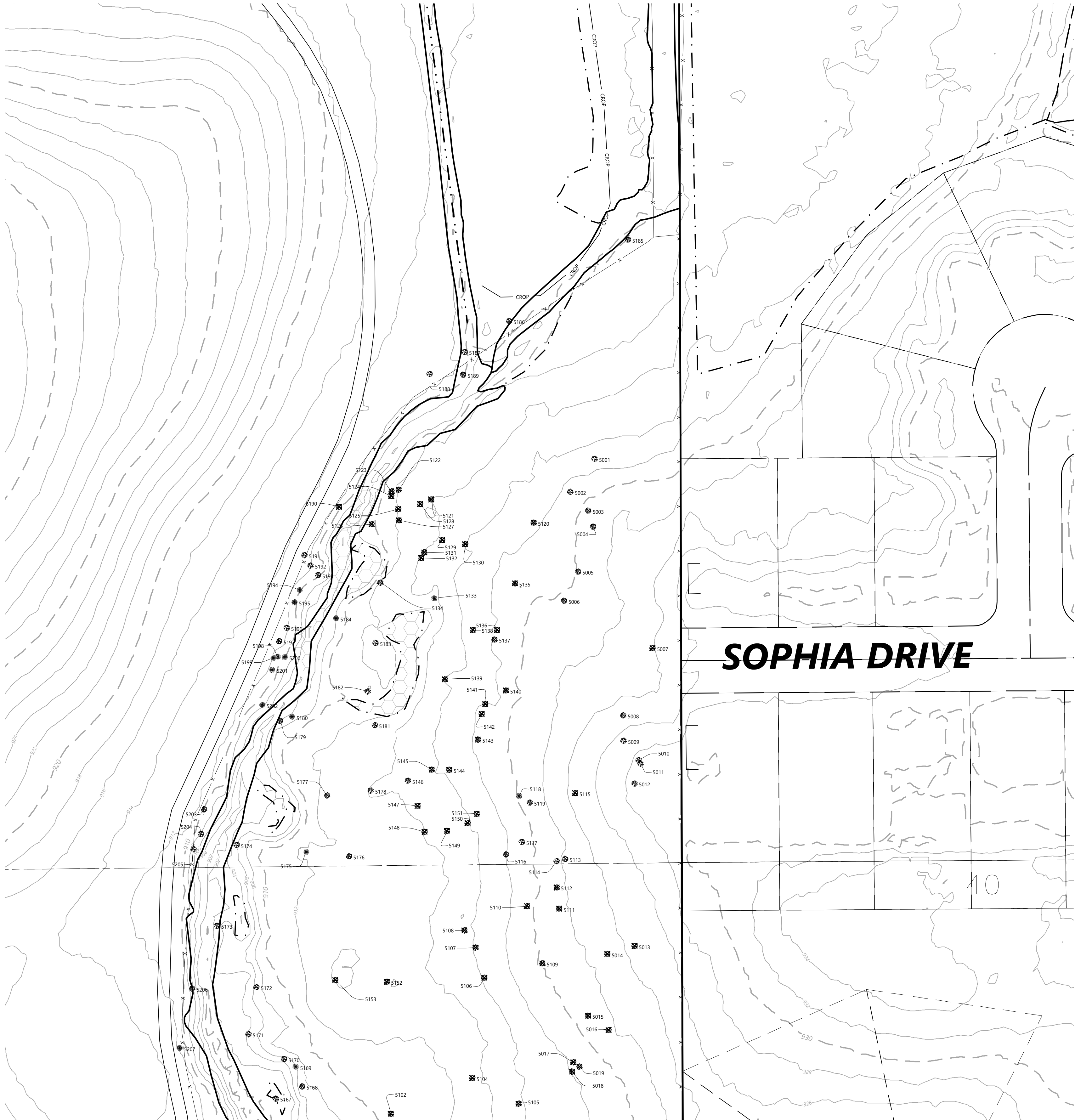
RH
Member
NYS

Sagewood 3rd
Chaska, MN

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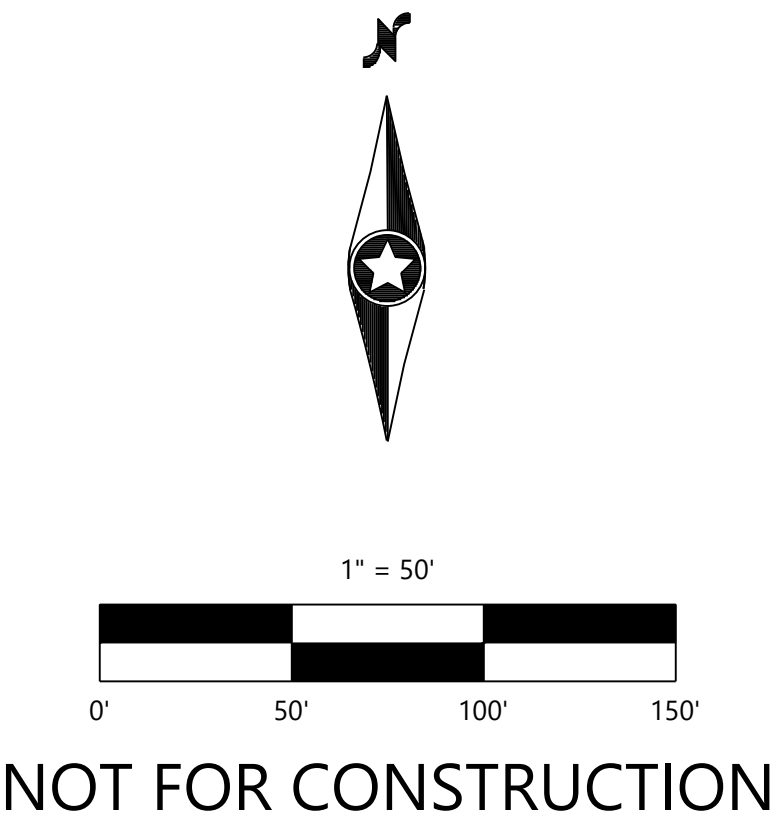
0' 100' 200' 300'



Tree Inventory

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT
5001	Red Oak	37	BD	
5002	Bur Oak	43		
5003	Bur Oak	24		
5004	Bur Oak	24		
5005	Bur Oak	29		
5006	Bur Oak	23		
5007	Ash	43		EAB
5008	Sugar Maple	38		
5009	Red Oak	26		
5010	Bur Oak	20	X	
5011	Bur Oak	25		
5012	Bur Oak	26		
5013	Bur Oak	25		
5014	Bur Oak	41		
5015	Bur Oak	29		
5016	Bur Oak	59		
5017	American Elm	12		
5018	American Elm	14		
5019	Bur Oak	29		
5020	Red Oak	39	BD	
5021	Bur Oak	13		
5022	Bur Oak	28		
5023	Bur Oak	31		
5024	Bur Oak	28		
5025	Red Oak	37		
5026	Bur Oak	22		
5027	Bur Oak	26		
5028	Bur Oak	29		
5029	Bur Oak	35		
5030	Bur Oak	20		
5031	Bur Oak	13		
5032	Bur Oak	18		
5033	Bur Oak	20		
5034	Bur Oak	34		
5035	Bur Oak	21		
5036	Bur Oak	15		
5037	Bur Oak	28		
5038	Bur Oak	24		
5039	Bur Oak	28	BD	
5040	Bur Oak	28		
5041	Bur Oak	25		
5042	Bur Oak	20		
5043	Bur Oak	45		
5044	Bur Oak	19		
5045	Bur Oak	39		
5046	Bur Oak	32		
5047	Bur Oak	24		
5048	Bur Oak	18		
5049	Bur Oak	18		
5050	Bur Oak	19		
5051	Bur Oak	23		
5052	Bur Oak	32		
5053	Bur Oak	32		
5054	Bur Oak	23		
5055	American Elm	12		
5056	Bur Oak	28		
5057	Bur Oak	26		
5058	Fruit Tree	19		
5059	Bur Oak	31		
5060	Bur Oak	19		
5061	Bur Oak	19		
5062	Basswood	18		
5063	Bur Oak	30		
5064	Bur Oak	27		
5065	Bur Oak	17		
5066	Bur Oak	34		
5067	Bur Oak	20		
5068	Bur Oak	25		
5069	Bitternut Hickory	34		
5070	Bur Oak	25		

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT
5071	Bur Oak	17	BD	
5072	Bur Oak	16		
5073	Bur Oak	24		
5074	Bur Oak	16		
5075	Bur Oak	16		
5076	Bur Oak	30		
5077	Bur Oak	26		
5078	Basswood	35	X	
5079	Bur Oak	26		
5080	Bur Oak	24		
5081	Bur Oak	30		
5082	Siberian Elm	17		Invasive
5084	Siberian Elm	12		Invasive
5085	Bur Oak	29		
5086	Bur Oak	19		
5087	Bitternut Hickory	29	BD, Dead	
5088	Bur Oak	25		
5089	Bur Oak	24		
5090	Bur Oak	28		
5091	Bur Oak	28		
5092	Bur Oak	34		
5093	Bur Oak	22		
5094	Bur Oak	22		
5095	Bur Oak	32		
5096	Bur Oak	23		
5097	Bur Oak	30		
5098	Bur Oak	29		
5099	Bur Oak	24		
5100	Bur Oak	29		
5101	Bur Oak	28		
5102	Basswood	41	PD, Dead	
5103	Bur Oak	35		
5104	Bur Oak	21		
5105	Red Oak	36	BD	
5106	Bur Oak	28		
5107	Red Oak	24		
5108	Bur Oak	28		
5109	Red Oak	42	BD	
5110	Bur Oak	24		
5111	Bur Oak	22		
5112	Bur Oak	18		
5113	Bur Oak	24		
5114	Bur Oak	20		
5115	Red Oak	39	BD, Dead	
5116	Bur Oak	18		
5117	Bur Oak	22		
5118	Eastern Red Cedar	7		
5119	Bur Oak	27		
5120	Bur Oak	26		
5121	Bur Oak	24		
5122	Bur Oak	19		
5123	Bur Oak	16		
5124	Bur Oak	17		
5125	Bur Oak	21		
5126	Bur Oak	13		
5127	Bur Oak	16		
5128	Bur Oak	20		
5129	Bur Oak	18		
5130	Bur Oak	27		
5131	Bur Oak	12		
5132	Bur Oak	26		
5133	Eastern Red Cedar	9		
5134	Bur Oak	17		
5135	Bur Oak	23		
5136	Bur Oak	24		
5137	Bur Oak	16		
5138	Bur Oak	24		
5139	Bur Oak	26		
5140	Bur Oak	29		
5141	Bur Oak	24	X	



NOT FOR CONSTRUCTION

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

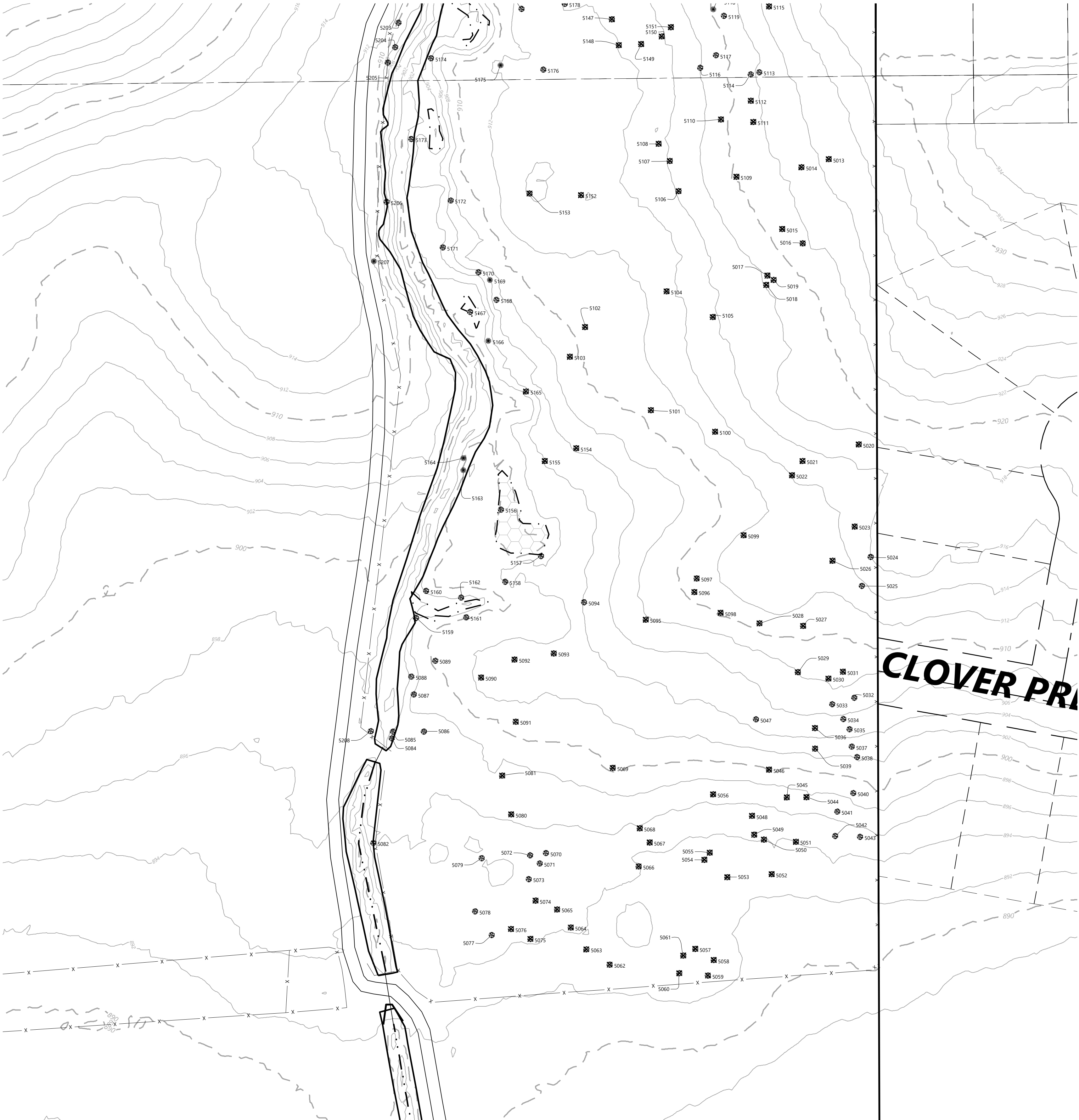
NICHOLAS T. MEYER
DATE: XX LICENSE NO. 53774

SAGEWOOD
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

TREE INVENTORY PLAN

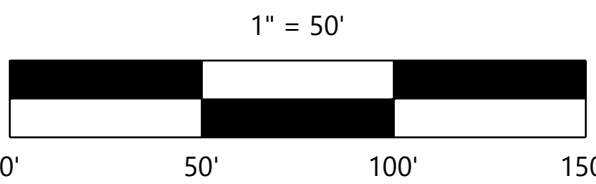
SHEET NUMBER:
XX OF **XX**
DATE: XX
PROJECT NUMBER: 0025307



Tree Inventory

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT
5142	Bur Oak	38		
5143	Bur Oak	22		
5144	Bur Oak	24		
5145	Bur Oak	20		
5146	Bur Oak	19		
5147	Bur Oak	24		
5148	Bur Oak	29		
5149	Bur Oak	28	PD	
5150	Bur Oak	19		
5151	Bur Oak	18		
5152	Bur Oak	28		
5153	Red Oak	70	BD	
5154	Bur Oak	35		
5155	Bur Oak	34		
5156	Black Willow	28	BD	
5157	Bur Oak	37		
5158	Bur Oak	39		
5159	Basswood	39		
5160	Bur Oak	42		
5161	American Elm	12		
5162	Bur Oak	32		
5163	Eastern Red Cedar	7		
5164	Eastern Red Cedar	7		
5165	Ash	12		EAB
5166	Eastern Red Cedar	9	X	
5167	Siberian Elm	12		Invasive
5168	Red Oak	32		
5169	Eastern Red Cedar	6		
5170	American Elm	12		
5171	Bur Oak	30		
5172	Basswood	29		
5173	Siberian Elm	13		Invasive
5174	Sugar Maple	26		
5175	Eastern Red Cedar	10		
5176	Bur Oak	50	BD	
5177	Ash	30	BD	EAB
5178	Bur Oak	32		
5179	Ash	13		EAB
5180	Eastern Red Cedar	5		
5181	Bur Oak	30		
5182	Bur Oak	40		
5183	Bur Oak	34		
5184	Eastern Red Cedar	7		
5185	American Elm	12	BD, Dead	
5186	American Elm	12	BD, Dead	
5187	Bowelder	14		
5188	American Elm	14		
5189	Ash	37		EAB
5190	Basswood	30	X	
5191	American Elm	20		
5192	Bur Oak	74		
5193	Basswood	22		
5194	Eastern Red Cedar	13		
5195	Eastern Red Cedar	6		
5196	Basswood	30		
5197	Basswood	36	X	
5198	Eastern Red Cedar	7		
5199	Eastern Red Cedar	6		
5200	Eastern Red Cedar	9		
5201	Eastern Red Cedar	11		
5202	Eastern Red Cedar	21		
5203	Basswood	37	X	
5204	Basswood	21		
5205	American Elm	12		
5206	Red Oak	29		
5207	Eastern Red Cedar	15		
5208	Bur Oak	34		

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOT FOR CONSTRUCTION

DESIGNED:	CHF
CHECKED:	RMB
DRAWN:	CHF
HORIZONTAL SCALE:	50.0000005"
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	XX
REVISIONS:	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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NICHOLAS T. MEYER

DATE: XX LICENSE NO. 53774

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

TREE INVENTORY PLAN

PROJECT NUMBER: 0025307

SHEET NUMBER:

