AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, June 20, 2022
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
    5.A. CHS Principal Bach - Hawk Pride Highlights
6. Approve Previous Meeting Minutes
    6.A. Approve the May 2, 2022 City Council Meeting Minutes
    6.B. Approve the May 16, 2022 City Council Meeting Minutes
    6.C. Approve the June 6, 2022 City Council Meeting Minutes
7. Consent Items
    7.A. Minnesota Municipal Utilities Association (MMUA) Delegate Update
    7.B. Approve On-Sale Liquor at a Community Event - Schram Haus Brewery at Chaska Farmer's Market
    7.C. School District 112 Contract for CPD School Resource Officers
    7.D. Adopt Resolution 2022-84, Appointment of Election Judges - 2022 Primary August 9th
    7.E. Adopt Resolution 2022-70, Approving the Lot Split at 3675 Big Woods Boulevard/Johnson Reiland Builders & Remodelers/PC #2022-40

7.F. Adopt Resolution 2022-71, Approving the Final Site & Building Plan and Final Plat for Cantissimo of Chaska/Anasazi Holdings/PC #2022-34

7.G. Adopt Resolution 2022-72, Approving the Final Plat for Ensconced Woods/Johnson-Reiland Builders & Remodelers/PC #2022-37

7.H. Adopt Resolution 2022-73, Approving the Final Plat for Oak Creek/DR Horton/PC #2022-39

7.I. Adopt Resolution 2022-74, Approving the Final Plat for Rivertown Heights/DR Horton/PC #2022-38

7.J. Adopt Resolution 2022-75, Approving the Final Site & Building Plan and Final Plat for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2022-36

7.K. Adopt Resolution 2022-77, Assignment of Property Tax Abatement Agreement Between the City of Chaska and Lucrum Properties, LLC to 1200 Lakeview Drive, LLC.

7.L. Adopt Resolution 2022-79, Approving the Conditional Use Permit (CUP) for 415 Walnut Street North/Chaska Moravian Church/PC #2022-33

7.M. Adopt Resolution 2022-80, 2022 Bids for the Wall Replacement at the City Owned Parking Lot at 2nd and Pine

7.N. Adopt Resolution 2022-81, Approving 2022 Performance Measures

7.O. Accept Resignation of Planning Commission Chair and Appoint New Planning Commission Chair and Vice Chair

7.P. Adopt Resolution 2022-85, Parking Restriction on Creek Road

7.Q. Approve Temporary On-Sale Intoxicating License for Chaska Lions Club

8. Action Items

8.A. Adopt Resolution 2022-76, Approving the Concept Plan for Block 42 in Downtown Chaska/Community Asset Development Group/PC #2022-30

8.B. Adopt Resolution 2022-78, Approving the Final Site & Building Plan and Variance for Clover Ridge Apartments/AV Development/PC #2022-35

8.C. Adopt Resolution 2022-82 or Resolution 2022-83, Concept Plan for Outlot H Chaska Creek Center/Wabash Chaska Farms, LLC/PC #2022-31

9. Bills

    9.A. ACCOUNTS PAYABLE COUNCIL ROSTER 6-20-2022

10. Other Business

    10.A. City Administrator's Report

        10.A.i. Biweekly Report 06-20-2022

11. Adjourn

Chaska High School Hawk Pride Highlights

Academic, Activity, Art, and Athletic Highlights for 2021.22

Academics

- 7 students earn National Merit Commended Status
- 2 students are National Merit Semifinalist
- Volleyball team earns Academic gold honors for a team GPA of 3.75-4.00
- 12 Football players earn Academic All-Conference Honors
- 5 students earn National ranking in the Le Grand Concours (National French Contest)

Activities

- Strive students volunteer with Chaska Rotarians at Feed My Starving Children
- Key Club runs food drive for the Hawk Haul
- DECA students run food drive for Hawk Haul
- National Honor Society holds Blood Drive
- Robotics Team chosen for the 1st Alliance at the Mini Minnie Regional Tournament
- Robotics Team wins Engineering Outreach Award
- Robotics Team earns berth to Worlds
    - Advanced to the Semi-finals
    - Highest ranking Minnesota team at the event
- Quiz Bowl A Team qualifies for Nationals
- DECA qualifies 30 for State
    - 3 students advance to International competition
- Purple Knowledge Bowl team advances to State and places 3rd
- Speech team advances 5 to State tournament
    - 2 Students earn All-State honors
    - Speech student named *Most Valuable Teammate* by the Minnesota State High School League
- HOSA qualifies 1 for International competition

Arts

- 6 Choir Students earn All-Conference Recognition
- 5 Orchestra Students earn All-Conference Recognition
- 6 Band Students earn All-Conference Recognition
- Chaska Theater presented their Fall play *The Importance of Being Earnest*
- Chaska Theater honored for their musical *The Sound of Music*
    - 11 Outstanding Awards
    - 10 Honorable Mention Awards
    - 3 Evaluator Shout-outs
- Minnesota Scholastic Art Award Winners
    - 8 Gold Key
    - 10 Silver Key
    - 9 Honorable Mention
- 5 CHS Art Students earn Metro West Art Show Awards
- 1 Student's drawing wins People's Choice Award at the 2022 Congressional Art Competition
- 2 band students selected to the Minnesota Band Directors Association Honor Band

Athletics

- Overall Recap for school year:
  - 6 Metro West Conference Team Championships
    - Volleyball
    - Girls Basketball (3rd straight conference title)
    - Dance Team
    - Boy's Hockey
    - Baseball
    - Girls Golf
  - 1 District Championship
    - Football
  - Section Finals
    - Volleyball – Section Runner-up
    - Football – Section Runner-up
    - Boys Hockey – Section Runner-up
    - Dance Team – Section 3rd Place (kick) – State Qualifier
  - State Tournament
    - Dance Team (5th Place kick) – 15th Straight State appearance
  - 11 student athletes participate in National Letter of Intent Signing Day
- Fall Sports
  - *Cross Country*
    - 2 All-Conference
    - 5 Honorable Mention
  - *Boys Football*
    - 7 All District
    - 4 Honorable Mention
    - 1 District Defensive Player of the Year
    - 1 District Offensive Player of the year
    - 1 District Offensive Lineman of the Year
    - Football player named Elite Ten Finalist for the Mr. Football Award
    - Football player makes Minnesota Vikings All-State Football Team
    - 3 football players are Star Tribune Player of the Week nominees
    - Football player wins Kare 11 Hot Highlight of the Week
  - *Boys' Soccer*
    - 1 All-Conference
    - 2 Honorable Mention
  - *Girls Soccer*
    - 2 All-Conference
    - 2 Honorable Mention
  - *Girls Swim & Dive*
    - 4 All-Conference
    - 2 Honorable Mention
    - 1 State Meet qualifier
  - *Girl's Tennis*
    - 2 All-Conference
    - 2 Honorable Mention
  - *Volleyball*
    - 3 All Conference
    - 2 Honorable Mention
    - Volleyball Player named 3rd Team All-Metro by the Star Tribune and also to the AAAA All-State Team

        - Volleyball coach named the Section 2AAAA Coach of the Year
        - Volleyball player is a Star Tribune Athlete of the Week
- Winter Sports
    - *Boys Basketball*
        - 1 All Conference
        - 2 Honorable Mention
    - *Girls Basketball*
        - 4 All Conference
        - 2 Honorable Mention
        - 2 named to Metro West All-defensive Team
        - 1 nominated for McDonald's All-American Games
        - 1 sets Chaska records for all-time leading scorer and all-time leading rebounder
        - 1 named Star Tribune All-Metro Player of the Year and All-Metro First Team
        - 1 named to Star Tribune All-Metro Second Team
        - 1 recognized as 1 of 5 finalists for Minnesota's Ms. Basketball
    - *Dance Team*
        - 8 All Conference
        - 2 Honorable Mention
    - *Gymnastics*
        - 1 All Conference
    - *Alpine Ski*
        - 2 Honorable Mention
    - *Nordic Ski*
        - 1 All Conference
        - 3 Honorable Mention
    - *Boys' Hockey*
        - 5 All Conference
        - 2 Honorable Mention
        - 1 named to Star Tribune All-Metro 3rd Team
    - *Girls' Hockey*
        - 1 Honorable Mention
    - *Boys Swim & Dive*
        - 7 State qualifying events
    - *Wrestling*
        - 2 All Conference
        - 2 Honorable Mention
        - 1 State qualifier
- Spring Sports
    - *Baseball*
        - 5 All Conference
        - 3 Honorable Mention
        - 1 Selected to South Metro All-Star Team
        - 1 Selected to Star Tribune All-Metro 1st Team
    - *Boys' Golf*
        - 3 All Conference
        - 1 Honorable Mention
        - 1 Metro West Conference Player of the Year
    - *Girls' Golf*
        - 4 All Conference
        - 2 Honorable Mention
        - 1 State Qualifier
        - 1 named to Ms. Minnesota Golf Watchlist
        - Girls golf Coach is Minnesota Golf Hall of Fame inductee

- *Softball*
  - 4 All Conference
  - 2 Honorable Mention
- *Boys' Tennis*
  - 1 All Conference
  - 2 Honorable Mention
- *Track & Field*
  - 10 All Conference
  - 3 Honorable Mention
  - 1 State Qualifier
  - Girls track athlete breaks the conference record in the 100 hurdles
- *Boys' Lacrosse*
  - 2 All Conference
  - 2 Honorable Mention
- *Girls' Lacrosse*
  - 4 All Conference
  - 2 Honorable Mention

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- MINUTES -
CHASKA CITY COUNCIL
MAY 2, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

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

5. Visitor Presentation
None.

6. Consent Agenda
None.

7. Action Items
7.A. Adopt Resolution 2022-50, Award Bid for 2022 Downtown Street Project
City Administrator Podhradsky introduced this item. He noted they will be meeting with the developer regarding the timing of this project to make sure it doesn't impact certain events and peoples schedules.

Mayor Windschitl asked if they have figured out how many houses can potentially go in after this project is complete.

City Engineer Clark stated this project won't preclude housing from happening.

City Administrator Podhradsky stated they want the housing project to not be impacted by this project and instead have it go through the normal planning process and allow the Council to decide how to proceed.

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Motion by Councilmember Grau, second by Councilmember Hubbard to Motion to adopt Resolution 2022-50, awarding the bid for the 2022 Downtown Street Reconstruction Project to GMH Asphalt Corporation, in the low bid total amount of $3,735,808.88.
Motion carried.

8. Bills
8.A. Accounts Payable Council Roster 5-2-2022

Council requested further information on page 3.

City Administrator Podhradsky provided further information regarding those bills.

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

9. Other Business
9.A. City Administrator's Report
9.A.i. Bi-Weekly Report May 2, 2022

9.B. Other Reports
9.B.i. Hawk Pride Recap

Councilmember Hatfield:
- Wished everyone a Happy Mother's Day on May 8th
- Noted this Saturday is Jonathan Spring Clean-up Day and Christmas in May
- Stated Thursday is the first Cubs game and has free admission
- Wished Councilmember Hubbard a Happy Birthday

Councilmember Hubbard:
- Stated the Carver County Leaders Group met recently and discussed redistricting and road work projects

Councilmember Huang:
- Noted the following events; May 7th Jonathan Spring clean-up day, May 14th Jonathan festival of Garage Sales, May 11th Taste of Chaska, May 13th Chaska Hawks Fundraiser, and River City Days on July 29-31 at City Square Park
- Thanked Kevin Abraham for his dedication to the City and hard work and wished him well in his retirement
- Congratulated Chaska Hawks Robotics Team for making it to semi-finals
- Congratulated the Knowledge Bowl Team on taking 3rd place at State
- Stated Chaska Theatre did a great job on the Sound of Music production
- Congratulated Stephen Krause on his new position as Fire Chief
- SouthWest Transit has narrowed down to 3 candidates for CEO

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Councilmember Grau:

- Acknowledged that May is Asian Pacific American Heritage month and today, May 2nd marks the end of Ramadan
- Wished Councilmember Hubbard a Happy Birthday

City Administrator Podhradsky:

- Congratulated Curlers Cole Thurston who won the Gold medal and is going to Worlds, and Ally and Brooke from the Sub Zero Team who won the Silver medal

Mayor Windschitl:

- Wished everyone a Happy Mother's Day on May 8th
- Stated Fishing opener is on the 14th
- Encouraged everyone to go and enjoy the Taste of Chaska events
- Noted the Rotary Club has a Shredding event this weekend from 4-8pm at the Athletic Center

10. Adjourn

Motion by Councilmember Hubbard second by Councilmember Grau to adjourn the meeting at 7:19 pm.
Motion carried.

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- MINUTES -
CHASKA CITY COUNCIL
MAY 16, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:01 pm.

2. Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Mayor Windschitl, and Grau arrived late and recused himself from voting on 9A.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; City Engineer Matt Clark; and Water and Sewer Director Matt Haefner.

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

5. Proclamation
5.A. Recognition of Poppy Days - Chaska American Legion Auxiliary - Unit 57

Mayor Windschitl read a Proclamation In Recognition of Chaska American Legion Auxiliary, Unit 57 declaring May 26, 27 and 28, 2022 as Poppy Days as a symbol of hope for all veterans who served this great country through military service and pay tribute to the war dead and aid the living veterans and their families.

6. Visitor Presentation
6.A. State of the Library 2022 Presentation - Heidi Hoks & Jodi Edstrom

Ms. Hoks and Ms. Edstrom addressed the Council and provided a presentation on the ways the library has changed in the past few years due to the pandemic and shared the events they have had recently.

7. Minutes
7.A. Approve April 18, 2022 City Council Meeting Minutes
Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of April 18, 2022 City Council meeting.

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Motion carried.

8. Consent Agenda

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

A. 2022-2023 Liquor License Renewals

Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2022 through June 30, 2023, with contingencies as noted.

B. Consider Letter of Support for SouthWest Transit's FTA Program Applications

Motion to accept the Letter of Support for SouthWest Transit's FTA Program Applications.

C. Adopt Resolution 2022-51, Accepting Gifts and Donations

Motion to adopt Resolution No. 2022-51 acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2022 through March 31, 2022.

D. Adopt Resolution 2022-52, Interconnection Process

Motion to Adopt Resolution No. 2022-52 Rules Governing the Interconnection of Cogeneration and Small Power Production Facilities for the City's Electric Utility.

E. Adopt Resolution 2022-53, Ratifying 2022 Cogeneration of Small Power Production Tariff for the City's Electric Utility

Motion to Adopt Resolution No. 2022-53 Ratifying 2022 Cogeneration and Small Power Production Tariff for the City's Electric Utility.

F. Adopt Resolution 2022-54, Support the Laketown Township State Bonding Request for the "201" System Feasibility Study

Motion to Adopt Resolution No. 2022-54, supporting Laketown Townships in the request for funds to be appropriated for the study in the upcoming State bonding bill.

G. Adopt Resolution 2022-55, Fair Housing Policy

Motion to Adopt Resolution No. 2022-55, approving a stand-alone Fair Housing Policy for the City of Chaska.

H. Adopt Resolution 2022-56, Creek Road Sewer Phase II – Congressional Support

Motion to Adopt Resolution No. 2022-56, approving support for congressionally directed support for the Phase II Creek Road sanitary sewer project.

I. Approval of Adjustments to Pension Benefits for Chaska Fire Department Relief Association

Motion to approve a Chaska Fire Department Relief Association benefit structure and related By-Law amendments first payable as of June 1, 2022, based on a benefit of $3.4000 per month of service for the monthly benefit and a benefit of $9,304 per year of service for the lump sum benefit. Mayor Windschitl abstained voting on this item.

J. Adopt Resolution 2022-57, Approval for Tax Forfeited Land Sale Parcels

Motion to approve Resolution Number 2022-57 Providing approval for tax forfeited land sale parcels and authorizing the City Administrator to execute documents relates to sale of the parcels.

K. Property Easement Agreement - Creek Road Trunk Sewer Extension Street & Utility Improvements

Motion to Approve and Authorize Payment to Acquire Fee Title and Various Easement for Roadway, Sidewalk, Trail, Drainage and Utility Purposes Over Certain Property.

L. Adopt Resolution 2022-65, Authorizing the Commencement of Eminent Domain to Acquire Fee Title and Various Easement

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Motion to adopt Resolution No. 2022-65, authorizing eminent domain acquire fee title and various easements for new street and utility improvements over certain property described herein.

M. Adopt Resolution 2022-58, Approving the Final Site & Building Plan and Final Plat for Chaska Creek Industrial Phase 3/Oppidan/PC #2022-29

Motion to adopt Resolution No. 2022-58 approving the Chaska Creek Industrial Phase 3 (aka Chaska Club West Industrial) (PC #2022-29).

N. Adopt Resolution 2022-59, Approving the Final Site & Building Plan, Final Plat and Sale of Excess City Land for West Creek Apartments/Community Asset Development Group/PC #2022-32

Motion to adopt Resolution No. 2022-59 approving the Final Site & Building Plan, Final Plat, and Sale of Excess City Land for West Creek Apartments (PC #2022-32).

O. Adopt Resolution 2022-60, Approving the Final Site & Building Plan for the Fieldhouse Addition at Southwest Christian High School/Southwest Christian/PC #2022-28

Motion to adopt Resolution No. 2022-38, authorizing City staff to send offer letters to the affected property owners for the Creek Road Trunk Sewer Extension Street and Utility Improvements Project.

Item I Mayor Windschitl abstained voting on this item. Motion carried.

9. Action Items

9.A. Adopt Resolution 2022-61, Approving the Preliminary Site & Building Plan and Preliminary Plat for The Gallery Chaska Apartments/Chase Real Estate/PC #2022-21

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on this item.

Councilmember Hubbard asked how snow removal will be handled and why they don't have a playground in their plan.

Joe McElwain with Gallery Apartments and Chase Real Estate addressed the Council. He stated they will notify the residents a day prior to move the vehicles and if there is an ordinance or something prohibiting the parking on the streets they will address that accordingly. He stated they don't have a playground because their demographics don't support the need for a playground.

Councilmember Hubbard stated she feels strongly that they provide some sort of playground or tot lot for the residents especially because of the housing shortage there are many times families may need to rent short term and they should have a safe place to allow their kids to play.

McElwain with Gallery Apartments stated he understands her concern and will do some research and see what the costs and space needs would be to put in a tot lot and get back to the Council with that information.

Councilmember Hubbard stated they continually get emails and calls from residents saying they weren't aware this building was being put up and she would like to know what their plan is to inform people of these projects.

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City Administrator Podhradsky stated they are planning to have a work session in the next month or two on this issue. He noted the Community Development staff has been extremely inundated the past few months. He stated its important to review this with the planning commission so they are all on the same page. He added it is important to note that even with plenty of notice and sending notices they will always get feedback that they didn't know. They are meeting with other cities now to see what they are doing to address this issue and will find a way to incorporate those ways in Chaska.

Travis Olson, 1439 Sofia Drive, addressed the Council and stated the issue he has is that the things that were originally approved by the Council in 2020 such as the wetland being deeded to the City are not part of the plan. He stated the communication has been lacking and the neighborhood meeting held recently was more of the developer explaining what they are going to do and not having a conversation with people to get feedback. He noted there is confusion regarding multiple parking lot proposals in the plans, the open spaces, trails that include stairs which means residents with disabilities wouldn't be able to use the trail, the absence of a tot lot, and the number of trees being preserved and planted.

Wade Sorenson, 1456 Sofia Drive, addressed the Council and stated the size of the building is gigantic and the location isn't appropriate for it. He stated the building size is too big for the parcel size they are building on and the open space requirements seem inconsistent with the ordinances. He stated a lot of people have invested a lot of money into their land and it is going to be ruined by this building.

City Engineer Clark stated it the 17 acres are a single parcel and one PID. He noted if they wanted to make it two they would need to go through the subdivision process.

Councilmember Hatfield stated she understands the building is bigger but it is the type of housing the City needs and they want to be able to provide housing for everyone.

Councilmember Huang stated there are statements of fact and statements of opinion, and he would like to see a clear transparent view of this plan. He stated he feels the building is pretty large and that is his opinion but if they can make it work in the space they are proposing, then that is good because it is something the community needs. He noted there are a lot of things that need to be cleaned-up so they can clearly see the plan.

Beth Sanchez, Sofia Drive addressed the Council. She stated she did get a notice about the Planning Commission meeting in April but wasn't ever notified about the meeting in May. She stated she took it upon herself to print out flyers with the information about this project and knocked on doors of neighbors to make sure everyone was informed of what was happening. She noted the crosswalks need to be looked at and trails. She stated a reasonable size is 3 stories for the apartment building.

Greg Butler, 1355 Romeo Court, addressed the Council and stated he is concerned about the amount of traffic that will be coming through his neighborhood as a result of this project. He stated he requested a copy of the traffic analysis study and upon review asked a few questions and received no response. He noted if they proceed with this plan based on the traffic study

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outcome, they would be approving a plan that is not accurate. He stated he finds it unusual that the traffic study was done in one day

Administrator Podhradsky stated even though they are done by the developers they are given to the City for their engineers to review for accuracy.

Councilmember Grau stated this conversation is very frustrating and wants to remind everyone why they are here, they all want the best for the City. He stated there is a lot of speculation being put out there and would like the tone to remain non-accusatory. He stated he is recusing himself from the vote since he was late to the meeting tonight.

Councilmember Hatfield stated it seems some people are splitting hairs over 3 units, and that won't make a difference. She stated the numbers will change again before the next meeting and it will be reviewed again, the pieces are always moving.

Community Development Director Kabat stated the purpose of the traffic study is to say that when at full capacity the roads could handle the amount of traffic there whenever that may be down the road in a year or two etc.

Jennifer Stoltz, Clover Preserve Drive addressed the Council. She stated she got the April notice in the mail about the meeting and that is the only communication she received for this building. She stated she is concerned about the traffic and speeding and adding the additional traffic. She noted she has seen Clover field grow over the years, and is all for growth but with the large proposed building there is going to be traffic and safety issues for their kids.

Jeremy Ely, 1368 Romeo Court, and Jonathan Board member addressed the Council. He stated he thinks the Council needs to understand that the sensitivity is coming from people not being informed of what is going on because they are not within the statutory distance to be informed of such projects. He stated he applauds the Council for addressing that issue. He stated he would like to know how he can help as an advocate and work with the City to help with safety of the kids in the area. He noted he doesn't think the building is too big and thinks the developers did a good job to match what the others look like in the area.

City Administrator Podhradsky stated they have spoke with Clover Ridge School and they discussed that the school has a high number of drop-offs and the traffic needs to be split between the north and south parking lot, so that is something they are working on and it should help.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution No. 2022-61 approving the Preliminary Site and Building Plan and Preliminary Plat for a 175-unit apartment building for the Gallery Chaska Apartments (PC #2022-21).
Councilmember Grau recused himself from the vote because he came late. Motion carried.

Council recessed at 9:40 pm.

The meeting reconvened at 9:46 pm.

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9.B. Adopt Resolution 2022-63, Approving the Preliminary Plat for the Eitel House/Jonathan Association/PC #2022-27
City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation on this item.

Councilmember Hubbard asked if they would need a variance to build a garage.

City Planner Hanson stated no, the garage would sit facing the house.

Councilmember Hatfield stated she hopes they can sell to someone who is going to care and love the house.

Ely stated they are prohibited from selling to a company or corporation. As a homeowners association they would want to sell to a person not a company.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2022-63 approving the Preliminary Plat for the Eitel House (PC #2022-27).
Motion carried.

9.C. Adopt Resolution 2022-62 and Ordinance 1017, Approving the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for the Chaska Tech Center/Amcon Construction/PC #2022-26

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on this item.

The developer addressed the Council and thanked them for working with them and would like to ask that they can use a class 2 material to be used as a class 1 material. He showed the stone they would like to use.

The Council stated they would take it under advisement and let them know.

The Owner address the Council and stated they have seen a 28% increase on the materials and will need the proposed siding approved to move forward with the project, so he hopes they can make it work. He stated the next steps are that they will make a purchase agreement and developers agreement.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2022-62 approving the Preliminary Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center) (PC #2022-26).
Motion carried.
Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Ordinance No. 1017 approving the Zoning Ordinance Amendment (ZOA) to PMD-21.
Motion carried.

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9.D. Adopt Resolution 2022-64, Approving the Concept Plan for Kusske Estates Property (Extension of The Harvest Neighborhood)/Tradition Development/PC #2022-25

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on this item.

Pat Wrase with Tradition Development addressed the Council. He stated they have had some prelim grading done and they are showing the site is fairly balanced so they don't need to do any of that necessarily.

Motion by Councilmember Huang, seconded by Councilmember Grau to adopt Resolution No. 2022-64 approving the Concept Plan for Kusske Estates Property, based on the conditions listed therein.
Motion carried.

10. Bills
10.A. Accounts Payable Council Roster 5-16-2022

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

11. Other Business
11.A. City Administrator's Report
11.A.i. Bi-Weekly Report April 4, 2022

11.B. Other Reports
11.B.i. 1st-Qtr 2022 Investment Report dated May 16th, 2022
11.B.ii. Financial Rpts-Q1

11.C. Other Meeting Minutes
11.C.i. Planning Commission Meeting Minutes April 13, 2022
11.C.ii. Human Rights Commission Minutes 12-16-2021
11.C.iii. Human Rights Commission Minutes 02-24-2022

Councilmember Hatfield:
- Stated the Taste of Chaska is 5-9pm on Wednesday
- There is a Food Distribution at 12pm on Thursday
- Stated there are Open House tours Thursday 5:30-7:30pm and Saturday 10-12pm at City Hall
- Noted there is a Microchip, license Wellness and Vaccine Clinic for pets at Valley Free Church May 19th 3-6pm

Councilmember Hubbard:
- Stated there is a MN Arboretum open house on Thursday May 26th 4:30-6:30pm

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- Noted she wants to send wishes and honor those who served and wish everyone a safe Memorial Day

Councilmember Huang:
- Thanked everyone for coming out and helping with Christmas in May
- Stated Chaska Bash fundraiser went well
- Noted June celebrates 50 years of Chaska women high school sports
- Stated they are having the CEO candidate interviews for SouthWest Transit on Thursday

Councilmember Grau:
- Noted the Chaska Classic went really well and thanked the parks and city works for cleaning up so well
- Stated congratulations to his son's team, the Chaska Boys 9AA team for winning

Mayor Windschitl:
- Stated on June 5th they are having a Fishing with Friends event
- Stated the Vets Club does a great job setting up Memorial Day events and encourages everyone to get out and see those starting at 10am

11. Adjourn

Motion by Councilmember Hatfield second by Councilmember Hubbard to adjourn the meeting at 11:24 pm.
Motion carried.

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- MINUTES -
CHASKA CITY COUNCIL
JUNE 6, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hatfield, Huang, and Mayor Windschitl

Absent: Councilmember Hubbard

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

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

5. Visitor Presentation
5.A. Growth Through Opportunity Youth Swearing in Ceremony
Police Chief Seibert addressed the Council and provided some information on the Growth through Opportunity Youth program who is working with the Empower Inclusion program and introduced both cadets of the program; Jordan Moore and Mitchell Scott.

Alex Oladoyin with Empower Inclusion addressed the Council and stated they are excited to partner with the City and noted it is going to provide the cadets with a great variety of job experience and exposure to many different City areas. She thanked the City and stated it is going to be a positive experience.

Mayor Windschitl swore in Jordan Moore and Mitchell Scott as honorary Police Cadets for the City of Chaska, County of Carver, State of Minnesota.

6. Consent Agenda
Motion by Councilmember Grau, second by Councilmember Huang to approve the Consent Agenda Items A through H:

A. Temporary On-Sale Intoxicating for Chaska Rotary Foundation

Motion to approve Temporary On-Sale Intoxicating License TW 22.02 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska City River Days, on July 29th – 31st, 2022.

DRAFT

B. Accept Human Rights Commission Resignation - Emily Filmore

Motion to accept the resignation of Emily Filmore from the Chaska Human Rights Commission and open the seat to applications.

C. Approval of 2021 Interfund Transfers

Motion to approve 2021 interfund transfers to be reported as Other Financing Sources and Uses in the 2021 Annual Comprehensive Financial Report.

D. Accept Terms of Mediated Settlement Agreement

Motion to approve the terms of the settlement and authorize the City Administrator to sign the Settlement Agreement once the final document is complete.

E. Adopt Resolution 2022-67, to Approve 2022 Bid for Lions Park Shelter

Motion to approve Resolution 2022-67 awarding the bid for the 2022 Bid for Lions Park Shelter to Theis Construction Co Inc. in the low bid amount of $446,951.19.

F. Letter of Support - Grant Application CSAH 11 & 44 Packet Page 1 of 101 Agenda Page 2

Motion to authorize the Mayor to sign a letter of support for Carver County's HSIP application for the CSAH 11 and 44 intersection.

G. Adopt Resolution 2022-68, Approving Plans & Specifications and Authorizing Bids Creek Road Trunk Sewer Ext Street and Utility Improvement Project

Motion to adopt Resolution No. 2022-68, approving the construction documents for the Creek Road Trunk Sewer Extension Street and Utility Improvement Project, and authorizing the solicitation of public bids.

H. Adopt Resolution 2022-69, Scheduling Public Improvement Hearing on July 11th Creek Road Trunk Sewer Extension Street and Utility Improvements

Motion to approve Resolution 2022-69 Scheduling the Public Improvement Hearing for the Creek Road Trunk Sewer Extension Street and Utility Improvements Project.
Motion carried.

7. Action Items

7.A. Adopt Resolution 2022-66, Award Bid for Hundertmark Tower Rehabilitation

City Administrator Podhradsky introduced this item.

Matt Haefner, Water & Sewer Director, provided a presentation and background on this item. He stated bids have been received and noted they came in lower than budgeted. He stated it will take 15 weeks to complete the project.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2022-66 awarding the bid for the Hundertmark Water Tower Rehabilitation, in the low bid of $1,297,700.000.
Motion carried.

8. Bills

8.A. Accounts Payable Council Roster 6-6-2022

Council requested further information on pages 6 and 14.

City Administrator Podhradsky provided further information regarding those bills.

DRAFT

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

9. Other Business

9.A. City Administrator's Report

9.A.i. Bi-Weekly Report June 6, 2022

9.B. Other Reports

9.B.i. Bi-Weekly Report 06-06-2022

9.C. Other Meeting Minutes

9.C.i. Human Rights Commission Minutes 03-24-2022

9.C.ii. Human Rights Commission Minutes 04-28-2022

Councilmember Hatfield:

- Thanked Officer Jenke and the Cert Team for their hard work
- Noted the Pride Picnic is this Sunday at 3pm, they need volunteers still
- Noted there is a Food Distribution on June 16th at 12pm

Councilmember Grau:

- Stated there has been resident outreach regarding the City putting a "how to read your bill" on electric statements so they can understand them better and he agreed that would be helpful and would like the City to look into that
- Noted he is very happy that the City is supportive and has a Pride Picnic and wished everyone a Happy Pride Month

Councilmember Huang:

- Stated the Memorial Day Ceremony at the VFW was a great event and thanked all who served the US
- Stated the Chaska Community Master Plan Open House is on June 15th from 6-8pm at the Community Center and added there will be free ice cream
- Noted the Picnic with the Police is on July 21st from 5:30-8:30pm at Veterans Park
- Stated August 2nd is Night to Unite
- Wished everyone a Happy Father's Day on June 19th
- Congratulated Stephen Kraus on his first day as Fire Chief
- Stated the Cert dinner was great and thanked the volunteers who contribute their time and energy to the Community
- Congratulated Eric Chiles for making it to the PGA Senior Tournament
- Congratulated Pam Schmillen, Chaska Girls Golf Coach was inducted in to the Minnesota Golf Hall of Fame
- Noted the Flags of Honor Car Show is on August 6th from 10am-2pm at City Square Park
- Congratulated the 2022 Graduates

Mayor Windschitl:

DRAFT

- Stated the Fishing with Friends Annual Clinic went really well
- Noted he attended the groundbreaking at Southwest Christian school for their field house
- Noted the Chaska Cubs are playing and you can visit chaskacubs.com for the schedule
- Congratulated all 2022 Graduates, his Grandson included
- Stated Chaska is in the Top 175 Workplaces again, thanked everyone for their input on the surveys
- Wished everyone a Happy Father's Day on June 19th

City Administrator Podhradsky:

- Congratulated the 2022 Graduates
- Stated they are looking for dates to hold the Engagement for Building Study; there will be 4 dates and they will be open houses in the park with ice cream and some sort of games and/or activities

10. Adjourn

Motion by Councilmember Huang second by Councilmember Grau to adjourn the meeting at 7:40 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/20/2022

Subject: **Minnesota Municipal Utilities Association (MMUA) Delegate Update**

Prepared By: Pete Wyffels, Electric Director

Update

Minnesota Municipal Utilities Association (MMUA) represents the interests of Minnesota's municipal electric, gas and water utilities. The mission of MMUA is to unify, support and serve these utilities so they can in turn improve service to their customers and communities. MMUA has requested that the City of Chaska update its delegates. Delegates are authorized to cast a vote on all matters that come MMUA. Due to changes in personnel in the Electric Department, we need to make a couple updates and those are attached.

Recommendation

To approve the proposed changes

CITY COUNCIL ACTION REQUESTED

Motion to approve the updated list of MMUA delegates as follows: Andrew Romine, Troy Wiebe and Jack Worm.

MINNESOTA MUNICIPAL UTILITIES ASSOCIATION

D E L E G A T E A P P O I N T M E N T

The City of Chaska - City Council hereby designates
(Governing body of utility/city)

Pete Wyffels as its duly authorized delegated representative to cast its vote on all matters to come before the membership of the Minnesota Municipal Utilities Association. This appointment shall be valid until such time as it may be, from time to time, amended by this body.

The following is/are designated as alternates to the designated representative:

1. Andrew Romine
2. Troy Wiebe
3. Jack Worm
4. _____
5. _____

The above appointment(s) were duly made before me this 20th day of June, 20 22.

Attested to: _____
(clerk, secretary, etc.)

Please return completed form to: Minnesota Municipal Utilities Association
Attn: Rita Kelly, Director of Administration
3131 Fernbrook Lane North, Suite 200
Plymouth, MN 55447-5337
Email: rkelly@mmua.org
Fax: 763.551.0459

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/20/2022

Subject: **On-Sale Liquor at Community Event - Schram Haus Brewery at Chaska Farmer's Market**

Prepared By: Denise Beebe, Senior Clerk

The Schram Haus Brewery of 3700 Chaska Blvd, Chaska MN 55318 has made application for an On-Sale Liquor Permit at a Community Event for the Chaska Farmer's Market. This will allow patrons to purchase alcohol at their Farmer's Market booth during this Community Event on Wednesdays from June 22nd through August 24, 2022.

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

CITY COUNCIL ACTION REQUESTED

Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.01 for Schram Haus Brewery, 3700 Chaska Blvd, Chaska MN for the Chaska Farmer's Market, effective June 22nd through August 24, 2022.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: **School District 112 Contract for CPD School Resource Officers**

Prepared By: **Ryan Seibert, Chief of Police**

Background: The City of Chaska Police Department staffs two full-time school resource officers (SROs) that are assigned to Eastern Carver County School District 112 schools in the City of Chaska. The role of the SROs is to maintain a safe and secure environment on campus, establish a positive working relationship to help further student development, and working to foster a positive two-way relationship between police and students. The SRO contract was last revised in 2021, with a one-year contract term that ends in June 2022. City staff have worked with the district to develop an updated contract, which if ratified, would extend contractual SRO services until June 30, 2025.

The proposed contract is not substantially different from previous contract language. The financial cost allocation for position funding has remained the same. Contract language establishes the city and district agree to a "50 % - 50 %" share of the salary and benefit cost of two SROs. Invoicing will be processed by the city finance department and occur at the end of each quarter. Updated contract language also specifies that either party may terminate the agreement by providing 180 calendar days' written notice.

If ratified, the contract would be effective for a period beginning July 1, 2022 through June 30, 2025.

CITY COUNCIL ACTION REQUESTED

Motion to authorize the City Administrator to sign the "Agreement for School Resource Officer Services By and Between Eastern Carver County Schools, IDS 112 and City of Chaska" document, thereby authorizing the Chaska Police Department to continue staffing 2 full-time SROs at ISD 112 schools in the City of Chaska.

AGREEMENT FOR SCHOOL RESOURCE OFFICER SERVICES BY AND BETWEEN EASTERN CARVER COUNTY SCHOOLS, ISD 112 AND CITY OF CHASKA

This Agreement is by and between Eastern Carver County Schools-Independent School District Number 112 ("District") and the City of Chaska ("City").

A. PURPOSE:

The purpose of this agreement is to address the need for the presence of licensed peace officers to provide specific services to Eastern Carver County Schools and establish a mutually beneficial framework that both schools and law enforcement can work within to achieve shared goals. The intent is to establish and define the mission of the School Resource Officer program as a joint cooperative effort between the District and the City of Chaska. The partnership is intended to facilitate effective, timely communication and coordination of effort for both the District and the City to promote a safe and positive work and learning environment and to decrease the number of youths formally referred to the juvenile justice system. Additionally, it clarifies the roles and expectations and formalizes relationships between the participating entities to foster an efficient and cohesive program that will build a positive relationship between law enforcement, school administrators, school staff and students.

B. ROLE AND DUTIES OF THE SCHOOL RESOURCE OFFICER (SRO):

The list of basic duties and work schedule of each SRO shall be cooperatively developed between the District and the City. The District may request SRO assignments to specific District buildings within Chaska and the City will work collaboratively with the District to comply with such requests.

1. The School Resource Officer is responsible for managing law enforcement incidents occurring in the school or on school grounds and protecting students, staff and visitors from criminal activity. A determination of whether an incident is considered a law enforcement responsibility should be made in consultation with school administration when feasible. Most school incidents and policy violations do not constitute criminal conduct and should not be addressed through law enforcement action. Officers responding to an incident or consulting with school officials are encouraged to use their discretion in determining the best course of action, including using alternatives to arrest whenever reasonable.

2. The SRO shall assist the District Emergency Management department and school principal(s) in developing plans and strategies to prevent and/or minimize dangerous situations on campus and to address other security issues identified by the emergency manager, principal and/or the SRO. Such plans are to be arrived at jointly and communicated clearly between the parties.

3. In every case other than specific circumstances where the delay involved adds risk to the safety of others in the building or the public at large, the SRO shall notify the principal or

their designee in advance before removing a student from the school building or premises.

4. The SRO will inform the principal or their designee about any crime committed, arrest(s) made or other SRO activity as soon as reasonably feasible after the event.

5. The SRO shall take appropriate law enforcement action against intruders or unauthorized visitors who appear in the building or on campus property.

6. In all matters related to law enforcement actions taken within the school or on school property (including investigations, interviews and searches or confiscation of property related to students), SROs will conduct themselves in a manner consistent with relevant federal and state statutes and case law, the standard operating procedures and general orders of their department, and the board-adopted policies and procedures of the District. In any case where the respective policies of the District and the City may conflict, the matter will be resolved by mutual agreement of the City Administrator and the Superintendent of Schools.

7. School Resource Officers will serve when requested by school administration as members of the school threat assessment team to assist in monitoring students and determining the need for possible law enforcement action. The SRO will be familiar with agencies and resources that aid youth and their families and make referrals to agencies when appropriate.

8. Any complaints about student behavior should be brought to school administration rather than the SRO. The SRO is expected to be familiar with District and school rules; however, most school incidents and policy violations do not constitute criminal conduct and should not be addressed through law enforcement action. The District and its employees are responsible for disciplining students and applying school policies. The SRO may be called on to help de-escalate a situation, prevent criminal conduct and/or prevent harm to an individual. If the principal believes an incident is a violation of the law, he/she may contact the SRO to see if law enforcement action is needed.

9. School Resource Officers will participate in crime prevention activities including, but not limited to patrolling the school building and grounds, monitoring areas known for criminal activity, speaking with staff and students on reducing opportunities for crime, analyzing crime patterns, investigating crimes and ensuring safety at the school.

10. The School Resource Officer is part of the school Crisis Response Team and will participate in meetings, emergency preparation, planning, drills, training and response.

11. The School Resource Officer will be an active and highly visible member of the school community. The SRO will work to foster open communication and trust between students, families, staff, and administration. The SRO is expected to interact with students on an individual basis and in small groups. SROs will also make themselves available for conferences involving teachers, parents, and students. School administrators are encouraged to utilize the expertise of the SROs.

12. The School Resource Officer is expected to build relationships with school administration, teachers, staff, students and families. SROs will focus on getting to know students, act as a role model, and work with administration to identify students that may be facing challenges and in need of additional resources to be successful.

13. The School Resource Officer will represent the law enforcement community and work in partnership with school administration to provide instruction/guidance to students one on one as well as creating and delivering classroom presentations. Topics may include but are not limited to: a basic understanding of the law, the role of law enforcement officers, drug/alcohol awareness, conflict resolution, anger management, personal and school safety strategies, crime trends, and staff or student requested topics. SROs will coordinate all of their activities with the principal and appropriate staff member(s), and will seek permission, guidance and advice from school leadership as well as agency leadership/SRO Supervisor prior to initiating any programs within the school.

14. The School Resource Officer will collect data on crime trends, school-based arrests, referrals to law enforcement, and other SRO activities. This will include data on cases that are worked off-campus by the Police Department or other agencies involving students. The School Resource Officer, SRO Supervisor, Principal/School Administration, District Emergency Management, District Administration and Chief of Police/Sheriff or their designee will meet on a quarterly basis to review the SRO program and quarterly data The SRO will also submit data when requested by District Emergency Management as well as submitting summary data for the year-end program assessment. The District and the City shall collaborate on the criteria to be reported at the start of each school year.

C. TRANSPORTING STUDENTS:

1. SROs shall not transport students in their personal vehicles unless an emergency situation requires immediate transport.

2. SROs shall not transport students in Law Enforcement vehicles except:

    a. When the students are under arrest, or an emergency circumstance exists.

    b. When students are suspended and/or sent home from school pursuant to school disciplinary actions, if the student's parent or guardian has refused or is unable to pick up the child within a reasonable time period and the student's continued presence on campus is an active threat to the safety and welfare of other students and/or school personnel.

    c. Students shall not be transported to any location unless it is determined that the student's parent, guardian or custodian is at the destination to which the student is being transported unless there is a specified exemption in agency policy (i.e. – transportation to jail, other facilities, etc.)

d. SROs will follow their department policy regarding notifying dispatch of departure and arrival times and beginning and ending mileage when transporting juveniles.

e. SROs will notify the school principal or their designee when removing a student from campus.

D. TRAINING OF SCHOOL RESOURCE OFFICERS:

1. All officers assigned as SROs will complete training as required by their department as well as the Minnesota P.O.S.T. Board.

2. In addition, all School Resource Officers shall complete training specific to their role as a School Resource Officer. This training should be completed prior to starting a position as a School Resource Officer. If not possible to complete prior to starting, training must be completed within 6 months of start date.

3. This required SRO training may be completed either with the Basic and Advanced School Resource Officer courses offered by the National Association of School Resource Officers (NASRO), or the Basic and Advanced SRO training courses offered by the Minnesota School Safety Center. The City will provide the District with proof of successful completion of the Basic and Advanced courses for each SRO. Training costs will be covered by the City.

4. The District will provide SROs additional appropriate training and opportunities to participate in professional development on topics relevant to the school setting and working with students. Prior to the beginning of the school year, the District will determine the required training for each School Resource Officer and provide a list of these courses to the City. This training must be completed when offered during the school year. Dates/times for each course will be determined later, but the District will make every effort to provide the training during scheduled SRO hours. Such topics may include (but are not limited to); restorative processes, trauma-informed practices, working with students with disabilities/special needs, equity training and social/emotional learning and positive behavioral intervention supports (PBIS). The District will cover any costs associated with school-provided training.

5. The City will provide other appropriate on-going training as required.

E. EMPLOYMENT OF SCHOOL RESOURCE OFFICERS:

1. School Resource Officers shall follow the guidelines of State and Federal law and School Board policy. They shall remain employees of the Police Department/Sheriff's Office and be subject to all personnel policies and practices of the Police Department/Sheriff's Office regarding investigations, interviews, body-worn cameras, and searches relating to juveniles, except as such policies or practices may be modified by the terms and conditions of this Agreement. Nothing in this Agreement is intended or should be construed as creating or establishing an employment relationship between the District and a School Resource Officer.

2. The City shall employ, in accordance with applicable state statutes, licensed law enforcement officers to serve as School Resource Officers in District schools. When an SRO position becomes open at a Chaska school, District officials shall have the opportunity to participate in a formal interview process conducted by the City. At a minimum, an administrator from the school/site the SRO is to be placed, as well as representative(s) from the District and District Emergency Management department, shall attend the interview to provide feedback to the City.

3. A joint committee composed of representatives of the City and the District shall make recommendations for the SRO positions to the City which shall assign such officers. If the District is not satisfied with the performance of the SRO, the District will request a different School Resource Officer be assigned. If the District and the City are not able to come to a satisfactory resolution, the District may immediately cancel this Agreement.

4. If only one candidate expresses interest in an open SRO position, the school/site administrator(s), the District and the District Emergency Management department will still have the opportunity to meet and evaluate the candidate. Additional selection criteria (law enforcement bargaining contract, seniority, etc.) may be established by the City.

5. The supervision, management and control of School Resource Officers is solely the responsibility of the City. The City will assign a designated SRO Supervisor who will have regular and ongoing contact with the SROs, the school principal or their designee and the District.

6. Law enforcement services rendered to the District shall be determined by both the City and the District. Standards of performance, discipline of the assigned School Resource Officer and other internal matters shall be under the authority of the City in collaboration with the District as allowed by law and related agency policies and procedures.

7. The City shall assume all obligations and payments with regard to SRO's salaries and benefits including worker's compensation, unemployment compensation, PERA and withholding taxes. The City will pay when due all required employment taxes and income tax withholding, including all federal and state income tax on any monies paid pursuant to this Agreement. The District is not responsible for any employee benefits, statutory or otherwise. The District will compensate the City for SRO services as provided in this Agreement.

8. Through this Agreement, the City and its employees have no authorization express or implied, to bind the District to any agreements, liability, or understanding except as expressly set forth herein. The City will be solely responsible for the acts of its employees and agents.

9. The District will provide the SRO with a dedicated, secure, private office containing a telephone line, a desk, a chair and a filing cabinet that can be locked and secured and access to either a computer terminal or computer hookup suitable for use in the conduct of official business only.

10. The City shall provide any required clothing, uniforms, vehicle, necessary forms, equipment and supplies for its officers to perform law enforcement duties provided pursuant to this Agreement.

11. In any event where the SRO is going to be absent from work, the SRO will promptly notify both the SRO supervisor and the principal of the school as to their absence. In the event of any SRO absence, the District and SRO supervisor will collaboratively determine if the temporary placement of another officer assigned as an SRO to a school is warranted.

12. The SRO's regularly scheduled duty day shall begin prior to the time school starts for the day and through the time of school dismissal for the day, except in cases where they are flexing their schedule for the day to accommodate other SRO or law enforcement-related duties approved by the SRO Supervisor or in other unusual circumstances.

13. It is understood and agreed that time spent by SROs attending municipal court, juvenile court, and/or criminal cases arising from and/or out of their employment as an SRO shall be considered as hours worked under this Agreement.

14. Time spent on emergency calls, regular law enforcement duties/reports/paperwork and police training not associated with the District shall be minimized and conducted only as needed. Time in excess of eight hours per day shall be paid according to the officer's employment contract with the City, providing such additional time has been approved in advance by the City and the District. Blanket approvals will not be accepted.

15. If authorized by the District and SRO Supervisor to do so, the SRO may be present at school special events occurring outside the schedule of normal school hours. If the District requested the SRO's attendance at such events, the District will reimburse the City for any associated overtime pay if the officer exceeds 40 hours performing SRO duties or other contract provisions requiring overtime pay. Otherwise, the City shall be responsible for any overtime pay associated with the SRO's attendance at these events.

16. School Resource Officers will wear approved department uniform, formal business attire or business casual with appropriate logos and name badges depending on the time of school year, the type of school activity or program, and the requests of the school and/or City. The SRO Supervisor and the principal shall jointly set expectations and resolve any disputes in this area.

17. School Resource Officers will wear their department authorized duty weapons in accordance with department policy. These weapons must be kept on the SRO or secured in a locked gun safe in the SRO office. The gun safe will be supplied by the City and will only be accessible to law enforcement officers.

F. CHAIN OF COMMAND:

1. School Resource Officers will be subject to the chain of command of the City. The overall supervision, management and control of the School Resource Officer is solely the responsibility of the City.

2. In the performance of their duties, SROs shall coordinate and communicate with the principal or their designee, the District Emergency Management Department and other District departments as requested.

G. DISMISSAL OR REASSIGNMENT OF A SCHOOL RESOURCE OFFICER:

1. In the event the principal of the school or the District Emergency Management administrator feels that the SRO is not effectively performing their duties and responsibilities or has engaged in improper conduct, the District Emergency Management administrator, principal, or designee shall notify the City and the SRO supervisor in writing of their concerns. The City shall ensure a thorough and timely review and investigation of the concerns raised by the District, or any other concerns the City is notified of, or becomes aware of by any other means.

2. Remedial action may include a meeting with the District Emergency Management administrator, the SRO Supervisor and the SRO to discuss the concerns if applicable.

3. The SRO Supervisor will promptly advise the District Emergency Management administrator of the results of the investigation and any subsequent actions taken to the extent allowed.

4. If the District's concerns remain unresolved after City action is completed, the SRO supervisor will arrange a meeting with the City, the District, the SRO supervisor and the SRO to mediate or resolve the issues that remain.

5. If the District's concerns cannot be resolved by the above process, the District reserves the right to request to have the SRO removed from their assignment. The notification to the City will specify the reasons for making the request. When such a request is made, the City agrees to consider removing the SRO from their school assignment and to promptly replace the SRO with another qualified officer in collaboration with the District. If the District and the City are not able to come to a satisfactory resolution, the District may immediately cancel this Agreement.

H. PROGRAM ASSESSMENT:

1. The School Resource Officer Program will be assessed annually, and the evaluation will be conducted jointly between the City and the District. By June 30 of every year, the City shall provide the District a report from the previous school year. The following areas, at a minimum, will be used to evaluate the program:
    - Overview of the School Resource Officer unit
    - Training attended
    - Training conducted
    - Meetings attended
    - Statistics, arrests, referrals, services provided, etc.
    - Highlights and accomplishments

2. The District and the City will meet at the end of each school year to discuss overall program effectiveness and each SRO's effectiveness in the program. This may include a recommendation by the District to the City that an officer maintains their current school assignment, an officer be moved to another District school determined to be a better fit for both the SRO and the District, or that an officer not be assigned to any District school the following year.

I. DATA PRIVACY

1. The City and the SRO, while performing services under this Agreement, must comply with the Minnesota Government Data Practices Act ("MGDPA"), Minn. Stat. Ch. 13, and the Family Educational Rights and Privacy Act, 20 U.S.C. §1232g ("FERPA"), and rules and regulations promulgated thereunder, as they apply to the District regarding the treatment of all data and/or video recordings created, collected, received, stored, used, maintained, and/or disseminated by the District. The parties understand and agree that sharing of data between them may only occur in accordance with these laws governing the use disclosure, and dissemination of data.

2. The City and SRO shall not have access to private student data unless directly authorized by the School District in accordance with a valid exception to the disclosure prohibitions under the MGDPA and FERPA. The SRO may be provided access to student information only as needed by the SRO to perform his duties related to educational or school administration activities when the SRO's use of such student information remains under the direct control of the School District. In these circumstances, the SRO is considered a "school official" as provided in FERPA. If the SRO is gathering information pursuant to a criminal investigation or other law enforcement purpose, the SRO is not acting as a school official and is subject to the same data practices rules as any other law enforcement officer, and will need to secure the appropriate subpoena, court order, warrant, or consent to acquire private data and/or video recordings, unless an exception applies.

3. School officials shall allow the SRO access to public records maintained by the school to the extent allowed by law.

4. If private or confidential student record information is needed by an SRO, but no emergency situation exists, the information may be released only as allowed by law.

5. If some information in a student's record is needed in an emergency to protect the health or safety of the student or other individuals, school officials shall disclose to the SRO that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety; the need of the information to meet the emergency situation and the extent to which time is of the essence.

6. The City and the District agree to and shall abide by, conform to, and comply with all of the laws, rules, and regulations of the United States, the State of Minnesota, and the City/County including specifically Minn. Stat. 16C.05, subd.5 governing retention of

records pertaining to the contract and the Minnesota Government Data Practices Act requirements for private data on individuals.

J. COST ALLOCATION AND INVOICING:

1. The District and the City agree to share on a 50% - 50% basis the annual salary and benefit cost for two School Resource Officers, except to the extent the District's obligation is reduced due to the SRO performing other services for the City resulting in a prolonged disruption of SRO services to the District. (Benefit costs include employer share of health insurance contributions, employer share of payroll taxes for PERA Police and Fire Plan contributions and the individual uniform allowance approved by the Police Department for all other uniformed officers).

2. The District shall not assume liability for the direct payment of any salaries, wages, or other compensation to the SRO, SRO Supervisor or any City or County personnel performing SRO services, and the City hereby assumes responsibility for payment of wages and benefits including vacation and sick leave, mileage, uniforms, public employees retirement contributions, workers' compensation, vehicle, general liability insurance costs, general overhead, including indirect expenses and supplies, radio unit expense and health expenses.

3. At its own expense, the City shall provide funding for SRO supervision and an appropriate vehicle(s) for use by the SRO.

4. The City will invoice the District at the end of each quarter for SRO services provided during that quarter. The District will pay the invoice within 30 days of receipt.

K. INSURANCE:

The City will maintain workers' compensation insurance, public employees' liability insurance, and automobile insurance in amounts deemed appropriate and not less than the coverage limits prescribed under Minn. Stat. § 466.04. The City and the District will each maintain general liability insurance with coverage limits not less than those prescribed in Minn. Stat. § 466.04.

L. INDEMNIFICATION:

Each party is responsible for its own acts and omissions and the results thereof to the extent authorized by law, and each party to this Agreement expressly declines responsibility for the acts or omissions of the other party. The City shall be solely responsible and liable for the acts and/or omissions of the SRO. The City shall indemnify, defend, and hold harmless the District and its current and former officers, agents, employees, and board members from any and all damages, liability, judgments, claims, expenses, fees, costs, actions, demands, and payments of whatsoever kind and nature arising from and/or pertaining to the acts and/or omissions of the School Resource Officer. Nothing herein shall be construed to waive or limit any immunity from, or limitation on, liability available to either party, whether set forth in Minnesota Statutes, Chapter 466 or otherwise. The obligations in this paragraph survive the termination or expiration of this Agreement

M. APPROVAL AND TERM OF CONTRACT:

1. The terms of this Agreement are entered into and approved by the City Administrator on behalf of the City and by the Superintendent of Schools on behalf of the District. Its provisions may be revised or amended only by mutual agreement of the parties and upon formal approval of the agreed upon changes by the governing bodies of the respective parties. These mutually agreed-upon revisions can be made at any time, but are not in effect until approved and signed by both parties.

2. The term of this Agreement shall be from July 1, 2022 to June 30, 2025. It may be extended or amended upon mutual written consent of both parties.

3. Either party may terminate this Agreement on June 30th of each year by giving 180 days' advance written notice.

4. This agreement shall remain in force until the end of the term above, or until terminated by either party pursuant to this Agreement.

5. In the event either party shall default in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue uncured for a period of thirty (30) days after written notice thereof, the non-defaulting party may, at its option and in addition to all other rights and remedies which it may have at law or in equity against the other party, immediately terminate this Agreement.

6. It is agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all prior agreements or memoranda of understanding between the City and the District regarding School Resource Officers.

The parties agree to the terms of this School Resource Officer Services Agreement as evidenced by their signatures below.

_____ _____

Lisa Sayles-Adams, Superintendent Date
District 112, Eastern Carver County Schools

_____ _____

Matt Podhradsky, City Administrator Date
City of Chaska

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/20/2022

Subject: Appointment of Election Judges for the 2022 Primary Election

Prepared By: Denise Beebe, Senior Clerk

The Primary Election will be held on Tuesday, August 9, 2022. At least 25 days prior to the election, Council must appoint Judges of Election to administer the election in each polling place.

As per Minnesota Statute, party balance per polling site must only be maintained in that there may not be more than one half of the judges affiliated with one party. This condition will be met at all four polling locations. Judges are working either a full day or half day shifts of the Primary Election. They will be attending two hours of vertical or in person training prior to the election.

All training and polling day work assignments are paid by the City through the Elections budget. There is a total of 10 to 12 judges working at each of the four Wards. Judges are offered the following pay, which comes out of the Election budget:

Head Judges $12.33 per hour
Assistant Head Judges and Tabulator Judges - $11.33 per hour
Regular Judges - $10.33 per hour

Staff recommends the appointment of Judges of Election for the General Election of those persons listed on Exhibit A, and any additional individuals needed to work at the polling sites.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-84 appointing those persons listed on Exhibit A as Judges of Election for the Primary Election, Tuesday, August 9, 2022.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 6/20/2022 RESOLUTION NO. 2022-84

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Appointing Judges of Election for the Primary Election August 9, 2022

WHEREAS, the Primary Election will be Tuesday, August 9, 2022; and

WHEREAS, the City Council must appoint Judges of Election to administer the polling places at least twenty-five (25) days prior to the election;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the persons listed on "Exhibit A", are appointed to serve as Judges of Election for the City of Chaska at the Primary Election, Tuesday, August 9, 2022;

FURTHER, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the Election Administrator be empowered to appoint additional Election Judges as warranted.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

Mark Windschitl, Mayor

Attest:

Chaska Senior Clerk

Exhibit A

2022 Primary Election Judges

Ward 1

Ivy Beebe
Vickie Andrie
Laurie Lundgren
Jan Schmit
Stephanie Brekke
Nickolette Chaffee
Marian Garrison-Marlow
Bev Geffert
Stephen Krenz
Cheryl McCoy
Terri Melvin
Gordon Thomas
Mary Jo Zirbes
Laura Blotsky

Ward 2

Mary Syversen
Pamela Skaar Meier
Theresa Hill
Robert Olson
Caroline Beise
Terri Browne
Randal Brunet
Donna Clark
Jeri Goodspeed-Gross
Rebecca Herreid
Barbara Larson
Janet Merkle
Kathryn Moe
Mary Myss
Gloria Peterson
Kris Snedeker
Marc Sultana
Elaine Ward

Ward 3

John Dawson
Carl Syversen
Kip Dunkelberger
Kim Jordahl
Nana Ama Adjei
Emily Bauer
Candy Buranen
Albert Day
Erin Dupey
Jill Engeswick
Nancy Essler
Michael Flaherty - Wilcox
Deb Hayes
Lauren Mihajlov
Kaye Norrish
Connie Palmer
Tracy Peterson
Timothy Rawerts
Melissa Reeder

Ward 4

Kevin Wright
Randy Erdahl
Sheri Meyers
Norm Oberski
Carolyn Clausen
Vicki Daley
Karen Dawson
Caleb Haynes
Pamela Houg
Gwen Jansen
Peggy Longhenry
Susan Oprosko
Lloyd Schaeffer
Susan Marek

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: **Lot Split for Carlson Property at 3675 Big Woods Boulevard**

Applicant: Johnson Reiland Builders & Remodelers

Location: 3675 Big Woods Boulevard

Case Number: P.C. No. 2022-40

Synopsis: The applicant is requesting approval of a Lot Split for 3675 Big Woods Boulevard

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the request

---

Background

The Carlson property at 3675 Big Woods Boulevard is currently being evaluated by Johnson Reiland Builders & Remodelers for development purposes. In March 2022, the Preliminary Plat and Rezoning were approved for Ensconced Woods, which included the Carlson property being incorporated into the development. The north side of the ravine would be incorporated while the south side would be retained by the property owner for future development. The lot split being requested is splitting the north side from the south side.

It should be noted that the lot split is only being approved to facilitate the closing on the land that will occur in the near future. The developer will still be required to go through the remaining approvals (i.e. Final Plat), and that the Developer will still pay all costs and fees associated with re-platting.

Request

The applicant, Johnson Reiland Builders & Remodelers, is requesting a lot split on the property owned by the Carlson family at 3675 Big Woods Boulevard. The property at 3675 Big Woods Boulevard currently contains the homestead for Linda Carlson.

The lot split approval will allow for the formal splitting of the lot to be two separate parcels. Parcel A (15.01 acres) will be sold off to Johnson Reiland Builders & Remodelers to include in their Ensconced Woods development, and Parcel B (15.48 acres) will be retained by the Carlson family for future development.

