

WORK SESSION
Public Engagement – Development Proposals
Planning Commission/Council
5:30 - 7 PM



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, July 18, 2022
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
6. Consent Items
 - 6.A. Adopt Resolution 2022-86 - Accepting Gifts and Donations
 - 6.B. Adopt Resolution 2022-87 - Ordering the Improvements and Awarding Bid for Phase 1 of the Creek Road Street and Utility Improvement Project
 - 6.C. Purchase Agreement with RCS-RCA Oak Ridge, LLC for 0.09591 acres of property located at 1 Oakridge Drive, Chaska, MN
7. Action Items
 - 7.A. Adopt Resolution No. 2022-88 Approving the Variance for Clover Ridge Apartments/AV Development/PC #2022-42
 - 7.B. Adopt Resolution Nos. 2022-89, 2022-90 and 2022-91 Approving the Final Site & Building Plan, Final Plat and Variances for The Gallery Apts/Chase Real Estate/PC #2022-43
 - 7.B.i. Resolution No. 2022-90 Approving the Variance from Zoning Section 15.28.030.F To Reduce the Required Number of Off-Street Parking Spaces from 350 to 313

- 7.B.ii. Adopt Resolution No. 2022-91 approving the Variance from zoning section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5%
 - 7.C. Adopt Resolution No. 2022-92 Approving the Preliminary Plat for Hidden Maples (fka Firemen's Park II)/Landmark Builders/PC #2022-44
 - 7.D. Adopt Resolution No. 2022-93 and Ordinance No. 1018 Approving the Preliminary Plat and Rezoning for Club West 11th/Tradition Development/PC #2022-45
 - 7.D.i. Ordinance No. 1018
 - 7.E. Adopt Resolution No. 2022-94 Approving the Concept Plan for Structures, Inc./Jeremy Banken/PC #2022-46
- 8. Bills
 - 8.A. Accounts Payable Claims Roster 7-18-2022
- 9. Other Business
 - 9.A. City Administrator's Report
 - 9.A.i. Biweekly 7-18-2022
 - 9.B. Financial Reports
- 10. Adjourn

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
7/18/2022**

Subject: Accepting Gifts and Donations

Reviewed By: Erin Barnum, Accounting Supervisor

Prepared By: Matt Burt, Accountant II

The City receives various donations or gifts throughout the year. Pursuant to M.S. 465.03 all such gifts must be acknowledged and accepted by a resolution approved by a two-thirds majority of the City Council. Staff have drafted the attached proposed resolution that lists all monetary and nonmonetary gifts received by the City during the second quarter of 2022. Staff recommends approval of the resolution to acknowledge acceptance of each gift as listed.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2022-86 acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2022 through June 30, 2022.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/18/2022 RESOLUTION NO. 2022-86

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

**A RESOLUTION ACKNOWLEDGING AND ACCEPTING GIFTS TO THE CITY OF CHASKA
RECEIVED DURING THE PERIOD OF APRIL 01, 2022 THROUGH JUNE 30, 2022
(PURSUANT TO M.S. 465.03)**

WHEREAS, the City of Chaska, City Council, pursuant to M.S. 465.03, may accept a grant or device of real or personal property and maintain such property for the benefit of its citizens in accordance with the terms prescribed by the donor; and

WHEREAS, nothing herein shall authorize such acceptance or use for religious or sectarian purposes; and

WHEREAS, every such acceptance shall be by resolution of the City of Chaska, City Council, adopted by a two-thirds majority of its members, expressing such terms in full.

NOW, THEREFORE, BE IT RESOLVED, that the City of Chaska City Council hereby acknowledges and accepts the following gifts to Chaska that have been received during the period of APRIL 01, 2022 through JUNE 30, 2022:

- Sweet Salon & Barber Shoppe \$50 – Pride Picnic
- American Legion Post 57 \$500 – Veterans Park Speaker System
- Orthodontic Specialists of MN, PLLC \$600 – Fire & Ice and Trail of Fun
- Old National Bank \$1,500 – Fire & Ice, Touch-A-Truck, and Trail of Fun
- Chaska Heights Senior Living \$375 – Park & Recreation Lodge Chicken Dinner
- Shepherd of the Hill Presbyterian Church \$300 – Pride Picnic Art Project Supplies
- Jay Rohe for Mayor \$300 – Fire & Ice
- Chaska Lions Club \$3,500 – AOA Picnic and Touch-A-Truck

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 7/18/2022

**Subject: Ordering the Improvements and Awarding Bid for Phase 1 of the
Creek Road Street and Utility Improvement Project**

Prepared By: Matt Clark, City Engineer

Public Bids were opened on July 12, 2022, for the Phase 1 Creek Road Street and Utility Improvement Project. Bids were received from seven contractors and are attached for review. The low bid of \$7,907,336.52 was received from Eureka Construction Inc. The low bid received was lower than the engineering estimate for the project and represents a good value to the City. Eureka Construction Inc has performed work on several projects and is a reputable contractor.

The City Council most recently held the public improvement hearing and the last meeting to further gather any public feedback. The action item staff is recommending this evening is for the Council to formally order the improvements and award the bid for the Phase 1 of the Creek Road Street and Utility Improvement Project to Eureka Construction Inc.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2022-87, Ordering the Improvements and Awarding the Bid for the Creek Road Street and Utility Improvement Project – Phase 1 to Eureka Company, Inc., in the low bid total amount of \$7,907,336.52.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 7/18/2022 **RESOLUTION NO.** 2022-87

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

A Resolution Ordering the Creek Road Street and Utility Project, and Awarding the Bid to Eureka Construction, Inc. in the Low Bid Amount of \$7,907,336.52

WHEREAS, Creek Road Street & Utility Project Feasibility Study was accepted by City Council on March 7, 2022, and a Public Improvement Hearing was scheduled for July 11, 2022;

WHEREAS, ten days mailed notice and two weeks published notice of the hearing was given, and the hearing was held on the 11th day of July, at which all persons desiring to be heard were given an opportunity to be heard thereon; and

WHEREAS, pursuant to City Council authorization, the City Engineer has prepared plans and specifications for Creek Road Trunk Sewer Extension Street and Utility Improvement Project;

WHEREAS, pursuant to City Council authorization on June 6, 2022, the City Engineer has published in the Chaska Herald an advertisement for bids upon the making of such improvements;

WHEREAS, pursuant to an advertisement for bids for the, Creek Road Street and Utility Improvements – bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	Total Base Bid
LOW	Eureka Construction, Inc.	\$7,907,336.52
#2	Minger Construction Co., Inc.	\$8,167,427.25
#3	Kusske construction Co., LLC	\$9,748,480.01
#4	S. M. Hentges & Sons, Inc.	\$9,889,295.20
#5	Ryan Contracting Company	\$10,431,606.70
#6	Geislinger and Sons, Inc.	\$10,517,054.50
#7	R&R Excavating, Inc	\$12,472,015.54

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that said improvements are found to be necessary, cost-effective, and feasible and hereby orders said street and utility improvements and authorizes the City Engineer to prepare the project plans and specification documents.

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

FURTHER, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the Creek Road Street and Utility project to the low responsible bidder, Eureka Construction, Inc., for the low Base Bid in the amount of \$7,907,336.52.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000 Minneapolis, MN 55402

July 12, 2022

Honorable Mayor and City Council
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Re: Creek Road Utility and Street Improvements
Stantec Project No. 193804082
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on July 12, 2022. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

There were a total of 7 Bids. The following summarizes the results of the Bids received:

	Contractor	Total Base Bid
Low	Eureka Construction, Inc.	\$7,907,336.52
#2	Minger Construction Co., Inc.	\$8,167,427.25
#3	Kusske construction Co., LLC	\$9,748,480.01
#4	S. M. Hentges & Sons, Inc.	\$9,889,295.20
#5	Ryan Contracting Company	\$10,431,606.70
#6	Geislinger and Sons, Inc.	\$10,517,054.50
#7	R&R Excavating, Inc.	\$12,472,015.54

The low Bidder on the Project was Eureka Construction, Inc. with a Total Base Bid Amount of \$7,907,336.52. This compares favorably to the Engineer's Estimate of \$9,493,663.25. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Eureka Construction, Inc.** should be awarded the Project on the Total Base Bid in the Amount of **\$7,907,336.52.**

Should you have any questions, please feel free to contact me at (651) 308-9560.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Alan Offerman, P.E.

Enclosure



Project Name: **Creek Road Utility and Street Improvements**

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

City Project No.:

Stantec Project No.: 193804082

Bid Opening: Thursday, July 12, 2022 at 10:00 AM CDT

Owner: **Chaska, Minnesota**


Alan Offerman, P.E.
License No. 52624

Bidder No. 1

Bidder No. 2

Bidder No. 3

Bidder No. 4

BID TABULATION

Eureka Construction, Inc.

Minger Construction Co., Inc.

Kusske Construction Company

S.M. Hentges & Sons, Inc.

Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:											
1	AS BUILT	LUMP SUM	1	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$575.00	\$575.00	\$5,610.00	\$5,610.00
2	MOBILIZATION	LUMP SUM	1	\$457,000.00	\$457,000.00	\$300,000.00	\$300,000.00	\$372,146.26	\$372,146.26	\$945,000.00	\$945,000.00
3	MOBILIZATION - BRIDGE 10J51	LUMP SUM	1	\$0.01	\$0.01	\$35,000.00	\$35,000.00	\$16,000.00	\$16,000.00	\$7,050.00	\$7,050.00
4	MOBILIZATION - BRIDGE 10J55	LUMP SUM	1	\$0.01	\$0.01	\$35,000.00	\$35,000.00	\$16,000.00	\$16,000.00	\$7,050.00	\$7,050.00
5	CLEAR AND GRUB	LUMP SUM	1	\$28,000.00	\$28,000.00	\$100,000.00	\$100,000.00	\$56,000.00	\$56,000.00	\$28,400.00	\$28,400.00
6	TREE TRIMMING	HOURL	7	\$150.00	\$1,050.00	\$175.00	\$1,225.00	\$630.00	\$4,410.00	\$155.00	\$1,085.00
7	BUILDING REMOVAL	LUMP SUM	1	\$85,000.00	\$85,000.00	\$100,000.00	\$100,000.00	\$62,000.00	\$62,000.00	\$48,300.00	\$48,300.00
8	REMOVE HEADWALL	EACH	2	\$2,400.00	\$4,800.00	\$100.00	\$200.00	\$20,885.00	\$41,770.00	\$2,100.00	\$4,200.00
9	REMOVE DRAINAGE STRUCTURE	EACH	3	\$500.00	\$1,500.00	\$300.00	\$900.00	\$425.00	\$1,275.00	\$650.00	\$1,950.00
10	REMOVE SIGN	EACH	4	\$35.00	\$140.00	\$40.00	\$160.00	\$100.00	\$400.00	\$36.00	\$144.00
11	SALVAGE HYDRANT AND VALVE	EACH	1	\$770.00	\$770.00	\$500.00	\$500.00	\$1,060.00	\$1,060.00	\$1,800.00	\$1,800.00
12	SALVAGE HANDHOLE	EACH	1	\$670.00	\$670.00	\$700.00	\$700.00	\$725.00	\$725.00	\$400.00	\$400.00
13	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	175	\$5.00	\$875.00	\$2.10	\$367.50	\$5.00	\$875.00	\$5.00	\$875.00
14	REMOVE GUARDRAIL	LIN FT	1600	\$5.80	\$9,280.00	\$6.00	\$9,600.00	\$6.60	\$10,560.00	\$6.00	\$9,600.00
15	REMOVE SEWER PIPE (STORM)	LIN FT	1300	\$18.50	\$24,050.00	\$7.00	\$9,100.00	\$15.70	\$20,410.00	\$26.00	\$33,800.00
16	REMOVE PIPE DRAIN	LIN FT	130	\$5.20	\$676.00	\$5.00	\$650.00	\$24.00	\$3,120.00	\$26.00	\$3,380.00
17	REMOVE FENCE	LIN FT	900.00	\$5.00	\$4,500.00	\$5.00	\$4,500.00	\$4.15	\$3,735.00	\$8.00	\$7,200.00
18	REMOVE CURB AND GUTTER	LIN FT	50	\$6.80	\$340.00	\$5.50	\$275.00	\$5.50	\$275.00	\$3.40	\$170.00
19	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	460	\$9.50	\$4,370.00	\$8.00	\$3,680.00	\$7.40	\$3,404.00	\$4.00	\$1,840.00
20	REMOVE CONCRETE SIDEWALK	SQ YD	270	\$5.90	\$1,593.00	\$6.00	\$1,620.00	\$5.10	\$1,377.00	\$4.00	\$1,080.00
21	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	3000	\$1.00	\$3,000.00	\$2.50	\$7,500.00	\$4.80	\$14,400.00	\$2.90	\$8,700.00
22	REMOVE BITUMINOUS PAVEMENT	SQ YD	9230	\$4.80	\$44,304.00	\$1.90	\$17,537.00	\$4.80	\$44,304.00	\$2.75	\$25,382.50
23	REMOVE BITUMINOUS TRAIL	SQ YD	25	\$10.00	\$250.00	\$13.00	\$325.00	\$5.00	\$125.00	\$3.20	\$80.00
24	ROCK EXCAVATION (EV)	CU YD	250	\$35.00	\$8,750.00	\$5.00	\$1,250.00	\$50.00	\$12,500.00	\$90.00	\$22,500.00
25	MUCK EXCAVATION (EV)	CU YD	820	\$10.50	\$8,610.00	\$25.00	\$20,500.00	\$21.50	\$17,630.00	\$9.00	\$7,380.00
26	SUBGRADE EXCAVATION (EV)	CU YD	2140	\$10.50	\$22,470.00	\$20.00	\$42,800.00	\$6.15	\$13,161.00	\$12.00	\$25,680.00
27	SELECT GRANULAR BORROW (CV)	CU YD	10305	\$24.00	\$247,320.00	\$20.00	\$206,100.00	\$26.75	\$275,658.75	\$28.00	\$288,540.00
28	GRANULAR BORROW (CV)	CU YD	820	\$21.00	\$17,220.00	\$24.00	\$19,680.00	\$26.75	\$21,935.00	\$24.00	\$19,680.00
29	DEWATERING	LUMP SUM	1	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$220,945.00	\$220,945.00	\$100,000.00	\$100,000.00
30	TEMPORARY STREAM DIVERSION	LUMP SUM	1	\$25,000.00	\$25,000.00	\$100,000.00	\$100,000.00	\$63,775.00	\$63,775.00	\$30,000.00	\$30,000.00
31	POTHOLE EXISTING UTILIYS	EACH	9	\$300.00	\$2,700.00	\$600.00	\$5,400.00	\$750.00	\$6,750.00	\$450.00	\$4,050.00
32	GEOTEXTILE FABRIC - TYPE V	SQ YD	14050	\$2.00	\$28,100.00	\$2.00	\$28,100.00	\$3.05	\$42,852.50	\$5.00	\$70,250.00
33	GEOGRID, TX160	SQ YD	3500	\$1.00	\$3,500.00	\$5.50	\$19,250.00	\$11.85	\$41,475.00	\$7.00	\$24,500.00
34	STOCKPILE ROCK	CU YD	250	\$0.01	\$2.50	\$10.00	\$2,500.00	\$20.00	\$5,000.00	\$20.00	\$5,000.00
35	COMMON EXCAVATION (EV)	CU YD	31962	\$9.40	\$300,442.80	\$3.25	\$103,876.50	\$2.60	\$83,101.20	\$10.00	\$319,620.00
36	COMMON EXCAVATION - POND (EV)	CU YD	9400	\$3.70	\$34,780.00	\$1.85	\$17,390.00	\$2.70	\$25,380.00	\$10.00	\$94,000.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Eureka Construction, Inc.		Minger Construction Co., Inc.		Kusske Construction Company		S.M. Hentges & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
37	SELECT GRANULAR EMBANKMENT (CV)	CU YD	4910	\$26.00	\$127,660.00	\$25.00	\$122,750.00	\$28.50	\$139,935.00	\$33.00	\$162,030.00
38	COMMON EMBANKMENT (CV)	CU YD	32930	\$4.60	\$151,478.00	\$1.10	\$36,223.00	\$2.60	\$85,618.00	\$4.00	\$131,720.00
39	COMMON EMBANKMENT - POND (CV)	CU YD	9000	\$2.00	\$18,000.00	\$1.40	\$12,600.00	\$3.55	\$31,950.00	\$1.50	\$13,500.00
40	GEOTEXTILE FABRIC - TYPE 5	SQ YD	1600	\$2.00	\$3,200.00	\$4.50	\$7,200.00	\$4.00	\$6,400.00	\$5.00	\$8,000.00
41	STREET SWEEPER (WITH PICK UP BROOM)	HOURL	40	\$140.00	\$5,600.00	\$150.00	\$6,000.00	\$150.00	\$6,000.00	\$190.00	\$7,600.00
42	WATER FOR DUST CONTROL	MGAL	50	\$50.00	\$2,500.00	\$70.00	\$3,500.00	\$100.00	\$5,000.00	\$55.00	\$2,750.00
43	AGGREGATE BASE CLASS 5	TON	8225	\$16.00	\$131,600.00	\$21.00	\$172,725.00	\$23.50	\$193,287.50	\$22.00	\$180,950.00
44	AGGREGATE BASE CLASS 5 - TRAIL/WALK	TON	2375	\$36.50	\$86,687.50	\$28.00	\$66,500.00	\$25.00	\$59,375.00	\$22.00	\$52,250.00
45	AGGREGATE BASE, 3" MINUS	TON	400	\$21.00	\$8,400.00	\$24.00	\$9,600.00	\$26.00	\$10,400.00	\$24.00	\$9,600.00
46	AGGREGATE BASE SPECIAL -GRAVEL DRIVEWAY	TON	160	\$45.00	\$7,200.00	\$32.00	\$5,120.00	\$30.00	\$4,800.00	\$24.00	\$3,840.00
47	FULL DEPTH RECLAMATION	SQ YD	7650	\$0.45	\$3,442.50	\$0.25	\$1,912.50	\$2.65	\$20,272.50	\$2.00	\$15,300.00
48	SHOULDER BASE AGGREGATE (CV) CLASS 2	TON	40	\$90.00	\$3,600.00	\$40.00	\$1,600.00	\$37.00	\$1,480.00	\$44.00	\$1,760.00
49	MILL BITUMINOUS SURFACE	SQ YD	50	\$20.50	\$1,025.00	\$21.00	\$1,050.00	\$23.00	\$1,150.00	\$38.00	\$1,900.00
50	CONCRETE PAVEMENT 8.5"	SQ YD	660	\$80.50	\$53,130.00	\$85.00	\$56,100.00	\$100.00	\$66,000.00	\$82.00	\$54,120.00
51	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1230	\$3.50	\$4,305.00	\$3.50	\$4,305.00	\$4.00	\$4,920.00	\$3.30	\$4,059.00
52	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - TEMP F	TON	1275	\$83.00	\$105,825.00	\$1.00	\$1,275.00	\$92.00	\$117,300.00	\$91.00	\$116,025.00
53	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	500	\$110.00	\$55,000.00	\$110.00	\$55,000.00	\$121.00	\$60,500.00	\$109.00	\$54,500.00
54	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - TRAIL	TON	630	\$110.00	\$69,300.00	\$110.00	\$69,300.00	\$121.00	\$76,230.00	\$118.00	\$74,340.00
55	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - WEDG	TON	50	\$160.00	\$8,000.00	\$160.00	\$8,000.00	\$170.00	\$8,500.00	\$141.00	\$7,050.00
56	TYPE SP 12.5 WEARING COURSE MIXTURE (4,F)	TON	600	\$130.00	\$78,000.00	\$130.00	\$78,000.00	\$140.00	\$84,000.00	\$110.00	\$66,000.00
57	TYPE SP 12.5 WEARING COURSE MIXTURE (4,C)	TON	1610	\$110.00	\$177,100.00	\$112.00	\$180,320.00	\$121.00	\$194,810.00	\$105.00	\$169,050.00
58	TYPE SP 12.5 NON WEAR COURSE MIXTURE (4,B)	TON	1350	\$83.00	\$112,050.00	\$85.00	\$114,750.00	\$93.00	\$125,550.00	\$99.00	\$133,650.00
59	10x6 PRECAST CONCRETE BOX CULV END SECT	EACH	2	\$24,000.00	\$48,000.00	\$50,000.00	\$100,000.00	\$34,900.00	\$69,800.00	\$20,775.00	\$41,550.00
60	14X9 PRECAST CONCRETE BOX CULV END SECT	EACH	2	\$51,000.00	\$102,000.00	\$75,000.00	\$150,000.00	\$66,530.00	\$133,060.00	\$43,000.00	\$86,000.00
61	10X10 PRECAST CONCRETE BOX CULV END SECT	EACH	2	\$36,000.00	\$72,000.00	\$50,000.00	\$100,000.00	\$47,925.00	\$95,850.00	\$31,400.00	\$62,800.00
62	10X6 PRECAST CONCRETE BOX CULVERT	LIN FT	189	\$1,700.00	\$321,300.00	\$1,860.00	\$351,540.00	\$2,235.00	\$422,415.00	\$1,430.00	\$270,270.00
63	14X9 PRECAST CONCRETE BOX CULVERT	LIN FT	207	\$2,600.00	\$538,200.00	\$2,800.00	\$579,600.00	\$3,040.00	\$629,280.00	\$2,115.00	\$437,805.00
64	10X10 PRECAST CONCRETE BOX CULVERT	LIN FT	120	\$1,900.00	\$228,000.00	\$1,800.00	\$216,000.00	\$1,900.00	\$228,000.00	\$1,600.00	\$192,000.00
65	REMOVE EXISTING BRIDGE	LUMP SUM	1	\$16,000.00	\$16,000.00	\$50,000.00	\$50,000.00	\$25,500.00	\$25,500.00	\$49,000.00	\$49,000.00
66	REMOVE EXISTING PRIVATE BRIDGE	LUMP SUM	1	\$6,000.00	\$6,000.00	\$4,000.00	\$4,000.00	\$1,225.00	\$1,225.00	\$12,400.00	\$12,400.00
67	COARSE FILTER AGGREGATE (CV) - BRIDGE	CU YD	1335	\$55.00	\$73,425.00	\$75.00	\$100,125.00	\$62.00	\$82,770.00	\$62.00	\$82,770.00
68	COARSE FILTER AGGREGATE (CV) - POND	CU YD	2370	\$52.00	\$123,240.00	\$51.00	\$120,870.00	\$62.00	\$146,940.00	\$54.00	\$127,980.00
69	MEDIUM FILTER AGGREGATE (CV) - POND	CU YD	205	\$63.00	\$12,915.00	\$54.00	\$11,070.00	\$55.00	\$11,275.00	\$64.00	\$13,120.00
70	GRANULAR BEDDING, WATER	LIN FT	1820	\$4.00	\$7,280.00	\$2.00	\$3,640.00	\$4.40	\$8,008.00	\$0.01	\$18.20
71	GRANULAR BEDDING., SANITARY SEWER	LIN FT	10400	\$4.00	\$41,600.00	\$2.00	\$20,800.00	\$4.60	\$47,840.00	\$0.01	\$104.00
72	15" CS PIPE APRON	EACH	2	\$810.00	\$1,620.00	\$415.00	\$830.00	\$930.00	\$1,860.00	\$800.00	\$1,600.00
73	18" CS PIPE APRON	EACH	4	\$1,300.00	\$5,200.00	\$470.00	\$1,880.00	\$1,385.00	\$5,540.00	\$860.00	\$3,440.00
74	15" PIPE APRON	EACH	8	\$1,900.00	\$15,200.00	\$4,000.00	\$32,000.00	\$1,980.00	\$15,840.00	\$2,800.00	\$22,400.00
75	21" PIPE APRON	EACH	1	\$2,100.00	\$2,100.00	\$7,000.00	\$7,000.00	\$2,400.00	\$2,400.00	\$3,540.00	\$3,540.00
76	24" PIPE APRON	EACH	3	\$2,200.00	\$6,600.00	\$5,000.00	\$15,000.00	\$2,230.00	\$6,690.00	\$4,000.00	\$12,000.00
77	30" RC PIPE APRON	EACH	1	\$2,600.00	\$2,600.00	\$7,000.00	\$7,000.00	\$3,030.00	\$3,030.00	\$58.00	\$58.00
78	24x11 CMP ARCH EXTENSION	LUMP SUM	1	\$60,000.00	\$60,000.00	\$200,000.00	\$200,000.00	\$97,250.00	\$97,250.00	\$35,000.00	\$35,000.00
79	6" PERF PE PIPE DRAIN - BMP	LIN FT	1200	\$10.00	\$12,000.00	\$11.00	\$13,200.00	\$10.00	\$12,000.00	\$17.00	\$20,400.00
80	4" PERF PVC PIPE DRAIN	LIN FT	720	\$12.00	\$8,640.00	\$25.00	\$18,000.00	\$19.50	\$14,040.00	\$15.50	\$11,160.00
81	4" PERF PE PIPE DRAIN	LIN FT	5840	\$11.00	\$64,240.00	\$6.00	\$35,040.00	\$15.40	\$89,936.00	\$9.50	\$55,480.00
82	6" PVC PIPE DRAIN CLEAN OUT - BMP	EACH	16	\$630.00	\$10,080.00	\$500.00	\$8,000.00	\$510.00	\$8,160.00	\$745.00	\$11,920.00

Bidder No. 1				Bidder No. 2				Bidder No. 3				Bidder No. 4			
BID TABULATION				Eureka Construction, Inc.		Minger Construction Co., Inc.		Kusske Construction Company		S.M. Hentges & Sons, Inc.					
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
83	8" PVC PIPE SEWER, SDR 26 (CITY PROVIDED MATERIAL)	LIN FT	196	\$59.50	\$11,662.00	\$125.00	\$24,500.00	\$36.00	\$7,056.00	\$111.00	\$21,756.00				
84	8" DUCTILE IRON PIPE SEWER (CITY PROVIDED MATERIAL)	LIN FT	40	\$61.00	\$2,440.00	\$125.00	\$5,000.00	\$36.00	\$1,440.00	\$106.00	\$4,240.00				
85	18" PVC PIPE SEWER, SDR 26	LIN FT	148	\$200.00	\$29,600.00	\$200.00	\$29,600.00	\$215.00	\$31,820.00	\$300.00	\$44,400.00				
86	18" PVC PIPE SEWER, SDR 26 (CITY PROVIDED MATERIAL)	LIN FT	322	\$51.00	\$16,422.00	\$160.00	\$51,520.00	\$215.00	\$69,230.00	\$250.00	\$80,500.00				
87	18" PVC PIPE SEWER, DR 18 (CITY PROVIDED MATERIAL)	LIN FT	2312	\$150.00	\$346,800.00	\$160.00	\$369,920.00	\$317.00	\$732,904.00	\$350.00	\$809,200.00				
88	18" DUCTILE IRON PIPE SEWER (CITY PROVIDED MATERIAL)	LIN FT	40	\$74.00	\$2,960.00	\$160.00	\$6,400.00	\$215.00	\$8,600.00	\$110.00	\$4,400.00				
89	15" CS PIPE SEWER	LIN FT	35	\$85.50	\$2,992.50	\$60.00	\$2,100.00	\$64.00	\$2,240.00	\$88.00	\$3,080.00				
90	18" CS PIPE SEWER	LIN FT	70	\$99.50	\$6,965.00	\$70.00	\$4,900.00	\$43.00	\$3,010.00	\$99.00	\$6,930.00				
91	15" RC PIPE SEWER CLASS V	LIN FT	2005	\$83.00	\$166,415.00	\$75.00	\$150,375.00	\$72.00	\$144,360.00	\$95.00	\$190,475.00				
92	18" RC PIPE SEWER CLASS V	LIN FT	250	\$94.00	\$23,500.00	\$83.00	\$20,750.00	\$100.00	\$25,000.00	\$100.00	\$25,000.00				
93	21" RC PIPE SEWER CLASS III	LIN FT	90	\$110.00	\$9,900.00	\$97.00	\$8,730.00	\$100.00	\$9,000.00	\$120.00	\$10,800.00				
94	24" RC PIPE SEWER CLASS III	LIN FT	615	\$130.00	\$79,950.00	\$118.00	\$72,570.00	\$115.00	\$70,725.00	\$131.00	\$80,565.00				
95	30" RC PIPE SEWER CLASS III	LIN FT	680	\$170.00	\$115,600.00	\$200.00	\$136,000.00	\$165.00	\$112,200.00	\$180.00	\$122,400.00				
96	CONNECT TO EXISTING PIPE DRAIN	EACH	4	\$280.00	\$1,120.00	\$1,500.00	\$6,000.00	\$1,410.00	\$5,640.00	\$540.00	\$2,160.00				
97	8" PIPE PLUG	EACH	2	\$500.00	\$1,000.00	\$50.00	\$100.00	\$240.00	\$480.00	\$150.00	\$300.00				
98	18" PIPE PLUG	EACH	1	\$400.00	\$400.00	\$650.00	\$650.00	\$3,305.00	\$3,305.00	\$670.00	\$670.00				
99	18"x4" DIP SERVICE TEE (SANITARY)	EACH	4	\$4,000.00	\$16,000.00	\$6,500.00	\$26,000.00	\$9,650.00	\$38,600.00	\$4,300.00	\$17,200.00				
100	4" 45 DEGREE DIP SERVICE BEND (SANITARY) (CITY PROVIDED MATERIAL)	EACH	4	\$880.00	\$3,520.00	\$150.00	\$600.00	\$520.00	\$2,080.00	\$110.00	\$440.00				
101	4" PVC SANITARY SERVICE PIPE, SCH40	LIN FT	120	\$79.50	\$9,540.00	\$90.00	\$10,800.00	\$98.00	\$11,760.00	\$115.00	\$13,800.00				
102	4" PVC SANITARY RISER PIPE, C900 (CITY PROVIDED MATERIAL)	LIN FT	80	\$92.00	\$7,360.00	\$49.00	\$3,920.00	\$98.00	\$7,840.00	\$150.00	\$12,000.00				
103	4" HDPE SANITARY SERVICE PIPE, DR11 (DIRECT DRILLED)	LIN FT	100	\$90.00	\$9,000.00	\$80.00	\$8,000.00	\$138.00	\$13,800.00	\$36.00	\$3,600.00				
104	PUMPING	MGAL	75	\$100.00	\$7,500.00	\$300.00	\$22,500.00	\$500.00	\$37,500.00	\$455.00	\$34,125.00				
105	ADJUST VALVE BOX	EACH	4	\$350.00	\$1,400.00	\$350.00	\$1,400.00	\$515.00	\$2,060.00	\$235.00	\$940.00				
106	INSTALL 2" BLOWOFF	EACH	3	\$2,900.00	\$8,700.00	\$2,500.00	\$7,500.00	\$3,850.00	\$11,550.00	\$2,238.00	\$6,714.00				
107	VALVE BOX	EACH	3	\$1,800.00	\$5,400.00	\$700.00	\$2,100.00	\$1,085.00	\$3,255.00	\$635.00	\$1,905.00				
108	1" CURB STOP & BOX (CITY PROVIDED MATERIAL)	EACH	4	\$290.00	\$1,160.00	\$900.00	\$3,600.00	\$175.00	\$700.00	\$375.00	\$1,500.00				
109	1" CORPORATION STOP WITH SERVICE SADDLE (CITY PROVIDED MATERIAL)	EACH	4	\$290.00	\$1,160.00	\$1,300.00	\$5,200.00	\$355.00	\$1,420.00	\$375.00	\$1,500.00				
110	CONNECT TO EXISTING WATER MAIN (SPEC)	EACH	4	\$1,600.00	\$6,400.00	\$7,000.00	\$28,000.00	\$2,726.00	\$10,904.00	\$4,900.00	\$19,600.00				
111	INSTALL TEMP GATE VALVE & BOX	EACH	3	\$800.00	\$2,400.00	\$250.00	\$750.00	\$705.00	\$2,115.00	\$5,200.00	\$15,600.00				
112	INSTALL TEMP HYDRANT & GATE VALVE	EACH	2	\$800.00	\$1,600.00	\$250.00	\$500.00	\$1,540.00	\$3,080.00	\$9,400.00	\$18,800.00				
113	HYDRANT (CITY PROVIDED MATERIAL)	EACH	2	\$1,100.00	\$2,200.00	\$2,000.00	\$4,000.00	\$1,200.00	\$2,400.00	\$2,300.00	\$4,600.00				
114	6" GATE VALVE AND BOX (CITY PROVIDED MATERIAL)	EACH	2	\$880.00	\$1,760.00	\$500.00	\$1,000.00	\$250.00	\$500.00	\$173.00	\$346.00				
115	8" GATE VALVE AND BOX (CITY PROVIDED MATERIAL)	EACH	3	\$880.00	\$2,640.00	\$500.00	\$1,500.00	\$250.00	\$750.00	\$434.00	\$1,302.00				
116	12" GATE VALVE AND BOX (CITY PROVIDED MATERIAL)	EACH	1	\$1,300.00	\$1,300.00	\$1,000.00	\$1,000.00	\$705.00	\$705.00	\$868.00	\$868.00				
117	16" BUTTERFLY VALVE AND BOX (CITY PROVIDED MATERIAL)	EACH	2	\$1,300.00	\$2,600.00	\$1,500.00	\$3,000.00	\$1,075.00	\$2,150.00	\$868.00	\$1,736.00				
118	16"x8" WET TAP	EACH	1	\$8,200.00	\$8,200.00	\$8,000.00	\$8,000.00	\$8,385.00	\$8,385.00	\$9,900.00	\$9,900.00				
119	1" WATER SERVICE, TYPE PE (CITY PROVIDED MATERIAL)	LIN FT	200	\$29.00	\$5,800.00	\$32.00	\$6,400.00	\$24.00	\$4,800.00	\$49.00	\$9,800.00				
120	1" WATER SERVICE, TYPE PE (DIRECT DRILLED)	LIN FT	100	\$67.00	\$6,700.00	\$60.00	\$6,000.00	\$135.00	\$13,500.00	\$33.00	\$3,300.00				
121	6" PVC WATERMAIN (CITY PROVIDED MATERIAL)	LIN FT	60	\$52.50	\$3,150.00	\$57.00	\$3,420.00	\$30.00	\$1,800.00	\$94.00	\$5,640.00				
122	8" PVC WATERMAIN C900 (CITY PROVIDED MATERIAL)	LIN FT	1160	\$34.50	\$40,020.00	\$46.00	\$53,360.00	\$24.00	\$27,840.00	\$90.00	\$104,400.00				
123	8" PVC WATERMAIN C900	LIN FT	300	\$410.00	\$123,000.00	\$83.00	\$24,900.00	\$60.00	\$18,000.00	\$27.00	\$8,100.00				
124	8" HDPE DR 11 WATERMAIN (DIRECT DRILLED)	LIN FT	350	\$100.00	\$35,000.00	\$110.00	\$38,500.00	\$170.00	\$59,500.00	\$67.00	\$23,450.00				
125	12" PVC WATERMAIN C900 (CITY PROVIDED MATERIAL)	LIN FT	1020	\$32.00	\$32,640.00	\$49.00	\$49,980.00	\$29.00	\$29,580.00	\$93.00	\$94,860.00				
126	16" PVC WATERMAIN C900 (CITY PROVIDED MATERIAL)	LIN FT	780	\$33.00	\$25,740.00	\$54.00	\$42,120.00	\$33.00	\$25,740.00	\$93.00	\$72,540.00				
127	16" PVC WATERMAIN C900	LIN FT	60	\$160.00	\$9,600.00	\$176.00	\$10,560.00	\$180.00	\$10,800.00	\$123.00	\$7,380.00				
128	16" STEEL CASING PIPE (JACKED)	LIN FT	60	\$1,200.00	\$72,000.00	\$730.00	\$43,800.00	\$2,450.00	\$147,000.00	\$2,222.00	\$133,320.00				

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Eureka Construction, Inc.		Minger Construction Co., Inc.		Kusske Construction Company		S.M. Hentges & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
129	24" STEEL CASING PIPE (JACKED)	LIN FT	60	\$1,400.00	\$84,000.00	\$730.00	\$43,800.00	\$2,450.00	\$147,000.00	\$2,300.00	\$138,000.00
130	30" STEEL CASING PIPE (JACKED)	LIN FT	400	\$780.00	\$312,000.00	\$600.00	\$240,000.00	\$1,185.00	\$474,000.00	\$1,080.00	\$432,000.00
131	4" POLYSTYRENE INSULATION	SQ YD	70	\$66.00	\$4,620.00	\$50.00	\$3,500.00	\$91.00	\$6,370.00	\$115.00	\$8,050.00
132	DUCTILE IRON FITTINGS SPECIAL (CITY PROVIDED MA	POUND	3879	\$3.50	\$13,576.50	\$6.00	\$23,274.00	\$5.70	\$22,110.30	\$11.50	\$44,608.50
133	DUCTILE IRON FITTINGS	POUND	2000	\$19.50	\$39,000.00	\$17.00	\$34,000.00	\$19.70	\$39,400.00	\$21.00	\$42,000.00
134	INSTALL CASTING	EACH	6	\$390.00	\$2,340.00	\$450.00	\$2,700.00	\$1,250.00	\$7,500.00	\$1,830.00	\$10,980.00
135	ADJUST FRAME & RING CASTING	EACH	2	\$390.00	\$780.00	\$450.00	\$900.00	\$660.00	\$1,320.00	\$1,105.00	\$2,210.00
136	FURNISH & INSTALL RINGS AND R-3501-H4 CASTING	EACH	1	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
137	CONSTRUCT SANITARY MANHOLE DESIGN 48-4020	EACH	9	\$11,000.00	\$99,000.00	\$13,000.00	\$117,000.00	\$13,670.00	\$123,030.00	\$12,650.00	\$113,850.00
138	CONST SANITARY MANHOLE DESIGN DROP INLET	EACH	3	\$12,000.00	\$36,000.00	\$20,000.00	\$60,000.00	\$21,130.00	\$63,390.00	\$23,600.00	\$70,800.00
139	CATCH BASIN (2'X3')	EACH	10	\$2,800.00	\$28,000.00	\$3,700.00	\$37,000.00	\$3,830.00	\$38,300.00	\$4,646.00	\$46,460.00
140	STORM MANHOLE (4' DIAMETER)	EACH	27	\$5,300.00	\$143,100.00	\$5,700.00	\$153,900.00	\$6,360.00	\$171,720.00	\$7,050.00	\$190,350.00
141	STORM MANHOLE (5' DIAMETER)	EACH	3	\$9,500.00	\$28,500.00	\$6,300.00	\$18,900.00	\$14,425.00	\$43,275.00	\$13,000.00	\$39,000.00
142	STORM TREATMENT MANHOLE (48' DIAMETER)	EACH	7	\$14,000.00	\$98,000.00	\$15,000.00	\$105,000.00	\$15,025.00	\$105,175.00	\$15,100.00	\$105,700.00
143	STORM TREATMENT MANHOLE (60" DIAMETER)	EACH	1	\$25,000.00	\$25,000.00	\$22,000.00	\$22,000.00	\$21,300.00	\$21,300.00	\$17,150.00	\$17,150.00
144	STORM OUTLET CONTROL STRUCTURE	EACH	4	\$14,000.00	\$56,000.00	\$25,000.00	\$100,000.00	\$21,235.00	\$84,940.00	\$25,900.00	\$103,600.00
145	CONNECT TO EXISTING STRUCTURE (SANITARY)	EACH	1	\$1,500.00	\$1,500.00	\$15,000.00	\$15,000.00	\$6,735.00	\$6,735.00	\$140.00	\$140.00
146	CONNECT TO EXISTING STRUCTURE (STORM)	EACH	1	\$840.00	\$840.00	\$1,500.00	\$1,500.00	\$1,410.00	\$1,410.00	\$2,625.00	\$2,625.00
147	4' DIAMETER SANITARY SEWER STRUCTURE OVERDEPTI	LIN FT	209	\$450.00	\$94,050.00	\$250.00	\$52,250.00	\$975.00	\$203,775.00	\$960.00	\$200,640.00
148	MANHOLE PROTECTIVE COATING	LIN FT	320	\$240.00	\$76,800.00	\$330.00	\$105,600.00	\$295.00	\$94,400.00	\$350.00	\$112,000.00
149	CONSTRUCT 8' OUTSIDE DROP (CITY PROVIDED PIPE I	LIN FT	37	\$420.00	\$15,540.00	\$450.00	\$16,650.00	\$325.00	\$12,025.00	\$365.00	\$13,505.00
150	CONSTRUCT 18' OUTSIDE DROP	LIN FT	21	\$1,900.00	\$39,900.00	\$1,200.00	\$25,200.00	\$1,620.00	\$34,020.00	\$2,500.00	\$52,500.00
151	GEOTEXTILE FILTER TYPE 7	SQ YD	1805	\$3.00	\$5,415.00	\$3.75	\$6,768.75	\$4.25	\$7,671.25	\$4.40	\$7,942.00
152	RANDOM RIPRAP CL III	CU YD	180	\$96.50	\$17,370.00	\$125.00	\$22,500.00	\$102.00	\$18,360.00	\$100.00	\$18,000.00
153	RANDOM RIPRAP CL V	CU YD	1320	\$84.00	\$110,880.00	\$110.00	\$145,200.00	\$102.00	\$134,640.00	\$100.00	\$132,000.00
154	4" CONCRETE WALK	SQ FT	14900	\$4.80	\$71,520.00	\$5.00	\$74,500.00	\$6.25	\$93,125.00	\$5.30	\$78,970.00
155	4" CONCRETE WALK SPECIAL - MEDIAN	SQ FT	3150	\$4.80	\$15,120.00	\$5.00	\$15,750.00	\$6.35	\$20,002.50	\$4.50	\$14,175.00
156	4" CONCRETE WALK SPECIAL - RIBBON/ TRAIL FILL	SQ FT	2640	\$11.00	\$29,040.00	\$12.00	\$31,680.00	\$13.75	\$36,300.00	\$9.90	\$26,136.00
157	6" CONCRETE DRIVEWAY REPAIR	SQ FT	1200	\$7.50	\$9,000.00	\$8.00	\$9,600.00	\$9.40	\$11,280.00	\$11.00	\$13,200.00
158	7" COMERCIAL CONCRETE DRIVEWAY	SQ FT	920	\$8.30	\$7,636.00	\$9.00	\$8,280.00	\$10.25	\$9,430.00	\$12.00	\$11,040.00
159	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	465	\$17.00	\$7,905.00	\$20.00	\$9,300.00	\$21.00	\$9,765.00	\$24.00	\$11,160.00
160	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	7500	\$18.50	\$138,750.00	\$21.00	\$157,500.00	\$22.00	\$165,000.00	\$23.00	\$172,500.00
161	CONCRETE CURB AND GUTTER DESIGN R424	LIN FT	640	\$25.50	\$16,320.00	\$29.00	\$18,560.00	\$30.00	\$19,200.00	\$26.00	\$16,640.00
162	CONCRETE MEDIAN	SQ YD	35	\$43.00	\$1,505.00	\$44.00	\$1,540.00	\$55.60	\$1,946.00	\$87.00	\$3,045.00
163	BITUMINOUS DRIVEWAY REPAIR	SQ YD	575	\$27.00	\$15,525.00	\$37.00	\$21,275.00	\$31.00	\$17,825.00	\$42.00	\$24,150.00
164	TRUNCATED DOMES	SQ FT	350	\$39.00	\$13,650.00	\$41.00	\$14,350.00	\$46.00	\$16,100.00	\$63.00	\$22,050.00
165	CONCRETE PEDESTRIAN CURB RAMP	SQ FT	2530	\$18.00	\$45,540.00	\$20.00	\$50,600.00	\$21.40	\$54,142.00	\$12.00	\$30,360.00
166	TEMPORARY MAILBOX	EACH	4	\$150.00	\$600.00	\$200.00	\$800.00	\$500.00	\$2,000.00	\$122.00	\$488.00
167	SALVAGE AND REINSTALL MAILBOX	EACH	4	\$200.00	\$800.00	\$400.00	\$1,600.00	\$500.00	\$2,000.00	\$122.00	\$488.00
168	JOINT SEALANT	LIN FT	1980	\$5.00	\$9,900.00	\$5.00	\$9,900.00	\$5.00	\$9,900.00	\$3.40	\$6,732.00
169	INSTALL HANDHOLE	EACH	2	\$890.00	\$1,780.00	\$900.00	\$1,800.00	\$1,000.00	\$2,000.00	\$766.00	\$1,532.00
170	4" NON-METALLIC CONDUIT	LIN FT	100	\$40.00	\$4,000.00	\$42.00	\$4,200.00	\$44.00	\$4,400.00	\$41.00	\$4,100.00
171	OUTDOOR FIBER SPLICE ENCLOSURE	EACH	1	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,400.00	\$1,400.00	\$1,285.00	\$1,285.00
172	1.5" NON-METALIC CONDUIT	LIN FT	20	\$35.00	\$700.00	\$37.00	\$740.00	\$39.00	\$780.00	\$35.00	\$700.00
173	FIBER OPTIC CABLE TESTING	LUMP SUM	1	\$2,900.00	\$2,900.00	\$3,000.00	\$3,000.00	\$3,195.00	\$3,195.00	\$2,960.00	\$2,960.00
174	FIBER OPTIC SPLICING	EACH	1	\$2,000.00	\$2,000.00	\$2,100.00	\$2,100.00	\$2,215.00	\$2,215.00	\$2,000.00	\$2,000.00

Bidder No. 1				Bidder No. 2				Bidder No. 3				Bidder No. 4			
BID TABULATION				Eureka Construction, Inc.		Minger Construction Co., Inc.		Kusske Construction Company		S.M. Hentges & Sons, Inc.					
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
175	REROUTE FIBER OPTIC CABLE	LIN FT	150	\$6.00	\$900.00	\$6.00	\$900.00	\$7.00	\$1,050.00	\$6.00	\$900.00				
176	ANCHORAGE ASSEMBLY - TYPE 31	EACH	5	\$2,400.00	\$12,000.00	\$2,500.00	\$12,500.00	\$2,635.00	\$13,175.00	\$2,400.00	\$12,000.00				
177	END TREATMENT-TANGENT TERMINAL	EACH	1	\$4,800.00	\$4,800.00	\$5,500.00	\$5,500.00	\$5,405.00	\$5,405.00	\$4,900.00	\$4,900.00				
178	TRAFFIC BARRIER DESIGN TYPE 31	LIN FT	404	\$48.50	\$19,594.00	\$52.00	\$21,008.00	\$55.75	\$22,523.00	\$50.00	\$20,200.00				
179	TRAFFIC BARRIER DESIGN B8307	LIN FT	125	\$65.00	\$8,125.00	\$67.00	\$8,375.00	\$73.00	\$9,125.00	\$66.00	\$8,250.00				
180	CHAIN LINK SAFETY FENCE	LIN FT	845	\$87.50	\$73,937.50	\$40.00	\$33,800.00	\$40.00	\$33,800.00	\$36.00	\$30,420.00				
181	BARBED WIRE FENCE	LIN FT	700	\$33.00	\$23,100.00	\$10.00	\$7,000.00	\$10.00	\$7,000.00	\$5.00	\$3,500.00				
182	DETOUR	LUMP SUM	1	\$14,000.00	\$14,000.00	\$20,000.00	\$20,000.00	\$15,120.00	\$15,120.00	\$13,800.00	\$13,800.00				
183	TRAFFIC CONTROL	LUMP SUM	1	\$15,000.00	\$15,000.00	\$30,000.00	\$30,000.00	\$16,240.00	\$16,240.00	\$14,800.00	\$14,800.00				
184	PERMANENT BARRICADES	EACH	8	\$350.00	\$2,800.00	\$350.00	\$2,800.00	\$390.00	\$3,120.00	\$360.00	\$2,880.00				
185	SIGN PANELS TYPE C	SQ FT	194	\$140.00	\$27,160.00	\$140.00	\$27,160.00	\$150.00	\$29,100.00	\$140.00	\$27,160.00				
186	SIGN PANELS TYPE D	SQ FT	40	\$140.00	\$5,600.00	\$140.00	\$5,600.00	\$150.00	\$6,000.00	\$140.00	\$5,600.00				
187	SALVAGE AND REINSTALL SIGN	SQ FT	7	\$490.00	\$3,430.00	\$500.00	\$3,500.00	\$535.00	\$3,745.00	\$495.00	\$3,465.00				
188	OBJECT MARKERS	EACH	5	\$150.00	\$750.00	\$150.00	\$750.00	\$170.00	\$850.00	\$154.00	\$770.00				
189	STORM DRAIN INLET PROTECTION (BEFORE CURB)	EACH	36	\$120.00	\$4,320.00	\$150.00	\$5,400.00	\$180.00	\$6,480.00	\$167.00	\$6,012.00				
190	STORM DRAIN INLET PROTECTION (AFTER CURB)	EACH	55	\$160.00	\$8,800.00	\$150.00	\$8,250.00	\$510.00	\$28,050.00	\$167.00	\$9,185.00				
191	SILT FENCE, TYPE MACHINE SLICED	LIN FT	11815	\$1.90	\$22,448.50	\$2.60	\$30,719.00	\$1.85	\$21,857.75	\$1.70	\$20,085.50				
192	FLOATING SILT CURTAIN TYPE MOVING WATER	LIN FT	350	\$21.50	\$7,525.00	\$16.00	\$5,600.00	\$27.00	\$9,450.00	\$25.00	\$8,750.00				
193	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	2810	\$2.50	\$7,025.00	\$2.85	\$8,008.50	\$2.60	\$7,306.00	\$2.40	\$6,744.00				
194	ROCK CONSTRUCTION ENTRANCE	EACH	4	\$1,500.00	\$6,000.00	\$1,300.00	\$5,200.00	\$3,200.00	\$12,800.00	\$2,225.00	\$8,900.00				
195	ROCK DITCH CHECK	EACH	27	\$350.00	\$9,450.00	\$150.00	\$4,050.00	\$200.00	\$5,400.00	\$435.00	\$11,745.00				
196	SELECT TOPSOIL BORROW (LV)	CU YD	6270	\$0.01	\$62.70	\$15.00	\$94,050.00	\$45.75	\$286,852.50	\$26.00	\$163,020.00				
197	INFILTRATION BASIN MEDIA	CU YD	825	\$49.50	\$40,837.50	\$38.00	\$31,350.00	\$57.00	\$47,025.00	\$49.00	\$40,425.00				
198	EROSION CONTROL BLANKETS, CATEGORY 3N	SQ YD	15800	\$1.40	\$22,120.00	\$1.80	\$28,440.00	\$1.70	\$26,860.00	\$1.50	\$23,700.00				
199	TRM, TYPE 2	SQ YD	300	\$12.50	\$3,750.00	\$15.00	\$4,500.00	\$20.00	\$6,000.00	\$40.00	\$12,000.00				
200	RAPID STABILIZATION METHOD 4	SQ YD	5850	\$2.00	\$11,700.00	\$1.80	\$10,530.00	\$2.15	\$12,577.50	\$2.00	\$11,700.00				
201	HYDRAULIC TYPE STABILIZED FIBER MATRIX	ACRE	4.5	\$3,200.00	\$14,400.00	\$3,800.00	\$17,100.00	\$5,390.00	\$24,255.00	\$5,000.00	\$22,500.00				
202	SEEDING	ACRE	11	\$950.00	\$10,450.00	\$3,500.00	\$38,500.00	\$415.00	\$4,565.00	\$380.00	\$4,180.00				
203	SUBSOILING	ACRE	11.75	\$1,700.00	\$19,975.00	\$350.00	\$4,112.50	\$320.00	\$3,760.00	\$280.00	\$3,290.00				
204	SEED MIXTURE 25-131	POUND	520	\$5.60	\$2,912.00	\$5.30	\$2,756.00	\$6.45	\$3,354.00	\$5.90	\$3,068.00				
205	SEED MIXTURE 22-112	POUND	30	\$17.50	\$525.00	\$11.00	\$330.00	\$5.25	\$157.50	\$4.90	\$147.00				
206	SEED MIXTURE 33-261	POUND	30	\$30.50	\$915.00	\$31.00	\$930.00	\$5.25	\$157.50	\$4.90	\$147.00				
207	SEED MIXTURE 33-262	POUND	40	\$70.00	\$2,800.00	\$13.00	\$520.00	\$21.75	\$870.00	\$19.80	\$792.00				
208	MULCH MATERIAL, TYPE 1	TON	20	\$350.00	\$7,000.00	\$325.00	\$6,500.00	\$225.00	\$4,500.00	\$205.00	\$4,100.00				
209	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$96.00	\$9,600.00	\$60.00	\$6,000.00	\$78.00	\$7,800.00	\$70.00	\$7,000.00				
210	4" SOLID LINE, PAINT	LIN FT	6650	\$0.20	\$1,330.00	\$0.15	\$997.50	\$0.17	\$1,130.50	\$0.17	\$1,130.50				
211	4" DOUBLE SOLID LINE, PAINT	LIN FT	2300	\$0.30	\$690.00	\$0.30	\$690.00	\$0.35	\$805.00	\$0.32	\$736.00				
212	12" SOLID LINE, PAINT	LIN FT	60	\$4.00	\$240.00	\$4.00	\$240.00	\$4.50	\$270.00	\$4.00	\$240.00				
213	8" DOTTED LINE, PAINT	LIN FT	150	\$2.50	\$375.00	\$2.50	\$375.00	\$2.75	\$412.50	\$2.60	\$390.00				
214	CROSSWALK MARKING PAINT	SQ FT	1090	\$2.10	\$2,289.00	\$2.10	\$2,289.00	\$2.35	\$2,561.50	\$2.20	\$2,398.00				
215	4" SOLID LINE, EPOXY	LIN FT	6650	\$0.70	\$4,655.00	\$0.65	\$4,322.50	\$0.75	\$4,987.50	\$0.68	\$4,522.00				
216	4" DOUBLE SOLID LINE, EPOXY	LIN FT	2300	\$1.30	\$2,990.00	\$1.30	\$2,990.00	\$1.45	\$3,335.00	\$1.35	\$3,105.00				
217	12" SOLID LINE, EPOXY	LIN FT	60	\$11.00	\$660.00	\$11.00	\$660.00	\$12.35	\$741.00	\$11.00	\$660.00				
218	8" DOTTED LINE, EPOXY	LIN FT	150	\$8.50	\$1,275.00	\$8.50	\$1,275.00	\$9.40	\$1,410.00	\$8.70	\$1,305.00				
219	CROSSWALK MARKING EPOXY	SQ FT	1090	\$5.50	\$5,995.00	\$5.50	\$5,995.00	\$6.15	\$6,703.50	\$5.60	\$6,104.00				
TOTAL BASE BID				\$7,907,336.52		\$8,167,427.25		\$9,748,480.01		\$9,899,295.20					

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Eureka Construction, Inc.		Minger Construction Co., Inc.		Kusske Construction Company		S.M. Hentges & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
TOTAL BASE BID				\$7,907,336.52		\$8,167,427.25		\$9,748,480.01		\$9,899,295.20	
Contractor Name and Address:				Eureka Construction, Inc. 20141 Icenic Trail Lakeville, MN 55044		Minger Construction Co., Inc. 620 Corporate Dr. Jordan, MN 55352		Kusske Construction Co, LLC 582 Bavaria Lane Chaska, MN 55318		S.M. Hentges & Sons, Inc. 650 Quaker Avenue Jordan, MN 55352	
Phone:				(952) 469-5685		(952) 368-9200		(952) 448-3321		(952) 595-5102	
Email:				al@eurekaconst.com		lukem@mingerconst.com		jason@kusskeconstruction.com		steve.picha@smhentges.com	
Signed By:				Alan Ames		Luke Minger		Jason Kusske		Nate Hentges	
Title:				President		President				Business Director	
Bid Security:				Bid Bond		Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				1, 2, 3, 4		1, 2, 3, 4		1, 2, 3, 4		1, 2, 3, 4	

BID TABULATION				Bidder No. 5 Ryan Contracting Co.		Bidder No. 5 Geislinger & Sons, Inc.		Bidder No. 6 R&R Excavating, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:									
1	AS BUILT	LUMP SUM	1	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00
2	MOBILIZATION	LUMP SUM	1	\$450,000.00	\$450,000.00	\$500,000.00	\$500,000.00	\$552,873.72	\$552,873.72
3	MOBILIZATION - BRIDGE 10J51	LUMP SUM	1	\$50,000.00	\$50,000.00	\$15,000.00	\$15,000.00	\$14,480.69	\$14,480.69
4	MOBILIZATION - BRIDGE 10J55	LUMP SUM	1	\$50,000.00	\$50,000.00	\$15,000.00	\$15,000.00	\$12,092.12	\$12,092.12
5	CLEAR AND GRUB	LUMP SUM	1	\$100,000.00	\$100,000.00	\$30,000.00	\$30,000.00	\$27,800.00	\$27,800.00
6	TREE TRIMMING	HOUR	7	\$200.00	\$1,400.00	\$160.00	\$1,120.00	\$150.00	\$1,050.00
7	BUILDING REMOVAL	LUMP SUM	1	\$100,000.00	\$100,000.00	\$175,000.00	\$175,000.00	\$176,704.30	\$176,704.30
8	REMOVE HEADWALL	EACH	2	\$1,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$3,952.40	\$7,904.80
9	REMOVE DRAINAGE STRUCTURE	EACH	3	\$1,000.00	\$3,000.00	\$650.00	\$1,950.00	\$816.23	\$2,448.69
10	REMOVE SIGN	EACH	4	\$100.00	\$400.00	\$75.00	\$300.00	\$35.00	\$140.00
11	SALVAGE HYDRANT AND VALVE	EACH	1	\$1,500.00	\$1,500.00	\$550.00	\$550.00	\$1,638.70	\$1,638.70
12	SALVAGE HANDHOLE	EACH	1	\$700.00	\$700.00	\$750.00	\$750.00	\$670.00	\$670.00
13	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	175	\$5.00	\$875.00	\$6.00	\$1,050.00	\$3.00	\$525.00
14	REMOVE GUARDRAIL	LIN FT	1600	\$6.00	\$9,600.00	\$10.00	\$16,000.00	\$5.75	\$9,200.00
15	REMOVE SEWER PIPE (STORM)	LIN FT	1300	\$15.00	\$19,500.00	\$16.00	\$20,800.00	\$9.20	\$11,960.00
16	REMOVE PIPE DRAIN	LIN FT	130	\$15.00	\$1,950.00	\$10.00	\$1,300.00	\$12.61	\$1,639.30
17	REMOVE FENCE	LIN FT	900.00	\$5.00	\$4,500.00	\$8.00	\$7,200.00	\$4.00	\$3,600.00
18	REMOVE CURB AND GUTTER	LIN FT	50	\$10.00	\$500.00	\$8.00	\$400.00	\$19.15	\$957.50
19	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	460	\$10.00	\$4,600.00	\$8.00	\$3,680.00	\$12.49	\$5,745.40
20	REMOVE CONCRETE SIDEWALK	SQ YD	270	\$8.00	\$2,160.00	\$7.00	\$1,890.00	\$7.09	\$1,914.30
21	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	3000	\$3.00	\$9,000.00	\$6.00	\$18,000.00	\$3.45	\$10,350.00
22	REMOVE BITUMINOUS PAVEMENT	SQ YD	9230	\$3.00	\$27,690.00	\$5.00	\$46,150.00	\$4.49	\$41,442.70
23	REMOVE BITUMINOUS TRAIL	SQ YD	25	\$8.00	\$200.00	\$10.00	\$250.00	\$38.30	\$957.50
24	ROCK EXCAVATION (EV)	CU YD	250	\$8.00	\$2,000.00	\$30.00	\$7,500.00	\$22.98	\$5,745.00
25	MUCK EXCAVATION (EV)	CU YD	820	\$5.00	\$4,100.00	\$25.00	\$20,500.00	\$13.99	\$11,471.80
26	SUBGRADE EXCAVATION (EV)	CU YD	2140	\$5.00	\$10,700.00	\$20.00	\$42,800.00	\$16.09	\$34,432.60
27	SELECT GRANULAR BORROW (CV)	CU YD	10305	\$25.00	\$257,625.00	\$20.00	\$206,100.00	\$39.78	\$409,932.90
28	GRANULAR BORROW (CV)	CU YD	820	\$15.00	\$12,300.00	\$23.00	\$18,860.00	\$37.59	\$30,823.80
29	DEWATERING	LUMP SUM	1	\$200,000.00	\$200,000.00	\$260,000.00	\$260,000.00	\$215,400.00	\$215,400.00
30	TEMPORARY STREAM DIVERSION	LUMP SUM	1	\$100,000.00	\$100,000.00	\$20,000.00	\$20,000.00	\$35,160.37	\$35,160.37
31	POTHOLE EXISTING UTILIYS	EACH	9	\$800.00	\$7,200.00	\$350.00	\$3,150.00	\$412.85	\$3,715.65
32	GEOTEXTILE FABRIC - TYPE V	SQ YD	14050	\$2.50	\$35,125.00	\$2.00	\$28,100.00	\$4.16	\$58,448.00
33	GEOGRID, TX160	SQ YD	3500	\$4.00	\$14,000.00	\$6.00	\$21,000.00	\$9.98	\$34,930.00
34	STOCKPILE ROCK	CU YD	250	\$10.00	\$2,500.00	\$8.00	\$2,000.00	\$28.38	\$7,095.00
35	COMMON EXCAVATION (EV)	CU YD	31962	\$25.00	\$799,050.00	\$17.00	\$543,354.00	\$10.23	\$326,971.26
36	COMMON EXCAVATION - POND (EV)	CU YD	9400	\$25.00	\$235,000.00	\$18.00	\$169,200.00	\$6.60	\$62,040.00

BID TABULATION				Bidder No. 5		Bidder No. 5		Bidder No. 6	
				Ryan Contracting Co.		Geislinger & Sons, Inc.		R&R Excavating, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
37	SELECT GRANULAR EMBANKMENT (CV)	CU YD	4910	\$25.00	\$122,750.00	\$22.00	\$108,020.00	\$39.42	\$193,552.20
38	COMMON EMBANKMENT (CV)	CU YD	32930	\$3.00	\$98,790.00	\$15.00	\$493,950.00	\$6.60	\$217,338.00
39	COMMON EMBANKMENT - POND (CV)	CU YD	9000	\$3.00	\$27,000.00	\$16.00	\$144,000.00	\$1.65	\$14,850.00
40	GEOTEXTILE FABRIC - TYPE 5	SQ YD	1600	\$3.00	\$4,800.00	\$2.00	\$3,200.00	\$3.63	\$5,808.00
41	STREET SWEEPER (WITH PICK UP BROOM)	HOUR	40	\$130.00	\$5,200.00	\$150.00	\$6,000.00	\$254.79	\$10,191.60
42	WATER FOR DUST CONTROL	MGAL	50	\$30.00	\$1,500.00	\$200.00	\$10,000.00	\$125.00	\$6,250.00
43	AGGREGATE BASE CLASS 5	TON	8225	\$20.00	\$164,500.00	\$24.00	\$197,400.00	\$38.37	\$315,593.25
44	AGGREGATE BASE CLASS 5 - TRAIL/WALK	TON	2375	\$20.00	\$47,500.00	\$28.00	\$66,500.00	\$42.83	\$101,721.25
45	AGGREGATE BASE, 3" MINUS	TON	400	\$20.00	\$8,000.00	\$22.00	\$8,800.00	\$47.87	\$19,148.00
46	AGGREGATE BASE SPECIAL -GRAVEL DRIVEWAY	TON	160	\$40.00	\$6,400.00	\$29.00	\$4,640.00	\$54.86	\$8,777.60
47	FULL DEPTH RECLAMATION	SQ YD	7650	\$2.00	\$15,300.00	\$3.00	\$22,950.00	\$0.55	\$4,207.50
48	SHOULDER BASE AGGREGATE (CV) CLASS 2	TON	40	\$50.00	\$2,000.00	\$50.00	\$2,000.00	\$57.18	\$2,287.20
49	MILL BITUMINOUS SURFACE	SQ YD	50	\$25.00	\$1,250.00	\$21.00	\$1,050.00	\$31.30	\$1,565.00
50	CONCRETE PAVEMENT 8.5"	SQ YD	660	\$110.00	\$72,600.00	\$81.00	\$53,460.00	\$92.00	\$60,720.00
51	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1230	\$5.00	\$6,150.00	\$4.00	\$4,920.00	\$3.50	\$4,305.00
52	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - TEMP F	TON	1275	\$84.75	\$108,056.25	\$84.00	\$107,100.00	\$83.00	\$105,825.00
53	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	500	\$104.00	\$52,000.00	\$110.00	\$55,000.00	\$108.00	\$54,000.00
54	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - TRAIL	TON	630	\$107.25	\$67,567.50	\$110.00	\$69,300.00	\$108.00	\$68,040.00
55	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - WEDG	TON	50	\$344.00	\$17,200.00	\$157.00	\$7,850.00	\$155.00	\$7,750.00
56	TYPE SP 12.5 WEARING COURSE MIXTURE (4,F)	TON	600	\$102.75	\$61,650.00	\$126.00	\$75,600.00	\$125.00	\$75,000.00
57	TYPE SP 12.5 WEARING COURSE MIXTURE (4,C)	TON	1610	\$101.25	\$163,012.50	\$110.00	\$177,100.00	\$108.00	\$173,880.00
58	TYPE SP 12.5 NON WEAR COURSE MIXTURE (4,B)	TON	1350	\$84.25	\$113,737.50	\$85.00	\$114,750.00	\$83.00	\$112,050.00
59	10x6 PRECAST CONCRETE BOX CULV END SECT	EACH	2	\$30,000.00	\$60,000.00	\$32,000.00	\$64,000.00	\$24,323.46	\$48,646.92
60	14X9 PRECAST CONCRETE BOX CULV END SECT	EACH	2	\$45,000.00	\$90,000.00	\$58,000.00	\$116,000.00	\$40,507.36	\$81,014.72
61	10X10 PRECAST CONCRETE BOX CULV END SECT	EACH	2	\$50,000.00	\$100,000.00	\$36,000.00	\$72,000.00	\$43,684.44	\$87,368.88
62	10X6 PRECAST CONCRETE BOX CULVERT	LIN FT	189	\$2,400.00	\$453,600.00	\$2,200.00	\$415,800.00	\$2,833.27	\$535,488.03
63	14X9 PRECAST CONCRETE BOX CULVERT	LIN FT	207	\$3,500.00	\$724,500.00	\$3,200.00	\$662,400.00	\$4,290.83	\$888,201.81
64	10X10 PRECAST CONCRETE BOX CULVERT	LIN FT	120	\$2,500.00	\$300,000.00	\$2,000.00	\$240,000.00	\$2,887.49	\$346,498.80
65	REMOVE EXISTING BRIDGE	LUMP SUM	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$32,760.56	\$32,760.56
66	REMOVE EXISTING PRIVATE BRIDGE	LUMP SUM	1	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$9,575.46	\$9,575.46
67	COARSE FILTER AGGREGATE (CV) - BRIDGE	CU YD	1335	\$60.00	\$80,100.00	\$62.00	\$82,770.00	\$97.77	\$130,522.95
68	COARSE FILTER AGGREGATE (CV) - POND	CU YD	2370	\$60.00	\$142,200.00	\$62.00	\$146,940.00	\$89.12	\$211,214.40
69	MEDIUM FILTER AGGREGATE (CV) - POND	CU YD	205	\$60.00	\$12,300.00	\$58.00	\$11,890.00	\$136.25	\$27,931.25
70	GRANULAR BEDDING, WATER	LIN FT	1820	\$0.01	\$18.20	\$5.00	\$9,100.00	\$0.04	\$72.80
71	GRANULAR BEDDING., SANITARY SEWER	LIN FT	10400	\$0.01	\$104.00	\$9.00	\$93,600.00	\$0.01	\$104.00
72	15" CS PIPE APRON	EACH	2	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$1,277.45	\$2,554.90
73	18" CS PIPE APRON	EACH	4	\$1,300.00	\$5,200.00	\$850.00	\$3,400.00	\$1,794.64	\$7,178.56
74	15" PIPE APRON	EACH	8	\$2,300.00	\$18,400.00	\$1,500.00	\$12,000.00	\$2,489.16	\$19,913.28
75	21" PIPE APRON	EACH	1	\$3,500.00	\$3,500.00	\$1,750.00	\$1,750.00	\$3,589.29	\$3,589.29
76	24" PIPE APRON	EACH	3	\$4,000.00	\$12,000.00	\$1,875.00	\$5,625.00	\$3,190.81	\$9,572.43
77	30" RC PIPE APRON	EACH	1	\$5,000.00	\$5,000.00	\$2,150.00	\$2,150.00	\$4,298.59	\$4,298.59
78	24x11 CMP ARCH EXTENSION	LUMP SUM	1	\$50,000.00	\$50,000.00	\$85,000.00	\$85,000.00	\$162,031.98	\$162,031.98
79	6" PERF PE PIPE DRAIN - BMP	LIN FT	1200	\$40.00	\$48,000.00	\$15.00	\$18,000.00	\$11.05	\$13,260.00
80	4" PERF PVC PIPE DRAIN	LIN FT	720	\$35.00	\$25,200.00	\$14.00	\$10,080.00	\$27.51	\$19,807.20
81	4" PERF PE PIPE DRAIN	LIN FT	5840	\$8.00	\$46,720.00	\$14.00	\$81,760.00	\$15.71	\$91,746.40
82	6" PVC PIPE DRAIN CLEAN OUT - BMP	EACH	16	\$600.00	\$9,600.00	\$450.00	\$7,200.00	\$518.11	\$8,289.76

Bidder No. 5

Bidder No. 5

Bidder No. 6

BID TABULATION

Ryan Contracting Co.

Geislinger & Sons, Inc.

R&R Excavating, Inc.

Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
83	8" PVC PIPE SEWER, SDR 26 (CITY PROVIDED MATERIAL)	LIN FT	196	\$200.00	\$39,200.00	\$120.00	\$23,520.00	\$94.96	\$18,612.16
84	8" DUCTILE IRON PIPE SEWER (CITY PROVIDED MATERIAL)	LIN FT	40	\$300.00	\$12,000.00	\$120.00	\$4,800.00	\$176.79	\$7,071.60
85	18" PVC PIPE SEWER, SDR 26	LIN FT	148	\$300.00	\$44,400.00	\$230.00	\$34,040.00	\$411.09	\$60,841.32
86	18" PVC PIPE SEWER, SDR 26 (CITY PROVIDED MATERIAL)	LIN FT	322	\$200.00	\$64,400.00	\$175.00	\$56,350.00	\$205.86	\$66,286.92
87	18" PVC PIPE SEWER, DR 18 (CITY PROVIDED MATERIAL)	LIN FT	2312	\$270.00	\$624,240.00	\$300.00	\$693,600.00	\$463.01	\$1,070,479.12
88	18" DUCTILE IRON PIPE SEWER (CITY PROVIDED MATERIAL)	LIN FT	40	\$500.00	\$20,000.00	\$300.00	\$12,000.00	\$534.06	\$21,362.40
89	15" CS PIPE SEWER	LIN FT	35	\$70.00	\$2,450.00	\$45.00	\$1,575.00	\$91.03	\$3,186.05
90	18" CS PIPE SEWER	LIN FT	70	\$60.00	\$4,200.00	\$48.00	\$3,360.00	\$67.38	\$4,716.60
91	15" RC PIPE SEWER CLASS V	LIN FT	2005	\$70.00	\$140,350.00	\$85.00	\$170,425.00	\$116.12	\$232,820.60
92	18" RC PIPE SEWER CLASS V	LIN FT	250	\$80.00	\$20,000.00	\$90.00	\$22,500.00	\$142.63	\$35,657.50
93	21" RC PIPE SEWER CLASS III	LIN FT	90	\$95.00	\$8,550.00	\$99.00	\$8,910.00	\$160.96	\$14,486.40
94	24" RC PIPE SEWER CLASS III	LIN FT	615	\$105.00	\$64,575.00	\$109.00	\$67,035.00	\$169.54	\$104,267.10
95	30" RC PIPE SEWER CLASS III	LIN FT	680	\$150.00	\$102,000.00	\$175.00	\$119,000.00	\$262.57	\$178,547.60
96	CONNECT TO EXISTING PIPE DRAIN	EACH	4	\$2,500.00	\$10,000.00	\$1,500.00	\$6,000.00	\$1,236.41	\$4,945.64
97	8" PIPE PLUG	EACH	2	\$500.00	\$1,000.00	\$50.00	\$100.00	\$73.89	\$147.78
98	18" PIPE PLUG	EACH	1	\$1,500.00	\$1,500.00	\$100.00	\$100.00	\$2,528.29	\$2,528.29
99	18"x4" DIP SERVICE TEE (SANITARY)	EACH	4	\$8,000.00	\$32,000.00	\$5,500.00	\$22,000.00	\$14,809.90	\$59,239.60
100	4" 45 DEGREE DIP SERVICE BEND (SANITARY) (CITY PROVIDED MATERIAL)	EACH	4	\$100.00	\$400.00	\$150.00	\$600.00	\$409.68	\$1,638.72
101	4" PVC SANITARY SERVICE PIPE, SCH40	LIN FT	120	\$80.00	\$9,600.00	\$50.00	\$6,000.00	\$76.22	\$9,146.40
102	4" PVC SANITARY RISER PIPE, C900 (CITY PROVIDED MATERIAL)	LIN FT	80	\$80.00	\$6,400.00	\$10.00	\$800.00	\$87.03	\$6,962.40
103	4" HDPE SANITARY SERVICE PIPE, DR11 (DIRECT DRILL)	LIN FT	100	\$100.00	\$10,000.00	\$50.00	\$5,000.00	\$65.27	\$6,527.00
104	PUMPING	MGAL	75	\$1,000.00	\$75,000.00	\$225.00	\$16,875.00	\$300.00	\$22,500.00
105	ADJUST VALVE BOX	EACH	4	\$800.00	\$3,200.00	\$350.00	\$1,400.00	\$255.19	\$1,020.76
106	INSTALL 2" BLOWOFF	EACH	3	\$4,000.00	\$12,000.00	\$2,500.00	\$7,500.00	\$4,424.18	\$13,272.54
107	VALVE BOX	EACH	3	\$1,000.00	\$3,000.00	\$650.00	\$1,950.00	\$1,388.53	\$4,165.59
108	1" CURB STOP & BOX (CITY PROVIDED MATERIAL)	EACH	4	\$1,500.00	\$6,000.00	\$100.00	\$400.00	\$409.68	\$1,638.72
109	1" CORPORATION STOP WITH SERVICE SADDLE (CITY PROVIDED MATERIAL)	EACH	4	\$1,500.00	\$6,000.00	\$250.00	\$1,000.00	\$1,687.46	\$6,749.84
110	CONNECT TO EXISTING WATER MAIN (SPEC)	EACH	4	\$5,000.00	\$20,000.00	\$7,500.00	\$30,000.00	\$11,407.41	\$45,629.64
111	INSTALL TEMP GATE VALVE & BOX	EACH	3	\$2,500.00	\$7,500.00	\$3,000.00	\$9,000.00	\$7,647.07	\$22,941.21
112	INSTALL TEMP HYDRANT & GATE VALVE	EACH	2	\$5,000.00	\$10,000.00	\$4,500.00	\$9,000.00	\$11,390.12	\$22,780.24
113	HYDRANT (CITY PROVIDED MATERIAL)	EACH	2	\$2,500.00	\$5,000.00	\$1,000.00	\$2,000.00	\$1,784.99	\$3,569.98
114	6" GATE VALVE AND BOX (CITY PROVIDED MATERIAL)	EACH	2	\$1,000.00	\$2,000.00	\$150.00	\$300.00	\$1,736.23	\$3,472.46
115	8" GATE VALVE AND BOX (CITY PROVIDED MATERIAL)	EACH	3	\$1,000.00	\$3,000.00	\$300.00	\$900.00	\$1,784.99	\$5,354.97
116	12" GATE VALVE AND BOX (CITY PROVIDED MATERIAL)	EACH	1	\$1,500.00	\$1,500.00	\$450.00	\$450.00	\$3,472.45	\$3,472.45
117	16" BUTTERFLY VALVE AND BOX (CITY PROVIDED MATERIAL)	EACH	2	\$2,000.00	\$4,000.00	\$550.00	\$1,100.00	\$4,389.32	\$8,778.64
118	16"x8" WET TAP	EACH	1	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00	\$15,319.80	\$15,319.80
119	1" WATER SERVICE, TYPE PE (CITY PROVIDED MATERIAL)	LIN FT	200	\$45.00	\$9,000.00	\$30.00	\$6,000.00	\$16.39	\$3,278.00
120	1" WATER SERVICE, TYPE PE (DIRECT DRILLED)	LIN FT	100	\$100.00	\$10,000.00	\$50.00	\$5,000.00	\$43.03	\$4,303.00
121	6" PVC WATERMAIN (CITY PROVIDED MATERIAL)	LIN FT	60	\$45.00	\$2,700.00	\$65.00	\$3,900.00	\$25.55	\$1,533.00
122	8" PVC WATERMAIN C900 (CITY PROVIDED MATERIAL)	LIN FT	1160	\$45.00	\$52,200.00	\$75.00	\$87,000.00	\$60.38	\$70,040.80
123	8" PVC WATERMAIN C900	LIN FT	300	\$85.00	\$25,500.00	\$90.00	\$27,000.00	\$97.43	\$29,229.00
124	8" HDPE DR 11 WATERMAIN (DIRECT DRILLED)	LIN FT	350	\$150.00	\$52,500.00	\$85.00	\$29,750.00	\$100.57	\$35,199.50
125	12" PVC WATERMAIN C900 (CITY PROVIDED MATERIAL)	LIN FT	1020	\$60.00	\$61,200.00	\$80.00	\$81,600.00	\$65.72	\$67,034.40
126	16" PVC WATERMAIN C900 (CITY PROVIDED MATERIAL)	LIN FT	780	\$60.00	\$46,800.00	\$85.00	\$66,300.00	\$63.71	\$49,693.80
127	16" PVC WATERMAIN C900	LIN FT	60	\$160.00	\$9,600.00	\$150.00	\$9,000.00	\$275.96	\$16,557.60
128	16" STEEL CASING PIPE (JACKED)	LIN FT	60	\$2,300.00	\$138,000.00	\$800.00	\$48,000.00	\$1,476.99	\$88,619.40

Bidder No. 5

Bidder No. 5

Bidder No. 6

BID TABULATION

Ryan Contracting Co.

Geislinger & Sons, Inc.

R&R Excavating, Inc.

Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
129	24" STEEL CASING PIPE (JACKED)	LIN FT	60	\$2,300.00	\$138,000.00	\$900.00	\$54,000.00	\$1,822.50	\$109,350.00
130	30" STEEL CASING PIPE (JACKED)	LIN FT	400	\$1,200.00	\$480,000.00	\$1,200.00	\$480,000.00	\$1,288.64	\$515,456.00
131	4" POLYSTYRENE INSULATION	SQ YD	70	\$60.00	\$4,200.00	\$54.00	\$3,780.00	\$81.27	\$5,688.90
132	DUCTILE IRON FITTINGS SPECIAL (CITY PROVIDED MA	POUND	3879	\$5.00	\$19,395.00	\$5.00	\$19,395.00	\$3.38	\$13,111.02
133	DUCTILE IRON FITTINGS	POUND	2000	\$10.00	\$20,000.00	\$25.00	\$50,000.00	\$21.01	\$42,020.00
134	INSTALL CASTING	EACH	6	\$1,000.00	\$6,000.00	\$950.00	\$5,700.00	\$828.08	\$4,968.48
135	ADJUST FRAME & RING CASTING	EACH	2	\$1,000.00	\$2,000.00	\$650.00	\$1,300.00	\$828.08	\$1,656.16
136	FURNISH & INSTALL RINGS AND R-3501-H4 CASTING	EACH	1	\$3,500.00	\$3,500.00	\$1,200.00	\$1,200.00	\$2,341.82	\$2,341.82
137	CONSTRUCT SANITARY MANHOLE DESIGN 48-4020	EACH	9	\$15,000.00	\$135,000.00	\$15,000.00	\$135,000.00	\$24,106.95	\$216,962.55
138	CONST SANITARY MANHOLE DESIGN DROP INLET	EACH	3	\$15,000.00	\$45,000.00	\$16,000.00	\$48,000.00	\$36,984.48	\$110,953.44
139	CATCH BASIN (2'X3')	EACH	10	\$2,500.00	\$25,000.00	\$3,700.00	\$37,000.00	\$4,126.47	\$41,264.70
140	STORM MANHOLE (4' DIAMETER)	EACH	27	\$4,000.00	\$108,000.00	\$4,800.00	\$129,600.00	\$7,180.11	\$193,862.97
141	STORM MANHOLE (5' DIAMETER)	EACH	3	\$10,000.00	\$30,000.00	\$10,400.00	\$31,200.00	\$15,597.16	\$46,791.48
142	STORM TREATMENT MANHOLE (48" DIAMETER)	EACH	7	\$10,000.00	\$70,000.00	\$11,000.00	\$77,000.00	\$16,564.98	\$115,954.86
143	STORM TREATMENT MANHOLE (60" DIAMETER)	EACH	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$23,532.39	\$23,532.39
144	STORM OUTLET CONTROL STRUCTURE	EACH	4	\$20,000.00	\$80,000.00	\$20,000.00	\$80,000.00	\$24,569.74	\$98,278.96
145	CONNECT TO EXISTING STRUCTURE (SANITARY)	EACH	1	\$50,000.00	\$50,000.00	\$18,000.00	\$18,000.00	\$31,324.72	\$31,324.72
146	CONNECT TO EXISTING STRUCTURE (STORM)	EACH	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$4,113.77	\$4,113.77
147	4" DIAMETER SANITARY SEWER STRUCTURE OVERDEPT	LIN FT	209	\$700.00	\$146,300.00	\$700.00	\$146,300.00	\$902.88	\$188,701.92
148	MANHOLE PROTECTIVE COATING	LIN FT	320	\$280.00	\$89,600.00	\$275.00	\$88,000.00	\$967.90	\$309,728.00
149	CONSTRUCT 8' OUTSIDE DROP (CITY PROVIDED PIPE)	LIN FT	37	\$500.00	\$18,500.00	\$900.00	\$33,300.00	\$136.90	\$5,065.30
150	CONSTRUCT 18' OUTSIDE DROP	LIN FT	21	\$1,500.00	\$31,500.00	\$1,900.00	\$39,900.00	\$2,698.96	\$56,678.16
151	GEOTEXTILE FILTER TYPE 7	SQ YD	1805	\$3.00	\$5,415.00	\$3.00	\$5,415.00	\$6.19	\$11,172.95
152	RANDOM RIPRAP CL III	CU YD	180	\$80.00	\$14,400.00	\$85.00	\$15,300.00	\$175.74	\$31,633.20
153	RANDOM RIPRAP CL V	CU YD	1320	\$80.00	\$105,600.00	\$87.00	\$114,840.00	\$111.37	\$147,008.40
154	4" CONCRETE WALK	SQ FT	14900	\$6.00	\$89,400.00	\$5.50	\$81,950.00	\$6.30	\$93,870.00
155	4" CONCRETE WALK SPECIAL - MEDIAN	SQ FT	3150	\$8.00	\$25,200.00	\$5.50	\$17,325.00	\$6.30	\$19,845.00
156	4" CONCRETE WALK SPECIAL - RIBBON/ TRAIL FILL	SQ FT	2640	\$9.00	\$23,760.00	\$12.00	\$31,680.00	\$10.50	\$27,720.00
157	6" CONCRETE DRIVEWAY REPAIR	SQ FT	1200	\$9.00	\$10,800.00	\$8.00	\$9,600.00	\$19.18	\$23,016.00
158	7" COMERCIAL CONCRETE DRIVEWAY	SQ FT	920	\$9.00	\$8,280.00	\$9.00	\$8,280.00	\$15.78	\$14,517.60
159	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	465	\$30.00	\$13,950.00	\$18.00	\$8,370.00	\$32.90	\$15,298.50
160	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	7500	\$20.00	\$150,000.00	\$19.00	\$142,500.00	\$21.80	\$163,500.00
161	CONCRETE CURB AND GUTTER DESIGN R424	LIN FT	640	\$35.00	\$22,400.00	\$27.00	\$17,280.00	\$35.75	\$22,880.00
162	CONCRETE MEDIAN	SQ YD	35	\$100.00	\$3,500.00	\$44.00	\$1,540.00	\$75.40	\$2,639.00
163	BITUMINOUS DRIVEWAY REPAIR	SQ YD	575	\$37.00	\$21,275.00	\$30.00	\$17,250.00	\$36.68	\$21,091.00
164	TRUNCATED DOMES	SQ FT	350	\$60.00	\$21,000.00	\$41.00	\$14,350.00	\$60.00	\$21,000.00
165	CONCRETE PEDESTRIAN CURB RAMP	SQ FT	2530	\$12.00	\$30,360.00	\$20.00	\$50,600.00	\$13.75	\$34,787.50
166	TEMPORARY MAILBOX	EACH	4	\$500.00	\$2,000.00	\$150.00	\$600.00	\$150.00	\$600.00
167	SALVAGE AND REINSTALL MAILBOX	EACH	4	\$500.00	\$2,000.00	\$250.00	\$1,000.00	\$200.00	\$800.00
168	JOINT SEALANT	LIN FT	1980	\$6.00	\$11,880.00	\$8.00	\$15,840.00	\$2.00	\$3,960.00
169	INSTALL HANDHOLE	EACH	2	\$900.00	\$1,800.00	\$900.00	\$1,800.00	\$890.00	\$1,780.00
170	4" NON-METALLIC CONDUIT	LIN FT	100	\$40.00	\$4,000.00	\$42.00	\$4,200.00	\$40.00	\$4,000.00
171	OUTDOOR FIBER SPLICE ENCLOSURE	EACH	1	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,260.00	\$1,260.00
172	1.5" NON-METALIC CONDUIT	LIN FT	20	\$35.00	\$700.00	\$40.00	\$800.00	\$35.00	\$700.00
173	FIBER OPTIC CABLE TESTING	LUMP SUM	1	\$2,905.00	\$2,905.00	\$3,000.00	\$3,000.00	\$2,905.00	\$2,905.00
174	FIBER OPTIC SPLICING	EACH	1	\$2,010.00	\$2,010.00	\$2,200.00	\$2,200.00	\$2,010.00	\$2,010.00

BID TABULATION				Bidder No. 5		Bidder No. 5		Bidder No. 6	
				Ryan Contracting Co.		Geislinger & Sons, Inc.		R&R Excavating, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
175	REROUTE FIBER OPTIC CABLE	LIN FT	150	\$6.00	\$900.00	\$7.00	\$1,050.00	\$6.00	\$900.00
176	ANCHORAGE ASSEMBLY - TYPE 31	EACH	5	\$2,350.00	\$11,750.00	\$2,400.00	\$12,000.00	\$2,350.00	\$11,750.00
177	END TREATMENT-TANGENT TERMINAL	EACH	1	\$4,825.00	\$4,825.00	\$5,000.00	\$5,000.00	\$4,825.00	\$4,825.00
178	TRAFFIC BARRIER DESIGN TYPE 31	LIN FT	404	\$48.50	\$19,594.00	\$50.00	\$20,200.00	\$48.50	\$19,594.00
179	TRAFFIC BARRIER DESIGN B8307	LIN FT	125	\$65.00	\$8,125.00	\$70.00	\$8,750.00	\$65.00	\$8,125.00
180	CHAIN LINK SAFETY FENCE	LIN FT	845	\$88.00	\$74,360.00	\$40.00	\$33,800.00	\$87.37	\$73,827.65
181	BARBED WIRE FENCE	LIN FT	700	\$33.00	\$23,100.00	\$12.00	\$8,400.00	\$33.00	\$23,100.00
182	DETOUR	LUMP SUM	1	\$25,000.00	\$25,000.00	\$15,000.00	\$15,000.00	\$13,500.00	\$13,500.00
183	TRAFFIC CONTROL	LUMP SUM	1	\$25,000.00	\$25,000.00	\$17,000.00	\$17,000.00	\$14,500.00	\$14,500.00
184	PERMANENT BARRICADES	EACH	8	\$350.00	\$2,800.00	\$400.00	\$3,200.00	\$350.00	\$2,800.00
185	SIGN PANELS TYPE C	SQ FT	194	\$135.00	\$26,190.00	\$145.00	\$28,130.00	\$135.00	\$26,190.00
186	SIGN PANELS TYPE D	SQ FT	40	\$135.00	\$5,400.00	\$145.00	\$5,800.00	\$135.00	\$5,400.00
187	SALVAGE AND REINSTALL SIGN	SQ FT	7	\$485.00	\$3,395.00	\$490.00	\$3,430.00	\$485.00	\$3,395.00
188	OBJECT MARKERS	EACH	5	\$150.00	\$750.00	\$160.00	\$800.00	\$150.00	\$750.00
189	STORM DRAIN INLET PROTECTION (BEFORE CURB)	EACH	36	\$150.00	\$5,400.00	\$155.00	\$5,580.00	\$110.75	\$3,987.00
190	STORM DRAIN INLET PROTECTION (AFTER CURB)	EACH	55	\$150.00	\$8,250.00	\$160.00	\$8,800.00	\$56.39	\$3,101.45
191	SILT FENCE, TYPE MACHINE SLICED	LIN FT	11815	\$1.95	\$23,039.25	\$2.50	\$29,537.50	\$1.90	\$22,448.50
192	FLOATING SILT CURTAIN TYPE MOVING WATER	LIN FT	350	\$20.00	\$7,000.00	\$22.00	\$7,700.00	\$21.55	\$7,542.50
193	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	2810	\$2.25	\$6,322.50	\$3.00	\$8,430.00	\$3.25	\$9,132.50
194	ROCK CONSTRUCTION ENTRANCE	EACH	4	\$500.00	\$2,000.00	\$2,000.00	\$8,000.00	\$2,609.92	\$10,439.68
195	ROCK DITCH CHECK	EACH	27	\$250.00	\$6,750.00	\$350.00	\$9,450.00	\$450.00	\$12,150.00
196	SELECT TOPSOIL BORROW (LV)	CU YD	6270	\$30.00	\$188,100.00	\$35.00	\$219,450.00	\$55.83	\$350,054.10
197	INFILTRATION BASIN MEDIA	CU YD	825	\$50.00	\$41,250.00	\$40.00	\$33,000.00	\$57.98	\$47,833.50
198	EROSION CONTROL BLANKETS, CATEGORY 3N	SQ YD	15800	\$1.20	\$18,960.00	\$2.00	\$31,600.00	\$1.55	\$24,490.00
199	TRM, TYPE 2	SQ YD	300	\$13.00	\$3,900.00	\$30.00	\$9,000.00	\$17.50	\$5,250.00
200	RAPID STABILIZATION METHOD 4	SQ YD	5850	\$1.45	\$8,482.50	\$2.00	\$11,700.00	\$1.70	\$9,945.00
201	HYDRAULIC TYPE STABILIZED FIBER MATRIX	ACRE	4.5	\$3,500.00	\$15,750.00	\$3,175.00	\$14,287.50	\$3,660.00	\$16,470.00
202	SEEDING	ACRE	11	\$450.00	\$4,950.00	\$1,000.00	\$11,000.00	\$950.00	\$10,450.00
203	SUBSOILING	ACRE	11.75	\$450.00	\$5,287.50	\$550.00	\$6,462.50	\$500.00	\$5,875.00
204	SEED MIXTURE 25-131	POUND	520	\$5.50	\$2,860.00	\$6.00	\$3,120.00	\$4.60	\$2,392.00
205	SEED MIXTURE 22-112	POUND	30	\$5.20	\$156.00	\$18.00	\$540.00	\$1.00	\$30.00
206	SEED MIXTURE 33-261	POUND	30	\$35.00	\$1,050.00	\$31.00	\$930.00	\$25.79	\$773.70
207	SEED MIXTURE 33-262	POUND	40	\$15.00	\$600.00	\$70.50	\$2,820.00	\$11.75	\$470.00
208	MULCH MATERIAL, TYPE 1	TON	20	\$1,950.00	\$39,000.00	\$350.00	\$7,000.00	\$350.00	\$7,000.00
209	WATER FOR TURF ESTABLISHMENT	MGAL	100	\$50.00	\$5,000.00	\$97.00	\$9,700.00	\$50.00	\$5,000.00
210	4" SOLID LINE, PAINT	LIN FT	6650	\$0.15	\$997.50	\$0.20	\$1,330.00	\$0.15	\$997.50
211	4" DOUBLE SOLID LINE, PAINT	LIN FT	2300	\$0.30	\$690.00	\$0.35	\$805.00	\$0.30	\$690.00
212	12" SOLID LINE, PAINT	LIN FT	60	\$4.00	\$240.00	\$4.00	\$240.00	\$4.00	\$240.00
213	8" DOTTED LINE, PAINT	LIN FT	150	\$2.50	\$375.00	\$3.00	\$450.00	\$2.50	\$375.00
214	CROSSWALK MARKING PAINT	SQ FT	1090	\$2.10	\$2,289.00	\$2.20	\$2,398.00	\$2.10	\$2,289.00
215	4" SOLID LINE, EPOXY	LIN FT	6650	\$0.65	\$4,322.50	\$0.80	\$5,320.00	\$0.65	\$4,322.50
216	4" DOUBLE SOLID LINE, EPOXY	LIN FT	2300	\$1.30	\$2,990.00	\$1.50	\$3,450.00	\$1.30	\$2,990.00
217	12" SOLID LINE, EPOXY	LIN FT	60	\$11.00	\$660.00	\$11.00	\$660.00	\$11.00	\$660.00
218	8" DOTTED LINE, EPOXY	LIN FT	150	\$8.50	\$1,275.00	\$9.00	\$1,350.00	\$8.50	\$1,275.00
219	CROSSWALK MARKING EPOXY	SQ FT	1090	\$5.50	\$5,995.00	\$6.00	\$6,540.00	\$5.50	\$5,995.00
TOTAL BASE BID				\$10,431,606.70		\$10,517,054.50		\$12,472,015.54	

BID TABULATION				Bidder No. 5		Bidder No. 5		Bidder No. 6	
				Ryan Contracting Co.		Geislinger & Sons, Inc.		R&R Excavating, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
TOTAL BASE BID					\$10,431,606.70		\$10,517,054.50		\$12,472,015.54
Contractor Name and Address:				Ryan Contracting Company 26480 France Ave. Elko New Market, MN 55020		Geislinger and Sons, Inc. 511 Central Ave. S. Watkins, MN 55389		R&R Excavating, Inc. 1149 Hwy. 22 South Hutchinson, MN 55350	
Phone:				(952) 894-3200		(320) 764-2006		(320) 587-5918	
Email:				tomr@ryancont.com		jeff@geislingerandsons.com		brent@rrexavating.net	
Signed By:				Thomas J. Ryan		Jeff Geislinger		Brent Reiner	
Title:				President		President/Secretary		President	
Bid Security:				Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				1, 2, 3, 4		1, 2, 3, 4		1, 2, 3, 4	

**REQUEST FOR ACTION
CITY COUNCIL
July 18, 2022**

Subject: Purchase Agreement with RCS-RCA Oak Ridge, LLC for 0.09591 acres of property located at 1 Oakridge Drive, Chaska, MN

Prepared By: Nate Kabat

BACKGROUND

The City Council gave its final approval to the final site and building plan for the Oak Ridge redevelopment project which includes the preservation of the Oak Ridge Conference Center, 280 units of multi-family residential and a Costco. The project requires that a roundabout be built to serve as the project's primary access at Hwy 41 and Peavy Road. As is defined on the final plat, a small portion of City owned property (0.09591 acres) is needed by the developer to accommodate the rights of way for the roundabout. The purchase agreement for that property is attached to this memo and has been agreed to by the developer and City staff.

Staff requests the City Council to authorize the Mayor and City Administrator to execute the attached purchase agreement.

CITY COUNCIL ACTION REQUESTED

Motion authorizing the Mayor and City Administrator to execute the purchase agreement with RCS-RCA Oak Ridge, LLC for 0.09591 acres of property located at 1 Oakridge Drive, Chaska, MN.

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (this “**Agreement**”), is made and entered into this ___ day of _____, 2022 (“**Effective Date**”) by and between the CITY OF CHASKA, a Minnesota municipal corporation (“**Seller**”), and RCS-RCA OAK RIDGE, LLC, a Minnesota limited liability company (“**Buyer**”).

In consideration of the mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **Sale and Purchase.** Subject to the terms, conditions, representations, and warranties set forth in this Agreement, Seller agrees to sell and assign to Buyer and Buyer agrees to purchase and accept from Seller, the following (collectively, the “**Real Property**”): Title in fee simple to a certain tract or parcel of land, and all improvements thereon, containing 4,178 square feet or 0.09591 acres located at 1 Oakridge Drive, in the City of Chaska, Carver County, Minnesota legally described on Exhibit A and depicted on Exhibit B, together with all hereditaments and appurtenances thereto.
2. **Purchase Price.** The purchase price for the Real Property shall be in the amount of Thirty Three Thousand Three Hundred Seven and No/100 Dollars (\$33,307.00) (the “**Purchase Price**”) payable in wire transfer on or before the Closing Date (as hereinafter defined).
3. **Delivery of Documents.** Within five (5) days following the Effective Date, Seller shall provide to Buyer with the originals or copies of any of the following documents to the extent the same are in Seller’s possession and to the extent that the same have not been previously delivered to Buyer: (a) Any existing title policies or title abstracts of the Real Property; and (b) Any environmental reports, studies or assessments, including soil tests or other geotechnical reports, that relate to the Real Property and are dated within ten (10) years of the Effective Date and any disclosure letters and/or off site determinations from the Minnesota Pollution Control Agency in Seller’s possession.
4. **Inspection.** Buyer shall have the right during a period commencing on the Effective Date and ending on the Closing Date, at its sole cost, expense, and risk, to examine and inspect the Real Property and to conduct feasibility studies with regard to the ownership and operation of the Real Property. Buyer may enter upon the Real Property to inspect the same, and may conduct tests and examinations, provided that (a) Buyer notifies the Seller in advance of any such examinations and inspections and (b) Buyer hereby agrees to defend and indemnify the Seller from and against any and all claims, causes of action, lawsuits, attorneys’ fees, costs and damages arising from or in any way related to Buyer’s and/or Buyer’s engineers, consultants and/or agents’ examinations and inspections. Buyer shall promptly, at its sole cost and expense, restore the Real Property to substantially the same condition in which it existed immediately prior to any physical tests conducted by or on behalf of Buyer. The obligations of Buyer set forth in this Section 4 shall survive the cancelation or termination of this Agreement.
5. **Conditions to Buyer’s Performance.** This Agreement and Buyer’s obligations hereunder are conditioned, for the sole benefit of Buyer, upon the following (collectively, the

“Contingencies”). The Contingencies may only be waived by Buyer in writing. If any of the Contingencies are not satisfied or waived by the date specified (or if no such date is specified, then the Closing Date), then Buyer shall be entitled to terminate this Agreement in which case neither party shall thereafter have any further liability, right or obligation hereunder. If the Contingencies have not been satisfied by October 31, 2022, Buyer shall either waive the Contingencies and proceed to Closing or terminate this Agreement. If Closing has not occurred by November 10, 2022, this Agreement shall automatically terminate, unless otherwise mutually agreed upon between the parties in the form of an amendment to this Agreement.

a. **Seller’s Performance**. All representations and warranties of Seller hereunder shall be true as of the Closing Date and Seller shall have performed all of its covenants, duties and obligations under this Agreement.

b. **Title**. At Closing and at the option of Buyer and at Buyer’s sole expense, the Title Company shall have issued to Buyer an ALTA Owner’s Title Insurance Policy in the full amount of the Purchase Price, showing good and marketable fee simple title to the Real Property vested in Buyer, subject to encumbrances of record, with extended coverage over all general exceptions to the policy and with such other coverages and endorsements as Buyer may require.

c. **Final Approval**. The Real Property is part of a larger development (the **“Project”**) and in connection with the Project, Buyer has submitted application to the Seller for certain approvals (the **“Approvals”**) necessary for Buyer’s development of and future sale of the Project. Prior to Closing, Buyer shall have received all full and final Approvals necessary for Costco Wholesale Corporation to close on the sale of its related portion of the Project. Notwithstanding the foregoing, the parties agree and acknowledge nothing herein shall obligate or require Seller to grant any such governmental approvals, assurances, or permits except as otherwise may be required under state and local law.

d. **Sale of Project**. Prior to Closing, Buyer shall have closed on the sale of certain portions of the Project to Costco Wholesale Corporation in accordance with and subject to those certain purchase agreements which control the aforementioned sales.

6. **Representations, Warranties, and Covenants of Seller**. Seller makes the following representations and warranties to Buyer:

a. **Authority**. Seller is the fee owner of the Real Property and has full power and authority to enter into this Agreement and incur and perform its obligations hereunder.

b. **Other Documents**. Neither the execution or delivery of this Agreement nor the consummation of the transactions contemplated hereby will result in any breach or violation of, or default under, any instrument or document of which Seller is a party or by which the Real Property is bound.

c. **Condemnation**. To the best of Seller’s knowledge, there are no condemnation proceedings which are pending or threatened against all or any portion of the Real Property.

d. Wells and Subsurface Sewage Treatment Systems. To the best of Seller's knowledge there are currently no wells or subsurface sewage treatment systems located on the Real Property.

e. Unpaid Labor and Materials. Seller represents and warrants that Seller is not indebted for labor or material that might give rise to the filing of notice of mechanic's lien against the Real Property.

f. Methamphetamine Disclosure. To the best of Seller's knowledge, methamphetamine production has not occurred on the Real Property.

g. Airport Zoning. If airport zoning regulations affect this Real Property a copy of those airport zoning regulations as adopted can be viewed or obtained at the Office of the Carver County Recorder.

7. Representations, Warranties, and Covenants of Buyer. Buyer acknowledges that it is purchasing the Real Property in its AS-IS, WHERE-IS, WITH ALL FAULTS condition. Buyer acknowledges that prior to Closing, it will have had adequate opportunity to inspect the condition of the Real Property and is relying solely on its own investigation of the Real Property and is assuming the risk that adverse economic, financial, legal, title, physical, and environmental and other conditions may not have been revealed by such investigation. Except as set forth in Section 6, Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Real Property. Except as expressly set forth in Section 6, Seller makes no representations regarding the condition of the Real Property and Seller disclaims any and all warranties relating to the Real Property, including all warranties of merchantability or fitness for a particular purpose. Notwithstanding the foregoing, each of the representations made in Sections 6 and 7 shall be deemed remade as of the Closing Date (with such changes thereto as Seller shall notify Buyer as of Closing) and, as so remade, shall survive Closing, delivery of the deed required herein and other documents contemplated hereby, and any investigation by or on behalf of either party; provided that such representations shall lapse and shall be conclusively deemed waived by the Buyer unless suit is brought with respect thereto within six (6) months after the Closing Date. Buyer and its undersigned representative are authorized to enter into this Agreement. Buyer acknowledges that the act of entering into this Agreement in no way obligates Seller to grant any governmental approval, assurance, or permit. The provisions of this paragraph shall survive the Closing and delivery of the deed.

8. Pre-Closing Covenants of Seller. From the Effective Date until the Closing Date, Seller shall operate, maintain, and manage the Real Property in substantially the same manner as it is presently being operated, such that at the Closing Date the Real Property shall be in substantially the same physical condition as on the Effective Date.

9. Commission. Seller and Buyer represent that and warrant to each other that neither party has engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement. Each party agrees to indemnify and hold the other harmless from any claim, damage, cost or expense for such brokerage commission or finder's fee incurred as a result of any other brokerage agreement entered into by such party, and to pay all costs of defending any action

or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorneys' fees.

10. Prorations. All items which are customarily prorated in transactions similar to the transaction contemplated hereby, will be prorated as of the Closing Date.

11. Closing Costs. In addition to the other costs and expenses specifically provided for in this Agreement, Closing costs and expenses shall be borne as follows:

- a. Seller shall be obligated for and shall pay:
 - (i) One-half (1/2) of the escrow fees and Closing fee charged by the Title Company;
 - (ii) Seller's attorneys' fees;
 - (iii) All state deed or transfer taxes; and
 - (iv) All fees for recording all documents necessary to place record title in Seller's name and in the condition represented by Seller in this Agreement.
- b. Buyer shall be obligated for and shall pay:
 - (i) The cost of recording or filing the deed (but not the deed tax);
 - (ii) Buyer's attorneys' fees; and
 - (iii) One-half (1/2) of the Closing fees and escrow fees charged by the Title Company.

12. Closing.

a. General; Possession. Subject to all the terms and conditions of this Agreement having been complied with, the closing of the transaction contemplated hereby (the "**Closing**") shall occur within five (5) business days after Buyer delivers to Seller a notice to proceed and upon the satisfaction of the Contingencies (the "**Closing Date**") via delivery of documents into escrow with Buyer's selected title company (the "**Title Company**") or at such other date, time and place as the parties shall agree in writing. Possession of the Real Property shall be transferred by Seller to Buyer on the Closing Date.

b. The Closing must occur prior to the release of final plat for Oak Knoll Second Addition.

c. Deliveries by Seller at Closing. At Closing, Seller shall deliver to Buyer the following:

- (i) A quit claim deed, in recordable form, duly executed by Seller, conveying good and marketable title to the Real Property to Buyer free and clear of all

encumbrances and restrictions except those encumbrances of record. The deed shall state that no wells are located on the Real Property.

- (ii) To the extent Buyer elects to obtain an Owner's Title Insurance Policy, a standard form Seller's Affidavit in a form reasonably acceptable to Seller, and the Title Company.
- (iii) An affidavit of non-foreign status, duly executed by Seller, containing such information as is required by IRC Section 1445(b)(2) and its regulations.
- (iv) All other agreements, documents, and instruments necessary or incident to consummation of the transactions contemplated hereby, as may be required by the Title Company.

d. Deliveries by Buyer at Closing. At Closing, Buyer shall deliver to Seller the following:

- (i) The funds required by Section 2 hereof by wire transfer.
- (ii) All other agreements, instruments and documents necessary or incident to consummation of the transactions contemplated hereby.

The performance by Seller and Buyer at Closing shall be concurrent.

13. Remedies. If Buyer or Seller terminates this Agreement by reason of non-satisfaction of one or more conditions to Closing, or if Buyer cancels this Agreement by reason of Seller's default, neither party shall thereafter have any further liability, right or obligation hereunder. Seller's sole and exclusive remedy for Buyer's default shall be cancellation of this Agreement. If this Agreement is not terminated by Buyer, Buyer's sole remedy shall be specific performance to enforce performance of this Agreement, provided, however, that an action shall be commenced within six (6) months after such right of action shall arise and shall be in lieu of any claim for damages.