XX OF XX

DATE: XX



AMERICAN CLASSIC

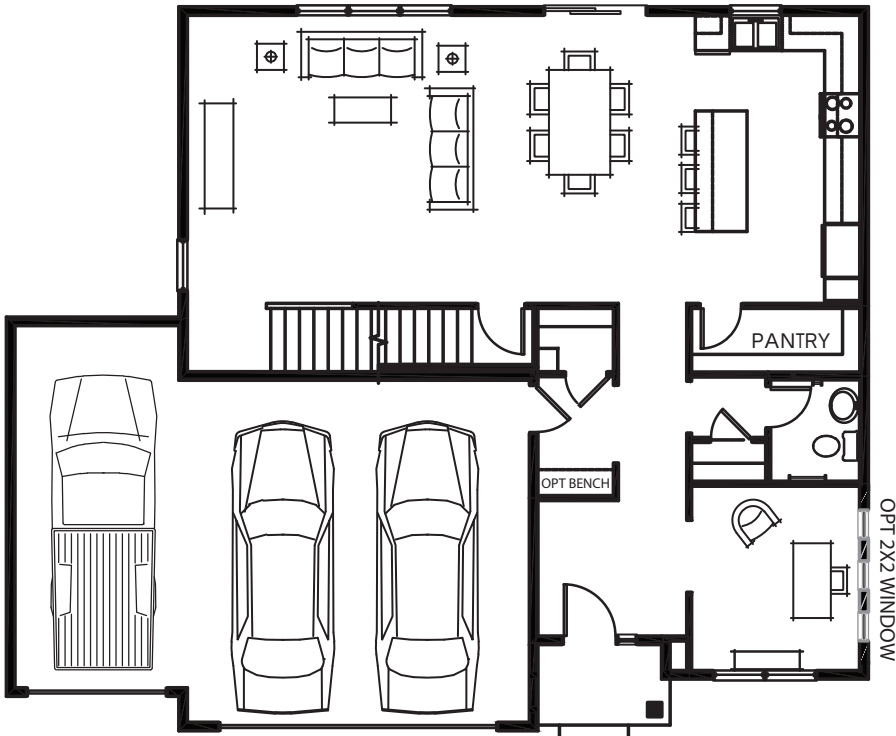


HEARTLAND COTTAGE

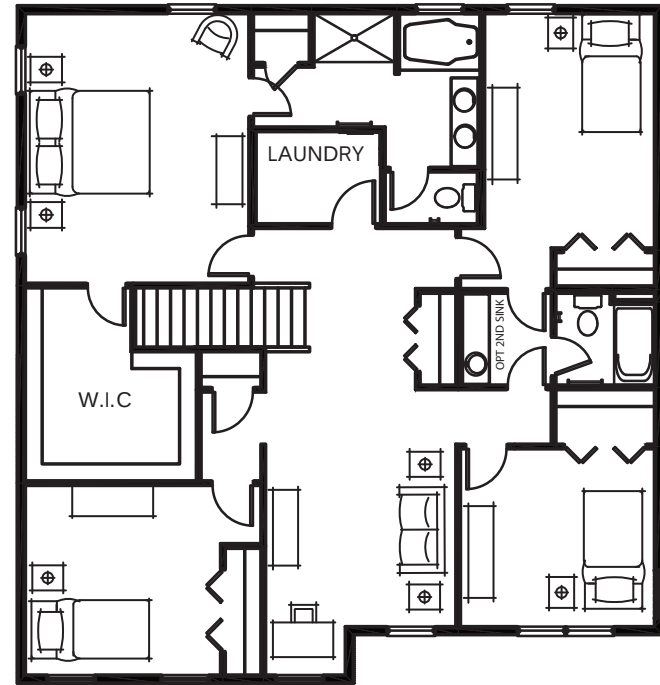


NORTHERN CRAFTSMAN

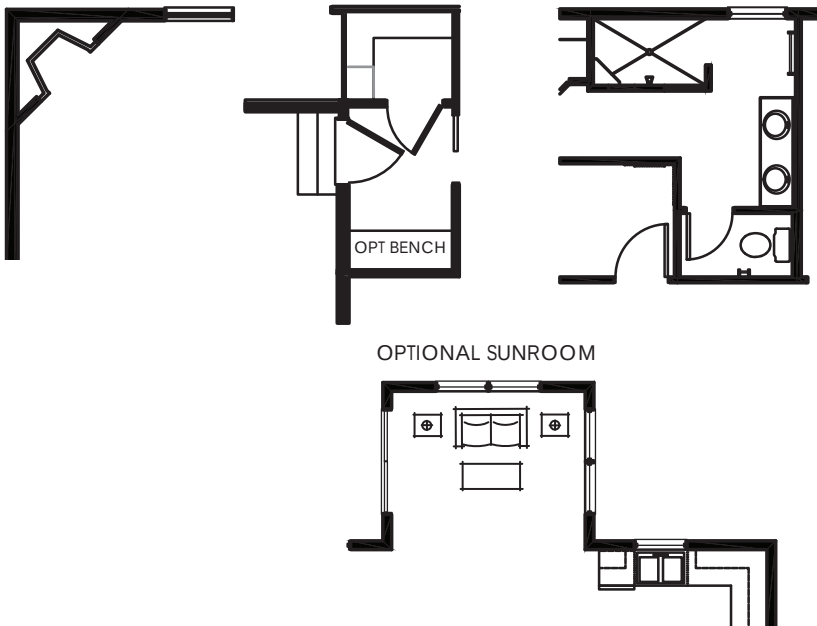
MAIN LEVEL



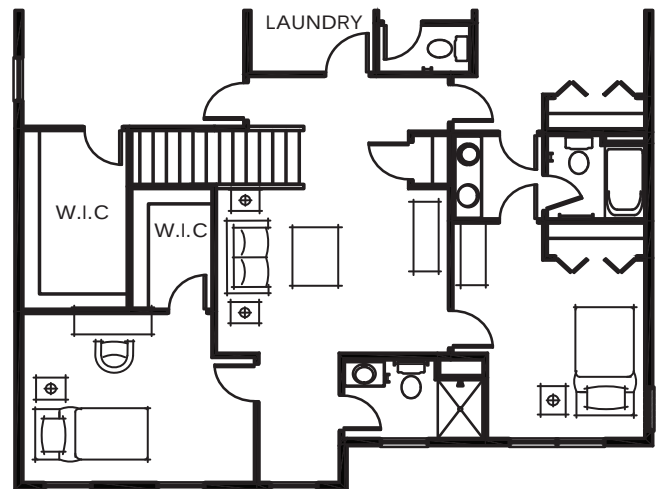
UPPER LEVEL



OPTIONAL GAS FIREPLACE OPTIONAL POCKET DOOR OPTIONAL WALK-IN SHOWER



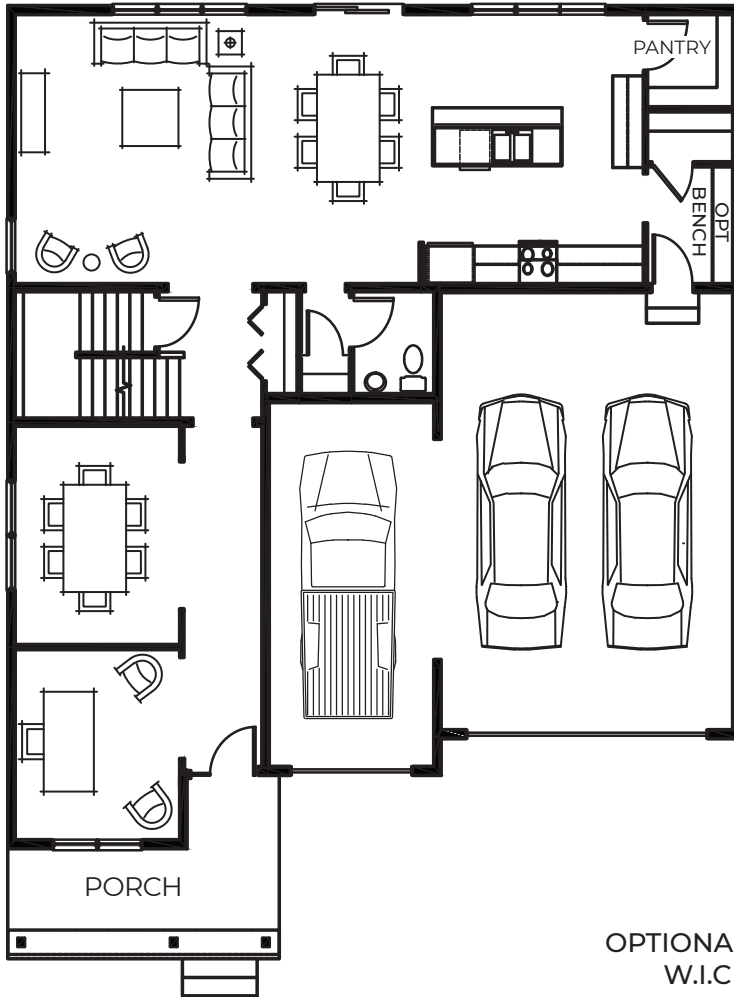
OPTIONAL JACK & JILL 3RD BATH



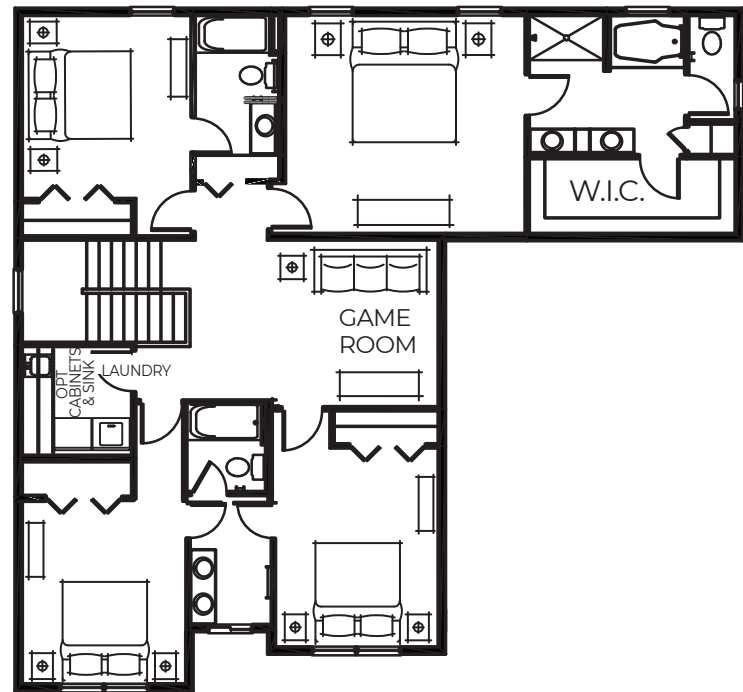
All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. All homes are constructed by D.R. Horton®, Inc. – Minnesota, Residential Contractor's License #BC605657



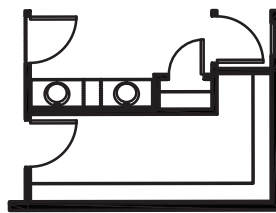
MAIN LEVEL



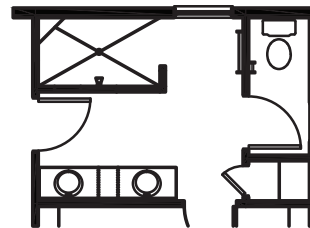
UPPER LEVEL



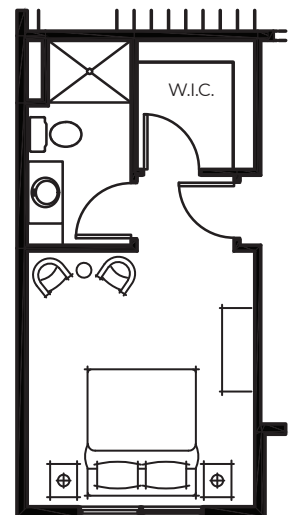
OPTIONAL OWNERS
W.I.C. DOOR



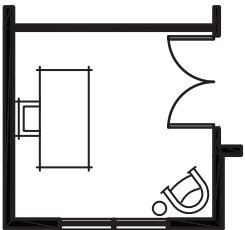
OPTIONAL WALK-IN
SHOWER
IN OWNERS BATH



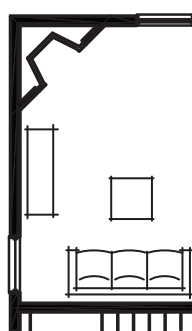
OPTIONAL MAIN LEVEL
BEDROOM



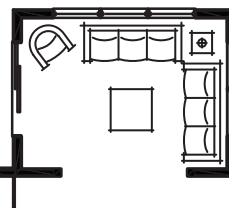
OPTIONAL
STUDY DOORS



OPTIONAL
FIREPLACE



OPTIONAL
SUNROOM



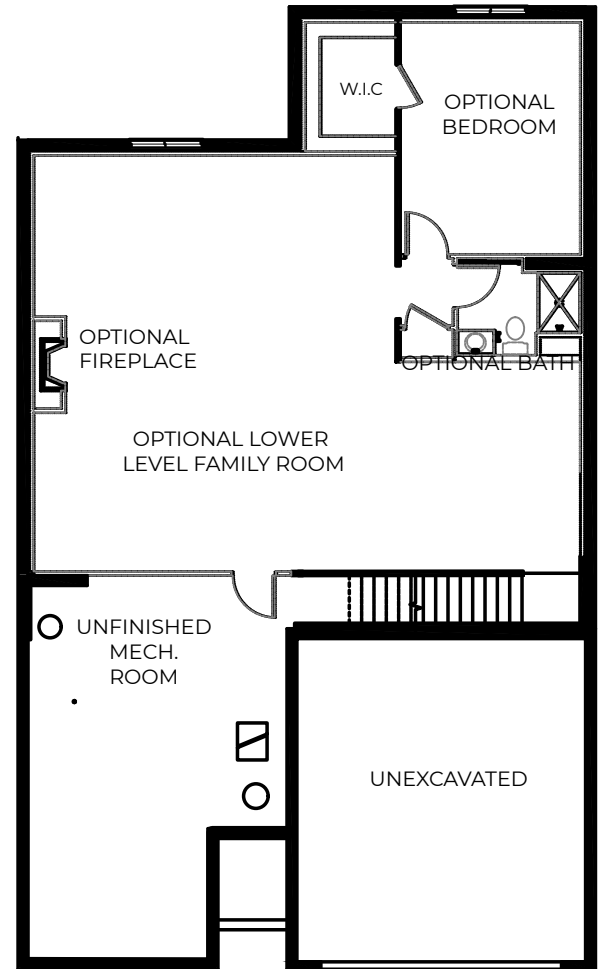
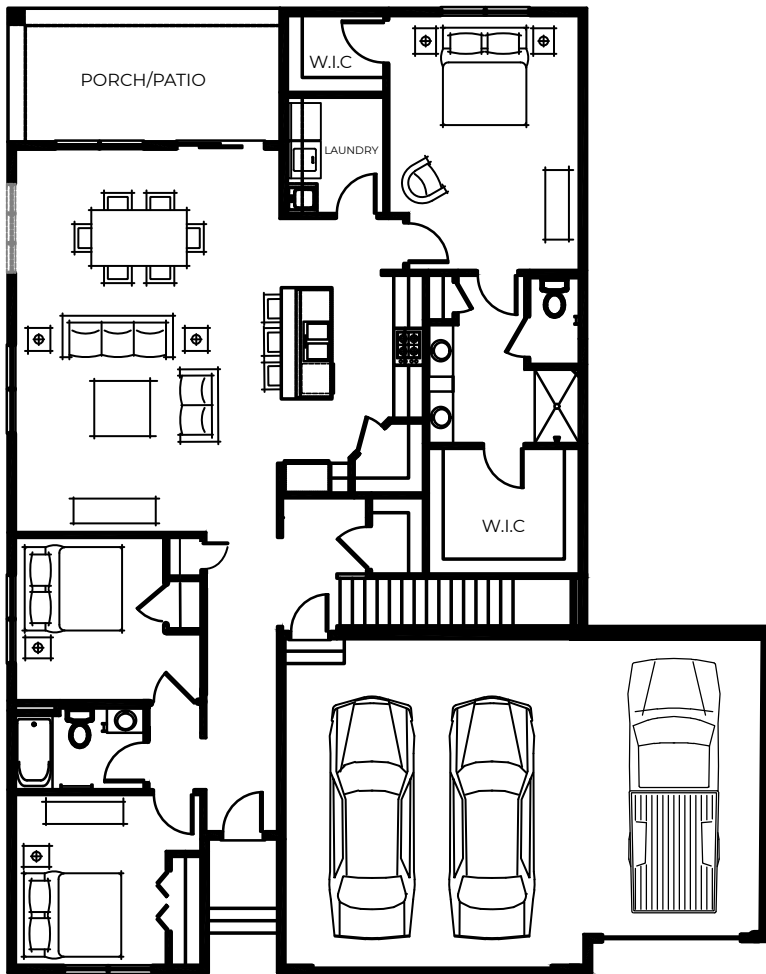
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THE CLIFTON



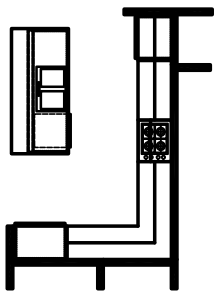
MAIN LEVEL

FOR LOWER LEVEL PLANS

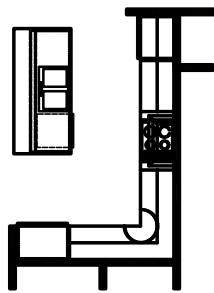


MAIN LEVEL OPTIONS

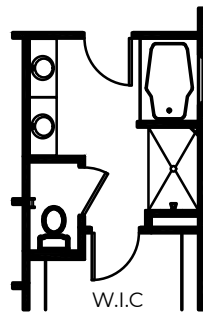
OPTIONAL
SIGNATURE KITCHEN



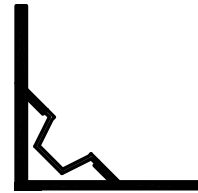
OPTIONAL
GOURMET KITCHEN



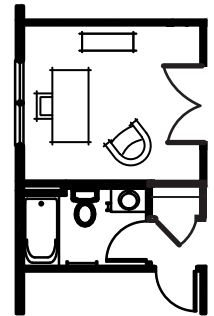
OPTIONAL
BATHROOM
CONFIGURATION



OPTIONAL
CORNER FIREPLACE



OPTIONAL
STUDY



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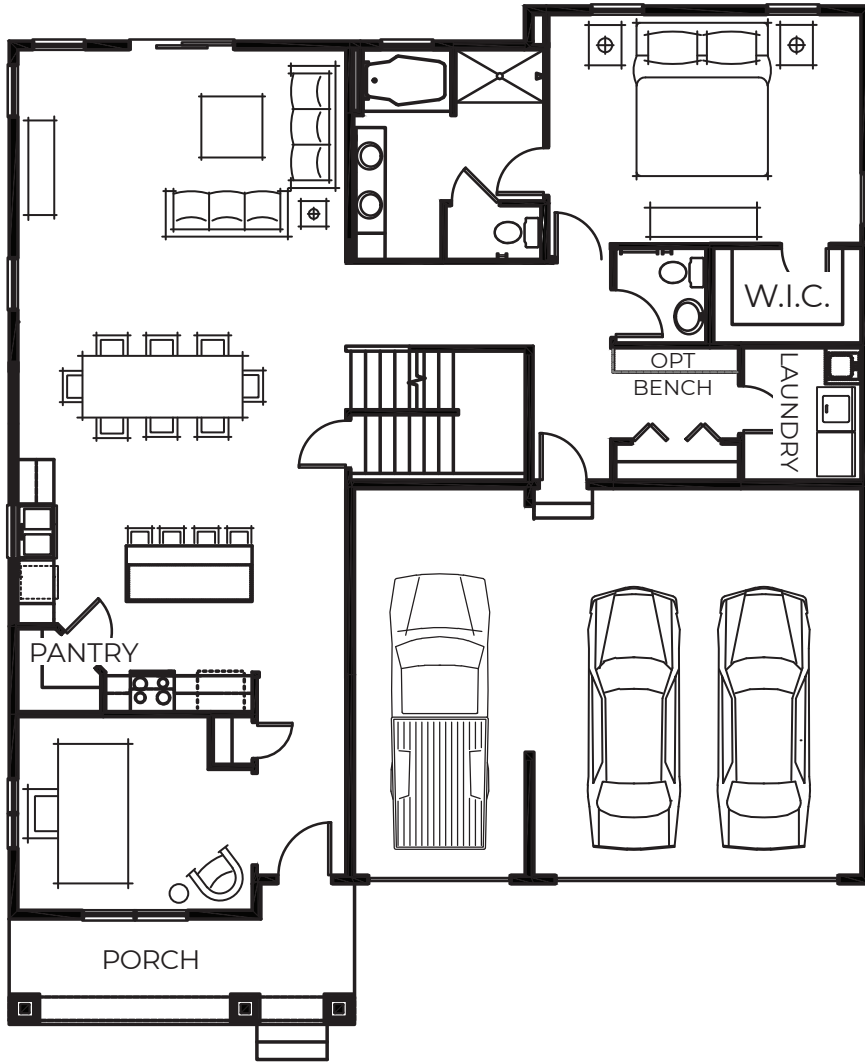
THE EVANS



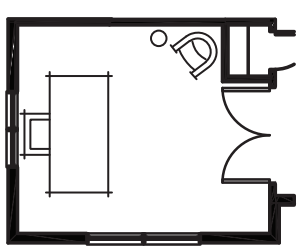
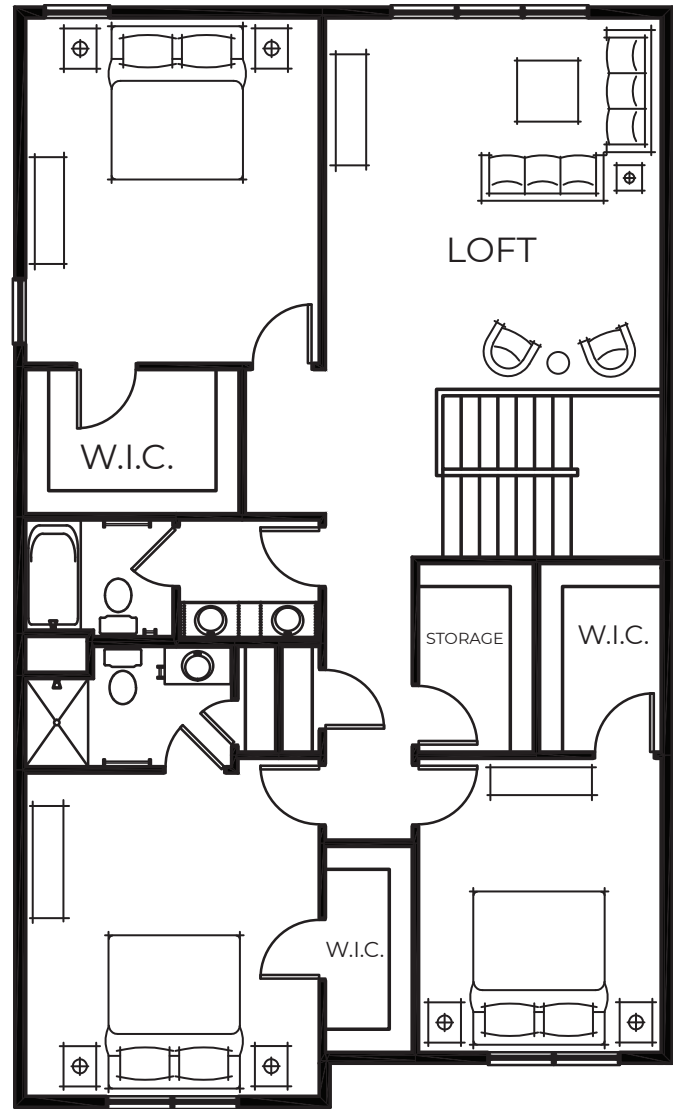
NORTHERN CRAFTSMAN

8.A. Adopt Resolution 2020-20, Approving... Packet Page 98 of 181

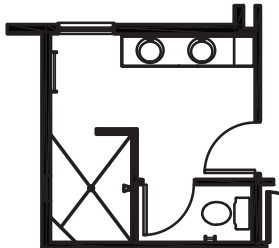
MAIN LEVEL



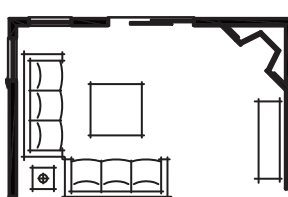
UPPER LEVEL



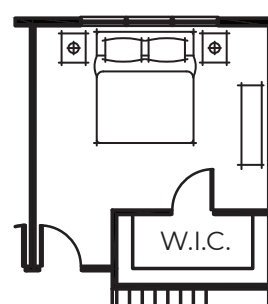
OPTIONAL
DOUBLE DOORS



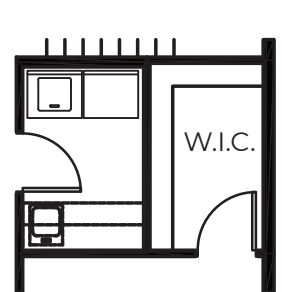
OWNER'S SUITE
OPTIONAL WALK-IN
SHOWER



OPTIONAL
GAS
FIREPLACE



OPTIONAL 5TH
BEDROOM



OPTIONAL UPPER
LEVEL 2ND
LAUNDRY

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THE HARRISON



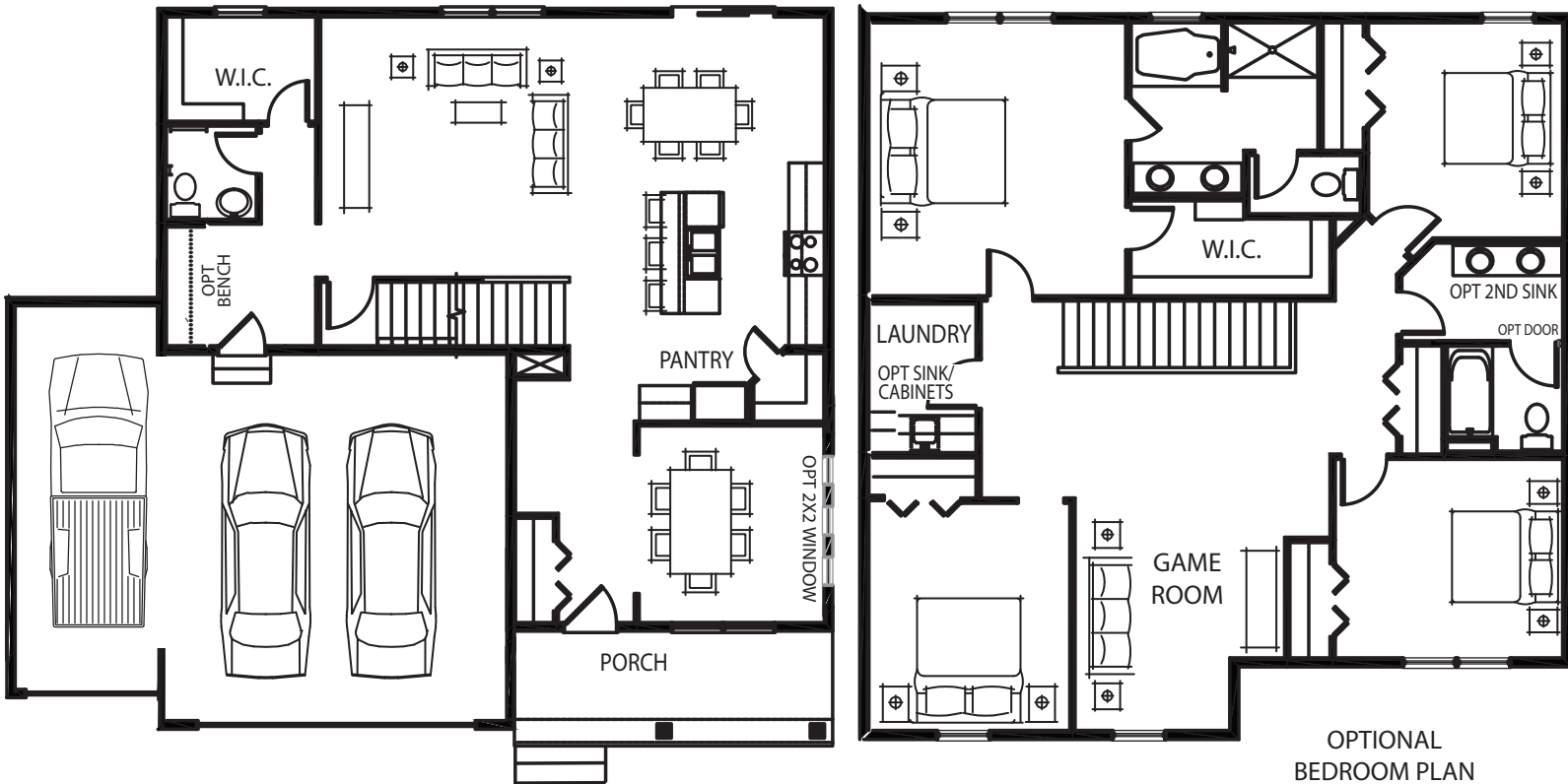
AMERICAN CLASSIC



HEARTLAND COTTAGE

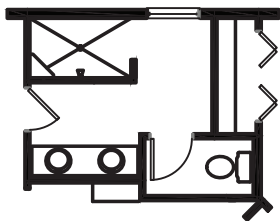


NORTHERN CRAFTSMAN

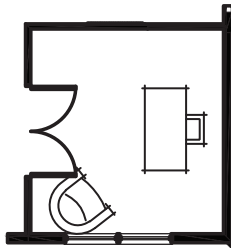


OPTIONAL
BEDROOM PLAN
W/ FULL BATH

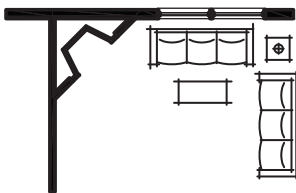
OPTIONAL
WALK-IN SHOWER
IN OWNER'S BATH



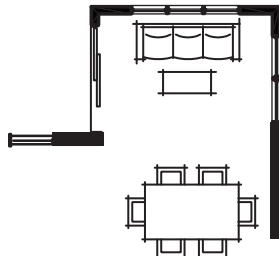
OPTIONAL
STUDY



OPTIONAL
GAS FIREPLACE



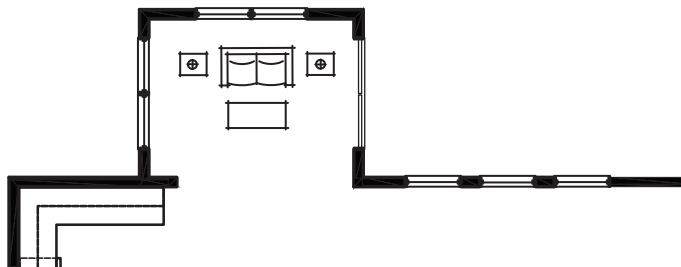
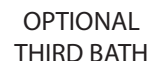
OPTIONAL
SUNROOM