Analysis

The proposed lot is located in the Planned Residential District (PRD-81) zoning district on the north side and Open (O) on the south side. Splitting the parcel will not render the parcels in violation of the Zoning Ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2022-70, approving the Lot Split on 3675 Big Woods Boulevard, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Lot Split, prepared by Pioneer Engineering, dated August 30, 2021

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE JUNE 20, 2022 RESOLUTION NO. 2022-70

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Lot Split for 3675 Big Woods Boulevard/Johnson Reiland Builders & Remodelers/P.C. No. 2022-40

WHEREAS, the Carlson property at 3675 Big Woods Boulevard is currently being evaluated by Johnson Reiland Builders & Remodelers for development purposes; and

WHEREAS, in March 2022, the Preliminary Plat and Rezoning were approved for Ensconced Woods, which included the Carlson property being incorporated into the development; and

WHEREAS, the north side of the ravine would be incorporated while the south side would be retained by the property owner for future development; and

WHEREAS, the lot split being requested is splitting the north side from the south side;

WHEREAS, it should be noted that the lot split is only being approved to facilitate the closing on the land that will occur in the near future; and

WHEREAS, the developer will still be required to go through the remaining approvals (i.e. Final Plat), and that the Developer will still pay all costs and fees associated with re-platting; and

WHEREAS, the applicant, Johnson Reiland Builders & Remodelers, is requesting a lot split on the property owned by the Carlson family at 3675 Big Woods Boulevard; and

WHEREAS, the property at 3675 Big Woods Boulevard currently contains the homestead for Linda Carlson; and

WHEREAS, the lot split approval will allow for the formal splitting of the lot to be two separate parcels; and

WHEREAS, Parcel A (15.01 acres) will be sold off to Johnson Reiland Builders & Remodelers to include in their Ensconced Woods development, and Parcel B (15.48 acres) will be retained by the Carlson family for future development; and

WHEREAS, the proposed lot is located in the Planned Residential District (PRD-81) zoning district on the north side and Open (O) on the south side; and

WHEREAS, splitting the parcel will not render the parcels in violation of the Zoning Ordinance; and

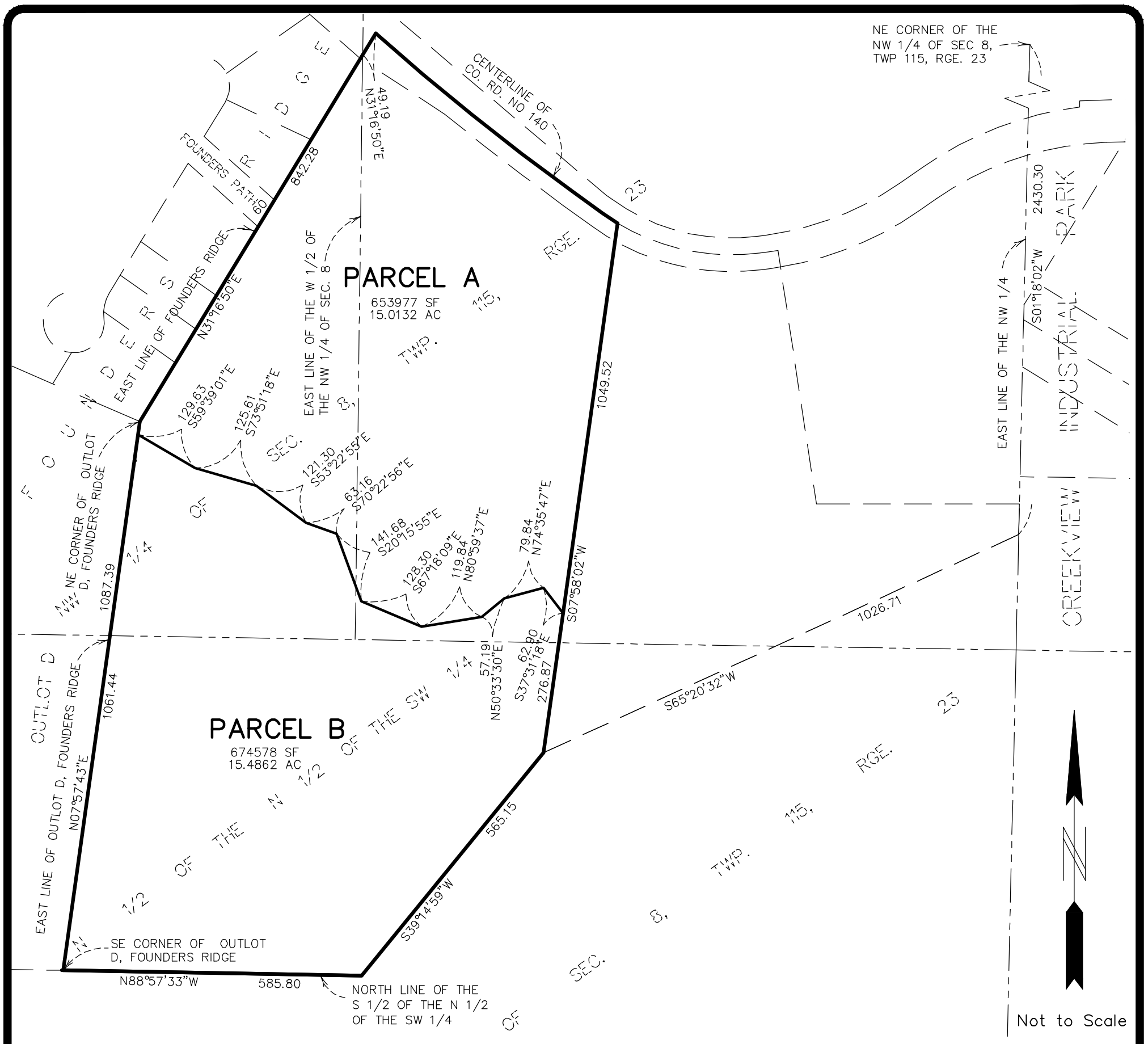
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Lot Split for 3675 Big Woods Boulevard (PC#2022-40), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Lot Split, prepared by Pioneer Engineering, dated August 30, 2021

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk



PROPOSED DESCRIPTION FOR PARCEL A

That part of the Northwest Quarter and the North Half of the North Half of the Southwest Quarter of Section 8, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 8; thence on an assumed bearing of South 01 degrees 18 minutes 02 seconds West along the east line of said Northwest Quarter, a distance of 2430.30 feet; thence South 65 degrees 20 minutes 32 seconds West, a distance of 1026.71 feet to the actual point of beginning of tract to be described; thence South 39 degrees 14 minutes 59 seconds West, a distance of 565.15 feet to the north line of the South Half of the North Half of said Southwest Quarter; thence North 88 degrees 57 minutes 33 seconds West, along said north line, a distance of 585.80 feet, to the southeast corner of Outlot D, FOUNDERS RIDGE, according to the recorded plat thereof, said Carver County; thence North 07 degrees 57 minutes 43 seconds East, along the east line of said Outlot D, a distance of 1087.39 feet, to the northeast corner of said Outlot D; thence North 31 degrees 16 minutes 50 seconds East, along the east line of said FOUNDERS RIDGE, a distance of 842.28 feet, to the east line of the West Half of the Northwest Quarter of said Section 8; thence continuing North 31 degrees 16 minutes 50 seconds East, a distance of 49.19 feet, to the centerline of County Road No. 140; thence southeasterly, along said centerline to the intersection with a line that bears North 07 degrees 58 minutes 02 seconds East, from the point of beginning; thence South 07 degrees 58 minutes 02 seconds West, a distance of 1049.52 feet to the point of beginning.

Except that part thereof lying south of the following described line:

Commencing at the southeast corner of said Outlot D; thence North 07 degrees 57 minutes 43 seconds East, along the easterly line of said Outlot D, a distance of 1061.44 feet, to the point of beginning of the line to be described; thence South 59 degrees 39 minutes 01 seconds East, a distance of 129.63 feet; thence South 73 degrees 51 minutes 18 seconds East, a distance of 125.61 feet; thence South 53 degrees 22 minutes 55 seconds East, a distance of 121.30 feet; thence South 70 degrees 22 minutes 56 seconds East, a distance of 63.16 feet; thence South 20 degrees 15 minutes 55 seconds East, a distance of 141.68 feet; thence South 67 degrees 18 minutes 09 seconds East, a distance of 128.30 feet; thence North 80 degrees 59 minutes 37 seconds East, a distance of 119.84 feet; thence North 50 degrees 33 minutes 30 seconds East, a distance of 57.19 feet; thence North 74 degrees 35 minutes 47 seconds East, a distance of 79.84 feet; thence South 37 degrees 31 minutes 18 seconds East, a distance of 62.90 feet to the intersection with a line that bears North 07 degrees 58 minutes 02 seconds East, from the point of beginning and there terminating.

PROPOSED DESCRIPTION FOR PARCEL B

That part of the Northwest Quarter and the North Half of the North Half of the Southwest Quarter of Section 8, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 8; thence on an assumed bearing of South 01 degrees 18 minutes 02 seconds West along the east line of said Northwest Quarter, a distance of 2430.30 feet; thence South 65 degrees 20 minutes 32 seconds West, a distance of 1026.71 feet to the actual point of beginning of tract to be described; thence South 39 degrees 14 minutes 59 seconds West, a distance of 565.15 feet to the north line of the South Half of the North Half of said Southwest Quarter; thence North 88 degrees 57 minutes 33 seconds West, along said north line, a distance of 585.80 feet, to the southeast corner of Outlot D, FOUNDERS RIDGE, according to the recorded plat thereof, said Carver County; thence North 07 degrees 57 minutes 43 seconds East, along the easterly line of said Outlot D, a distance of 1061.44 feet; thence South 59 degrees 39 minutes 01 seconds East, a distance of 129.63 feet; thence South 73 degrees 51 minutes 18 seconds East, a distance of 125.61 feet; thence South 53 degrees 22 minutes 55 seconds East, a distance of 121.30 feet; thence South 70 degrees 22 minutes 56 seconds East, a distance of 63.16 feet; thence South 20 degrees 15 minutes 55 seconds East, a distance of 141.68 feet; thence South 67 degrees 18 minutes 09 seconds East, a distance of 128.30 feet; thence North 80 degrees 59 minutes 37 seconds East, a distance of 119.84 feet; thence North 50 degrees 33 minutes 30 seconds East, a distance of 57.19 feet; thence North 74 degrees 35 minutes 47 seconds East, a distance of 79.84 feet; thence South 37 degrees 31 minutes 18 seconds East, a distance of 62.90 feet to the intersection with a line that bears North 07 degrees 58 minutes 02 seconds East, from the point of beginning; thence South 07 degrees 58 minutes 02 seconds West, a distance of 276.87 feet to the point of beginning.

Sheet 1 of 1

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Westcott Corporate Center
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

Cad File: 120158- OVERLAP SKETCH.dwg
Date: 8-30-21
Folder #: 8659
Drawn by: KSO

Description Sketch for:
Johnson Reiland Builders and Remodelers

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: **Cantissimo of Chaska - 32 Unit Assisted Living and Memory Care Building – Final Site & Building Plan and Final Plat**

Applicant: Anasazi Holdings, LLC

Location: Southeast corner of Hundertmark Road and Pioneer Trail

Case No.: P.C. No. 2022-34

Synopsis: The applicant is requesting approval of the final plan for a new 32-unit assisted living and memory care building

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

BACKGROUND

In May and July of 2000, the Pioneer Pointe development was fully approved. This development is directly south of the subject property (also known as the former Fred Molnau parcel) being looked at tonight. During the 2000 Pioneer Pointe approvals Fred Molnau's 2.7-acre property was referenced. Mr. Molnau decided to hold off on developing his parcel with Pioneer Pointe as his desires were to rezone the parcel to Commercial. At that time staff indicated that they are not in support of such rezoning and that the parcel should remain residential based on its size, configuration, and the City's Comprehensive Plan that guides it to be residential.

In March 2019, a different Concept Plan (Hazel View Senior Cooperative) was approved for a four-story, 37-unit senior Co-op building on this site. This plan never came in for subsequent approvals and has since been abandoned.

In April 2021, the Concept Plan for Cantissimo was approved. In April 2022, the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning were approved.

Comparison to Former Hazel View Concept Plan

Use: Hazel View was a Senior Cooperative apartment building for people 62 years and older; the new use is proposing an assisted living and memory care facility.

Units: Hazel View proposed 37 total residential units; this new use is proposing 32 units with 38 residents.

Size: Hazel View proposed 4 stories and approximately 68,000 square feet in size. An underground parking lot was also proposed, which required more excavation to take place

on the site; this new use will be one story and approximately 22,000 square feet in size. No underground parking is proposed.

Parking: Hazel View proposed 50 total parking space (30 underground and 20 above ground); the new use proposes to have only an above ground parking lot with 25 spaces.

Tree Preservation: Hazel View proposed to save 25 of the 35 trees identified by staff for tree preservation; this new use is showing to preserve 28 of the 35 trees.

Changes Since Concept Plan

Alignment of Driveway Access: the alignment of the access into the site has moved southerly to align with Super Target's access to the west. This was advised by City and County staff. In order to achieve this alignment the site has to secure an easement from the Pioneer Pointe development to the south. Pioneer Pointe has provided approval of such easement. A designated southbound left-turn lane on Hundertmark Road will also be installed so that there is efficient traffic flow into the site.

Goals

CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – This project provides a low impact development on the 2.7-acre site by maintaining most of the site in its natural state providing open spaces and environmental preservation. This will allow the residents to enjoy these open spaces as well as the public with the adjusted walking trail along Pioneer Trail.

WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – This new development will have a positive impact to the community in providing much needed senior housing options. The project sits adjacent to an existing townhome development and therefore consistent with the land use contemplated for the area. The infrastructure is already in place, thus allowing a cost-effective development for the City and its shareholders.

A SENSE OF COMMUNITY AND SMALL TOWN TALUES ARE MAINTAINED – This project will certainly provide an emphasis on family, neighborhood, and integration. It integrates along with townhome development to the South, as well as single family development to the West. The Chaska High School is near to the East and supports many public activities as well as a local meeting space for local church services. This will allow active participation in civic, religious, and other volunteer activities given its proximity to these amenities.

COMMITMENT TO EXCELLENCE – We believe that Cantissimo of Chaska will bolster this commitment. Our Development team has an excellent track record in providing a high-quality development and shares the same desire and vision of excellence that the city of Chaska possesses.

ZONING & COMPREHENSIVE PLAN
Currently, the site is zoned Planned Residential District (PRD-83). The Comprehensive Plan guides this parcel to be Medium Density Residential. The use that is being proposed is consistent with this guidance.

EXISTING CONDITIONS
The site is located on the southeast corner of Hundertmark Road and Pioneer Trail. It is a 2.7 acre triangular parcel with a scattering of significant trees. The site is currently vacant, and was a remnant of the Pioneer Pointe development. There are two bituminous public trails on the property; one on the northern portion of the site that runs parallel with Pioneer Trail, and one on the west side that runs parallel with Hundertmark Road. There also exists a drainage swale that runs north-south that splits the property in half.

CURRENT REQUEST
The applicant, Anasazi Holdings, LLC, is requesting Final Site & Building Plan and Final Plat approval for the construction of an assisted living and memory care building totaling 32 units (38 residents), 22,000 square feet in size, and one-story in height.

Adjacent properties
The new building's site is bounded on the south by the residential development Pioneer Pointe; the north by Pioneer Trail and a City trail; the east by Pioneer Trail; and the west by Hundertmark Road and a City trail.

Site Layout
The one-story building and parking are situated mainly on the western side of the site, due in part to the narrow shape of the site and the fact that the eastern end has very little buildable room. One access point is proposed on the west edge of the site to connect into Hundertmark Road. This ingress/egress will provide access to the surface parking lot. The parking lot is proposed on the southern portion of the site with the building just north of that. Two patio spaces are proposed on the north and east sides of the site.

The applicant has stated that several layouts were reviewed for the placement of the building and parking area. As the access from Hundertmark Road will be the only access and its location limited to the southern-most point of the property, it only made sense to place the parking lot on the south side with the building just north of that so that impervious surface was minimized to its greatest extent. The applicant also explored the potential in creating a two-story versus one-story building to lessen the building footprint on the site. However, the building was ultimately decided as a one-story for the following reasons according to the applicant:

1. It is considered desirable for the residents to live in a one-story building. We feel that residents will be more comfortable in a one-story where all the living is on one level rather than dealing with stairs and an elevator to get around their living environment.
2. A one-story building would be less obtrusive to the neighborhood to the South as well as to the intersection of Pioneer Trail and Hundertmark Road.

3. Instead of 32 units, we would need 44-48 units for a two-story building. This increase would be necessary because a two-story building will be more expensive to build and operate. This is a result of a code requirement that a two-story building be constructed of steel and concrete rather than wood, two sets of stairwells would be required to meet code, an elevator would be required to meet code and additional staff would be needed to cover two different floor levels.
4. The increase in units would require an increase in parking and traffic. The increase of 25 parking spaces to 32 means an increase in parking lot cover of approximately 2200 square feet. This increase in parking and traffic would be less desirable with the curved access point at the Southwest tip of the property.
5. While the bigger footprint will impact more trees, the actual loss of trees is less than the previous concept recommended for approval because of the bigger excavation area due to the proposed sub-garage of the previous project. Our concept is of slab on grade construction with minimal excavation. Please refer to Exhibit A on sheet A1.2.
6. The one-story with less units falls more in line with the Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Overall, staff is generally favorable of the site layout. There are not many options for this site and the applicant has made decisions that seem to make the most sense. Providing more of a separation between the senior building and townhome buildings to the south seems most appropriate. The building will be the main focus on the intersection of Hundertmark Road and Pioneer Trail rather than the parking lot, which staff is favorable of. The building and layout will be less intrusive from a tree preservation and height perspective compared to the previously approved Concept Plan for Hazel View. It will be important, however, that there is an adequate buffer and screen between the parking lot and residential to the south.

Building Design

The building is a subtle u-shape in footprint and will be one-story tall with the front entrance facing the south towards the parking lot. The footprint is meant to provide interest and form to the site while allowing adequate sight lines near the intersection of Hundertmark Road and Pioneer Trail. The proposed building will be constructed with lap and shake siding, stone, glass, and have a pitched roof. 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	Glass, stone, LP siding (shakes and board & batten) (100%)
Class II	Not provided
Class III	Not provided
CLASS I	80%; three different materials

REQUIRED	
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	100%; three different materials
CLASS III PROVIDED	None

The applicant is showing that they are meeting the building requirements for Multi-Family. An item of note is the stone to be used. In order to be classified as a Class I material, the stone needs to be natural stone. The applicant will need to provide a physical sample of such for staff to make a full determination.

The applicant has provided a couple renderings/drawings of the building. The building's exterior appearance appears to show a well-balanced application of materials and depth. Given that this building will have high visibility on all of its sides, staff would advise that 360 degree architecture is achieved throughout the building.

Setbacks
The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	**Setback**
Hundertmark Road	100 feet from centerline
Pioneer Trail	125 feet from centerline
South Property Line	20 feet
PARKING SETBACKS	
Direction	**Setback**
ROW	10 feet
South Property Line	10 feet

This setback variance request was also made during the Hazel View concept plan. Staff's analysis was generally the same as stated above. However, the proposed site plan for Cantissimo provides less impact compared to Hazel View's from a parking, height, and tree preservation perspective. The added 20 foot building setback on the south property line thus pushes the building closer to Pioneer Trail, so their request to deviate 25 feet into the Pioneer Trail setback appears to be an even trade-off.

<u>100' versus 125' Building Setback from Centerline of Pioneer Trail</u>
The applicant is asking for a reduction in the Pioneer Trail setback to be 100 feet from the centerline (25 foot variance) so that there is more usable space on the property. Their building is proposing to meet a 100' centerline setback. The property is tight to begin with because of its shape. In essence, half of the property is unbuildable with setbacks applied. Because this property is not a part of the Pioneer Pointe development there is an additional building setback from the south property line (20 feet), which in turn, creates less buildable room. The applicant is showing the building to be 28 feet

off the southern property line to make room for the parking lot. Staff's main concern with the reduction is the safety component and whether there will be adequate sight lines at the corner of Hundertmark Road and Pioneer Trail. Because of the placement and shape of the building, the site does not appear to pose a sight line concern.

A logical analysis is flipping the building and the parking lot so that the building can meet setbacks. The developer did explore this and has provided an analysis and exhibit in their submittal. In general, flipping the building and parking would create more impervious surface and more impacts on trees. The flip would also require the building to be reshaped to fit into the setbacks. 12 additional trees would be removed with this flipped layout; 9 of those are considered significant.

The driveway access requires to be placed southerly to align with Super Target's access on Hundertmark Road. With that in mind, the parking lot was oriented on the south of the site to be closer to the access point and have less of an impervious footprint. The building is oriented just north of that.

From staff's standpoint the irregular shape of the lot and the preservation of significant trees are grounds for a variation from the setback. The developer has chosen a layout that would appear to be the most logical and least impactful to justify the proposed variation.

Parking/Access/Circulation/Traffic

24 parking spaces are proposed as a part of this project. 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. - Senior	32 dwelling units	1ps/2 dwelling units	16 parking spaces
		REQUIRED	**16 parking spaces**
		PROVIDED	**24 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed use of the site. The applicant has stated that they will have 12 employees total, and with the addition of guests coming into the facility the parking will be more than sufficient to serve the use. The residents of the facility will not be driving nor have cars. The parking lot is situated on the south side of the site facing Pioneer Pointe to the south. The applicant is showing a 6 foot privacy fence to provide separation between the parking lot/driveway access and Pioneer Pointe to the south.

The access into the site will be from one ingress/egress on Hundertmark Road. The access is shown to encroach onto Pioneer Pointe's property to the south so that the driveway can completely align with Super Target's access to the west. This was required by both City and County staff to provide proper traffic movement into and out of the site. Pioneer Pointe has approved an easement so that this alignment can occur. In addition, a

dedicated left-turn lane is also shown on Hundertmark Road to access the site. This turn lane is required in order for proper traffic movements to occur.

It should be noted that when the Pioneer Pointe development went in the three driveways on its northern edge were stubbed off for the purpose of connecting into the site to north of it (this subject site) when it decided to develop. However, this was done so that the same type of development (Townhomes) could extend onto this site. That is not the case with this proposal. With that said, the HOA of Pioneer Pointe have previously denied the ability to connect to their site as they do not want the additional traffic added to their development; this was stated during the Hazel View concept plan. An access point off of Pioneer Trail was also explored in previous submittals, however, Carver County has also denied the opportunity of gaining access on their road. Because of this the applicant has proposed to gain access off of Hundertmark Road.

A traffic analysis was completed for this site. The traffic analysis concluded that layout and use of the site will operate adequately.

Pedestrian Connections

The site currently has two public trails that transcend through the site; one on the west side that runs parallel with Hundertmark Road; one on the north side that runs parallel with Pioneer Trail. The applicant is showing in their plan connecting to both trail networks. The east side of the building shows a sidewalk connection from the building and parking lot that connects into the Pioneer Trail trail. The west side of the building also shows a sidewalk connection from the building and parking lot that connects into the Hundertmark Road trail.

It should be noted that the traffic study done for Hazel View recommends that a pedestrian connection at the site access should not be provided across Hundertmark Road to connect into Super Target's access. This is primarily due to the unsafe connection it creates; the oversaturation of connections across Hundertmark are the main reasons for unsafety. The study recommends that pedestrians use the existing pedestrian connection at the Pioneer Trail and Hundertmark Road intersection to connect into Super Target as opposed to creating another connection at the new access point into Cantissimo.

The applicant is showing the re-alignment of the public trail on the north side of the site. Currently the trail meanders through the site. This was done intentionally to help preserve trees on site. Staff has looked into this more and have determined that this is an acceptable re-alignment. There is currently a drainage issue in this area that will ultimately have to be fixed with this project. Because of this the trees will be disrupted regardless. Having the trail closer to the road, while still providing an adequate buffer, is the most ideal option from a City perspective. Additionally, the trees that are to be disrupted are mainly cottonwoods and box elders, which are not necessarily the most desirable in saving.

Tree Preservation & Landscaping

Tree Preservation will be important on this site. There are significant clusters of trees that exist. The applicant has provided a tree survey to indicate where these trees are located. A majority are located on the western half of the site where the building and

parking lot are going. Other clusters exist on the eastern half, which are proposed to be preserved. There is also a cluster of trees on the western-most side of the site that are generally proposed to be preserved as well. There is a cluster on the north side of the site that are shown to be effected by the proposed re-alignment of the public trail. As iterated before, this re-alignment is acceptable by staff given the trees to be effected are not considered desirable. Staff provided an analysis that highlighted specific areas to focus tree preservation attention on. That exhibit is shown below and circles 35 total trees in red. Staff advised to preserve the areas to the greatest extent possible on the west, north and east sides as shown in the exhibit in red.



The Cantissimo plan proposes to preserve 28 of the 35 trees. The layout of the building and parking lot were done intentionally to preserve as many trees as possible. From staff's perspective the developer has done an exceptional job in trying to preserve as many trees as possible.

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	70 caliper inches (26 trees)	trees; 37 existing and 36 new
Understory Trees	7	16
Shrubs	227	227

According to the table above the applicant is meeting the landscape requirements for the site.

Landscaping will be achieved around the site particularly on the south edge adjacent to the privacy fence and Pioneer Pointe. There are also a healthy grouping of plantings around the sidewalk and patio areas.

Usable Open Space

Multi-Family residential building sites are required to provide sufficient, usable open space, which is defined as 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".

The applicant is currently showing two outdoor patio spaces; one on the north side and one on the east side. Most of the residents occupying this building cannot be outside on their own so the enclosed patio space on the north side will be a nice exterior setting that is safe and secure. The east patio will be another option for residents who do not require as much overwatch. Sidewalks will also connect these spaces to the outlying trail systems.

Lighting
Any lighting proposed for this plan should be fully screened and face downward. The applicant has shown in this preliminary submittal the photometrics and specs for all lighting proposed. 18 foot pole mounts will be used in the parking lot, and 12 foot wall mounts will be used on the building.

Utilities
Water and sewer are available to serve this site.

Stormwater
The applicant will work with the City to determine the drainage necessities for the site. The applicant is showing an underground biofiltration basin on the east side of the site.

Impact to Public Safety
Because this facility is a residential facility specializing in medical care, the City likes to get an understanding of the medical services provided internally (ie. lift assist and CPR) to see if there will be a major impact to the City's emergency services (Fire and Police). The applicant has provided an addendum in their narrative to elaborate on the services they provide. In sum, the City's Fire Department was generally comfortable with the services and policies they have in place to deal with emergency situations.

Final Plat
The site will be platted into one lot. There are no outlots.

Deadline for Agency Action
The City of Chaska received the complete application for this request on May 25, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Sunday, July 24, 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 Thursday, September 22, 2022. The City may with the petitioner's consent extend the review period beyond the Thursday, September 22, 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 06/08/2022:
Motion to recommend approval to the City Council of the Final Site & Building Plan and Final Plat for Cantissimo of Chaska, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

a. Narrative (pgs 1-7), submitted by TCO Design, dated April 19, 2022.
b. Traffic Analysis Memo (pgs 1-12), submitted by Swing Traffic Solutions, dated November 4, 2021
c. Existing Conditions Plan, submitted by Premier Land Surveying, dated May 23, 2018
d. Boundary & Topographic Survey, submitted by Premier Land Surveying, dated May 17, 2017
e. Previous Concept Excavation Area Plan (pg A1.4), submitted by Jim Mackey Architect, dated April 15, 2022
f. Aerial Site Exhibit (pg A1.5), submitted by Jim Mackey Architect, dated April 15, 2022
g. Context Map/Site Influences (pg A1.6), submitted by Jim Mackey Architect, dated April 15, 2022
h. Site Plan (pg A1.1), submitted by Jim Mackey Architect, dated April 15, 2022
i. Landscape Plan (pg A1.2), submitted by Jim Mackey Architect, dated April 15, 2022
j. Lighting Plan (pg A1.3), submitted by Jim Mackey Architect, dated April 15, 2022
k. 100' vs 125' Setback Exhibit (pg A1.7), submitted by Jim Mackey Architect, dated April 15, 2022
l. Garbage Truck Turning Movements, submitted by Demarc Land Surveying & Engineering, dated February 21, 2022
m. Firetruck Turning Movements, submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
n. Sight Distance Exhibit, submitted by Demarc Land Surveying & Engineering, dated
o. Final Plat, submitted by Demarc Land Surveying & Engineering
p. Title Sheet (pg C1), submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
q. Details (pg C2-C6), submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
r. Existing Conditions & Removals (pg C7), submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
s. Site Plan (pg C8), submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
t. Grading & Drainage Plan (pg C9), submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
u. Utility Plan (pg C10), submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
v. Stormwater Pollution Prevention Plan (pg C11), submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
w. Stormwater Pollution Prevention Plan Notes, (pg C12), submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
x. Tree Preservation Survey, submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
y. Building Floor Plan (pg A2.1), submitted by Jim Mackey Architect, dated April 15, 2022
z. Exterior Elevations (pg A3.1), submitted by Jim Mackey Architect, dated April 15, 2022
aa. Renderings (pg A3.2), submitted by Jim Mackey Architect, dated April 15, 2022

2. Coordination with the City Engineer with regard to utilities, grading and drainage.
3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
4. Provision that all facades provide 360 degree architecture.

5. Utilization of natural stone as a Class I material.
6. No exterior storage will be permitted.
7. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
8. Provision to submit Utility and Site Plan As-Builts prior to a certificate of occupancy being issued.
9. Any and all building signage shall be submitted separately, meet the sign ordinance section 15.32, and shall obtain sign permits prior to installation.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
12. Provision that all mechanical equipment will be fully screened from view.
13. Adherence with Carver County Public Work's memo dated March 29, 2021 and updated April 1, 2022.
14. Provision of a southbound left turn lane on Hundertmark Road consistent with Carver County and City standards.
15. Provision of an engineered plan of the southbound left turn lane on Hundertmark Road to be shown on the final plans.
16. Provision that a cross access easement be completed and executed on Pioneer Pointe's site prior to final plat recording.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-71 approving the Final Site & Building Plan and Final Plat for Cantissimo of Chaska (PC #2022-34).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-71

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Site & Building Plan and Final Plat for Cantissimo of Chaska/Anasazi Holdings/PC #2022-34

WHEREAS, the applicant, Anasazi Holdings, LLC, is requesting Final Site & Building Plan and Final Plat approval for the construction of an assisted living and memory care building totaling 32 units (38 residents), 22,000 square feet in size, and one-story in height; and

WHEREAS, the one-story building and parking are situated mainly on the western side of the site, due in part to the narrow shape of the site and the fact that the eastern end has very little buildable room; and

WHEREAS, one access point is proposed on the west edge of the site to connect into Hundertmark Road; and

WHEREAS, this ingress/egress will provide access to the surface parking lot; and

WHEREAS, the parking lot is proposed on the southern portion of the site with the building just north of that; and

WHEREAS, the building is a subtle u-shape in footprint and will be one-story tall with the front entrance facing the south towards the parking lot; and

WHEREAS, the footprint is meant to provide interest and form to the site while allowing adequate sight lines near the intersection of Hundertmark Road and Pioneer Trail; and

WHEREAS, the proposed building will be constructed with lap and shake siding, stone, glass, and have a pitched roof; and

WHEREAS, the applicant is asking for a reduction in the Pioneer Trail setback to be 100 feet from the centerline (25 foot variance) so that there is more usable space on the property; and

WHEREAS, their building is proposing to meet a 100' centerline setback; and

WHEREAS, the property is tight to begin with because of its shape; and

WHEREAS, a logical analysis is flipping the building and the parking lot so that the building can meet setbacks; and

WHEREAS, the developer did explore this and has provided an analysis and exhibit in their submittal;and

WHEREAS, in general, flipping the building and parking would create more impervious surface and more impacts on trees; and

WHEREAS, 12 additional trees would be removed with this flipped layout; 9 of those are considered significant; and

WHEREAS, from staff's standpoint the irregular shape of the lot and the preservation of significant trees are grounds for a variation from the setback; and

WHEREAS, the developer has chosen a layout that would appear to be the most logical and least impactful to justify the proposed variation; and

WHEREAS, 24 parking spaces are proposed as a part of this project; and

WHEREAS, the applicant is showing a 6 foot privacy fence to provide separation between the parking lot/driveway access and Pioneer Pointe to the south; and

WHEREAS, the access into the site will be from one ingress/egress on Hundertmark Road; and

WHEREAS, the access is shown to encroach onto Pioneer Pointe's property to the south so that the driveway can completely align with Super Target's access to the west; and

WHEREAS, Pioneer Pointe is ready to approve an easement so that this alignment can occur; and

WHEREAS, the Cantissimo plan proposes to preserve 28 of the 35 trees noted by staff to save; and

WHEREAS, a dedicated left-turn lane is also shown on Hundertmark Road to access the site; and

WHEREAS, the applicant is currently showing two outdoor patio spaces; one on the north side and one on the east side; and

WHEREAS, most of the residents occupying this building cannot be outside on their own so the enclosed patio space on the north side will be a nice exterior setting that is safe and secure; and

WHEREAS, the east patio will be another option for residents who do not require as much overwatch; and

WHEREAS, the site will be platted into one lot, and there are no outlots; and

WHEREAS, on June 8, 2022 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan and Final Plat for Cantissimo of Chaska (PC#2022-34); 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 Cantissimo of Chaska (PC#2022-34), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-7), submitted by TCO Design, dated April 19, 2022.
    b. Traffic Analysis Memo (pgs 1-12), submitted by Swing Traffic Solutions, dated November 4, 2021
    c. Existing Conditions Plan, submitted by Premier Land Surveying, dated May 23, 2018

d. Boundary & Topographic Survey, submitted by Premier Land Surveying, dated May 17, 2017
e. Previous Concept Excavation Area Plan (pg A1.4), submitted by Jim Mackey Architect, dated April 15, 2022
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g. Context Map/Site Influences (pg A1.6), submitted by Jim Mackey Architect, dated April 15, 2022
h. Site Plan (pg A1.1), submitted by Jim Mackey Architect, dated April 15, 2022
i. Landscape Plan (pg A1.2), submitted by Jim Mackey Architect, dated April 15, 2022
j. Lighting Plan (pg A1.3), submitted by Jim Mackey Architect, dated April 15, 2022
k. 100' vs 125' Setback Exhibit (pg A1.7), submitted by Jim Mackey Architect, dated April 15, 2022
l. Garbage Truck Turning Movements, submitted by Demarc Land Surveying & Engineering, dated February 21, 2022
m. Firetruck Turning Movements, submitted by Demarc Land Surveying & Engineering, dated March 22, 2022
n. Sight Distance Exhibit, submitted by Demarc Land Surveying & Engineering, dated
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x. Tree Preservation Survey, submitted by Demarc Land Surveying & Engineering, dated April 21, 2022
y. Building Floor Plan (pg A2.1), submitted by Jim Mackey Architect, dated April 15, 2022
z. Exterior Elevations (pg A3.1), submitted by Jim Mackey Architect, dated April 15, 2022
aa. Renderings (pg A3.2), submitted by Jim Mackey Architect, dated April 15, 2022

2. Coordination with the City Engineer with regard to utilities, grading and drainage.
3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
4. Provision that all facades provide 360 degree architecture.
5. Utilization of natural stone as a Class I material.
6. No exterior storage will be permitted.
7. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
8. Provision to submit Utility and Site Plan As-Builts prior to a certificate of occupancy being issued.
9. Any and all building signage shall be submitted separately, meet the sign ordinance section 15.32, and shall obtain sign permits prior to installation.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
12. Provision that all mechanical equipment will be fully screened from view.

13. Adherence with Carver County Public Work's memo dated March 29, 2021 and updated April 1, 2022.
14. Provision of a southbound left turn lane on Hundertmark Road consistent with Carver County and City standards.
15. Provision of an engineered plan of the southbound left turn lane on Hundertmark Road to be shown on the final plans.
16. Provision that a cross access easement be completed and executed on Pioneer Pointe's site prior to final plat recording.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

TCO Design

P.O. Box 41790, Plymouth, MN 55441
952-994-8276
todd@tcodesign.net

April 19, 2022

Assisted Living and Memory Care Facility
Corner of Pioneer Trail and Hundertmark Road (PID# 300280330)
Chaska, MN 55441

CANTISSIMO of CHASKA
CHASKA PIONEER SL, LLC
Anasazi Holdings, LLC - Paul Ablack, CEO
603 Lake Street East, Suite 206
Wayzata, MN 55391

Project Narrative:

Background

The proposed site is currently owned by Chaska Pioneer SL, LLC. Chaska Pioneer SL, LLC (Applicant) is proposing to construct a one story 32-unit (38 resident) care suite building on this site. This is a quiet, family-oriented facility that will fit nicely at this location. The site is on the corner of Pioneer Trail and Hundertmark Road. This central location close to a freeway and with great services within a mile makes this site a great location for an assisted living and memory care facility.

The maximum number of employees when the facility is full will be 12. This is the number of employee required by the State for this type of facility and care. This is also the number that a management company needs to provide the patients with meals, personal hygiene, housekeeping and any other resident needs. Building and exterior maintenance will be outsourced and maintained to the highest standards. There is plenty of on-site snow storage space. We are providing 24 off-street parking spaces that includes 1 ADA space. All deliveries will be at or near the main entrance of the building.

One Story vs. Two Story

There has been a discussion on whether the building should be one story or two story. The conclusion was one-story for several reasons.

1. It is considered desirable for the residents to live in a one-story building. We feel that residents will be more comfortable in a one-story where all the living is on one level rather than dealing with stairs and an elevator to get around their living environment.
2. A one-story building would be less obtrusive to the neighborhood to the South as well as to the intersection of Pioneer Trail and Hundertmark Road.
3. Instead of 32 units, we would need 44-48 units. This increase would be necessary because a two-story building will be more expensive to build and operate. This is a result of a code requirement that a three-story building be constructed of steel and concrete rather than wood, two sets of stairwells would be required to meet code, an elevator would be required to meet code and additional staff would be needed to cover three different floor levels.
4. The increase in units would require an increase in parking and traffic. The increase of 24 parking spaces to 32 means an increase in parking lot cover of approximately 2200 square feet. This increase in parking and traffic would be less desirable with the curved access point at the Southwest tip of the property.
5. While the bigger footprint will impact more trees, the actual loss of trees is less than the previous concept recommended for approval because of the bigger excavation area due to the proposed sub-garage of the previous project. Our concept is of slab on grade construction with minimal excavation. Please refer to Exhibit A on sheet A1.2.
6. The one-story with less units falls more in line with the Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Compliance with Chaska Mission Statement

Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Not a 'throw-away' statement. With the primary mission of the City of Chaska being to enhance and maintain the high quality of life of its 'shareholders', the citizens of Chaska, this project truly integrates that mission.

This project provides a balanced residential component that any community needs for true full life-cycle housing. Assisted living facilities bring back a spirit of community and sociability with numerous common areas centrally located. The participatory nature of assisted living enhances the lives of its residents and contributes to healthier living. While residents can enjoy the privacy of their individual space, there are also many opportunities for social involvement.

Cantissimo of Chaska promises to be a great asset to the Best Small Town in Minnesota.

Chaska Core Strategy Reinforcement

Chaska's Mission Statement is further enhanced by 5 Core Strategies. Below are several ways we believe this project meets those strategies:

CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – This project provides a low impact development on the 2.7-acre site by maintaining most of the site in its natural state providing open spaces and environmental preservation. This will allow the residents to enjoy these open spaces as well as the public with the adjusted walking trail along Pioneer Trail.

WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – This new development will have a positive impact to the community in providing much needed senior housing options. The project sits adjacent to an existing townhome development and therefore consistent with the land use contemplated for the area. The infrastructure is already in place, thus allowing a cost-effective development for the City and its shareholders.

A SENSE OF COMMUNITY AND SMALL TOWN TALUES ARE MAINTAINED – This project will certainly provide an emphasis on family, neighborhood, and integration. It integrates along with townhome development to the South, as well as single family development to the West. The Chaska High School is near to the East and supports many public activities as well as a local meeting space for local church services. This will allow active participation in civic, religious, and other volunteer activities given its proximity to these amenities.

COMMITMENT TO EXCELLENCE – We believe that Cantissimo of Chaska will bolster this commitment. Our Development team has an excellent track record in providing a high-quality development and shares the same desire and vision of excellence that the city of Chaska possesses.

Programming and Project Opportunity Development

The building fits well with the existing townhomes located in Pioneer Pointe, the closest neighbor. The use of cedar shake 'look' siding, horizontal siding, and stone are similar. We also are using a combination of gable and hip style roofs. Even though they are two story, our one story has similar mass since we have a bigger footprint.

The exterior patios are located close to the existing walking trail and relate to a sidewalk. Residents who are able will be connected to walking trails with this sidewalk.

The building is placed closest to Hundertmark Road to minimize the amount of driveway and parking lot needed to properly access the building.

The main entry, East entry, and West entry are visible from Hundertmark, Pioneer Trail, or the walking trail. There is transparence from all the resident's units. The only blocking of views is from the private patio accessed from the building common area.

The access to the site will be off Hundertmark Road. The traffic generated by this concept is considerably less than the previous concept recommended for approval. New traffic studies have been provided. We are working with Pioneer Pointe to obtain an easement to be more in line with the current Target East entrance.

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The current site has a natural grade and drainage to the Southeast. The concept will not alter this other than add an underground 'Stormtech' system to the East and underground filtration basin under the parking lot to keep stormwater run-off on our property. We will not increase stormwater to the South. A qualified civil Engineer has determined this through the application process.

A sign monument will be added near the driveway entrance from Hundertmark Road. The sign will identify the building and will meet Chaska city code.

Ownership Guiding Principles

Provide a quality and a compassionate living environment for individuals in need of assistance for day-to-day life.

Develop and maintain a facility and site to high standards that is an asset to the community and neighborhood.

Establish a business that fits the motto and standards of the city of Chaska.

Provide jobs and opportunities that will bring quality residents and services to the city of Chaska.

Encourage community involvement between the residents of Cantissimo of Chaska and the neighborhood.

Ownership Background

This dream of quality care for senior began in 2013 when one of the Owner's grandfather was diagnosed with Alzheimer's. Looking for a 'home' for his grandfather became the groundwork for stepping into their Fridley facility. Partnering with Jennifer Thorson, the executive Director of Fridley, they added an Anoka facility. They are currently looking to expand to Columbia Heights, Chaska, and Wayzata. The goal is to maintain the high standards of quality living for their residents and the cities in which they operate. Their goal is to expand at a speed that does not dimmish the quality of care and service.

The 'Senior Advisory.com' has awarded their Fridley facility the best of 2018 and 2019 awards. It is anticipated they will also receive their 2020 award. They have received 4.5 out of 5 state rating for residents and tours through Facebook, caring.com, senioradvisor.com. The Fridley 'home feel' facility has been operating for 4 years and has been so successful they added 18 more rooms to the existing 28 room facility.

This Ownership has shown success by providing a 'home feel' facility for the residents, family, and community they reside in. They will be bringing this same quality and best small-town facility to Chaska.

Request for a 100' setback from Pioneer Trail

The 2.7-acre lot has a very unusual flat triangle shape. With the standard 125' setback from Pioneer Trail there would only be about 32,000 square feet of usable area for building and parking. This would not be enough area to fit the size of building needed to support a development for senior housing. The additional 6,000 square feet of usable area gives the elbow space needed to properly fit a development on the site with appropriate tree placement, outdoor area, sidewalks, and proper parking lot turn around and maneuverability.

The building is angled to the West so that the West end of the building meets the 125' setback. This will maintain sight lines from Hundertmark Road and Pioneer Trail at the intersection.

Tree Preservation and Building Shape/Location

Several building shapes and locations have been considered for our use and this site. The location of the parking lot is ideal in preserving trees, placing the driveway as far South as possible on our site and efficiency of hardcover. We explored a straight building shape and a double angle shaped building. Both shapes were less efficient than the one angle shape proposed to the site and resulted in further compromise of the significant trees. The slab on grade construction allows minimal impact on existing trees. The shape, location and construction allow us to preserve 28 of the 35 trees indicated by Staff as significant. We will work with arborist through our process to ensure we reach the maximum possible preservation. The previously concept recommended for approval would only be able to preserve 25 of the 35 as shown in Exhibit A on sheet A1.2.

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Traffic Consideration

We have provided two traffic studies showing minimal impact on Hundertmark Road traffic. These indicated that the new entrance with a short-left turn lane for South bound traffic into our proposed project will not impact the intersection of Hundertmark Road and Pioneer Trail. We have talked to the townhome association about an easement to be as close as possible to Target's East entrance. We have placed our driveway as far South as possible within the proposed easement.

Enclosed Patio Area

A generous enclosed patio area is provided for the residents of the building. Because a significant number of residents cannot be outside on their own, the enclosed patio will provide a nice exterior setting that is safe and secure. Being enclosed, it will be available to these residents more frequently than a patio that is not enclosed and safe. An open patio area is provided on the East side of the building for those residents who do not require as much overwatch.

Community Benefit

This facility will bring with it a good economic benefit from construction to operation. During construction the project will bring lots of workers who will patron local businesses for lunches, services and retail. Once in operation, the employees, professional visitors and guest visitors will also patron the local businesses for the entirety of its operation. The facility will provide approximately 40-50 good new jobs just on employees and dozens of increased business opportunities for medical professional visitors and visiting maintenance personnel.

There are several other advantages to a residential care facility for this community. It is important to the owner and operators that this facility is well maintained and run. All aspects of site and building maintenance will be kept to high standards. The families and groups associated with Comprehensive Care have high standards for this type of facility and for their residents. They are caring family members, medical professionals and business professionals. These types of facilities are quiet and low key. There will be no large and loud parties or gatherings. It will have 24 hour a day security.

Zoning and Land Use

Zoning

The current zoning for the site is PRD, Planned Residential Development. The proposed use for the building is assisted living/memory care. According to City Code permitted uses, Section 4, Sub-Section 4.2.3.1 Dwelling Units: Dwelling units in detached, semi-detached, attached, or multi-storied structures, or combinations thereof, and supporting public, recreational, and commercial uses to serve area residents. Assisted living and similar facilities are considered dwelling units.

Building

The proposed building will consist of one floor of assisted living and memory care units. The total floor area is approximately 23,000 square feet. There will be two wings with a central gathering space that includes a seating area, dining area, kitchenette, and salon. There will be a total of 32 care units/38 residents. Each unit will contain an entry, closet and ¾ bath with an ADA shower. There will be a central kitchen to provide nutrition for the residents.

The residents will get assisted living care and memory care. Specific services provided will be determined by the management company. Memory care patients are not allowed to wander outside of the facility without being accompanied by a care team member. The facility will operate under the Minnesota state Comprehensive Care License requirements.

The proposed building will use exterior materials consistent with current residential construction. It will utilize a nice balance of manufactured stone and 'LP SmartSide'. The siding will be varied by using a combination of textures and colors. Other architectural features such as decorative vents, columns and brackets will be used to add visual interest. The roof will be finished with 'shake look' architectural asphalt shingles.

One hundred percent (100%) of the proposed exterior materials are Class I materials as described in the city of Chaska's zoning ordinance, Section 9.11.4.1 Permitted Materials – Multi Family Residential.

Commercial Drafting and Home Design
Dedication to excellence

Site

The overall site is approximately 2.71 acres. Setbacks for the property and proposed building are listed in the table below. The building location requires front yard setback variance from the City required front yard setback. The Developer is requesting a 100' setback from Pioneer Trail. The size and shape of this site creates a hardship not created by the Developer. This is caused by a small triangular shaped site that has two front streets.

	Building Setback		**Pavement Setback**	
	Required	Proposed	Required	Proposed
Front / Pioneer Trail from centerline of ROW	125 Feet	100 Feet	20 Feet	195 Feet
Front Yard from centerline of Hundertmark Road	100 Feet	100 Feet	10 Feet	100 Feet
Rear Yard South	20 Feet	33 Feet	10 Feet	10 Feet

Access and Parking

A new driveway will enter the site from Hundertmark Road as far South from Pioneer Trail as the property and new easement will allow. There will be a new 30-foot-wide curb cut to allow access for personal vehicles, delivery vans, and emergency vehicles. A 6-0 high fence will be installed to provide screening between the parking lot and the Pioneer Pointe townhomes to the South.

Parking has been provided to serve the proposed building with 24 parking stalls which exceeds City requirements. Based on City code, 1 parking space is required for every 2 dwelling units. A building with 32 dwelling units would be required to provide 16 parking spaces. One accessible stall is provided in accordance with 2020 MN Accessibility Code. The standard parking stalls are 9'x18' and the drive aisle is 26 feet in width.

Landscaping and Tree Preservation

A Landscape Plan and a Lighting Plan is provided to show new trees, new shrub screening and exterior lighting. There will be a 6-0 tall fence screening from the outdoor patio from Pioneer Trail and between the parking lot and townhomes to the South. The types (species) of new trees and minimum sizes are provided on the Landscaping Plan and the Lighting Plan. Tree preservation goals will be addressed.

Grading, Drainage, Utilities and Stormwater Treatment

Proposed preliminary site grades, drive aisles, parking areas, utilities and stormwater treatment is provided by our civil Engineer for the Final Plat Review application process. A preliminary underground 'Stormtech' system is shown on the current site plan. This will be underground and not visible from Pioneer Trail and the existing walking trail. Our civil engineer has addressed this with a stormwater management plan.

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Impact to Public Safety:

Lift Assistance

The proposed facility will incorporate the use of 'Hoyer' or equal lifts to assist residences who fall. An assessment will be made on site and have proper care staff on site 24/7 to assist with any fall or emergency, to assess the incident and be advised by the registered nurse as to when or if to call 911 for further assistance. The staff will only call 911 if a bone fracture is discovered or a head injury is sustained. Any other assistance will be performed by staff within the facility.

CPR (Cardiopulmonary Resuscitation)

The staff of this facility will not perform CPR on residents suffering from a heart attack or lack of breathing. 911 will be called in these instances, due to the fragile state the residents are in there appears to be a larger liability on the community if staff were to perform CPR vs waiting for 911 IF the resident is not DNR (Do Not Resuscitate Order). Attempted CPR can cause harm to its residents, including broken ribs, sternum fractures, and dislodged pacemaker electrodes. Additionally, attempted CPR on the elderly also has very low success rates.

D-N-R (Do Not Resuscitate Order)

All residents upon admission are required to bring forth a health care directive, POLST, and DNR/DNI. Most of the time our residents are admitted with a DNR/DNI in place, which is compatible to our no-CPR policy on site.

Project Narrative Addendum (Dated February 28, 2022):

100' Setback vs. 125' Setback

The 2.7-acre lot has a very unusual flat triangle shape. With the standard 125' setback from Pioneer Trail there would only be about 32,000 square feet of usable area for building and parking. This would not be enough area to fit the size of building needed to support a development for senior housing. The additional 6,000 square feet of usable area gives the elbow space needed to properly fit a development on the site with appropriate tree placement and outdoor area and sidewalks.

To maintain the 125' setback, the building and parking lot would have to be pressed more towards the South, West, and East. This would be needed to maximize the available space within the current setbacks. This would result in a loss of 8 trees, but a gain 1 tree for a net loss of 7 more trees. Five of those are considered significant by city staff. A '100' vs. 125' Setback Exhibit' Site Plan has been provided. It shows the eight trees that would have to get pressed out as the building would have to move into those areas to achieve the needed building footprint.

Access Easement Status

An access easement exhibit was provided to the Pioneer Pointe HOA (Homeowner's Association) on 11-4-21. Mary Myss shared the exhibit with the HOA. Mary responded with an e-mail on 11-18-21 indicating that the exhibit would be approved with a vote of 48-1. She provided a list of the Homeowners that participated. The e-mail and list have been provided.

We will ask Pioneer Pointe for a formal approval after we receive Preliminary Plat approval from the city of Chaska.

Landscape Planting Beds

The intent of final landscaping is to have a continuous planting bed around the building perimeter. The Landscape Plan only represents code minimums for trees and screening. Pictures has been provided of this Developer's previous project in Fridley and their approved Wayzata project that shows their intent.

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Project Narrative Addendum (Dated March 21, 2022):

Place Building to South and Parking to the North:

An exhibit showing a concept of the building being placed to the South side of the property and the parking lot being placed to the North side of the property has been provided. It is on plan set sheet A1.8. Because the need to line up the driveway with Target, the driveway must start where we originally planned and run along the West side of the building. This causes an additional removal of 9 significant trees. Also, the needed reshaping of the building will cause the removal of 3 additional significant trees and 3 other trees. The total loss of trees with this move would be 9 significant trees and 3 others for a total of 12 more trees being removed.

Mechanical Locations and Screening:

The Site Plan and plan set sheet A1.1 shows the only exterior mechanical equipment being the air conditioning units. They are located on the North side of the building within the enclosed patio and additionally screened behind a 6-0 fence. The only other equipment will be in the interior of the building within a mechanical room shown on the floor plan.

Request to show a fire hydrant on the site plan:

We have added a fire hydrant just West of the trash enclosure as instructed by the fire department.

Fence Specification Request:

The stormwater pond has been changed to an underground basin. This mean there is no longer a need for a guard rail, so no specifications are needed or supplied at this time.

Lanewood Estates, LLC - Development Schedule
April 2022 – Final Plat Review Application to the City of Chaska
Summer 2022 – Building Permit Application
Fall 2022 – Begin Construction

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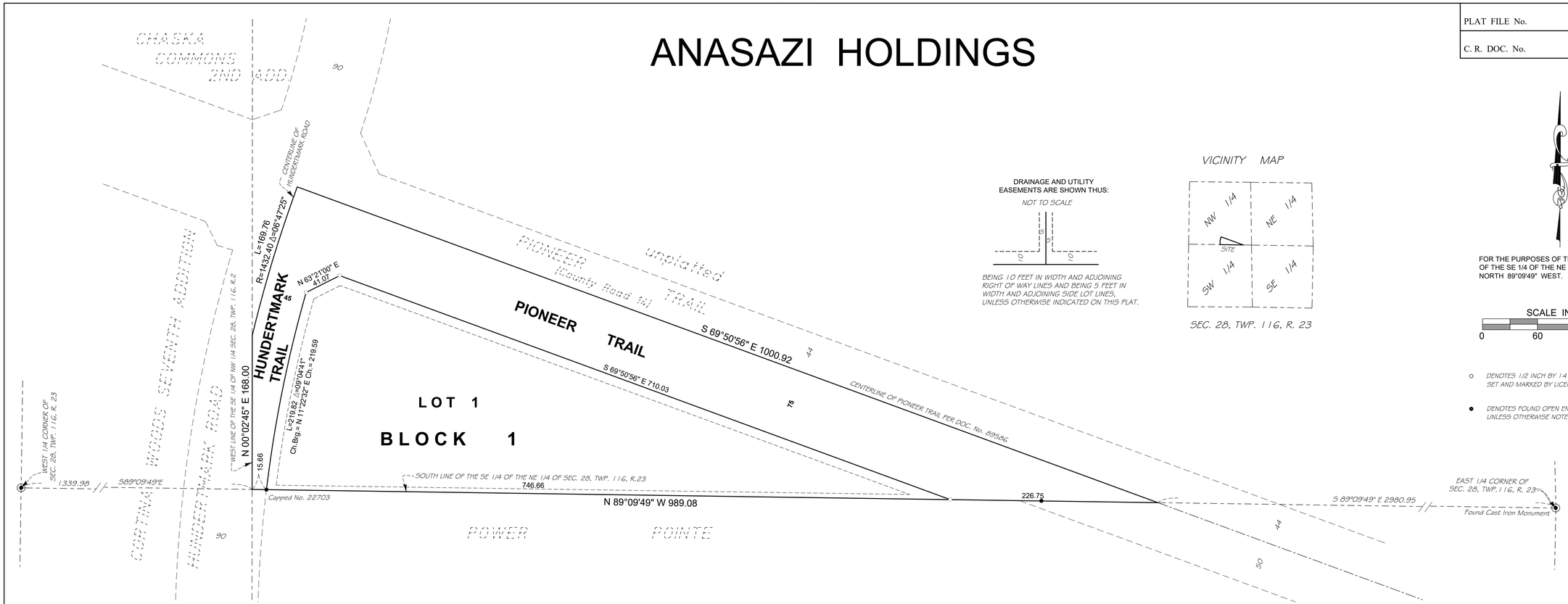
ANASAZI HOLDINGS

PLAT FILE No.
C. R. DOC. No.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

NOT TO SCALE

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

VICINITY MAP

SEC. 28, TWP. 116, R. 23

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 IS ASSUMED TO BEAR NORTH 89°09'49" WEST.

SCALE IN FEET

0 60 120 180

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992.

● DENOTES FOUND OPEN END 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.

KNOW ALL PERSONS BY THESE PRESENTS: That That Anasazi Holdings, LLC, a Minnesota limited liability company, owner of the following described property situate in the County of Carver, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northwest Quarter Section 28, Township 116, Range 23 lying southerly of the centerline of Pioneer Trail (County Road 14) and lying easterly of Hundertmark Road.

Has caused the same to be surveyed and platted as ANASAZI HOLDINGS and does hereby dedicate to the public for public use forever the easements for utility and drainage purposes as shown on the plat.

In witness whereof said Anasazi Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

By _____
Paul Ablack

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Paul Ablack its _____ of Anasazi Holdings, LLC, a Minnesota limited liability company on behalf of said company.

Signature of Notary _____ (Nortary's Printed Name)_____

Notary Public, _____ County, Minnesota My commission expires _____

I Gregory R. Prasch 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 _____.

_____
Gregory R. Prasch, Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me on this ___ day of _____, 20____ by Gregory R. Prasch. .

Signature of Notary _____ (Nortary's Printed Name)_____

Notary Public, _____ County, Minnesota My commission expires _____

City Council, City of Chaska, Minnesota
This plat of ANASAZI HOLDINGS was approved and accepted by the City Council of the City of Chanhassen, Minnesota, at a regular meeting thereof held this_____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Chaska

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 E. Praske, County Surveyor By _____

Property and Financial Service Division, Carver County, Minnesota
I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

David Frischmon, Property and Financial Services Director By _____

County Recorder, Carver County, Minnesota
I hereby certify that the within plat of ANASAZI HOLDINGS was Filed this _____ day of_____, 20_____, at_____o'clock_____M. as Document No. _____

Kaaren Lewis, County Recorder By_____

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Demarcinc.com

F:\survey\28-116-23\chaska assisted living\01 Surveying - 89556\01 CAD\02 Certificates\07 Final Plat.dwg

SITE DEVELOPMENT PLANS

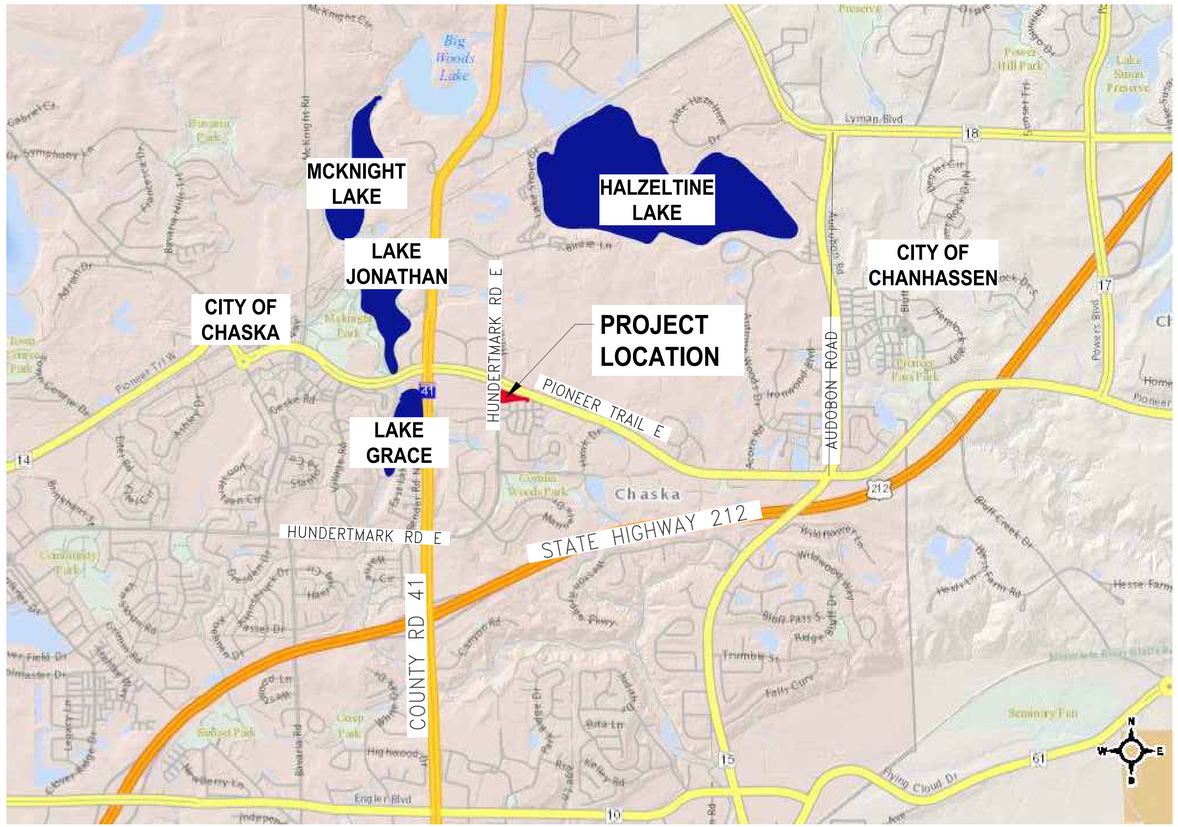
FOR

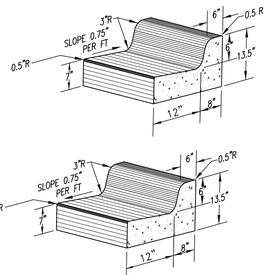
CANTISSIMO OF CHASKA

XXX HUNDERTMARK ROAD
CHASKA, MINNESOTA



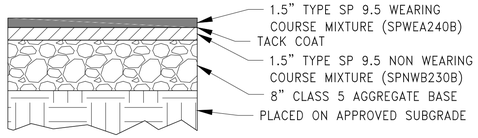
CARVER COUNTY


MCKNIGHT LAKE
HALZELTINE LAKE
LAKE JONATHAN
CITY OF CHASKA
CITY OF CHANHASSEN
PROJECT LOCATION
LAKE GRACE
HUNDERTMARK RD E
PIONEER TRAIL E
AUDUBON ROAD
HUNDERTMARK RD E
STATE HIGHWAY 212
COUNTY RD 41
Chaska
Lyman Blvd
Big Woods Lake
Bavaria Park
Pioneer Hill Park
Lake Susan Preserve
Community Park
Creekside Park
Sunset Park
Creek Park
Chanhassen Hills Golf Course
Bluff Creek Park
Pioneer Pass Park
Powers Blvd
Bluff Creek Dr
Hesse Farm Rd
Trumble St
Falls Curve
Seminary Fen
Flying Cloud Dr
Engler Blvd
Highwood Dr
Camden Rd
Bluff Pass S
Ridge Bluff Dr
Willowood Way
Yellowood Ln
Jake Hammer Dr
Lake Shore Dr
Arboretum Blvd
Powers Blvd
Pioneer Trail
Lake Rock Trail N
Lake Rock Trail S
Blue Heron Trail
Kerber Blvd
Kerber Rd
Bluff Creek Dr
Pioneer Trail W
Kerber Rd
Arthur Dr
Myrtle Dr
Lake Hammer Dr
Lake Shore Dr
Lake Lucy Rd
Lake Lucy Rd W
Lake Lucy Rd E
Lake Lucy Rd Cir
Lake Lucy Rd Ct
Lake Lucy Rd Pl
Lake Lucy Rd Ln
Lake Lucy Rd Trl
Lake Lucy Rd Way
Lake Lucy Rd Blvd
Lake Lucy Rd Dr



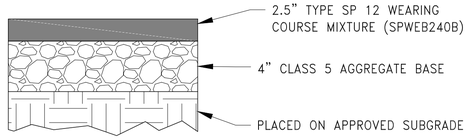
1 / C2 — B612 CURB AND GUTTER

NOT TO SCALE



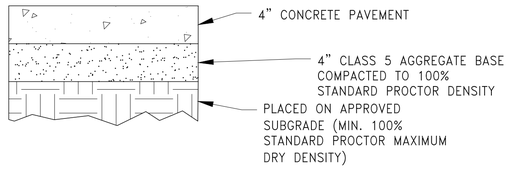
2 / C2 — BUTIMINOUS PAVEMENT

NOT TO SCALE



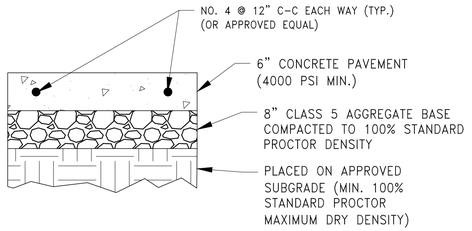
3 / C2 — BITUMINOUS PATH

NOT TO SCALE



4 / C2 — CONCRETE SIDEWALK

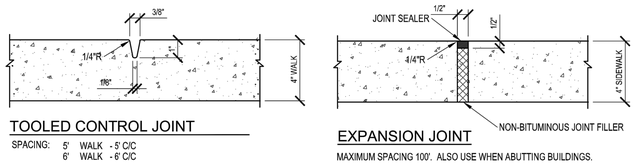
NOT TO SCALE



NOTE: CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM STANDARD C94. MINIMUM 28-DAY STRENGTH = 4,000 PSI

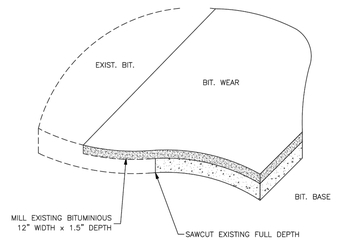
5 / C2 — CONCRETE DUMPSTER PAVEMENT

NOT TO SCALE



6 / C2 — CONCRETE JOINT DETAILS

NOT TO SCALE



7 / C2 — MATCH EXISTING BITUMINOUS

NOT TO SCALE

NOTES:

1) N/A

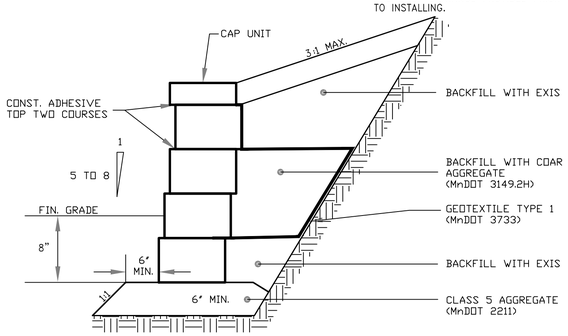
2) FILL ALL VOID AREAS IN MODULAR BLOCK UNITS WITH COARSE FILTER AGGREGATE (MnDOT 3149.2H)

3) MODULAR BLOCK UNITS MUST HAVE INTERLOCKING LIP OR PIN CONNECTIONS

4) RETAINING WALL LOCATION SHOWN PLANS.

5) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PROPOSED MODULAR BLOCK UNITS

6) OTHER RETAINING WALL TYPES MAY BE SUBMITTED FOR APPROVAL AND SHOP DRAWINGS PROVIDED PRIOR TO INSTALLING.