14. Notices. All notices, offers, requests, and other communications from any other parties hereto to the others shall be in writing and shall be considered to have been duly given or served if: delivered personally to a partner of the party served; or if sent by first class certified or registered mail, return receipt requested, postage prepaid; or if transmitted by facsimile or electronic mail (confirmation of receipt required); or if deposited cost paid with a nationally recognized, reputable overnight courier, properly addressed as follows or to such other address as such party may hereafter designate by written notice to the other parties:

a. If to Buyer, to:

RCS-RCA Oak Ridge LLC
1959 Sloan Place, Suite 220
St. Paul, MN 55117
Attn: Sterling Black, Chief Manager
Email: sterling@lsblack.com

with a copy to:

Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402
Fax No. (612) 604-6958
Attn: Tammera R. Diehm
Email: tdiehm@winthrop.com

b. If to Seller, to:

City of Chaska
One City Hall Plaza
Chaska, Minnesota 55318
Attn: Nate Kabat, Community Development Director
Email: nkabat@chaskmn.com

with a copy to:

Melchert Hubert Sjodin, PLLP
121 West Main Street, Suite 200
Waconia, Minnesota 55387
Attn: Jacob M. Sauflley
Email: jsaufley@mhslaw.com

Notices, objections and other communications shall be deemed effective upon delivery, if personally delivered, one (1) business day after being deposited with a nationally recognized overnight air courier, two (2) business days after mailing by certified or registered mail, or on the day of facsimile transmission or electronic transmission if the sending party receives transmittal / delivery confirmation from the sending facsimile machine or recipient e-mail account and the sender deposits a copy of the notice or other communication in first class mail, return receipt requested, postage prepaid on the date of the transmission addressed to the addressee as set forth above, all without regard to the actual receipt by addressee.

15. Time of Essence. Seller and Buyer agree that time shall be of the essence of this Agreement.

16. Time Periods. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or bank or legal holiday under the laws of the State in which the Real Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, nor a Sunday nor a bank or legal holiday.

17. Interpretation. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that both Seller and Buyer have contributed substantially and materially to the preparation of this Agreement.

18. Construction. The headings of the Sections and subsections of this Agreement are for convenience and reference only and do not form a part hereof, and in no way interpret or construe such Sections and subsections. Wherever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

19. Attorneys' Fees. In the event of litigation between the parties in connection with this Agreement, the prevailing party (i.e. the party whose position is substantially upheld) shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. The obligation in the immediately preceding sentence shall survive any termination of this Agreement or Closing.

20. Parties in Interest. This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, representatives, successors, and assigns. This Agreement is for the sole benefit of Seller and Buyer, and no third party is intended to be a beneficiary of or have the right to enforce this Agreement.

21. Entire Agreement. This Agreement, including all exhibits hereto, contains the entire agreement of the parties. It may not be changed orally but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.

22. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same document. A signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature pages.

23. Severability. If any provision of this Agreement is held to be unenforceable or void, such provision shall be deemed to be severable and shall in no way affect the validity of the remaining terms of this Agreement.

24. Governing Law. This Agreement shall be construed as to both validity and performance and enforced in accordance with and governed by the laws of the state where the Real Property is located.

25. Data Practices. The parties understand and acknowledge that Seller is subject to the Minnesota Government Data Practices Act (the "MGDPA"). Under no circumstances shall Seller be in breach of this Agreement if Seller's compliance with the MGDPA either renders Seller unable to provide documents or materials to Buyer or obligates Seller to disclose documents or materials.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the date first above written.

BUYER:

RCS-RCA OAK RIDGE, LLC, a Minnesota limited liability company

By: _____

Name: Sterling Black

Its: Chief Manager

SELLER:

CITY OF CHASKA, a Minnesota municipal corporation

Mark Windschitl

Mayor

Date: _____

Matt Podhradsky

City Administrator

Date: _____

EXHIBIT A

Legal Description

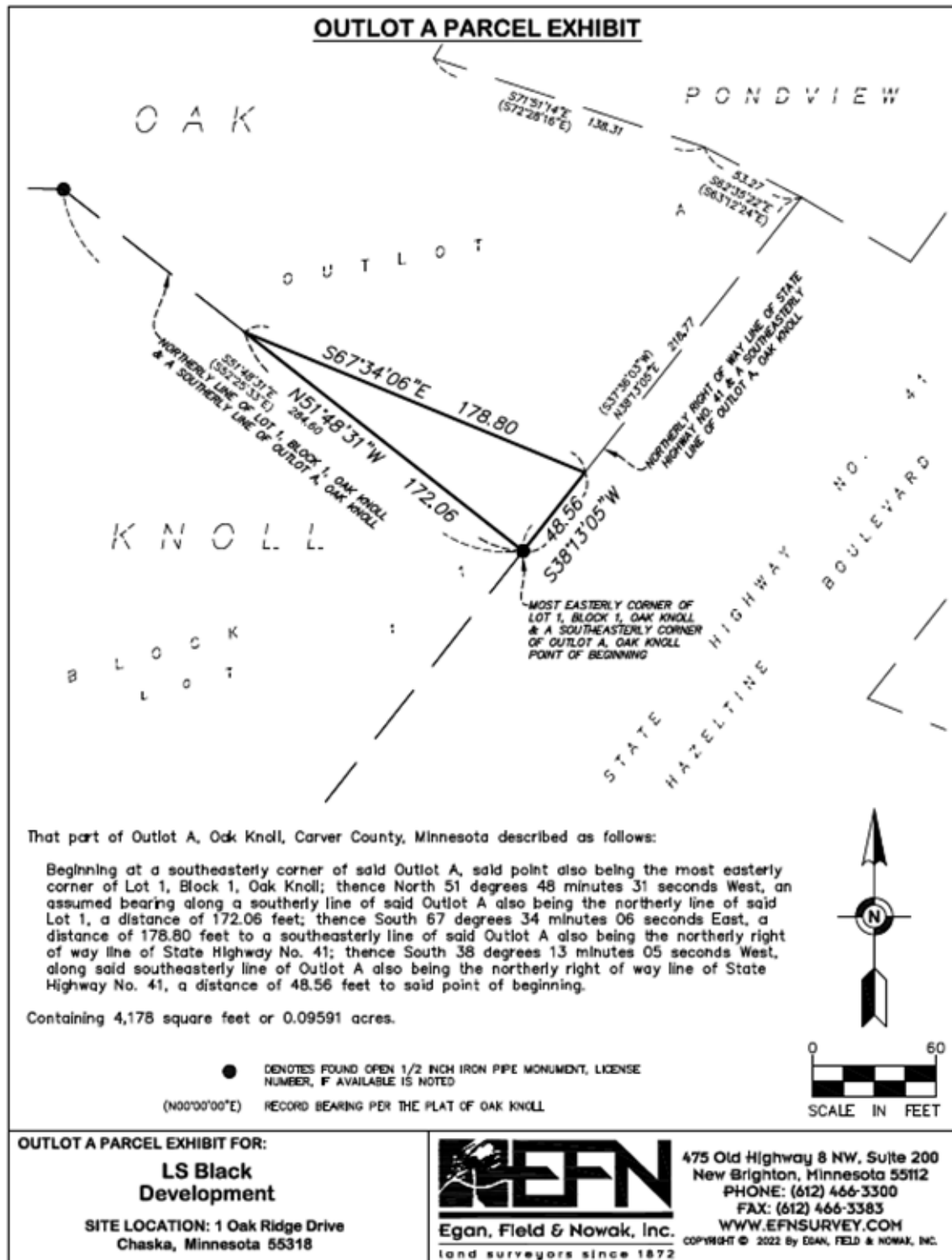
That part of Outlot A, Oak Knoll, Carver County, Minnesota described as follows:

Beginning at a southeasterly corner of said Outlot A, said point also being the most easterly corner of Lot 1, Block 1, Oak Knoll; thence North 51 degrees 48 minutes 31 seconds West, an assumed bearing along a southerly line of said Outlot A also being the northerly line of said Lot 1, a distance of 172.06 feet; thence South 67 degrees 34 minutes 06 seconds East, a distance of 178.80 feet to a southeasterly line of said Outlot A also being the northerly right of way line of State Highway No. 41; thence South 38 degrees 13 minutes 05 seconds West, along said southeasterly line of Outlot A also being the northerly right of way line of State Highway No. 41, a distance of 48.56 feet to said point of beginning.

Containing 4,178 square feet or 0.09591 acres.

EXHIBIT B

Depiction



REQUEST FOR ACTION CHASKA CITY COUNCIL 07/18/2022

Subject: Clover Ridge Apartments – Variance

Applicant: AV Development, LLC

Location: South of Pioneer Trail, West of Clover Ridge Drive, North of Twin Cities & Western Railroad

Case No.: 2022-42

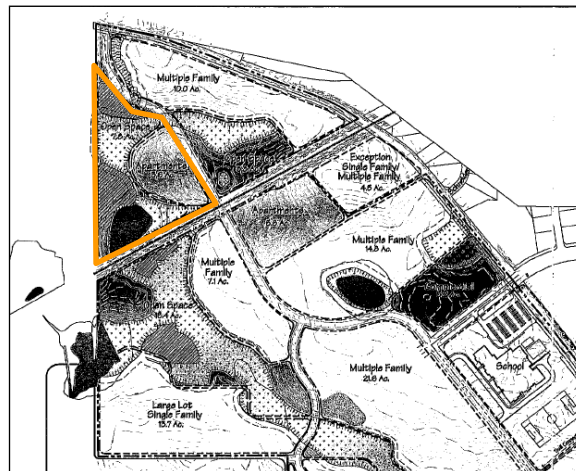
Synopsis: Applicant seeks to obtain approval of a Variance request from zoning section 15.28.120.F.1 regarding Usable Open Space

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the Variance regarding Usable Open Space

BACKGROUND

Back in 2000 when the Clover Ridge development was being planned, the property just north of the Twin Cities & Western railroad was also conceptually looked at for use as multi-family and apartments. The site being reviewed this evening was guided for Apartments. See below.



In December 2021, the Concept Plan for Clover Ridge Apartments was approved. In April 2022, the Preliminary Site & Building Plan, Preliminary Plat and Rezoning were approved. In June 2022, the Final Site & Building Plan, Final Plat and Variance from PRD Building Setbacks were approved. During final approvals it was noted that the project would have to come back for a Variance on the Usable Open Space.

Comprehensive Plan & Land Use

The Comprehensive Plan guides this area to be High Density Residential and Open Space. The proposal tonight is consistent with this guidance.

The parcel of land that this development encompasses is currently zoned Planned Residential Development (PRD-84).

Adjacent properties

The site is bound on the south by the Twin Cities & Western railway and the Clover Ridge development; to the east by Clover Ridge Drive and Pioneer Vista; the north by Pioneer Trail; and the west by property owned by the Kelzer family.

Existing Conditions

The site is approximately 12 gross acres in size. A wetland complex exists over a majority of the site and leaves approximately 3.2 acres of land suitable for apartments, which is surrounded by the wetlands on the north, west, and south sides. These wetlands have been designated to be of a higher quality than most wetlands throughout the City and require a larger setback than most other wetlands. The property also contains a couple stormwater ponds that sprinkled along the north side of the property which were constructed as part of the development of Clover Ridge Drive. The site topography is challenging, but an ideal location for development exists upon a high point near Clover Ridge Drive, which then slopes gradually down towards the surrounding wetlands. The site offers beautiful and unobstructed views of the wetlands and woodlands beyond. These natural features will create a natural buffer for the project from surrounding land uses.

CURRENT PROPOSAL

The request is for a variance from City Code section 15.28.120.F.1 for Usable Open Space. The proposed Clover Ridge Apartment project will consist of approximately 119 market-rate units constructed upon 3.2 acres (38 units/acre net density) within a 12-acre gross site area.

The existing wetland complex will remain undisturbed. The existing stormwater ponds will also remain, though they might be expanded to incorporate this new development.

Usable Open Space

The City Code requires multi-family residential building sites to provide "Usable Open Space," which is defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use." A minimum of 15% of the gross site area shall be shared open area. The intent of the ordinance is to allow multi-family sites to provide adequate open areas and amenity facilities for their residents to enjoy outdoor spaces.

The City Code calls for 1.8 acres of usable open space for an ordinary 12-acre site.

Evaluation of the Subject Property

In this instance, the subject property is approximately 12 acres in gross site area. The majority of the subject property is comprised of wetlands and stormwater ponds. The net site area, after excluding those wetlands and stormwater ponds, is 3.2 acres. The existence of wetland over the majority of the subject property is a feature that is unique to subject property and it presents a practical difficulty in achieving 1.8 acres of usable open space.

The proposed development includes 1.05 acres of usable open space, which is 0.75 acres (or 32,503 square feet) less than the amount required for an ordinary 12-acre site. Therefore, a variance will need to be obtained from zoning section 15.28.120.F.1 for usable open space.

An ordinary 12-acre parcel, even with typical wetlands and stormwater ponds, would support multiple 4-story apartment buildings similar to the proposed development. Upon examination, staff finds that the inability to establish sufficient usable open space is a technical anomaly in applying the zoning code. This is because a majority of the gross site area contains a wetland. Conversely, when considering only the 3.2 acre buildable lot, the applicant achieves nearly 33% usable open space by allocating 1.05 acres of the proposed development. Clearly the existence of wetlands impacts the application of ordinance.

This amount of usable open space is in-line with other multi-family projects within the City, including Lake Jonathan Flats, which provides only 0.42 acres of usable open space for 117 dwelling units on a 2.8 acre site without any wetlands. Moreover, the amount of usable open space for the proposed development exceeds similar apartment buildings when evaluated as a ratio to dwelling units. As compared to the Lake Jonathan Flats, the proposed development provides more than double (2.4x) the usable open space per dwelling unit.

The proposed development shows four different areas for usable open space. One area is shown on the west side of the building for an outdoor patio, which can be accessed via the building. This patio space will be elevated over the underground parking area and contain seating and eating areas. The other patio near the southeast portion of the building will contain grilling area and picnic tables. The third area for usable open space is situated on the west portion of the site for a tot lot, which was added in response to the June 8, 2022 Planning Commission meeting. And lastly, the fourth area for usable open space is situated on the south portion of the site and will contain benches, pleasant views of the adjacent wetland area, and a natural path meandering through the landscaping. Staff believes the applicant is providing adequate usable open space amenities for the proposed development.

Variance from Zoning Section 15.28.120.F.1

The applicant is requesting a variance from zoning section 15.28.120.F.1. which speaks to Usable Open Space on Multi-Family Residential sites. The code states as follows: *A minimum of 15% of the gross site area shall be shared open space for sites 43,560 square feet (1 acre) and above in gross site area.* Based on this code section, the subject property would have to provide 1.8 acres of usable open space within the 12 acre gross site area. The site plan shows 1.05 acres of usable open space, which represents a deficiency of 0.75 acres from the usable open space regulation as applied to the subject property.

A variance may be granted if the following three findings are met:

- 1) characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance.
- 2) The proposed use of the property is consistent with the general purpose and intent of the comprehensive plan and zoning ordinance.
- 3) the proposed use, if granted will not alter the essential character of the locality.

The applicant states that the practical difficulty in this instance lies in the fact that 8.8 of the 12

acres that are being treated as the “gross site area” consist of wetlands that cannot be included in the usable open-space calculation. With all 1.8 acres of useable open space in the plat placed on Lot 1, the developable area of that lot essentially gets reduced to 1.4 acres, not including setbacks, and other wetland buffer or wetland setbacks that also affect developable area. All these things are outside the control of the applicant and prohibit the lot from being as envisioned in the City of Chaska 2040 Comprehensive Plan. The variance request will not alter the character of the locality, and the open space provided within Lot 1 meets the intent of the zoning code by exceeding the requirement for the individual lot.

Staff Analysis

Finding 1. The request to deviate from the usable open space is due to the presence of abnormally large wetlands on the subject property, which comprise a majority of the gross site area, and previously existing stormwater ponds. These wetlands are natural features and were not created by the property owner/applicant. Additionally, the stormwater ponds were created by the City, not the applicant, for the construction of Clover Ridge Drive. The wetland and ponding areas also take up more than half the site (8.8 acres), and as such, only 3.2 acres are left developable. Based on the gross site area (approximately 12 acres) the applicant must provide 1.8 acres of usable open space, which would then leave 1.4 acres for the apartment, parking and other site plan pieces. In staff’s opinion, the usable open space regulation (1.8 acres) has a disproportionate effect on the subject property as a result of the wetlands presents a practical difficulty to development of the site for multi-family use. Strict application of this code requirement would prevent its development for apartment housing, which is directly contrary to the Comprehensive Plan and zoning ordinances.

Similar multi-family developments within the City exist on smaller sites (like Lake Jonathan Flats) and achieve higher usable open space ratios, but (i) have a smaller amount of usable open space acreage and provide less (ii) on a per-unit basis. This demonstrates a technical problem with the zoning code, which would not exist but for the sizable wetlands on the subject property.

As noted by staff findings throughout this report, the requested variance is reasonable in light of the practical difficulty in complying with the ordinance. Staff finds that the 1st finding is met.

Finding 2. The Comprehensive Plan guides this area for Open Space and High Density Residential and the subject property is zoned to allow for multi-family apartment development. The subject property has been guided for multi-family development in concept plans since 2000. The subject property was rezoned during preliminary plat approval and is currently zoned as a Planned Residential District (PRD-84) to allow for apartment development. The applicant proposes to use the subject property to develop an apartment building, which is consistent with the general purpose and intent of both the Comprehensive Plan and zoning ordinance.

The intent of the ordinance regarding usable open space is to ensure the creation of sufficient outdoor usable open spaces for the residents of multi-family sites. Here, the applicant proposes four usable open spaces upon the subject property. The amount of usable open space provided by this proposed development is 1.05 acres, which is similar or greater than the amount of usable open space provided by other similarly sized multi-family developments within the City.

Additionally, the applicant's proposal provides a usable open space per dwelling unit ratio that exceeds other recent similarly sized multi-family developments.

As noted by staff findings throughout this report, the proposed use is consistent with, and meets the purpose and intent of, the comprehensive plan and zoning ordinances by allowing the construction of apartment homes on the subject property and providing adequate usable outdoor space for residents. Staff finds that the 2nd finding is met.

Finding 3. The proposed use is consistent with the guidance under the Comprehensive Plan and adopted zoning, which calls for the construction of an apartment building. The proposed development will result in the proper placement of higher density development adjacent to Pioneer Trail and at the edges of existing single-family residential to the north and the Clover Ridge neighborhood to the east and south, which intentionally blends multi-family homes, single-family homes, and open spaces. This is consistent with the City's land-use planning for at least the last 20 years and is in harmony with the City's Comprehensive Plan for the subject property.

Additionally, the proposed use includes 1.05 acres of usable open space in conjunction with the expansive and undeveloped wetlands to the southwest of the subject property. The existence of 1.05 acres of usable open space is far greater than similarly sized apartment buildings throughout the City, which will not result in the proposed development altering the essential character of the locality.

As noted by staff findings throughout this report, the usable open space provided by the applicant's proposed use is sufficient to maintain, and does not conflict with, the essential character of the locality. Staff finds that the 3rd finding is met.

Accordingly, staff recommends that the Planning Commission move to recommend that the City Council approve the requested variance to reduce the percentage of usable open space to 8.75%.

Schedule

The developer's goal is to start construction of the project in July 2022. The construction of the project takes approximately 18-20 months, with the anticipation to be completed by Spring of 2024.

Deadline for Agency Action

The City of Chaska received the complete application for this request on June 7, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, August 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, October 5, 2022. The City may with the petitioner's consent extend the review period beyond the Wednesday, October 5, 2022 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 07/13/2022:

Motion to recommend to City Council approval of the Variance from zoning section 15.28.120.F.1 to reduce the Usable Open Space for Clover Ridge Apartments from

15% down to 8.75%, based on the following findings:

- 1. Practical difficulties exist in complying with the zoning ordinance due to the significant wetlands and topography of the subject property, which are unique characteristics of the property and were not created by the applicant.**
- 2. The proposed use of the subject property is consistent with the general purpose and intent of the comprehensive plan and City zoning ordinances, which guide the subject property for multi-family development and the amount of usable open space provided is sufficient to allow residents to recreate and enjoy outdoor activities on properties with multi-family development.**
- 3. The proposed use, if granted, will not alter the essential character of the locality because the proposed development provides usable open spaces that are in scale with the surrounding neighborhood, which has guided the subject property for multi-family for nearly twenty years.**
- 4. The wetlands and City stormwater pond areas make up more than half the gross site area and create practical difficulties in complying with the usable open space standard and requiring 1.8 acres of usable open space on the subject property is disproportionate to the overall use of the property and surrounding neighborhood.**
- 5. The proposed 1.05 acres of usable open space is sufficient to serve the 119 dwelling units proposed by the applicant and meets the intent of the Usable Open Space ordinance.**

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-88 approving the Variance from zoning section 15.28.120.F.1 to reduce the Usable Open Space for Clover Ridge Apartments from 15% down to 8.75%

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/13/2022 **RESOLUTION NO.** 2022-88

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

Resolution approving the Variance from zoning section 15.28.120.F.1 regarding Usable Open Space for Clover Ridge Apartments/AV Development/PC #2022-42

WHEREAS, the request is for variance from City Code section 15.28.120.F.1 for Usable Open Space; and

WHEREAS, the proposed Clover Ridge Apartment project would consist of approximately 119 market-rate units on 3.2 acres of developable land (38 units/acre net density); and

WHEREAS, the apartment site will be directly accessed off the west side of Clover Ridge Drive; and

WHEREAS, the site is approximately 12 gross acres in size; and

WHEREAS, a wetland complex exists over a majority of the site and leaves approximately 3.2 acres of land suitable for apartments, which is surrounded by the wetlands on the north, west, and south sides; and

WHEREAS, these wetlands have been designated to be of a higher quality than most wetlands throughout the City and require a larger setback than most other wetlands; and

WHEREAS, the property also contains a couple stormwater ponds that sprinkled along the north side of the property which were constructed as part of the development of Clover Ridge Drive; and

WHEREAS, the site topography is challenging, but an ideal location for development exists upon a high point near Clover Ridge Drive, which then slopes gradually down towards the surrounding wetlands; and

WHEREAS, the site offers beautiful and unobstructed views of the wetlands and woodlands beyond; and

WHEREAS, these natural features will create a natural buffer for the project from surrounding land uses; and

WHEREAS, the City Code requires multi-family residential building sites to provide "Usable Open Space," which is defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use"; and

WHEREAS, a minimum of 15% of the gross site area shall be shared open area; and

WHEREAS, the intent of the ordinance is to allow multi-family sites to provide adequate open areas and amenity facilities for their residents to enjoy outdoor spaces; and

WHEREAS, the City Code calls for 1.8 acres of usable open space for an ordinary 12-acre site; and

WHEREAS, the net site area, after excluding those wetlands and stormwater ponds, is 3.2 acres; and

WHEREAS, the existence of wetland over the majority of the subject property is a feature that is unique to subject property and it presents a practical difficulty in achieving 1.8 acres of usable open space; and

WHEREAS, the proposed development includes 1.05 acres of usable open space, which is 0.75 acres (or 32,503 square feet) less than the amount required for an ordinary 12-acre site; and

WHEREAS, in staff's opinion, the usable open space regulation (1.8 acres) has a disproportionate effect on the subject property as a result of the wetlands presents a practical difficulty to development of the site for multi-family use; and

WHEREAS, the amount of usable open space provided by this proposed development is 1.05 acres, which is similar or greater than the amount of usable open space provided by other similarly sized multi-family developments within the City; and

WHEREAS, the proposed use is consistent with, and meets the purpose and intent of, the comprehensive plan and zoning ordinances by allowing the construction of apartment homes on the subject property and providing adequate usable outdoor space for residents; and

WHEREAS, staff recommends that the Planning Commission move to recommend that the City Council approve the requested variance to reduce the percentage of usable open space to 8.75%; and

WHEREAS, on July 13, 2022 the Planning Commission recommended approval to the City Council of the Variance from zoning section 15.28.120.F.1 to reduce the Usable Open Space for Clover Ridge Apartments from 15% down to 8.75% (PC#2022-42); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Variance from zoning section 15.28.120.F.1 to reduce the Usable Open Space for Clover Ridge Apartments from 15% down to 8.75% (PC#2022-42), based on the following findings:

1. Practical difficulties exist in complying with the zoning ordinance due to the significant wetlands and topography of the subject property, which are unique characteristics of the property and were not created by the applicant.
2. The proposed use of the subject property is consistent with the general purpose and intent of the comprehensive plan and City zoning ordinances, which guide the subject property for multi-family development and the amount of usable open space provided is sufficient to allow residents to recreate and enjoy outdoor activities on properties with multi-family development.
3. The proposed use, if granted, will not alter the essential character of the locality because the proposed development provides usable open spaces that are in scale with the surrounding neighborhood, which has guided the subject property for multi-family for nearly twenty years.
4. The wetlands and City stormwater pond areas make up more than half the gross site area and create practical difficulties in complying with the usable open space standard and requiring 1.8 acres of usable open space on the subject property is disproportionate to the overall use of the property and surrounding neighborhood.

5. The proposed 1.05 acres of usable open space is sufficient to serve the 119 dwelling units proposed by the applicant and meets the intent of the Usable Open Space ordinance.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

June 21, 2022

Elizabeth Hanson
City Planner
City of Chaska, Minnesota
One City Hall Plaza
Chaska, MN 55318

Re: Clover Ridge Apartments
Useable Open Space Variance Request
Sambatek Project No. 50521

Dear Ms. Hanson:

On behalf of our client, AV Development, LLC, we are submitting an application for a variance from zoning section 15.28.120.F.1. The site for this project is located South of Pioneer Trail, West of Clover Ridge Drive, North of Twin Cities & Western Railroad.

Background

The provisions of zoning section 15.28.120.F.1(a)(1) require a minimum of 15% of the "gross site area" as useable open space for "sites" consisting of 1 acre or more. AV Development, LLC, is platting approximately 12 acres as the Clover Ridge Apartments plat and subdividing that land into two lots: Lot 1, which will include the proposed apartment building and total approximately 3.2 acres, and Outlot A, which will include the City stormwater pond and wetlands and will total approximately 8.8 acres. Since the City is applying the open space requirement to the entire plat, the 15% open space requirement over the 12 acres will be 1.8 acres.

AV Development, LLC, is proposing to provide approximately 1 acre of useable open space on Lot 1, or 33% of the area of that lot.

Under section 15.28.120.F.1 wetlands and stormwater ponds cannot be included in an open-space calculation. The entirety of Outlot A contains either wetlands or stormwater ponds, with no opportunity to provide any useable open space. This means that the remaining 0.80 acres of useable open space needs to be located within Lot 1.

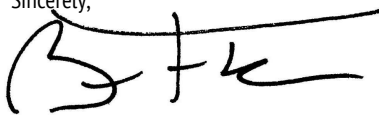
Practical Difficulties

Variances to the zoning code can be granted when the property owner establishes that there are practical difficulties in complying with the zoning ordinance, meaning that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; that the plight of the landowner is due to circumstances unique to his property not created by the landowner, and that the variance, if granted, will not alter the essential character of the locality.

The practical difficulty in this instance lies in the fact that 8.8 of the 12 acres that are being treated as the "gross site area" consist of wetlands that cannot be included in the useable open-space calculation. With all 1.8 acres of useable open space in the plat placed on Lot 1, the developable area of that lot essentially gets reduced to 1.4 acres, not including setbacks, and other wetland buffer or wetland setbacks that also affect developable area. All these things are outside the control of the applicant and prohibit the lot from being as envisioned in the City of Chaska 2040 Comprehensive Plan. The variance request will not alter the character of the locality, and the open space provided within Lot 1 meets the intent of the zoning code by exceeding the requirement for the individual lot.

Should you have any questions regarding any of the content within, please don't hesitate to contact me at 763.297.3654 or by email at bfrank@sambatek.com.

Sincerely,



Brian Frank, PE
Senior Project Manager



OPEN SPACE CALCULATION		
BALCONIES (2,560 SF)		
OPEN SPACE A,B,C, AND D (43,732 SF)	REQUIRED	PROPOSED
TOTAL (CALCULATION: 46,292 SF/136,173 SF)	15% (20,876 SF)	33% (46,292 SF)

PLANT SCHEDULE

A north arrow pointing upwards, enclosed in a circle. Below it is a scale bar marked from 0 to 6 inches.

SHEET
1
1 OF 1
REV.

REQUEST FOR ACTION

CHASKA CITY COUNCIL

07/18/2022

Subject: **The Gallery Chaska Apartments (fka Clover Field Apartments) – Final Site & Building Plan, Final Plat, and Variances**

Applicant: Chase Real Estate, Inc.

Location: West of Clover Ridge Drive, south of the Twin Cities & Western Railroad

Case No.: 2022-43

Synopsis: Applicant seeks to obtain approval of a 175-unit apartment building on land just west of Clover Ridge Drive and south of the Twin Cities and Western Railroad, and Variances from zoning sections 15.28.030.F (Required Number of Off-Street Parking Spaces) and 15.28.120.F.1 (Usable Open Space)

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the Final Site & Building Plan, Final Plat and Variances regarding Usable Open Space and Required Number of Off-Street Parking Spaces

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 multi-family pads.

In December of 2021, the revised Concept Plan for Oak Creek (fka Sagewood 3rd Addition) and Clover Field Apartments was approved. The Concept Plan reviewed both projects together so that the property owners/developers could get an understanding of how a road extension could fit into the context of the future multi-family site where the Clover Field Apartments (now known as The Gallery Chaska Apartments) were proposed. The plan showed primary access to the Oak Creek development from a road extension off of Clover Ridge Drive at the intersection of Romeo Court. This road extension also showed an ingress/egress point for the apartment site. Both properties have since separated their applications. Oak Creek was approved as a single-family development on both the Kelzer property and a portion of the Chaska Investment property. The apartments were proposed entirely on the Chaska Investment property.

The Concept Plan for the Gallery Chaska Apartments showed a 4-story U-shaped building containing 162 units. The 4-story building also showed 2 levels of underground parking. In the review of the Concept Plan the Planning Commission/City Council provided feedback on the apartments to work on a couple things for Preliminary; design of the west façade (facing wetland) and breaking up the massing more, provide 360-degree architecture, and underground parking to be underground and not exposed on the west.

At the April 13, 2022 Planning Commission meeting the Preliminary Site & Building Plan and Preliminary plat for the Chaska Gallery Apartments was reviewed. It was tabled at this meeting

to work on design and landscaping concerns. The preliminary request came back in May 2022 where it was subsequently approved by Planning Commission and City Council. The preliminary conditions of approval stated that the project would require a variance on the parking allocation below the City's zoning requirements. The applicant has included the parking variance application as part of the submittal for approval of the final plat, site and building plan, along with a variance from the usable open space regulation.

CHANGES SINCE DECEMBER 2021 CONCEPT PLAN

The following changes have occurred since the December 2021 concept plan approvals:

- Apartment Unit Count & Building Layout; the revised plan shows a 4-story apartment building with 175-units, a pitched roof, and 1 level of underground parking. The apartment building proposed in the December 2021 concept plan showed 162 units, 4 stories, flat roof with elevator shaft, and 2 levels of underground parking. In addition, the building layout is very different compared to the previous concept plan. The previous plan showed a U-shaped building. The new plan shows an H-shaped building. This change helps break up the massing on all four sides, and more importantly on the west side, which faces the wetland and residential development. In addition, the majority of the underground parking level will be fully underground, which was a concern raised during the concept plan. Due to grade changes, there are some areas on the west that are exposed, however, a landscape plan will be implemented around the building.

CHANGES SINCE APRIL 13, 2022 PLANNING COMMISSION

The following changes have occurred since the April 13, 2022 Planning Commission meeting:

- Pedestrian Connections; a sidewalk connection was provided between the main entrance and south parking lot in line with staff's comments.
- Landscaping; the new plan shows the site meets the landscape ordinance. Additional landscaping was provided within the site, around the building, around the stormwater ponds, and the proposed regional trail.
- Building Design & Materials; the building's design/materials meets the requirements for Multi-Family Residential and has been changed to include the following:
 - Single-hung windows
 - 4 inch window trim at all openings
 - Added more locations with stone and window lintels
 - Added tower corner, siding and parapet details along roofline
 - Added entry door wood detailed canopy and stone
 - Added patios and enhanced bump-outs facing Clover Ridge Drive
 - More lap siding is used to reflect the surrounding context more
 - Colors have been changed to be lighter and reflect what's more predominantly found in Clover Ridge

CHANGES SINCE PRELIMINARY APPROVALS IN MAY 2022

The following changes have occurred since the preliminary approvals in May:

- Civil Plans Coordination; all plans reflect the accurate layout of the site. Previously the civil plans did not all show the complete revisions to the parking lot layout. Now all plans are the same.
- Landscape Plan; more plantings/trees have been added to the site to help with screening along the parking lot edges. Some trees have been bolstered in their size to meet landscape ordinance overstory caliper inch requirements. The calculations provided also show the distinction between proposed (new) and credited (existing) trees.
- Accessible Pedestrian Connections; it was noted in preliminary the concern to provide an accessible path for residents to the adjacent public trail on the west side of the site. The path on the northwest side of the building will meet ADA requirements to access the public trail.
- Tot Lot; the Gallery project is making a donation to the Jonathan HOA. Per discussion with the HOA President (Jeremy Ely), the donation will be utilized towards existing tot lots. This was determined to be the better strategy versus providing an additional tot lot on The Gallery property. Three neighboring tot lots (2 existing and 1 coming with DR Horton's project) surround the proposed development.
- Dog Run; a fenced in dog run has been included in the usable open space area west of the pool and near the regional trail.
- Neighborhood Meeting; the developer will have another neighborhood meeting on Saturday, July 9th. A summary of such meeting will be provided at the Planning Commission meeting.

ADHERENCE WITH SECTION 15.16.020.F PLANNED RESIDENTIAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

- **Building Setbacks.** *Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines shall be at least 30 feet or the height of the building, whichever is greater. Minimum spacing between principal buildings shall be 25 feet.*
 - **Proposed: Building height is 50 feet; the nearest setback to the property line which forms the perimeter of the total property is 81 feet.**
- **Lot Coverage.** *The total ground area occupied by buildings in a PRD shall not exceed 20 percent of the total site area in the project. If the total project is to be staged over a period of time, open space shall be provided so that the ground coverage of any one stage shall not exceed 30 percent of the applicable site.*
 - **Proposed: 4.5% (48,237 square foot building divided by 1,067,220 square foot total site area)**
- **Floor Area Ratio (FAR).** *There shall be a maximum floor area ratio of 0.5. Floor area ratio shall be determined by dividing the sum total of the building floor area by the gross area of the total site.*
 - **Proposed: 0.18 (192,948 square foot floor area divided by 1,067,220 square foot gross area of the total site area)**
- **Common Open Space.** *400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.) (70,000 square feet required for 175 units)*
 - **Proposed: ~832,000 square feet (includes plaza, trails, and wetland)**

Project Goals

The goals of the Gallery Apartments include the following:

- Provide Chaska and Clover Ridge an upscale residential complex
- Integrate the project into the neighborhood with connections to the current pedestrian sidewalk system and expanding the nearby trails
- Use the natural amenities, such as the wetland, as a focus for the development
- Provide a welcoming place that promotes an active and healthy lifestyle

Comprehensive Plan & Clover Ridge Concept Plan

The Comprehensive Plan guides this area to be High Density Residential and Open Space. Density range allowed is 12 to 40 dwelling units per net residential acre including local access streets for High Density Residential. The proposal tonight is consistent with this guidance (31.25 dwelling units per net residential acre for the 5.6 acre apartment site). The Clover Ridge concept plan (approved in May 2000) also guided this area to be multi-family residential, which the proposal is consistent with.

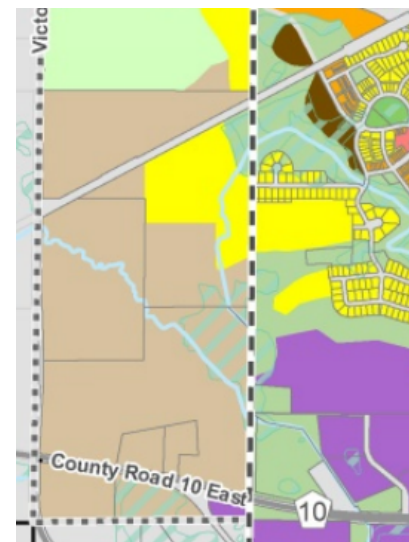
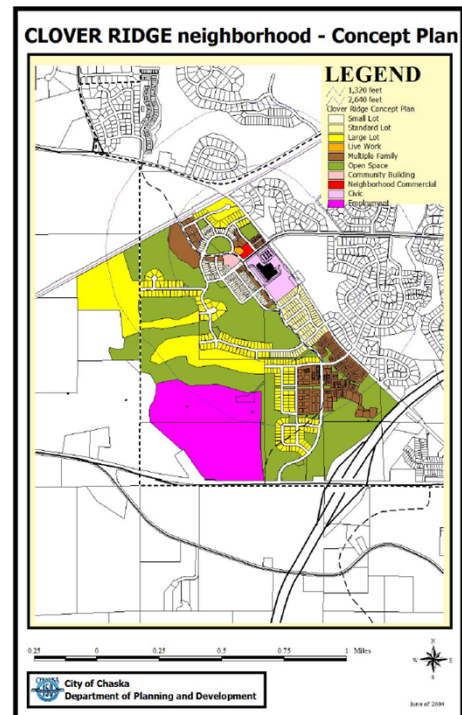
Use of the Comprehensive Plan

The Comprehensive Plan is primarily a general policy document for future growth and development within the City. Comprehensive Plan's are not binding, but rather guiding tools when development comes in. Chaska's Comprehensive Plan is intended to be flexible and responsive to changing conditions. It needs to be continually referenced, updated, and used as a guide. It functions as an overall course or path, and is intended to provide direction, rather than dictating specific activities or precise decision-making.

To that end, when development comes in, plans are looked at more closely and with more technical information to understand the raw details of a specific site (developability vs non-developability). The details that emerge from plans (i.e. wetland and wooded steep slope delineations) may differentiate from the layout/lines of the Comprehensive Plan. It is common, if not practical, that sites layouts, and lines, may change slightly from what the Comprehensive Plan shows based on what technical information reveals. Comprehensive Plans are not binding for that reason.

CURRENT PROPOSAL

Final Site & Building Plan, Final Plat, Variances from zoning sections 15.28.030.F (Required Number of Off-Street Parking Spaces) and 15.28.120.F.1 (Usable Open Space) are being requested for The Gallery Chaska Apartments. The 175-unit building on approximately 5.7



Excerpt from 2040 Land Use Plan

acres of property is located west of Clover Ridge Drive and south of the Twin Cities & Western railroad. The proposal also shows the road extension that will be coming off Clover Ridge Drive to access the Oak Creek development.

Adjacent properties

The site is bound on the north by the Twin Cities & Western railway; to the west by the proposed Oak Creek development; the south by the homes on Sophia Drive; the east by residential in Clover Ridge.

Existing Conditions

The proposed apartments will occupy approximately 5.7 acre parcel on the eastern edge of a 24.5 acre parcel owned by Chaska Investment (please note this gross site acreage total reflects the total area of The Gallery Apartments, minus Oak Creek Drive and the Oak Creek development). The site consists of an open field and green space which offers beautiful unobstructed views of the central wetlands area. Access to the wetlands currently exists for maintenance and will continue to be provided.

A Notice of Determination of wetlands for the access area on the Chaska Investment Property was received November 2020. This site contains an unusually large wetland complex with various upland areas. The proposed Oak Creek Drive to access the Oak Creek development will impact this wetland, but is not related to this application.

Land Use

The parcel of land that the apartment site is on is current zoned Planned Multi-Use District (PMD-15), which establishes the zoning regulations for Clover Ridge. The apartment use fits the guidance by the Comprehensive Plan and zoning for the site.

Layout

The apartment site will be directly accessed off the west side of Clover Ridge Drive. The proposed access road to Oak Creek will run along the north edge of the apartment site, known as Oak Creek Drive, will provide an additional ingress/egress to the proposed development. The building is H-shaped with the surface parking facing towards Clover Ridge Drive and Oak Creek Drive and away from the wetlands and residential developments to the west and south. The underground parking will be accessed on the north side of the building.

Building Design & Height

The building is primarily H-shaped with the front façade/entrance facing Clover Ridge Drive. The building will be four stories and contain 175 units. These units will be a mixture of one and two bedroom units. There will be one level of underground parking which will provide a minimum of one stall per unit. The underground parking is proposed to be below grade but some of the north side, south side and west sides will show portions of this level exposed due to the grading that will need to occur around the building. In essence the project will appear to be a 4.5-story apartment building from the west. The applicant is showing landscaping around this area to help soften up the edges.

The building is proposed to be constructed out of stone, brick (utility), fiber cement siding, glass, and rockface block. The City of Chaska has certain building design and material requirements for multi-family residential buildings. A portion of it is stated as follows:

"Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials"

Building Materials	
Class I	Stone, Glass, fiber cement siding (82%)
Class II	Brick (utility), rockface block (18%)
Class III	Not provided
CLASS I REQUIRED	80%; three different materials
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	82%; three different materials
CLASS III PROVIDED	None

The building is showing that it will meet the building design standards for multi-family buildings.

The building's exterior appearance appears to show a well-balanced application of materials and depth. 360 degree architecture is achieved throughout the building meaning that the articulation is consistent throughout each side. The west façade was the biggest concern in the Concept Plan due to its large linear expanse. The final plan being proposed is an H-shaped building, which creates significant breaking in the massing; the west façade in particular. Because of this, the expanse of the west wall feels more minimal and significantly articulated compared to what was shown during the concept plan.

Height & Building Separation from Adjacent Uses

The building's height was brought up as a concern during the Neighborhood Meeting that occurred on November 18, 2021. At the time of the meeting the Concept Plan section drawing of the building showed that two levels of underground parking would be exposed on the western edge (facing the wetland and Sophia Drive residences). The final plan shows a building with one level of underground parking. The west façade shows that some of this level will be exposed and may read as a 4.5-story building. However, the west facade will utilize a different material (rockface block) to differentiate from the overall building design and appear more like a retaining wall area. These "retaining wall" edges will also be softened up with landscaping and trees. The look and feel of this is no different than the edges adjacent to the public trail and lake of the Lake Jonathan Flats .

Per City Code definition, building height is *"the vertical distance measured from the curb level to the highest point of the roof surface of a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs. For buildings set back from the street line, the heights of the building shall be measured from the average elevation of the finished grade along the front of the building, provided its setback from the street line is not less than the height of such finished grade above the established curb level."*

The proposed building is setback at least 80 feet from the street line. Simply put, the measured height for this apartment building would be the vertical line on the front (east) façade between grade and the average point of the pitched roof, which is 50 feet.

For comparison, other apartment buildings within Clover Ridge are also four stories tall (i.e. Cloverfield Marketplace and Clover Condominiums). The Cloverfield Marketplace building is 55 feet at its tallest point (top of its pitched roof), however it measures out at 47.5 feet per City Code definition. The Clover Condominiums building is 47 feet at its tallest point. For further comparison, Lake Jonathan Flats is 87 feet from its lowest elevation to the top of its elevator shaft. This building is located on Lake Jonathan adjacent to a public trail. As it relates to apartments located near other single-family residential, there are other examples of this within the Clover Ridge development area. The intent of the Clover Ridge development is to provide for a variety of housing and densities. Many areas have a diverse mixture of housing side by side. To show perspective, the image below demonstrates the distance from the proposed development from nearby single-family homes and to show that blending housing styles and densities is common within Clover Ridge.



(Above: Proposed Gallery Apartments to Single-family residential)



(Above: Single-family home adjacent to Clover Field Condominiums)



Clover Field Apartments (Left: December 1, 2021 Section Drawing from Concept Plan; Right: Section Drawing from Preliminary Plan)

Setbacks

Namely, the front yard setback should be no less than 30 feet. The rear yard setback should be 20 feet. The side yard setback should be 20 feet. Corner lots should have a side yard setback of 20 feet. In addition to these setbacks, there are other setbacks that may apply to this site. See below:

SETBACKS	
Direction	Setback
Railway	50 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
Interior Property Lines	5 feet

Parking/Access/Circulation/Traffic

313 parking spaces are proposed as a part of this project; 182 underground stalls and 131 above ground stalls. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family Res.	175 dwelling units	2ps/dwelling unit	350 parking spaces
REQUIRED			350 parking spaces
PROVIDED			313 parking spaces

According to this table the applicant is not meeting the required amount of parking spaces needed for the proposed use of the site. The site is providing 313 stalls (37 stall deficiency) and meets a 1.8 parking stall per dwelling unit ratio (0.2 ratio deficiency). The developer has developed numerous apartment projects in the twin cities area. In their suburban properties, they are typically right at 1.60 cars per apartment when the building is 100% full. So 1.8 is very comfortable for them at this apartment. Their more urban sites are 1.4 to 1. These are based on their actual property's numbers and are not estimates (they register every resident's car(s) across their 2,000 apartments.) In addition, the proposed development will have 215 total bedrooms, which equates to 1.5 parking spaces per bedroom, which exceeds the benchmark 1:1 ratio deemed acceptable by staff.

For comparison, Lake Jonathan Flats was approved for 117 dwelling units (156 total bedrooms) and a reduced amount of parking. Their site showed 199 stalls on site, which was equivalent to 1.7 parking stalls per dwelling unit. The Lake Jonathan Flats building has since been constructed and operating, and as of 2022 it was at 90% capacity. Staff has not noticed nor has been notified of any parking issues here.

During the analysis of the Lake Jonathan Flats building, staff considered whether a 1 parking stall per bedroom ratio was a sufficient method to analyze the need for parking for an apartment. A summary, included in that staff report, showed examples of other apartment complexes in the Twin Cities area. It identified the dwelling unit and bedroom counts and parking accommodations for each apartment complex to give a realistic understanding of the parking needs for this type of apartment product. Upon comparison, the Lake Jonathan Flats proposal met or exceeded the parking totals necessary for this type of product as related to parking stalls per dwelling unit and parking stalls per bedroom unit.

Staff also wanted to understand this 1:1 parking space to bedroom unit ratio first-hand by relating it to an existing project in the City. Staff looked at the Chaska Place Apartments (fka. North Meadows Apartments) located just west of the Fire Station on Engler Boulevard. The program make-up in this complex equals 127 units with a total of 259 bedrooms. By ordinance, this complex was required to provide 254 parking stalls, however, the total amount of parking provided was 259 stalls. If the amount of bedroom units dictated the amount of parking stalls required then this complex would be in compliance. By all accounts, this apartment complex provides adequate parking for their residents based on the notions that street parking has not been observed or a parking deficiency has not been brought up. With that in mind, staff finds that the parking space to bedroom ratio is a reasonable method to evaluate the adequacy of available off-street parking.

The mixture of dwelling units in the proposed development includes 9% studios, 68% one-bedroom, and 23% two-bedroom units (215 total bedrooms). For comparison, the Lake Jonathan Flats building incorporates 22% studios, 45% one-bedroom, and 33% two-bedroom units (156 total bedrooms).

Overall, the parking information provided by the applicant, field observations of existing examples (including Lake Jonathan Flats), and parking based on bedroom counts all suggest that the parking proposed will adequately accommodate The Gallery Chaska Apartments project. *The applicant has applied for a formal variance from the existing parking code, which is analyzed in this report.*

The access into the site will be from two ingress/egress points. The primary access will come directly from Clover Ridge Drive on its western edge. The second access will come from the north on the currently unbuilt Oak Creek Drive. This road extension will line up with Romeo Court to the east. The underground parking lot and surface parking lot can be accessed from the northern ingress/egress point.

A traffic study was completed for this project. The study concluded that the project will have appropriate access to the site and the surrounding roadway network. The traffic operational analysis indicates that the roadways surrounding the site have enough capacity to accommodate the additional traffic generated by the proposed development.

Construction access will enter and exit from Pioneer Trail to the north. Construction traffic will be precluded from going south on Clover Ridge Drive per the developer's construction access plan.

Pedestrian Connections

Sidewalks currently exist on both sides of Clover Ridge Drive. A public trail extends off the westerly sidewalk as it nears the Twin Cities and Western railroad. Another multi-use trail stubs southeasterly of the apartment site. The developer is proposing to extend this trail to connect into the proposed Oak Creek Drive. The trail will then extend easterly to connect into the trail on Clover Ridge Drive, which ultimately provides a contiguous connection. The plan also shows internal sidewalks within the apartment site. These added trail and sidewalk connections will be an amenity for both the apartment residents and Clover Ridge residents, which will allow people to make better use of the outdoor space on the subject property and connect to additional outdoor amenities throughout the neighborhood. The plan shows a connection between the southeasterly parking lot and main entrance of the building, which was a change requested in the first round of preliminary review.

Landscaping

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	603 caliper inches	604 caliper inches (567 new; 37 existing)
Understory Trees	51	40
Shrubs	161	457

The landscape plan is sufficient in meeting the landscape ordinance. The understory trees will be 2.5 caliper inches each which is 0.5 more than the requirement for understory trees (where 2 inches required). In staff's opinion the understory category is being met with the increase in caliper size per tree.

Usable Open Space

The City Code requires multi-family residential building sites to provide "Usable Open Space," which is defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use." A minimum of 15% of the gross site area shall be shared open area. The intent of the ordinance is to allow multi-family sites to provide adequate open areas and amenity facilities for their residents to enjoy outdoor spaces. The City Code calls for 3.68 acres of usable open space for an ordinary 24.5-acre site.

Evaluation of Subject Property

The subject property is approximately 24.5 acres in gross site area. The majority of the subject property, nearly 72%, is comprised of wetlands. The net site area, after excluding those wetlands and stormwater ponds, is 5.7 acres. The wetland is a unique and naturally occurring feature of subject property and it presents a practical difficulty in achieving 3.68 acres of usable open space.

The proposed development includes 1.35 acres of usable open space. *Therefore, a variance from zoning section 15.28.120.F.1 for usable open space will need to be obtained, which is evaluated later in this report.*

Because the proposed development is part of such a large gross site area, the applicant would need to provide 3.68 acres of usable open space (not including wetlands and stormwater ponds) to meet the Code requirement; the proposed development is currently providing 1.35 acres, which amounts to 24% of the 5.7 acre buildable site.

The applicant is showing a large plaza space with an outdoor pool in the large indent between the building. This pool will extend out past the building for several feet, which will provide expansive views of the adjacent wetland complex. In addition to the pool, the plaza will provide a landscaped courtyard, grilling stations, outdoor dining, fire pit, gazebo, and yard games. The plan is also showing the extension of the regional trail that stubs off on the south side of the proposed building. This extension will provide a contiguous loop into the regional trail that exists on the west side of Clover Ridge Drive. Internal connections from the apartment site will also connect into this trail at 3 different points. A dog run is also shown off the internal connection that stems from the plaza space.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. Lighting specs will meet this criteria. Light poles are shown at 25 feet in height.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant is showing ponding on the south side of the site. The applicant will work with the City to determine the drainage necessities for the site.

Development Costs (Infrastructure Improvements)

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

- 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.

Wetland Donation

Being that there is a large wetland complex on this site, there is a question on what happens with the remnant wetland moving forward. It is not a requirement for developers to give

wetlands to the City once a development moves forward. That is up to the developer. In some instances, these remnant areas are donated to the City as developers do not see a need to keep them. The City would be open to this opportunity if the developer wishes to donate. At this time, it is the developer's intention to donate the wetland area to the City.

Final Plat

The site will be platted into one lot for the apartment site. The following are the proposed outlots and their dispositions:

- Outlot A: stormwater pond to be owned by the developer
- Outlot B: wetland to be deeded to the City of Chaska

Variance from Zoning Section 15.28.030.F To Reduce the Required Number of Off-Street Parking Spaces from 350 to 313.

The applicant is requesting a variance from zoning section 15.28.030.F., which relates to Required Number of Off-Street Parking Spaces. The code states as follows: *Multiple family dwellings: (i.e., walkup apartments, garden apartments, condos, etc.) Two spaces per dwelling unit.* Based on this code section, the subject property would have to provide 350 parking spaces for 175 dwelling units. The site plan shows 313 parking spaces, which is a deficiency of 37 parking stalls.

A variance may be granted if the following three findings can be met:

- 1) Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance.
- 2) The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance.
- 3) The proposed use, if granted will not alter the essential character of the locality.

The applicant states that the practical difficulty in this instance lies in the fact that they have parking data from their comparable apartment properties showing full occupancy with a lesser parking need. They state that car ownership rates have continued to decline over the years, apartment buildings today have smaller units and less bedrooms than decades ago. Because of this the parking need is lesser than before. Additionally, a parking ratio looking at parking stalls to bedroom counts is a better indicator of measuring parking needs. The Gallery Apartments proposes 215 bedrooms for a parking ratio of 1.46 stalls per bedroom. This variance will not alter the character of the development and has been previously reviewed and approved in the preliminary approvals of this proposed development by City Staff, Planning Commission and City Council.

Staff Analysis

Finding 1. The applicant's request to reduce the required number of off-street parking spaces results from practical difficulties created by the existing topography, significant wetlands, and curvilinear boundary features, which were not created by the applicant, are unique characteristics of the property, and have significant impacts on the applicants reasonable proposed use.

The wetlands require sizable setbacks and restrict the applicant's ability to configure the site plan while accounting for access to the roadways, location and shape of surface parking, trees and landscaping, and mitigation of runoff. Further, the wetland boundary does not run in a straight line, but rather it curves and undulates across the subject property, and so does the required setback. To the east, Clover Ridge Drive curves both into, and away from, the subject property before straightening along the northern section of the ease property line. In addition, the southern portion of the property contains existing ponds that require additional setbacks. The aforementioned factors present practical difficulties in constructing multi-family buildings, which are commonly built at 90 degree angles and taking the shape of squares and rectangles. The additional surface parking cannot be configured on the site due to the limitations of topography, presence of necessary ponding, and setbacks/buffers that are required. The subject property is specifically guided for development as an apartment building.

As analyzed by staff throughout this report, the requested variance is due to practical difficulties in complying with the ordinance that result from characteristics that are unique to the subject property and are not created by the applicant. Staff finds that the 1st finding is met.

Finding 2. The applicant intends to use the property in a reasonable manner that is consistent with the Comprehensive Plan and zoning ordinance. The Comprehensive Plan guides the subject property for Open Space and High Density Residential and it is currently zoned Planned Multi-Use District (PMD-15). The intent of the off-street parking ordinance is to prevent off-site spillover onto neighborhood streets. The proposed development includes 313 parking spaces for 175 dwelling units.

Staff has used a 1:1 parking space per bedroom ratio on similar developments within the City and found it to be a reliable and reasonable method of evaluating off-street parking requirements for multi-family developments. Here, staff has analyzed the parking spaces, dwelling units, and bedroom units of the proposed development and finds that the number of parking space per bedroom is 1.46, which greatly exceeds the 1:1 ratio used by the City as a benchmark for multi-family development. Additionally, this represents 1.8 parking spaces per dwelling unit, which is a small deviation from the code requirement given that 77% of the dwelling units are one-bedroom.

As analyzed by staff throughout this report, the proposed use is consistent with, and meets the purpose and intent of, the comprehensive plan and zoning ordinances by ensuring that proposed development will have adequate off-street parking to accommodate residents and guests. Staff finds that the 2nd finding is met.

Finding 3. The proposed use will not alter the essential character of the locality. The proposed use is consistent with the Comprehensive Plan, which calls for high density development on the subject property. An additional benefit of the requested variance is that it allows for the preservation of additional green space on the subject property and a reduction in the perceived height of the building, which benefits the residents, neighbors, and the wetland by beautifying the site and reducing the on-site hardcover.

The applicant proposes to provide an adequate amount of parking that staff considers to be sufficient to support the off-street parking demand for the subject property. Staff based its evaluation on comparison with other apartment projects by the applicant and similar multi-

family developments in the City, which finds similar parking ratios and no apparent or reported problems with off-street parking.

As analyzed by staff throughout this report, the requested variance does not conflict with, and will not alter, the essential character of the locality. Staff finds that the 3rd finding is met.

Variance from Zoning Section 15.28.120.F.1 Usable Open Space

The applicant is requesting a variance from zoning section 15.28.120.F.1. which relates to Usable Open Space on Multi-Family Residential sites. The code states as follows: *A minimum of 15% of the gross site area shall be shared open space for sites 43,560 square feet (1 acre) and above in gross site area.* Based on this code section the subject property would need to provide 3.68 acres of usable open space. The site plan shows 1.35 acres, which is a deficiency of 2.33 acres from the usable open space regulation. Therefore, a variance will need to be obtained from zoning section 15.28.120.F.1 for usable open space.

A variance may be granted if the following three findings are met:

- 1) characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance.
- 2) The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance.
- 3) the proposed use, if granted will not alter the essential character of the locality.

The property owner states that the practical difficulty in this instance lies in the fact that 17.79 of the 24.5 acres are being treated as the "gross site area" consist of wetlands that cannot be included in the usable open-space calculation. With all 3.68 acres of useable open space in the plat placed on Lot 1, the developable area of that lot essentially gets reduced to 2.02 acres, not including setbacks, or other pieces that also affect developable area. All these things are outside the control of the applicant and prohibit the lot from being as envisioned in the City of Chaska 2040 Comprehensive Plan. The variance request will not alter the character of the locality, and the open space provided within Lot 1 meets the intent of the zoning code by exceeding the requirement for the individual lot.

Staff Analysis

Finding 1. The request to deviate from the usable open space is due to the presence of an extremely large wetland on site. The wetland is naturally occurring and was not created by the property owner/applicant. The wetland area (17.79 acres) accounts for approximately 80% of the gross site area (24.5 acres), and as such, only 5.7 acres are left developable. The subject property also includes several ponds which have setback and slopes that further reduce the building envelope on the subject property. Based on the gross site area (24.5 acres) the applicant must provide 3.68 acres of usable open space, which would then leave 2.02 acres for the apartment, parking and other site plan pieces.

The proposed development would easily meet the code requirement on a 24-acre site with typical wetlands. The same would be true on a 5-acre site without wetlands (which would require less usable open space than the current proposal). This demonstrates a technical problem with the zoning code as applied to this property and it is clear that the existing wetlands present a practical difficulty to the development of the subject property and require a

disproportionate amount of the buildable lot—over 50%—to be usable open space. The sizable wetlands are a practical difficulty that prevent construction of the proposed development on the subject property in strict compliance with zoning code. Variances exist in order to provide flexibility for exactly this scenario.

As noted by staff findings throughout this report, the requested variance is reasonable in light of the practical difficulties in complying with the ordinance. Staff finds that the 1st finding is met.

Finding 2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance. The Comprehensive Plan guides this area for Open Space and High Density Residential. The area is currently zoned Planned Multi-Use District (PMD-15). The applicant proposes to develop the subject property into apartment homes, which is a reasonable use that is consistent with the general purpose and intent of both the Comprehensive Plan and the established zoning. The intent of the usable open space ordinance is to provide sufficient outdoor usable open spaces for the residents of multi-family developments. This site will provide 1.35 acres of usable open space.

Similar multi-family developments within the City exist on smaller sites (like Lake Jonathan Flats) and achieve higher usable open space ratios, but (i) have a smaller total amount of usable open space acreage (ii) provide less usable open space on a per-unit basis, and (iii) contain a lower percentage of usable open space as a percentage of the lot. Specifically, Lake Jonathan Flats provides only 0.42 acres of usable open space for 117 dwelling units on a 2.8-acre site without significant wetlands as compared to 1.35 by the subject property. The proposed development exceeds similar apartment buildings when evaluated as a ratio usable open space per dwelling unit. As compared to Lake Jonathan Flats, the proposed development provides more than double (2.14x) the usable open space per dwelling unit. Additionally, in terms of the percentage of the lot, the proposed development allocates 24% of the lot area to usable open space, whereas Lake Jonathan Flats is only 15%. As a practical matter, the proposed development will provide its residents and the neighborhood with usable open space that exceeds the intent underlying the City code.

As shown by the applicant, the proposed development will include a variety of outdoor areas to lounge, cook, play, and walk around the subject property. Additionally, there is connectivity to the neighborhood amenities.

As noted by staff findings throughout this report, the proposed use is consistent with, and meets the general purpose and intent of, the comprehensive plan and zoning ordinances by allowing the construction of apartment homes on the subject property while also providing adequate usable outdoor space for residents. Staff finds that the 2nd finding is met.

Finding 3. The proposed use is consistent with the guidance under the Comprehensive Plan and the established zoning, which calls for the construction of an apartment building and enough usable open space on-site for residents. The proposed development is a component of the vision underlying Clover Ridge, which intentionally blends together multi-family homes, single-family homes, and open spaces. This is consistent with the City's land-use planning for at least the last 20 years and is in harmony with the City's Comprehensive Plan for the subject property.

The wetlands create a practical difficulty in complying with the technical requirements of the code, but when reviewed as a practical matter, the resultant usable open space is fully compliant with the spirit and intent of the land use controls. The proposed use includes 1.35 acres of usable open space. Staff has shown that this is adequate to account for the needed of the residents. The existence of 1.35 acres of usable open space is far greater than similarly sized apartment buildings throughout the City, will not result in the proposed development altering the essential character of the locality, and will not harm the neighborhood.

As noted by staff findings throughout this report, the usable open space provided by the applicant's proposed use is sufficient to maintain, and does not conflict with, the essential character of the locality. Staff finds that the 3rd finding is met.

Accordingly, staff recommends that the Planning Commission move to recommend that the City Council approve the requested variance to reduce the percentage of usable open space to 5.5%.

Deadline for Agency Action

The City of Chaska received the complete application for this request on June 7, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, August 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, October 5, 2022. The City may with the petitioner's consent extend the review period beyond the Wednesday, October 5, 2022 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 07/13/2022:

Motion to recommend to City Council approval of the Final Site & Building Plan and Final Plat for a 175-unit apartment building, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-18), prepared by Chase Real Estate, dated June 7, 2022
 - b. Title Sheet (pg C1.0), prepared by James R. Hill, dated June 7, 2022
 - c. Existing Conditions (pg C1.1), prepared by James R. Hill, dated June 7, 2022
 - d. Site Information – Drainage Maps (pgs C1.2-C1.3), prepared by James R. Hill, dated June 7, 2022
 - e. Erosion & Sediment Control Plan (pg C3.0), prepared by James R. Hill, dated June 7, 2022
 - f. Erosion & Sediment Control Notes (pg C3.1-C3.2), prepared by James R. Hill, dated June 7, 2022
 - g. Erosion & Sediment Control Details (pg C3.3), prepared by James R. Hill, dated June 7, 2022
 - h. Grading & Drainage Plan (pgs C4.0-C4.2), prepared by James R. Hill, dated June 7, 2022
 - i. Utility Plan (pg C5.0), prepared by James R. Hill, dated June 7, 2022
 - j. Site Plan (pg C6.0), prepared by James R. Hill, dated June 7, 2022
 - k. Overlay Plan (pg C6.1), prepared by James R. Hill, dated June 7, 2022
 - l. Construction Details (pgs C7.0-C7.2), prepared by James R. Hill, dated June 7, 2022
 - m. Landscape Plan (pg L101-L103), prepared by KW Architects, dated July 1, 2022
 - n. Landscape Details (pgs L104-L105), prepared by KW Architects, dated July 1, 2022
 - o. Turning Movement Exhibit, prepared by James R. Hill, dated June 7, 2022
 - p. Photometric, prepared by Davis & Associates, Inc., dated February 25, 2022
 - q. Final Plat, prepared by James R. Hill, undated
 - r. Site Sections, undated
 - s. Exterior Elevations (pgs 1-2), prepared by KW Architects, undated
 - t. Exterior Materials, prepared by KW Architects, dated March 12, 2020
 - u. Exterior Materials – Precedents (pgs 1-2), prepared by KW Architects, undated

- v. Floor Plans (pgs 1-5), prepared by KW Architects, dated March 23, 2022
2. Adherence with the City Engineer's Memo dated July 13, 2022.
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 of sidewalks on both sides of all local streets.
6. Adherence to the following setbacks for The Gallery Chaska Apartments:
 - a. Front: 30 feet
 - b. Rear: 20 feet
 - c. Side: 20 feet
 - d. Side (corner): 20 feet
 - e. Wetland: 30 feet
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including parkland fees.
8. Provision of a storm water management plan meeting City and Carver County WMO standards.
9. Provision that all mechanical equipment will be fully screened from view.
10. Provision that section 15.28 Special Regulations are complied with.
11. Provision of a Conservation Easement over the preserved wetland area, and to be addressed prior to final plat recording.
12. Provision to comply with any applicable and surviving requirements imposed by prior developer's agreements for Clover Field, Clover Preserve, and Clover Preserve Second Additions.
13. The resolution of any items of concern identified by the City Planner, City Engineer, or City Attorney prior to approval of the final plat.
14. Provision of Drainage & Utility Easements over all of Outlots A & B on the final plat, and to be addressed prior to final plat recording.

Motion to recommend to City Council approval of the variance from zoning section 15.28.030.F (Required Number of Off-Street Parking Spaces) to reduce the required number of off-street parking spaces from 350 to 313 for The Gallery Apartments, based on the staff report and the following findings:

1. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance, which include the expansive wetlands, ponds, and also considering the curvilinear layout of Clover Ridge Drive.
2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance, which seeks to provide adequate on-site parking to support use of the subject property for apartment homes.
3. The proposed use, if granted will not alter the essential character of the locality because it provides sufficient off-street parking to accommodate the proposed use in a manner that is consistent with land use regulations.

Motion to recommend to City Council approval of the variance from zoning section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5%, based on the staff report and the following findings:

1. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance. Specifically, the wetland area makes up more than $\frac{3}{4}$ of the gross site area and thus usable open space area is extremely difficult to achieve.
2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance because the applicant will provide usable open space that is (i) a larger amount, (ii) higher percentage per dwelling unit, (iii) and higher percentage of lot size than similarly sized multi-family apartments developments throughout the City.
3. The proposed use, if granted will not alter the essential character of the locality because the usable open space is adequate to serve the 175-unit apartment building and is consistent with the spirit and intent of the usable open space ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-89 approving the Final Site & Building Plan and Final Plat for The Gallery Chaska Apartments (PC #2022-43).

Motion to adopt Resolution No. 2022-90 approving the variance from zoning section 15.28.030.F (Required Number of Off-Street Parking Spaces) to reduce the required number of off-street parking spaces from 350 to 313 for The Gallery Apartments.

Motion to adopt Resolution No. 2022-91 approving the variance from zoning section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5%.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/18/2022 **RESOLUTION NO.** 2022-89

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

**Resolution approving the Final Site & Building Plan and Final Plat for The Gallery
Chaska Apartments/Chase Real Estate/PC #2022-43**

WHEREAS, Final Site & Building Plan and Final Plat are being requested for The Gallery Chaska Apartments; and

WHEREAS, the 175-unit building on approximately 5.7 acres of property is located west of Clover Ridge Drive and south of the Twin Cities & Western railroad; and

WHEREAS, the proposal also shows the road extension that will be coming off Clover Ridge Drive to access the Oak Creek development; and

WHEREAS, the apartment site will be directly accessed off the west side of Clover Ridge Drive, and another access to the apartment site is shown off of Oak Creek Drive; and

WHEREAS, the building is primarily H-shaped with the front façade/entrance facing Clover Ridge Drive, and the building will be four stories tall; and

WHEREAS, the building is proposed to be constructed out of stone, brick (utility), fiber cement siding, glass, and rockface block; and

WHEREAS, the measured height for this apartment building would be the vertical line on the front (east) façade between grade and the average point of the pitched roof, which is 50 feet; and

WHEREAS, 313 parking spaces are proposed as a part of this project; 182 underground stalls and 131 above ground stalls; and

WHEREAS, the site is providing 313 stalls (37 stall deficiency) and meets a 1.8 parking stall per dwelling unit ratio (0.2 ratio deficiency); and

WHEREAS, the developer has developed numerous apartment projects in the twin cities area, and in their suburban properties, they are typically right at 1.60 cars per apartment when the building is 100% full; and

WHEREAS, so 1.8 is very comfortable for them at this apartment; and

WHEREAS, their more urban sites are 1.4 to 1, and these are based on their actual property's numbers and are not estimates (they register every resident's car(s) across their 2,000 apartments.); and

WHEREAS, in addition, their Chaska building will have 215 total bedrooms, which the parking will exceed a 1:1 ratio for; and

WHEREAS, the parking information provided by the applicant, field observations of existing examples (including an existing example of Lake Jonathan Flats), and parking based on bedroom counts all suggest that the parking proposed will accommodate The Gallery Chaska Apartments project; and

WHEREAS, the applicant will need to apply for a formal variance from the existing parking code, and is being completed with this final submittal; and

WHEREAS, a traffic study was completed for this project, and the study concluded that the project will have appropriate access to the sites and to the surrounding roadway network; and

WHEREAS, the traffic operational analysis indicates there is available capacity on the roadways surrounding the site to accommodate site-generated traffic; and

WHEREAS, construction access will enter and exit from Pioneer Trail to the north, and construction traffic will be precluded from going south on Clover Ridge Drive per the developer's construction access plan; and

WHEREAS, the applicant is showing a large plaza space with an outdoor pool in the large indent between the building; and

WHEREAS, this pool will extend out past the building for several feet, which will provide expansive views of the adjacent wetland complex; and

WHEREAS, in addition to the pool, the plaza will provide a landscaped courtyard, grilling stations, outdoor dining, fire pit, gazebo, and yard games; and

WHEREAS, the plan is also showing the extension of the regional trail that stubs off on the south side of the proposed building; and

WHEREAS, this extension will provide a contiguous loop into the regional trail that exists on the west side of Clover Ridge Drive; and

WHEREAS, internal connections from the apartment site will also connect into this trail at 3 different points; and

WHEREAS, a dog run is also shown off the internal connection that stems from the plaza space; and

WHEREAS, the site will be platted into one lot for the apartment site, and the following are the proposed outlots and their dispositions:

- Outlot A: stormwater pond to be owned by the developer
- Outlot B: wetland to be deeded to the City of Chaska; and

WHEREAS, on July 13, 2022 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan and Final Plat for a 175-unit apartment building for The Gallery Chaska Apartments (PC #2022-43); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Site & Building Plan and Final Plat for a 175-unit apartment building for The Gallery Chaska Apartments (PC #2022-43), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-18), prepared by Chase Real Estate, dated June 7, 2022
 - b. Title Sheet (pg C1.0), prepared by James R. Hill, dated June 7, 2022
 - c. Existing Conditions (pg C1.1), prepared by James R. Hill, dated June 7, 2022
 - d. Site Information – Drainage Maps (pgs C1.2-C1.3), prepared by James R. Hill, dated June 7, 2022
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 - f. Erosion & Sediment Control Notes (pg C3.1-C3.2), prepared by James R. Hill, dated June 7, 2022
 - g. Erosion & Sediment Control Details (pg C3.3), prepared by James R. Hill, dated June 7, 2022
 - h. Grading & Drainage Plan (pgs C4.0-C4.2), prepared by James R. Hill, dated June 7, 2022
 - i. Utility Plan (pg C5.0), prepared by James R. Hill, dated June 7, 2022
 - j. Site Plan (pg C6.0), prepared by James R. Hill, dated June 7, 2022
 - k. Overlay Plan (pg C6.1), prepared by James R. Hill, dated June 7, 2022
 - l. Construction Details (pgs C7.0-C7.2), prepared by James R. Hill, dated June 7, 2022
 - m. Landscape Plan (pg L101-L103), prepared by KW Architects, dated July 15, 2022
 - n. Landscape Details (pgs L104-L105), prepared by KW Architects, dated July 15, 2022
 - o. Turning Movement Exhibit, prepared by James R. Hill, dated June 7, 2022
 - p. Photometric, prepared by Davis & Associates, Inc., dated July 15, 2022
 - q. Final Plat, prepared by James R. Hill, undated
 - r. Site Sections, undated
 - s. Exterior Elevations (pgs 1-2), prepared by KW Architects, undated
 - t. Exterior Materials, prepared by KW Architects, dated March 12, 2020
 - u. Exterior Materials – Precedents (pgs 1-2), prepared by KW Architects, undated
 - v. Floor Plans (pgs 1-5), prepared by KW Architects, dated March 23, 2022
2. Adherence with the City Engineer's Memo dated July 13, 2022.
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 of sidewalks on both sides of all local streets.
6. Adherence to the following setbacks for The Gallery Chaska Apartments:
 - a. Front: 30 feet
 - b. Rear: 20 feet
 - c. Side: 20 feet
 - d. Side (corner): 20 feet
 - e. Wetland: 30 feet
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including parkland fees.
8. Provision of a storm water management plan meeting City and Carver County WMO standards.
9. Provision that all mechanical equipment will be fully screened from view.
10. Provision that section 15.28 Special Regulations are complied with.
11. Provision of a Conservation Easement over the preserved wetland area, and to be addressed prior to final plat recording.
12. Provision to comply with any applicable and surviving requirements imposed by prior developer's agreements for Clover Field, Clover Preserve, and Clover Preserve Second Additions.
13. The resolution of any items of concern identified by the City Planner, City Engineer, or City Attorney prior to approval of the final plat.

14. Provision of Drainage & Utility Easements over all of Outlots A & B on the final plat, and to be addressed prior to final plat recording.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/18/2022 **RESOLUTION NO.** 2022-90

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

**Resolution approving the Variance from Zoning Section 15.28.030.F To Reduce the
Required Number of Off-Street Parking Spaces from 350 to 313/Chase Real
Estate/PC #2022-43**

WHEREAS, the applicant is requesting a variance from zoning section 15.28.030.F., which relates to Required Number of Off-Street Parking Spaces; and

WHEREAS, the code states as follows: *Multiple family dwellings: (i.e., walkup apartments, garden apartments, condos, etc.) Two spaces per dwelling unit;* and

WHEREAS, based on this code section, the subject property would have to provide 350 parking spaces for 175 dwelling units; and

WHEREAS, the site plan shows 313 parking spaces, which is a deficiency of 37 parking stalls; and

WHEREAS, the applicant's request to reduce the required number of off-street parking spaces results from practical difficulties created by the existing topography, significant wetlands, and curvilinear boundary features, which were not created by the applicant, are unique characteristics of the property, and have significant impacts on the applicants reasonable proposed use; and

WHEREAS, the Comprehensive Plan guides the subject property for Open Space and High Density Residential and it is currently zoned Planned Multi-Use District (PMD-15); and

WHEREAS, the intent of the off-street parking ordinance is to prevent off-site spillover onto neighborhood streets; and

WHEREAS, the proposed development includes 313 parking spaces for 175 dwelling units; and

WHEREAS, staff has used a 1:1 parking space per bedroom ratio on similar developments within the City and found it to be a reliable and reasonable method of evaluating off-street parking requirements for multi-family developments; and

WHEREAS, staff has analyzed the parking spaces, dwelling units, and bedroom units of the proposed development and finds that the number of parking space per bedroom is 1.46, which greatly exceeds the 1:1 ratio used by the City as a benchmark for multi-family development; and

WHEREAS, additionally, this represents 1.8 parking spaces per dwelling unit, which is a small deviation from the code requirement given that 77% of the dwelling units are one-bedroom; and

WHEREAS, the proposed use will not alter the essential character of the locality; and

WHEREAS, an additional benefit of the requested variance is that it allows for the preservation of additional green space on the subject property and a reduction in the perceived height of the building, which benefits the residents, neighbors, and the wetland by beautifying the site and reducing the on-site hardcover; and

WHEREAS, on July 13, 2022 the Planning Commission recommended approval to the City Council of the variance from zoning section 15.28.030.F (Required Number of Off-Street Parking Spaces) to reduce the required number of off-street parking spaces from 350 to 313 for The Gallery Apartments (PC #2022-43); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the variance from zoning section 15.28.030.F (Required Number of Off-Street Parking Spaces) to reduce the required number of off-street parking spaces from 350 to 313 for The Gallery Apartments (PC #2022-43), subject to the aforementioned stipulations and following findings:

1. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance, which include the expansive wetlands, ponds, and also considering the curvilinear layout of Clover Ridge Drive.
2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance, which seeks to provide adequate on-site parking to support use of the subject property for apartment homes.
3. The proposed use, if granted will not alter the essential character of the locality because it provides sufficient off-street parking to accommodate the proposed use in a manner that is consistent with land use regulations.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/18/2022 **RESOLUTION NO.** 2022-91

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

Resolution approving the variance from zoning section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5%/Chase Real Estate/PC #2022-43

WHEREAS, the applicant is requesting a variance from zoning section 15.28.120.F.1. which relates to Usable Open Space on Multi-Family Residential sites; and

WHEREAS, the code states as follows: *A minimum of 15% of the gross site area shall be shared open space for sites 43,560 square feet (1 acre) and above in gross site area;* and

WHEREAS, based on this code section the subject property would need to provide 3.68 acres of usable open space; and

WHEREAS, the site plan shows 1.35 acres, which is a deficiency of 2.33 acres from the usable open space regulation; and

WHEREAS, therefore, a variance will need to be obtained from zoning section 15.28.120.F.1 for usable open space; and

WHEREAS, the request to deviate from the usable open space is due to the presence of an extremely large wetland on site; and

WHEREAS, the wetland is naturally occurring and was not created by the property owner/applicant; and

WHEREAS, the wetland area (17.79 acres) accounts for approximately 80% of the gross site area (24.5 acres), and as such, only 5.7 acres are left developable; and

WHEREAS, the subject property also includes several ponds which have setback and slopes that further reduce the building envelope on the subject property; and

WHEREAS, based on the gross site area (24.5 acres) the applicant must provide 3.68 acres of usable open space, which would then leave 2.02 acres for the apartment, parking and other site plan pieces; and

WHEREAS, the proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance; and

WHEREAS, the Comprehensive Plan guides this area for Open Space and High Density Residential; and

WHEREAS, the area is currently zoned Planned Multi-Use District (PMD-15); and

WHEREAS, the proposed development will include a variety of outdoor areas to lounge, cook, play, and walk around the subject property, and additionally, there is connectivity to the neighborhood amenities; and

WHEREAS, the existence of 1.35 acres of usable open space is far greater than similarly sized apartment buildings throughout the City, will not result in the proposed development altering the essential character of the locality, and will not harm the neighborhood; and

WHEREAS, staff recommends that the Planning Commission move to recommend that the City Council approve the requested variance to reduce the percentage of usable open space to 5.5%; and

WHEREAS, on July 13, 2022 the Planning Commission recommended approval to the City Council of the variance from zoning section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5% (PC #2022-43); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the variance from zoning section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5% (PC #2022-43), subject to the aforementioned stipulations and following findings:

1. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance. Specifically, the wetland area makes up more than $\frac{3}{4}$ of the gross site area and thus usable open space area is extremely difficult to achieve.
2. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan and zoning ordinance because the applicant will provide usable open space that is (i) a larger amount, (ii) higher percentage per dwelling unit, (iii) and higher percentage of lot size than similarly sized multi-family apartments developments throughout the City.
3. The proposed use, if granted will not alter the essential character of the locality because the usable open space is adequate to serve the 175-unit apartment building and is consistent with the spirit and intent of the usable open space ordinance.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: July 13th, 2022
Subject: Gallery Chaska Apartments – Final Plat Plan

The planned development for the site proposes a new apartment building and parking lot along with site amenities. From an overall sewer and water standpoint, the use over the site is consistent with the City's comprehensive plan with capacity in the system to serve what's proposed. The storm water management plan, and grading plan must meet both the City and watershed requirements prior to grading occurring. Further, the wetland agency requirements remain outstanding for jurisdiction and boundaries. The wetland conservation act requirements must be met prior to final plat, site, and grading plan approvals. Prior to the plat being executed the developer will need to enter into a development agreement with the City.

The overarching traffic study that was completed to analyze the impacts concluded the development has appropriate access to the surrounding road network with no concern of operations at any of the surrounding intersections. While traffic will increase with development, no improvements are recommended due to the surrounding roadways having sufficient capacity.

Clover Field Apartments Development
City of Chaska – Planning Department

FINAL SITE PLAN and PLAT SUBMITTAL
“The Gallery Chaska”

June 7, 2022



Submitted By:
Chase Real Estate, Burnsville MN



June 7, 2022

Elizabeth Hanson, City Planner
City of Chaska, MN

RE: **'The Gallery Chaska' | Clover Ridge Apartments Proposal**
-FINAL Site Plan and Plat Applications-

Dear Ms. Hanson:

Please find attached our development applications for The Gallery Chaska development proposal. Below is the project narrative and building statistics (updated = highlighted since Prelim Submittals).

Here is a brief summary of updates addressed since our May 16th Prelim Council Meeting:

- Civil Plans Coordination: landscaping and parking lot design have been fully coordinated.
- Property Size Increased to 5.72 Acres from 5.62 Acres due to final wetland delineation.
- Entry off Clover Ridge Drive: eliminated the center island and monument sign to adequately provide enough turning radius for Fire Truck access. (Fire Marshall request). Added hydrant.
- Landscape plans now indicate size and location of trees being credited.
 - 4ft tall shrub Buffer screen facing Clover Ridge Drive will screen car head lights.
- Accessible Path to Regional Trail: our sidewalk at the NW bldg corner will meet accessibility.
- Tot Lot: the Gallery project is making a donation to the Jonathan HOA. Per discussion with the HOA President, the donation will be utilized towards existing tot lots. This was determined to be the better strategy versus providing an additional tot lot on The Gallery property. Three neighboring tot lots (2 existing and 1 coming with DR Horton's project) surround The Gallery.
- Neighborhood Meeting: an additional neighborhood meeting will be scheduled – and notices sent out two weeks in advance - for late June/early July prior to the July 13 PC Meeting.

Project Narrative:

The Gallery Chaska Apartments is an upscale, 4-story, 175-Unit market-rate apartment proposal with the goal of complimenting the City's master plan for the Clover Ridge neighborhood master development and offering Chaska residents a beautiful place to call home. The project is situated off Clover Ridge Drive with a welcoming front door and two-story lobby leading through to an expansive landscaped courtyard and pool facing south and west views of the existing wetlands and regional trail. Residents will enjoy various indoor and outdoor amenities, condo-style interior finishes and connections to the outdoors.

Goals of The Gallery Chaska Apartment Project:

- Provide Chaska and Clover Ridge an upscale residential property
- Integrate the project into the neighborhood with connections to the current pedestrian sidewalk system and expanding the nearby regional trail.
- Use the natural amenities, such as the wetland, as a focus for the development
- Provide a welcoming place that promotes an active and healthy lifestyle.

Intended Use of the Property:

The property has been contemplated as a high-density apartment site since the May 2000 City Council approval of the Clover Ridge Concept Plan. The Gallery Chaska will provide Chaska residents – particularly empty nesters, retirees, renters-by-choice, and working adults with an upscale, amenity rich apartment home within a beautiful setting; abundant outdoor open space within a mixed-use residential neighborhood, overlooking nature, wetlands and having various connections to trails and outdoor amenities.

Existing Zoning Classification: PMD-15: Planned Multi-use Development District (High Density)

2040 Guide Plan: High Density Residential

Apartment Plans Unit Mix: A variety of one bedroom, one bedroom + dens and 2-bedroom apartments:

	<u>Qty:</u>	<u>Avg Size:</u>
1 Bed 1 Bath	95	720 SF
1 Bed + Den, 1 Bath	40	980 SF
2 Bed, 2 Bath	40	1,240 sf
Total:	175 Units	900 SF

Parking:

<u>Use</u>	<u>CITY CODE</u>	PROPOSED (175 Apartments)
Multi-family Residential	<u>2 Stalls / Unit</u>	<u>1.79 Stalls/Unit</u> 131 Surface 182 Garage
	PROVIDED: *Needed based on Owner Data:	= 313 parking stalls = 1.6 to 1.7
	REQUIRED:	= 350 parking stalls

*Owner/Developer Parking Data: (full occupancy) w/ similar Unit Mix in our suburban Locations:

Gallery on the Parkway - Burnsville	171 cars / 109 Units	= 1.57 stalls/unit
The Flats at Cedar Grove – Eagan	313 cars / 192 Units	= 1.63 stalls/unit
Victoria Park V2 – St. Paul	318 cars / 197 Units	= 1.61 stalls/unit
Lakeville Woods – Lakeville	132 cars / 77 Units	= 1.71 stalls/unit

Required Number of Off-Street Parking Stalls: Zoning Section: 9.2.6.1.C.

(Variance Required from Standard Zoning Code) Note: Property lies in Planned Mixed-Use Development.

The provisions in this section require Two Parking Spaces per Dwelling Unit.

The project proposes 1.79 Parking Stalls per Dwelling Unit or a 10% reduction.

Section 4.1.1. of Planned Development Districts or Planned Mixed-use Districts note the purpose of PMD's in new development as placing emphasis upon a more flexible regulatory process as compared to rather rigid development regulations. Benefits include an opportunity to protect and preserve valuable naturally resources and amenities.

Practical Difficulties

Variances to the zoning code can be granted when the property owner establishes that there are practical difficulties in complying with the zoning ordinance, meaning that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance <in this case; permitted by the flexible nature of a Planned Development> and that any variance, if granted, will not alter the essential character of the locality.

In this instance, Owner provided parking data of their comparable apartment properties showing fully occupied properties with a lesser need; car ownership rates has continued to decline over the years, apartment buildings today having smaller units overall on average and less bedrooms than decades ago.

A parking ratio to quantity of bedrooms being 1:1 is a better indicator of measuring parking needs. The Gallery Chaska proposes 215 bedrooms for a parking ratio of 1.46 stalls per bedroom.

The current parking code is excessive per today's actual needs. The City of Chaska's planned development code and the 2040 Plan note opportunities and allowances to reduce parking.

This practical variance will not alter the character of the development and have been previously reviewed reviewed and approved in the preliminary approvals of this proposed development by City Staff, Planning Commission and City Council.

Common Areas:

6,000 SF interior common space: 2-story Lobby, work-from-home space, club room, coffee lounge, cellar, gym, yoga and Sky Lounge.

16,000 SF landscaped courtyard: pool, grilling/outdoor dining, fire pit, gazebo, lawn games.

Describe how the Site Plan meets conditions laid out in Concept Plan Approval:

In December 2021, the Planning Commission and City Council approved the Concept Plan for an approximately 162-unit, four-story apartment building.

The development team has reviewed Items #1 - #34 of the Concept Plan Council Approval Resolution. The Gallery Chaska project will meet those conditions specific to the Apartment project and as additionally noted below:

#11: Adherence to the **Building Setbacks** for Clover Field Apartment Building: (See Civil Plans)

Setbacks:	Required	Provided
Front	30 ft	81 ft
Rear	20 ft	32+ ft
Sides	20 ft	85.4 ft

#18: Per City Meetings: the Final Wetland Delineation Report has been provided by the Property Owner and Westwood Engineers.

#26: Material samples and precedent material images will be provided to the City Planner for approval during building permit review to meet City's exterior materials requirements 9.11.14.

Building Materials	
Class I	Glass/Windows (30%), Stone (6%) CFP Lap Siding (46%),
Class II	Rock-face block (11%), Utility Brick (7%)
Class III	None
Class I Required	80%
Class I Provided:	82% ✓

#27 thru #30: Extensive number of new trees are to be planted to meet tree caliper code. Enhanced landscaping along west side of Apartment Building to buffer grade change.

#31: Useable Open Space 9.11.4.1.1: See Civil Plans.

15% Open Space Rule:	Required:	Provided:
Site = 5.72 Acres	15% =0.84 Acres	23.6% =1.35 Acres ✓ (In addition to Wetland and Regional Trail dedication)

Usable Open-Space per Zoning Section 15.28.120.F.1

(Variance Required from Standard Zoning Code) Note: Property lies in Planned Mixed-Use Development.

The provisions in this section require a minimum of 15% of the “gross site area” as usable open space for sites consisting of 1 acre or more. The Gallery Chaska project consists of platting an existing, approximately **24.5 Acre existing private property** and subdividing that land into three lots:

Parcel:	Use:	Acres:	Future Owner:
Lot 1 Block 1	PMD-15	5.72 Acres	Gallery Chaska Apartments
Outlot A	Storm water pond	0.97 Acres	City
Outlot B	Existing Wetlands	17.79 Acres	City

Since the City applies the open space requirement *to the entire 24.5 Acre Plat*, the 15% open space requirement results in 3.68 Acres: or nearly 2/3rds of the Apartment Parcel. If one were to include the additional net-losses to the buildable land <required building setbacks, parking setbacks, ROW, utility easements, etc> the Net Buildable Area would result in a useless piece of undevelopable property.

Practical Difficulty (Variance Request to impractical Code Requirement):

Under section 15.28.120.F, wetlands and stormwater ponds cannot be included in an open-space calculation. Outlots A and B contain mostly wetlands, stormwater ponds, and a regional trail. Variances to the zoning code can be granted when the property owner establishes that there are practical difficulties in complying with the zoning ordinance, meaning that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; that the plight of the landowner is due to circumstances unique to his property not created by the landowner, and that any variance, if granted, will not alter the essential character of the locality.

The practical difficulty in this instance lies in the fact that 3.68 acres would be required to fit on the 5.72 Acre Apartment Site, thus rendering the property useless for development as noted above. This result is outside the control of the developer and prohibits the lot from being developed.

This variance will not alter the character of the development and have been reviewed and approved in this project’s preliminary phase approvals by City Staff, Planning Commission and Council. The open space provided within **Lot 1 meets the intent of the zoning code by exceeding the requirement for the individual lot.**

The Gallery Chaska - Improvements from the December 2021 Approved Concept Plan:

While the building footprint has remained nearly the same, the proposed 'wrench shape' of the Gallery Chaska project has advantages over the U-Shaped Concept Plan:

- Building massing is more broken up; eliminates 360 ft of solid 5-story wall facing trail
- Better experience and landscaping along the Regional Trail
- Landscaped courtyard, outdoor amenities and pool facing the southwest Sun provides more green space for residents and active lifestyle
- More corner apartments and windows with better opportunities for Architectural variety
- Main Entry is closer and more visible to Clover Ridge and sidewalk access
- (3) Sidewalk connections to Regional Trail including (1) Accessible Path.
- Due to the 20' grade change from Clover Ridge Drive down westward to the regional trail:
At Site Plan Approval: A 5-story exposed building elevation was approved (in addition to a roof top patio = partially 6-stories); having one level of garage fully exposed and the 2nd lowest level of garage buried. The Gallery Chaska proposal will instead utilize a single level basement garage providing over 1:1 parking with an above 16,000 SF landscaped courtyard plaza for residents to enjoy in lieu of a large interior facing surface lot. This alleviates the challenge of burying a 6-story building along the regional trail.

Landscaping Requirements: Refer to submitted plans. Proposal meets code:

Screening of Car Head Lights:

Per code: proposed plans show a 4' height screen with 75% year-round opacity between parking lots and public streets. We are proposing a mix of Sea Green Juniper (Evergreen) and compact American Cranberry bush (Deciduous) to achieve the 75% year-round opacity requirement. This is intended to buffer headlights from our parking lot facing Clover Ridge Drive.

Also note: the elevation of the townhome 1st Floor windows across the street are 6ft above the Gallery's parking lot. **(Exhibit)**

Describe site access and how pedestrians utilize the building entries, plaza and surroundings.

The new road Oak Creek Drive will provide northern access adjacent to the building's basement garage door which coordinates well with the 10ft+ drop in grade change. The eastward access off Clover Ridge Drive will have view of the front lobby door.

Residents will be able to conveniently walk through the lobby to reach paths connecting to the city sidewalk; as well as walk through the commons through the pool courtyard through two stairs to access the Regional Trail. Additionally, a 3rd path that meets ADA Accessibility Code is proposed to connect to the Regional Trail from the northwest bldg. corner (near the west garage door).

Construction of The Gallery Chaska will include completing that stretch of Regional Trail on the property and connecting to Oak Creek Drive Right of Way.

Describe the sustainable initiatives incorporated into the project:

- 100% Energy Star Appliances
- High efficiency gas furnaces
- 100% LED light fixtures

How the plan minimizes light pollution:

- All exterior lights to be down-cast dark-sky fixtures (specs attached)
- Only Level 1 walk-out apartments will have patio lights (down cast)
- Parking lot light ballasts are LED, better directed light to prevent light pollution

DEVELOPMENT SCHEDULE:

- March 1 – Prelim Plat and Prelim Site Plan Review Submitted ✓
- April 13 – Planning Commission Meeting (Tabled) ✓
- May 11 – Prelim – Planning Commission Meeting (Approved) ✓
- May 16 – Prelim – City Council Meeting (Approved) ✓
- May 31 – Wetland Delineation Submitted to Carver County (Westwood/Property Owner) ✓
- July 9th – Neighborhood Meeting
- July 13 – Final - Planning Commission Meeting
- July 18 – Final - City Council Meeting
- July/Aug – Grading Permit (City Stormwater and Watershed approval req'd).
- August – County Plat Recording
- August – Excavation/Construction Commences (+/- 14 months construction)

Property Address: Not available. Proposed = 3200 Clover Ridge Drive

Submitted By:

Joe McElwain
Development Director
Gallery Apartments
Chase Real Estate
Burnsville, MN

GALLERY CHASKA

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

KNOW ALL PERSONS BY THESE PRESENTS: That Chaska Investment Limited Partnership, a Minnesota limited partnership, owner of the following described property:

Outlot A, CLOVER PRESERVE SECOND ADDITION, Carver County, Minnesota, EXCEPT that part platted as OAK CREEK, Carver County, Minnesota.

Has caused the same to be surveyed and platted as GALLERY CHASKA and does hereby dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof said Chaska Investment Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Chaska Investment Limited Partnership
By: Primac Corporation, its Managing General Partner

By: _____
Michael D. Benson, its President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20____,
by Michael D. Benson, the President of Primac Corporation, a Minnesota corporation, and the Managing General Partner of Chaska Investment Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

County, _____ Printed Name
My commission expires _____

I Marcus F. Hampton 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____

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton.

County, Minnesota Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of GALLERY CHASKA was approved by the City Council of the City of Chaska, Minnesota at a regular meeting held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20____.

Brian Praske, County Surveyor

By: _____

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 GALLERY CHASKA was filed this _____ day of _____, 20____, at _____ o'clock ____ M. as Document Number _____.

Kaaren Lewis, County Recorder

By: _____

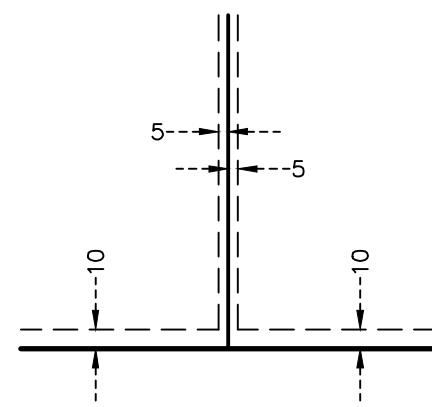


BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NW 1/4 OF SEC. 13, T. 115, R. 24 WHICH IS A CARVER COUNTY BEARING OF S 00°26'07" W (NAD'83 1986)

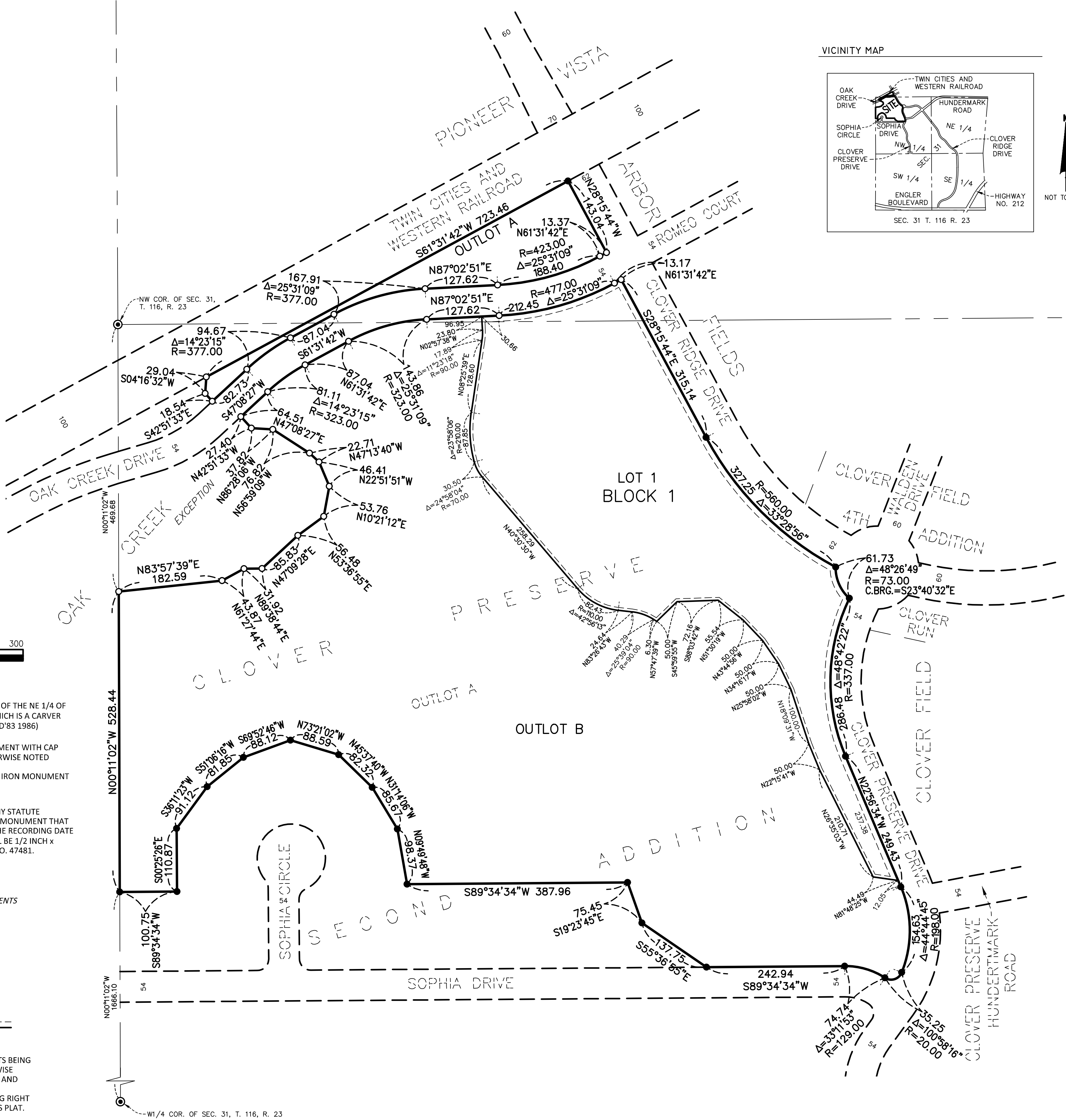
- DENOTES FOUND 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481 UNLESS OTHERWISE NOTED
- ⊙ DENOTES FOUND CARVER COUNTY CAST IRON MONUMENT

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.



JAMES R. HILL, INC.