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EQUAL HOUSING OPPORTUNITY

THE REDWOOD



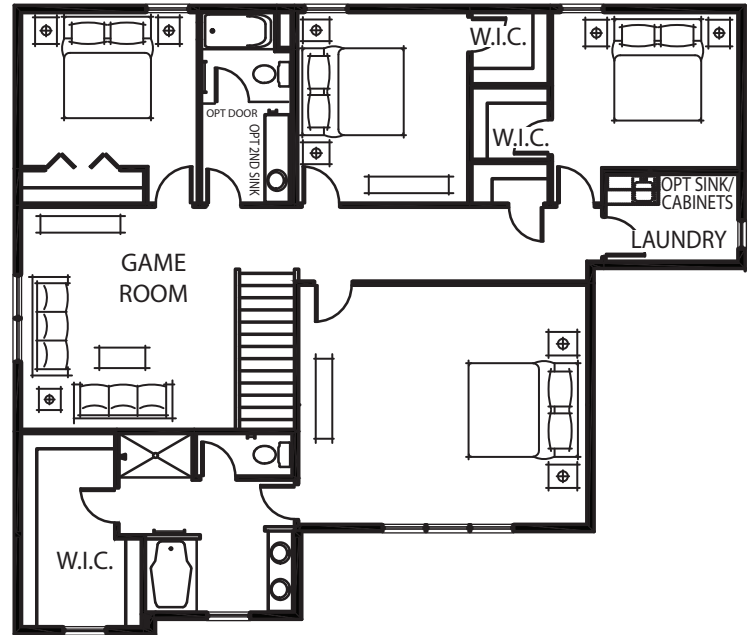
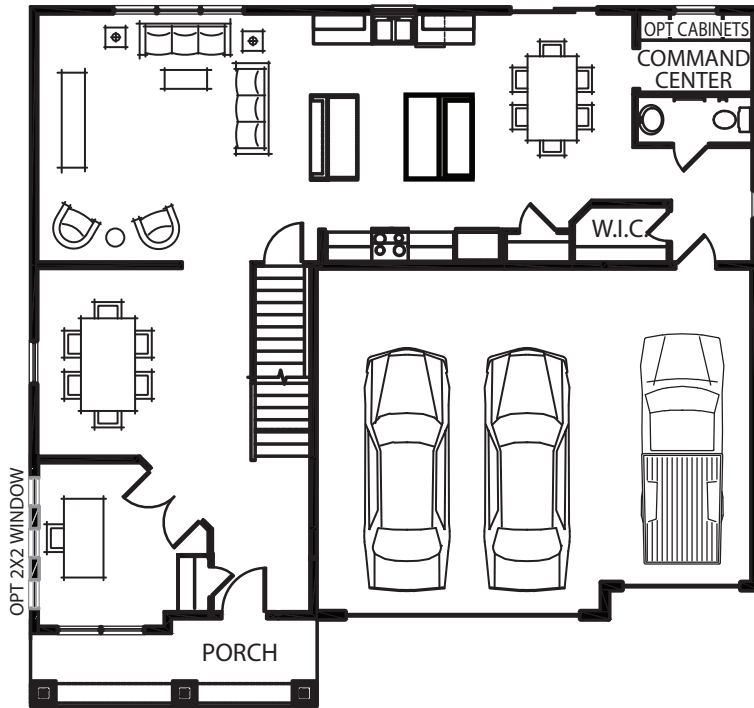
AMERICAN CLASSIC



HEARTLAND COTTAGE



NORTHERN CRAFTSMAN

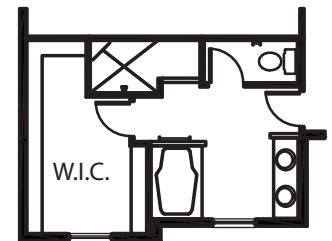
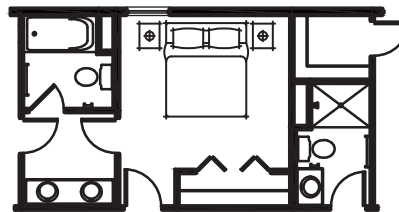
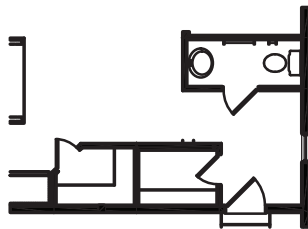
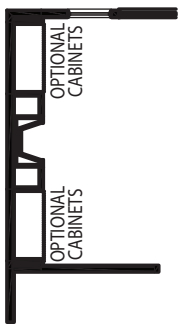


OPTIONAL
GAS FIREPLACE

OPTIONAL
WALK-IN PANTRY

OPTIONAL
JACK & JILL PLUS
HALL BATH

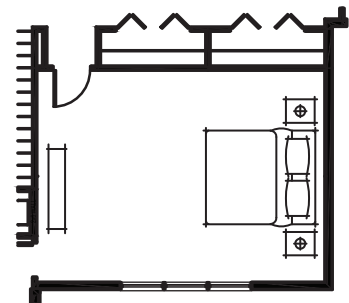
OPTIONAL
WALK-IN SHOWER
IN OWNER'S BATH



OPTIONAL
SEE-THROUGH
GAS FIREPLACE



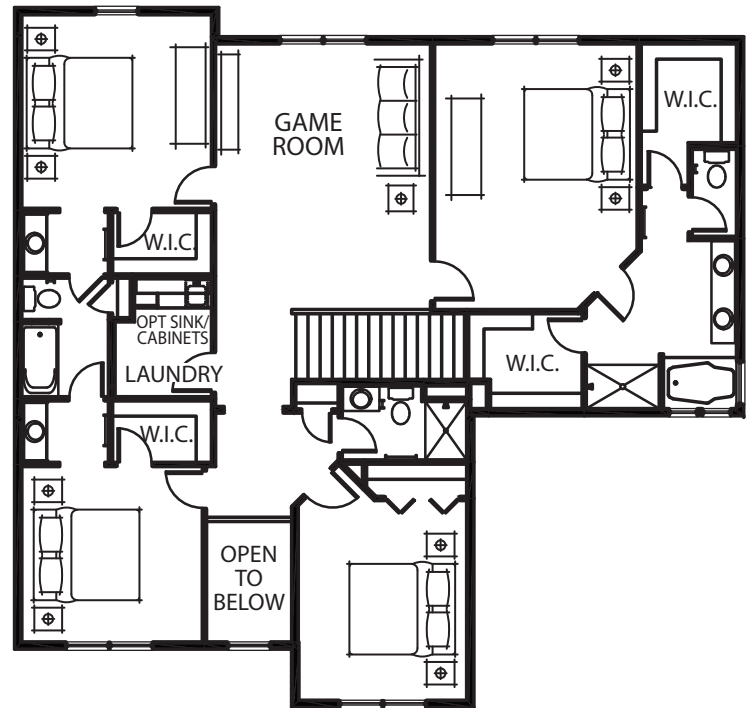
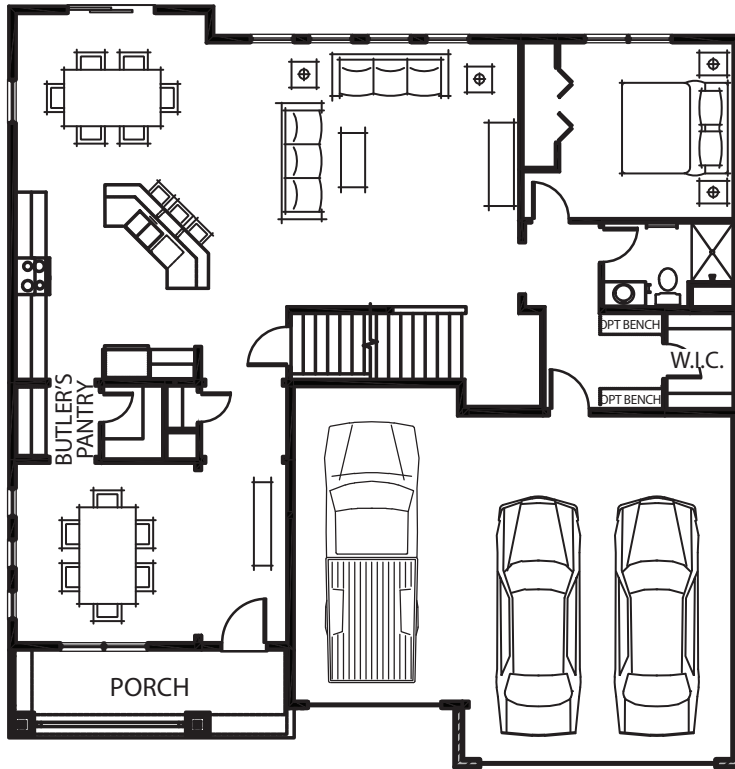
OPTIONAL
LINEN CLOSETS



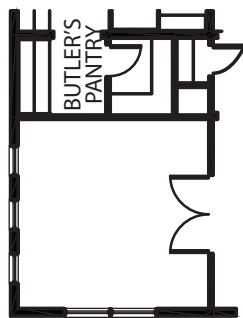
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THE WHITNEY

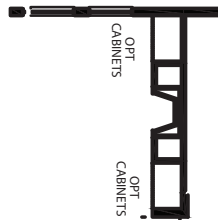




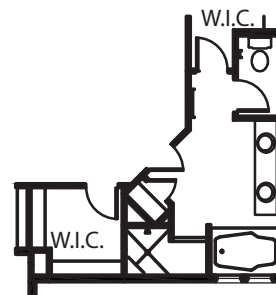
OPTIONAL
STUDY



OPTIONAL
GAS FIREPLACE



OPTIONAL
WALK-IN SHOWER IN
OWNER'S BATH

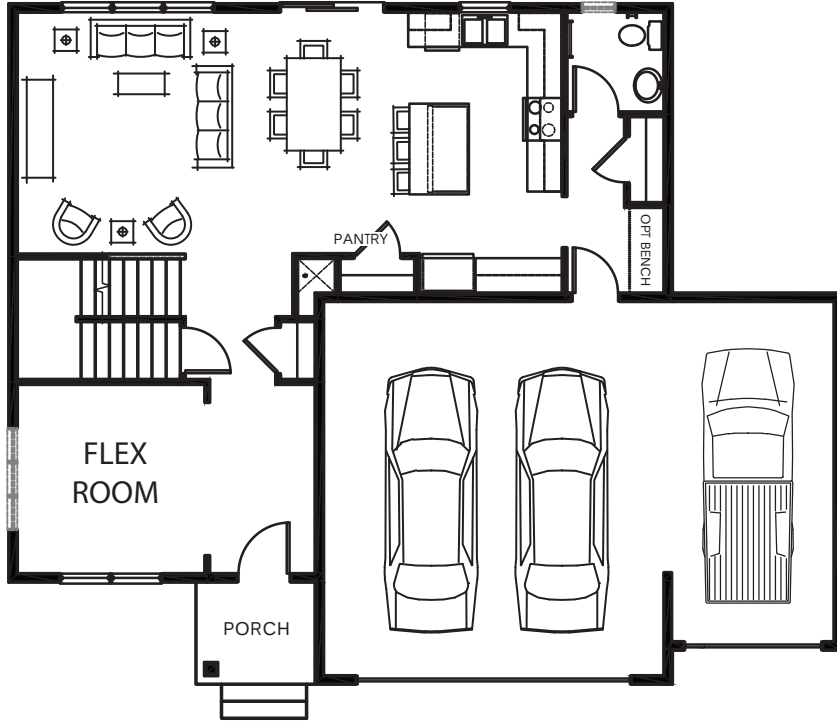


All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. All homes are constructed by D.R. Horton®, Inc. – Minnesota, Residential Contractor's License #BC605657

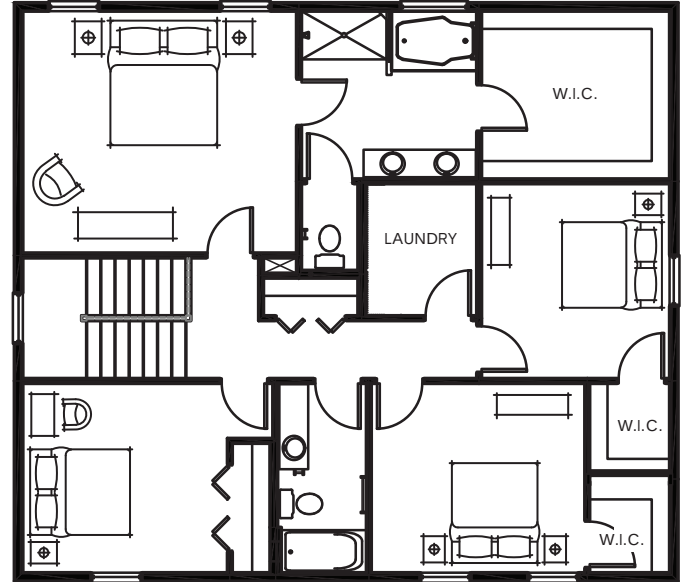
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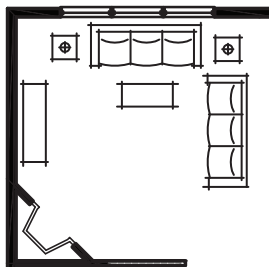
MAIN LEVEL



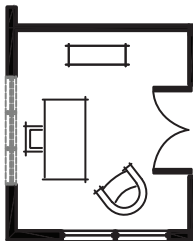
UPPER LEVEL



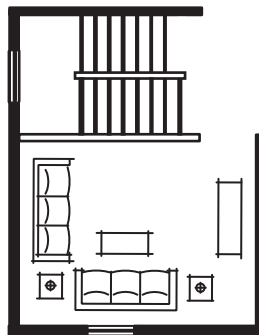
OPTIONAL
GAS FIREPLACE



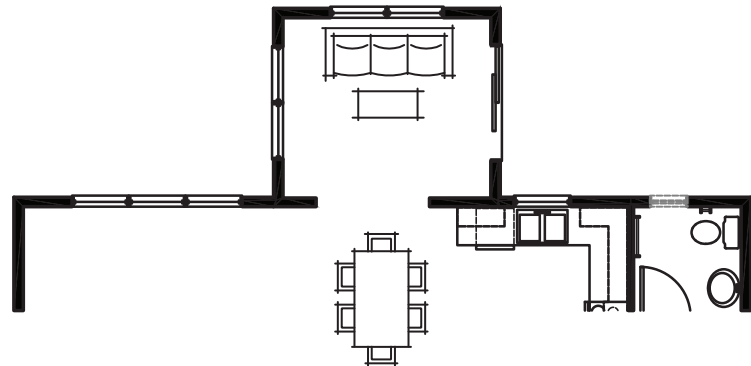
OPTIONAL
STUDY



OPTIONAL LOFT IN
LIEU OF BEDROOM #4



OPTIONAL
SUNROOM



All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. All homes are constructed by D.R. Horton®, Inc. – Minnesota, Residential Contractor's License #BC605657



Elizabeth Hanson

From: Melissa Kampen <mkampen@jonathaninchaska.com>
Sent: Wednesday, March 11, 2020 2:53 PM
To: Kevin Ringwald; Elizabeth Hanson
Subject: Planning Commission meeting regarding Approval of Concept Plan by D.R. Horton
Importance: High

Good afternoon Kevin & Liz,

This email is in concern of the Planning Commission meeting for Wednesday, March 11, 2020 regarding the Approval of a concept plan to develop 83 single family lots on approximately 77 acres of land in Laketown Township presented by D.R. Horton. We ask that Sagewood is **not allowed to opt out** and is **required to be part of Jonathan Association**.

7. Action Items

7 B. Recommend Approval of the Concept Plan for Sagewood 3rd/DR Horton/PC #2020-06

I may not be in attendance at tonight's meeting, so I would like to pass along Jonathan Association concerns about the Sagewood addition.

ACCESS:

1. Access to Sagewood #3 as well as Sagewood #1 & Sagewood #2 – Their only access to these neighborhoods are through Clover Preserve Lane and Sophia Drive.
2. Our members have seen an increase in commercial and non-commercial vehicles traveling through Jonathan Association neighborhoods creating more traffic concerns; such as more vehicles, damage to properties along the ROW access points due to additional utilities, pedestrian concerns with the high volume of traffic and the "Quality Small Town Feel" that drew our members to reside within Jonathan Association.

Sagewood to be part of Jonathan Association:

3. Sagewood 1, 2 & 3 are in close proximity to Jonathan Association common amenities, they will use theses common amenities but yet will not be financially responsible for these amenities by not paying any Annual Due that is used for the upkeep of these common amenities.
4. In order to bring consistency and equality to the not only all the houses on Sophia Drive, Clover Preserve Lane(most importantly the last houses on 1479 & 1480 Sophia Drive & 1405 & 2750 Clover Preserve Lane), the Jonathan Association Clover Ridge & Clover Field neighborhoods that are directly impacted by Sagewood being able to opt out of Jonathan Association.
5. We ask that Sagewood is **not allowed to opt out** and is **required to be part of Jonathan Association**, to abide and follow the Declarations and CCR'S of Jonathan Association. Enforcement of the Jonathan Associations Declarations and CCR's will be a difficult task for our Clover Field and Clover Ridge neighborhoods if Sagewood is not part of Jonathan Association. The close proximity of 1479 & 1480 Sophia Drive; 1405 & 2750 Clover Preserve Lane

with no common area in between their property lines to those of their neighbors could create animosity towards their neighbors, the City of Chaska and Jonathan Association.

As a community member of the City of Chaska and working with the Jonathan Association, I am excited for new growth within the city. I am not excited about causing bad relations with neighbors and discord within the Jonathan Association and the City of Chaska. We as a city can still produce growth while keeping the "Quality Small Town Feel" by making our members feel valued and respected; listening and acting upon their concerns, not the concerns of cost to a builder or corporation.

Respectfully,

Melissa Kampen

Gassen Management
Jonathan Onsite Property Manager
111000 Bavaria Road, Chaska, MN 55318
952.448.4700
mkampen@jonathaninchaska.com

Please be sure to like us on Facebook at <https://www.facebook.com/jonathaninchaska>

Elizabeth Hanson

From: Matthew Smalley <matthewjsmalley@yahoo.com>
Sent: Tuesday, March 10, 2020 11:07 PM
To: Kevin Ringwald
Cc: Mark Windschitl; Elizabeth Hanson
Subject: Re: Sagewood 3rd addition - need to really evaluate before making decisions here

Hi Kevin,

Thanks for the response.

Okay, the county surveyor would not allow a note on a plat that Kelzer asked for (I thought this was in a legal binding agreement, no?), did the city think it would be a good idea to 'gamble' with 36 \$500,00 (in 2003) new construction homes being built to incoming Chaska residence? Was there no legal or even better yet moral obligation to communicate zoning changes that happened just months prior (or in our case of being a early Sophia resident where the house shopping/contracting takes months) — especially given the confusion and discrepancy (zone vs green field) pointed out in the maps I sent in the pdf yesterday?

A small sign every 7th house on a property line, after people have committed is ridiculous, especially after families have made life savings investments to plant roots.

I realize the city had to make a deal with Kelzer to preserve his farm but we'er not okay with all the negative byproducts the city has burdened everybody else with.

Given all of the above; we're okay with a few houses to the West of us, but we're not okay with:

1. A knee jerk builder wanting to drop get a another massive amount of houses from the sky with no long them thinking
2. Zero plans for the green belt (this is very clear In the 2030/40 plan)
3. Incompressible possible (study or no study) traffic down Sophia drive
4. Chaska continuing to approve massive tree cut of beautiful/mature trees when we frankly have alternatives.

The last time Sophia Drive attended a City meeting was to protest the massive low income + retail building across from Clover Ridge Elementary after being marketed this was originally zoned for park and single family, and after Sophia Drive was built up. I think we all know now that place is a complete mess, riddled with law enforcement daily as predicted, low retail lease, and frankly just low moral and curb appeal which drops all of Clover Fields equity. Well done., especially directly in front of a school. After a few Public scares, I personally worked with June Johnson Principal at the time and donated money to get safety doors for admission. I should not have to do that but had 3 kids in the school and was the right thing to do for the betterment. The Sophia folks have zero faith in the city of Chaska after that debacle. The bar was established.

Lastly, here is a drone shot of the woods to the south of Sophia to enable Sagewood 1/2 just after clear cut. The red dot is my house. Luckily I dropped \$11K to buy and preserve a small extension - what none of us thought would have been this bad. The darker dirt WAS Very mature Forrest (like what you see to the West in this photo). I would guess 7/8th ripped out just for Sagewood 1/2. Now, with proposed Sagewood 3 another 60% ripped out to the West. crazy. How is this 'preserved to the extent possible' per the Resolution? The City should man up here and do what's right, finally.