8 / C2 — RETAINING WALL

NOT TO SCALE

LEGEND

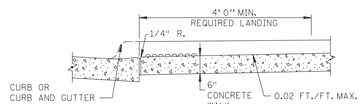
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

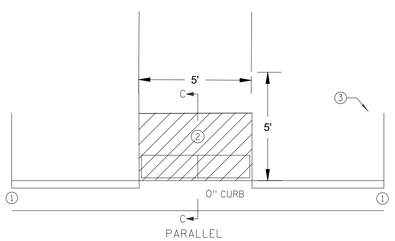
(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X'' CURB HEIGHT



SECTION C-C
PARALLEL/DEPRESSED CORNER



NOTES:

LANDINGS SHALL BE LOCATED AT WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30'' OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4'' DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

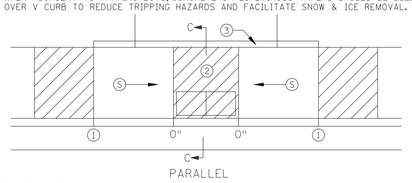
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24'' IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6'' LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3'' FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3'' MINIMUM TO 6'' MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.

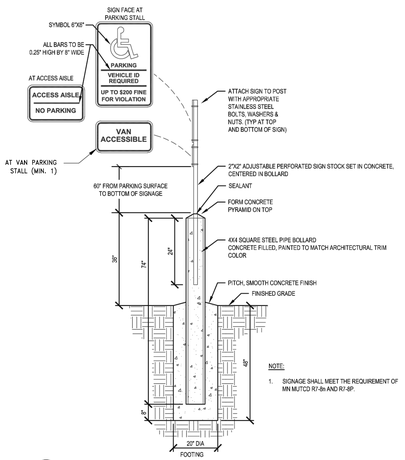
(2) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.

(3) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.



9 / C2 — PEDESTRIAN CURB RAMP

NOT TO SCALE

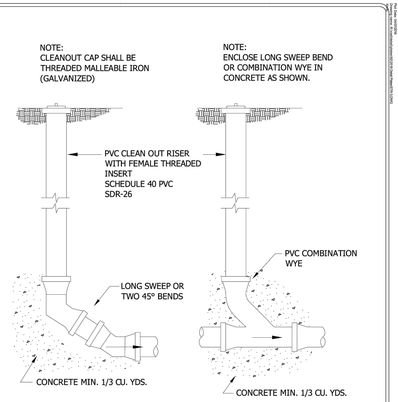


10 / C2 — ADA SIGN DETAIL

NOT TO SCALE

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. JEFFREY A. PRASCH, P.E. DATE: 12.07.21 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	TCO DESIGN P.O. BOX 41790 PLYMOUTH, MINNESOTA 55441 763.424.3676	CANTISSIMO OF CHASKA XXX HUNDERTMARK ROAD CHASKA, MINNESOTA	DETAILS	PROJECT: 89556 SHEET NO. C2 OF C12

J:\survey\28-116-23\chaska assisted living\02 engineering - 89556\01 CAD\05 Sheet Files\02 Details.dwg



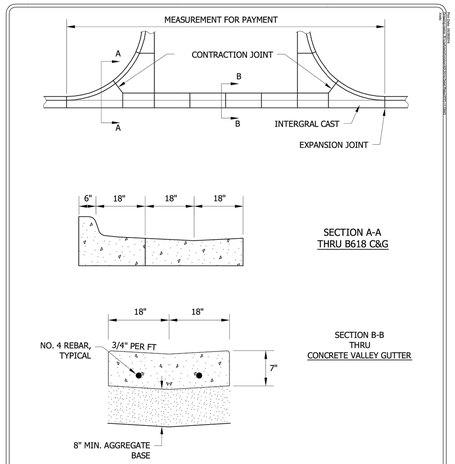
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SERVICE LINE CLEANOUTS

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. SER-4



Stantec
2335 Highway 36 W
St. Paul, MN 55113
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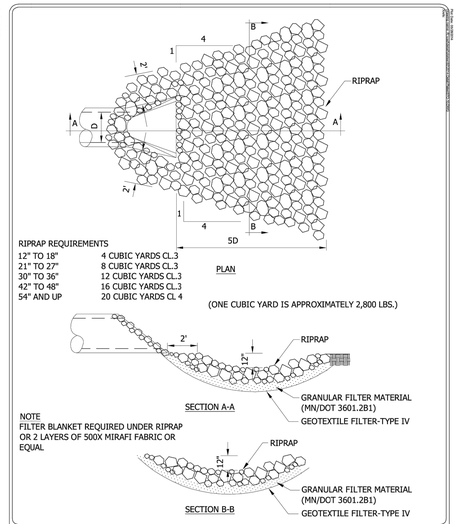
COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-3



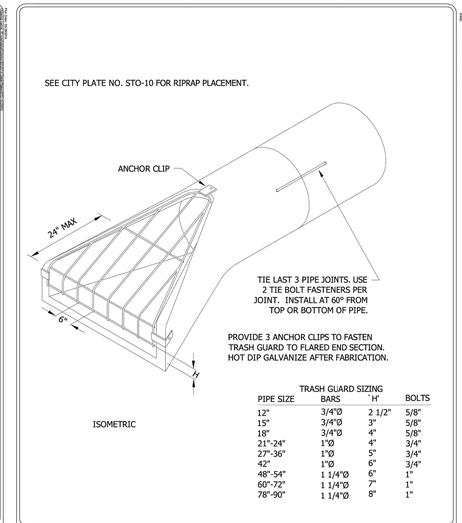
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11



TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

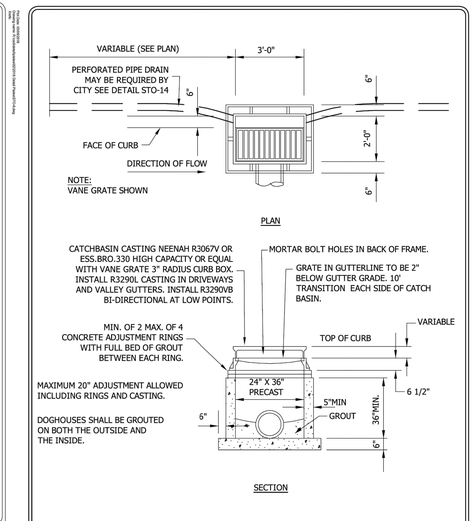
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: FEB. 1995

PLATE NO. STO-10



Stantec
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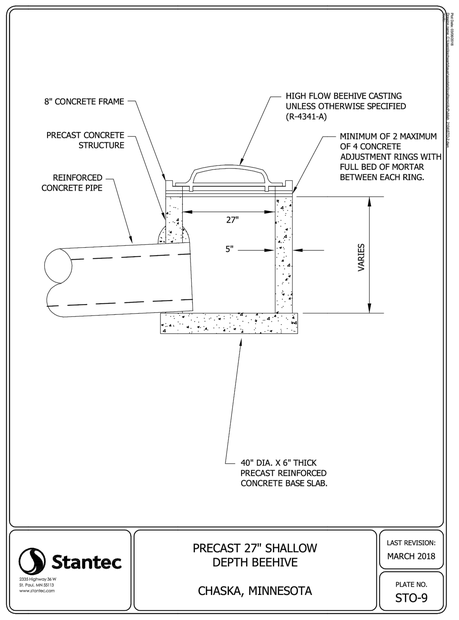
TYPE II CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-6



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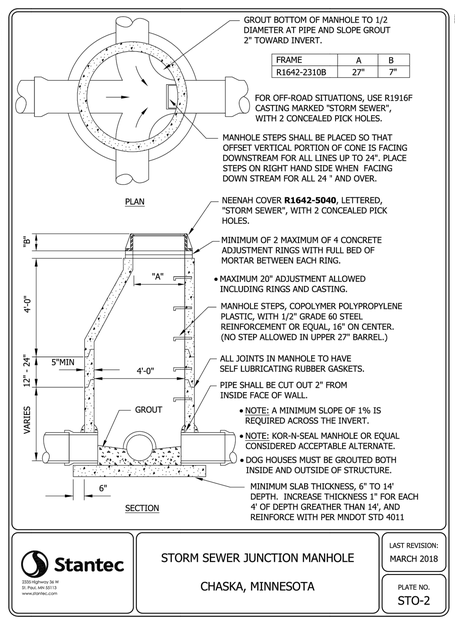
PRECAST 27" SHALLOW DEPTH BEEHIVE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-9



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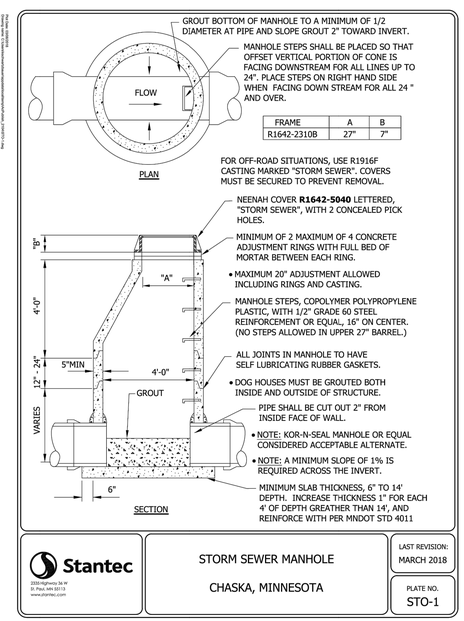
STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



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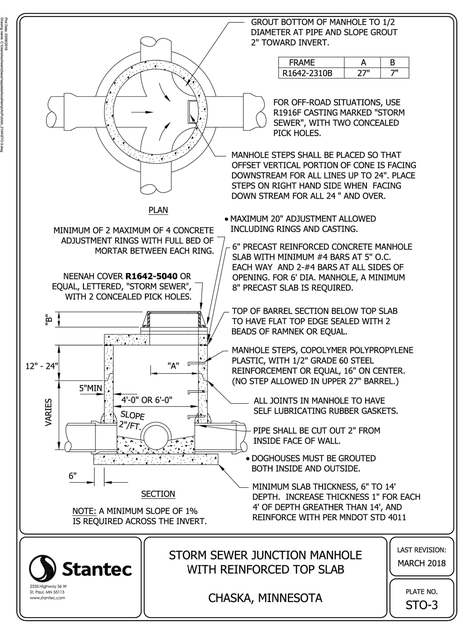
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



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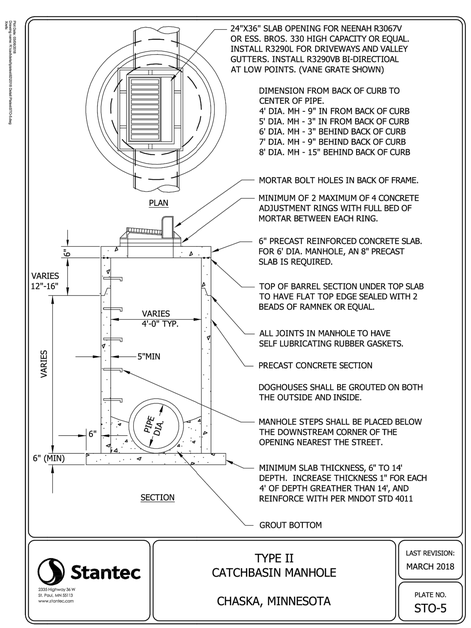
STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-3



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TYPE II CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-5

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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.

JEFFREY A. PRASCH, P.E.

DATE: 12.07.21 LIC. NO.: 52706

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CANTISSIMO OF CHASKA
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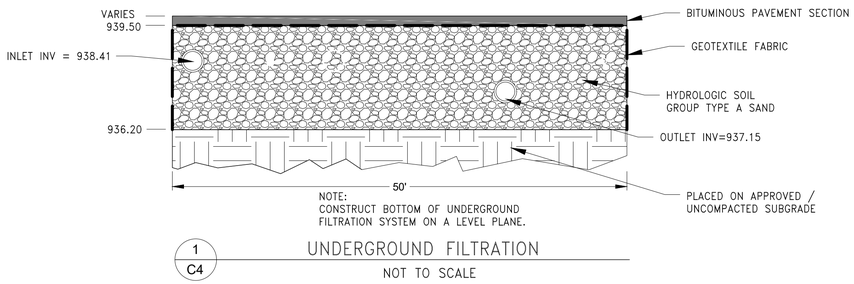
DETAILS

PROJECT: 89556

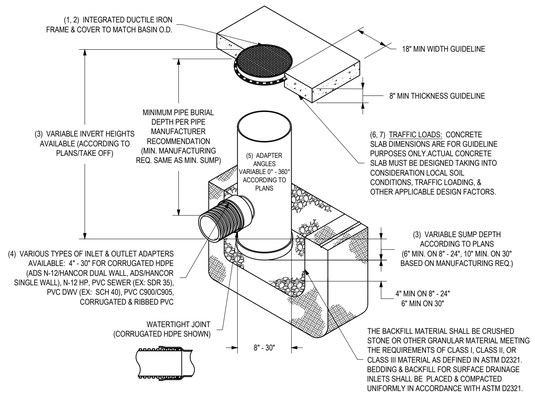
SHEET NO. C3 OF C12



NOTE:
CONSTRUCT BOTTOM OF UNDERGROUND FILTRATION SYSTEM ON A LEVEL PLANE.

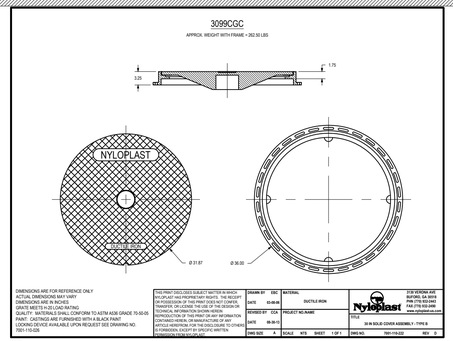
1 / C4 UNDERGROUND FILTRATION

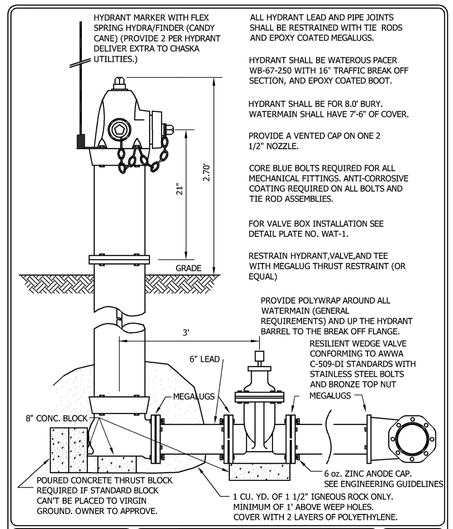
NOT TO SCALE



1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

1 NYLOPLAST DRAIN BASIN WITH SOLID COVER





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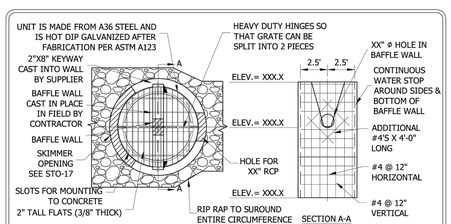
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-2



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

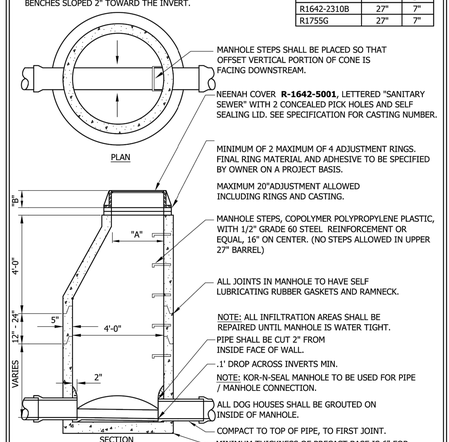
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.
PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



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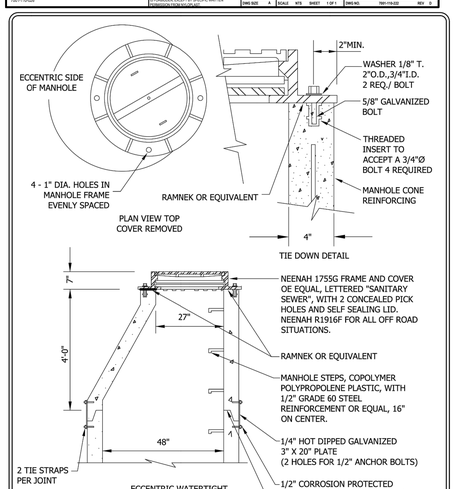
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-1



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WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

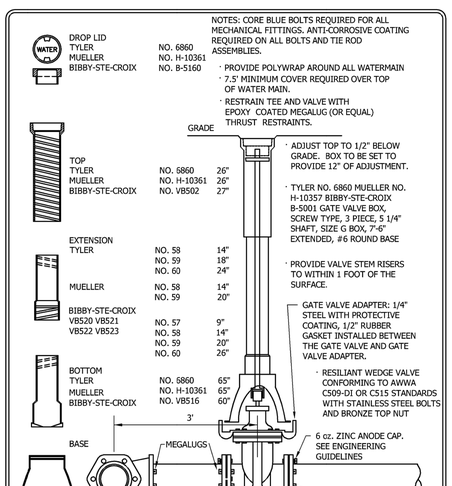
PLATE NO. SAN-5

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.

DROP LID	TYLER	NO. 6860	
	MUELLER	NO. H-10361	
	BIBBY-STE-CROIX	NO. B-5160	
TOP	TYLER	NO. 6860	26"
	MUELLER	NO. H-10361	26"
	BIBBY-STE-CROIX	NO. VB502	27"
EXTENSION	TYLER	NO. 58	14"
		NO. 59	18"
		NO. 60	24"
	MUELLER	NO. 58	14"
		NO. 59	20"
	BIBBY-STE-CROIX VB520 VB521 VB522 VB523	NO. 57	9"
		NO. 58	14"
		NO. 59	20"
		NO. 60	26"
BOTTOM	TYLER	NO. 6860	65"
	MUELLER	NO. H-10361	65"
	BIBBY-STE-CROIX	NO. VB516	60"

- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.
- GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.
- RESILIANT WEDGE VALVE CONFORMING TO AWWA C509-01 OR C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT
- 6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES



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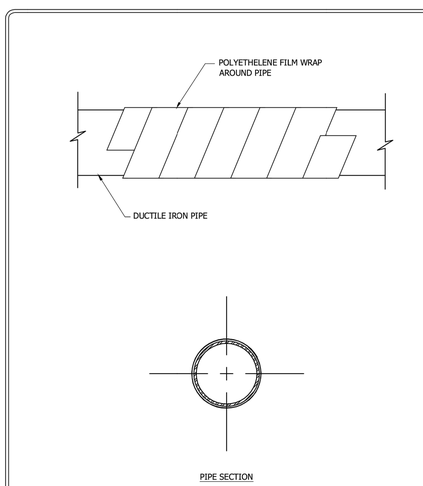
GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1



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TYPICAL WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-7

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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JEFFREY A. PRASCH, P.E.

DATE: 12.07.21 LIC. NO.: 52706

	REVISIONS
02.21.22	CITY COMMENTS
03.22.22	CITY COMMENTS
05.25.22	CITY COMMENTS

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DETAILS

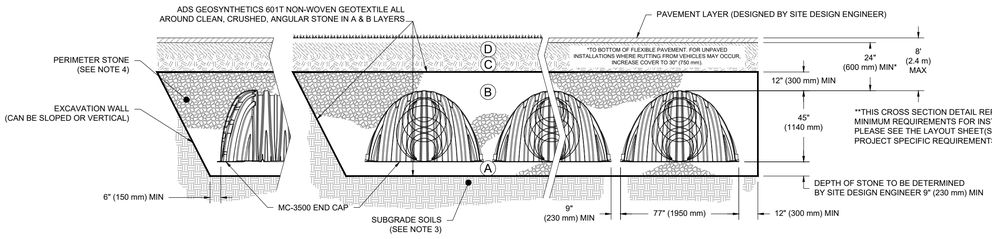
PROJECT: 89556

SHEET NO. C4 OF C12

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

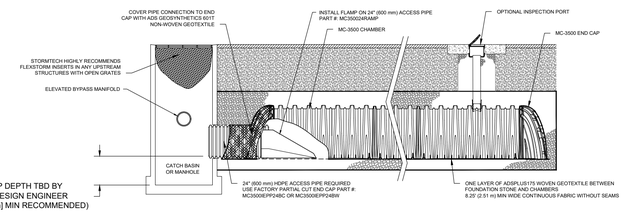
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

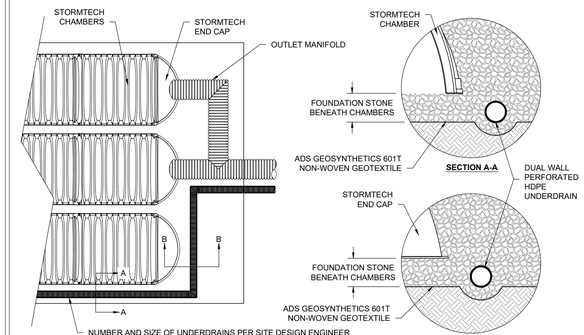
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

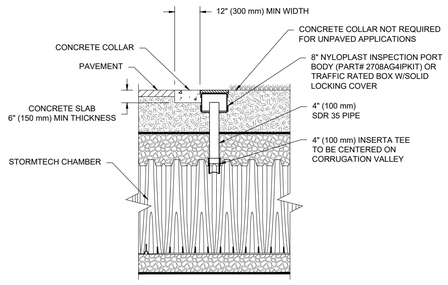
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 MC-3500 ISOLATOR ROW PLUS DETAIL

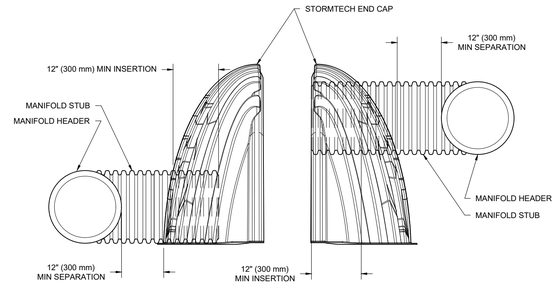


2 UNDERDRAIN DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

3 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

5 MC-SERIES END CAP INSERTION DETAIL

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
   STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

DESIGNED BY: JAP	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.	02.21.22	CITY COMMENTS
DRAWN BY: ABL		03.22.22	CITY COMMENTS
CHECKED BY: GRP	JEFFREY A. PRASCH, P.E. DATE: 12.07.21 LIC. NO.: 52706		

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CANTISSIMO OF CHASKA
XXX HUNDERTMARK ROAD
CHASKA, MINNESOTA

DETAILS

PROJECT: 89556
SHEET NO. C5 OF C12

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SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

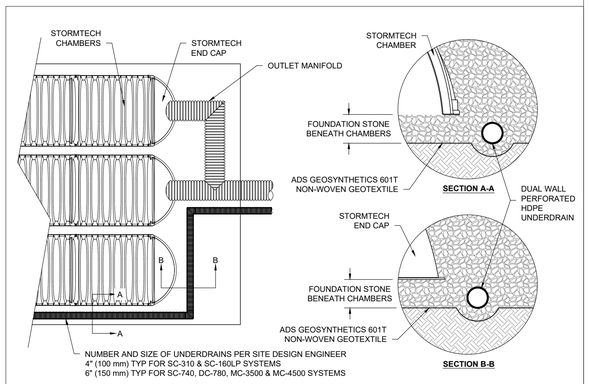
1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
   STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

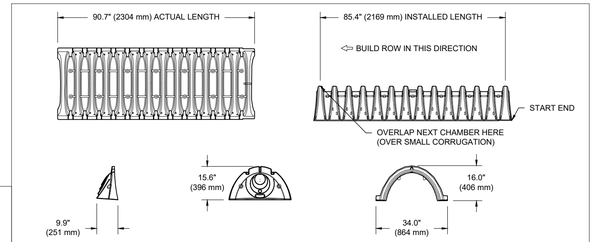
1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



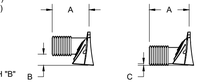
1 UNDERDRAIN DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

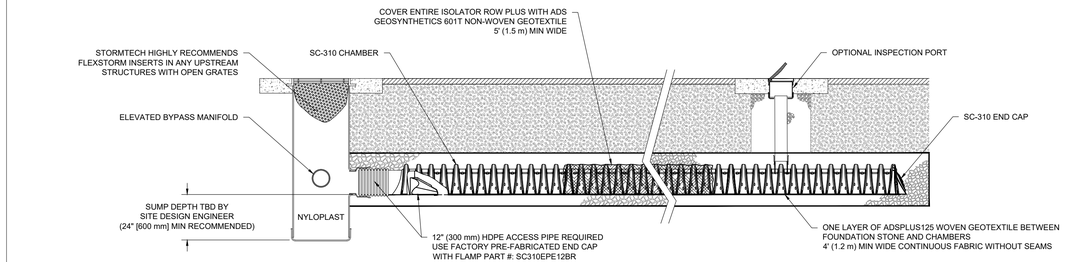
PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)
SC310EPE12BR	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

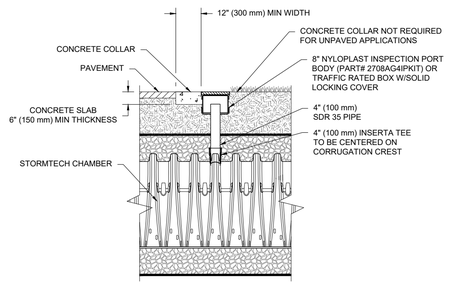
* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-310 TECHNICAL SPECIFICATIONS



3 SC-310 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

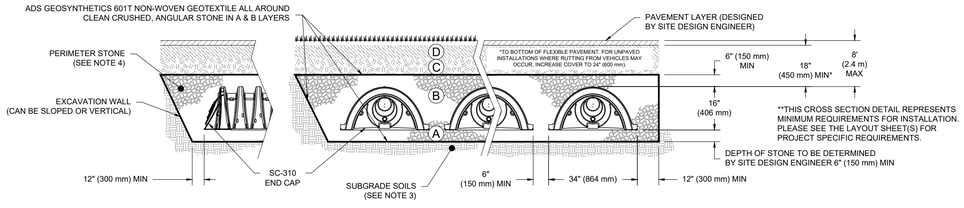
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

5 SC-310 CROSS SECTION DETAIL

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CHECKED BY: GRP	JEFFREY A. PRASCH, P.E. DATE: 12.07.21 LIC. NO.: 52706		

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CANTISSIMO OF CHASKA
XXX HUNDERTMARK ROAD
CHASKA, MINNESOTA

DETAILS

PROJECT: 89556
SHEET NO. C6 OF C12

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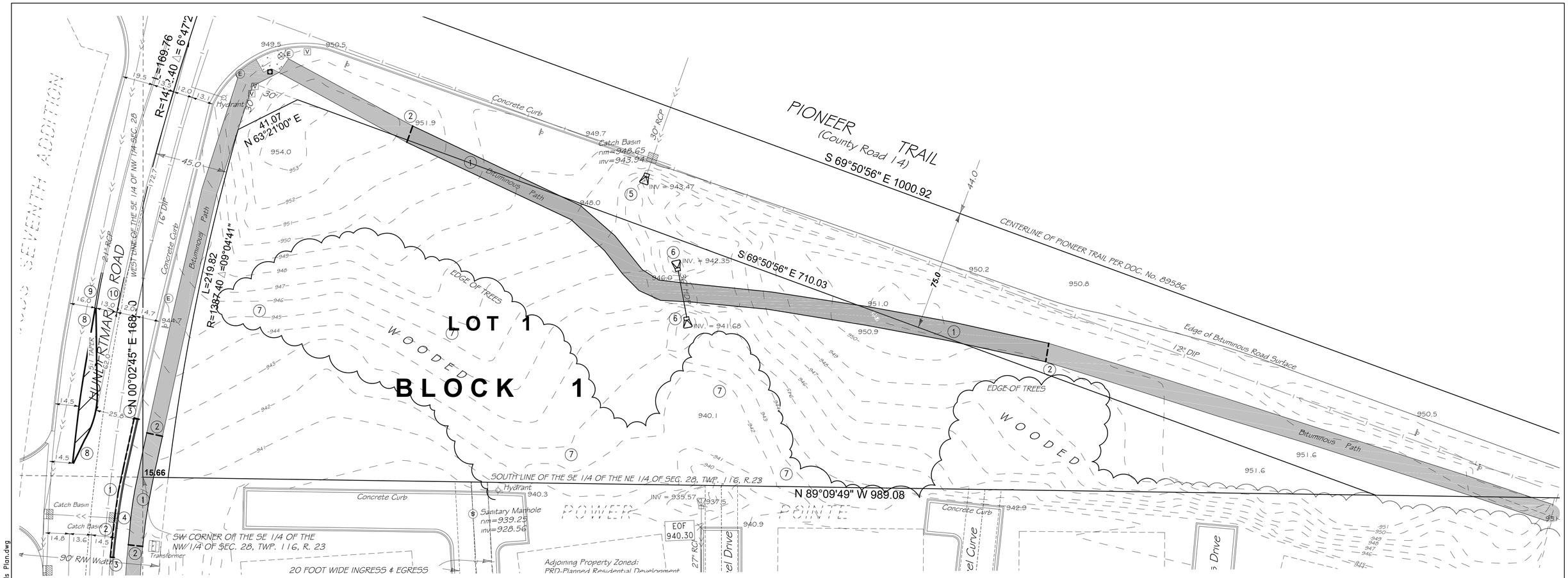

REFERENCE NOTES:

1. REMOVE BITUMINOUS PATH (FULL DEPTH)
2. SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)
3. SAWCUT CONCRETE CURB & GUTTER
4. REMOVE CONCRETE CURB AND GUTTER
5. REMOVE FLARED-END SECTION
6. REMOVE CULVERT AND FLARED-END SECTIONS
7. CLEAR AND GRUB TREES PER TREE PRESERVATION PLAN
8. REMOVE YELLOW CROSS HATCHING AND STRIPING
9. REMOVE 22 LF DOUBLE YELLOW STRIPING
10. REMOVE 22 LF SOLID WHITE STRIPING

LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING CONCRETE PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FES
- EXISTING CATCH BASIN
- REMOVE CURB & GUTTER
- REMOVE BITUMINOUS PAVEMENT
- REMOVE TREE (VERIFY WITH TREE PRESERVATION PLAN)
- SAWCUT PAVEMENT

0 30 60
SCALE IN FEET

DESIGNED BY:	JAP
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CHECKED BY:	GRP

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JEFFREY A. PRASCH, P.E.

DATE: 12.07.21 LIC. NO.: 52706

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CANTISSIMO OF CHASKA
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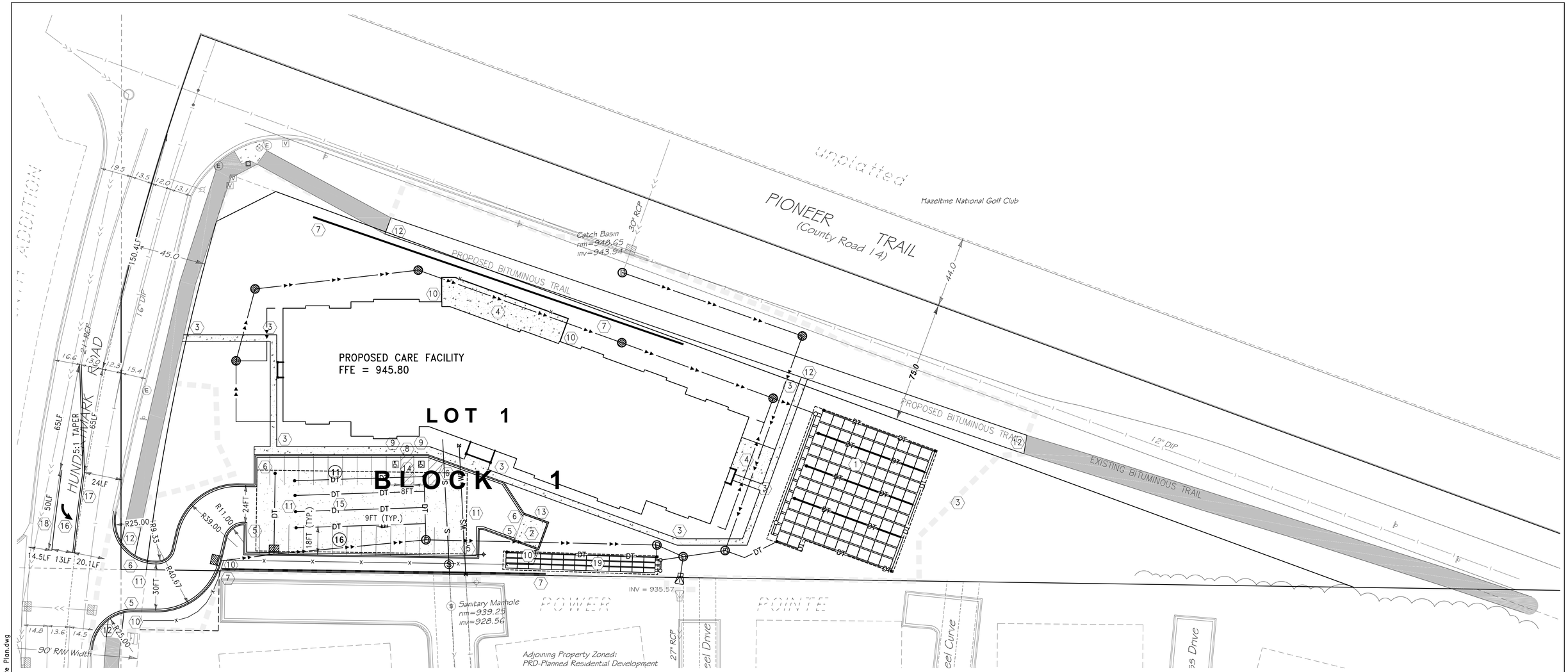
EXISTING CONDITIONS & REMOVALS

PROJECT: 89556

SHEET NO.
C7 OF C12

\survey\28-116-23\chaska assisted living\02 engineering - 89556\01 CAD\05 Sheet Files\03 Existing Conditions & Removals Plan.dwg



REFERENCE NOTES:

1. UNDERGROUND STORMTECH MC-3500 SYSTEM PER DETAILS ON C5
2. CONCRETE PAVEMENT PER 5/C2 and 6/C2
3. CONCRETE SIDEWALK PER 4/C2 and 6/C2
4. CONCRETE PATIO PER 4/C2 and 6/C2
5. B612 CURB & GUTTER PER 1/C2
6. B612 TIPOUT CURB & GUTTER PER 1/C2
7. MAXIMUM 4 FT HIGH WALL PER 8/C2 (BLOCK OR APPROVED EQUAL)
8. PED RAMP PER 9/C2 MEETING ADA REQUIREMENTS
9. HANDICAP SIGN AT EACH HANDICAP STALL (2 TOTAL) PER 10/C2
10. FENCE (SEE ARCHITECTURAL PLANS)
11. BITUMINOUS PAVEMENT PER 2/C2
12. BITUMINOUS PATH PER 3/C2
13. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DIMENSIONS)
14. 8 FT WIDE PAINTED ACCESS AISLE 45° 4 INCH WHITE CROSS HATCHING WITH NO PARKING SIGN
15. UNDERGROUND FILTRATION PER 1/C4
16. LEFT TURN ARROW
17. 116 LF 4" EPOXY DOUBLE YELLOW LINE
18. 50 LF 4" EPOXY SOLID WHITE LINE
19. UNDERGROUND STORMTECH SC-310 SYSTEM PER DETAILS ON C6

SITE DATA:

LOT AREA = 2.71 ACRES
DISTURBED AREA = 2.28 ACRES
EXISTING IMPERVIOUS AREA = 0.22 ACRES
PROPOSED IMPERVIOUS AREA = 1.13 ACRES
BUILDING COVERAGE = 0.51 ACRES = 19%
PROPOSED PARKING STALLS = 27 (INCLUDES 2 HANDICAP)

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONCRETE
- PROPOSED CONCRETE
- BITUMINOUS PAVEMENT
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- NUMBER OF PARKING STALLS

0 30 60
SCALE IN FEET

DESIGNED BY:	JAP
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CHECKED BY:	GRP

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JEFFREY A. PRASCH, P.E.

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CANTISSIMO OF CHASKA
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CHASKA, MINNESOTA

SITE PLAN

PROJECT: 89556
SHEET NO. C8 OF C12

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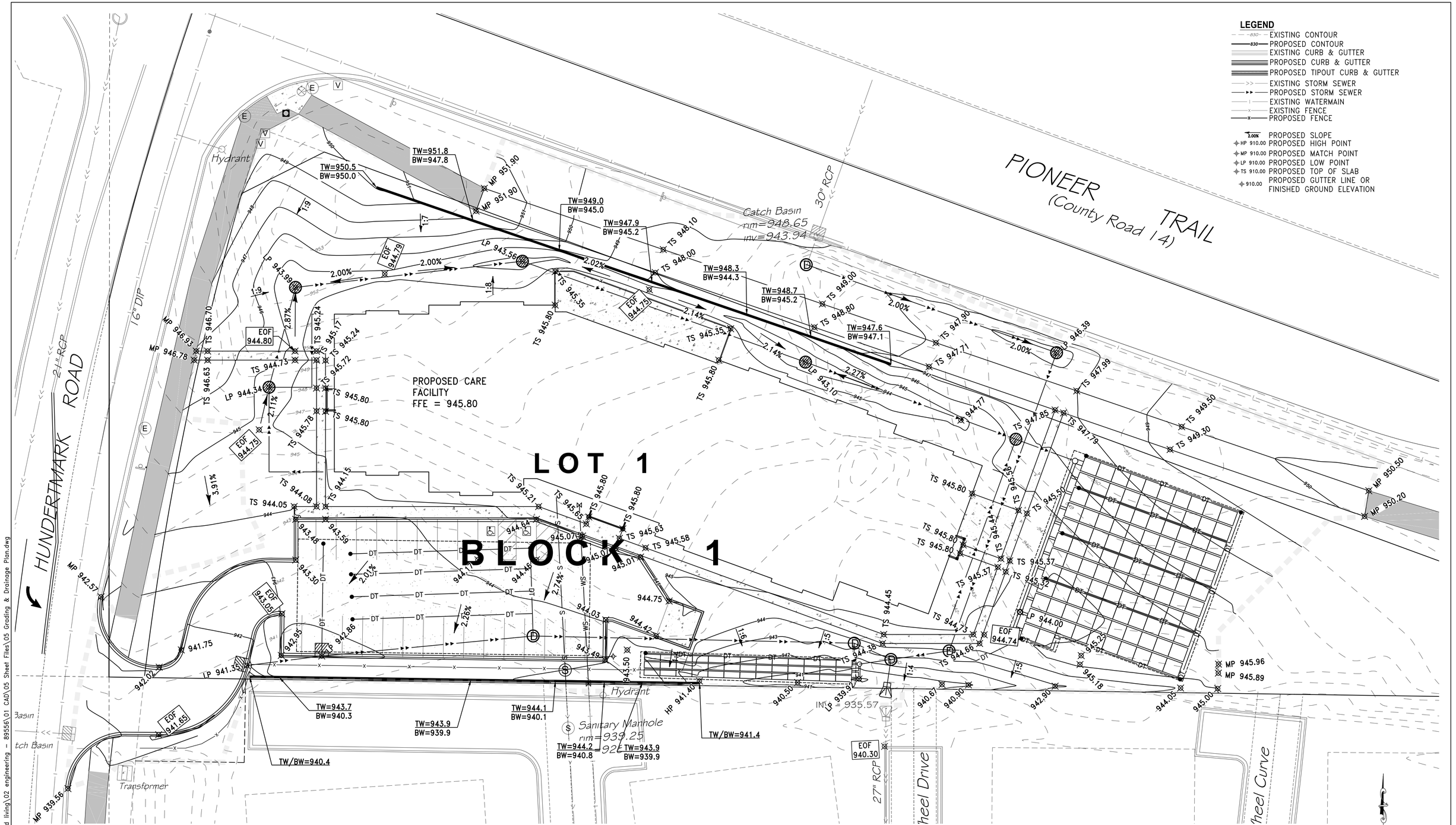

NOTES:

1. CONTRACTOR SHALL OBTAIN PERMISSION FROM ADJACENT PROPERTY OWNERS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY INVOLVED ON THE ADJACENT PROPERTY.

SCALE IN FEET: 0 20 40

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CHECKED BY: GRP	JEFFREY A. PRASCH, P.E. DATE: 12.07.21 LIC. NO.: 52706		CANTISSIMO OF CHASKA XXX HUNDERTMARK ROAD CHASKA, MINNESOTA

GRADING & DRAINAGE PLAN

PROJECT: 89556

SHEET NO. C9 OF C12

S:\survey\28-116-23\chaska assisted living\02 engineering - 89556\01 CAD\05 Sheet Files\05 Grading & Drainage Plan.dwg

REFERENCE NOTES:
1. CONSTRUCT MANHOLE OVER EXISTING STORM SEWER.
2. SUMP MANHOLE
3. EXISTING UTILITIES APPROXIMATE LOCATION PER PLAN (FIELD VERIFY).
4. F&I ENVIROHOOD OR APPROVED EQUAL ON OUTLET PIPE INSIDE STRUCTURE.
5. CONSTRUCT PRIVATE MONITORING MANHOLE OVER EXISTING SANITARY SEWER STUB.
6. UNDERGROUND STORMTECH SC-310 SYSTEM (30 CHAMBERS) PER DETAILS ON SHEET C6.
7. UNDERGROUND STORMTECH MC-3500 SYSTEM (114 CHAMBERS) PER DETAILS ON SHEET C5.
8. CONNECT TO ROOF DRAIN (VERIFY WITH ARCHITECTURAL PLANS).
9. NYOPLAST CATCH BASIN AND CASTING PER DETAILS ON SHEET C4.
10. CLEANOUT, INV = 937.15
11. 12LF 6" SOLID DRAINTILE @ 0.2%
12. 8"X6" TEE, 12 LF 6" DIP CL 52, GATE VALVE, AND HYDRANT

EX. HYDRANT
Hydrant
16" DIP
24" RCP
HUNDERTMARK ROAD
30" RCP
Catch Basin rim=948.65 inv=943.94
TRAIL (Valley Road 14)
① STMH 100
72" DIA (R-4342)
RIM = 948.75
EX 30" INV(NE) = 943.47 (FIELD VERIFY)
30" INV(SE) = 943.40
CB 101
60" DIA (R-4342)
RIM = 946.39
30" INV(NW) = 941.63
30" INV(SW) = 936.41
CB 102
48" DIA (R-4342)
RIM = 943.71
10" INV(SW) = 940.53
15" INV(NW,SE) = 940.13
CB 103
48" DIA (R-4342)
RIM = 943.71
12" INV(NW) = 940.77
15" INV(SE) = 940.57
CB 104
48" DIA (R-4342)
RIM = 943.56
12" INV(SE,W) = 941.31
CB 105
48" DIA (R-4342)
RIM = 943.99
12" INV(S,E) = 941.72
CB 106
48" DIA (R-4342)
RIM = 944.34
12" INV(N) = 941.90
8" INV(E,S) = 942.17
102 LF 12" HDPE @ 0.40%
134 LF 12" HDPE @ 0.40%
118 LF 30" HDPE @ 1.50%
100 LF 15" HDPE @ 0.44%
46 LF 12" HDPE @ 0.40%
62 LF 8" PVC SCH 40 @ 1.00% MIN. WITH (2) 90° BENDS
67 LF 8" PVC SCH 40 @ 1.00% MIN. WITH 90° BEND
PROPOSED CARE FACILITY FFE = 945.80
LOT 1
28 LF 15" HDPE @ 0.46%
⑨ CB 113 (STANDARD)
RIM = 947.10
15" INV(NW) = 940.00
15" INV(SW) = 940.00
24" INV(SE) = 938.05
SUMP = 934.05
CLEANOUT INV = 937.30
16 LF 10" PVC SCH 40 @ 1.00% MIN.
10 LF 8" PVC SCH 40 @ 1.00% MIN.
8"x10" TEE
8"x10" INCREASER
80 LF 8" PVC SCH 40 @ 1.00% MIN. WITH 90° BEND
26 LF 30" HDPE @ 0.44%
141 LF 30" HDPE @ 0.45%
18 LF 12" HDPE @ 0.40%
143 LF 12" HDPE @ 0.40%
94 LF 12" HDPE @ 0.40%
34 LF 12" HDPE @ 0.40%
70 LF 6" PERFORATED DRAINTILE @ 0.0%
90° BEND WITH CLEANOUT INV = 937.30
6" TEE
79 LF 6" PERFORATED DRAINTILE @ 0.0%
90° BEND
45° BEND WITH CLEANOUT INV = 937.30
45° BEND
35LF 6" SOLID DRAINTILE @ 0.1%
90° BEND WITH CLEANOUT INV = 937.30
80 LF 6" PERFORATED DRAINTILE @ 0.0%
CLEANOUT INV = 938.41
CLEANOUT INV = 937.19
8" GATE VALVE
80 LF 6" PERFORATED DRAINTILE @ 0.0%
50 LF 12" PERFORATED DRAINTILE @ 0.60%
40 LF 12" PERFORATED DRAINTILE @ 0.10%
88 LF 6" PVC SDR 35 @ 2.00%
84 LF 8" DIP CL 52
STMH 109
60" DIA (R-1642)
RIM = 942.75
12" INV(NW) = 936.51
12" INV(W) = 939.04
30" INV(E,S) = 935.66
93 LF 6" PERFORATED DRAINTILE @ 0.0%
CB 107
2'X3' (R-3067)
RIM = 941.35
12" INV(E) = 938.83
② ④ CB 108
48" DIA (R-3067)
RIM = 942.86
12" INV(W,N) = 938.69
12" INV(E) = 939.51
SUMP = 934.69
② STMH 114
48" DIA (R-1642)
RIM = 943.60
12" INV(W) = 939.13
12" INV(N,E) = 937.15
SUMP = 933.15
③ Hydrant
EX. HYDRANT
8" GATE VALVE
Sanitary Manhole rim=939.25 inv=928.56
⑤ SMH 200
48" DIA (R-1642)
RIM = 940.30
8" INV(S) = 928.69 (FIELD VERIFY)
8" INV(N) = 928.79
STMH 115
48" DIA (R-1642)
RIM = 943.50
6" INV(S) = 937.13
12" INV(W,E) = 936.58
INV = 935.57
⑨ CB 117 (SOLID)
RIM = 941.48
12" INV(E) = 939.10
8" INV(S,W) = 937.94
⑨ CB 116 (STANDARD)
RIM = 939.92
12" INV(W) = 937.65
8" INV(N) = 937.94
SUMP = 933.65
16 LF 30" RCP @ 0.44%
FES 111 INV=935.59
EX. FES INV=935.57 (FIELD VERIFY)
14 LF 12" HDPE @ 0.40%
STMH 110
60" DIA (R-1642)
RIM = 942.20
6" INV(E) = 937.26
30" INV(NE,SW) = 935.77
80 LF 6" PERFORATED DRAINTILE @ 0.0%
⑨ CB 112 (STANDARD)
RIM = 944.00
15" INV(NE,SW,SE) = 940.00
SUMP = 936.00
REPLACE CASTING WITH R-3290-A
Transformer
Catch Basin
Catch Basin
Drive

LEGEND

EXISTING STORM SEWER	EXISTING STORM MANHOLE
EXISTING WATERMAIN	EXISTING CATCH BASIN
EXISTING SANITARY SEWER	PROPOSED CATCH BASIN
PROPOSED STORM SEWER	EXISTING SANITARY MANHOLE
PROPOSED SANITARY SERVICE	EXISTING FES
EXISTING HYDRANT	PROPOSED FES

SCALE IN FEET 0 20 40

DESIGNED BY:	JAP
DRAWN BY:	ABL
CHECKED BY:	GRP

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JEFFREY A. PRASCH, P.E.
DATE: 12.07.21 LIC. NO.: 52706

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CANTISSIMO OF CHASKA
XXX HUNDERTMARK ROAD
CHASKA, MINNESOTA

UTILITY PLAN

PROJECT: 89556
SHEET NO. C10 OF C12

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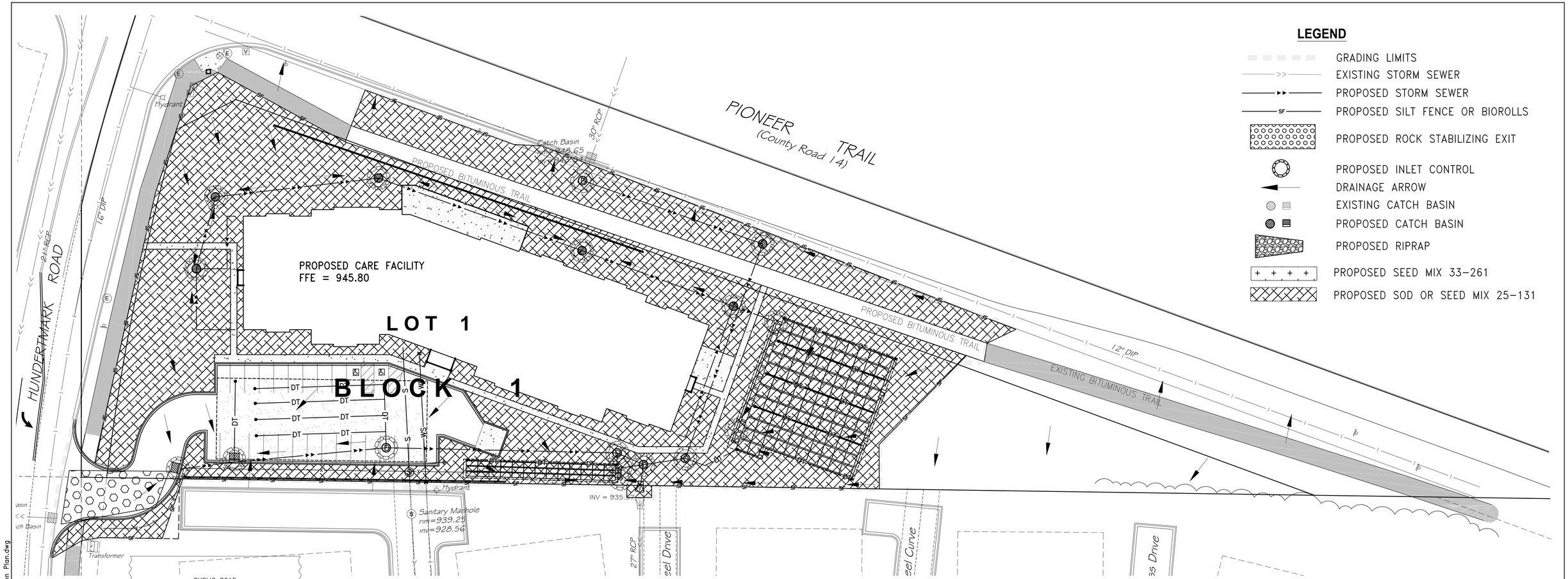

1 / C11 ROCK CONSTRUCTION EXIT
NOT TO SCALE

2 / C11 BIOROLLS
NOT TO SCALE

3 / C11 SILT FENCE (MACHINE SLICED)
NOT TO SCALE

4 / C11 INLET PROTECTION
NOT TO SCALE

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	DATE: 12.07.21 LIC. NO.: 52706	04.21.22	CITY COMMENTS

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CANTISSIMO OF CHASKA
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STORMWATER POLLUTION PREVENTION PLAN

PROJECT: 89556
SHEET NO. C11 OF C12

J:\survey\23-116-23\chaska assisted living\02 engineering - 89556\01 CAD\05 Sheet Files\07 Stormwater Pollution Prevention Plan.dwg

PROJECT INFORMATION:

DISTURBED AREA: 2.26 ACRES
EROSION CONTROL SUPERVISOR CONTACT: TBD
IMPAIRED WATERS WITHIN ONE (1) MILE THAT SITE DRAINS TO: NONE. THE SITE DRAINS TO A WETLAND AND THEN CONVEYED VIA A DITCH TOWARDS THE MINNESOTA RIVER. ALTHOUGH THERE ARE SEVERAL IMPAIRED WATERS WITHIN ONE (1) MILE OF THE SITE, THE STORMWATER RUNOFF DOES NOT DRAIN TO THEM.

AN ASSISTED LIVING AND MEMORY CARE FACILITY IS BEING PROPOSED AT THE CORNER OF PIONEER TRAIL AND HUNDERTMARK ROAD IN CHASKA, MINNESOTA. THE SITE IS ABOUT 2.71 ACRES IN TOTAL. MOST OF THE SITE IS GRASSY WITH SOME WOODED AREA. THERE IS AN EXISTING PAVED PATH THAT RUNS ALONG WEST AND NORTH OF THE SITE. THERE ARE EXISTING RESIDENCES DIRECTLY SOUTH OF THE SITE. CURRENTLY, MOST OF THE EXISTING STORMWATER SURFACE FLOWS TO THE PROPERTY TO THE SOUTH. A PORTION OF THE SITE DRAINS TO THE STREET. A SWALE THROUGH THE MIDDLE OF THE SITE CONVEYS STORMWATER FROM STORM SEWER OUTLET NORTH OF THE SITE AND FLOWS TO A LOW AREA JUST SOUTH OF THE SITE.
THE MAJORITY OF THE SITE WILL CONTINUE TO DRAIN TO THE PROPERTY TO THE SOUTH. THE STORMTECH MC-3500 WILL RECEIVE RUNOFF FROM THE PROPOSED BUILDING AND THE AREA NORTH OF THE PROPOSED BUILDING. THE STORMTECH SC-310 WILL RECEIVE RUNOFF FROM THE AREA SOUTH AND SOUTHEAST OF THE PROPOSED BUILDING. THE UNDERGROUND FILTRATION WILL RECEIVE RUNOFF FROM THE PARKING LOT AND SOME AREA NORTH AND SOUTH OF THE PARKING LOT. THE OFFSITE DRAINAGE FROM THE NORTH STORM SEWER OUTLET WILL BYPASS THE SITE THROUGH STORM SEWER AND CONTINUE TO DRAIN TO THE PROPERTY TO THE SOUTH. THERE ARE A COUPLE AREAS OF THE SITE (EAST AND NORTHWEST) THAT WILL REMAIN UNDISTURBED AND WILL CONTINUE THE SAME DRAINAGE PATTERNS AS EXISTING CONDITIONS.

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES CONSTRUCTION STORM WATER PERMIT.
2. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP'S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
5. THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF ACHIEVING PERMANENT STABILIZATION.
8. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
9. THE INFILTRATION AREAS SHALL BE PROTECTED AND HAVE RIGOROUS EROSION AND SEDIMENT CONTROLS IF GRADED WITHIN 3 FEET OF THE FINAL GRADES. THE CONTROLS SHALL KEEP RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS UNTIL FINAL STABILIZATION IS COMPLETE.
10. STABILIZE AREAS THAT ARE WITHIN 200 FEET OF AND DRAIN TO PUBLIC WATER WITHIN 24 HOURS DURING FISH SPAWNING TIMES.
11. WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
12. ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
13. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
14. ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
15. STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
16. REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED.
17. THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
18. IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
19. TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
20. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
21. THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
22. PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT UNCOMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 18 INCHES.
23. SECTIONS 5.11-5.16, 5.18, & 5.22 OF THE 2018 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) - "DESIGN OF CONSTRUCTION SWPPP" TRAINING EXPIRES MAY 31, 2023.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:
- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS

EXPECTED SEQUENCE OF CONSTRUCTION

1. INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, INLET CONTROL, AND STABILIZE DOWN GRADIENT BOUNDARIES.
2. COMPLETE SITE GRADING.
3. APPLY EARLY APPLICATION OF BASE COURSE ON PARKING SECTION.
4. INSTALL CURB AND GUTTER, AND PAVING.
5. GRADE BIOFILTRATION BASIN.
6. COMPLETE FINAL GRADING AND PERMANENT STABILIZATION.
7. CONSTRUCT BUILDING.
8. REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF FIVE (5) OR MORE DISTURBED ACRES DISCHARGE TO A COMMON LOCATION.
2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
3. BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
4. TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
5. SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
6. BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE PROVIDED WITH THE SWPPP.
7. SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE INFILTRATION AREAS.
8. SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES ½ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

1. ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPS SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
2. THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
4. TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
2. ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
   B. HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
   C. CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
   D. THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
   E. THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION SHALL BE COMPLETED PER THE LANDSCAPE PLAN:
   A. COMPLETION OF ALL CONSTRUCTION ACTIVITY.
   B. INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL CONSIST OF 12 INCHES TOPSOIL, AND SOD, UNLESS OTHERWISE SPECIFIED.
   C. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR LANDSCAPED AREAS. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION SCHEDULE.
   D. CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED.
   E. REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
   F. REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
   G. FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2018 SPECIFICATION 2575.

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	1600 LF
STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	17 EACH
SOD OR SEED MIX 25-131	1.26 ACRES

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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.
JEFFREY A. PRASCH, P.E.
DATE: 12.07.21 LIC. NO.: 52706

REVISIONS	
02.21.22	CITY COMMENTS
03.22.22	CITY COMMENTS
04.21.22	CITY COMMENTS

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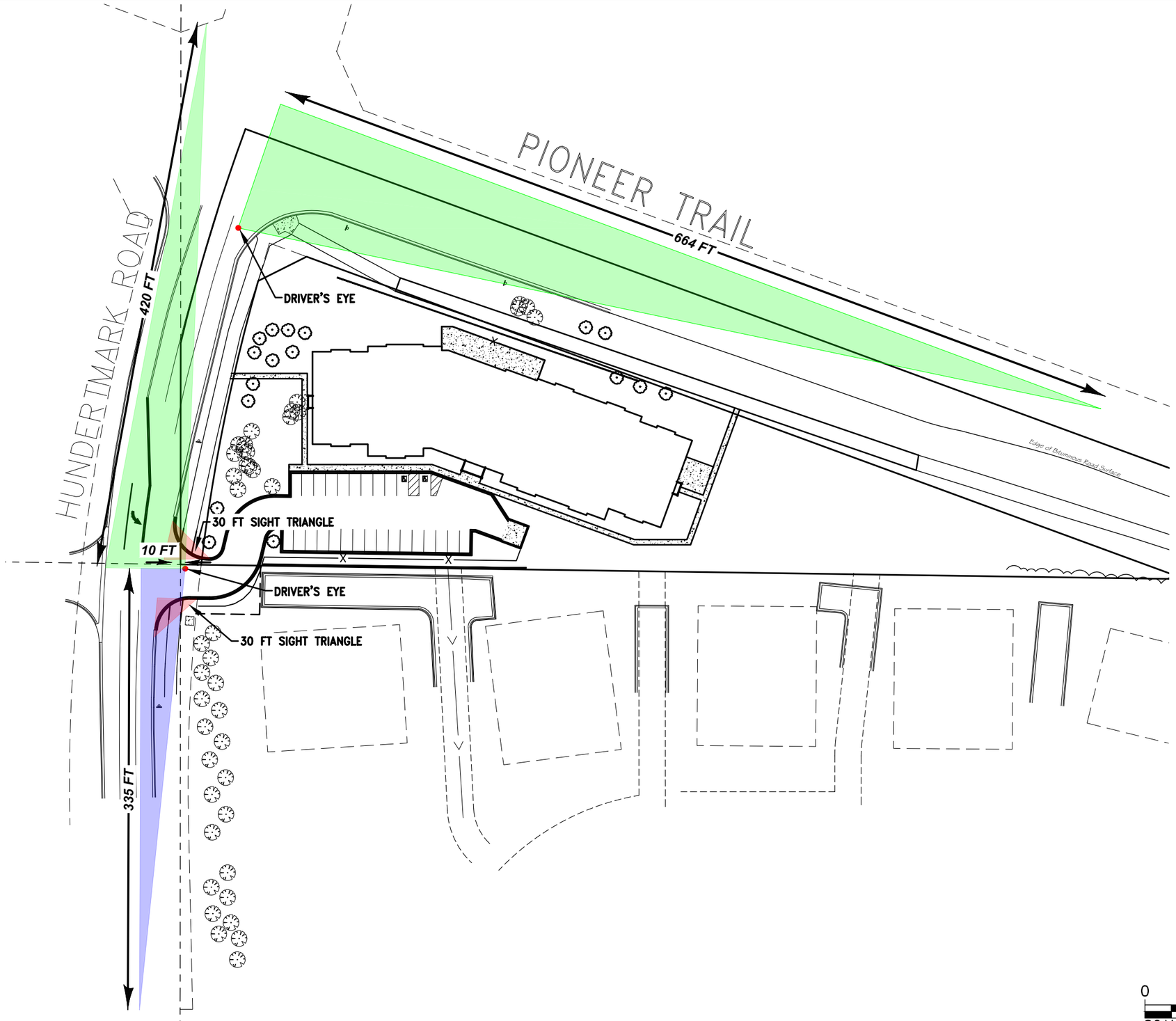
PLYMOUTH, MINNESOTA 55441
763.424.3676

CANTISSIMO OF CHASKA
XXX HUNDERTMARK ROAD
CHASKA, MINNESOTA

STORMWATER POLLUTION PREVENTION PLAN NOTES

PROJECT: 89556
SHEET NO. C12 OF C12

I:\survey\28-116-23\chaska assisted living\02 engineering - 89556\01 CAD\05 Sheet Files\07 Stormwater Pollution Prevention Plan.dwg



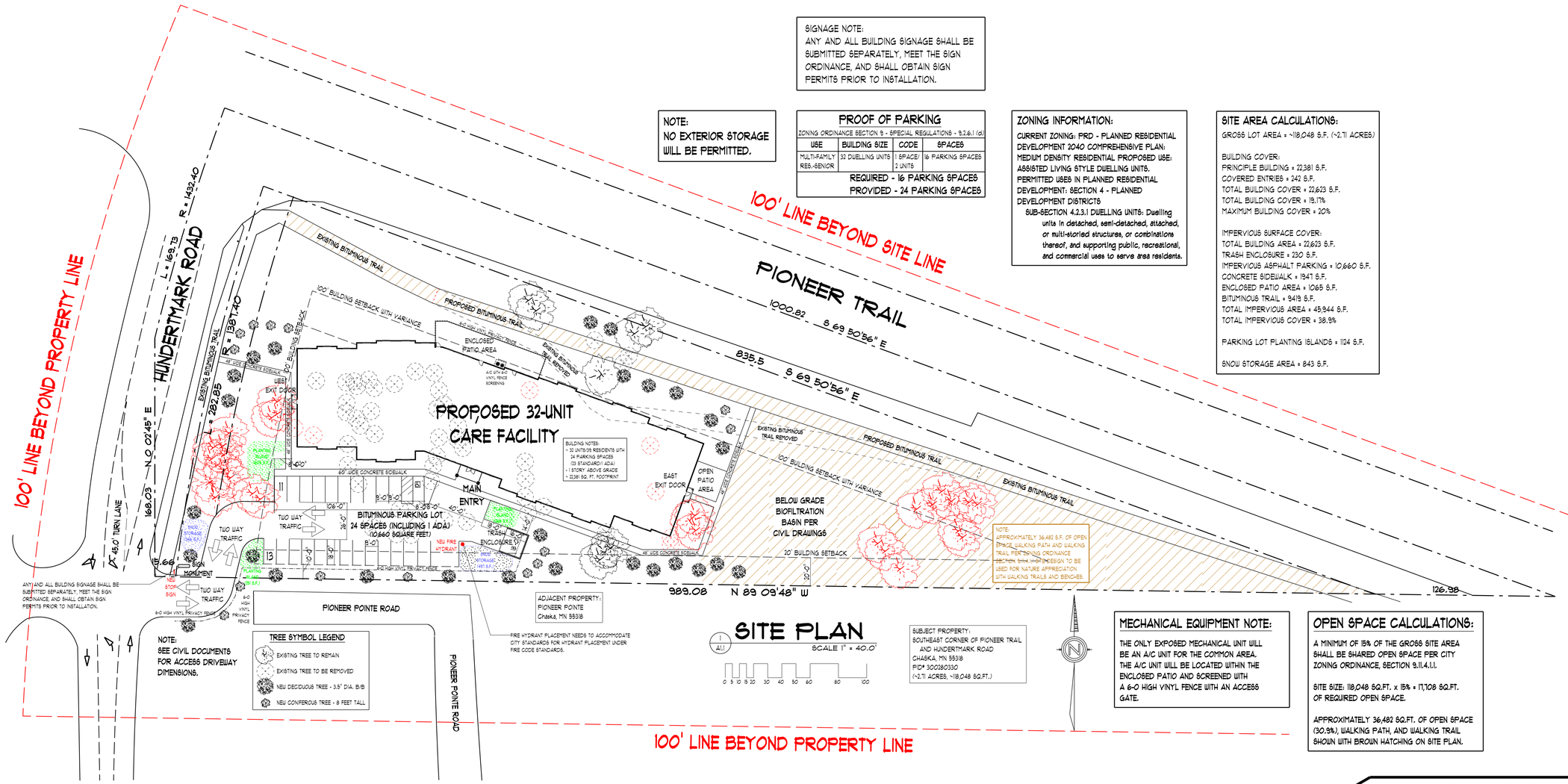
DEMARC
LAND SURVEYING & ENGINEERING

CANTISSIMO OF CHASKA
XXX HUNDERTMARK ROAD
CHASKA, MN

SIGHT DISTANCE EXHIBIT

05.25.2022

0 80 160
SCALE IN FEET



SITE PLAN

A1.1 SCALE 1" = 40.0'

0 5 10 15 20 30 40 50 60 80 100

SIGNAGE NOTE:
ANY AND ALL BUILDING SIGNAGE SHALL BE SUBMITTED SEPARATELY, MEET THE SIGN ORDINANCE, AND SHALL OBTAIN SIGN PERMITS PRIOR TO INSTALLATION.