N 44°49'10"
W 93°38'23"



CURRENT ZONING

PMD – PLANNED MULTI-USE DEVELOPMENT

TOTAL SITE AREA
LOT AREA
OUTLOT AREA

24.48 AC.
5.72 AC.
18.76 AC.

FRONT	30 FEET
SIDE (INTERIOR)	20 FEET
SIDE (STREET)	20 FEET
REAR	20 FEET
WETLAND	30 FEET
RAILROAD	50 FEET

RIGHT OF WAY	10 FEET
INTERIOR	5 FEET

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SITE PLAN	C6.0
OVERLAY PLAN	C6.1
CONSTRUCTION DETAILS	C7.0—7.2

LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING RAILROAD
	EXISTING CONTOUR
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED GRADING LIMITS
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN



SCALE IN FEET

0 100 200 300

1 inch = 100 feet



PROJECT ENGINEER	ERIC FAGERBERG, P.E. - JAMES R. HILL, INC.	(952)-890-6044 (0)
DEVELOPER:	JOE MCELWAIN - CHASE REAL ESTATE	(952)-898-5600 (0)
CITY ENGINEER:	MATT CLARK - CITY ENGINEER	(952)-227-7522 (0)
NPDES OFFICER:	JOSH NORMAN - MPCA	(651)-757-2389 (0)

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

ERIC P. FAGERBERG, PE

Eric P. Fagerberg

Date: 06/07/2020 Reg. No. 53772

GALLERY CHASKA
CHASKA, MINNESOTA
TITLE SHEET
FOR
CHCHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
JEK

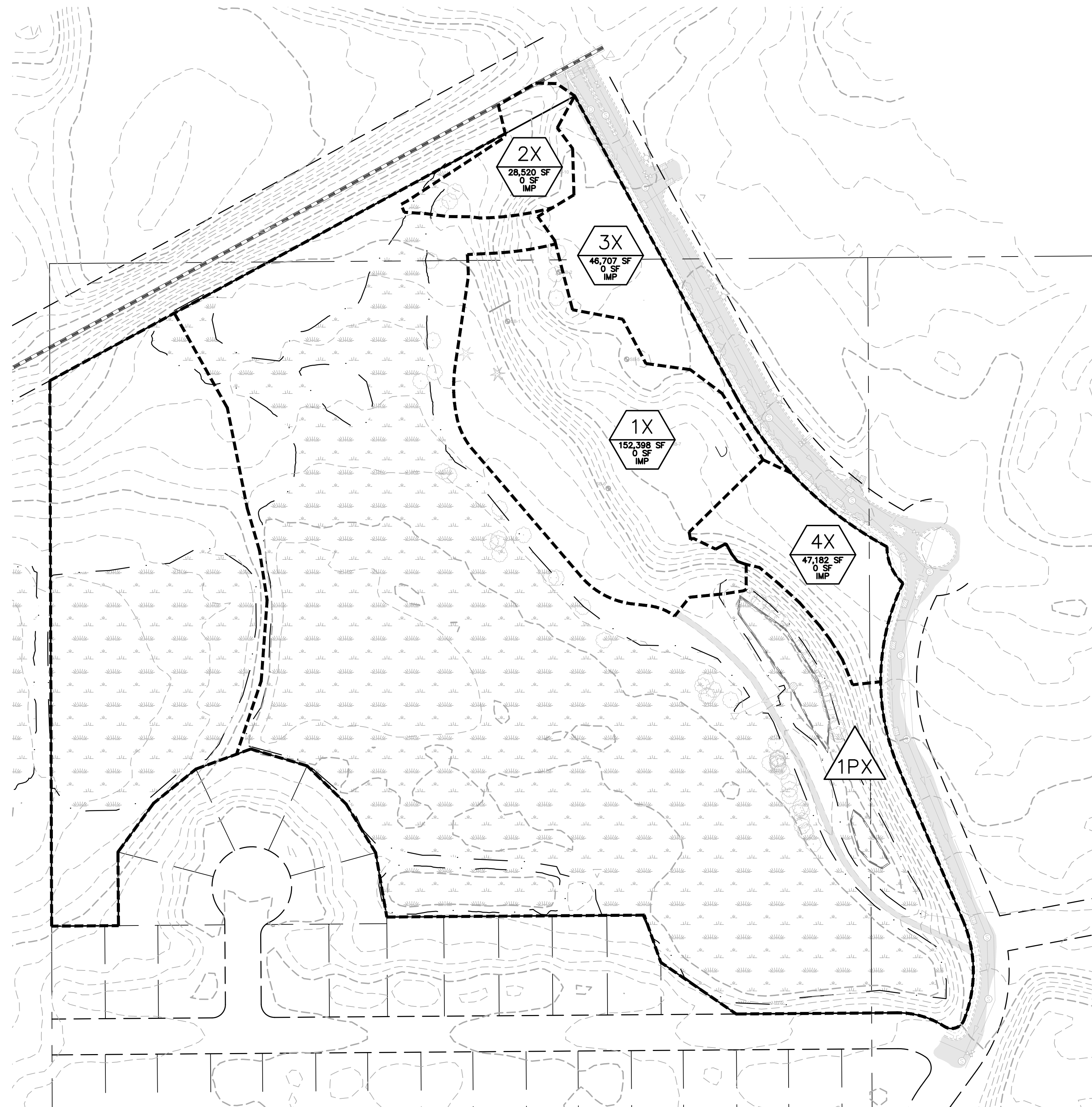
DATE
06/07/22

REVISIONS

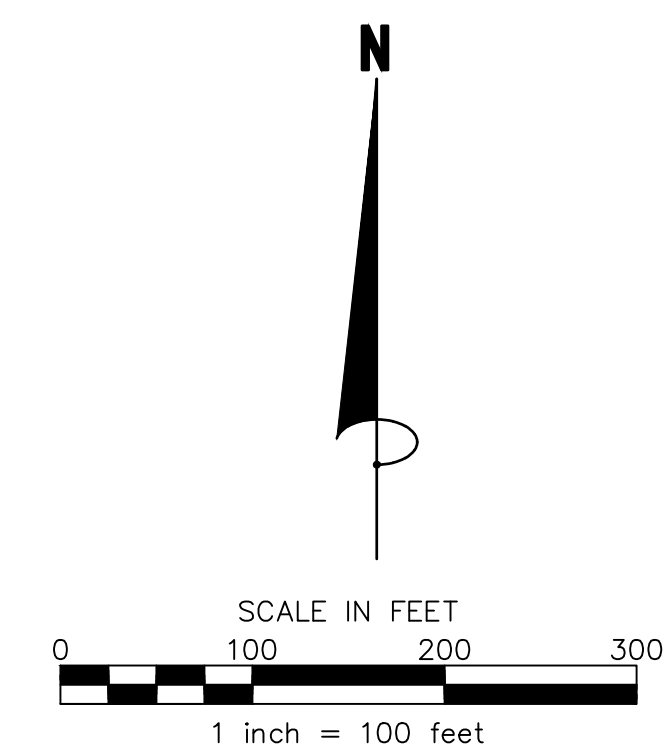
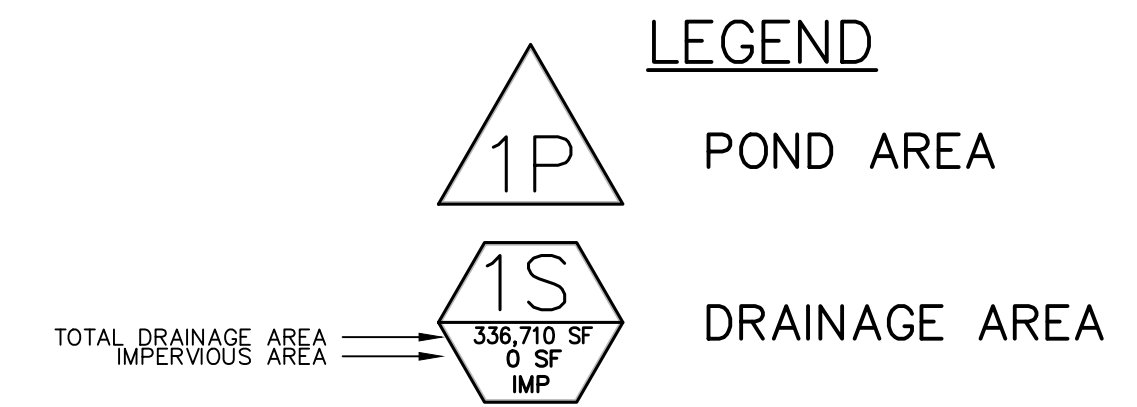
CAD FILE
23973-TS

PROJECT NO.	23973
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C1.0



EXISTING DRAINAGE MAP



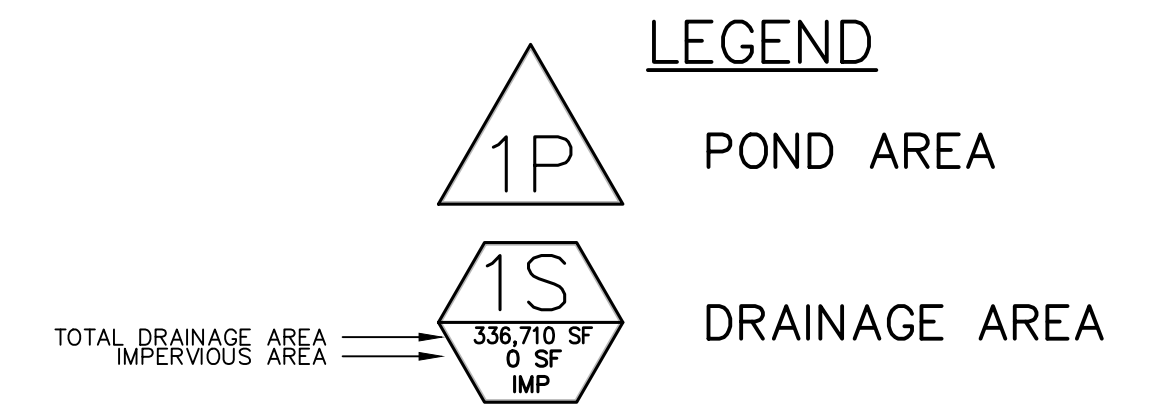
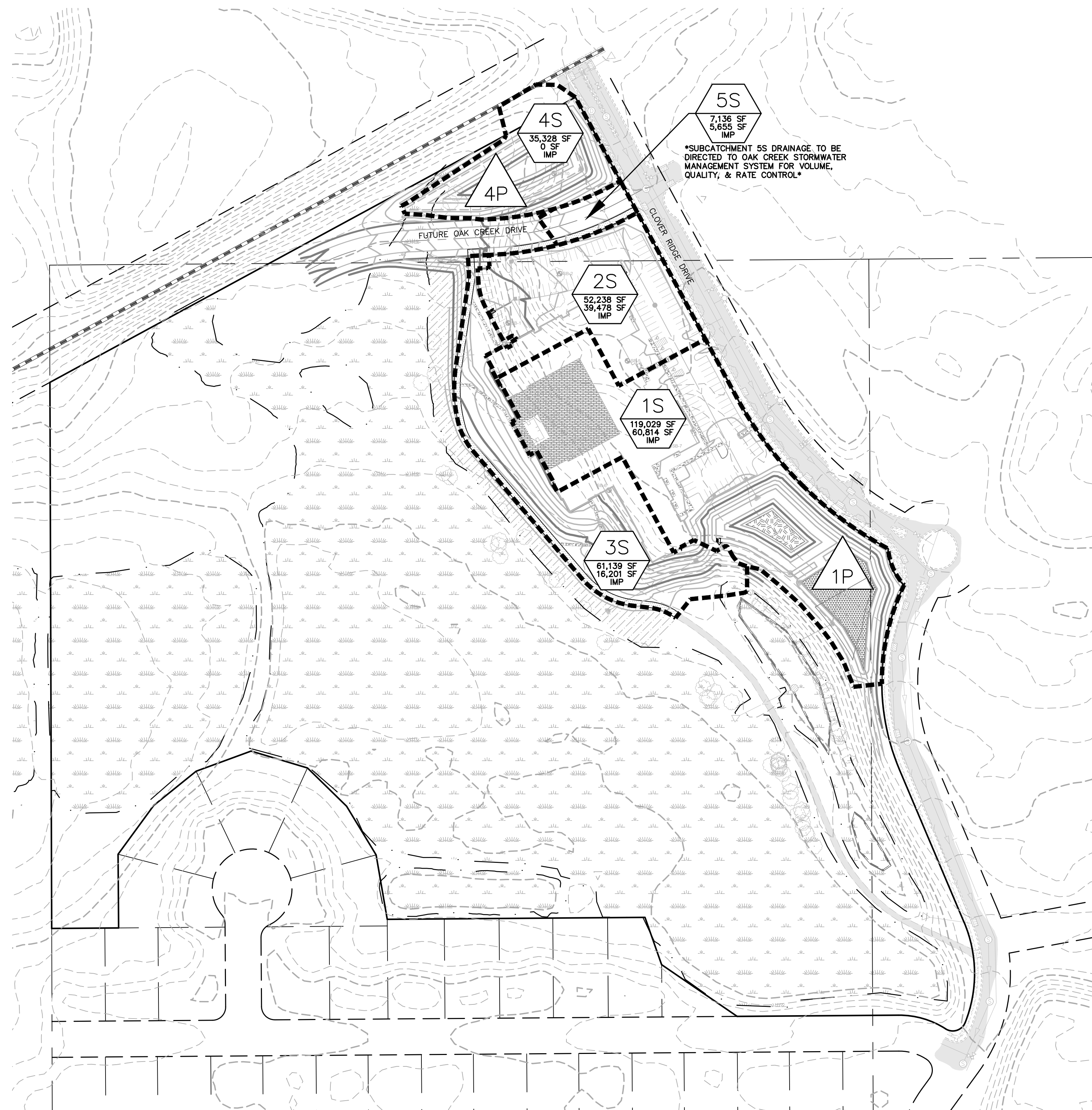
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. CTY. RD. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan,
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 direct supervision and that I am
 a duly Licensed Professional
 Engineer under the laws of the
 State of Minnesota.
 ERIC P. FAGERBERG, PE

Date: 06/07/2020 Reg. No. 53772

GALLERY CHASKA
CHASKA, MINNESOTA
SITE INFORMATION — EX DRAINAGE FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY EPF
DATE 06/07/22
REVISIONS
CAD FILE 23973-SI-DRAIN
PROJECT NO. 23973
C1.2



NEW IMPERVIOUS AREA = 116,493 SF

WATER QUANTITY VOLUME = 1" OVER 116,493 SF = 9,708 CF
= 0.5" OVER 116,493 SF = 4,854 CF (RESTRICTED)

REQUIRED FILTRATION VOLUME = $4,854 \text{ CF} / 0.4 = 12,135 \text{ CF}$

FILTRATION VOLUME PROVIDED (933.5 TO 935.0) = 17,665 CF

12,985 CF (WHOLE BASIN 929-928)
+
4,680 CF (FILTRATION BASIN 928-927.5)

$$100 \text{ YEAR CFS OUTFLOW} = 0.93 \text{ CFS} / 4.743 \text{ AC} = 0.196 \text{ CFS/ACRE}$$

DRAINAGE SUMMARY				
	EXISTING WEST (2L)	PROPOSED WEST (5L)	EXISTING FLOW TO EX-POND CC-P14b.2 (4L)	PROPOSED FLOW TO EX-POND CC-P14b.2 (1P-F)
2-YEAR (2.90")	6.59 CFS	3.51 CFS	3.42 CFS	0.51 CFS
10-YEAR (4.20")	13.06 CFS	6.07 CFS	6.70 CFS	1.09 CFS
100-YEAR (7.30")	29.85 CFS	12.80 CFS	15.33 CFS	5.05 CFS

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ERIC P. FAGERBERG, PE



Date: 06/07/2024 Reg. No. 53777

GALLERY CHASKA
CHASKA, MINNESOTA
SITE INFORMATION – PROP. DRAINAGE MAP
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

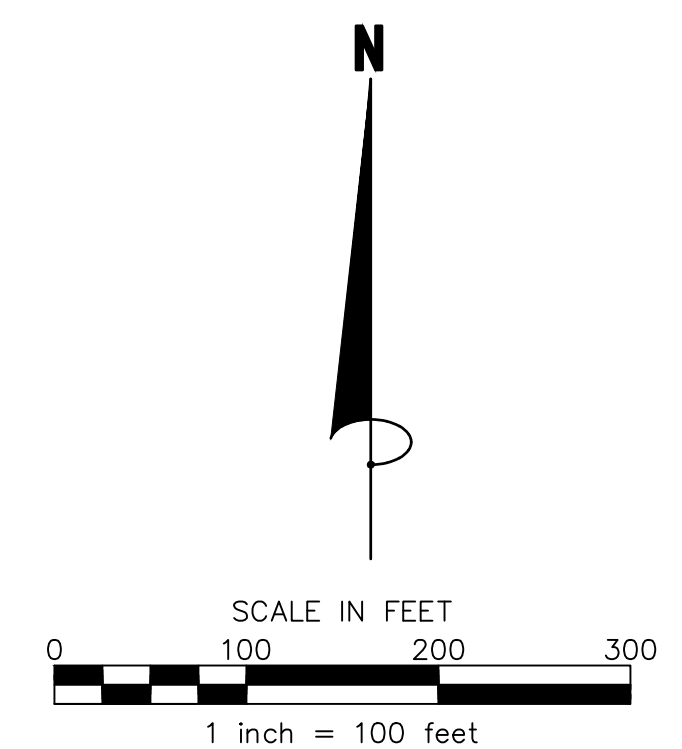
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06/07/22

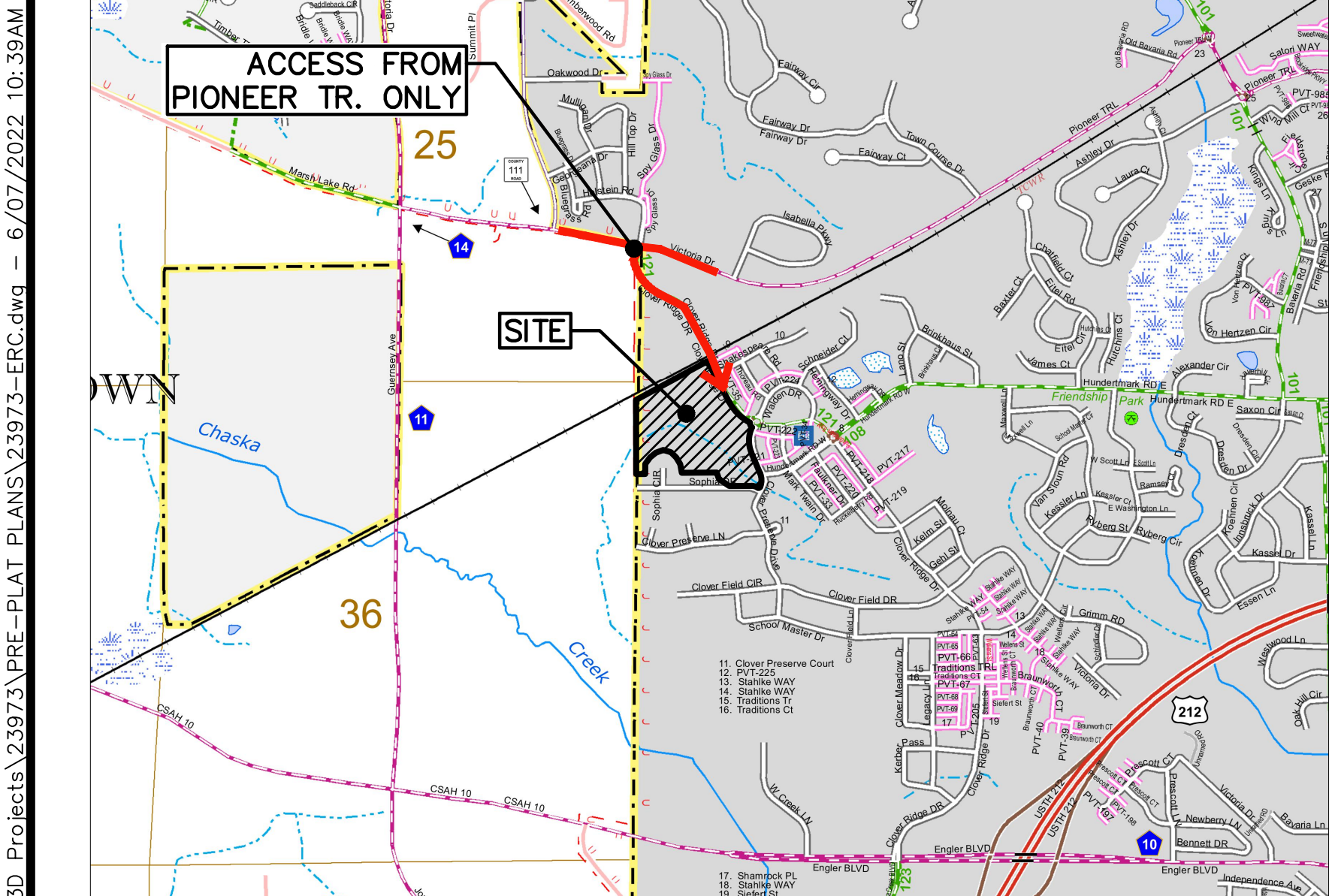
REVISIONS

CAD FILE
23973-SI-DRAIN

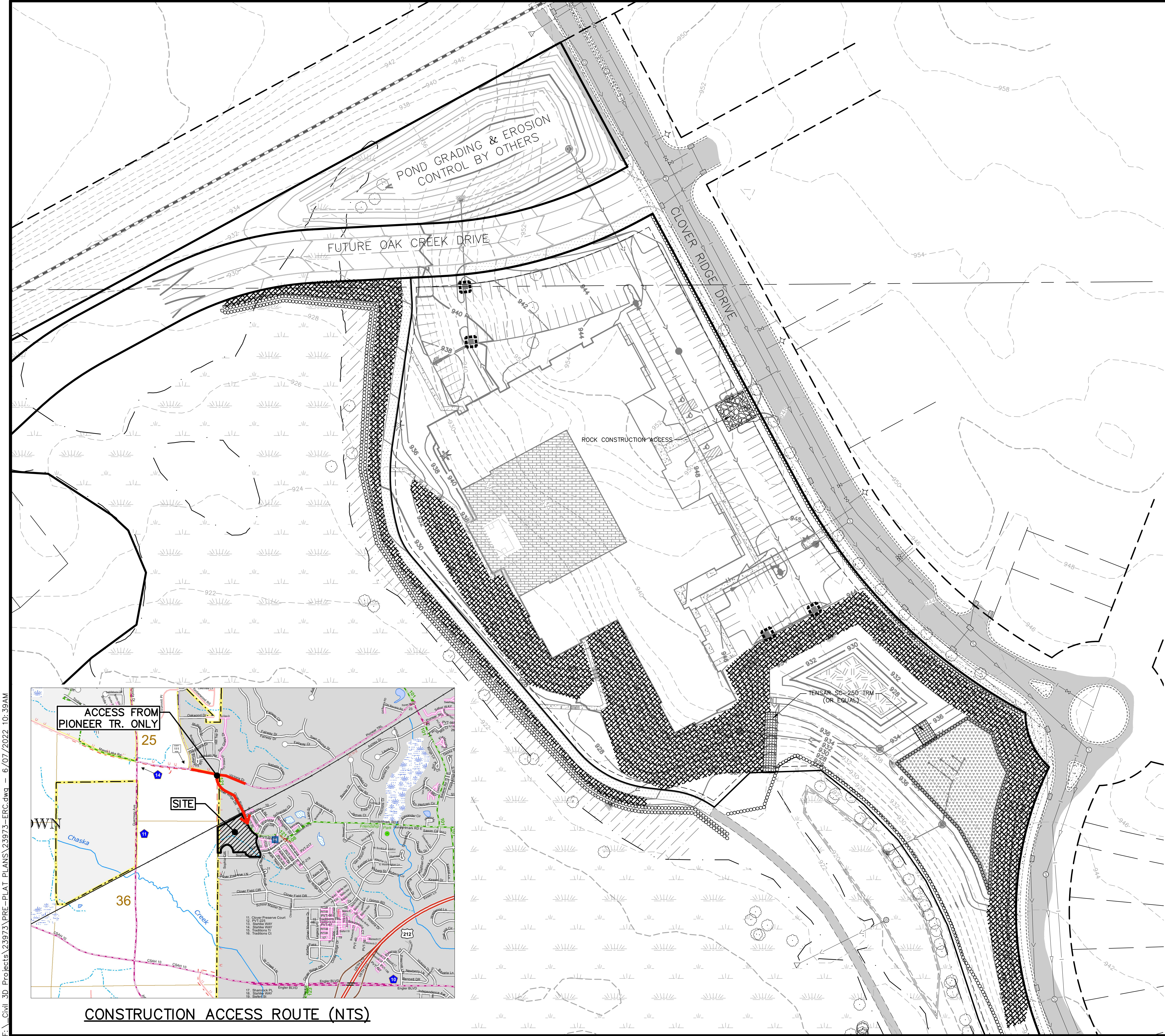
PROJECT NO.
23973

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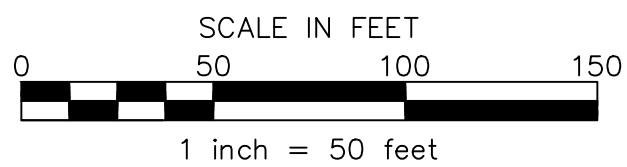
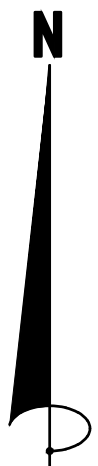


CONSTRUCTION ACCESS ROUTE (NTS)



LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
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	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	PROPOSED GRADING LIMITS
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED INFILTRATION BASIN
	PROPOSED SILT FENCE
	PROPOSED SILT FENCE POST CONSTRUCTION
	PROPOSED SILT FENCE HEAVY DUTY
	PROPOSED WIMCO
	PROPOSED STORM SEWER CONSTRUCTION
	PROPOSED YARD CB INLET PROTECTION
	PROPOSED STORM SEWER CONSTRUCTION
	PROPOSED DITCH CHECK - MnDOT TYPE 3
	PROPOSED GRADING/UTILITY CONSTRUCTION
	PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
	PROPOSED EROSION CONTROL BLANKET
	MnDOT CATEGORY 3
	PROPOSED SEED & MULCH MIX
	GENERAL ROADSIDE MnDOT 25-141
	PROPOSED SEED & MULCH MIX
	NATIVE PONDS & WET AREAS MnDOT 33-261



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PHONE: (952)890-6044 FAX: (952)890-6244

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Date: 06/07/2024 Reg. No. 53772

GALLERY CHASKA
CHASKA, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

DATE
06/07/22

REVISIONS

CAD FILE
23973-ERC

PROJECT NO.
23973

C3.0

GALLERY CHASKA - CHASKA, MN

TYPE OF PROJECT: MULTI-FAMILY

TYPE OF WORK: Mass Grading, Utility and Street Construction, Paving. Subsequently, Joint Trench and Home construction will occur.

TOTAL PLATTED AREA: 27.64 AC

TOTAL DISTURBED AREA: 6.00 AC

PROPOSED (DESIGN) IMPERVIOUS AREA: 2.67 AC

SPECIAL WATERS: The site is not within a 1-mile radius of a special or impaired water.

CONSTRUCTION PHASING

The project is expected to be constructed in three phases, with mass grading occurring during one construction season. Mass grading is anticipated to be completed within 4 weeks from commencement of work. Utility and street construction is anticipated to be completed within 4 weeks from commencement of work.

POTENTIAL FOR EROSION AND DISCHARGE OF SEDIMENT

As the site will be stripped of topsoil and vegetation for a period of several weeks during construction, the potential for erosion will increase. The overall gradients on the site are relatively low. The street subcut will serve as temporary sediment basins during construction. The project is primarily cut, and therefore perimeter erosion will flow inward towards the project.

The risk of discharge of sediment off of the site is low, due to the grade orientation and design. The highest potential for discharge off the site is from the street entrance.

Contractor will be required to manage completion of 3:1 slopes such that soil exposure is minimized. After excavation and embankments are completed, slopes shall be re-spread with topsoil, the slope grades certified, and erosion blanket installed as per the plan. Contractor shall coordinate these steps to be carried out in a timely manner.

EROSION CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:

1. Perimeter delineation to minimize disturbed areas
2. Temporary Rock Construction Entrance
3. Temporary straw mulch as needed.
4. Seed and mulch/sod
5. Erosion Control Blanket
6. Minimize active or disturbed work areas
7. Horizontal slope grading
8. Turf Reinforcement Mat

SEDIMENT CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs

1. Sediment traps constructed in street subcut
2. Rock filter dikes in street subcut
3. Utilize permanent stormwater basin as Temporary Sediment Basin
4. Silt Fence at project perimeter or toe of slopes
5. Inlet protection on existing catch basins
6. Inlet protection on existing culverts
7. Inlet protection after utility construction
8. Linear control along back of new curb and gutter (sod, bioroll, or silt fence)
9. Routine street sweeping adjacent to construction entrance.
10. Ditch checks

Refer to plans for designated locations of BMPs, details and implementation notes.

BASIN AND TRAP DEWATERING BMPs

Should the need arise for basin or trap dewatering, contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall not be discharged into Surface Waters in a turbid state. Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, to a state of 50 NTUs or less.

STABILIZATION BMPs

The construction plans anticipate the use of, but are not limited to, the following Stabilization BMPs:

1. After lot pads are grade certified, permanent seed and mulch can be applied, generally from the front of the building pad, extending to the rear of the lot (areas where no further utility construction is anticipated.)
2. After 3:1 slopes on lots are certified, permanent seed and erosion control blanket can be applied.
3. Rip rap at pipe outfalls
4. Permanent seed and erosion control blanket on basin slopes after grade certified.
5. After curbs are backfilled, apply permanent seed and mulch to remaining building pads and boulevard area not already stabilized.
6. Sod placement, as appropriate.

POLLUTION CONTROL BMPs

1. Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
2. Concrete Washout: A suggested washout area will be specified on the plan. The developer has the ability to adjust location or to provide alternative washout containment.
3. There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site.

SEED & MULCH SPECIFICATIONS

Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Infiltration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction.

(1) General Seed & Mulch

- A.Seed: **MNDOT 25-141** at a rate of 59 lb/acre
- B.Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
- C.Mulch: MNDOT Type 1 at a rate of 2 tons/acre

(2)Temporary Cover Crop (Ponding/Infiltration/Adjacent Slope Areas)

- A.Seed: **MNDOT 21-112** at a rate of 100 lb/acre
- B.Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
- C.Mulch: MNDOT Type 3 at a rate of 2 tons/acre

(3)Hydro-Seeding (Stockpile)

- A.Seed: **MNDOT 22-111 Seed & Type Hydraulic Mulch** at a rate of 10 lb/1000 gal
- B.Fertilizer: Type 3 slow release 10-10-10 at a rate of 50 lb/1000 gal
- C.Mulch: Type Hydraulic Mulch at a rate of 350 lb/1000 gal
- D.Water: 875 gal/1000 gal
- E. Apply at 6000 gal of Slurry per acre

(4) Stormwater Basins (Aquatic Bench up to HWL)

- A.Seed: **MNDOT 33-261** at a rate of 14.5 lb/acre
- B.Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
- C.Mulch: MNDOT Type 3 at a rate of 2 tons/acre

INSPECTION AND MAINTENANCE OF BMPs

Routine Inspection

1. Rock Entrance - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
2. Silt fence - Inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
3. Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
4. Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
5. Inspect other site specific BMP's on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMP's. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES

1. All Erosion and Sediment Control facilities shall be maintained by the contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the contractor at the time directed by the engineer. The contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
2. Wherever practical and feasible, the contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
3. Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
4. It is the responsibility of the contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
5. Adequate control of dust shall be maintained by the contractor. Cost for dust control shall be considered incidental to the contract.

ADDITIONAL SWPPP NOTES (continued)

6. Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
7. When temperatures do not exceed 40 degrees F, areas that require seed and mulch stabilization shall be dormant seeded. Application rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
8. Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

MPCA STORMWATER PERMIT - RESPONSIBILITY

The Contractor will be required to become the Permittee for the project, until final stabilization and transfer of responsibility is completed. Transfer of responsibility shall be completed with the Permit Modification Form.

OWNER: ANDE CHASE - CHASE REAL ESTATE -

952-898-5600

PERMITTEE: TBD

OPERATOR(S): TBD

OTHER CONTACTS

ENGINEER:

ERIC FAGERBERG, P.E., - James R. Hill, Inc. - 952-890-6044

TRAINING REQUIREMENTS

ERIC FAGERBERG, P.E.

DESIGN OF CONSTRUCTION SWPPP

(CERTIFICATION(2020-2023))

UNIVERSITY OF MINNESOTA

INSTRUCTOR: JOHN CHAPMAN

LGU CONTACT: MATT CLARK - CITY OF CHASKA -

952-227-7522

MPCA COMPLIANCE: JOSH NORMAN - MPCA -

651-757-2389

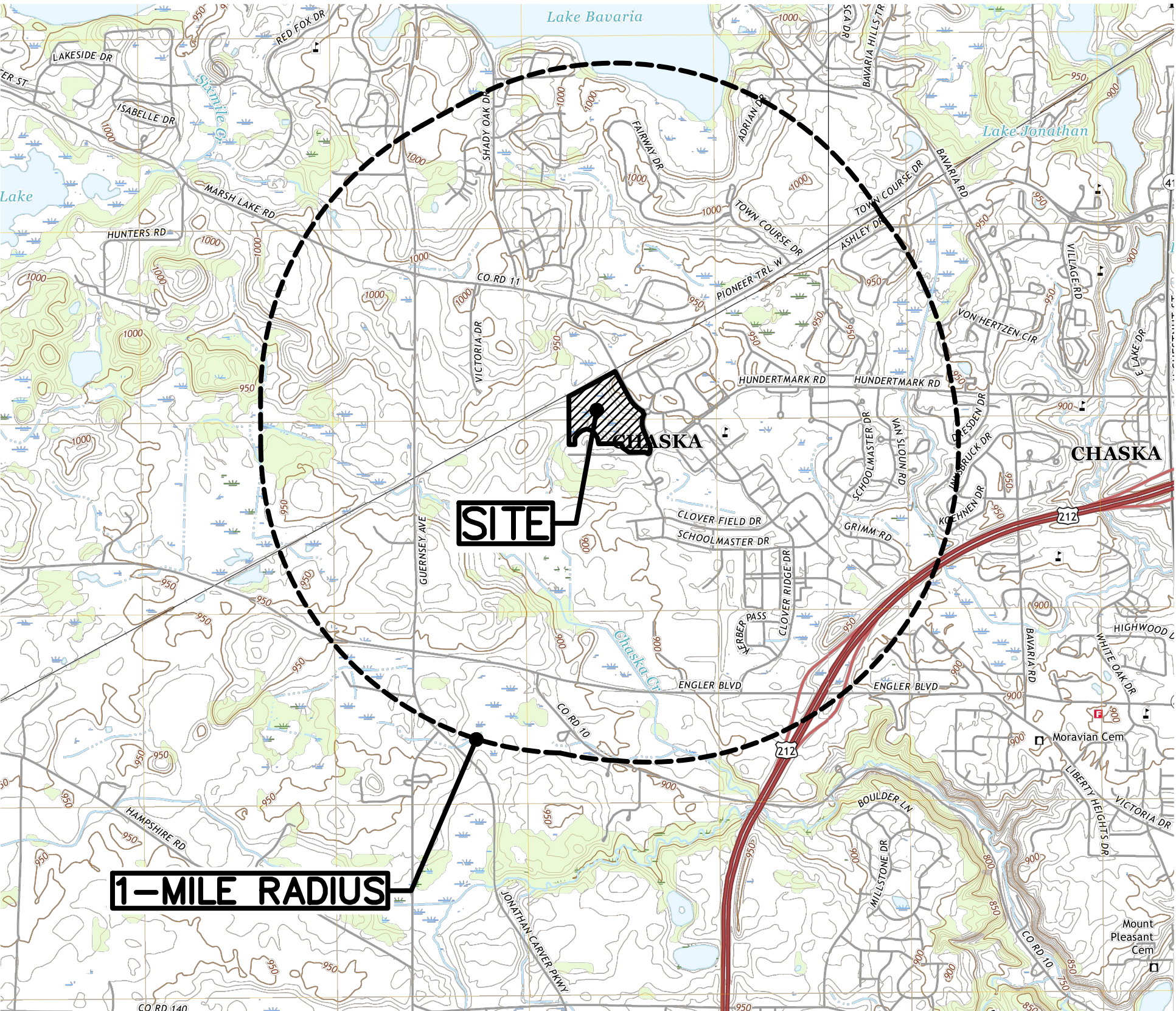
The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be proposed by contractor and reviewed by the engineer.

All BMP's selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

These plans shall be considered part of the project SWPPP. A copy of the SWPPP shall remain on site throughout active construction.

ESTIMATED EROSION AND SEDIMENT CONTROL QUANTITIES

CONSTRUCTION ROCK ENTRANCE	EA	1
STANDARD DUTY SILT FENCE	LF	2,840
MNDOT SEED AND MULCH 33-261 (STORMWATER BASIN)	AC	0
MNDOT SEED AND MULCH 25-141 (GENERAL MIX) -- 1.5X	AC	0
MNDOT SEED AND MULCH 21-112 (TEMPORARY COVER CROP)	AC	0
REAR YARD INLET PROTECTION	EA	0
WIMCO OR APPROVED EQUAL INLET PROTECTION	EA	5



USGS MAP

1" = 2000'



USDA SOIL MAP

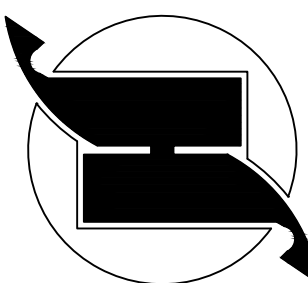
1" = 200'

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

2999 W. Ctry. Rd. 42, SUITE 100, BURNSVILLE, MN 55306

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GALLERY CHASKA

CHASKA, MINNESOTA

EROSION & SEDIMENT CONTROL DETAILS

FOR CHASE REAL ESTATE, INC.

2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY

AJA

DATE

06/07/22

REVISIONS

CAD FILE

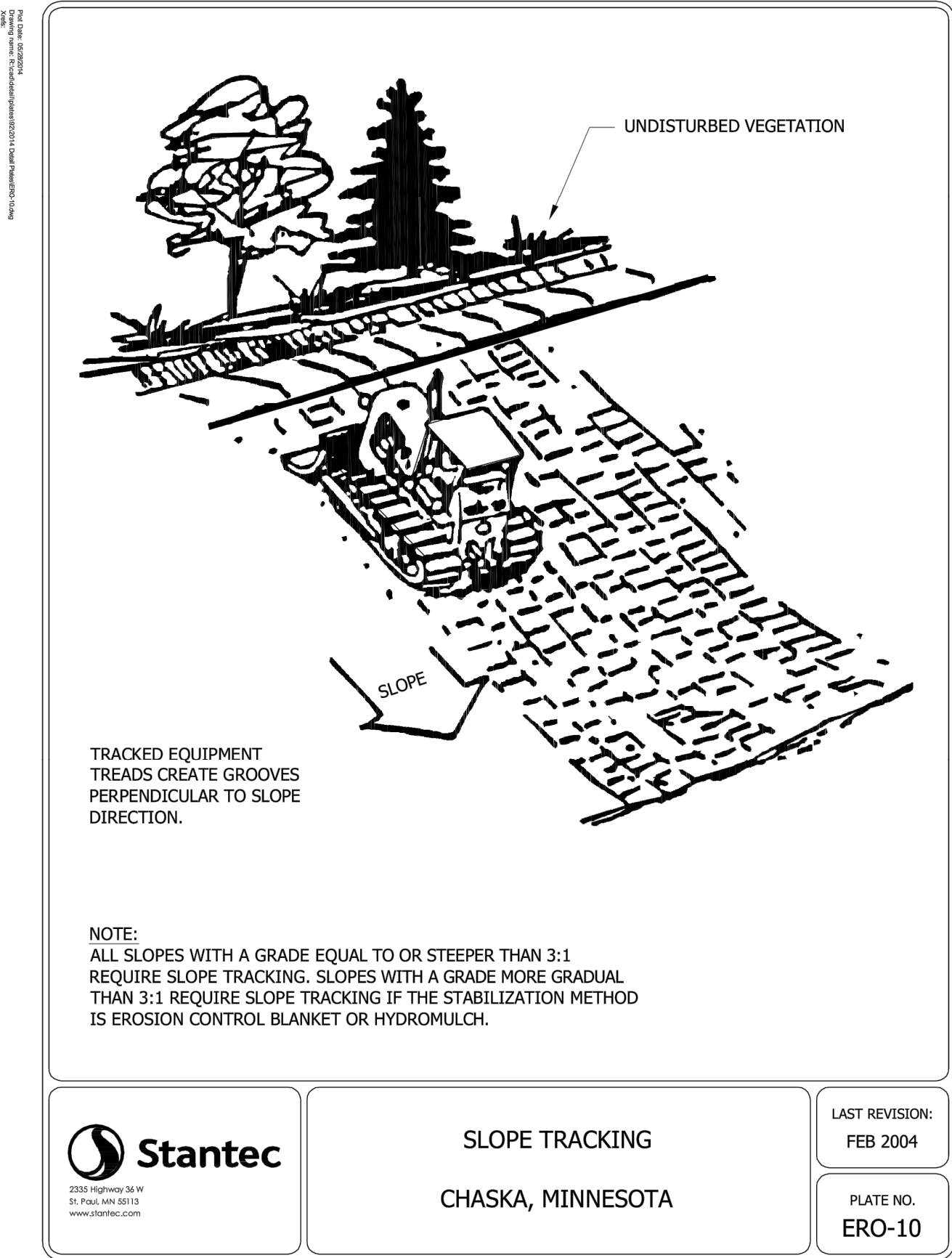
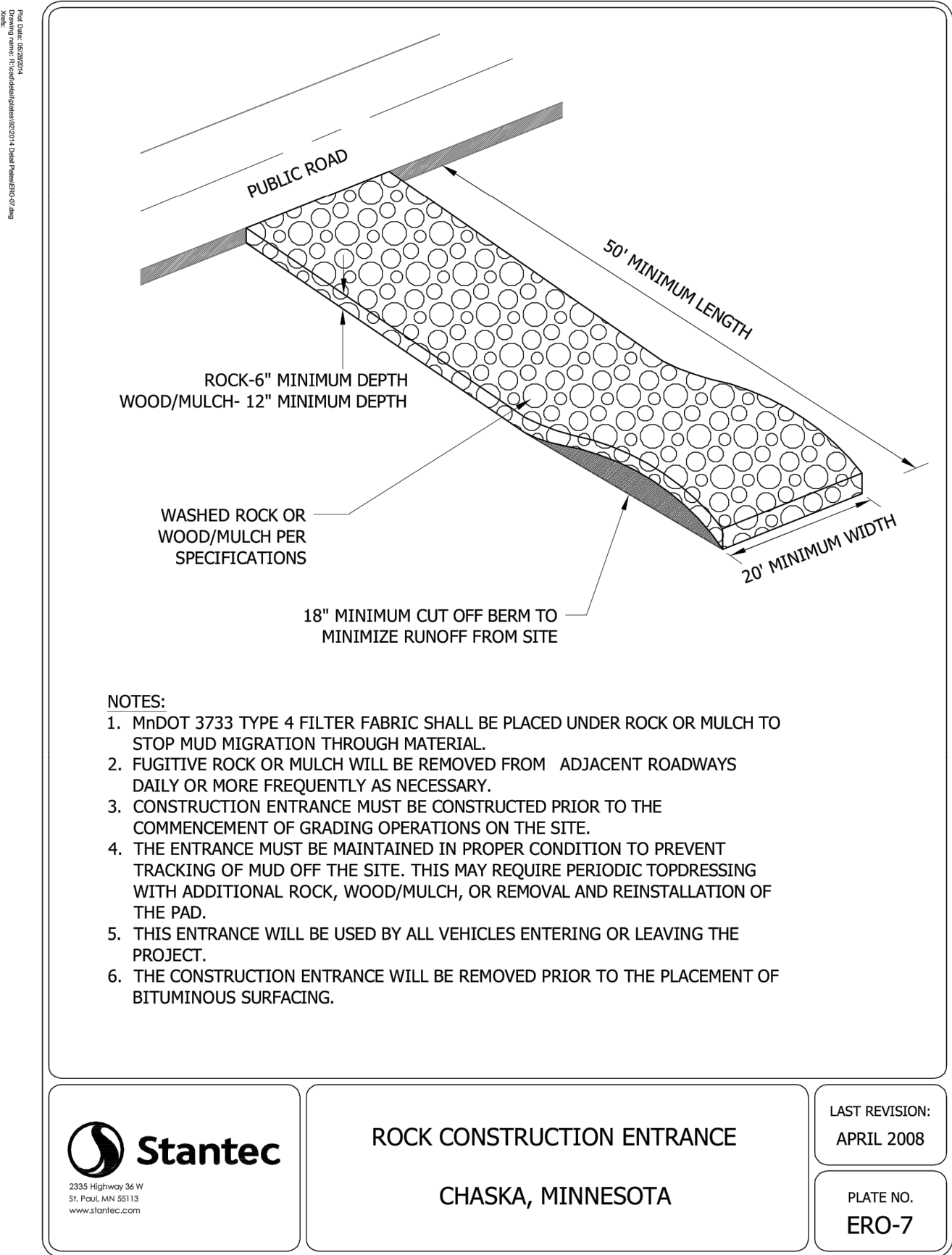
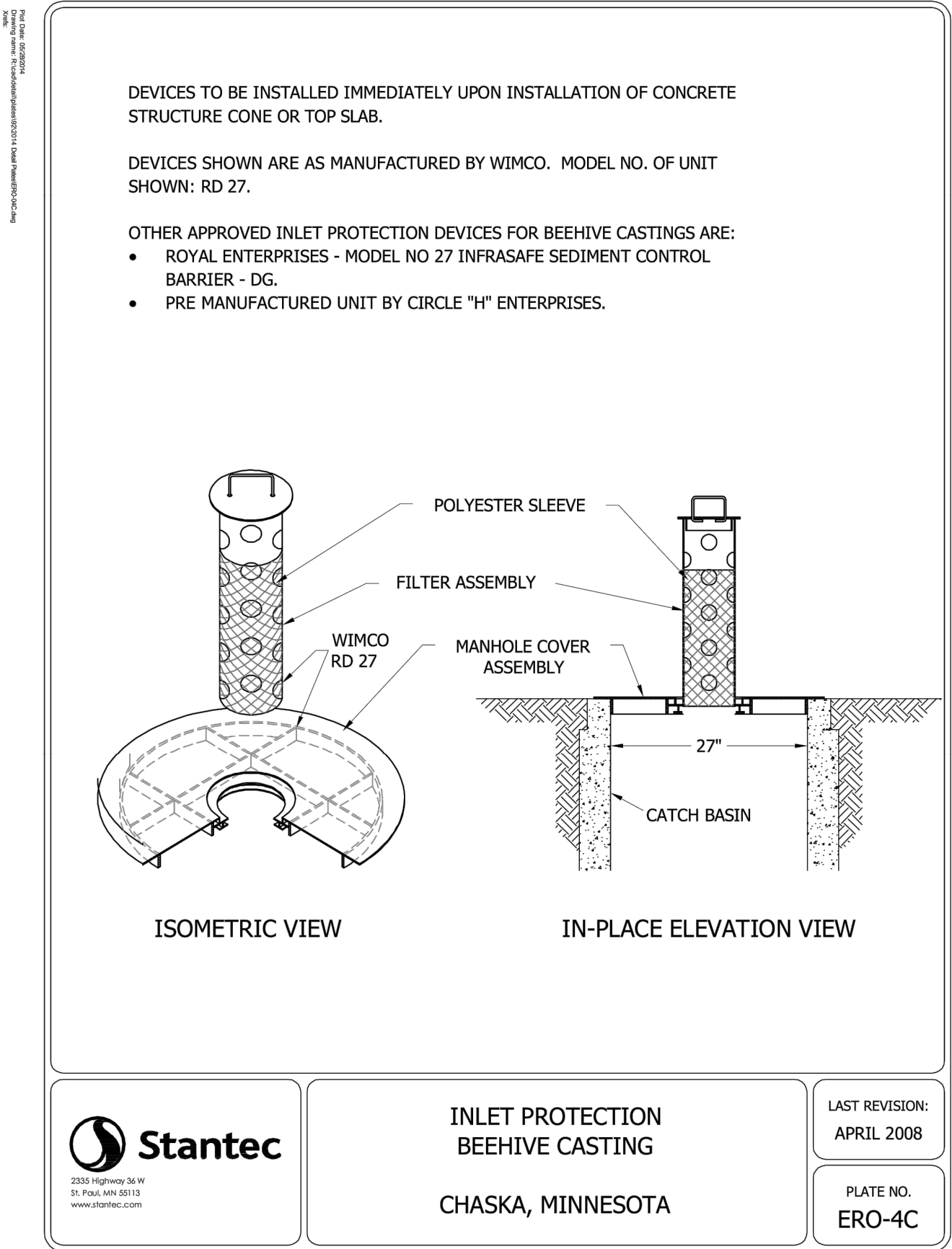
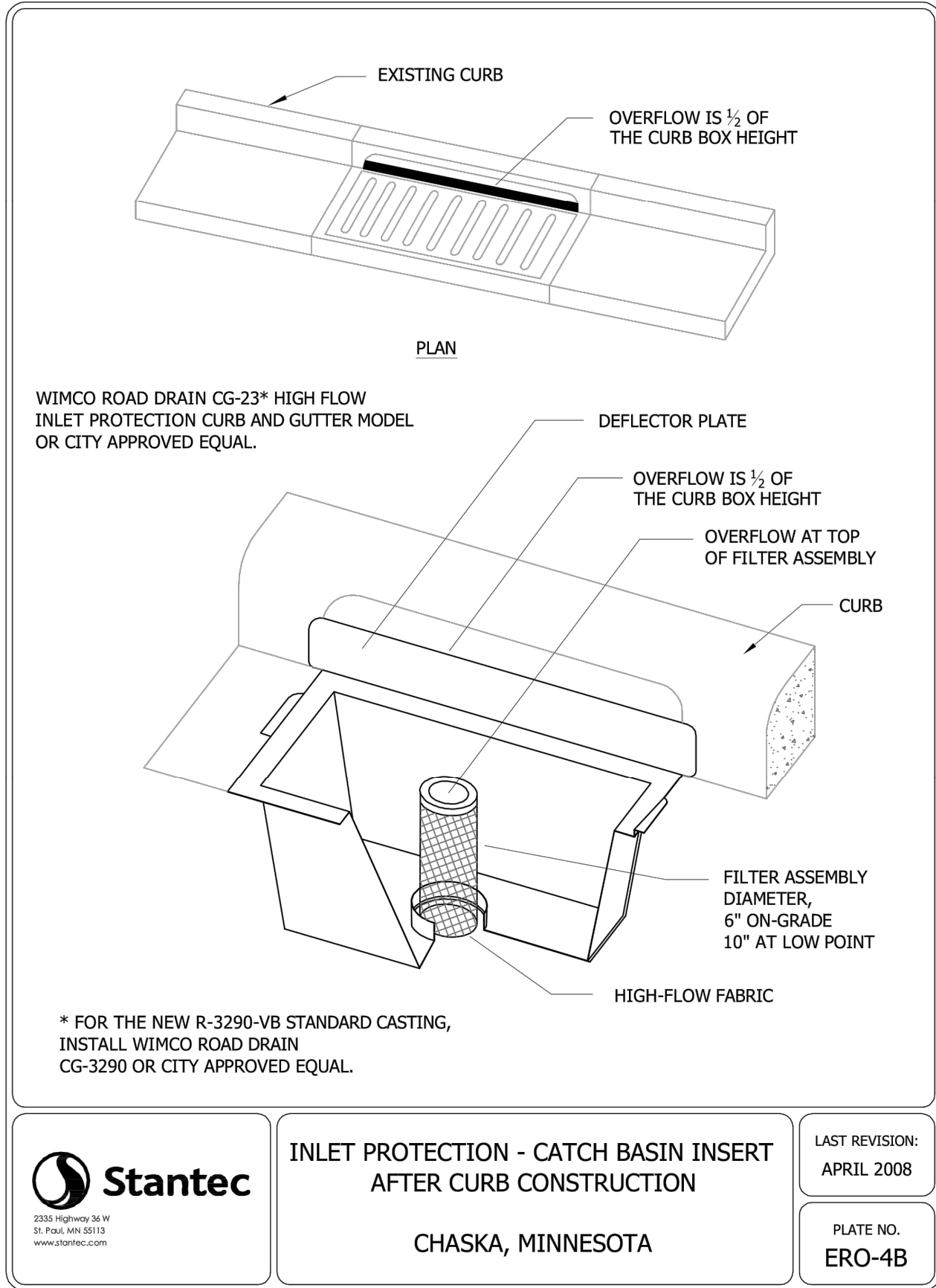
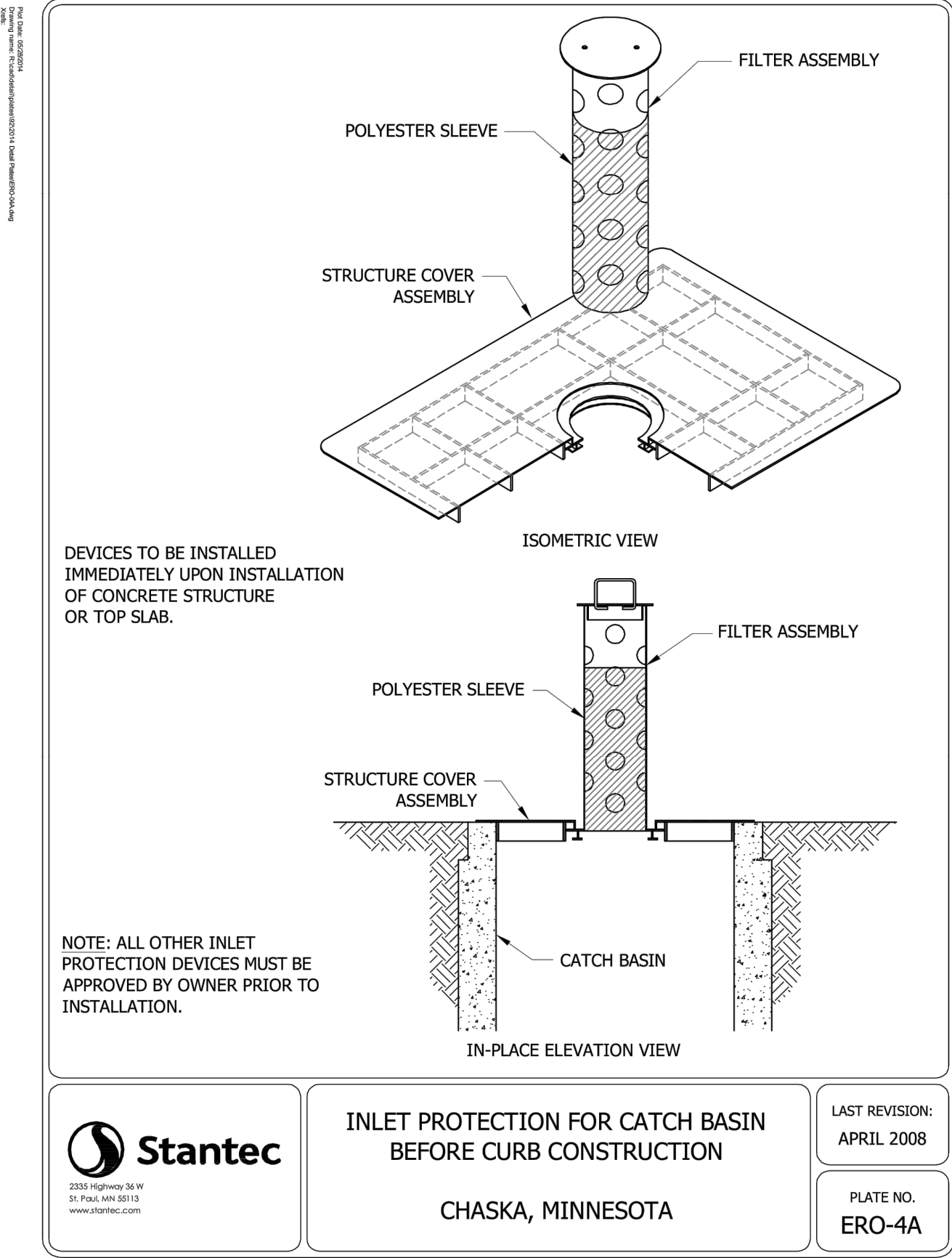
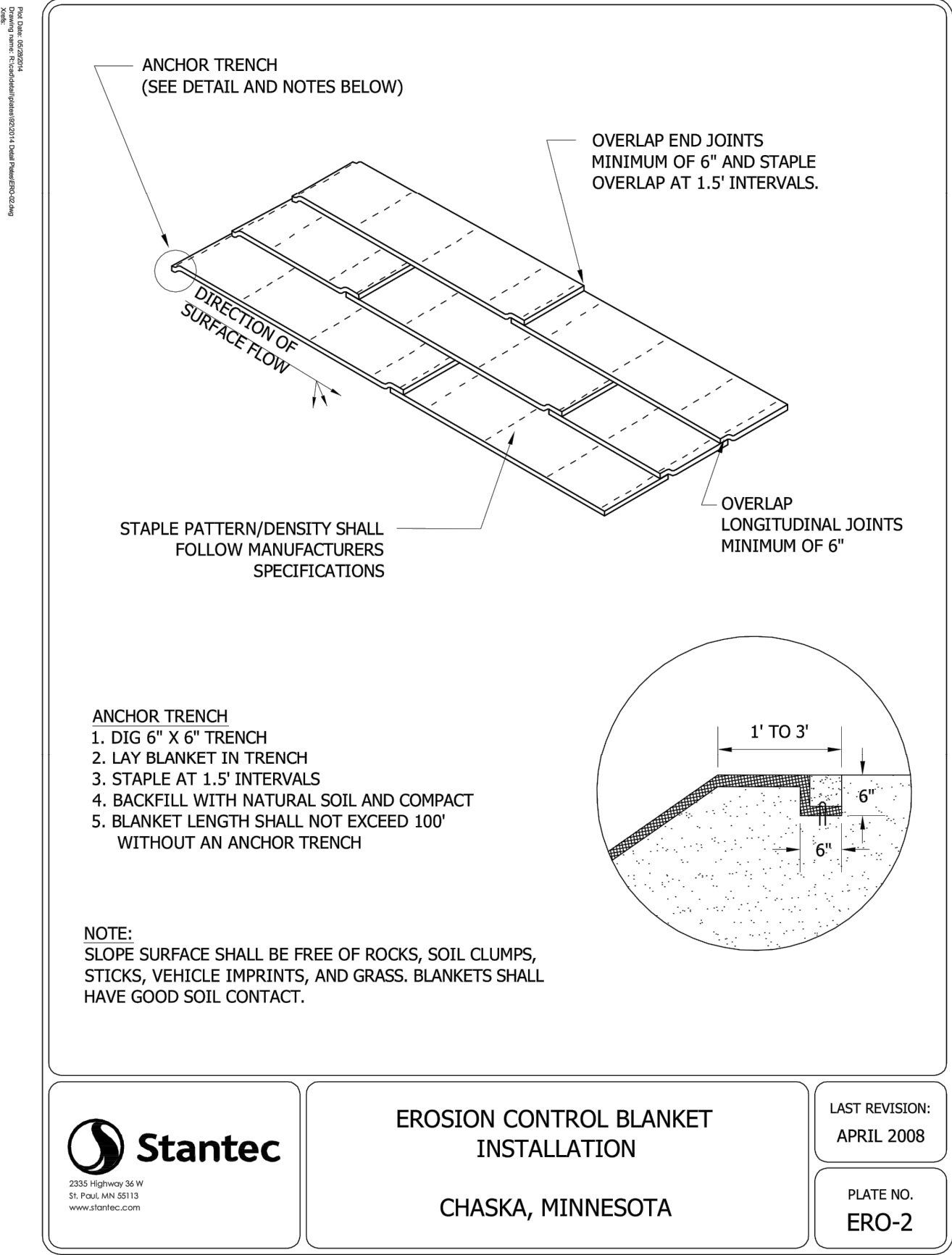
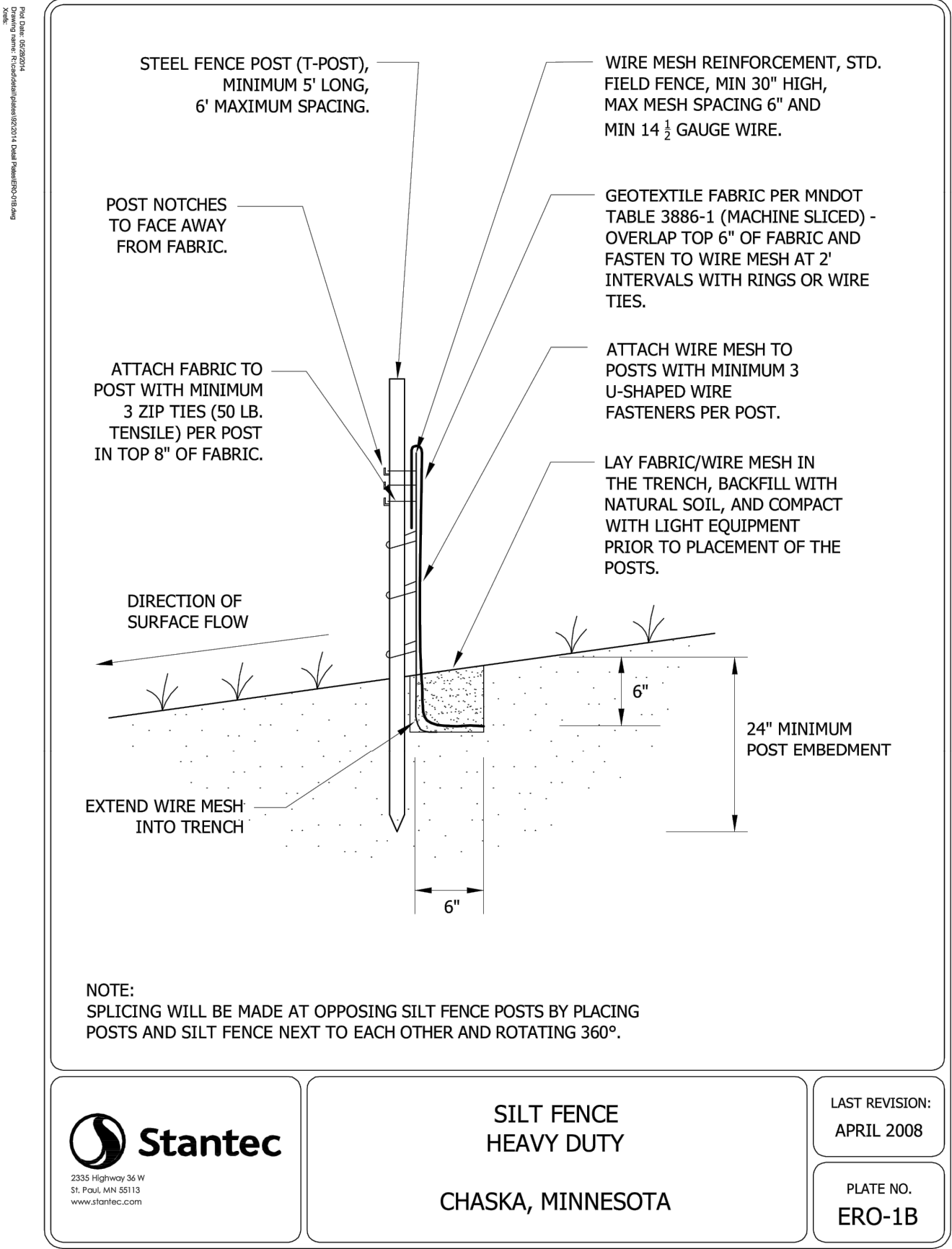
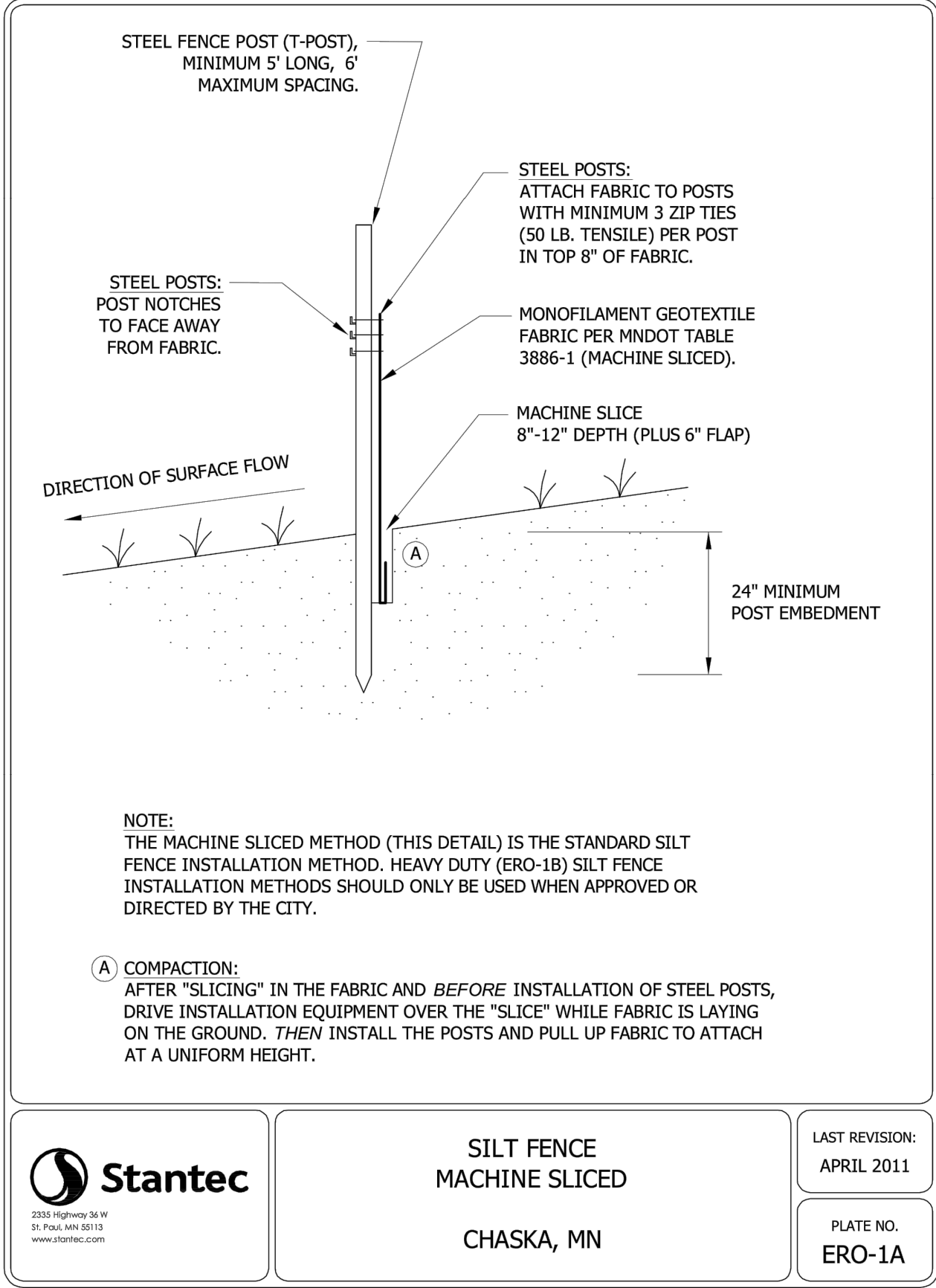
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PROJECT NO.

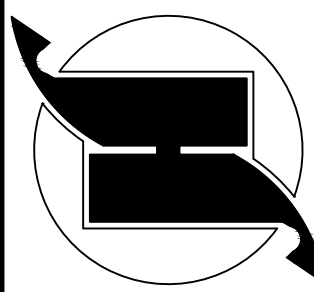
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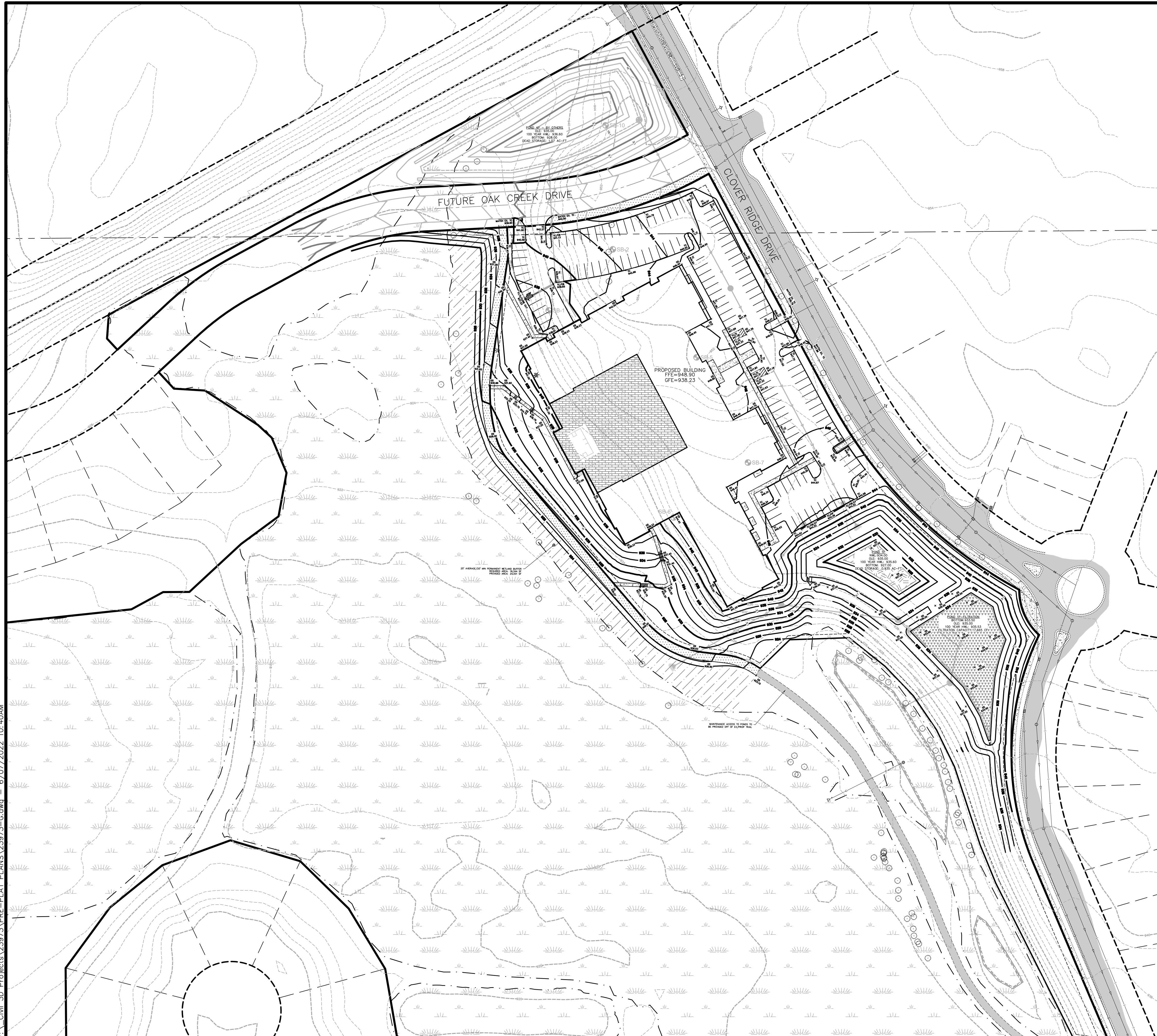


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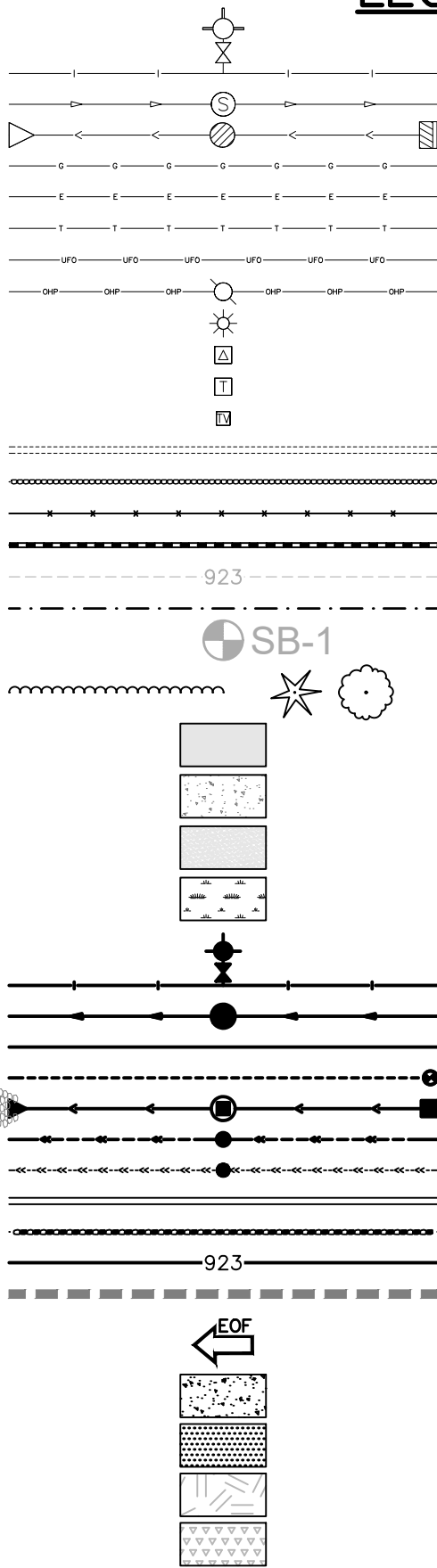
GALLERY CHASKA
CHASKA, MINNESOTA
FOR
EROSION & SEDIMENT CONTROL DETAILS
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PROJECT NO.
23973
C3.3



LEGEND



STANDARD GRADING NOTES:

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE STANDARD SPECIFICATIONS OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE GRADING DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D. CALL 811 OR SUBMIT A TICKET AT gopherstateonecall.org AT LEAST 48 HOURS BEFORE PERFORMING ANY WORK THAT MAY DISTURB UTILITY LOCATIONS.
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE GRADING DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOLIDS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVELWAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVELWAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOLLS BE TESTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY. WITHIN THE REMAINDER OF THE PROJECT, THE MINIMUM COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVELWAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOLLS BE NOT TESTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY. THE CONTRACTOR SHALL OBTAIN OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE ±0.1'.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-HUA DATA SHEET "795 (LAND DEVELOPMENT WITH CONTROLLED EARTHWORK)", PROVIDING FOR A MINIMUM OF 80% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE IN AREAS ABOVE 10'.
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADDED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE UNSUITABLE AREAS.
12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
13. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 4" ON ALL DISTURBED AREAS TO BE VEGETATED.

S:

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY MNTPO LIDAR ON FEBRUARY 21, 2022. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO $\pm$ ONE HALF THE CONTOUR INTERVAL. ADDITIONAL TOPOGRAPHY TO SUPPLEMENT THE LIDAR TO BE PROVIDED UPON SNOW MELT.



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

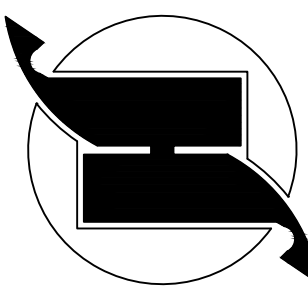


SCALE IN FEET

0 60 120 180

1 inch = 60 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. CTY. RD. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244



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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

ERIC P. FAGERBERG, PE

Eric P. Fagerberg

GALLERY CHASKA
CHASKA, MINNESOTA
GRADING & DRAINAGE PLANS
FOR
CHASE REAL ESTATE, INC.

DRAWN BY
AJA

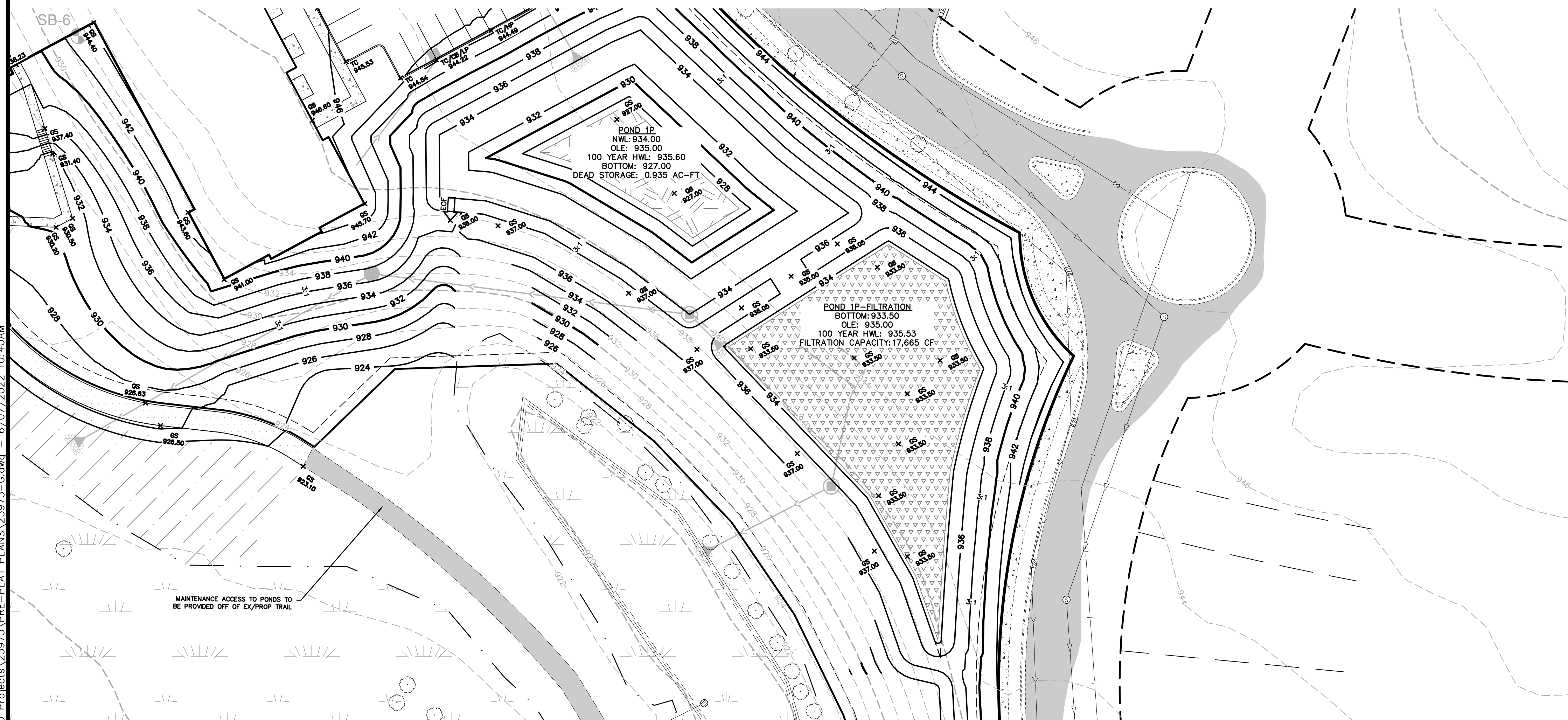
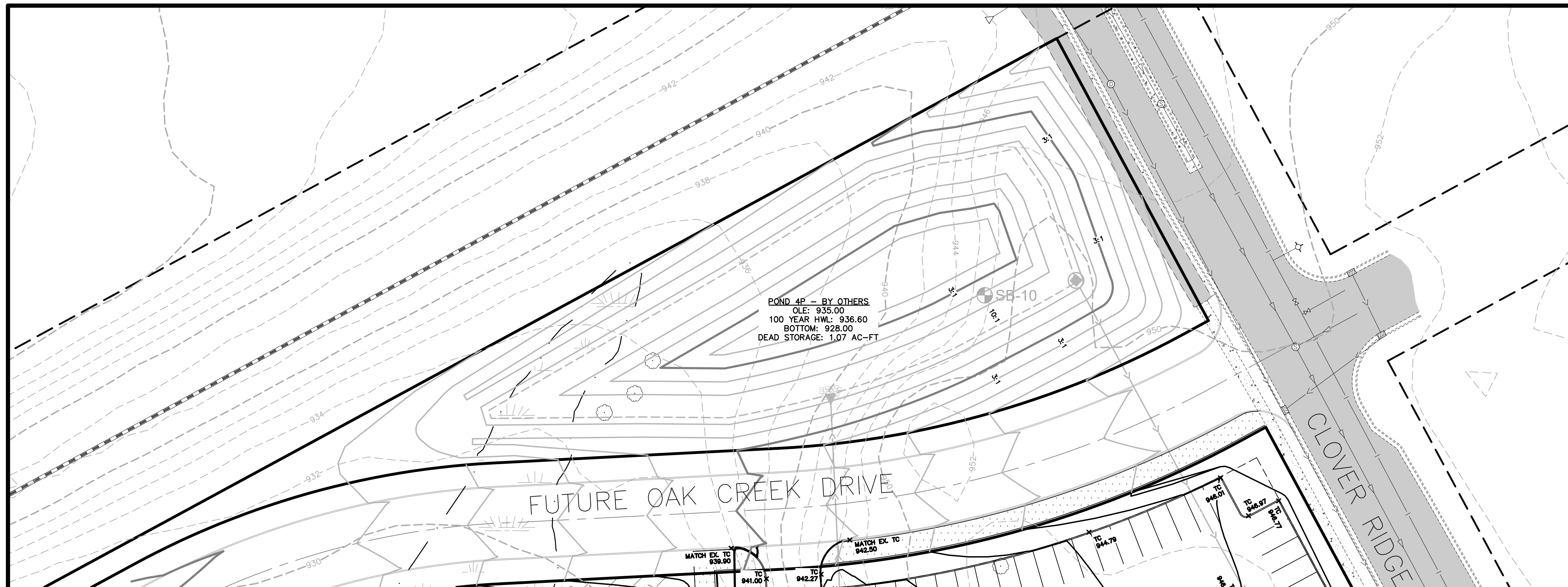
DATE
06/07/22

REVISIONS

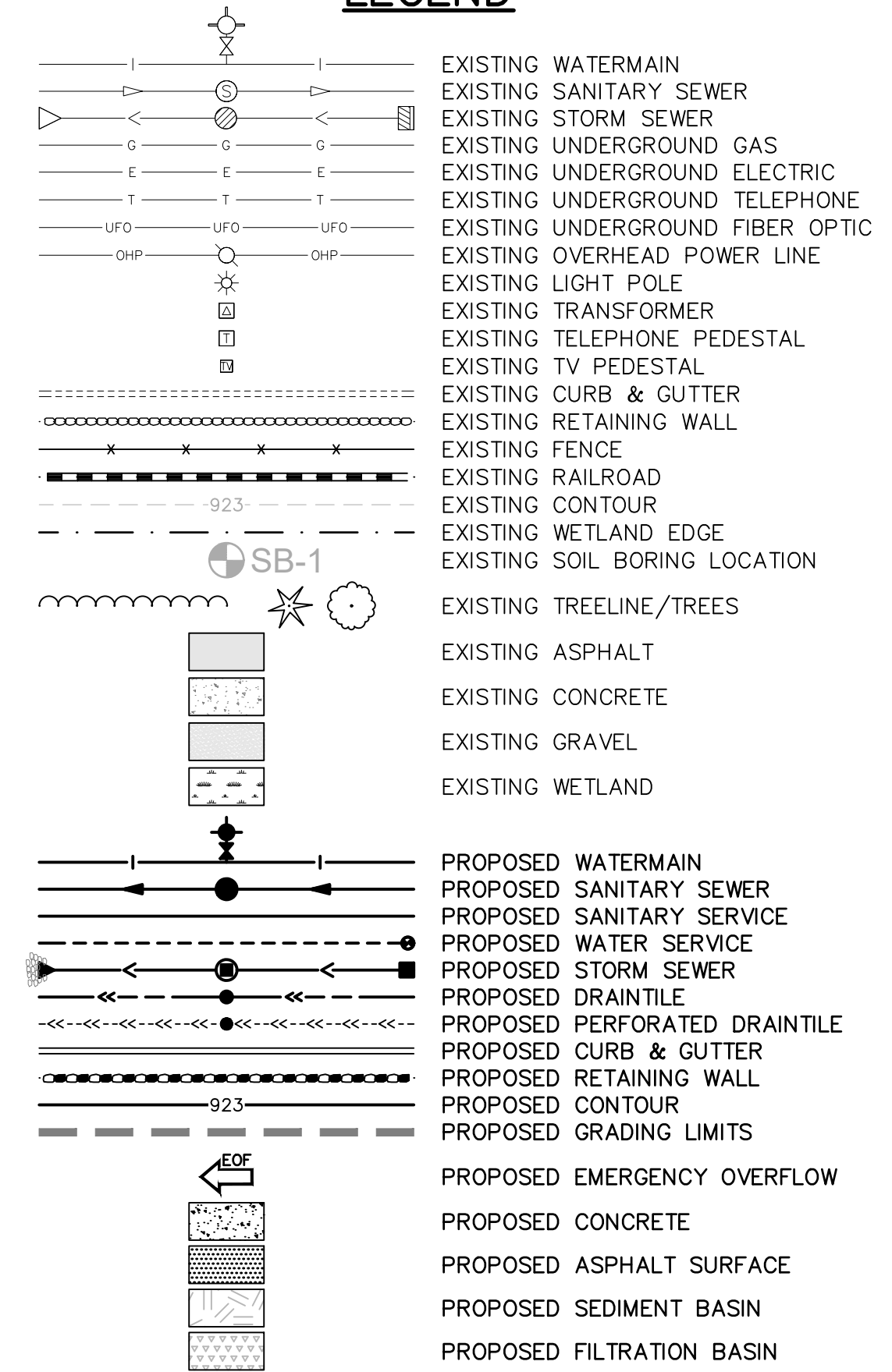
CAD FILE
23973-G

PROJECT NO
23973

C4.0



LEGEND



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2999 W. CTY. RD. 42, SUITE 100, BURNSVILLE, MN 55306
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 Engineer under the laws of the
 State of Minnesota.
 ERIC P. FAGERBERG, PE

Date: 06/07/2020 Reg. No. 53772

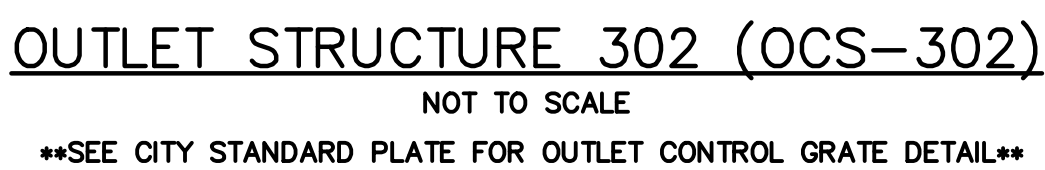
GALLERY CHASKA
CHASKA, MINNESOTA

POND GRADING PLAN
FOR

CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY EPF
DATE 06/07/22
REVISIONS

CAD FILE 23973-G
PROJECT NO. 23973
C4.2



- 

SCALE IN FEET

0 50 100 150

1 inch = 50 feet

EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND FIBER OPTIC
EXISTING OVERHEAD POWER LINE
EXISTING LIGHT POLE
EXISTING TRANSFORMER
EXISTING TELEPHONE PEDESTAL
EXISTING TV PEDESTAL
EXISTING CURB & GUTTER
EXISTING RETAINING WALL
EXISTING FENCE
EXISTING RAILROAD
EXISTING WETLAND EDGE
EXISTING SOIL BORING LOCATION
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING GRAVEL
EXISTING WETLAND

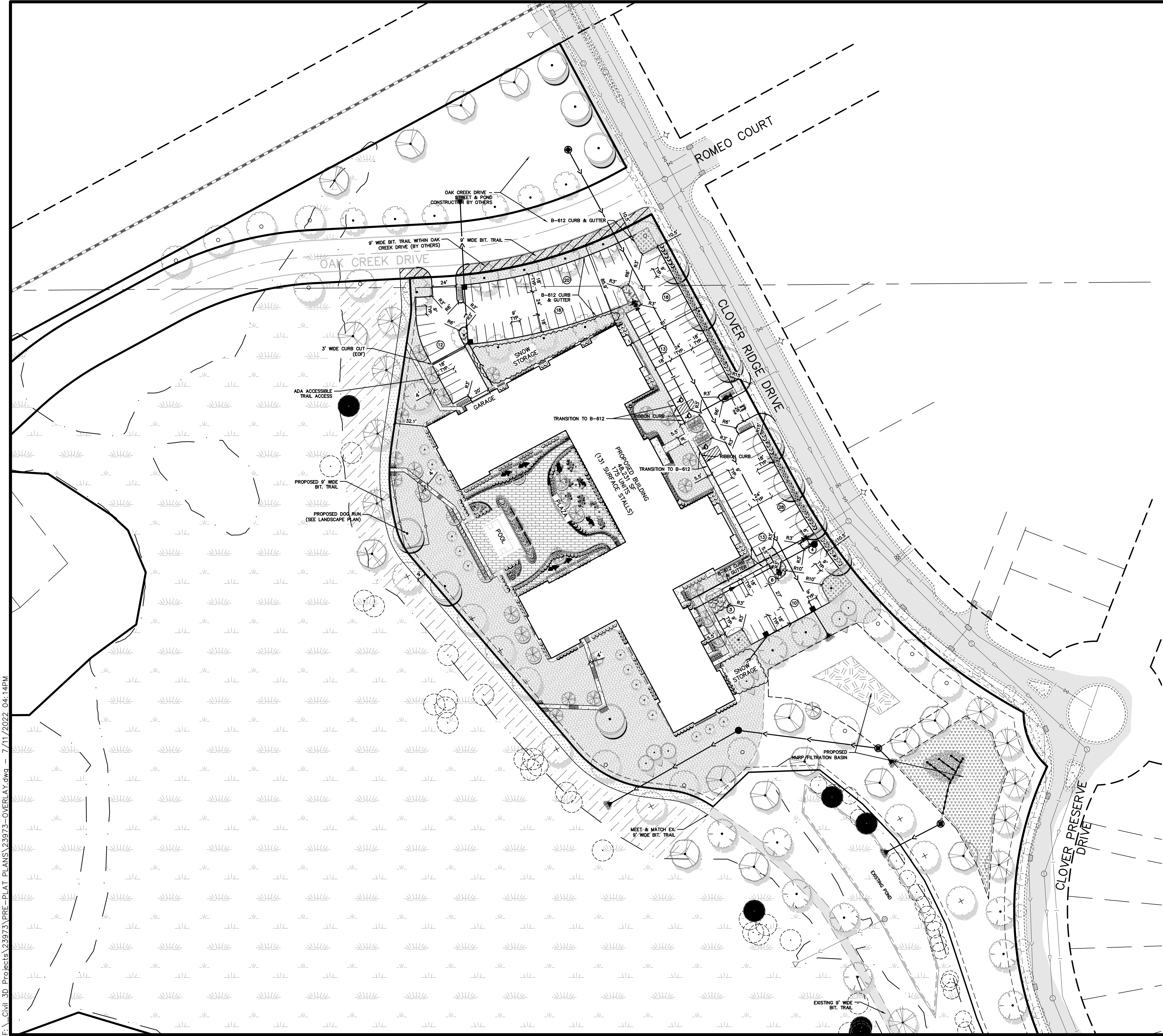
PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED SANITARY SERVICE
PROPOSED WATER SERVICE
PROPOSED STORM SEWER
PROPOSED DRAIN TILE
PROPOSED PERFORATED DRAIN TILE
PROPOSED CURB & GUTTER
PROPOSED RETAINING WALL
PROPOSED CONCRETE
PROPOSED ASPHALT SURFACE
PROPOSED SEDIMENT BASIN
PROPOSED FILTRATION BASIN

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direct supervision and that I am
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Engineer under the laws of the
State of Minnesota
ERIC P. FAGERBERG, PE

Eric Fagerberg

Date: 06/07/2022 Reg. No. 53772

DRAWN BY JEK
DATE 06/07/22
REVISIONS
CAD FILE 23973-U
PROJECT NO. 23973
C5.0



LEGEND

- EXISTING CURB & GUTTER
----- EXISTING RETAINING WALL
----- EXISTING FENCE
----- EXISTING RAILROAD
[Pattern] EXISTING ASPHALT
[Pattern] EXISTING CONCRETE
[Pattern] EXISTING GRAVEL
[Pattern] EXISTING WETLAND
----- PROPOSED CURB & GUTTER
----- PROPOSED RETAINING WALL
[Pattern] PROPOSED CONCRETE
[Pattern] PROPOSED ASPHALT SURFACE
[Pattern] PROPOSED SEDIMENT BASIN
[Pattern] PROPOSED FILTRATION BASIN
[Pattern] PROPOSED PLANTING ISLAND AREA
[Symbol] PROPOSED WATERMAIN
[Symbol] PROPOSED SANITARY SEWER
[Symbol] PROPOSED STORM SEWER

NOTE - DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
ABBREVIATIONS:
TYP=TYPICAL
BOC=BACK OF CURB

SITE DATA

GROSS PROJECT AREA 24.48 AC/1,066,427 SF
LOT AREA 5.72 AC/249,252 SF
OPEN SPACE AREA (INCL. PLAZA) 1.35 AC/58,618 SF
•58,618 SF / 249,252 SF = 23.52%

175 UNITS
182 GARAGE STALLS
131 SURFACE STALLS
313 TOTAL STALLS = 1.79:1 PARKING RATIO

128 STANDARD PARKING STALLS
3 ADA STALLS
131 TOTAL STALLS (9X18) = 21,222 SF

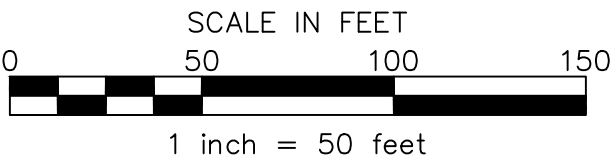
PLANTING ISLAND AREA = 2,415 SF = 11.4%

REQUIRED (PROVIDED) BUILDING SETBACKS

FRONT 30 FEET (81 FEET)
SIDE (INTERIOR) 20 FEET
SIDE (STREET) 20 FEET (85.9 FEET)
REAR 20 FEET (32.1 FEET)
WETLAND 30 FEET
RAILROAD 50 FEET

REQUIRED PARKING SETBACKS

RIGHT OF WAY 10 FEET
INTERIOR 5 FEET

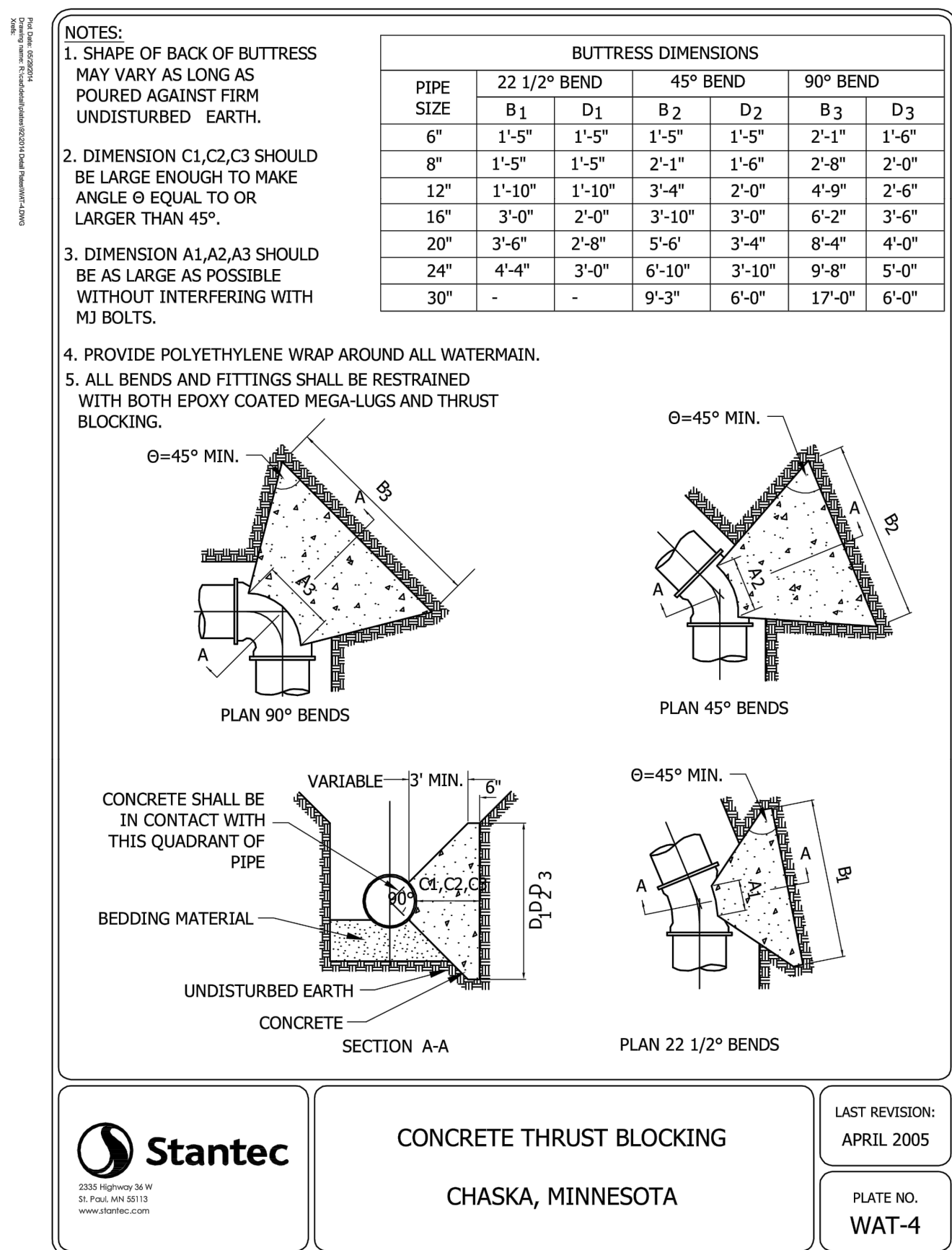
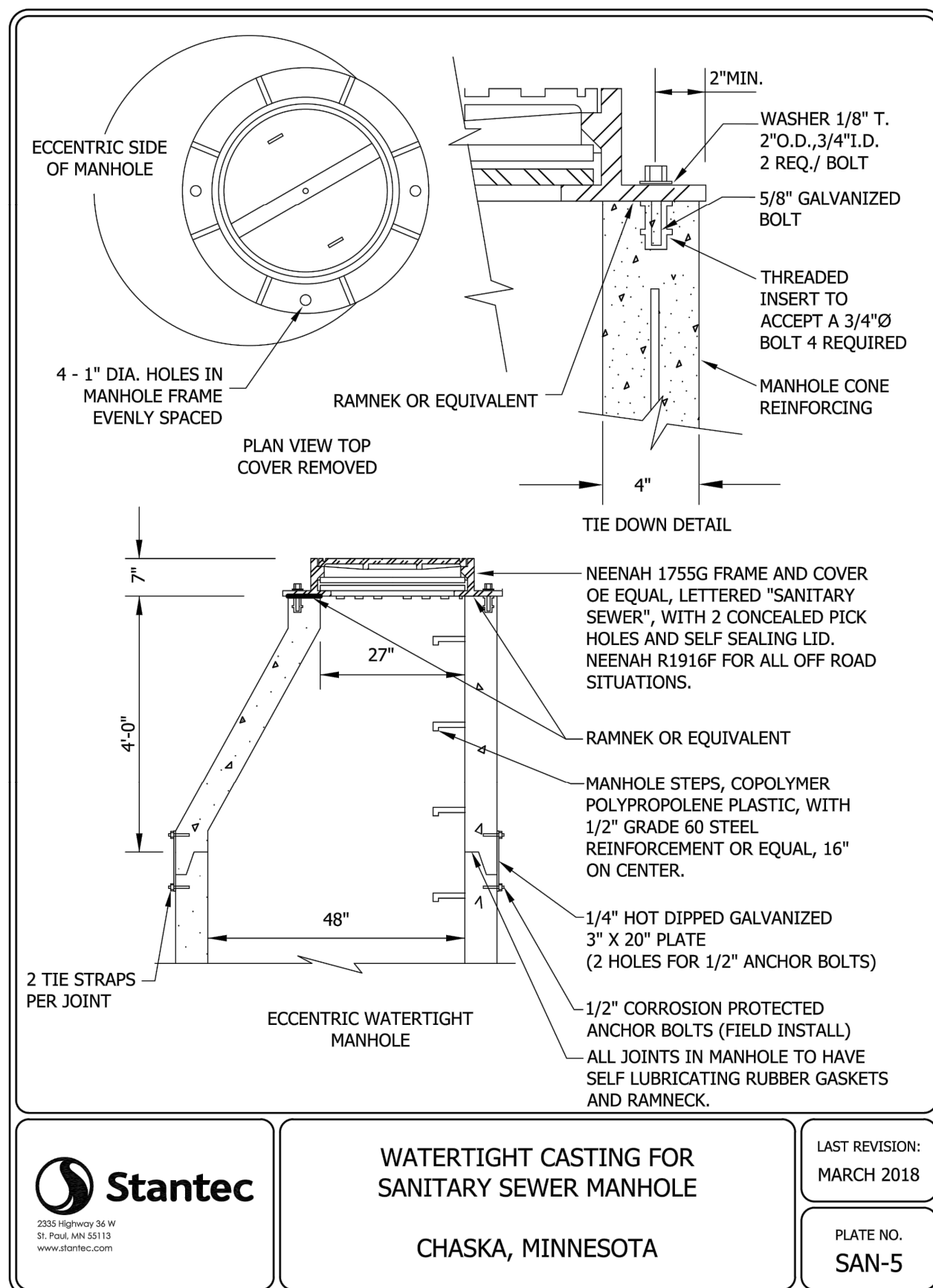
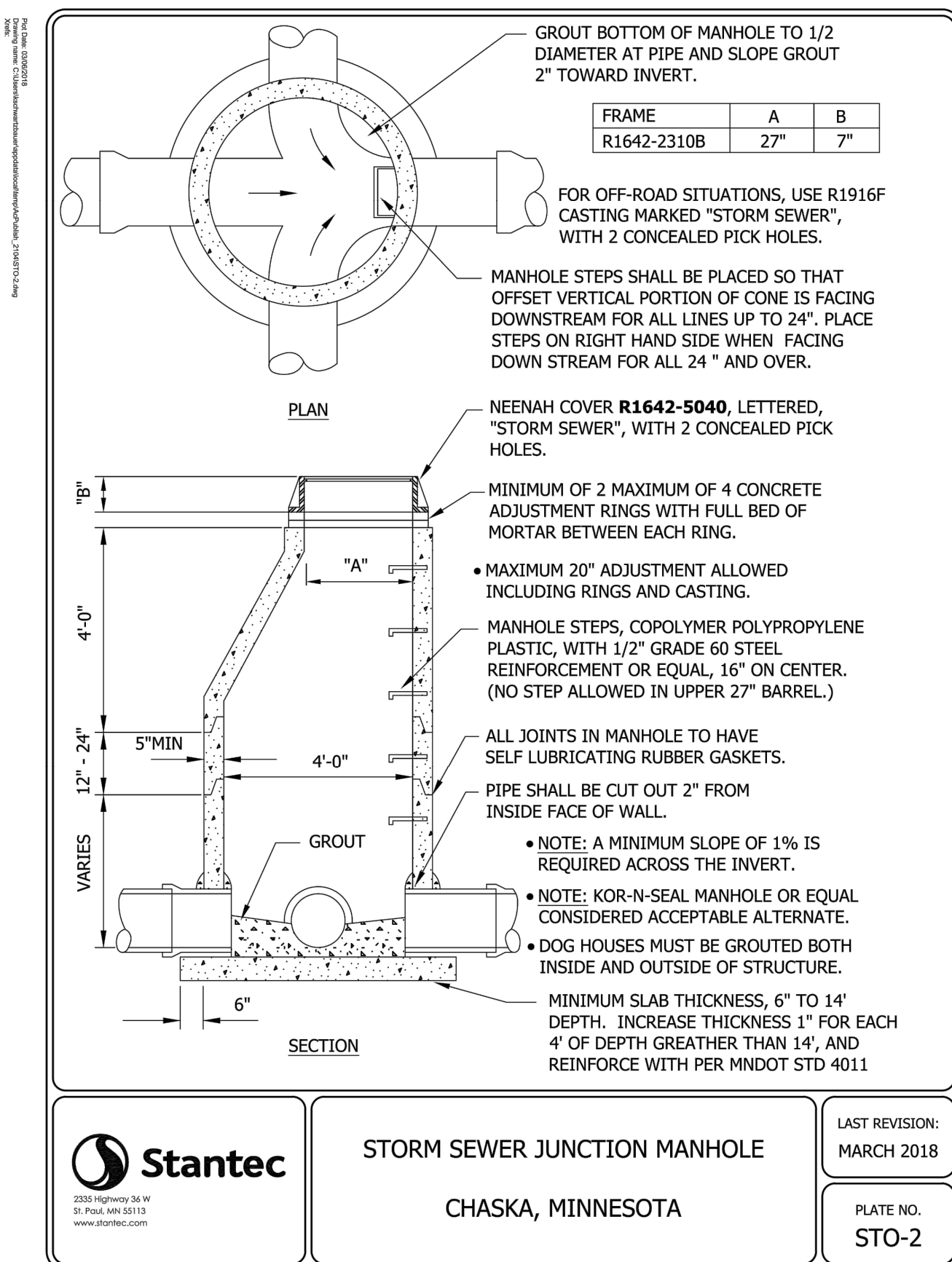
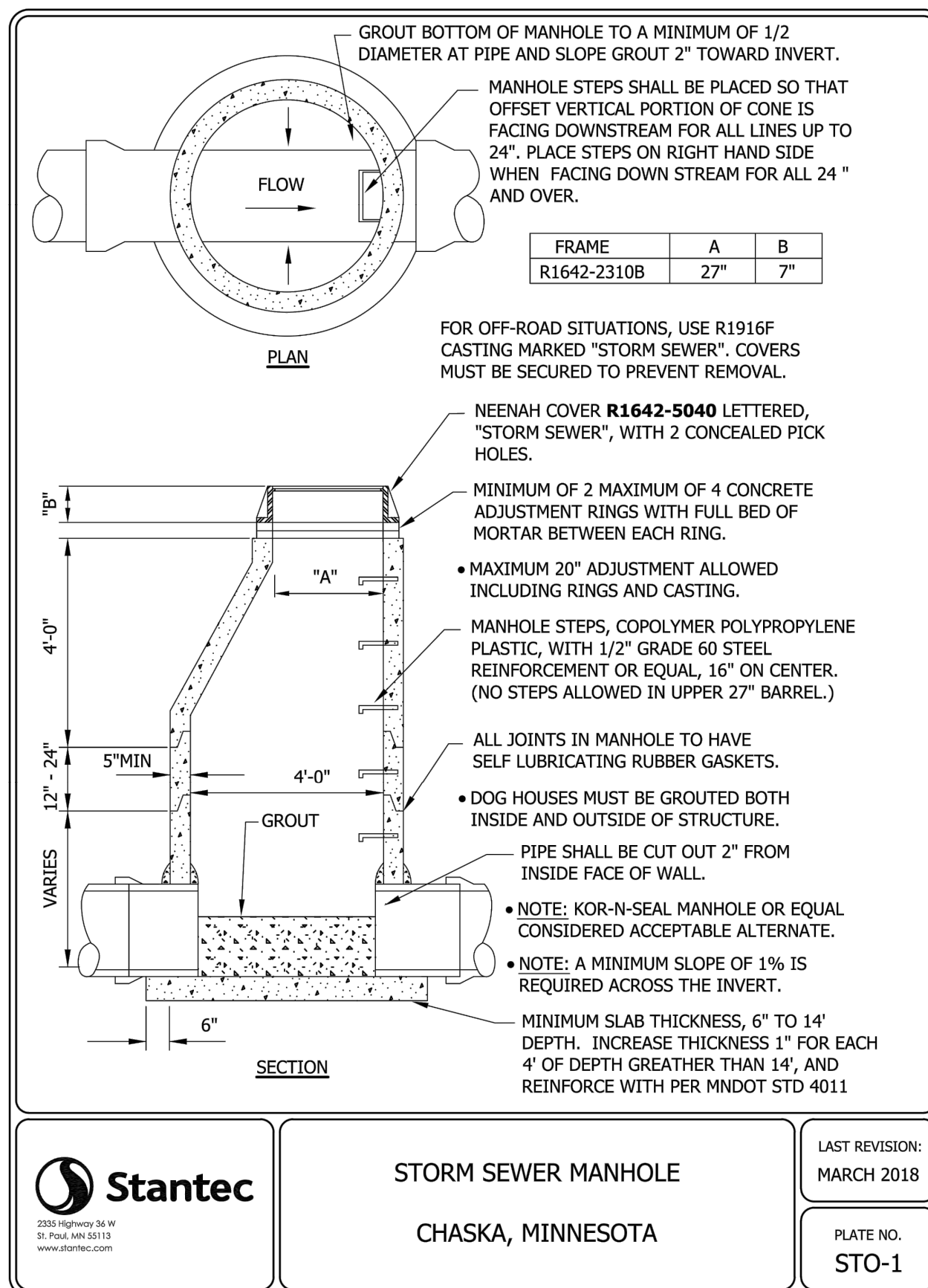
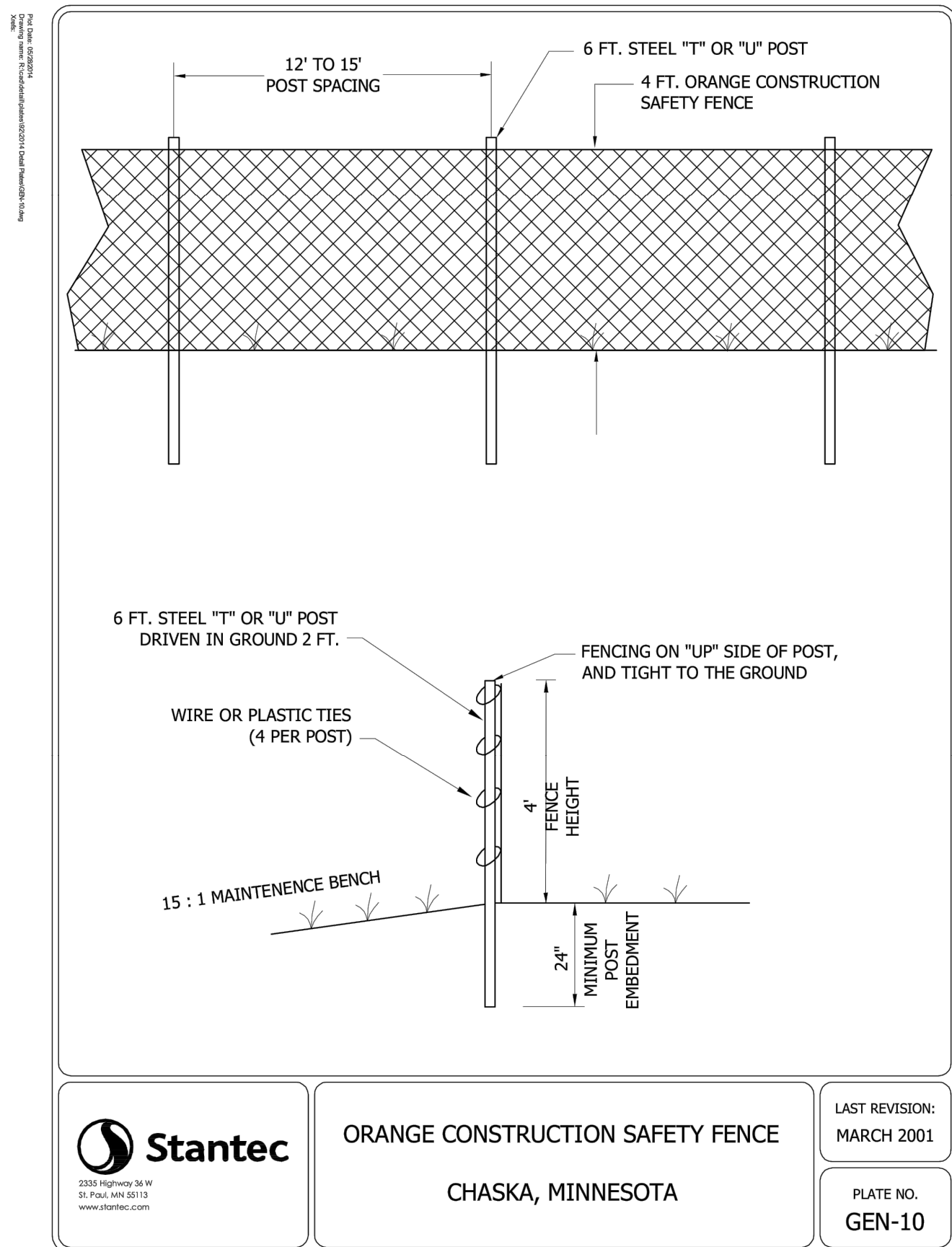
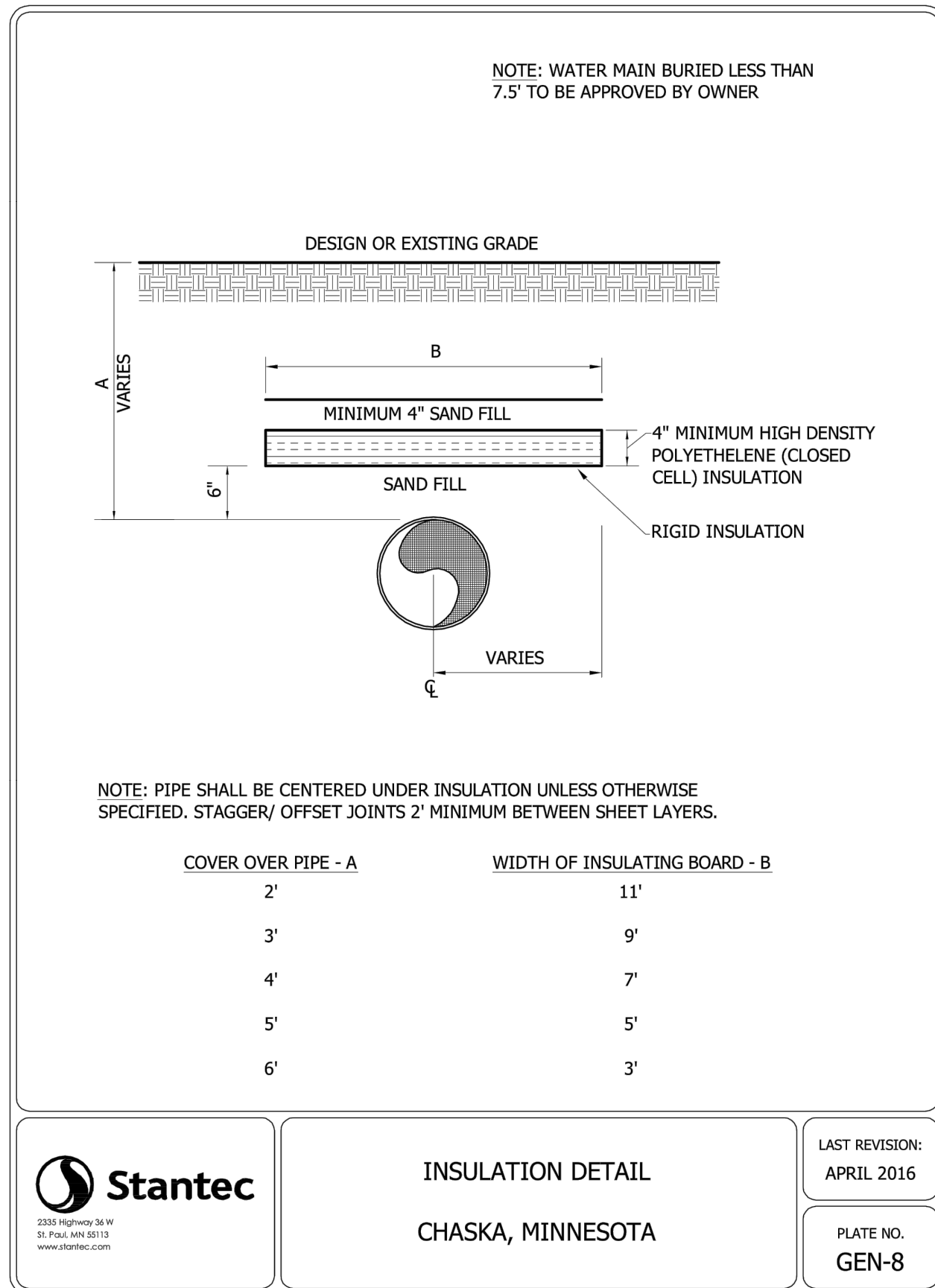
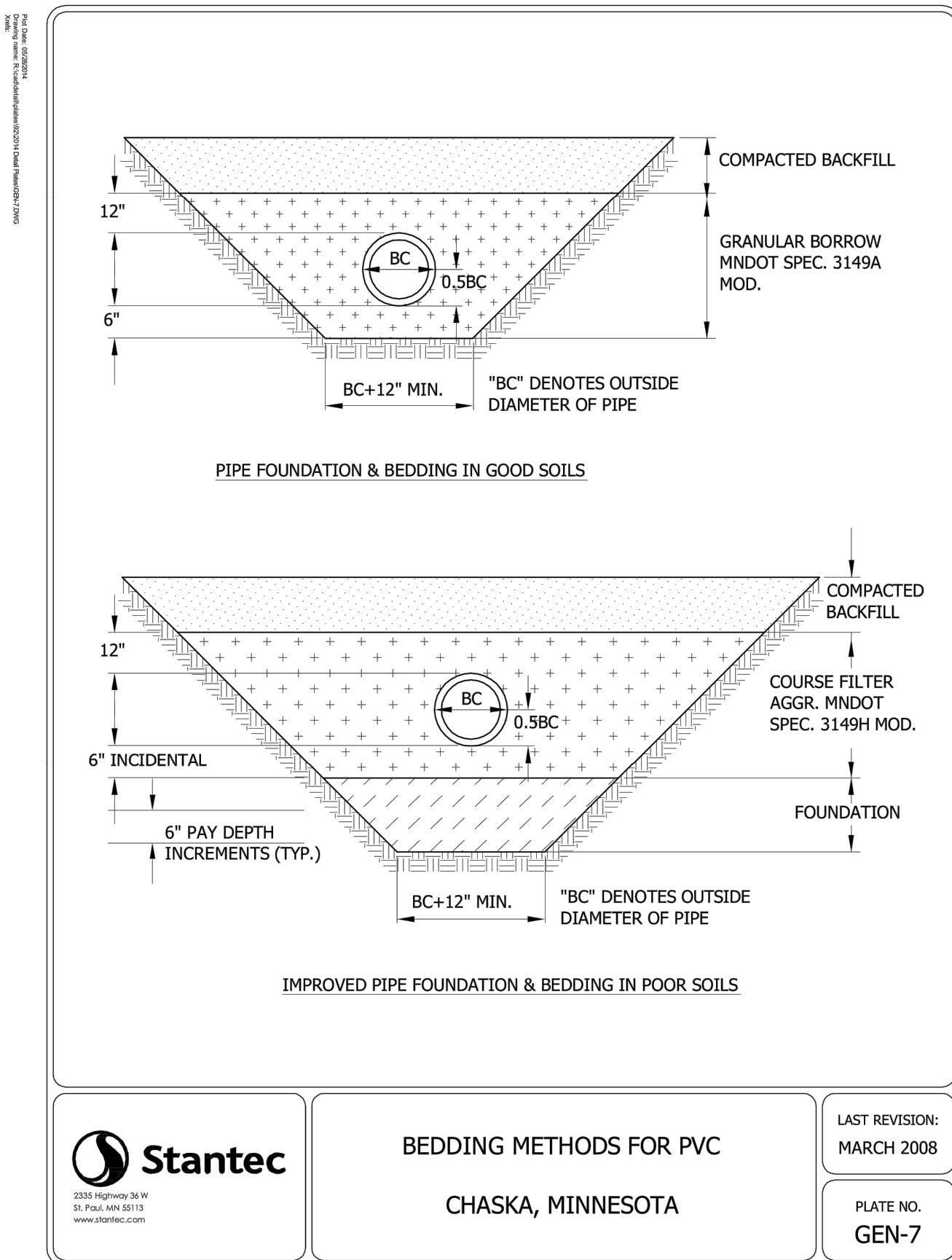
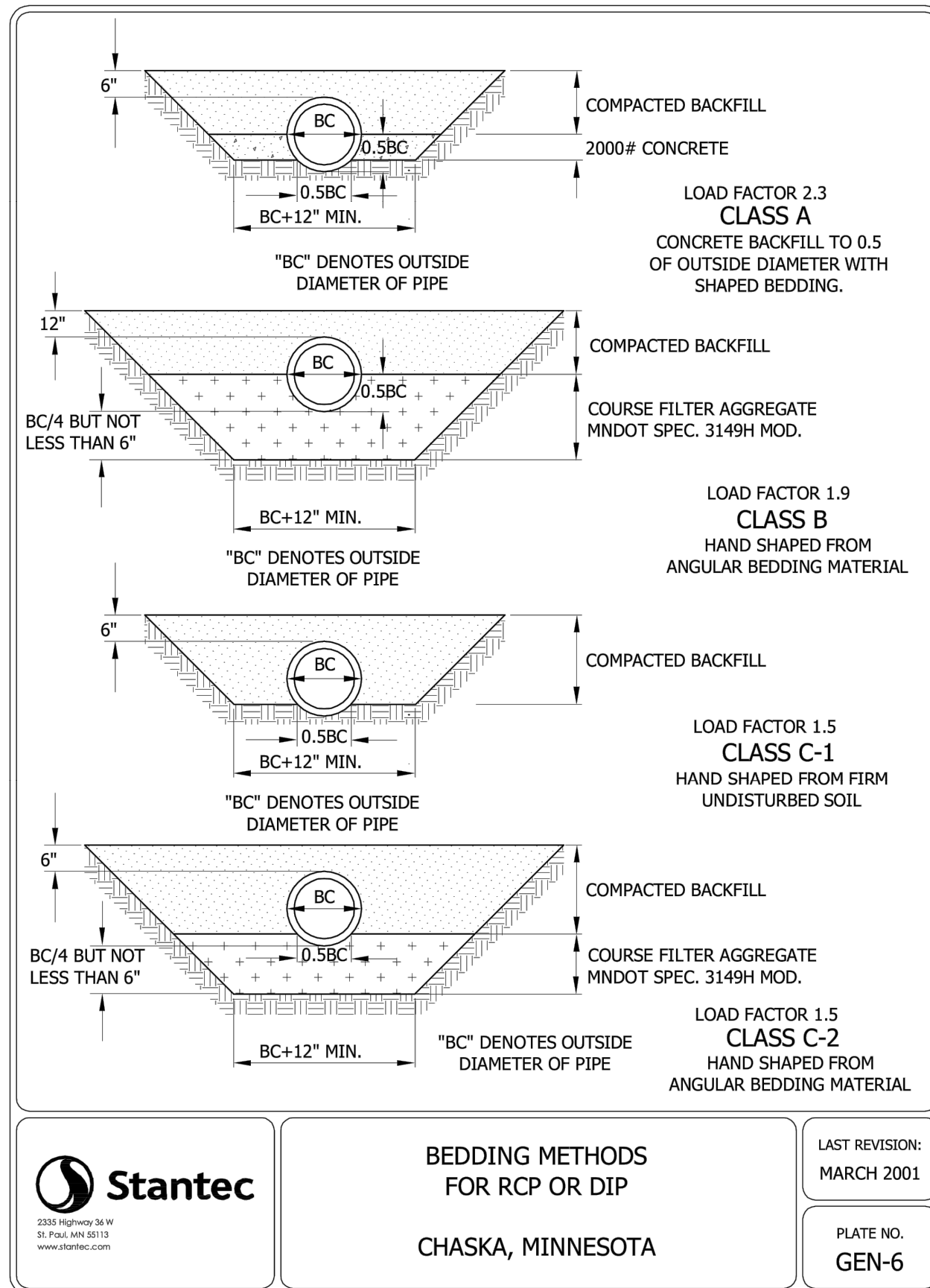