If you want add this email trail to the agenda kit for public record/consumption, please feel free.



Matt Smalley
C:952.215.2509

On Mar 10, 2020, at 3:02 PM, Kevin Ringwald <KRingwald@chaskamn.com> wrote:

Matt,

The County surveyor would not allow a note on the plat relative to future development on the Kelzer property. The city put up the signs instead (Kelzer's said in '02, our staff who installed them said '03 - which is why I went with '03 in the timeline). I am not sure if the developer did any other notice to the builder.

Per Resolution 02-29 (plat for Sophia) the city did comply with earlier direction to "... woods on Kelzer property be preserved to the extent possible ...".

Let us know if you should have any other questions,

Kevin Ringwald, AICP
Community Development Director
City of Chaska

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From: Matt Smalley <matthewjsmalley@yahoo.com>
Sent: Tuesday, March 10, 2020 11:35:41 AM
To: Elizabeth Hanson <EHanson@chaskamn.com>; Kevin Ringwald <KRingwald@chaskamn.com>
Cc: Mark Windschitl <MWindschitl@chaskamn.com>
Subject: Re: Sagewood 3rd addition - need to really evaluate before making decisions here

Elizabeth, appreciate you sending the additional documents!

Kevin, please see attached. It's my understanding, based upon the information provided, of the timeline of events that have occurred to the property directly West of Sophia drive. There are facts and questions within for your perspective and reply.

Thanks,
Matt

On Tuesday, March 10, 2020, 08:31:19 AM CDT, Elizabeth Hanson <ehanson@chaskamn.com> wrote:

Matt,

Sorry for the confusion. Attached is the 2020 Comp Plan approving resolution plus Ch. 00-2 of the 2020 Comprehensive Plan. I'll send the remainder in the next email.

Elizabeth Hanson, AICP

City Planner

City of Chaska

952.448.9200

From: Kevin Ringwald <KRingwald@chaskamn.com>
Sent: Tuesday, March 10, 2020 7:34 AM
To: Elizabeth Hanson <EHanson@chaskamn.com>
Cc: Mark Windschitl <MWindschitl@chaskamn.com>; Matt Smalley <matthewjsmalley@yahoo.com>
Subject: RE: Sagewood 3rd addition - need to really evaluate before making decisions here

Liz,

This first email (*approving resolution attached along Ch. 00-5 of the 2020 Comp Plan*) must have been too large for Mr. Smalley's inbox, as he had informed us he did not receive it.

You might have to send it as a two-part email – thanks!

Kevin

From: Elizabeth Hanson <EHanson@chaskamn.com>
Sent: Monday, March 9, 2020 3:09 PM
To: Matt Smalley <matthewjsmalley@yahoo.com>
Cc: Mark Windschitl <MWindschitl@chaskamn.com>; Kevin Ringwald <KRingwald@chaskamn.com>
Subject: RE: Sagewood 3rd addition - need to really evaluate before making decisions here

Matt,

Per your request we have put together the following timeline of when things happened:

October 18, 1999 – 2020 Comprehensive Plan adopted (approving resolution attached along Ch. 00-5 of the 2020 Comp Plan attached; Ch. 6-11 to follow; Figures to Follow as well)

October 16, 2000 – Engler Boulevard Assessments

May 20, 2002 – Clover Preserve 2nd Addition (Sophia Drive) approved

September 10, 2002 – Kelzer Farms vs City of Chaska Settlement Agreement signed

December 16, 2002 – 2020 Comprehensive Plan Amendment (Kelzer Farms) approved

~2003 – Kelzer Farms signs installed

April 16, 2003 – First Home (1466 Sophia Drive) sold

June 15, 2006 – Last Home (1472 Sophia Drive) sold

Please be advised that I will be sending various emails as some of these documents exceed our email capacity limits.

Elizabeth Hanson, AICP

City Planner

City of Chaska

952.448.9200

From: Kevin Ringwald <KRingwald@chaskamn.com>
Sent: Monday, March 9, 2020 9:16 AM
To: Elizabeth Hanson <EHanson@chaskamn.com>
Cc: Mark Windschitl <MWindschitl@chaskamn.com>; Matt Smalley <matthewjsmalley@yahoo.com>
Subject: RE: Sagewood 3rd addition - need to really evaluate before making decisions here

Liz,

Could you send your timeline for Clover Ridge over to Mr. Smalley – thanks!

Kevin

From: Matt Smalley <matthewjsmalley@yahoo.com>
Sent: Monday, March 9, 2020 9:10 AM
To: Kevin Ringwald <KRingwald@chaskamn.com>; Mark Windschitl <MWindschitl@chaskamn.com>
Subject: Re: Sagewood 3rd addition - need to really evaluate before making decisions here

Kevin,

I would assume there is an archive of the zoning maps and land use definitions somewhere. How can I get access to these, are they online? It would be great to see the 2020 Comprehensive plan because that would have been created in mid-late 90's I believe. This would show if there were any changes to the 2030 Plan (which I know is on City website). There would also be the zone mapping when the land was sold for Clover (& Sophia) and was being developed/planned. All right around the time Sophia Drive built our houses.

Thanks,

Matt

On Saturday, March 7, 2020, 10:18:09 AM CST, Matt Smalley <matthewjsmalley@yahoo.com> wrote:

Additionally, the attached map (I had to ask DRH for it) of the residences that got notification of the proposed new development is alarming. As pointed out below, this proposed development greatly impacts not only the immediate adjacent homes but the entire Clover Ridge and Jonathan community (traffic, schools, etc).

As a result, only a representation of the folks that may be impacted by this were representative in the DRH meeting last week.

The city should be embarrassed that something this big is being 'kept quiet' as I'm sure hundreds of others would like to be informed and a voice heard.

I would recommend the 11th City meeting be postponed, have DRH send the letter to a much broader set of impacted residences, have DRH host another community meeting and that someone from the City planning also attends to answer questions that DRH simply passed the buck to the city on last week.

Lastly, it would be professional to at least acknowledge the previous email sent.

Thanks,

Matt

On Tuesday, March 3, 2020, 12:59:32 AM CST, Matthew Smalley <matthewjsmalley@yahoo.com> wrote:

City of Chaska (+ Deb at DRH as FYI know you are just trying to do a job but residence dont really care at this point and have lost faith)

Tonight we sat in another 'it's all up to the City of Chaska' DR Horton ("DRH") 'community' meeting for yet another massive housing development being defended without City of Chaska representation. What's being proposed, once again, is painfully potentially going to impact our lives short and long, our housing equity, our schools, our roots, our environment, our sense community, and our safety.

While we understand Farmer Kelzer must sadly sell off farming land due to enormous interest debt they are under due to the Cities massive tax Assessment placed upon them; please do not let these circumstances burned his adjacent neighbors (once again). It's not our fault he has to sell, it's yours.

Below are the 5 main pillars why we need to delay / thoroughly think though Sagewood 3rd addition with recommend actions :

1. Traffic

1. Not only directly to Sophia Drive but connecting streets (Hundermark) in route to major arteries (41 and Engler)
2. I have a Chaska high school kid now that drives to school now and takes her over 20 minutes on average. CHS is only 2.8 miles away from our house. Google it.
3. No traffic studies have been done to determine true impact. DRH acknowledged tonight they have invested in no additional traffic studies on their dime leading the audience to believe they don't care; rather 'we have no reason to believe Chaska won't agree to our concept and what they believe to be viable traffic flow' (or soothing to that effect)
4. Does Chaska have 'rules' that need to be followed relative to new development and traffic flow? Has it utilized any 3rd parties to get a consultative/imperial view on what tolerable, safe, effective, permissible relative to similar proposed changes? Do we have any neighborhoods in Chaska with similar circumstances to point to? I'm a 15 year resident can't think of any.
5. Will the kids that live in the 1st, 2nd, 3rd addition take the bus to Clover Ridge? Sophia is a walking street (no service). Will thus change? Do we want 'our neighbors' threatening safety of our walkers? Although 'walkers' on Sophia Drive, no parent ever (we have 3) is going to scoot their kid out the door in first grade when the temp is -20 to +40 degrees - parents drive them. Look at the pick up line in front of CRE - it already complicates traffic on Hunertmark and beyond.
6. Impact to roundabout during school open and close hours I front of CRE? We have 4th grade kids with one volunteer teacher guiding traffic every morning and afternoon. While I love this 'small town feel' and one of the reasons we built here originally, this is not safe or sustainable.
7. See below for more...
8. What about construction vehicles for the next 2 years? Is Chaska going to red-asphalt Sophia Drive to fix damage?
9. Have other service vehicles such as garbage, mail, service, milk, ups, fedex, etc been considered as a part of traffic flow and safety?

2. School impact

1. Have any studies or projections been done to determine the impact of growth of Clover Ridge Elementary School (primarily), middle schools, and Chaska high school?

2. With the school referendum not passing and schools already busting at the seams (pupils per class on the climb especially) is the school board aware of the explosive growth to Clover Ridge with DR Horton phase 1, 2, and now concept for 3 for 80+ New homes (2.5 kids average per house X 130 homes = 325 new pupils K-5 potentially) in 2 years time. Happy to consult with the CLRE Principal if needed. Would be interesting to understand where Chaska now sits with average class size compared to other similar demographics.

3. Jonathan Association

1. Sophia Drive is a part of Johnathan and pays mandatory heavy dues (for reasons to be debated as feel we don't get much and sub par service). DRH has seemed to 'escape' the Johnathan association.
2. The people in DRH 1, 2, and now concept 3 will get to use all things we pay for: parks, sidewalks, etc as we are their entry way into their homes.
3. If the concept for Phase 3 comes to life will Sophia also be annexed from Johnathan association? The new DRH community completely wraps around Sophia drive, so why not.

4. Trees

1. We heard from DRH at the meeting that roughly 60%+ of the trees from Kelzer's land will be removed to fulfill DRH's concept.
2. Shame on you for letting this happen. Need to look for alternative ways to accommodate.
3. Shame on you even worse for allow the massive tree cut for phase 1 and 2. I have before and after drone pics if anyone want to see real truth. We have so much agricultural land in Chaska, please look for ways to protect these 80+ year old woods with habitats. I had a deer in my back yard yesterday - how cool!
4. These are serious mature trees that have brought and maintained wonderful wildlife to Chaska (again, one of the other reasons we built here originally)

5. West corridor?

1. Seems to be a Twilight Zone combo with Groundhogs Day
2. You have 40+ people show up for a builders plan meeting and no one knows with any sense of accuracy what the city zones for the surrounding western areas. DRH went down a path a some sewer line that could cost millions, we plan change from farm to low density housing to high density to Greenland to Commercial to the South to Industrial.
 1. We are Chaska residence. We are teachers, business people, students, service professionals, etc. how is anyone supposed to understand the always changing dynamics of an artificial label of a piece of property and make Long term family and Economic decisions on this when they seem to change overnight with no communication
3. Chaska needs to, prior to approving anything 3rd additional wise, educate Chaska residence on what's coming to the West and provide viable options, now or long term, for these 3rd Addition folks to escape West as well as boarder macro plans.
4. Cannot make vacuum decisions without proactive public knowledge

Proposals:

1. Approve nothing until 1-5 are 100% flushed out and aligned upon; DRH, local residence, school board, 3rd parties, Jonathan Association, Chaska, laketown township, etc.
2. Dead end Sophia Drive and seek creative alternative routes for DRH phase 3 to get to: Engler/212/ Pioneer Trail even if it means more land buy from Kelzer, land buy to make corridor West, railroad tunnel, or wetland bridge to get tracks/pioneer trail A direct line to Engler best as most people need to hit 212 for work/airport. But, kids and buses need to hit CRE apparently too? We need to see a revived DRH concept with all of this in mind. Even if this means thinking long term and buying more land from Kelzer now (or agriculture neighbors, or railroad/wetlands/greenway currently deemed tracks. We need to understand and want to be apart of the long term vs acre by acre plan the City has effectively ruined our housing values and community feel.
3. Understand and be very clear what the school impact with be (and let the broader community know too as pupil size effects all going to schools). Would hope a joint response from school board and Chaska to ensure left/right are talking.
4. Understand and be very clear what the Johnathan association impact will be to current members. We need a statement from them to ensure all parties are aligned before anything is passed.
5. Let all Chaska residence know that The City Chaska has approved to cut down 60 + mature trees (another 100+ with phase 1 and 2) via a letter to the Chaska community via a post on its Facebook and letter to local and Mlps papers. I think it would be a great idea too if City of Chaska got involved with our school systems and presented to the children of this community why taking down trees is a good idea when we have so much alternative land to develop with no trees when we preach the contrary.

Lastly, and reflects all point above. I dont think Chaska residence out side of the directly adjoining properties got the update on DRH plans to expand. If they did, I'm sure they would have a negative option, or a voice - especially when they are trying to get to Target, 212, Engler, Pioneer Trail, the High School, or even trying to walk to Clover Ridge from the East or South of school or show up for school and there are 50+kids in the class room.

Rest assured, not as a threat but more so as a chance to prepared for March meeting, you will see a lot of Chaska representation. Not sure what the rules are yet but I plan to invite the media if they are interested in this story as it can't hurt raise a voice or more importantly a civilized conversation in what seems we have not had around the strong arm growth around us. To us and our neighbors, is that big, once again.

Thanks for listening and am always available for idea discussion.

Matt Smalley

1477 Sophia Drive

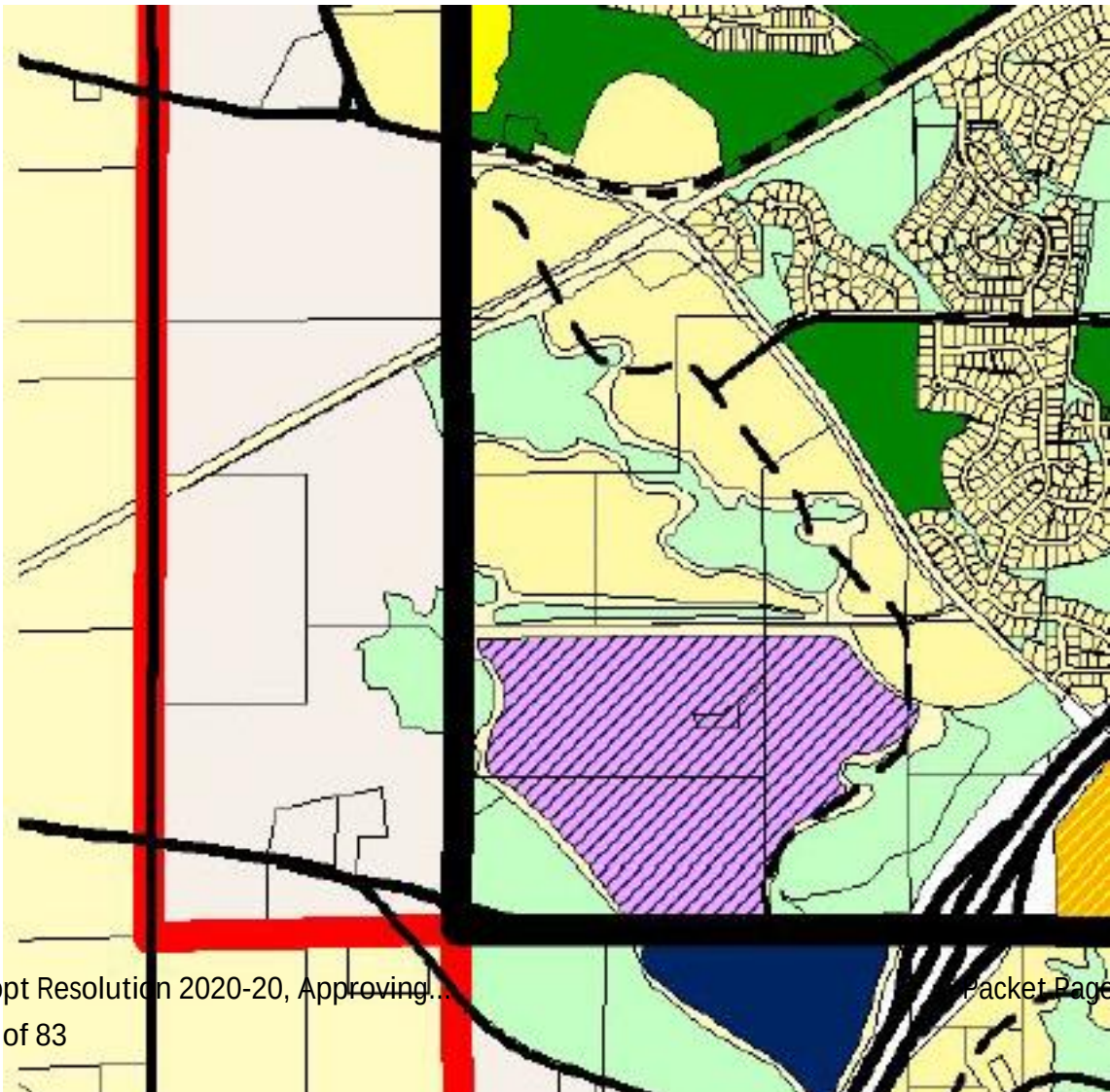
Chaska

C:952.215.2509

High Level Timeline

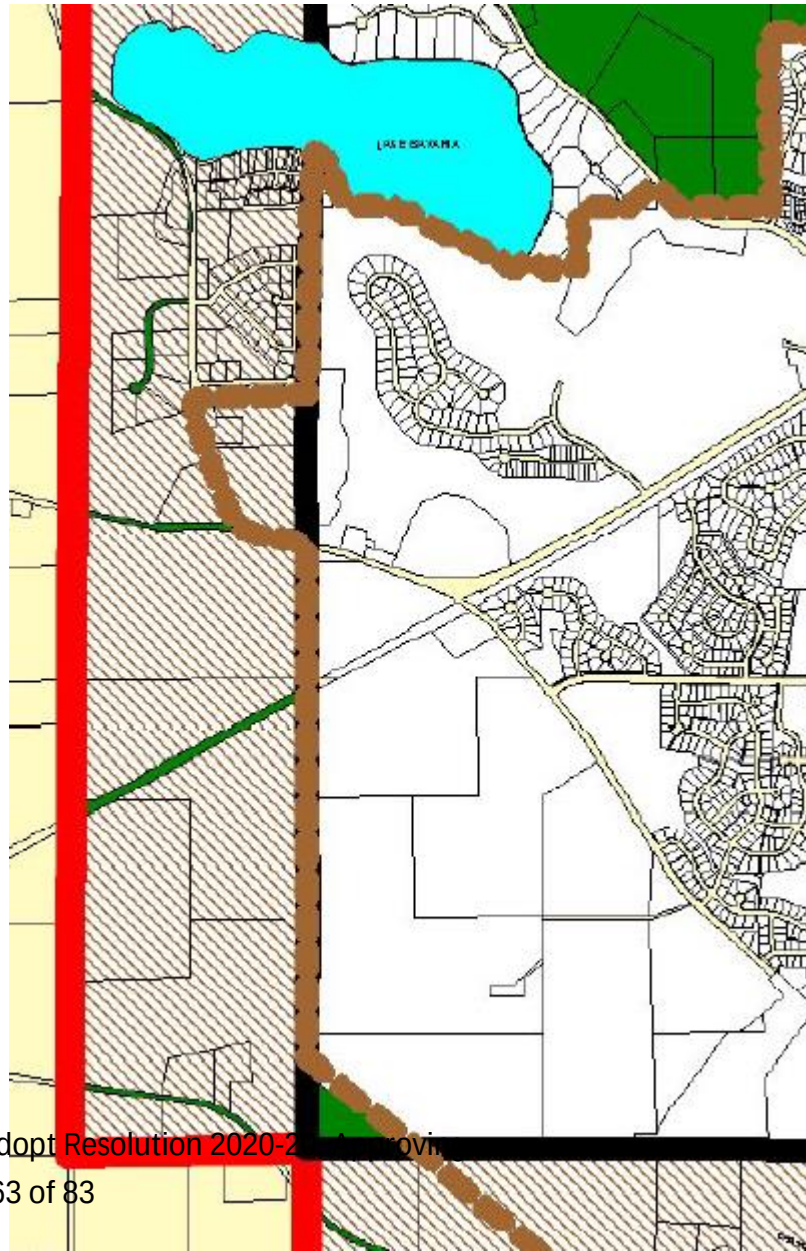
- October 18, 1999 – 2020 Comprehensive Plan adopted (approving resolution attached along Ch. 00-5 of the 2020 Comp Plan attached; Ch. 6-11 to follow; Figures to Follow as well)
- October 16, 2000 – Engler Boulevard Assessments
- May 20, 2002 – Clover Preserve 2nd Addition (Sophia Drive) approved
- September 10, 2002 – Kelzer Farms vs City of Chaska Settlement Agreement signed
- December 16, 2002 – 2020 Comprehensive Plan Amendment (Kelzer Farms) approved
 - 4/2003 Smalley deposit/commitment to build on Sophia
- ~2003 – Kelzer Farms signs installed (does the city know when specifically?)
- April 16, 2003 – First Home (1466 Sophia Drive) sold
- June 15, 2006 – Last Home (1472 Sophia Drive) sold
 - 11/2007 Smalley and 7 neighbors buy small 'yard extensions' to the South direct from Kelzer as a buffer and to protect the trees/habitat. Now, Sagewood#2 gets the benefit of each of our \$11K buys

Figure 3-6 2020 Comprehensive Plan – image dated May 2000
Laketown township slated for Rural Residential.....



Greenbelt Concept document – 1/2001

Laketown township not designated as 'Greenbelt', rather just a annex area



Kelzer Assessment Agreement – 9/9/2002

Settlement of Kelzer Special Assessment Appeal

In November of 2000 the City of Chaska levied a special assessment in the amount of \$618,404.00 against a 60-acre parcel owned by Clarence Kelzer. The special assessment related to benefit accruing to this property relative to the extension of Engler Boulevard and the extension of a water main along the corridor. Following the assessment hearing, Mr. Kelzer filed an assessment appeal. The original assessment was to be levied over a ten-year period at an annual interest rate of 6%.

We have now reached settlement with Mr. Kelzer based on the following:

- A. The City would agree to remove the special assessment in the amount of \$618,404.00
- B. In lieu of special assessment, the property owner agrees to pay an additional development fee based on the following amounts identified by the attached map:
 - 1. Parcel A - \$318,404.00
 - 2. Parcel D - \$100,000.00
 - 3. Parcel E - \$200,000.00

Total	\$618,404.00
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- C. The development fees per parcel will increase by 6% per year beginning January 1, 2002 and would be due at the time of development.