NOTE:
NO EXTERIOR STORAGE WILL BE PERMITTED.

PROOF OF PARKING

ZONING ORDINANCE SECTION 9 - SPECIAL REGULATIONS - 9.2.6.1 (d)

USE	BUILDING SIZE	CODE	SPACES
MULTI-FAMILY RES.-SENIOR	32 DWELLING UNITS	1 SPACE/ 2 UNITS	16 PARKING SPACES
		REQUIRED -	16 PARKING SPACES
		PROVIDED -	24 PARKING SPACES

ZONING INFORMATION:

CURRENT ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT
2040 COMPREHENSIVE PLAN: MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: ASSISTED LIVING STYLE DWELLING UNITS.
PERMITTED USES IN PLANNED RESIDENTIAL DEVELOPMENT: SECTION 4 - PLANNED DEVELOPMENT DISTRICTS
SUB-SECTION 4.2.3.1 DWELLING UNITS: Dwelling units in detached, semi-detached, attached, or multi-storied structures, or combinations thereof, and supporting public, recreational, and commercial uses to serve area residents.

SITE AREA CALCULATIONS:

GROSS LOT AREA = ~118,048 S.F. (~2.71 ACRES)

BUILDING COVER:
PRINCIPLE BUILDING = 22,381 S.F.
COVERED ENTRIES = 242 S.F.
TOTAL BUILDING COVER = 22,623 S.F.
TOTAL BUILDING COVER = 19.17%
MAXIMUM BUILDING COVER = 20%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 22,623 S.F.
TRASH ENCLOSURE = 230 S.F.
IMPERVIOUS ASPHALT PARKING = 10,660 S.F.
CONCRETE SIDEWALK = 1947 S.F.
ENCLOSED PATIO AREA = 1065 S.F.
BITUMINOUS TRAIL = 9419 S.F.
TOTAL IMPERVIOUS AREA = 45,944 S.F.
TOTAL IMPERVIOUS COVER = 38.9%

PARKING LOT PLANTING ISLANDS = 1124 S.F.

SNOW STORAGE AREA = 843 S.F.

SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL AND HUNDERTMARK ROAD
CHASKA, MN 55318
PID# 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)

MECHANICAL EQUIPMENT NOTE:

THE ONLY EXPOSED MECHANICAL UNIT WILL BE AN A/C UNIT FOR THE COMMON AREA. THE A/C UNIT WILL BE LOCATED WITHIN THE ENCLOSED PATIO AND SCREENED WITH A 6-0 HIGH VINYL FENCE WITH AN ACCESS GATE.

OPEN SPACE CALCULATIONS:

A MINIMUM OF 15% OF THE GROSS SITE AREA SHALL BE SHARED OPEN SPACE PER CITY ZONING ORDINANCE, SECTION 9.11.4.1.1.

SITE SIZE: 118,048 SQ.FT. x 15% = 17,708 SQ.FT. OF REQUIRED OPEN SPACE.

APPROXIMATELY 36,482 SQ.FT. OF OPEN SPACE (30.9%), WALKING PATH, AND WALKING TRAIL SHOWN WITH BROWN HATCHING ON SITE PLAN.

SHEET INDEX:

A1.1	TITLE SHEET AND SITE PLAN
A1.2	LANDSCAPE PLAN
A1.3	LIGHTING PLAN
A1.4	EXHIBIT A - PREVIOUS CONCEPT EXCAVATION
A1.5	EXHIBIT B - AERIAL SITE EXHIBIT
A1.6	EXHIBIT C - CONTEXT MAP/SITE INFLUENCES
A1.7	EXHIBIT D - 100' VS. 125' SETBACK EXHIBIT
A1.8	EXHIBIT E - BUILDING FACING NORTH EXHIBIT
A2.1	PROPOSED BUILDING FLOOR PLAN
A3.1	PROPOSED BUILDING EXTERIOR ELEVATIONS
A3.2	PROPOSED BUILDING EXTERIOR RENDERINGS

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registration # 23018
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Todd Ofathun
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todd@tcodesign.net

Plan Date
FP APPL. 4-15-22

CANTIGNIMO OF CHASKA
PID# 300280330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

TCO DESIGN
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Prepared by:
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Design #
tco202104

SITE PLAN
A1.1

ADDITIONAL PLANTING NOTE:

ADDITIONAL PLANTING BEDS AROUND BUILDING PERIMETER TO BE PROVIDED LIKE PICTURES PROVIDED AND LANDSCAPE PLAN TO BE PROVIDED DURING PERMIT PROCESS.

ZONING INFORMATION:

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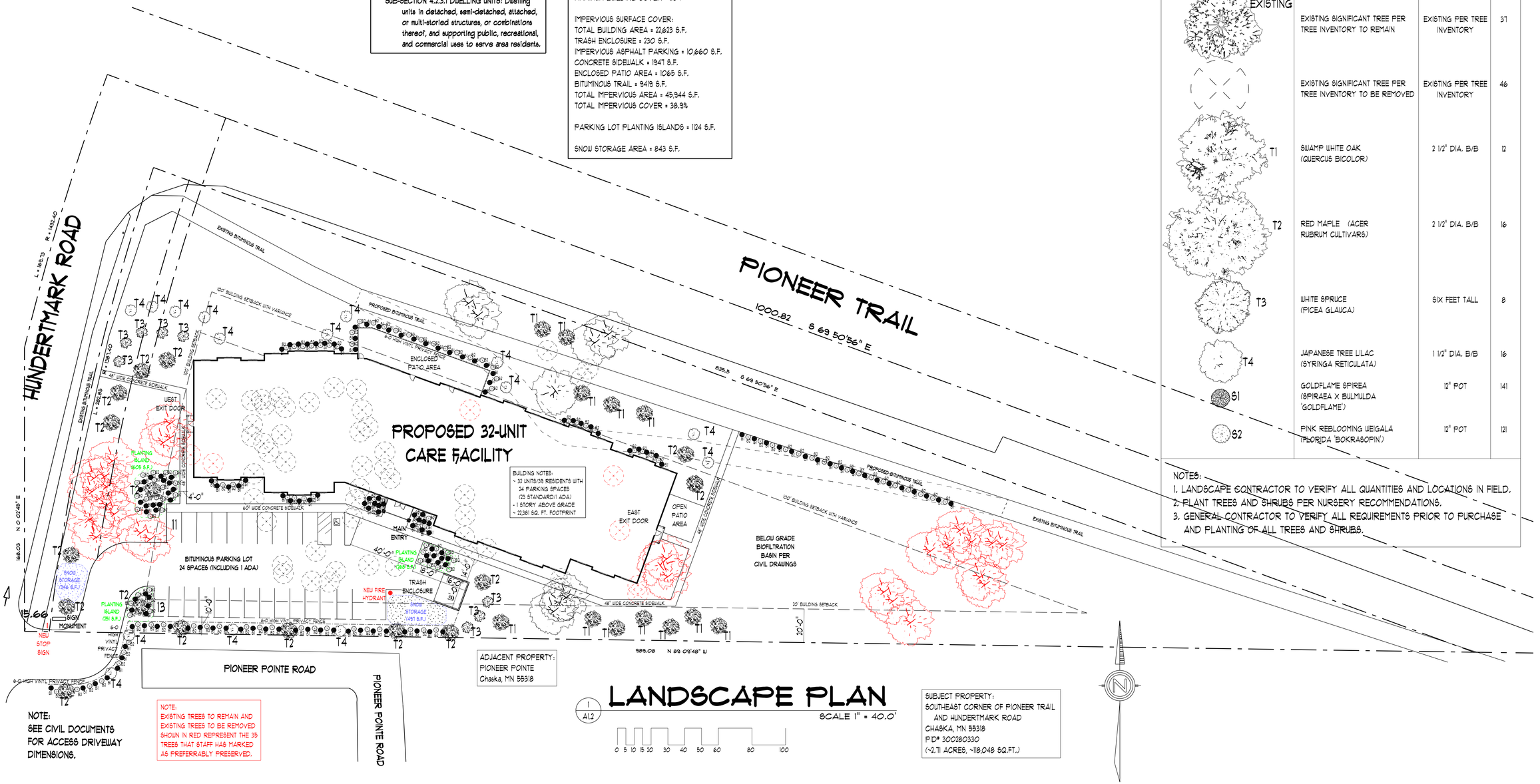

LANDSCAPE PLAN

1 / A1.2

SCALE 1" = 40.0'

0 5 10 15 20 30 40 50 60 80 100

SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL AND HUNDERTMARK ROAD
CHASKA, MN 55318
PID# 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)

PLANTING SCHEDULE

SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE/TYPE	QTY.
EXISTING	EXISTING SIGNIFICANT TREE PER TREE INVENTORY TO REMAIN	EXISTING PER TREE INVENTORY	37
	EXISTING SIGNIFICANT TREE PER TREE INVENTORY TO BE REMOVED	EXISTING PER TREE INVENTORY	46
T1	SWAMP WHITE OAK (QUERCUS BICOLOR)	2 1/2" DIA. B/B	12
T2	RED MAPLE (ACER RUBRUM CULTIVARS)	2 1/2" DIA. B/B	16
T3	WHITE SPRUCE (PICEA GLAUCA)	SIX FEET TALL	8
T4	JAPANESE TREE LILAC (SYRINGA RETICULATA)	1 1/2" DIA. B/B	16
S1	GOLDFLAME SPIREA (SPIRAEA X BULMULDA 'GOLDFLAME')	12" POT	141
S2	PINK REBLOOMING WEIGALA (FLORIDA 'BOKRASOFIN')	12" POT	121

NOTES:
1. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES AND LOCATIONS IN FIELD.
2. PLANT TREES AND SHRUBS PER NURSERY RECOMMENDATIONS.
3. GENERAL CONTRACTOR TO VERIFY ALL REQUIREMENTS PRIOR TO PURCHASE AND PLANTING OF ALL TREES AND SHRUBS.

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Plan Date
FP APPL. 4-15-22

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Design #
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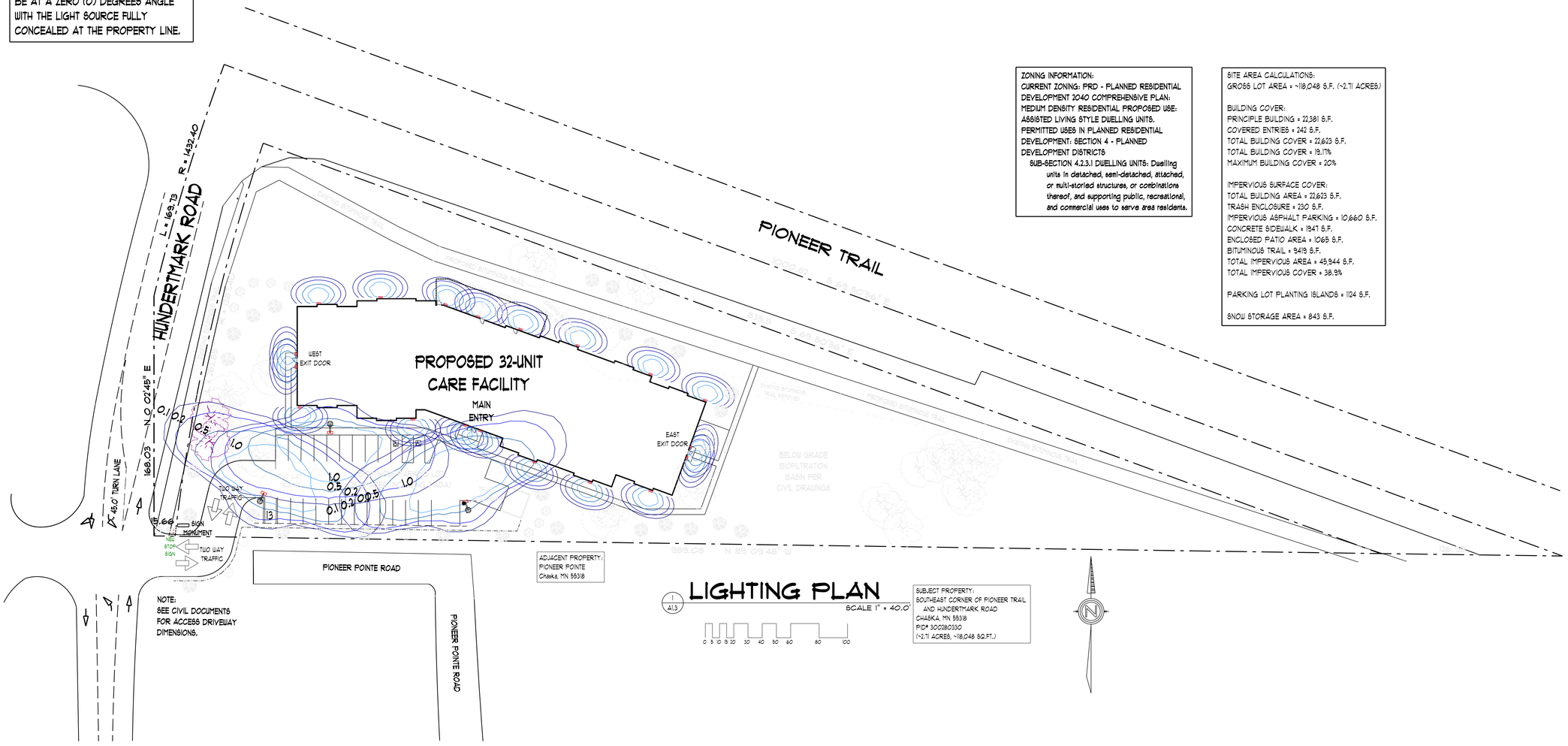
LANDSCAPE PLAN
A1.2

LIGHTING SCHEDULE

DES.	QTY.	MANUF.	CATALOG DES.	TYPE	LIGHT RATING B	LIGHT RATING U	LIGHT RATING G	LUMENS	MOUNTING INSTRUCTIONS	DESCRIPTION
L1	9	LITHONIA LIGHTING	WST LED 2A 30K 120 DIFS	WSTM LED WALL SCONCE	B1	U0	G0	1543	WALL MOUNTED - 12" ABOVE DOOR	WSTM LED WITH 2 BOARDS, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS
L2	10	LITHONIA LIGHTING	WST LED 2A 30K 120 DIFS	WSTM LED WALL SCONCE	B1	U0	G0	1543	WALL MOUNTED - 8'-0" ABOVE GRADE	WSTM LED WITH 2 BOARDS, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS
L3	3	LITHONIA LIGHTING	KAD LED 20C 1000 30K R2 MVOLT	KAD-LED SOFT SQUARE	B2	U0	G2	6143	POLE MOUNTED - 18'-0" ABOVE GRADE	KAD LED, 20 LED, 1 AMP MVOLT DRIVER, 3000K, TYPE 2 OPTICS

NOTE: SEE LIGHTING PLAN FOR DISTANCE TO PROPERTY LINE.

NOTE:
INSTALLATION OF ALL SITE LIGHTING TO BE AT A ZERO (0) DEGREES ANGLE WITH THE LIGHT SOURCE FULLY CONCEALED AT THE PROPERTY LINE.



NOTE:
SEE CIVIL DOCUMENTS FOR ACCESS DRIVEWAY DIMENSIONS.

ADJACENT PROPERTY:
PIONEER POINTE
Chaska, MN 55318

LIGHTING PLAN

1 / A1.3

SCALE 1" = 40.0'

0 5 10 15 20 30 40 50 60 80 100

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PID# 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)

ZONING INFORMATION:
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MEDIUM DENSITY RESIDENTIAL PROPOSED USE:
ASSISTED LIVING STYLE DWELLING UNITS.
PERMITTED USES IN PLANNED RESIDENTIAL DEVELOPMENT: SECTION 4 - PLANNED DEVELOPMENT DISTRICTS
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TOTAL BUILDING COVER = 19.17%
MAXIMUM BUILDING COVER = 20%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 22,623 S.F.
TRASH ENCLOSURE = 230 S.F.
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Plan Date
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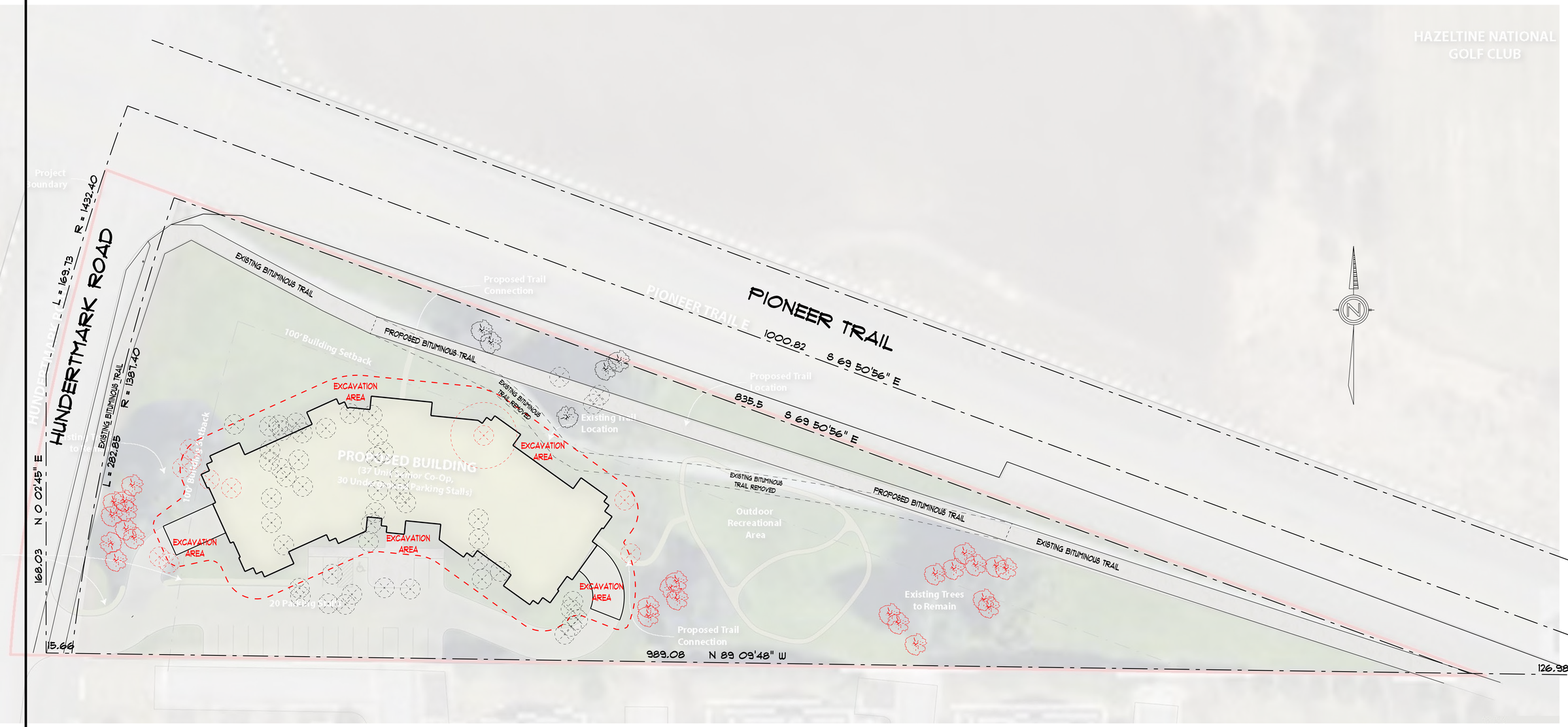
LIGHTING PLAN
A1.3



ADJACENT PROPERTY:
PIONEER POINTE
Chaska, MN 55318

NOTE:
EXISTING TREES TO REMAIN AND EXISTING TREES TO BE REMOVED SHOWN IN RED REPRESENT THE 35 TREES THAT STAFF HAS MARKED AS PREFERRIABLY PRESERVED.

1 / A1.4 PREVIOUS CONCEPT EXCAVATION AREA PLAN

SCALE 1" = 30.0'

0 5 10 15 20 30 40 50 60 80 100

SUBJECT PROPERTY:
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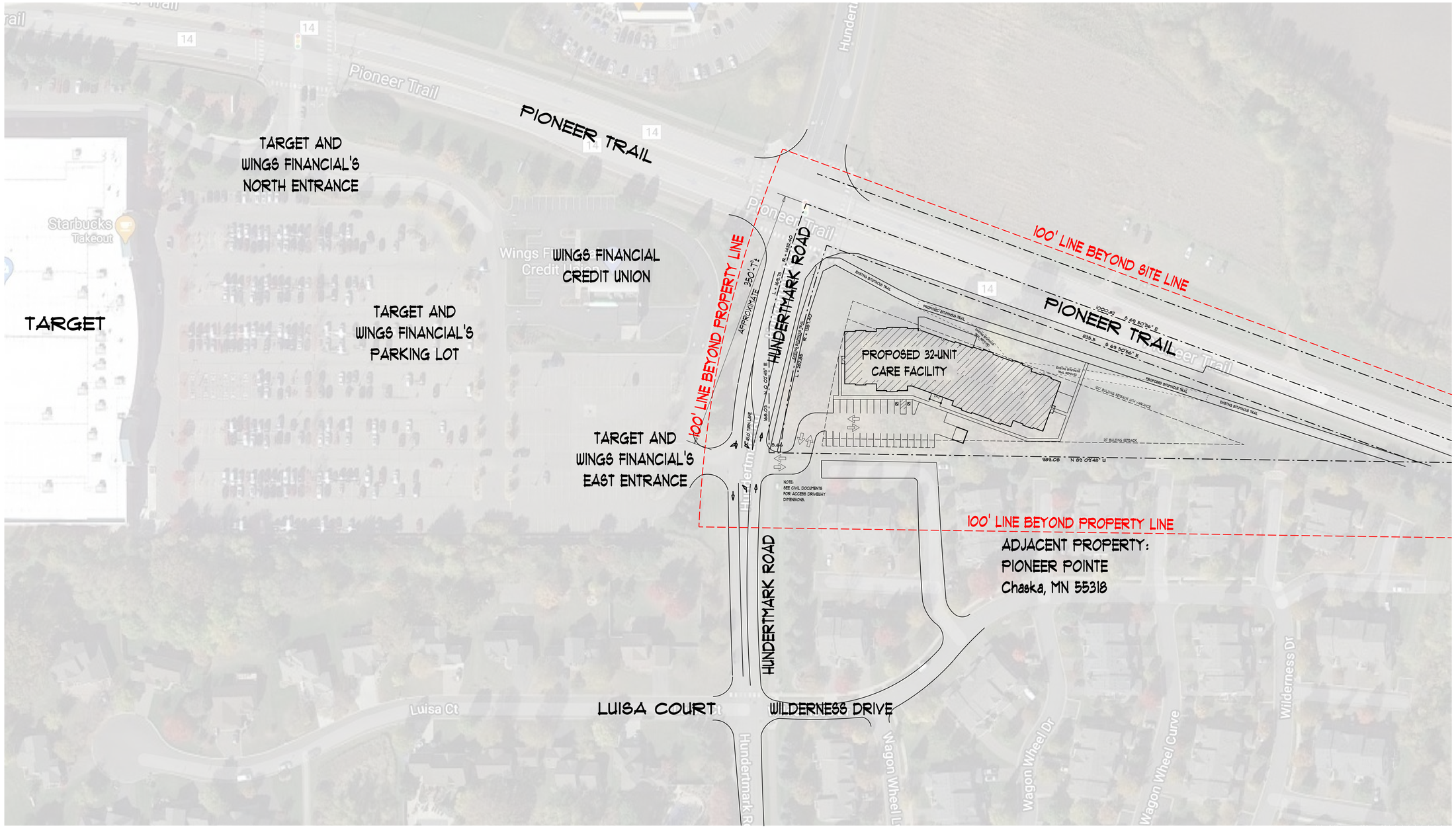
Design #
tco202104
EXCAVATION EXHIBIT
A1.4



1 A1.5 **AERIAL SITE EXHIBIT**

SCALE 1" = 150.0'

0 20 40 60 80 100 150 200 300

N

SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL
AND HUNDERTMARK ROAD
CHASKA, MN 55318
PID# 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)

JIM MACKEY ARCHITECT

JIM MACKEY ARCHITECT
1723 LaFond Avenue
St. Paul, MN 55104

Jim Mackey
Office 651-644-0869

registration # 23018

Drafting by:
Todd Ofsthun
Office 763-424-3676
Cell 952-854-8276

todd@tcodesign.net

Plan Date
PP APPL. 4-15-22

CANTISSIMO OF CHASKA
PID# 300280330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

TCO DESIGN
drafting and home design

P.O. Box 41730
Plymouth, MN 55441

dedication to excellence

Prepared by:
Todd Ofsthun
Office 763-424-3676
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Design #
tco202104

AERIAL SITE OVERVIEW

A1.5

Context Map / Site Influences



JIM MACKEY ARCHITECT

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1123 LaFond Avenue
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Plan Date
FP APPL. 4-15-22

CANTIGGIMO OF CHASKA
PID# 3002803301 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

TCO DESIGN
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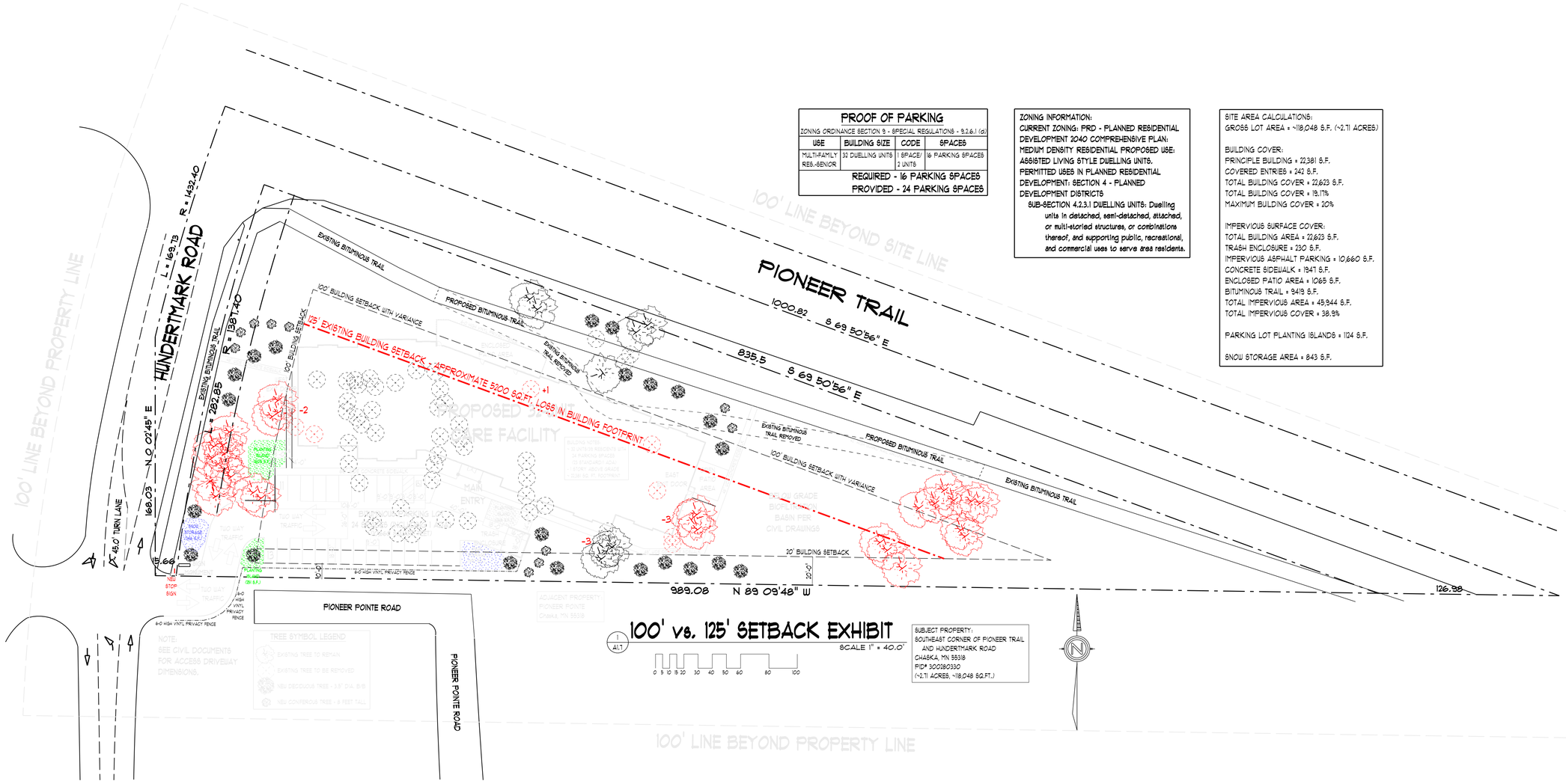
Cell 952-854-8276
todd@tcodesign.net

Design #
tco202104
SITE INFLUENCES
A1.6



100' vs. 125' SETBACK EXHIBIT

1 A1.1

SCALE 1" = 40.0'

0 5 10 15 20 30 40 50 60 80 100

PROOF OF PARKING			
ZONING ORDINANCE SECTION 9 - SPECIAL REGULATIONS - 9.2.6.1 (a)			
USE	BUILDING SIZE	CODE	SPACES
MULTI-FAMILY RES.-SENIOR	32 DWELLING UNITS	1 SPACE/ 2 UNITS	16 PARKING SPACES
REQUIRED - 16 PARKING SPACES			
PROVIDED - 24 PARKING SPACES			

ZONING INFORMATION:
CURRENT ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT
2040 COMPREHENSIVE PLAN: MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: ASSISTED LIVING STYLE DWELLING UNITS.
PERMITTED USES IN PLANNED RESIDENTIAL DEVELOPMENT: SECTION 4 - PLANNED DEVELOPMENT DISTRICTS
SUB-SECTION 4.2.3.1 DWELLING UNITS: Dwelling units in detached, semi-detached, attached, or multi-storied structures, or combinations thereof, and supporting public, recreational, and commercial uses to serve area residents.

SITE AREA CALCULATIONS:
GROSS LOT AREA = ~118,048 S.F. (~2.71 ACRES)

BUILDING COVER:
PRINCIPLE BUILDING = 22,381 S.F.
COVERED ENTRIES = 242 S.F.
TOTAL BUILDING COVER = 22,623 S.F.
TOTAL BUILDING COVER = 19.17%
MAXIMUM BUILDING COVER = 20%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 22,623 S.F.
TRASH ENCLOSURE = 230 S.F.
IMPERVIOUS ASPHALT PARKING = 10,660 S.F.
CONCRETE SIDEWALK = 1941 S.F.
ENCLOSED PATIO AREA = 1065 S.F.
BITUMINOUS TRAIL = 9419 S.F.
TOTAL IMPERVIOUS AREA = 45,944 S.F.
TOTAL IMPERVIOUS COVER = 38.9%

PARKING LOT PLANTING ISLANDS = 1124 S.F.

SNOW STORAGE AREA = 843 S.F.

SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL AND HUNDERTMARK ROAD
CHASKA, MN 55318
PID# 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)

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Jim Mackey
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registration # 23018
Drafting by:
Todd Ofathun
Office 763-424-3676
Cell 952-994-8716
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Plan Date
FP APPL. 4-15-22

CANTIGNIMO OF CHASKA
PID# 300280330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

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Design #
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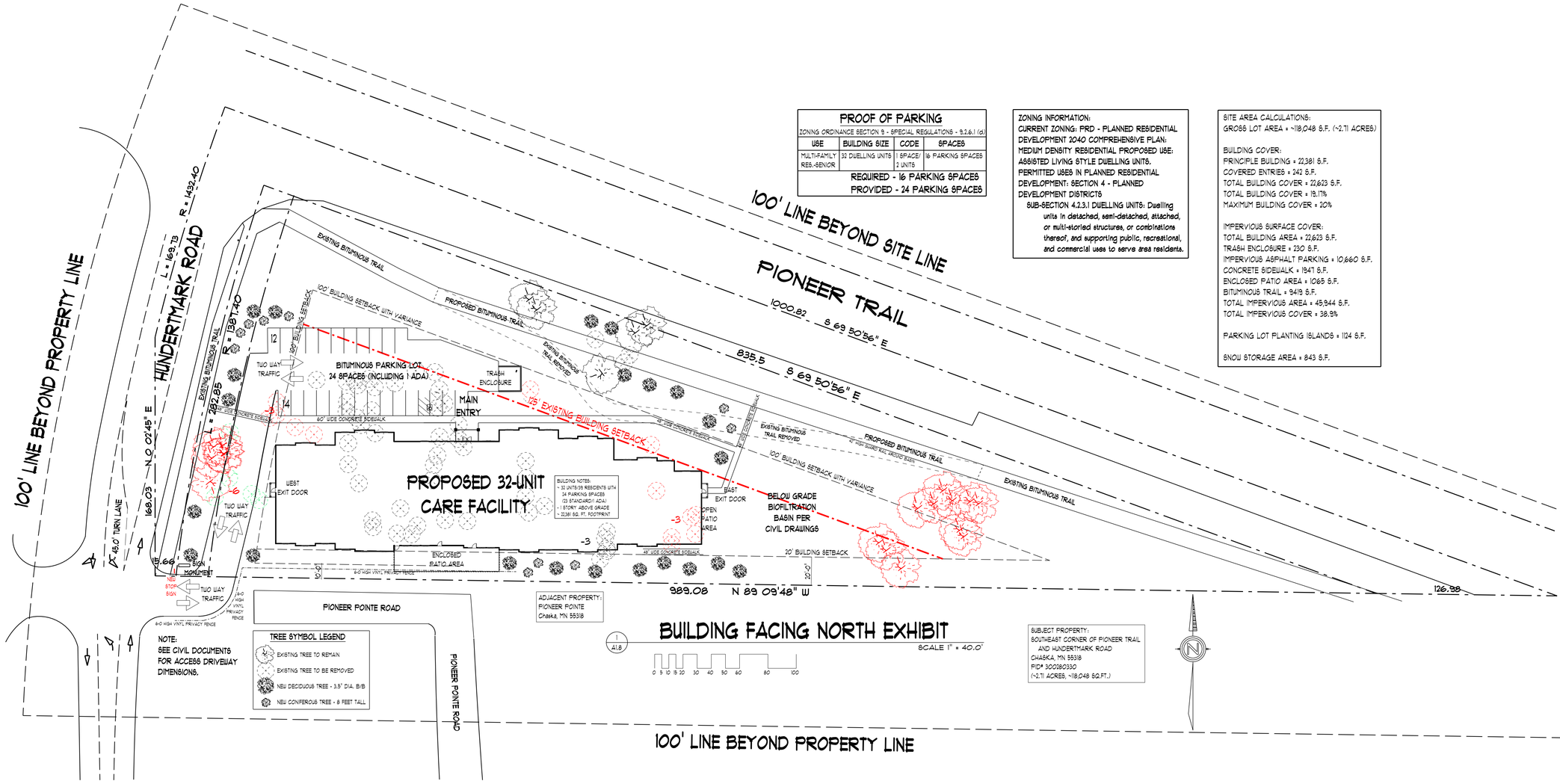
100' vs 125'
EXHIBIT
A1.1



PROOF OF PARKING

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registration # 23018
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Office 763-424-3676
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Plan Date
FP APPLI. 4-15-22

CANTIGNIMO OF CHASKA

PID# 300280330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

TCO DESIGN
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dedication to excellence
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Cell 952-854-8716
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Design #
tco202104
FACING NO. EXHIBIT
A1.8

PIONEER TRAIL

PIONEL

HUNDERTMARK ROAD

DT

S

0 40 80

SCALE IN FEET

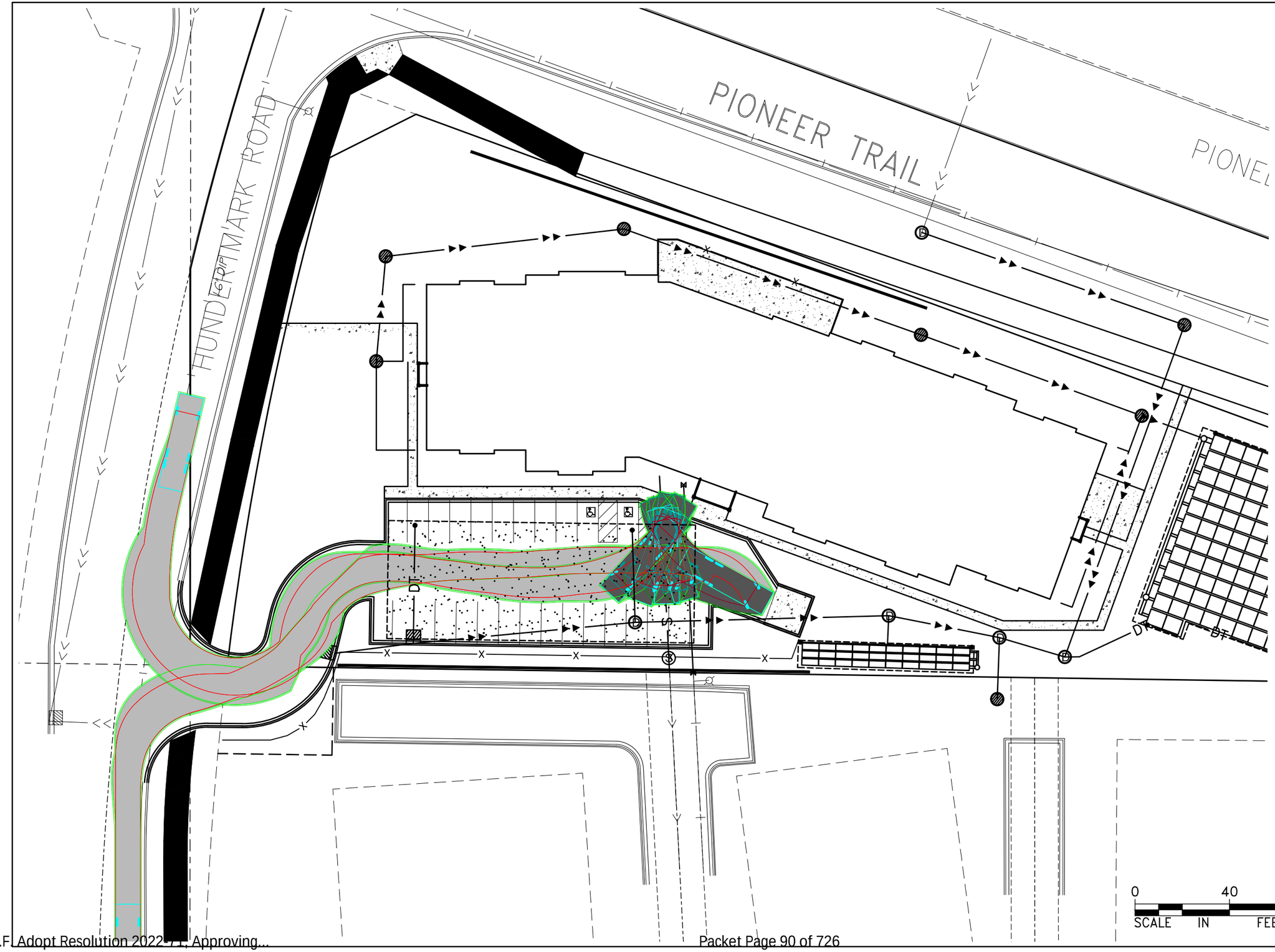
DEMARC
LAND SURVEYING & ENGINEERING

CANTISSIMO OF CHASKA
XXX HUNDERTMARK ROAD
CHASKA, MN

GARBAGE TRUCK
TURNING MOVEMENTS

EXHIBIT A

02.21.2022



DEMARC
LAND SURVEYING & ENGINEERING

CANTISSIMO OF CHASKA
XXX HUNDERTMARK ROAD
CHASKA, MN

FIRETRUCK TURNING MOVEMENTS

EXHIBIT A

03.22.2022

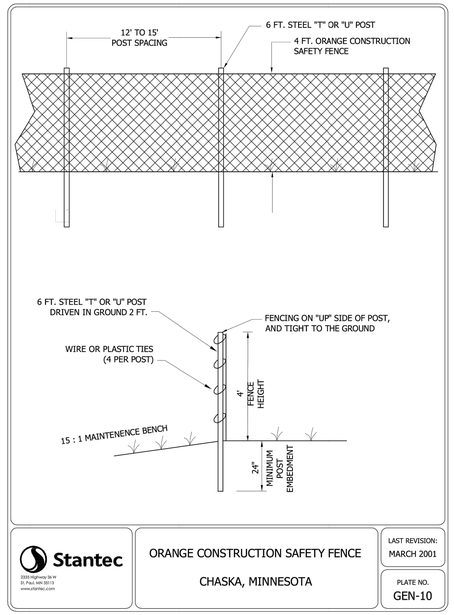


LEGEND

- Spot Elevation
- Fire Hydrant
- Survey Control Point
- Set 1/2" X 14" rebar marked with cap no. 22703
- Contour Line
- Existing Tree
- Tree to be Removed
- Proposed Tree Protection Fence per City Standard Detail GEN-10

SCALE IN FEET

0 50 100 150



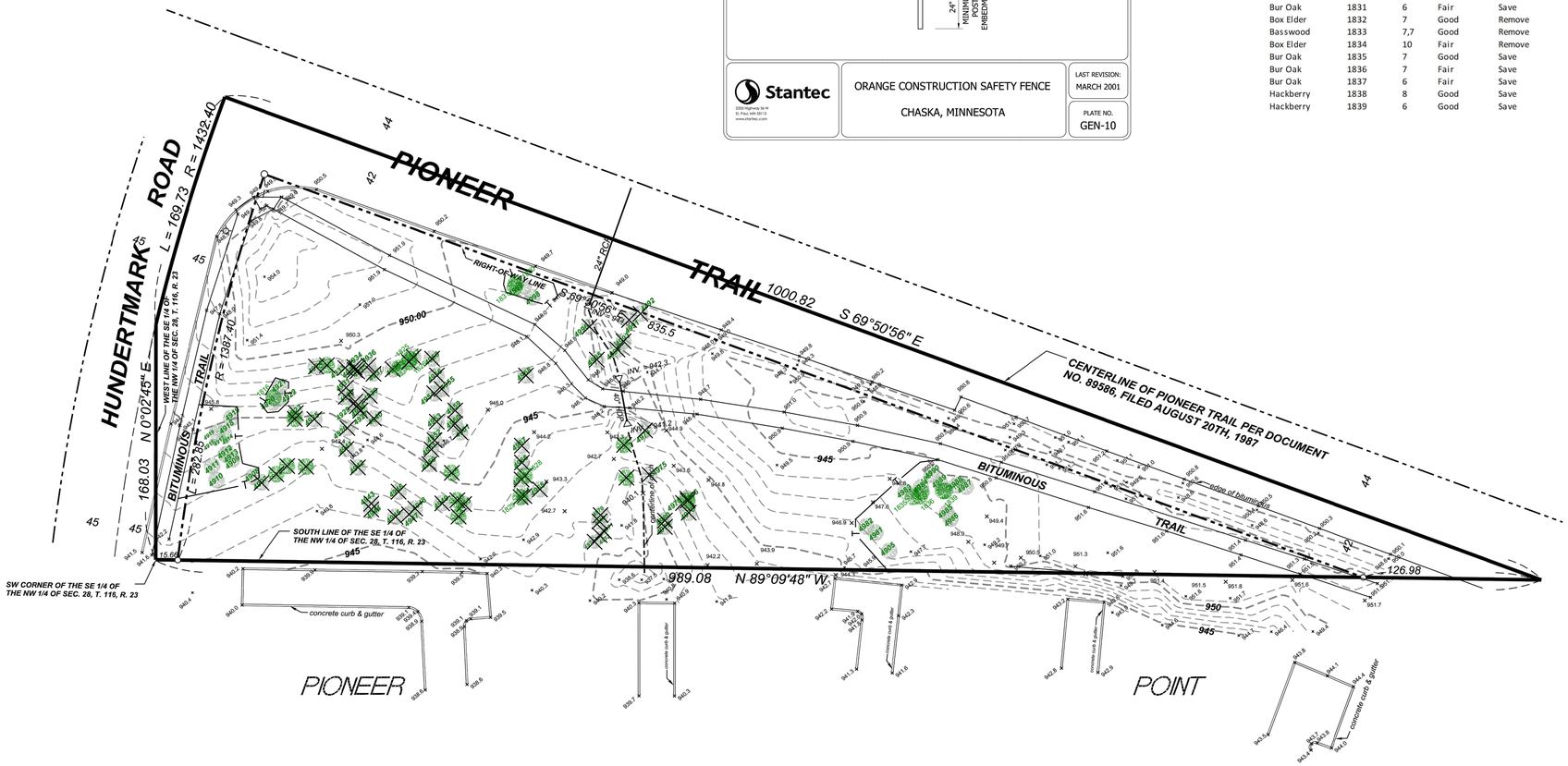
Stantec
3535 Highway 36 W
St. Paul, MN 55113
www.stantec.com

ORANGE CONSTRUCTION SAFETY FENCE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-10



Species List	ID	DBH	Condition	Status
Hackberry	1816	8	Good	Save
American Elm	1817	7	Good	Remove
Basswood	1818	7	Good	Remove
Basswood	1819	7	Good	Remove
Basswood	1820	7	Good	Remove
Basswood	1821	7	Good	Remove
Basswood	1822	8	Fair	Remove
Basswood	1823	6	Good	Remove
American Elm	1824	6	Good	Remove
Basswood	1825	7	Good	Remove
Basswood	1826	7	Good	Remove
Basswood	1827	6	Good	Remove
American Elm	1828	8	Good	Remove
Basswood	1829	8	Fair	Remove
Bur Oak	1830	6	Good	Save
Bur Oak	1831	6	Fair	Save
Box Elder	1832	7	Good	Remove
Basswood	1833	7,7	Good	Remove
Box Elder	1834	10	Fair	Remove
Bur Oak	1835	7	Good	Save
Bur Oak	1836	7	Fair	Save
Bur Oak	1837	6	Fair	Save
Hackberry	1838	8	Good	Save
Hackberry	1839	6	Good	Save

Species List	ID	DBH	Condition	Status
Bur oak	4999	7	8	Save
Hackberry	4998	7	6	Save
Bur oak	4996	8	5	Remove
Eastern cottonwood	4995	25	7	Remove
Eastern cottonwood	4994	23	7	Remove
Box elder	4993	7	5	Remove
Box elder	4992	10	5	Remove
Box elder	4991	10	5	Remove
Box elder	4990	7	5	Save
Hackberry	4989	11	6	Save
American elm	4988	23	2	Save
Bur oak	4987	7	4	Save
Box elder	4986	15	3	Save
Box elder	4985	18	2	Save
Bur oak	4984	6	6	Save
Bur oak	4983	8	6	Save
American elm	4982	8	4	Save
White oak	4981	40	1	Save
American elm	4980	10	5	Remove
American elm	4979	13	5	Remove
American elm	4978	7	5	Remove
Bur oak	4976	34	5	Remove
Box elder	4975	12	5	Remove
Box elder	4974	12	4	Remove
Bur oak	4973	7	4	Remove
Bur oak	4972	42	7	Remove
Bur oak	4971	10	4	Remove
Bur oak	4970	7	4	Remove
Bur oak	4969	9	4	Remove
Bur oak	4968	33	7	Remove
White oak	4967	6	7	Remove
Bur oak	4966	34	5	Remove
Eastern red cedar (junipe	4965	2	7	Remove
Eastern red cedar (junipe	4964	2	7	Remove
White oak	4963	7	7	Remove
White oak	4962	7	6	Remove
White oak	4961	9	6	Remove
Green ash (red ash)	4960	7	7	Remove
White oak	4959	8	6	Remove
Box elder	4958	7	5	Remove
American elm	4957	13	6	Remove
American elm	4956	9	6	Remove
American elm	4955	9	5	Remove
Bur oak	4954	35	3	Remove
White oak	4953	6	8	Remove
American elm	4952	7	5	Remove
Bur oak	4951	27	6	Remove
Green ash (red ash)	4950	6	7	Remove
American elm	4949	8	5	Remove
Bur oak	4948	28	3	Remove
Bur oak	4947	22	3	Remove
American elm	4946	6	5	Remove
American elm	4945	6	3	Remove
American elm	4944	6	4	Remove
Bur oak	4943	28	3	Remove
American elm	4942	7	5	Remove
American elm	4941	7	3	Remove
Bur oak	4940	40	1	Remove
American elm	4939	10	5	Remove
White oak	4938	6	7	Remove
White oak	4937	6	7	Remove
White oak	4936	6	7	Remove
White oak	4935	6	4	Remove
White oak	4934	6	4	Remove
White oak	4933	7	7	Remove
White oak	4932	6	4	Remove
Box elder	4931	8	5	Remove
White oak	4930	29	2	Remove
White oak	4929	8	5	Remove
White oak	4928	30	5	Remove
Bur oak	4927	20	5	Remove
Box elder	4926	7	4	Remove
American elm	4925	6	4	Remove
White oak	4924	6	7	Remove
White oak	4923	53	1	Remove
White oak	4922	6	2	Save
White oak	4921	6	2	Save
American elm	4920	7	5	Save
White oak	4919	6	6	Save
White oak	4918	6	6	Save
American elm	4917	7	5	Save
White oak	4916	7	5	Save
American elm	4915	8	5	Save
White oak	4914	9	5	Save
Bur oak	4913	25	7	Save
Bur oak	4912	28	7	Save
Box elder	4911	10	5	Save
American elm	4910	6	4	Save
Bur oak	4909	26	7	Save
Bur oak	4908	33	0	Save
American elm	4907	7	4	Remove
Box elder	4906	8	4	Remove
Hackberry	4905	7	5	Save

Notes:
1. Existing conditions and tree inventory data taken from Premier Land Surveying, LLC survey dated 5/23/18.
2. Tree inventory data furnished by Soil Investigation & Design, INC.
3. See Landscape Plan for proposed trees.

The only easements shown are from plats of record or information provided by client.

FIELD BY: OTHERS
DRAWN BY: ABL
CHECKED BY: GRP

I certify that this plan, specification, 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.
Prepared this 8th day of April 2022.
Signed: Gregory R. Prasch
Gregory R. Prasch Registration No. 24992

REVISIONS	
04.21.22	ADDED TREES 1816-1839

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Demarcinc.com

TCO DESIGN
P.O. BOX 41790
PLYMOUTH, MN 55441

CANTISSIMO OF CHASKA
Address: Xxx Hundertmark Rd. Chaska, MN
Property located in Section 28, Township 116, Range 23, Carver County, Minnesota

TREE PRESERVATION SURVEY

PROJECT: 89556
FB No: -
SHEET NO. 1 OF 1

I:\survey\28-116-23\chaska asseted living\02 Engineering - 89556\01 CAD\01 Source Files\01 Proposed Linework.dwg



BUILDING FLOOR PLAN

A2.1

SCALE 1" = 10.0'

0 1 2 3 4 6 8 10 14 18 26

JIM MACKEY ARCHITECT

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1723 LaFond Avenue
St. Paul, MN 55104

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Office 651-644-0869

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Drafting by
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Plan Date
FP APPL. 4-15-22

CANTIGNIMO OF CHASKA

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Design #
tco202104

FLOOR PLAN
A2.1



1 A3.1 **SOUTH ELEVATION (WEST WING) (FRONT OF BUILDING)**

SCALE 1/8" = 1'-0"

0 1 2 3 4 6 8 10 14 18 26



3 A3.1 **EAST ELEVATION (RIGHT SIDE OF BUILDING)**

SCALE 1/8" = 1'-0"

0 1 2 3 4 6 8 10 14 18 26

EXTERIOR MATERIALS:

ROOFING - 'GAF TIMBERLINE' NATURAL SHADOW OR EQUAL

SOFFIT MATERIAL - 'SMARTSIDE 190 SERIES' OR EQUAL

SIDING MATERIAL AT GABLES - 'LP SMARTSIDE' 0.375"X11.69"X47.94" CEDAR TEXTURE SHAKES OR EQUAL

SIDING MATERIAL ABOVE STONE - 'LP SMARTSIDE' 38 SERIES CEDAR TEXTURE LAP (6TRAND) (0.315"X1.84") OR EQUAL

EXTERIOR TRIM - 'LP SMARTSIDE' 540 SERIES REVERSIBLE TRIM (0.910") OR EQUAL

MANUFACTURED STONE - 'URESTONE' STACKED STONE OR EQUAL



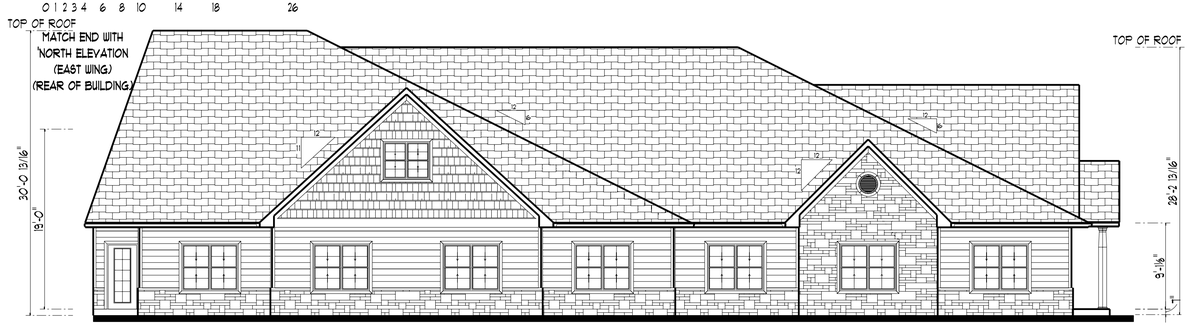
2 A3.1 **SOUTH ELEVATION (EAST WING) (FRONT OF BUILDING)**

SCALE 1/8" = 1'-0"

0 1 2 3 4 6 8 10 14 18 26

NOTE: 100% OF EXTERIOR MATERIALS QUALIFY AS CLASS I PER ZONING ORDINANCE SECTION 9.11.4.1
PERMITTED MATERIALS - MULTI FAMILY RESIDENTIAL:
II) NATURAL STONE
III) GLASS
IV) LP SMARTSIDE LAP SIDING





4 A3.1 **WEST ELEVATION (LEFT SIDE OF BUILDING)**

SCALE 1/8" = 1'-0"

0 1 2 3 4 6 8 10 14 18 26

5 A3.1 **NORTH ELEVATION (WEST WING) (REAR OF BUILDING)**

SCALE 1/8" = 1'-0"

0 1 2 3 4 6 8 10 14 18 26



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6 A3.1 **NORTH ELEVATION (EAST WING) (REAR OF BUILDING)**

SCALE 1/8" = 1'-0"

0 1 2 3 4 6 8 10 14 18 26

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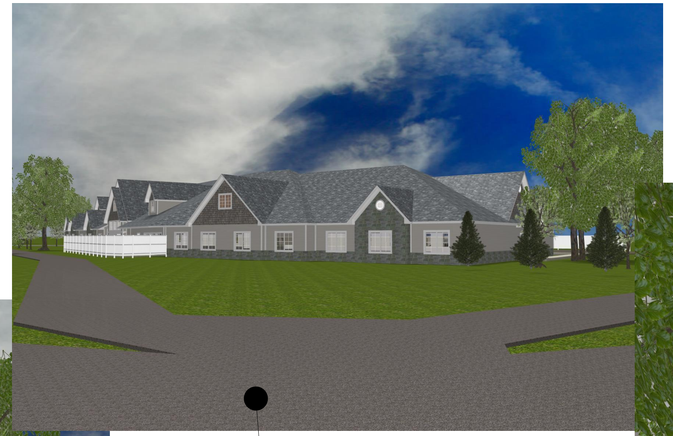
EXTERIOR ELEVATIONS

A3.1



NORTH SIDE AS VIEWED FROM THE CORNER OF PIONEER TRAIL AND HUNDERTMARK ROAD



WEST ENTRY AS VIEWED FROM HUNDERTMARK ROAD



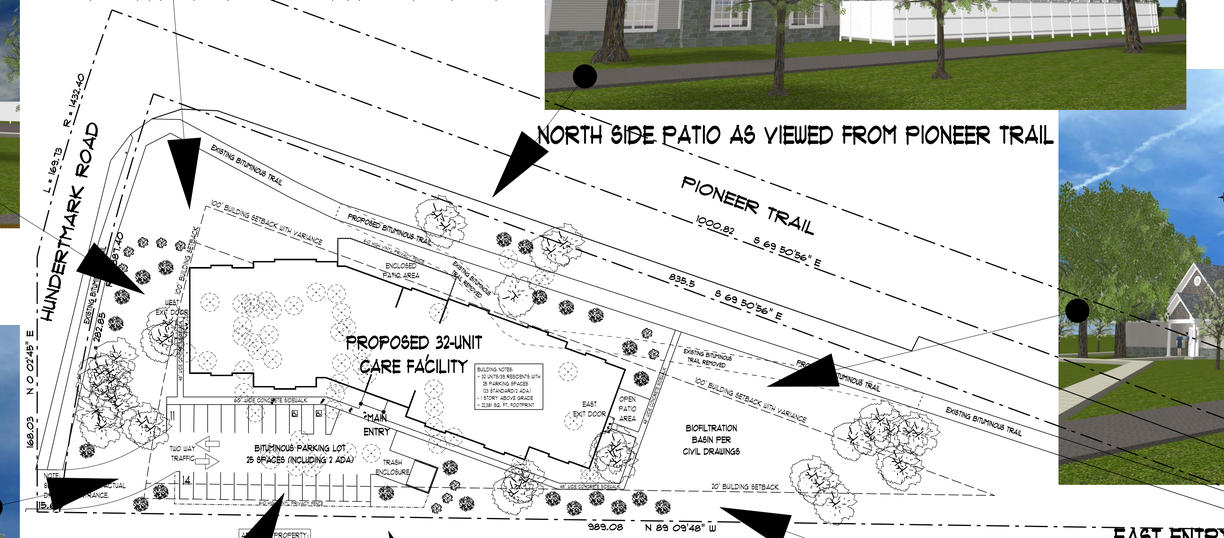
NORTH SIDE PATIO AS VIEWED FROM PIONEER TRAIL



EAST ENTRY AS VIEWED FROM PIONEER TRAIL



MAIN ENTRANCE VIEW FROM HUNDERTMARK ROAD



1 A3.2 RENDERINGS REFERENCE SITE PLAN

SCALE 1" = 50.0'



MAIN ENTRY AS VIEWED FROM PIONEER POINTE



VIEW OF THE SOUTHEAST CORNER

JIM MACKEY ARCHITECT

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Plan Date
FP APPL. 4-15-22

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PID# 302080330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

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Plymouth, MN 55441

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Prepared by:
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Office 763-424-3676
Cell 952-934-8716

todd@tcodesign.net

Design #
tco202104

EXTERIOR RENDERINGS

A3.2

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: **Ensconced Woods (Carlson & Robling) – Final Plat**

Applicant: Johnson-Reiland Builders and Remodelers

Location: 3675 Big Woods Blvd (Carlson) and 3625 Big Woods Blvd (Robling); South of County Road 44 (Big Woods Blvd) and east of Founders Ridge

Case No.: 2022-37

Synopsis: Applicant seeks to obtain approval of a 29 lot development (28 new lots, 1 lot for the existing Robling residence) on approximately 25 acres of land on Carlson and Robling's land

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

BACKGROUND

Founders Ridge was approved in November 2013 and the 2nd addition in February 2015. The development has since been fully built. Within that development stub streets were provided to access neighboring properties for future development. One of those streets is Founders Path, which stubs up to the east edge of the development abutting Linda Carlson's property.

May of 2021, the Concept Plan was approved for Ensconced Woods, which included both Carlson (north of the ravine) and Robling's properties. In March 2022, the Preliminary Plat and Rezoning were approved for Ensconced Woods.

Project Goals

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

- Create a new neighborhood on a developable piece of property that has utilities and right-ofway access available.
- Provide a unique, larger lot opportunity for high-end custom homes.
- Save as many trees as possible while still meeting the minimum comprehensive plan density range.
- Maintain the creek and wooded slopes in an easement to be conserved in perpetuity.
- Design this new neighborhood with a sense of community and connection.
- Create a development for a unique, high-end 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.

Changes Since Concept Plan Approval

The following are changes that have occurred on the plan since Concept Plan:

- Lot count changed from 30 lots to 29 lots; one lot was eliminated from the overall plan to help save more trees

- Lot sizes reduced to 75 feet versus 80 feet; this change allowed the cul de sac design to be pulled back roughly 50 feet from the easterly edge, allowing the preservation of more trees on the southeasterly edge.
- Robling Driveway on CR44 eliminated; the Robling driveway currently located on County Road 44/Big Woods Boulevard will be eliminated per Carver County requirements. A new driveway access will be provided from the proposed public street section in the development.
- Private Drive serving 4 lots eliminated; the previous concept plan showed a private drive off the public street that would access 4 lots. Staff advised to eliminate this private drive as it would create more nuances with public utilities under a private road.

Comprehensive Plan

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

CURRENT PROPOSAL

The request is for Final Plat. The 29-lot detached single-family proposal on approximately 25-acres of property is located south of County Road 44 (Big Woods Blvd) and east of the Founders Ridge development on both Carlson and Robling's land. Only the area on the north side of the creek is proposed to be developed for both Carlson and Robling. The area south of the creek on Linda Carlson's land will be retained by Linda Carlson for future development; the area south of the creek on the Robling land is wooded steep slope and won't be further developed. This new development will be an extension off Founders Path, but will not be part of the Founders Ridge development.

Adjacent properties

The site is bound on the north by County Road 44 (Big Woods Boulevard) and the Guardian Angels Cemetery; to the west by Founders Ridge; the south by additional Carlson owned land and the Lano Gravel Pit; and the east by residential.

Existing Conditions

The Carlson property consists of about 30 Acres of wooded, rolling terrain, with one wetland and a creek dividing the property in half. There is currently a home and outbuildings on the property, all of which will be removed at the time of development. Only the roughly 15 acres on the north side of the creek is proposed to be developed at this time.

Of the 15-acre survey area of the Carlson property, approximately 12 acres is in woodland or forest cover of varying types. The remainder of the property includes the home surrounded by landscape trees, open grassland with a few scattered trees, and the wetland in the central part of the property. The woodlands consist of three cover types and include: altered, non-native woodland, big woods forest, and planted evergreen trees. There is wooded steep slope present just north of the creek and additionally south of Big Woods Boulevard. These delineations were defined shortly after Concept Plan approval was done in 2020.