James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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.
ERIC J. BERG, P.E.
Date: 06/07/2022 Reg No. 53772

GALLERY CHASKA
CHASKA, MINNESOTA
OVERLAY PLAN
FOR
CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF
DATE
06/07/22
REVISIONS
07/07/22 COWMO SUBMITTAL
CAD FILE
23973-OVERLAY
PROJECT NO.
23973
C6.1



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ERIC P. FAGERBERG, PE

Eric P. Fagerberg

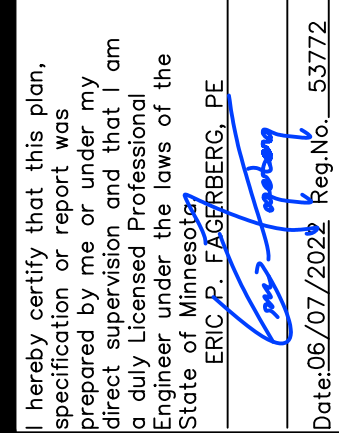
Date: 06/07/2024 Reg. No. 53772

GALLERY CHASKA
CHASKA, MINNESOTA

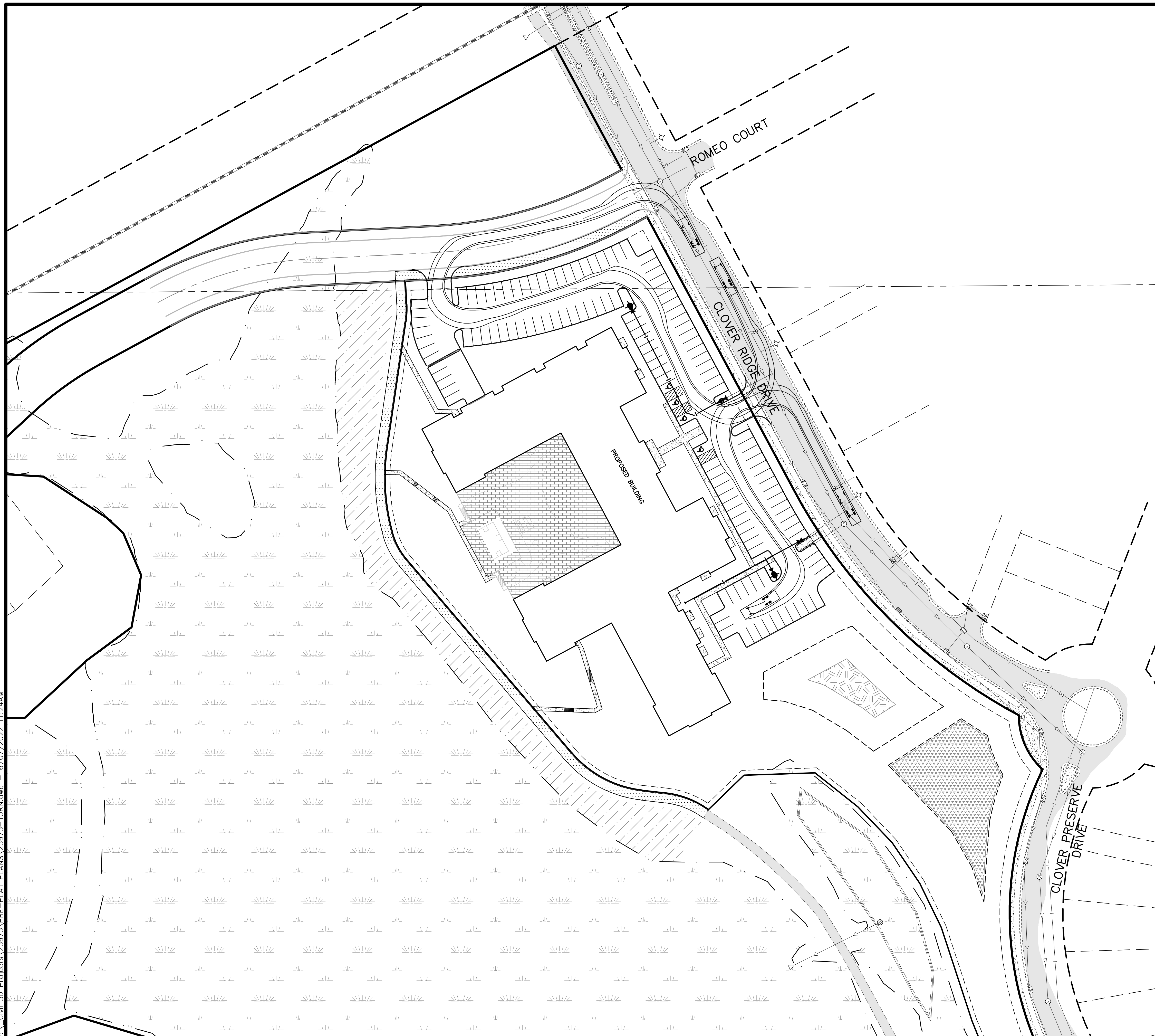
**FOR
DETAILS**

CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST, BURNSVILLE, MN 55337

DRAWN BY EPF
DATE 06/07/22
REVISIONS
CAD FILE 23973-D
PROJECT NO. 23973
C7.1

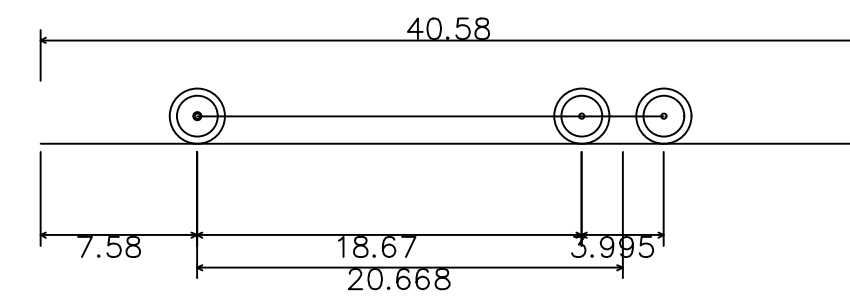


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DATE 06/07/22
REVISIONS
CAD FILE 23973-D
PROJECT NO. 23973
C7.2



LEGEND

	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING RAILROAD
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL



Chaska Ladder
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

40.580ft
10.500ft
1.332ft
1.332ft
7.610ft
6.00s
36.00°

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
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 ERIC P. FAGERBERG, PE

GALLERY CHASKA
CHASKA, MINNESOTA

TURNING MOVEMENT EXHIBIT
FOR

CHASE REAL ESTATE, INC.
2140 CO. RD. 42 WEST BURNSVILLE, MN 55337

DRAWN BY
JEK

DATE
06/07/22

REVISIONS

CAD FILE
23973-TURN

PROJECT NO.
23973

1.0

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output
	AA1	5	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	1	25328
	AA2	1	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	1	25328
	W1	5	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	1	2913
	W2	12	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	1	5896

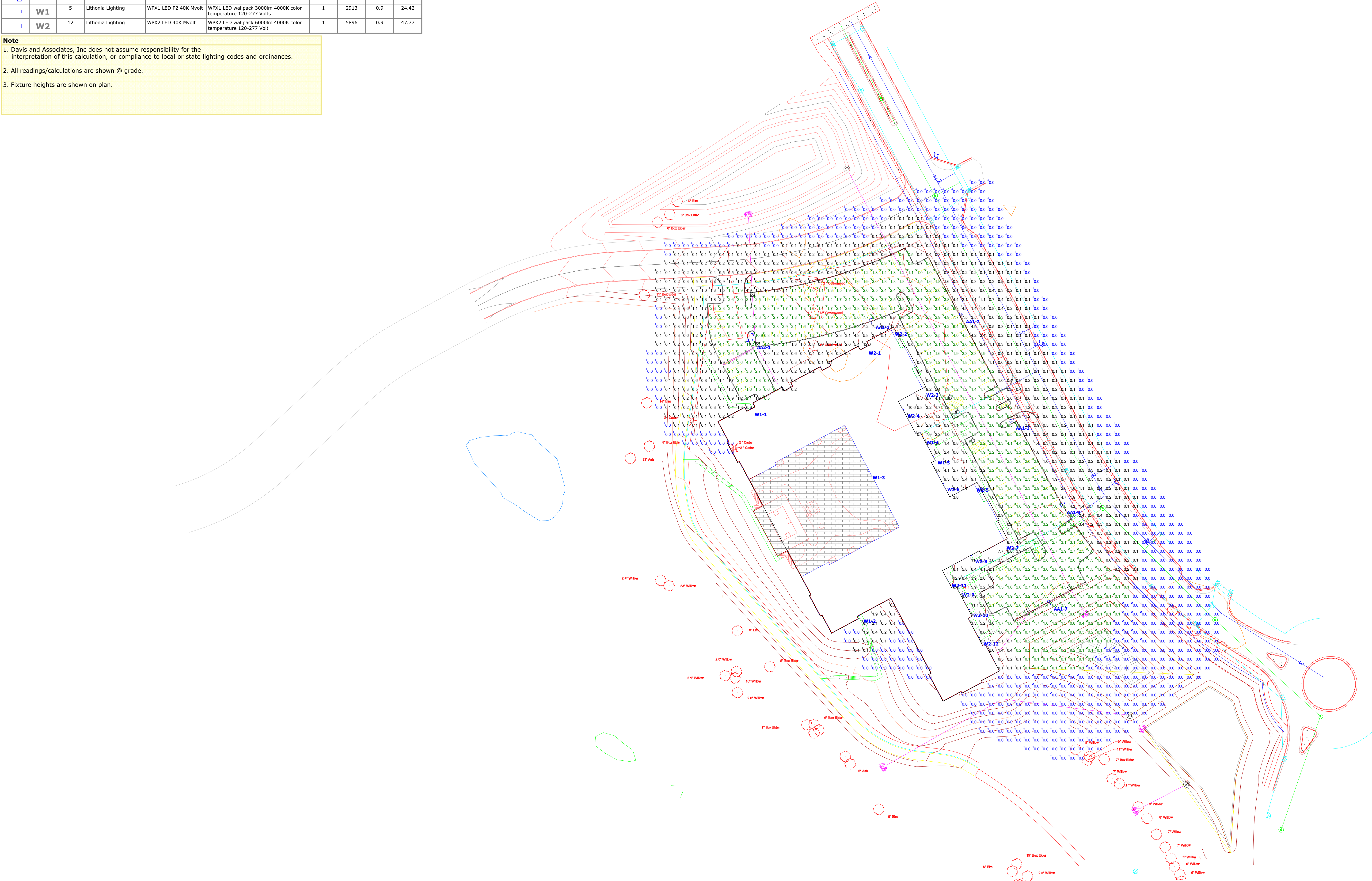
Note

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

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Total Area Calculated @ Grade	+	1.2 fc	14.1 fc	0.0 fc	N/A	N/A	
Parking and Drives	X	2.3 fc	13.1 fc	0.0 fc	N/A	N/A	



Plan View
Scale - 1" = 50ft

Clover Ridge
Apartments
Chaska, MN

Prepared for:
Chase Real Estate, Inc.
2140 Co. Rd. 42 West
Burnsville, MN 55337

Project Number	22110
Date	03/01/2022
Drawn By	HL
Checked By	BH

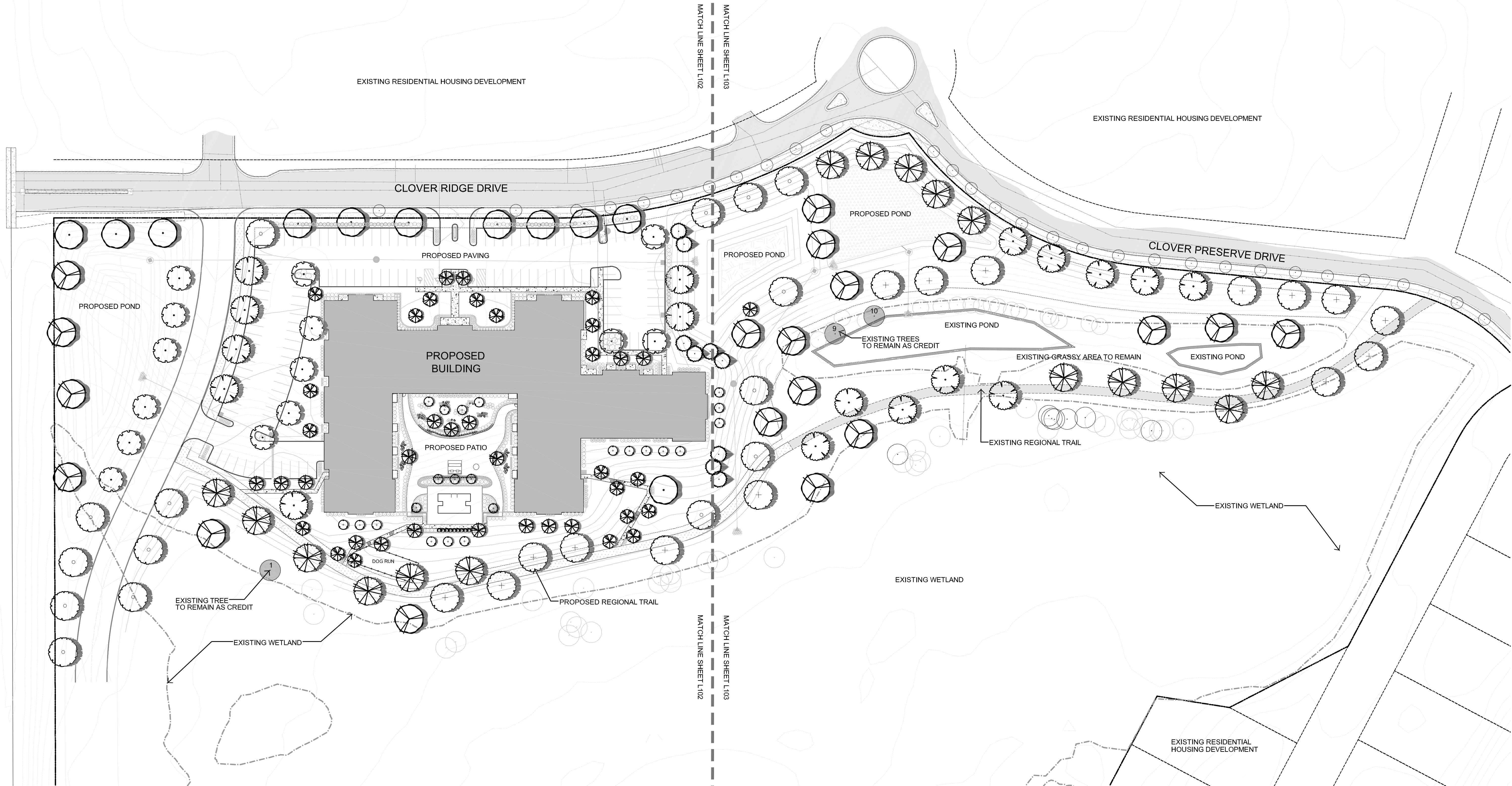
Date	3-23-2022
4-06-2022	
4-29-2022	
5-05-2022	
5-24-2022	
6-07-2022	
7-15-2022	

Revision	City Resubmittal	City Resubmittal	City Resubmittal	City Resubmittal	Final Site Plan Approval	Final City Approvals	Revised per City Comment
City Resubmittal	City Resubmittal	City Resubmittal	City Resubmittal	City Resubmittal	Final Site Plan Approval	Final City Approvals	Revised per City Comment

Rev. No.	1	2	3	4	5	6	7	8
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OVERVIEW
LANDSCAPE
PLAN

L101

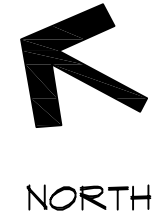
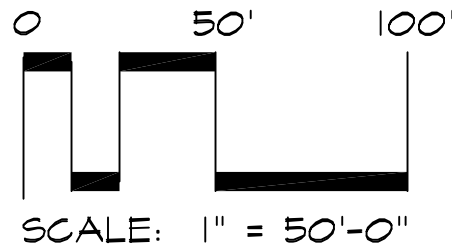


General Notes:

1. Refer to Sheets L101-L103 for Landscape Plans and L104-L105 for Details, Notes, and Schedules
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with Carver County & City of Chaska Public Works Departments.
4. Protect existing trees to remain from damage during construction.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.

City Landscape Requirements:

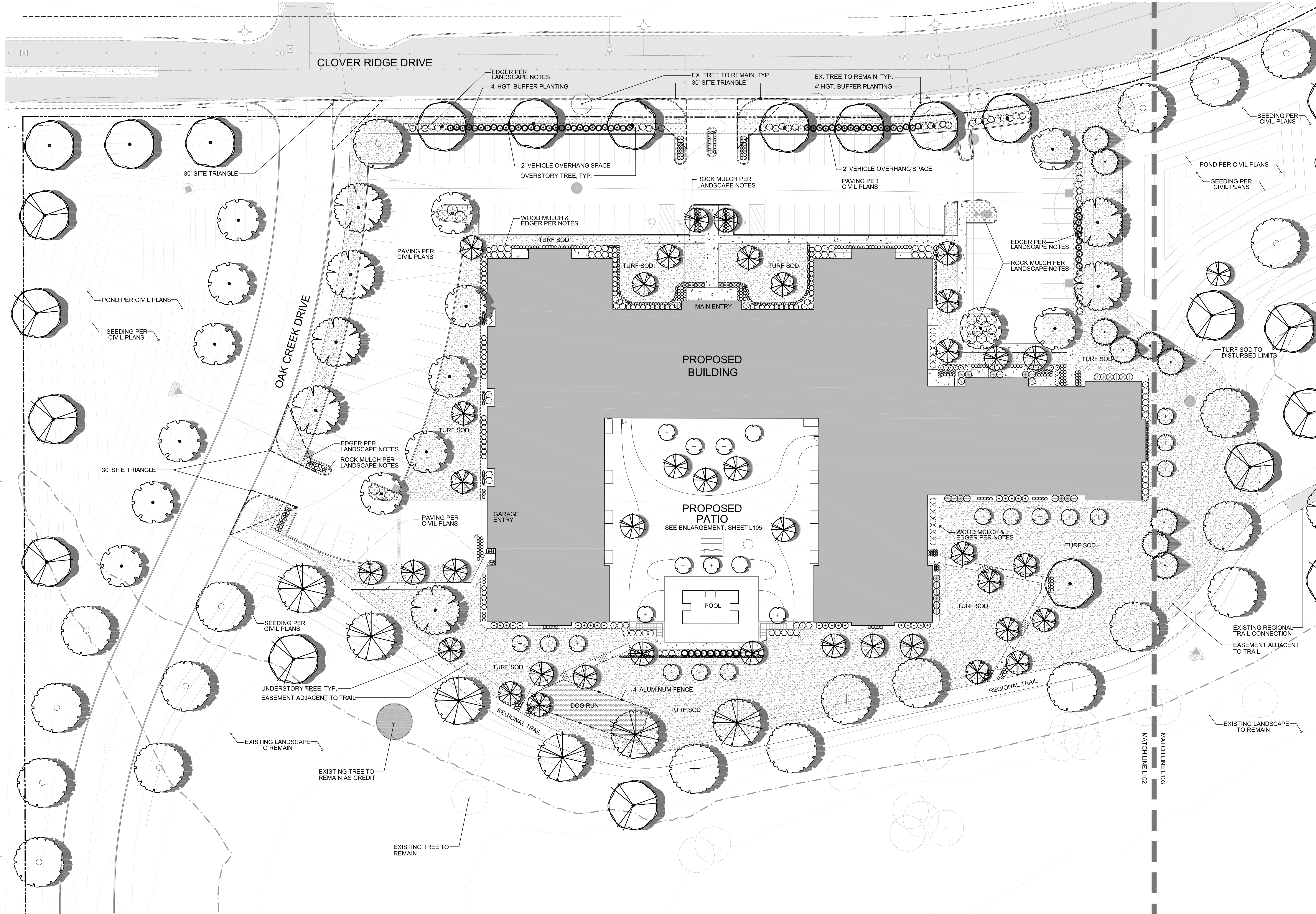
Proposed Site & Building Data Site Perimeter: TBD Building Footprint: 48,237 sq ft Stories: 4 Stories Gross Square Footage: 192,948 sq ft Credit for Existing Significant Trees Total caliper inches owed may be reduced by the total number of healthy significant inches to remain. Significant Trees: Coniferous 12'+ Overstory 10'+ Understory 6'+ Total Credits: 148* *Refer to Civil Plans for Tree Inventory	Landscape Calculations (Refer to Plant Schedule on Sheet L105) Overstory Tree Inches Owed: Gross Square Footage / 320 192,948 / 320 603 Caliper Inches - 37 Credits 566 Caliper Inches Minimum Overstory Tree Size: 40% at 2.5" = 227 Caliper Inches = 91 Trees 20% at 3" = 111 Caliper Inches = 37 Trees 10% at 3.5" = 57 Caliper Inches = 16 Trees 10% at 4" = 57 Caliper Inches = 14 Trees 10% at 4.5" = 57 Caliper Inches = 13 Trees 10% at 5" = 57 Caliper Inches = 11 Trees Total Overstory Inches Owed: 566 Caliper Inches Total Overstory Inches Proposed: 567 Caliper Inches (100% Code) Total Overstory Trees Proposed: 148 Overstory Trees Total Understory Trees Owed: 25% x 148 Overstory = 37 Trees Total Understory Trees Proposed: 40 Understory Trees at 2.5" caliper (108% Code) Shrubs Owed: Bldg. Footprint / 300 48,237 / 300 161 Shrubs at 5 gal. Total 5 gal. Shrubs Proposed: 477 Shrubs at 5 gal. (296% Code)	Parking Island Area Parking Island Calculation (needs to meet 10% of parking lot) Planting Island Area = 3,789 SF = 13.9% Additional Requirements & Notes Parking Lot Screening: 4' Height, 75% Opacity Year-Round Overstory Tree Diversity: No more than 50% same species Overstory Native Preference: All plantings shown are native or adapted natives Coniferous Tree Height to Caliper Conversion: Hgt / 2.4 = Cal. Site Triangles: 30'	Existing Tree Credits Total Credits: 37 Notes: Refer to civil plans for full tree inventory. Schedule of Existing Trees to Remain as Credit 1. Elm 14" 2. Boxelder 15" (Inside Wetland per New Delineation) 3. Willow 10" (Inside Wetland per New Delineation) 4. Willow 23" (Inside Wetland per New Delineation) 5. Elm 10" (Inside Wetland per New Delineation) 6. Willow 15" (Inside Wetland per New Delineation) 7. Willow 23" (Inside Wetland per New Delineation) 8. Willow 15" (Inside Wetland per New Delineation) 9. Willow 11" 10. Willow 12"
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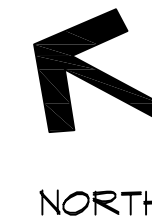
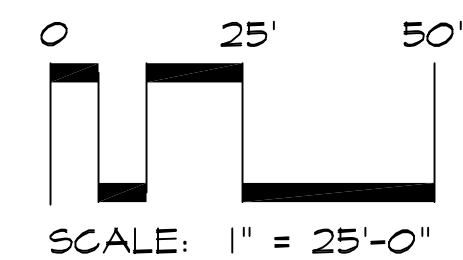
Rev. No.	Revision	Date
1	City Resubmittal	3-23-2022
2	City Resubmittal	4-06-2022
3	City Resubmittal	4-29-2022
4	City Resubmittal	5-05-2022
5	City Resubmittal	5-24-2022
6	Final Site Plan Approval	6-07-2022
7	Final City Approvals	7-06-2022
8	Revised per City Comment	7-15-2022

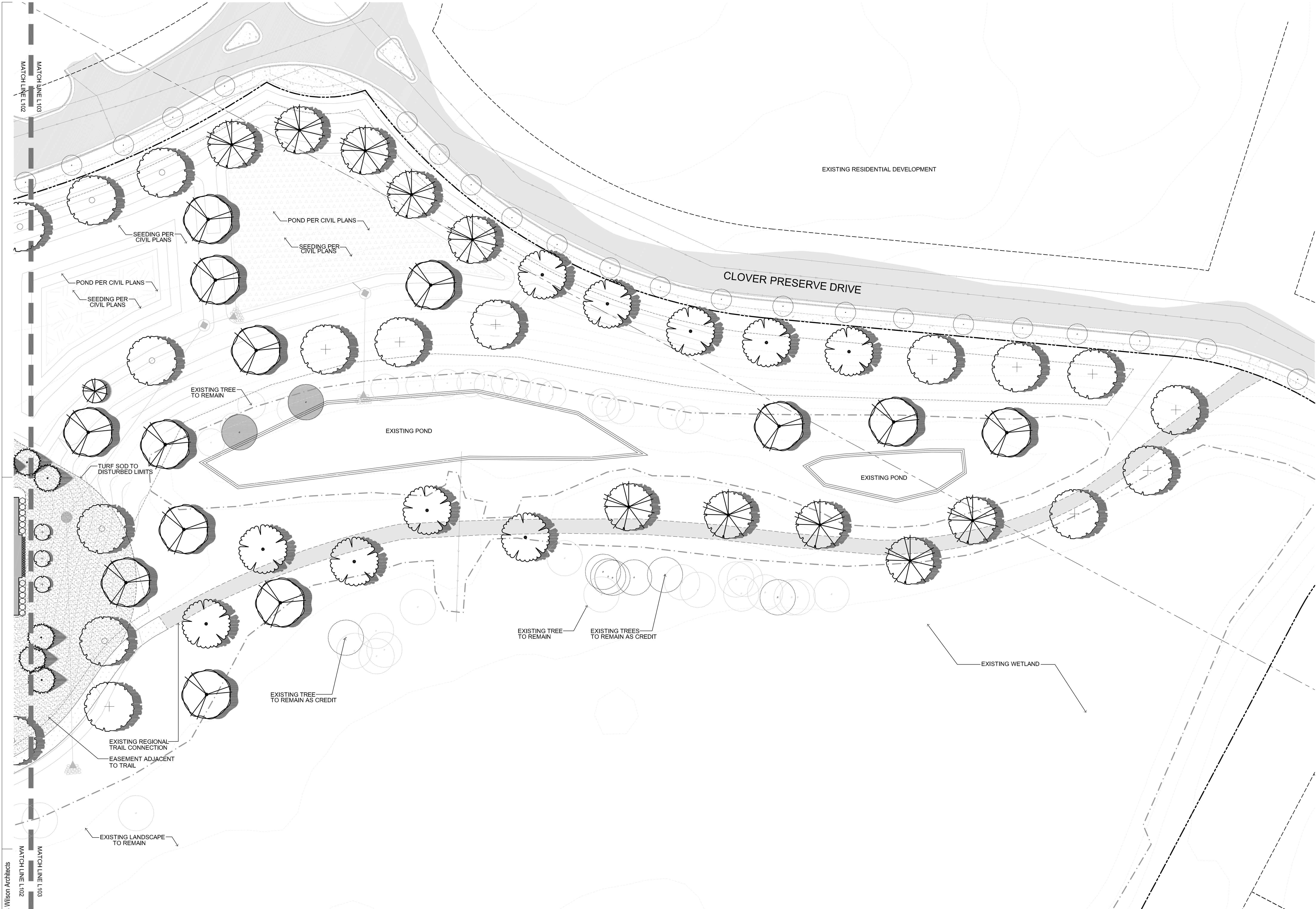
**LANDSCAPE
PLAN - WEST**

L102



FINAL CITY APPROVALS: NOT FOR CONSTRUCTION





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fax: (612) 879-6666
www.kaaswilson.com

Civil Engineering:
James R Hill, Inc.
2999 West County Rd. 42, Suite 100
Burnsville, MN 55306
Phone: (952) 890-6044

Landscape Architect:
CALYX DESIGN GROUP
475 Cleveland Ave. N. Suite 101A
Saint Paul, MN 55104
(651) 788-9018

Clover Ridge Apartments

Chaska, MN

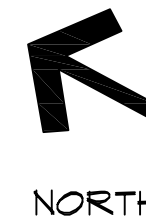
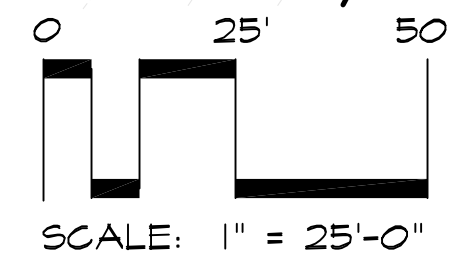
Prepared for:
Chase Real Estate, Inc.
2140 Co. Rd. 42 West
Burnsville, MN 55337

Project Number	22110
Date	03/01/2022
Drawn By	HL
Checked By	BH

Rev. No.	Revision	Date
1	City Resubmittal	3-23-2022
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6	Final Site Plan Approval	6-07-2022
7	Final City Approvals	7-06-2022
8	Revised per City Comment	7-15-2022

LANDSCAPE PLAN - EAST

L103



Project Number	22110
Date	03/01/2022
Drawn By	HL
Checked By	BH

Rev. No.	Revision	Date
1	City Resubmittal	3-23-2022
2	City Resubmittal	4-06-2022
3	City Resubmittal	4-29-2022
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5	City Resubmittal	5-24-2022
6	Final Site Plan Approval	6-07-2022
7	Final City Approvals	7-06-2022
8	Revised per City Comment	7-15-2022

LANDSCAPE
DETAILS

L104

FINAL CITY APPROVALS: NOT FOR CONSTRUCTION

Landscape Notes + Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth Western Red Cedar wood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch. Dyed or Colored mulch is strictly prohibited.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.

4. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

5. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.

6. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

7. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.

8. Contractor is responsible for ongoing maintenance of all newly installed trees. Provide tree watering bags at the base of newly planted trees unless they are installed in an area with existing underground irrigation. The landscape contractor shall maintain the tree watering bags for 60 days following tree installation. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.

9. Warranty: The contractor shall guarantee newly planted material through ONE calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide PVC trunk guards on deciduous trees. Prune dead wood at 11 month warranty review period - use wound paint on trees.

10. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

11. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

12. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

13. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

14. All landscape beds to receive a 4" depth of Western Red Cedar wood mulch over spun bonded, free draining weed mat EXCEPT for parking lot islands which are to receive 4" depth of locally available ¾" diameter Buff Limestone rock mulch over spun bonded, free draining weed mat. Install all mulch per detail. Do not install weed mat under perennials with the exception of ornamental grasses. Submit mulch samples for approval.

15. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

16. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

17. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.

18. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

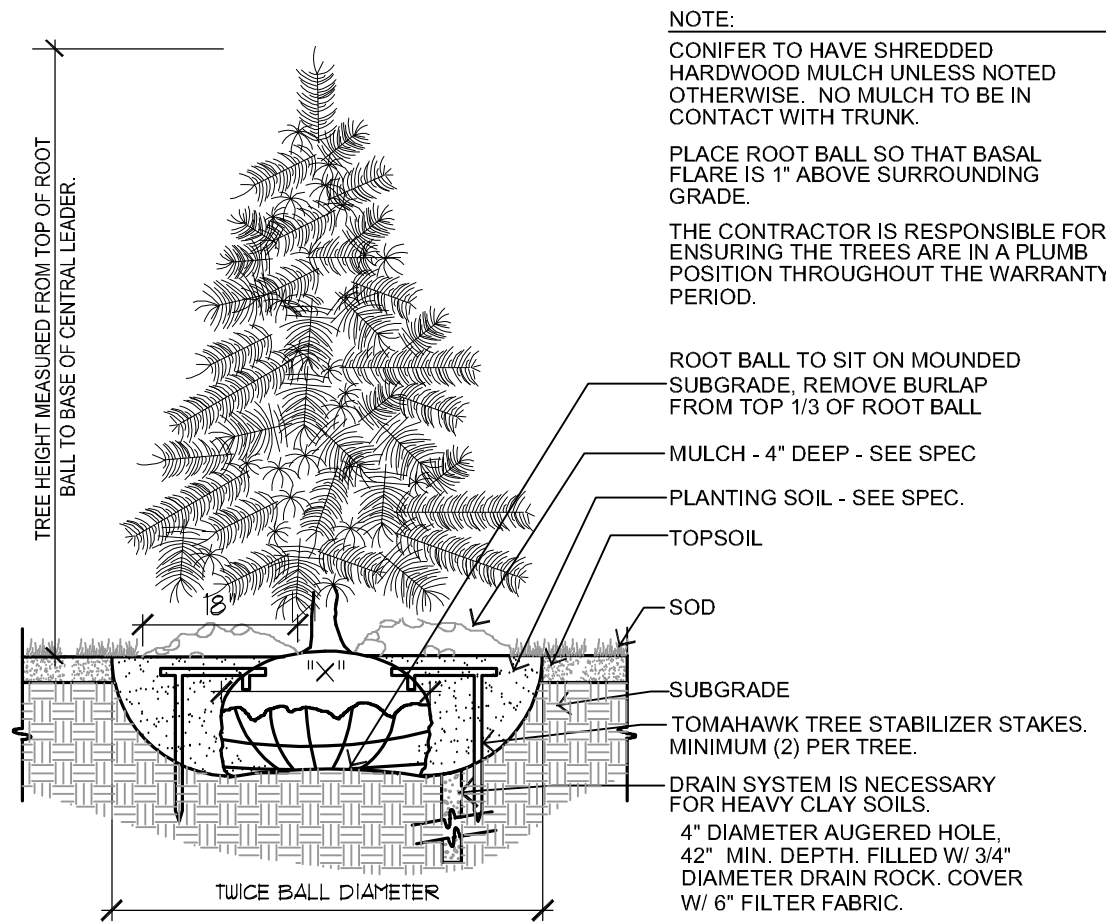
19. Landscape edger to be professional ⅜" thick black steel landscape edging with stakes every 18" minimum. Coyote or Equal.

20. Irrigation is required for this project. Verify water service pressure and check local codes regarding building connection for irrigation. Irrigation contractor is to submit a proposed irrigation layout plan that utilizes a new connection in the building mechanical room. Install controller, rain sensor, and plumbing connections to meet current plumbing code. Ensure head-to-head coverage of all turf and planted areas, existing and proposed. Use Hunter Commercial irrigation equipment with fully adjustable stream rotor and spray heads (or equal manufacturer). Submit equipment cut sheets for approval. Coordinate sleeving under paving with excavation sub-contractor. Coordinate plumbing requirements with mechanical contractor. Ensure irrigation system is installed and functioning prior to installation of landscape materials. Remove old irrigation equipment. Refer to Irrigation System Performance Notes.

21. Boulder Accents: Boulders to be Niagra limestone cubes, available from Hedberg Landscape Supply (www.hedbergaggregates.com). Boulder character to be rectangular in shape, laid flat form down with a minimum of 16" and maximum of 20" exposed height from grade with the intent of informal pedestrian seating.

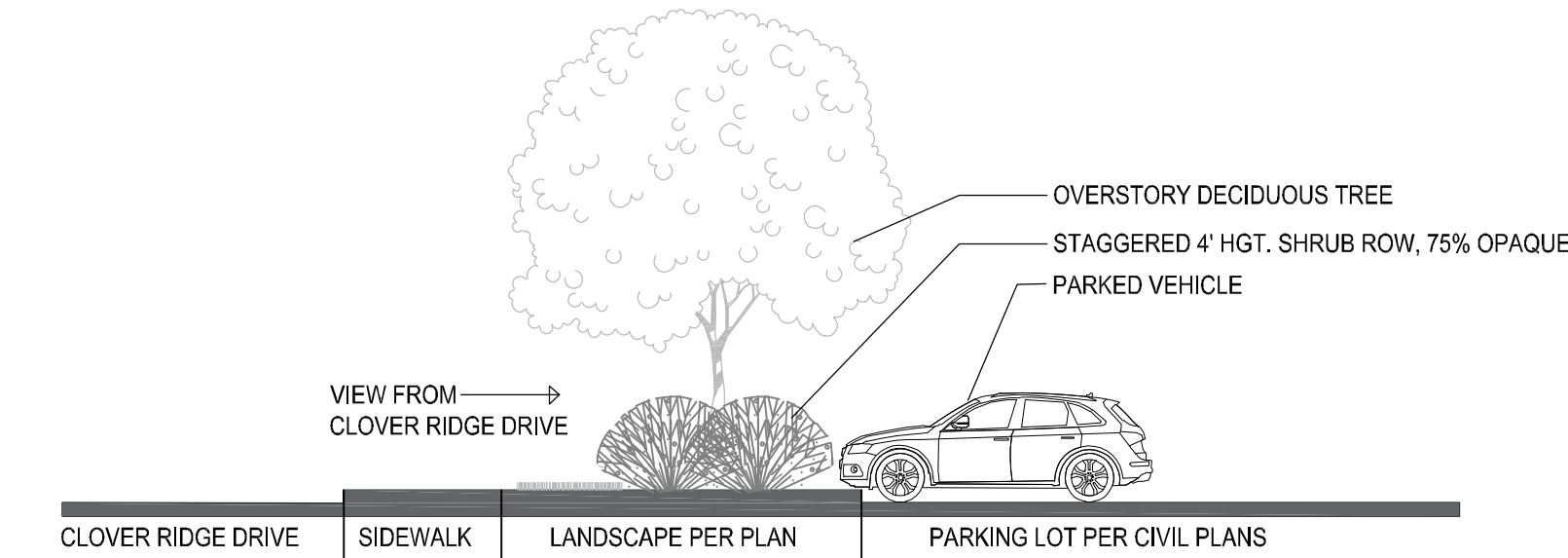
Irrigation System Performance Requirements:

1. IRRIGATION SYSTEM SHOULD AVERAGE 40(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. NOTIFY LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS. BUILDING PRESSURE IS NOT KNOWN.
2. IRRIGATION CONTRACTOR TO PREPARE FULL IRRIGATION LAYOUT PLANS FOR LANDSCAPE ARCHITECT'S REVIEW. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.
4. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURE. ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)
5. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
6. LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.
7. ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE.
8. ALL TEES AND ELBOWS SHALL BE PVC (160 PSI). INCLUDE THRUST BLOCKING AT TEE AND ELBOW JOINTS.
9. ALL SPRINKLERS SHALL BE AS NOTED ON DETAIL & SPECIFICATION.
10. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
11. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
12. CONTROL VALVE WIRES, INCLUDING THE GROUND WIRE, SHALL BE #12 GAUGE U.F.U.L. APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY) OR APPROVED EQUAL.
13. TRACER-WIRE IS TO BE PLACED OVER ALL MAIN AND LATERAL LINES.
14. PLACE ALL VALVES IN APPROVED VALVE BOXES.
15. USE TEFLON TAPE ON ALL THREADED JOINTS.
16. BRAND EACH VALVE BOX WITH 2" HIGH LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER (EXAMPLE 'A3'). THIS STAMP IS TO MATCH THE ZONE SHOWN ON THE PLAN UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
17. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
18. CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.
19. LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
20. IRRIGATION CONTRACTOR TO COORDINATE MECHANICAL ROOM WATER CONNECTION POINT WITH MECHANICAL ENGINEER AND PLUMBING CONTRACTOR.
21. AFTER INSTALLATION OF DRIP IRRIGATION PIPE IS COMPLETE AND PRIOR TO SODDING OR MULCH INSTALLATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW THE INSTALLATION OF THE DRIP IRRIGATION SYSTEM.
22. LANDSCAPE CONTRACTOR TO ADJUST HEADS IN THE FIELD TO ENSURE WATER DOES NOT SPRAY THE BUILDING FACE OR PAVED AREAS.
23. COORDINATE LOCATION OF ROOFTOP-MOUNTED ATMOSPHERIC MOISTURE (RAIN) SENSOR WITH OWNER AND ARCHITECT.
24. COORDINATE LOCATION OF SLEEVING UNDER PAVED AREAS WITH GENERAL CONTRACTOR, EARTHWORK, AND PAVING SUB-CONTRACTORS.
25. SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
26. IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP (SPRING OF THE YEAR FOLLOWING INSTALLATION).
27. THIS PROJECT WILL USE HUNTER COMMERCIAL IRRIGATION PRODUCTS.
28. PROVIDE THE OWNER WITH MANUFACTURER'S INSTRUCTION MANUAL FOR CONTROLLER. POST IRRIGATION ZONE LAYOUT MAP AT 8"x10" NEXT TO THE CONTROLLER FOR REFERENCE.
29. PROVIDE THE OWNER WITH AN AS-BUILT PLAN (PAPER AND CAD .DWG) UPON COMPLETION OF INSTALLATION.



CONIFEROUS TREE PLANTING - SECTION

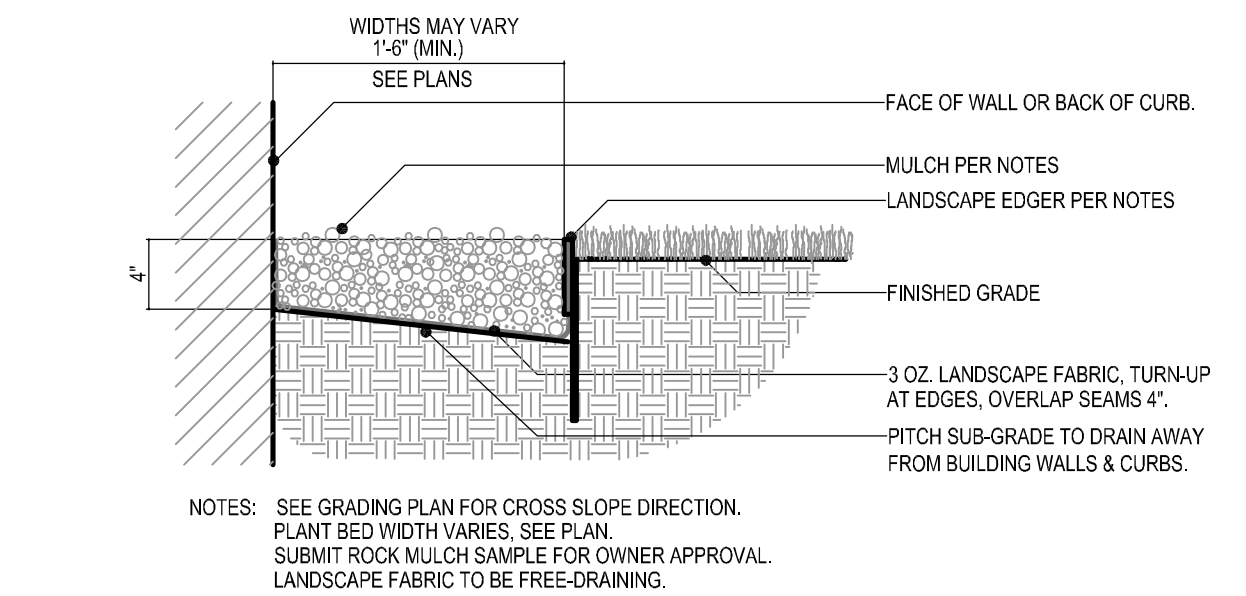
L104 NOT TO SCALE



PARKING LOT SCREENING CROSS SECTION

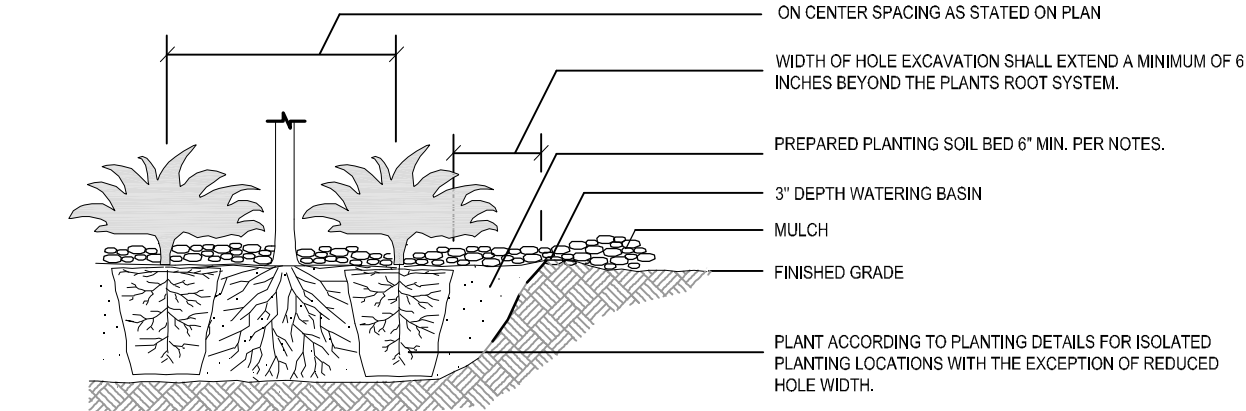
L104 NOT TO SCALE

REFER TO SHEETS L101-L103 FOR LANDSCAPE LAYOUT PLAN



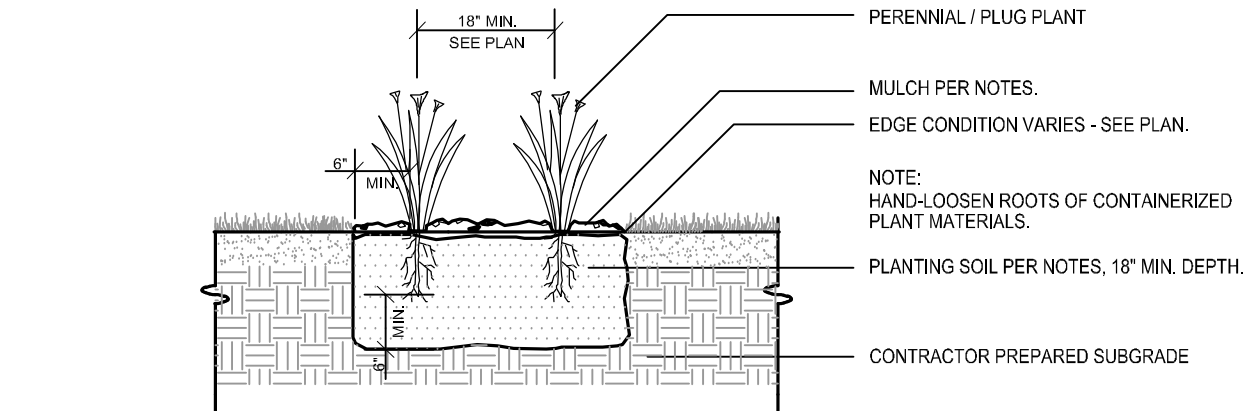
MULCH DETAIL

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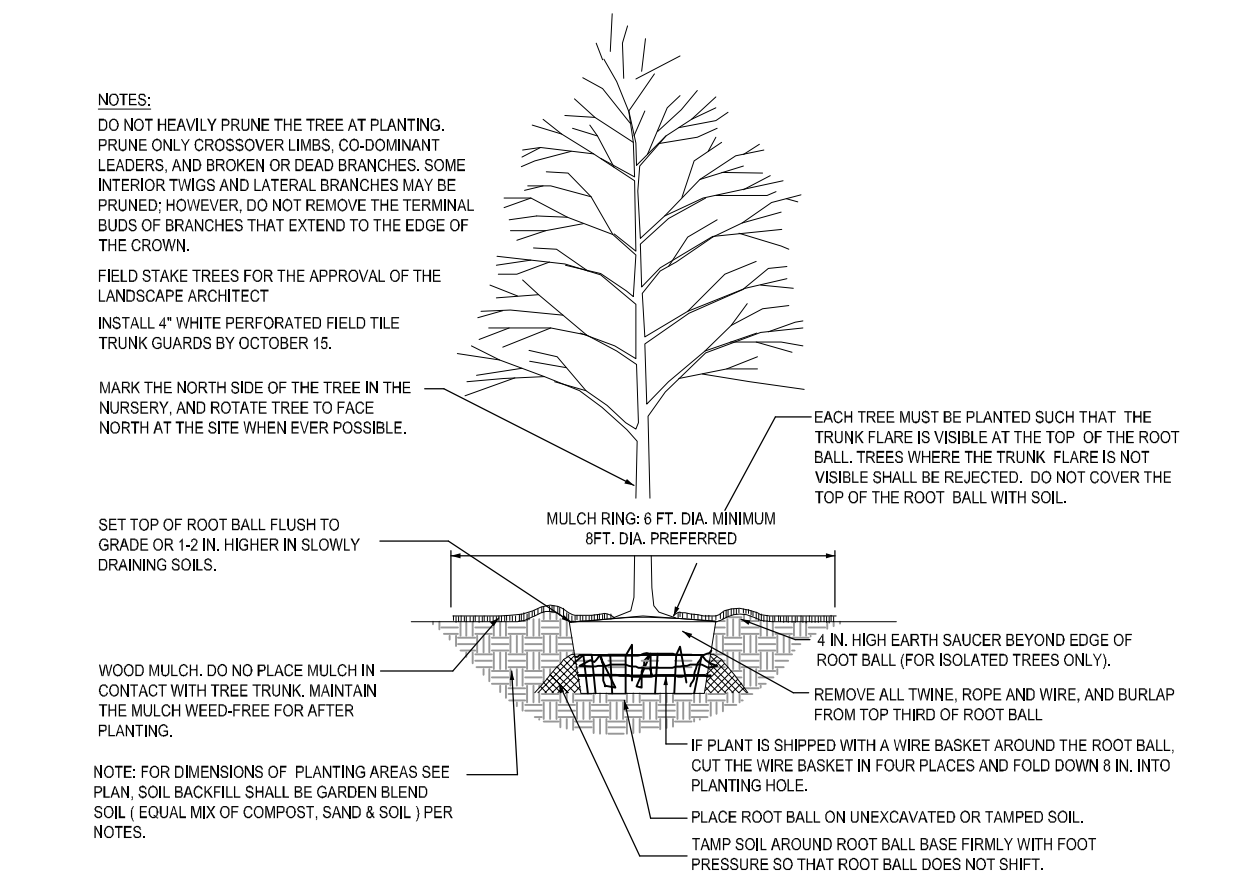
TYP. SHRUB PLANTING - SECTION

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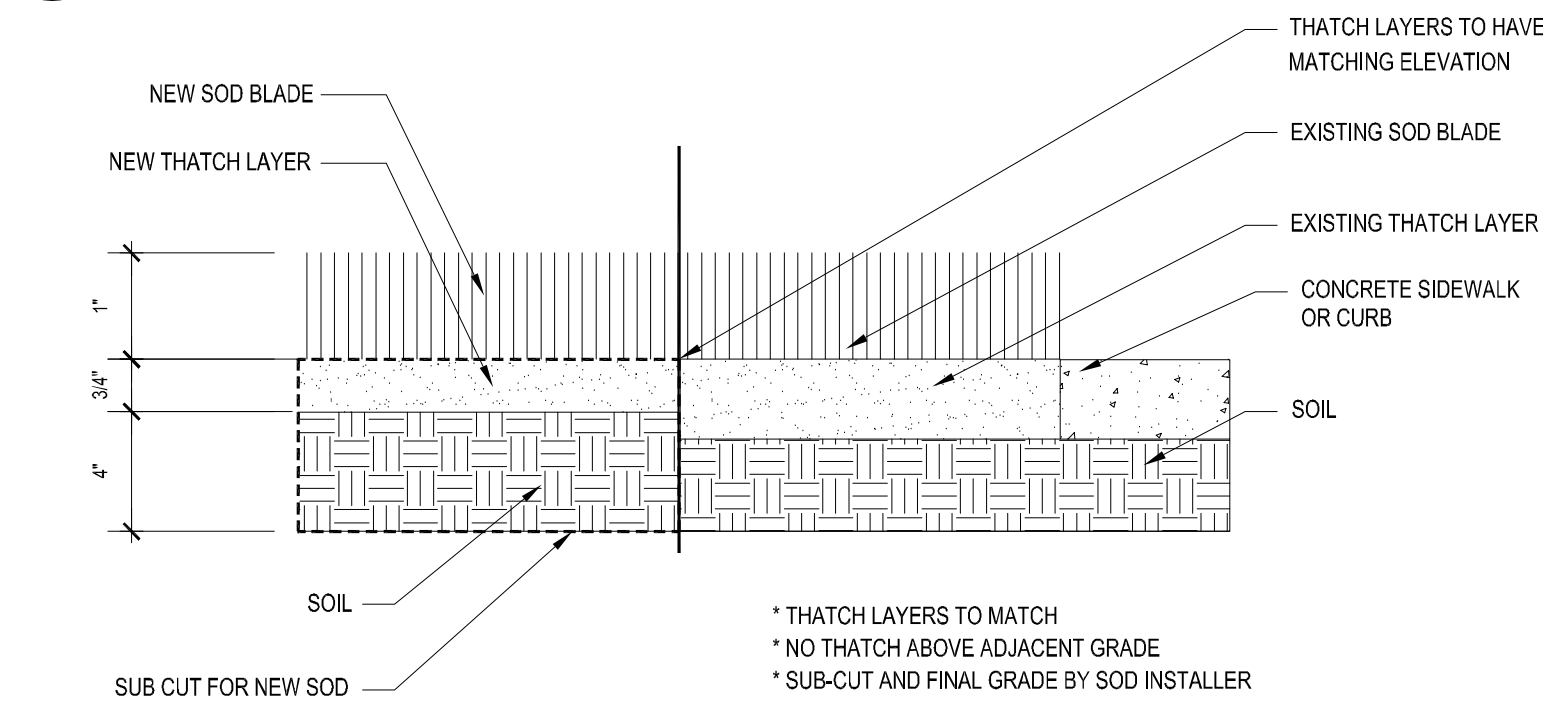
TYP. PERENNIAL PLANTING DETAIL

L104 NOT TO SCALE



DECIDUOUS TREE PLANTING - SECTION

L104 NOT TO SCALE

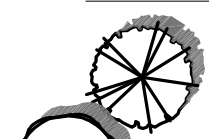
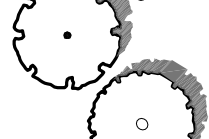
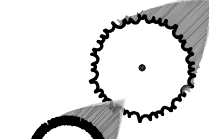
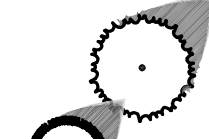
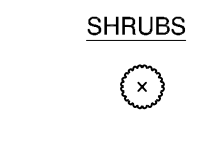
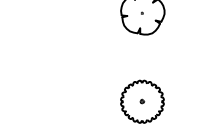
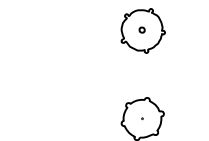
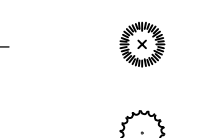
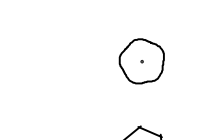
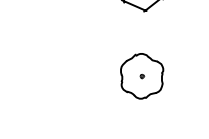
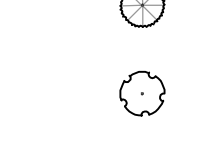
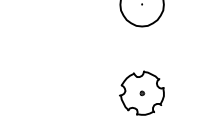
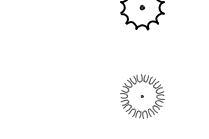


NEW SOD TO EXISTING SOD DETAIL

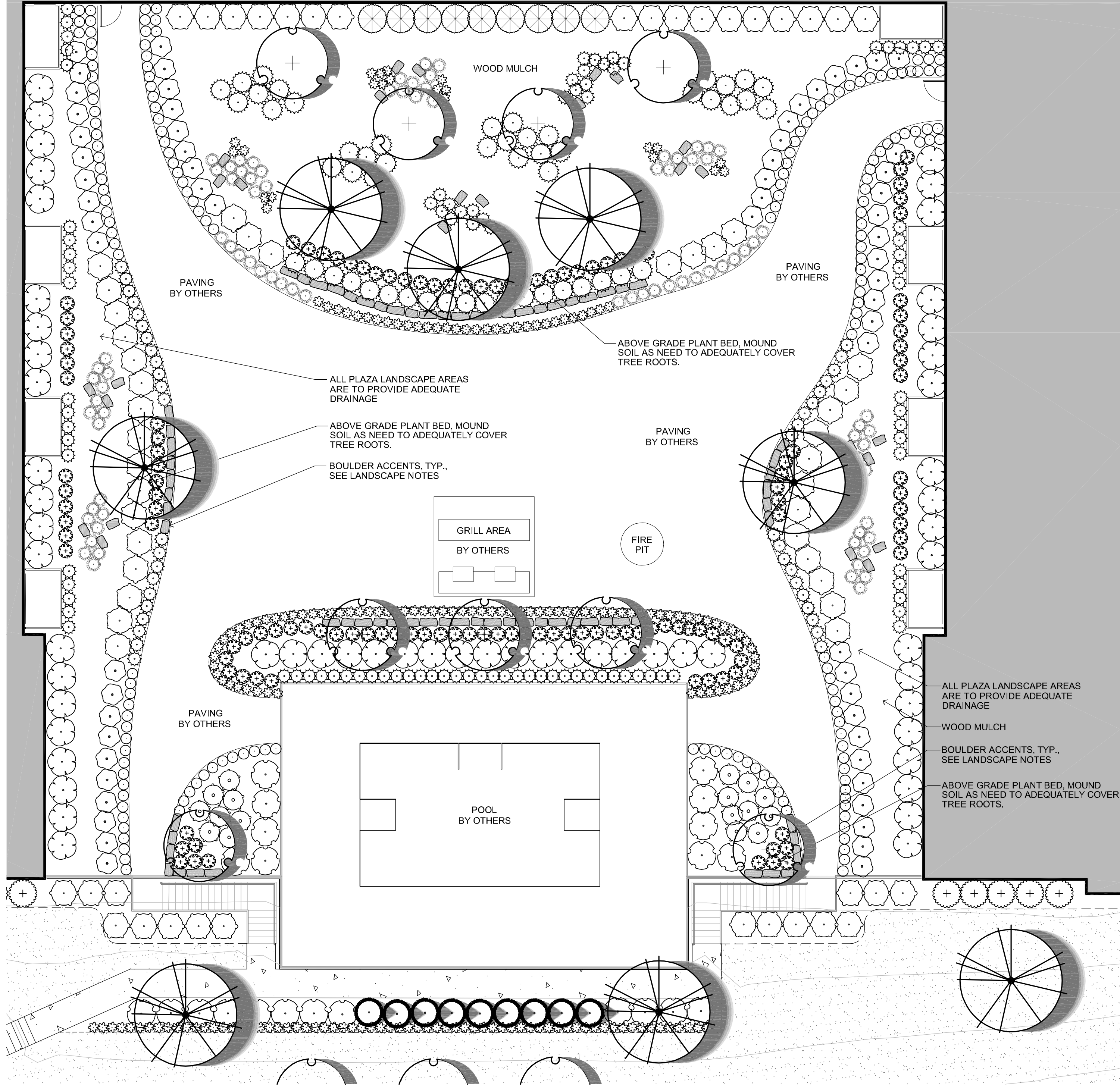
L104 NOT TO SCALE

TOTAL OVERSTORY TREES: 148
TOTAL OVERSTORY INCHES: 567
TOTAL UNDERSTORY TREES: 40
TOTAL UNDERSTORY INCHES: 100

PLANT SCHEDULE

DECIDUOUS OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	TOTAL INCHES
	Ar	Acer rubrum	Red Maple	4" Cal.	B&B	16		64
	Aa2	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	5" Cal.	B&B	11		55
	Br	Betula nigra	River Birch	16' Ht.	B&B	19	Clump Form, Calculated as 4.5" cal.	85.5
	Bf	Betula platyphylla 'Fargo' TM	Dakota Pinnacle White Birch	3" Cal.	B&B	23	Single Stem	69
	Co	Celtis occidentalis	Common Hackberry	4" Cal.	B&B	17		68
	Gd	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	4" Cal.	B&B	14		56
	Ts	Tilia americana 'Sentry'	American Linden	4" Cal.	B&B	15		60
	Ua	Ulmus x 'Accolade'	Accolade Elm	4" Cal.	B&B	15		60
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	Pd	Picea glauca 'Densata'	Black Hills Spruce	8' Ht.	B&B	9	Calculated as 3" cal.	27
	Ta	Thuja occidentalis 'Art Boe' TM	North Pole Arborvitae	6' Hgt.	B&B	9	Calculated as 2.5" cal.	22.5
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	Ms	Malus x 'Spring Snow'	Spring Snow Crab Apple	2.5" Cal.	B&B	20		50
	Si	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	20		50
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	Am	Aronia melanocarpa 'Morton' TM	Iroquis Beauty Black Chokeberry	5 gal.	Pot	25		
	Cr	Cornus alba 'Regnzam'	Red Gnome Dogwood	5 gal.	Pot	70		
	Di	Diervilla lonicera	Dwarf Bush Honeysuckle	5 gal.	Pot	81		
	Ec	Euonymus fortunei 'Canadale Gold'	Canadale Gold Euonymus	3 gal.	Pot	36		
	He	Hydrangea macrophylla 'Bailmer' TM	Endless Summer	5 gal.	Pot	88		
	Jf	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	59		
	Jc	Juniperus sabina 'Calgary Carpet' TM	Calgary Carpet Juniper	3 gal.	Pot	53		
	Rg	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Pot	16		
	Ra	Ribes alpinum	Alpine Currant	5 gal.	Pot	30		
	Rd	Rosa x 'Dwarf Pavement'	Dwarf Pavement Rose	2 gal.	Pot	62		
	T12	Thuja occidentalis 'Techny Globe'	Techny Globe Arborvitae	5 gal. (Min. 18" Height)	Pot	39		
	Vb	Viburnum trilobum 'Bailey Compact'	Compact American Cranberry Bush	5 gal.	Pot	69		
	Wr	Weigela florida 'Rumba'	Rumba Weigela	2 gal.	Pot	128		
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	Ho	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	269		
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	157		
	Rg2	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	Pot	253		
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	396		
	Ss	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 gal.	Pot	88		

1 PATIO ENLARGEMENT
L105 SCALE 1:10



FINAL CITY APPROVALS: NOT FOR CONSTRUCTION



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Civil Engineering:
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2999 West County Rd. 42, Suite 100
Burnsville, MN 55306
Phone: (952) 890-6044

Landscape Architect:
CALYX DESIGN GROUP
475 Cleveland Ave. N. Suite 101A
Saint Paul, MN 55104
(651) 788-9018

Clover Ridge
Apartments
Chaska, MN

Prepared for:
Chase Real Estate, Inc.
2140 Co. Rd. 42 West
Burnsville, MN 55337

Project Number	22110
Date	03/01/2022
Drawn By	HL
Checked By	BH

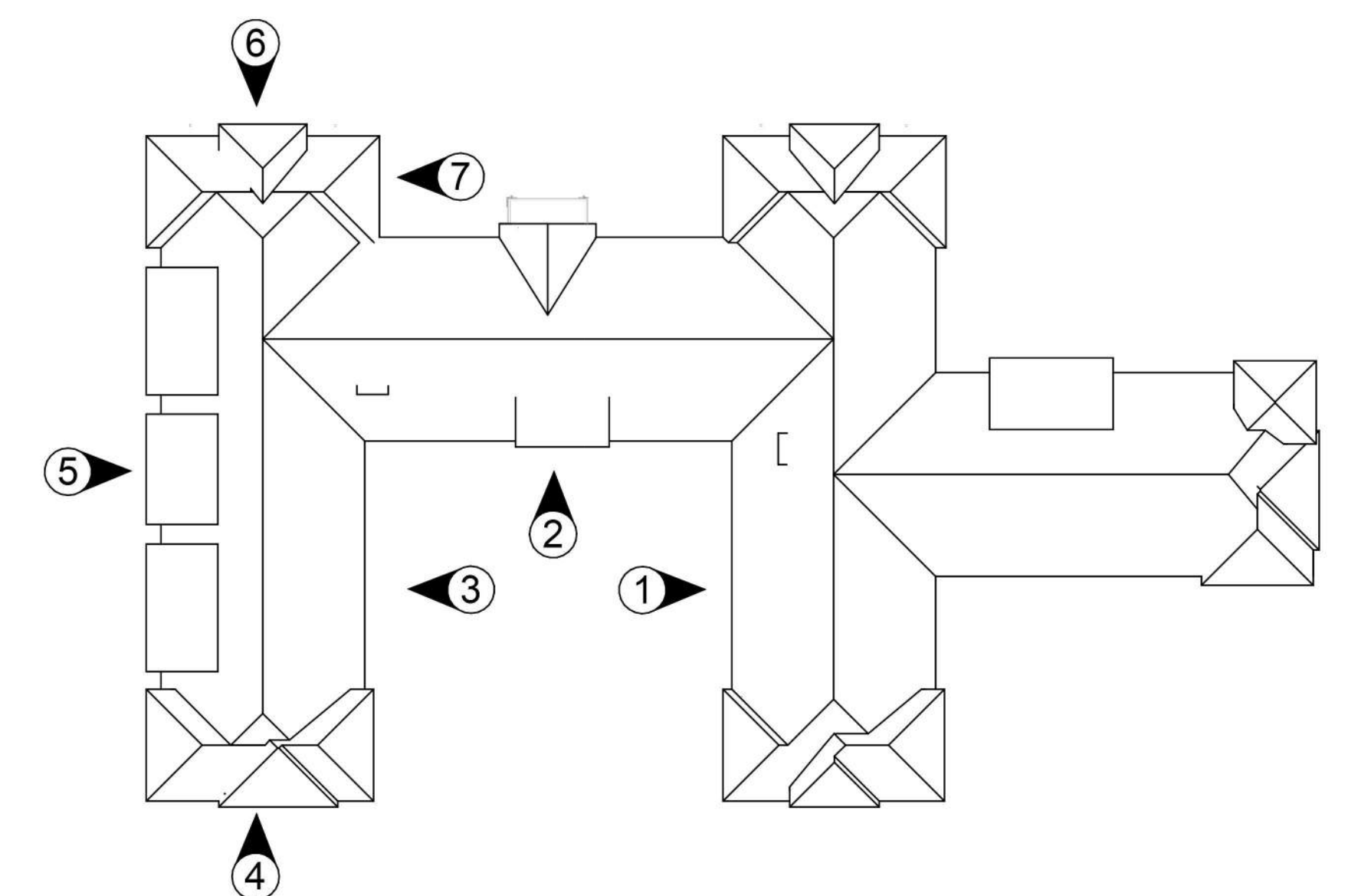
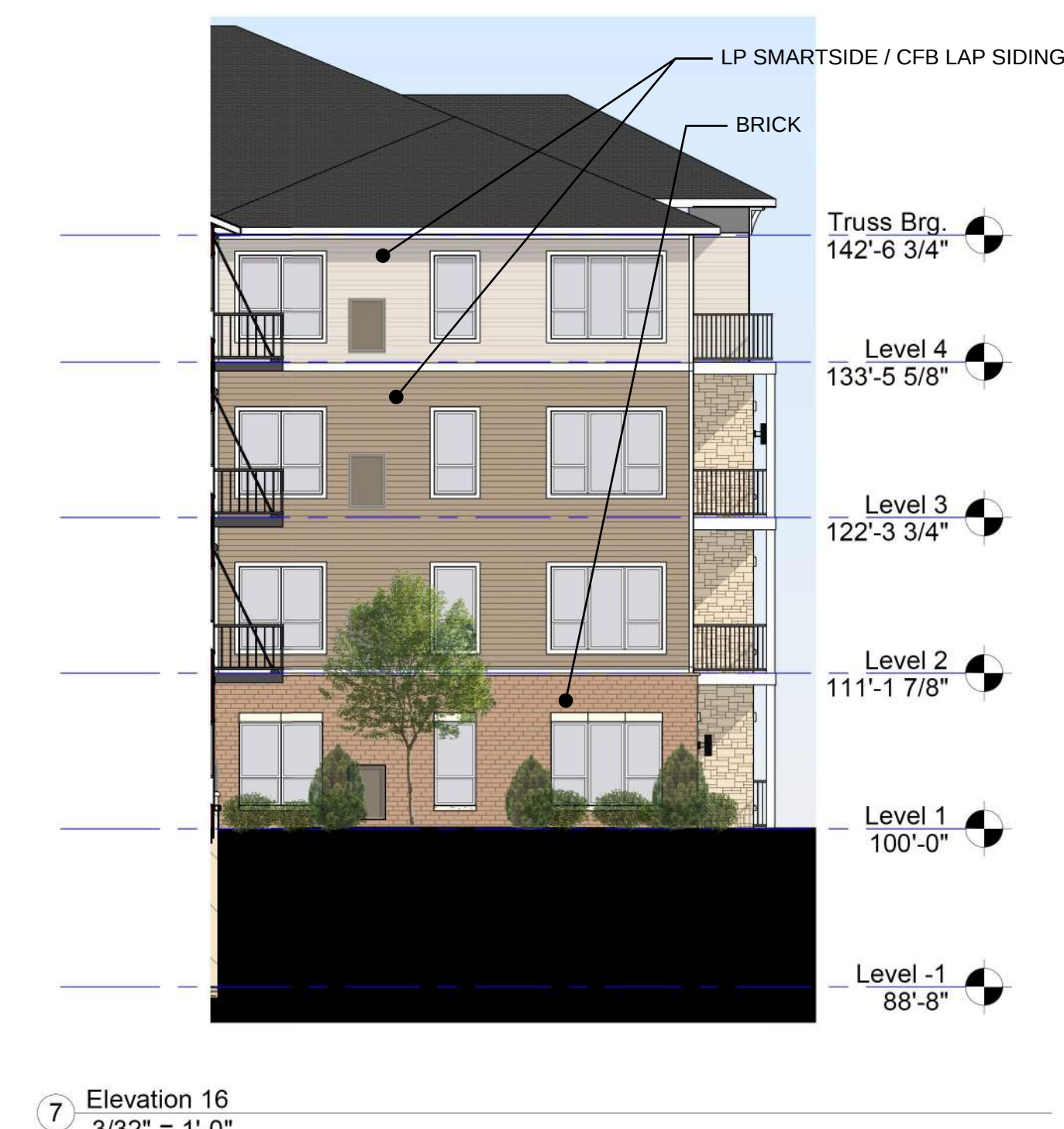
Rev. No.	Revision	Date
1	City Resubmittal	3-23-2022
2	City Resubmittal	4-06-2022
3	City Resubmittal	4-29-2022
4	City Resubmittal	5-05-2022
5	City Resubmittal	5-24-2022
6	Final Site Plan Approval	6-07-2022
7	Final City Approvals	7-06-2022
8	Revised per City Comment	7-15-2022

LANDSCAPE
DETAILS

L105

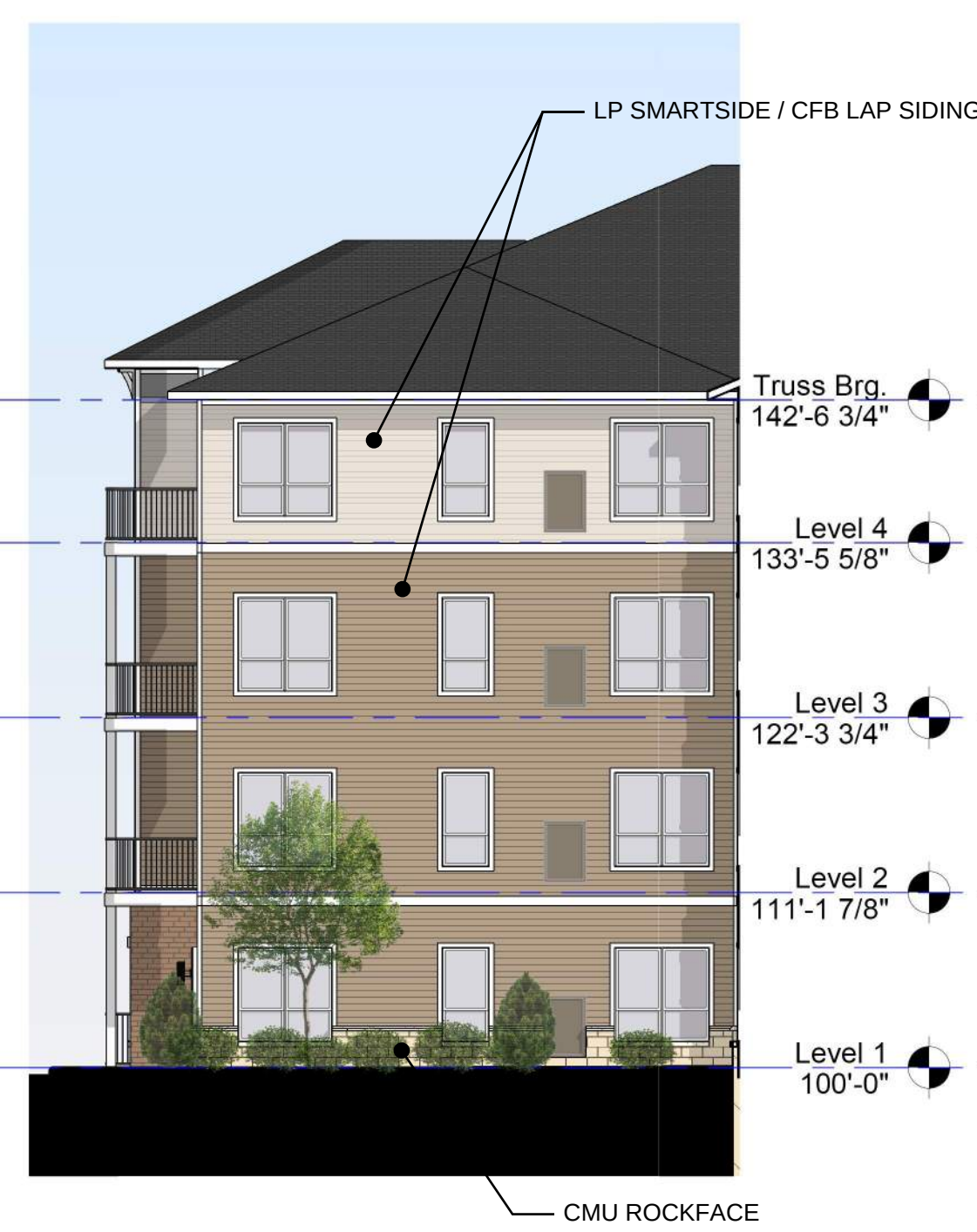
REFER TO SHEETS L101-L103 FOR LANDSCAPE LAYOUT PLAN







1 Elevation 1
3/32" = 1'-0"



2 Elevation 2
3/32" = 1'-0"



3 Elevation 3
3/32" = 1'-0"



4 Elevation 4
3/32" = 1'-0"



5 Elevation 5
3/32" = 1'-0"



6 Elevation 6
3/32" = 1'-0"



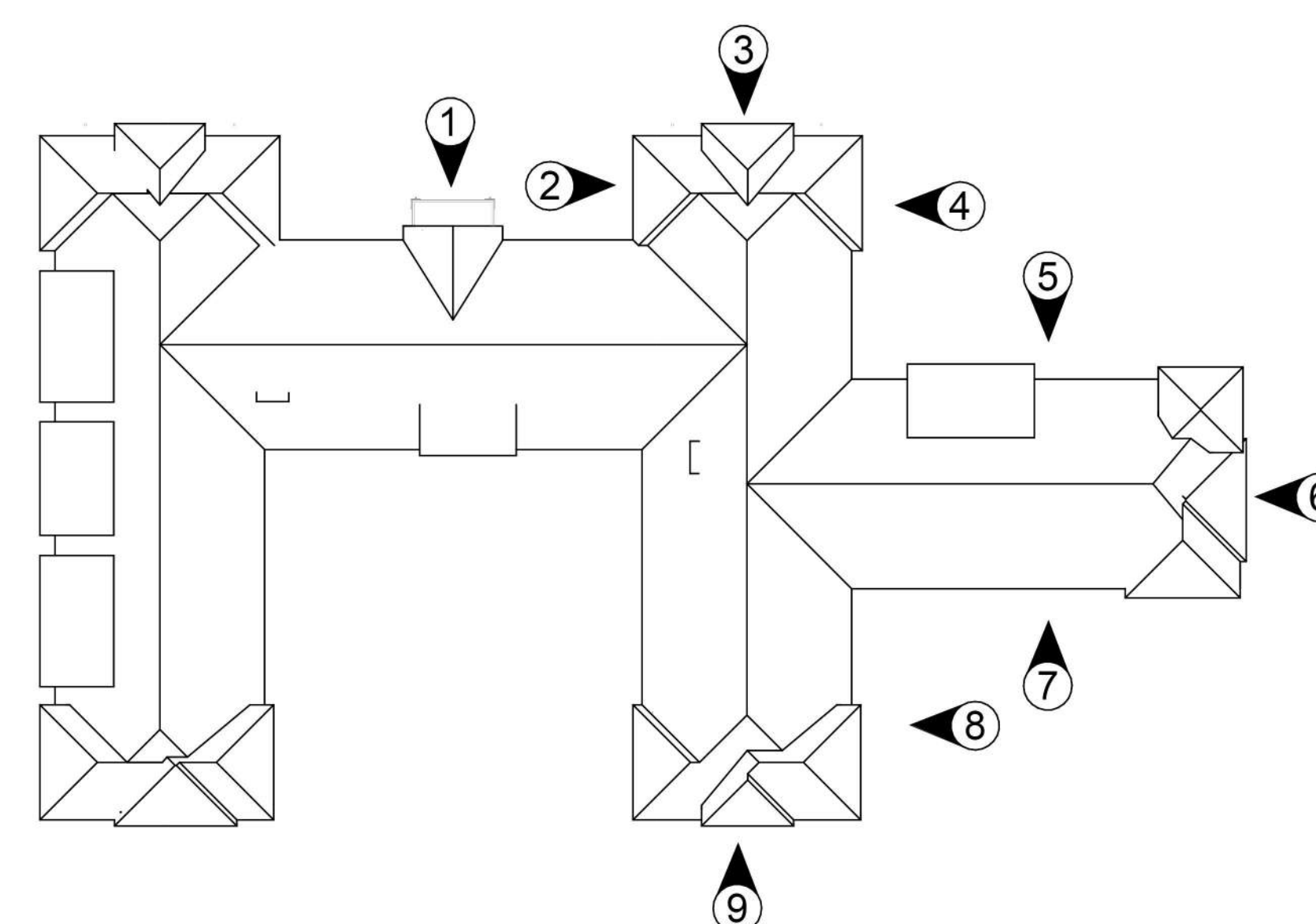
7 Elevation 7
3/32" = 1'-0"

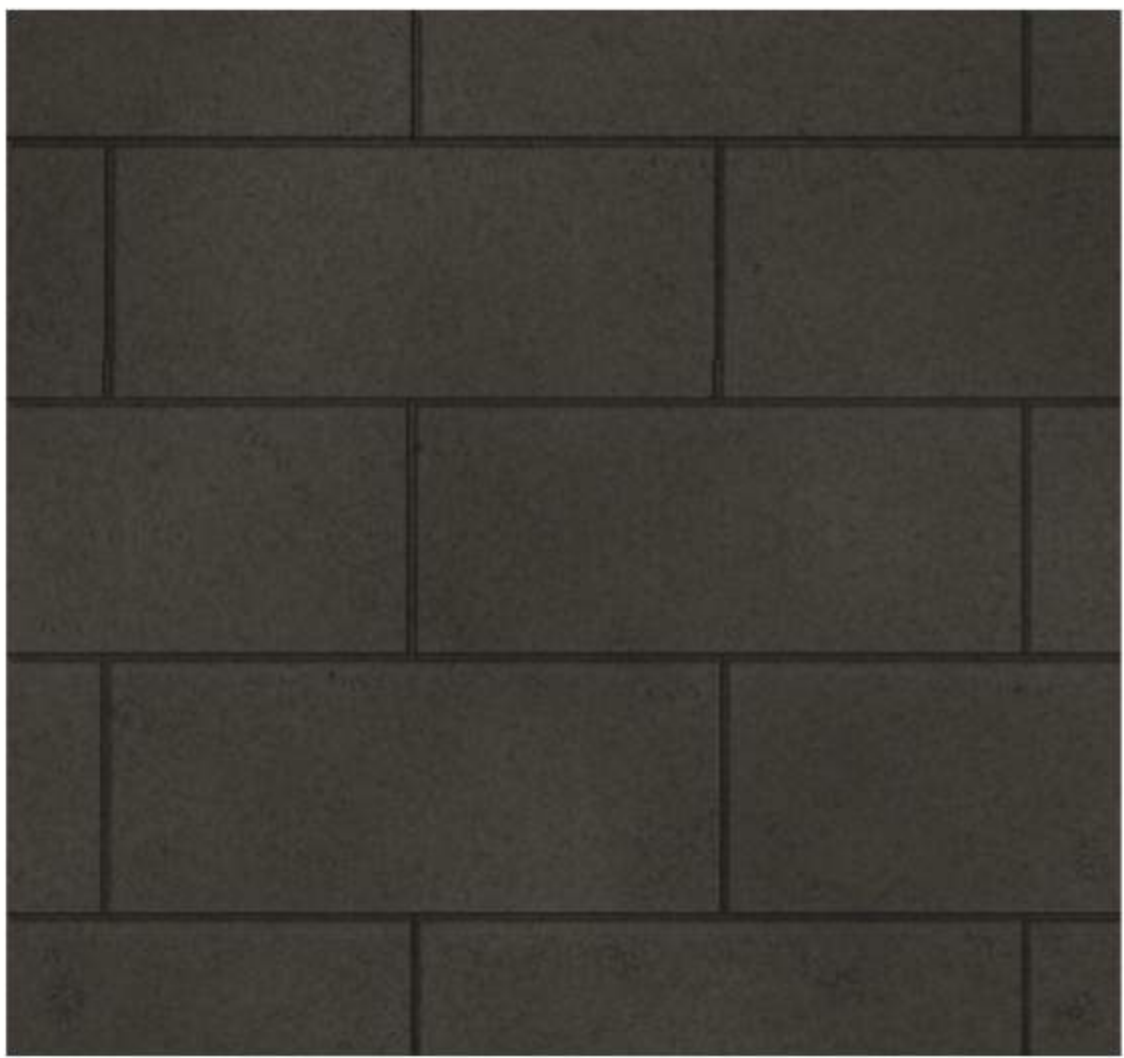


8 Elevation 8
3/32" = 1'-0"

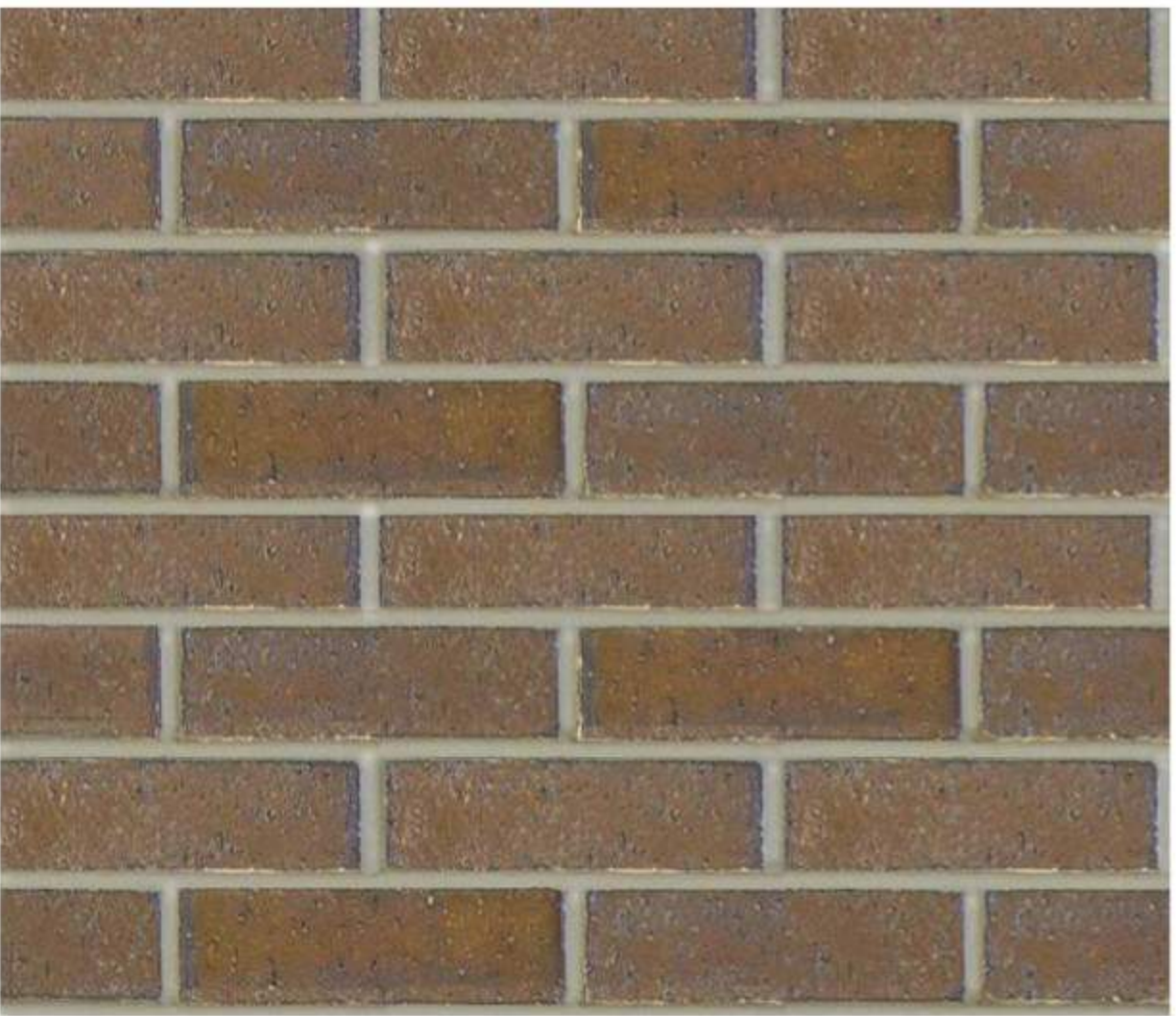


9 Elevation 9
3/32" = 1'-0"





ASPHALT SHINGLES



BRICK



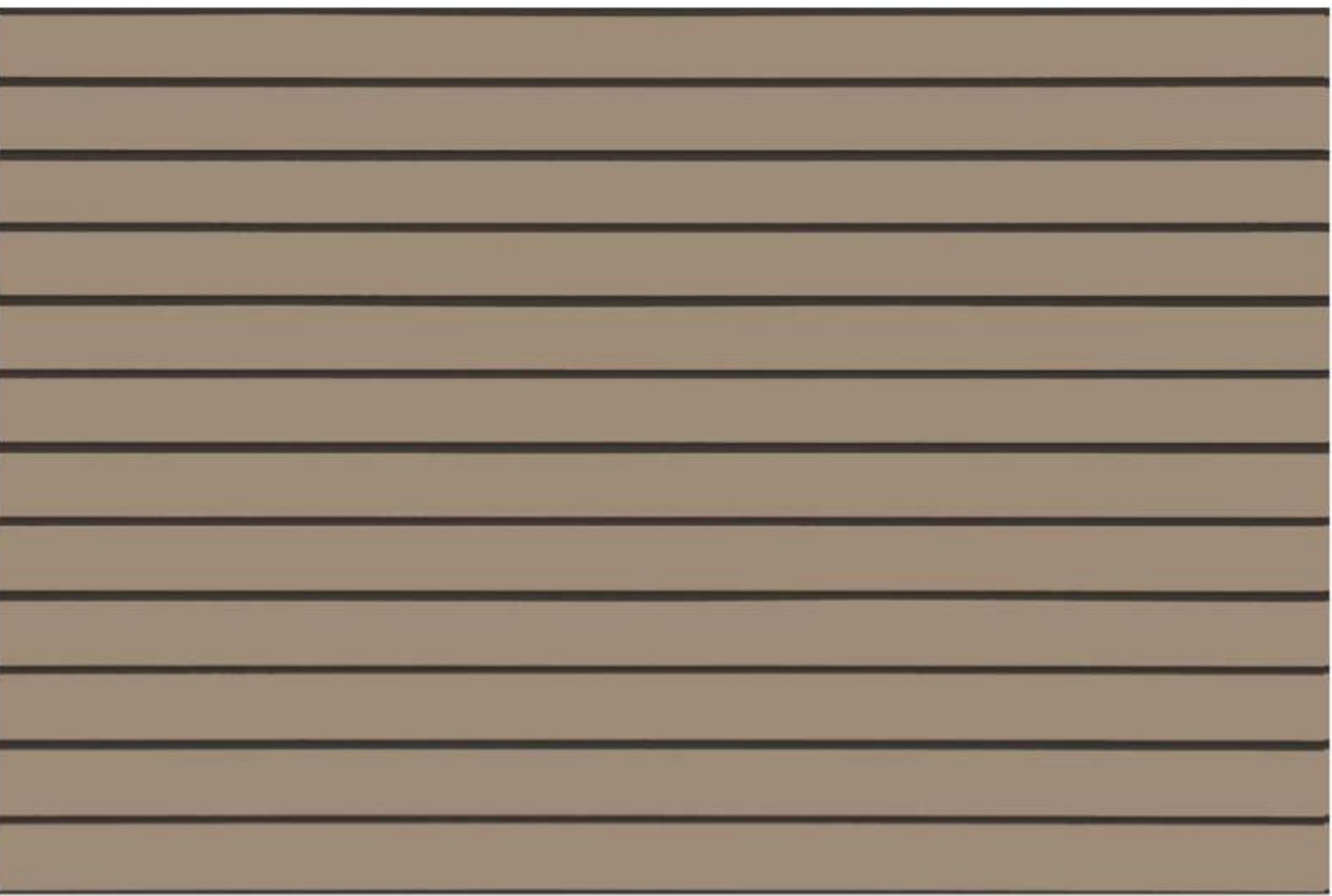
ROCKFACE CMU



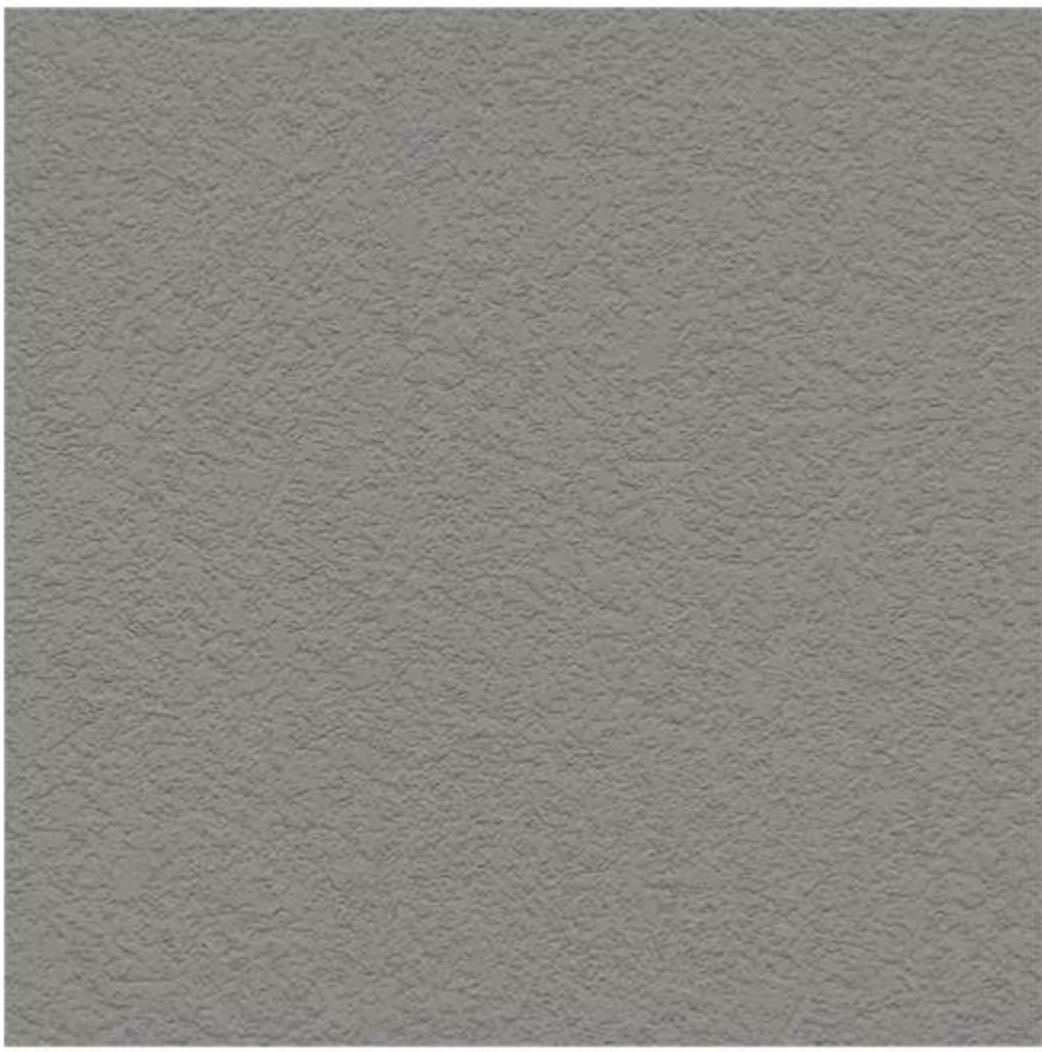
STONE



LP SMARTSIDE / CFB LAP SIDING



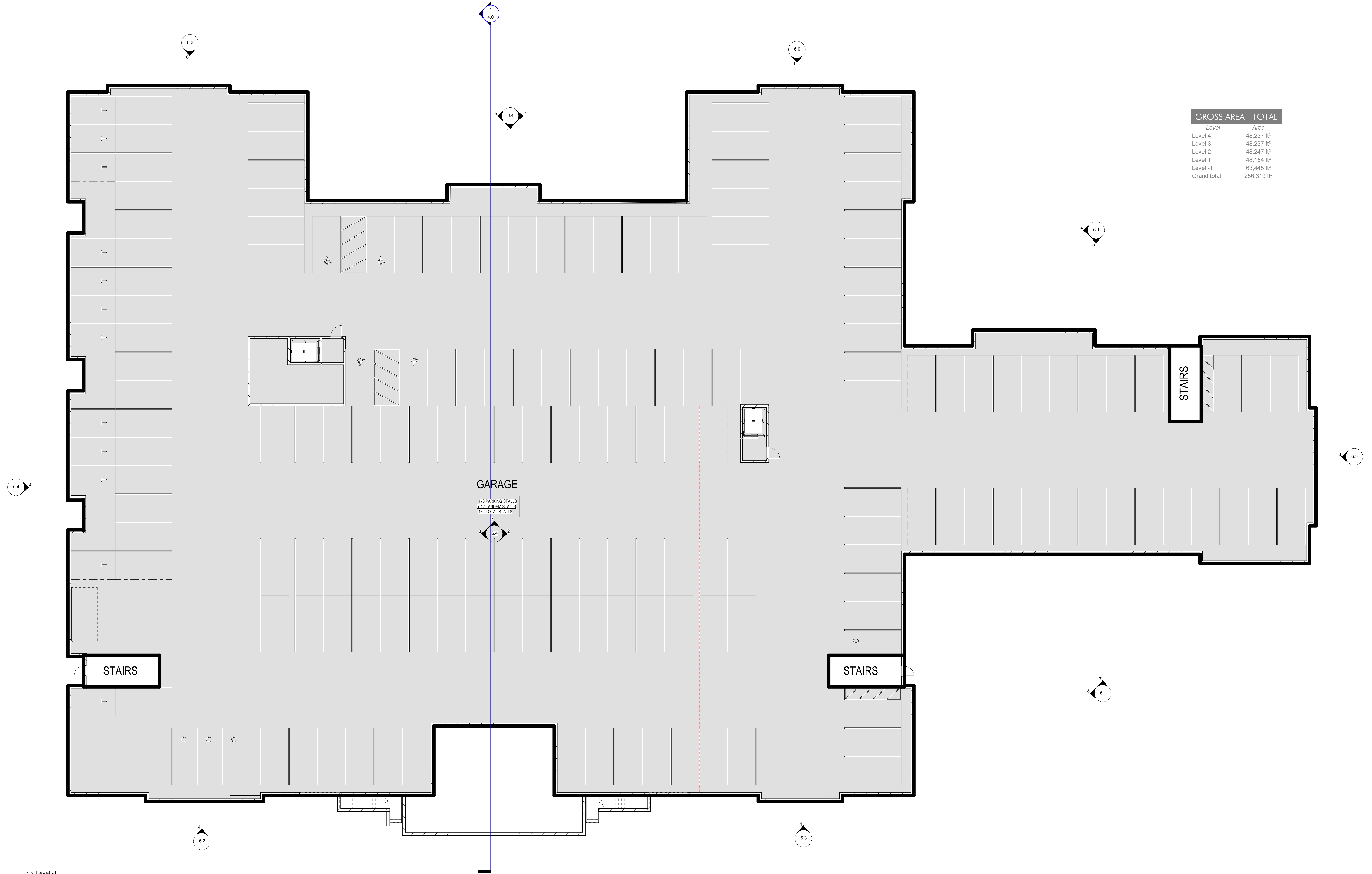
LP SMARTSIDE / CFB LAP SIDING



CFB PANEL SIDING

TOTAL BUILDING EXTERIOR MATERIALS SCHEDULE			
Exterior Materials	Area	Percent	Class
Stone	4,173	6%	Class I
LP Smartside / CFB Lap Siding	33,879	46%	Class I
Windows, Doors, Storefront	21,644	30%	Class I
	59,696	82%	Total Class I
Rockface CMU	8,135	11%	Class II
Rockface CMU - 12"x24"	-	0%	Class II
Utility Brick	5,150	7%	Class II
	13,285	18%	Total Class II
Grand Total:	72,981	100%	

1 Elevation 3 - Exterior Materials
3/32" = 1'-0"



GROSS AREA - TOTAL	
Level	Area
Level 4	48,237 ft²
Level 3	48,237 ft²
Level 2	48,247 ft²
Level 1	48,154 ft²
Level -1	63,445 ft²
Grand total	256,319 ft²

GARAGE

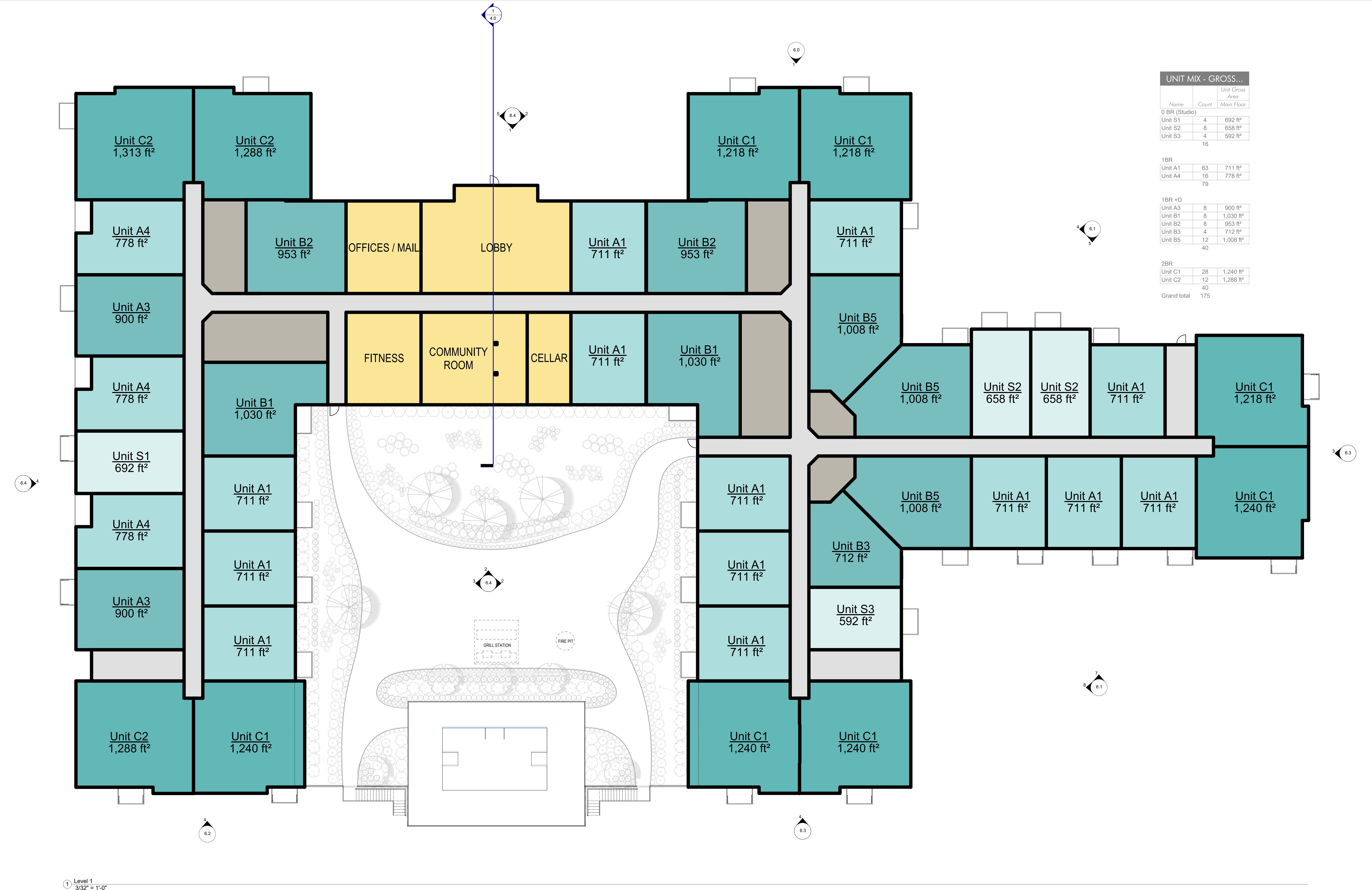
170 PARKING STALLS
+ 12 TANDEM STALLS
182 TOTAL STALLS

STAIRS

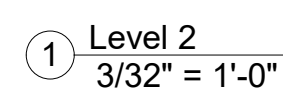
STAIRS

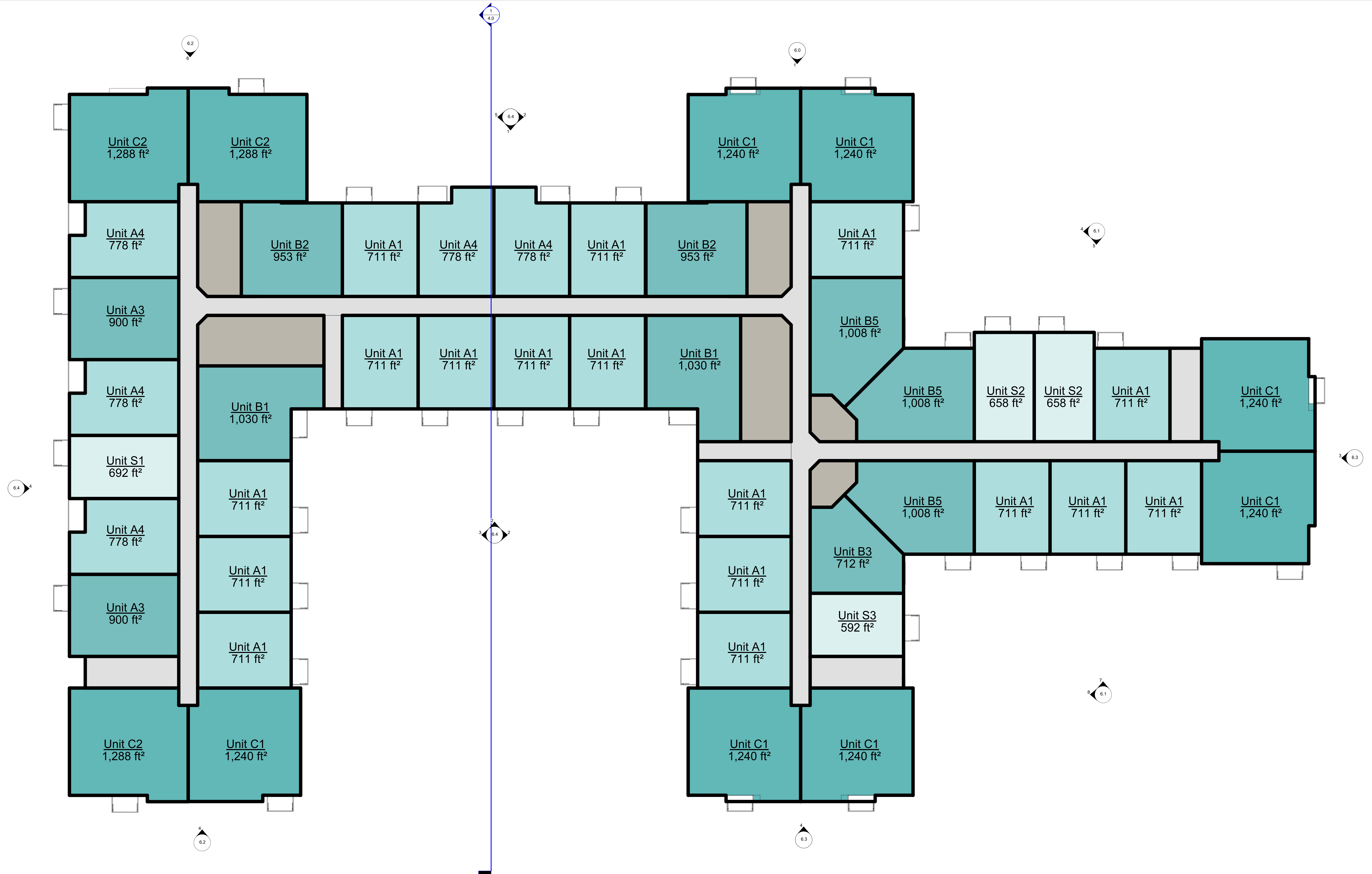
STAIRS

1 Level -1
3/32" = 1'-0"

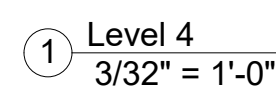


UNIT MIX - GROSS...		
Name	Count	Unit Gross Area
0 BR (Studio)		
Unit S1	4	692 ft ²
Unit S2	8	658 ft ²
Unit S3	4	592 ft ²
16		
1BR		
Unit A1	63	711 ft ²
Unit A4	16	778 ft ²
79		
1BR +D		
Unit A3	8	900 ft ²
Unit B1	8	1,030 ft ²
Unit B2	8	953 ft ²
Unit B3	4	712 ft ²
Unit B5	12	1,008 ft ²
40		
2BR		
Unit C1	28	1,240 ft ²
Unit C2	12	1,288 ft ²
40		
Grand total	175	





① Level 3
3/32" = 1'-0"





EXTERIOR ELEVATIONS
Gallery Chaska





June 30, 2022

Chase Real Estate, Inc
2140 County Rd. 42 W
Burnsville, MN 55337

Dear Mr. Joe McElwain:

As requested by the Planning Commission and City Council, this letter affirms Chase Real Estate, Inc. has actively engaged with the Jonathan Association in the consideration of its development known as "The Gallery Chaska Apartments".