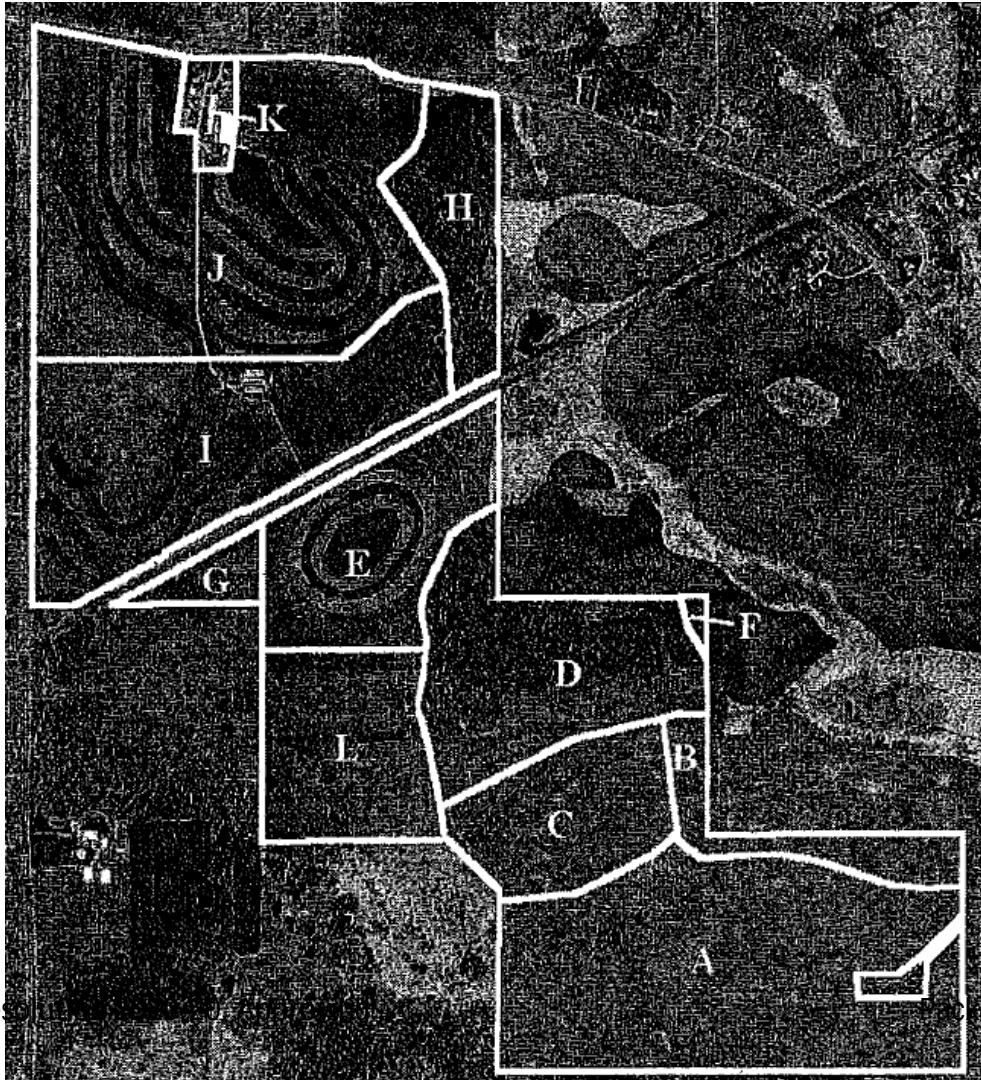
2020 COMPREHENSIVE PLAN – GREENBELT

The following is the entire text from Section VI (Permanent Rural Area / Greenbelt) of Chapter 3 (Land Use Plan) of the 2020 Comprehensive Plan, which relates to the Greenbelt (Greenbelt map is Exhibit A):

“One of Chaska’s important objectives is to provide, to the extent possible, a “greenbelt” around the edge of the City to physically separate Chaska from adjacent communities. This is one method to preserve and strengthen Chaska’s sense of community and identity as a freestanding community rather than a more typical suburban area. This has become increasingly important as metro area expansion has come to Chaska.

- May 20, 2002 – Clover Preserve 2nd Addition (Sophia Drive) approved
- Kelzer Assessment Agreement – 9/10/2002. Zones determined. Laketown township now Rural Residential and Low Density Residential
- **Timing coincides with people making purchase/build decisions on Sophia Drive: However, City, Builders, Realtors do not inform potential buyers of new zones and are under the belief that Laketown is Rural Residential per slide 2

Exhibit B



RECITAL NO. 8.

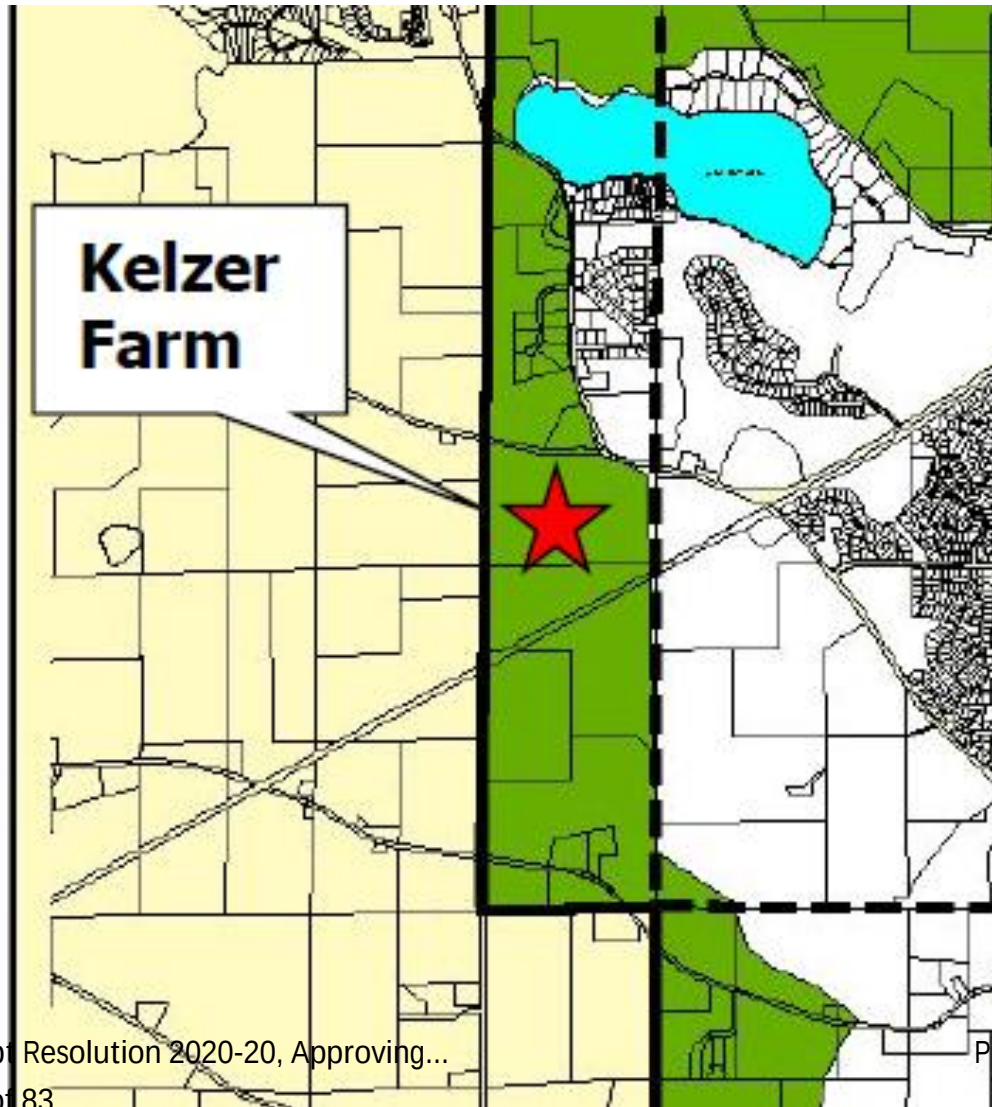
That under and pursuant to the City of Chaska's 2020 Comprehensive Land Use Plan, as proposed to be amended by Exhibit A hereto, Parcels A through L as shown on Exhibit B are guided as follows:

Parcel A	Industrial/Office
Parcels B, C, D, E, F and H	Low Density Residential
Parcels G, I, J, K and L	Rural Residential

2.3 That Respondent agrees to combine the "Protected Property" acres (Parcel J), plus Parcels G, I and L acres, to determine the number of residences which will be allowed on Parcels I and L so long as the minimum lot size of 5 acres is maintained.

Greenbelt & Kelzer Farm Staff Report – 12/16/2002
Yet Laketown township all 'Greenbelt', again?

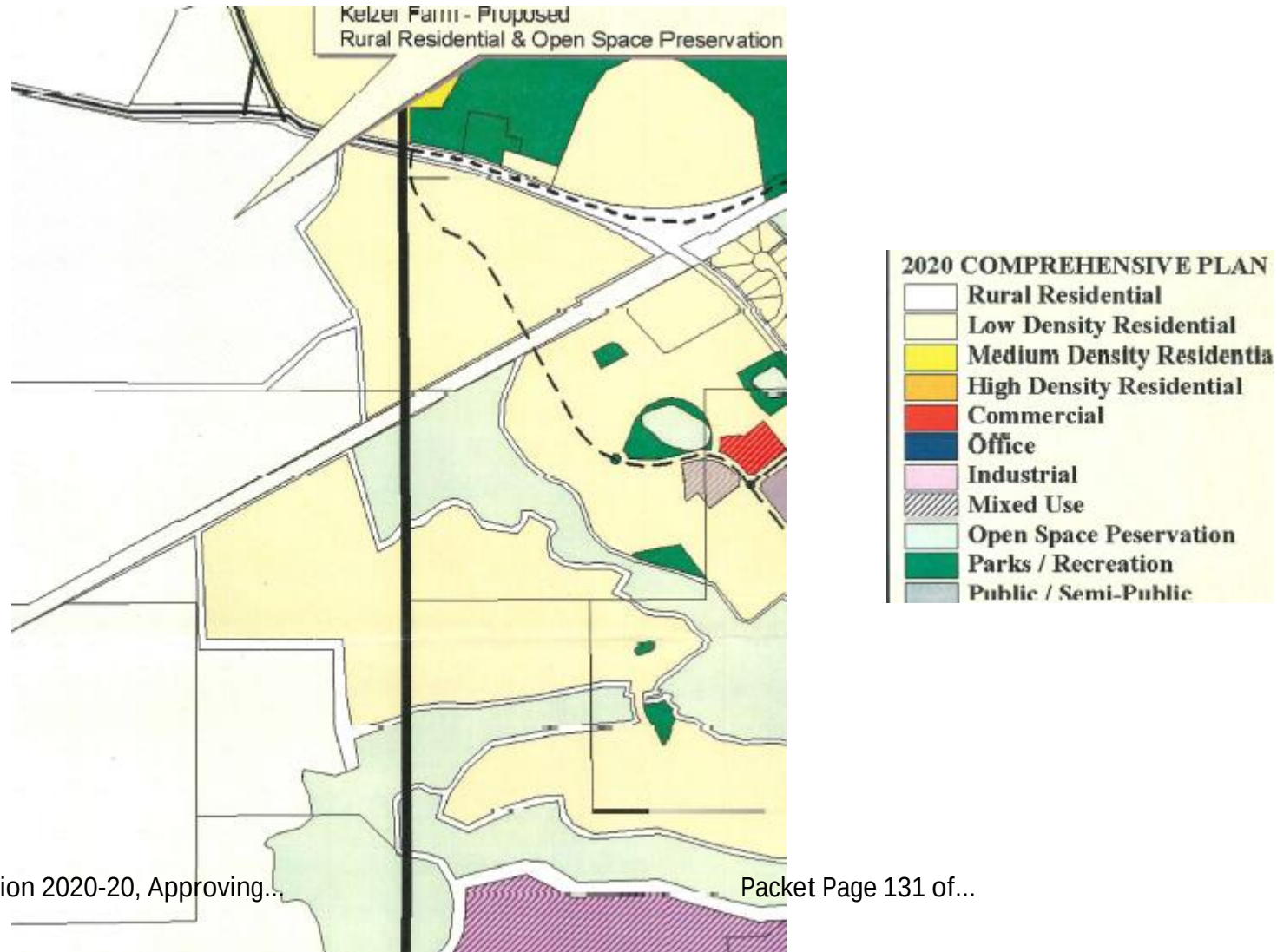
Exhibit A



Greenbelt & Kelzer Farm Staff Report – 12/16/2002

Yet West of Sophia Drive now zoned for Low Density? No street or traffic plans considered

Exhibit D



? Where on the Plat does it inform prospective buyers a possibility for future homes on Kelzer property?

? Did the woods get preserved with Sagewood 1 and 2?

A Resolution approving the preliminary and final plat for 34 single-family lots on the northwest portion of the Clover Preserve Development – Clover Preserve 2nd Addition; P.C. No. 02-13/
Chaska Investment Corporation

WHEREAS, the Kelzer property to the south, owned by Clarence and Dorothy Kelzer is guided for low density residential; and

WHEREAS, it was requested by the Kelzer's legal representative that the final plat for Clover Preserve 2nd Addition indicate the guidance of the Kelzer property to inform prospective buyers in Clover Preserve 2nd Addition that there is possibility for future homes on the Kelzer property; and

WHEREAS, although the property is guided for low density residential development, there has not been any discussion as to how this property will be developed; and

WHEREAS, it is staff's recommendation, that the woods on the Kelzer property be preserved to the extent possible as were the woods in the Clover Ridge/Rottlund Homes area; and



Clover Preserve
2nd Addition -...

Elizabeth Hanson

From: Kevin Ringwald
Sent: Tuesday, March 3, 2020 10:23 AM
To: Elizabeth Hanson
Cc: Matt Podhradsky
Subject: Fwd: DRH New development/Sophia Drive

FYI

Get [Outlook for iOS](#)

From: Nichole Hartford <hartzy34@netzero.net>
Sent: Tuesday, March 3, 2020 9:46 AM
To: Kevin Ringwald
Subject: Fwd: DRH New development/Sophia Drive

Sent from my iPhone

Begin forwarded message:

From: Nichole Hartford <nicky.hartford42@gmail.com>
Date: March 3, 2020 at 9:07:54 AM CST
To: Nichole Hartford <hartzy34@netzero.net>, "mwindschitl@chaskamn.com" <mwindschitl@chaskamn.com>
Subject: DRH New development/Sophia Drive

Good morning-

I am reaching out to you for help. We live on Sophia Drive and had a neighborhood meeting last night with DRH about the addition of the new Sagewood homes.

I am reaching out to you begging and pleading to reconsider approving this new development/concept plan. It needs a lot of work.

We live in the last house on Sophia and I run a home childcare. As of now, I need no fencing and the children can ride their toys and play without and concern for their safety. I am so very

scared beyond belief as to what will happen if they open Sophia Drive to a new development as big as they are planning. The amount of construction and traffic(similar to 494)could possibly force me out of my business. Sophia Drive is not built big enough to allow that many cars down our street. If any extra cars are parked on the street, we cannot get one car down the road. It stops the flow. Can you possibly imagine another 500-1000 cars trying to fit down the road?? Please consider opening a different outlet and closing off our street, Sophia Drive.

I just recently had a licensing visit with the Carver County Daycare licenser and she already expressed concern over the boundaries of the new development directly behind us. I have been in business for 16 years and not sure what I will do along with the families I care for, if I have to close. Please, I'm begging you to reconsider the current plan.

Besides my business, it's the wildlife, trees and most importantly the school district and our community. Did you know one of the CRE classrooms have 29 kids in the class?? The teacher has no idea who is hurting who and who wrote on whose chrome book. Can you imagine trying to manage this classroom?? Why on earth would anyone think that these poor teachers could handle more!!! Along with the amount of traffic going through the Clover roundabout.

We will be at the City Council meeting next week and I'm hoping for some positive news. News that says you are listening and willing to work with us and your community.

Please feel free to contact me.

Nichole Hartford

612-382-9621

#1 World's Brain Enhancing Pill

247womens.com

<http://thirdpartyoffers.netzero.net/TGL3232/5e5e7ba836eba7ba7136bst02vuc>

Sponsored Links 

Sagewood Phase 3 Concerns

March 2020

Wade Sorenson, 16 Year Resident of Clover Ridge

wade.sorenson@gmail.com

Expectations of the City

- ▶ “The primary mission of the City of Chaska is **to enhance and maintain the high quality of life of its “shareholders”, the citizens of Chaska**, which has been nurtured in the community since its inception in 1854.”
(Source: Chaska 2040 Comprehensive Plan, Page 1-13)
- ▶ “New residential, commercial and industrial development is planned so that it has **a positive impact on the community’s quality of life** and supports Chaska’s small town values.”
(Source: Chaska 2040 Comprehensive Plan, Page 1-14)
- ▶ “Natural resources, open spaces, parks, and trails are improved and protected, and environmental preservation is a commitment.”
(Source: Chaska 2040 Comprehensive Plan, Page 1-14)

Local Residential Traffic Threshold

- ▶ 1998 UC Berkeley study concluded that when the average daily traffic volume **exceeds 1000 vehicles per day** on a residential street, there is a **negative impact on the quality of life for the residents of the area**.

(Source: Institute of Urban and Regional Planning
University of California at Berkeley)

- ▶ “The **quality of life** along a residential street is **negatively impacted** when the volume exceeds 1,000 vehicles per day. Therefore, the 1,000 vehicle per day threshold is used for the capacity along neighborhood two-lane roads even though its physical capacity is approximately ten times larger.”

(Source: Spack Consulting Memo re: Sagewood, July 10, 2018)

- ▶ The city of Chaska’s **own guidelines for local residential streets** are to plan for less than 1,000 vehicles per day (VPD).

Criteria	Principal Arterial	Minor Arterial and Other Arterial	Collector	Local Street
Typical Average Daily Traffic Volumes	15,000 to 100,000+	5,000 to 30,000+	1,000 to 15,000+	Less than 1,000

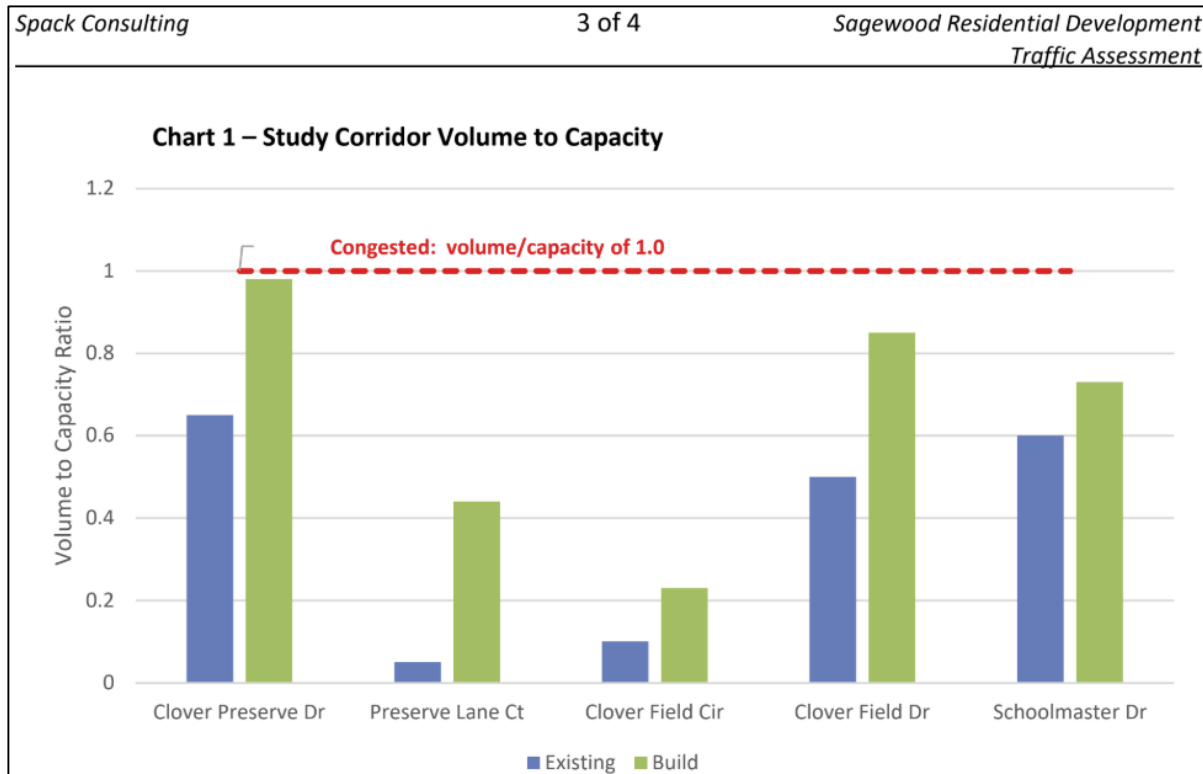
(Source: Chaska 2040 Comprehensive Plan, Page 6-9)

Note: All streets referenced in this presentation are considered Local Residential Streets per the City of Chaska.

(Source: Chaska 2040 Comprehensive Plan, Map on Page 6-11)

Traffic Impacts from Sagewood 1 and 2

- In July 2018, Spack Consulting created a traffic impact analysis for Sagewood Phase 1 and 2. Their results indicated **concern** as traffic was projected to be at the **1,000 vehicle per day threshold** for residential streets:



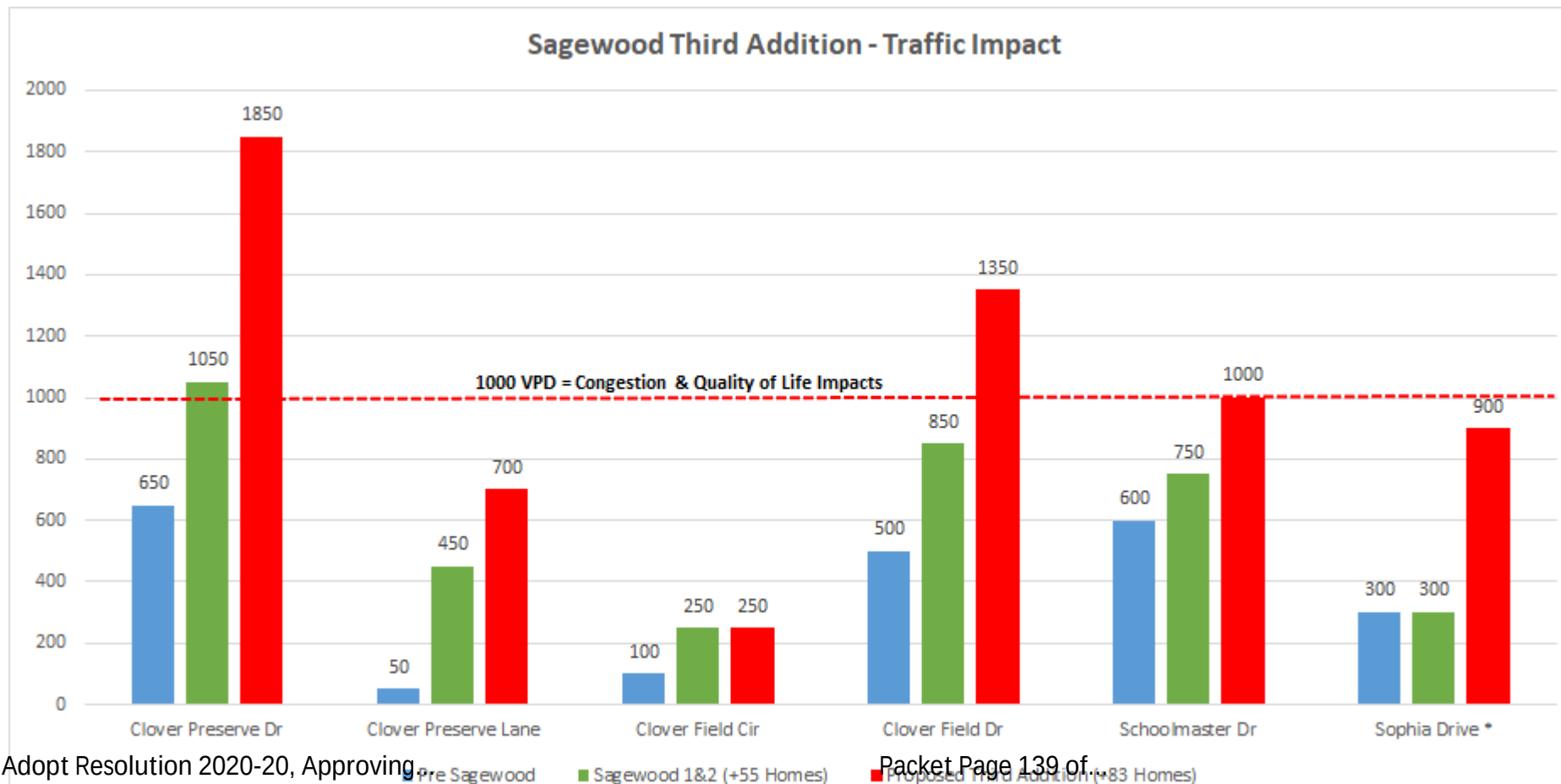
Clover Preserve Drive:
Original traffic: 650 VPD
Sagewood 1 and 2 traffic: 400 VPD
Resulting Traffic Level: 1,050 VPD

Clover Field Drive will also experience significant thru traffic increases from Sagewood 1 and 2!