A wetland is located in the north, central part of the property in a closed depressional area. This wetland is mainly an open water body with a narrow fringe of fresh wet meadow that is dominated by reed canary grass. The floating plant lesser duckweed was observed across much of the open water part of the wetland at the time of the survey in early May of 2020. The

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

The Robling property consists of 10 acres of wooded, rolling terrain with a creek running along the south boundary. There is an existing dwelling on the northwest portion of the property, which gains driveway access from Big Woods Boulevard. This dwelling and driveway will remain as is. The slopes going down to the creek will be left undisturbed so as to maintain the nice views to the south. The woodlands consist of primarily southern mesic maple-basswood forest and scattering of large trees. Wooded steep slope exists on the areas just north of the creek, north of the existing pond, and the northeast portion of the property.

Land Use
The proposed 25-acre plan consists of 28 new single family lots (29 lots if including Robling's existing residence and lot) with a lot size averaging 75 feet wide with a minimum lot area of 9,000 square feet (~0.21 acres). The dimensions are generally similar to the homes in Founders Ridge that average out to be 75-80 feet wide and approximately 0.25 acres.

The parcels of land that this development encompasses are currently zoned PRD-81, which is Planned Residential Development (PRD).

Layout
Due to its natural topography and the creek the Carlson property is divided north and south. The North portion is proposed to be developed first due to its proximity to road stubs and utilities. The South portion will likely wait until development south of Founders Ridge occurs.

The layout of the site will come from the extension of Founders Path to the west from Founders Ridge. The road will travel easterly until the eastern limits where it will terminate into a cul de sac on the eastern limits of Robling's land. A cul de sac is proposed as a north-south extension off of Founders Path on the northwest portion of the Carlson site. These roads will provide access to 29 lots. The Robling residence will remove their access on the County Road and stub into the new public street system.

Transportation/ROW/Construction Traffic
The final plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways. Specifically, Founders Path is extended to the east to provide access to the development area. Founders Path will terminate into a cul de sac near the eastern edge of the Robling property. Another cul de sac is proposed just north of Founders Path on Carlson's side. The existing driveway access on Big Woods Boulevard (CR 44) for Carlson's site will be removed and all access will come from Founders Path for the new development and existing Robling property.

The current concept plan appears to show road right-of-way widths that are consistent with the City's typical 60 foot wide ROWs as they are matching up with the stub street of Founders Path.

Construction traffic is proposed to come from the existing Carlson driveway access which comes off of Big Woods Boulevard. The developer will have to work with the City Engineer and Carver County to obtain the necessary permits and regulations.

Utilities
Sewer and water utilities are available.

Stormwater
Stormwater ponding is proposed as a part of this proposal; 4 ponding areas have been delineated on the plan. Adequate maintenance accesses are shown into these areas and on separate outlots. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks
Minimum setbacks proposed are front setbacks of 25 feet, rear setbacks of 25 feet, side setbacks of 7.5 feet, and corner setbacks are 15 feet.

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

SETBACKS	
Direction	**Setback**
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
County Road 44	125 feet from centerline

Architecture & Anti Monotony
Johnson-Reiland Builders and Remodelers will be the sole builder in this development. They are a custom-home builder offering homes starting in the upper $600,000 price range.

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 following lots were subject to 360 degree architecture per the final plat drawing of the full development:

- Lots 1 & 8, Block 1
- Lot 2, Block 2
- Lot 2, Block 5

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

on the north side of Big Woods Boulevard to the Highway 212 intersection when construction on County Road 44 was completed.

The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy. The developer shows this in their final submittal.

Screening, Landscaping & Tree Preservation

Because this development abuts a major roadway (Big Woods Boulevard; CR 44) it will be important that the homes that back up to this use have adequate screening. The site currently contains a rich vegetative buffer on the County Road that the plans are showing to keep a majority of; the existing Carlson driveway creates a small gap between the trees, which the plans are showing to fill in. The Carlson side will provide a buffer to the County Road from the existing home and wooded steep slope area.

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

Tree Preservation will be an important piece of this development. The applicant has conducted and submitted a tree survey as a part of this proposal. The woodlands consist of four cover types and include: altered/non-native woodland, big woods forest, planted evergreen trees and southern mesic maple-basswood forest.

Altered, Non-Native Woodland

This tree cover type occupies approximately 7.28 acres of the 14.5-acre survey area and is made up of trees that are relatively younger in age (40-60 years old) and are likely volunteer trees that have established over the years as the site was altered for pasturing and typical farming use. Trees that are found growing in this type of woodland include: box elder, American elm, green ash, silver maple, black walnut, quaking aspen, cottonwood, hackberry, and black cherry. This tree cover is situated mainly in the center and northern parts of the site.

Big Woods Forest

This tree cover type occupies approximately 3.95 acres of the 14.5-acre survey area and is made up of trees that range in age from young to large, mature trees that are part of the original forest cover type I this part of Chaska. In general, this forest type is relatively undisturbed and was likely not utilized for pasturing and typical farming activities. Trees that are found growing in this type of forest include: sugar maple, northern red oak, basswood, bur oak, hackberry, American elm, and black cherry. This tree cover is situated mainly in the southeast portion of the site and along the bluff edge.

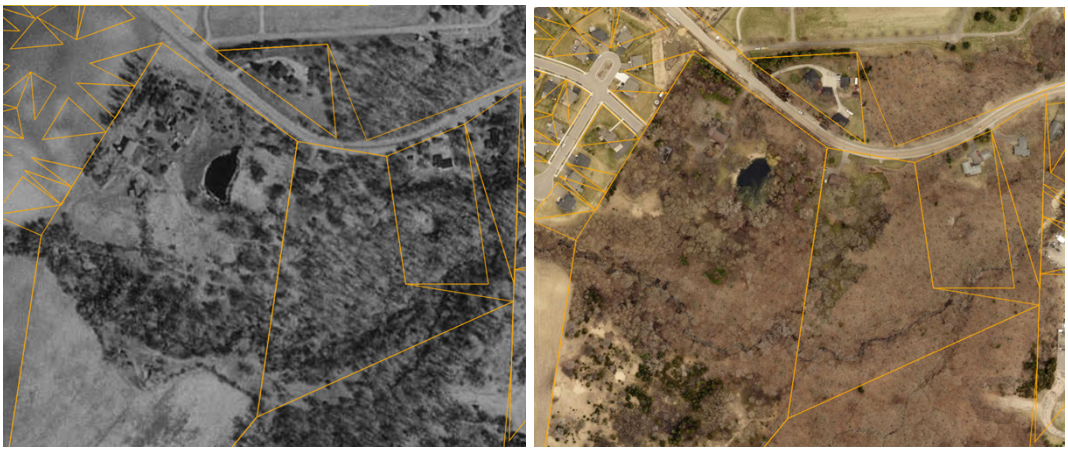
Planted Evergreen Trees

This tree cover type occupies approximately 0.79 acre of the 14.5-acre survey area and is made up of trees that range in age from young to mature trees that were planted sometime in the past by the land owner. Trees that are found growing in these planted areas include: red pine, red cedar, and white spruce. This tree cover area is situated mainly in the northwest and south portions of the site.

Southern Mesic Maple-Basswood Forest

The Southern Mesic Maple-Basswood Forest cover type is made up of young to mature deciduous trees that are typical of this native plant community. This plant community is commonly found associated with ravines with moderate to steep slopes in this part of Carver County along the Minnesota River valley. In general, the forested area on-site of the Robling property, consists of occasional large diameter trees with a DBH of greater than 20" (10.8% of all trees inventoried) with a moderate amount of medium-sized trees with a DBH ranging from 11-20" (33.5% of all trees inventoried) and a large number of smaller trees with a DBH ranging from 4-10" (55.7% of all trees inventoried). The larger trees found throughout this native plant community onsite are mainly bur oak with sugar maple, red oak, basswood, and hackberry. The subcanopy includes bur oak, sugar maple, hackberry, American and red elm, and basswood. The sapling to small tree strata includes almost all sugar maple with a few other tree species like basswood and ironwood. Throughout the forested areas on-site, the shrub layer was sparse with only an occasional common buckthorn or honeysuckle shrub.

The developer is showing areas for tree preservation, mainly along the edges of the site and around the wetland. From staff's perspective, the areas encompassed by Big Woods Forest and Southern Mesic Maple-Basswood Forest noted above should receive priority for preservation. The trees in this area are larger and more significant than the other areas, which is primarily on the Robling lot; these tree areas have also been more established on the property over time (see historical aerial comparisons below).



Historic Aerials (1991 to left; 2020 to right)

Approximately 2,200 trees were surveyed on the site. Of the inventoried trees approximately 1,350 trees will be saved, which amounts to 61% of the total trees. The Robling Property is fully wooded with a total of about 7 acres of Southern Mesic Maple-Basswood Forest and 2.6 acres of Scattered Large Trees that were planted as part of the Robling yard. Of the 7 acres of Mesic Forest, 2.7 acres is steep slope that will remain untouched. A total of 2.8 additional acres of Mesic Forest will be saved outside of the steep slopes for a total of 5.5 acres of saved Mesic Forest. Of the 2.8 acres of Mesic Forest saved outside of steep slopes, 0.9 acre is located north of the creek, 1.9 acres is located south of the creek. A total of about 1.5 acres of Mesic Forest (21%) will be removed for development.

The areas slated for tree preservation on the site appears generally consistent with the previous concept plan approved in 2021; more trees are saved with this new plan however. The street

section and required ponding will unfortunately disrupt a handful of trees. The trees along Robling's residence and on the north side of the site are shown to be preserved. The one exception is the required Robling driveway that will come from the new street section will eliminate some trees. Perimeter trees along the rear portions of the lots are the prime areas for preservation and are shown in a couple areas on the site. These areas encompass the Southern Mesic Maple-Basswood Forest area that is noted as the most significant trees on the site.

With the elimination of the private drive that was shown on the concept plan, more trees are preserved around the wetland area and Robling home. In addition, the cul de sac has been pulled back from the easterly lot line. Doing so provides additional tree preservation near the southeasterly portion of the site. This area also encompasses the Southern Mesic Maple-Basswood Forest area.

Parkland
Parkland is not proposed as a part of this development, nor does the Comprehensive Plan guide a park in this area. It will be required of the developer to pay park dedication fees.

Development Costs (Infrastructure Improvements)
The City of Chaska has a number of area-wide development cost such as, but not limited to:

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

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

Final Plat
The site is proposed to be platted into 29 single-family lots. There are a number of outlots as well, and their dispositions are as follows:

- Outlot A: wetland and tree preservation to be dedicated to the City of Chaska
- Outlot B: stormwater ponding to be dedicated to the City of Chaska
- Outlot C: stormwater ponding to be dedicated to the City of Chaska
- Outlot D: bluff area to be dedicated to the City of Chaska
- Outlot E: stormwater ponding to be dedicated to the City of Chaska
- Outlot F: stormwater ponding to be dedicated to the City of Chaska
- Outlot G: bluff area to be dedicated to the City of Chaska
- Outlot H: land to be deeded to the property owner (Carlson's)

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Tuesday, May 3, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, July 2, 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, August 31, 2022*. The City may with the petitioners consent extend the review period beyond the

Wednesday, August 31, 2022. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 06/08/2022:

Motion to recommend to City Council approval of the Ensconced Woods Final Plat for a 29-lot subdivision on 25 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Cover (pg 1.10), prepared by Pioneer Engineering, dated May 3, 2022
    b. Legend (pg 1.20), prepared by Pioneer Engineering, dated May 3, 2022
    c. Stormwater Pollution Prevention Plan (pgs 2.10-2.13), prepared by Pioneer Engineering, dated May 3, 2022
    d. Removal Plan & Construction Access (pg 3.10), prepared by Pioneer Engineering, dated May 3, 2022
    e. Overall Grading Plan (pg 4.00), prepared by Pioneer Engineering, dated May 3, 2022
    f. Grading Plan (pgs 4.10 & 4.11), prepared by Pioneer Engineering, dated May 3, 2022
    g. Erosion Control Plan (pgs 5.10 & 5.11), prepared by Pioneer Engineering, dated May 3, 2022
    h. Topsoil Plan (pg 6.10), prepared by Pioneer Engineering, dated May 3, 2022
    i. Seeding Plan (pg 7.10), prepared by Pioneer Engineering, dated May 3, 2022
    j. Wetland Buffer & Upland Preservation Plan (pg 8.10), prepared by Pioneer Engineering, dated May 3, 2022
    k. Grading Details (pgs 9.10 & 9.11), prepared by Pioneer Engineering, dated May 3, 2022
    l. Sanitary Sewer & Watermain Plan (pgs 10.10 & 10.11), prepared by Pioneer Engineering, dated May 3, 2022
    m. Storm Sewer Structure Schedule (pg 11.10), prepared by Pioneer Engineering, dated May 3, 2022
    n. Street & Sump Line Draintile (pgs 11.20-11.22), prepared by Pioneer Engineering, dated May 3, 2022
    o. Basin Details (pgs 11.30-11.43), prepared by Pioneer Engineering, dated May 3, 2022
    p. Street Construction (pgs 12.10-12.11), prepared by Pioneer Engineering, dated May 3, 2022
    q. City Details (pgs 13.10-13.15), prepared by Pioneer Engineering, dated May 3, 2022
    r. Landscape Plan (pg L1), prepared by Pioneer Engineering, dated May 3, 2022
    s. Tree Preservation (pgs T1-T6 and E1-T2), prepared by Pioneer Engineering, dated May 3, 2022
    t. Final Plat (pgs 1-4), prepared by Pioneer Engineering
2. Provision that all lot lines are outside of wetland areas and their required buffers.
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 up to the bulb of cul de sacs.
6. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 25 feet
    c. Side(house/garage): 7.5 feet
    d. Side (corner): 15 feet
7. Adherence to the 125 foot centerline building setback from County Road 44.
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 30-foot buffer and a 50-foot setback from that wooded steep slope.
11. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.

13. Provision of a construction traffic plan to utilize the existing Carlson driveway and in adherence with Carver County requirements.
14. No direct vehicular access onto County Road 44 will be permitted.
15. Provision that 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, more specifically for these lots as seen in the final plat of Ensconced Woods:
    a. Lots 1 & 8, Block 1
    b. Lot 2, Block 2
    c. Lot 2, Block 5

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-72 approving the Ensconced Woods Final Plat for a 29-lot subdivision on 25 acres of land (PC #2022-37).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-72

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for Ensconced Woods/Johnson-Reiland Builders and Remodelers/PC #2022-37

WHEREAS, the 29-lot detached single-family proposal on approximately 25-acres of property is located south of County Road 44 (Big Woods Blvd) and east of the Founders Ridge development on both Carlson and Robling's land; and

WHEREAS, the area south of the creek on Linda Carlson's land will be retained by Linda Carlson for future development; the area south of the creek on the Robling land is wooded steep slope and won't be further developed; and

WHEREAS, the Robling residence will remove their access on the County Road and stub into the new public street system; and

WHEREAS, construction traffic is proposed to come from the existing Carlson driveway access which comes off of Big Woods Boulevard; and

WHEREAS, the developer will have to work with the City Engineer and Carver County to obtain the necessary permits and regulations; and

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

WHEREAS, parkland is not proposed as a part of this development, nor does the Comprehensive Plan guide a park in this area, and it will be required of the developer to pay park dedication fees; and

WHEREAS, approximately 2,200 trees were surveyed on the site, and of the inventoried trees approximately 1,350 trees will be saved, which amounts to 61% of the total trees; and

WHEREAS, the Robling Property is fully wooded with a total of about 7 acres of Southern Mesic Maple-Basswood Forest and 2.6 acres of Scattered Large Trees that were planted as part of the Robling yard; and

WHEREAS, of the 7 acres of Mesic Forest, 2.7 acres is steep slope that will remain untouched, and a total of 2.8 additional acres of Mesic Forest will be saved outside of the steep slopes for a total of 5.5 acres of saved Mesic Forest; and

WHEREAS, a total of about 1.5 acres of Mesic Forest (21%) will be removed for development; and

WHEREAS, the site is proposed to be platted into 29 single-family lots, and there are a number of outlots as well, and their dispositions are as follows:

- Outlot A: wetland and tree preservation to be dedicated to the City of Chaska
- Outlot B: stormwater ponding to be dedicated to the City of Chaska
- Outlot C: stormwater ponding to be dedicated to the City of Chaska
- Outlot D: bluff area to be dedicated to the City of Chaska
- Outlot E: stormwater ponding to be dedicated to the City of Chaska
- Outlot F: stormwater ponding to be dedicated to the City of Chaska
- Outlot G: bluff area to be dedicated to the City of Chaska
- Outlot H: land to be deeded to the property owner (Carlson's)

WHEREAS, on June 8, 2022 the Planning Commission recommended approval to the City Council of Final Plat for Ensconced Woods (PC#2022-37); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves Final Plat for Ensconced Woods (PC#2022-37), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Cover (pg 1.10), prepared by Pioneer Engineering, dated May 3, 2022
    b. Legend (pg 1.20), prepared by Pioneer Engineering, dated May 3, 2022
    c. Stormwater Pollution Prevention Plan (pgs 2.10-2.13), prepared by Pioneer Engineering, dated May 3, 2022
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    s. Tree Preservation (pgs T1-T6 and E1-T2), prepared by Pioneer Engineering, dated May 3, 2022
    t. Final Plat (pgs 1-4), prepared by Pioneer Engineering
2. Provision that all lot lines are outside of wetland areas and their required buffers.
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 up to the bulb of cul de sacs.
6. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 25 feet
    c. Side(house/garage): 7.5 feet
    d. Side (corner): 15 feet
7. Adherence to the 125 foot centerline building setback from County Road 44.
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 30-foot buffer and a 50-foot setback from that wooded steep slope.

11. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision of a construction traffic plan to utilize the existing Carlson driveway and in adherence with Carver County requirements.
14. No direct vehicular access onto County Road 44 will be permitted.
15. Provision that 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, more specifically for these lots as seen in the final plat of Ensconced Woods:
    a. Lots 1 & 8, Block 1
    b. Lot 2, Block 2
    c. Lot 2, Block 5

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

ENSCONCED WOODS

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

KNOW ALL MEN BY THESE PRESENTS: That Ensconced Woods, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Carver, State of Minnesota, to wit:

That part of the Northwest Quarter and the North Half of the North Half of the Southwest Quarter of Section 8, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 8; thence on an assumed bearing of South 01 degrees 18 minutes 02 seconds West along the east line of said Northwest Quarter, a distance of 2430.30 feet; thence South 65 degrees 20 minutes 32 seconds West, a distance of 1026.71 feet to the actual point of beginning of tract to be described; thence South 39 degrees 14 minutes 59 seconds West, a distance of 565.15 feet to the north line of the South Half of the North Half of said Southwest Quarter; thence North 88 degrees 57 minutes 33 seconds West, along said north line, a distance of 585.80 feet, to the southeast corner of Outlot D, FOUNDERS RIDGE, according to the recorded plat thereof, said Carver County; thence North 07 degrees 57 minutes 43 seconds East, along the east line of said Outlot D, a distance of 1087.39 feet, to the northeast corner of said Outlot D; thence North 31 degrees 16 minutes 50 seconds East, along the east line of said FOUNDERS RIDGE, a distance of 842.28 feet, to the east line of the West Half of the Northwest Quarter of said Section 8; thence continuing North 31 degrees 16 minutes 50 seconds East, a distance of 49.19 feet, to the centerline of County Road No. 140; thence southeasterly, along said centerline to the intersection with a line that bears North 07 degrees 58 minutes 02 seconds East, from the point of beginning; thence South 07 degrees 58 minutes 02 seconds West, a distance of 1049.52 feet to the point of beginning.

Except that part thereof lying south of the following described line:

Commencing at the southeast corner of said Outlot D; thence North 07 degrees 57 minutes 43 seconds East, along the easterly line of said Outlot D, a distance of 1061.44 feet, to the point of beginning of the line to be described; thence South 59 degrees 39 minutes 01 seconds East, a distance of 129.63 feet; thence South 73 degrees 51 minutes 18 seconds East, a distance of 125.61 feet; thence South 53 degrees 22 minutes 55 seconds East, a distance of 121.30 feet; thence South 70 degrees 22 minutes 56 seconds East, a distance of 63.16 feet; thence South 20 degrees 15 minutes 55 seconds East, a distance of 141.68 feet; thence South 67 degrees 18 minutes 09 seconds East, a distance of 128.30 feet; thence North 80 degrees 59 minutes 37 seconds East, a distance of 119.84 feet; thence North 50 degrees 33 minutes 30 seconds East, a distance of 57.19 feet; thence North 74 degrees 35 minutes 47 seconds East, a distance of 79.84 feet; thence South 37 degrees 31 minutes 18 seconds East, a distance of 62.90 feet to the intersection with a line that bears South 07 degrees 58 minutes 02 seconds West, from the point of beginning and there terminating at the above described parcel.

Together with:

That part of the East Half of the West Half of Section 8, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 8; thence on an assumed bearing of South 0 degrees 18 minutes 00 seconds West along the east line of said Northwest Quarter, a distance of 2370.30 feet; thence South 89 degrees 00 minutes 20 seconds West, a distance of 398.66 feet to a point hereinafter referred to as Point A; thence North 9 degrees 38 minutes 30 seconds West, a distance of 493.15 feet to a point on the center line of County Road No. 140, said point also being the point of beginning of the tract to be described; thence South 9 degrees 38 minutes 30 seconds East, a distance of 493.15 feet to said Point A; thence North 89 degrees 00 minutes 20 seconds East, a distance of 398.66 feet to said east line of the Northwest Quarter of Section 8; thence South 0 degrees 18 minutes 00 seconds West along said east line of the Northwest Quarter of Section 8, a distance of 60.00 feet; thence South 64 degrees 20 minutes 30 seconds West, a distance of 1026.71 feet; thence North 6 degrees 58 minutes 00 seconds East, a distance of 1047.97 feet to said center line of County Road No. 140; thence southeasterly along said center line to the point of beginning.

Has caused the same to be surveyed and platted as ENSCONCED WOODS and does hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Ensconced Woods, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

Ensconced Woods, LLC

_____

_____ as _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ , 20____ , by _____ as _____ of Ensconced Woods, LLC, a Minnesota limited liability company, on behalf of said company.

_____
signature

_____
printed
Notary Public, _____, County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do herby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat. Dated this _____ day of _____ 20_____ .

_____
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate by Peter J. Hawkinson, Minnesota License No. 42299, was acknowledged before me this _____ day of _____ , 20____ .

_____
signature

_____
printed
Notary Public, _____, County, Minnesota

My Commission Expires _____

CHANHASSEN, MINNESOTA

This plat of ENSCONCED WOODS was approved and accepted by the City Council of the City of Chanhassen, Minnesota at a regular meeting thereof held this _____ day of _____ , 20____ , and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2. All monuments will be set as day of _____ , 20____ , specified by the City Council and as stated on this plat according to Minnesota Statutes Chapter 505.021, Subd. 1.

CITY COUNCIL OF THE CITY OF CHANHASSEN, MINNESOTA

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____ .

By: _____
Brian E. Praske
Carver County Surveyor

COUNTY AUDITOR/TREASURER, 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_____ .

By: _____
Crystal Campos, County Auditor

COUNTY RECORDER, Carver County, Minnesota

I hereby certify that this plat of ENSCONCED WOODS was filed this _____ day of _____ , 20_____ , at __ o'clock _____ .M. as Document No. _____ .

By: _____
Kaaren Lewis, County Recorder

COUNTY RECORDER, Carver County, Minnesota

I hereby certify that this plat of ENSCONCED WOODS was filed this _____ day of _____ , 20_____ , at __ o'clock _____ .M. as Document No. _____ .

By: _____
Kaaren Lewis, Registrar of Titles

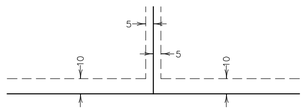
PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

SHEET 1 OF 4 SHEETS

ENSCONCED WOODS

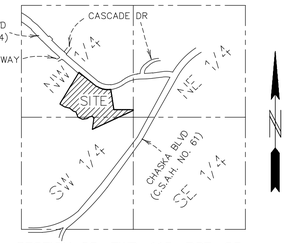
PLAT FILE NO.
C.R. DOC. NO.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.

VICINITY MAP
NO SCALE



SECTION 08, TWP. 115, RGE. 23
CARVER COUNTY, MINNESOTA

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 23, TOWNSHIP 116, RANGE 23, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 88°03'46" EAST.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE – REQUIRED – LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

● DENOTES FOUND IRON MONUMENT.

◉

80 40 0 80
Scale in Feet
1 Inch = 80 Feet

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

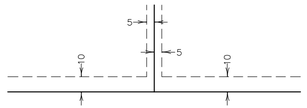
SHEET 2 OF 4 SHEETS

ENSCONCED WOODS

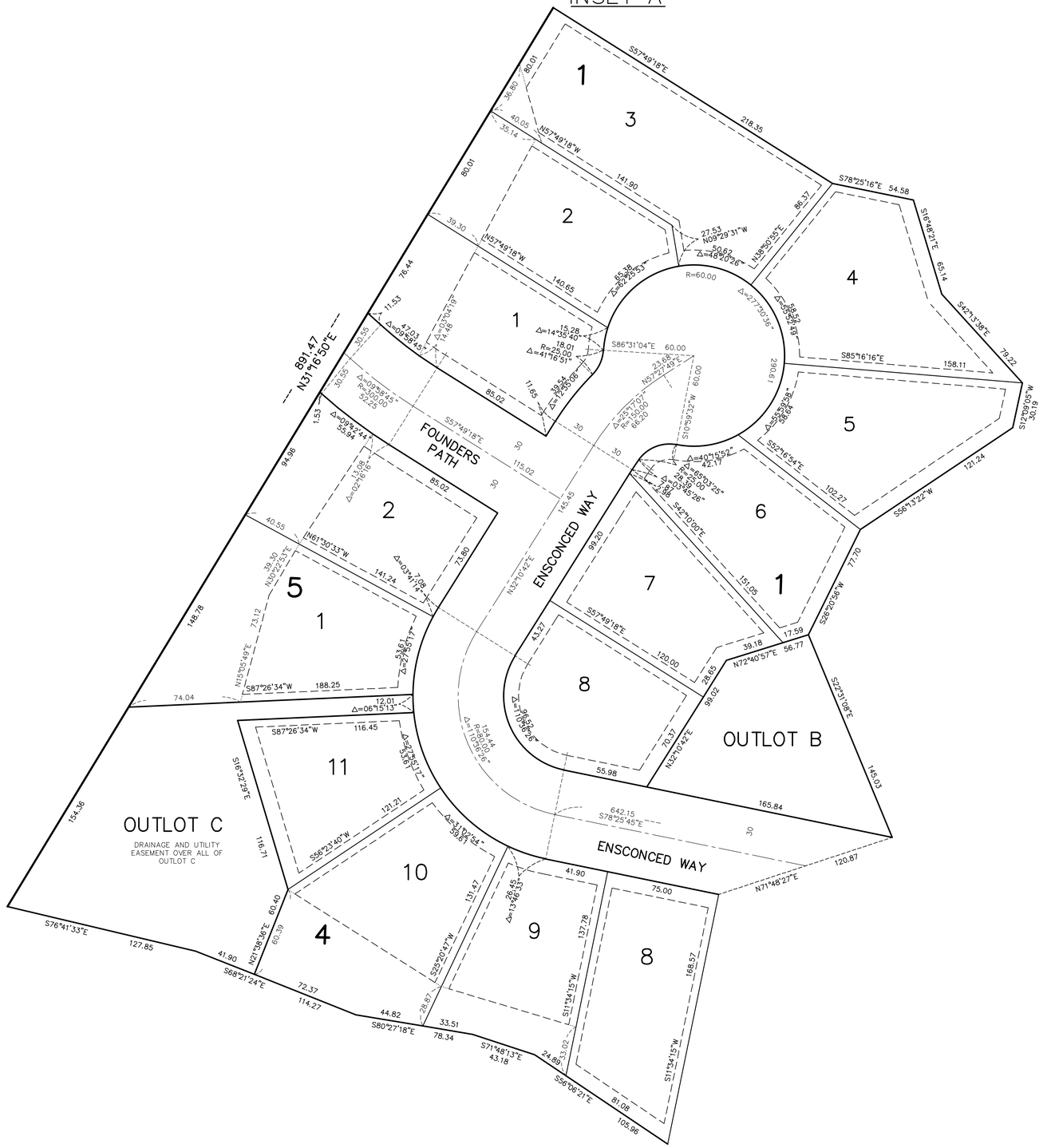
INSET A

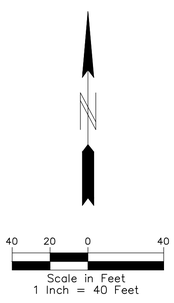
PLAT FILE NO.
C.R. DOC. NO.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.





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● DENOTES FOUND IRON MONUMENT.

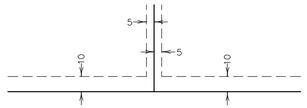
PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

ENSCONCED WOODS

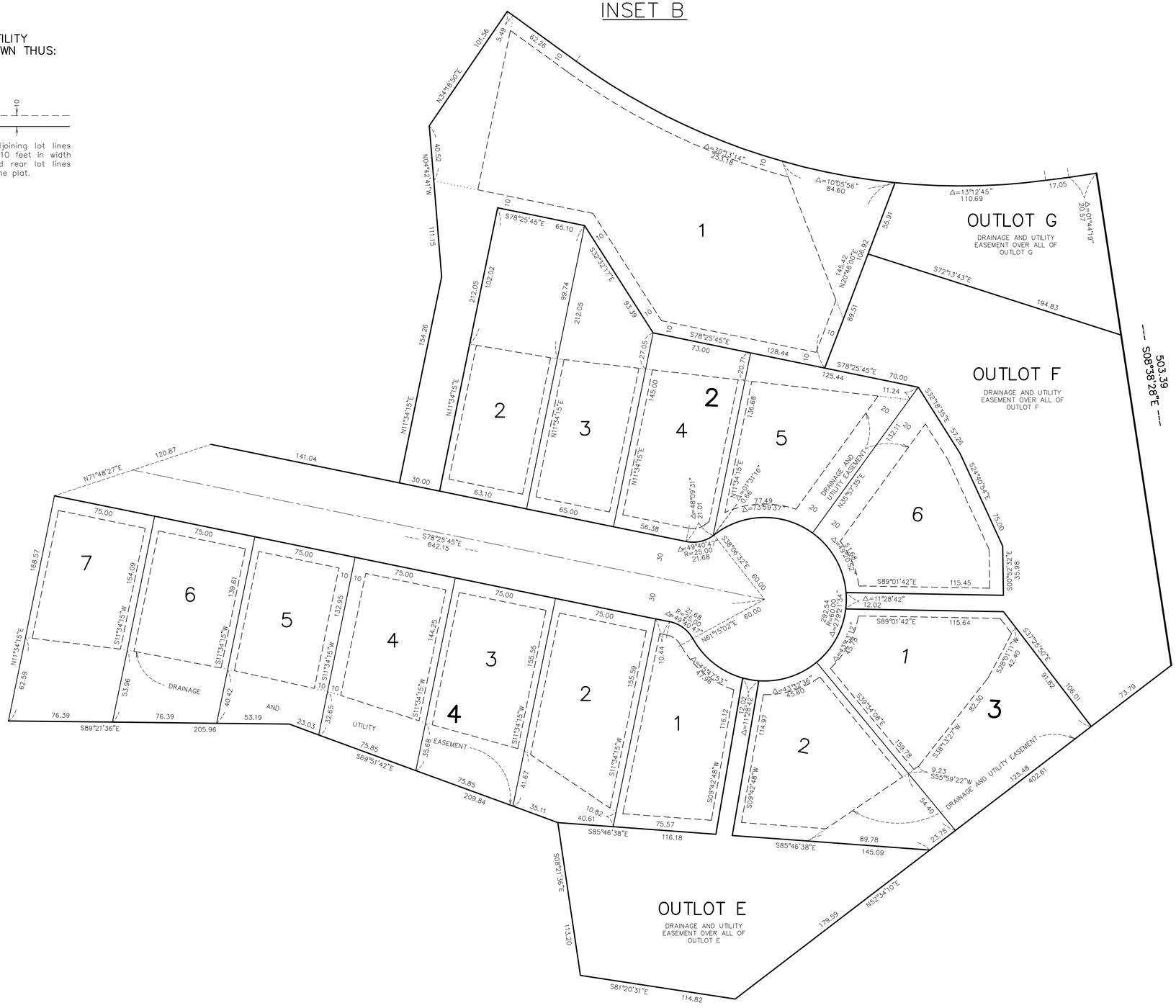
INSET B

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

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.



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● DENOTES FOUND IRON MONUMENT.

PIONEER engineering
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SHEET 4 OF 4 SHEETS

ENSCONCED WOODS
AREA SKETCH



AREA SUMMARY

BLOCK 1 =	97,680	SF.	2.2424 AC.
BLOCK 2 =	110,055	SF.	2.5265 AC.
BLOCK 3 =	32,695	SF.	0.7506 AC.
BLOCK 4 =	123,387	SF.	2.8326 AC.
BLOCK 5 =	27,333	SF.	0.6275 AC.
TOTAL LOT AREA =	391,150	SF.	8.9796 AC.
TOTAL OUTLOT AREA =	566,804	SF.	13.0120 AC.
TOTAL R/W AREA =	133,906	SF.	3.0741 AC.
TOTAL AREA =	1,091,860	SF.	25.0657 AC.

80 40 0 80
Scale in Feet
1 Inch = 80 Feet

PIONEER engineering
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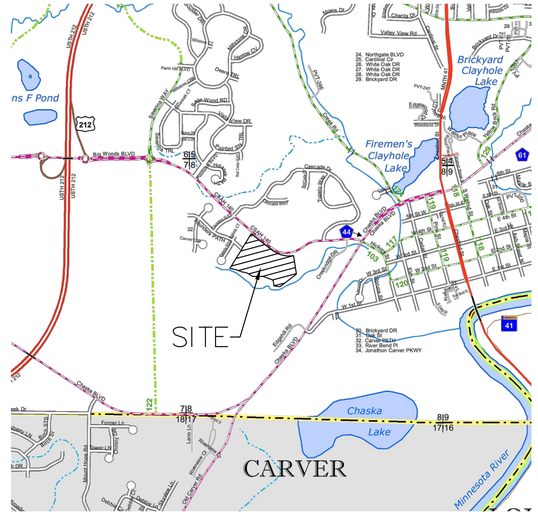
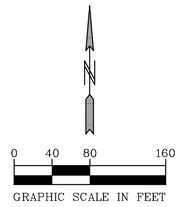
ENSCONCED WOODS
GRADING, UTILITY & STREET CONSTRUCTION PLAN
CHASKA, MINNESOTA





LOCATION MAP



SHEET INDEX

1.10	COVER
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2.10-2.13	SWPPP
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4.00	OVERALL GRADING PLAN
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5.10-5.11	EROSION CONTROL PLAN
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7.10	SEEDING PLAN
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L1	LANDSCAPE PLAN
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E1-T2	TREE PRESERVATION PLAN

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

01-ENG-120158-SHEET-COVR

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn BZ
Checked BNM

COVER

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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LEGEND

UTILITY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
FM	FM	FM	FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
PERF	PERF	PERF	PERFORATED DRAINTILE
DT	DT	DT	SOLID DRAINTILE SERVICE
			CASING
e	e	e	UNDERGROUND ELECTRIC LINE
fo	fo	fo	UNDERGROUND FIBER OPTIC LINE
g	g	g	UNDERGROUND GAS PIPELINE
petro	petro	petro	UNDERGROUND PETROLEUM PIPELINE
t	t	t	UNDERGROUND TELEPHONE LINES
tv	tv	tv	UNDERGROUND TELEVISION LINE
oh	oh	oh	OVERHEAD UTILITY LINES

SITE LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
902	902	902	2' CONTOUR LINE
900	900	900	10' CONTOUR LINE
	OUTLET=987.0	OUTLET=987.0	BASIN OUTLET LINE
	HWL=900.2	HWL=900.2	BASIN HIGH WATER LINE
	84.3		PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
BUFFER	BUFFER	BUFFER	WETLAND BUFFER
			TREE LINE
FEMA	FEMA	FEMA	FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
x	x	x	FENCE (BARBED WIRE)
#	#	#	FENCE (CHAIN LINK)
[]	[]	[]	FENCE (WOOD)
	C		CONSERVATION AREA SIGN
	W		WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP

SURVEY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS

HATCH PATTERNS

- GRAVEL SURFACE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP RAP
- SELECT BACKFILL MATERIAL
- EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN
- WETLAND
- WETLAND UPLAND BUFFER
- WETLAND MITIGATION
- PERMANENT TURF RESTORATION
- PERMANENT WET BASIN SEEDING
- UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS

- CATCH BASIN
- CATCH BASIN BEEHIVE
- FLARED END SECTION
- GATE VALVE
- HYDRANT
- WATER SERVICE
- WELL — WATER WELL
- MONITORING WELL
- CLEANOUT
- HAND HOLE
- MANHOLE OTHER THAN SANITARY OR STORM
- SANITARY OR STORM MANHOLE
- LV — LAWN SPRINKLER VALVE
- LAWN SPRINKLER HEAD
- UTILITY POLE
- T — TRANSFORMER BOX
- FO — FIBER OPTIC BOX
- ELECTRIC BOX
- NATURAL GAS METER
- LIGHT POLE
- SEMAPHORE
- TELEPHONE BOX
- CABLE BOX
- CAST IRON MONUMENT
- FOUND IRON PIPE
- JM — JUDICIAL LAND MARK
- PK NAIL
- CONTROL POINT
- SPIKE
- FLAG POLE
- TEST HOLE
- MAILBOX
- SIGN
- BOLLARD
- CONSERVATION POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB / BUSH

EROSION & SEDIMENT CONTROL

- STANDARD EROSION CONTROL
- HEAVY-DUTY EROSION CONTROL
- SECONDARY EROSION CONTROL FENCE
- EROSION CONTROL AT BACK OF CURB
- TREE FENCE
- TEMPORARY DIVERSION DITCH
- CATCH BASIN INLET PROTECTION
- STRAW BIO ROLLS
- ROCK BERM
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
- DISCHARGE LOCATION
- GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY OUTLET FLOATING SKIMMER
- BASIN ACCESS 8% SLOPE MAX.
- STABILIZED EMERGENCY OVERFLOW
- STEEP SLOPE 3:1 (H:V) (33.3%) OR STEEPER GRADE

CURB LEGEND

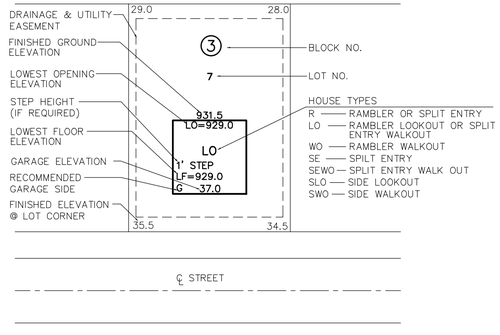
- 08.15 / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB
- 08.15 T.O. / 4+46.57 = GUTTERLINE ELEVATION FOR SURMOUNTABLE CURB (TIP OUT GUTTER)
- 08.32 / 4+46.57 = GUTTERLINE ELEVATION FOR B618 CURB
- 08.32 T.O. / 4+46.57 = GUTTERLINE ELEVATION FOR B618 CURB (TIP OUT GUTTER)
- 07.82 / 4+46.57 = BITUMINOUS ELEVATION

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
℄	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
P.L.	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION

(TYPICAL SECTION NOT TO SCALE)



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I hereby certify that this plan 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

Name: Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date	05-03-2022
Designed	NAP
Drawn	RC
Checked	BNM

LEGEND

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

01-ENG-120158-SHEET-LGND

1.20 OF 36

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

TO COMPLY WITH THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY

THE FULL SWMP IS A SEPARATE DOCUMENT AVAILABLE UPON REQUEST

CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: ENSCONCED WOODS
PROJECT LOCATION:
FOUNDERS PATH & BIG WOODS BLVD
CHASKA, MINNESOTA 55318
CARVER COUNTY
LATITUDE/LONGITUDE: 44.785839, -93.614129

TOTAL PROJECT AREA DISTURBED: 11.5 ACRES
TOTAL EXISTING IMPERVIOUS AREA: 0.7 ACRES
TOTAL PROPOSED IMPERVIOUS AREA: 4.2 ACRES

RECEIVING WATERS:
CHASKA CREEK

DATES OF CONSTRUCTION:
CONSTRUCTION START DATE: MAY 1, 2022 EST. COMPLETION DATE: DECEMBER 1, 2026

CONTACT INFORMATION

PROJECT OWNER
JOHNSON-REILAND
PAUL REILAND – OWNER
616 HIGHWAY 3
DUNDAS, MN 55019
EMAIL: PAUL@JOHNSONREILANDHOMES.COM

CONTRACTOR:

TBD

GENERAL CONSTRUCTION PROJECT INFORMATION

THE CONSTRUCTION OF NEW ROADWAYS, FOUNDERS PATH, AND STREET A, AND 29 LOTS FOR RESIDENTIAL DEVELOPMENT. THIS CONSTRUCTION WILL COMPLETE GRADING, INSTALLATION OF SANITARY SEWER, WATERMAIN, STORM SEWER, CONCRETE CURB AND GUTTER, BITUMINOUS SURFACING, STREET LIGHTING, LANDSCAPING, EROSION CONTROL, AND TURF ESTABLISHMENT.

BASED ON THE SOIL BORINGS THAT WERE RETRIEVED FROM THE SITE, SOILS ENCOUNTERED ON SITE ARE CLAYEY SAND, SANDY LEAN CLAY, AND POORLY GRADED SAND.

GENERAL SITE INFORMATION (III.A)

1. THE PROJECT IS REQUIRED TO MEET THE CONSTRUCTION STORMWATER REQUIREMENTS FOR THE NPDES GENERAL STORMWATER PERMIT AND MNDOT SPEC. 1717, 2573, AND 2575.

2. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO STARTING WORK WITHIN THE APPLICABLE PORTION OF THE SITE.

3. LOCATIONS, TYPE AND QUANTITY OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES CAN BE FOUND WITHIN THE CONSTRUCTION PLANS.

4. THE PROJECT IS LOCATED WITHIN 1 MILE AND FLOWS TO AN IMPAIRED WATER BODY. THEREFORE, THE PROJECT WILL NEED TO STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS. DITCHES OR RAVINES THROUGHOUT THE PROJECT THAT ARE DISTURBED SHALL BE STABILIZED WITHIN 24 HOURS.

5. THE CONTRACTOR SHALL INSTALL ADDITIONAL BMP'S AS NECESSARY AS DIRECTED BY THE ENGINEER TO PREVENT SEDIMENT TRANSPORT.

6. INLET PROTECTION, SILT FENCE AND BIOROLLS SHALL BE INSTALLED IN THE FIELD AS SHOWN ON THE PLANS AS DIRECTED BY THE ENGINEER.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN/POND INSTALL.
5. CAN USE PROPOSED BASINS AS TEMP PONDS
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN, STORM SEWER AND SERVICES
11. INSTALL SILT FENCE/INLET PROTECTION AROUND CB'S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN/POND
18. FINAL GRAD POND/INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED AREAS DISTURBED BY THE REMOVAL.

ENVIRONMENTALLY SENSITIVE AREAS;
WETLANDS – SEE WETLAND APPLICATION FOR IMPACTS, MITIGATION AND ADDITIONAL INFORMATION

IMPAIRED WATERS – CHASKA CREEK, UNNAMED CREED (EAST CREEK) MINNESOTA RIVER.

TMDL – THERE ARE ESTABLISHED TMDL PLANS FOR TURBIDITY, FECAL COLIFORM, MERCURY IN FISH TISSUE, MERCURY IN WATER COLUMN.

20. SCIENTIFIC OR NATURAL AREAS – THERE ARE **NO** SNA WITHIN 1 MILE OF THE PROJECT.

21. KARST AREA – THE PROJECT IS **NOT** LOCATED WITHIN A KARST AREA.

22. CALCAREOUS FENS – THE PROJECT DOES **NOT** DISCHARGE TO A FEN.

TRAINING (21.1)

THE CONTRACTOR SHALL ENSURE THAT THE TRAINING REQUIREMENTS IN PART 21.1 OF THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY ARE COMPLIED WITH. THE INDIVIDUALS TRAINED WILL BE RECORDED IN THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED.

PROVIDE INFORMATION IN THE SPACE PROVIDED BELOW FOR ADDITIONAL PERSONNEL ON THE PROJECT AS REQUIRED BY THE PERMIT.

NAME	DATE	TRAINING PROGRAM

PERMANENT STORMWATER MANAGEMENT SYSTEM (15.1)

1. THE PROJECT WILL CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE. THE PROJECT PROPOSES TO CONSTRUCT A STORMWATER TREATMENT SYSTEM TO COLLECT RUNOFF TO BE DISCHARGED OFFSITE. TREATMENT FOR THE RUNOFF IS TO BE EXECUTED BY THE PROPOSED STORMWATER MANAGEMENT SYSTEM. CALCULATIONS DETAILING THE BASINS ARE AVAILABLE UPON REQUEST.

EROSION PREVENTION PRACTICES (8.1)

1. THE CONTRACTOR SHALL PHASE THE WORK TO LIMIT THE OVERALL DISTURBANCE OF THE PROJECT AT ANY GIVEN TIME.
   NATURAL VEGETATIVE BUFFERS SHALL BE MAINTAINED BETWEEN THE WORK LIMITS AND ALL SURFACE WATERS OR WETLANDS THROUGHOUT THE COURSE OF CONSTRUCTION.

2. THE AREAS NOT TO BE DISTURBED WILL BE DELINEATED THROUGH THE USE OF SILT FENCE, BIOROLLS AND CONSTRUCTION
   STAKING.

3. THE CONTRACTOR SHALL MAINTAIN A NATURAL, VEGETATED BUFFER ADJACENT TO THE WETLANDS WHEREVER POSSIBLE
   DURING CONSTRUCTION.

4. TEMPORARY COVER SHALL BE PROVIDED USING TEMPORARY SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH.

5. PERMANENT COVER SHALL BE PROVIDED AS DETAILED ON THE CONSTRUCTION PLANS USING SEED WITH EROSION CONTROL BLANKET OR HYDROMULCH. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT

6. THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL EROSION PREVENTION MEASURES NECESSARY FOR CONFORMANCE TO THE NPDES CONSTRUCTION PERMIT THROUGHOUT CONSTRUCTION.

7. STABILIZATION TIME FRAMES

7.1.	LAST 200 LINEAL FEET OF DITCH OR SWALE	24 HOURS OF CONNECTION TO SURFACE WATERS
7.2.	REMAINING DITCH OR SWALE	7 DAYS
7.3.	PIPE AND CULVERT OUTLETS	24 HOURS
7.4.	EXPOSED SOIL AND STOCKPILES	7 DAYS

SEDIMENT CONTROL PRACTICES (9.1)

1. SILT FENCE AND ALL OTHER DOWN GRADIENT PERIMETER CONTROL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEETS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.

2. EROSION CONTROL BLANKET AND BIOROLLS SHALL BE PLACED WITHIN THE DITCH BOTTOMS WITHIN 24 HOURS AFTER FINE
   GRADING.

3. TEMPORARY STOCKPILES LOCATED ON SITE SHALL BE SEEDED, MULCHED OR BLANKETED AND HAVE SILT FENCE OR A BMP APPROVED BY THE ENGINEER IN THE FIELD PLACED AROUND THE BASE OF THE STOCKPILE.

4. MAINTAIN A 50-FOOT NATURAL BUFFER DOWN GRADIENT OF THE SITE OR REDUNDANT SEDIMENT CONTROLS IF BUFFER IS NOT FEASIBLE, WHEN THE CONSTRUCTION IS WITHIN 50 FEET OF A SURFACE WATER.

5. MINIMIZE SOIL COMPACTION BY NOT DISTURBING AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS. NO HEAVY CONSTRUCTION EQUIPMENT ALLOWED IN FILTRATION OR INFILTRATION AREAS PER PLANS.

DEWATERING AND BASIN DRAINING (10.1)

1. DEWATERING IS NOT ANTICIPATED ON THIS PROJECT. HOWEVER, IF DEWATERING IS NECESSARY, THE CONTRACTOR SHALL
   SUBMIT A PLAN TO THE ENGINEER FOR ACCEPTANCE.

2. IF THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF SEDIMENT TRAPS, VEGETATIVE FILTER STRIPS, FLOCCULANTS OR OTHER SEDIMENT REDUCING MEASURES SUCH THAT DISCHARGE IS NOT VISIBLY DIFFERENT THAN THE RECEIVING WATER.

3. DISCHARGE DIRECTLY INTO A SURFACE WATER OR WETLAND IS NOT PERMITTED.

4. ALL CONSTRUCTION DEWATERING SHALL BE DISCHARGED TO AN APPROVED LOCATION FOR TREATMENT PRIOR TO DISCHARGE TO THE RECEIVING WATER. THE DEWATERING PLAN SHALL BE DEVELOPED AND SUBMITTED TO THE ENGINEER FOR REVIEW IN ACCORDANCE WITH MNDOT SPEC. 1717.2E.

5. CONDITIONS OF THE SITE MAY REQUIRE A PERMIT TO BE OBTAINED FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES FOR WATER APPROPRIATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR DEWATERING.

INSPECTIONS AND MAINTENANCE (11.1)

1. THE CONTRACTOR SHALL IDENTIFY A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR TO CONDUCT WEEKLY SITE INSPECTIONS FOR THE PROJECT.

2. THE CONSTRUCTION SITE SHALL BE OBSERVED AT LEAST ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS AND 7 DAYS AFTER THAT.

3. WHEN SEDIMENT IS OBSERVED UP TO APPROXIMATELY ONE-THIRD OF THE HEIGHT OF SILT FENCE, SEDIMENT SHALL BE REMOVED. SILT FENCE WILL BE REPLACED, OR SUPPLEMENTED IF IT BECOMES NON-FUNCTIONAL.

4. WHEN NON-FUNCTIONAL BMP'S ARE FOUND THEY MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH FUNCTIONAL BMP'S WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

5. THE CITY OF CHASKA IS RESPONSIBLE TO MAINTAIN PERMANENT BMP'S.

6. INSPECT THE ENTIRE CONSTRUCTION SITE A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECT ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE NOT HAS BEEN SUBMITTED. INSPECT SURFACE WATER INCLUDING DRAINAGE DITCHES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES. INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION. INSPECT INFILTRATION AREAS FOR SIGNS OF SEDIMENT DEPOSITION AND COMPACTION (TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE AREA).

7. RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER. INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:
- DATE AND TIME OF INSPECTIONS
- NAME OF PERSONS CONDUCTING INSPECTIONS
- FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS
- CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
- DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
- DOCUMENTS AND CHANGES MADE TO THE SWPPP

8. REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:
A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
B. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.
C. DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
D. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZE ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATIONS. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR WORKING IN SURFACE WATERS. CONTACT ALL APPROPRIATE AUTHORITIES PRIOR TO WORKING IN SURFACE WATERS.
E. REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING.
F. MAINTAIN ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

POLLUTION PREVENTION MANAGEMENT MEASURES (12.1)

ALL WORK NECESSARY TO PROVIDE PROPER POLLUTION PREVENTION MEASURES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
1. COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, AND OTHER WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. 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. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS NOT ALLOWED ON SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

4. ALL LIQUID AND SOLID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

5. ANY SPILLS OF HAZARDOUS MATERIALS AND/OR A MINIMUM OF 5-GALLONS PETROLEUM SHALL BE IMMEDIATELY REPORTED TO THE MPCA (STATE DUTY OFFICER: 1.800.422.0798 OR 651.297.8610). ANY SPILLS ABOVE THE REPORTABLE QUANTITIES LIMITS IN THE CODE OF FEDERAL REGULATIONS (CFR) TITLE 40, PART 302 SHALL BE REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1.800.424.8802). IN ORDER TO REDUCE THE RISK OF HAZARDOUS MATERIALS COMING INTO CONTACT WITH STORM WATER, THE FOLLOWING PRACTICES WILL BE FOLLOWED: A) AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE WORK, B) ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER COVER, C) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL UNLESS THE ORIGINAL CONTAINER CANNOT BE RESEALED, IN WHICH CASE THE ORIGINAL LABEL AND MATERIALS SAFETY DATA SHALL BE RETAINED, D) SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER, E) WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER, F) THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED, AND G) THE OPERATOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

6. ALL SANITARY WASTE WILL BE COLLECTED BY TEMPORARY SANITARY FACILITIES PROVIDED AT THE SITE BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROJECT. ALL CONSTRUCTION PERSONNEL SHALL UTILIZE TEMPORARY SANITARY FACILITIES, WHICH SHALL BE REGULARLY SERVICE BY A COMMERCIAL OPERATOR. TEMPORARY SANITARY FACILITIES SHALL BE PLACED IN A LOCATION WHERE ACCIDENTAL SPILLAGE OF THE FACILITY SHALL NOT DISCHARGE TO THE STORM SEWER SYSTEM.

FINAL STABILIZATION (4.1)

1. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE CONSTRUCTION PLANS. METHODS TO ACHIEVE FINAL STABILIZATION INCLUDE: SEED WITH MULCH OR EROSION CONTROL BLANKET AND SOD.

2. ALL AREAS SEEDED BY MEANS OF BROADCAST SEEDING SHALL BE HAND RAKED TO INCORPORATE THE SEEDS INTO THE TOPSOIL.

3. EROSION CONTROL BLANKETS SHALL BE PLACED IN THE DITCH BOTTOM WITHIN 24 HOURS AFTER FINE GRADING. BIOROLLS SHALL BE PLACED IN CONJUNCTION WITH THE BLANKET IN THE DITCH BOTTOMS. THE BIOROLLS ARE INTENDED TO SERVE AS PERMANENT DITCH CHECKS.

4. THE PERMITTEE WILL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION SHALL CONSIST OF A UNIFORM PERENNIAL VEGETATIVE COVER OF AT LEAST 70 PERCENT OF THE EXPECTED FINAL VEGETATIVE GROWTH DENSITY OR OTHER PERMANENT COVER HAS BEEN ESTABLISHED OVER THE ENTIRE PERVIOUS SURFACES.

5. PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.

RECORDS RETENTION (5.1&6.1)

1. RECORDS TO BE KEPT ON SITE DURING CONSTRUCTION INCLUDE:
   A. COPY OF THE SWPPP AND AMENDMENTS
   B. TRAINING DOCUMENTATION
   C. INPSECTION AND MAINTENANCE RECORDS

2. THIS SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. ANY CHANGES TO TEH SWPPP SHALL BE NOTED BELOW AND ON THE APPLICABLE PLAN SHEETS.

3. THE CONTRACTOR WILL RECORD CHANGES TO THE SWPPP AND MAINTAIN DOCUMENTATION OF THESE CHANGES ON SITE AT ALL TIMES. A SUMMARY MAINTENANCE/CONSTRUCTION OBSERVATION REPORT WILL BE RECORDED AFTER EACH SITE INSPECTION/OBSERVATION.

4. THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN AND REPAIR THE EROSION AND SEDIMENT CONTROL BMP'S UNTIL FINAL STABILIZATION IS COMPLETE AND A NOTICE OF TERMINATION (NOT) IS SUBMITTED.

01-ENG-120158-SHEET-SWPPP

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I hereby certify that this plan 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
Name Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn BC
Checked BNM

STORMWATER POLLUTION PREVENTION PLAN

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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ITEM DESCPRIPTION	UNIT	ESTIMATED QUANTITY
CONSTRUCTION LIMIT STAKING	LF	5200
ROCK CONSTRUCTION ENTRANCE	EA	1
ROCK CONSTRUCTION ENTRANCE MAINTENANCE	EA	1
EROSION CONTROL FENCE	LF	11570
MAINTENANCE OF PERIMETER EROSION CONTROL	YR	1
BIOROLL DITCH CHECK	EA	32
STREET SWEEPING AND VACUUMING	YR	1
STORM DRAIN INLET PROTECTION	EA	17
TEMPORARY SEED AND MULCH	AC	12.2
PERMANENT SEED AND MULCH	AC	7.8
MAINTAIN SEED AND MULCH	AC	12.2
EROSION CONTROL BLANKET (MNDOT CAT. 20)	SY	9180

ITEM DESCPRIPTION	UNIT	ESTIMATED QUANTITY
VEHICLE AND EQUIPMENT CLEANING	LS	1
VEHICLE AND EQUIPMENT FUELING	LS	1
VEHICLE AND EQUIPMENT MAINTENANCE	LS	1
SPILL PREVENTION AND CONTROL	LS	1
ROCK BERM EROSION CONTROL	LS	1
RIP RAP ENERGY DISSIPATER	CY	36
INDIVIDUAL LOT HOME CONSTRUCTION EROSION CONTROL	EA	29

AMENDMENT	BY	DATE

NOTE: SEE SHEETS 11.30–11.33 FOR OUTLET CONTROL STRUCTURE DETAILS

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STORMWATER POLLUTION PREVENTION PLAN

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ENSCONCED WOODS
CHASKA, MINNESOTA

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2YR–0.84 CFS
10YR–1.58 CFS
100YR–3.39 CFS

NW

200S
PR IMP = 4,487 SF
PR PERV = 14,985 SF
TOTAL = 19,472 SF

500S
PR IMP = 4,356 SF
PR PERV = 58,327 SF
TOTAL = 62,683 SF

100S
PR IMP = 73,268 SF
PR PERV = 67,388 SF
TOTAL = 140,656 SF

MANAGE 3 WETLAND
DREDGED WETLAND
LEAST SUSCEPTIBLE
EXISTING 100 YR BOUNCE = 0.4'
PROPOSED 100 YR BOUNCE = 1.6'

2YR–0.00 CFS
10YR–0.00 CFS
100YR–0.00 CFS

W

600S
PR IMP = 4,922 SF
PR PERV = 81,065 SF
TOTAL = 85,987 SF

N

BIG WOODS BLVD
STORM SEWER
2YR–1.26 CFS
10YR–2.35 CFS
100YR–4.93 CFS

9S
PR IMP = 3,528 SF
PR PERV = 152,155 SF
TOTAL = 155,683 SF

IMPERVIOUS AREA NOT TREATED ON SITE

725S
PR IMP = 8,451 SF
PR PERV = 60,766 SF
TOTAL = 69,217 SF

800S
PR IMP = 218 SF
PR PERV = 28,053 SF
TOTAL = 28,271 SF

1L

2YR–0.83 CFS
10YR–1.80 CFS
100YR–4.30 CFS

OUTLET ORIFICE RESTRICTED TO 4" IN ORDER TO MEET 0.2 CFS/ACRE REQUIREMENT OUT OF BASIN 750P

700S
PR IMP = 60,984 SF
PR PERV = 58,718 SF
TOTAL = 119,702 SF

300S
PR IMP = 7,492 SF
PR PERV = 49,315 SF
TOTAL = 57,107 SF

WETLAND

2YR–0.33 CFS
10YR–0.78 CFS
100YR–2.45 CFS

STREAM–1

400S
PR IMP = 0 SF
PR PERV = 15,159 SF
TOTAL = 15,159 SF

701S
PR IMP = 5,227 SF
PR PERV = 27,922 SF
TOTAL = 33,149 SF

STREAM–2

2YR–0.12 CFS
10YR–0.54 CFS
100YR–1.37 CFS

750S
PR IMP = 9,017 SF
PR PERV = 51,836 SF
TOTAL = 60,853 SF

2YR–0.46 CFS
10YR–1.38 CFS
100YR–4.05 CFS

STREAM–3

900S
PR IMP = 0 SF
PR PERV = 30,142 SF
TOTAL = 30,142 SF

ALLOWED DISCHARGE TO CB ON BIG WOODS BLVD
100YR = 5 CFS
10 YR = 3.5 CFS
PROPOSED DISCHARGE 100YR = 4.93 CFS
PROPOSED DISCHARGE 10 YR = 2.35 CFS

LIMIT OF 0.2 CFS/ACRE
SUBCATCHMENT 200S, 400S, 800S, 900S LEFT IN EXISTING CONDITION AND THEREFORE EXCLUDED

REMAINING SUBCATCHMENT AREA 13.776 AC
ALLOWABLE DISCHARGE = 2.75 CFS

300P = 1.38 CFS
750P = 1.37 CFS
725P = 0.00 CFS
TOTAL = 2.75 CFS

EXISTING VOLUME TO STREAM = 10.086 AF
PROPOSED VOLUME TO STREAM = 3.348 AF

LEGEND

200A SUBCATCHMENT

200P POND

OFFSITE LINK

0 35 70 140
GRAPHIC SCALE IN FEET

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PROPOSED HYDROLOGY MAP

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

2.12 OF 36

01-ENG-120158-SHEET-HYDR-PROP

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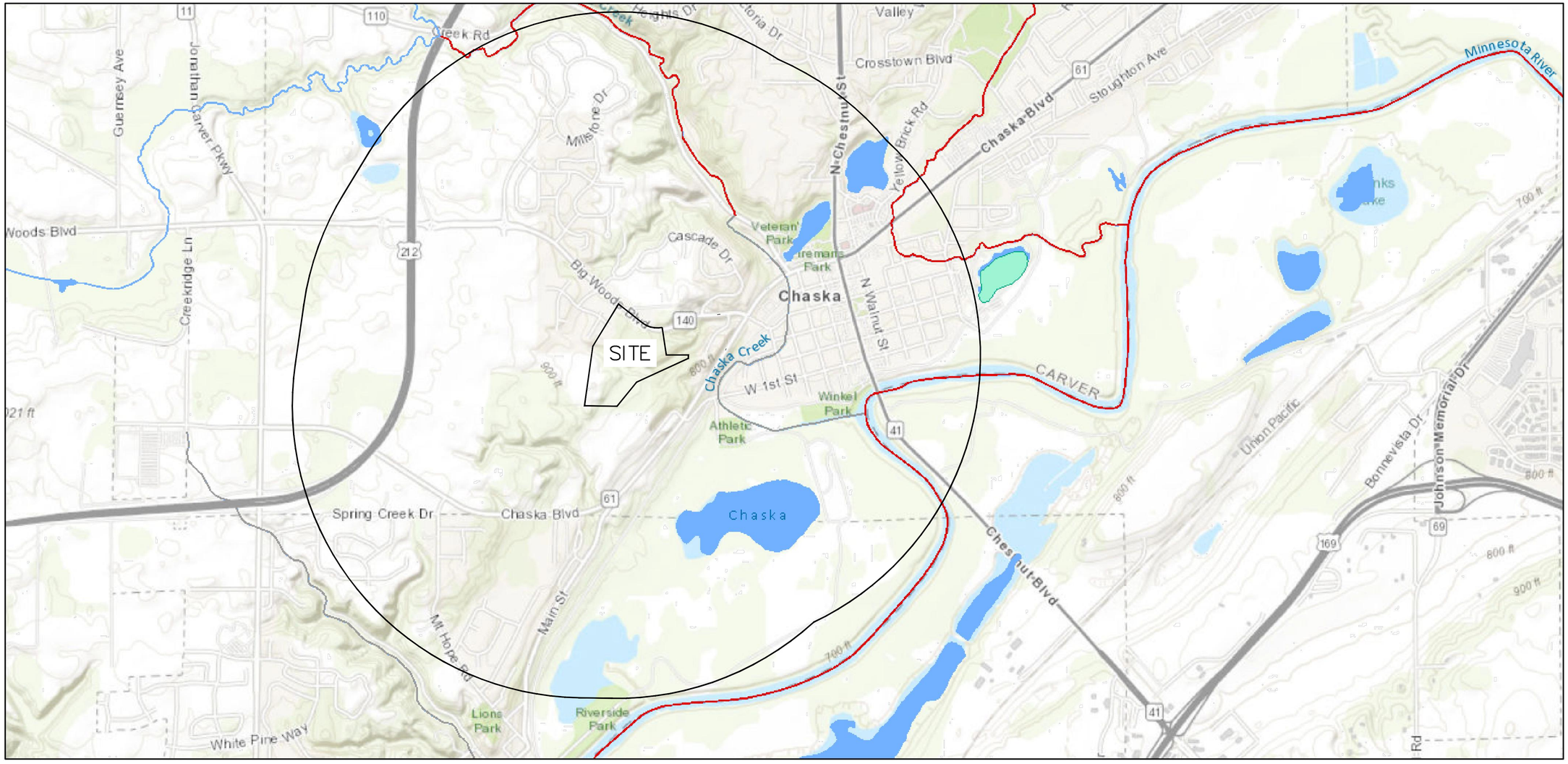
MPCA's Construction Stormwater Special Waters Search



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- Waterbody Units - Lakes (1)
- Waterbody Units - Streams (1)
- Impaired Lakes without additional construction requirements
- Impaired Lakes with additional construction requirements
- Impaired Wetlands without additional construction requirements
- Impaired Wetlands with additional construction requirements
- Impaired Streams without additional construction requirements
- Impaired Streams with additional construction requirements
- Lake Superior ORVW - Prohibited Discharge
- Lake Superior ORVW - Restricted Discharge
- Trout Lake and Lake Trout Lake
- Lake Trout Lake
- Trout Lake
- Scientific and Natural Area
- Trout Stream Tributary
- Trout Stream
- Scenic and Recreational River Segments
- Mississippi River
- Wilderness Area
- DNR Listed Calcareous Fen
- MPCA Listed Calcareous Fen

1:30,000

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

County of Scott, Three Rivers Park District, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Minnesota Pollution Control Agency

County of Scott, Three Rivers Park District, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | Minnesota Pollution Control Agency |

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Drawn BZ
Checked BNM

SPECIAL/IMPAIRED WATERS MAP

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

01-ENG-120158-SHEET-MPCA

2.13 OF 36

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NOTE: SEE SHEETS T1–T6 FOR TREE REMOVAL

BIG WOODS BLVD.