The Jonathan Association owns and maintains common area amenities including trails and tot lots throughout our community. Comprising over a third of Chaska's population, our members welcome non-member residents without restriction to share in the enjoyment of these amenities. We consider this being a good neighbor in the heart of the "best small town in Minnesota".

In our discussion we shared how we could continue a similar cohesion with the addition of your non-member development. The Association is mid-construction of the rebuilding the Juliette Park, directly East of Clover Ridge Drive, to better serve the growing community. Additions include equipment, concrete paths and adjacent picnic pad areas. We will likely execute a similar project at Clover Preserve Park to the South and in the new Oak Creek neighborhood to the East. In kind, you have offered to make your proposed dog run and other trail-adjacent amenities open to our members.

I would encourage you to work with your design and landscape architects to identify solutions that can visually alleviate the perceived size of the building. I believe addressing this, and additional concerns raised, at the Community Meeting on July 9th will garner further support from the neighbors. We look forward to hearing more at that time.

Sincerest Regards,

A handwritten signature in black ink, appearing to read "Jeremy T. Landkammer Ely".

Jeremy T. Landkammer Ely
President | Board of Directors
The Jonathan Association

Wade Sorenson, 1456 Sophia Drive, Chaska

Point 1: The city is inconsistently applying its building code. The real issue is with Floor Area Ratio and not Usable Open Space.

In all prior PMDs I can find with a residential component, the city has used the gross site area for the specific residential parcel to calculate the zoning requirements. In 2017, for the Lake Jonathan Flats, the city calculated the open space requirements based on the 2.8 acres used for the apartment building, not the entire parcel of land that was available (see the Lake Jonathan Flats Request for Action, Page 11, November 8, 2017). The city used 2.8 Acres as the Site Gross Area, not the full 4+ acres that was available for development.

To be consistent with their historical approach, the city should be using **5.7 acres as the Site Gross Area** and that number should be used to calculate the Open Space Requirements AND the Floor Area Ratio. That is the correct way to apply the zoning requirements and the city is not doing that. And it makes sense that the “site” is 5.7 acres if you consider that the applicant, Chase Real Estate, is purchasing a 5.7 acre parcel of land for this project.

Why is the city not using 5.7 acres as the Site Gross Area? Then it would be obvious that the building is too big since a 5.7 acre site would only allow a building of 130,000 square feet and this building is 192,000 square feet. **That approach would require the city to approve a variance to the Floor Area Ratio requirement and that would be practically impossible to justify.** The Minnesota Supreme Court has set a very high bar for “undue hardship” that is required for municipalities to issue variances (see *Krummenacher v. Minnetonka*). The city knows that they could not possibly justify a variance for Floor Area Ratio (as the building could easily have a floor removed). So they opted, instead, to increase the size of the parcel and then pursue a variance for Useable Open Space.

Now you are being given the justification that the wetlands are the cause for the open space variance. That is false. The variance is needed because they have increased the size of the lot by over 300% in order to make the Floor Area Ratio “pass.” Floor Area Ratio and Useable Open Space are very closely related, they are both based on the Gross Site Area. Given the building size and open space provided, this table shows the values for Floor Area Ratio and Open Space. As you can see, they are closely related.

So again, the city feels they can use the Wetland as a justification for the Open Space deficiency. But you should not accept that argument. If they’re going to say it’s a 24.5 acre site, then they should be required to meet the zoning requirements for a 24.5 acre lot. The wetland is not something new – it’s been a wetland for well over 20 years. This is not new so why is this coming up now at Final? Because the city changed the numbers to make the Floor Area Ratio work but they forgot that the Useable Open Space is based on the same metric (Site Gross Area).

Site Acres	Gross Site Square Feet	Floor Area Ratio	Useable Open Space
5	217,800.00	88.15%	27.00%
5.7	248,292.00	77.33%	23.68%
8	348,480.00	55.10%	16.88%
10	435,600.00	44.08%	13.50%
12	522,720.00	36.73%	11.25%
14	609,840.00	31.48%	9.64%
16	696,960.00	27.55%	8.44%
18	784,080.00	24.49%	7.50%
20	871,200.00	22.04%	6.75%
22	958,320.00	20.04%	6.14%
24.5	1,067,220.00	17.99%	5.51%
26	1,132,560.00	16.95%	5.19%

Point 2: The city's prior inaction on the wetland property has caused this issue.

In 2002 as part of the Clover Preserve 2nd Addition (Sophia Drive), the city and Chaska Investments agreed that the wetland would be deeded to the city (see Clover Preserve 2nd Addition approval documentation).

The owner never deeded the wetland over to the City and the City never took action to force the owner to deed the wetland to the city as was required by the City Council's action. Since the owner went ahead and built out Sophia Drive, they should have been obligated to follow the requirements stipulated by the City and the wetlands should have been deeded to the city 20 years ago.

When asked, the City cannot provide any justification why the wetland was not deeded to the City. **Had the city required the owner to transfer the 18.5 acres of wetland to the city back then, there would be no question about the "size" of the lot for this apartment.**

Point 3: The city is misleading you on the numbers and zoning ordinance compliance.

The city is not being truthful in their write-up for this project. On page 14 of the city's document, the city states:

The proposed development would easily meet the code requirement on a 24-acre site with typical wetlands. The same would be true on a 5-acre site without wetlands (which would require less usable open space than the current proposal).

This is a demonstrably false statement. The proposed development would NOT meet the code requirements on a 5-acre site without wetlands:

1. **City code would limit the building size on a 5 acre site to be no more than 110,000 square feet. This building is 75% too large for a 5 acre site. This building could absolutely not be built on a 5 acre site. That is a completely false statement.**
2. **This is a wetland-free 5.7 acre parcel. If the city's statement is true, then why don't they just consider this as a 5.7 acre site?**
3. **Chaska city code is very clear. A building of 192,000 sq feet requires a lot of 8.8 acres.**

Point 4: This is NOT consistent with the Comprehensive Plan.

The Comprehensive Plan has for 20+ years shown a 6 acre apartment site. It has never shown a 24.5 acre apartment site. To say it is a 24.5 acre apartment site is wrong. An honest review of this project would consider this as a 5.7 acre site:

- There should be no need for an Open Space Variance
- There should be a Variance on the Floor Area Ratio as this building is substantially oversized for a 5.7 acre lot. (a building this large requires an 8.8 acre lot and this is only 5.7 acres).

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/18/2022

Subject: Hidden Maples (former Firemen's Park II) – Preliminary Plat

Applicant: Landmark Builders Inc.

Location: East of Maple Street, South of 6th Street

Case No.: 2022-44

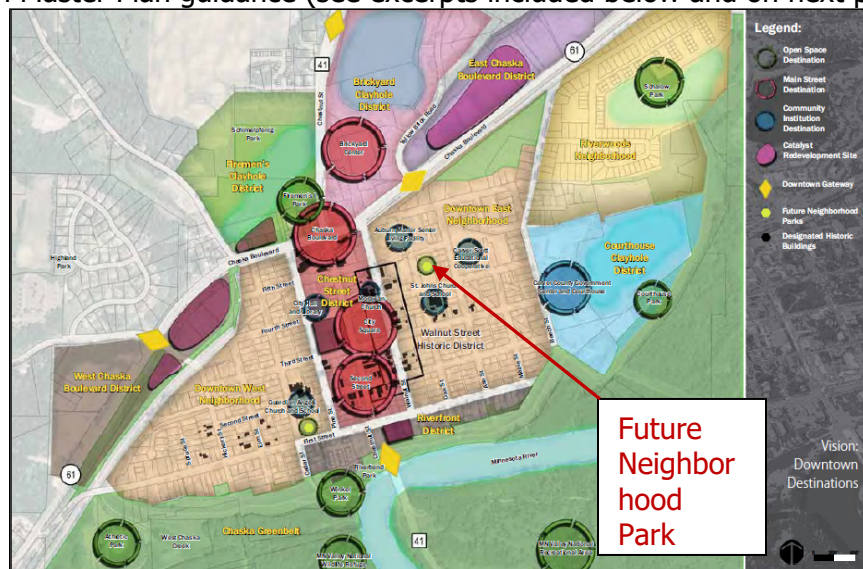
Synopsis: Applicant seeks to obtain approval of 4 single-family lots on approximately 1 acre of land in downtown Chaska

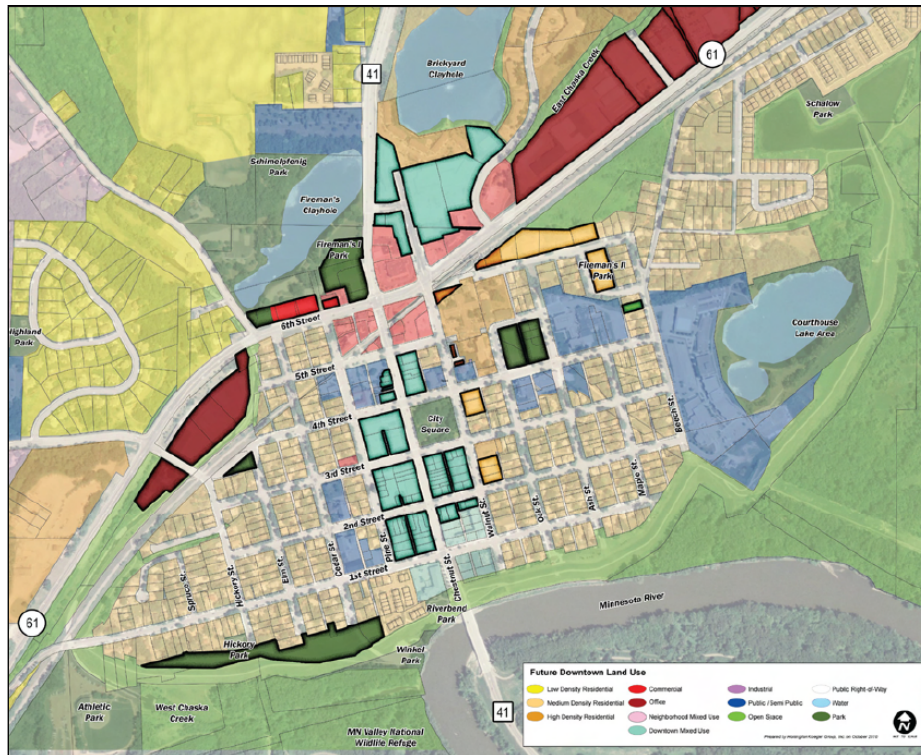
Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

The site being looked at this evening is the former site of Firemen's Park II in downtown Chaska. It was owned by the school district (ISD 112), and thus has never actually been a public park (although it previously looked and operated that way). The school district listed the site for sale a couple years ago, and it has since been purchased by a developer. Before the site was purchased by a developer the City was notified by the school and residents that the park was for sale. In fact, the City filed a "first right of refusal" on the property in order to be notified if an offer was made on the land. The Park and Recreation Commission reviewed the park at their March, April, and June 2019 meetings. It was determined at these meetings that the park was not desired to be pursued by the City. The park sign was also removed from the site shortly thereafter so as to not confuse residents or any interested parties. Discussions are ongoing with St. John's Lutheran Church to develop a neighborhood park near Oak Street and 4th Street East to serve east downtown, which is consistent with the City's Comprehensive Plan and Downtown Master Plan guidance (see excerpts included below and on next page).





(excerpt from Downtown Master Plan; Future Land Use Patterns)

The City's 2040 Comprehensive Plan also does not include this area as a part of the public parks system. The Comprehensive Plan references the Downtown Master Plan that was adopted in 2012 as it relates to goals, visions, and overall land use for Downtown Chaska. In essence, the Downtown Master Plan informs the direction for park space as it was noted above. The Downtown Master Plan highlights the site at Oak Street and 4th Street East as the future park space on the east side of downtown.



(excerpt from Ch. 7 Parks of 2040 Comprehensive Plan)

In January 2022, the project received Concept Plan approval for 5 single-family lots.

CHANGES SINCE CONCEPT PLAN APPROVAL

The following are changes done since Concept Plan approval:

- Lot Count: The lot count has changed from 5 lots to 4 lots. The southwest portion of the block is encumbered by Maple Street and 5th Street East where it curves around the corner. The 5th lot shown on the south side was difficult to get a reasonably-sized house pad on it due to setback constraints. The applicant has since eliminated this lot so that the 4 lots have ample space for house pads meeting setbacks.
- Right-of-Way (ROW) Dedication: The layout of the project shows the dedication of land for ROW for Maple Street and 5th Street East. The lot lines in the plat will reflect this.

Project Goals

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

- Create new single – family homes.
- Save trees and environmental features of the site where possible.
- Design these new homes with a sense of community and connection.
- Create a development for a unique, high-quality housing product that stands out in its custom designs while at the same time fits into Chaska’s sense of community and small-town values.

Comprehensive Plan

The Comprehensive Plan guides this area to be Medium Density Residential. The proposal tonight is consistent with this guidance.

CURRENT PROPOSAL

The preliminary plat of a 4-lot detached single-family proposal on approximately 1-acre of property is located east of Maple Street and south of 6th Street in downtown Chaska.

Adjacent properties

The site is bound on the north by 6th Street, an industrial building, and residential; to the west by Maple Street and residential; the south by Maple Street and Chaska Creek; and the east by residential.

Existing Conditions

The site is approximately 1 acre in size and is located on Block 16 of the City Lots of Chaska plat. The area is flat and currently contains a commercial playground and picnic table. Both of these items will be removed at the time development occurs. There are trees that exist on the back side (east) of the property. There are 14 trees on the front side of the property. The majority of these trees will be removed with the development and road construction happening along Maple Street and 5th Street East. Trees growing on the back side of the property mostly fall within City-owned right-of-way; the City will evaluate these trees to ensure they do not pose a hazard to the future development.

Land Use

The proposed one-acre plan consists of 4 new single family lots with a lot size of 70-80 feet wide and approximately 145 feet deep (~0.23 acres). The existing homes in downtown are generally this size as well.

The parcel of land that this development encompasses are currently zoned Medium Density Residential (R-2). This proposed development seeks to maintain the existing zoning and meet minimum lot size regulations. The proposed lot sizes are meeting the R-2 standards.

Layout

The neighborhood will be accessed from Maple Street with all the proposed lots facing west. No new roads are proposed. There is a half block alleyway platted in between these lots and the existing homes on Beech Street, however, there is no alleyway installed here. This is due to the significant topographical change here. In that regard, the proposed lots will have front-loaded driveways, like two of the existing homes on Maple Street and the homes on Beech Street.

Transportation/ROW/Construction Traffic

The preliminary plan does not propose any new streets, and will utilize the existing street systems in downtown Chaska. The current plan appears to show road right-of-way widths that are consistent with the City's typical 80 foot wide ROWs found in downtown. As part of the proposed development, an 80' wide right-of-way (40' ½ right-of-way adjacent to the subject property) is planned to be dedicated to accommodate the existing utilities and street as well as future infrastructure improvements. The home proposed on the southern lot will be adjusted to the east to avoid utility and right of way conflicts and to accommodate required minimum building setbacks. The preliminary plat addresses this layout by pulling back the lot lines appropriately.

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. A construction traffic plan should be submitted for review in the final submittal.

Utilities

Sewer and water utilities are available. It should be noted that there is an existing sanitary sewer pipe that runs along the southwest portion of the site. The lot on the south side of the development appears to be encumbered by such. This lot shows an easement in the preliminary plans that encompasses this utility. The lot will still be able to provide a reasonable house pad that stays outside of this easement and meets setbacks.

There is an electric transmission line that runs along the west side of the property limits. The preliminary plat shows the lot lines outside of where the transmission towers are located.

Stormwater

There are no areas slated for additional ponding. The plan proposes to use the existing drainage facilities in the roadways. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

Minimum setbacks will meet R-2 standards, which are a front setback of 20 feet, rear setback of 25 feet, side setbacks of 5 feet, and corner setbacks are 20 feet.

In addition to the above, the development must meet the following setbacks:

SETBACKS	
Direction	Setback
Chaska Creek	50 feet from edge

Architecture & Anti Monotony

Landmark Builders will be the sole builder in this development. Pricing is anticipated to start in the mid \$500,000s.

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 also requires that homes provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages on homes within one home on each side and directly across the street. In addition, 360 architecture will be required on homes/elevations on corners and/or homes/elevations that abut major roadways. This ordinance has been very successful in other newer residential developments.

The applicant has provided house plans for all 4 homes. These will all be rambler style homes with no basements (in other words, slab on grade homes). The applicant will not be providing basements due to being in the flood zone. Flood zones have lower floor elevation limitations so that buildings mitigate potential flood hazards. The outer lots will have two-car garages, while the inner lots will have three-car garages. The homes are articulated with use of shakes, board & batten, and lap siding. Lots 2 & 4 are the same design besides the garages. Staff would advise to differentiate these two homes more to meet anti-monotony. Lot 4 shall also provide more articulation on the right elevation to meet 360-degree architecture.

Trails & Sidewalks

There are no trails proposed as a part of this development application therefore trail fees will be required. The Comprehensive Plan does not call out trail connections in this area.

The developer will be required to provide sidewalks on both sides of the streets per City policy and in accordance with the downtown street improvement plans. The developer has shown this in their preliminary submittal.

Landscaping & Tree Preservation

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Based on the construction plans for Maple Street and 5th Street East, there is no boulevard proposed as the sidewalk will go right up to the curb. Because of this trees are shown in the front yards of each lot. Staff is amenable to this approach to meet the intent of the policy.

There are 14 trees that exist on the west edge of the site. These trees will be required to be removed with the street reconstruction and development plans. There is one 4 inch tree that will remain on the corner of Maple Street and 6th Street East. There are additional trees on the east side of the property that fall within the City's ROW; these will remain.

Parkland

Parkland is not proposed as a part of this development. It will be required of the developer to pay park dedication fees. The nearest neighborhood park is Schallow Park. As noted before the general area that this development sits in is slated as a future park search area. There will be a

closer park in the future when a site has been determined by the City, which is currently being evaluated near St. John's school.

Flood Plain

This site sits within FEMA Flood Zone X, is defined as having a *0.2% annual chance flood hazard and areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile*. This area is also at a reduced risk of flooding due to the Minnesota River levee. Flood Zone X is not regulated by Chaska Zoning Ordinance; however, Chaska stormwater standards require that the grading/building plans provide sufficient elevation above the regulatory flood protection elevation, which will be reviewed as part of the building permit process.

Development Costs (Infrastructure Improvements)

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

- 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.

Neighborhood Meeting

The developer conducted a neighborhood meeting on December 17, 2021 to go over the concept plan. The concerns raised at this meeting were building height, construction traffic, style of homes, playground removal, and proposed power line locations (these will stay as is).

Deadline for Agency Action

The City of Chaska received the complete application for this request on June 7, 2022.

Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, August 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, October 5, 2022. The City may with the petitioner's consent extend the review period beyond the Wednesday, October 5, 2022 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 07/13/2022:

Motion to recommend to City Council approval of the preliminary plat for Hidden Maples, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Cover Sheet (pg C0.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - b. Existing Conditions (pg C1.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - c. Site Layout (pg C2.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - d. Grading & Utility Plan (pg C5.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - e. Erosion & Sediment Control Plan (pg C6.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - f. SWPPP Narrative (pg C6.02), submitted by Civil Methods, Inc., dated June 1, 2022
 - g. Details (pg C7.0X), submitted by Civil Methods, Inc., dated June 1, 2022
 - h. Tree Inventory (pg C8.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - i. Landscaping Plan (pg C8.02), submitted by Civil Methods, Inc., dated June 1, 2022
 - j. House Plans (pgs 1-20), submitted by AGA Studio, dated May 21, 2022
2. Adherence to the City's Boulevard Tree Policy and local street section design.

3. Adherence to the following building setbacks:
 - a. Front (house): 20 feet
 - b. Rear: 25 feet
 - c. Side(house/garage): 5 feet
 - d. Side (corner): 20 feet
 - e. Chaska Creek: 50 feet from edge
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
6. Provision of a storm water management plan meeting City and Carver County WMO standards.
7. Provision of a construction traffic plan to be submitted at final submittal.
8. Provision of a survey indicating certified flood protection elevations and to be submitted at preliminary submittal.
9. Adherence with Zoning Code Section 15.20 Flood Protection.
10. Provision of Lots 2 and 4 providing differentiated designs to meet zoning section 15.28.290.
11. Provision of developer responsibility to coordinate with the City to remove any hazardous trees or limbs on or near the site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision that all grading/building plans provide sufficient elevation above the regulatory flood protection elevation, and to be addressed at building permit submittal.
13. Further evaluate the style of homes and how they fit into the neighborhood, and to be addressed at final submittal

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-92 approving the Preliminary Plat for Hidden Maples (PC# 2022-44).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/18/2022 **RESOLUTION NO.** 2022-92

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

**Resolution approving the Preliminary Plat for Hidden Maples/Landmark Builders/PC
#2022-44**

WHEREAS, the preliminary plat of a 4-lot detached single-family proposal on approximately 1-acre of property is located east of Maple Street and south of 6th Street in downtown Chaska; and

WHEREAS, the proposed one-acre plan consists of 4 new single family lots with a lot size of 70-80 feet wide and approximately 145 feet deep (~0.23 acres); and

WHEREAS, the parcel of land that this development encompasses are currently zoned Medium Density Residential (R-2); and

WHEREAS, the neighborhood will be accessed from Maple Street with all the proposed lots facing west; and

WHEREAS, as part of the proposed development, an 80' wide right-of-way (40' 1/2 right-of-way adjacent to the subject property) is planned to be dedicated to accommodate the existing utilities and street as well as future infrastructure improvements; and

WHEREAS, the home proposed on the southern lot will be adjusted to the east to avoid utility and right of way conflicts and to accommodate required minimum building setbacks; and

WHEREAS, the preliminary plat addresses this layout by pulling back the lot lines appropriately; and

WHEREAS, construction traffic needs to be evaluated for routes into this new development, and the developer will have to work with the City Engineer to determine an appropriate route; and

WHEREAS, it should be noted that there is an existing sanitary sewer pipe that runs along the southwest portion of the site; and

WHEREAS, the lot on the south side of the development appears to be encumbered by such; and

WHEREAS, this lot shows an easement in the preliminary plans that encompasses this utility; and

WHEREAS, the lot will still be able to provide a reasonable house pad that stays outside of this easement and meets setbacks; and

WHEREAS, there is an electric transmission line that runs along the west side of the property limits; and

WHEREAS, the preliminary plat shows the lot lines outside of where the transmission towers are located; and

WHEREAS, stormwater ponding will have to meet all Carver County WMO and City standards; and

WHEREAS, based on the construction plans for Maple Street and 5th Street East, there is no boulevard proposed as the sidewalk will go right up to the curb; and

WHEREAS, because of this trees are shown in the front yards of each lot; and

WHEREAS, it will be required of the developer to pay park dedication fees; and

WHEREAS, there are 14 trees that exist on the west edge of the site; and

WHEREAS, these trees will be required to be removed with the street reconstruction and development plans; and

WHEREAS, there are additional trees on the east side of the property that fall within the City's ROW; and

WHEREAS, on July 13, 2022 the Planning Commission recommended approval to the City Council of the Preliminary Plat for Hidden Maples (PC#2022-44); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Plat for Hidden Maples (PC#2022-44), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Cover Sheet (pg C0.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - b. Existing Conditions (pg C1.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - c. Site Layout (pg C2.01), submitted by Civil Methods, Inc., dated June 1, 2022
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 - h. Tree Inventory (pg C8.01), submitted by Civil Methods, Inc., dated June 1, 2022
 - i. Landscaping Plan (pg C8.02), submitted by Civil Methods, Inc., dated June 1, 2022
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2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Adherence to the following building setbacks:
 - a. Front (house): 20 feet
 - b. Rear: 25 feet
 - c. Side(house/garage): 5 feet
 - d. Side (corner): 20 feet
 - e. Chaska Creek: 50 feet from edge
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
6. Provision of a storm water management plan meeting City and Carver County WMO standards.
7. Provision of a construction traffic plan to be submitted at final submittal.
8. Provision of a survey indicating certified flood protection elevations and to be submitted at preliminary submittal.

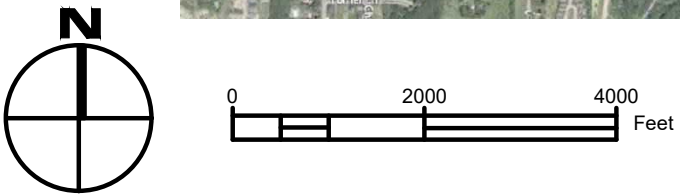
9. Adherence with Zoning Code Section 15.20 Flood Protection.
10. Provision of Lots 2 and 4 providing differentiated designs to meet zoning section 15.28.290.
11. Provision of developer responsibility to coordinate with the City to remove any hazardous trees or limbs on or near the site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision that all grading/building plans provide sufficient elevation above the regulatory flood protection elevation, and to be addressed at building permit submittal.
13. Further evaluate the style of homes and how they fit into the neighborhood, and to be addressed at final submittal

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

PRELIMINARY PLANS FOR
HIDDEN MAPLES
CHASKA, MN
JUNE 2022



VICINITY MAP

PROJECT TITLE

CONTACTS

INDEX

NOTES

OWNER:
Landmark Builders Inc.
Attn: Eugene Vorobey
Ph: 630.362.2696
eugene@landmarkbuilders.us

CITY / TOWNSHIP:
City Hall
1 City Hall Plaza
Chaska, MN 55318
Attn: Matt Clark, City Engineer
Ph: 952.448.9200
mclark@chaskamn.com

SURVEY:
Schoborg Land Services, Inc.
8997 Co. Rd 13 Se
Delano, MN 55328
Attn: Kelly Brouwer
Ph: 763.972.3221
kelly@schoborgland.com

CIVIL:
Civil Methods, Inc.
PO Box 28038
St. Paul, MN 55128
Attn: Dave Poggi, PE
Ph: 763.210.5713
dave.poggi@civilmethods.com

SHEET NO.	DESCRIPTION
C0.01	COVER SHEET
C1.01	EXISTING CONDITIONS & PRELIMINARY PLAT (SCHOBORG)
C2.01	SITE LAYOUT
C5.01	GRADING & UTILITY PLAN
C6.01	EROSION & SEDIMENT CONTROL PLAN
C6.02	SWPPP NARRATIVE
C7.0X	DETAILS
C8.01	TREE INVENTORY
C8.02	LANDSCAPING PLAN

THE EXISTING UTILITY INFORMATION SHOWN IN THIS PLAN HAS BEEN SURVEYED BY OTHERS; THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY 811 OR GOPHER STATE ONE CALL (1.800.252.1166).
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

- PLAN REFERENCES:
- CITY OF CHASKA ENGINEERING GUIDELINES.
 - MINNESOTA DEPT. OF TRANSPORTATION – STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
 - CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS, LATEST EDITION.
 - UNREINFORCED CONCRETE PER ACI 330R-08 AND ACI 330.1-03.

LEGEND:

—————	PROPERTY LINE	=====	CURB & GUTTER	[Pattern]	STORMWATER POND
- - - - -	SETBACK	— >> —	STORM SEWER / CULVERT	[Pattern]	ROCK RIPRAP, RANDOM CRUSHED
- . - . -	EASEMENT	~~~~~	DRAINTILE	[Pattern]	EROSION CONTROL BLANKET
WET	WETLAND	— > —	SANITARY SEWER	[Pattern]	TURF REINFORCEMENT MAT
=====	CONTOUR	— —	WATERMAIN	[Pattern]	GEOGRID OR ARTICULATED CONCRETE
▲	SPOT ELEVATION	— () —	CLEANOUT	[Pattern]	STABILIZED CONST. ENTRANCE
→	DRAINAGE DIRECTION	⊙	SANITARY MANHOLE	— SF —	SILT FENCE
[Pattern]	BITUMINOUS SURFACE	[Pattern]	WETLAND BUFFER	- - - - -	SEDIMENT CONTROL LOG
[Pattern]	BITUMINOUS SURFACE, HEAVY	[Pattern]	BIORETENTION / INFILTRATION BASIN	[Pattern]	INLET PROTECTION
[Pattern]	CONCRETE SURFACE	[Pattern]	TREE LINE	[Pattern]	FENCE
				[Pattern]	RETAINING WALL



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DAVID M. POGGI
DATE: 06-01-2022
LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

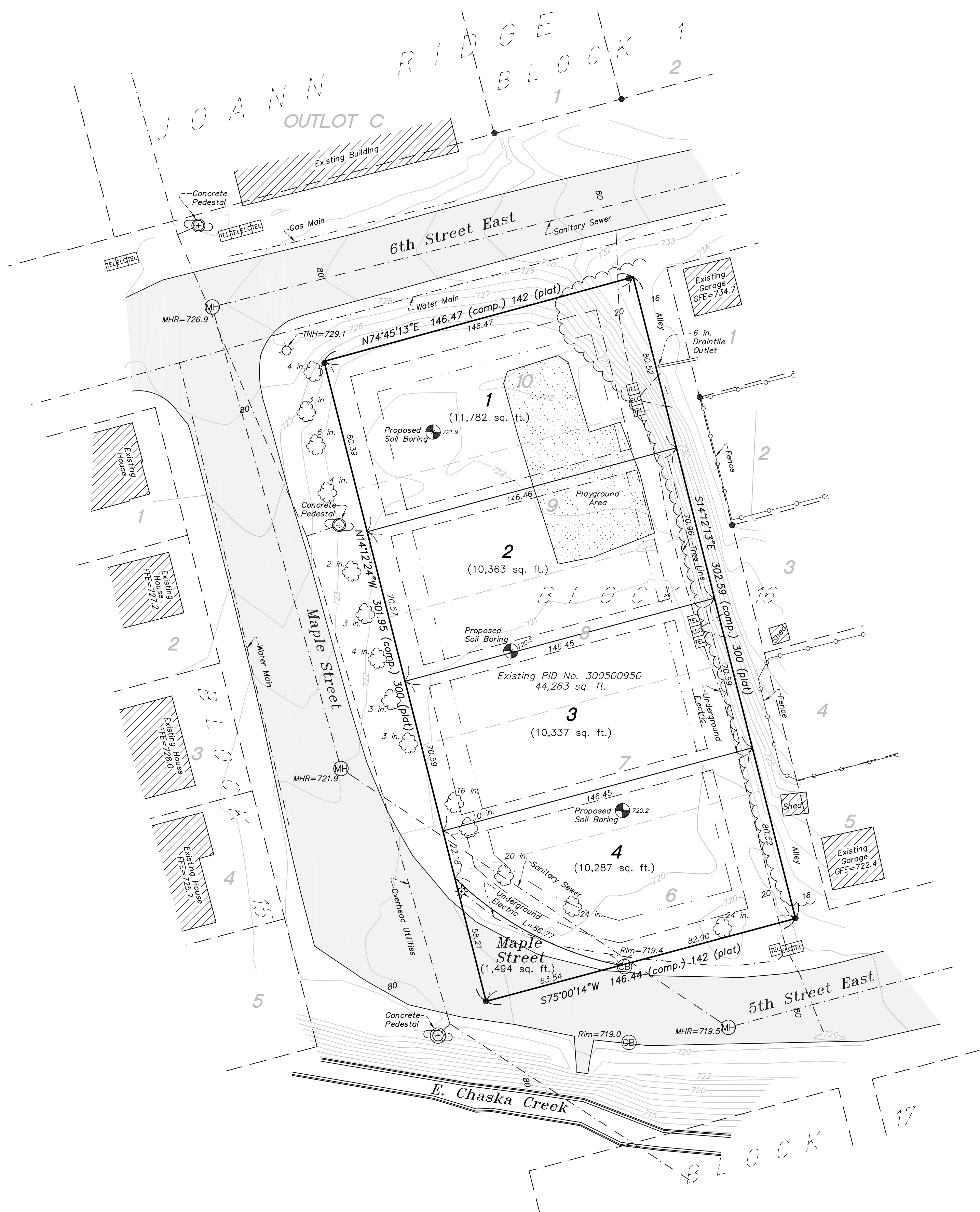
DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

COVER SHEET

SHEET NO:
C0.01

EXISTING CONDITIONS & PRELIMINARY PLAT



- Legend
- Found Iron Monument
 - Existing Contour
 - Soil Boring
 - Tree (deciduous)
 - Utility Pole
 - Manhole
 - Hydrant
 - Telephone Pedestal
 - Electrical Pedestal
 - Light Pole
 - Building Setback
 - Utility (see label)

PID No.: 300500950

Parcel Area: 44,263 sq. ft.

Zone: R2 - Medium Density Residence

Flood Zone: X

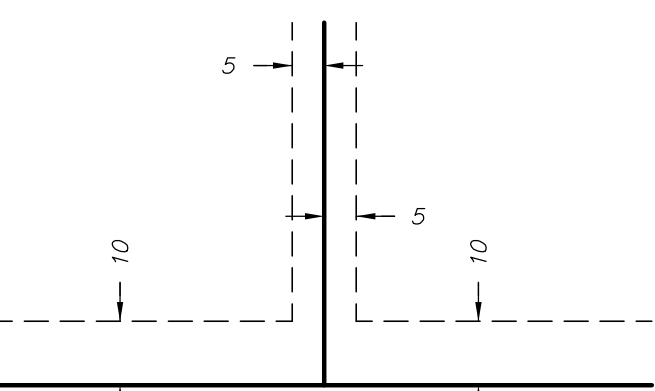
Benchmark:
MnDOT Geodetic Monument: 728 ADJ USGS
Elevation = 728.57 NAVD88 (per MnDOT)

Boundary Description (per Doc. No. A735934)
Lots 6-10, Block 16, THE TOWNSITE (now City) OF CHASKA, Carver County, Minnesota.

Notes:
Underground utility locations were marked on site by other as the result of a Gopher State One Call request, Ticket No. 220690586.
Utilities that were marked include the following:
City of Chaska Electric
City of Chaska Water/Sewer
Comcast TV/Fiber Optic
Century Link Telephone

Proposed Building Setbacks:
Front Yard Setback: 20 ft.
Side Yard Setback: 5 ft.
Side Street Setback: 20 ft.
Rear Yard Setback: 25 ft.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



Drainage and Utility Easements being 10 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining lot lines, unless otherwise indicated.

Basis of bearing statements: The north line of Lot 10, Block 16, THE TOWNSITE (now City) OF CHASKA, Carver County, Minnesota is assumed to bear North 74 degrees 45 minutes 13 seconds East.

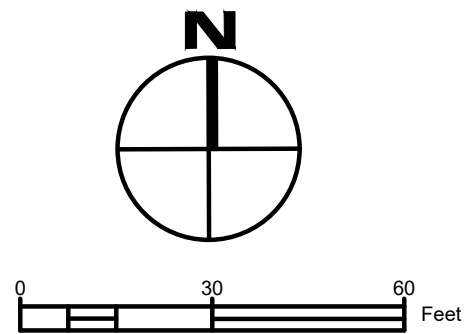
Bearings based on Carver County coordinate system. Elevations based on NAVD88 datum.

C1.01

SCHOBORG
LAND SERVICES
INC.
763-972-3221
www.SchoborgLand.com

Prepared for:
Landmark Builders Inc.

Job Number:	9424
Survey Date:	3/16/22, 3/17/22
Drawing Name:	Landmark-PRELIM.dwg
Drawn by:	DMS
Revisions:	5-31-22 (rear D & U Easement)



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

LEGEND:

PROPERTY LINE	—
SETBACK	- - - -
EASEMENT	- · - ·
TREE REMOVAL	×

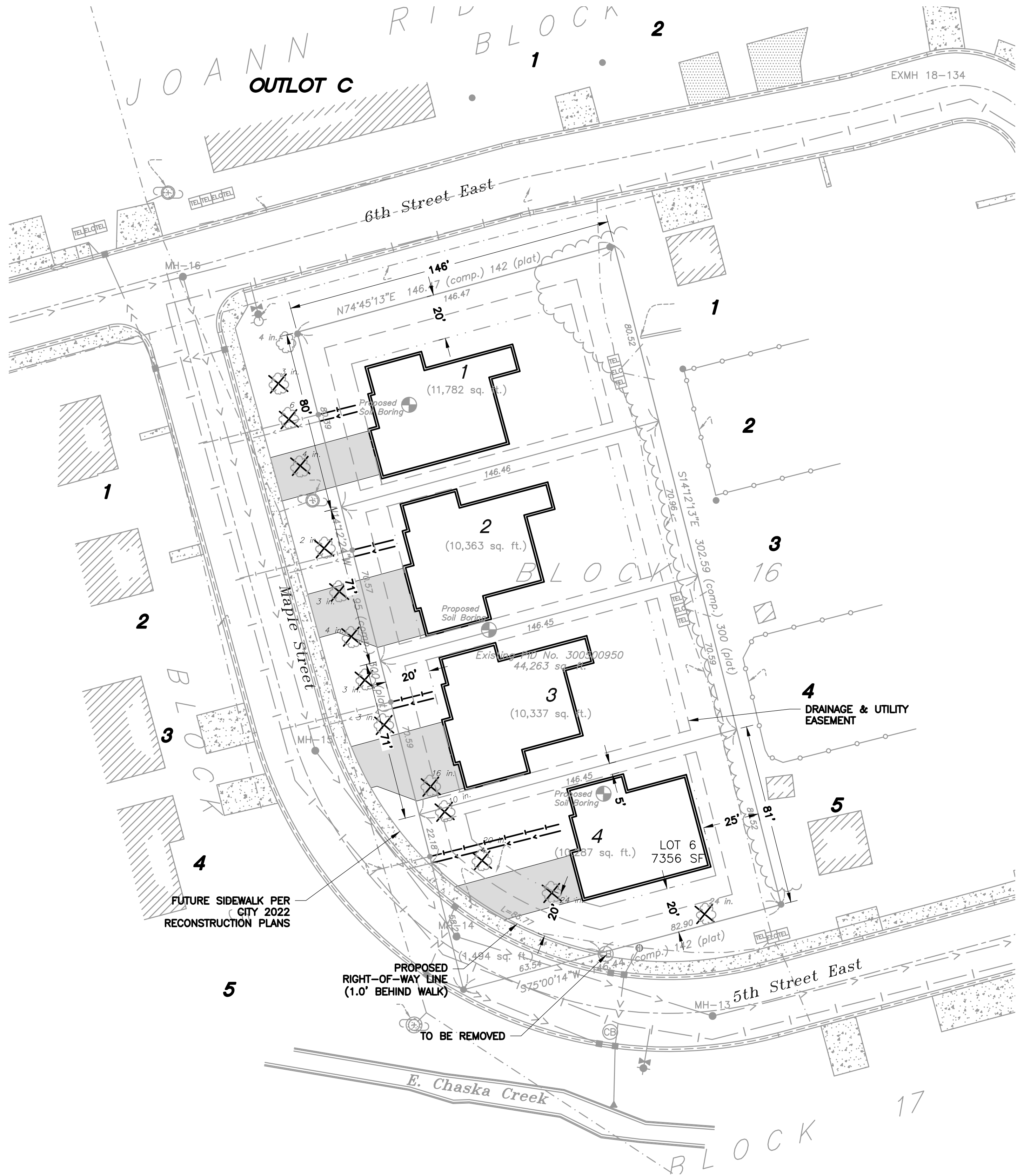
SITE DATA:

ZONE: R2
MINIMUM LOT SIZE: 7200 SQ FT
MINIMUM LOT WIDTH: 60 FT
SETBACK:
FRONT 20 FT
SIDE CORNER 20 FT
SIDE 5 FT
REAR 25 FT

PROPOSED HARD SURFACE: ±18,000 SQ FT

NOTES:

1. MAPLE STREET ALIGNMENT, WALK AND UTILITY LINEWORK SHOWN REPRESENTS FUTURE CONDITION PER CITY 2022 DOWNTOWN RECONSTRUCTION PLANS.
2. PROPOSED HOME FOOTPRINT SHOWN REFLECTS CURRENT ARCHITECTURAL PLAN.



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LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
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HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

SITE LAYOUT

SHEET NO:
C2.01

Print Date: 7/5/2022 7:52 AM
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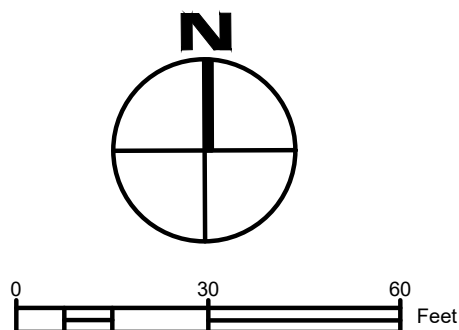
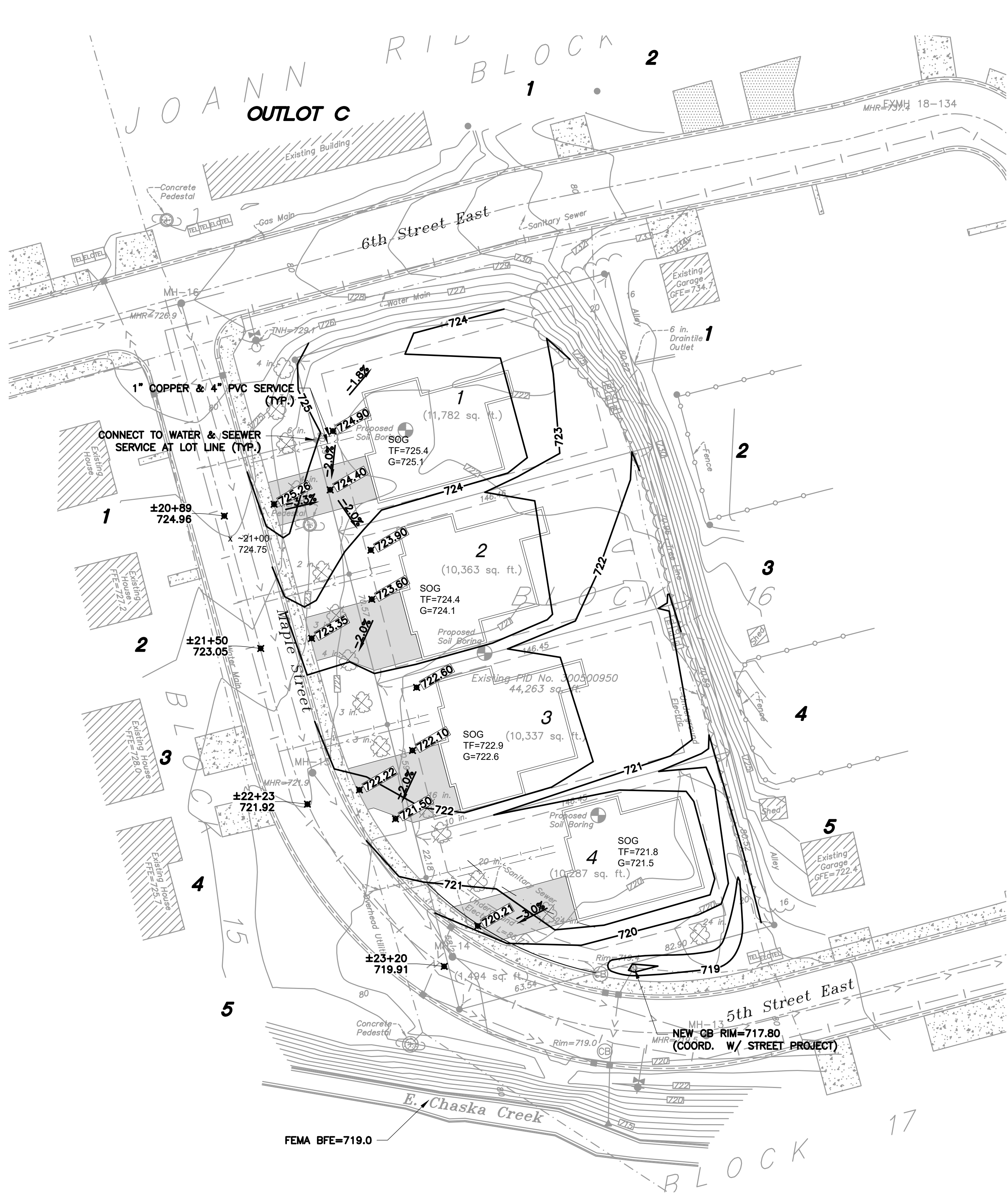
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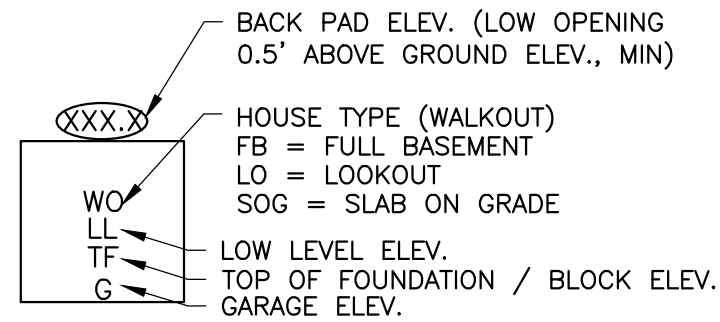
HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

GRADING & UTILITY PLAN

SHEET NO:
C5.01



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)



TYPICAL LOT & HOUSE PAD

GENERAL NOTES:

1. Unless otherwise noted, all proposed grades and elevations shown are to finished grade surface.
2. See architectural prints for detailed home information.
3. FEMA BFE=719.00; therefore, lowest allowable grade adjacent to home=721.0.
4. Maximum graded slope in green space to be 3:1.
5. Yard swales to have 1.5% grade, min.
6. Grading includes stripping topsoil and replacing subgrade at home pads with suitable material as recommended by geotechnical engineer.
7. At locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
8. Topsoil shall be stockpiled and respread to minimum thickness of 6"; excess material hauled off as directed.
9. Maple Street centerline stationing and elevations are per City's 2022 Downtown Reconstruction Project plans (4-14-2022). Driveway grades reflect anticipated elevation at edge of sidewalk.
10. Compaction densities per Geotechnical Report. Contractor to coordinate testing with Owner & Engineer.
11. Field verify existing water and sewer service location, material, and condition. These services are to be installed from main to lot line with the City 2022 Downtown Reconstruction project.
12. Sanitary sewer services shall consist of solid-wall PVC SDR 26 / Schd 40 with joints of elastomeric or solvent cement as recommended by the manufacturer for water-tight connection. 4" service to be laid no flatter than 2.0%.
13. Water service to be 1" copper, Type K.
14. A minimum of 7.5 feet of cover shall be provided over all water main and service pipe.

Print Date: 7/5/2022 7:52 AM
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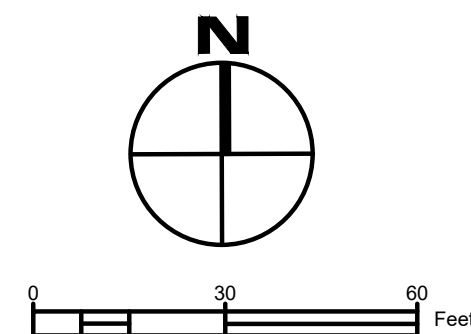
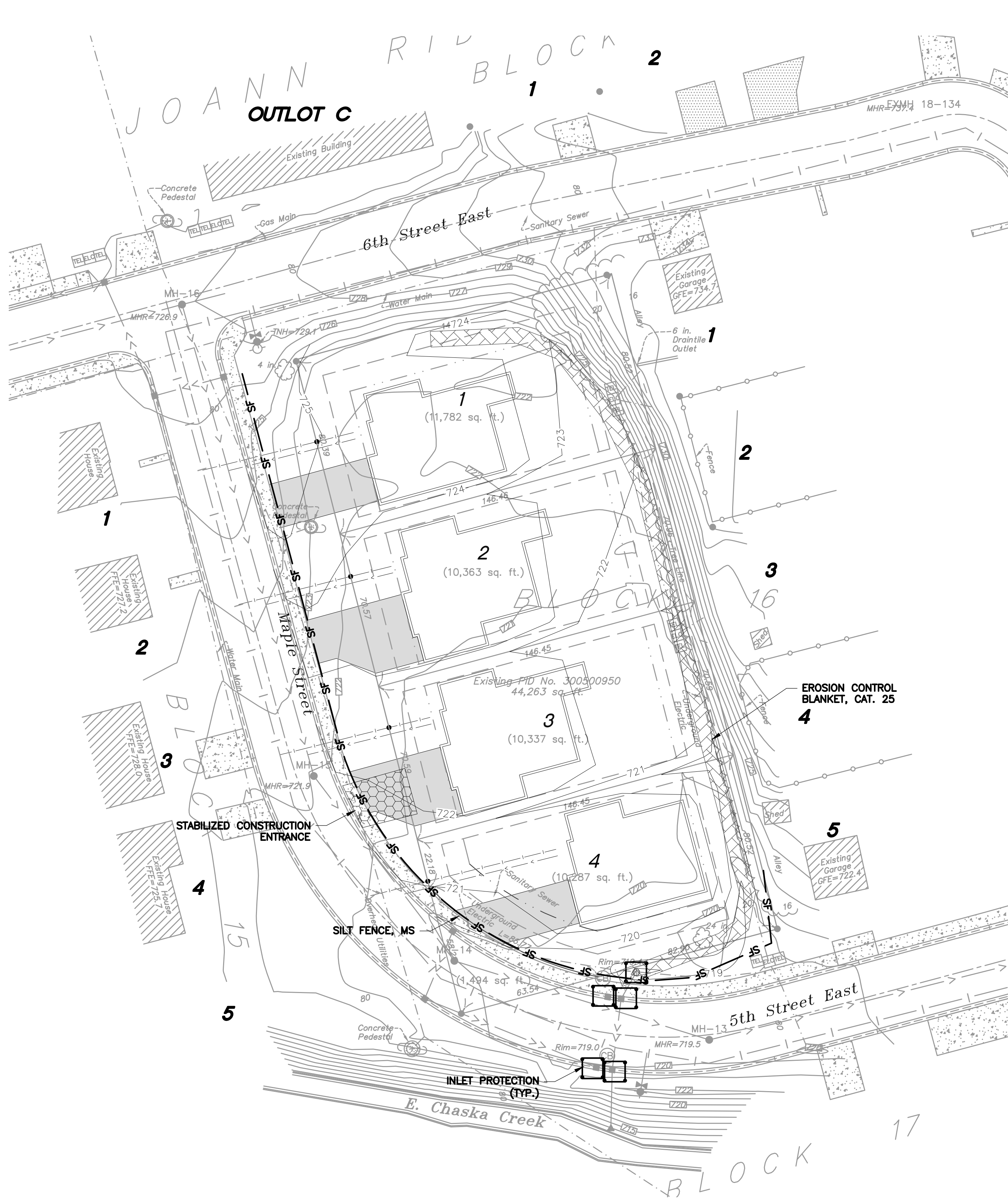
DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
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HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

EROSION CONTROL PLAN

SHEET NO:
C6.01



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

SEDIMENT CONTROL & TURF RESTORATION NOTES:

1. Perimeter sediment controls shall be installed as indicated prior to site disturbance, and shall be installed to allow for high-flow bypass or overflow to prevent failure during significant rainfall. Devices shall not back water up on adjacent properties.
2. Inlet protection shall be installed at City catch basins adjacent to project site.
3. Install tree protection fence around drip line of trees to be saved, including those in R.O.W.
4. Contractor is responsible for keeping sediment from leaving the property, including vehicle tracking. Should sediment be tracked offsite onto adjacent street, Contractor shall sweep at the end of work day.
5. Install silt fence or sediment control log around any soil stockpiles that will be present for more than 7 days.
6. Devices shall be inspected weekly and after all rainfall events exceeding 1", and maintained as necessary to keep the intended functional condition.
7. Accumulated sediment shall be removed from sediment control devices when $\frac{1}{3}$ of device height has been reached.
8. After rough grading is completed, and topsoil spread, areas shall be seeded and blanketed or mulched (or sodded) as soon as practical or within 7 days. Areas not being actively worked must be covered with temporary seed within 7 days.
9. Seed in mowed areas shall be Mn/DOT Mix 25-151 (3876) residential turf or approved equal.
10. Turf shall be installed by a qualified professional and/or per the Mn/DOT Seeding Manual (latest edition), at rates indicated in the manual.
11. Perimeter sediment controls shall remain in place until vegetation is growing / established in all disturbed areas.
12. Erosion during construction shall be repaired by the Contractor within 24 hours of discovery

ALL CONSTRUCTION ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MPCA'S **GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES/SDS PROGRAM (MNR100001)**. All sheets of this planset, as well as the related Project SWMP, are hereby referenced as part of this SWPPP; any related pages shall be revised as appropriate for differing site conditions. Specific reference permit sections included in parentheses throughout.

SITE AND CONSTRUCTION DESCRIPTION:

This project includes site grading for a new residential subdivision in West Lakeland Township, Washington County, MN (Lat: 44.790012, Long: -93.595620).

The site work will include disturbance of approximately 1.06 acres for the construction of four single family homes. Approximately 5,000 CY of material will be moved on-site, and all areas will be stabilized and restored as indicated in the plans. Temporary erosion and sediment controls shall include rock construction entrance, silt fence and inlet protections on the property and adjacent downstream catch basins (Maple Street).

The existing site is a city park and no groundwater or soil contamination is anticipated (16.15).

The Contractor shall sign the MPCA NPDES Construction Stormwater Permit application as "Operator" and be solely responsible for meeting the erosion and sediment control requirements of the permit.

Disturbed Area: 1.06 acres
Pre-Construction Impervious Area: 0.00 acres
Post-Construction Impervious Area: 0.41 acres
Newly Created Impervious Area: 0.41 acres
Permanent Stormwater Treatment Required (If >1.0 acre): NO

PERMANENT STORMWATER MANAGEMENT:

Permanent stormwater management is not required by the MPCA, City of Chaska, or Lower Minnesota River Watershed District. Existing drainage patterns will be maintained, with runoff draining to Maple Street storm sewer.

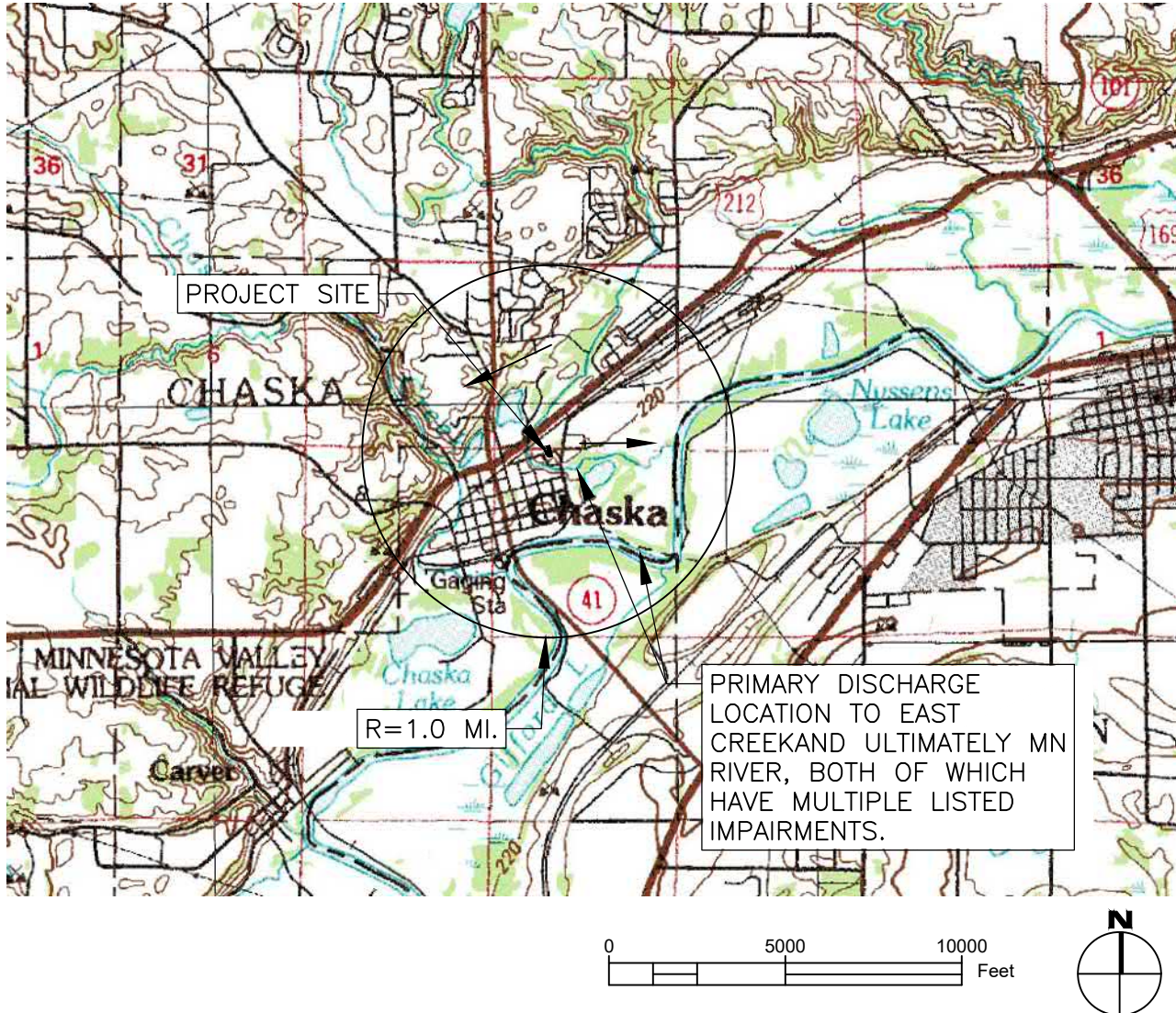
Seasonal high water table (SHWT) elevations have been approximated with soil borings indicating mottled soils. In addition, the site is adjacent to East Creek with a FEMA BFE=719.0.

The project site discharges to two Impaired Waters within 1 mile, as defined by the State's Impaired Waters List. These waters include East Creek and the Minnesota River. East Creek is impaired for fish bioassessments, fecal coliforms, and turbidity, while the MN River stretch is impaired for Mercury, Nutrients, PCBs and turbidity. Stabilization of exposed soils must be initiated immediately and completed within seven (7) days after construction activity in that portion of the site temporarily or permanently ceases.

SOILS MAP



DOWNSTREAM SURFACE WATERS AND WETLANDS



EROSION & SEDIMENT CONTROL QUANTITIES

EROSION & SEDIMENT CONTROL

- The contractor shall use phased construction whenever practical to minimize disturbed area at any one time.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- The following shall be installed within 24 hours of connection to surface water or property edge:
 - Energy dissipation (riprap) at all outlet aprons
 - Stabilization of temporary or permanent drainage swales within 200' of property boundary or connection to surface water (e.g., storm sewer inlet, drainage swale, etc.)
- A vehicle tracking BMP must be installed at the site entrance where haul vehicles are entering and exiting the site, including: rock pad, slash mulch, wash rack, etc. Streets must be swept within 24 hours of discovery of offsite tracking.
- Temporary stockpiles must have silt fence or other applicable sediment control device around the base of the pile.
- The Contractor shall be responsible to control sediment-laden surface water from leaving site. All mobilized sediment that has left the construction zone shall be collected by the contractor and properly disposed of at no additional cost to the owner.
- Any fines levied due to inadequate erosion or sediment control practices, sediment discharging from the site, etc., shall be the responsibility of the Contractor.
- Inlets shall be protected from sediment at all times, with appropriate protection installed for each phase of development.
- Adjacent roads must be inspected and kept clear of sediment; roads to be swept within 24 hours of tracked sediment discovery.
- Additional temporary BMPs may be required to reduce the potential for sediment transport during construction. If deemed necessary by onsite personnel, Engineer or Owner shall be contacted immediately for approval or guidance, if available. Otherwise best judgment shall be used to provide rapid stabilization or sediment controls as necessary to minimize potential pollutant discharge.

CONSTRUCTION IMPLEMENTATION SCHEDULE & PHASING

- Install perimeter silt fence / sediment logs, and construction entrance as shown prior to site disturbance.
- Complete soil stripping and rough grading of site.
- Replace topsoil and establish vegetative cover.
- Complete site restoration and final stabilization measures (remove temporary controls after construction activity has ceased and vegetation is established).
- Submit Notice of Termination (NOT) to MPCA within 30 days.

DEWATERING & BASIN DRAINING

- Dewatering water, if necessary, must be discharged to a temporary or permanent sediment basin when feasible; if not feasible, appropriate BMPs must be used to prevent sediment-laden water from discharging downstream.
- Use appropriate energy dissipation measures on all discharges to prevent erosion at discharge outlet. Discharge must not cause nuisance or erosive conditions to downstream properties or receiving channels. Excessive inundation of downstream wetlands is not permitted (if applicable).
- If filters with backwash water are used, all backwash water must be hauled offsite for disposal, returned to the beginning of the treatment process, or incorporated into the site in a manner not causing erosion.

INSPECTIONS & MAINTENANCE

- The contractor must routinely inspect the construction site once every 7 days during construction, and within 24 hrs of receiving more than 1/2" of rain in 24 hrs. Rainfall amounts must be measured by a properly installed rain gage onsite, or from a weather station within 1 mile of the project, or from a weather reporting system with site specific radar rainfall summaries (11.11).
- All inspections and rainfalls > 1/2" must be recorded and retained onsite with the SWPPP. Inspections shall include: date/time, name of individual, date & amount of rainfall, findings, corrective actions, observed discharge/location/description, any proposed SWPPP amendments.
- Inspections may be suspended when work is stopped due to frozen conditions. The Contractor's inspector must resume inspections within 24 hours after runoff occurs at the site or prior to resuming construction, whichever comes first.
- Silt fence (or related perimeter control device) must be maintained when accumulated sediment reaches 1/2 the height of the device, or if device becomes ineffective (by the end of the next business day following discovery).
- Permanent and temporary sediment basins, if applicable, shall be drained and cleaned when sediment depth reaches 1/2 of original storage volume; complete within 72 hrs of discovery. Must be cleaned prior to project completion.
- Non-functional BMPs must be repaired or replaced by the end of the next business day following discovery.
- Inspect downstream ditch / drainage system for signs of erosion or sediment buildup during each inspection; stabilize within 7 days.
- Inspect vehicle exit locations and adjacent streets; remove sediment from surfaces within 1 day.

POLLUTION PREVENTION

- All solid waste generated at the site must be disposed of in accordance with all applicable federal and state regulations.
- All hazardous materials must be properly stored/contained to prevent spills or leaks; materials must be properly disposed of per applicable regulations, including Minn. Rule Ch. 7045. Restricted access storage areas must be provided to prevent vandalism.
- Vehicle or equipment washing must be confined to a defined area (minimum of 100' from pond or drainage ditch); runoff containing any hazardous materials must be collected and properly disposed of. Defined area must be delineated with heavy-duty silt fence (incidental); no engine degreasing is allowed on-site.
- Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover to prevent pollutant discharge, or protected by similar means to minimize potential contact with stormwater.
- Concrete and other washout waste must be effectively contained - solid and liquid washout waste must not contact ground and must be disposed of properly in compliance with MPCA rules. A sign must be installed at washout area requiring personnel to utilize the proper facilities for disposal of concrete and other wastes.
- The contractor is solely responsible for monitoring air pollution and ensuring that it does not exceed levels set by any agency or LGU. This includes dust created by work performed at the site; air pollution and dust control measures are incidental to the contract. The engineer may require additional dust control measures to be implemented, as necessary.
- Adequate temporary restroom facilities shall be present onsite in a stable and secure location during construction operations, and shall be maintained in an adequate functioning condition.

FINAL STABILIZATION

- The Contractor must ensure final site stabilization meets the Permit requirements, and submit the NOT within 30 days.
- Final stabilization includes uniform perennial vegetative cover of at least 70% of the expected final growth density over the entire previous surface area, or other equivalent cover to prevent soil erosion.
- All temporary synthetic and structural BMPs must be removed as part of final stabilization.

RECORD RETENTION

- The SWPPP, all revisions to it, and inspection & maintenance records are the responsibility of the Contractor and must remain at the site during construction hours. The materials may be kept in a field office, onsite vehicle, or "SWPPP Mailbox".
- Training documentation shall be provided by Contractor as outlined below and required.
- The SWPPP, project permits, inspection/maintenance logs, stormwater maintenance agreements, and stormwater management design calculations must be retained for 3 years after submittal of permit NOT. Contractor shall provide Owner or Engineer copies of inspection and maintenance logs prior to final payment.

TRAINING REQUIREMENTS

- The permittees must comply with the training requirements as outlined in Section 21 of the Permit. The Contractor shall have a trained individual performing BMP installations and inspections, as required.
- Training table (below) to be completed prior to construction, as appropriate.

RESPONSIBLE PARTIES & TRAINING SUMMARY

	COMPANY	CONTACT	PHONE	TRAINING DATE	COURSE / ENTITY	CONTENT
OWNER:				NA	NA	NA
SWPPP PREPARER:	CIVIL METHODS, INC.	KENT BRANDER, PE	763.210.5713	1/24/2022	UNIVERSITY OF MN	DESIGN OF CONSTR. SWPPPS
GENERAL CONTRACTOR / INSPECTOR:						
EROSION & SEDIMENT CONTROL INSTALLER:						
PERMANENT BMP OPERATOR / MAINTAINER:				NA	NA	NA

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HIDDEN MAPLES

LANDMARK BUILDERS, INC.

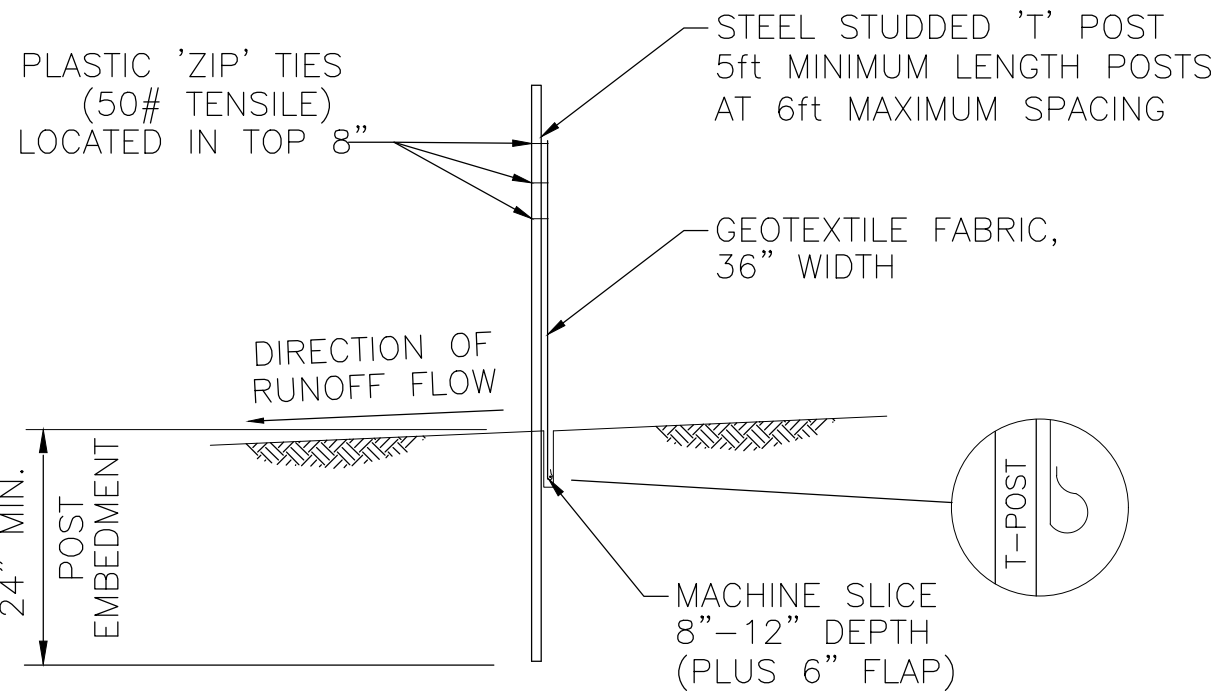
CHASKA, MN

SWPPP

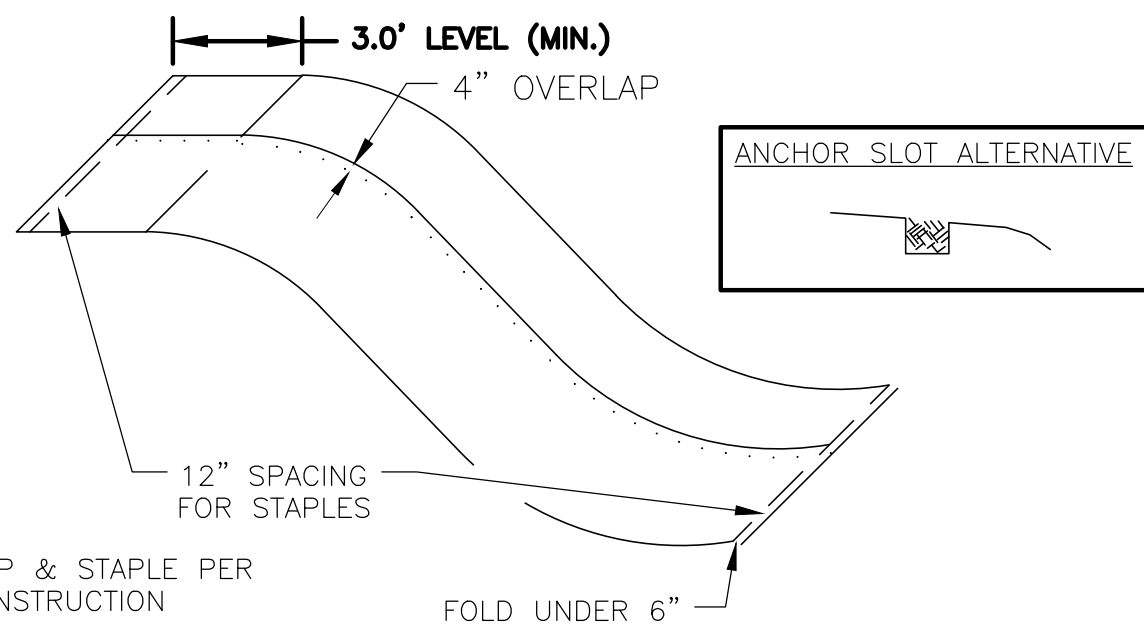
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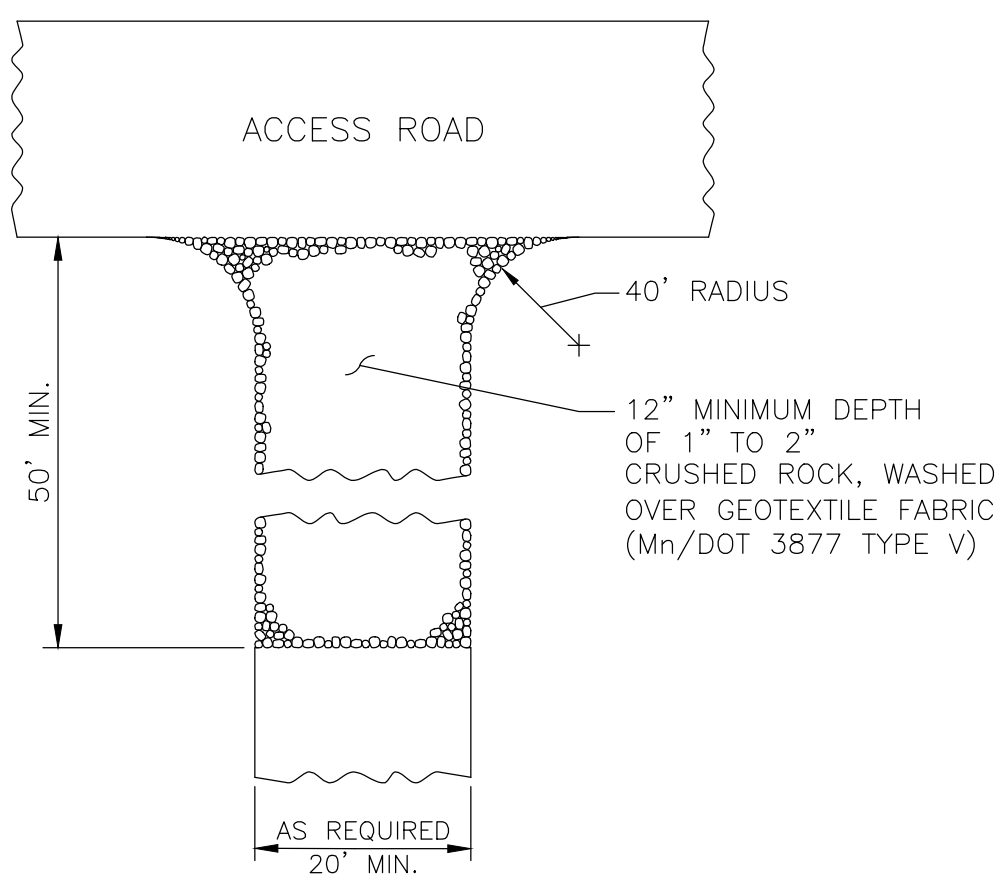
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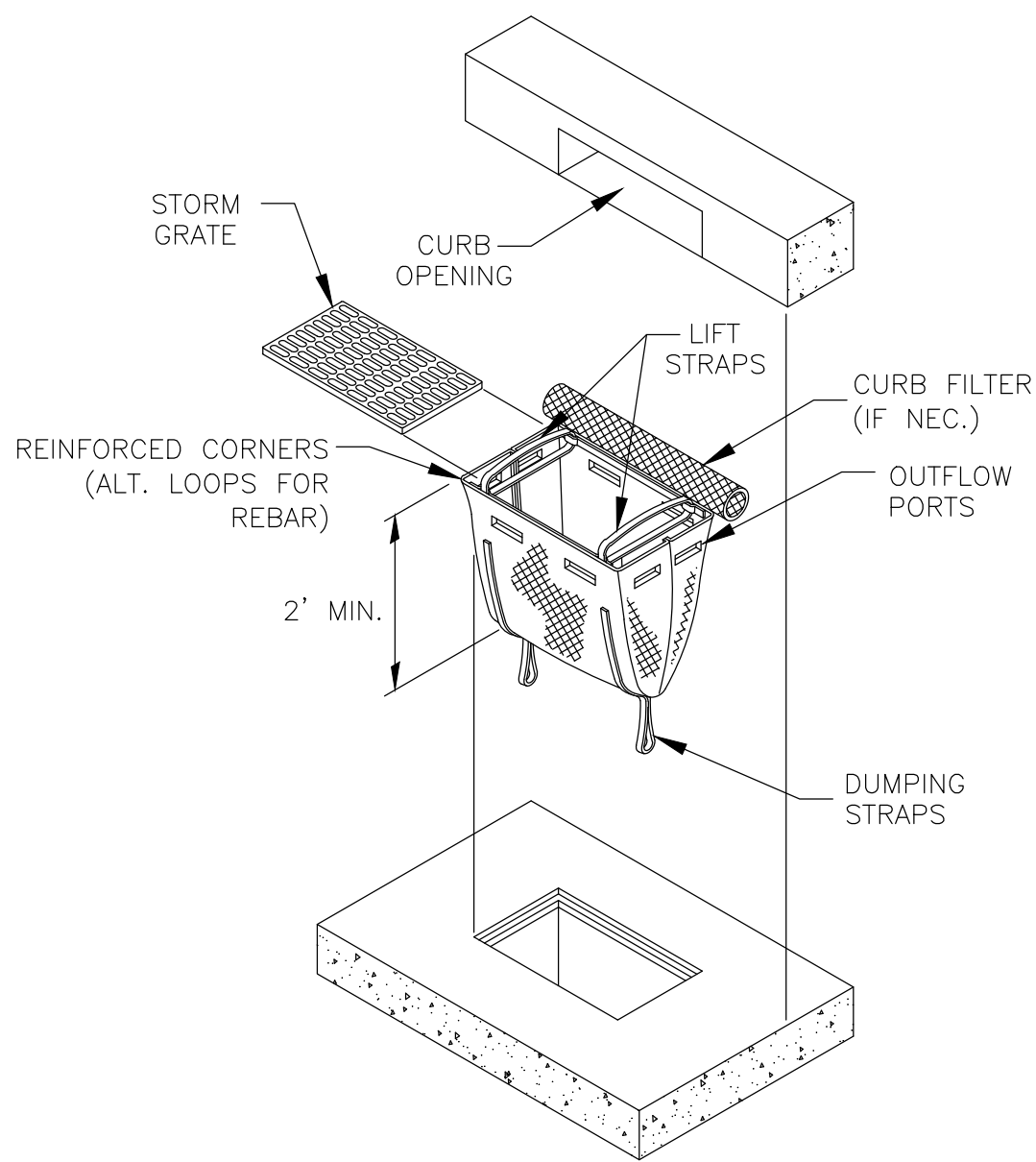
1 SILT FENCE—MACHINE SLICED



2 EROSION CONTROL BLANKET INSTALLATION



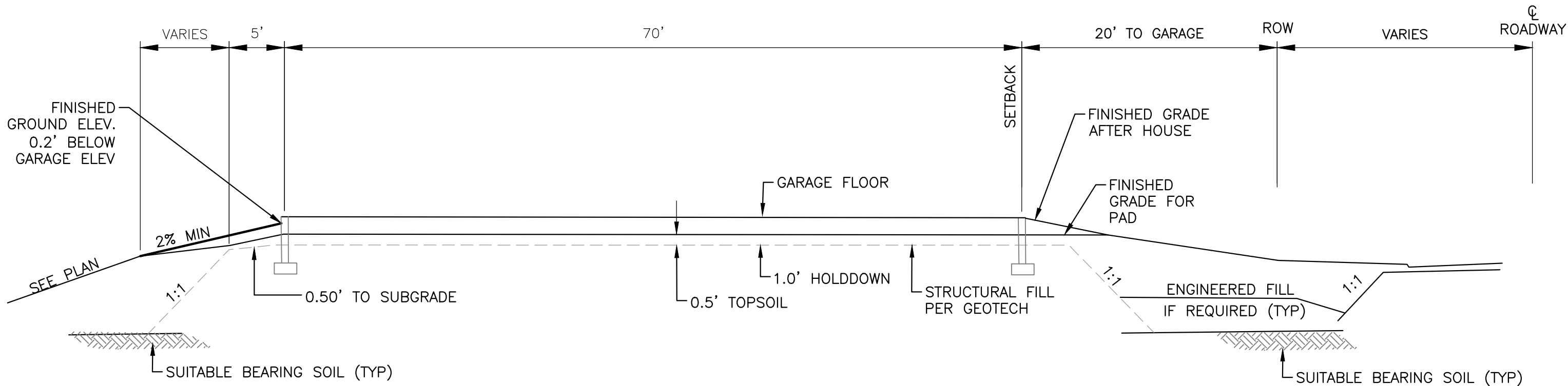
3 ROCK CONSTRUCTION
ENTRANCE



Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 2766	kPa (psi)	5508 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4753	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m ² (gal/min/ft ²)	2852 (70)
Permittivity	ASTM D 4491	Sec ⁻¹	0.90

NOTE:
RECTANGULAR DANDY SACK SHOWN. SIZE USED
SHALL MATCH OPENING; EQUIVALENT BAG UNIT MAY
BE USED (INCLUDE OVERFLOW PORTS)

4 INLET PROTECTION—SEDIMENT SACK



5 SLAB ON GRADE (SOG)

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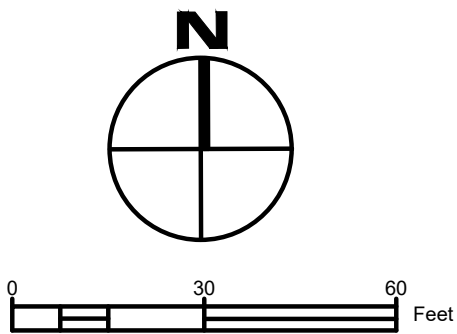
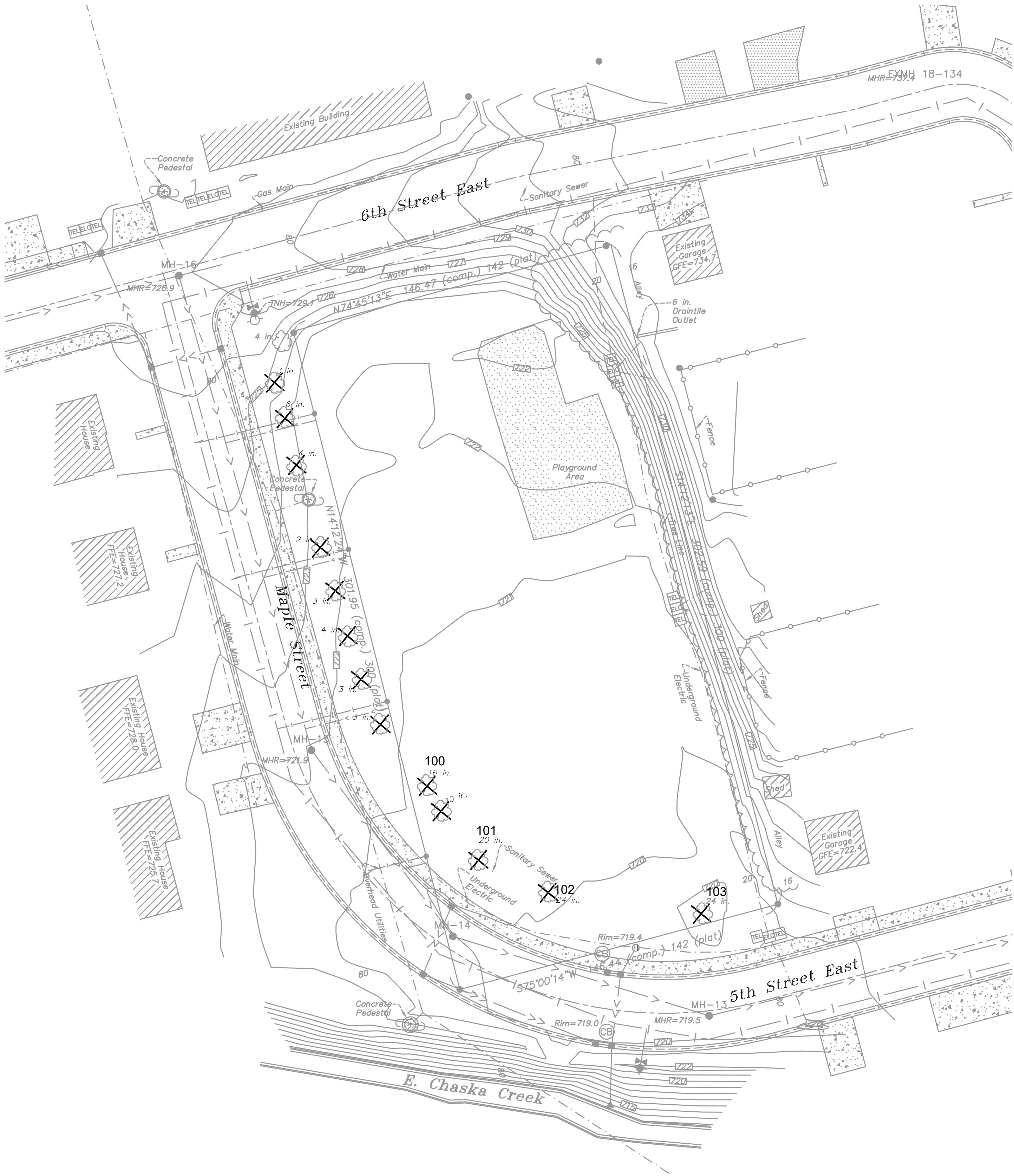
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CHASKA, MN

DETAILS

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BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

LEGEND:

- PROPERTY LINE ———
SETBACK - - - - -
EASEMENT - - - - -
TREE REMOVAL X

TREE INVENTORY			
I.D.	COMMON NAME	BOTANICAL NAME	SIZE, DBH
100	Amur Maple	Acer ginnala	16"
101	White Ash	Fraxinus americana	20"
102	White Ash	Fraxinus americana	24"
103	White Ash	Fraxinus americana	24"

*Identification by others

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DAVID M POGGI

DATE: 06-01-2022

LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

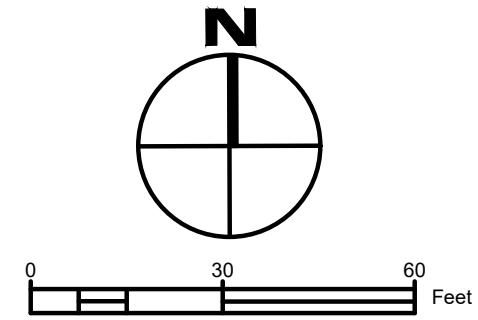
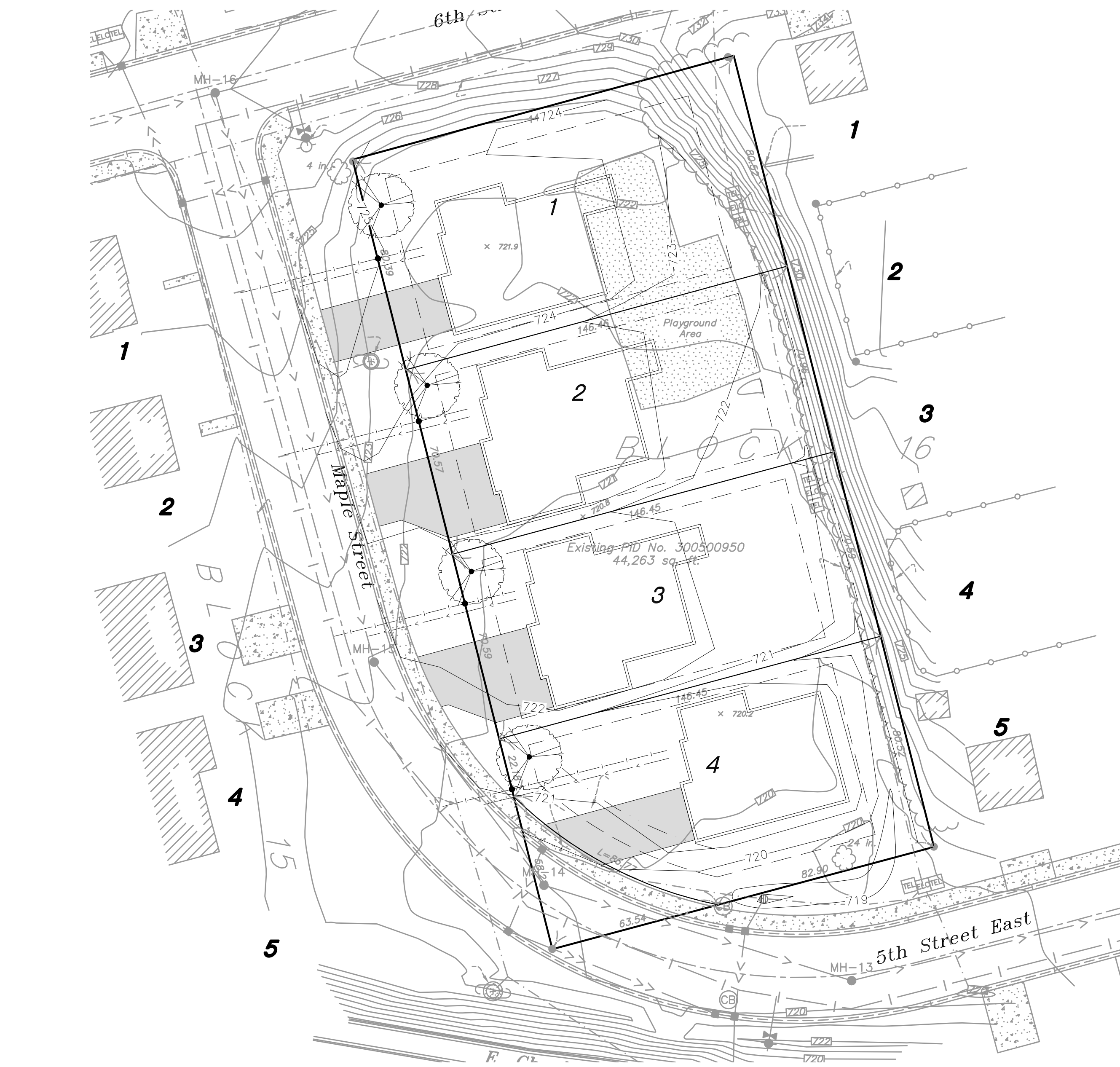
DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

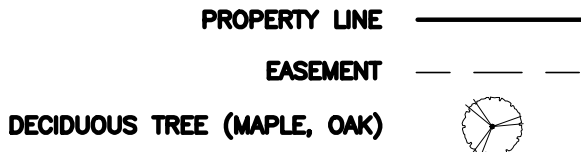
TREE INVENTORY

SHEET NO:
C8.01

Print Date: 7/5/2022 7:53 AM
File Loc: C:\CIVIL\Methods, Inc\CDM - Documents\7 Projects\22023 Maple Street Residential\08 DRAWINGS AND SPECIFICATIONS\CD Sheets\PRELIMINARY\81 Landscaping.dwg



LEGEND:



LANDSCAPING SUMMARY:

R2 - MEDIUM DENSITY RESIDENTIAL

1 TREE / LOT (40' MIN. SPACING)
REQUIRED: 4 TREES
PROVIDED: 4 TREES

PLANT SCHEDULE

TREES					
KEY	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CAL/SIZE
NM	4	Northwood Red Maple	Acer rubrum 'northwood'	B&B	2.5"

NOTES:

1. CONTAINER STOCK MAY BE SUBSTITUTED FOR B&B AS APPROPRIATE.
2. CONIFEROUS TREES SHALL BE 6' TALL AND DECIDUOUS TREES 2.5" DIAMETER UPON INSTALLATION.
3. TREES AND SHRUBS SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER INSTALLATION. DEAD OR DISEASED PLANTS WITHIN THIS PERIOD SHALL BE REPLACED AT CONTRACTOR EXPENSE.
4. THE PLANTING DETAILS REPRESENT ADEQUATELY DRAINED SOIL CONDITIONS. THE CONTRACTOR SHOULD EXERCISE DISCRETION IN SETTING PLANTS 1"-3" HIGHER IN POORLY DRAINED SOILS.
5. ON 2:1 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.
6. ON WET, POORLY DRAINED SOILS, DO NOT CONSTRUCT WATERING BASIN.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE IN HEAVY POORLY DRAINED OR IMPERVIOUS SOILS.
8. PLANTS SHOULD BE SET AT THE PROPER DEPTH WHEREBY THE BEGINNING TAPER OF THE ROOT FLARE IS AT THE SAME ELEVATION AS THE FINISHED SOIL GRADE. THIS SHOULD BE THE SAME DEPTH AS THE PLANTS WERE GROWN AT IN THE NURSERY. NOTE THAT THE ROOTS OF BALLED AND BURLAPPED PLANTS ARE UNACCEPTABLE WHEN THEY ARE COVERED BY MORE THAN 4" OF SOIL IN THE TOP OF THE BALL.
9. DELAY MULCH PLACEMENT IF NECESSARY TO ALLOW MORE TIME FOR EXCESS SOIL MOISTURE TO EVAPORATE FROM PLANTING AREAS BEFORE PLACING MULCH.

BALLED & BURLAPPED STOCK

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING AS REQUIRED.
3. SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
4. EXPOSE ROOT FLARE AND SET AT GRADE. REMOVE ALL BURLAP AND ROPES FROM TOP 1/3 OF ROOT BALL, CUT WIRE BASKET DOWN TO SECOND HORIZONTAL WIRE FROM THE BOTTOM, AND DISPOSE OF OFF-SITE. CONTRACTOR IS RESPONSIBLE TO MAINTAIN PLUMB POSITION THROUGHOUT THE MAINTENANCE PERIOD.
5. APPLY WATER TO SETTLE PLANTS AND FILL VOIDS THEN CONSTRUCT 3" DEPTH WATERING BASIN.
6. WATER THOROUGHLY WITHIN 2 HOURS.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. BIODEGRADABLE TWINE MAY BE LEFT ON AS SUPPORT BETWEEN THE ROOT BALL AND ROOT COLLAR UNTIL THE END OF THE PLANT ESTABLISHMENT PERIOD AT WHICH TIME IT MUST BE CUT AND TOTALLY REMOVED FROM THE ROOT COLLAR. THE TWINE MUST BE TIED OR RETIED TO MID-LEVEL LOOPS OR POINTS ON THE BASKET. USE OF NONBIODEGRADABLE TWINE IS PROHIBITED.

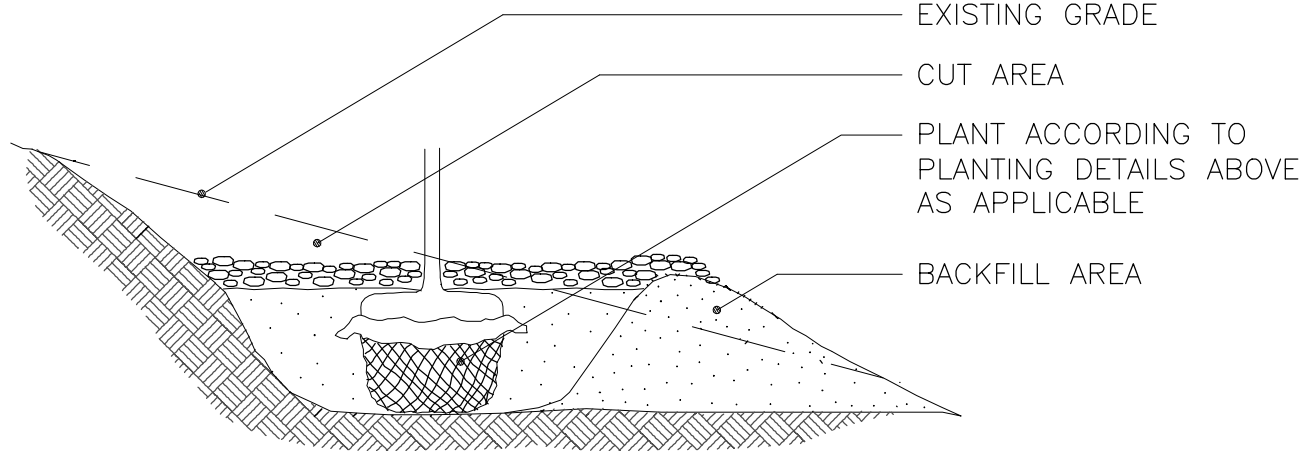
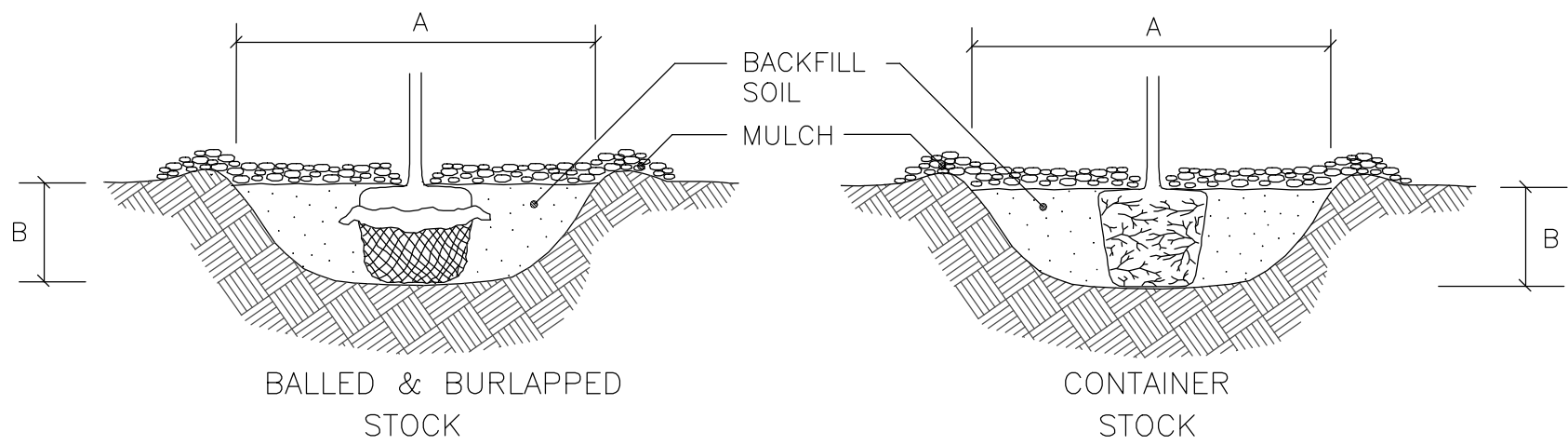
CONTAINER STOCK

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY ENGINEER.
3. REMOVE CONTAINER AND SCORE OR PRUNE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS AS NECESSARY.
4. SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
5. APPLY WATER TO SETTLE PLANTS, AND FILL VOIDS THEN CONSTRUCT 3" DEPTH WATERING BASIN.
6. WATER THOROUGHLY WITHIN 2 HOURS.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

PLANTING HOLE DIMENSIONS
(MINIMUM WIDTH DOES NOT APPLY IN MASS PLANTING BEDS)

PLANT TYPE	PLANT SIZE (UP TO AND INCLUDING)	MINIMUM APPROXIMATE HOLE WIDTH HOLE DEPTH (INCHES) (INCHES)	
		A	B
CONIFEROUS TREES	3' B.B.	42	11
	4' B.B.	51	13
	5' B.B.	60	13
	6' B.B.	66	15
	7' B.B.	72	16
	8' B.B.	81	18
CONTAINER GROWN PLANTS	9' B.B.	90	20
	10' B.B.	102	21
	#1 cont.	18	6
	#2 cont.	23	7.5
	#3 cont.	29	8.5
	#5 cont.	30	11
	#7 cont.	37	11
	#10 cont.	44	14
	#15 cont.	45	15
	#20 cont.	60	17
	#25 cont.	72	16

NOTE:
AT LEAST 1/3 OF ALL
CONIFER BRANCHES WILL
CONTAIN TERMINAL BUDS



NOTE:

1. EXTENDED EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

FOR STEEP SLOPES

1 ISOLATED PLANTINGS

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DATE: 06-01-2022

LIC. NO.: 44573

DESIGNED: DMP

DRAWN: DMP

CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

LANDSCAPING PLAN

SHEET NO:

C8.02





1 3D Front
12" = 1'-0"

PLAN INFORMATION

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
- WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
- ALL HEADERS SHALL BE (2) - 2X10 U.N.O.
- EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB).
- ALL FLOOR AND CEILING SYSTEMS TO CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. TRUSS PLANS TO BE ON SITE @ TIME OF FRAMING
- PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X8 MUD SILL. TREATED MEMBERS TO BE S.Y.P. #2 OR BETTER.
- FOR OPENINGS IN EXTERIOR WALLS (OR WALLS WITH LATERAL LOADING:
 - a) 0'-0" - 4'-0" = 1 JACK STUD
 - b) 4'-0" - 8'-0" = 2 JACK STUDS
 - c) 8'-0" - 12'-0" = 3 JACK STUDS
 - d) GREATER THEN 12' = CONSULT ENGINEER.
- POSTS CALLED OUT ARE NUMBER OF KING STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOIL
- FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THEN 3'-4"
- 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 4' O.C. MAX. 12" MIN. FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE
- PAD FOOTINGS REINFORCEMENT IS TO BE LOCATED 3" FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
- CONTRACTOR IS RESPONSIBLE FOR ALL STEEL REBAR SIZING PER STATE AND LOCAL BUILDING CODES
- MIN. 5000 PSI CONCRETE @ ALL FOOTINGS**

INSULATION:

- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20
- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49
- ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO HAVE A MINIMUM RATING OF R-30
- SHEETROCK:**
 - ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD U.N.O.
 - ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD U.N.O.
 - GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" TYPE "X" GYPSUM BOARD U.N.O.
 - ALL EXTERIOR WALLS OF GARAGE AND HOUSE THAT ARE WITHIN 5' SETBACK TO HAVE 5/8" TYPE "X" EXTERIOR GRADE GYPSUM BOARD ON EXTERIOR SIDE OF WALL AND 5/8" TYPE "X" ON INTERNAL SIDE OF WALL.