There are still 40+ lots in Sagewood that are not yet occupied. We have not yet fully seen the new traffic levels in the Clover Ridge area.

Sagewood Phase 3 Traffic Concerns

- Using the methodology from the Spack Consulting memo and extrapolating for the additional homes in Sagewood 3, the future traffic will be:



The Blue & Green columns are directly from the Spack Memo.

The 83 homes proposed for Sagewood 3 all exit onto Clover Preserve Drive (via Sophia Drive or Clover Preserve Lane).

A majority of traffic will flow south to Clover Field Drive to exit the neighborhood.

* The Sophia Drive Blue/Green numbers are based on ITE standard estimates of 9.52 VPD for single family residences.

Sagewood 3 Traffic Impact Analysis

- ▶ Clover Preserve Drive (1850 vpd) and Clover Field Drive (1350 vpd) will both be significantly over the 1,000 vpd threshold.
 - ▶ Residents of Clover Preserve Drive and Clover Field Drive will experience significant negative impacts on their neighborhood quality of life.
- ▶ Schoolmaster will be at the 1,000 vehicle threshold and may experience quality of life impacts.
- ▶ Sophia Drive will be at 900 vehicles per day and could experience quality of life impacts.
- ▶ 180 homes will be at risk of experiencing negative quality of life impacts

A number of Clover Ridge Elementary school kids walk to school from this area and they need to walk across Clover Preserve Drive.

Significant safety concerns for these children!

Other Future Development Impacts

- ▶ According to the City, the northwestern area of Clover Ridge is an area expected to be one of the **largest areas for residential growth in Chaska**.

(Source: Chaska 2040 Comprehensive Plan, Page 4-14)

- ▶ Likely include hundreds of units (not related to the Sagewood 3 Proposal).
 - ▶ This will create a larger traffic bottleneck at Clover Ridge Elementary for the new traffic that is heading south or east (the majority of traffic).
 - ▶ The alternative path for these new residents to get to Highway 212 will be for those drivers to use Clover Preserve Drive to Clover Field Drive.
- ▶ The SW Chaska Development is expected to bring in **200,000 feet of new retail development** (Hyvee, etc.) that will further drive traffic out the southern end of Clover Ridge.

(Source: SW Chaska Planning, Chapter 2 – Context Analysis, Page 17)

These developments will create even more thru traffic onto Clover Preserve Drive and Clover Field Drive, thus creating a **more dangerous situation for the students who walk to Clover Ridge**.

It will also negatively impact the quality of life in the area even further.

Woodland Preservation

- ▶ “Where possible, woodland areas of less than 18 percent slope shall be preserved for their ecological, historic, and aesthetic value. Where urbanization does occur within such upland wooded areas, it should be sensitively designed by use of large lots, cluster development, etc. so that **the overall woodland effect is preserved.**”

(Source: Chaska 2040 Comprehensive Plan, Page 3-12)

- ▶ Chaska’s formal resolution on the property:
“WHEREAS, it is staff’s recommendation, that **the woods on the Kelzer property be preserved...**”
(Source: City Resolution #02-29, 5/20/2002)

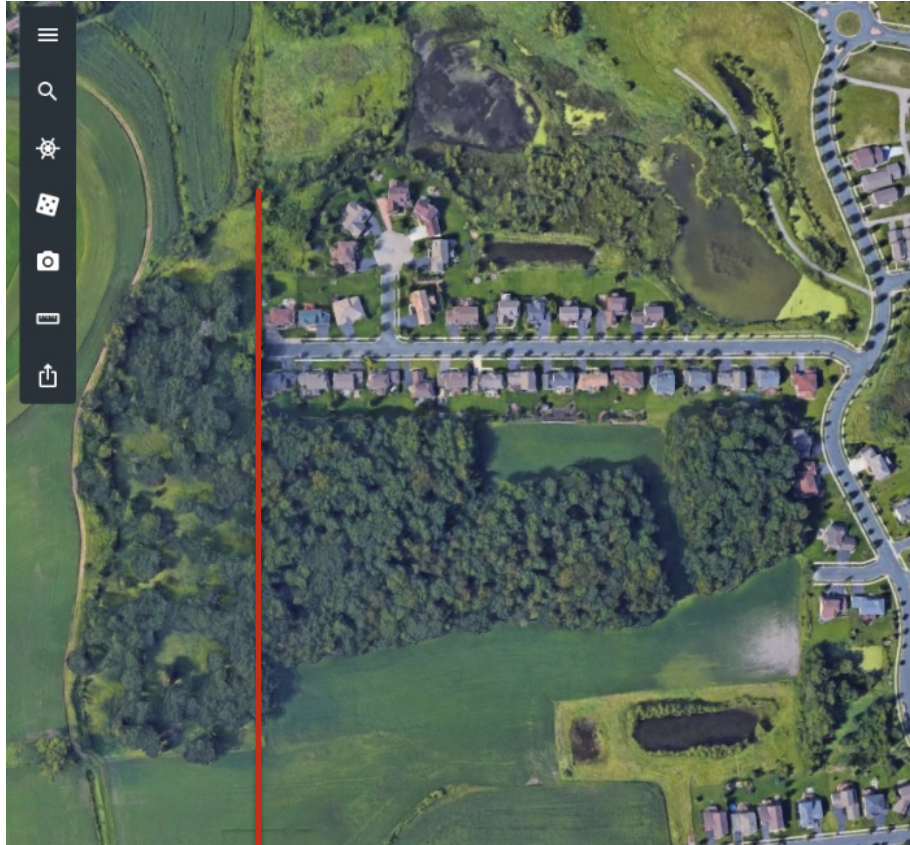
- ▶ Per the Developer:
60% of the trees will be destroyed.

(Source: DR Horton Narrative on Sagewood 3)

Hundreds of trees that are 20-36” in diameter will have been destroyed by Sagewood.

**Why destroy mature trees when there is abundant open space
owned by Kelzer that could be developed?**

Woodland Preservation?



60% Planned to
Be Destroyed for
Phase 3

Clear-cut for
Phase 1 and 2



Sewer Line Constraints

- Position of the City Regarding Future Development:

“Support the expansion of the MUSA out to the creek that drains the Clover Ridge wetland complex and to the knob that is generally located in the Northeast Quarter of the Northeast Quarter of Section 36, Township 116, Range 24, such that the development ... is permitted to the extent that it can be serviced by **gravity sanitary sewer following the completion of a grading plan for the area.**”

(Source: Chaska 2040 Comprehensive Plan, Page 4-61)

- Repeated by the City Planner:

“The delineation of this low-density residential area was dictated by the **sewer capacity** that could reach those limits.”

(3/11/20 Memo by Elizabeth Hanson to Chaska Planning Commission referencing the historical reason to limit the development)

- Per the City Engineer:

“Subject to past agreements and comprehensive plan amendments the gravity trunk system that was installed with the clover ridge neighborhood accounted for the providing capacity to serve the proposed area. **The proposed area cannot be served via gravity sewer and will require a new lift station.**”

(3/5/20 Memo by City Engineer, Matt Clark)

Where will this lift station be? On Sophia Drive?

This proposal goes contrary to the official city policy.

The infrastructure cannot support such a large development.



Long-term Planning Considerations

► Requirement for holistic planning:

“Each new subdivision becomes a permanent unit in the basic physical structure of the future community, a unit to which the future community will of necessity be forced to adhere. **Piecemeal planning** of such subdivisions without correlation to the City Plan can bring a disconnected patchwork of plats, a poor circulation of traffic, and an undesirable atmosphere. ”

(Source: Chaska Zoning Ordinance 252)

Conclusion

- ▶ Too many aspects of this proposal are against the City's stated policies:
 - ▶ **Safety and Quality of Life impacts** for 180 homes along the impacted streets
 - ▶ **Destroys a significant amount of woodland** that the city had called out should be preserved
 - ▶ **Contrary to the City's stated position** to only develop the area that could be supported by a gravity feed sewer line
 - ▶ Other unknown impacts from the other developments in the area - **lack of comprehensive planning for this area**

Is the city willing to sacrifice the quality of life for the 180 homes along Sophia Dr, Clover Preserve Dr/Lane, Clover Field Dr and Schoolmaster in order to build 83 new homes that are cramped along a railroad line?

There are too many unanswered questions with this development.

The planning commission would be abdicating it's duty if this is advances.

Take the time to do it right - DO NOT RECOMMEND THIS!

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

May 18, 2020

Paid and Unpaid Invoices:

Check #'s 333191-333339

\$1,178,104.73

Paid Electronic Invoices:

Wire #'s 2328-2339

\$332,450.05

Amount for Approval-Council Meeting:

May 18, 2020

\$1,510,554.78

Checks

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
180261029 CHECK DATE: 05/19/2020		04/30/2020	051920	333205	1,000.00	05/30/2020	INV	PD	S/W BOBCAT TIRES
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100182 BECKER ARENA PRODUCTS INC									
1023205 CHECK DATE: 05/19/2020		04/30/2020	051920	333207	415.20	05/30/2020	INV	PD	Rink 1 Corner Pads
107080 WESTERN AUTOMOTIVE VENTURES									
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100202 BLUETARP FINANCIAL INC									
44770638 CHECK DATE: 05/19/2020		04/24/2020	051920	333209	81.99	05/26/2020	INV	PD	#T19 TRAILER JACK
100214 BORDER STATES INDUSTRIES INC									
919878644 CHECK DATE: 05/19/2020	200082	04/28/2020	051920	333210	1,423.65	05/25/2020	INV	PD	(6) ELBW 2WAY FEED INSRT,
919886919 CHECK DATE: 05/19/2020	200086	04/29/2020	051920	333210	569.91	05/29/2020	INV	PD	(3) ARRESTOR/STDOFF UD 10
					1,993.56				
100242 BRIDGESTONE GOLF INC									
1002895556 CHECK DATE: 05/19/2020		04/29/2020	051920	333211	1,652.77	05/29/2020	INV	PD	RESALE
100254 BRYAN ROCK PRODUCTS INC									
40316 CHECK DATE: 05/19/2020		04/30/2020	051920	333212	3,034.68	05/30/2020	INV	PD	W/S STOCKPILE & 82ND ST G
100305 ASSURED PARTNERS CAPITAL INC									
207443 CHECK DATE: 05/19/2020		05/04/2020	051920	333213	24,321.45	06/04/2020	INV	PD	AGENCY FEE FOR POLICY REN



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CHECK DATE: 05/19/2020									
XPV2015		04/21/2020	051920	333214	64.70	05/21/2020	INV	PD	SURFACE PRO COVER-S SELKE
CHECK DATE: 05/19/2020									
					1,960.58				
100332	CENTERPOINT ENERGY RESOURCES CORP								
105010300-APR20		05/04/2020	051420	333335	614.27	06/01/2020	INV	PD	APR 3210 CHASKA BLVD GAS
CHECK DATE: 05/14/2020									
103233	CLARK, MATT								
78086		04/10/2020	051920	333215	122.50	06/05/2020	INV	PD	ENGINEERING LICENSE FEE
CHECK DATE: 05/19/2020									
100418	CLEARSOFT INC								
04/21/20		04/21/2020	051920	333216	163.64	05/21/2020	INV	PD	TC SOFTENER SALT
CHECK DATE: 05/19/2020									
127-279		05/01/2020	051920	333216	75.00	05/27/2020	INV	PD	FD WATER SOFTENER RENTAL
CHECK DATE: 05/19/2020									
					238.64				
100423	CLUB CAR LLC								
248238		03/21/2020	051920	333217	-3,259.69	04/20/2020	CRM	PD	CREDIT FOR TRADE IN
CHECK DATE: 05/19/2020									
248259		03/21/2020	051920	333217	9,747.00	05/28/2020	INV	PD	BEVERAGE CART
CHECK DATE: 05/19/2020									
					6,487.31				
100428	COBRA GOLF INC								
G2027044		04/15/2020	051920	333218	679.36	05/15/2020	INV	PD	RESALE
CHECK DATE: 05/19/2020									
100436	COMCAST CORPORATION								
0033141May20CCC		04/25/2020	051420	333336	42.00	05/30/2020	INV	PD	May CCC Cable/TV
CHECK DATE: 05/14/2020									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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98873 CHECK DATE: 05/19/2020		04/24/2020	051920	333219	55,447.60	05/24/2020	INV	PD	PMT 2 DEHUMIDIFIER RINK 2
98895 CHECK DATE: 05/19/2020		04/30/2020	051920	333219	44,957.40	06/03/2020	INV	PD	FINAL PMT DEHUMIDIFIER RI
					100,405.00				
100429 COORDINATED BUSINESS SYSTEMS LTD									
INV86568 CHECK DATE: 05/19/2020		05/08/2020	051920	333220	590.30	05/18/2020	INV	PD	Contract Invoice
106301 CORE AND MAIN LP									
M259407 CHECK DATE: 05/19/2020	200087	04/27/2020	051920	333221	2,152.29	05/27/2020	INV	PD	PVC PIPE, SLEEVES & NON-S
105724 CYBERGOLF LLC									
SI-01057 CHECK DATE: 05/19/2020		01/01/2020	051920	333222	285.00	06/11/2020	INV	PD	QTRLY WEBSITE HOSTING
108731 DAHL, JANICE									
2007940.002 CHECK DATE: 05/19/2020		04/29/2020	051920	333318	105.00	05/29/2020	INV	PD	RFD-GRADUATION PARTY PAYEE: DAHL, JANICE
106328 DANCO COMMERCIAL PAINTING INC									
2165 CHECK DATE: 05/19/2020		04/23/2020	051920	333223	17,825.00	05/23/2020	INV	PD	FINAL PMT PAINT WALLS IN
2166 CHECK DATE: 05/19/2020		04/23/2020	051920	333223	12,000.00	05/23/2020	INV	PD	PAINT POOL AMENITIES AT C
2167 CHECK DATE: 05/19/2020		04/23/2020	051920	333223	2,500.00	05/23/2020	INV	PD	REPAIR POOL FLOORING PRIO
					32,325.00				
103870 DIVERSIFIED PLUMBING AND HEATING INC									
28034 CHECK DATE: 05/19/2020		04/30/2020	051920	333224	1,135.00	05/30/2020	INV	PD	RPZ Testing and Rebuild o
105629 DICKS SANITATION SERVICE INC									



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DT0003287870 CHECK DATE: 05/19/2020		04/30/2020	051920	333225	178.32	05/30/2020	INV	PD	FIRE STATION
DT0003287871 CHECK DATE: 05/19/2020		04/30/2020	051920	333225	473.82	05/30/2020	INV	PD	CITY HALL
DT0003287872 CHECK DATE: 05/19/2020		04/30/2020	051920	333225	144.73	05/30/2020	INV	PD	VETERAN'S PARK
					1,707.98				
100577 EASY PICKER GOLF PRODUCTS INC 0143385-IN CHECK DATE: 05/19/2020		04/28/2020	051920	333226	613.73	05/28/2020	INV	PD	HOLE 4 YARDAGE SIGN
102657 ENERGY MANAGEMENT SOLUTIONS INC 9887 CHECK DATE: 05/19/2020		05/01/2020	051920	333227	6,973.95	06/05/2020	INV	PD	MONTHLY RETAINER FOR SERV
104192 ENVIRONMENTAL EQUIPMENT & SERVICES INC 16086 CHECK DATE: 05/19/2020		04/21/2020	051920	333228	858.30	05/21/2020	INV	PD	#142 STORM - SUCTION TUBE
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY 164316661 CHECK DATE: 05/05/2020		04/22/2020	050520	333191	692.58	05/22/2020	INV	PD	MAY EMP INS PREM-VISION
105908 FAMILY SUPPORT REGISTRY PR05082010859189 CHECK DATE: 05/11/2020		05/08/2020	051120	333194	34.00	05/08/2020	INV	PD	050820 Payroll Child Supp
100643 FASTENAL COMPANY MNT1095363 CHECK DATE: 05/19/2020		04/24/2020	051920	333229	9.86	05/24/2020	INV	PD	PARTS FOR FIBERGLASS RODD
100653 FERGUSON ENTERPRISES INC 7491356 CHECK DATE: 05/19/2020		04/28/2020	051920	333230	292.46	05/28/2020	INV	PD	NEW WATER HEATER FOR ELEC



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100655 FERRELLGAS 7780961									
1111697321 CHECK DATE: 05/19/2020		05/06/2020	051920	333231	173.63	06/06/2020	INV	PD	PROPANE (FILLS AT MSB)
108738 FREEMAN, CHAD									
2008031.002 CHECK DATE: 05/19/2020		05/02/2020	051920	333319	375.81	06/02/2020	INV	PD	RFD-FIRE & ICE BONSPIEL PAYEE: FREEMAN, CHAD
100693 FS3 INC									
66443 CHECK DATE: 05/19/2020	200083	04/27/2020	051920	333232	366.29	05/27/2020	INV	PD	(20) COND COUPLER SHUR LO
66466 CHECK DATE: 05/19/2020	200084	04/28/2020	051920	333232	1,258.98	05/28/2020	INV	PD	(18)COND COUPLER SHUR LOK
66665 CHECK DATE: 05/19/2020	200095	05/08/2020	051920	333232	9,566.00	06/07/2020	INV	PD	(5,800) COND 3" CONDUIT, (
					11,191.27				
101463 GOPHER STATE ONE CALL									
0040280 CHECK DATE: 05/19/2020		04/30/2020	051920	333233	723.60	05/30/2020	INV	PD	APRIL LOCATES
100752 GPSI LEASING II ACCORD LLC									
LEASE0020762 CHECK DATE: 05/19/2020		05/01/2020	051920	333234	5,120.00	05/30/2020	INV	PD	GPS LEASE
100759 GRAINGER									
9515993625 CHECK DATE: 05/19/2020		04/27/2020	051920	333235	354.65	05/27/2020	INV	PD	Bolts for Benches-CCC
108740 HABIB, KARIM									
2008066.002 CHECK DATE: 05/19/2020		05/04/2020	051920	333320	300.00	06/04/2020	INV	PD	RFD-FIRE & ICE VENDOR FEE PAYEE: HABIB, KARIM
108745 HANSON MN LLC									
10000010-2020-1 CHECK DATE: 05/19/2020		05/12/2020	051920	333236	2,527.00	06/12/2020	INV	PD	MAY REBATE-BUSINESS LIGHT



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100810 HAWKINS INC									
4703943 CHECK DATE: 05/19/2020		04/24/2020	051920	333237	10.00	06/08/2020	INV	PD	DEMURRAGE
4708429 CHECK DATE: 05/19/2020		05/01/2020	051920	333237	2,813.32	06/15/2020	INV	PD	WTP CHEMICALS
					2,823.32				
100815 HAZELTINE GATES LLC									
CITY OF CHASKA-2020 CHECK DATE: 05/19/2020		05/01/2020	051920	333238	14,000.00	06/01/2020	INV	PD	PAR 30 PARKING LOT RENTAL
100821 HEALTHPARTNERS INC									
97202560 CHECK DATE: 05/14/2020		05/07/2020	051420	333337	5,555.66	06/01/2020	INV	PD	JUN EMP INS PREM-DENTAL
100848 HIGH TECH CLEANING INC									
15721 CHECK DATE: 05/19/2020		04/21/2020	051920	333239	295.00	05/21/2020	INV	PD	MSB CARPET CLEANING
15722 CHECK DATE: 05/19/2020		04/21/2020	051920	333239	525.00	05/21/2020	INV	PD	CITY HALL CARPET CLEANING
15731 CHECK DATE: 05/19/2020		05/01/2020	051920	333239	3,092.25	06/01/2020	INV	PD	CITY HALL
15732 CHECK DATE: 05/19/2020		05/01/2020	051920	333239	485.16	06/01/2020	INV	PD	COMMUNITY ROOM - CLOVER R
15733 CHECK DATE: 05/19/2020		05/01/2020	051920	333239	1,495.91	06/01/2020	INV	PD	FIRE STATION
15734 CHECK DATE: 05/19/2020		05/01/2020	051920	333239	1,140.83	06/01/2020	INV	PD	HISTORY CENTER
15735 CHECK DATE: 05/19/2020		05/01/2020	051920	333239	202.15	06/01/2020	INV	PD	IT DEPARTMENT
15736 CHECK DATE: 05/19/2020		05/01/2020	051920	333239	1,971.55	06/01/2020	INV	PD	MSB
15737 CHECK DATE: 05/19/2020		05/01/2020	051920	333239	161.72	06/01/2020	INV	PD	STANTEC BUILDING

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					9,369.57				
100859 HOISINGTON KOEGLER GROUP INC									
018-022-22		05/12/2020	051920	333240	1,398.75	06/12/2020	INV	PD	COMPREHENSIVE PLAN 2040
CHECK DATE: 05/19/2020									
100878 HUEBSCH									
84176/APR2020		04/30/2020	051920	333241	894.21	06/01/2020	INV	PD	APR RUG/MAT SVC
CHECK DATE: 05/19/2020									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2020/0508-ICMA		05/08/2020	051120	333195	4,848.86	05/08/2020	INV	PD	050820 Payroll 457 & ROTH
CHECK DATE: 05/11/2020									
104751 IMPACT MAILING OF MINNESOTA INC									
147212		05/05/2020	051920	333242	8,022.73	06/05/2020	INV	PD	Apr Bills
CHECK DATE: 05/19/2020									
147215		05/05/2020	051920	333242	258.84	05/31/2020	INV	PD	Apr Final Bills
CHECK DATE: 05/19/2020									
					8,281.57				
100943 JEFFERSON FIRE & SAFETY INC									
IN117420		04/27/2020	051920	333243	538.94	05/17/2020	INV	PD	FF GEAR REPAIR
CHECK DATE: 05/19/2020									
107317 JL THEIS INC									
2228		04/24/2020	051920	333244	7,733.00	05/24/2020	INV	PD	REBUILDING OF 61 BOLLARDS
CHECK DATE: 05/19/2020									
106392 JS PLUMBING INC									
2042		05/04/2020	051920	333245	505.00	06/04/2020	INV	PD	WTR FOUNTAIN PLUMB-PD REN
CHECK DATE: 05/19/2020									
2043		05/04/2020	051920	333245	385.00	06/04/2020	INV	PD	WATER HEATER INSTALL-ELEC
CHECK DATE: 05/19/2020									
					890.00				
100972 JT SERVICES OF MINNESOTA									
JT20-125-08	200091	05/04/2020	051920	333246	23,063.63	06/04/2020	INV	PD	(20) GRNVLE FIXTURE LED