FOUNDERS PATH

FOUNDERS RIDGE

CONSTRUCTION TRAFFIC SHALL NOT ACCESS THE SITE FROM FOUNDERS PATH. PROVIDE NO CONSTRUCTION ACCESS SIGN

SAWCUT 33 LF OF BITUMINOUS PAVEMENT & CURB AND GUTTER

SAWCUT 5 LF OF SIDEWALK

REMOVE AND DISPOSE OF 23.6 SY EXISTING SIDEWALK

SALVAGE EXISTING HYDRANT

REMOVE AND DISPOSE OF 114.65 SY EXISTING ROAD SECTION

REMOVE AND DISPOSE OF 19.5 SY EXISTING SIDEWALK

REMOVE AND DISPOSE OF 34 SY EXISTING DRIVEWAY AS REQUIRED

SAWCUT 16 LF OF DRIVEWAY

CONTRACTOR TO CAP AND SEAL EXISTING WELLS

REMOVE AND DISPOSE OF SIGNS

REMOVE AND DISPOSE OF EXISTING WATER SERVICE

REMOVE AND DISPOSE OF EXISTING 52' – 24" RCP CULVERT & RE-GRADE DITCH

DISPOSE OF EXISTING FIBER

NOTE:
CONTRACTOR TO USE EXISTING DRIVEWAY LOCATION FOR CONSTRUCTION ACCESS PER AGREEMENT WITH CARVER COUNTY, CONSTRUCT TEMPORARY CONSTRUCTION ACCESS

REMOVE AND DISPOSE OF EXISTING GAS SERVICE

REMOVE AND DISPOSE OF EXISTING POWER POLE & OVERHEAD POWER LINE

REMOVE AND DISPOSE OF EXISTING 26' – 12" CMP CULVERT

REMOVE AND DISPOSE OF EXISTING SEPTIC SYSTEM

DEMO & DISPOSE OF EXISTING HOUSE & OUTBUILDINGS

REMOVE AND DISPOSE OF EXISTING WIRE FENCE

REMOVE AND DISPOSE OF EXISTING 11' – 12" CMP CULVERT

SAWCUT 57 LF OF BITUMINOUS PAVEMENT.

CAP AND ABANDON EXISTING SANITARY SERVICE.

REMOVE AND DISPOSE OF EXISTING DRIVEWAY ACCESS TO BIG WOODS BLVD.

REMOVE AND REPLACE 100 LF OF CURB AND GUTTER. RESTORE TO EXISTING ROAD SECTION.

REMOVE AND REPLACE 159 SY OF EXISTING ROAD AS. RESTORE TO EXISTING ROAD SECTION.

SEC. 8, TWP. 115, RGE. 23

1/4 OF NW

THE

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GRAPHIC SCALE IN FEET

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Name Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn RG
Checked

REMOVAL PLAN & CONSTRUCTION ACCESS

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

3.10 OF 36

01-ENG-120158-SHEET-DEMO

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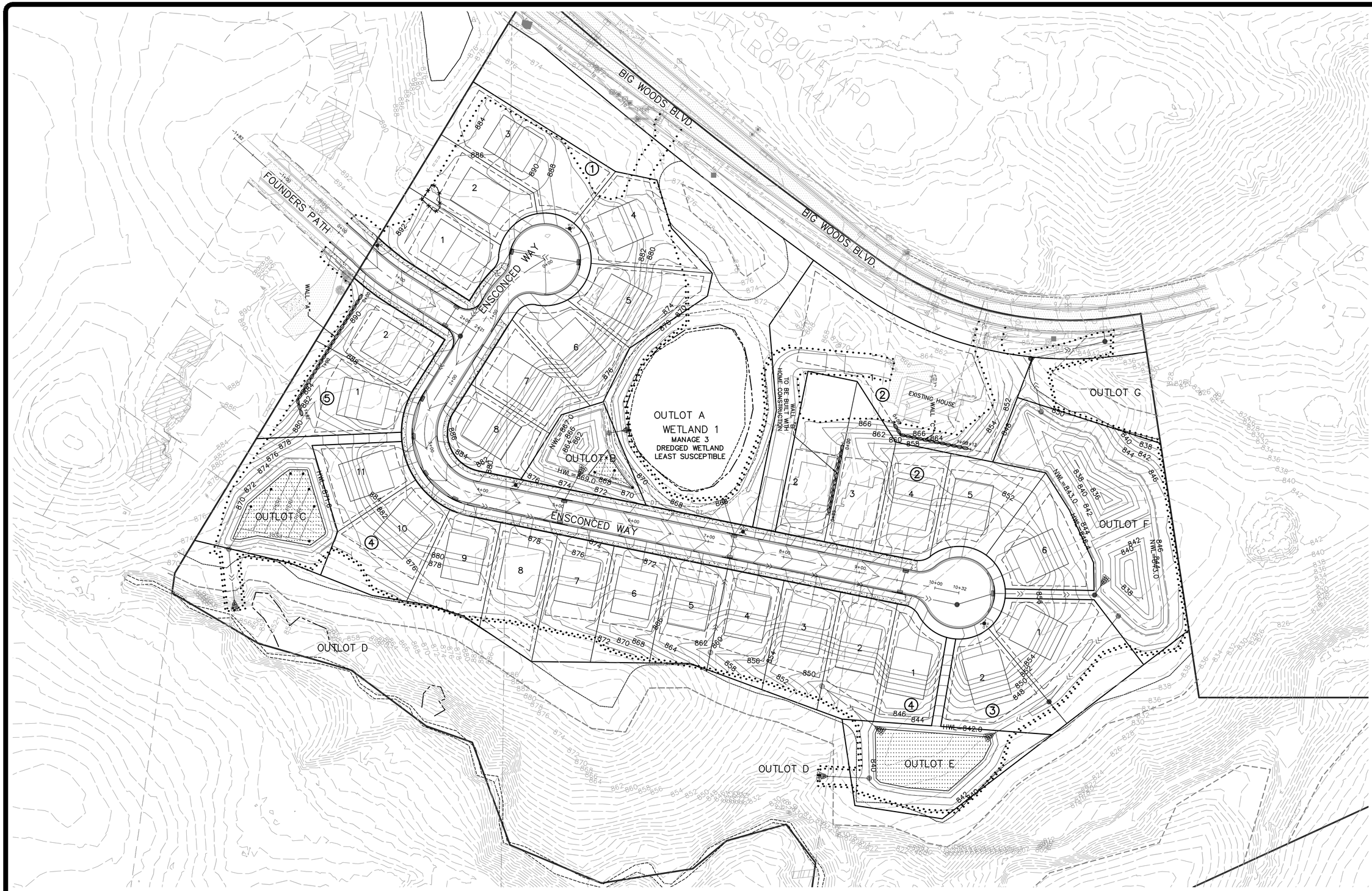

STORMWATER SETBACKS
LOW OPENING ADJACENT GROUND
2' + HWL
1' + EOF

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OVERALL GRADING PLAN

JOHNSON - REILAND
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CHASKA, MINNESOTA

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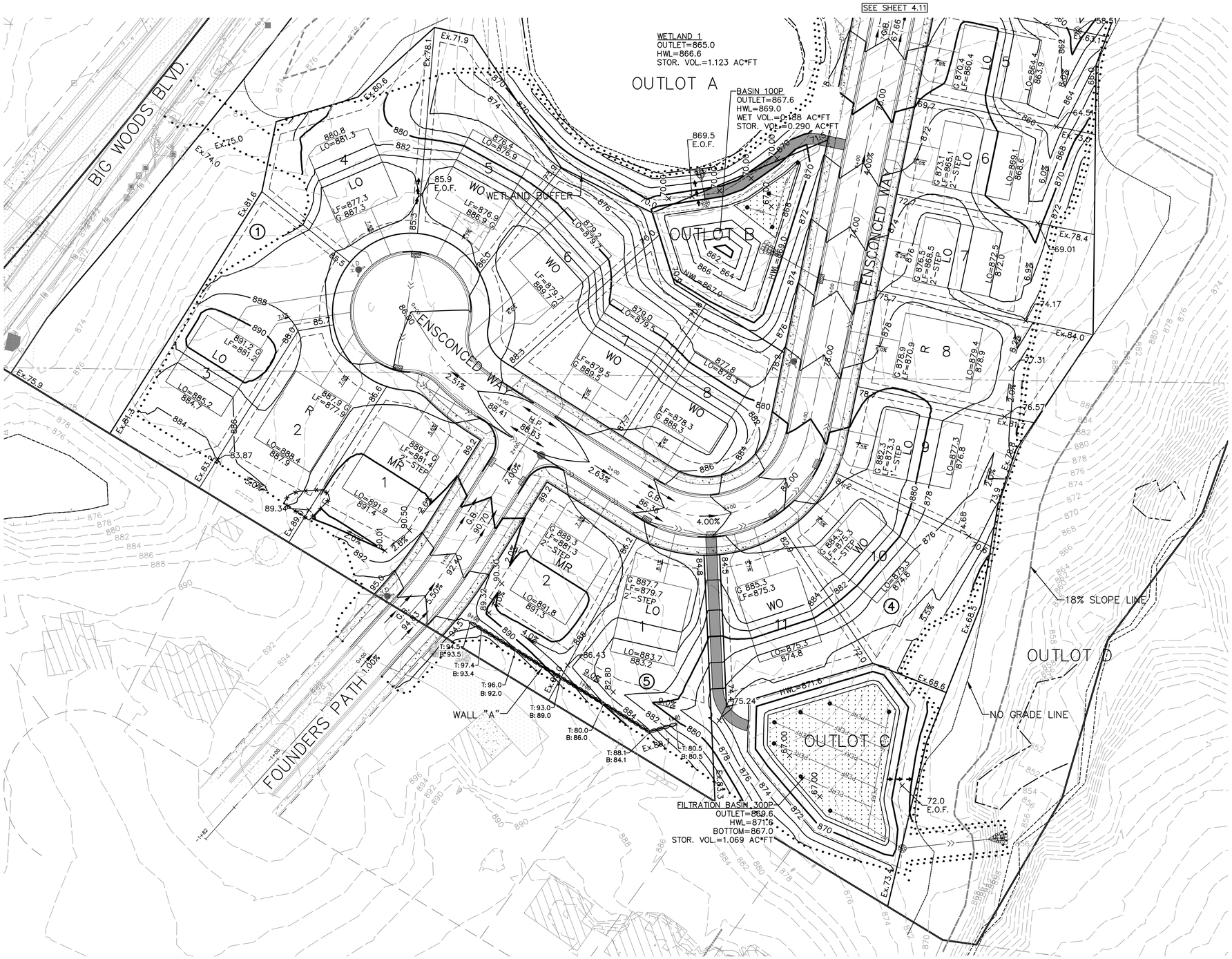

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Drawn Backcheck

GRADING PLAN

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616 HIGHWAY 3
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ENSCONCED WOODS
CHASKA, MINNESOTA

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STORMWATER SETBACKS
LOW OPENING ADJACENT GROUND
2' + HWL
1' + EOF

LEGEND

- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- TREE FENCE INSTALL BEFORE START OF GRADING
- BASIN ACCESS 8% SLOPE MAX. TO BE CONSTRUCTED WITH SUITABLE SOIL CAPABLE OF SUPPORTING VEHICLE TRAFFIC
- INFILTRATION/FILTRATION AREA TO BE PROTECTED DURING CONSTRUCTION.

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GRAPHIC SCALE IN FEET

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GRADING PLAN

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ENSCONCED WOODS
CHASKA, MINNESOTA

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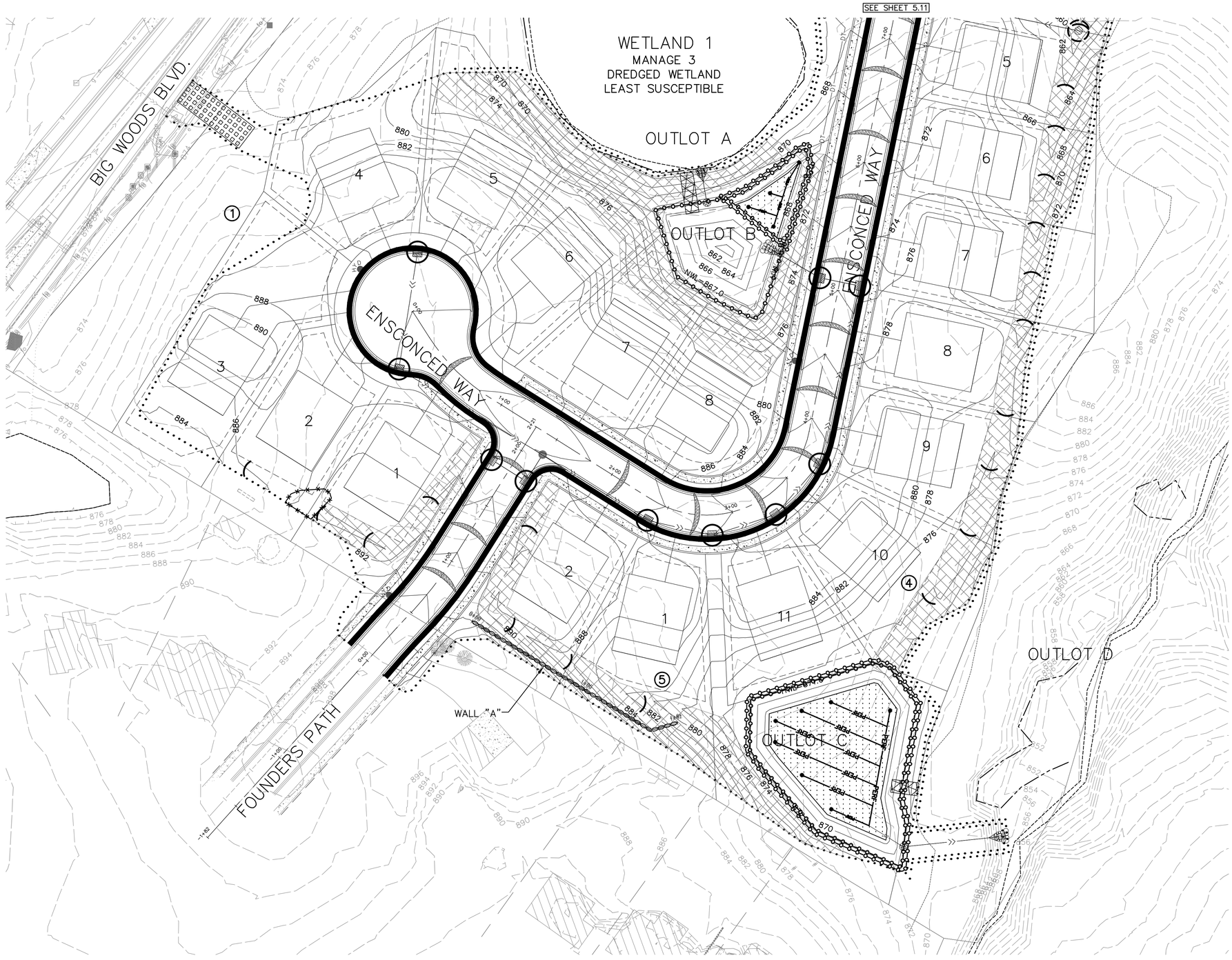

LEGEND

- ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- TREE FENCE INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- 2' SOD OR EROSION CONTROL FENCE AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF SIDEWALK CONSTRUCTION.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK BERM. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- STABILIZED EMERGENCY OVERFLOW
- MNDOT CAT 20 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
- INFILTRATION/FILTRATION AREA TO BE PROTECTED DURING CONSTRUCTION.

0 20 40 80

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EROSION CONTROL PLAN

JOHNSON - REILAND
616 HIGHWAY 3
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ENSCONCED WOODS
CHASKA, MINNESOTA

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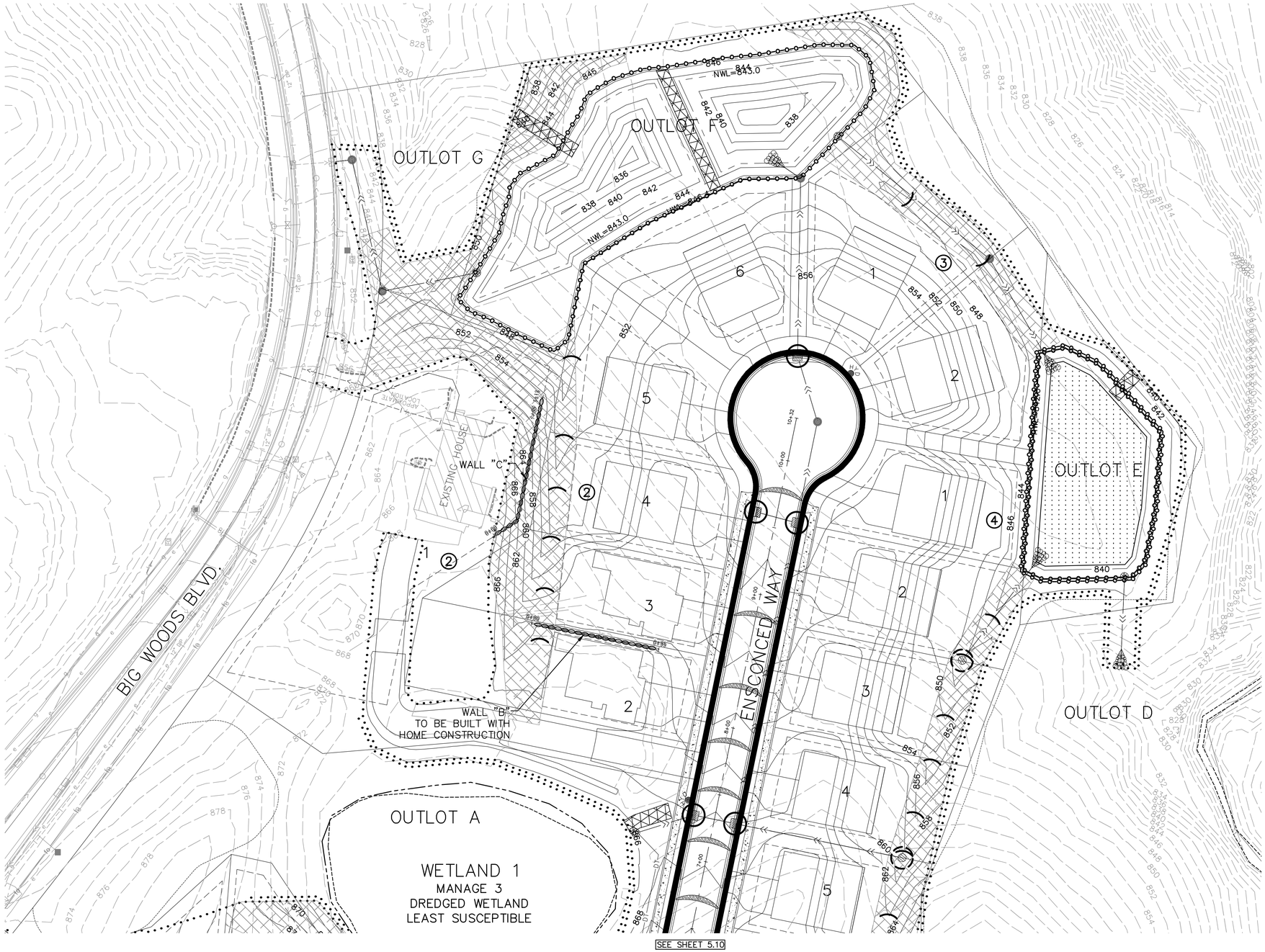

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- INFILTRATION/FILTRATION AREA TO BE PROTECTED DURING CONSTRUCTION.

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EROSION CONTROL PLAN

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616 HIGHWAY 3
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CHASKA, MINNESOTA

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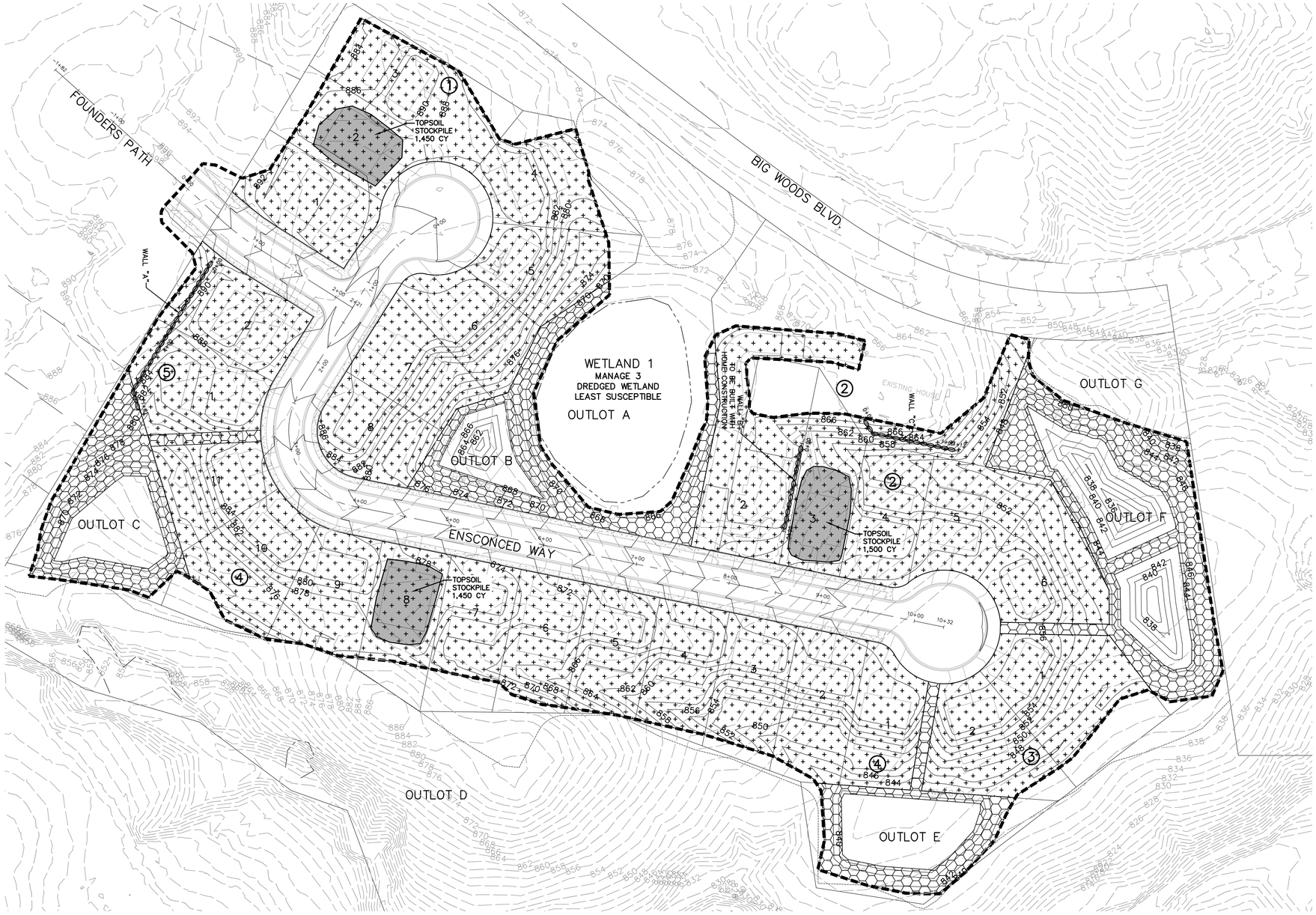

TOPSOIL MANAGEMENT NOTES

(TOPSOIL STRIPPING, STOCKPILING, SAMPLING, RE-APPLICATION METHODS):

1. CONTRACTOR SHALL STRIP ALL TOPSOIL AND STOCKPILE IN LOCATIONS SHOWN ON THE PLAN. CONTRACTOR SHALL SEPARATE TOPSOIL STRIPPED IN AREAS MEETING THE SPECIFICATION FROM REMAINING SITE. TOPSOIL MUST MEET THE PROJECT SPECIFIC/CCWMO TOPSOIL STANDARD.
2. ADDITIONAL TOPSOIL SHALL BE STOCKPILED ON-SITE IN DESIGNATED AREAS ON PLAN FOR USE BY BUILDERS AFTER INDIVIDUAL HOME CONSTRUCTION.
3. TOPSOIL STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND PERIMETER TO ENSURE ITS ORIGINAL SOIL PROPERTIES ARE MAINTAINED.
4. 6 INCHES OF TOPSOIL (MINIMUM) MEETING PROJECT/CCWMO SPECIFICATION MUST BE RESTORED TO ALL PERVIOUS AREAS. (1"-3" IN LOT AREAS UNTIL HOMES ARE BUILT, TEMPORARY LOT AREA TOPSOIL DOES NOT NEED TO MEET SPEC)
5. SUBSOIL MUST BE DE-COMPACTED TO A DEPTH OF 6 INCHES PRIOR TO PLACEMENT OF 6" (MINIMUM) TOPSOIL. DE-COMPACTION METHOD SHALL BE TO SCARIFY/LOOSEN TOP 6" OF SOIL WITH GRADING CHISEL, PRIOR TO PLACEMENT OF 6" TOPSOIL.
6. STOCKPILE SAMPLING/TESTING SHALL BE DONE AS FOLLOWS:
   - 6.1 ONE COMPOSITE SAMPLE SHALL BE COLLECTED, TESTED AND SUBMITTED PER 2,500 CUBIC YARDS OF STOCKPILE.
   - 6.2 TESTING SHALL BE PER CCWMO TESTING REQUIREMENTS AND ONE COMPOSITE SAMPLE SHALL BE DONE PER 2,500 CUBIC YARDS OF STOCKPILE.

TOPSOIL STANDARD (TOPSOIL SPECIFICATIONS)

ONSITE SOIL TESTING PERFORMED BY BRAUN INTERTEC

TOPSOIL DATA:

----	TOTAL DISTURBED AREA	12.009 AC
	TOTAL ESTIMATED TOPSOIL AVAILABLE (TOTAL DISTURBED X 6" EXISTING TOPSOIL (VARIES FROM 6" TO 42" PER GEOTECH, ASSUME 6"))	9,690 CY
	MINIMUM VOLUME OF TOPSOIL REQUIRED FOR DEVELOPED SITE (TO RESTORE GREEN SPACES) (DISTURBED AREA MINUS IMPERVIOUS AREA AND PONDING AREA, ASSUMING 6" RESPREAD)	5,650 CY
	MINIMUM VOLUME OF TOPSOIL RE-SPREAD AT COMPLETION OF MASS GRADING (ASSIMING 6" RE-SPREAD OVER OUTLOTS - MUST MEET PROJECT SPECIFICATION) (ASSUMING 1-3" RE-SPREAD OVER REMAINING SITE (LOTS, EXCLUDING ROADWAY) - DOES NOT NEED TO MEET SPECIFICATION	1,260 CY OF 6" 3,020 CY OF 3" 4,280 CY TOTAL
	MINIMUM VOLUME OF TOPSOIL TO BE STOCKPILED AFTER MASS GRADING FOR REMAINING HOME CONSTRUCTION (LOTS) (ASSUMING 6" RE-SPREAD OVER LOTS - MUST MEET PROJECT SPECIFICATION)	4,400 CY

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Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn RK

TOPSOIL PLAN

JOHNSON - REILAND
616 HIGHWAY 3
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ENSCONCED WOODS
CHASKA, MINNESOTA

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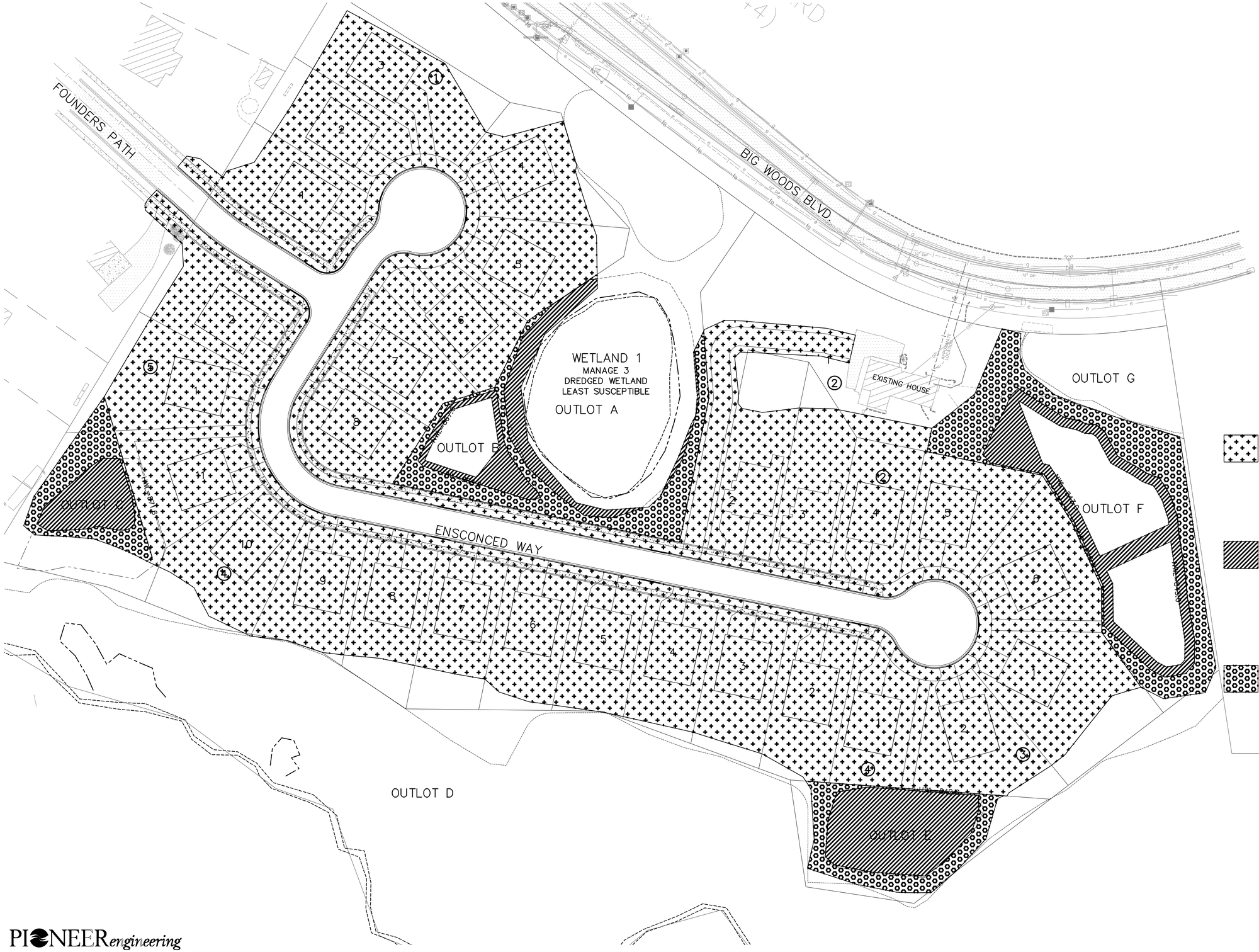

TEMPORARY SEED SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:

- MAY 1 – AUGUST 1: MINNESOTA STATE SEED MIXTURE **21–111 (OATS COVER CROP)** @ **100.0** POUNDS PER ACRE OR APPROVED EQUAL.
- AUGUST 1 – OCTOBER 1: MINNESOTA STATE SEED MIXTURE **21–112 (WINTER WHEAT COVER CROP)** @ **100.0** POUNDS PER ACRE OR APPROVED EQUAL.
- MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- MNDOT 3881, TYPE 1 FERTILIZER, 10–10–20 @ 200 POUNDS PER ACRE.

PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:

- MINNESOTA STATE SEED MIXTURE 25–121 (SANDY GENERAL ROADSIDE) AT 61.0 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
- MNDOT 3881, TYPE 3 SLOW–RELEASE FERTILIZER, 22–5–10, MINIMUM 70% WATER–INSOLUBLE NITROGEN @ 350 POUNDS PER ACRE.

PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:

- WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE **35–261 (STORMWATER SOUTH AND WEST)** AT **35.0** POUNDS PER ACRE.
- ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE **35–241 (MESIC PRAIRIE GENERAL)** AT **36.5** POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
- MNDOT 3881, TYPE 4 NATURAL–BASED FERTILIZER, 18–1–8 @ 120 POUNDS PER ACRE OR 17–10–7 @ 150 POUNDS PER ACRE

UPLAND AREA

- MINNESOTA STATE SEED MIXTURE 35–621 (DRY PRAIRIE SOUTHEAST) AT 11.0 POUNDS PER ACRE.
- MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
- MNDOT 3881, TYPE 4 NATURAL–BASED FERTILIZER, 18–1–8 OR 17–10–7 @ 100 LBS PER ACRE

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GRAPHIC SCALE IN FEET

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Drawn	BG

SEEDING PLAN

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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CURRENT ZONING: R1/O - LOW DENSITY RESIDENCE & OPEN DEVELOPMENT
PROPOSED ZONING: PUD

GROSS AREA=25.07 AC
CR44 AREA=0.77 AC
WETLAND AREA=0.61 AC
18% SLOPE AREA=5.40 AC
NET AREA (GROSS AREA - 18%SLOPES - WETLAND AREA - CR44 AREA) = 18.29 AC
NET DENSITY=1.6 UNITS/ACRE

R1 - LOW DENSITY RESIDENCE ZONING STANDARDS
- LOT AREA: 9,000 SF
- LOT WIDTH: 75'
- FRONT SETBACK: 30'
- REAR SETBACK: 30'
- SIDE SETBACK: 10', 7'
- SIDE SETBACK CORNER: 15'

PUD PROPOSED STANDARDS
- LOT AREA: 9,600 SF
- LOT WIDTH: 65'
- FRONT SETBACK: 25'
- REAR SETBACK-INTERIOR: 25'
- REAR SETBACK-PERIMETER: 30'
- SIDE SETBACK: 5'
- SIDE SETBACK CORNER: 15'
- PROJECT PERIMETER SETBACK: 30'
- SETBACK FROM CL OF CR 44: 125'

SETBACK FROM 18% SLOPE: 50'
NO GRADING FROM 18% SLOPE: 30'

WETLAND BUFFER: 30' AVG, 20' MIN.
WETLAND SETBACK: 10' FROM BUFFER

BUFFER NAME	REQ'D. AREA (SF)	PROP. AREA (SF)
WETLAND 1	20,768	22,118

WETLAND NAME	IMPACT AREA (SF)
WETLAND 1	0

C BUFFER SIGN CONTACT CCWMO FOR SIGNS

WETLAND BUFFER 20' MINIMUM REQ'D

WETLAND BUFFER 30' AVG REQ'D

WETLAND BUFFER PROPOSED SEE SHEET 5.1 FOR SEEDING WITHIN BUFFER AREA

UPLAND PRESERVATION AREA 78,060 SF (SEED MIX 35-621 DRY PRAIRIE SOUTHEAST)

NOTE: DISTURBED AREAS WITHIN THE WETLAND BUFFER MUST BE RESTORED ACCORDING TO THE FOLLOWING STANDARDS

1. SOILS MUST BE DE-COMPACTED TO A DEPTH OF 18 INCHES AND ORGANIC MATTER MUST BE INCORPORATED INTO SOILS BEFORE SEEDING OR PLANTING. DECOMPACTION SHALL BE ACCOMPLISHED SOLELY BY INCORPORATION OF ORGANIC MATTER WITHIN THE DRIP LINE OR CRITICAL ROOT ZONE OF TREES OR WITHIN 10 FEET OF UNDERGROUND UTILITIES.
2. TRANSITION SETBACK AREAS SHALL BE PLANTED WITH NATIVE SEED MIX AND/OR NATIVE PLANTINGS APPROVED BY THE WMO

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GRAPHIC SCALE IN FEET

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WETLAND BUFFER & UPLAND PRESERVATION PLAN

JOHNSON - REILAND
616 HIGHWAY 3
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ENSCONCED WOODS
CHASKA, MINNESOTA

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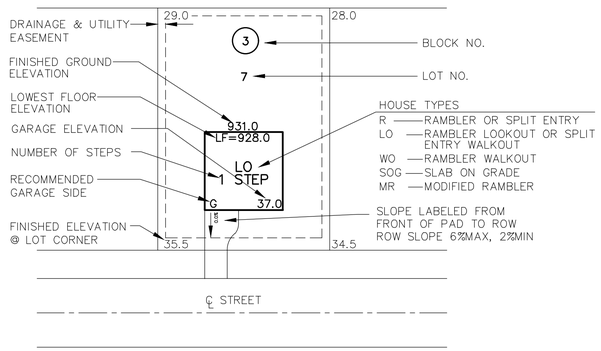
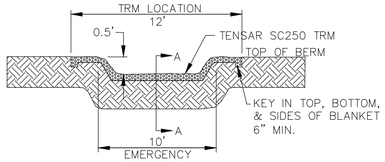
SINGLE FAMILY LOTS

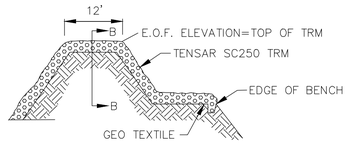


LOT INFORMATION
(TYPICAL SECTION NOT TO SCALE)

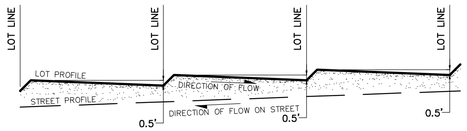
DRIVEWAY GRADES (SHOWN ON GRADING PLAN) FROM THE GARAGE TO THE ROW. DRIVEWAY GRADES WITHIN THE RIGHT-OF-WAY SHALL HAVE MINIMUN OF 2% WITH A MAXIMUM OF 6%.



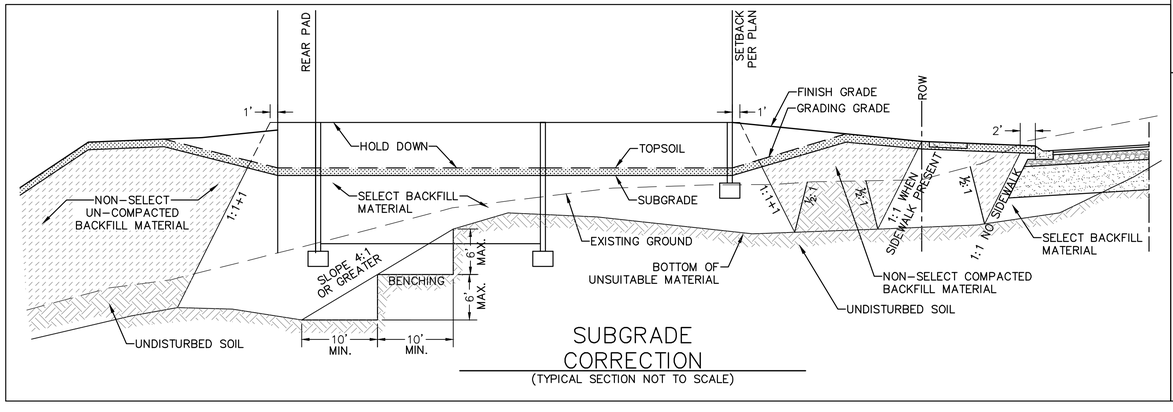
STABILIZED EMERGENCY OVERFLOW DETAIL
SECTION B-B



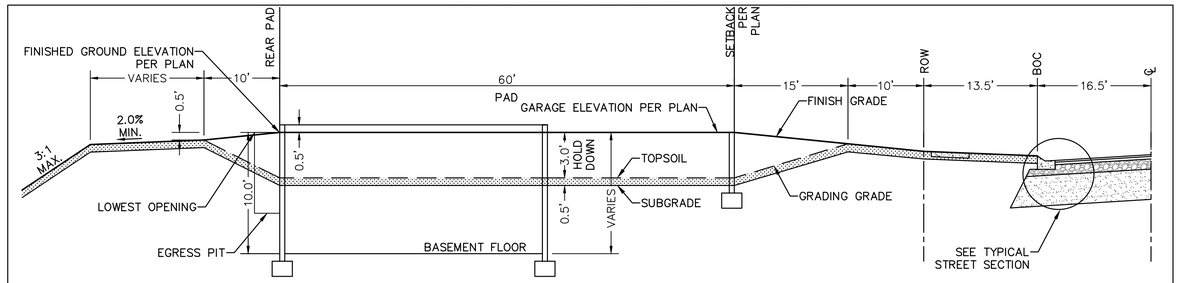
STABILIZED EMERGENCY OVERFLOW DETAIL
SECTION A-A



LOT BENCHING DETAIL
NO SCALE



SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)



RAMBLER
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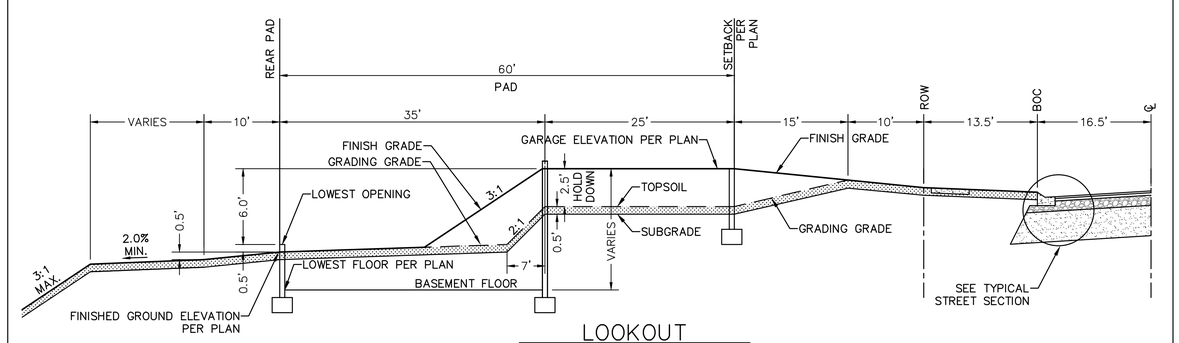
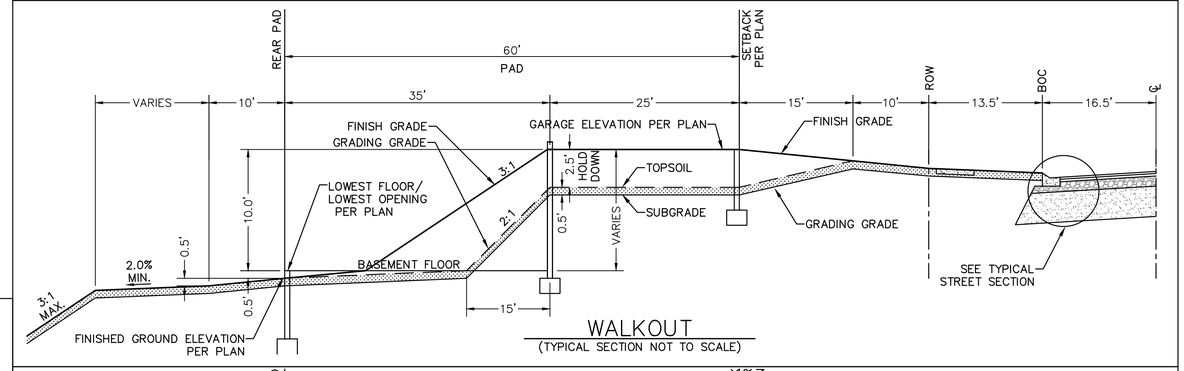
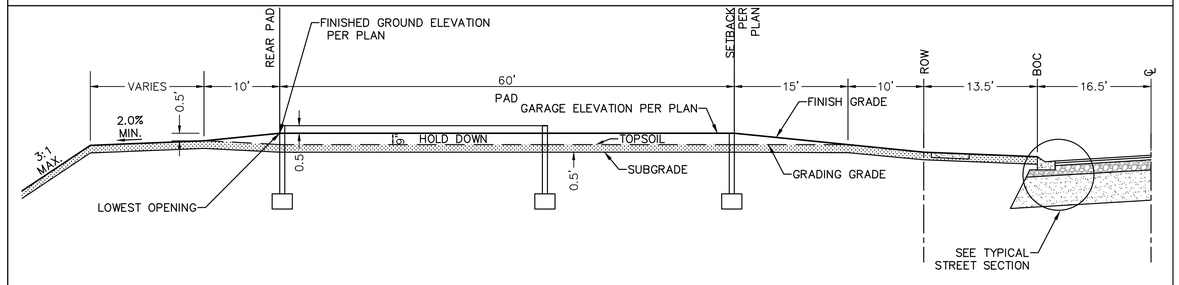


LOOKOUT
(TYPICAL SECTION NOT TO SCALE)



WALKOUT
(TYPICAL SECTION NOT TO SCALE)



SLAB-ON-GRADE
(TYPICAL SECTION NOT TO SCALE)

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Name Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

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Designed NAP
Drawn BZ
Checked BNM

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ENSCONCED WOODS
CHASKA, MINNESOTA

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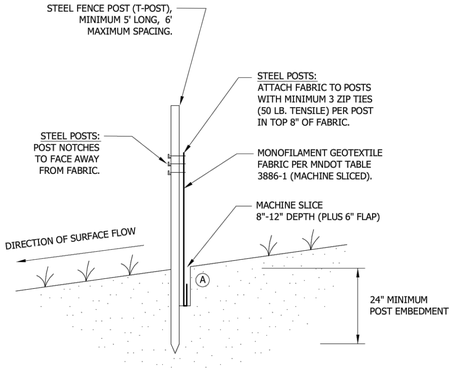

NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY DUTY (ERO-1B) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

(A) COMPACTION:
AFTER "SLICING" IN THE FABRIC AND *BEFORE* INSTALLATION OF STEEL POSTS, DRIVE INSTALLATION EQUIPMENT OVER THE "SLICE" WHILE FABRIC IS LAYING ON THE GROUND. *THEN* INSTALL THE POSTS AND PULL UP FABRIC TO ATTACH AT A UNIFORM HEIGHT.

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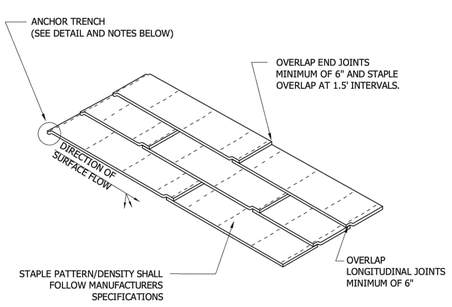
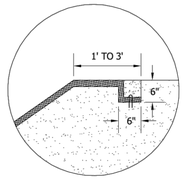
SILT FENCE
MACHINE SLICED
CHASKA, MN

LAST REVISION: APRIL 2011
PLATE NO. ERO-1A



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



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

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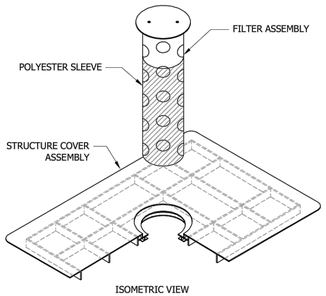
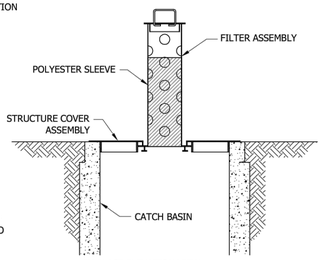
EROSION CONTROL BLANKET INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-2



ISOMETRIC VIEW

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



IN-PLACE ELEVATION VIEW

NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

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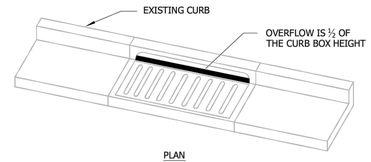
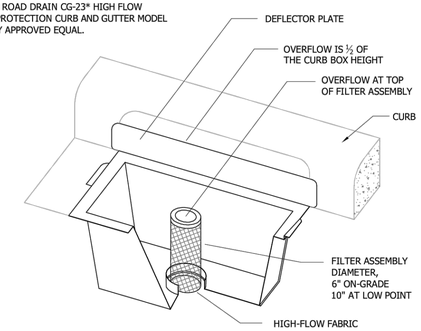
INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4A



PLAN

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



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

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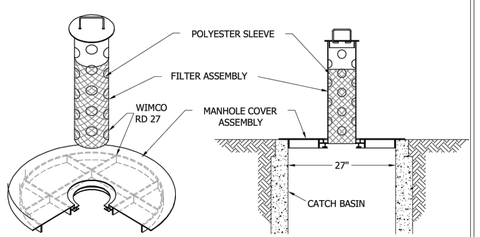
INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4B

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

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

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



ISOMETRIC VIEW

IN-PLACE ELEVATION VIEW

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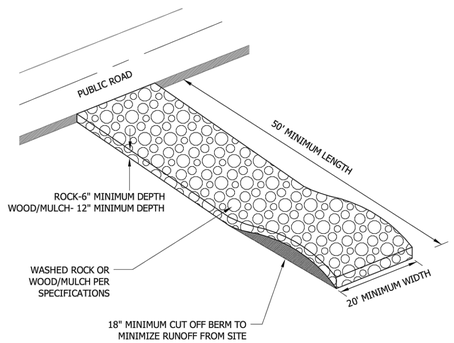
INLET PROTECTION BEEHIVE CASTING
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4C



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

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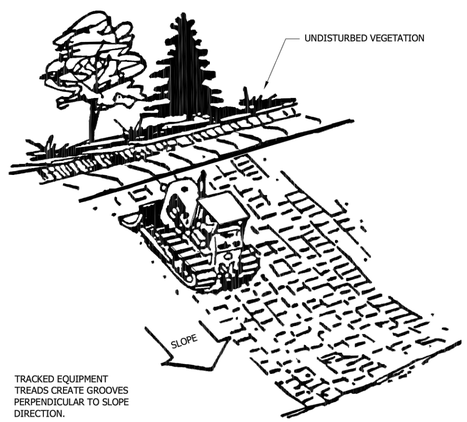
ROCK CONSTRUCTION ENTRANCE
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-7



TRACKED EQUIPMENT TREADS CREATE GROOVES PERPENDICULAR TO SLOPE DIRECTION.

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

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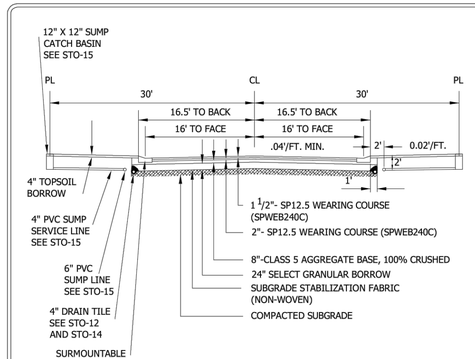
SLOPE TRACKING
CHASKA, MINNESOTA

LAST REVISION: FEB 2004
PLATE NO. ERO-10



STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

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TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION
CHASKA, MINNESOTA

LAST REVISION: JUNE 2012
PLATE NO. STR-7

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Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn BZ
Checked BNM

GRADING DETAILS

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616 HIGHWAY 3
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ENSCONCED WOODS
CHASKA, MINNESOTA

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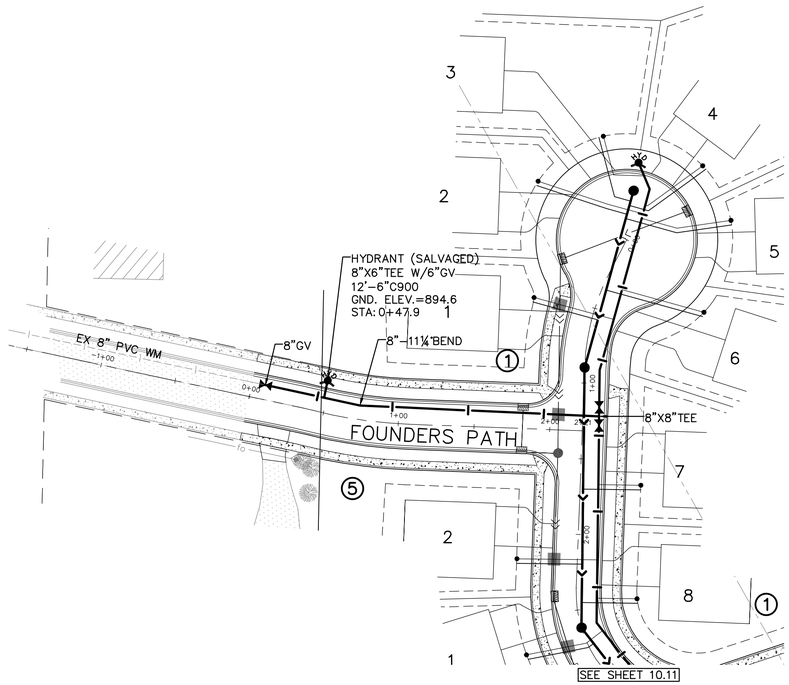
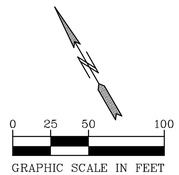
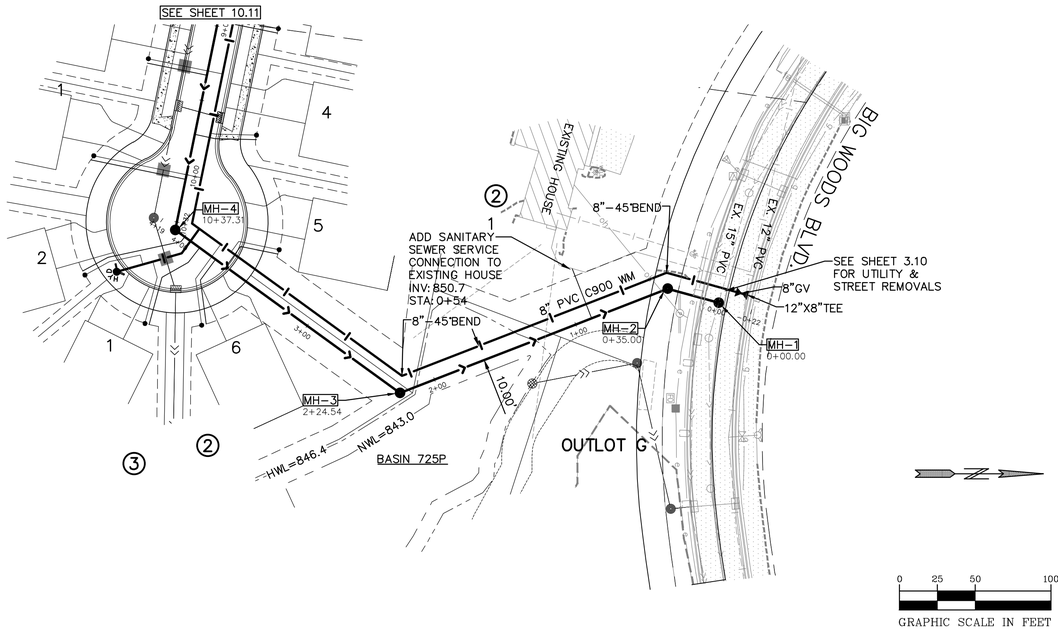


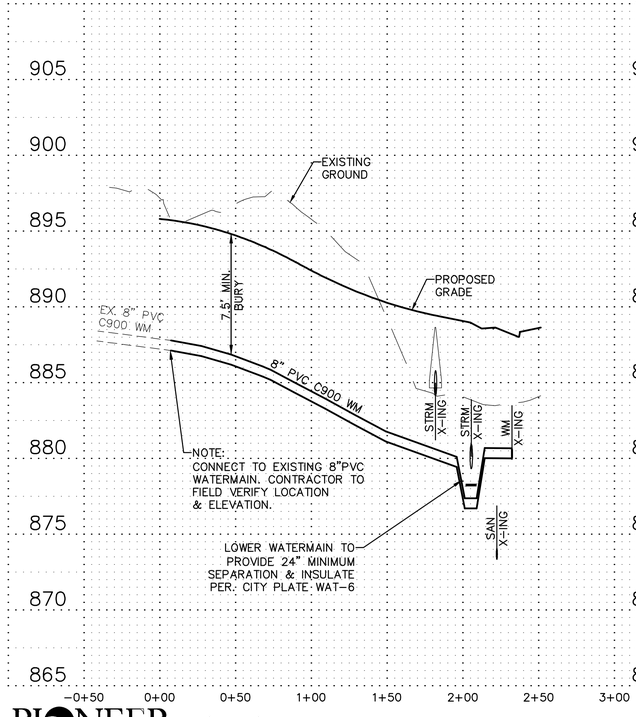


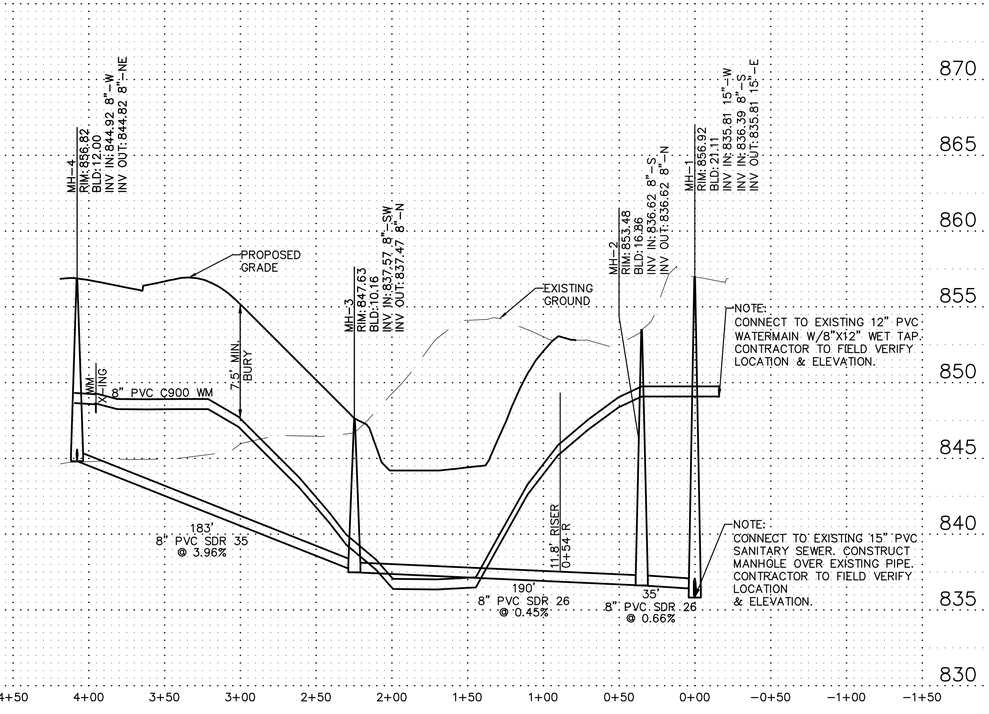
SANITARY & WATERMAIN CONSTRUCTION NOTES:

1. SANITARY SEWER SERVICE WYES ARE STATIONED FROM DOWNSTREAM MANHOLES.
2. ALL SANITARY SEWER & WATER MAIN SERVICES SHALL TERMINATE AT 10' PAST ROW.
3. ALL SANITARY SEWER SERVICES AND RISERS SHALL BE 4" PVC, SCHEDULE 40, 6 SOLVENT WELD JOINT (NON-GASKETED), WITH A MINIMUM SERVICE GRADE OF 2%.
4. ALL SANITARY SEWER SERVICES WILL HAVE A TRACER WIRE FROM THE MAIN LINE AND EXTENDED TO THE SURFACE AT TRACER WIRE BOX.
5. WATER SERVICES ARE 3' UP STREAM FROM SANITARY SERVICE WITH A MIN 7.5' BURY.
6. ALL WATER SERVICES SHALL BE 1" HDPE UNLESS OTHERWISE NOTED.
7. ALL WATER MAIN SHALL BE C-900 DR-18 UNLESS OTHERWISE NOTED. ALL PVC WATERMAIN SHALL HAVE TRACER WIRE INSTALLED PER CITY STANDARDS.
8. ALL UTILITY CONFLICTS SHALL BE RESOLVED ACCORDING TO CITY STANDARD SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH DESIGN AND MEETING ALL OSHA REGULATIONS.
10. MAINTAIN 10' HORIZONTAL AND 1.5' VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATERMAIN.
11. SANITARY SEWER INVERT ELEVATIONS ARE AT END OF SERVICE.
12. ACTIVATION OF WATERMAIN SYSTEM SHALL BE PERFORMED BY CITY PERSONNEL ONLY.
13. DEFLECTION TESTING FOR ALL NON-RIGID PIPE SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR 30 DAYS.
14. THE SEWER AND WATER SERVICE SHALL BE INCLUDED IN THE PRESSURE AND LEAKAGE TESTING REQUIREMENTS FOR THE MAIN LINES.
15. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED WITH MNDOT MIXTURE 240 AT 75 POUNDS PER ACRE, AND MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE.