DOORS AND WINDOWS:

- ALL WINDOWS AND DOORS TO NE DOUBLE GLASS PANELS WITH LOW-E RATINGS.
- ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED
- ANY WINDOW ABOVE A TUB MUST BE TEMPERED
- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED
- WINDOW GLAZING MUST BE AT LEAST 18" ABOVE FINISHED FLOOR WHEN WINDOW IS ABOVE 6' FROM GRADE
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT TO BE GREATER THEN 44" ABOVE FINISHED FLOOR.
- WINDOWS WITH SILLS WITHIN 3' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

MECHANICAL & ELECTRICAL:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.

CODE INFORMATION

CODE INFORMATION:

- SINGLE FAMILY CONSTRUCTION TYPE IRC-1
- 2020 MINNESOTA STATE RESIDENTIAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2020 MINNESOTA STATE MECHANICAL&FUEL GAS CODE
- 2020 MINNESOTA STATE FIRE CODE
- 2020 MINNESOTA PLUMBING CODE

SOIL TYPE:

- DESIGNED WITH 2000 PSF SOILS. ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT MINIMUM.

WIND EXPOSURE:

- DESIGNED WITH "EXPOSURE B" CLASSIFICATIONS AND WIND GUSTS OF 115 MPH PER 2020 MN IRC CODE REGULATIONS.

GENERAL NOTES:

- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS.
- ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER H LEVEL SPECIFICATIONS.
- ALL MANUFACTURED FLOORS & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION.

- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090

- WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER**
- GLASS SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.28 OR BETTER**

Sheet List

Sheet Number	Sheet Name
A101	Cover Page
A102	Elevations
A103	Foundation Plan
A104	First Floor Plan
A105	Second Floor
A106	Section
A107	Detail Plan
A108	Braced Wall Notes

Area Schedule

Area	Level	Name
2081 SF	Main Level	Main Level
84 SF	Main Level	Front Porch
862 SF	Main Level	Garage
186 SF	Main Level	Patio
50 SF	Main Level	Mech Room
1223 SF	Upper Level	Upper Level



AVA STUDIO

4332 BROOKSIDE AVE, ST LOUIS PARK, MN 55436
PHONE 612 532 8159
EMAIL AVASTUDIO.AB1@GMAIL.COM

ALL PLANS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE MUNICIPAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION. AVA STUDIO LLC. IS NOT RESPONSIBLE FOR ANY PROBLEM AS A RESULT OF AN ERROR OMISSION ON THESE PLANS.

Maple Street 2

Chaska

Cover Page

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A101

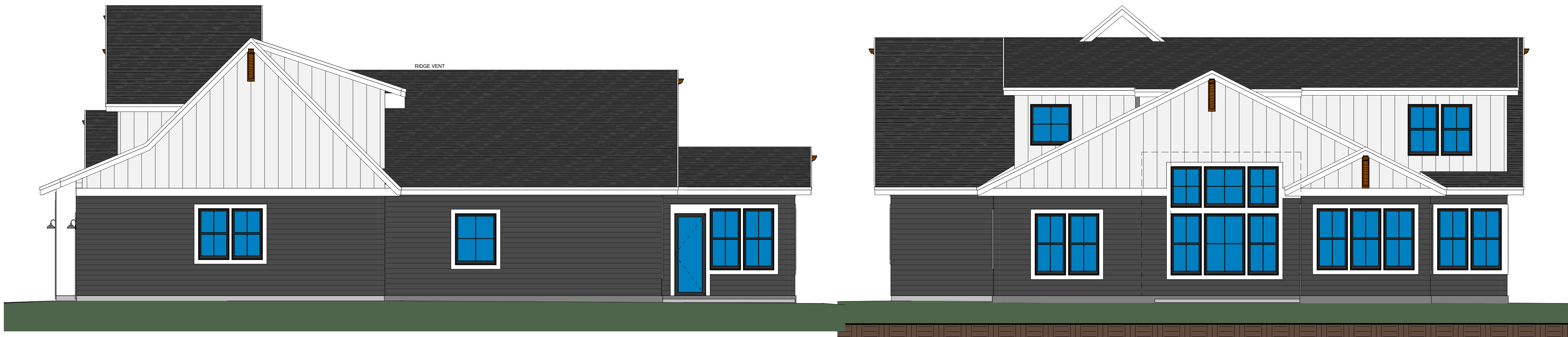
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② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
3/16" = 1'-0"



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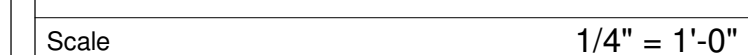
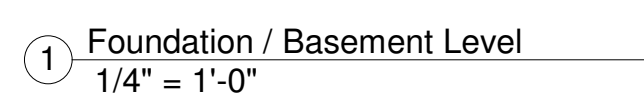
Maple Street 2
Chaska
Elevations

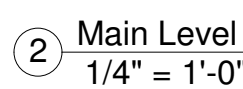
Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

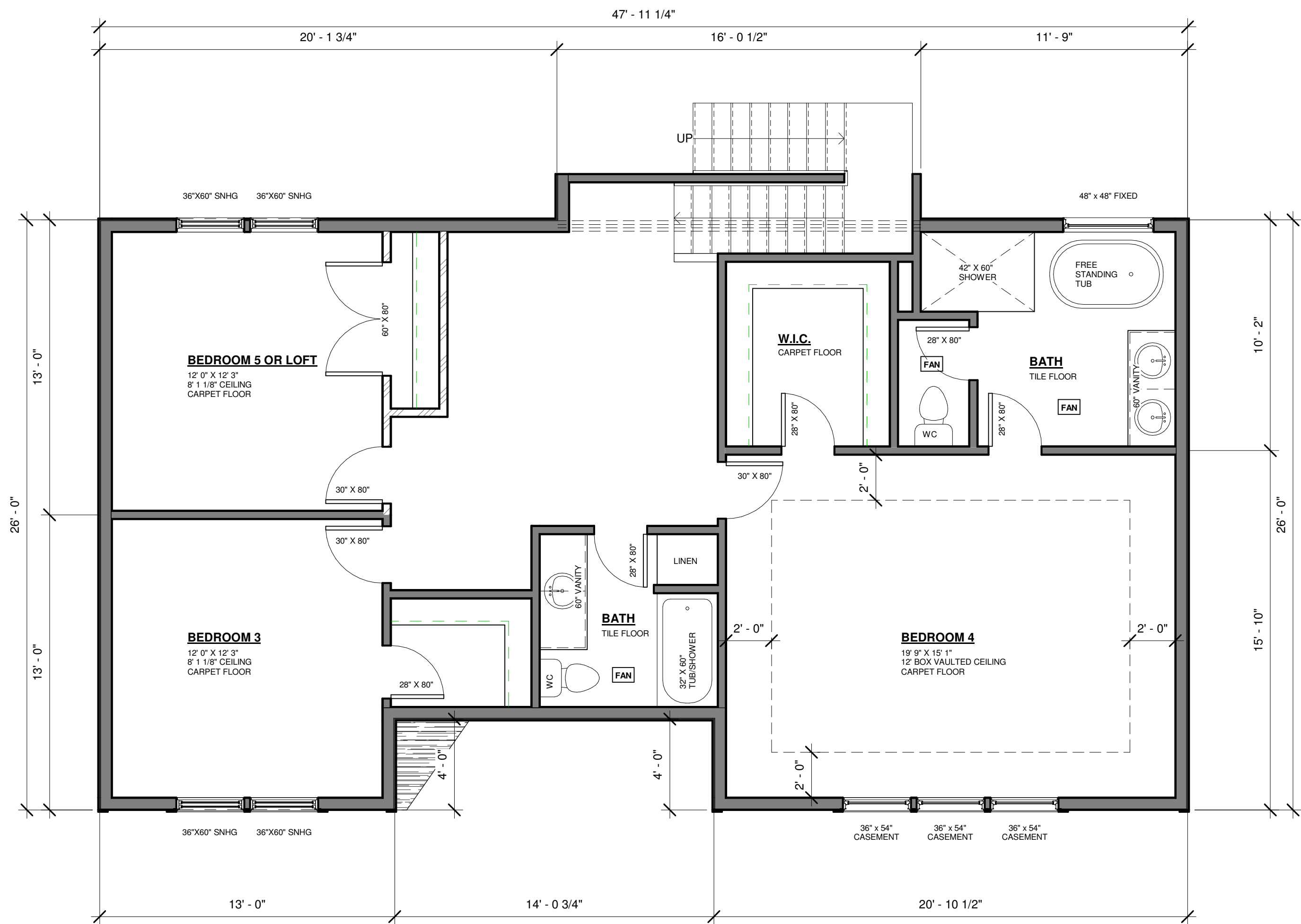
A102

Scale 3/16" = 1'-0"

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① Upper Level
1/4" = 1'-0"



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Maple Street 2
Chaska
Second Floor

Project number Chaska
Date 5/21/2022
Drawn by Alexander Bocharnikov

A105

Scale 1/4" = 1'-0"

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2006
2021 sq ft



531 6th street

2005
2424 sq ft



537 6th street

2005
2640 sq ft



543 6th street



REQUEST FOR ACTION CITY COUNCIL 07/18/2022

Subject: Kusske Estates Property (Club West 11th Addition) – Preliminary Plat and Rezoning

Applicant: Tradition Development

Location: East of Club West 3rd Addition, east end of Vista View Drive

Case No.: 2022-45

Synopsis: Applicant seeks to obtain approval of a preliminary plat and rezoning for a 19-lot single family residential development on 10.4 acres of land on a portion of the Kusske Estates property (35.19 acres) located west of Creek Road and east of the Club West 3rd Addition/Harvest neighborhood

Prepared By: Jeff Miller, HKGi (Interim Consulting Planner)

Staff Recommendation: Motion to adopt resolution and ordinance

BACKGROUND

The Kusske Estates, Outlot A property, which is 35.19 acres, is located in the Southwest Chaska Growth and Development Plan area between Creek Road (east) and the developing Harvest neighborhood (west). Kusske Land Corporation is the property owner. Access to the property is from Creek Road and Vista View Drive (west). Site location map below shows the 35.19 acre Kusske Estates Outlot A property. The Kusske Estates Plat also includes two undeveloped lots southeast of Outlot A with access from Cascade Drive (misabeled as Founders Way below).



This property's existing land use on the western portion is agricultural, although this land has not been farmed for a number of years. The eastern portion was previously used for sand and clay mining and is currently undergoing land reclamation activities. Stands of mature trees are present along the adjacent ravines on the north and south portions of the property.

Tonight, we will be reviewing a proposed preliminary plat for a residential development for the western 10.4 acres of the property that will be an extension of the Harvest neighborhood and accessed from Vista View Drive. We will also be reviewing a proposed site plan and rezoning of the property from Open Development (O) to Planned Residential Development No. 62 (PRD-62). While the property proposed for development is currently owned by the Kusske Land Corporation, the applicant for the proposed concept plan is Tradition Development.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 300 acres in this area generally lying north of CR 44 and east of Highway 212. Tradition Development intends to develop the home sites exclusively for the Robert Thomas Homes builder, a partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development. Tradition Development believes this concept plan is consistent with the Southwest Chaska Growth and Development Plan in addition to the 2040 Comprehensive Plan.

PROJECT GOALS

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

- Connecting to the greater community
- Preserve vegetation
- Utilize site topography
- Creating community space
- Quality Architecture and Home Designs

Connecting to the Greater Community

One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future extension of Vista View Drive to Creek Road will allow residents of surrounding developments and neighborhoods to walk or bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north and south portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bio-retention basins will collect and filter water from upstream in the development. Native or naturalized vegetation will be used in entry features and public

common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and preserve the wooded areas adjacent to the home sites. It is also intended that the project direct stormwater toward bio-retention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a two acre park area that will border the existing natural ravines, and woodland and will be accessed with sidewalks. The park area is adjacent to dense tree stands and steep slopes creating recreational opportunities for the residents. The extended sidewalks provide access to an existing community park area in the middle of the neighborhood allowing equal access from homes to the common area. The maximum distance from a single family residence is less than a 1/4 mile, approximately a five minute walk. Common areas strengthen the neighborhood identity and promote interaction between residents.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the previous phases of The Harvest.

Comprehensive Plan

The Comprehensive Plan guides this area to be Low Density Residential and Open Space. The applicant's proposal is consistent with this guidance.

The 2040 Comprehensive Plan defines the guided land uses as follows:

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

Open Space

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

PROPOSED PRELIMINARY PLAT AND SITE PLAN/REZONING

The 10.4-acre site proposal consists of 19 single-family lots with a typical lot size of 75 feet wide by 125 feet deep. The Chaska 2040 comprehensive plan guides these properties as Low Density Residential and Open Space use. Current zoning is O - Open Development.

Adjacent Properties

The proposed development site is bordered to the west by low density residential development (Club West 3rd Addition/Harvest neighborhood), to the south by a single one-acre residential lot and open space, to the east by a mining reclamation site, and to the north by open space.

Existing Conditions

This existing land use on the proposed development site is agricultural, although this land has not been farmed for a number of years. Stands of mature trees are present along the adjacent ravines on the north, south, and east portions of the property. The 10.4 acre site's topography currently varies from a peak elevation of 900 feet MSL near the western boundary to the lower elevations on the east at approximately 850 MSL. The site's topography is generally sloping downward to the east, north and south of the site.

The site currently has a 10" sanitary sewer trunk line extended through the property from west to east along the future extension of Vista View Drive. This sanitary trunk line conveys the wastewater from the entire Harvest neighborhood. An 8" watermain has been extended to the western edge of the property along Vista View Drive.

The eastern portion of the 35.19 acre site was previously used for sand and clay mining. Currently, no materials are being extracted from the site and according to the owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent occurring only as suitable materials become available. The property owner anticipates that these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection (Vista View Drive) to Creek Road.

Land Use

The 10.4-acre site proposal consists of 19 single-family lots with a typical lot size of 75 feet wide by 125 feet deep. All of the homes are planned to have a minimum width of 75 feet to accommodate the Tradition Collection house plans by Robert Thomas Homes. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the west.

The land that this proposed development encompasses is currently zoned O – Open Development. The proposed rezoning is a Planned Residential Development (PRD) zoning district – PRD-62.

Site Plan

The Site Plan shows this new residential development as an extension of the Harvest neighborhood to the west via an extension of Vista View Drive. The entrance to the neighborhood will be from Vista View Drive and will end in a temporary turnaround until the

extension of Vista View Drive to Creek Road in the future. The 19 single-family residential lots include 4 lots on the north side of Vista View Drive and 15 lots oriented to Vista View Court, a cul-de-sac street extending south from Vista View Drive. Most of the lots will have rear yards that back to wooded ravine areas.

Minimum yard setbacks are proposed to be:

- Front yard setback of 23 feet
- Side interior yard setback of 10 feet house/5 feet garage
- Side corner yard setback of 23 feet
- Rear yard setback of 30 feet

These somewhat reduced front and corner setbacks are intended to create a more active and pleasant neighborhood streetscape environment. The concept plan also shows typical house pads with a width of 60 ft. and depth of 65 ft.

In addition to these yard setbacks, there are other setbacks that apply to this site:

- Wooded Steep Slopes - 50 feet building and parking setback and 30 feet "no grade/mow" buffer area
- Wetland – 30 feet

The applicant has verified the wooded steep slope edges in the field and added a "wooded bluff line" delineation to the submitted plan exhibits. The applicable setbacks have also been added to the plan exhibits and the applicant has adjusted the proposed lot lines to be located outside of the 30-foot "no grade/mow" buffer area.

Three outlots are proposed in the preliminary plat and site plan:

- Outlot A – north edge for stormwater management and woodland conservation
- Outlot B – south and east edge for woodland and wetland conservation
- Outlot C - mining reclamation area and future development area

Transportation (Vehicle, Pedestrian, Bicycle)

The Site Plan proposes to provide for the extension of the Vista View Drive eastward approximately 382 LF. Vista View Court will connect to Vista View Drive extending south approximately 587 LF. Both street right-of-ways are proposed for a 60 ft. width, which is consistent with the adjacent Harvest residential development to the west. The temporary turnaround at the east end of Vista View Drive is shown with a 60 ft. radius. This turnaround is proposed on private property. This turnaround needs to be reviewed in more detail in terms of dedicated easements or locating it outside of private property lines. The applicant will have to address this in their final submittal.

The developer is proposing sidewalks for both sides of these two streets, which is consistent with the adjacent Harvest neighborhood streets. The 2040 Comprehensive Plan and the Southwest Chaska Growth and Development Plan also show a trail connection to Creek Road on Vista View Drive. A regional trail is planned for Creek Road. The developer will need to work with Staff to determine the need for a trail on Vista View Drive that ultimately connects to the planned regional trail on Creek Road. The applicant is proposing a pedestrian connection to the regional trail consisting of sidewalks on both sides of Vista View Drive. The Site Plan shows three trail access points to the adjacent bluff and woodland areas, to the south, east, and north. The developer will also need to coordinate with the City Engineer to ensure that the proposed streets align with City plans and policies.

Utilities

Sewer and water utilities are currently available to serve the property. The site currently has a sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. Previous phases of Club West development provided a watermain stub at the western edge of the property on Vista View Drive.

Parkland

The 2040 Comprehensive Plan and Southwest Chaska Growth & Development Plan do not identify an additional public neighborhood park need on this site due to its proximity to an existing private shared neighborhood playground within walking distance in the adjacent residential development (Club West 3rd Addition) and a planned public community park which will serve the neighborhood's recreational needs at the west end of Vista View Drive.

The applicant's proposed park and open space includes the land surrounding the residential lots on the north, east, and south edges. The open space will provide conservation and access to the wooded steep slope natural areas adjacent to the ravines. It includes a proposed stormwater management area in the northeast corner. It also includes trail access points to the adjacent wooded bluff areas, to the south, east, and north. Parkland credit can be given for any land accepted by the City as usable for public parks, playgrounds, trails, or open space. Parkland credit will not be given for bluff areas, wetlands, stormwater ponds, right-of-way, or land area deemed undevelopable that may be dedicated to the City. Since both Outlots A and B are not developable for public parkland, Staff has determined that the required parkland dedication will be achieved through fees in lieu of land.

Stormwater and Wetlands

Stormwater ponding is proposed in the northeast corner of the development in Outlot A. The applicant has prepared a stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, and tree preservation. Ponding areas for the development's stormwater will need to limit impacts to the bluffs and ravines. The ravines serve a sizeable drainage area and are an important part of routing of the stormwater needs in southwest Chaska.

Four of the neighboring properties to the west have expressed an interest in having their rear yards regraded with the project to improve their stormwater drainage and usability of the yards. The applicant's proposed Grading Plan shows the backyards of Lots 1-4, Block 2 being regraded with the project. The applicant has offered the four residents an allowance for the modification of their irrigation systems and re-sodding of the areas to be disturbed by the grading. In the event that the owners do not wish to move forward with the regrading, the project plans will be modified to include a small retaining wall adjacent to the four properties. The retaining wall would allow for the adjacent yards to remain in their present condition without any impacts.

Wooded Steep Slopes, Bluffs, and Tree Preservation

Although tree areas are minimal in the areas proposed for development on this site, tree preservation is an important component of this development, specifically along areas where wooded steep slopes/bluffs are present. The applicant has provided a tree survey and tree

preservation plan to show how they are preserving trees on the site. 187 trees were surveyed. 26 trees will be removed as a part of the plan; only 2 of these trees are oaks and maples of small caliper (8 and 9 inches).

Architecture

The applicant intends to develop these residential lots exclusively for Robert Thomas Homes, a partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development. The architecture for these homes will incorporate the following design standards:

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 23' from the front property line. Three-car garages shall be broken into a two-car section and a one-car section with the one car being recessed a minimum of 2' feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETScape: Beautification of streetscape settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

The developer has provided examples of house front elevations and roof plans for the housing products that will be pursued.

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 also requires LP Smartside (or similar material) be used on all front elevations, 4-inch window trim on all windows, and 360-degree architecture be incorporated on corner lots and lots whose sides are visible from public rights of way or across from open spaces. 360 degree architecture would apply to these lots as shown on the preliminary plat:

- Lot 4, Block 1
- Lots 1 & 15, Block 2

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development costs 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.

Adjacency to Mining Reclamation Site

The developer states that no materials are currently being extracted from the site and according to the property owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent, occurring only as suitable materials become available. The reclamation fill material is clean compactable fill that the owner acquires during his business activities from

off-site locations. Material is unloaded in dump trucks on the site until a workable volume of the material is accumulated. At that point, the material is relocated to locations within the property to build the site out to the restoration grades that were approved of during the planning for the trunk sanitary sewer back in 2013/14. The grading of the fill is carried out by a crew of one to two workers using a D6 dozer and a vibratory compactor. The property owner anticipates that these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection (Vista View Drive) to Creek Road.

The applicant has provided the City with the original permit/CUP for the mining operation which was approved by Carver County in 1981. The CUP states that the CUP is required to be renewed annually. The applicant has also submitted CUP renewal documents, which show that the CUP was renewed a number of times with Carver County (1985, 1992, 1996, 1998). The CUPs include an Operation Plan/General Requirements, hours of operation, the operational phase, the restoration phase, and performance securities and insurance. No renewals since 1998 have been submitted by the applicant. This property, along with the remaining portion of Chaska Township, was annexed into the City of Chaska in 2005.

The City of Chaska requires a permit for any mining/land excavation and reclamation/filling in excess of 200 cubic yards but less than 2,000 cubic yards of material, which can be approved administratively by the Zoning Administrator. Any land excavation and reclamation/filling in excess of 2,000 cubic yards of material requires a Conditional Use Permit. The permit requires an existing conditions map on the site and within 300 feet of the site, an excavation/filling plan, identification of truck hauling routes, methods of controlling dust, hours and period of operation. Since this operation does not currently have such a permit with the City of Chaska, the property owner will need to work with Staff to obtain a Conditional Use Permit (CUP) prior to building permits being issued in the new development.

It should be noted that the reclamation area will eventually develop into single-family lots to tie into the Club West 11th development. A ghost plat has been provided showing that there is potential for 11 additional lots that will connect out to Creek Road; this area will need to come back in for all applicable approvals (Concept, Preliminary, Final, etc) when it's ready to develop. As the property owner works toward a CUP for the reclamation work it will be important to guide the work and conditions so that development remains a possibility with this site that is in line with the City's Comprehensive Plan

The developer states that the proposed residential development will be separated from the mining reclamation activities by a distance of over 200 feet from the nearest lot line. The developer is proposing to install trees as a natural screen to visually separate the residential lots from the adjacent reclamation activities. Provision of screening for Lot 4, Block 1, three coniferous trees on the east side of the lot, is shown on the landscaping plan. Additionally, screening should be provided on the north (backyard) and east sides of Lot 15, Block 1, and the north side (backyard) of Lot 14, Block1. The developer will also provide a disclosure in their sale documents to future residents indicating that there is a mining operation adjacent.

Phasing

The developer anticipates the project will be developed in one phase with site grading to begin in 2022 if possible.

Neighborhood Meeting

The developer conducted a neighborhood meeting on March 23, 2022 from 6-7pm at the Chaska Community Center. Approximately 20 people attended the neighborhood meeting throughout the hour and not everyone in attendance signed on the sign-in sheet. The developer presented a brief overview of the development project and housing product and then answered questions and explained the concept layout to the attendees. The main topics of concern and questions were related to:

- Plans for Creek Road and rumors of a cul-de-sac and converting the road to a trail
- Traffic coming east to Creek Road and connecting to Creek Road; it was explained that the street connection to Creek Road would be a future project and not part of the proposed development project
- Future extension of Vista View Drive shown connecting to Creek Road directly across from an existing house, safety and headlight concerns
- The need for an additional park area for this development, not enough park space in the development to the west
- Concern about construction traffic and how that traffic would enter the site; it was explained that construction traffic will be from the west and through the Harvest neighborhood
- The desire to preserve the existing trees on or near the property lines to the west bordering the Harvest neighborhood
- Concerns about topography and drainage along the western boundary to the existing lots
- Requests to grade the back yards of the existing homes bordering the project to have drainage directed to the rear property lines of the existing homes
- Concerns about the rear/easterly views over the open field being replaced by houses
- Expected schedule for the project start; it was explained that the project would start mid-summer at the earliest anticipating the preparation of engineering plans and the City PC and CC meeting schedules
- Question about the next steps for the project; it was explained that next steps are review and approval of the preliminary and final plat which will provide opportunities for residents to make comments at these meetings

Preliminary Plat

The overall site will be platted into 19 lots and 3 outlots. The following are the proposed outlots and their dispositions:

- Outlot A: stormwater management and wooded open space to be deeded to the City of Chaska
- Outlot B: wetland and wooded open space to be deeded to the City of Chaska
- Outlot C: mining reclamation area and future development area to be retained by the property owner (Kusske Land Corporation)

The plat is showing a 20 foot drainage and utility easement in between lots 7 and 8 of Block 2. This easement needs to be platted as a part of Outlot B.

Rezoning

The site is being rezoned from Open Development (O) to Planned Residential District No. 62 (PRD-62), which is the same zoning district as the Club West homes to the west of this site.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Monday, June 27, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Friday, August 26, 2022 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Tuesday, October 25, 2022. The City may, with the petitioner's consent, extend the review period beyond the Tuesday, October 25, 2022 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 07/13/2022:

Motion to recommend to City Council approval of the Club West 11th Addition Preliminary Plat for a 19-lot subdivision on 10.4 acres of land, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Preliminary Plat Narrative (pages 1-6), prepared by Patrick Wrase, Tradition Development, dated June 23, 2022;
 - b. Existing Conditions Survey, prepared by Alliant Engineering, dated June 27, 2022;
 - c. Tree Inventory, prepared by Alliant Engineering, dated June 27, 2022;
 - d. Preliminary Plat, prepared by Alliant Engineering, dated June 27, 2022;
 - e. Site Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - f. Erosion and Sediment Control Plan including Notes and Details, prepared by Alliant Engineering, dated June 27, 2022;
 - g. Grading Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - h. Grading Profiles (Vista View Drive and Vista View Court), prepared by Alliant Engineering, dated June 27, 2022;
 - i. Filtration Basin Detail, prepared by Alliant Engineering, dated June 27, 2022;
 - j. Sanitary Sewer and Watermain Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - k. Storm Sewer Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - l. Landscaping Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - m. Construction Details, prepared by Alliant Engineering, dated June 27, 2022;
 - n. Stormwater Management Hydrologic and Hydraulic Study for Kusske Property (Harvest West 11th Addition), prepared by Alliant Engineering, dated June 7, 2022;
 - o. "Aerial Map Exhibit" showing the Site Plan overlaid on an aerial photo and the existing wooded areas that provide screening between the future residential lots and the adjacent mining area, prepared by Alliant Engineering, dated June 22, 2022;
 - p. Kusske Property Trunk Sanitary Sewer Improvements, prepared by Stantec, dated March 2, 2015;
 - q. Robert Thomas Homes' Tradition Collection House Base Plans
 - i. Augusta, Elevation A

- ii. The Broadmoor, Elevation G
 - iii. The St. Charles, Elevation B.
- 2. Adherence with the City Engineer's Memo dated July 13, 2022
- 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. Provision of a connection to the planned regional trail on Creek Road.
- 7. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Rear: 30 feet
 - c. Side: 10 feet house/5 feet garage
 - d. Side (corner): 20 feet
 - e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - f. Wetlands: 30 feet
- 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
- 9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
- 10. Preservation of the wooded steep slopes, including a 30-foot "no grade/mow" buffer and a 50-foot setback for buildings and parking from that wooded steep slope.
- 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 12. Provision for trail access points into the areas designated as open space to the north, south, and east.
- 13. Provision that the property owner obtain a Conditional Use Permit (CUP) for the reclamation work on Kusske's site and to be obtained prior to a building permit being issued for Club West 11th.
- 14. Provision of screening between the proposed residential development and the adjacent mining reclamation operation on the site.
- 15. Provision that the 20 foot drainage and utility easement between Lots 7 and 8 of Block 2 be platted as a part of Outlot B, and addressed on the final plans.
- 16. Provision that 360 degree architecture applies to these lots as shown on the preliminary plat:
 - a. Lot 4, Block 1
 - b. Lots 1 & 15, Block 2
- 17. Provision that the temporary turnaround be further evaluated to be located outside of private property lines, and to be addressed at final submittal.

Recommend approval of the rezoning from Open Development (O) to Planned Residential District No. 62 (PRD-62).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-93 approving the preliminary plat for Club West 11th Addition (PC #2022-45)

Motion to adopt Ordinance No. 1018 approving the rezoning from Open (O) to Planned Residential District No. 62 (PRD-62).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/18/2022 **RESOLUTION NO.** 2022-93

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

**Resolution approving the Preliminary Plat for Club West 11th Addition/Tradition
Development/PC #2022-45**

WHEREAS, the 10.4-acre site proposal consists of 19 single-family lots with a typical lot size of 75 feet wide by 125 feet deep; and

WHEREAS, the Site Plan shows this new residential development as an extension of the Harvest neighborhood to the west via an extension of Vista View Drive; and

WHEREAS, the entrance to the neighborhood will be from Vista View Drive and will end in a temporary turnaround until the extension of Vista View Drive to Creek Road in the future; and

WHEREAS, the 19 single-family residential lots include 4 lots on the north side of Vista View Drive and 15 lots oriented to Vista View Court, a cul-de-sac street extending south from Vista View Drive; and

WHEREAS, the developer is proposing sidewalks for both sides of these two streets, which is consistent with the adjacent Harvest neighborhood streets; and

WHEREAS, the Site Plan shows three trail access points to the adjacent bluff and woodland areas, to the south, east, and north; and

WHEREAS, the 2040 Comprehensive Plan and Southwest Chaska Growth & Development Plan do not identify a public neighborhood park need in this area due to its proximity to an existing private shared neighborhood playground within walking distance in the adjacent residential development (Club West 3rd Addition) and a planned public community park which will serve the neighborhood's recreational needs at the west end of Vista View Drive; and

WHEREAS, parkland credit can be given for any public park space that the City accepts, and parkland credit will not be given for bluff areas, wetlands, stormwater ponds, right-of-way, or land area deemed undevelopable that may be dedicated to the City; and

WHEREAS, the applicant has provided a tree survey and tree preservation plan to show how they are preserving trees on the site, and 187 trees were surveyed; and

WHEREAS, 26 trees will be removed as a part of the plan; only 2 of these trees are oaks and maples of small caliper (8 and 9 inches); and

WHEREAS, the developer states that no aggregate is currently being extracted from the site and according to the property owner there is no plan in the future for further mining; and

WHEREAS, the property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area; and

WHEREAS, the reclamation activities are infrequent, occurring only as suitable materials become available; and

WHEREAS, the property owner anticipates that these reclamation activities will occur for a period of up to five years, and at the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection to Creek Road; and

WHEREAS, since this operation does not currently have a permit with the City of Chaska, the property owner will need to work with Staff to obtain a Conditional Use Permit (CUP) prior to building permits being issued in the new development; and

WHEREAS, the developer states that the proposed residential development will be separated from the mining reclamation activities by a distance of over 200 feet from the nearest lot line; and

WHEREAS, the developer is proposing to install trees as a natural screen to visually separate the residential lots from the adjacent reclamation activities; and

WHEREAS, provision of screening for Lot 4, Block 1, three coniferous trees on the east side of the lot, is shown on the landscaping plan; and

WHEREAS, additionally, screening should be provided on the north (backyard) and east sides of Lot 15, Block 1, and the north side (backyard) of Lot 14, Block 1; and

WHEREAS, three outlots are proposed in the preliminary plat and are as follows:

- Outlot A – north edge for stormwater management and woodland conservation
- Outlot B – south and east edge for woodland and wetland conservation
- Outlot C - mining reclamation area and future development area; and

WHEREAS, on July 13, 2022 the Planning Commission recommended approval to the City Council of the Preliminary Plat for Club West 11th Addition (PC#2022-45); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Plat for Club West 11th Addition (PC#2022-45), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Preliminary Plat Narrative (pages 1-6), prepared by Patrick Wrase, Tradition Development, dated June 23, 2022;
 - b. Existing Conditions Survey, prepared by Alliant Engineering, dated June 27, 2022;
 - c. Tree Inventory, prepared by Alliant Engineering, dated June 27, 2022;
 - d. Preliminary Plat, prepared by Alliant Engineering, dated June 27, 2022;
 - e. Site Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - f. Erosion and Sediment Control Plan including Notes and Details, prepared by Alliant Engineering, dated June 27, 2022;
 - g. Grading Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - h. Grading Profiles (Vista View Drive and Vista View Court), prepared by Alliant Engineering, dated June 27, 2022;
 - i. Filtration Basin Detail, prepared by Alliant Engineering, dated June 27, 2022;
 - j. Sanitary Sewer and Watermain Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - k. Storm Sewer Plan, prepared by Alliant Engineering, dated June 27, 2022;

- l. Landscaping Plan, prepared by Alliant Engineering, dated June 27, 2022;
 - m. Construction Details, prepared by Alliant Engineering, dated June 27, 2022;
 - n. Stormwater Management Hydrologic and Hydraulic Study for Kusske Property (Harvest West 11th Addition), prepared by Alliant Engineering, dated June 7, 2022;
 - o. "Aerial Map Exhibit" showing the Site Plan overlaid on an aerial photo and the existing wooded areas that provide screening between the future residential lots and the adjacent mining area, prepared by Alliant Engineering, dated June 22, 2022;
 - p. Kusske Property Trunk Sanitary Sewer Improvements, prepared by Stantec, dated March 2, 2015;
 - q. Robert Thomas Homes' Tradition Collection House Base Plans
 - i. Augusta, Elevation A
 - ii. The Broadmoor, Elevation G
 - iii. The St. Charles, Elevation B.
2. Adherence with the City Engineer's Memo dated July 13, 2022
 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. Provision of a connection to the planned regional trail on Creek Road.
 7. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Rear: 30 feet
 - c. Side: 10 feet house/5 feet garage
 - d. Side (corner): 20 feet
 - e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - f. Wetlands: 30 feet
 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
 10. Preservation of the wooded steep slopes, including a 30-foot "no grade/mow" buffer and a 50-foot setback for buildings and parking from that wooded steep slope.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision for trail access points into the areas designated as open space to the north, south, and east.
 13. Provision that the property owner obtain a Conditional Use Permit (CUP) for the reclamation work on Kusske's site and to be obtained prior to a building permit being issued for Club West 11th.
 14. Provision of screening between the proposed residential development and the adjacent mining reclamation operation on the site.
 15. Provision that the 20 foot drainage and utility easement between Lots 7 and 8 of Block 2 be platted as a part of Outlot B, and addressed on the final plans.
 16. Provision that 360 degree architecture applies to these lots as shown on the preliminary plat:
 - a. Lot 4, Block 1
 - b. Lots 1 & 15, Block 2
 17. Provision that the temporary turnaround be further evaluated to be located outside of private property lines, and to be addressed at final submittal.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 1018

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 924 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 924 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Residential District No. 62 (PRD-62) for all of Blocks 1-2 of Club West 11th, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Club West 11th area:

1. Existing Conditions Survey, prepared by Alliant Engineering, dated June 27, 2022;
2. Tree Inventory, prepared by Alliant Engineering, dated June 27, 2022;
3. Preliminary Plat, prepared by Alliant Engineering, dated June 27, 2022;
4. Site Plan, prepared by Alliant Engineering, dated June 27, 2022;
5. Erosion and Sediment Control Plan including Notes and Details, prepared by Alliant Engineering, dated June 27, 2022;
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10. Storm Sewer Plan, prepared by Alliant Engineering, dated June 27, 2022;
11. Landscaping Plan, prepared by Alliant Engineering, dated June 27, 2022;
12. Construction Details, prepared by Alliant Engineering, dated June 27, 2022;
13. Stormwater Management Hydrologic and Hydraulic Study for Kusske Property (Harvest West 11th Addition), prepared by Alliant Engineering, dated June 7, 2022;
14. "Aerial Map Exhibit" showing the Site Plan overlaid on an aerial photo and the existing wooded areas that provide screening

- between the future residential lots and the adjacent mining area, prepared by Alliant Engineering, dated June 22, 2022;
- 15.** Kusske Property Trunk Sanitary Sewer Improvements, prepared by Stantec, dated March 2, 2015;

Section II. **PRD-62 District regulations.** Permitted uses and regulations applicable to the PRD-62 District is hereby amended to read as follows:

A. Intent

The intent of PRD-62 is to create a Low Density and Mixed Residential neighborhood with the following Key Elements, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices and ownership styles provided within the two neighborhoods.
- Large-lot, higher-priced housing opportunities are located proximate to downtown, at neighborhood edges and adjacent to natural areas.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Overall residential net density is 3-5 dwelling units per acre.
- Streets designed to balance walking, biking and driving needs.

B. Guiding Principles

The Guiding Principles for Neighborhoods in the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. SW Chaska Growth & Development Plan

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. Homeowner's Association

To create a sense of place within the Club West Partners neighborhood, a common open space, a landscaped median, monument signage and additional trails have been created. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

E. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-6 of the recorded plat of Club West First Addition, for all Blocks 1-4 of the recorded plat of Club West Second Addition, for all Blocks 1-3 of the recorded plat of Club West Third Addition, for all of Blocks 1-5 of the recorded plat of Club West Fourth Addition, for all of Block 1 of the recorded plat of Club West Fifth Addition, for all of Blocks 1-4 of the recorded plat of Club West Sixth Addition, for all of Blocks 1-4 of the recorded plat of Club West Seventh Addition, for all of Blocks 1-5 of the recorded plat of Club West Eighth Addition, for all of Blocks 1-2 of the recorded plat of Club West Ninth Addition, for all of Block 1 of the recorded plat of Club West Tenth Addition, and for all of Blocks 1-2 of Club West Eleventh Addition, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 15.12.050.B., Special uses shall be those as found in the zoning ordinance Section 15.12.050.C., and Accessory uses shall be as found in the zoning ordinance Section 15.12.050.D.
2. The principle building setbacks for Club West 1st Addition shall be:
 - a. Front, house: 23 feet
 - b. Front, unenclosed porch: 15 feet
 - c. Rear: 30 feet
 - d. Side, house/garage: 7 feet
 - e. Side, corner: 23 feet
3. The principal building setbacks for Club West 2nd – 11th Additions, shall be:
 - a. Front, house: 23 feet
 - b. Front, unenclosed porch: 15 feet
 - c. Rear: 30 feet

- d. Side, house: 10 feet
- e. Side, garage: 5 feet
- f. Side, corner: 23 feet
- 4. The accessory structure setbacks for the development shall be:
 - a. Front: 23 feet
 - b. Rear: 10 feet
 - c. Side, corner: 23 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
- 5. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
- 6. Preservation of the wetlands, including 30-foot buffer.
- 7. Adherence with zoning code section 15.28.290 Anti-Monotony and Design Requirements in Detached Single-Family Residential Developments.
- 8. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, as identified by staff in the review of the application.

F. Outlots

The following described real estate shall be limited in its use to Drainage Ponds/Permanent Open Space for all of Outlots A-E, all in the plat of Club West First Addition, all of Outlot A, all in the plat of Club West Second Addition, all of Outlots B-C and Outlots E-I in Harvest Phase II, and all of Outlots A-B in the plat of Club West Eleventh Addition, Carver County, Minnesota;

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 18th day of July, 2022.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk



City of Chaska

Memorandum

To: Planning Commission
From: Matt Clark
Date: July 13th, 2022
Subject: Kusske Property Preliminary Plat

The development represents a continuation of City's comprehensive planned residential development in the SW area of Chaska. The topography of the site currently varies but is generally sloping downward to the east, north and south of the site. The site is bordered by two ravines that serve as primary stormwater routes of discharge with surrounding area development. The site plan proposes a connection and extension of Vista View Drive that is planned to ultimately connect with Creek Road. The road extension will be reviewed in more detail as this remains as key connection with the residential development that has occurred into downtown.

The road extension of Vista View drive will need to meet City's standard with a maximum grade of 8%. The extension of the Vista View Drive will require a turnaround that meets state standards for life safety and will need to be coordinated with the City Fire Marshall. Further, the turnaround is currently shown on private property which will need to be reviewed in more detail for dedicated easements should it fall outside City right of way.

Sewer and water utilities are currently available to serve the property. The site currently has a sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. Previous phases of Clubs west provided a watermain stub at the western edge of the property on Vista View Drive.

Stormwater ponding is proposed for the development. The Kusske property has an stormwater permit with the Carver County Watershed Management to address storm water runoff over the property given current site conditions. The developer and property owner will need to work with the City and watershed to amend the permit based on the proposed plan. The stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, tree preservation is required prior to site grading occurring.

A wetland delineation over the property identified one wetland on southwest corner of the site. The development site plan shows impacting the wetland which will require agency review and approval. Should the plan be found acceptable, a formal of notice of decision along with a mitigation plan must be reviewed and approved prior to site grading and final plat approval.



June 9, 2022
Revised June 23, 2022

Mr. Nate Kabat
Community Development Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: Preliminary Plat Narrative – Club West 11th

Dear Mr. Kabat,

Tradition Development is providing the City of Chaska with a Preliminary Plat Submittal for a proposed single family residential development. The proposed project area is owned by one land owner, Kusske Land Corporation, and consists of the western 10.40 acres of the overall 35.29 acres of Outlot A of Kusske Estates. The site is located to the east of our Harvest neighborhood and west of Creek Road. This area is within the Southwest Chaska Growth and Development Plan area.

Project History

Tradition Development is pleased to submit for consideration to the City of Chaska our application for Preliminary Plat approval for a 10.40 acre single family residential development in the Southwest Chaska Growth Area. Tradition Development hopes to continue our major role in the implementation of the Southwest Area of Chaska. We believe this plan is consistent with the Southwest Area Master Plan in addition to the 2040 Comprehensive Plan.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 300 acres in this area generally lying North of CR 44 and East of 212. We intend to develop the home sites exclusively for Robert Thomas Homes, an internal partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development.

Land Use

The project area has an existing Land Use designation of Agricultural and is guided as Low Density Residential per the 2040 Comprehensive Plan, allowing for two to five units per acre. The proposed Preliminary Plat Plan of single family residences on 75 foot wide lots is a permitted use and consistent with the proposed Land Use designations.

Existing Conditions

The proposed project area is approximately 10.40 acres and located east of our Harvest neighborhood between Painted Sky Trail to the west and Creek Road to the east. The Kusske business site will remain



between the proposed development and Creek Road. The project is confined to the south and north by wooded ravines. The land is comprised of a single parcel owned by Kusske Land Corporation.

The majority of the property is currently open farmland that has been set aside and has not been farmed for a number of years. There are stands of mature trees along the adjacent ravines to the north and south of the project area.

Portions of the site were previously used for aggregate mining. At the present, no aggregate is being extracted from the site and according to the owner there is no plan in the future for further mining. The owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed development area. The reclamation activities are infrequent occurring only as suitable materials become available.

The reclamation fill material is clean compactable fill that the owner acquires during his business activities from off-site locations. Material is unloaded in dump trucks on the site until a workable volume of the material is accumulated. At that point, the material is relocated to locations within the property to build the site out to the restoration grades that were approved of during the planning for the trunk sanitary sewer back in 2013/14. The grading of the fill is carried out by a crew of one to two workers using a D6 dozer and a vibratory compactor. The owner expects these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business location, the remaining portion of the parcel will be developed and connected to Creek Road.

Topography of the site currently varies from a peak elevation of 900 feet msl near the western boundary to the lower elevations on the east at approximately 850 msl. Topography of the site is generally sloping downward to the east, north and south of the site. Stormwater runoff will be treated and attenuated in a stormwater pond in the north east corner of the site and then directed to the east portion of the property.

The site currently has an existing 10" sanitary sewer trunk line extended through the property from west to east along the future extension Vista View Drive. This sanitary trunk line conveys the wastewater from the entire Harvest development. An 8" watermain has been extended to the western edge of the property on Vista View Drive.

Preliminary Plat Plan

General Description

The preliminary plan proposes to provide for 19 single family homes. All of the homes are proposed to have a minimum width of 75 feet to accommodate the Tradition series homes by Robert Thomas. 14 of the home sites will have rear yards that back to wooded ravine areas. The entrance to the neighborhood will be from Vista View Drive and will end with a temporary turnaround until the extension of Vista View Drive to Creek Road in the future. Outlot B will remain in the ownership of Kusske Land Corporation for future development.

The proposed development will be an extension of The Harvest development that Tradition Development initiated nearly ten years ago. The development will utilize the existing monuments constructed at the entrances to the development off of County Road 44 and from Savanna Way for neighborhood identity.



The development will be separated from the mining reclamation activities by a distance of over two hundred feet from the nearest lot line. Additionally, the developer will install trees as a natural screen to visually separate the proposed development from the adjacent reclamation activities.

Four of the neighboring properties to the west have expressed an interest in having their rear yards regraded with the project to improve the drainage and usability of the yards. Our preliminary plan currently show the four yards being regraded with the project. We have offered the four residents an allowance for the modification of their irrigation systems and re-sodding the areas to be disturbed by the grading. In the event that the owners do not wish to move forward with the regrading, the project plans will be modified to include a small retain wall adjacent to the four properties. The retaining wall would allow for the adjacent yards to remain in their present condition without any impacts.

Dimensional Standards

The applicant is respectfully requesting consideration of the following dimensional standards associated with the current Preliminary Plan:

Lot Width	75' minimum
Lot depth	120' (minimum)
Pad Width	60'
Pad Depth	65'
Setbacks	
Front	23'
Side	7.5 (20' adjacent to ROW)
Rear	30'

Topography & Grading

The preliminary plan anticipates utilizing the sites existing ravines and woodlands, as natural amenities for the neighborhood. Several home sites will back up to these amenities providing expansive natural view fields. The common area and ponding Outlot at the north east portion of the project area will be accessed by sidewalk, allowing walkers/hikers to access to the Outlot and to the natural wooded and ravine areas.

Utilities

As previously stated, the site is served with a ten inch watermain and a ten inch sanitary sewer trunk line extended into the property along Vista View Drive. Both of these City services will be extended throughout the site.

Transportation

The Preliminary Plan proposes to extend Vista View Drive to the eastern edge of the property. A second street will extend south from Vista View to access the home sites in the southern portion of the parcel. The current Preliminary Plan is proposing for roadway right-of-ways consistent with the past designs within The Harvest neighborhood.



Park and Open Space

The preliminary plan proposes to provide a common green area of approximately 1 acre that will be used for a stormwater ponding. The area is located adjacent to a wooded ravine to the north that is owned by the City of Chaska and would allow for access to the wooded ravine area for hikers and explorers. The Outlot will be dedicated to the City of Chaska.

Walks and Trails

The Preliminary Plan proposes to extend sidewalks in the development to the west through the project and to connect to the proposed park area. The park area will provide access to the city steep slope natural areas adjacent to the ravines. All streets within the project are proposed to be providing dual sidewalks. A stormwater Outlet is located on the south end of our proposed cul-de-sac. Access to a future ravine trail system can be accommodated through the Outlot.

Architecture

The following are key planning & design expectations that each home or building within this neighborhood is intended to respond to and reflect. The builder will be Robert Thomas Homes and they will incorporate the following design standards.

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 23' from the front property line. Three-car garages shall be broken into a two-car section and a one-car section with the one car being recessed a minimum of 2' feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETScape: Beautification of streetscapes settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front



elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

Connecting to the Greater Community

One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future extension of Vista View Drive to Creek Road will allow residents of surrounding developments and neighborhoods to walk or bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north and south portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bio-retention basins will collect and filter water from upstream in the development. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and preserve the wooded areas in the adjacent to the home sites. It is also intended that the project direct stormwater towards bio-retention basins and sedimentation ponds in consideration of historic drainage patterns for this area.



Creating Community Space

The project proposes creating a two acre open area that will border the existing natural ravines, and woodland and will be accessed with sidewalks. The open area is adjacent to dense tree stands and steep slopes creating recreational opportunities for the residents. The extended sidewalks provide access to an existing community park area in the middle of the neighborhood allowing equal access from homes to the common area. The maximum distance from a single family residence is less than a 1/4 mile, approximately a five minute walk. Common areas strengthen the neighborhood identity and promote interaction between residents.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the previous phases of The Harvest.

Schedule

It is the applicant's desire to be able to begin site grading by mid-summer of 2022. The project will be conducted in one phase.

Conclusion

Tradition Development sincerely appreciates the opportunity to present the Preliminary Plat plan and to receive any input the Planning Commission is able to provide. It is our wish to work closely with City staff in the development of a plan that contributes to the City's Mission Statement and reinforces its Core Strategies.

We believe that by working cooperatively, we can create a neighborhood which protects community's interests, preserves natural amenities and achieves the goals established by City of Chaska.

Sincerely,

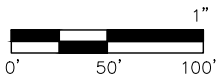
Tradition Development
Patrick Wrase

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AERIAL MAP EXHIBIT

CHASKA, MN



DATE: 6/22/2022
DRAWN BY: JP
SCALE: 1"=100'



Drawing name: X:\2013\13012\plan sheets\Preliminary Plat\13012\cover.dwg Jun 27, 2022 -- 4:00pm

CLUB WEST 11TH ADDITION

CHASKA, MINNESOTA



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

APPLICANT/OWNER

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044
CONTACT: PAT WRASE
PH: 952-332-8704
EM: patrick.wrase@traditiondevelopment.com

CONSULTANT

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

ENGINEER

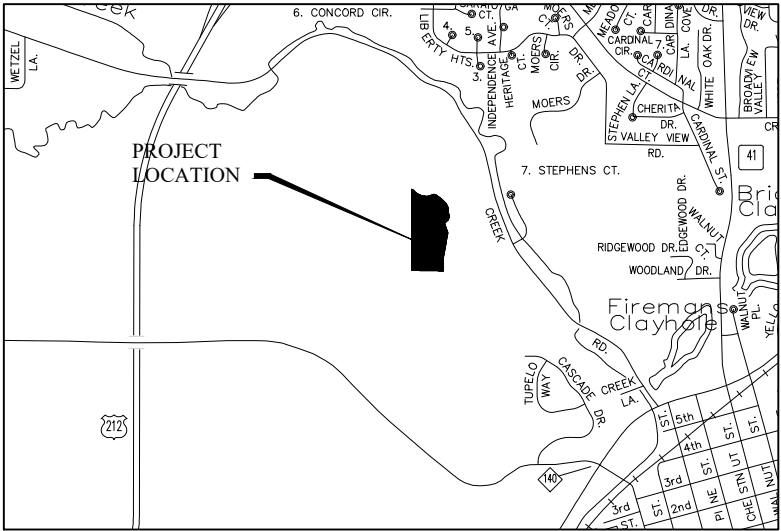
DAVID NASH
LICENSE NO. 21836
EM: dnash@alliant-inc.com

SURVEYOR

CONTACT: PETER GOERS
LICENSE NO. 44110
EM: pgoers@alliant-inc.com

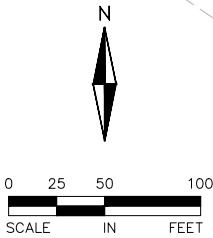
LANDSCAPE ARCHITECT

MARK KRONBECK
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
COVER SHEET	1
EXISTING CONDITIONS SURVEY	2
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PRELIMINARY PLAT	5
SITE PLAN	6
EROSION AND SEDIMENT CONTROL PLAN	7
EROSION AND SEDIMENT CONTROL NOTES	8
GRADING PLAN	9
GRADING PROFILES	10
FILTRATION BASIN DETAIL	11
SANITARY SEWER AND WATERMAIN PLAN	12
STORM SEWER PLAN	13
CONSTRUCTION DETAILS	14-16
LANDSCAPE PLAN	17



CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
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 PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

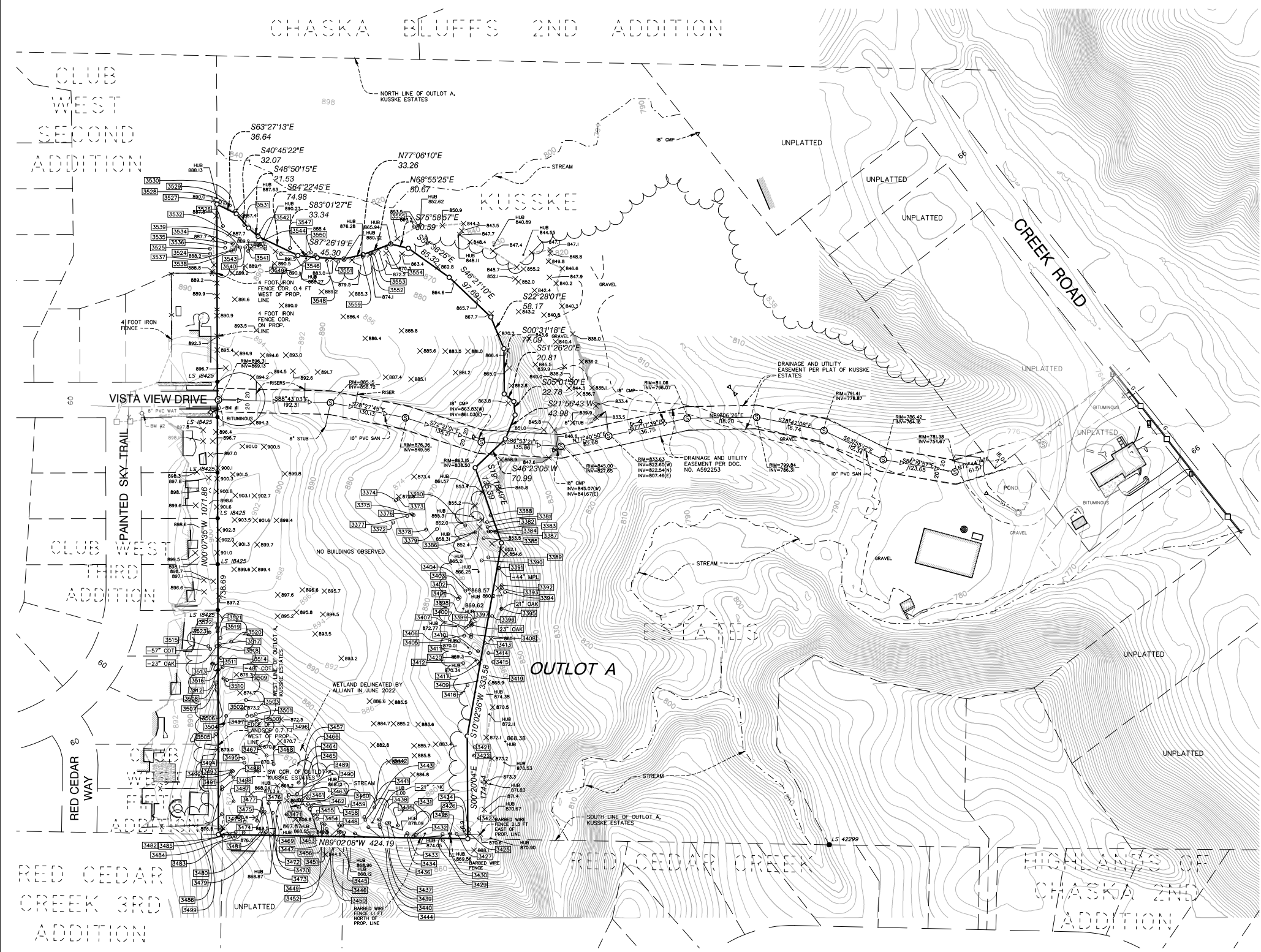
6/7/2022	CITY SUBMITTAL
6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS SURVEY



LEGAL DESCRIPTION

That part of Outlot A, KUSSKE ESTATES, according to the recorded plat thereof, Carver County, Minnesota, described as follows:

Beginning at the southwest corner of said Outlot A; thence North 00 degrees 07 minutes 35 seconds West, assumed bearing along the west line of said Outlot A, a distance of 1071.86 feet; thence South 63 degrees 27 minutes 13 seconds East 36.64 feet; thence South 40 degrees 45 minutes 22 seconds East 32.07 feet; thence South 48 degrees 50 minutes 15 seconds East 21.53 feet; thence South 64 degrees 22 minutes 45 seconds East 74.98 feet; thence South 83 degrees 01 minutes 27 seconds East 33.34 feet; thence South 87 degrees 26 minutes 19 seconds East 45.30 feet; thence North 77 degrees 06 minutes 10 seconds East 33.26 feet; thence North 68 degrees 55 minutes 25 seconds East 50.67 feet; thence South 75 degrees 58 minutes 57 seconds East 30.59 feet; thence South 54 degrees 36 minutes 25 seconds East 85.32 feet; thence South 46 degrees 21 minutes 10 seconds East 97.69 feet; thence South 22 degrees 28 minutes 01 seconds East 58.17 feet; thence South 00 degrees 31 minutes 18 seconds East 77.09 feet; thence South 51 degrees 26 minutes 20 seconds East 20.81 feet; thence South 05 degrees 01 minutes 50 seconds East 22.78 feet; thence South 21 degrees 56 minutes 43 seconds West 43.98 feet; thence South 46 degrees 23 minutes 05 seconds West 70.99 feet; thence South 19 degrees 18 minutes 49 seconds East 135.39 feet; thence South 10 degrees 02 minutes 36 seconds West 333.58 feet; thence South 00 degrees 20 minutes 04 seconds East 174.54 feet to the south line of said Outlot A; thence North 89 degrees 02 minutes 08 seconds West, along said south line, 424.19 feet to the point of beginning.

Abstract Property.

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by CHB Title, LLC as agent for Old Republic National Title Insurance Company, file no. 55014, dated March 13, 2022.
- The locations of underground utilities are depicted based on information from Gopher State One Call system. The information was provided by a combination of available maps, proposed plans, city records, and field locations, which may not be exact. Verify all utilities critical to construction or design.
- The west line of Outlot A, KUSSKE ESTATES, is assumed to have a bearing of N00°07'35"W.
- All distances are in feet.
- The property has access to Vista View Drive, a public right-of-way.
- Contours shown within surveyed area are shown per field locates. Contours shown outside the surveyed area are shown per LIDAR information provided by the Minnesota Geospatial Information Office.
- The area of the property is 453,038 sq. ft. or 10.40 acres.
- Benchmark No. 1: Top Nut of Hydrant on the south side of Vista View Drive and located 11.6 feet west of the property has an elevation of 899.64 feet NGVD 29.
- Benchmark No. 2: Top Nut of Hydrant at the southeast quadrant of Vista View Drive and Paint Sky Trail has an elevation of 902.64 feet NGVD 29.

LEGEND

- FOUND IRON MONUMENT
- SET IRON MONUMENT
- ⊗ WATER VALVE
- ⊙ SANITARY MANHOLE
- ⊠ CATCH BASIN
- ⬢ FIRE HYDRANT
- ⬢ CULVERT
- ⬢ COMMUNICATION HAND HOLE
- ⬢ COMMUNICATIONS PEDESTAL
- ⊗ SPOT ELEVATION
- ⊗ TREE TAG NO.
- G — GAS
- S — SANITARY SEWER
- I — WATER MAIN
- E — UNDERGROUND ELECTRIC
- X — FENCE
- GRAVEL
- LIMITS OF SURVEYED PROPERTY
- TREE LINE
- CONCRETE



733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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

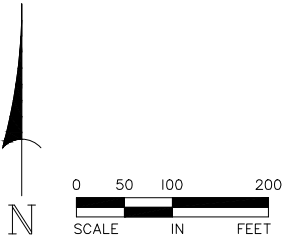
DANIEL P EKREM
Print Name
Signature
June 27, 2022
Date
57366
License Number

CLUB WEST 11TH

UNDEFINED ADDRESS

CHASKA, MN

DRAWN BY TC
CHECKED BY DPE
DATE ISSUED 6/27/22
SCALE 1"=100'
JOB NO. 213-0121
FIELDWORK BY RS,CN



EXISTING SIGNIFICANT TREE
EXISTING SIGNIFICANT TREE TO BE REMOVED
EXISTING TREE/SHRUB LINE
EXISTING TREE/SHRUBS TO BE CLEARED
EXISTING TREE DRIPLINE, FIELD LOCATED



PRELIMINARY PLAT

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing name: X:\2013\13012\oldn sheets\Preliminary Plot\13012\tree.dwg Jun 27, 2022 -- 4:00pm

TAG #	DBH	Species	Comments/Notes	TAG #	DBH	Species	Comments/Notes
3373	12	Cottonwood (Populus deltoides)		3466	10	Green Ash (Fraxinus pennsylvanica)	
3373	11	American Elm (Ulmus americana)		3467	10	American Elm (Ulmus americana)	
3374	6	Northern Red Oak (Quercus rubra)		3468	17	American Elm (Ulmus americana)	
3376	8	Bur Oak (Quercus macrocarpa)		3469	12	Sugar Maple (Acer saccharum)	
3376	10	Black Walnut (Juglans nigra)		3470	14	Red Elm (Ulmus rubra)	
3377	10	American Elm (Ulmus americana)		3471	17	Basswood (Tilia americana)	
3378	6	American Elm (Ulmus americana)		3472	10	American Elm (Ulmus americana)	
3379	7	Boxelder (Acer negundo)		3473	16	Boxelder (Acer negundo)	
3380	10	Boxelder (Acer negundo)		3474	16	Boxelder (Acer negundo)	
3381	9	Cottonwood (Populus deltoides)		3475	8	American Elm (Ulmus americana)	
3382	11	Cottonwood (Populus deltoides)		3476	7	American Elm (Ulmus americana)	
3383	8	Cottonwood (Populus deltoides)		3477	7	American Elm (Ulmus americana)	
3384	10	Cottonwood (Populus deltoides)		3478	17	Boxelder (Acer negundo)	
3385	13	Cottonwood (Populus deltoides)		3479	18	Hackberry (Celtis occidentalis)	
3386	10	American Elm (Ulmus americana)		3480	18	Hackberry (Celtis occidentalis)	
3387	6	Cottonwood (Populus deltoides)		3481	8	American Elm (Ulmus americana)	
3388	8	Cottonwood (Populus deltoides)		3482	26	Boxelder (Acer negundo)	12X14
3389	8	Sugar Maple (Acer saccharum)	8X7	3483	12	Hackberry (Celtis occidentalis)	
3390	15	Sugar Maple (Acer saccharum)		3484	16	Green Ash (Fraxinus pennsylvanica)	
3391	47	Sugar Maple (Acer saccharum)		3485	11	Hackberry (Celtis occidentalis)	
3392	12	Northern Red Oak (Quercus rubra)		3486	14	American Elm (Ulmus americana)	
3393	10	Sugar Maple (Acer saccharum)		3487	16	Red Elm (Ulmus rubra)	
3394	20	American Elm (Ulmus americana)		3488	9	American Elm (Ulmus americana)	
3395	19	Northern Red Oak (Quercus rubra)		3489	10	Boxelder (Acer negundo)	
3396	10	Black Walnut (Juglans nigra)		3490	9	Sugar Maple (Acer saccharum)	
3397	22	Northern Red Oak (Quercus rubra)		3491	13	American Elm (Ulmus americana)	
3398	10	Bitterut Hickory (Carya cardiformis)		3492	10	Red Elm (Ulmus rubra)	
3399	19	Black Walnut (Juglans nigra)		3493	11	American Elm (Ulmus americana)	
3400	6	American Elm (Ulmus americana)		3494	17	American Elm (Ulmus americana)	
3401	7	Red Elm (Ulmus rubra)		3495	19	American Elm (Ulmus americana)	
3402	13	Sugar Maple (Acer saccharum)		3496	11	American Elm (Ulmus americana)	
3403	6	Sugar Maple (Acer saccharum)		3497	17	American Elm (Ulmus americana)	
3404	10	Bitterut Hickory (Carya cardiformis)		3498	9	Red Elm (Ulmus rubra)	
3405	11	Juniper (Juniperus virginiana)		3499	15	American Elm (Ulmus americana)	
3406	12	Northern Red Oak (Quercus rubra)		3500	8	American Elm (Ulmus americana)	
3407	11	Basswood (Tilia americana)		3501	10	American Elm (Ulmus americana)	
3408	7	American Elm (Ulmus americana)		3502	17	American Elm (Ulmus americana)	
3409	18	Northern Red Oak (Quercus rubra)		3503	10	American Elm (Ulmus americana)	
3410	44	Basswood (Tilia americana)		3504	17	Boxelder (Acer negundo)	
3411	15	Basswood (Tilia americana)		3505	17	Red Elm (Ulmus rubra)	
3412	12	Bur Oak (Quercus macrocarpa)		3506	16	Red Elm (Ulmus rubra)	
3413	19	Northern Red Oak (Quercus rubra)		3507	17	Sugar Maple (Acer saccharum)	
3414	8	Bitterut Hickory (Carya cardiformis)		3508	9	Red Elm (Ulmus rubra)	
3415	10	Basswood (Tilia americana)		3509	10	Red Elm (Ulmus rubra)	
3416	6	American Elm (Ulmus americana)		3510	6	American Elm (Ulmus americana)	
3417	10	Basswood (Tilia americana)		3511	12	American Elm (Ulmus americana)	
3418	10	Basswood (Tilia americana)		3512	10	American Elm (Ulmus americana)	
3419	8	Basswood (Tilia americana)		3513	60	Cottonwood (Populus deltoides)	30X30
3420	6	Bitterut Hickory (Carya cardiformis)		3514	18	Northern Red Oak (Quercus rubra)	
3421	15	Northern Red Oak (Quercus rubra)		3515	57	Cottonwood (Populus deltoides)	
3422	21	Northern Red Oak (Quercus rubra)		3516	14	Boxelder (Acer negundo)	
3423	48	Bur Oak (Quercus macrocarpa)		3517	25	Cottonwood (Populus deltoides)	
3424	8	Basswood (Tilia americana)		3518	8	Northern Red Oak (Quercus rubra)	
3425	17	Northern Red Oak (Quercus rubra)		3519	16	Boxelder (Acer negundo)	8X8
3426	13	Northern Red Oak (Quercus rubra)		3520	8	Northern Red Oak (Quercus rubra)	
3427	13	Northern Red Oak (Quercus rubra)		3521	12	American Elm (Ulmus americana)	
3428	15	Northern Red Oak (Quercus rubra)		3522	15	American Elm (Ulmus americana)	
3429	24	Northern Red Oak (Quercus rubra)	12X12	3523	8	American Elm (Ulmus americana)	
3430	12	Northern Red Oak (Quercus rubra)		3524	13	Basswood (Tilia americana)	
3431	9	Basswood (Tilia americana)		3525	12	Basswood (Tilia americana)	
3432	9	Northern Red Oak (Quercus rubra)		3526	10	Northern Red Oak (Quercus rubra)	
3433	20	Bur Oak (Quercus macrocarpa)		3527	32	Northern Red Oak (Quercus rubra)	16X16
3434	24	Basswood (Tilia americana)	16X8	3528	19	Northern Red Oak (Quercus rubra)	
3435	12	Green Ash (Fraxinus pennsylvanica)		3529	14	Northern Red Oak (Quercus rubra)	
3436	10	Green Ash (Fraxinus pennsylvanica)		3530	26	Basswood (Tilia americana)	14X12
3437	6	Green Ash (Fraxinus pennsylvanica)		3531	8	Northern Red Oak (Quercus rubra)	
3438	6	Green Ash (Fraxinus pennsylvanica)		3532	7	Northern Red Oak (Quercus rubra)	
3439	66	Basswood (Tilia americana)	18X18X15X15	3534	10	Northern Red Oak (Quercus rubra)	
3440	23	Northern Red Oak (Quercus rubra)		3535	9	Northern Red Oak (Quercus rubra)	
3441	7	Ironwood (Ostrya virginiana)		3536	12	Northern Red Oak (Quercus rubra)	
3442	8	Juniper (Juniperus virginiana)		3537	12	Northern Red Oak (Quercus rubra)	
3443	19	Northern Red Oak (Quercus rubra)		3538	9	Northern Red Oak (Quercus rubra)	
3444	13	Basswood (Tilia americana)		3539	10	Northern Red Oak (Quercus rubra)	
3445	12	Northern Red Oak (Quercus rubra)		3540	10	Northern Red Oak (Quercus rubra)	
3446	16	Basswood (Tilia americana)		3541	16	Northern Red Oak (Quercus rubra)	
3447	19	Basswood (Tilia americana)		3542	63	Northern Red Oak (Quercus rubra)	24X24X15
3448	16	Basswood (Tilia americana)		3543	9	Northern Red Oak (Quercus rubra)	
3449	10	Northern Red Oak (Quercus rubra)		3544	38	Northern Red Oak (Quercus rubra)	24X14
3450	22	Northern Red Oak (Quercus rubra)		3545	10	Northern Red Oak (Quercus rubra)	
3451	17	Northern Red Oak (Quercus rubra)		3546	10	Basswood (Tilia americana)	
3452	8	Bitterut Hickory (Carya cardiformis)		3547	34	Northern Red Oak (Quercus rubra)	18X16
3453	7	Bitterut Hickory (Carya cardiformis)		3548	16	Northern Red Oak (Quercus rubra)	
3454	6	Sugar Maple (Acer saccharum)		3549	45	Northern Red Oak (Quercus rubra)	25X20
3455	12	Green Ash (Fraxinus pennsylvanica)		3550	14	Northern Red Oak (Quercus rubra)	
3456	10	Sugar Maple (Acer saccharum)		3551	12	Northern Red Oak (Quercus rubra)	
3457	9	Sugar Maple (Acer saccharum)		3552	18	Basswood (Tilia americana)	10X8
3458	13	Green Ash (Fraxinus pennsylvanica)		3553	8	Basswood (Tilia americana)	
3459	17	Green Ash (Fraxinus pennsylvanica)		3554	16	Cottonwood (Populus deltoides)	
3460	6	American Elm (Ulmus americana)		3555	14	Cottonwood (Populus deltoides)	
3461	12	Sugar Maple (Acer saccharum)		3559	14	Northern Red Oak (Quercus rubra)	
3462	16	Sugar Maple (Acer saccharum)					
3463	20	Bitterut Hickory (Carya cardiformis)					
3464	9	Boxelder (Acer negundo)					
3465	16	American Elm (Ulmus americana)					

LEGEND:

DENOTES TREE REMOVAL



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CLUB WEST 11TH ADDITION

CHASKA, MN

TREE INVENTORY

TREE INVENTORY

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

DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

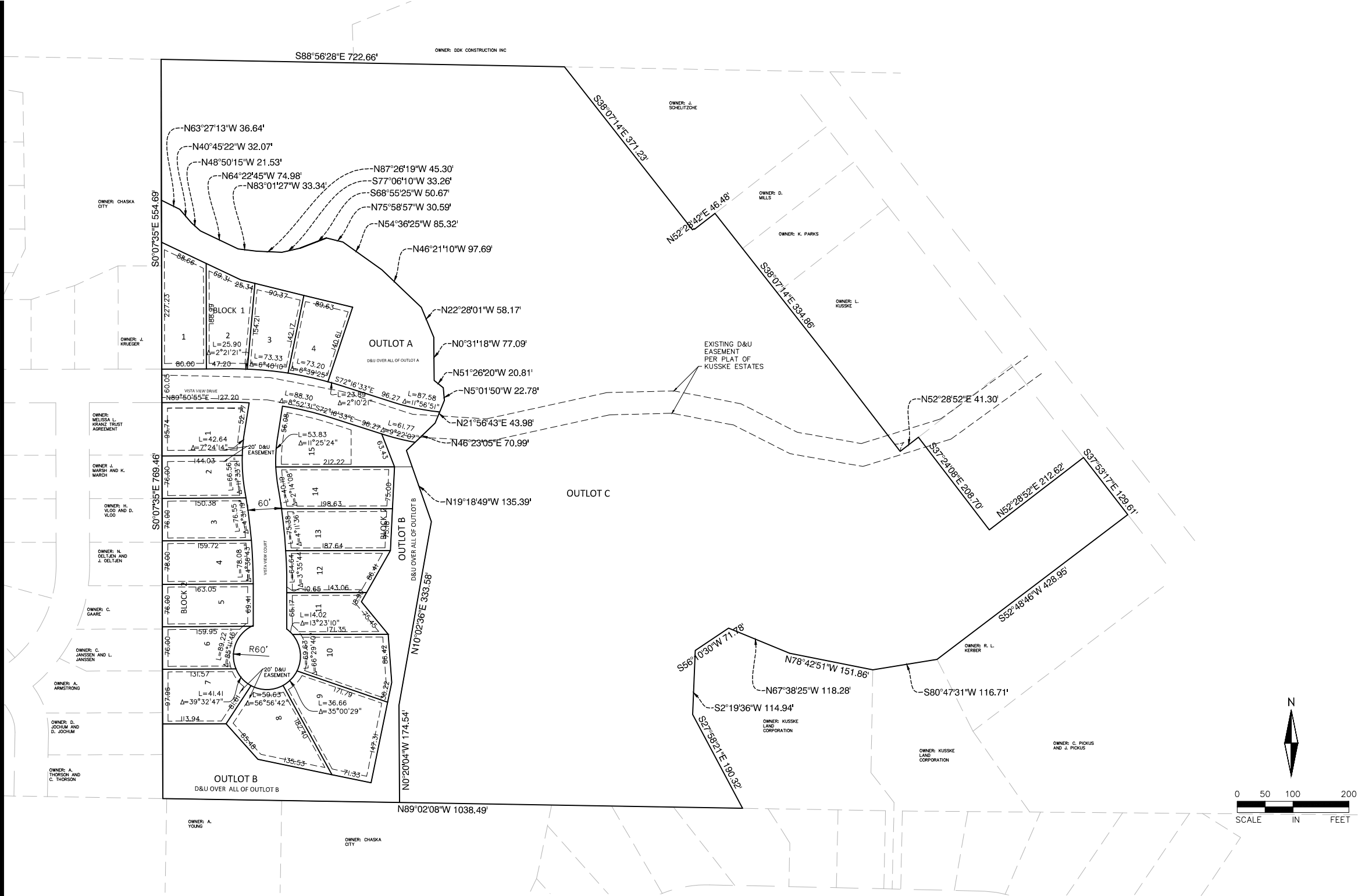
6/7/2022 CITY SUBMITTAL
6/17/2022 CITY RESUBMITTAL
6/27/2022 CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

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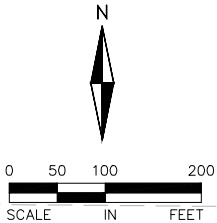
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LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW

Parcel Area Table		
PARCEL	Area (SF)	AREA (AC)
B1L1	16648.7	0.38
B1L2	13658.5	0.31
B1L3	12018.7	0.28
B1L4	11429.6	0.26
B2L1	14251.5	0.33
B2L2	11082.7	0.25
B2L3	11822.2	0.27
B2L4	12628.8	0.29
B2L5	12381.7	0.28
B2L6	10195.1	0.23
B2L7	13557.8	0.31
B2L8	16274.0	0.37
B2L9	21659.8	0.50
B2L10	15487.6	0.36
B2L11	11427.3	0.26
B2L12	12397.4	0.28
B2L13	14460.2	0.33
B2L14	15439.5	0.35
B2L15	16882.0	0.39
OUTLOT A	60262.3	1.38
OUTLOT B	64651.9	1.48
OUTLOT C	1084291.6	24.89

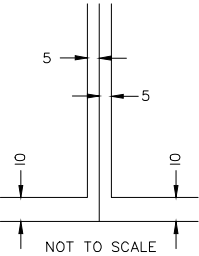


EXISTING LEGAL DESCRIPTION

- That part of Outlot A, KUSKE ESTATES, according to the recorded plat thereof, Carver County, Minnesota, described as follows:
- Beginning at the southwest corner of said Outlot A; thence North 00 degrees 07 minutes 35 seconds West, assumed bearing along the west line of said Outlot A, a distance of 1071.86 feet; thence South 63 degrees 27 minutes 13 seconds East 36.64 feet; thence South 40 degrees 45 minutes 22 seconds East 32.07 feet; thence South 48 degrees 50 minutes 15 seconds East 21.53 feet; thence South 64 degrees 22 minutes 45 seconds East 74.98 feet; thence South 83 degrees 01 minutes 27 seconds East 33.34 feet; thence South 87 degrees 26 minutes 19 seconds East 45.30 feet; thence North 77 degrees 06 minutes 10 seconds East 33.26 feet; thence North 68 degrees 55 minutes 25 seconds East 50.67 feet; thence North 75 degrees 58 minutes 57 seconds East 30.59 feet; thence South 54 degrees 36 minutes 25 seconds East 85.32 feet; thence South 46 degrees 21 minutes 10 seconds East 97.69 feet; thence South 22 degrees 28 minutes 01 seconds East 58.17 feet; thence South 00 degrees 31 minutes 18 seconds East 77.09 feet; thence South 51 degrees 26 minutes 20 seconds East 20.81 feet; thence South 05 degrees 01 minutes 50 seconds East 22.78 feet; thence South 21 degrees 56 minutes 43 seconds West 43.98 feet; thence South 46 degrees 23 minutes 05 seconds West 70.99 feet; thence South 19 degrees 18 minutes 49 seconds East 135.39 feet; thence South 10 degrees 02 minutes 36 seconds West 333.58 feet; thence South 00 degrees 20 minutes 04 seconds East 174.54 feet to the south line of said Outlot A; thence North 89 degrees 02 minutes 08 seconds West, along said south line, 424.19 feet to the point of beginning.

Abstract Property

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways and rear lot lines, unless otherwise indicated, as shown on this plat.



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CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT

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

DAVID NASH, PE

Date License No.

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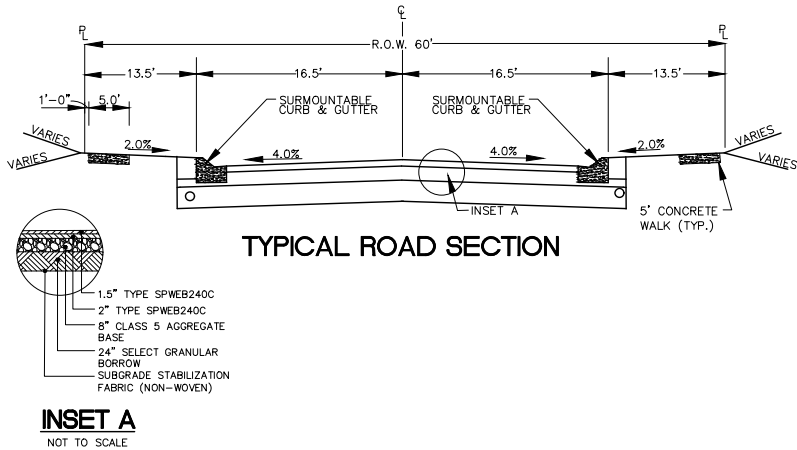
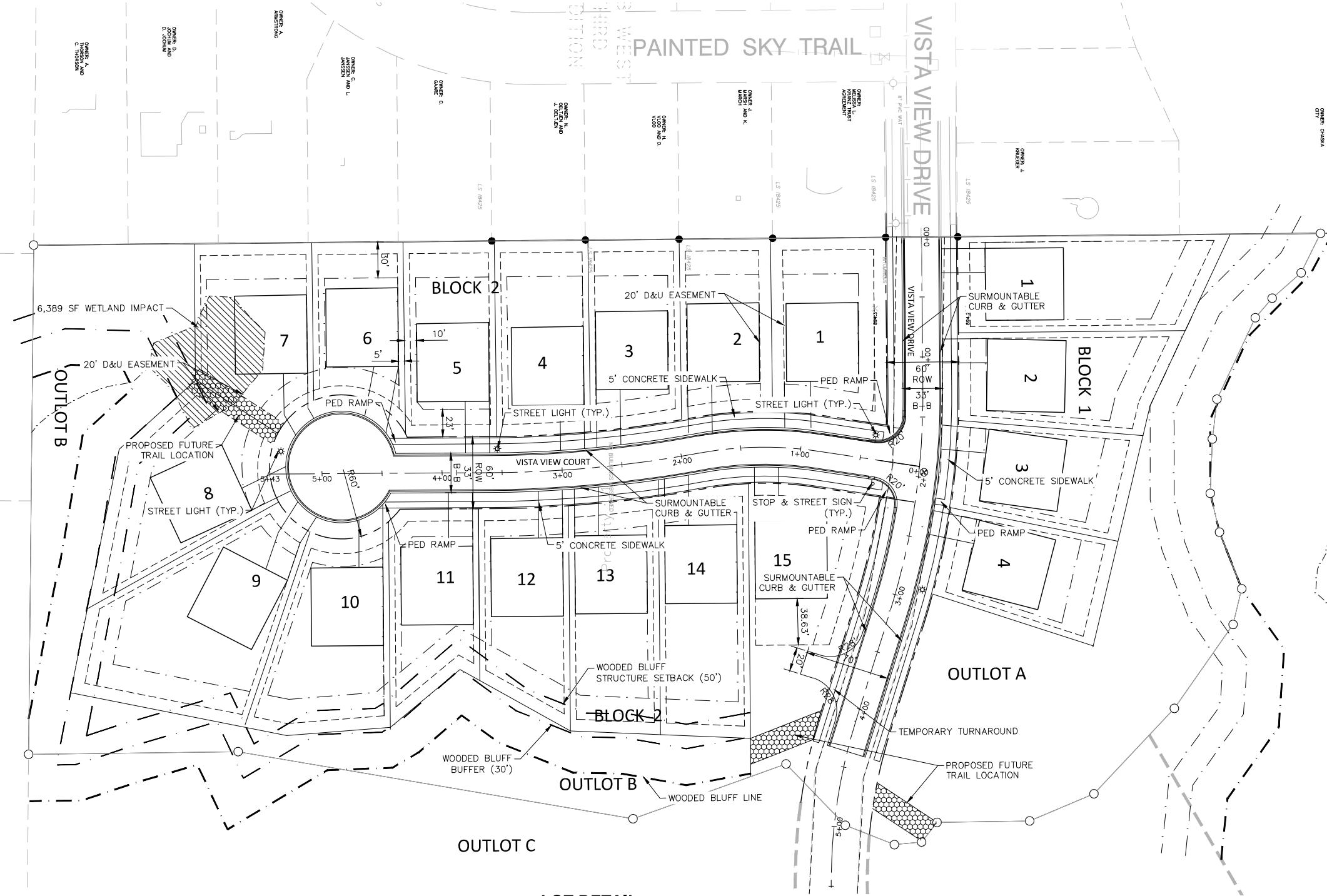
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6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL

PROJECT TEAM DATA

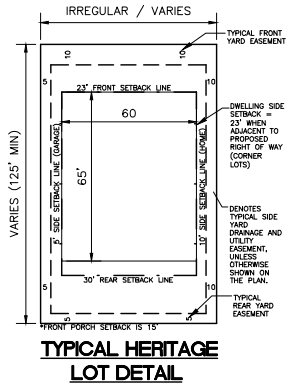
DESIGNED: DN
DRAWN: AA JP
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LOT DETAIL



SITE DATA:

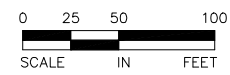
SITE DATA:	
SITE AREA (EXCLUDES OUTLOT B)	= 10.30 AC
TOTAL SINGLE FAMILY LOTS	= 19 (75' WIDE LOT MIN)
DENSITY	= 1.85 UNITS/ AC
LOT DATA:	
LOT AREA	=VARIES
LOT WIDTH	=VARIES
LOT DEPTH	= 118' (MIN)
FRONT SETBACK	= 23'
SIDE SETBACK	= 10' & 5'
REAR SETBACK	= 20' CORNER ON ROW
REAR SETBACK	= 30'
DESIGN DATA:	
ROW	= 60'
PAVEMENT WIDTH (MIN.)	= 30' F-F
WOODED SLOPE SETBACK	= 30' BUFFER + 20' STRUCTURE

SITE PLAN NOTES:

- 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.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- DIMENSIONS SHOWN ARE TO BACK OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES OR HOMES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE SURMOUNTABLE CURB UNLESS NOTED OTHERWISE.
- RETAINING WALLS, WHERE HEIGHT IS MORE THAN 30" FROM FINISHED GRADE, SHALL HAVE A 42" GUARDRAIL OR FENCE ATOP THE WALL UNLESS OTHERWISE NOTED ON PLANS.

LEGEND:

---	EASEMENT LINE
---	BUILDING SETBACK
---	PROPERTY LINE
---	LOT LINE
---	ROW
---	STREET LIGHT
---	STREET LIGHT
---	STOP AND STREET SIGN
---	WETLAND IMPACT
---	POTENTIAL TRAIL CONNECTION



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CLUB WEST 11TH ADDITION

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

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

DAVID NASH, PE

Date License No.

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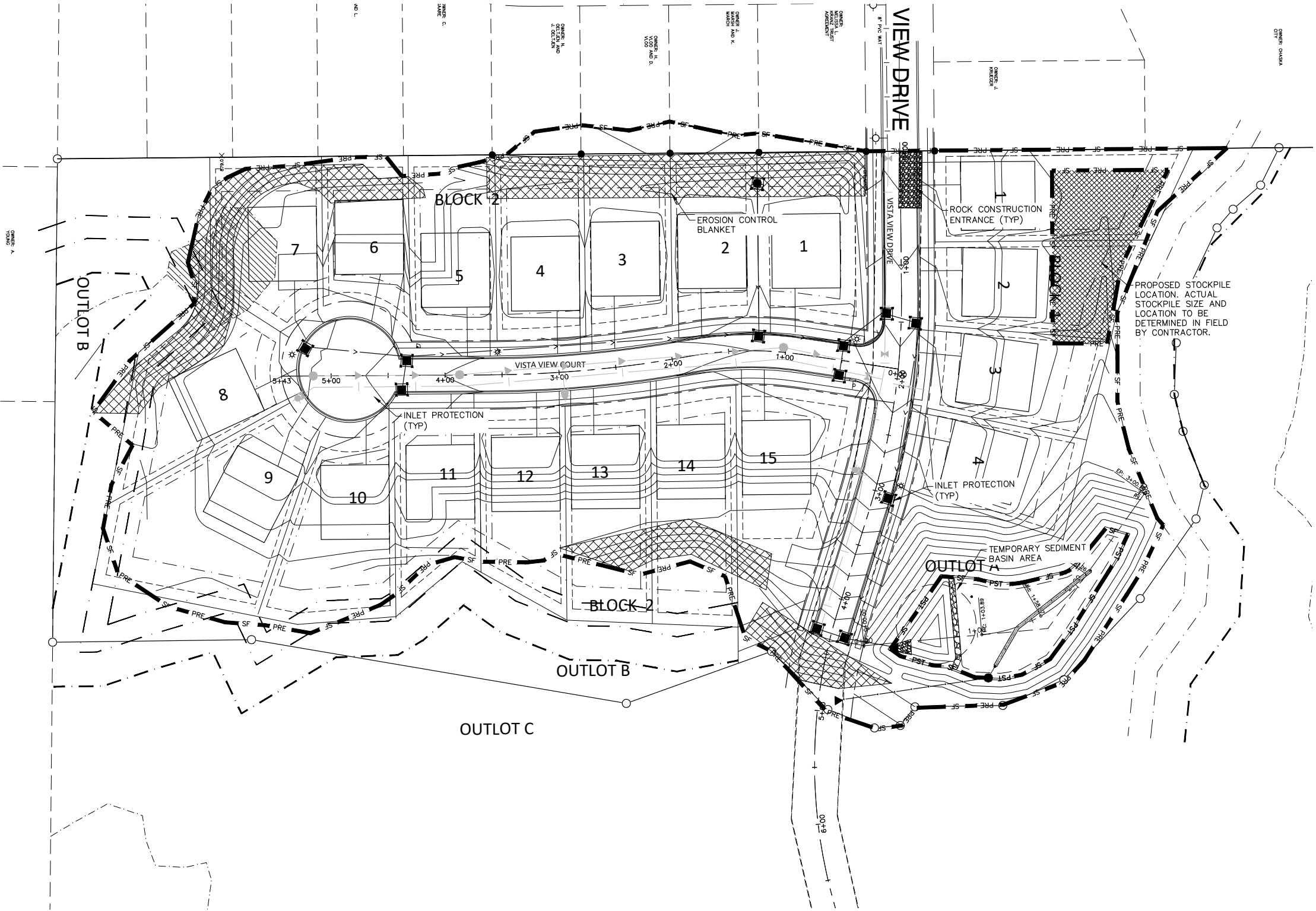
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

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SHEET 6 of 17

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LEGEND

886

EXISTING CONTOUR

886

PROPOSED CONTOUR

SILT FENCE (PRELIMINARY)

SILT FENCE (POST MASS GRADING)

INLET PROTECTION

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED WATER

BIOROLL

EMERGENCY OVERFLOW FLOOD ROUTE (EOF)

ROCK CONSTRUCTION ENTRANCE

EROSION CONTROL BLANKET

DO NOT DISTURB AREA

TREE PRESERVATION LIMIT

SWPPP BMP QUANTITIES:
(PER PLAN)

SILT FENCE

2,895 SF

SILT FENCE - POST GRADING

539 SF

INLET PROTECTION

12 EA

SEED/SOD POST GRADING AREA

EROSION CONTROL BLANKET

30,517 SF

EROSION CONTROL
RESPONSIBLE PARTY:

ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

CURB LOGS / MULCH SOCKS

PAVEMENT (DRIVEWAY/ROADS)

TEMPORARY HYDROMULCH

SILT FENCE

SOD

EROSION CONTROL BLANKET

TEMPORARY MULCH COVER

STOCKPILES

ROCK DRIVEWAY / ROCK PADS

INLET PROTECTION DEVICES

BIFF/PORT-O-POTTY

SWP SIGN/MAILBOX

PERMANENT SEED MIX/STABILIZATION

1. MnDOT 25-151 (RESIDENTIAL TURF)

2. SOD

SEDIMENT BARRIERS

1. SILT FENCE (MnDOT 3886)

2. CURB LOG

3. ROCK WEEPER

ANTI-TRACKING CONTROL

1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

TEMPORARY SEED MIX

1. MnDOT-21-111 (OATS 21-120 DAY STABILIZATION)

2. MnDOT-22-111 (1-2 YR. STABILIZATION)

GRADING ACTIVITY

1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

INLET PROTECTION DEVICES

1. WMCO (MnDOT TYPE A & C)

2. INFRASAFE STORM DRAIN/CULVERT

3. SILT SACK (MnDOT TYPE A)

4. DANDY BAG (MnDOT TYPE B)

STABILIZATION BMP'S

1. STRAW/HAY

2. EROSION CONTROL BLANKET

3. HYDROMULCH

4. MnDOT TYPE 5

5. TURF REINFORCEMENT MAT

6. SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN (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.

PER THE GRADING PERMIT TERMS, THE DEVELOPER SHALL ALLOW THE CITY AND IT'S CONTRACTOR AND NPDES SUBDIVISION COVERAGE UNDER THE NPDES PERMIT TO COMPLETE THE STREET AND UTILITY WORK, UPON PROPER COMPLETION THE DEVELOPER CAN TERMINATE THE NPDES PERMIT.

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CLUB WEST 11TH ADDITION

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN

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DAVID NASH, PE

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SHEET

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7 of 17
Page 175 of 258

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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 ST. MICHAEL AND ELM CREEK 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. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
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 DRILLLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 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 IMMEDIATELY OR AT A MINIMUM WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDDED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
 2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
 3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" 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.
- 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 UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
 3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
 4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
 5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
 6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

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 - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
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.
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 PART III.A.4.
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, 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. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

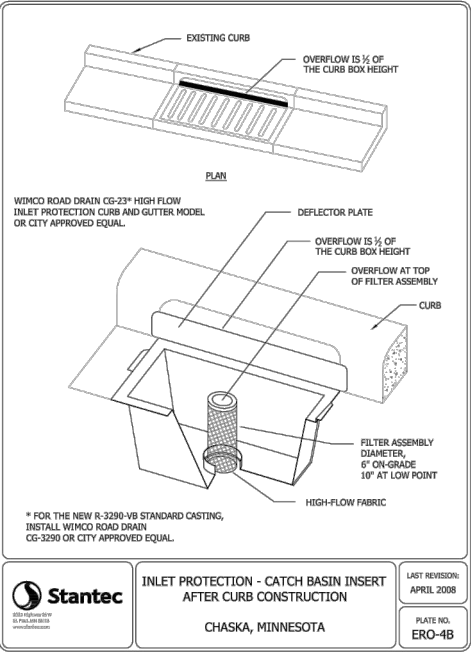
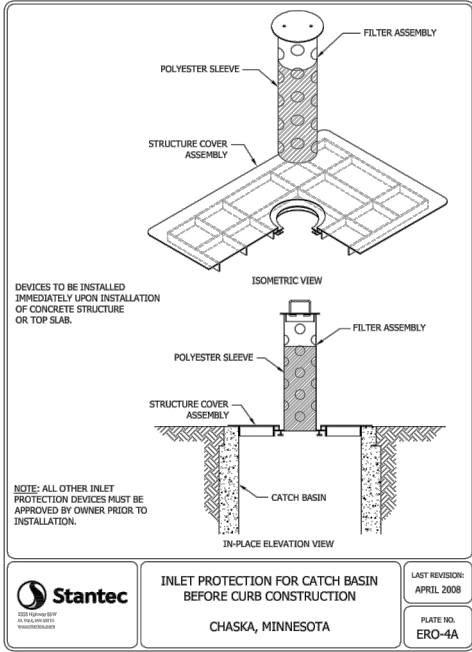
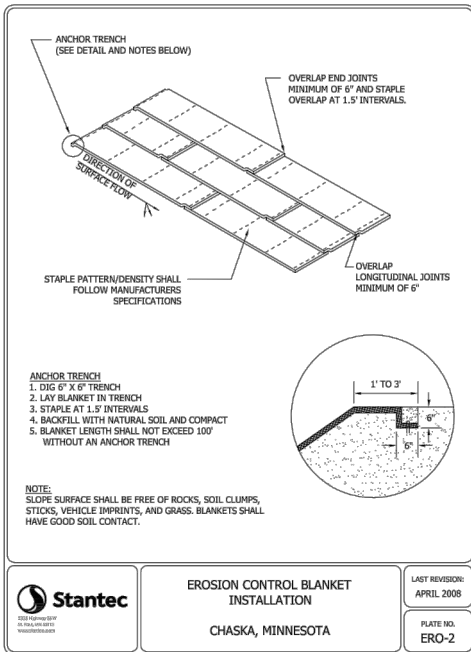
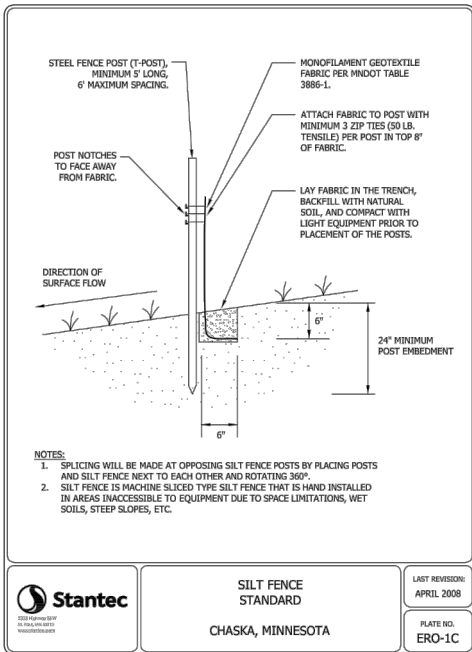
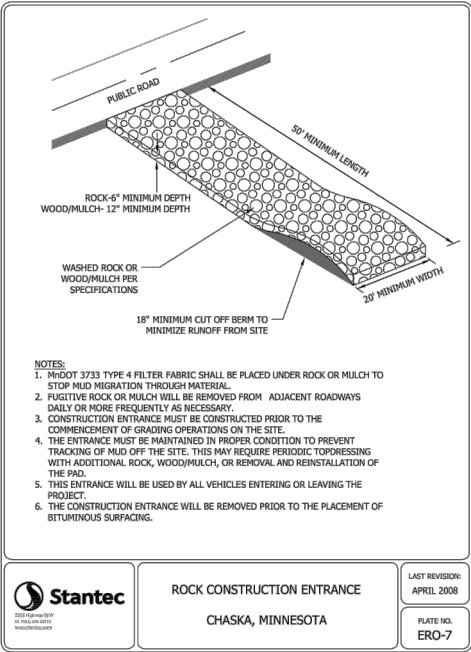
1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL PRIVATE UTILITIES.
7. INSTALL INLET PROTECTION DEVICES.
8. INSTALL POST STREET AND UTILITY SILT FENCE.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND:

- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
- B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; 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.





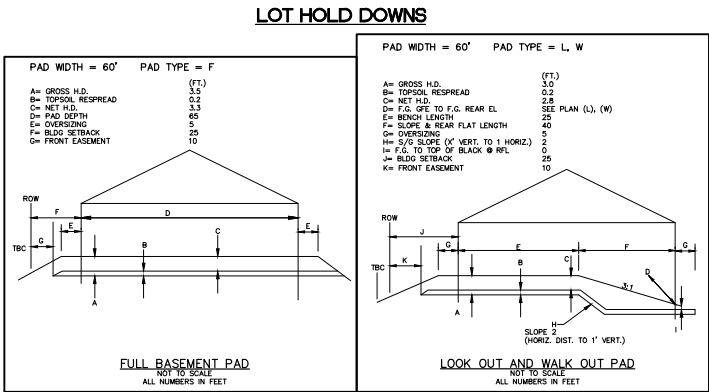
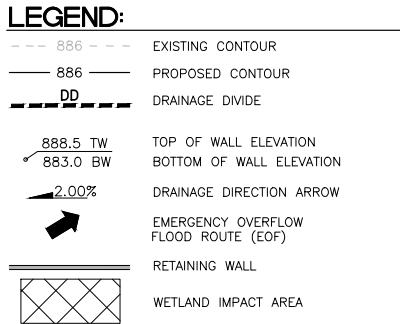
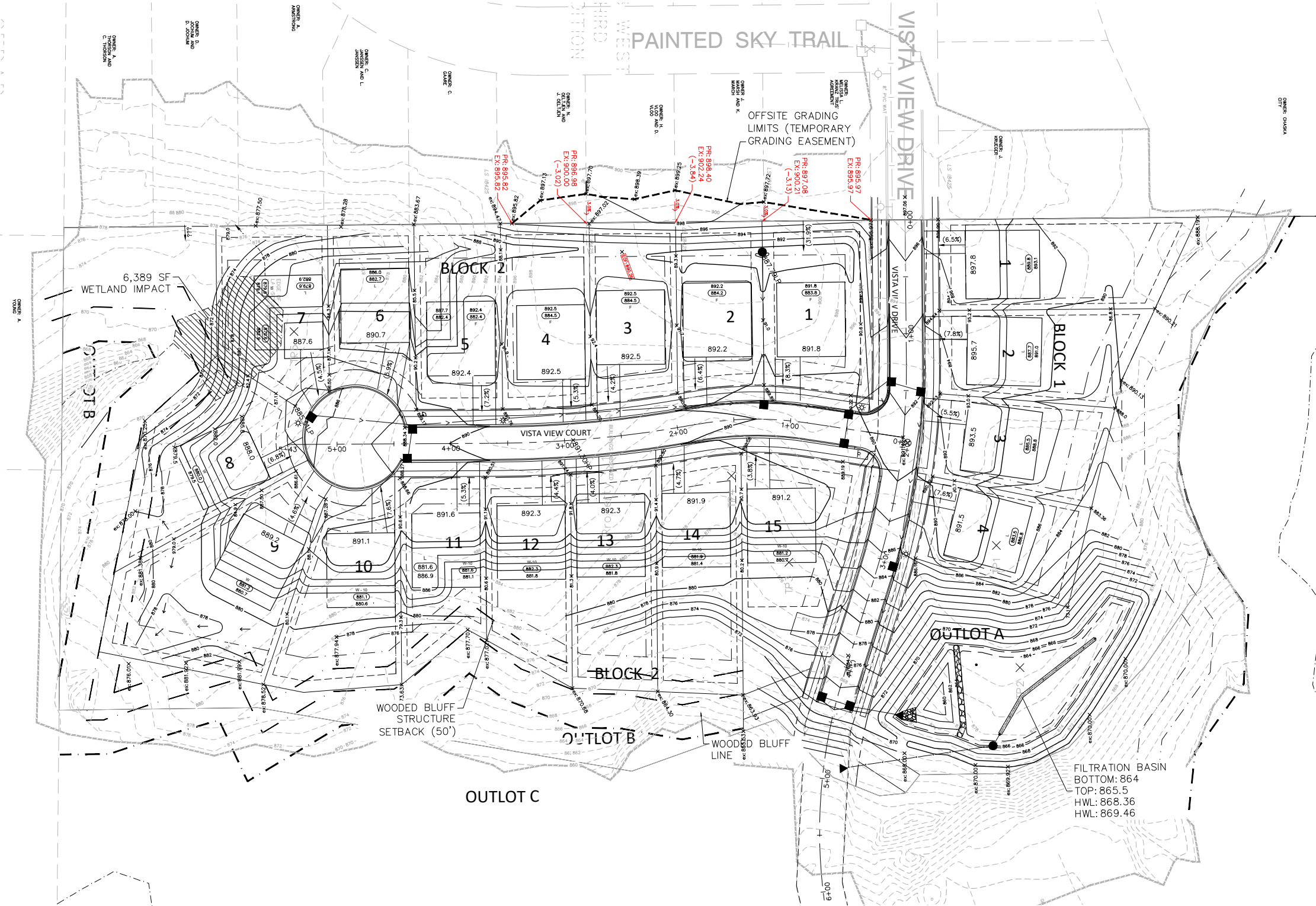
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CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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Date	License No.
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6/7/2022	CITY SUBMITTAL
6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL
PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	219-0037

Drawing name: X:\2013\130121\plan sheets\Preliminary Plat\130121\ered.dwg Jun 27, 2022 -- 4:01pm

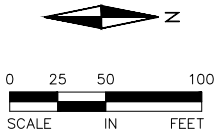


NOTES:

- UPON COMPLETION OF ALL MASS GRADING ACTIVITIES A GRADING AS-BUILT SURVEY MUST BE SUBMITTED TO CITY STAFF AS OUTLINED IN THE LAND DISTURBANCE REQUIREMENTS. THIS MUST BE COMPLETED PRIOR TO ANY UTILITY AND STREET IMPROVEMENT CONSTRUCTION.
- PER CITY OF WOODBURY CODE, 4 INCHES OF TOPSOIL WILL BE ADDED TO ALL DEVELOPED AREAS TO HELP REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.

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 2.0%.
- 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 4" 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.