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/19/2020									
JT20-125-09	200089	05/04/2020	051920	333246	2,306.36	06/03/2020	INV	PD	(2) GRNVILLE FIXTURE LED 8
CHECK DATE: 05/19/2020									
JT20-125-10	200090	05/04/2020	051920	333246	14,991.35	06/04/2020	INV	PD	(13) GRNVILLE FIXTURE LED
CHECK DATE: 05/19/2020									
					40,361.34				
100977 KARIAN/PETERSON POWERLINE CONTRACTING									
1906		04/09/2020	051920	333247	2,770.00	05/09/2020	INV	PD	WO#461 41 DBL OH
CHECK DATE: 05/19/2020									
1912		04/18/2020	051920	333247	16,855.00	05/18/2020	INV	PD	WO#461 41 DBL OH CIRCUIT
CHECK DATE: 05/19/2020									
1913		04/18/2020	051920	333247	4,827.50	05/18/2020	INV	PD	WO#638 LYMAN BLVD OH REL
CHECK DATE: 05/19/2020									
					24,452.50				
100992 KEYS WELL DRILLING COMPANY									
WELL 9-2		04/15/2020	051920	333248	59,129.33	06/08/2020	INV	PD	WELL NO 9 REHABILITATION
CHECK DATE: 05/19/2020									
WELL 9-3/FINAL		05/08/2020	051920	333248	3,710.82	06/08/2020	INV	PD	WELL NO 9 REHABILITATION
CHECK DATE: 05/19/2020									
					62,840.15				
108735 KLITZKE, NICOLE									
2007999.002		04/30/2020	051920	333321	50.00	05/30/2020	INV	PD	RFD-EXTREME KIDS-HAILEY
CHECK DATE: 05/19/2020									PAYEE: KLITZKE, NICOLE
101050 LAW ENFORCEMENT LABOR SERVICES INC									
May 2020		05/08/2020	051120	333196	1,426.00	05/08/2020	INV	PD	May 2020 Police Union Due
CHECK DATE: 05/11/2020									
101057 LEAGUE OF MINNESOTA CITIES									
10002436/MAY20		05/04/2020	051920	333249	98,108.00	06/01/2020	INV	PD	WORKERS COMPENSATION INSU
CHECK DATE: 05/19/2020									
105326 LENNAR									
3876		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-3876 CARVER
CHECK DATE: 05/19/2020									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3888 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-3888 CARVER
3889 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-3889 CARVER
3906 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-3906 CARVER
3921 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-3921 FOUNDE
3927 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-3927 FOUNDE
3928 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-3928 FOUNDE
731 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-731 CASCADE
751 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	750.00	06/07/2020	INV	PD	BLDRS DEP REF-751 CASCADE
753 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-753 RED CED
761 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-761 CASCADE
763 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-763 RED CED
771 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDR DEP REF-771 CASCADE
773 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-773 RED CED
780 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-780 CASCADE
781 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-781 CASCADE
783 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	750.00	06/07/2020	INV	PD	BLDRS DEP REF-783 RED CED
790 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-790 CASCADE
791 CHECK DATE: 05/19/2020		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-791 CASCADE



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
800		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-800 CASCADE
CHECK DATE: 05/19/2020									
801		05/07/2020	051920	333250	750.00	06/07/2020	INV	PD	BLDRS DEP REF-801 CASCADE
CHECK DATE: 05/19/2020									
811		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-811 CASCADE
CHECK DATE: 05/19/2020									
813		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-813 RED CED
CHECK DATE: 05/19/2020									
821		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-821 CASCADE
CHECK DATE: 05/19/2020									
823		05/07/2020	051920	333250	750.00	06/07/2020	INV	PD	BLDRS DEP REF-823 RED CED
CHECK DATE: 05/19/2020									
830		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-830 CASCADE
CHECK DATE: 05/19/2020									
833		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-833 RED CED
CHECK DATE: 05/19/2020									
841		05/07/2020	051920	333250	750.00	06/07/2020	INV	PD	BLDRS DEP REF-841 CASCADE
CHECK DATE: 05/19/2020									
850		05/07/2020	051920	333250	750.00	06/07/2020	INV	PD	BLDRS DEP REF-850 CASCADE
CHECK DATE: 05/19/2020									
860		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-860 CASCADE
CHECK DATE: 05/19/2020									
871		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDR DEP REF-871 CASCADE
CHECK DATE: 05/19/2020									
873		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-873 CASCADE
CHECK DATE: 05/19/2020									
879		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-879 CASCADE
CHECK DATE: 05/19/2020									
881		05/07/2020	051920	333250	750.00	06/07/2020	INV	PD	BLDRS DEP REF-881 CASCADE
CHECK DATE: 05/19/2020									
884		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDR DEP REF-884 CASCADE
CHECK DATE: 05/19/2020									
891 DR		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-891 CASCADE
CHECK DATE: 05/19/2020									
891 WAY		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-891 CASCADE
CHECK DATE: 05/19/2020									
896		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDR DEP REF-896 CASCADE



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/19/2020									
900		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-900 CASCADE
CHECK DATE: 05/19/2020									
901		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-901 CASCADE
CHECK DATE: 05/19/2020									
931		05/07/2020	051920	333250	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-931 CASCADE
CHECK DATE: 05/19/2020									
					56,250.00				
101071 LENZEN CHEVROLET BUICK INC									
287374		04/23/2020	051920	333251	293.59	05/23/2020	INV	PD	UNIT #99 SET-UP
CHECK DATE: 05/19/2020									
287387		04/23/2020	051920	333251	293.59	05/23/2020	INV	PD	UNIT #705 SET-UP
CHECK DATE: 05/19/2020									
					587.18				
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
48735		05/01/2020	051920	333252	752.00	05/31/2020	INV	PD	MAY SA SUPPORT
CHECK DATE: 05/19/2020									
103449 MADDEN GALANTER HANSEN LLP									
78069		04/21/2020	051920	333253	901.00	05/21/2020	INV	PD	MAR LEGAL
CHECK DATE: 05/19/2020									
106902 MAJUMDER, SANDIP									
2008003.002		04/30/2020	051920	333322	50.00	05/30/2020	INV	PD	RFD-EXTREME KIDS-SOURISH
CHECK DATE: 05/19/2020									PAYEE: MAJUMDER, SANDIP
108565 MCGRANN SHEA CARNIVAL STRAUGHN AND LAMB CHARTERED									
132153		05/08/2020	051920	333254	182.50	06/08/2020	INV	PD	ELEC SERV TERRITORY - APR
CHECK DATE: 05/19/2020									
101168 MELCHERT HUBERT SJODIN PLLP									
150678		04/17/2020	051920	333255	1,093.60	05/20/2020	INV	PD	CROOKED PINT LLC LEASE
CHECK DATE: 05/19/2020									
150679		04/17/2020	051920	333255	993.95	05/20/2020	INV	PD	GENERAL FUND LEGAL
CHECK DATE: 05/19/2020									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
150680 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	550.25	05/20/2020	INV	PD	COUNCIL 3/2, PLANNING 3/1
150681 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	710.24	05/20/2020	INV	PD	PLANNING & ZONING
150682 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	501.80	05/20/2020	INV	PD	CSAH 44 & HWY 212 PARCEL
150683 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	945.70	05/20/2020	INV	PD	ELECTRICAL EASEMENTS
150684 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	1,611.55	05/20/2020	INV	PD	PROBATE COURT-COTTRELL-NE
150685 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	193.00	05/20/2020	INV	PD	POPPLER/SCHALOW PROPERTY
150686 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	86.85	05/20/2020	INV	PD	LAKETOWN TWP ANNEXATION/S
150687 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	780.80	05/20/2020	INV	PD	MALKERSON SALES QUIET TIT
150704 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	3,232.75	05/20/2020	INV	PD	MISCELLANEOUS LEGAL
150706 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	202.65	05/20/2020	INV	PD	HABITAT FOR HUMANITY SUBD
150707 CHECK DATE: 05/19/2020		04/17/2020	051920	333255	279.85	05/20/2020	INV	PD	STOUGHTON AVE ST PROJECT
					11,182.99				
101183 METROPOLITAN COUNCIL									
APR 2020 SAC CHECK DATE: 05/19/2020		04/30/2020	051920	333256	17,221.05	05/30/2020	INV	PD	APR SAC CHARGES
101182 METROPOLITAN COUNCIL									
0001109204 CHECK DATE: 05/19/2020		04/23/2020	051920	333257	16,430.69	05/23/2020	INV	PD	WTP STRENGTH CHARGE FOR 2
0001109401 CHECK DATE: 05/19/2020		05/11/2020	051920	333258	222,961.60	06/01/2020	INV	PD	JUN SEWER SERVICES FOR ME
					239,392.29				
101187 METRO SALES INC									
INV1581568 CHECK DATE: 05/19/2020		04/24/2020	051920	333259	159.00	05/24/2020	INV	PD	MAY FD COPIER



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV1587723 CHECK DATE: 05/19/2020		05/05/2020	051920	333259	197.00	06/04/2020	INV	PD	Contract Invoice
					356.00				
101204 MIDWEST PLAYSCAPES INC									
8760 CHECK DATE: 05/19/2020		05/04/2020	051920	333260	231.35	06/04/2020	INV	PD	PARTS FOR SWING SETS
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PRO508200014172152 CHECK DATE: 05/11/2020		05/08/2020	051120	333198	195.66	05/08/2020	INV	PD	050820 Payroll Child Supp
PRO50820001510208001 CHECK DATE: 05/11/2020		05/08/2020	051120	333197	179.04	05/08/2020	INV	PD	050820 Payroll Child Supp
					374.70				
101227 MINNESOTA ELEVATOR INC									
853314 CHECK DATE: 05/19/2020		05/01/2020	051920	333261	394.10	06/01/2020	INV	PD	May CCC Elevator Contract
101236 MINNESOTA GOLF ASSOCIATION INC									
5109068 CHECK DATE: 05/19/2020		04/27/2020	051920	333262	270.00	05/22/2020	INV	PD	ANNUAL DUES
101258 MINNESOTA POLLUTION CONTROL AGENCY									
10000103883 CHECK DATE: 05/19/2020		05/04/2020	051920	333263	276.49	06/08/2020	INV	PD	HAZARDOUS WASTE FEES
101303 MINNESOTA TEAMSTERS LOCAL #320									
May 2020 CHECK DATE: 05/11/2020		05/08/2020	051120	333199	4,203.00	05/08/2020	INV	PD	May 2020 Local #320 Union
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/APR20 CHECK DATE: 05/19/2020		04/27/2020	051920	333264	807.18	05/22/2020	INV	PD	APR ST LITES TOWN COURSE
778377500/APR20 CHECK DATE: 05/19/2020		05/07/2020	051920	333264	64.64	06/02/2020	INV	PD	APR 12500 COUNTY RD 11 SI
778377800/APR20		05/07/2020	051920	333264	53.57	06/02/2020	INV	PD	APR 4250 ENGLER BLVD SIGN



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/19/2020									
778377900/APR20		05/07/2020	051920	333264	59.51	06/02/2020	INV	PD	APR 4100 ENGLER BLVD SIGN
CHECK DATE: 05/19/2020									
781385500/APR20		05/07/2020	051920	333264	10.00	06/02/2020	INV	PD	APR 4463 COUNTY RD 44
CHECK DATE: 05/19/2020									
					994.90				
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
APRIL0190352020		04/30/2020	051920	333265	1,231.45	05/30/2020	INV	PD	APR PERMIT SURCHARGES
CHECK DATE: 05/19/2020									
108741 MORA, ANDREE									
2008068.002		05/05/2020	051920	333323	46.00	06/05/2020	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/19/2020									PAYEE: MORA, ANDREE
101356 MTI DISTRIBUTING INC #31380									
1251165-00		04/22/2020	051920	333266	340.89	05/22/2020	INV	PD	PARK MOWER PARTS
CHECK DATE: 05/19/2020									
1251304-00		04/22/2020	051920	333266	98.64	05/29/2020	INV	PD	#242 PARK MOWER PARTS
CHECK DATE: 05/19/2020									
					439.53				
101354 MTI DISTRIBUTING INC #700767									
1248279-00		04/14/2020	051920	333267	69,415.70	05/14/2020	INV	PD	#524 & #525 GREENSMaster
CHECK DATE: 05/19/2020									
1248298-00		04/14/2020	051920	333267	16,307.12	05/14/2020	INV	PD	#524 & #525 EXTRA REELS F
CHECK DATE: 05/19/2020									
1252129-00		04/24/2020	051920	333267	446.15	05/24/2020	INV	PD	HYD MOTOR FWY MOWER
CHECK DATE: 05/19/2020									
					86,168.97				
101357 MUELLER SYSTEMS LLC									
4210122		04/29/2020	051920	333268	41,047.30	05/29/2020	INV	PD	AMI RENEWAL 5/26/20-5/25/
CHECK DATE: 05/19/2020									
4210123		04/29/2020	051920	333268	5,047.00	05/29/2020	INV	PD	AMI PRE HOST RENEWAL 5/26
CHECK DATE: 05/19/2020									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104262 MUNICIPAL CODE CORPORATION					46,094.30				
00342158		05/07/2020	051920	333269	108.00	06/07/2020	INV	PD	Last 3 ord. added to code
CHECK DATE: 05/19/2020									
102569 NARTEC INC									
14232		05/11/2020	051920	333270	118.12	06/10/2020	INV	PD	Drug testing kits
CHECK DATE: 05/19/2020									
106198 NAVIANT INC									
0140651-IN		05/01/2020	051920	333271	2,955.00	05/21/2020	INV	PD	APR ONBASE HOSTING FEE
CHECK DATE: 05/19/2020									
108733 NEUBAUER, JILL									
2008005.002		04/30/2020	051920	333324	106.31	05/30/2020	INV	PD	REF-BIRTHDAY ULTIMATE PAR
CHECK DATE: 05/19/2020						PAYEE: NEUBAUER, JILL			
106898 NEXT STEPS LEARNING									
2007945.002		04/29/2020	051920	333325	414.43	05/29/2020	INV	PD	RFD-FACILITY & EQUIPMENT
CHECK DATE: 05/19/2020						PAYEE: NEXT STEPS LEARNING CENTER			
102654 NORTH AMERICAN SAFETY INC									
INV50642		04/27/2020	051920	333272	420.00	05/27/2020	INV	PD	120 CANS OF MARKING PAINT
CHECK DATE: 05/19/2020									
INV50708		04/30/2020	051920	333272	300.00	05/30/2020	INV	PD	WORK GLOVES FOR PART-TIME
CHECK DATE: 05/19/2020									
					720.00				
101425 NORTHERN SAFETY TECHNOLOGY INC									
50329		04/30/2020	051920	333273	116.76	05/30/2020	INV	PD	#706 ELEC TRUCK SET-UP LI
CHECK DATE: 05/19/2020									
50330		04/30/2020	051920	333273	116.76	05/30/2020	INV	PD	#705 ELEC TRUCK SET-UP LI
CHECK DATE: 05/19/2020									
50331		04/30/2020	051920	333273	116.76	05/30/2020	INV	PD	#99 S/W TRUCK SET-UP LIGH
CHECK DATE: 05/19/2020									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101436 NUCO2 INC					350.28				
62763505 CHECK DATE: 05/19/2020		05/01/2020	051920	333274	157.97	06/01/2020	INV	PD	Pool Chemicals
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/APR2020 CHECK DATE: 05/14/2020		04/28/2020	051420	333338	165.56	05/20/2020	INV	PD	APR PARTS & SUPPLIES
101445 OFFICE DEPOT									
477045250001 CHECK DATE: 05/19/2020		04/18/2020	051920	333275	114.68	05/23/2020	INV	PD	Large bowls for the break
484692855001 CHECK DATE: 05/19/2020		04/28/2020	051920	333275	-12.99	05/28/2020	CRM	PD	RETURNED PHONE BOOK FOR K
484751573001 CHECK DATE: 05/19/2020		04/29/2020	051920	333276	32.71	05/29/2020	INV	PD	Post its, mailers
485685176001 CHECK DATE: 05/19/2020		04/30/2020	051920	333276	26.38	06/05/2020	INV	PD	salt/pepper/napkins PD br
487735611001 CHECK DATE: 05/19/2020		05/05/2020	051920	333276	9.80	06/05/2020	INV	PD	Folders-PD
107077 OSGOOD, KIRK OR DEANA					170.58				
2008113.002 CHECK DATE: 05/19/2020		05/12/2020	051920	333326	80.54	06/12/2020	INV	PD	RFD-PARK RENTAL FEE PAYEE: OSGOOD, DEANA
101484 PAPCO INC									
216450 CHECK DATE: 05/19/2020		04/30/2020	051920	333277	28.12	05/30/2020	INV	PD	Carpet Cleaner Parts-CCC
108564 PERSONNEL EVALUATION INC									
36523 CHECK DATE: 05/19/2020		04/15/2020	051920	333278	259.50	05/15/2020	INV	PD	Set up fee evaluation fut
101522 THE PGA OF AMERICA									
78162 CHECK DATE: 05/19/2020		05/05/2020	051920	333279	161.00	10/31/2020	INV	PD	PGA NATIONAL DUES-A CASTL



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
78163 CHECK DATE: 05/19/2020		05/05/2020	051920	333279	250.00	10/31/2020	INV	PD	PGA SECTIONAL DUES-A CAST
					411.00				
104066 PINE PRODUCTS INC									
108710 CHECK DATE: 05/19/2020		04/29/2020	051920	333280	1,900.00	05/29/2020	INV	PD	MULCH FOR FIREMAN'S PARK
108919 CHECK DATE: 05/19/2020		05/05/2020	051920	333280	361.00	06/05/2020	INV	PD	MULCH FOR FIREMAN'S & VET
					2,261.00				
101539 PLAISTED COMPANIES INC									
32093 CHECK DATE: 05/19/2020		04/30/2020	051920	333281	1,790.28	05/30/2020	INV	PD	TOPDRESSING & BUNKER SAND
101543 PLUNKETTS PEST CONTROL INC									
6602986 CHECK DATE: 05/19/2020		04/02/2020	051920	333282	65.06	06/04/2020	INV	PD	FD PEST CONTROL
101557 POWER SYSTEM ENGINEERING INC									
9033419 CHECK DATE: 05/19/2020		05/08/2020	051920	333283	29,287.50	06/08/2020	INV	PD	MRS BRKR ADD ENG FOR APRI
101591 PUMP AND METER SERVICE INC									
501895 CHECK DATE: 05/19/2020		04/30/2020	051920	333284	346.50	05/30/2020	INV	PD	YARD FUEL PUMP REPAIR
107855 STAPLES INC									
6535188 CHECK DATE: 05/19/2020		04/28/2020	051920	333285	14.99	05/28/2020	INV	PD	BREAKROOM SUPPLIES
6538349 CHECK DATE: 05/19/2020		04/28/2020	051920	333285	164.86	05/28/2020	INV	PD	OFFICE SUPPLIES-MSB
					179.85				
101629 REIF, DAVE									
78265 CHECK DATE: 05/19/2020		04/14/2020	051920	333286	104.97	06/11/2020	INV	PD	3 UNIFORM SHIRTS



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101638 RURAL ELECTRIC SUPPLY COOPERATIVE									
770414-00	200092	04/30/2020	051920	333287	28,943.00	05/30/2020	INV	PD	G&W BRKR 600AM 3PHS
CHECK DATE:	05/19/2020								
770414-01	200099	05/12/2020	051920	333287	28,943.00	06/12/2020	INV	PD	(1) SW CAB G&W BRKR 600AM
CHECK DATE:	05/19/2020								
785515-00	200093	05/08/2020	051920	333287	559.20	06/08/2020	INV	PD	(20)SPLICE 1/0 QUICK 5411
CHECK DATE:	05/19/2020								
					58,445.20				
101660 MINNESOTA STATE COLLEGES AND UNIVERSITIES									
673063		05/11/2020	051920	333288	80.00	06/11/2020	INV	PD	FF TRAINING-K LETTAU
CHECK DATE:	05/19/2020								
103251 ROBERT THOMAS HOMES INC									
4141		05/07/2020	051920	333289	750.00	06/07/2020	INV	PD	BLDRS DEP REF-4141 PAINTE
CHECK DATE:	05/19/2020								
4397		05/07/2020	051920	333289	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-4397 MILLST
CHECK DATE:	05/19/2020								
4416		05/07/2020	051920	333289	1,500.00	06/07/2020	INV	PD	BLDRS DEP REF-4416 MILLST
CHECK DATE:	05/19/2020								
4458		05/07/2020	051920	333289	750.00	06/07/2020	INV	PD	BLDRS DEP REF-4458 MILLST
CHECK DATE:	05/19/2020								
					4,500.00				
101673 ROCHESTER MIDLAND CORP									
INV00187230		04/25/2020	051920	333290	56.79	05/25/2020	INV	PD	FIREMAN'S PARK SERVICES
CHECK DATE:	05/19/2020								
101738 SCHILLING SUPPLY COMPANY									
771345-00		04/30/2020	051920	333291	1,640.00	05/30/2020	INV	PD	20 Purell Stand Kits-CCC
CHECK DATE:	05/19/2020								
773149-01		05/11/2020	051920	333291	109.00	06/12/2020	INV	PD	Masks for Employees- Park
CHECK DATE:	05/19/2020								
					1,749.00				
108739 SCHRAM, ASHLEY									
2008065.002		05/04/2020	051920	333327	300.00	06/04/2020	INV	PD	RFD-FIRE & ICE VENDOR FEE