BENCH MARK
TOP NUT HYDRANT AT NORTHWEST CORNER OF FOUNDERS PATH AND DAKOTA COURT
EL=896.15 (NAVD88)





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Revisions

Date	05-03-2022
Designed	NAP
Drawn	RC
Checked	BNM

SANITARY SEWER & WATER MAIN CONSTRUCTION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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7.G. Adopt Resolution 2022-72 Approving
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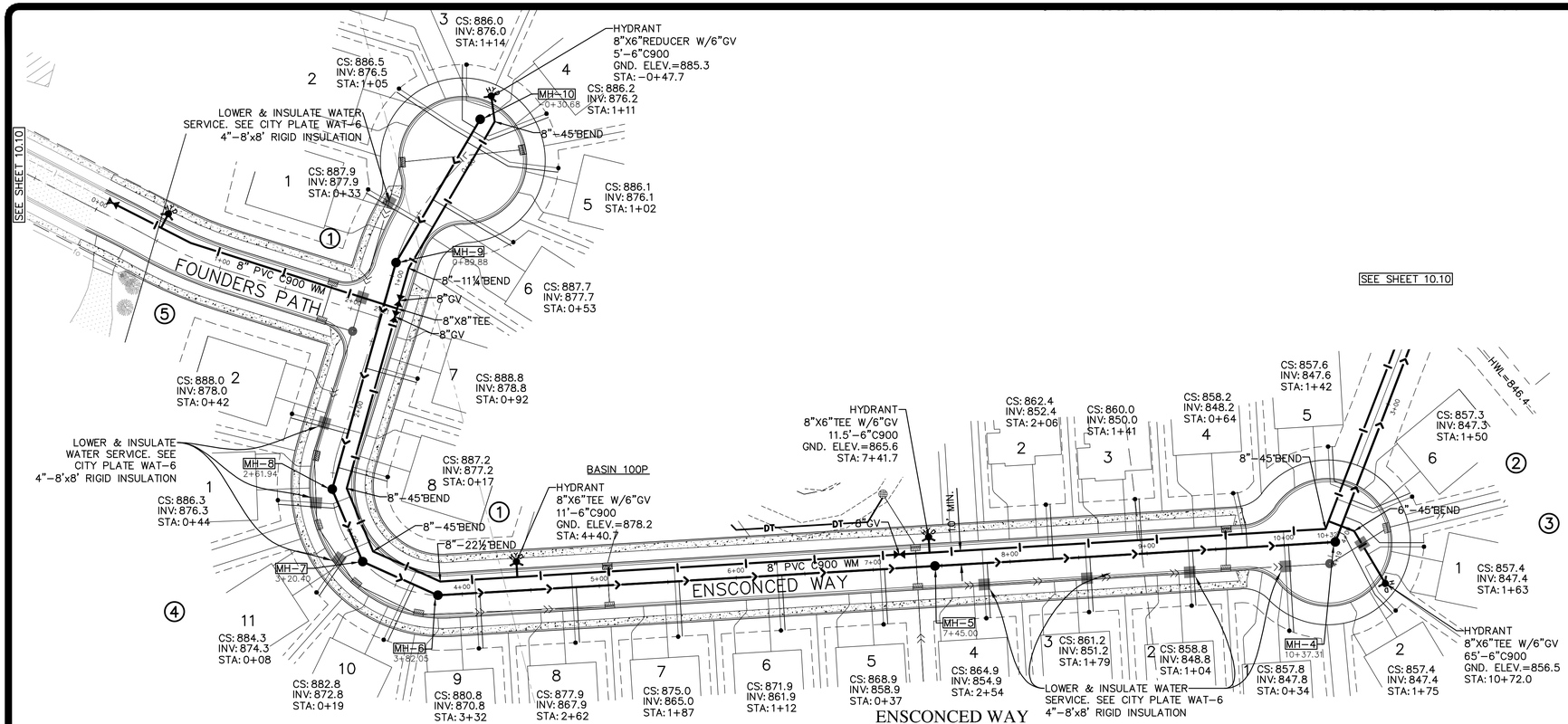

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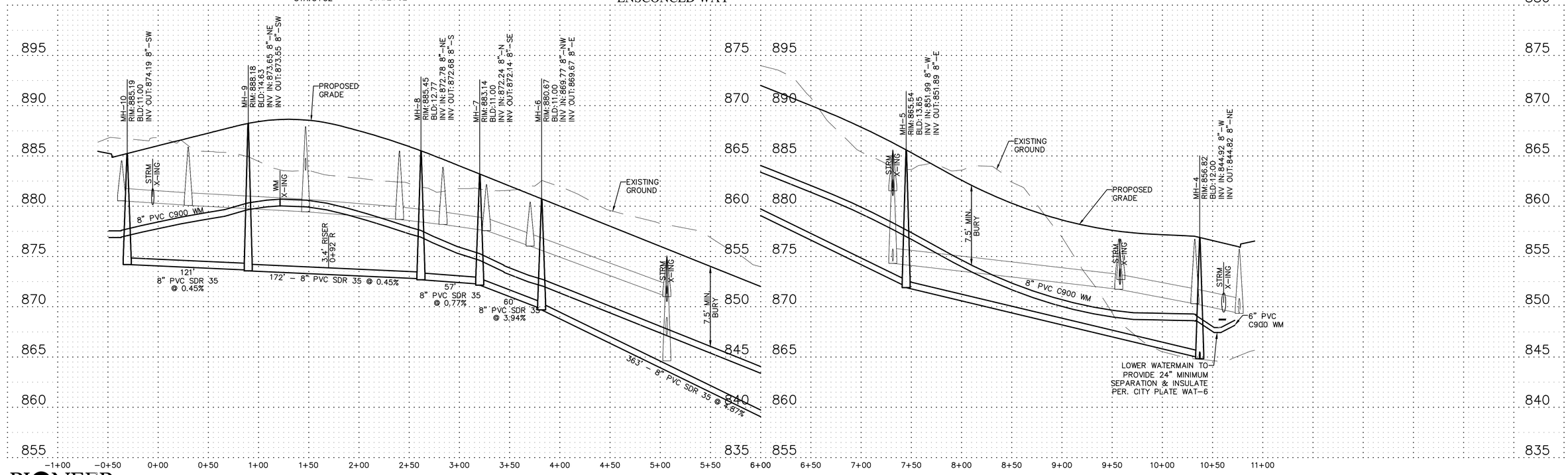

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SANITARY SEWER & WATER MAIN CONSTRUCTION

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ENSCONCED WOODS
CHASKA, MINNESOTA

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STRUCTURE TABLE				
STRUCTURE NAME	TYPE	STRUCTURE SIZE	NEENAH CASTING OR EQUAL	NOTES
W1	OCS	60" DIA.	SPECIAL	
100	OCS	60" DIA.	SPECIAL	
102	CBMH	48" DIA.	R-3067 V	1
103	CBMH	48" DIA.	R-3067 V	
104	CBMH	48" DIA.	R-3067 V	
105	CBMH	48" DIA.	R-3067 V	
106	CBMH	48" DIA.	R-3067 V	
107	CBMH	48" DIA.	R-3067 V	
108	STMH	48" DIA.	R-1642	
109	CBMH	48" DIA.	R-3067 V	
110	CB	36"X24"	R-3290-VB	
111	CBMH	48" DIA.	R-3067 V	
112	CB	36"X24"	R-3067 V	1
300	OCS	60" DIA.	SPECIAL	
700	OCS	60" DIA.	SPECIAL	
702	STMH	48" DIA.	R-1642	
703	CBMH	48" DIA.	R-3290-VB	
704	STMH	48" DIA.	R-1642	
705	CBMH	48" DIA.	R-3067 V	
706	CBMH	48" DIA.	R-3067 V	
707	CBMH	48" DIA.	R-3067 V	1
711	CB	36"X24"	R-3501 TR	1
721	CB	27" DIA.	R-4341-A	
730	OCS	60" DIA.	SPECIAL	
731	STMH	48" DIA.	R-1642	
732	STMH	48" DIA.	R-1642	
750	OCS	60" DIA.	SPECIAL	
752	CB	27" DIA.	R-4341-A	
762	STMH	48" DIA.	R-1642	

STORM STRUCTURE TABLE NOTES:
1. WATER TIGHT STRUCTURES
   A. STRUCTURE SHALL HAVE AN INTEGRAL BASE
   B. PIPE CONNECTION TO STRUCTURE WITH PRESS-SEAL WATER STOP GROUT RING OR APPROVED EQUAL.
   C. PIPE JOINTS WITHIN 10' OF WATERMAIN WILL BE TONGUE AND GROOVE WITH A HAMILTON KENT SUPERSEAL GASKET OR APPROVED EQUAL MEETING ASTM-443
   D. ALL MH JOINTS WILL BE TONGUE AND GROOVE WITH A HAMILTON KENT SUPERSEAL GASKET OR APPROVED EQUAL MEETING ASTM-443.

STORM SEWER CONSTRUCTION NOTES:
1. PROVIDE R-3067V OR R-3067VB, AT LOW POINTS, NEENAH CASTINGS OR APPROVED EQUAL ON ALL CATCH BASINS UNLESS OTHERWISE NOTED.
2. PROVIDE 24"x36" SLAB OPENING FOR R-3067V NEENAH CASTINGS ON ALL CATCH BASIN MANHOLES UNLESS OTHERWISE NOTED.
3. FINAL STRUCTURE OFF-SET TO BE VERIFIED BY CONTRACTOR AND INSPECTOR BASED ON MATERIAL SUPPLIED TO PROJECT. FIELD STAKING SET ACCORDING TO BACK-OF-CURB.
4. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED WITH MNDOT MIXTURE 240 AT 75 POUNDS PER ACRE, AND MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE.

NOTE:
SEE SHEETS 11.40-11.43 FOR OUTLET CONTROL STRUCTURE DETAILS.

NOTE:
SEE SHEETS 11.10 FOR STORM SEWER STRUCTURE SCHEDULE.

BENCH MARK
TOP NUT HYDRANT AT NORTHWEST CORNER OF FOUNDERS PATH AND DAKOTA COURT
EL=896.15 (NAVD88)

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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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
Name Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn RZ
Checked BNM

STORM SEWER SCHEDULE

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

11.10 OF 36

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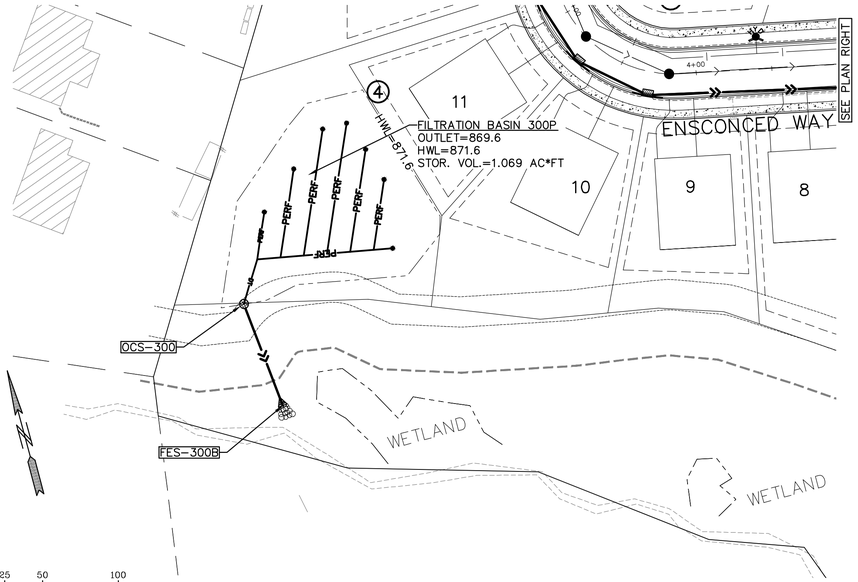

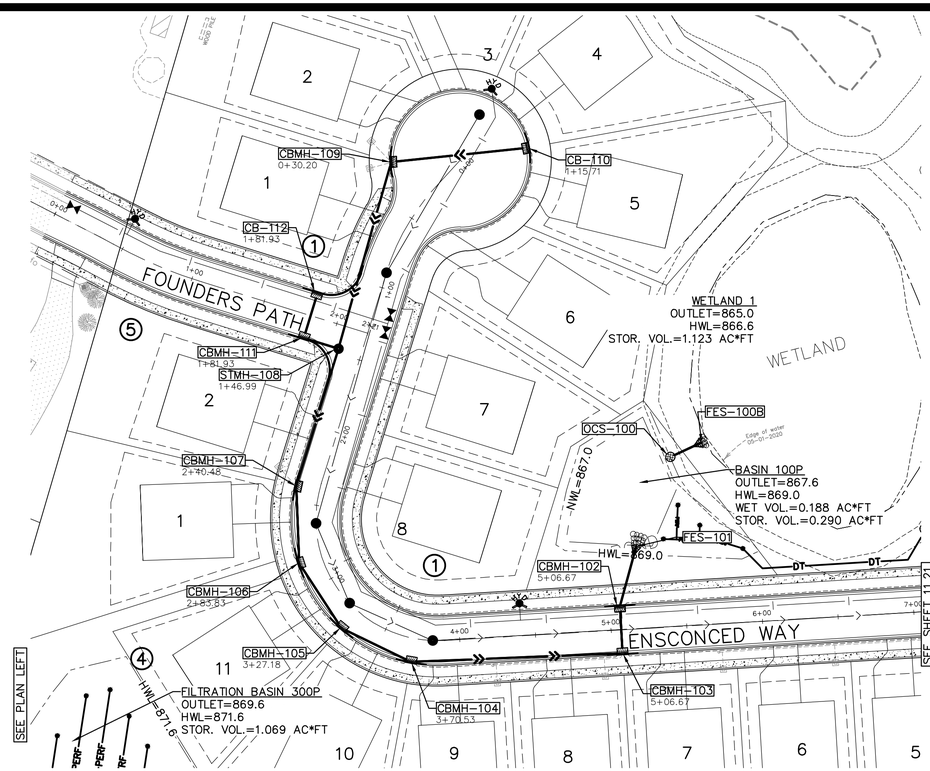

STORM SEWER CONSTRUCTION NOTES:

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NOTE:
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NOTE:
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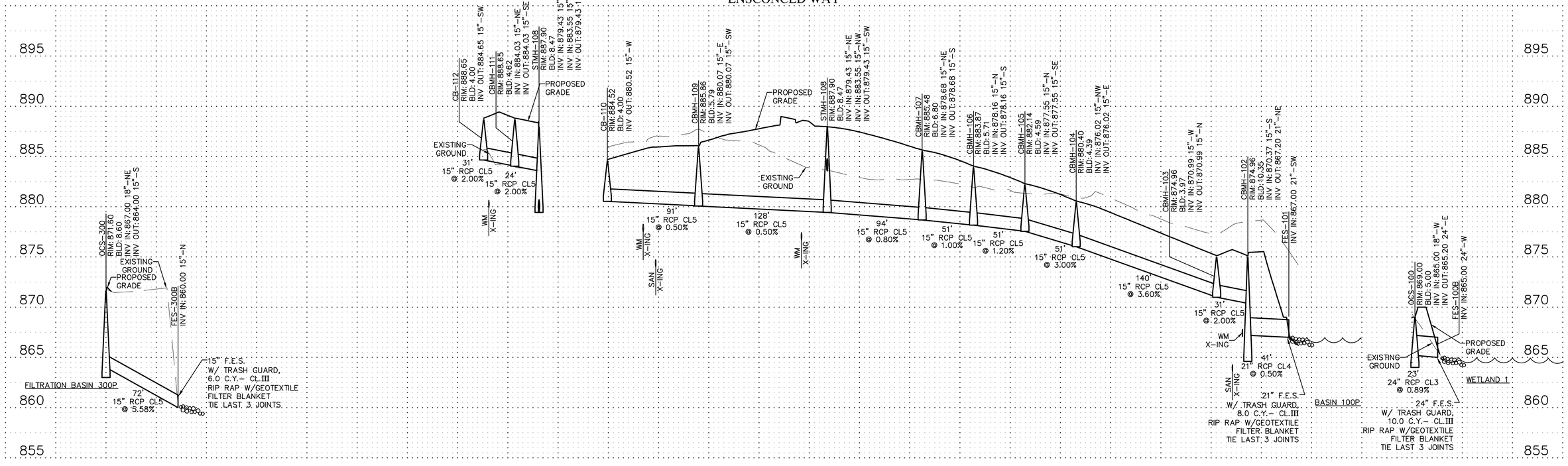
BENCH MARK
TOP NUT HYDRANT AT NORTHWEST CORNER OF FOUNDERS PATH AND DAKOTA COURT
EL=896.15 (NAVD88)



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Name: Brian N. Molinaro
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Revisions

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Designed NAP
Drawn RC
Checked BNM

STORM SEWER CONSTRUCTION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

11.20 OF 36

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STORM SEWER CONSTRUCTION NOTES:

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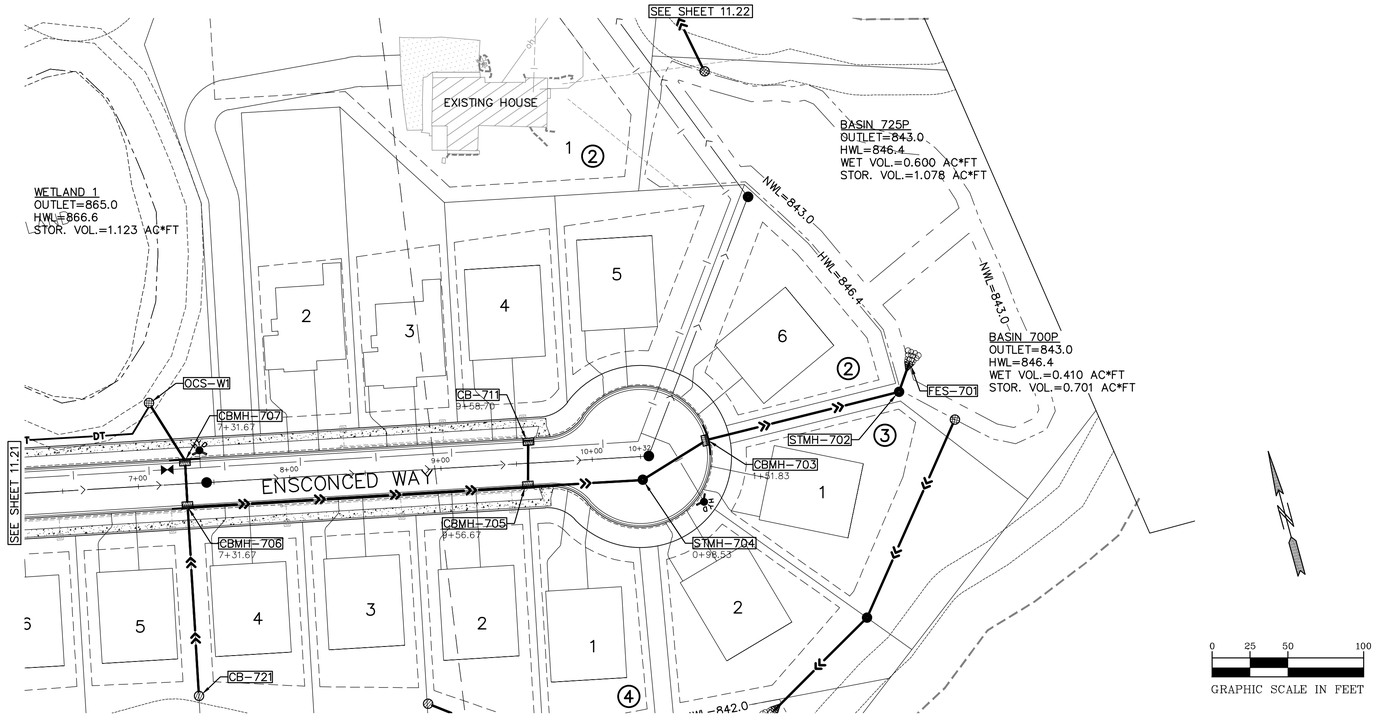
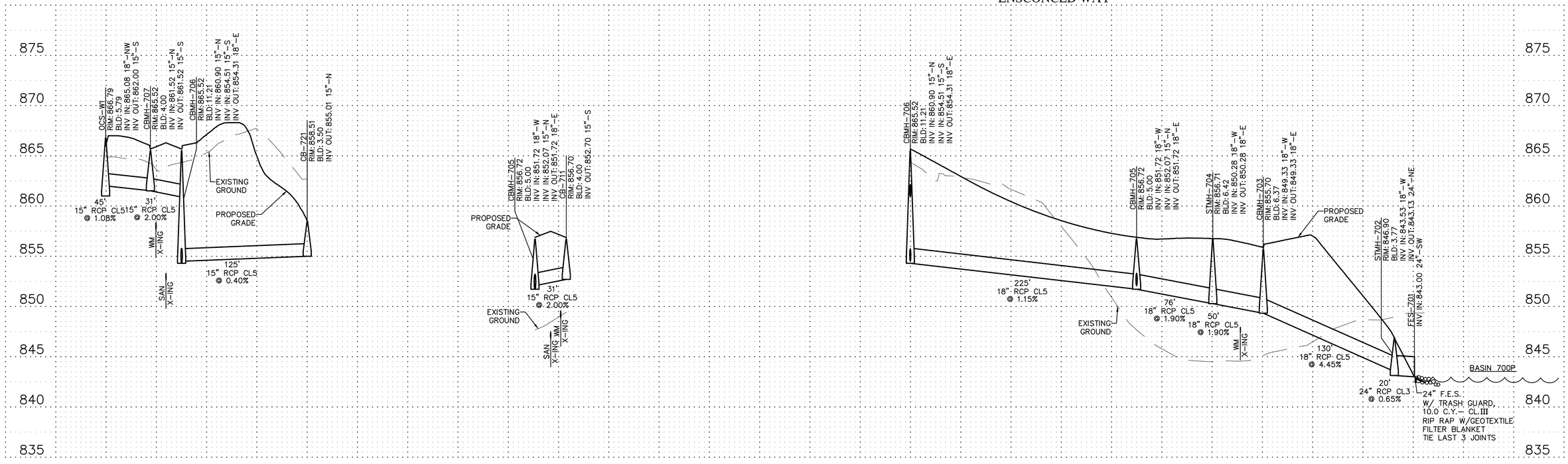


BENCH MARK
TOP NUT HYDRANT AT NORTHWEST CORNER OF FOUNDERS PATH AND DAKOTA COURT
EL=896.15 (NAVD88)

ENSCONCED WAY



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STORM SEWER CONSTRUCTION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

01-ENG-120158-SHEET-STRM

7.G. Adopt Resolution 2022-72 Approving
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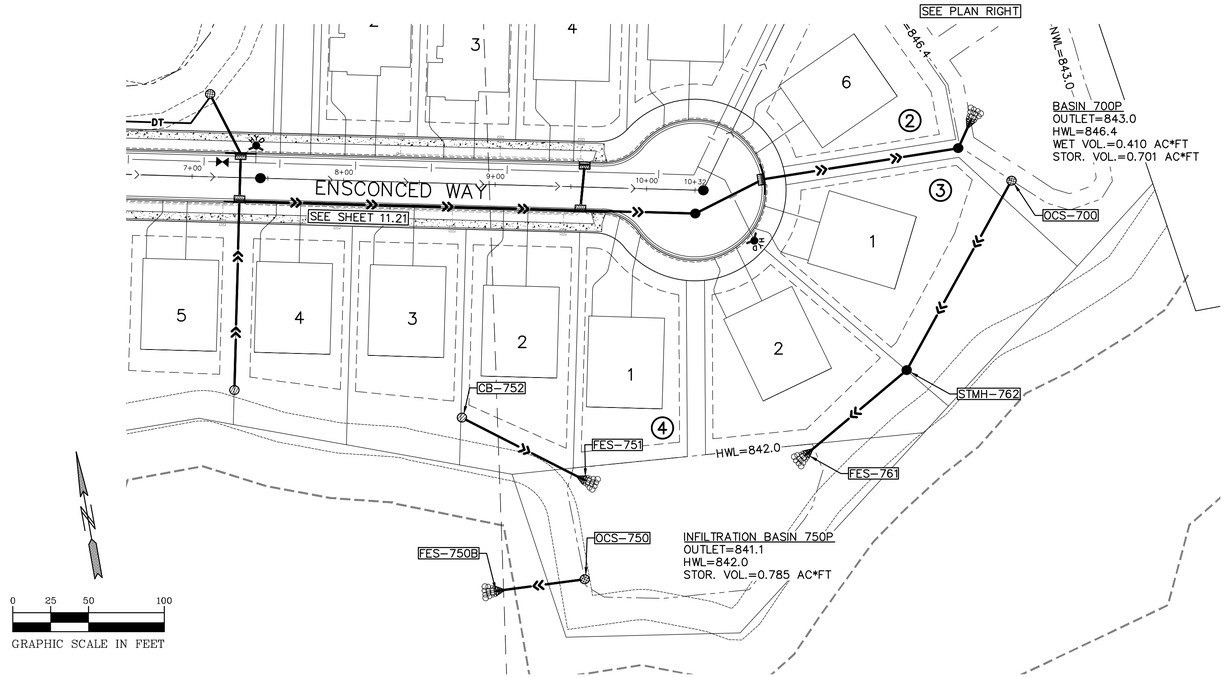

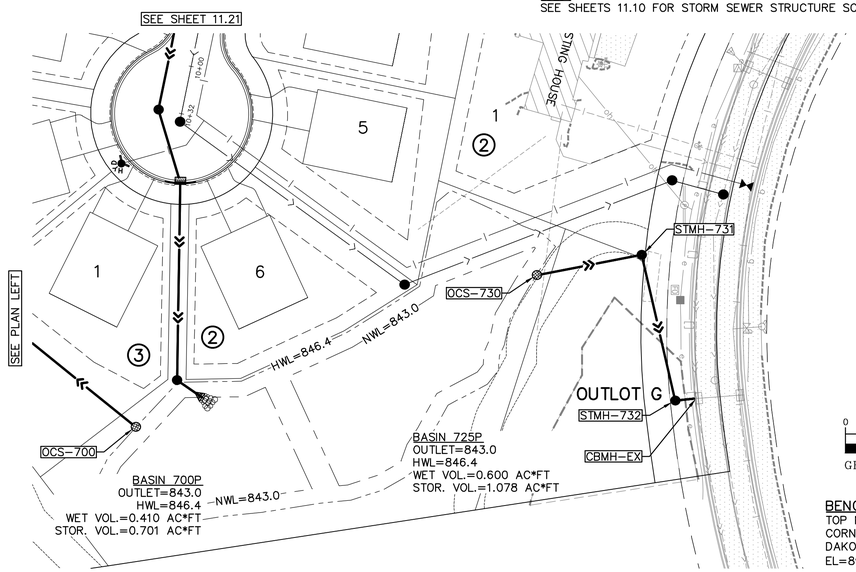

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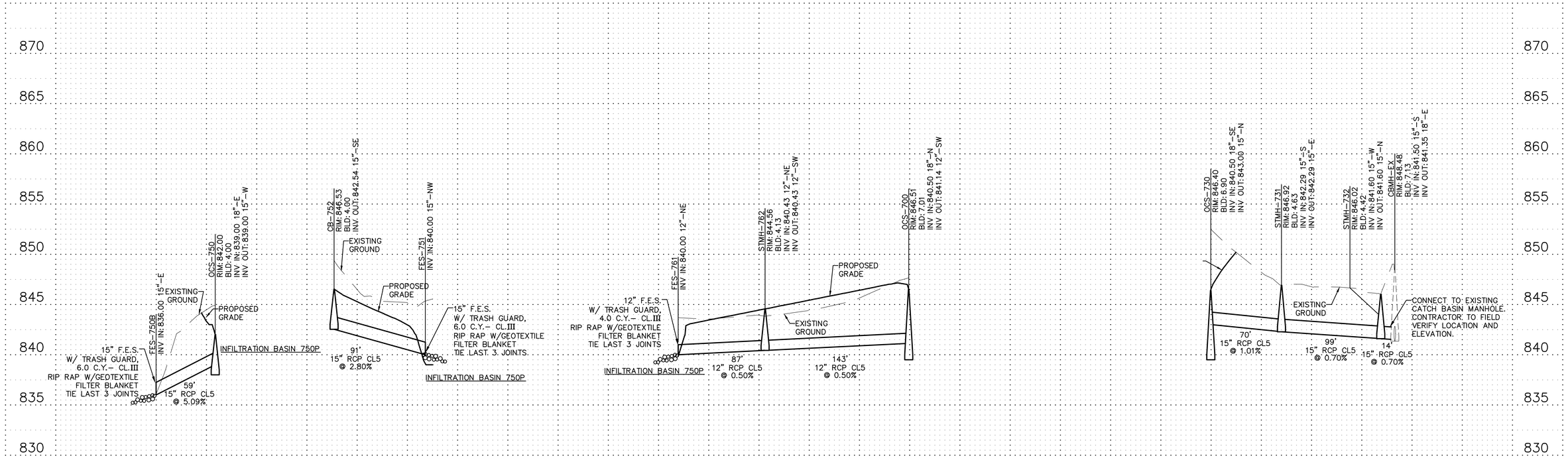
BENCH MARK
TOP NUT HYDRANT AT NORTHWEST CORNER OF FOUNDERS PATH AND DAKOTA COURT
EL=896.15 (NAVD88)



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Name: Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date	05-03-2022
Designed	NAP
Drawn	RC
Checked	BNM

STORM SEWER CONSTRUCTION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

01-ENG-120158-SHEET-STRM

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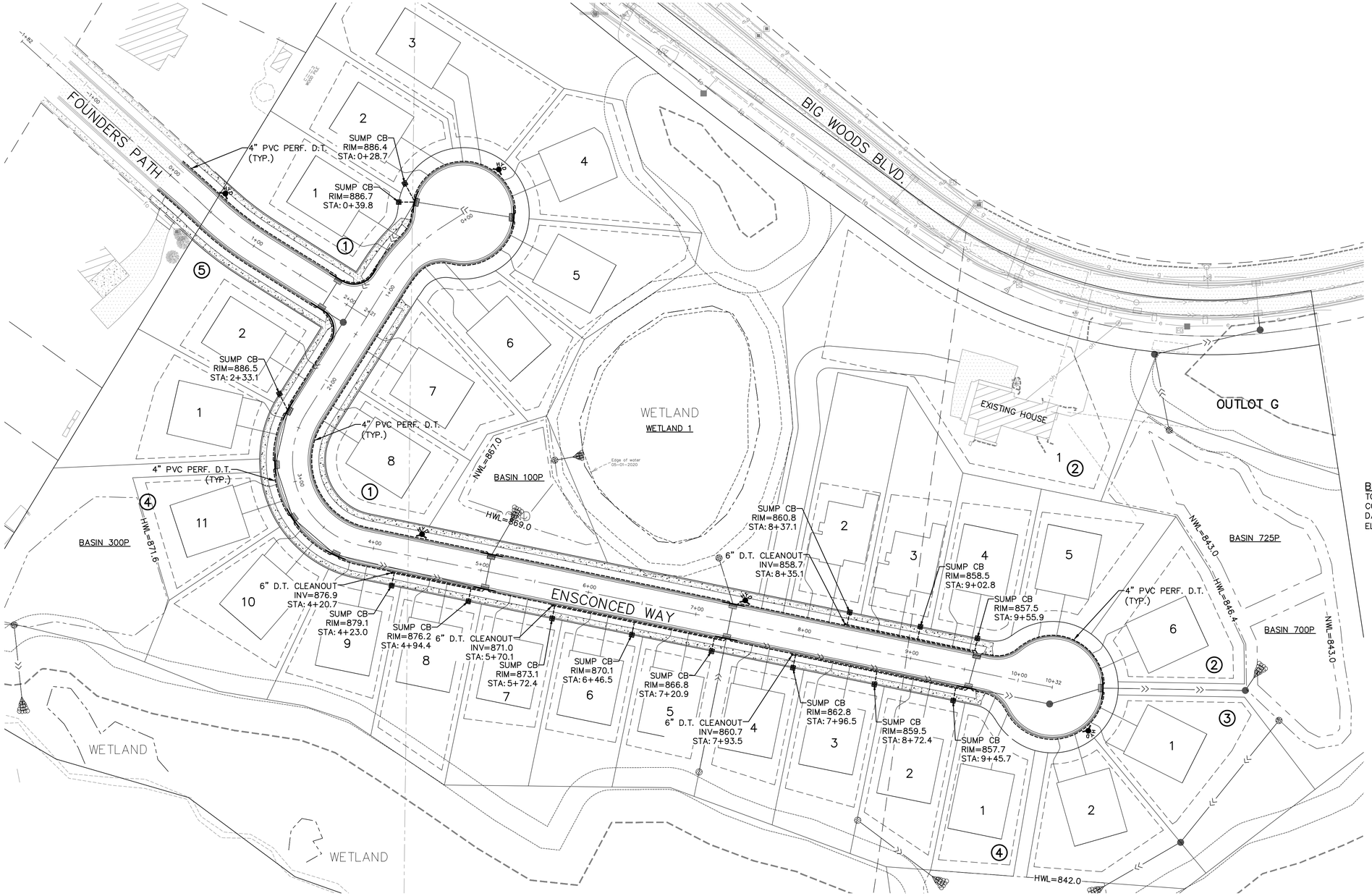

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Date 05-03-2022
Designed NAP
Drawn RZ

STREET & SUMP LINE DRAINTILE

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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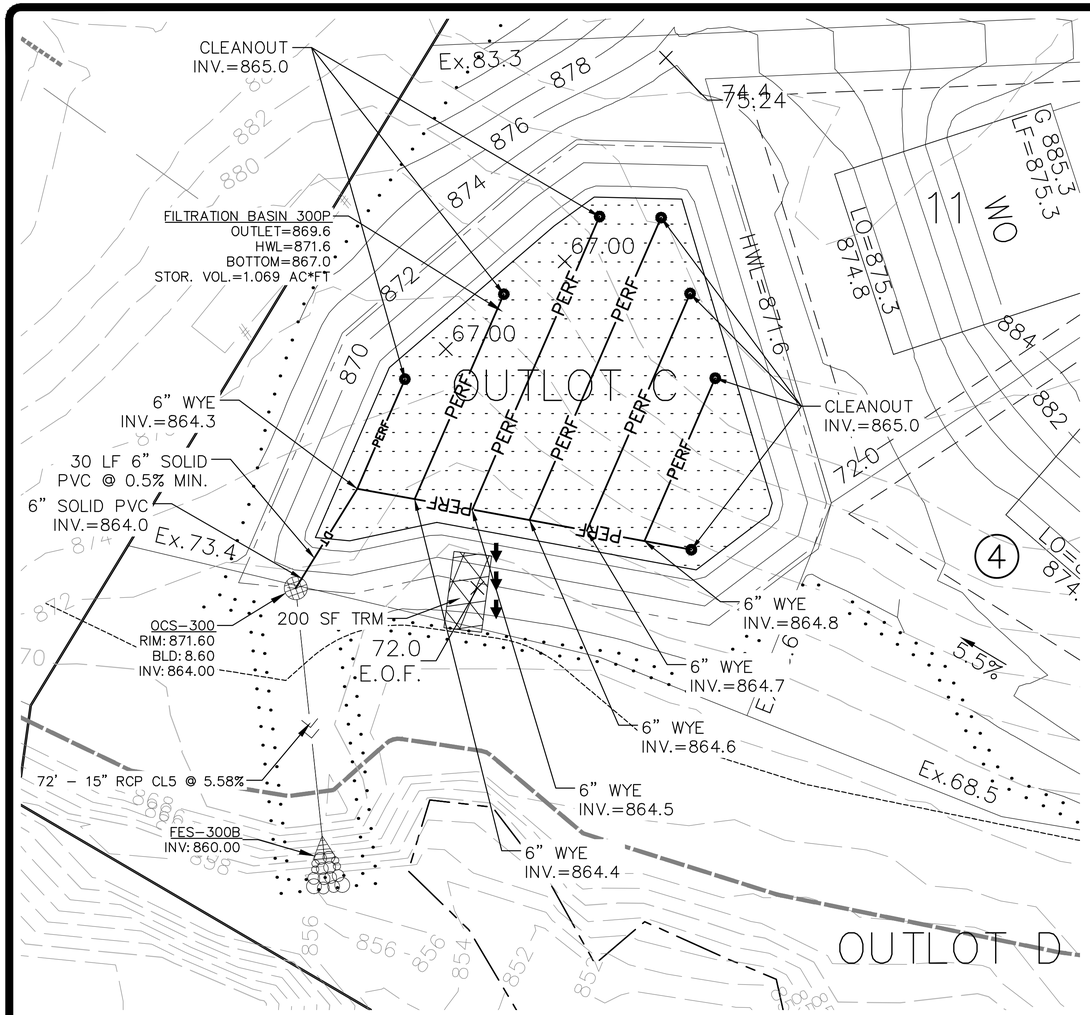
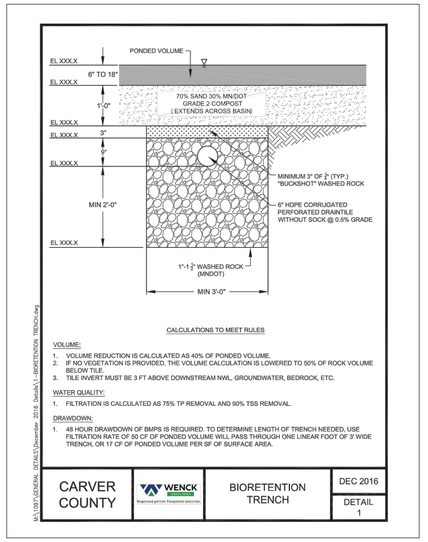
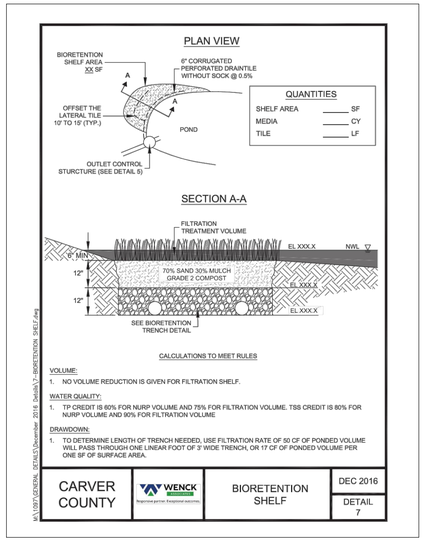
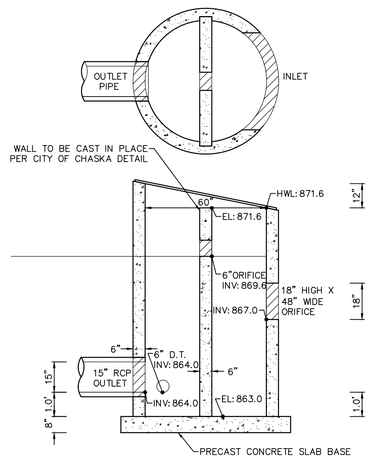
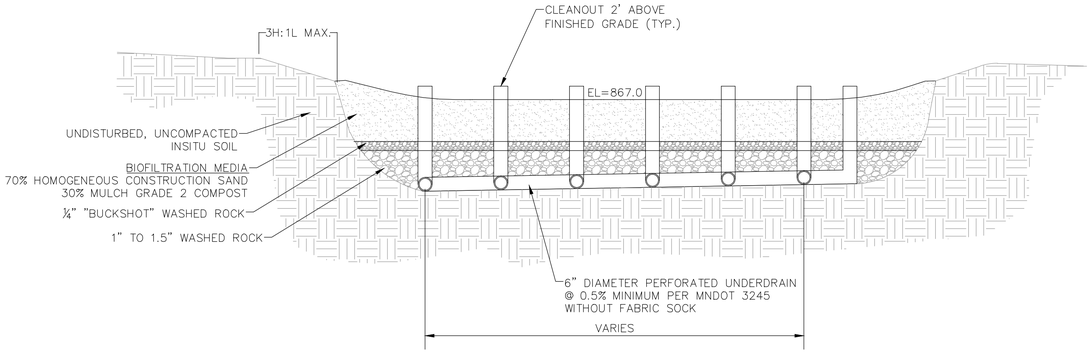








POND OUTLET CONTROL STRUCTURE OCS-300
(NOT TO SCALE)



FILTRATION BASIN 300P
CROSS-SECTION
NOT TO SCALE

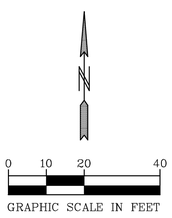
FILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMPS MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH RETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.
12. LIMIT HEAVY MACHINERY IN THE FILTRATION BASIN. IF OVER-COMPACTED AND WATER DOESN'T FILTER, CONTRACTOR TO SCARIFY AREA TO PROMOTE FILTRATION.

GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



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Name: Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn KC
Checked BNM

BASIN DETAILS

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

01-ENG-120158-SHEET-BASN

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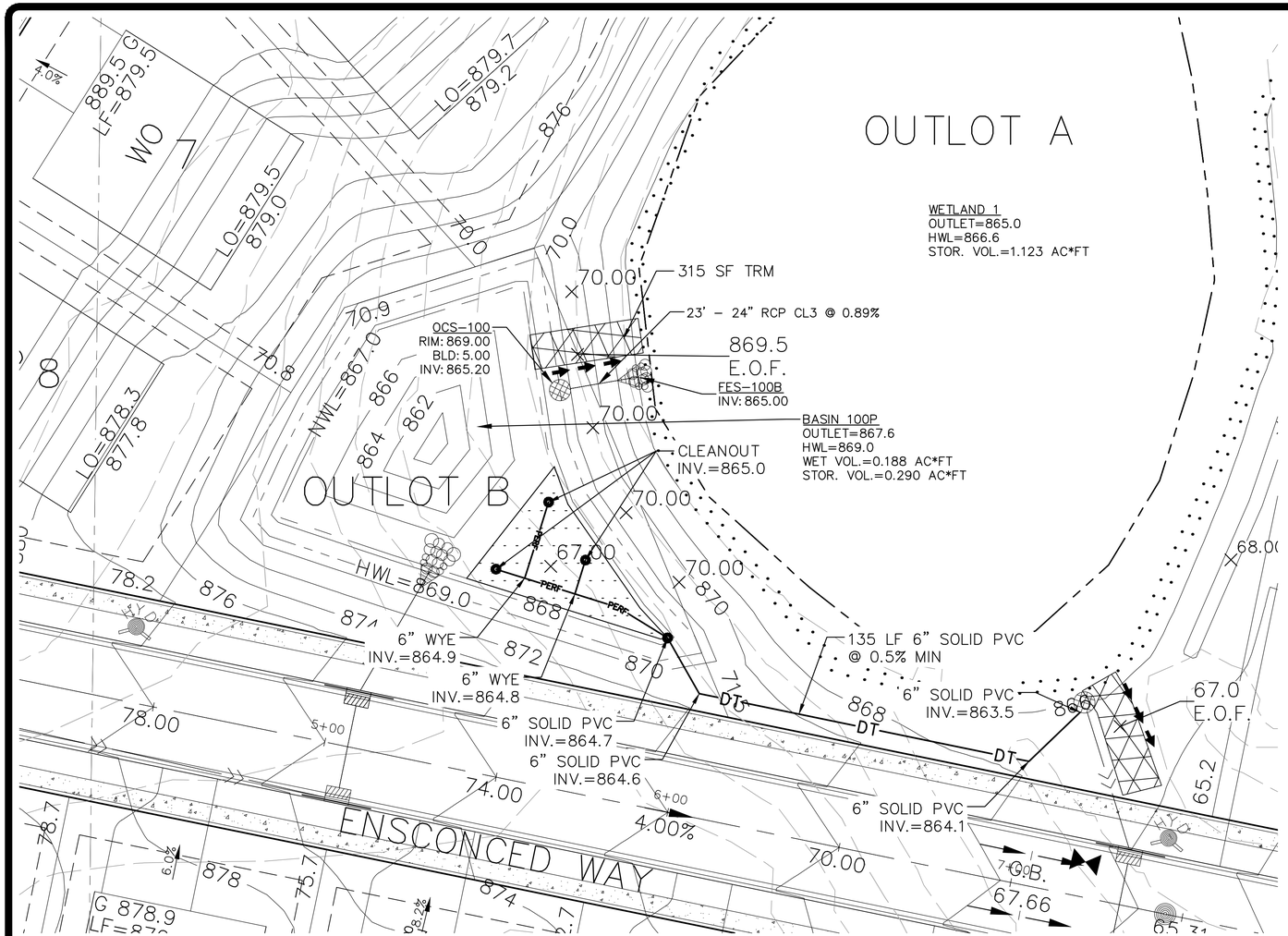
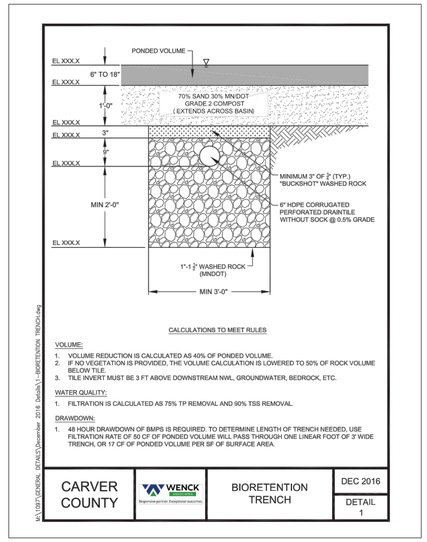
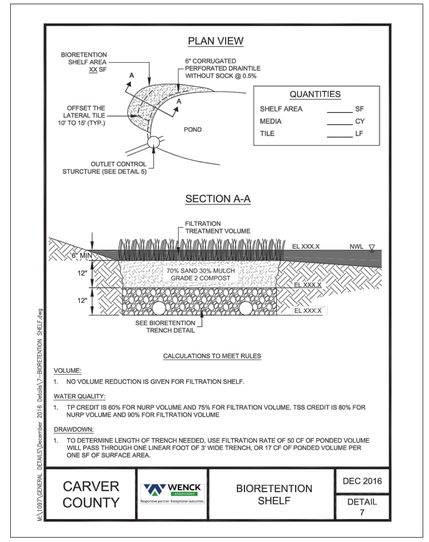
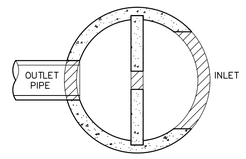
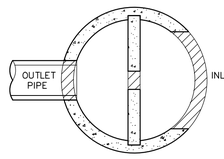
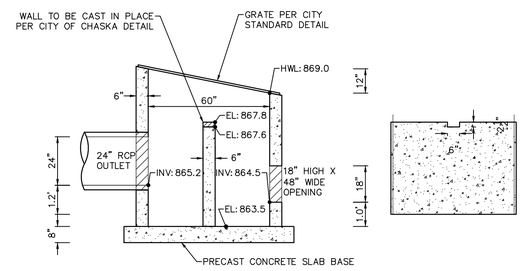




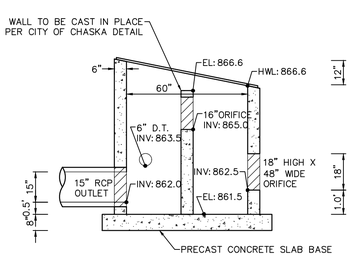








POND OUTLET CONTROL STRUCTURE OCS-100
(NOT TO SCALE)



POND OUTLET CONTROL STRUCTURE OCS-W1
(NOT TO SCALE)

FILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

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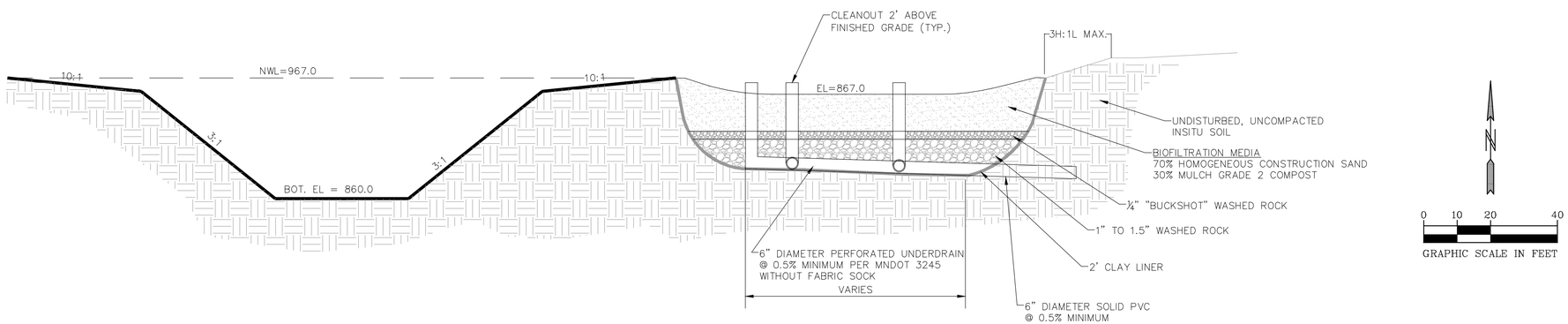

FILTRATION BASIN 100P
CROSS-SECTION
NOT TO SCALE

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Name Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn CP
Checked BNM

BASIN DETAILS

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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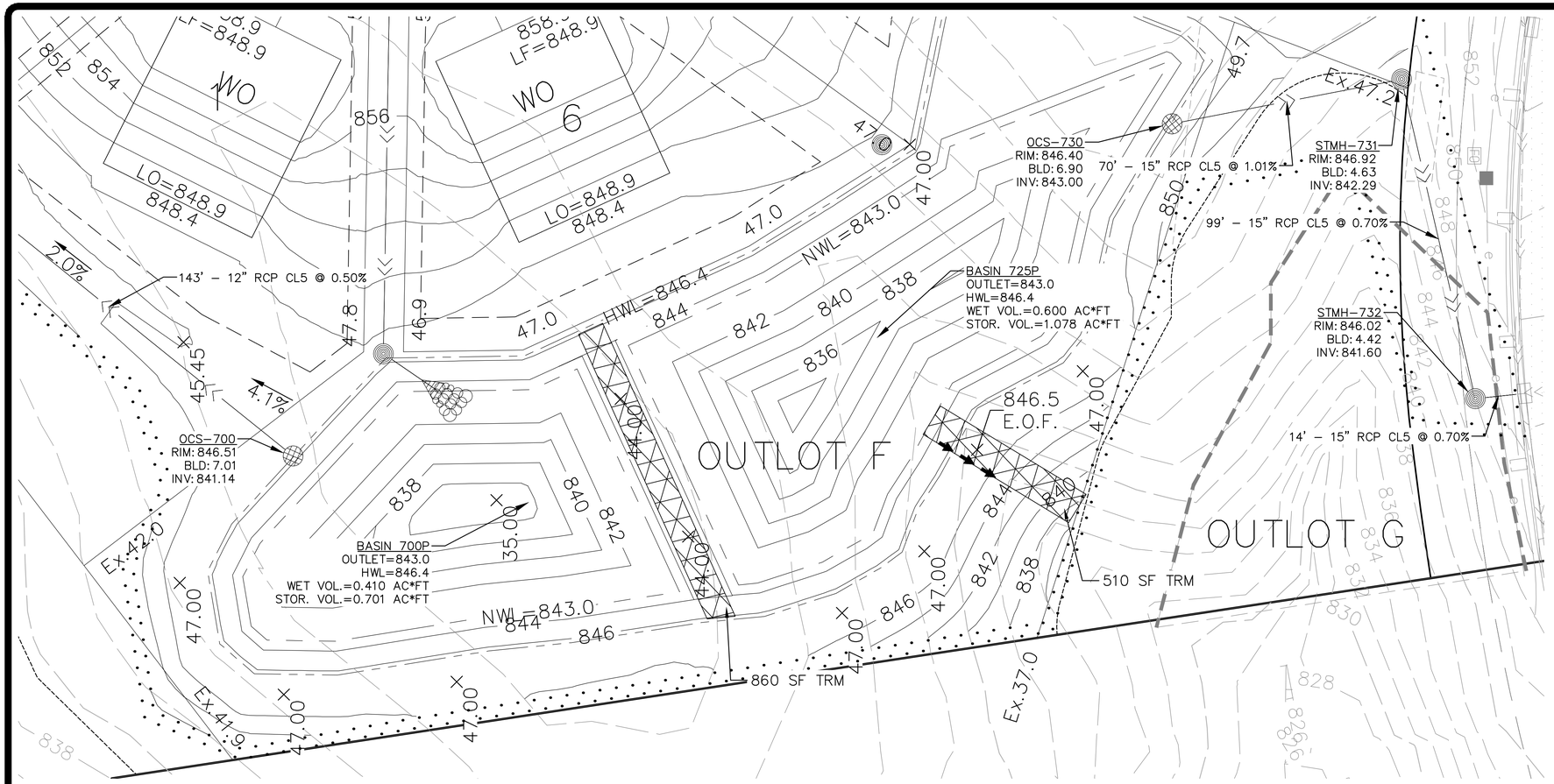
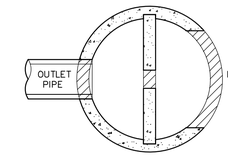
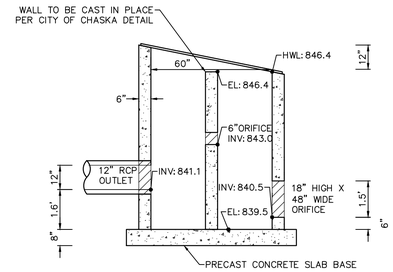
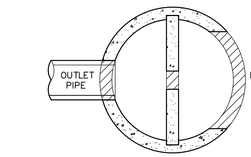
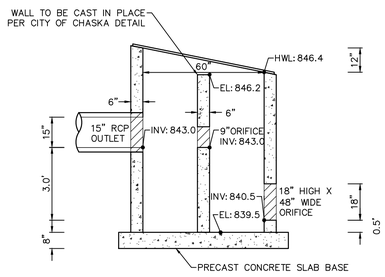






POND OUTLET CONTROL STRUCTURE OCS–700
(NOT TO SCALE)





POND OUTLET CONTROL STRUCTURE OCS–730
(NOT TO SCALE)

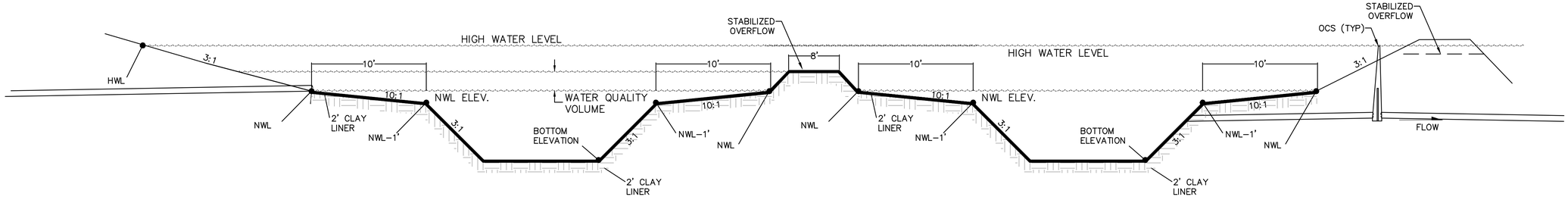
INFILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN–GRADIENT PERIMETER SEDIMENT CONTROL BMPS MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH RETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

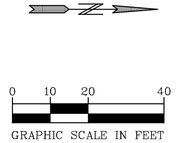
GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW–COMPACTION EARTH–MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
4. POST CONSTRUCTION TEST ON INFILTRATION BASIN SHALL BE REQUIRED. BASIN SHALL BE FILLED WITH WATER TO A MINIMUM DEPTH OF SIX INCHES (6") AND THE TIME TO DRAIN MUST BE DOCUMENTED. THE CITY OF CHASKA MUST BE NOTIFIED PRIOR TO TESTING TO OBSERVE THE RESULTS.



BASIN 700P DETAIL
N.T.S.

BASIN 725P DETAIL
N.T.S.



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Name Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn RC
Checked BNM

BASIN DETAILS

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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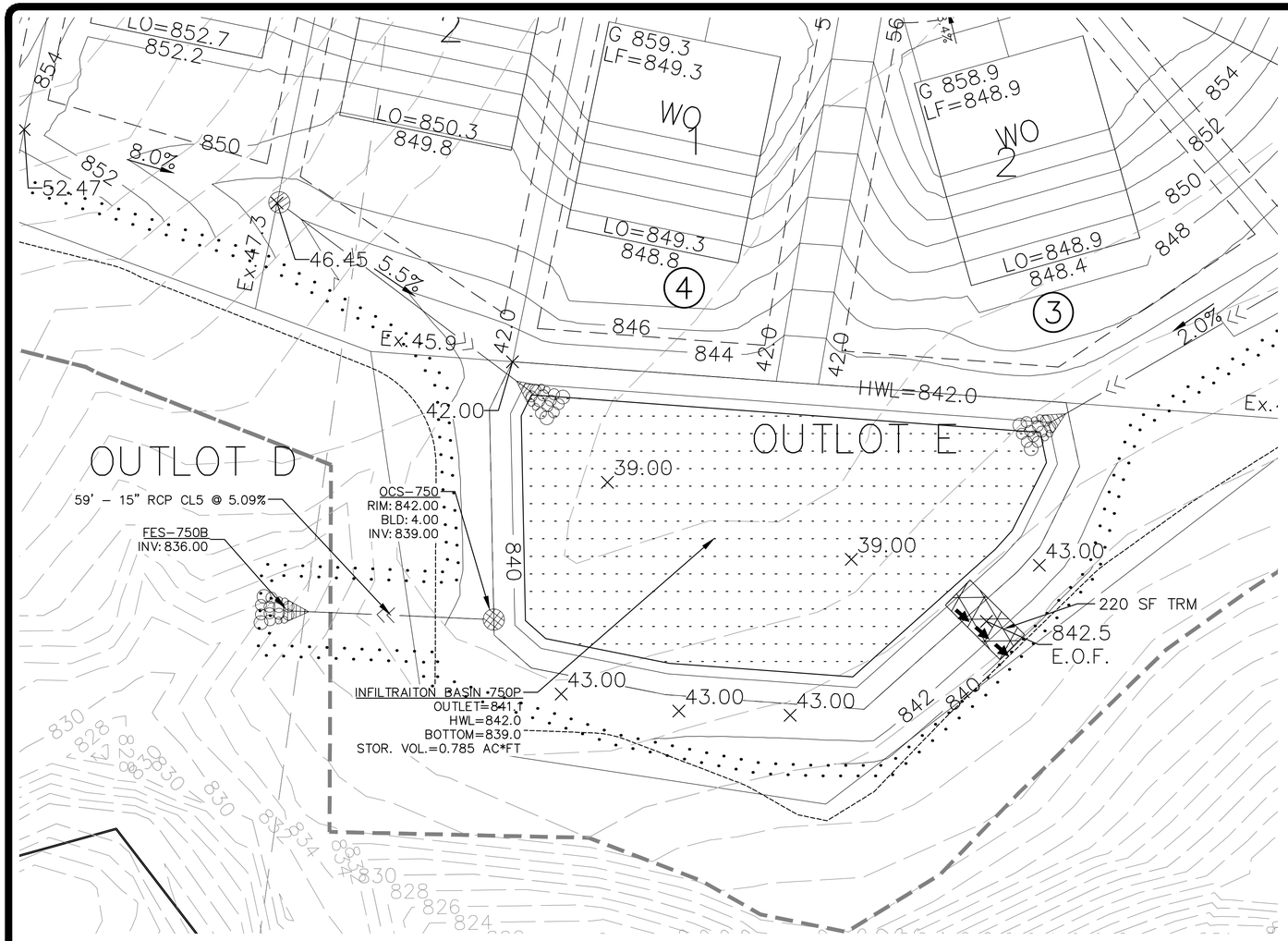

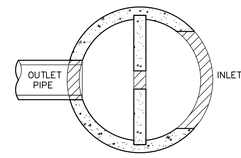

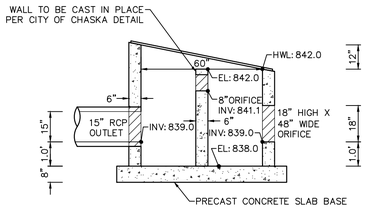

POND OUTLET CONTROL STRUCTURE OCS-750
(NOT TO SCALE)

INFILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

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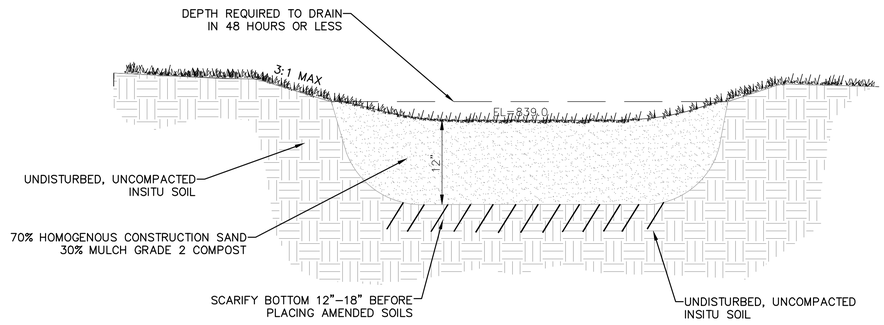
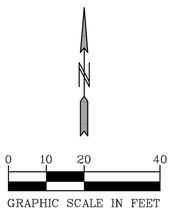


INFILTRATION BASIN 750 CROSS SECTION



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Revisions

Date 05-03-2022
Designed NAP
Drawn BZ
Checked BNM

BASIN DETAILS

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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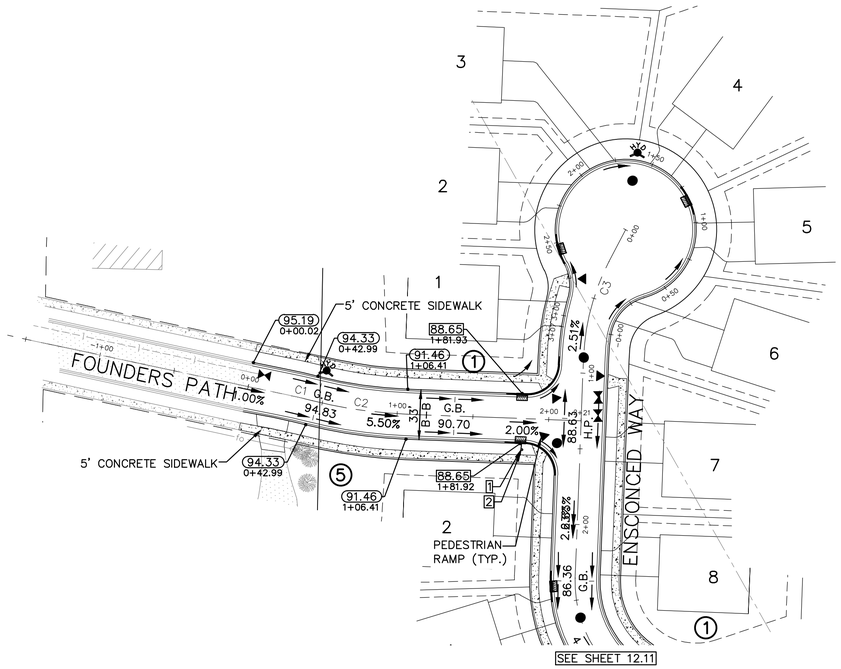
SIGN LEGEND

1 STOP R1-1

2 STREET SIGNS "FOUNDERS PATH" "ENSCONCED WAY"



CURB LEGEND

(08.15) = GUTTER ELEVATION FOR SURMOUNTABLE CURB
GUTTER ELEVATION= ℄ – 0.61'

[08.32] = GUTTER ELEVATION FOR B618 CURB
GUTTER ELEVATION= ℄ – 0.61'

07.82 = BITUMINOUS ELEVATION

= SURMOUNTABLE CURB & GUTTER (CITY PLATE STR-1)

= B618 CURB & GUTTER (CITY PLATE STR-1)

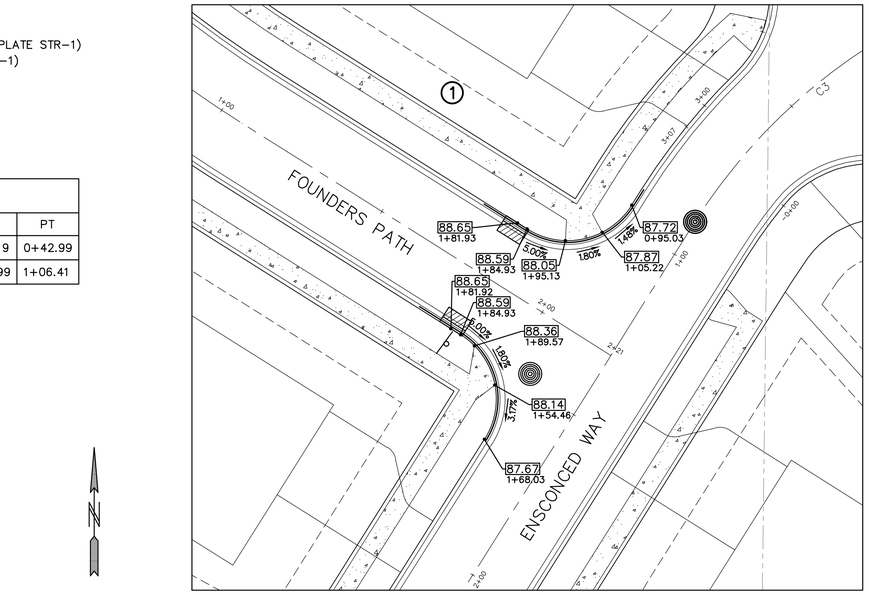
= BITUMINOUS EDGE

▶ = PED. RAMP (CITY PLATE STR-11)

NOTE:
SEE SHEET 12.10 FOR INTERSECTION DETAILS.