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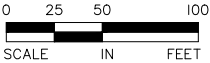
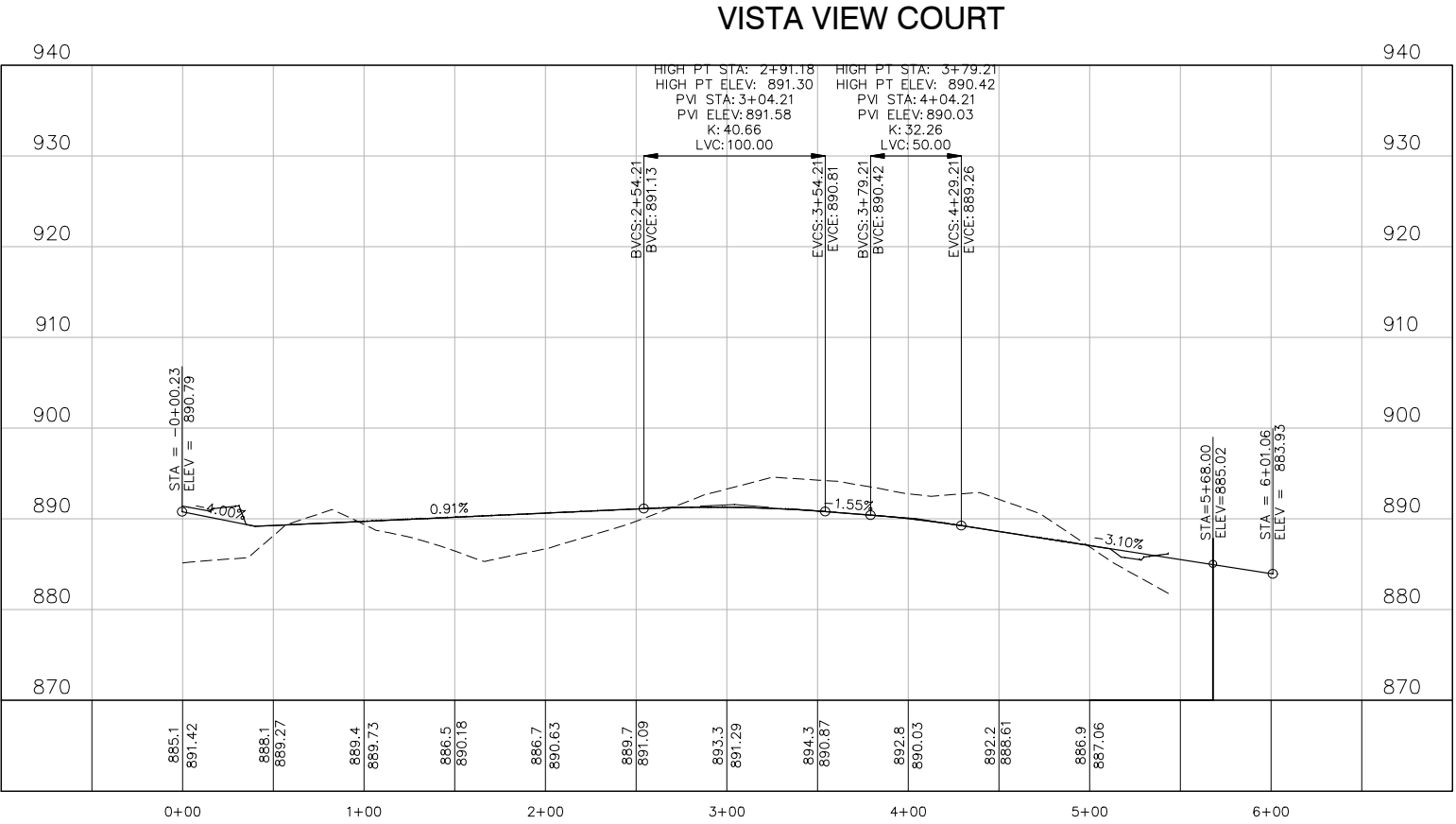
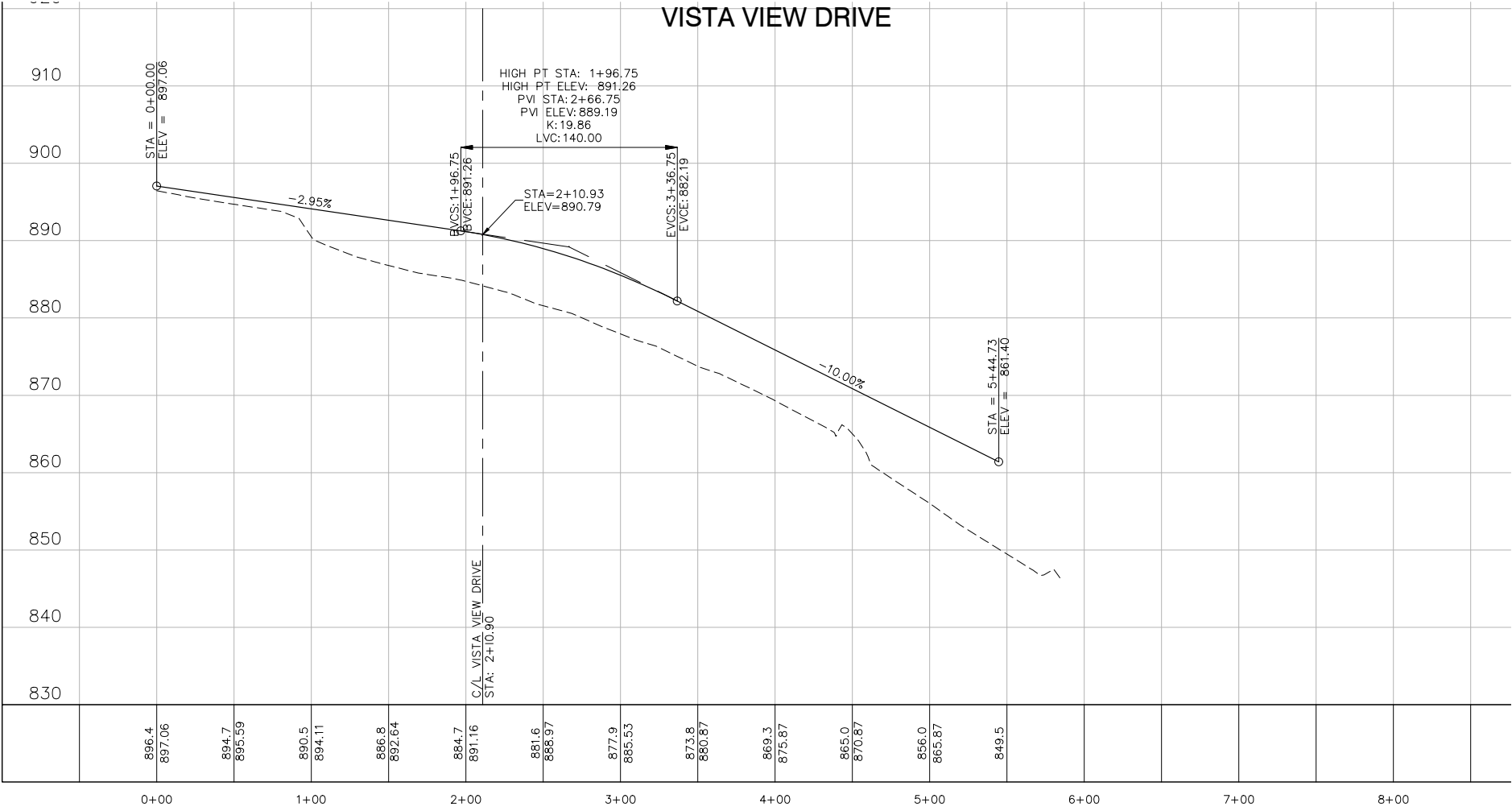
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CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
GRADING PLAN

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DATE	ISSUE
6/7/2022	CITY SUBMITTAL
6/17/2022	CITY RESUBMITTAL
6/27/2022	CITY RESUBMITTAL
PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

Drawing name: X:\2013\130121\plan sheets\Preliminary Plat\130121prof.dwg Jun 27, 2022 -- 4:01pm



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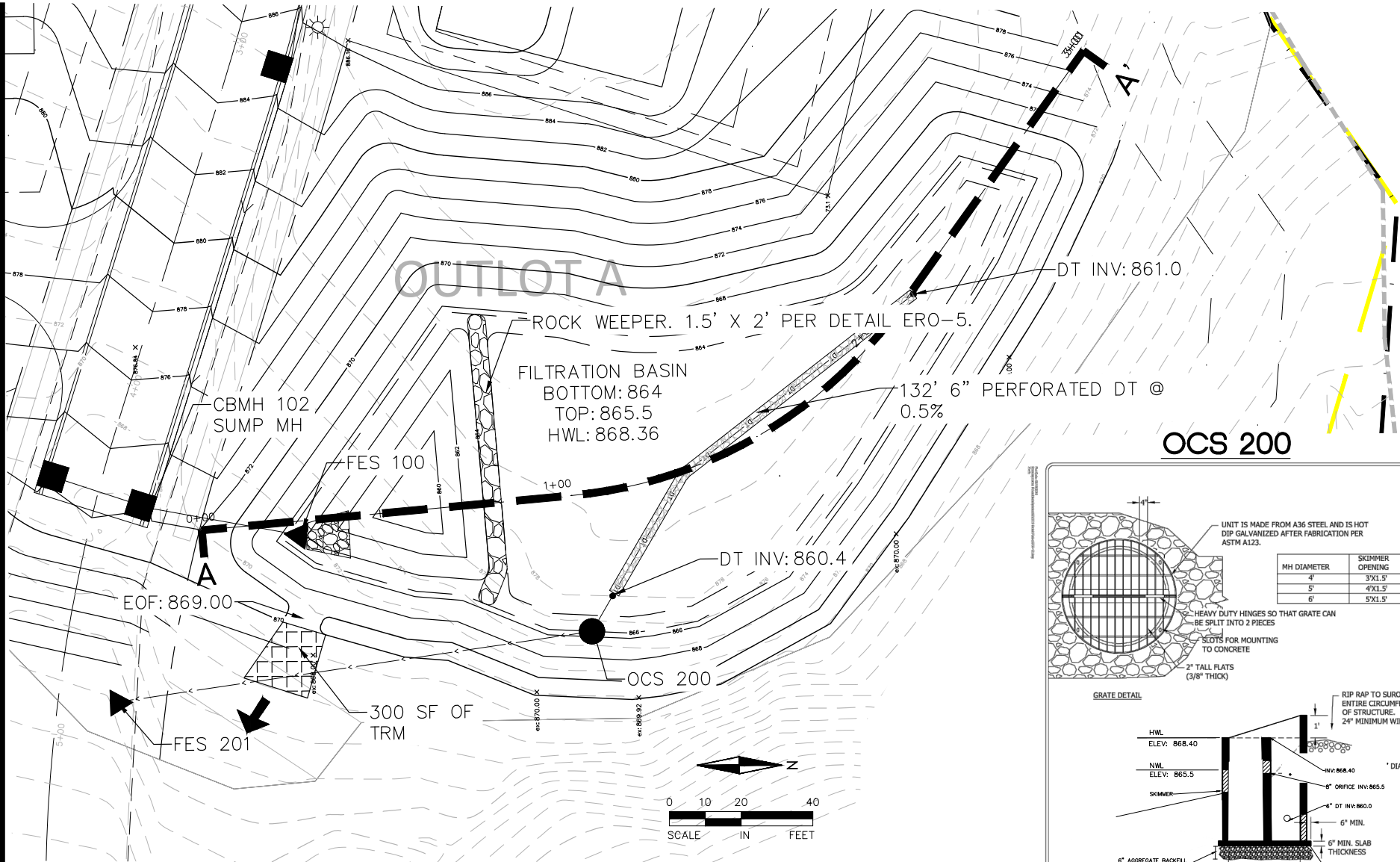
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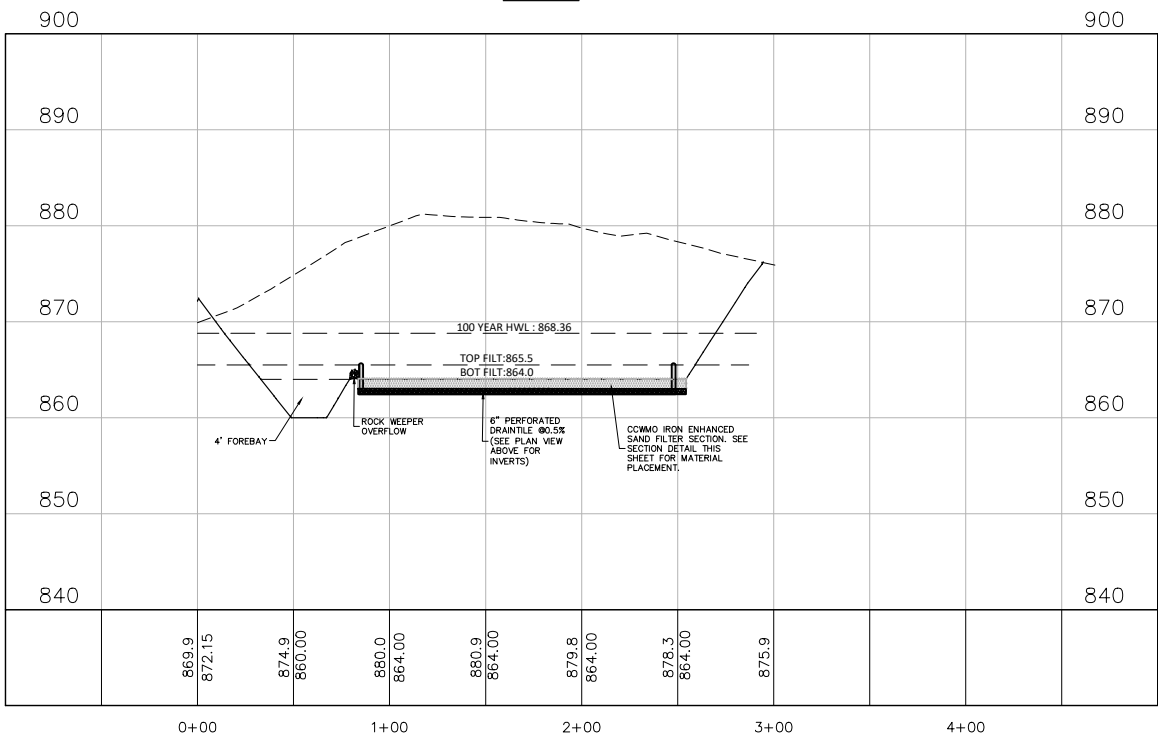
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DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

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IRON ENHANCED FILTRATION BASIN SECETION

A-A



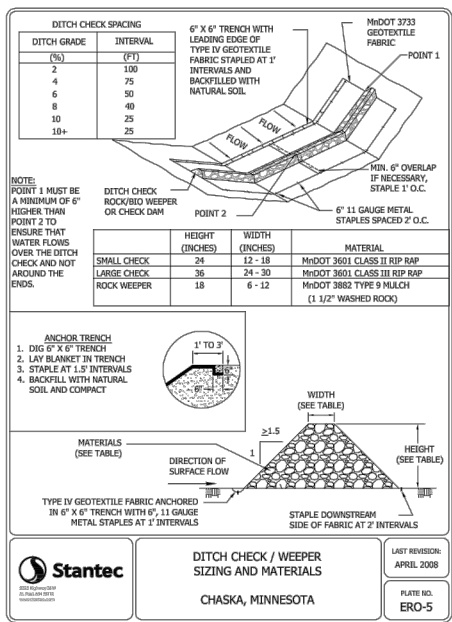
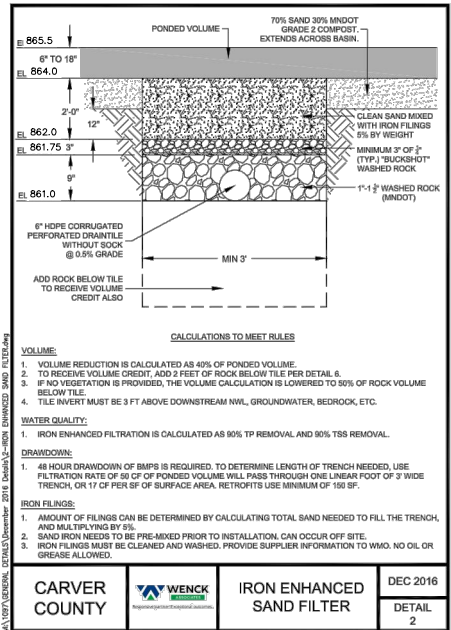
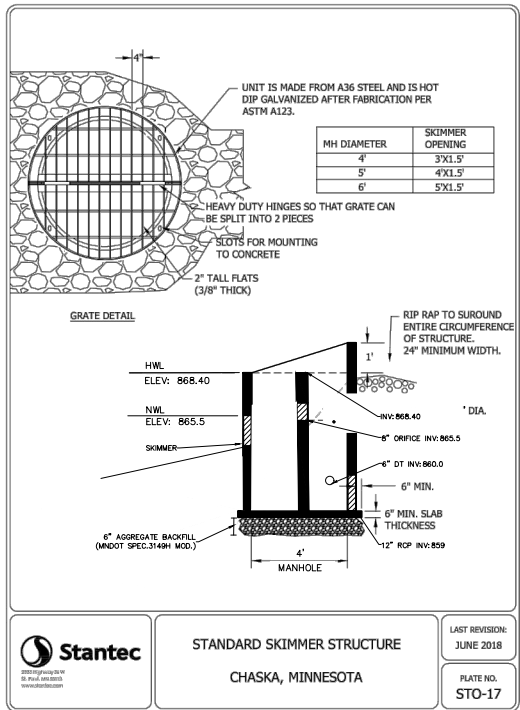
LEGEND:

- 886 EXISTING CONTOUR
- 886 PROPOSED CONTOUR
- 2.00% DRAINAGE DIRECTION ARROW
- EMERGENCY OVERFLOW FLOOD ROUTE (EOF)

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IRON ENHANCED FILTRATION BASIN GENERAL NOTES:

- ALL TEMPORARY EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO INSTALLATION/CONSTRUCTION OF INFILTRATION BASIN.
- FILTRATION BASIN TO BE UTILIZED AS TEMPORARY SEDIMENT BASIN. GRADE FILTRATION BASIN TO WITHIN 1-2' OF FINAL GRADE.
- FINAL CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR COMPACTION.
- COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE FILTRATION BASIN AREA, SHALL BE MINIMIZED. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BASIN INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE TRACK LOADERS.
- IT IS REQUIRED THAT THE FILTRATION BASIN NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.
- UNDERDRAINS MUST BE CONSTRUCTED USING SCHEDULE 40 PVC PIPE OR APPROVED EQUAL
- UNDERDRAIN MUST BE INSTALLED WITH A MINIMUM 0.5% SLOPE.
- USE SOLID SECTIONS OF NON-PERFORATED PVC PIPING AND WATERTIGHT JOINTS WHEREVER THE UNDERDRAIN SYSTEM PASSES BELOW BERMS OR MAKES A CONNECTION TO A DRAINAGE STRUCTURE.
- TWO CLEANOUTS FOR EACH UNDERDRAIN, ONE AT THE UPSTREAM END AND ONE AT THE DOWNSTREAM. CLEANOUTS SHOULD BE AT LEAST 4" DIAMETER VERTICAL NON-PERFORATED SCHEDULE 40 PVC PIPE AND EXTEND TO THE SURFACE. CLEANOUTS SHOULD BE CAPPED WITH A WATERTIGHT REMOVABLE CAP.
- SCARIFY 8"-12" OF SOIL BENEATH DRAINTILE.



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CLUB WEST 11TH ADDITION

CHASKA, MN

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FILTRATION BASIN DETAIL

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DAVID NASH, PE

Date License No.

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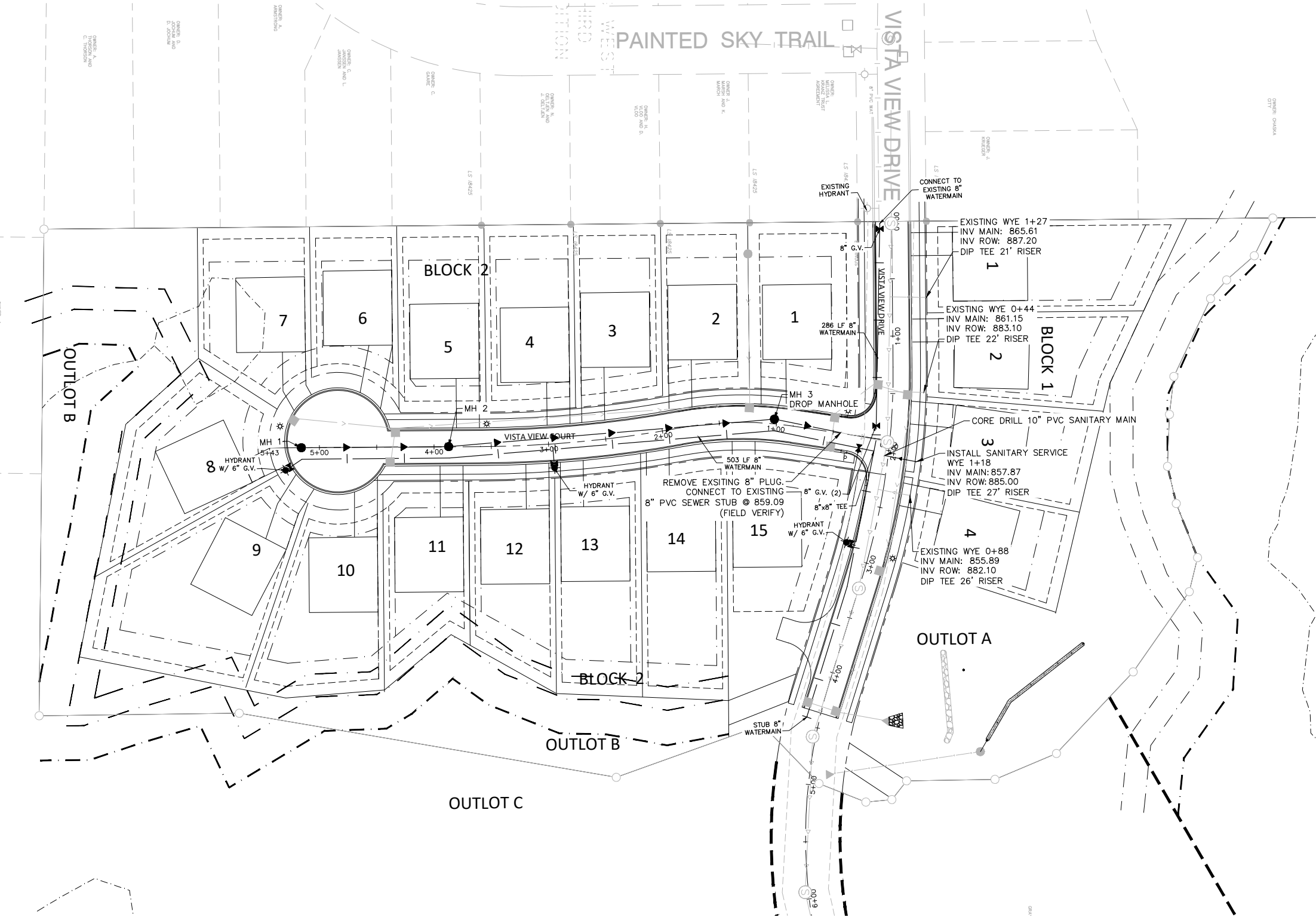
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6/17/2022 CITY RESUBMITTAL
6/27/2022 CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

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SHEET 11 of 17

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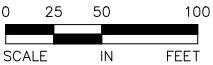
SANITARY SEWER SCHEDULE:

MH		PIPE	PIPE SLOPE	PIPE	INVERT	INVERT	RIM ELEV	STRUCTURE	MANHOLE	PIPE TYPE
FROM	TO	O.D. [IN]	[FT/FT]	LENGTH [FT]	FROM	INVERT TO		SIZE [IN]	BUILD [FT]	
MH 1	MH 2	8	0.0040	128.5	876.04	875.53	886.04	48	10.00	SDR-35
MH 2	MH 3	8	0.0040	285.2	875.43	874.29	890.28	48	14.85	SDR-35
MH 3	EX 8" STUB	8	0.0093	58.9	859.64	859.09	889.58	48	29.94	C-900

LEGEND:

---	EASEMENT LINE
---	PROPERTY LINE
---	LOT LINE
---	ROW
○	EXISTING GATE VALVE
○	EXISTING HYDRANT
---	EXISTING WATERMAIN
○	EXISTING CATCH BASIN
○	EXISTING STORM MANHOLE
○	EXISTING STORM SEWER
○	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY SEWER
✕	PROPOSED GATE VALVE
+	PROPOSED HYDRANT
---	PROPOSED WATERMAIN
■	PROPOSED CATCH BASIN
●	PROPOSED STORM MANHOLE
●	PROPOSED STORM SEWER
●	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY SEWER
---	DIRECTIONAL BORE SANITARY SEWER
---	PROPOSED LIMITS OF CONSTRUCTION

- 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. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION. 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 3'.
 - 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.
 - WATER MAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
 - ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
 - ALL WATER MAIN SHALL BE C900 PVC. WATER SERVICES INTO UNITS ARE 1.5" SERVICES.
 - ALL SANITARY SEWER TO BE PVC SDR-35 FROM 0-15 FEET, PVC SDR-26 FROM 15-21 FEET, AND C900 >21 FEET.



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ALLIANT

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

CLUB WEST 11TH ADDITION

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN 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 PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE

Date License No.

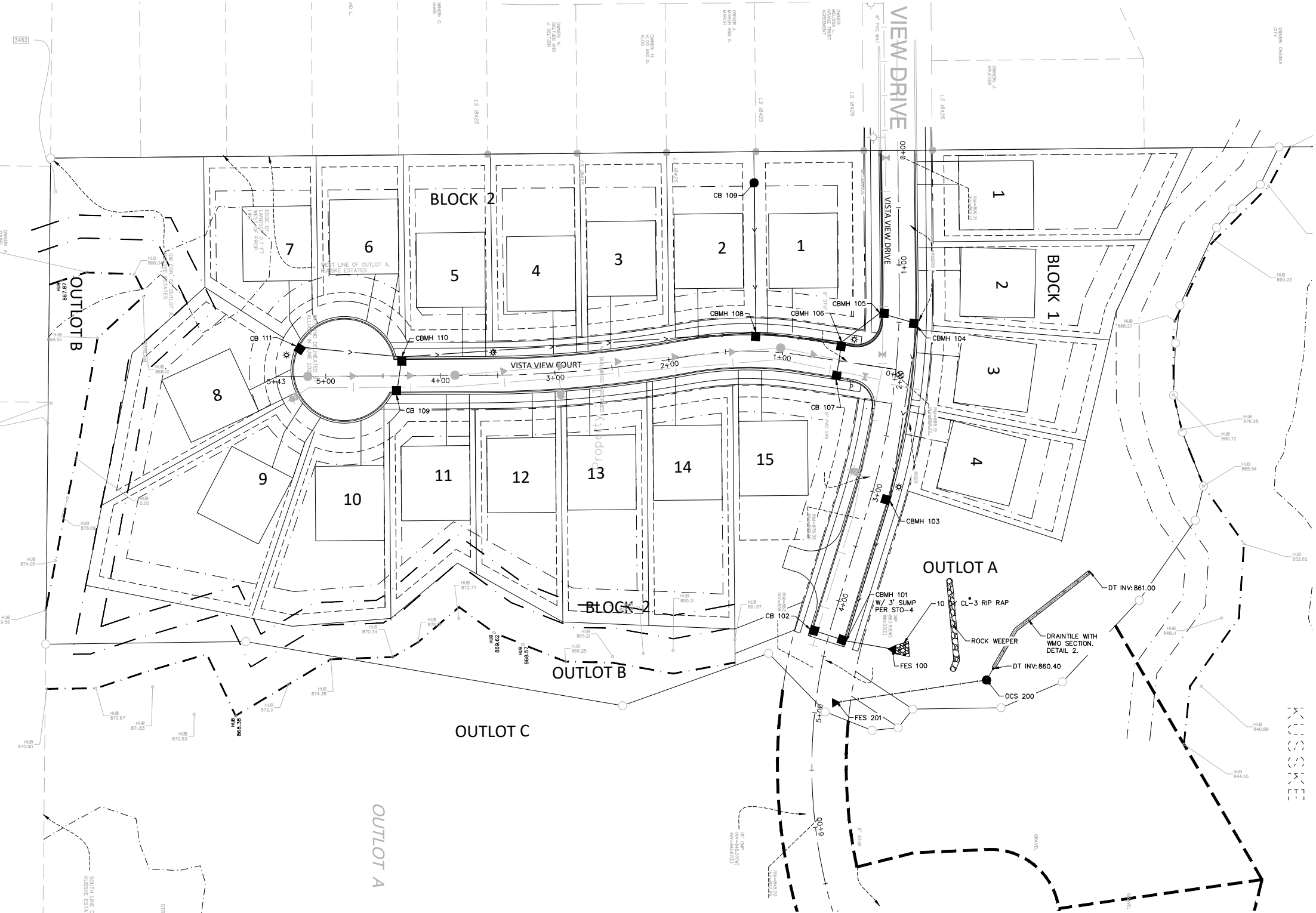
QUALITY ASSURANCE/CONTROL

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6/27/2022	CITY RESUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

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STORM SEWER SCHEDULE:

MH/CB		P. DIA.	P. SLOPE	P. TYPE	PIPE	PIPE	FROM	TO	RIM	STR.	CAST	BUILD
FROM	TO	D [IN]	S [%]		LENGTH [FT]	VEL. [FT/S]	INVERT	INVERT	ELEV	TYPE	TYPE	(FT)
CB 111	CBMH 110	12	2.05%	RCP	92.4	6.49	879.94	878.05	885.14	2x3	R-3067V	5.20
CB 109	CBMH 110	12	1.30%	RCP	33.3	5.17	884.43	884.00	888.63	2x3	R-3067V	4.20
CBMH 110	CBMH 108	15	1.62%	RCP	309.7	6.70	878.05	873.03	888.80	48	R-3067V	10.75
CB 109	CBMH 108	12	2.00%	RCP	130.7	6.42	882.01	879.40	887.21	48	R-4342	5.20
CBMH 108	CBMH 106	18	1.00%	RCP	75.3	5.94	873.03	872.28	889.10	48	R-3067V	16.07
CB 107	CBMH 106	12	2.00%	RCP	33.0	6.42	884.25	883.59	888.45	2x3	R-3067V	4.20
CBMH 106	CBMH 105	21	0.68%	RCP	42.0	5.43	872.28	871.99	888.45	48	R-3067V	16.17
CBMH 105	CBMH 104	21	0.85%	RCP	34.4	6.07	871.99	871.70	892.05	48	R-3067V	20.06
CBMH 104	CBMH 103	21	2.60%	RCP	156.2	10.62	871.70	867.64	891.79	48	R-3067V	20.09
CBMH 103	CBMH 101 W/SUMP	21	2.18%	RCP	128.2	9.73	867.64	864.84	884.92	48	R-3067V	17.28
CB 102	CBMH 101 W/SUMP	12	0.44%	RCP	33.0	3.01	868.14	867.99	872.54	2x3	R-3067V	4.40
CBMH 101 W/SUMP	FES 100	27	0.45%	RCP	77.2	5.23	864.34	864.00	871.75	48	R-3067V	10.41

- LEGEND:
- EASEMENT LINE
 - PROPERTY LINE
 - LOT LINE
 - ROW
 - EXISTING GATE VALVE
 - EXISTING HYDRANT
 - EXISTING WATERMAIN
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING STORM SEWER
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER
 - PROPOSED GATE VALVE
 - PROPOSED HYDRANT
 - PROPOSED WATERMAIN
 - PROPOSED CATCH BASIN
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY MANHOLE
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 - DIRECTIONAL BORE SANITARY SEWER
 - PROPOSED LIMITS OF CONSTRUCTION

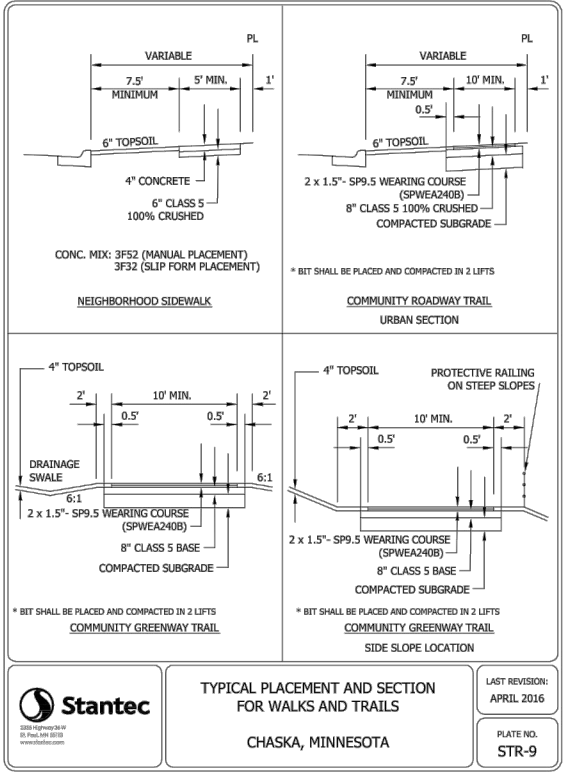
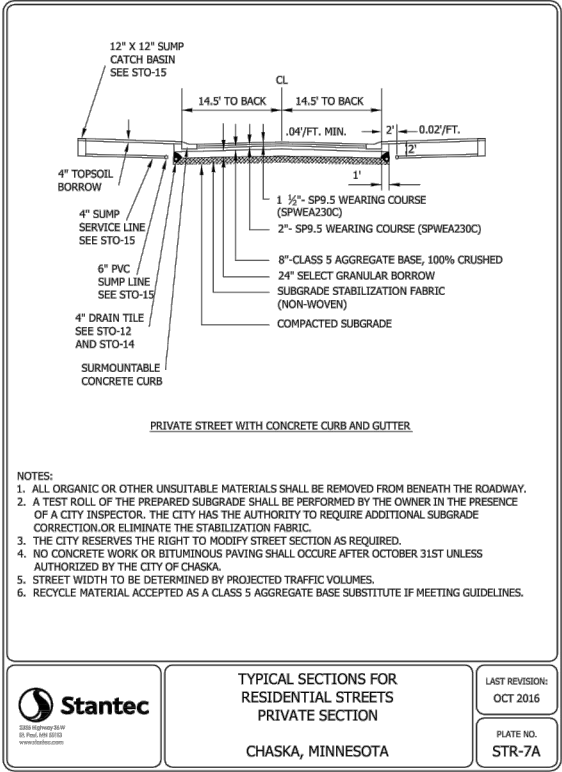
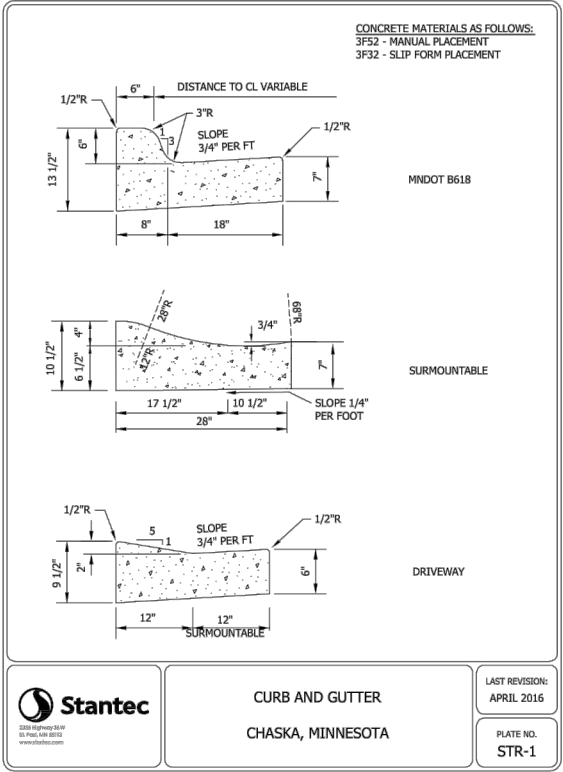
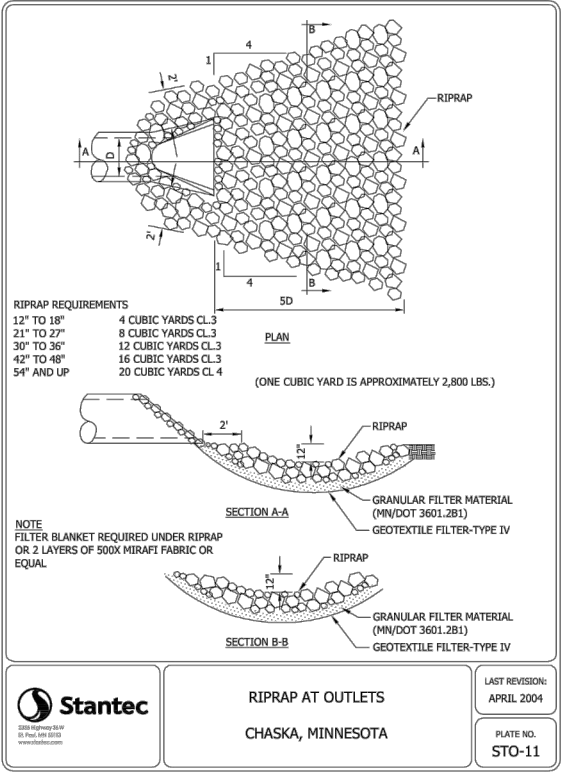
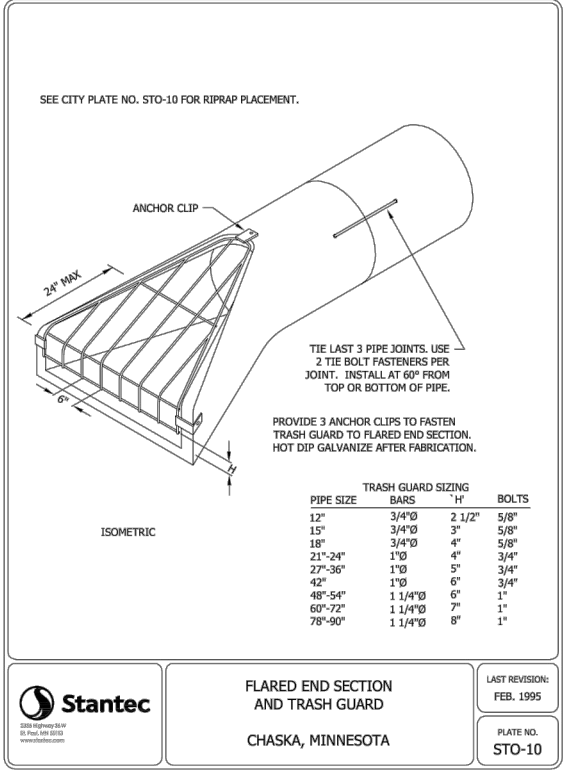
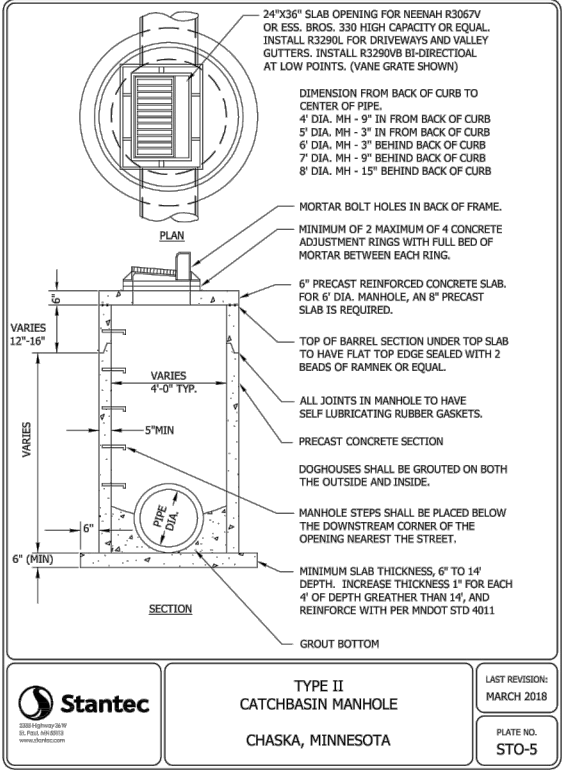
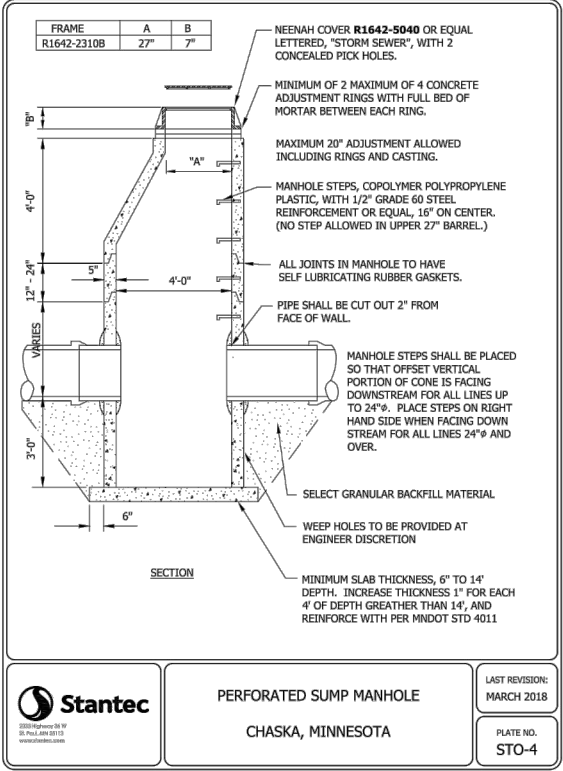
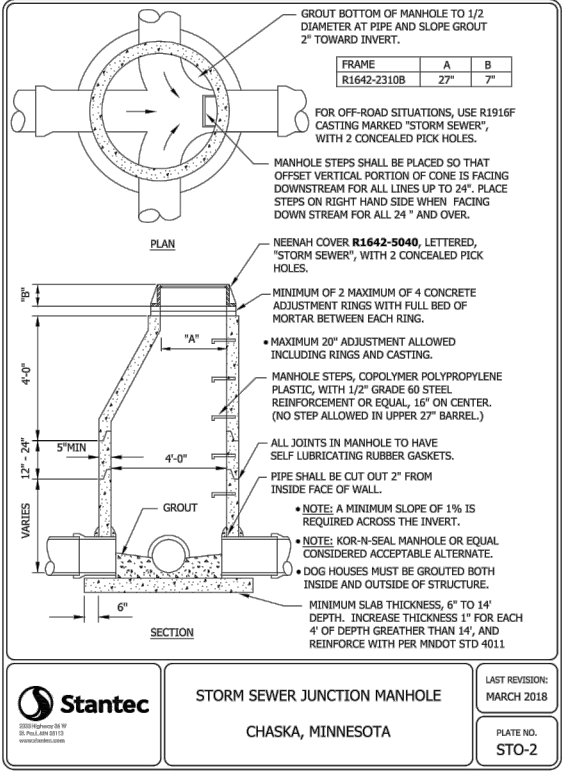
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- ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
- SUMP CATCH 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 PROVATE UTILITY CONTRACTOR AND HOME BUILDER.
- INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAINTILE INVER AT 3' BELOW RIM.

CLUB WEST 11TH ADDITION
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER 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 PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE	
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DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121



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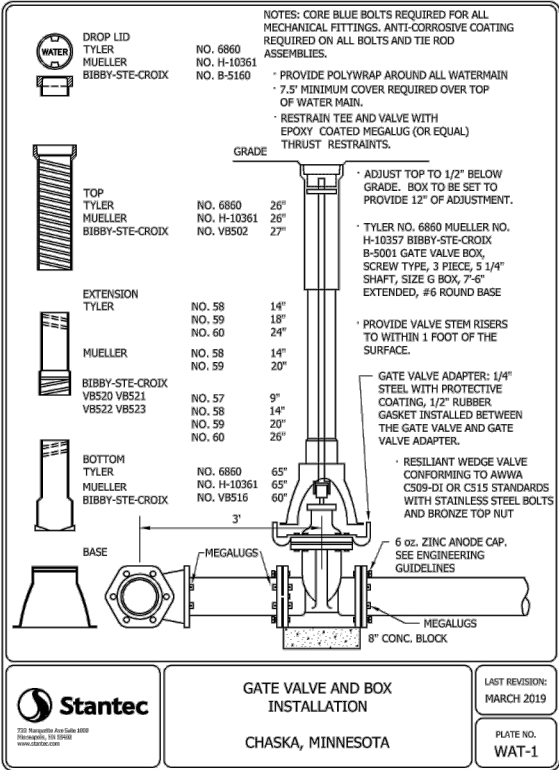
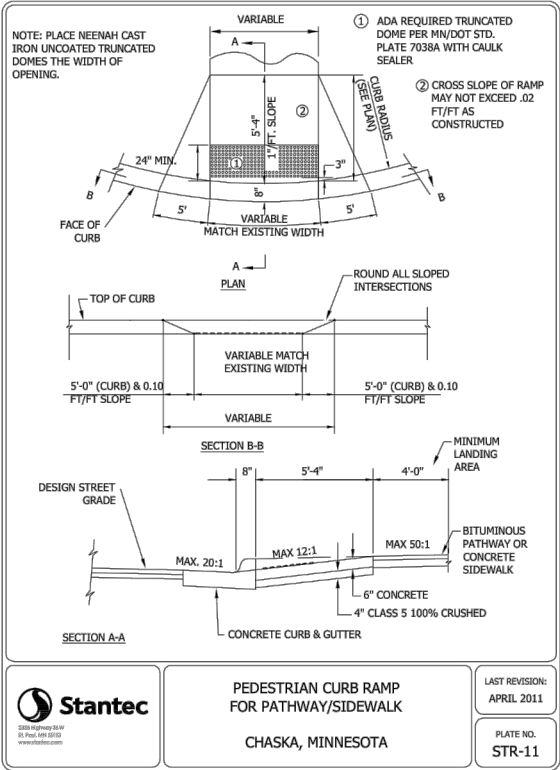
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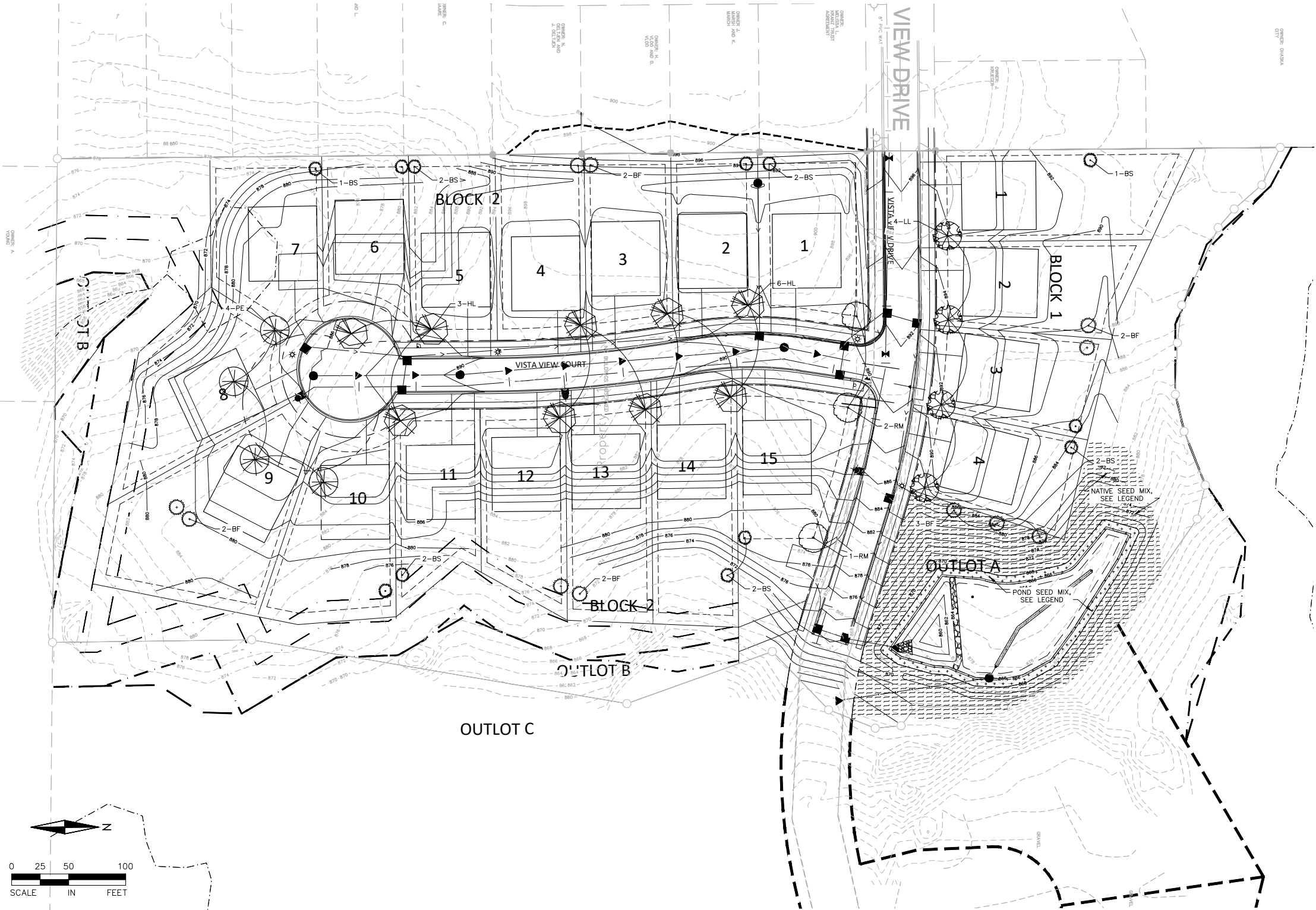
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DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

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LANDSCAPE SCHEDULE

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
9	HL	Skyline Honeylocust	Gleditsia tricanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	LL	Greenspire Linden	Tilia cordata 'Greenspire'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	PE	Patriot Elm	Ulmus patriot	2.5" Cal. B&B	Straight Trunk, No V-Crotch
3	RM	Autumn Blaze Red Maple	Acer x freemanii 'Jeffersred'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFEROUS TREES					
11	BF	Balsam Fir	Abies balsamea	6' Ht.	Full Form
12	BS	Black Hills Spruce	Picea glauca 'Densata'	6' Ht.	Full Form

Note: Plan supercedes schedule in event of a discrepancy

LEGEND:

- PROPOSED DECIDUOUS OVERSTORY TREE
- PROPOSED CONIFEROUS TREE
- NATIVE SEED MIX
MN SEED MIX #33-281,
SHORT NATIVE GRASS
- POND SEED MIX
MN SEED MIX #33-261,
STORMWATER SOUTH AND WEST-NATIVE

LANDSCAPE REQUIREMENTS

PER CHASKA CITY CODE:

- ONE OVERSTORY TREE PER 50' ALONG PUBLIC STREETS.
- EACH INTERSECTION MUST HAVE AN UNOBSTRUCTED SIGHT LINE OF 30' WITH NO PLANTING.
- REQUIRED TREES TO BE PLANTED WITHIN 6 MONTHS OF HOME OCCUPANCY.
- DECIDUOUS OVERSTORY TREES = 2 1/2" NO MORE THAN 5% OF A SPECIES. NATIVE PLANTS PREFERRED.
- CONIFEROUS = 6' HEIGHT (EQUIVALENT TO 2")

REQUIRED TREES: 43 TREES
(2,139 LNF/50)

PROPOSED TREES: 43 TREES

PLANTING NOTES

- CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SEED AREAS, EXCEPT THAT INFILTRATION BASIN AREAS SHALL RECEIVE ONLY 3" TOP SOIL. FINE GRADE ALL SOD AND SEED AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE PLANTING LOCATION.
- INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH, NATURAL COLOR, AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
- PLANTING SOIL SHALL CONSIST OF 1:1:1 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER). EXCEPT THAT ALL BOULEVARD AND OUTLOT TREES (INCLUDING ORNAMENTAL TREES) SHALL HAVE A 2-YEAR ESTABLISHMENT PERIOD UPON APPROVAL OF WORK.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE ALL LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- SUPPLY DESIGN AND INSTALLATION FOR IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. PROVIDE RAIN SENSOR. COORDINATE WITH GENERAL CONTRACTOR ON LOCATION OF IRRIGATION.
- ALL BOULEVARDS AND OUTLOTS PLANTINGS SHALL BE LOCATED AND INSPECTED BY CITY STAFF PRIOR TO INSTALLATION.

SEEDING NOTES

NATIVE SEED MIX: MN STATE SEED MIX 35-221. SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED)

POND AREA SEED MIX: MN STATE SEED MIX 33-261. SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 - JULY 20 OR SEPTEMBER 20 - FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE 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.

REFER TO MN STATE SEED MIX MANUAL.



ALLIANT

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Suite 700

Minneapolis, MN 55402

612.758.3080

www.alliant-inc.com

CLUB WEST 11TH ADDITION

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

LANDSCAPING 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.

DAVID NASH, PE

Date: License No.

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PROJECT TEAM DATA

DESIGNED: DN

DRAWN: AA JP

PROJECT NO: 213-0121

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-0" HEIGHT.

* PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.F.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY; HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.

* THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

- AIR SEALING REQUIREMENTS:
 - HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
 - POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - RIM JOIST WILL BE SEALED.
 - CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
 - ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
 - VAPOR BARRIER WILL BE TAPED TO LEGCO BOX FLANGES.
 - ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LEGCO BOXES, WILL BE SEALED.
 - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

APPROX. SQ. FT.
3,426 TOTAL FIN.
756 GARAGE

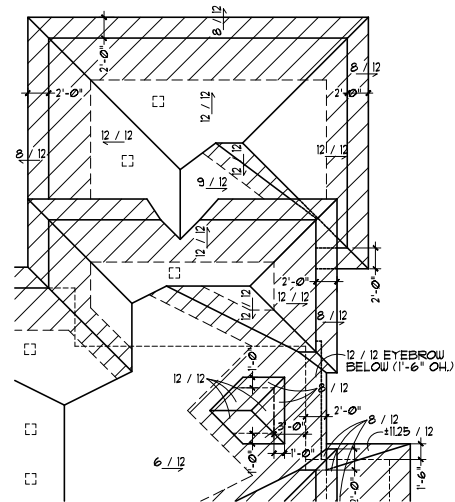
Total square footages are measured to the outside of the exterior walls. Interior dimensions and square footages are not exact and are subject to some variance provided, however, that all construction shall be in substantial compliance with the Contract Documents.

FRONT ELEVATION

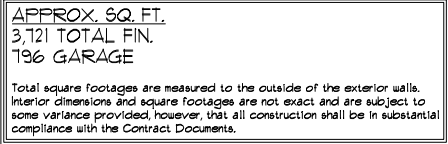
SCALE: $3/32" = 1'-0"$

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____



ROOF PLAN - OPT. BONUS RM.
SCALE: 1/16" = 1'-0"



FRONT ELEVATION - OPT. BONUS RM.
SCALE: 3/32" = 1'-0"

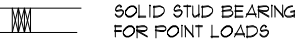
THE BROADMOOR - ELEVATION G
BASE PLAN
TRADITION COLLECTION

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12/14/15	C.O. ..
1/15/16	CUSTOMER ..
9/19/16	C.O. ..
	PERMIT ..
	SHEET
	1 OF 13
Page 186	OF 258

GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-0" HEIGHT.



- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

- AIR SEALING REQUIREMENTS:
 - ** HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - ** INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
 - ** POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - ** RIM JOIST WILL BE SEALED.
 - ** CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - ** ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - ** ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
 - ** ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
 - ** VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
 - ** ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
 - ** FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

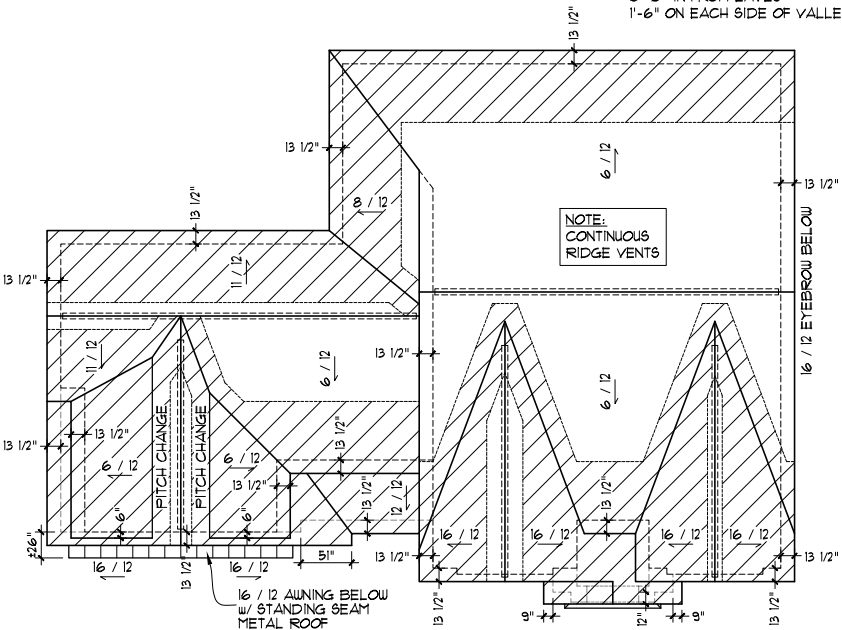
NOTE:
WHERE WALLS MEET ROOF
ICE & WATER SHIELD SHOULD
RUN UP WALL 1'-6" AND OUT
FROM WALL 1'-6"

NOTE:
SEE ROOF TRUSS LAYOUT
PROVIDED BY MANUFACTURER
FOR TRUSS DIRECTION
AND GIRDER LOCATIONS

NOTE:
OVERHANG DIMENSIONS ARE TO
OUTSIDE OF FASCIA BACKER

NOTE:
PROVIDE ATTIC VENTILATION
EQUAL TO 1/300th ATTIC AREA.

NOTE:
SHADED AREA SHOWS
ICE AND WATER SHIELD
6'-0" IN FROM EAVES
1'-6" ON EACH SIDE OF VALLEY



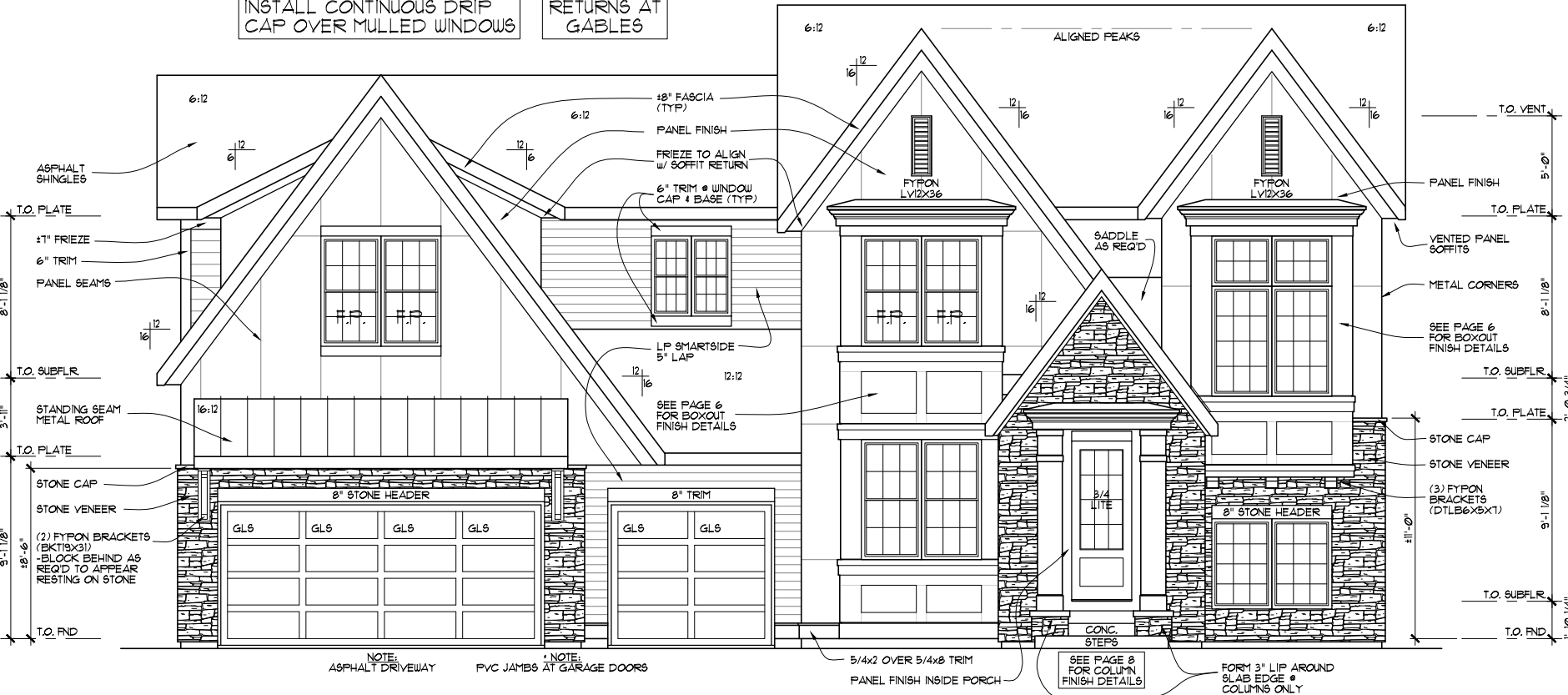
ROOF PLAN
SCALE: 1/16" = 1'-0"

XTREMETRIM PANEL TRIM NOTE:
-SHMT1610 • VERTICAL SEAMS
-XZHT16 STANDARD HORIZONTAL Z
-XSB16 STARTER STRIP • BASE
-XTREMETRIM X1C16 • INSIDE CORNERS
-XOCLF16 • OUTSIDE CORNERS

NOTE:
LP FASCIA BD. w/ SIDERS EDGE
** OVERHANG SHINGLES AS REQ'D **

NOTE:
INSTALL CONTINUOUS DRIP
CAP OVER MULLED WINDOWS

NO BOX
RETURNS AT
GABLES



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

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	3,271 SQ. FT.
BELOW GRADE FINISHED	193 SQ. FT.
BELOW GRADE UNFINISHED	1,117 SQ. FT.
GARAGE	729 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____

Signed x _____ Dated _____

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	CUSTOMER
	C.O.
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SHEET 15
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AUGUSTA - A ELEVATION
BASE PLAN
TRADITION COLLECTION

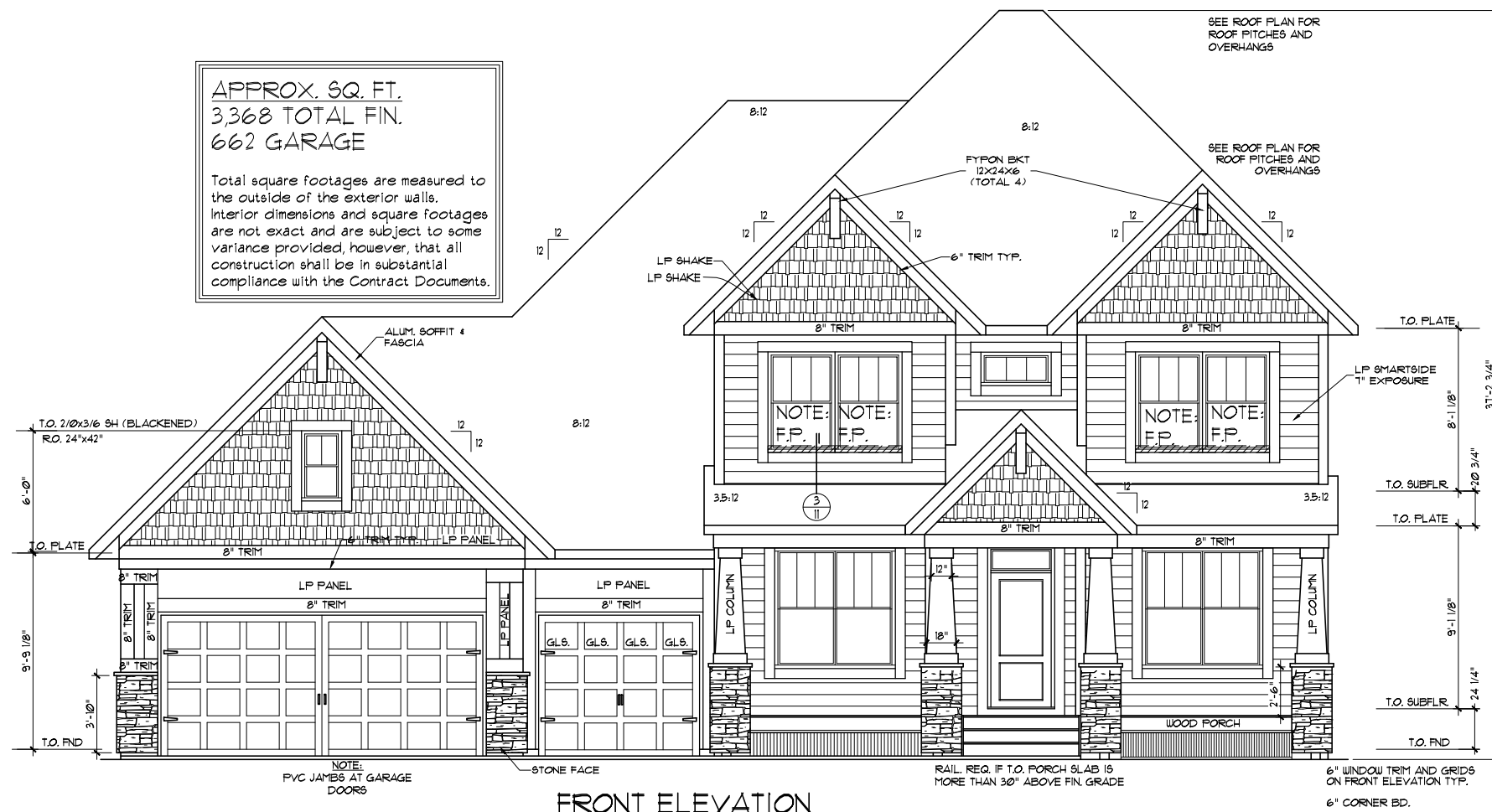
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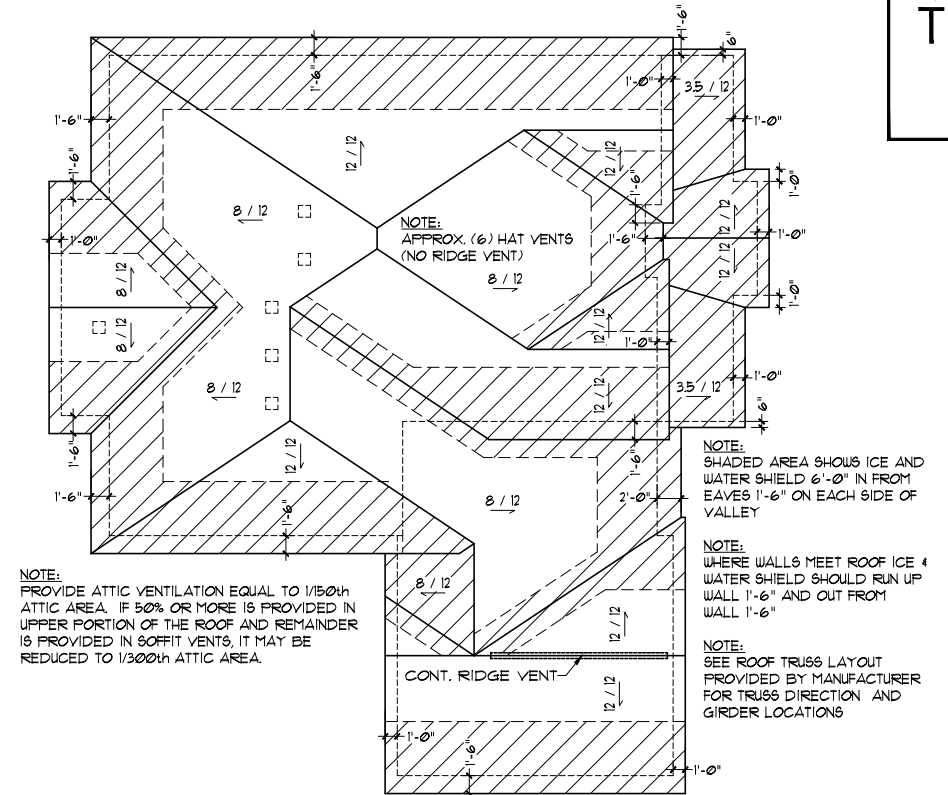
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Total square footages are measured to the outside of the exterior walls. Interior dimensions and square footages are not exact and are subject to some variance provided, however, that all construction shall be in substantial compliance with the Contract Documents.



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



ROOF PLAN
SCALE: 1/16" = 1'-0"

Signed x _____ Dated _____

Signed x _____ Dated _____

REVISIONS:	DRAWN BY:	..
7/13/16	C.O. ..	..
7/27/16	CUSTOMER	..
1/1/19 - 4 SEASON	C.O. ..	..
7/30/21	PERMIT	..
7/22/22 - LG. ISLAND	SHEET	
7/22	1	14

THE ST. CHARLES - ELEVATION B
BASE PLAN
TRADITION COLLECTION

REQUEST FOR ACTION

CHASKA CITY COUNCIL

07/18/2022

Subject: Structures, Inc. – Concept Plan

Applicant: Jeremy Banken

Location: Old Audubon Road – South of Arbor Drive, North of Ravoux Circle

Case No.: 2022-46

Synopsis: The applicant is requesting approval of a Concept Plan to construct new office/warehouse buildings with exterior storage on the vacant lot south of Arbor Drive and North of Ravoux Circle

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

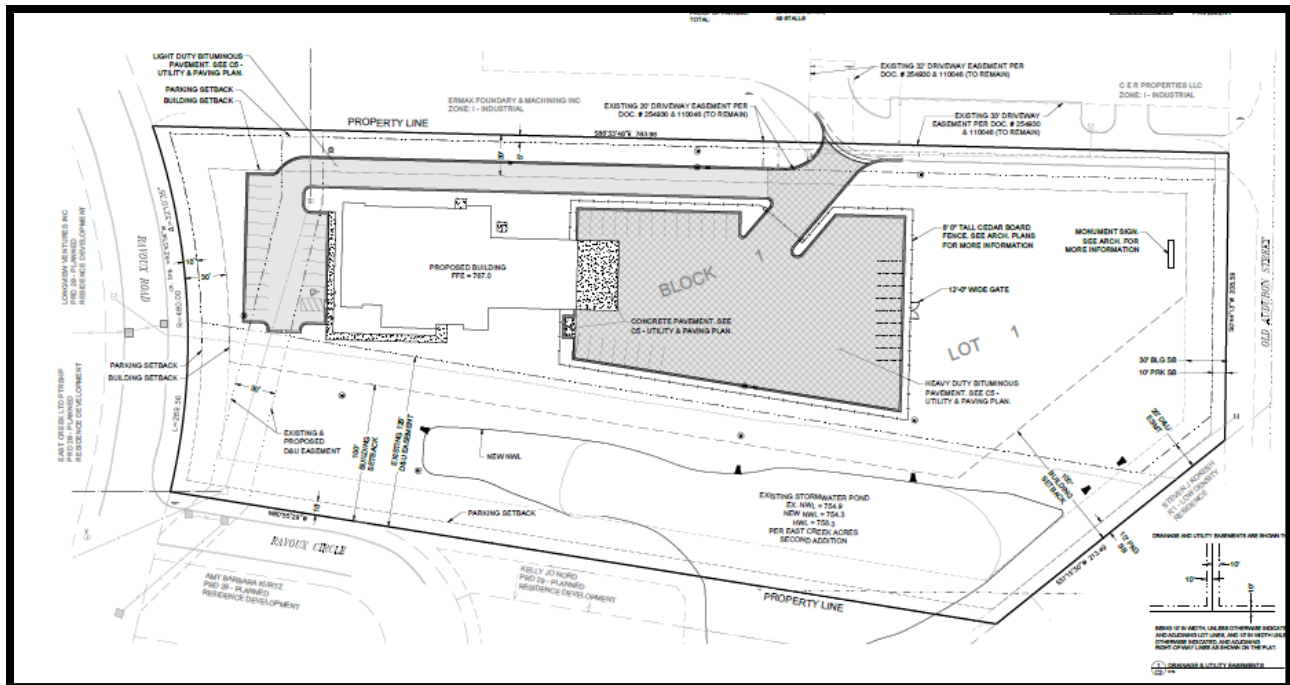
BACKGROUND

In June 1997, the East Creek Carriage Homes and plat were approved by the City Council (Res. No. 97-61). The East Creek Carriage Homes are just southwest of the subject site on Ravoux Road. During these approvals the lot to the east and northeast was platted as an Outlot (outlot A), which was a tract for future replatting into single family detached residential lots south of the NSP highline, and industrial lots north of the highline. The single family detached residential lots have been developed south of the NSP highline (East Creek Acres 1st and 2nd Acres). Tonight we are looking at a plan to develop north of the NSP highline in Outlot A.

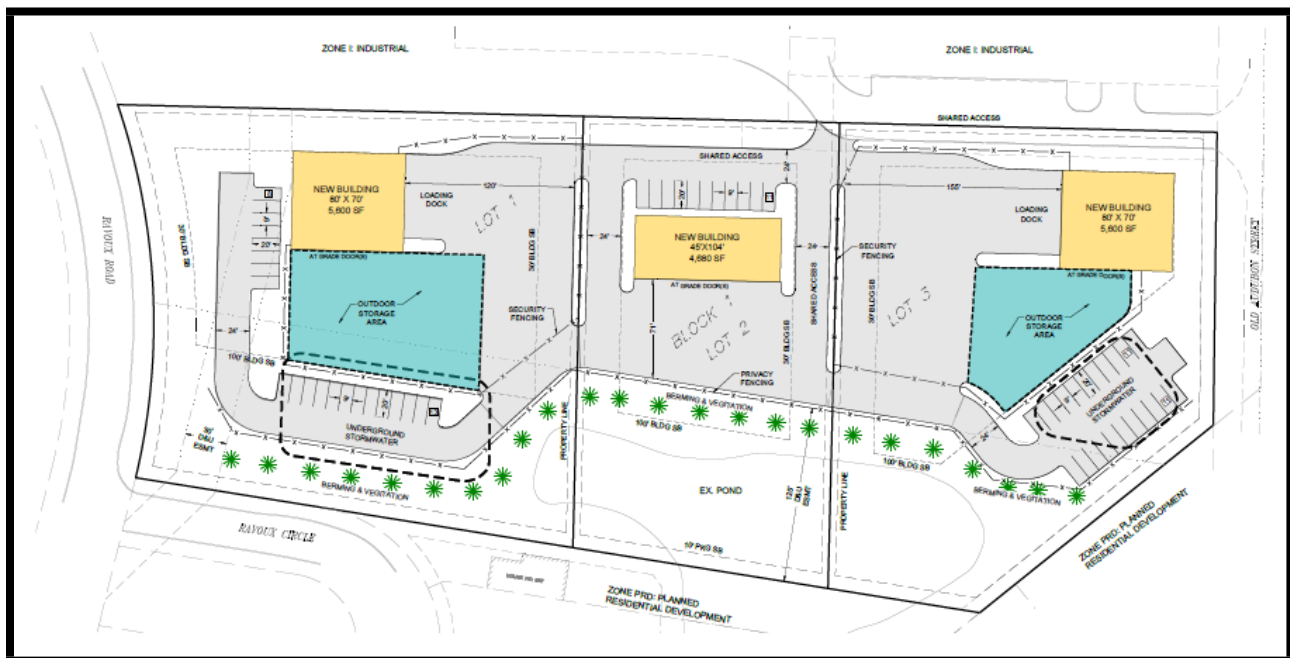
In December 2018, the Structures, Inc. original Concept Plan was approved. In April 2019, the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning (PID-9) were approved. These approvals showed the proposal of one building with parking and an exterior storage yard. After those approvals the applicant did soil testing and concluded that there are parts of the site with very poor soils. Because of this, the layout of the site has been carefully looked at to avoid poor soil areas for the building.

The applicant came back with a revised preliminary plan in May 2020 for a building and layout that better avoided the poor soils on site. This plan also showed the proposal of one building with parking and an exterior storage yard but re-oriented on the site (this plan is shown on the next page). After those approvals it was still determined that the site/layout proposed would generate significant costs to fix the soils to accommodate the development. The applicant decided to walk away from the previous approvals done in 2019 and 2020 to re-analyze the layout for the site that would be financially feasible.

Tonight we are looking at a new Concept Plan for the site, which shows 3 separate lots and buildings (this plan is also shown on the next page).



May 2020 Preliminary Plan

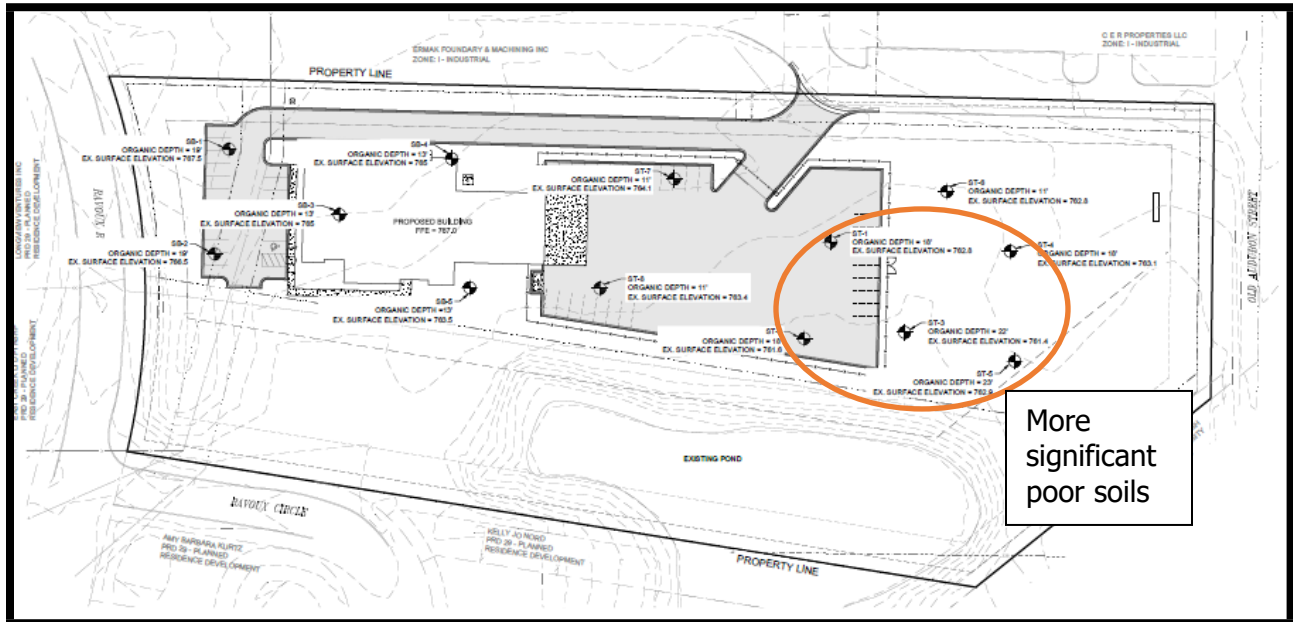


Concept Plan Proposed

Main Changes to Layout from 2020 Approvals

As stated above there were poor soils observed on the site. A previous exhibit provided showed where these poor soils were tested (see next page's exhibit). The east side of the site has more significant poor soils but everywhere is encumbered by this condition. Because of this, the revised 2020 plans proposed the building on the west side of the site. Even with the re-orientation of the building on the west side, the size of the building was still going to require

atypical foundation systems to support the building in the soils that are present on site. This proved to be financially unfeasible for the applicant.



Poor Soils Exhibit - 2020

Tonight we are looking at a new Concept Plan for 3 separate buildings and lots. The 3 building/lot layout would help avoid atypical foundation systems needed for larger buildings on poor soils.

Goals

The goals indicated by the applicant are to contribute to the economic vibrancy in the City, add new buildings that add to the architectural fabric of the area, provide an in-demand industrial need that will stimulate the local economy, provide an employment opportunity for Chaska residents, and provide a street presence in Chaska that will tie in to local existing structures.

Existing Conditions

The subject property is located on a vacant outlier between Arbor Drive and Ravoux Circle that is approximately 5.25 acres in size. There exists a 125 foot wide easement on the south side of the property that is for the NSP highline. The site has and is used for agricultural purposes.

NSP Highline Easement

The project proposes to encroach into the easement area for parking, landscaping and fencing purposes. The applicant has been in direct contact with Xcel Energy about their plans to encroach. The response from Xcel Energy has been favorable and they have no initial objections to the uses within the easement area. Confirmation of such is provided as a supplement in the packet. The applicant will need to continue to work with Xcel Energy on their encroachments.

CURRENT REQUEST

The request this evening is for Concept Plan approval for the construction of three new office/warehouse buildings and exterior storage yards for industrial businesses. Structures Inc. is proposing to split the property under consideration into three parcels. Structures will then construct the development in three phases, starting with Lot 1 that will be located closest to Ravoux Rd and working east towards Old Audubon Rd. The proposed buildings will be spec warehouses ranging from 4,500 SF to 7,000 SF.

Adjacent properties

The site is bounded on the south by residential; the north by industrial; the west by Ravoux Road; and the east by Old Audubon Road.

Use

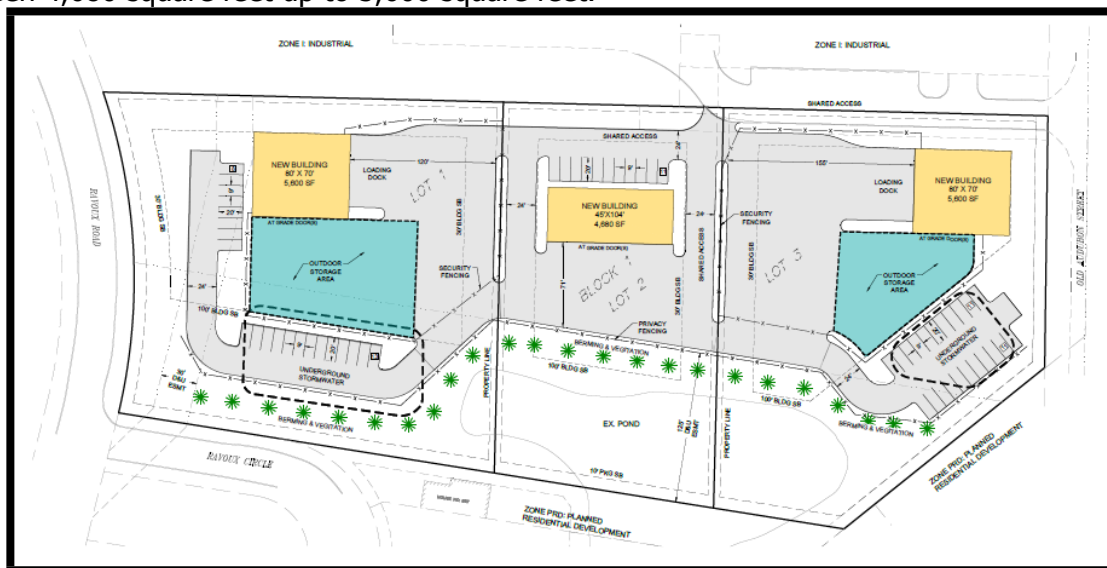
The use of this site for office/industrial is consistent with the Comprehensive Plan's guidance for this parcel to be industrial. It is also consistent with the current zoning in place Planned Industrial District (PID-9). PID-9 district standards allow for exterior storage as long as it meets the City's exterior storage requirements (i.e. screening).

Layout

The applicant has provided two different concepts for the Concept Plan submittal for staff/Commissions to react to; Concept A and Concept B.

Concept A

The layout of Concept A is showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive. The shared driveway provides shared accesses to all three lots/buildings. The buildings are situated more on the north side of the site with parking areas surrounding them. Exterior storage on the west and east lots are proposed directly south of the buildings. The middle lot would not have exterior storage. The three buildings would range between 4,680 square feet up to 5,600 square feet.



Concept A

The layout of Concept B is also showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive. The shared driveway also provides shared accesses to all lots. Parking is proposed between the buildings and on the south sides of the site. Exterior storage areas are shown on the east and west lots; the west lot with storage south and west of the building facing Ravoux Road, and the east lot with storage north of the building facing Arbor Drive and Old Audubon Road. The three buildings would range between 5,800 square feet up to 6,400 square feet.



Concept A provides the buildings on the outer edges to be up near the streets, with exterior storage flush or setback from the principal buildings. Concept B has an opposite approach with the exterior storage areas oriented to the streets. From staff's perspective a more appealing site design is to push the building towards the edge and have exterior storage behind so that the buildings are the more prominent view and can help screen the storage. Concept A appears to meet that objective better (with some modifications to locate further back). With residential to the south of this site, buffer and landscaping will be important site components. Both concepts show similar landscaped edges, however, Concept A shows a wider separation and privacy fencing.

Building Location/Design

The proposed buildings will be spec buildings ranging from 4,500 SF to 7,000 SF. These buildings will roughly comprise of 15-20% office space with 80- 85% shop space. The shop space will most likely be used for maintaining equipment like Bobcats, trailers and trucks. Also, the back lots will be used for outdoor storage based on the ultimate use of the building(s).

The buildings will be attractive, yet simple, one-story structures characterized by two primary masses: one lower mass for office space, and one taller mass for the shop area. Building materials will be consistent throughout the three buildings to provide a cohesive industrial development. The roofs will be covered with an EPDM membrane and slope gradually to the south at ¼" per foot. Skylights will sit over the open office spaces, allowing natural daylight to enter the building and reducing demands on electric lighting. Clerestory windows will be placed on the north and south walls of the shop to allow natural daylight to enter that space as well. The exterior materials will be architectural metal panel (probably corrugated), wood (cedar) and EIFS. Windows are placed to let daylight in the open office spaces.

In addition to the buildings, the site is showing exterior storage yards on the west and east lots. These exterior areas are proposed to be secured off with privacy fencing.

The proposed design of the buildings are generally rectangular in footprint and one-story in height; at its tallest point it will be 26 feet where the shop space is. The buildings were designed to have more of a residential look so as to fit in to the residential context and be a similar height to the existing industrial businesses adjacent.

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

Building Materials	
Class I	Glass (unknown)
Class II	EIFs, Metal Panels (unknown)
Class III	unknown
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	unknown

The applicant will have to show in their preliminary submittal how they meet the Building Design ordinance. It appears that they only have one Class I material proposed, and they would have to add another Class I material to meet ordinance.

The applicant has also included a photo and plans of what the buildings could look like. Black and dark brown make up the majority of the building's colors from the metal panels and brick. This design is similar to what was previously approved in 2020.

Overall, the building provides a unique look. There are numerous masses and shapes to the building which provides interest. The fronts of the buildings on Ravoux Road and Old Audubon Road will be oriented to the street side in Concept A, which staff believes is an appropriate orientation to provide harmony between the industrial and residential context. The shop

space/loading dock will be oriented toward the rear and center of the site and thus will not be as cumbersome at the street level.

The exterior storage areas are proposed to be surrounded by security fencing and integrated into the loading areas of the outer lots. Privacy fencing is shown near the south property line and south portions of the project edge to help screen from adjacent residential. Staff would advise that the exterior storage areas are specifically delineated within the site and fenced off from all areas so that it's clear where the exterior storage areas are. Staff would also advise to locate the exterior storage areas so that they are setback from the principal building so as to not be as visible/prominent from the streets and adjacent residential areas. These items will need to be addressed during preliminary.

Parking/Access/Circulation

Based on Concept A, the site is proposing to incorporate 54 parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Lot 1 (west lot)	5,600 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	4 parking spaces 13 parking spaces
Lot 2 (middle lot)	4,680 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	4 parking spaces 11 parking spaces
Lot 3 (east lot)	5,600 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	4 parking spaces 13 parking spaces
REQUIRED			49 parking spaces
PROVIDED			54 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site for Concept A. The one area of note, however, is that Lot 2 does not have sufficient parking for their lot within the property lines (deficient by 4 stalls). The applicant will need to address that in their preliminary submittal.

Based on Concept B, the site is proposing to incorporate 74 parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Lot 1 (west lot)	6,400 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	5 parking spaces 15 parking spaces
Lot 2 (middle lot)	5,800 sf	1ps/250sf Office (20%) 1ps/350sf Warehouse (80%)	5 parking spaces 13 parking spaces
Lot 3 (east lot)	6,400 sf	1ps/250sf Office (20%)	5 parking spaces

		1ps/350sf Warehouse (80%)	15 parking spaces
		REQUIRED	58 parking spaces
		PROVIDED	74 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site for Concept B.

The project is proposing to have one vehicle entrance into the site off of Old Audubon Road from the existing shared driveway on Arbor Drive. This shared driveway will be provided onto the Structures' property to access the three lots. There is shared access achieved on the north, south and central portions of the site that all three lots can use for both Concept A & Concept B. As noted earlier in this report, staff believes Concept A achieves the better layout from an access standpoint and thus this concept should be pursued. The applicant will have to create a cross access easement for the site so that the lots can have full movement across the sites and out to Old Audubon Road.

The shared driveway on Arbor Drive will also continue to act as the access for the industrial properties to the north. A shared agreement exists between the current property owners today. This agreement will need to be amended to include the Structures site.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
From Property Lines Abutting Residential	100 feet
East and West Property Lines	30 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
East & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet
From Property Lines Abutting Residential	10 feet

The exterior storage areas must also comply with the aforementioned building setbacks. The site plan is showing compliance with these.

Landscaping & Screening

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED (CONCEPT A)		
	Required	Proposed
Overstory Trees	50 caliper inches (18 trees)	unknown
Understory Trees	5	unknown
Shrubs	70	unknown

LANDSCAPING REQUIREMENTS & PROPOSED (CONCEPT B)		
	Required	Proposed
Overstory Trees	58 caliper inches (21 trees)	unknown
Understory Trees	5	unknown
Shrubs	70	unknown

The applicant will have to show in their preliminary submittal how they meet the landscaping ordinance.

Landscaping and berming will be incorporated on the exterior perimeter of the privacy fence on the south side of the site. Staff would require that this berming and landscaping be achieved on the west side of the property as it abuts Ravoux Road. In addition, the south side of the east parking lot shall also incorporate coniferous plantings that are shown along the south edge of the site to help buffer from the residential to the south. Adequate vegetation shall also be achieved on the east edge of the property near the parking lot and exterior storage area. Boulevard trees will be required along Ravoux Road and Old Audubon Road.

A privacy fence is proposed along the south side of the site to screen from the adjacent residential properties. Staff is amenable to this as an additional screening method to landscaping as long as the fence proposed is qualitative and aesthetically pleasing to the neighboring properties. The applicant will need to provide details of this in the preliminary.

Maximizing green space on the site as much as possible will be important. Staff would advise the applicant to further evaluate the layout to see where more green space between pavement areas can be achieved. Specifically, the landscape islands that exist on the sides of the middle lot; is there potential to expand these to the south to connect into the other green space areas. This would eliminate the south access points to each outer lot, however, there appears to be ample access to the north from the middle lot to access these sites.

Sidewalks and Pedestrian Connections

The site's perimeters do not show public sidewalks today. A sidewalk exists on the west side of Ravoux Road but the east and both sides of Old Audubon Road do not. It is possible that in the future the City will install sidewalks on the sides of streets where they are lacking. In that regard, it will be important for the site to analyze potential breakthroughs on the east and west sides that could connect to the streets. In addition, the site will need to further analyze pedestrian connections within the site as people are walking from their parking stalls and between sites.

Lighting

The applicant will need to provide a lighting plan and light specs during the preliminary submittal. All lighting must meet the City's zoning ordinance section 15.28.250.

Signage

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City. Signs will have to go through a separate sign permitting process.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

Stormwater for the new facilities will be handled on-site and independently from the existing regional stormwater pond. An underground stormwater retention system will be utilized and placed under proposed pavement to maximize the usable area of the lot. Storm water from the north properties will be captured via storm sewer and will be directed to the existing pond, bypassing the new underground storm system entirely. Site drainage will continue to flow from north to south, where it will then be treated prior to being discharged into downstream facilities.

The applicant will continue to work with the City and the Watershed district to ensure their Stormwater Plan meets all City and County WMO standards. An existing pond exists on the southeast portion of the property. As stated above it will not be used for the new lots. The existing pond should be placed in its own outlot, or under a drainage and utility easement, to be owned by the City. The plat will need to reflect this as they come in for those approvals.

Wetlands

The National Wetland Inventory classifies the existing pond as a wetland. A future site visit is to be performed by Anderson Engineering's wetland scientists when conditions allow to confirm additional wetlands are not present on the site.

Platting

Platting will be pursued for this project. The layout shows three separate lots. It should be noted that the pond on the south side of the site will need to be contained in an outlot or by a Drainage & Utility easement for the City to access. In addition, an easement is needed on the north side of the site for the City's electrical distribution line.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on June 27, 2022 to introduce the concept plan to adjacent neighbors. One neighbor showed up to the meeting. The developer did not note any significant concerns.

Deadline for Agency Action

The City of Chaska received the complete application for this request on June 7, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, August 6, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, October 5, 2022. The

City may with the petitioner's consent extend the review period beyond the Wednesday, October 5, 2022 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 07/13/2022:

Motion to recommend approval of the Concept Plan for Structures, Inc. with preference for Concept A, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative – Concept Plan (pgs 1-3), submitted by Structures
 - b. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
 - c. Site Forces Plan (pg C-100), submitted by Anderson, dated July 6, 2022
 - d. Concept A, submitted by Anderson, dated June 7, 2022
 - e. Concept B, submitted by Anderson, dated June 7, 2022
 - f. Colored Site Plan, submitted by Anderson, dated June 2, 2022
 - g. Main Floor Level (pg A2.1), submitted by HTG Architects, dated March 5, 2019
 - h. Exterior Elevations (pg A3), submitted by HTG Architects, dated March 5, 2019
2. Provision that vehicle access on Ravoux Road is prohibited.
3. Compliance with section 15.28.120 Building Design/Materials and Site Design for all three buildings.
4. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.
5. Provision that exterior storage will not exceed 8 feet in height.
6. Provision that exterior storage areas are fully screened from view via fencing and landscaping and to be addressed at preliminary.
7. Provision that all mechanical equipment will be fully screened from view.
8. Provision of a City-owned outlot or Drainage & Utility easement over the southern pond, and to be shown on the plat.
9. Coordination with the City Engineer for the provision of public utilities to the site.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision of a wetland delineation report be submitted.
12. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
13. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval by staff prior to installation.
14. Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.
15. Provision that all open storage areas shall be fully screened by a fence subject to the provisions of CZO 15.28.210 paragraph D,1, and be shown on the preliminary plans.
16. Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed, and be shown on the preliminary plans.
17. Provision that open storage areas are completely delineated on the site plan via its own privacy fencing and to be shown on the preliminary plans.
18. Provision of berming and landscaping on the west side of the site and to be addressed at preliminary submittal.
19. Provision of coniferous trees to be added to the south side of the fence along the east parking lot, and to be addressed at preliminary submittal.

20. Provision of boulevard trees along Ravoux Road and Old Audubon Road, and to be addressed at preliminary submittal.
21. Provision of fence specs of all proposed fencing and to be submitted at preliminary.
22. Provision to further evaluate additional greenspace areas between pavement and to be addressed at preliminary submittal.
23. Provision of a truck turning exhibit to be provided at preliminary.
24. Provision of cross access easements across all lots and to be executed prior to final plat recording.
25. Provision of designated parking areas for each building that meet parking ordinance and to be addressed at preliminary submittal.
26. Provision that further evaluation be done on pedestrian connections out of the site and within the site, and to be addressed at preliminary submittal.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-94 approving the Concept Plan for Structures, Inc. (PC #2022-46).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/18/2022 **RESOLUTION NO.** 2022-94

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

**Resolution approving the Concept Plan for Structures, Inc./Jeremy Banken/PC
#2022-46**

WHEREAS, the request this evening is for Concept Plan approval for the construction of three new office/warehouse buildings and exterior storage yards for industrial businesses; and

WHEREAS, the project proposes to encroach into the easement area for parking, landscaping and fencing purposes; and

WHEREAS, the applicant has been in direct contact with Xcel Energy about their plans to encroach; and

WHEREAS, the response from Xcel Energy has been favorable and they have no initial objections to the uses within the easement area; and

WHEREAS, the applicant will need to continue to work with Xcel Energy on their encroachments; and

WHEREAS, the use is consistent with the current zoning in place Planned Industrial District (PID-9); and

WHEREAS, the layout of Concept A is showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive; and

WHEREAS, the shared driveway provides shared accesses to all three lots/buildings; and

WHEREAS, the buildings are situated more on the north side of the site with parking areas surrounding them; and

WHEREAS, exterior storage on the west and east lots are proposed directly south of the buildings; and

WHEREAS, the middle lot would not have exterior storage; and

WHEREAS, the three buildings would range between 4,680 square feet up to 5,600 square feet; and

WHEREAS, the layout of Concept B is also showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive; and

WHEREAS, the shared driveway also provides shared accesses to all lots; and

WHEREAS, parking is proposed between the buildings and on the south sides of the site; and

WHEREAS, exterior storage areas are shown on the east and west lots; the west lot with storage south and west of the building facing Ravoux Road, and the east lot with storage north of the building facing Arbor Drive and Old Audubon Road; and

WHEREAS, the three buildings would range between 5,800 square feet up to 6,400 square feet; and

WHEREAS, as it relates to some of the objectives of good site planning (building/exterior storage orientation, buffering, landscaping, green space, traffic circulation, etc), it appears that Concept A is more aligned with such; and

WHEREAS, concept A, although preferred, still has site design items to work on; and

WHEREAS, the applicant will have to further refine their plan as they move on to preliminary; and

WHEREAS, these buildings will roughly comprise of 15-20% office space with 80- 85% shop space; and

WHEREAS, building materials will be consistent throughout the three buildings to provide a cohesive industrial development; and

WHEREAS, the exterior materials will be architectural metal panel (probably corrugated), wood (cedar) and EIFS; and

WHEREAS, the applicant will have to show in their preliminary submittal how they meet the Building Design ordinance; and

WHEREAS, the exterior storage areas are proposed to be surrounded by security fencing and integrated into the loading areas of the outer lots; and

WHEREAS, privacy fencing is shown near the south property line and south portions of the project edge to help screen from adjacent residential; and

WHEREAS, staff would advise that the exterior storage areas are specifically delineated within the site and fenced off from all areas so that it's clear where the exterior storage areas are; and

WHEREAS, staff would also advise to locate the exterior storage areas so that they are setback from the principal building so as to not be as visible/prominent from the streets and adjacent residential areas; and

WHEREAS, within Concept A Lot 2 does not have sufficient parking for their lot within the property lines (deficient by 4 stalls), and they will have to address this deficiency in their preliminary submittal; and

WHEREAS, the applicant will have to create a cross access easement for the site so that the lots can have full movement across the sites and out to Old Audubon Road; and

WHEREAS, the shared driveway on Arbor Drive will also continue to act as the access for the industrial properties to the north, and a shared agreement exists between the current property owners today; and

WHEREAS, this agreement will need to be amended to include the Structures site; and

WHEREAS, the exterior storage areas must also comply with the required building setbacks for the site and zoning district; and

WHEREAS, landscaping and berming will be incorporated on the exterior perimeter of the privacy fence on the south side of the site; and

WHEREAS, staff would require that this berming and landscaping be achieved on the west side of the property as it abuts Ravoux Road; and

WHEREAS, in addition, the south side of the east parking lot shall also incorporate coniferous plantings that are shown along the south edge of the site to help buffer from the residential to the south; and

WHEREAS, adequate vegetation shall also be achieved on the east edge of the property near the parking lot and exterior storage area; and

WHEREAS, boulevard trees will be required along Ravoux Road and Old Audubon Road.

WHEREAS, a privacy fence is proposed along the south side of the site to screen from the adjacent residential properties; and

WHEREAS, staff is amenable to this as an additional screening method to landscaping as long as the fence proposed is qualitative and aesthetically pleasing to the neighboring properties; and

WHEREAS, maximizing green space on the site as much as possible will be important; and

WHEREAS, staff would advise the applicant to further evaluate the layout to see where more green space between pavement areas can be achieved; and

WHEREAS, specifically, the landscape islands that exist on the sides of the middle lot; is there potential to expand these to the south to connect into the other green space areas; and

WHEREAS, this would eliminate the south access points to each outer lot, however, there appears to be ample access to the north from the middle lot to access these sites; and

WHEREAS, the site's perimeters do not show public sidewalks today; and

WHEREAS, a sidewalk exists on the west side of Ravoux Road but the east and both sides of Old Audubon Road do not; and

WHEREAS, it is possible that in the future the City will install sidewalks on the sides of streets where they are lacking; and

WHEREAS, in that regard, it will be important for the site to analyze potential breakthroughs on the east and west sides that could connect to the streets; and

WHEREAS, in addition, the site will need to further analyze pedestrian connections within the site as people are walking from their parking stalls and between sites; and

WHEREAS, it should be noted that the pond on the south side of the site will need to be contained in an outlot or by a Drainage & Utility easement for the City to access; and

WHEREAS, on July 13, 2022 the Planning Commission recommended approval to the City Council of the Concept Plan for Structures, Inc. (PC#2022-46); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Structures, Inc. (PC#2022-46), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative – Concept Plan (pgs 1-3), submitted by Structures
 - b. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
 - c. Site Forces Plan (pg C-100), submitted by Anderson, dated July 6, 2022
 - d. Concept A, submitted by Anderson, dated June 7, 2022
 - e. Concept B, submitted by Anderson, dated June 7, 2022
 - f. Colored Site Plan, submitted by Anderson, dated June 2, 2022
 - g. Main Floor Level (pg A2.1), submitted by HTG Architects, dated March 5, 2019
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7. Provision that all mechanical equipment will be fully screened from view.
8. Provision of a City-owned outlot or Drainage & Utility easement over the southern pond, and to be shown on the plat.
9. Coordination with the City Engineer for the provision of public utilities to the site.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision of a wetland delineation report be submitted.
12. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
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20. Provision of boulevard trees along Ravoux Road and Old Audubon Road, and to be addressed at preliminary submittal.
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23. Provision of a truck turning exhibit to be provided at preliminary.

24. Provision of cross access easements across all lots and to be executed prior to final plat recording.
25. Provision of designated parking areas for each building that meet parking ordinance and to be addressed at preliminary submittal.
26. Provision that further evaluation be done on pedestrian connections out of the site and within the site, and to be addressed at preliminary submittal.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 18th day of July, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

Narrative – Concept Plan / Rezoning

Structures Inc. is a nationally reputable company engaged in providing exceptional site solutions using earth retention and pavement systems for some of the largest and most complex projects in the United States. Structures Inc. is proud to call Chaska its home and is looking to develop land to provide opportunities for other companies to do the same.

Structures Inc. is proposing to split the property under consideration into three parcels. Structures will then construct the development in three phases, starting with Lot 1 that will be located closest to Ravoux Rd and working east towards Old Audubon Rd. The proposed buildings will be spec warehouses ranging from 4,500 SF to 7,000 SF. These building will roughly comprise of 15-20% office space with 80-85% shop space. The shop space will most likely be used for maintaining equipment like Bobcats, trailer and trucks. Also, the back lots will be used for outdoor storage based off of the ultimate use of the building(s).

The buildings will be an attractive, yet simple one-story structures characterized by two primary masses: one lower one for office space, and one taller for the shop area. Building material will be consistent throughout the three buildings to provide a cohesive commercial development. The roofs will be covered with an EPDM membrane and slope gradually to the south at $\frac{1}{4}$ " per foot. Skylights will sit over the open office spaces, allowing natural daylight to enter the building and reducing demands on electric lighting. Clerestory windows will be placed on the north and south walls of the shop to allow natural daylight to enter that space as well. The exterior materials will be metal panel (probably corrugated), wood (cedar) and EIFS. Windows are placed to let daylight in the open office spaces. An image has been attached to this narrative to give a sense of what the buildings will look like.

Screening of the back lots will consist of vegetation, berming, trees and a pre-finished privacy fence to hide and secure the back lot spaces. Trash and recycling dumpsters, and transformers will be located within enclosures that will be made of materials that match the buildings.

Important features that will be designed in relation to the exterior finishes are:

1. To have a street presents that will tie into the local existing structures with a very timeless and updated design to bring an uplift to Old Audubon Road.
2. It is very important to obtain properly divided outside storage that can be secured and somewhat hidden from the rest of the neighborhood with design of structure and landscape.
3. Office and employee parking for this new concept with access from Old Audubon Road and will be fluent with the neighbors that currently exist.
4. The landscape will tie into the heavily wooded area and buffer to feel more residential than commercial.
5. The exterior finishes will be very progressive with Stone, Efis, metal color clad siding with a contemporary application.



Rezoning Request

The property under consideration is currently zoned PRD – Planned Residential Development, but Structures Inc. is asking that the property be rezoned to PID – Planned Industrial Development so that it may build facilities on the site that would be comprised of both office and shop space. The property to the south of the lot is zoned PRD, but properties to the north and east are zoned PID, so the rezoning is consistent with current zoning districts in the area. The development will transform a currently vacant lot into a useful and economically relevant piece of property.

Site Features

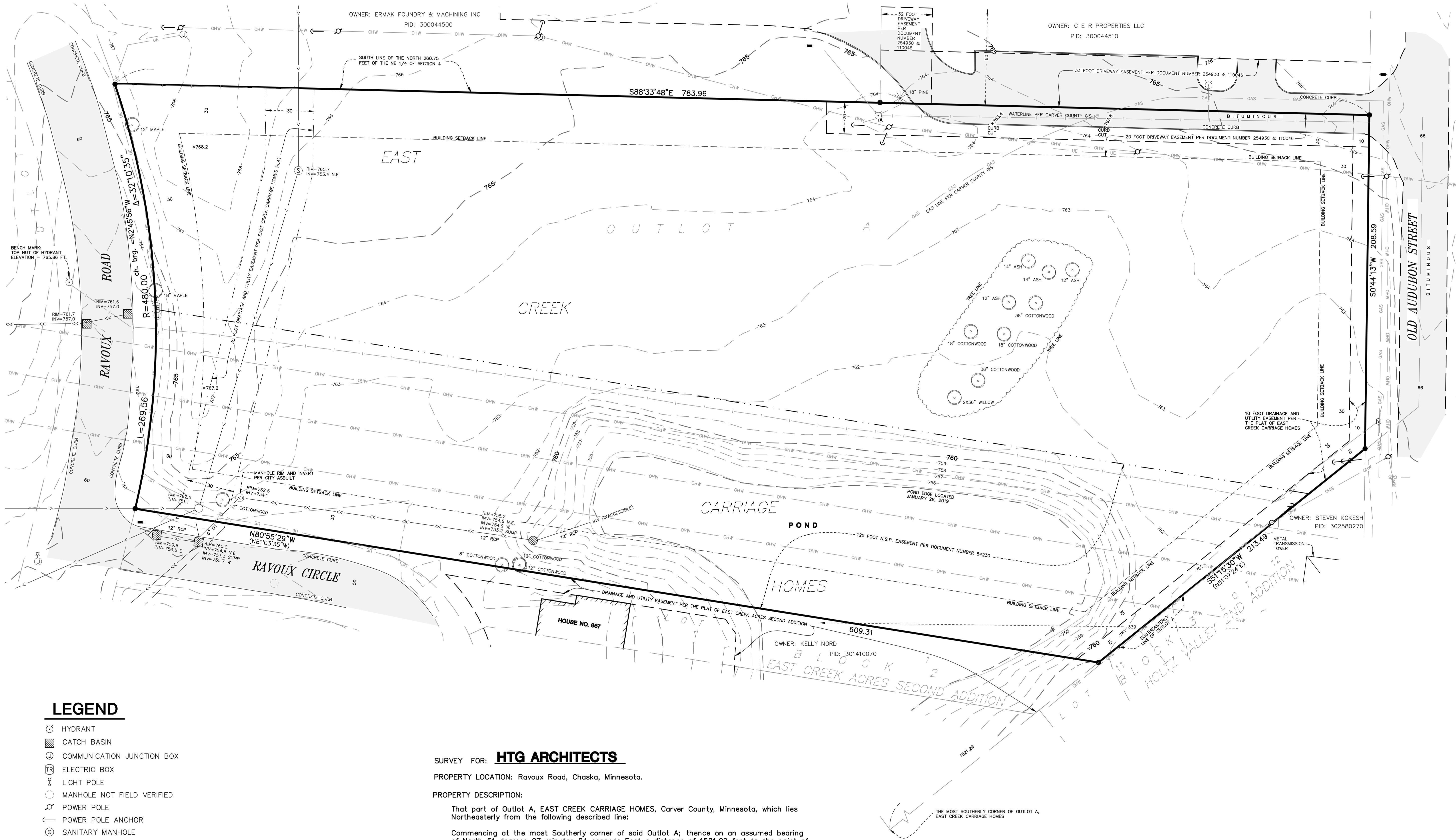
Currently the parcel is a vacant lot that historically, has been used for agricultural purposes. There is a 125' power line easement that runs the entirety of the south property line. Within this easement lies a regional stormwater pond that serves both the properties to the north and a portion of the residential area to the south. Utility services for the new buildings will connect directly to the city water and sewer lines that run east/west and north/south respectively through the site. Layout of the new buildings and pavement areas have been arranged to avoid these numerous site constraints.