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/19/2020									PAYEE: SCHRAM, ASHLEY
103545 SEWER SERVICES INC									
13744		04/24/2020	051920	333292	382.73	05/24/2020	INV	PD	1 LOAD PUMPED
CHECK DATE: 05/19/2020									
108744 SHAH, AJIT									
2008087.002		05/08/2020	051920	333328	650.00	06/08/2020	INV	PD	RFD-WEDDING PERMIT FEES
CHECK DATE: 05/19/2020									PAYEE: SHAH, AJIT K
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
5217-7		04/29/2020	051920	333294	2,033.97	05/20/2020	INV	PD	Paint-CCC
CHECK DATE: 05/19/2020									
6571-2		04/27/2020	051920	333294	312.35	05/20/2020	INV	PD	Paint-CCC
CHECK DATE: 05/19/2020									
6585-2		04/28/2020	051920	333294	478.41	05/20/2020	INV	PD	Paint-CCC
CHECK DATE: 05/19/2020									
6717-1		05/01/2020	051920	333293	587.45	06/20/2020	INV	PD	WOOD STAIN FIREMAN'S PARK
CHECK DATE: 05/19/2020									
					3,412.18				
101790 SIGN SOURCE INC									
64948		04/28/2020	051920	333295	392.99	05/28/2020	INV	PD	TC COVID-19 SIGNAGE
CHECK DATE: 05/19/2020									
106596 SIWEK LUMBER JORDAN INC									
16680		05/04/2020	051920	333296	96.00	06/03/2020	INV	PD	TUBE FOOTING FORM FOR PED
CHECK DATE: 05/19/2020									
101828 SOUTHWEST NEWS MEDIA									
2097249		04/02/2020	051920	333297	149.38	05/25/2020	INV	PD	2020 DT ST RECON BIDS
CHECK DATE: 05/19/2020									
2097828		04/09/2020	051920	333297	145.99	05/25/2020	INV	PD	RESCHEDULE ASSESS HEARING
CHECK DATE: 05/19/2020									
2098259		04/16/2020	051920	333297	149.38	05/25/2020	INV	PD	RESCHEDULE ASSESS HEARING
CHECK DATE: 05/19/2020									
2098754		04/23/2020	051920	333297	57.72	05/15/2020	INV	PD	2020 OVERHEAD-UNDERGROUND



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/19/2020									
2099619		04/30/2020	051920	333297	33.95	05/15/2020	INV	PD	HEARING ON NEW OFFICE/WAR
CHECK DATE: 05/19/2020									
108734 STREI, TAMMY					536.42				
2008002.002		04/30/2020	051920	333329	50.00	05/30/2020	INV	PD	RFD-EXTREME KIDS-AUSTIN
CHECK DATE: 05/19/2020									PAYEE: STREI, TAMMY
101888 STREICHERS									
I1426600		04/21/2020	051920	333298	43.99	05/21/2020	INV	PD	Seibert-Initial Issue-hat
CHECK DATE: 05/19/2020									
101892 STUART C IRBY CO									
S011747733.003	200094	05/01/2020	051920	333299	1,160.00	05/31/2020	INV	PD	(8) FUSE 50 E AMP S&C SMU
CHECK DATE: 05/19/2020									
S011815231.003	200088	04/20/2020	051920	333299	1,870.60	05/20/2020	INV	PD	ANCHR RODS 5&7FT,ANCHR SC
CHECK DATE: 05/19/2020									
S011855035.001	200085	04/23/2020	051920	333299	599.30	05/23/2020	INV	PD	(35) CONNECTTRNS 6HLECOV,
CHECK DATE: 05/19/2020									
S011859410.001		04/22/2020	051920	333299	1,756.91	05/22/2020	INV	PD	(28) RUBBER GLOVE TESTING
CHECK DATE: 05/19/2020									
S011860897.001		04/21/2020	051920	333299	83.22	05/21/2020	INV	PD	TESTING OF GROUND SETS
CHECK DATE: 05/19/2020									
S011868456.001	200097	05/01/2020	051920	333299	2,724.08	05/31/2020	INV	PD	(7) FUSE20EAMPS&CSMU(24) IN
CHECK DATE: 05/19/2020									
S011885209.001	200098	05/01/2020	051920	333299	20,745.90	05/31/2020	INV	PD	(8010) COND UD ALUM 350 W
CHECK DATE: 05/19/2020									
S011885237.001	200096	05/01/2020	051920	333299	1,575.72	05/31/2020	INV	PD	(3000) COND UD ALUM #6 ST
CHECK DATE: 05/19/2020									
108732 SUNESON, COLLEEN					30,515.73				
2007942.002		04/29/2020	051920	333330	64.43	05/29/2020	INV	PD	RFD-PIANO RECITAL
CHECK DATE: 05/19/2020									PAYEE: SUNESON, COLLEEN
105997 TARGETSOLUTIONS LEARNING LLC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV4416 CHECK DATE: 05/19/2020		05/07/2020	051920	333300	4,708.25	06/11/2020	INV	PD	FF ONLINE TRAINING-45 MEM
101956 THE HARTFORD									
858790855618 CHECK DATE: 05/05/2020		04/27/2020	050520	333192	2,828.68	05/15/2020	INV	PD	MAY EMP INS PREM-LTD
108737 THUL, LINDSAY									
2008000.002 CHECK DATE: 05/19/2020		04/30/2020	051920	333331	50.00	05/30/2020	INV	PD	RFD-EXTREME KIDS-JOCELYN PAYEE: THUL, LINDSAY
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M25590 CHECK DATE: 05/19/2020		04/29/2020	051920	333301	325.50	05/06/2020	INV	PD	Council & EDA Meeting 4-2
101999 TRANS UNION LLC									
04034476 CHECK DATE: 05/19/2020		04/27/2020	051920	333302	22.06	05/27/2020	INV	PD	Data Processing
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									
1549467/APR20 CHECK DATE: 05/19/2020		05/01/2020	051920	333303	129.00	06/15/2020	INV	PD	Data Processing
102026 API GARAGE DOOR INC									
Z132577 CHECK DATE: 05/19/2020		04/06/2020	051920	333304	1,665.00	05/06/2020	INV	PD	REPAIRS TO MSB GARAGE DOO
102028 TWIN CITY WATER CLINIC INC									
14373 CHECK DATE: 05/19/2020		04/23/2020	051920	333305	75.00	05/23/2020	INV	PD	WELL #6 SAMPLES
14380 CHECK DATE: 05/19/2020		04/25/2020	051920	333305	75.00	05/25/2020	INV	PD	WELL #9 SAMPLES
105730 PROVIDENT LIFE & ACCIDENT INSURANCE COMPANY					150.00				
E0665216-APR20 CHECK DATE: 05/05/2020		04/23/2020	050520	333193	665.44	05/23/2020	INV	PD	APR EMP INS PREMIUMS



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104522 US FOODS INC									
4552590 CHECK DATE: 05/19/2020		05/01/2020	051920	333306	123.97	06/01/2020	INV	PD	SANITIZER, HAND TOWLS-TC
102102 VERIZON WIRELESS									
9853064826 CHECK DATE: 05/14/2020		04/21/2020	051420	333339	6,583.76	05/13/2020	INV	PD	MAY 2020 PHONE SERVICE
9853164933 CHECK DATE: 05/14/2020		04/23/2020	051420	333339	608.24	05/15/2020	INV	PD	APR CRADLEPOINTS
					7,192.00				
102227 ONVOY LLC									
009426/MAY20 CHECK DATE: 05/19/2020		05/01/2020	051920	333307	1,853.53	05/25/2020	INV	PD	MAY EDU CTR ETHERNET/INTE
009486/MAY20 CHECK DATE: 05/19/2020		05/01/2020	051920	333307	889.21	05/25/2020	INV	PD	MAY CITY HALL ETHERNET
					2,742.74				
108742 WASHBURN PARENT COUNCIL									
2008070.002 CHECK DATE: 05/19/2020		05/05/2020	051920	333332	180.00	06/05/2020	INV	PD	RFD-SR LOCK-IN RENTAL FEE PAYEE: WASHBURN PARENT COUNCIL
102141 WASTE MANAGEMENT OF MINNESOTA INC									
8280799-2282-3 CHECK DATE: 05/19/2020		05/05/2020	051920	333308	212.05	06/04/2020	INV	PD	MAY PAR 30 GARBAGE
102143 WATER CONSERVATION SERVICES INC									
10412 CHECK DATE: 05/19/2020		05/01/2020	051920	333309	320.16	05/30/2020	INV	PD	COLUMBIA COURT LEAK LOCAT
102175 WHEELER LUMBER LLC									
1220-040517 CHECK DATE: 05/19/2020		03/25/2020	051920	333310	659.32	05/12/2020	INV	PD	SUPPLIES FOR #15 CTC BRID
108736 WIGNALL, JENNIFER									
2008001.002 CHECK DATE: 05/19/2020		04/30/2020	051920	333333	100.00	05/30/2020	INV	PD	RFD-EXTREME KIDS-CAMDEN, PAYEE: WIGNALL, JENNIFER



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102189 WM MUELLER & SONS									
253506		04/24/2020	051920	333311	146.16	05/25/2020	INV	PD	POTHOLE PATCHING
CHECK DATE:	05/19/2020								
253553		04/27/2020	051920	333311	1,002.54	05/25/2020	INV	PD	VILLAGE RD/COLUMBIA CT WM
CHECK DATE:	05/19/2020								
253606		04/28/2020	051920	333311	645.86	05/25/2020	INV	PD	W/S SCREENED FILL STOCKPI
CHECK DATE:	05/19/2020								
253630		04/29/2020	051920	333311	544.00	05/25/2020	INV	PD	VILLAGE RD WATERMAIN PATC
CHECK DATE:	05/19/2020								
253881		05/05/2020	051920	333311	216.72	06/25/2020	INV	PD	POTHOLE PATCHING
CHECK DATE:	05/19/2020								
					2,555.28				
102212 WORLD LEARNER SCHOOL									
2007944.002		04/29/2020	051920	333334	60.00	05/29/2020	INV	PD	RFD-SPRING CONCERT
CHECK DATE:	05/19/2020								
102220 NORTHLAND SYSTEMS INC									
78523		05/01/2020	051920	333312	6,895.00	06/05/2020	INV	PD	MAY RECOVERY SVC
CHECK DATE:	05/19/2020								
78524		05/01/2020	051920	333312	16,010.00	06/05/2020	INV	PD	MAY SUPPORT SVC
CHECK DATE:	05/19/2020								
					22,905.00				
108746 YOUNG, DUSTIN									
183700573-2020-1		05/12/2020	051920	333313	250.00	06/12/2020	INV	PD	MAY REBATE-RENEWABLE FOR
CHECK DATE:	05/19/2020					PAYEE: YOUNG,		DUSTIN	
105150 ZAYO GROUP HOLDINGS INC									
2020050011266		05/01/2020	051920	333314	1,335.92	05/31/2020	INV	PD	CITY FIBER MAINTENANCE
CHECK DATE:	05/19/2020								
102228 ZEE MEDICAL SERVICE INC									
54127158		04/27/2020	051920	333315	702.50	05/30/2020	INV	PD	First Aid Supplies CCC
CHECK DATE:	05/19/2020								



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE	DESCRIPTION
102231	ZIEGLER INC									
PC002145557		04/22/2020	051920	333316	431.71	05/22/2020	INV	PD	#131	ASPHALT ROLLER PARTS
CHECK DATE: 05/19/2020										

431.71

=====280 INVOICES=====

1,178,104.73=====

** END OF REPORT - Generated by Michelle Robbin **

Electronic Payments

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City of Chaska
VENDOR INVOICE LIST

P 1
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106208 ATHLACTON HOLDINGS LLC								
78240		05/08/2020	050820	2335	29,645.47 05/08/2020	DIR	PD	FUND CREDIT CARD REFUNDS
CHECK DATE: 05/08/2020								
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY								
78110		05/08/2020	051120	2338	1,378.11 05/11/2020	DIR	PD	050820 Payroll HCSP Contr
CHECK DATE: 05/11/2020								
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY								
78111		05/08/2020	051120	2339	200.00 05/11/2020	DIR	PD	050820 Payroll MNDP Cont
CHECK DATE: 05/11/2020								
101756 MII LIFE INCORPORATED								
2020/0501		05/01/2020	050420	2329	26,312.00 05/04/2020	DIR	PD	5/1/20 CITY VEBa CONTRIBU
CHECK DATE: 05/04/2020								
39416807		04/28/2020	043020	2328	552.38 04/30/2020	DIR	PD	4/30/20 FSA REIMBURSEMENT
CHECK DATE: 04/30/2020								
39418834		05/05/2020	050720	2330	167.77 05/07/2020	DIR	PD	5/7/20 FSA REIMBURSEMENTS
CHECK DATE: 05/07/2020								
					27,032.15			
100927 INTERNAL REVENUE SERVICE								
78104		05/08/2020	050820	2331	129,962.88 05/08/2020	DIR	PD	050820 Payroll FICA Feder
CHECK DATE: 05/08/2020								
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES								
78105		05/08/2020	051120	2336	24,619.85 05/11/2020	DIR	PD	050820 Payroll MN State T
CHECK DATE: 05/11/2020								
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
78106		05/08/2020	050820	2332	11,366.58 05/08/2020	DIR	PD	050820 Payroll 457 Contri
CHECK DATE: 05/08/2020								
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
78109		05/08/2020	050820	2334	2,204.87 05/08/2020	DIR	PD	050820 Payroll ROTH Contr
CHECK DATE: 05/08/2020								



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City of Chaska
VENDOR INVOICE LIST

IP 2
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104668	OPTUM BANK INC								
78108		05/08/2020	051120	2337	13,514.14	05/11/2020	DIR	PD	050820 Payroll HSA Contri
CHECK DATE:	05/11/2020								
101506	PUBLIC EMPLOYEES RETIREMENT ASSOCIATION								
78107		05/08/2020	050820	2333	92,526.00	05/08/2020	DIR	PD	050820 Payroll PERA Contr
CHECK DATE:	05/08/2020								
					92,526.00				
=====					=====				
12 INVOICES					332,450.05				
=====					=====				

** END OF REPORT - Generated by Michelle Robbin **

**Biweekly Report
May 18, 2020
By
Matt Podhradsky**

UPCOMING COUNCIL MEETING SCHEDULE

With us now knowing that we will be continued to be restricted to groups of 10 or less for live meetings, we are going to be continuing to have our Council Meetings and Work Sessions be through Zoom at least through the June 1st meeting. Beyond that meeting, we will be keeping tabs on changes in the Governor's orders to see if we are able to bring a meeting back live by the second meeting in June. If we do go to a live meeting in mid-June, it would be held in the Chaska Event Center to make sure that we are able to meet social distancing standards. Below is a description of the upcoming meetings:

May 18th: We will be having a work session at 5:45 pm prior to this meeting to review the findings of our Utility Cost of Service Study we just completed for our Electric, Water and Sewer Utilities. We complete these studies every few years to make sure that we are properly planning for future capital improvements and that we are appropriately both setting and allocating rates by user class to meet our economic needs but to also be equitable with our rate payers. Following this Work Session, we will have our Council meeting, with the main agenda item at this meeting being the consideration of the Concept Plan for Sagewood 3rd Addition in Clover Ridge. This will be a Zoom meeting, and we expect that there could be several residents in attendance at this meeting. We have reached out to these residents to let them know it is a Zoom meeting and will be providing them with instructions of how to get into the meeting should they want to participate.

June 1st: We are planning on having a work session this evening from 5:45-7 to have the County give us an update on the status of the Arboretum Area Transportation Study (Highway 5 and 82nd Street). Following the Work Session, we will be having a Council Meeting, with the main agenda item for that night being the consideration of the Preliminary Plat/Zoning/Acceptance of the EAW for the Pinnacle Heights Neighborhood (this is the proposed Dell Webb Project on the Hammer's Property), which we expect could attract a number of residents to attend the meeting. This will be a Zoom meeting and we will be notifying the interested residents so that they are able to participate.

For all Zoom meetings, please try to get logged on around 10 minutes prior to the meeting starting to make sure that we do not see any issues that we need to address. We will have IT help available during the meeting to help with unforeseen issues that may arise. Let me know if you have any questions about these upcoming meetings.

#Chaska Cares Initiative

The #Chaska Cares Initiative continues to move forward with the group continuing to plan events that are meant to address people's/businesses needs in the community and try to make sure we are finding ways to socially connect during this difficult time.

Currently, the four main initiatives that the group is working on include:

- Virtual Memorial Day Ceremony: We will be taping both the ceremony, along with interviews with the Commanders of the VFW and Legion, as well as Veteran in the community. This will air on the morning of Memorial Day.
- High School Graduation Celebration: We are partnering with Chaska High School on Friday June 5th to have a community-wide recognition of our Chaska High School Seniors. While final details are yet to be determined for time, conceptually the virtual High School Graduation ceremony will be held in the late afternoon of that day. Immediately following the ceremony, we will be promoting 20 seconds to Unite campaign that we hope brings people out in their front lawn to make noise for 20 seconds (i.e. honking horns, clapping, cheering, etc....) This will be led by our Civil Defense Sirens going off during this time, and our public safety vehicles being around the community with their sirens on. Following this, we will have the "Hawk Parade" which will be similar to the Easter Bunny Parade to get the Hawk and some selected seniors on a school bus and public safety vehicles out in the neighborhoods to make some noise. We will be publishing the route and doing a Facebook Live event to let people know as the parade is approaching. We will be leading up to this event with banners being flown at Chaska High School, above Highway 41 and potentially above Highway 212 that will say-"2020 Grads-Chaska Cares"
- The group is working to get out the vulnerable adult reporting form out to the public so we can keep tabs on the vulnerable adults in the community that may need special attention.
- The group is working to establish the Chaska Community Fund. The group is going through the process now of establishing a steering committee for the group and supporting this Fund with technical support to get established.

In addition, with the opening of businesses now starting to slowly happen, we are working with businesses to get them in contact with vendors for the proper PPE, and will be working to start a face mask wearing campaign in the community to remind people of the things they should be doing as we make our way back into a more normal existence.

A big thank you to this group for all the work that they have done! Please let me know if you have any questions.

Budget Impacts from COVID 19

While there have clearly been service impacts caused by the COVID 19 issues we have been facing, and we have had to adjust the way we provide services to meet our objective of keeping employees safe and having a continuity of our core services, another impact that has become much more evident the farther we get into this is the budget impact that we are seeing, and expect we will see as we move into 2021. In other disasters we have dealt with, such as flooding or storm damage, the main financial issues have revolved around the increased expenditures we have experienced to help deal with each particular event. With COVID 19, while there have been some increased costs to address the crisis we are facing now, they have been relatively inexpensive in nature, and we do expect that we will get reimbursed for these direct expenses both through our normal FEMA channels, as well as through the additional

funding that Congress has made available to State and Local Governments through their recent stimulus legislation. The main financial issues we have seen, and expect to see over the next several months is in reduction in revenue coming into the City both through a decrease in building activity occurring in the community and through us having to close some of our facilities based on State orders. The total impact of this revenue loss is still not completely known at this time, as we do not know exactly how long this will last, and what impact a slow reopening of our facilities will have on revenue projections both this year and into next.

While we cannot be certain exactly what impact COVID 19 will have on our budget, and especially our revenues over time, we do know that there will be some impact and so we are starting to plan for that now based on the things that we can start to project. To start this process, we have started to look at potential reductions in our General Fund and Recreational Fund revenues, and have identified areas that we think we should consider eliminating from the budget for 2020 to mitigate the total impact to our final actuals at the end of the 2020 Budget year. We are also starting to look at the 2021 budget and what adjustments we might need to make to meet our overall budget objectives, but to also be sensitive that we have as little of a tax impact on residents as possible going into 2021. Below is a list of the revenue and expenditure reductions we have identified to date:

Revenue Reductions (estimates based on what we saw in 2009 during last recession):

- Reduce building permit budgeted revenue 50%=\$465,000
- Reduce tax collection to 97%=\$290,000
- Reduce Franchise fee collection by 3% because of less utility use=\$130,000
- Total General Fund Issues: \$885,000

Potential Expenditure Reductions:

- Remove New Pedestrian Bridge on Main Trail: \$70,000
- Remove Majority of Sports Court Resurfacing: \$50,000
- Remove Fire Station Sidewalk Replacement: \$50,000
- Remove planned addition of HR Generalist (from Staffing Study): \$90,000
- Remove 5-months of Salary for Planned Building Maintenance-Delay Hire: \$115,000
- Remove Replacement of Cortina Woods Playground: \$135,000
- Remove Clover Ridge Hockey Rink Rehab: \$70,000
- Reduce Brickyard Pier Rehab Budgeted Dollars: \$20,000
- Delay hiring vacant Administrative Assistant Position in Parks and Rec: \$65,000
- Delay hiring vacant Aquatics/Operations Coordinator in Parks and Rec: \$65,000
- Remove 8 months salary of currently unfilled Officer Position: \$70,000
- Total Expenditure Reductions Identified Currently: \$800,000

It should be noted that the things in the CIP that have to do with Street and Trail Rehab, as well as Building Rehab we have planned on keeping, as we are already behind on our overall program of maintenance on both.

In addition to the cuts identified above, we will also have the savings of the 116 Regular Part-time employees in Park and Recreation that were furloughed as of May 4th, and there are also some additional Part-time Staff in other areas of the City that will not be hired in 2020 because of a reduction in activities for the summer. We are still working on quantifying the values of these and will be able to have a good estimate of what the actual savings will be after we go

through one more payroll cycle. The furloughed employees will have an impact on both the General Fund Park and Recreation Budget as well as the Community Center Budget. The Community Center will be one that takes some time to understand what the true impacts are of the closure, as we have decreased revenue by loss of admissions and some monthly memberships, but have also seen a decrease in our costs with most of our Part time employees now being on furlough. We have also lost the of running the actual programs. It should be noted that the building improvements being done now were part of the budgeted dollars in the General Fund that we do not plan on cutting, just as we do not plan on cutting maintenance to streets and trails.

Hopefully, this gives you a sense of where we are at right now. We are going to continue to refine this over the next few weeks, with an expectation that we would bring something back to the Council in June to officially amend our current year budget for 2020.

If you have any questions, please let me know.

Preparing for Return to Work

While the Governor's orders still remain in effect to Work from Home if people can, and continue to practice social distancing, in the short-term, we do not see a lot changing for how we provide our core services as everything we provide as a service is able to be provided under our current model. However, as we move through the next several weeks, we are going to have to prepare for when we start getting back to a more normal work environment, especially in our office areas.

To that end, we are currently going through the process of inventorying our different buildings to look at what we will need to reopen in a safe manner (i.e.. Sneeze guards, PPE, counter extensions, proper social distancing of cubes, etc....). Our hope is to complete this in the next couple of weeks so that we can develop a work plan for what would need to occur prior to reopening and to get on order any supplies that we need to make that happen. This work will be a key to getting our facilities like City Hall back to a point where we could safely bring back employees and have customer interactions that are safe for both them and the employee.

While we still expect it is going to be several weeks before we get back to this point, it will take time to implement this plan so we will need to get this planning done in a short time.

If there are any questions about this, do not hesitate to ask.

Chaska Town Course and Par 30

I am happy to share that both the Chaska Town Course and the Chaska Par 30 have been doing a great job of slowly opening to business, keeping patrons and employees safe in play and in transactions, and has seen very steady traffic over the past couple of weeks. The CTC has slowly introduced new things as they have continued to open. They started at first with just golfing in 15-minute intervals to get people used to social distancing. They have slowly been decreasing the times between tee time slots to be able to put more people out on the course as they have refined their model, and this week were able to move Point of Sale systems outside of the Clubhouse to start introducing the driving range and some pro-shop sales. At the same time, Oak 19 has begun to create a system to allow for walk-up traffic (both golfers and the public) and has been able to have more frequency on their beverage carts. With

restrictions on the pro shop now being loosened, they will now be developing processes to allow limited patrons in the clubhouse to be able to purchase merchandise. At the same time, the Par 30 has been busy over the past 3 weeks-as busy as we have seen it in some time. A big kudos to John Kellin and his staff who really created a model for how to reopen business in a safe way, and which will help serve as a model as we move to open the Community Center and the Curling Center!