Stormwater for the new facilities will be handled on-site and independently from the existing regional stormwater pond. An underground stormwater retention system will be utilized and placed under proposed pavement to maximize the usable area of the lot. Storm water from the north properties will be captured via storm sewer and will be directed to the existing pond, bypassing the new underground storm system entirely. Site drainage will continue to flow from north to south, where it will then be treated prior to being discharged into downstream facilities.

Conclusion

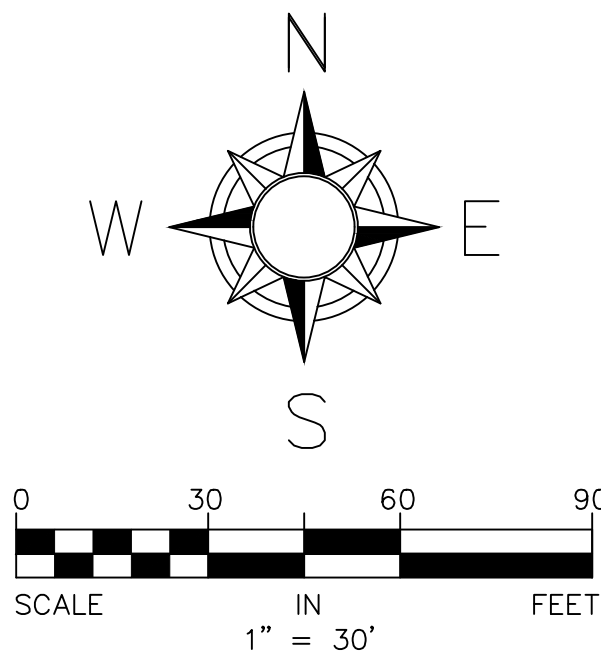
By locating the new warehouse buildings in Chaska, Structures Inc. will contribute to the economic vibrancy of the city, and the new buildings will add to the architectural fabric. Structures will be providing an in-demand commercial need that will stimulate the local economy. We feel this location brings many features to the city block, as well as a more fluent operation for businesses and will be a potential employment opportunity for Chaska Residents.





LEGEND

- HYDRANT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC BOX
- LIGHT POLE
- MANHOLE NOT FIELD VERIFIED
- POWER POLE
- POWER POLE ANCHOR
- SANITARY MANHOLE
- SIGN
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- DECIDUOUS TREE
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- BITUMINOUS SURFACE



SURVEY FOR: HTG ARCHITECTS

PROPERTY LOCATION: Ravoux Road, Chaska, Minnesota.

PROPERTY DESCRIPTION:

That part of Outlot A, EAST CREEK CARRIAGE HOMES, Carver County, Minnesota, which lies Northeastly from the following described line:

Commencing at the most Southerly corner of said Outlot A; thence on an assumed bearing of North 51 degrees 07 minutes 24 seconds East a distance of 1521.29 feet to the point of beginning of the line to be described; thence North 81 degrees 03 minutes 35 seconds West 609.31 feet to the Easterly line of Ravoux Road and said line there terminating.

The property is currently zoned PRD (Planned Residence Development) and has the following building setbacks.

BUILDING SETBACKS:

Front = 30 feet
Side = 30 feet
Rear = 30 feet

Building setbacks are 30 feet from all property lines or the height of the building, whichever is greater.

NOTES:

- The horizontal datum is the Carver County Coordinate System, NAD 83 (2011) adjustment.
- The vertical datum is NAVD88. The site bench mark is the top nut of the hydrant, located on the west side of Ravoux Road and 135 feet north of the intersection of Ravoux Circle and Ravoux Road depicted hereon, Bench Mark Elevation = 765.86 feet.
- The area of the property described hereon is 228,908 square feet or 5.2550 acres.
- The location and extent of underground utilities, are based upon Gopher State One Call locate ticket no. 190230413; existing drawings provided by the City of Chaska and above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The legal description and easement information depicted is based on Fidelity National Title Insurance Company Commitment for Title Insurance, Commitment No. 55102, issued by its Commercial Partners Title, LLC, and dated October 1, 2018. Additional easements and/or encumbrances could be present.
- At the time of this survey, portions of the subject property were covered in significant amounts of snowfall, snow piles and ice. Some improvements may not be depicted.



www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET

REVISIONS

DATE NO.
2/12/19

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

REG. NO. DATE
20281 2.12.2019



ANDERSON

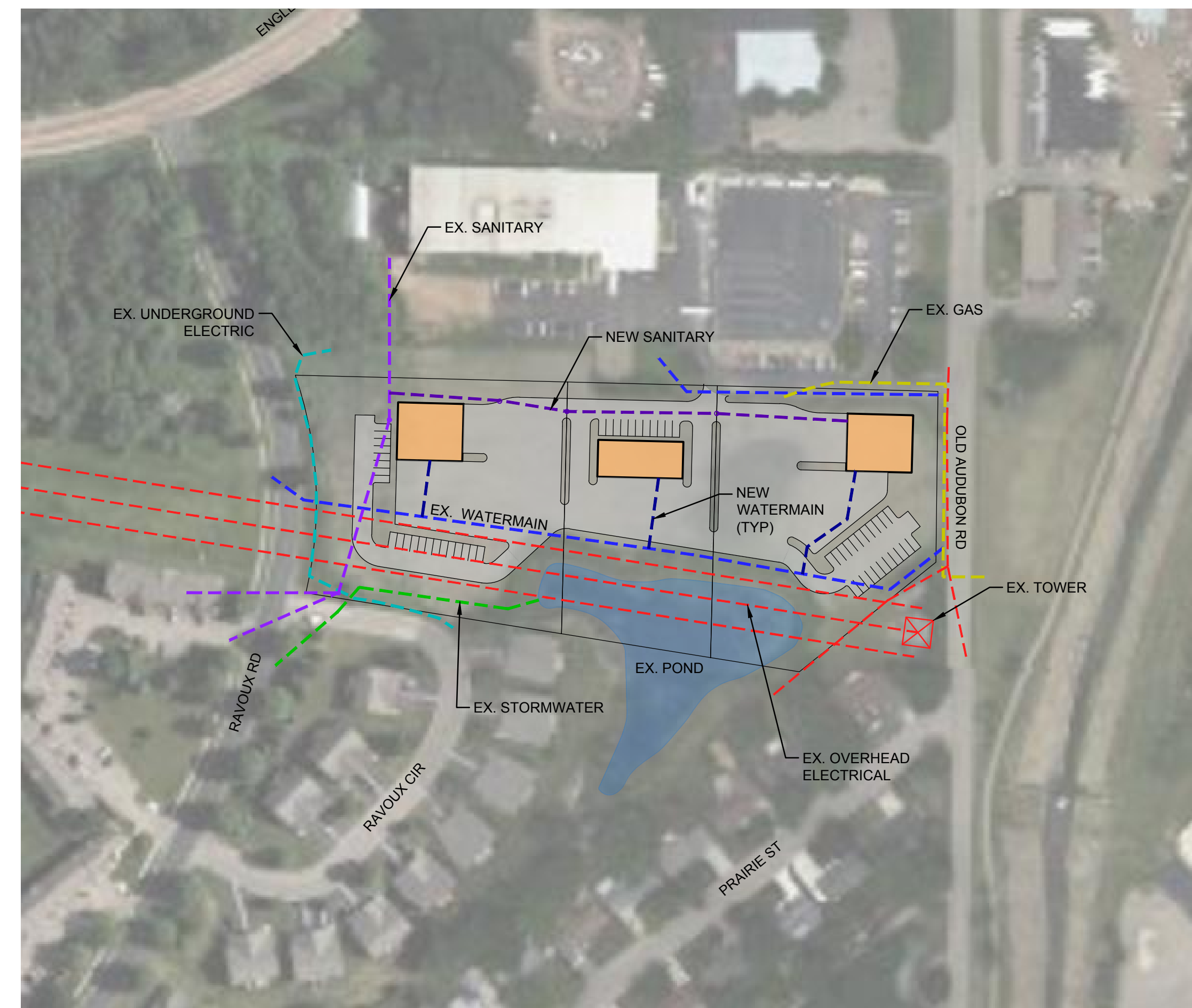
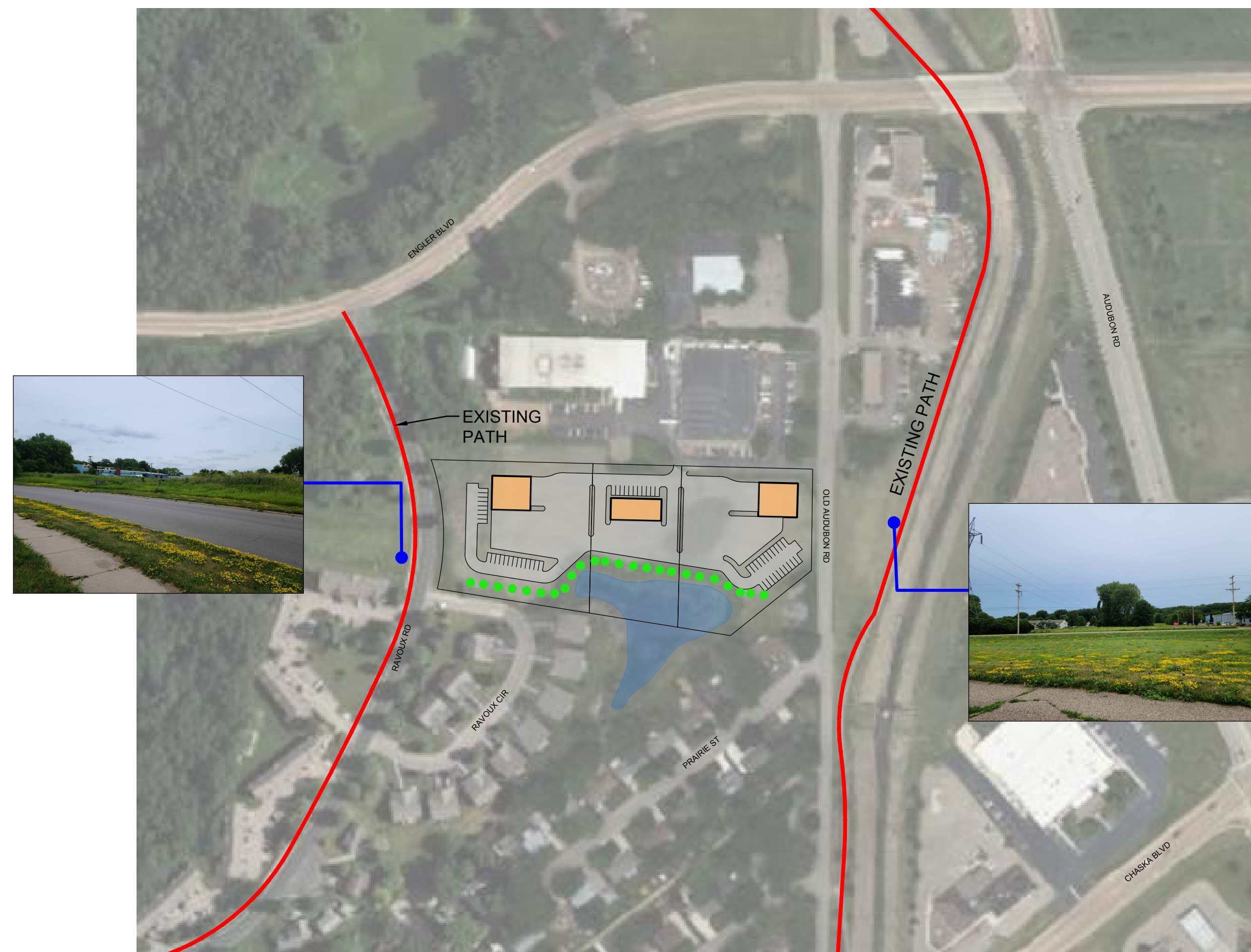
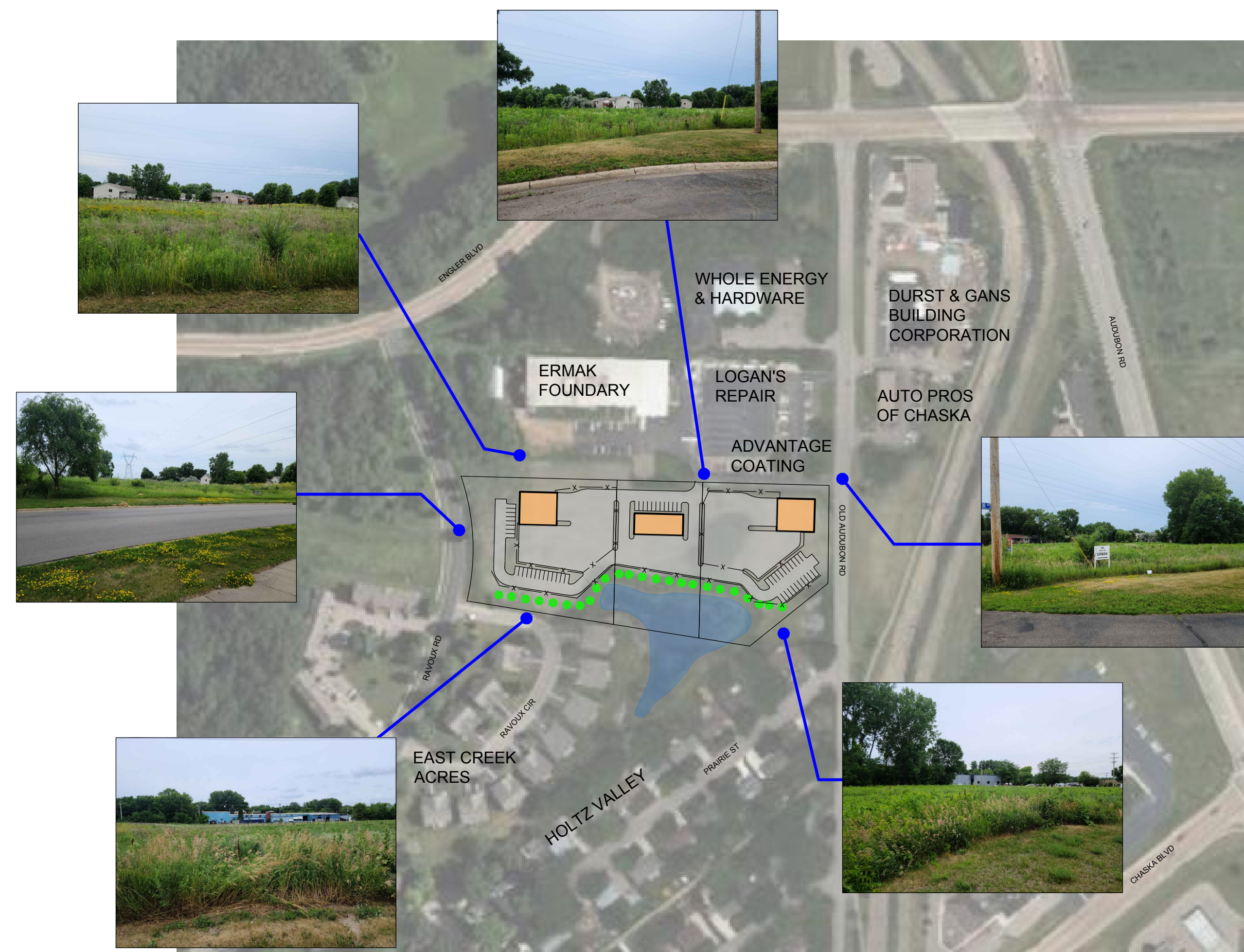
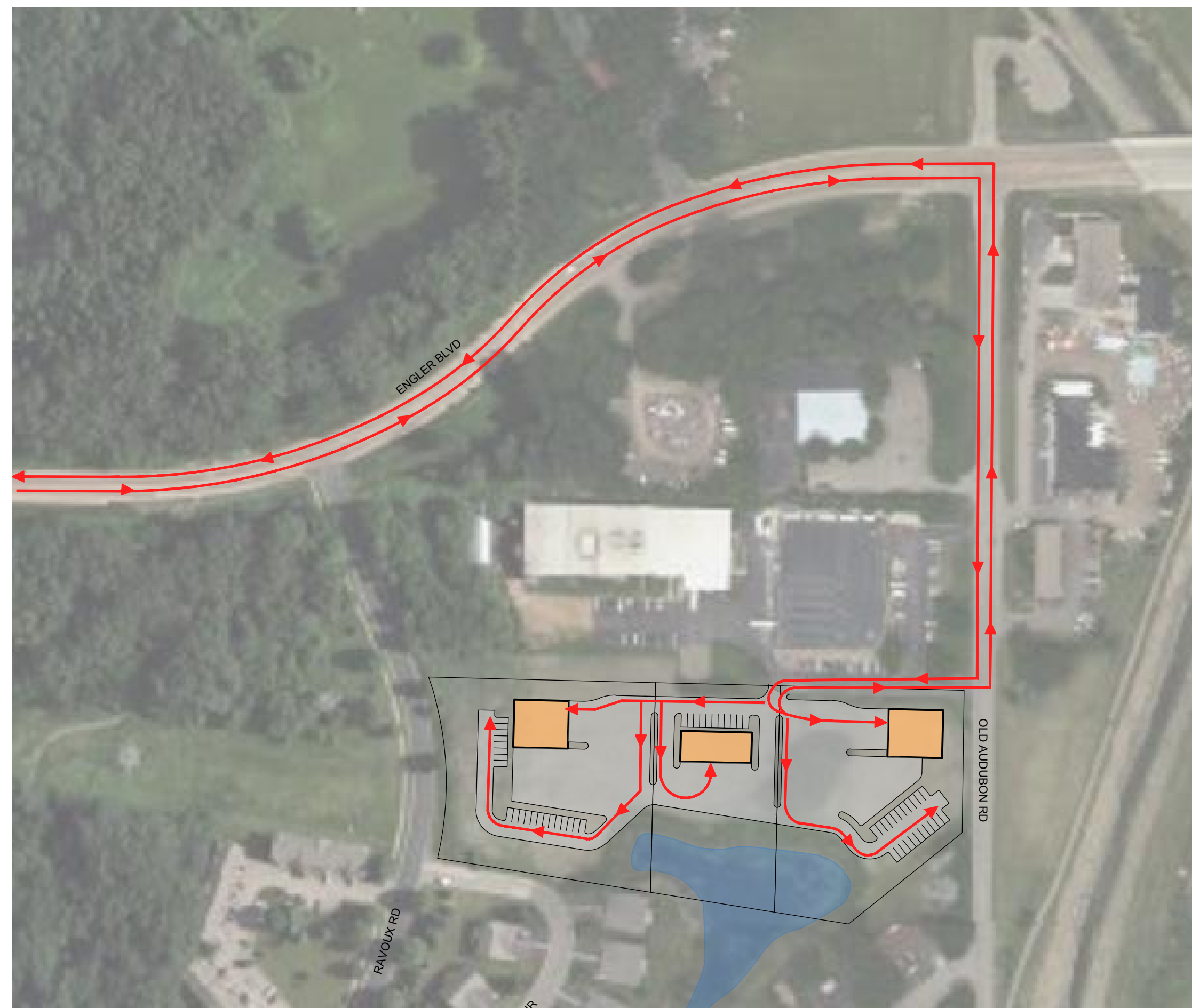
13605 1st Ave N. #100
Plymouth, MN 55441
P 763.412.4000 | ae-mn.com

EXISTING CONDITIONS SURVEY

DRAWN BY: JML CHECKED BY: JSB

C1

(AE 15311)
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STRUCTURES INC.
THREE LOT SPLIT

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 07/06/2022 LICENSE NO. 57224

REVISION LOG

[illegible]

JULY 6, 2022

DESIGNED: BJF	DRAWN: MLT	CHECKED BY: BJF
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DRAWING TITLE

SITE FORCES PLAN

DRAWING NO.

C-100

PLOTTED: ---	COMM. NO. 15311
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Page 211 of 25

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LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- PARKING SETBACKS
- EXISTING DRAINAGE AND UTILITY EASEMENT
- CEDAR BOARD PRIVACY FENCE
- PROPOSED BITUMINOUS PAVEMENT



CHASKA, MINNESOTA

Page 212 of 25



Structures Inc.

Chaska, MN 55318

ANDERSON

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Tel: 952.278.8880

PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET 3/5/19

REVISIONS

DATE NO

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

Tom Moorse

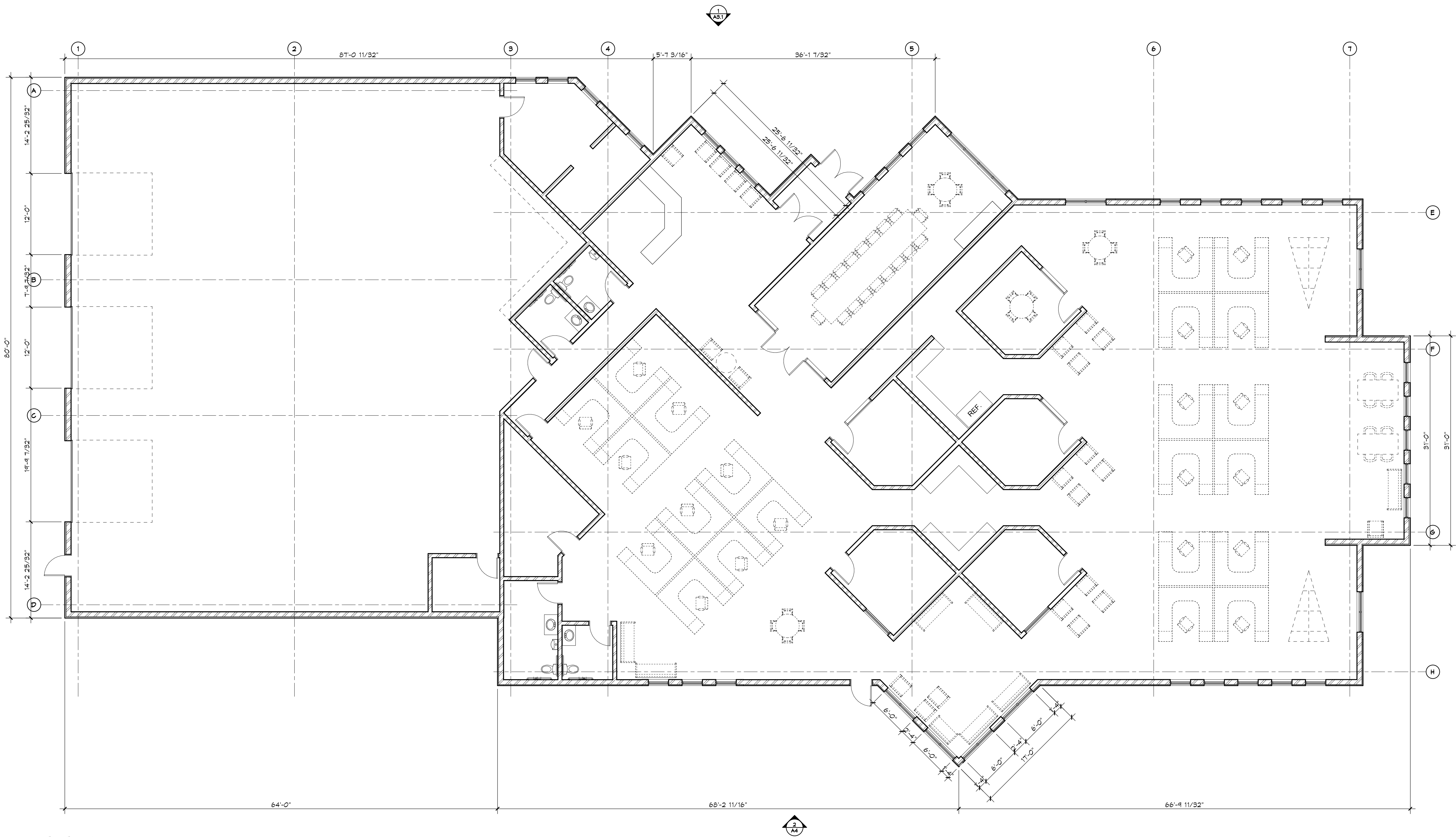
3/5/19
Reg No. Date

MAIN LEVEL FLOOR PLAN

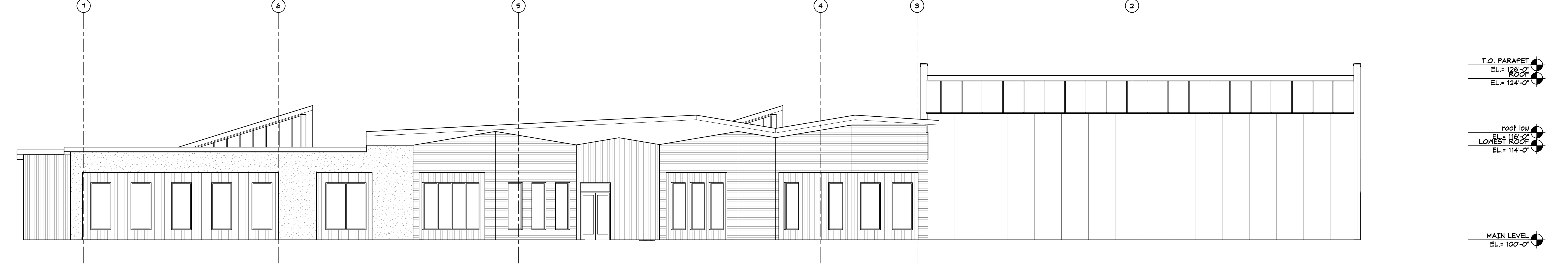
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A2.1

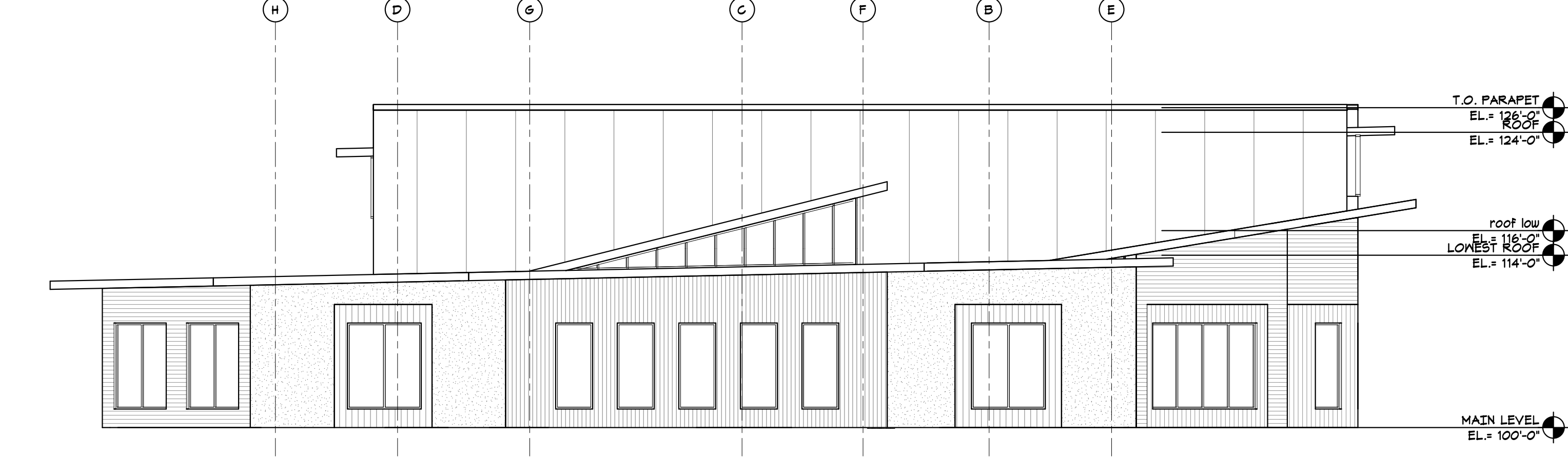
Project Number
COPYRIGHT © HTG ARCHITECTS



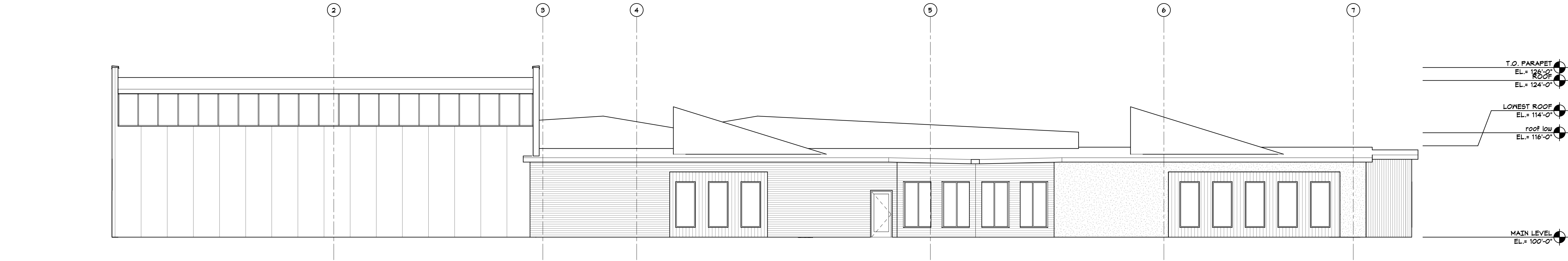
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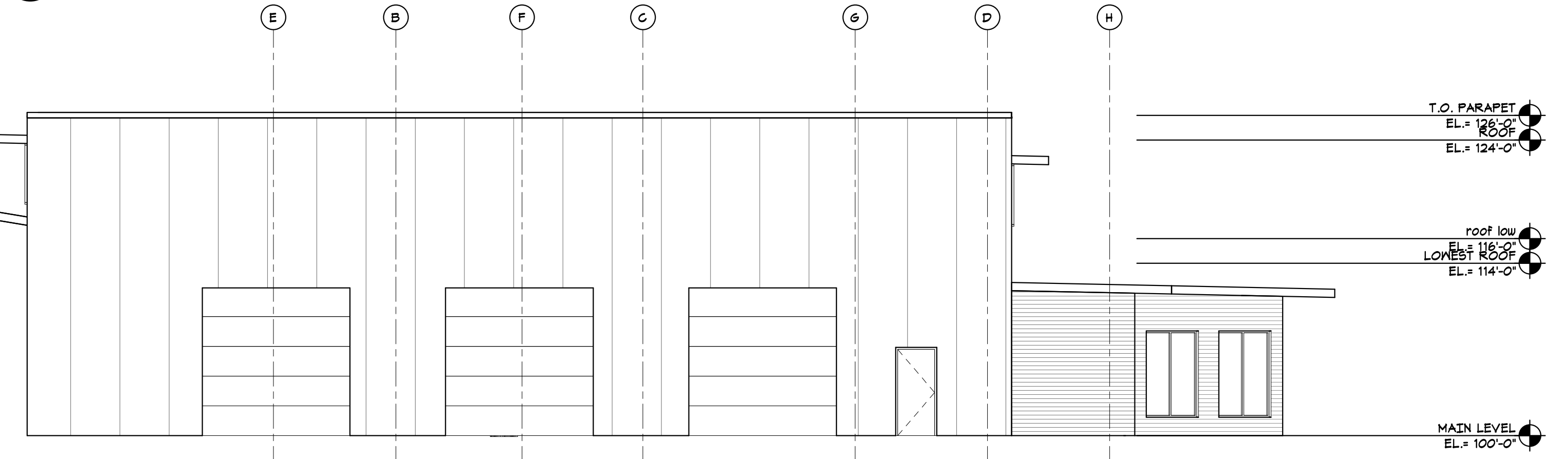
2 NORTH ELEVATION
A3 1/8" = 1'-0"



1 EAST ELEVATION
A3 1/8" = 1'-0"



3 SOUTH ELEVATION
A3 1/8" = 1'-0"



4 WEST ELEVATION
A3 1/8" = 1'-0"



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Tel: 952.278.8880

PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET 3/5/19

REVISIONS

DATE NO

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

Tom Moorse

3/5/19
Reg No. Date

EXTERIOR ELEVATIONS

Drawn By: Author Checked By: Checker

A3

Project Number
COPYRIGHT © HTG ARCHITECTS

Elizabeth Hanson

From: Jeremy Banken <jbanken@structures.build>
Sent: Wednesday, June 15, 2022 12:51 PM
To: Elizabeth Hanson
Cc: Brian Field
Subject: [EXTERNAL]FW: Chaska Transmission Line
Attachments: 20220608085626602.pdf

See below

Jeremy Banken | President
Structures, Inc. | 117 Peavey Circle- Chaska, MN 55318
Cell 612.363.6111 | Direct 952.300.9451 | Fax 952.294.4595
JBanken@Structures.Build | www.Structures.Build
Minneapolis · Cincinnati · Salt Lake City · Newark

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From: Wight, Seth J <Seth.J.Wight@xcelenergy.com>
Sent: Wednesday, June 15, 2022 12:21 PM
To: Jeremy Banken <jbanken@structures.build>
Subject: RE: Chaska Transmission Line

Jeremy, Xcel Energy has no objections to the proposed use within existing NSP easements for citation creek development. Conditional approval is granted, Xcel encroachment team will need to review final plans per its encroachment process and may have comments if any conflicts are found. Please use this email as conditional approval for the City permit process, they can contact me if needed.

Thanks,

Seth Wight
Xcel Energy
Land Rights Agent
414 Nicollet Mall, Minneapolis, MN 55401
P: 612.342.8926 C: 651.955.5104
E: seth.j.wight@xcelenergy.com

From: Jeremy Banken <jbanken@structures.build>
Sent: Wednesday, June 15, 2022 9:20 AM
To: Wight, Seth J <Seth.J.Wight@xcelenergy.com>
Subject: RE: Chaska Transmission Line

EXTERNAL - STOP & THINK before opening links and attachments.

Morning

Any chance to review and put preliminary comments together?

Jeremy Banken | President
Structures, Inc. | 117 Peavey Circle- Chaska, MN 55318
Cell 612.363.6111 | Direct 952.300.9451 | Fax 952.294.4595
JBanken@Structures.Build | www.Structures.Build
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From: Wight, Seth J <Seth.J.Wight@xcelenergy.com>
Sent: Wednesday, June 8, 2022 2:41 PM
To: Scott Quiring <squiring@amconconstruction.com>; Jeremy Banken <jbanken@structures.build>
Subject: RE: Chaska Transmission Line

Already spoke with him and he is forwarding me information.

Seth

From: Scott Quiring <squiring@amconconstruction.com>
Sent: Wednesday, June 8, 2022 2:41 PM
To: Wight, Seth J <Seth.J.Wight@xcelenergy.com>; Jeremy Banken (<jbanken@structures.build>)
Subject: Chaska Transmission Line

EXTERNAL - STOP & THINK before opening links and attachments.

Hello Seth,

I am reaching out to help Jeremy identify who he should talk to regarding a transmission line on his property in Chaska. Can you help point him in the right direction or help answer his questions.

Thanks,



Scott Quiring
Partner

D 651-379-9027 | C 952-200-4823 | O 651-379-9090
squiring@amconconstruction.com
6121 Baker Road, Suite 101, Minnetonka, MN 55345
amconconstruction.com

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CITY OF CHASKA

ORDINANCE NO. 963

MOTION BY COUNCILMEMBER Grau, SECOND BY COUNCILMEMBER Bostrom

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Planned Residential District (PRD-29) zoning district and rezoned to Planned Industrial District No. 9 (PID-9) for all of Lot 1, Block 1 of the Structures, Inc., Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Structures, Inc. area:

1. Aerial & Snow Storage Exhibit(pg EX-A), submitted by HTG Architects, dated March 5, 2019
2. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
3. Preliminary Plat (pg C2), submitted by HTG Architects, dated March 27, 2019
4. Demolition Plan (pg C3), submitted by HTG Architects, dated March 27, 2019
5. Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated March 27, 2019
6. Utility & Paving Plan (pg C5), submitted by HTG Architects, dated March 27, 2019
7. Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated March 27, 2019
8. Site Details (pg C7), submitted by HTG Architects, dated March 27, 2019
9. Site Details-2 (pg C8), submitted by HTG Architects, dated March 27, 2019
10. Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated March 22, 2019
11. Photometric Plan (pg E1.0), submitted by HTG Architects, dated March 5, 2019
12. Site Plan (pg A1.1), submitted by HTG Architects, dated March 27, 2019

13. Site Sections (pg A0.0), submitted by HTG Architects, dated March 27, 2019
14. Renderings (pgs 1-7), submitted by HTG Architects, dated March 27, 2019
15. Material Elevations (pg EX9), submitted by HTG Architects, dated March 26, 2019
16. Main Level Floor Plan (pg A2.1), submitted by HTG Architects, dated March 5, 2019

Section II. **PID-9 District regulations.** Permitted uses and regulations applicable to the PID-9 District is hereby amended to read as follows:

A. Intent

The intent of PID-9 is to create an area for offices and "Clean and Quiet" industrial and related uses that can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the residential area to the south.

It is intended that development within PID-9 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities with the City and near downtown for the purpose of strengthening the City's non-residential tax base.

B. Permitted Uses

Permitted uses shall be the following:

1. Lot 1, Block 1, Structures, Inc.:

- a) Office and administrative facilities
- b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
- c) Scientific research, investigation, testing or experimentation
- d) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PID-9 District

C. Accessory Uses

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

1. Off street parking and loading facilities as regulated by Section 9 of the zoning ordinance.
2. Signs as regulated by Section 10 of the Zoning Ordinance

3. Open storage as regulated by Section 3.1.10.5 of the Zoning Ordinance

D. Building Setbacks

Minimum building and open storage setbacks shall be as follows:

1. From Property Lines Abutting Residential: 100 feet
2. East and West Property Lines: 30 feet
3. Interior Property Lines: 15 feet

Minimum parking setbacks shall be as follows:

1. From Property Lines Abutting Residential: 10 feet
2. From Right-of-Way (ROW): 10 feet
3. Interior Property Lines: 5 feet

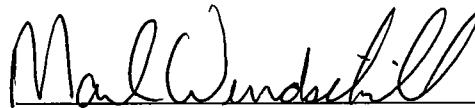
E. Development Standards:

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks, open storage and landscaping shall apply to the PID-9 District. Development standards shall also include the following:

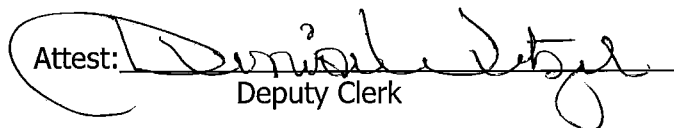
1. Vehicle access on Ravoux Road shall be prohibited

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of April, 2019.


Mark Windschitl, Mayor

Attest:


Deputy Clerk

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

July 18, 2022

Paid and Unpaid Invoices:

Check #'s 343148-343251

\$623,866.74

Paid Electronic Invoices:

Wire #'s 3316-3317

\$119,886.50

Amount for Approval-Council Meeting:

July 18, 2022

<u>\$743,753.24</u>

Checks



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8482mrob

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
103825	ACUSHNET COMPANY								
913675167	CHECK DATE: 07/19/2022	07/01/2022	071922	343158	4,213.57	08/30/2022	INV	PD	RESALE
913700790	CHECK DATE: 07/19/2022	07/06/2022	071922	343158	82.55	09/04/2022	INV	PD	RESALE
					4,296.12				
100843	AH HERMEL COMPANY								
933803	CHECK DATE: 07/19/2022	06/29/2022	071922	343159	380.00	07/29/2022	INV	PD	Concession Stand Resale
934175	CHECK DATE: 07/19/2022	07/01/2022	071922	343159	305.17	08/01/2022	INV	PD	Concession Stand Resale
					685.17				
100101	AMERICAN PUBLIC WORKS ASSOCIATION								
777725-2022	CHECK DATE: 07/19/2022	07/05/2022	071922	343160	277.50	08/05/2022	INV	PD	B. JUNG APWA MEMBERSHIP
100122	ARAMARK REFRESHMENT SERVICES								
1803646	CHECK DATE: 07/19/2022	06/28/2022	071922	343161	58.30	07/28/2022	INV	PD	WATER FILTER-FD
101930	AXON ENTERPRISE INC								
INUS081331	CHECK DATE: 07/19/2022	06/23/2022	071922	343162	5,137.13	07/23/2022	INV	PD	Axon plans license bundle
100174	BAUER BUILT TIRE AND BATTERY								
180282359	CHECK DATE: 07/19/2022	06/29/2022	071922	343163	260.04	08/15/2022	INV	PD	TIRES FOR BEVERAGE CART
100182	BECKER ARENA PRODUCTS INC								
605310	CHECK DATE: 07/19/2022	07/06/2022	071922	343164	503.60	08/06/2022	INV	PD	Hockey Netting & Pad Pack
105387	BENJAMIN BUS INC								
102979	CHECK DATE: 07/19/2022	06/30/2022	071922	343165	673.75	08/12/2022	INV	PD	Extreme Kids June Field T



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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
100201 BCBSM INC									
220701075200		07/01/2022	071222	343148	184,185.25	07/20/2022	INV	PD	AUG EMP INS PREM-MEDICAL
CHECK DATE: 07/12/2022									
100205 BMO HARRIS BANK N.A.									
29		07/01/2022	071922	343166	83,078.53	07/31/2022	INV	PD	PAYGO NOTE PMT-CLOVER FIE
CHECK DATE: 07/19/2022									
100214 BORDER STATES INDUSTRIES INC									
924479796	220106	06/29/2022	071922	343167	248.99	07/25/2022	INV	PD	20=SPLICE 8423-6 COLD SHR
CHECK DATE: 07/19/2022									
924521865	220109	07/07/2022	071922	343167	357.07	08/25/2022	INV	PD	FUSE BAYONET 100AMP, FUSE
CHECK DATE: 07/19/2022									
924521866	220109	07/07/2022	071922	343167	595.26	08/25/2022	INV	PD	FUSE BAYONET 100AMP, FUSE
CHECK DATE: 07/19/2022									
924521867	220109	07/07/2022	071922	343167	177.31	08/25/2022	INV	PD	FUSE BAYONET 100AMP, FUSE
CHECK DATE: 07/19/2022									
924521868	220110	07/07/2022	071922	343167	208.32	08/25/2022	INV	PD	ELBOW LOADBREAK 1/0 SOL A
CHECK DATE: 07/19/2022									
924521870		07/07/2022	071922	343167	272.80	08/25/2022	INV	PD	CAUTION TAPE FOR TRENCHIN
CHECK DATE: 07/19/2022									
					1,859.75				
100323 CDW GOVERNMENT INC									
BC26761		06/27/2022	071922	343168	428.32	07/27/2022	INV	PD	4 UPS FOR IT INVENTORY
CHECK DATE: 07/19/2022									
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/JUN22		07/05/2022	071322	343153	3,992.09	08/02/2022	INV	PD	JUN 3210 CHASKA BLVD GAS
CHECK DATE: 07/13/2022									
109045922/JUN22		07/06/2022	071322	343153	11,444.66	08/03/2022	INV	PD	JUN 1661 PARK RIDGE DR GA
CHECK DATE: 07/13/2022									
109052076/JUN22		07/06/2022	071322	343153	4,244.52	08/03/2022	INV	PD	JUN 1611 PARK RIDGE DR GA
CHECK DATE: 07/13/2022									



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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
100337 QWEST CORPORATION					19,681.27				
313692512/JUL22 CHECK DATE: 07/13/2022		07/01/2022	071322	343154	259.99	07/29/2022	INV	PD	JUL TC CLUBHS LOC PHN SVC
313773369/JUL22 CHECK DATE: 07/13/2022		07/01/2022	071322	343154	111.21	07/29/2022	INV	PD	JUL CCC BURGLAR ALARM
100379 CITY OF CHANHASSEN					371.20				
102670 CHECK DATE: 07/19/2022		06/06/2022	071922	343169	2,226.00	07/13/2022	INV	PD	Wicked Trip Expenses(Orph
107163 CHASKA HEIGHTS SENIOR LIVING LLC									
9 CHECK DATE: 07/19/2022		07/01/2022	071922	343170	99,350.51	08/01/2022	INV	PD	PAYGO NOTE PMT-CHASKA HEI
100368 CHASKA LAUNDRY CENTER									
2226 CHECK DATE: 07/13/2022		06/30/2022	071322	343155	232.45	07/20/2022	INV	PD	JUN TOWELS-TC
100377 CHASKA ROTARY CLUB									
5860 CHECK DATE: 07/19/2022		07/07/2022	071922	343171	361.50	08/07/2022	INV	PD	3RD QTR DUES, RENT, MEALS
5901 CHECK DATE: 07/19/2022		07/07/2022	071922	343172	361.50	08/07/2022	INV	PD	3RD QTR DUES, RENT, MEALS
110240 CINTAS CORPORATION NO 2					723.00				
4124222400 CHECK DATE: 07/19/2022		07/05/2022	071922	343173	95.61	08/05/2022	INV	PD	CCC Rug Rental Service
5115396589 CHECK DATE: 07/19/2022		07/07/2022	071922	343174	92.49	08/04/2022	INV	PD	1st Aide Refill-PD
9183063165 CHECK DATE: 07/19/2022		07/01/2022	071922	343173	545.00	07/18/2022	INV	PD	AED Maintenance
109942 MANSFIELD TOP SERVICES INC					733.10				



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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
42009003460		03/29/2022	071922	343175	252.50	08/08/2022	INV	PD	Event Labor Feb-Mar
CHECK DATE: 07/19/2022									
100418 CLEARSOFT INC									
150-321		04/01/2022	071922	343176	78.39	05/01/2022	INV	PD	APR FD WATER SOFTENER REN
CHECK DATE: 07/19/2022									
151-317		05/01/2022	071922	343176	77.26	06/01/2022	INV	PD	MAY FD WATER SOFTENER REN
CHECK DATE: 07/19/2022									
152-330		06/01/2022	071922	343176	76.13	07/01/2022	INV	PD	JUN FD WATER SOFTENER REN
CHECK DATE: 07/19/2022									
153-324		07/01/2022	071922	343176	75.00	07/27/2022	INV	PD	JUL FD WATER SOFTENER REN
CHECK DATE: 07/19/2022									
					306.78				
100419 CLOVER CONDOMINIUM ASSOCIATION									
498838-8	220002	07/15/2022	071922	343177	419.95	08/01/2022	INV	PD	AUG COMMUNITY ROOM DUES
CHECK DATE: 07/19/2022									
100768 CODE 4 SERVICES INC									
7382		07/07/2022	071922	343178	1,976.42	08/07/2022	INV	PD	TC CRADLEPOINT ROUTER
CHECK DATE: 07/19/2022									
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
331020		06/30/2022	071922	343179	141.75	07/30/2022	INV	PD	REMOTE SUPPORT
CHECK DATE: 07/19/2022									
106301 CORE AND MAIN LP									
R004242	220107	06/24/2022	071922	343180	1,522.04	07/24/2022	INV	PD	WATER INVENTORY - REPAIR
CHECK DATE: 07/19/2022									
107208 CREEKS RUN PHASE II LLC									
9		07/01/2022	071922	343181	8,487.83	08/01/2022	INV	PD	PAYGO NOTE PMT-CREEKS RUN
CHECK DATE: 07/19/2022									
100479 CULLIGAN-METRO BROOKLYN PARK									
114-01594506-5	JUN22	06/30/2022	071322	343156	77.85	07/20/2022	INV	PD	COOLER RENT & WATER-TC MA
CHECK DATE: 07/13/2022									



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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
103057 CUSTOMIZED FIRE RESCUE TRAINING INC									
2111		06/29/2022	071922	343182	1,300.00	07/27/2022	INV	PD	FAO TRAINING
CHECK DATE: 07/19/2022									
2129		06/29/2022	071922	343182	2,200.00	07/29/2022	INV	PD	TRAINING FOR FD
CHECK DATE: 07/19/2022									
					3,500.00				
100549 DORSEY AND WHITNEY LLP									
3755923		06/14/2022	071922	343183	4,581.36	07/30/2022	INV	PD	FITNESS EQUIP LEASE
CHECK DATE: 07/19/2022									
100649 FEDERAL EXPRESS CORPORATION									
7-810-86610		07/06/2022	071222	343149	34.63	07/21/2022	INV	PD	UB SHIPPING 6/27 FROM US
CHECK DATE: 07/12/2022									
100653 FERGUSON ENTERPRISES INC									
9417019		07/05/2022	071922	343184	146.03	08/05/2022	INV	PD	BALANCE VALVE PARTS-WOMAN
CHECK DATE: 07/19/2022									
109953 SUMMER RUSTAD									
1273		07/05/2022	071922	343185	1,095.23	08/05/2022	INV	PD	JUN TC GARDENING
CHECK DATE: 07/19/2022									
100782 GS DIRECT INC									
368819		07/06/2022	071922	343186	382.83	08/06/2022	INV	PD	PLOTTER PAPER
CHECK DATE: 07/19/2022									
109731 HAUS OF GREY LLC									
426116		07/07/2022	071922	343187	1,393.86	08/07/2022	INV	PD	RESALE
CHECK DATE: 07/19/2022									
100810 HAWKINS INC									
6226810		06/30/2022	071922	343188	2,442.24	08/14/2022	INV	PD	WTP CHEMICAL
CHECK DATE: 07/19/2022									
100821 HEALTHPARTNERS INC									



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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
113965721		07/06/2022	071222	343150	7,555.87	08/01/2022	INV	PD	AUG EMP INS PREM-DENTAL
CHECK DATE: 07/12/2022									
100827 HEGERS DAIRY LLC									
1315		06/28/2022	071922	343189	347.19	07/28/2022	INV	PD	Concession Stand Resale
CHECK DATE: 07/19/2022									
100841 HERMANS LANDSCAPE SUPPLIES									
435700/1		07/06/2022	071922	343190	357.00	08/06/2022	INV	PD	PULVERIZED DIRT-THE LOOP
CHECK DATE: 07/19/2022									
52602/1		07/05/2022	071922	343190	20.00	08/05/2022	INV	PD	DISPOSAL OF TREES
CHECK DATE: 07/19/2022									
					377.00				
100848 HIGH TECH CLEANING INC									
17861		07/01/2022	071922	343191	3,294.00	08/01/2022	INV	PD	CITY HALL
CHECK DATE: 07/19/2022									
17862		07/01/2022	071922	343191	520.00	08/01/2022	INV	PD	COMMUNITY ROOM - CLOVER R
CHECK DATE: 07/19/2022									
17863		07/01/2022	071922	343191	1,593.00	08/01/2022	INV	PD	FIRE STATION
CHECK DATE: 07/19/2022									
17864		07/01/2022	071922	343191	1,215.00	08/01/2022	INV	PD	HISTORY CENTER
CHECK DATE: 07/19/2022									
17865		07/01/2022	071922	343191	215.00	08/01/2022	INV	PD	IT DEPARTMENT
CHECK DATE: 07/19/2022									
17866		07/01/2022	071922	343191	2,100.00	08/01/2022	INV	PD	MSB
CHECK DATE: 07/19/2022									
17867		07/01/2022	071922	343191	185.00	08/01/2022	INV	PD	STANTEC BUILDING
CHECK DATE: 07/19/2022									
17868		07/01/2022	071922	343191	665.00	08/01/2022	INV	PD	WTP
CHECK DATE: 07/19/2022									
					9,787.00				
100935 ITL PATCH COMPANY INC									
A8FA5E1A-0001		10/07/2021	071922	343192	163.00	07/12/2022	INV	PD	Employee Medals/awards
CHECK DATE: 07/19/2022									
100947 J GARDNER & ASSOC									



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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
10829 CHECK DATE: 07/19/2022		06/30/2022	071922	343193	570.00	07/30/2022	INV	PD	Kids tattoos - Events
107317 JL THEIS INC									
3156 CHECK DATE: 07/19/2022		07/05/2022	071922	343194	5,780.00	08/05/2022	INV	PD	STONE CAP 2ND/CHESTNUT MO
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
22987651 CHECK DATE: 07/19/2022		06/30/2022	071922	343195	1,633.76	07/30/2022	INV	PD	CCC Annual Fire Sprinkler
88923900 CHECK DATE: 07/19/2022		06/30/2022	071922	343195	1,044.43	07/30/2022	INV	PD	Replaced (2) Strobe horns
					2,678.19				
108948 AUDRANN INC									
1366554-03 CHECK DATE: 07/19/2022		07/05/2022	071922	343196	50.97	08/19/2022	INV	PD	HVAC BELTS
1376741 CHECK DATE: 07/19/2022		07/11/2022	071922	343196	78.59	08/25/2022	INV	PD	BELTS FOR AHU #2
					129.56				
110673 KRAMER, ELLIE									
2012163.002 CHECK DATE: 07/19/2022		07/11/2022	071922	343197	48.00	08/11/2022	INV	PD	DRIVER SAFETY WITHDRAWAL PAYEE: KRAMER, ELLIE
101018 KRISS PREMIUM PRODUCTS INC									
178792 CHECK DATE: 07/19/2022		06/29/2022	071922	343198	1,042.50	07/29/2022	INV	PD	Arena Condenser Chemicals
103247 RACHAEL KROOG									
06/2022-02 CHECK DATE: 07/19/2022		07/07/2022	071922	343199	240.00	07/30/2022	INV	PD	Pickleball Clinic 6/28- I
102847 CHECK DATE: 07/19/2022		07/08/2022	071922	343199	500.00	08/08/2022	INV	PD	Concert 7/26-Kid Power wi
					740.00				
104708 LIFECORE BIOMEDICAL INC									



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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
266660000-2022-1		06/30/2022	071922	343200	7,920.00	07/30/2022	INV	PD	JUN REBATE-BUSINESS LIGHT
CHECK DATE: 07/19/2022									
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
52350		07/01/2022	071922	343201	804.00	07/31/2022	INV	PD	JUL SA SUPPORT
CHECK DATE: 07/19/2022									
103176 MANSFIELD OIL COMPANY									
23425089		07/12/2022	071922	343202	14,412.16	08/11/2022	INV	PD	DYED DIESEL
CHECK DATE: 07/19/2022									
23425090		07/12/2022	071922	343202	16,123.99	08/11/2022	INV	PD	UNLEADED
CHECK DATE: 07/19/2022									
					30,536.15				
101187 METRO SALES INC									
INV2078500		07/05/2022	071922	343203	197.00	08/04/2022	INV	PD	Contract Invoice
CHECK DATE: 07/19/2022									
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES									
50322		07/08/2022	071922	343204	259.00	08/08/2022	INV	PD	4 HR Driver's Safety -Cha
CHECK DATE: 07/19/2022									
105998 MILBANK WINWATER WORKS									
177895 01	220108	06/22/2022	071922	343205	3,583.82	07/22/2022	INV	PD	WATER INVENTORY 4" MAG ME
CHECK DATE: 07/19/2022									
100343 MINNESOTA VALLEY COMMUNITY BAND									
102858		07/08/2022	071922	343206	400.00	08/08/2022	INV	PD	Concert 6/24-MN Valley Co
CHECK DATE: 07/19/2022									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
778377500/JUN22		07/07/2022	071922	343207	49.49	08/02/2022	INV	PD	JUN 12500 COUNTY RD 11 SI
CHECK DATE: 07/19/2022									
778377800/JUN22		07/07/2022	071922	343207	36.97	08/02/2022	INV	PD	JUN 4250 ENGLER BLVD SIGN
CHECK DATE: 07/19/2022									
778377900/JUN22		07/07/2022	071922	343207	33.65	08/02/2022	INV	PD	JUN 4100 ENGLER BLVD SIGN
CHECK DATE: 07/19/2022									



07/13/2022 11:56
8482mrob

City of Chaska
VENDOR INVOICE LIST

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apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
781385500/JUN22 CHECK DATE: 07/19/2022		07/07/2022	071922	343207	10.26	08/02/2022	INV	PD	JUN 4463 COUNTY RD 44
					130.37				
105995 MONEY MOVERS INC									
149368 CHECK DATE: 07/19/2022		07/06/2022	071922	343208	14.75	08/06/2022	INV	PD	Jun Health Ins Reimb
101356 MTI DISTRIBUTING INC #31380									
1348621-02 CHECK DATE: 07/19/2022		07/08/2022	071922	343209	21.18	08/08/2022	INV	PD	#233 WASHER-SEALS/PLUGS
101365 STAR GROUP LLC									
4472/JUN2022 CHECK DATE: 07/12/2022		06/28/2022	071222	343151	2,198.05	07/28/2022	INV	PD	JUN PARTS & SUPPLIES
105875 NETWORKFLEET INC									
OSV000002813174 CHECK DATE: 07/12/2022		07/01/2022	071222	343152	259.04	08/01/2022	INV	PD	Data Processing - GPS
102654 NORTH AMERICAN SAFETY INC									
INV66842 CHECK DATE: 07/19/2022		07/07/2022	071922	343210	547.38	08/07/2022	INV	PD	INITIAL ISSUE JOHN T AND
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/JUN2022 CHECK DATE: 07/13/2022		06/28/2022	071322	343157	277.47	07/20/2022	INV	PD	JUN PARTS & SUPPLIES
556275/MAY2022 CHECK DATE: 07/13/2022		05/28/2022	071322	343157	-178.40	06/20/2022	CRM	PD	MAY PARTS & SUPPLIES
					99.07				
101465 ON SITE SANITATION INC									
0001361657 CHECK DATE: 07/19/2022		07/09/2022	071922	343211	172.00	08/08/2022	INV	PD	TOWN COURSE MAINTENANCE
0001361658 CHECK DATE: 07/19/2022		07/09/2022	071922	343211	146.00	08/08/2022	INV	PD	SUNSET PARK
0001361659 CHECK DATE: 07/19/2022		07/09/2022	071922	343211	146.00	08/08/2022	INV	PD	CLOVER RIDGE SOCCER FIELD



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City of Chaska
VENDOR INVOICE LIST

P 10
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0001361660 CHECK DATE: 07/19/2022		07/09/2022	071922	343211	172.00	08/08/2022	INV	PD	TOWN COURSE
0001361661 CHECK DATE: 07/19/2022		07/09/2022	071922	343211	146.00	08/08/2022	INV	PD	CITY SQUARE PARK
					782.00				
105181 BOTTLING GROUP LLC 30088554 CHECK DATE: 07/19/2022		06/29/2022	071922	343212	259.90	07/29/2022	INV	PD	Concession Stand Resale
110639 PERKINS + WILL INC 0192281 CHECK DATE: 07/19/2022		07/05/2022	071922	343213	33,452.82	08/05/2022	INV	PD	CCC Master Plan thru Jun
108564 PERSONNEL EVALUATION INC 44611 CHECK DATE: 07/19/2022		06/30/2022	071922	343214	20.00	07/30/2022	INV	PD	PEP testing - New officer
101557 POWER SYSTEM ENGINEERING INC 9042257 CHECK DATE: 07/19/2022		07/06/2022	071922	343215	1,830.05	08/06/2022	INV	PD	ENGINEERING FOR RELAY UPG
101563 PRAIRIE FIRE THEATRE 102904 CHECK DATE: 07/19/2022		07/11/2022	071922	343216	500.00	08/01/2022	INV	PD	Deposit Robin Hood Perfor
101571 PREMIUM WATERS INC 318864741 CHECK DATE: 07/19/2022		06/30/2022	071922	343217	61.85	07/31/2022	INV	PD	Water cooler-PD
101684 R & R SPECIALTIES OF WISCONSIN INC 0076058-IN CHECK DATE: 07/19/2022		07/08/2022	071922	343218	42.50	08/08/2022	INV	PD	Zamboni Blade Sharpening
101616 RDO EQUIPMENT COMPANY P9043670 CHECK DATE: 07/19/2022		07/08/2022	071922	343219	794.58	08/08/2022	INV	PD	#715 TRENCHER TEETH



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City of Chaska
VENDOR INVOICE LIST

P 11
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101617 REACH FOR RESOURCES INC									
6846572		05/31/2022	071922	343220	127.28	08/05/2022	INV	PD	Contract Overage-Chaska I
CHECK DATE: 07/19/2022									
107697 RIVERS EDGE CONCRETE LLC									
C2516225		06/21/2022	071922	343221	534.00	07/22/2022	INV	PD	CURB REPAIRS-WATER MAIN B
CHECK DATE: 07/19/2022									
101669 ROBERT HALF TECHNOLOGY									
59959479		05/10/2022	071922	343222	515.16	08/07/2022	INV	PD	BLDG INSP TEMP-KLEHR W/E
CHECK DATE: 07/19/2022									
60295193		07/05/2022	071922	343222	1,094.72	08/05/2022	INV	PD	BLDG INSP TEMP-KLEHR W/E
CHECK DATE: 07/19/2022									
60298993		07/06/2022	071922	343222	3,016.25	08/06/2022	INV	PD	PR TEMP-RADDATZ W/E 7/1/2
CHECK DATE: 07/19/2022									
60327060		07/11/2022	071922	343222	1,030.32	08/11/2022	INV	PD	BLDG INSP TEMP-KLEHR W/E
CHECK DATE: 07/19/2022									
60327261		07/11/2022	071922	343222	1,111.04	08/11/2022	INV	PD	UB TEMP-WALKER W/E 7/8/22
CHECK DATE: 07/19/2022									
					6,767.49				
101703 SALVATION ARMY									
JUN/22 HS		07/09/2022	071922	343223	115.00	08/09/2022	INV	PD	JUN HEAT SHARE CONTRIBUTI
CHECK DATE: 07/19/2022									
101738 SCHILLING SUPPLY COMPANY									
879633-00		07/08/2022	071922	343224	2,457.31	08/08/2022	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 07/19/2022									
102708 SEVERSON PRODUCTS COMPANY									
199650		07/01/2022	071922	343225	205.44	08/01/2022	INV	PD	SERVICE DUE REMINDER CARD
CHECK DATE: 07/19/2022									
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
9441-5		07/06/2022	071922	343226	13.49	08/20/2022	INV	PD	SCREEN FOR PAINT SPRAYER
CHECK DATE: 07/19/2022									



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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
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
121149551-001		07/07/2022	071922	343227	550.43	08/15/2022	INV	PD	IRRIGATION SUPPLIES FOR P
CHECK DATE:	07/19/2022								
121160294-001		07/07/2022	071922	343227	6.81	08/15/2022	INV	PD	IRRIGATION SUPPLIES FOR P
CHECK DATE:	07/19/2022								
					557.24				
103601 GREG SLETTEN									
102687		06/20/2022	071922	343228	150.00	07/20/2022	INV	PD	entertainment-Walk in the
CHECK DATE:	07/19/2022								
101847 SRF CONSULTING GROUP INC									
12504.00-35		06/30/2022	071922	343229	1,124.34	08/07/2022	INV	PD	TH 212 INTERCHANGE & CSAH
CHECK DATE:	07/19/2022								
101861 STATE SUPPLY COMPANY									
626495		06/17/2022	071922	343230	1,849.91	07/17/2022	INV	PD	Parts for Leisure Pool fe
CHECK DATE:	07/19/2022								
101888 STREICHERS									
I1576519		06/29/2022	071922	343231	63.98	07/29/2022	INV	PD	Zachman-Initial Issue-cus
CHECK DATE:	07/19/2022								
I1576614		06/29/2022	071922	343231	34.97	07/29/2022	INV	PD	Zachman-Initial Issue-nam
CHECK DATE:	07/19/2022								
I1576739		06/30/2022	071922	343231	1,461.00	07/30/2022	INV	PD	Nadeau-Initial Issue-vest
CHECK DATE:	07/19/2022								
I1576805		06/30/2022	071922	343231	1,461.77	07/30/2022	INV	PD	Van Daalen-Initial Issue-
CHECK DATE:	07/19/2022								
I1577011		07/01/2022	071922	343231	23.98	08/01/2022	INV	PD	Van Daalen-Initial Issue-
CHECK DATE:	07/19/2022								
I1577993		07/07/2022	071922	343231	23.98	08/07/2022	INV	PD	Pesheck-Name tags cloth
CHECK DATE:	07/19/2022								
					3,069.68				
109045 STRYKER SALES CORPORATION									
3814295 M		07/03/2022	071922	343232	1,333.80	08/03/2022	INV	PD	LUCAS MAINTENANCE AGREEME



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City of Chaska
VENDOR INVOICE LIST

P 13
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/19/2022									
110671 PHILIP SCHOENECKER									
102866		07/08/2022	071922	343233	500.00	08/08/2022	INV	PD	Concert 7/22-The Decades
CHECK DATE: 07/19/2022									
101989 TOWN & COUNTRY GLASS INC									
12805		03/09/2022	071922	343234	3,320.00	08/11/2022	INV	PD	Installed Glass over Racq
CHECK DATE: 07/19/2022									
101995 TRANE									
312742093		06/28/2022	071922	343235	1,102.50	07/28/2022	INV	PD	Temp sensor repair-CCC bl
CHECK DATE: 07/19/2022									
101999 TRANS UNION LLC									
06232556		06/28/2022	071922	343236	5.70	07/28/2022	INV	PD	Data Processing
CHECK DATE: 07/19/2022									
105232 CLARK MACHTEMES									
102851		07/08/2022	071922	343237	600.00	08/08/2022	INV	PD	Concert 7/27-Traveled Gro
CHECK DATE: 07/19/2022									
102027 TWIN CITIES & WESTERN RAILROAD CO									
M900307-IN		06/30/2022	071922	343238	1,010.77	07/30/2022	INV	PD	RXR CROSSING-WTRMN JONATH
CHECK DATE: 07/19/2022									
102250 TYLER BUSINESS FORMS									
Invoice-73051		07/05/2022	071922	343239	602.58	08/05/2022	INV	PD	DEPOSIT ADVICE FORMS-PAYR
CHECK DATE: 07/19/2022									
102033 TYLER TECHNOLOGIES INC									
045-361824		11/24/2021	071922	343240	1,600.00	08/01/2022	INV	PD	PACE UPGRADE ASSISTANCE
CHECK DATE: 07/19/2022									
102038 ULTIMATE SAFETY CONCEPTS INC									
200672		06/30/2022	071922	343251	675.00	07/30/2022	INV	PD	AIR COMPRESSOR MAINTENANC
CHECK DATE: 07/19/2022									



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City of Chaska
VENDOR INVOICE LIST

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apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104522 US FOODS INC									
5154197		06/28/2022	071922	343242	155.30	07/28/2022	INV	PD	TOWELS & SOAP-TC
CHECK DATE: 07/19/2022									
5313020		07/05/2022	071922	343242	191.16	08/04/2022	INV	PD	TOWELS & SOAP-TC
CHECK DATE: 07/19/2022									
5943591		06/29/2022	071922	343242	176.34	07/29/2022	INV	PD	MAY OAK 19 DISH MACHINE R
CHECK DATE: 07/19/2022									
					522.80				
107687 UNIVERSAL PROTECTION SERVICE LP									
12891002		06/23/2022	071922	343243	267.44	07/23/2022	INV	PD	Event Ctr security 6/17-6
CHECK DATE: 07/19/2022									
102109 VICTORIA REPAIR & MANUFACTURING									
10201		06/06/2022	071922	343244	1,070.00	08/05/2022	INV	PD	SS COUNTER TOPS
CHECK DATE: 07/19/2022									
102133 WAGNER PRESS & GRAPHICS									
35444		06/16/2022	071922	343245	111.00	07/16/2022	INV	PD	Business cards-McNutt, Ho
CHECK DATE: 07/19/2022									
35525		06/30/2022	071922	343245	33.00	07/20/2022	INV	PD	Business cards-Reinhardt
CHECK DATE: 07/19/2022									
					144.00				
102189 WM MUELLER & SONS									
277397		06/27/2022	071922	343246	1,738.74	07/25/2022	INV	PD	FAIRWAY DR SUMP LINE
CHECK DATE: 07/19/2022									
277472		06/28/2022	071922	343246	2,107.46	07/25/2022	INV	PD	FAIRWAY DR SUMP LINE REST
CHECK DATE: 07/19/2022									
277530		06/29/2022	071922	343246	1,099.87	07/25/2022	INV	PD	FAIRWAY DR SUMP LINE
CHECK DATE: 07/19/2022									
277531		06/29/2022	071922	343246	7,109.56	07/25/2022	INV	PD	FAIRWAY DR SUMP LINE REST
CHECK DATE: 07/19/2022									
277599		06/30/2022	071922	343246	9,085.13	07/25/2022	INV	PD	PATCH PAVING
CHECK DATE: 07/19/2022									
277772		07/06/2022	071922	343246	178.56	08/25/2022	INV	PD	STREET MAINTENANCE



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City of Chaska
VENDOR INVOICE LIST

P 15
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE:	07/19/2022								
277888		07/08/2022	071922	343246	806.84	08/25/2022	INV	PD	OVERLAY PREP FAIRWAY DRIV
CHECK DATE:	07/19/2022								
					22,126.16				
110669	ANITA MARIE WOODROW								
06.2022		07/07/2022	071922	343247	1,083.75	07/29/2022	INV	PD	2022 Running Camp - Instr
CHECK DATE:	07/19/2022								
102220	XIGENT SOLUTIONS LLC								
83836		07/05/2022	071922	343248	6,715.00	08/09/2022	INV	PD	JUL RECOVERY SVC
CHECK DATE:	07/19/2022								
83837		07/05/2022	071922	343248	13,914.69	08/09/2022	INV	PD	JUL SUPPORT SVC
CHECK DATE:	07/19/2022								
83838		07/05/2022	071922	343248	1,778.44	08/09/2022	INV	PD	JUL VULNERABILITY SVC
CHECK DATE:	07/19/2022								
					22,408.13				
102226	ZARNOTH BRUSH WORKS INC								
0190139-IN		06/30/2022	071922	343249	2,850.00	07/30/2022	INV	PD	#144 BROOMS
CHECK DATE:	07/19/2022								
102231	ZIEGLER INC								
IN000599405		07/01/2022	071922	343250	218.82	08/01/2022	INV	PD	#143 MIRROR FOR LOADER
CHECK DATE:	07/19/2022								
					218.82				
=====									
159 INVOICES					623,866.74				
=====									

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

Electronic Payments

07/13/2022 11:36 8482mrob City of Chaska VENDOR INVOICE LIST P1 apinvlst									
INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101756 MII LIFE INCORPORATED									
40288356		07/05/2022	070722	3316	1,385.25	07/07/2022	DIR	PD	7/7/22 FSA REIMB-HEALTHCA
CHECK DATE: 07/07/2022									
101973 CARVER COUNTY TITLE MANAGEMENT INC									
THUENING-CREEK RD		07/01/2022	070722	3317	118,501.25	07/07/2022	DIR	PD	THUENING EASEMENTS-PERM &
CHECK DATE: 07/07/2022									
					118,501.25				
=====									
2 INVOICES					119,886.50				
=====									

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

Biweekly Report
July 18, 2022
By
Matt Podhradsky

SUMMER COUNCIL MEETING/WORK SESSION SCHEDULE

As we all likely have a busy summer coming up, I wanted to get out to you all the planned schedule for Work Sessions and Council Meetings throughout the summer to help you plan out your time during the next 3 months. Below is the schedule of every meeting up through Labor Day:

July 18th: We will have joint Work Session with the Planning Commission from 5:30-7 this upcoming Monday night. The purpose of this Work Session will be to discuss the work Staff has done on looking at our Notification/Public Engagement process and ordinances as it relates to Planning Items coming before the City. We will not only present information on methods other cities use for notification and engagement processes but will also talk about some of the recommendations Staff would have as it relates to creating a process everyone feels comfortable is providing proper notification and engagement opportunities for residents in Planning processes. Following this Work Session, we will have a normal Council meeting.

August 1st: We will have a Work Session from 5:30-7 to do my Annual Performance Review. As this is a performance review, this session will be closed to the public, with a summary of the performance review coming back to the Council at a meeting later in August. Following my performance review, we will have a normal Council meeting.

August 15th: We will have a Work Session from 5:30-7 this night to go over discussions on our General Fund Budget for 2023. This session will discuss the proposed 2023 budget and tax levy, discuss how the continued implementation of the Staffing plan and how the Building Plan will impact the upcoming levy. This will all be in preparation for establishing our preliminary tax levy at the second meeting in September. We will have a normal Council meeting to follow.

August 29th: We will have a Work Session from 5:45-7 to continue budget discussions. Because this is the 5th Monday of the month, we will determine the need for a Council meeting to follow based on whether we have agenda items that need to move forward that night.

September 5th: This is Labor Day, so we won't have a meeting on this night. The meetings in September will be on September 12th and 19th, with the meeting on the 19th being the one that we establish our Preliminary Tax Levy.

If you have any questions about this schedule, or know you are not able to attend a specific meeting, just let me know.

BUILDING PROGRAM SUMMER EVENTS

There is a lot planned this summer to get information out to residents about the building program. The following is a schedule of events where information will be shared:

Fire and Ice booth—Saturday, July 16 from noon until 6:00 p.m.

River City Days booth—Friday, July 29 from 4:00-8:00 p.m.
Saturday, July 30 from 10:00 a.m.-8:00 p.m.

Open Houses in the Parks (5:30-7:30 p.m.)

Ward 1: Wednesday, August 11 at Veterans Park

Ward 2: Wednesday, August 10 at Community Park

Ward 3: Tuesday, August 16 at Lions Park

Ward 4: Date TBD at McKnight Park

Touch a Truck—Thursday, August 18 at CCC from 5:00-6:30 p.m.

Thank you to those who signed up to help at the Fire and Ice and River City Days booths. Over the next few weeks, we will start getting mailings out to everyone in the community about the Open Houses that will be held in the parks. Feel free to share these dates as well to help get the word out.

At the same time, with our Budgeting process starting for the 2023 Budget year, we will also be focusing a lot more on the implementation of this program and the impacts it would have on taxpayers in the community. This information will not only be shared through our normal internal processes but will also be information that is included on the Truth in Taxation statements that will be sent out in late November should Council decide to move forward with including the first phase of implementation in the preliminary tax levy that is established in September.

Besides these events, we also have a Future of City Facilities page included on our website that we will be promoting. We will be adding additional information to this as we move through the summer and fall and will be directing residents to it as part of the mailings we send to advertise our Open Houses in the Parks.

If you have any questions on this, please feel free to contact me.

MMPA SUMMER MEETING

Recently you should have received an invitation to MMPA's annual dinner meeting with City officials. This event is in the evening of Tuesday July 26th and is at Greenhaven Golf Club in Anoka, with it starting at 5:30 pm and usually wrapping up by 9 pm. This meeting will include a presentation about our power agency's recent results, successes, future plans and some of the challenges we will face as we move into the future. This meeting is a great opportunity to learn more about what the Agency is all about, how it serves our community, its successes, and future plans. I highly encourage you to attend if you are available that evening.

If you have not responded to the RSVP yet and are interested in attending, please let me know and I'll make sure to get your name over to our Staff at Avant to get you on the list of attendees. If you have any questions, please let me know.

SUMMER EVENTS

Summer events are happening. Here's a quick rundown of different events happening:

Concerts

- Tuesday Kids Entertainment Series (Firemen's Park)
- Wednesday Night Concerts (Firemen's Park and City Square Park)
- Friday Night Concerts (City Square Park)

Farmers Market

- Downtown Farmer's Market (Wednesdays from 3-6 p.m. until September 7 at City Square Park)

City and Community Events

- Fire and Ice Festival (July 15 and 16 at Firemen's Park)
- Bark in the Park (July 27 from 6-7:30 p.m. at Firemen's Park)
- River City Days (July 29-31 at City Square Park)
- Touch-a-Truck (August 18 from 5:00-7:30 p.m. at CCC)
- Art in the Park (August 28 from 11:00 a.m. to 5:00 p.m. at Firemen's Park)

City of Chaska Memorandum

To: Administration, Mayor, and City Council

**From: Lisa Nelson
Controller**

Date: July 15, 2022

**RE: Financial Reports –
Year-To-Date (YTD) Ending May 31, 2022**

FINACIAL REPORTS

Enclosed are year-to-date financial reports as of May 31, 2022.

Each fund includes the adopted budget compared to YTD actuals, and the resulting variance. Also presented is the percentage of actual revenue or expenditures compared to the annual budget.

Each report also includes revenue and expenditures as of 05/31/21. This will allow you to compare each fund's activity to the prior year.

These draft reports include the following revenues and expenditures:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll through May.
- YTD vendor payments that:
 - 1) were previously approved by the City Council, or
 - 2) are pending approval by the Council at the July 18th meeting.

These draft reports do not include the following revenues and expenditures/expenses:

- General investment earnings revenue (allocated at year-end)
- Depreciation expense (recorded at year-end)

GENERAL FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 05/31/2022 AND 05/31/2021

	2022				PERCENT OF BUDGET RECEIVED/ EXPENDED	2021 ACTUAL AS OF 5/31/2021
	BUDGETED AMOUNTS		ACTUAL AS OF 5/31/2022	VARIANCE WITH AMENDED BUDGET		
	ORIGINAL	AMENDED				
REVENUES:						
Property Taxes *	\$ 8,446,549	\$ 8,446,549	\$ -	\$ (8,446,549)	0%	\$ -
Franchise Fees (Cable TV & Gas)	753,000	753,000	192,530	(560,470)	26%	191,437
Licenses	190,730	190,730	162,879	(27,851)	85%	159,595
Permits:						
Building	1,035,098	1,035,098	746,047	(289,051)	72%	521,347
Other Permits	35,798	35,798	12,627	(23,171)	35%	14,275
Intergovernmental:						
Federal	-	-	-	-		23,247
State	574,277	574,277	128,893	(445,384)	22%	122,918
Regional, County, School & Local	163,170	163,170	-	(163,170)	0%	31,625
Charges For Services:						
General Government	149,300	149,300	105,763	(43,537)	71%	42,075
Public Safety	56,337	56,337	31,492	(24,845)	56%	31,499
Public Works	2,020	2,020	16,410	14,390	812%	41,995
Parks & Recreation	311,404	311,404	64,611	(246,793)	21%	77,673
Administrative Charges **	5,136,473	5,136,473	2,138,125	(2,998,348)	42%	-
Fines And Forfeitures	40,223	40,223	14,436	(25,787)	36%	15,443
Investment Earnings	22,000	22,000	(5,112)	(27,112)	-23%	(773)
Other Revenue	178,350	178,350	108,926	(69,424)	61%	86,656
TOTAL REVENUES	17,094,729	17,094,729	3,717,627	(13,377,102)	22%	1,359,012
EXPENDITURES:						
General Government:						
Mayor & Council	182,008	182,008	58,827	123,181	32%	52,372
Communications	52,008	52,008	14,942	37,066	29%	35,972
Administration	890,488	890,488	385,612	504,876	43%	313,843
Human Resources	462,916	462,916	173,006	289,910	37%	167,260
Elections	38,905	38,905	116	38,789	0%	-
Finance/Admin Services	1,760,400	1,760,400	717,492	1,042,908	41%	710,968
Information Services & Fiber Sys.	1,315,842	1,315,842	600,550	715,292	46%	502,054
Legal - City Attorney	100,000	100,000	81,639	18,361	82%	42,542
Community Development	380,392	380,392	199,478	180,914	52%	121,385
Engineering	547,244	547,244	172,676	374,568	32%	191,571
Government Buildings	203,720	203,720	136,318	67,402	67%	86,214
Facility Maintenance	681,240	681,240	209,807	471,433	31%	150,545
Total General Government	6,615,163	6,615,163	2,750,463	3,864,700	42%	2,374,726
Public Safety:						
Police	5,579,740	5,579,740	2,199,103	3,380,637	39%	1,893,922
Fire	2,280,515	2,280,515	848,867	1,431,648	37%	812,972
Building Inspections (Comm.Dev)	755,775	755,775	344,135	411,640	46%	320,011
Civil Defense	5,785	5,785	221	5,564	4%	2,440
COVID-19	-	-	-	-		6,631
Total Public Safety	8,621,815	8,621,815	3,392,326	5,229,489	39%	3,035,976
Public Works:						
Administration	427,833	427,833	170,470	257,363	40%	163,482
Streets & Alleys	1,934,186	1,934,186	499,171	1,435,015	26%	428,138
Snow Removal	267,799	267,799	180,932	86,867	68%	225,862
Signs	11,438	11,438	1,008	10,430	9%	1,602
Municipal Services/Building	236,164	236,164	87,082	149,082	37%	81,843
Tree Maintenance	40,843	40,843	4,499	36,344	11%	31,624
Total Public Works	2,918,263	2,918,263	943,162	1,975,101	32%	932,551
Parks & Recreation:						
Administration	691,010	691,010	294,365	396,645	43%	197,197
Community Events	62,100	62,100	13,101	48,999		-
Programs (Youth/Teen/Adult/Sr.)	421,068	421,068	106,449	314,619	25%	87,811
Beach/Firemen's Park	103,983	103,983	4,599	99,384	4%	8,439
Hockey & Skating Rinks	11,629	11,629	7,071	4,558	61%	-
Park Maintenance	1,186,745	1,186,745	499,736	687,009		412,075
Total Parks & Recreation	2,476,535	2,476,535	925,321	1,551,214	37%	705,522
Unallocated	734,553	384,553	9,715	374,838	3%	30,223
Debt Service	3,400	3,400	1,425	1,975		1,425
TOTAL EXPENDITURES	21,369,729	21,019,729	8,022,412	12,997,317	38%	7,080,423
OTHER FINANCING SOURCES (USES):						
Transfers In	4,630,000	4,630,000	1,507,397 ***	(3,122,603)	33%	1,527,550
Transfers Out	(355,000)	(705,000)	-	705,000		-
NET TRANSFERS	4,275,000	3,925,000	1,507,397	(2,417,603)		1,527,550
NET CHANGE IN FUND BALANCES	\$ -	\$ -	\$ (2,797,388)	\$ (2,797,388)		\$ (4,193,861)

* Tax settlements are received from Carver County in June/July and December.

** Administrative charges are being allocated earlier in 2022 than they were in 2021

*** Transfers include an estimate

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 5/31/2022 AND 5/31/2021

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 5/31/2021
REVENUES:					
Property Taxes *	\$ 6,000	\$ -	\$ (6,000)	0%	\$ -
Charges For Services/Lot Sales	2,400	450	(1,950)	19%	1,550
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	450	(8,250)	5%	1,550
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	8,500	2,402	6,098	28%	2,040
Capital Outlay	5,000	-	5,000	0%	-
TOTAL EXPENDITURES	13,500	2,402	11,098	18%	2,040
NET CHANGE IN FUND BALANCES	\$ (4,800)	\$ (1,952)	\$ 2,848		\$ (490)

* Tax settlements are received from Carver County in June/July and December.

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 05/31/22 AND 05/31/21

	2022			PERCENT OF BUDGET	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	% RECEIVED/ EXPENDED	ACTUAL AS OF 5/31/2021
<u>REVENUES:</u>					
Property Taxes *	\$ 182,989	\$ -	\$ (182,989)	0%	\$ -
Intergovernmental	-	-	-	0%	-
Charges For Services	172,500	71,875	(100,625)	42%	-
Special Assessments	40,000	-	(40,000)	0%	-
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Leases/Rent	32,400	13,560	(18,840)	42%	13,349
Other Revenue	-	11,390	11,390		-
TOTAL REVENUES	422,489	96,825	(325,664)	23%	13,349
<u>EXPENDITURES:</u>					
Current:					
Administration:					
Professional Services	23,289	486	22,803	2%	70
Other Charges and Special Events	52,318	7,099	45,219	14%	9,812
Administrative Fees	266,300	110,958	155,342	42%	-
Economic Development Projects/Programs:					
Professional Services	-	29,222	(29,222)		38,133
Other Charges and Special Events	60,882	9,351	51,531	15%	-
Debt Service:					
Principal - Promissory Note	16,800	-	16,800	0%	5,637
Interest - Promissory Note	2,900	-	2,900	0%	1,363
TOTAL EXPENDITURES	422,489	157,116	265,373	37%	55,015
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	(60,291)	(60,291)		(41,666)
NET CHANGE IN FUND BALANCES	\$ -	\$ (60,291)	\$ (60,291)		\$ (41,666)

* Tax settlements are received from Carver County in June/July and December.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 05/31/2022 AND 05/31/21

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 5/31/2021
REVENUES:					
Property Taxes *	\$ 3,751,317	\$ -	\$ (3,751,317)	0%	\$ -
Intergovernmental	188,000	-	(188,000)		-
Charges For Services	30,500	5,336	(25,164)	17%	-
Interest Earnings	-	39,586	39,586		47,028
Leases (tower)	106,000	80,253	(25,747)	76%	77,334
Donations/Contributions	-	-	-		2,000
TOTAL REVENUES	4,075,817	125,175	(3,950,642)	3%	126,362
EXPENDITURES:					
Current:					
General Government	10,000	6,359	3,641		-
Public Safety	188,000	-	188,000		-
Public Works	-	4,697	(4,697)		-
Debt Service:					
Lease Payments	-	3,080	(3,080)		-
Issuance Costs & Fiscal Agent Fees	50,000	-	50,000		-
Capital Outlay:					
Furniture And Equipment					
Communications	36,500	-	36,500	0%	-
Admin. Services-Finance	13,000	-	13,000	0%	-
Admin. Services-Information Services	44,000	-	44,000	0%	37,961
Police	151,000	5,641	145,359	4%	5,758
Fire	265,000	-	265,000	0%	295,016
Building Inspections	52,000	-	52,000	0%	-
Public Works	220,000	177,724	42,276	81%	16,936
TOTAL EXPENDITURES	1,029,500	197,501	831,999	19%	355,671
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,046,317	(72,326)	(3,118,643)		(229,309)
OTHER FINANCING SOURCES (USES):					
Transfers In	28,000	-	(28,000)	0%	-
Transfers Out	(3,511,317)	-	3,511,317	0%	-
Bonds Issued	437,000	-	(437,000)	0%	-
Sale of Capital Assets	-	10,754	10,754		-
TOTAL OTHER FINANCING SOURCES (USES)	(3,046,317)	10,754	3,057,071		-
NET CHANGE IN FUND BALANCES	\$ -	\$ (61,572)	\$ (61,572)		\$ (229,309)

* Tax settlements are received from Carver County in June/July and December.

ELECTRIC FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 5/31/2022 AND 5/31/2021

	2022			PERCENT OF BUDGET	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 5/31/2021
OPERATING REVENUES:					
Residential Sales	\$ 10,063,000	\$ 3,203,691	\$ (6,859,309)	32%	\$ 3,271,656
Senior Sales	598,000	189,972	(408,028)	32%	206,250
Commercial Sales	1,149,000	420,799	(728,201)	37%	439,788
Industrial Sales	28,718,000	10,911,963	(17,806,037)	38%	11,006,762
Intradepartmental	792,000	455,674	(336,326)	58%	356,043
Service Charges	1,789,000	5,498,444	3,709,444	307%	2,679,721
Other Sales	183,000	171,886	(11,114)	94%	46,008
TOTAL OPERATING REVENUES	43,292,000	20,852,429	(22,439,571)	48%	18,006,228
OPERATING EXPENSES:					
Purchased Power	26,859,000	13,423,657	13,435,343	50%	11,381,379
Distribution:					
Personnel Services	1,871,498	667,856	1,203,642	36%	675,863
Supplies, Services & Other Charges	645,672	434,536	211,136	67%	219,422
Administration:					
Personnel Services	388,046	103,509	284,537	27%	76,563
Supplies, Services & Other Charges **	3,108,138	1,325,351	1,782,787	43%	130,415
Utility Billing:					
Personnel Services	345,507	130,849	214,658	38%	96,140
Supplies, Services & Other Charges	339,939	165,217	174,722	49%	109,125
Conservation Programs	675,973	184,946	491,027	27%	183,283
Capital Outlay	600,000	139,901	460,099	23%	360,926
TOTAL OPERATING EXPENSES	34,833,773	16,575,822	18,257,951	48%	13,233,116
OPERATING INCOME	8,458,227	4,276,607	(4,181,620)		4,773,112
NON-OPERATING REVENUES:					
Investment Earnings	16,700	(11,907)	(28,607)	-71%	(2,188)
Intergovernmental	-	81	81		69
TOTAL NON-OPERATING REVENUES	16,700	(11,826)	(28,526)		(2,119)
NON-OPERATING EXPENSES:					
Debt Service - Principal	526,479	-	526,479	0%	2,160,000
Debt Service - Interest	308,725	67,344	241,381	22%	129,244
Debt Service - Agent Fees	450	500	(50)		850
TOTAL NON-OPERATING EXPENSES	835,654	67,844	767,810	8%	2,290,094
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	7,639,273	4,196,937	(3,442,336)		2,480,899
CAPITAL CONTRIBUTIONS	-	230,166	230,166		-
TRANSFERS IN (OUT):					
Transfers In	-	-	-		-
Transfers (Out)	(6,906,000)	(3,277,397) *	3,628,603		(1,527,550)
TOTAL TRANSFERS IN (OUT)	(6,906,000)	(3,277,397)	3,628,603		(1,527,550)
CHANGE IN NET POSITION	\$ 733,273	\$ 1,149,706	\$ 416,433		\$ 953,349

* Transfers include an estimate

** Administrative charges are being allocated earlier in 2022 than they were in 2021

WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 5/31/2022 AND 5/31/2021

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 5/31/2021
OPERATING REVENUES:					
Residential Sales	\$ 1,767,000	\$ 424,068	\$ (1,342,932)	24%	\$ 472,587
Commercial Sales	1,191,000	308,063	(882,937)	26%	288,578
Industrial Sales	420,000	159,969	(260,031)	38%	164,038
Other Sales	493,040	318,100	(174,940)	65%	223,488
TOTAL OPERATING REVENUES	3,871,040	1,210,200	(2,660,840)	31%	1,148,691
OPERATING EXPENSES:					
Pumping	263,282	144,837	118,445	55%	117,322
Treatment	324,341	168,122	156,219	52%	138,935
Distribution:					
Personnel Services	515,846	185,403	330,443	36%	194,137
Supplies, Services & Other Charges	372,275	77,234	295,041	21%	119,164
Administration:					
Personnel Services	128,327	50,598	77,729	39%	47,109
Supplies, Services & Other Charges *	666,734	270,831	395,903	41%	6,861
Utility Billing:					
Personnel Services	74,036	29,128	44,908	39%	48,070
Supplies, Services & Other Charges	67,159	35,286	31,873	53%	27,313
Capital Outlay	692,500	273,482	419,018	39%	69,664
TOTAL OPERATING EXPENSES	3,104,500	1,234,921	1,869,579	40%	768,575
OPERATING INCOME	766,540	(24,721)	(791,261)	-3%	380,116
NON-OPERATING REVENUES:					
Investment Earnings	13,300	(3,209)	(16,509)	-24%	(720)
Intergovernmental	-	379	379		7
Lease - Bountiful Basket	31,200	12,987	(18,213)	42%	12,762
TOTAL NON-OPERATING REVENUES	44,500	10,157	(34,343)	23%	12,049
NON-OPERATING EXPENSES:					
Debt Service - Principal	933,111	133,035	800,076	14%	95,439
Debt Service - Interest	154,944	42,778	112,166	28%	217,469
Issuance Costs & Fiscal Agent Fees	-	60	(60)		60
Old Water Treatment Plant/Bountiful Basket	1,911	1,160	751		617
TOTAL NON-OPERATING EXPENSES	1,089,966	177,033	912,933	16%	313,585
INCOME (LOSS) BEFORE TRANSFERS	(278,926)	(191,597)	87,329		78,580
TRANSFERS IN (OUT):					
Transfers In	465,000	-	(465,000)		-
Transfers (Out)	(117,000)	-	117,000		(7,281)
NET TRANSFERS IN (OUT)	348,000	-	(348,000)		(7,281)
CHANGE IN NET POSITION	\$ 69,074	\$ (191,597)	\$ (260,671)		\$ 71,299

* Administrative charges are being allocated earlier in 2022 than they were in 2021

SEWER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 5/3/2022 AND 5/31/2021

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 5/31/2021
OPERATING REVENUES:					
Residential Sales	\$ 1,824,800	\$ 674,892	\$ (1,149,908)	37%	\$ 661,039
Commercial Sales	1,143,800	530,689	(613,111)	46%	445,868
Industrial Sales	1,343,900	577,652	(766,248)	43%	495,202
Other Sales	859,950	542,075	(317,875)	63%	422,095
TOTAL OPERATING REVENUE	5,172,450	2,325,308	(2,847,142)	45%	2,024,204
OPERATING EXPENSES:					
Pumping	25,960	6,687	19,273	26%	5,294
Treatment	3,072,288	1,536,138	1,536,150	50%	1,356,659
Collection:					
Personnel Services	515,849	184,845	331,004	36%	194,243
Supplies, Services & Other Charges	217,804	58,938	158,866	27%	43,427
Administration:					
Personnel Services	128,325	50,598	77,727	39%	47,109
Supplies, Services & Other Charges *	652,495	267,798	384,697	41%	4,825
Utility Billing:					
Personnel Services	74,036	29,128	44,908	39%	48,070
Supplies, Services & Other Charges	62,532	34,529	28,003	55%	26,535
Capital Outlay	172,000	637	171,363	0%	-
TOTAL OPERATING EXPENSES	4,921,289	2,169,298	2,751,991	44%	1,726,162
OPERATING INCOME	251,161	156,010	(95,151)		298,042
NON-OPERATING REVENUES:					
Investment Earnings	6,700	-	(6,700)	0%	(115)
Intergovernmental	-	29	29		55
TOTAL NON-OPERATING REVENUES	6,700	29	(6,671)	0%	(60)
NON-OPERATING EXPENSES:					
Debt Service - Principal	254,441	249,141	5,300	98%	203,561
Debt Service - Interest	133,020	5,308	127,712	4%	60,010
Issuance Costs & Fiscal Agent Fees	-	265	(265)		265
TOTAL NON-OPERATING EXPENSES	387,461	254,714	132,747		263,836
INCOME (LOSS) BEFORE TRANSFERS	(129,600)	(98,675)	30,925		34,146
TRANSFERS IN (OUT):					
Transfers (Out)	(177,000)	-	177,000		(11,269)
CHANGE IN NET POSITION	\$ (306,600)	\$ (98,675)	\$ 207,925		\$ 22,877

* Administrative charges are being allocated earlier in 2022 than they were in 2021

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 05/31/2022 AND 05/31/2021

	2022			PERCENT OF BUDGET	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 5/31/2021
OPERATING REVENUES:					
Admissions	\$ 221,520	\$ 112,017	\$ (109,503)	51%	\$ 42,135
Memberships	1,108,031	421,695	(686,336)	38%	271,113
Rentals	1,166,615	578,566	(588,049)	50%	431,130
Charges for Services/Lessons	615,690	191,606	(424,084)	31%	47,581
Other Revenue	100,987	39,315	(61,672)	39%	7,790
TOTAL OPERATING REVENUE	\$ 3,212,843	\$ 1,343,199	\$ (1,869,644)	42%	\$ 799,749
OPERATING EXPENSES:					
Personnel Services	2,156,871	828,005	1,328,866	38%	759,043
Operating Supplies	182,481	123,776	58,705	68%	69,609
Professional Services	834,785	510,330	324,455	61%	372,259
Other Charges	739,709	152,689	587,020	21%	76,533
Capital Outly	-	211,721	(211,721)		170,120
TOTAL OPERATING EXPENSES	3,913,846	1,826,521	2,087,325	47%	1,447,564
OPERATING INCOME	(701,003)	(483,322)	217,681		(647,815)
NON-OPERATING REVENUES:					
Intergovernmental Revenue	-	-	-		34,000
Investment Earnings (Charges)	(11,400)	6	11,406	0%	6
TOTAL NON-OPERATING REVENUES	(11,400)	6	11,406	0%	34,006
NON-OPERATING EXPENSES:					
Debt Service - Principal	330,000	-	330,000	0%	-
Debt Service - Interest	135,000	62,716	72,284	46%	99,180
Issuance Costs & Fiscal Agent Fees	2,750	1,700	1,050	62%	1,700
TOTAL NON-OPERATING EXPENSES	467,750	64,416	403,334	14%	100,880
INCOME (LOSS) BEFORE TRANSFERS	(1,180,153)	(547,732)	632,421		(714,689)
TRANSFERS IN (OUT):					
Transfers In	820,000	470,000	(350,000)		474,000
CHANGE IN NET POSITION	\$ (360,153)	\$ (77,732)	\$ 282,421		\$ (240,689)

CHASKA PAR 30 FUND / THE LOOP
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 5/31/22 AND 5/31/21

	2022			2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	ACTUAL AS OF 5/31/2021
OPERATING REVENUES:				
Green Fees	\$ -	\$ -	\$ -	\$ -
Cart Rental	-	-	-	-
Merchandise & Other Sales	-	-	-	59
TOTAL OPERATING REVENUES	-	-	-	59
OPERATING EXPENSES:				
Golf - Maintenance Dept:				
Personnel Services	-	-	-	-
Supplies, Services & Other Charges	-	657	(657)	1,509
Golf - Club House:				
Personnel Services	-	-	-	-
Supplies, Services & Other Charges	-	-	-	209
Capital Outlay - Golf Course Construction	-	117,399	(117,399)	407,721
TOTAL OPERATING EXPENSES	-	118,056	(118,056)	409,439
OPERATING INCOME	-	(118,056)	(118,056)	(409,380)
NON-OPERATING REVENUES:				
Investment Earnings (Charges)	-	172	172	76
NON-OPERATING EXPENSES:				
Interest	-	53,187	(53,187)	-
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	-	(171,071)	(171,071)	(409,304)
CAPITAL CONTRIBUTIONS	-	-	-	-
CHANGE IN NET POSITION	\$ -	\$ (171,071)	\$ (171,071)	\$ (409,304)

Golf course is closed for construction

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 5/31/22 AND 5/31/21

	2022			PERCENT OF BUDGET RECEIVED/ EXPENDED	2021 ACTUAL AS OF 5/31/2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET		
OPERATING REVENUES:					
Green Fees	\$ 1,664,000	\$ 406,178	\$ (1,257,822)	24%	\$ 505,930
Driving Range	155,000	49,591	(105,409)	32%	61,671
Golf Rentals	437,000	68,191	(368,809)	16%	88,350
Merchandise	258,000	62,828	(195,172)	24%	100,365
Other Sales	209,000	100,825	(108,175)	48%	87,588
TOTAL OPERATING REVENUE	\$ 2,723,000	\$ 687,613	\$ (2,035,387)	25%	\$ 843,904
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	747,839	226,088	521,751	30%	214,492
Supplies, Services & Other Charges	284,515	157,073	127,442	55%	160,241
Golf - Club House:					
Personnel Services	556,312	171,154	385,158	31%	173,714
Supplies, Services & Other Charges	417,131	158,678	258,453	38%	124,552
Merchandise for Resale	175,155	161,948	13,207	92%	158,261
Capital Outlay	165,000	104,505	60,495	63%	46,947
TOTAL OPERATING EXPENSES	2,345,952	979,446	1,366,506	42%	878,207
OPERATING INCOME	377,048	(291,833)	(668,881)		(34,303)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(2,600)	(1,028)	1,572		-
TOTAL NON-OPERATING REVENUES	(2,600)	(1,028)	1,572		-
NON-OPERATING EXPENSES:					
Debt Service - Principal	165,600	-	165,600	0%	-
Debt Service - Interest	38,600	26,027	12,573	67%	30,399
TOTAL NON-OPERATING EXPENSES	204,200	26,027	178,173	13%	30,399
INCOME (LOSS) BEFORE TRANSFERS	170,248	(318,888)	(489,136)		(64,702)
CHANGE IN NET POSITION	\$ 170,248	\$ (318,888)	\$ (489,136)		\$ (64,702)

TURBINE GENERATOR FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 5/31/22 AND 5/31/21

	2022			PERCENT OF BUDGET RECEIVED/ EXPENDED	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET		ACTUAL AS OF 5/31/2021
OPERATING REVENUES:					
Lease Revenue	\$ 2,486,184	\$ 453,924	\$ (2,032,260)	18%	\$ 479,269
OPERATING EXPENSES:					
Professional Services	105,000	99,640	5,360	95%	97,307
Other Charges	229,020	57,255	171,765	25%	57,361
TOTAL OPERATING EXPENSES	334,020	156,895	177,125	47%	154,668
OPERATING INCOME	2,152,164	297,029	(1,855,135)		324,601
NON-OPERATING REVENUES:					
Investment Earnings	-	(1,087)	(1,087)		(159)
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	(1,087)	(105,306)	-1%	(159)
NON-OPERATING EXPENSES:					
Debt Service - Principal	1,340,000	-	1,340,000	0%	-
Debt Service - Interest	737,500	368,750	368,750	50%	400,625
Issuance Costs & Fiscal Agent Fees	4,500		4,500	0%	-
TOTAL NON-OPERATING EXPENSES	2,082,000	368,750	1,713,250	18%	400,625
INCOME (LOSS) BEFORE TRANSFERS	174,383	(72,808)	(247,191)		(76,183)
CHANGE IN NET POSITION	\$ 174,383	\$ (72,808)	\$ (247,191)		\$ (76,183)
CHANGE IN NET POSITION	\$ 174,383	\$ (72,808)	\$ (247,191)		\$ (76,183)

STORM WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 05/31/22 AND 05/31/21

	2022			PERCENT OF BUDGET	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 5/31/2021
OPERATING REVENUES:					
Residential Sales	\$ 1,098,000	\$ 464,390	\$ (633,610)	42%	\$ 597,043
Industrial Sales	819,000	345,372	(473,628)	42%	453,995
All Other Receipts	14,385	1,720	(12,665)	12%	309
TOTAL OPERATING REVENUE	1,931,385	811,482	(1,119,903)	42%	1,051,347
OPERATING EXPENSES:					
Collections:					
Personnel Services	297,000	116,612	180,388	39%	28,393
Supplies, Services & Other Charges	383,377	127,421	255,956	33%	38,030
Administration:					
Personnel Services	196,022	75,730	120,292	39%	50,493
Supplies, Services & Other Charges	393,501	164,050	229,451	42%	651
Utility Billing:					
Supplies, Services & Other Charges	63,820	33,011	30,809	52%	28,006
Depreciation	30,000	-	30,000	0%	-
Capital Outlay	346,500	520,347	(173,847)	150%	22,183
TOTAL OPERATING EXPENSES	1,710,220	1,037,171	673,049	61%	167,756
OPERATING INCOME	221,165	(225,689)	(446,854)		883,591
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	6,500	(2,850)	(9,350)	-44%	(370)
Intergovernmental	-	-	-		-
Refunds and Reimbursements	-	102,310	102,310		-
TOTAL NON-OPERATING REVENUES	6,500	99,460	92,960		(370)
NON-OPERATING EXPENSES:					
Debt Service - Principal	199,933	142,600	57,333	71%	115,999
Debt Service - Interest	83,987	10,812	73,175	13%	39,768
Issuance Costs & Fiscal Agent Fees	-	175	(175)		175
TOTAL NON-OPERATING EXPENSES	283,920	153,587	130,333	54%	155,942
INCOME (LOSS) BEFORE TRANSFERS	(56,255)	(279,816)	(223,561)		727,279
TRANSFERS IN (OUT):					
Transfers In	203,617	-	(203,617)	0%	-
Transfers (Out)	(246,000)	-	246,000	0%	(4,638)
NET TRANSFERS IN (OUT)	(42,383)	-	42,383		(4,638)
CHANGE IN NET POSITION	\$ (98,638)	\$ (279,816)	\$ (181,178)		\$ 722,641

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 05/31/2022 AND 05/31/2021

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 5/31/2022	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 5/31/2021
OPERATING REVENUES:					
Memberships	\$ 143,600	\$ 60,081	\$ (83,519)	42%	\$ 48,758
Rentals	151,716	56,070	(95,646)	37%	13,147
Lessons	208,000	172,223	(35,777)	83%	29,653
Leagues	250,000	99,699	(150,301)	40%	77,060
Leases	378,000	157,409	(220,591)	42%	101,334
Other Revenue	69,484	20,874	(48,610)	30%	3,565
TOTAL OPERATING REVENUES	1,200,800	566,356	(634,444)	47%	273,517
OPERATING EXPENSES:					
Administration:					
Personnel Services	371,175	116,757	254,418	31%	130,663
Supplies, Services & Other Charges	378,665	205,718	172,947	54%	142,835
Event Center:					
Personnel Services	106,007	40,175	65,832	38%	35,872
Supplies, Services & Other Charges	13,092	3,599	9,493	27%	871
Curling Center:					
Personnel Services	246,273	97,323	148,950	40%	65,858
Supplies, Services & Other Charges	122,730	31,132	91,598	25%	14,415
Crooked Pint	63,330	22,240	41,090	35%	20,039
TOTAL OPERATING EXPENSES	1,301,272	516,944	784,328	40%	410,553
OPERATING INCOME	(100,472)	49,412	149,884		(137,036)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(12,154)	36	12,190		37
TOTAL NON-OPERATING REVENUES	(12,154)	36	12,190		37
NON-OPERATING EXPENSES:					
Debt Service-Principal	1,050,000	1,050,000	-	100%	1,025,000
Debt Service-Interest	530,092	36,023	494,069	7%	230,122
Issuance Costs & Fiscal Agent Fees	1,600	1,600	-	100%	3,200
TOTAL NON-OPERATING EXPENSES	1,581,692	1,087,623	494,069	69%	1,258,322
INCOME (LOSS) BEFORE TRANSFERS	(1,694,318)	(1,038,175)	656,143		(1,395,321)
TRANSFERS IN (OUT):					
Transfers In	1,581,692	1,267,740	(313,952)	80%	1,258,322
CHANGE IN NET POSITION	\$ (112,626)	\$ 229,565	\$ 342,191		\$ (136,999)