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C1	2°14'48"	9.80	250.00	4.90	0+33.19	0+42.99
C2	12°06'41"	63.42	300.00	31.83	0+42.99	1+06.41

0 25 50 100
GRAPHIC SCALE IN FEET



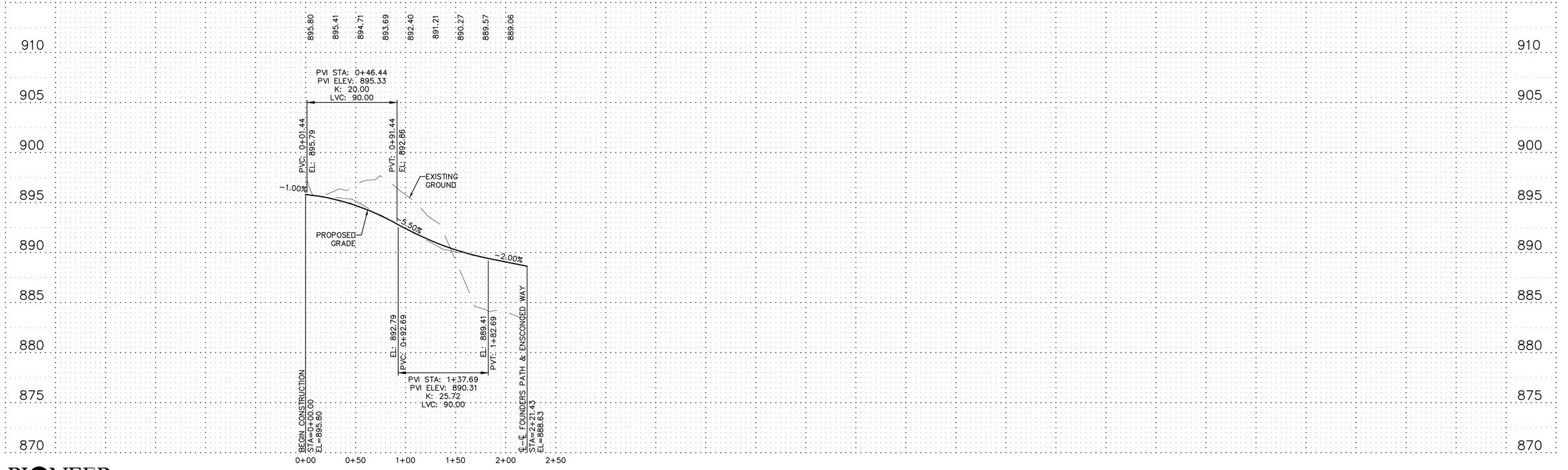
INTERSECTION DETAIL

0 10 20 40
GRAPHIC SCALE IN FEET

BENCH MARK

TOP NUT HYDRANT AT NORTHWEST CORNER OF FOUNDERS PATH AND DAKOTA COURT
EL=896.15 (NAVD88)

FOUNDERS PATH



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Drawn RC
Checked BNM

STREET CONSTRUCTION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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01-ENG-120158-SHEET-ROAD

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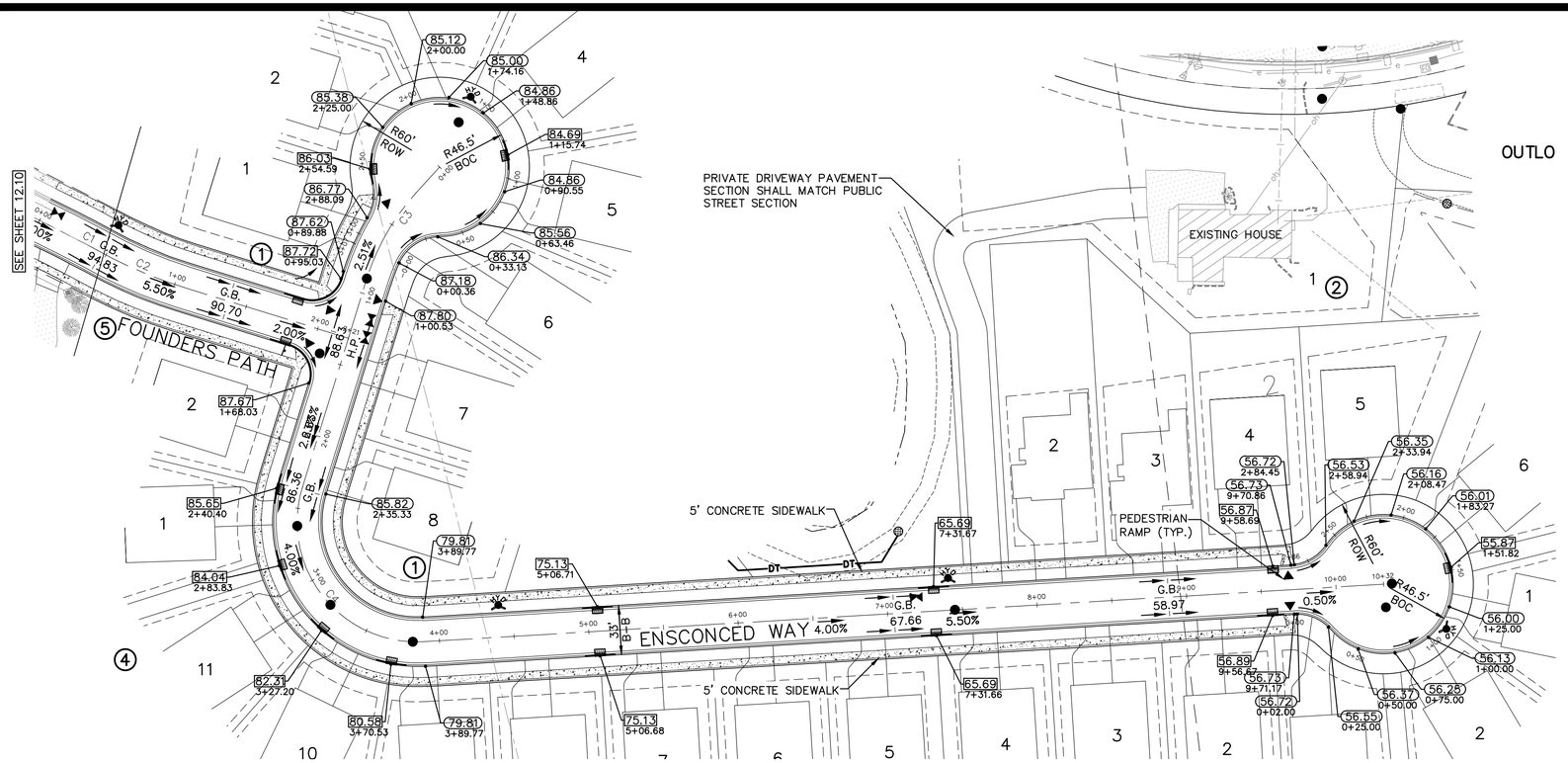


CURB LEGEND

- (08.15) = GUTTER ELEVATION FOR SURMOUNTABLE CURB GUTTER ELEVATION= ℄ – 0.61'
- 08.32 = GUTTER ELEVATION FOR B618 CURB GUTTER ELEVATION= ℄ – 0.61'
- 07.82 = BITUMINOUS ELEVATION
- = SURMOUNTABLE CURB & GUTTER (CITY PLATE STR–1)
- = B618 CURB & GUTTER (CITY PLATE STR–1)
- = BITUMINOUS EDGE
- ▶ = PED. RAMP (CITY PLATE STR–11)

NOTE:
SEE SHEET 12.10 FOR INTERSECTION DETAILS.

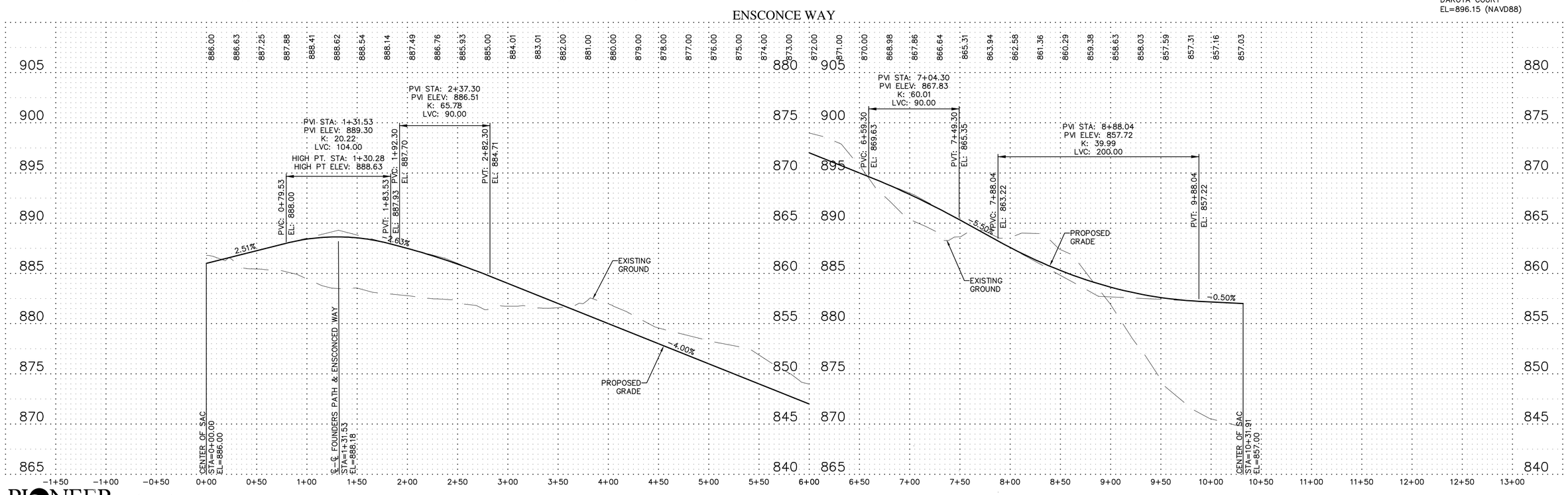
[1] STOP RT–1

[2] STREET SIGNS
"FOUNDERS PATH"
"ENSCONCED WAY"

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C3	25°17'07"	66.20	150.00	33.65	0+23.68	0+89.88
C4	110°36'26"	154.44	80.00	115.55	2+35.33	3+89.77

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT AT NORTHWEST CORNER OF FOUNDERS PATH AND DAKOTA COURT
EL=896.15 (NAVD88)



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STREET CONSTRUCTION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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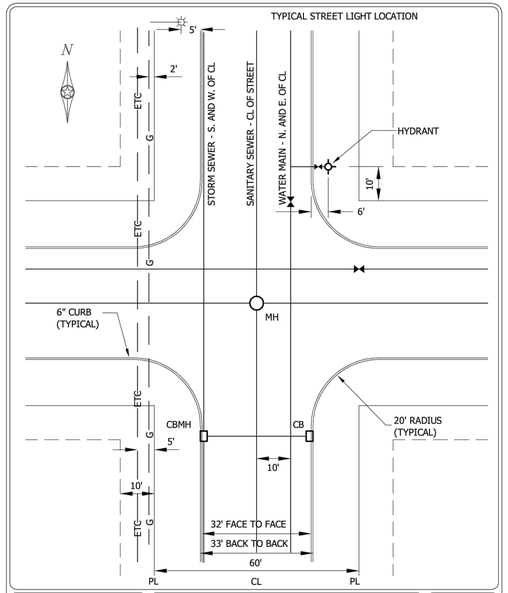

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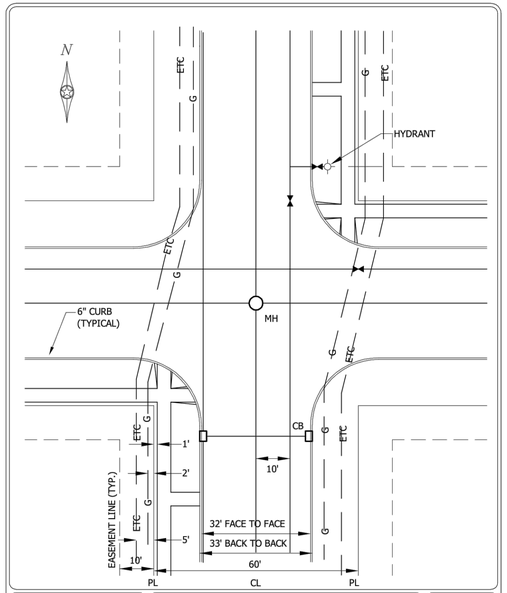
TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE)

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5



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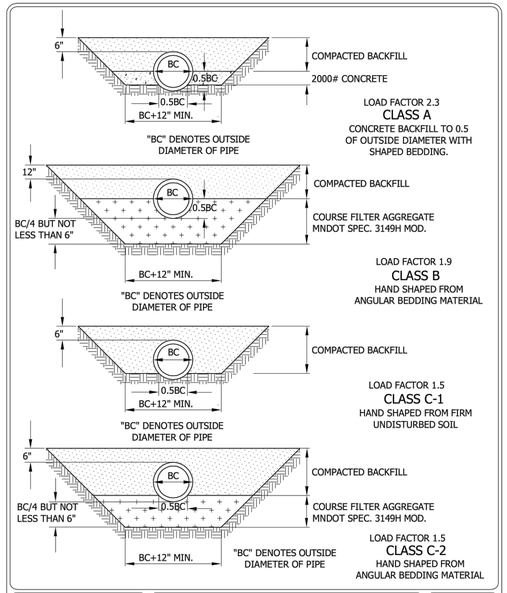
TYPICAL SMALL UTILITY CORRIDORS WITH AND WITHOUT SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5A



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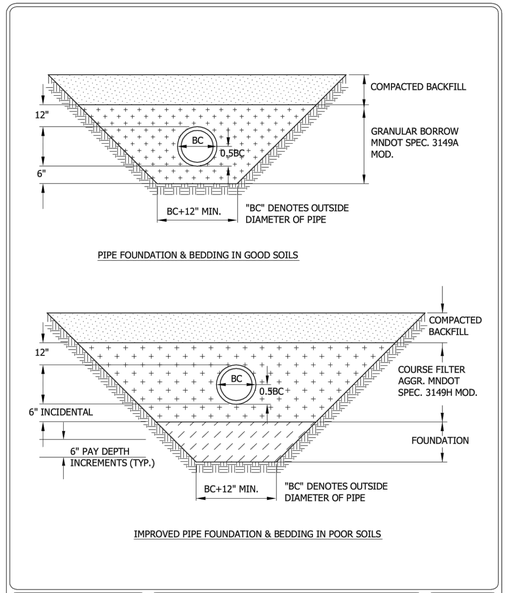
BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



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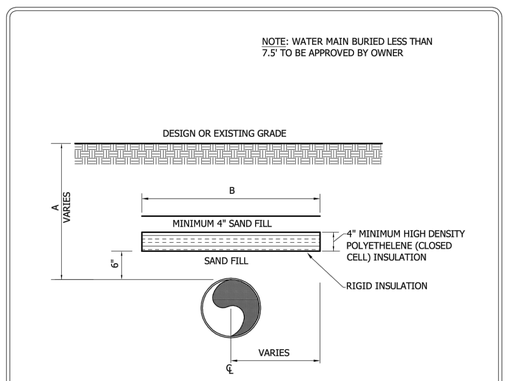
BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED. STAGGER/ OFFSET JOINTS 2' MINIMUM BETWEEN SHEET LAYERS.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

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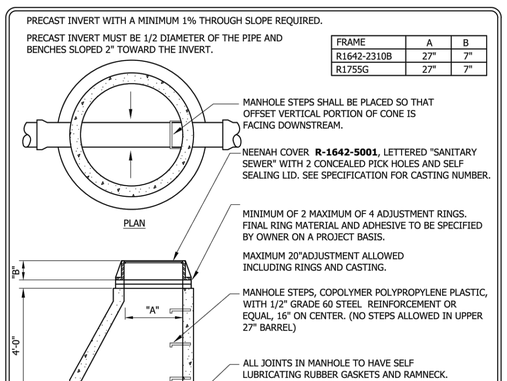
INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. GEN-8



FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"

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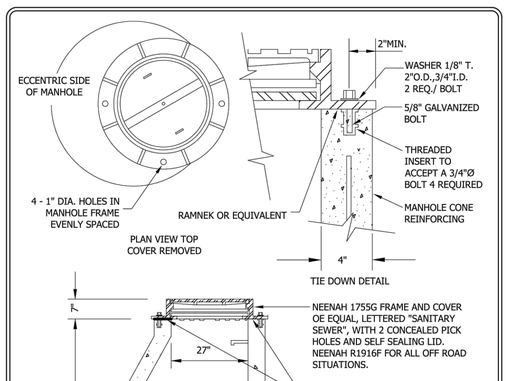
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-1



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WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-5

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CITY DETAILS

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ENSCONCED WOODS
CHASKA, MINNESOTA

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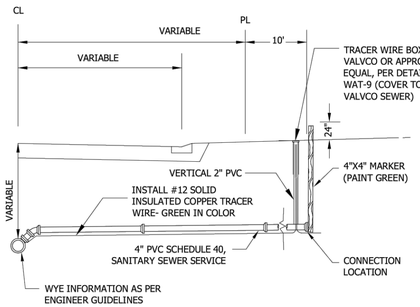

NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

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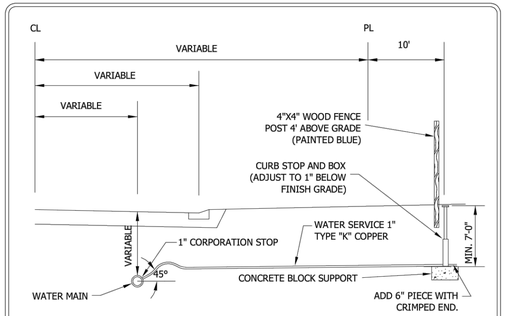
SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1



PVC WATER MAIN
STAINLESS STEEL SERVICE SADDLE
SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25000-N	MUELLER B-25154-N	MUELLER H-10300-N OR H-10302-N
FORD FB-600-4-NL OR-6-NL	FORD B22-444M-NL OR-666M-NL	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701-B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

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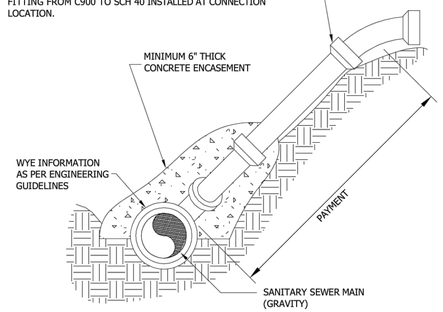
WATER SERVICE CONNECTION
COPPER PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2

PVC PIPE
BED AND ENCASE IN SELECT GRANULAR, TYPICAL PVC APPLICATION.

SERVICE RISERS FOR SEWER MAINS LESS THAN 22' SHALL BE SCHEDULE 40 PVC (SOLVENT WELD JOINTS). FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.



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SERVICE RISER

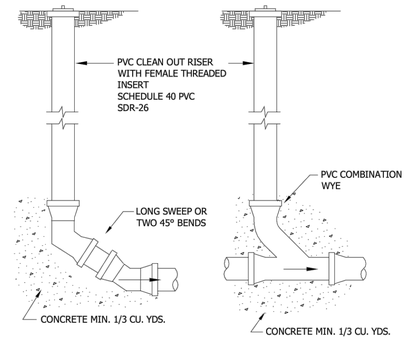
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-3

NOTE:
CLEANOUT CAP SHALL BE THREADED MALLEABLE IRON (GALVANIZED)

NOTE:
ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN CONCRETE AS SHOWN.



END OF LINE CLEANOUT

IN LINE CLEANOUT

NOTE:
CLEANOUT IS REQUIRED FOR EVERY 100 FEET OF SERVICE LENGTH.

NOTE:
1. IF CLEAN OUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD A-1 CASTING, MARKED WITH "SEWER" ON LID.
2. IF VALVE BOX IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER".

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SERVICE LINE CLEANOUTS

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. SER-4

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I hereby certify that this plan 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

Name: Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn RK
Checked BNM

CITY DETAILS

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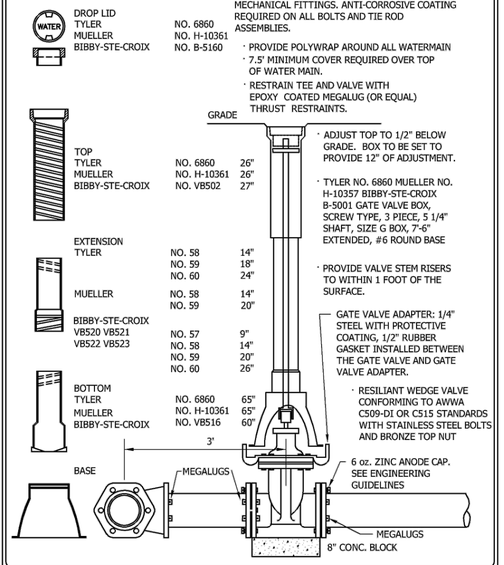

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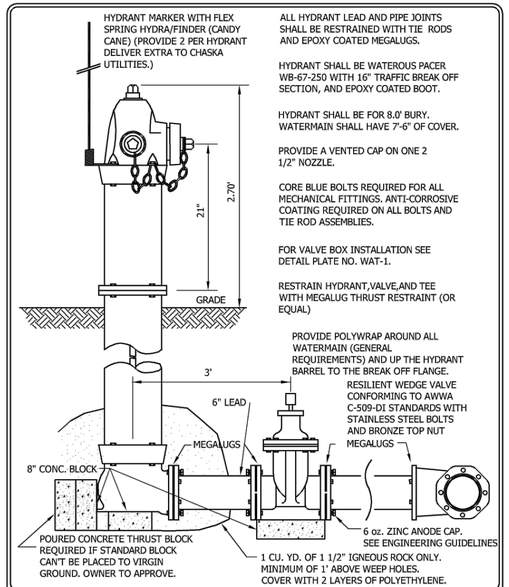
GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1



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WATEROUS PACER HYDRANT AND VALVE INSTALLATION

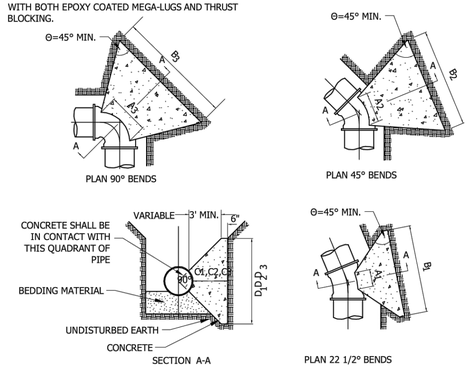
CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-2

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6'	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"



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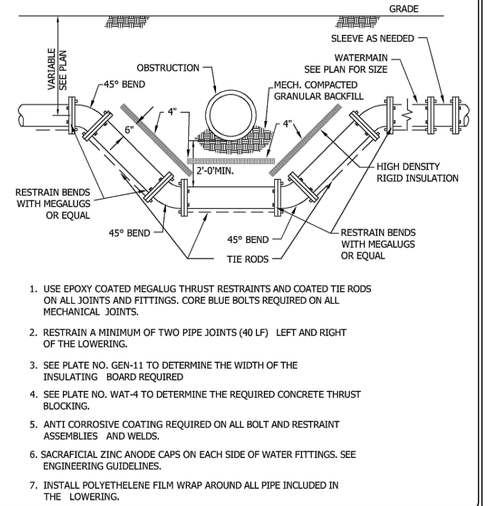
CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4



1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRAFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

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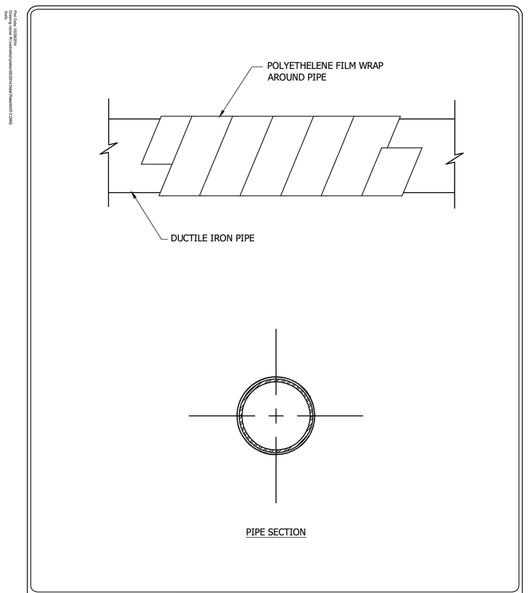
WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6



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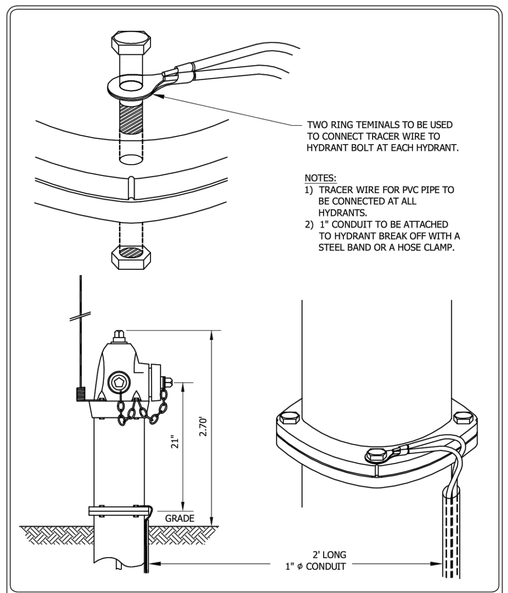
TYPICAL WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-7



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TRACER WIRE FOR PVC WATER MAIN

CHASKA, MN

LAST REVISION: APRIL 2008

PLATE NO. WAT-10

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Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn RZ

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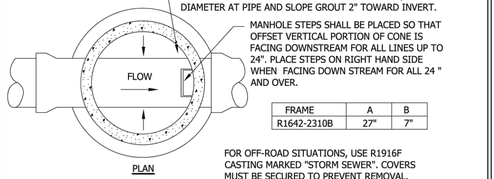

FRAME	A	B
R1642-2310B	27"	7"

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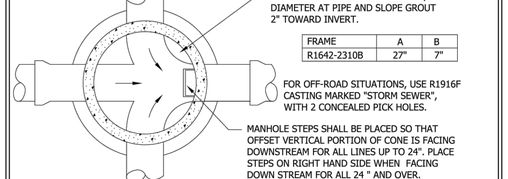
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



FRAME	A	B
R1642-2310B	27"	7"

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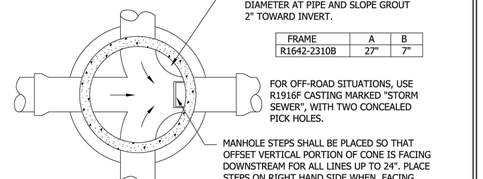
STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2



FRAME	A	B
R1642-2310B	27"	7"

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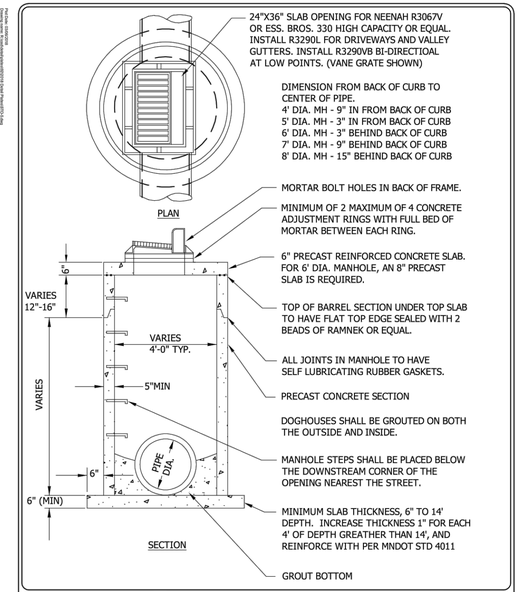
STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-3



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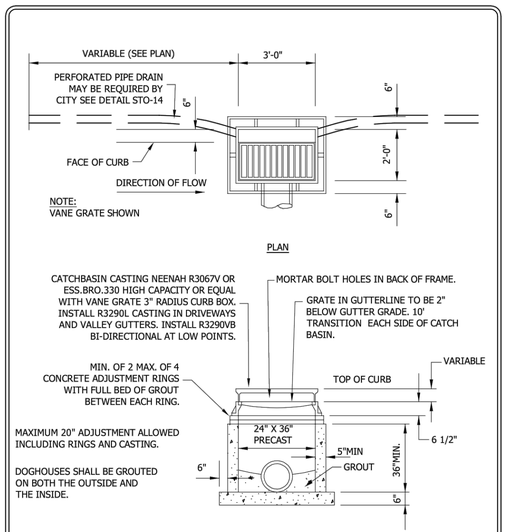
TYPE II CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-5



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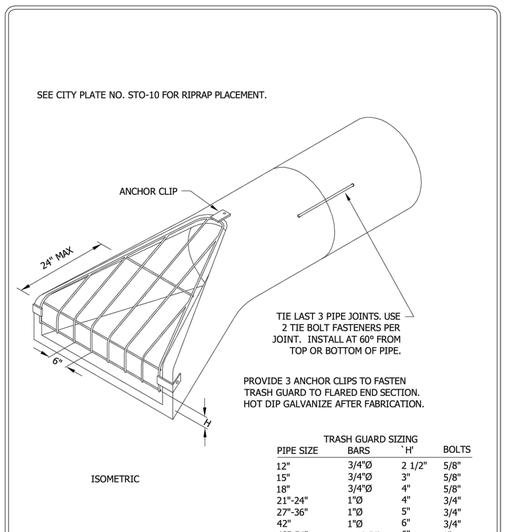
TYPE II CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-6



TRASH GUARD SIZING

PIPE SIZE	BARS	`H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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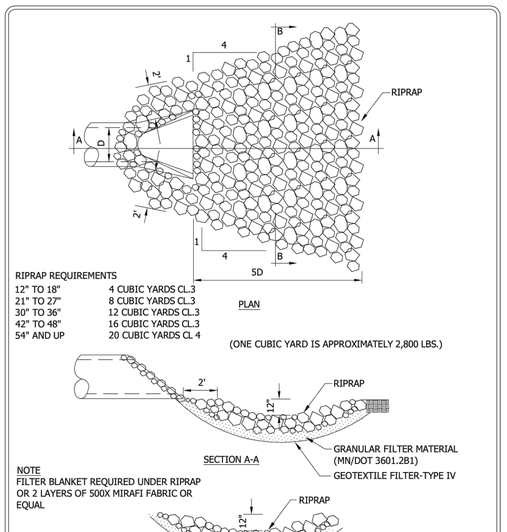
FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: FEB. 1995

PLATE NO. STO-10



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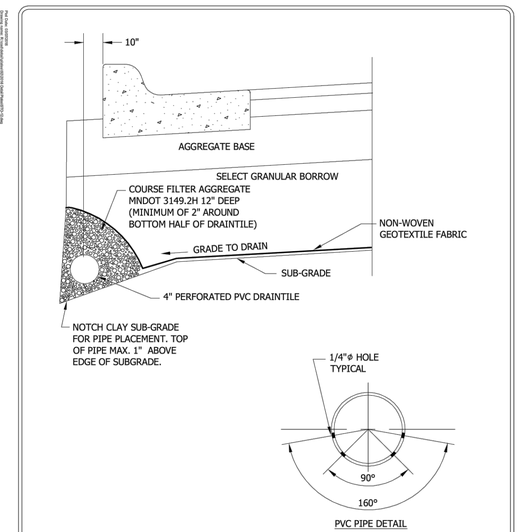
RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11



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PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

PLATE NO. STO-12

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Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
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Checked BNM

CITY DETAILS

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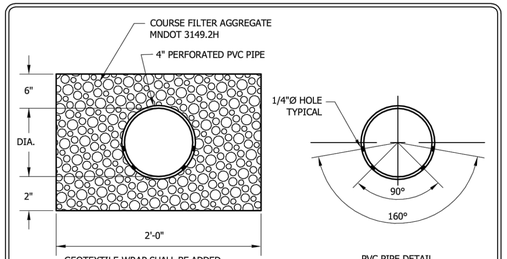

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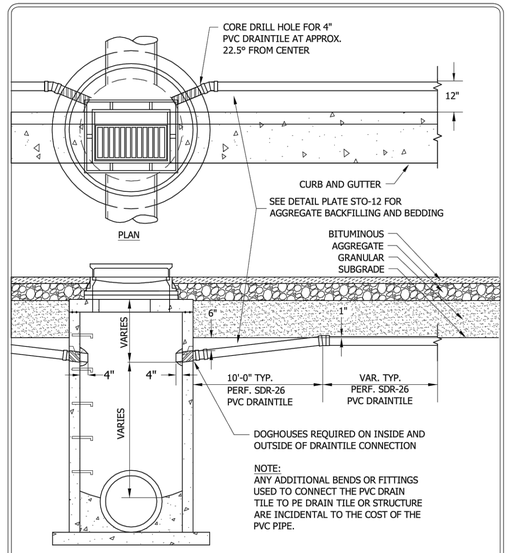
PERFORATED PIPE
TRENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION:
NOV. 2014

PLATE NO.
STO-13



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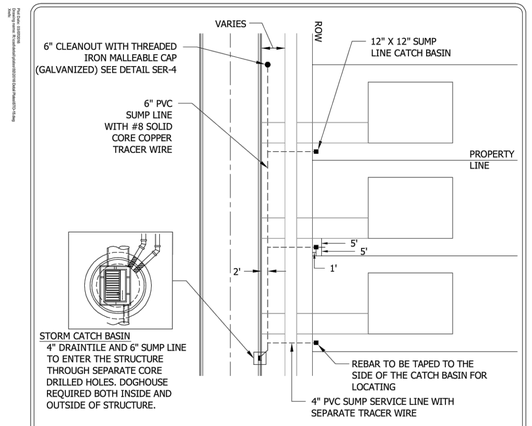
DRAINTILE INSTALLATION INTO
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STO-14



NOTES:
1. 6" PVC SUMP LINE TO BE INSTALLED 2' BELOW GRADE AND TO BE CORE DRILLED INTO NEAREST DOWNSTREAM CATCH BASIN.
2. EXTEND 4" PVC SUMP SERVICE FROM MAIN TO RIGHT OF WAY.
3. ALTERNATE CONFIGURATIONS ONLY WITH THE APPROVAL OF OWNER.
4. SEE ENGINEERING GUIDELINES OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. MAXIMUM SUMP LINE LENGTH 300'. IF LONGER SUMP LINE IS NECESSARY, INTERMEDIATE CLEANOUTS WILL BE REQUIRED EVERY 200'.
6. INSTALL 4" X 4" POST ADJACENT TO EACH SUMP CATCH BASIN FOR PROTECTION DURING CONSTRUCTION.
7. CLEAN OUT TO BE PLACED ON PROPERTY LINE AT END OF LAST SERVICE LINE. IF SERVICE FALLS IN DRIVEWAY THE MAINLINE WILL BE EXTENDED BEYOND DRIVEWAY/ALLEY TO ENSURE THE CLEANOUT IS IN GREEN SPACE.
8. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISHED GRADE CLEANOUT LOCATION WITH TRACER WIRE BOX AND FOLLOW THE SUMP LINE TO THE STRUCTURE LOCATION.

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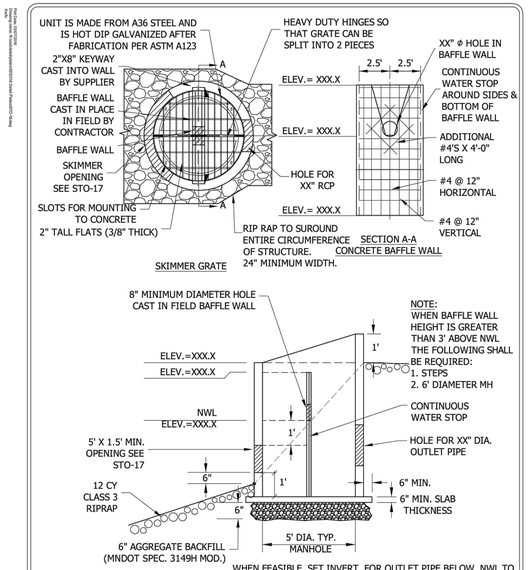
PVC SUMP LINE
BEHIND CURB

CHASKA, MINNESOTA

LAST REVISION:
MAY 2016

PLATE NO.
STO-15



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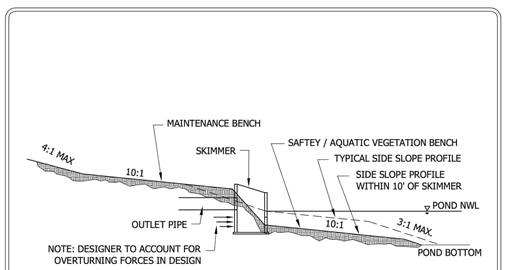
SKIMMER STRUCTURE WITH
CAST IN FIELD
CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-18



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TYPICAL BENCH DETAIL

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
STO-19

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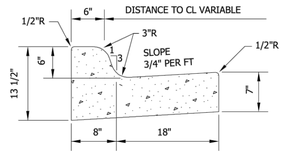
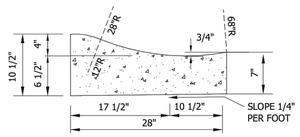
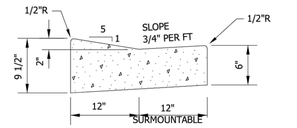
CONCRETE MATERIALS AS FOLLOWS:
3F52 - MANUAL PLACEMENT
3F32 - SLIP FORM PLACEMENT



MNDOT B618



SURMOUNTABLE



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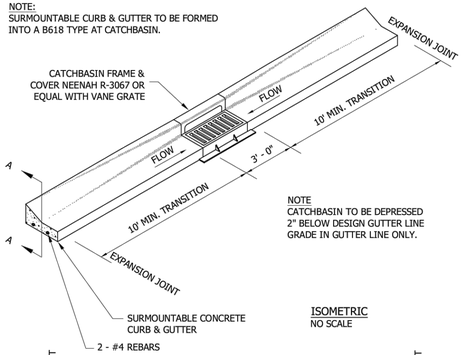
CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

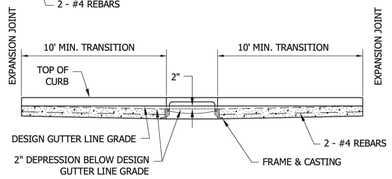
PLATE NO. STR-1

NOTE:
SURMOUNTABLE CURB & GUTTER TO BE FORMED INTO A B618 TYPE AT CATCHBASIN.



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

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

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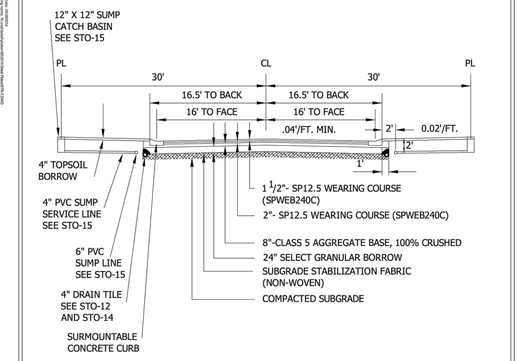
SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5



STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

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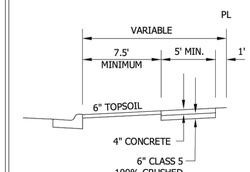
TYPICAL SECTIONS FOR RESIDENTIAL STREETS
7 TON SECTION

CHASKA, MINNESOTA

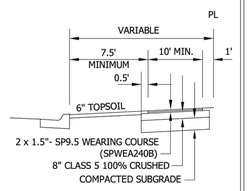
LAST REVISION: JUNE 2012

PLATE NO. STR-7



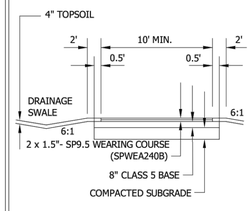
CONC. MIX: 3F52 (MANUAL PLACEMENT)
3F32 (SLIP FORM PLACEMENT)

NEIGHBORHOOD SIDEWALK



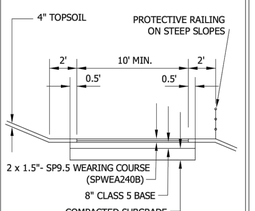
* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY ROADWAY TRAIL
URBAN SECTION



* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY GREENWAY TRAIL



* BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

COMMUNITY GREENWAY TRAIL
SIDE SLOPE LOCATION

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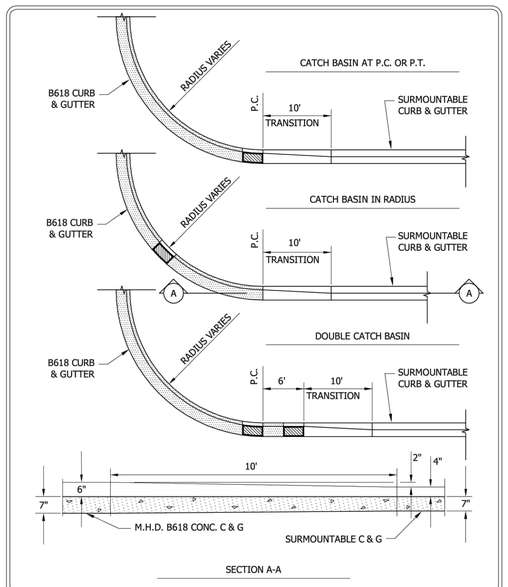
TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-9



SECTION A-A

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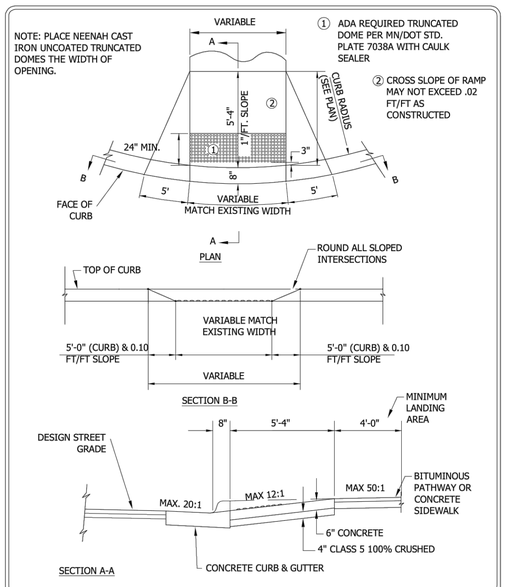
CONCRETE CURB & GUTTER TRANSITION

CHASKA, MINNESOTA

LAST REVISION: OCT. 1989

PLATE NO. STR-10

NOTE: PLACE NEENAH CAST IRON UNCOATED TRUNCATED DOMES THE WIDTH OF OPENING.



SECTION A-A

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PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: APRIL 2011

PLATE NO. STR-11

7.G. Adopt Resolution 2022-72, Approving
Page 53 of 62
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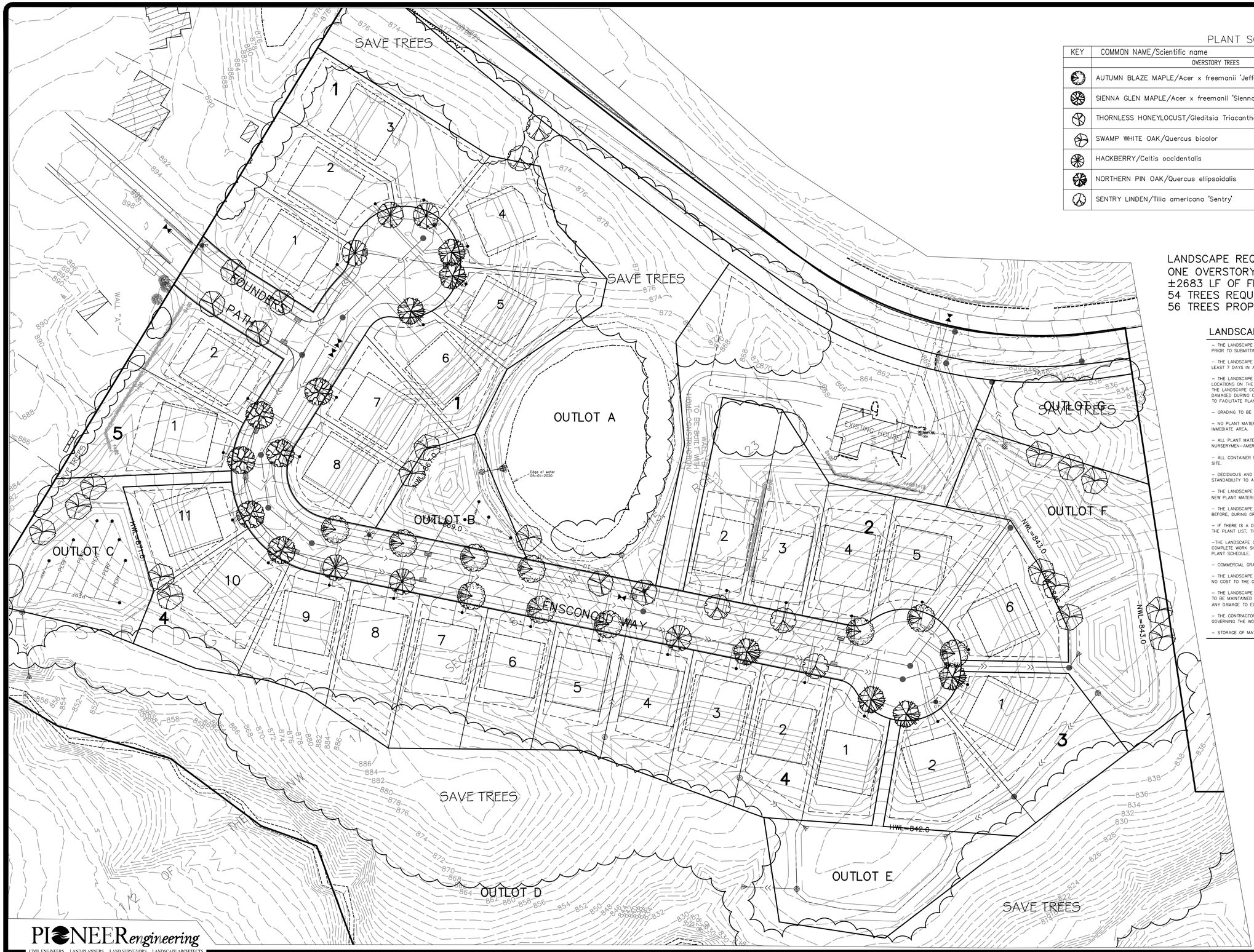

PLANT SCHEDULE

KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	NOTES
	OVERSTORY TREES			
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	10	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	6	
	THORNLESS HONEYLOCUST/Gleditsia Triacanthos form inermis	2.5" B&B	7	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	16	Clump
	HACKBERRY/Celtis occidentalis	2.5" B&B	6	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	7	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	5	

LANDSCAPE REQUIREMENTS:
ONE OVERSTORY TREE PER 50' OF ROAD FRONTAGE:
±2683 LF OF FRONTAGE
54 TREES REQUIRED
56 TREES PROPOSED

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

N

0 25 50 100
GRAPHIC SCALE IN FEET

01-PLAN-120158-SHEET-LAND.DWG

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
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(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date 5-3-2022

Revisions

Date	05-03-2022
Designed	JLT
Drawn	JLT

LANDSCAPE PLAN

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

L1 OF 1

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TREE PRESERVATION NOTES

BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.

NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.

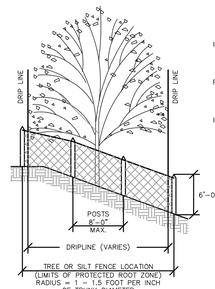
IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).

TREE PROTECTION DETAIL

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS, AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



TREE OR SILT FENCE LOCATION
(LIMITS OF PROTECTED ROOT ZONE)
RADIUS = 1 ~ 1.5 FOOT PER INCH OF TRUNK DIAMETER

INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

TREE IDENTIFICATION PROVIDED BY:
KEN ARNDT, SR. FOREST ECOLOGIST, CWD
MIDWEST NATURAL RESOURCES, INC.

SEE LANDSCAPE PLAN FOR PROPOSED TREES

X 9248 = TREE TO BE SAVED

⊠ 9248 = TREE TO BE REMOVED

□ 9248 = TREE LOCATED OFF SITE

WETLAND
WETLAND
WETLAND
HWL 884.6
NWL 867.0
HWL 884.6
MATCH LINE
MATCH LINE
MATCH LINE

0 20 40 80
GRAPHIC SCALE IN FEET

01-PLAN-120158-SHEET-TREE.DWG

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name Jennifer L. Thompson
Reg. No. 44763 Date 5-3-2022

Revisions

Date 05-03-2022
Designed TLM
Drawn TLM

TREE PRESERVATION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

T1 OF 6

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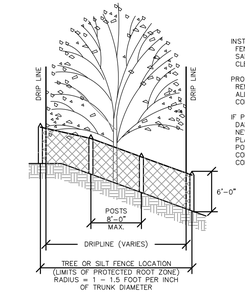

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□ 9248 =TREE LOCATED OFF SITE

0 20 40 80
GRAPHIC SCALE IN FEET

01-PLAN-120158-SHEET-TREE.DWG

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Name Jennifer L. Thompson
Reg. No. 44763 Date 5-3-2022

Revisions

Date	05-03-2022
Designed	TLM
Drawn	TLM

TREE PRESERVATION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

T2 OF 6

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Tag #	DBH	Common Name	Scientific Name	Notes	Status
3226	12	American Elm	*Ulmus americana*		Remove
3227	10	Box Elder	*Acer negundo*		Remove
3228	14	Red Cedar	*Juniperus virginiana*		Remove
3229	66	Cottonwood	*Populus deltoides*	in decline, 40% top dead	Remove
3230	14,11	Red Cedar	*Juniperus virginiana*		Remove
3231	16	Red Cedar	*Juniperus virginiana*		Remove
3232	15	Red Cedar	*Juniperus virginiana*		Save
3233	6	American Elm	*Ulmus americana*		Save
3234	10	Hackberry	*Celtis occidentalis*		Save
3235	11	American Elm	*Ulmus americana*		Save
3236	7	Hackberry	*Celtis occidentalis*		Save
3237	7	Hackberry	*Celtis occidentalis*		Save
3238	11	Hackberry	*Celtis occidentalis*		Remove
3239	7	Bur Oak	*Quercus macrocarpa*		Remove
3240	6	Hackberry	*Celtis occidentalis*		Save
3241	10	American Elm	*Ulmus americana*		Save
3242	6	Hackberry	*Celtis occidentalis*		Save
3243	15,8	Hackberry	*Celtis occidentalis*		Save
3244	6	American Elm	*Ulmus americana*		Save
3245	6	Hackberry	*Celtis occidentalis*		Save
3246	14	American Elm	*Ulmus americana*		Save
3247	7	Hackberry	*Celtis occidentalis*		Save
3248	16	Red Cedar	*Juniperus virginiana*		Save
3249	14	Box Elder	*Acer negundo*		Remove
3250	8	Box Elder	*Acer negundo*		Remove
3251	7	Green Ash	*Fraxinus pennsylvanica*		Remove
3252	18,17	Silver Maple	*Acer saccharinum*		Remove
3253	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3254	13	Green Ash	*Fraxinus pennsylvanica*		Remove
3255	8	Green Ash	*Fraxinus pennsylvanica*		Remove
3256	15,8	Silver Maple	*Acer saccharinum*		Remove
3257	18,17,12	Silver Maple	*Acer saccharinum*		Remove
3258	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3259	9	Green Ash	*Fraxinus pennsylvanica*		Remove
3260	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3261	7	Green Ash	*Fraxinus pennsylvanica*		Remove
3262	22	Cottonwood	*Populus deltoides*		Remove
3263	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3264	13	Mulbery	*Morus* sp.		Remove
3265	10	Green Ash	*Fraxinus pennsylvanica*		Remove
3266	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3267	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3268	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3269	7	Black Cherry	*Prunus serotina*		Remove
3270	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3271	7	Siberian Elm	*Ulmus pumila*		Remove
3272	13,13	Box Elder	*Acer negundo*		Remove
3273	14,13	Siberian Elm	*Ulmus pumila*		Remove
3274	9	Box Elder	*Acer negundo*		Remove
3275	6	American Elm	*Ulmus americana*		Remove
3276	8	American Elm	*Ulmus americana*		Remove
3277	15	Siberian Elm	*Ulmus pumila*		Remove
3278	9	Basswood	*Tilia americana*		Remove
3279	8	Crabapple	*Malus* sp.		Remove
3280	16	American Elm	*Ulmus americana*		Remove
3281	7	Green Ash	*Fraxinus pennsylvanica*		Remove
3282	6,6	White Cedar	*Thuja occidentalis*		Remove
3283	5,5	White Cedar	*Thuja occidentalis*		Remove
3284	10,8,8	Box Elder	*Acer negundo*		Remove
3285	11,10,9	White Cedar	*Thuja occidentalis*		Remove
3286	15	Box Elder	*Acer negundo*		Remove
3287	6	Box Elder	*Acer negundo*		Remove
3288	18	Siberian Elm	*Ulmus pumila*		Remove
3289	16,10	Silver Maple	*Acer saccharinum*		Remove
3290	10	Box Elder	*Acer negundo*		Remove
3291	9	Green Ash	*Fraxinus pennsylvanica*		Remove
3292	24	Whitecrack Willow	*Salix x rubens*		Remove
3293	10	Siberian Elm	*Ulmus pumila*		Remove
3294	10	Box Elder	*Acer negundo*		Remove
3295	6	Silver Maple	*Acer saccharinum*		Remove
3296	8	Hackberry	*Celtis occidentalis*		Remove
3297	6	Siberian Elm	*Ulmus pumila*		Remove
3298	8	Box Elder	*Acer negundo*		Remove
3299	9	Hackberry	*Celtis occidentalis*		Remove
3300	25,16	Whitecrack Willow	*Salix x rubens*	40% top dead or damaged	Remove
3301	11	Hackberry	*Celtis occidentalis*		Remove
3302	42	Cottonwood	*Populus deltoides*	in decline	Remove
3303	26	Whitecrack Willow	*Salix x rubens*	hollow	Remove
3304	7	Box Elder	*Acer negundo*		Remove
3305	12	Siberian Elm	*Ulmus pumila*		Remove
3306	11	Cottonwood	*Populus deltoides*		Remove
3307	8	American Elm	*Ulmus americana*		Remove
3308	13,10	Box Elder	*Acer negundo*		Remove
3309	14,11	Box Elder	*Acer negundo*		Remove
3310	31,13,11,11,11,6	Basswood	*Tilia americana*		Remove
3311	11	Box Elder	*Acer negundo*		Remove
3312	14	Silver Maple	*Acer saccharinum*		Remove
3313	15,14	Box Elder	*Acer negundo*		Remove
3314	13	Box Elder	*Acer negundo*		Remove
3315	8	Box Elder	*Acer negundo*		Remove
3316	12,7	Box Elder	*Acer negundo*		Remove
3317	18,9	Silver Maple	*Acer saccharinum*		Remove
3318	16,15	Box Elder	*Acer negundo*		Remove
3319	16	Box Elder	*Acer negundo*	split at base	Remove
3320	9	Box Elder	*Acer negundo*		Remove
3321	9	Green Ash	*Fraxinus pennsylvanica*		Remove
3322	12,11	American Elm	*Ulmus americana*		Remove
3323	7	Black Walnut	*Juglans nigra*		Remove
3324	7	Black Walnut	*Juglans nigra*		Remove
3325	8	Black Walnut	*Juglans nigra*		Remove
3326	11	Black Walnut	*Juglans nigra*		Remove
3327	8	Box Elder	*Acer negundo*		Remove
3328	11	Black Walnut	*Juglans nigra*		Remove
3329	8	White Spruce	*Picea glauca*		Remove
3330	8	Black Walnut	*Juglans nigra*		Remove
3331	8	Box Elder	*Acer negundo*		Remove
3332	12,9	Box Elder	*Acer negundo*		Remove
3333	9	Box Elder	*Acer negundo*		Remove
3334	9	Black Walnut	*Juglans nigra*		Remove
3335	11,10,10	Crabapple	*Malus* sp.		Remove
3336	21	White Spruce	*Picea glauca*		Remove
3337	23	Siberian Elm	*Ulmus pumila*		Remove
3338	19	Norway Maple	*Acer platanoides*		Remove
3339	12,10	Crabapple	*Malus* sp.	decay along trunk of 12"	Remove
3340	8	Red Oak	*Quercus rubra*		Remove
3341	22	Black Walnut	*Juglans nigra*		Remove
3342	21	Silver Maple	*Acer saccharinum*		Remove
3343	27	American Elm	*Ulmus americana*		Remove
3344	15	Honey Locust	*Gleditsia triacanthos*		Remove
3345	16	Green Ash	*Fraxinus pennsylvanica*		Remove
3346	12,10,6	Crabapple	*Malus* sp.		Remove
3347	12	Norway Maple	*Acer platanoides*		Remove
3348	7	American Elm	*Ulmus americana*		Remove
3349	7	American Elm	*Ulmus americana*		Remove
3350	8,6	Silver Maple	*Acer saccharinum*		Remove
3351	11,10,9	Paper Birch	*Betula papyrifera*		Remove
3352	9	Red Pine	*Pinus resinosa*		Remove
3353	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3354	17	Green Ash	*Fraxinus pennsylvanica*		Remove
3355	9	Red Pine	*Pinus resinosa*		Remove
3356	10	Red Pine	*Pinus resinosa*		Remove
3357	9	Ohio Buckeye	*Aesculus glabra*		Remove
3358	9	Black Walnut	*Juglans nigra*		Remove
3359	15	Green Ash	*Fraxinus pennsylvanica*		Remove
3360	10,7	Green Ash	*Fraxinus pennsylvanica*		Remove
3361	6	American Elm	*Ulmus americana*		Remove
3362	7	Green Ash	*Fraxinus pennsylvanica*		Remove
3363	7	American Elm	*Ulmus americana*		Remove
3364	9	Green Ash	*Fraxinus pennsylvanica*		Remove
3365	11	Butternut	*Juglans cinerea*	70% dead, full of cankers	Remove
3366	4	Red Cedar	*Juniperus virginiana*	20' in height	Remove
3367	5	Red Cedar	*Juniperus virginiana*	25' in height	Remove
3368	5	Red Cedar	*Juniperus virginiana*	25' in height	Remove
3369	5	Red Cedar	*Juniperus virginiana*	25' in height	Remove
3370	5	White Spruce	*Picea glauca*	in very poor health	Remove
3371	5	Red Cedar	*Juniperus virginiana*	25' in height	Remove
3372	4	Red Cedar	*Juniperus virginiana*	20' in height	Remove
3373	11	Norway Maple	*Acer platanoides*		Remove
3374	13	Norway Maple	*Acer platanoides*		Remove
3375	6	White Oak	*Quercus alba*		Remove
3376	8	Hackberry	*Celtis occidentalis*		Save
3377	20	Cottonwood	*Populus deltoides*		Save
3378	9	American Elm	*Ulmus americana*		Off-site
3379	11	Box Elder	*Acer negundo*		Off-site
3380	8	American Elm	*Ulmus americana*		Off-site
3381	6	Green Ash	*Fraxinus pennsylvanica*		Off-site
3382	6	American Elm	*Ulmus americana*		Save
3383	14,12	American Elm	*Ulmus americana*		Save
3384	9	Red Pine	*Pinus resinosa*		Save
3385	7	Red Pine	*Pinus resinosa*		Save
3386	5	Red Pine	*Pinus resinosa*	20' in height	Save
3387	7	Red Pine	*Pinus resinosa*		Save
3388	10	Red Pine	*Pinus resinosa*		Save
3389	11	Red Pine	*Pinus resinosa*		Save
3390	9	Red Pine	*Pinus resinosa*		Save
3391	8	Red Pine	*Pinus resinosa*		Save
3392	9	Red Pine	*Pinus resinosa*		Save
3393	8	White Spruce	*Picea glauca*		Save
3394	13	White Spruce	*Picea glauca*		Save
3395	12	White Spruce	*Picea glauca*		Save
3396	7	Black Walnut	*Juglans nigra*		Save
3397	7	Colorado Blue Spruce	*Picea pungens*		Save
3398	11	Colorado Blue Spruce	*Picea pungens*		Save
3399	6	White Spruce	*Picea glauca*		Save
3400	8	White Spruce	*Picea glauca*		Save
3401	7	Red Pine	*Pinus resinosa*		Save
3402	8	White Spruce	*Picea glauca*		Save
3403	11	American Elm	*Ulmus americana*		Save
3404	5	Red Pine	*Pinus resinosa*	25' in height	Save
3405	6	Red Pine	*Pinus resinosa*		Save
3406	7	American Elm	*Ulmus americana*		Save
3407	9	Red Pine	*Pinus resinosa*		Save
3408	6	Red Pine	*Pinus resinosa*		Save
3409	7	Red Pine	*Pinus resinosa*		Save
3410	8	Red Pine	*Pinus resinosa*		Save
3411	8	Red Pine	*Pinus resinosa*		Save
3412	6	Red Pine	*Pinus resinosa*		Save
3413	6	Red Pine	*Pinus resinosa*		Save
3414	4	Red Cedar	*Juniperus virginiana*	20' in height	Save
3415	4	Red Pine	*Pinus resinosa*	20' in height	Save
3417	6	Red Cedar	*Juniperus virginiana*		Save
3418	4	Red Cedar	*Juniperus virginiana*	20' in height	Save
3420	5	Red Pine	*Pinus resinosa*	25' in height	Save
3421	4	Red Pine	*Pinus resinosa*	25' in height	Save
3422	9	Red Pine	*Pinus resinosa*		Save
3423	7	Red Pine	*Pinus resinosa*		Save
3424	4	White Spruce	*Picea glauca*	15' in height	Save
3425	8	White Spruce	*Picea glauca*		Save
3426	7	White Spruce	*Picea glauca*		Save
3427	8	White Spruce	*Picea glauca*		Save
3428	6	Red Pine	*Pinus resinosa*		Save
3429	8	American Elm	*Ulmus americana*		Save
3430	9	Red Cedar	*Juniperus virginiana*		Save
3431	5	White Spruce	*Picea glauca*	20' in height	Save
3432	8	White Spruce	*Picea glauca*		Save
3433	8	White Spruce	*Picea glauca*		Save
3434	7	White Spruce	*Picea glauca*		Save
3435	6	White Spruce	*Picea glauca*		Save
3436	5	Colorado Blue Spruce	*Picea pungens*	15' in height	Save
3437	5	Red Cedar	*Juniperus virginiana*	25' in height	Save
3438	3	Red Pine	*Pinus resinosa*	10' in height	Save
3439	3	Red Pine	*Pinus resinosa*	10' in height	Save
3440	6	Red Cedar	*Juniperus virginiana*		Save
3441	5	Red Pine	*Pinus resinosa*	20' in height	Save
3442	4	Red Pine	*Pinus resinosa*	20' in height	Save
3443	5	White Spruce	*Picea glauca*	20' in height	Save
3444	5	Red Pine	*Pinus resinosa*	20' in height	Save
3445	7	White Spruce	*Picea glauca*		Save
3446	10	Red Pine	*Pinus resinosa*		Save
3447	6	Red Pine	*Pinus resinosa*		Save
3448	6	Crabapple	*Malus sp.*		Save
3449	9	Red Pine	*Pinus resinosa*		Save
3450	6,6	Crabapple	*Malus sp.*		Save
3451	3	Red Pine	*Pinus resinosa*	15' in height	Save
3452	8	Colorado Blue Spruce	*Picea pungens*		Save
3453	10	Box Elder	*Acer negundo*		Save
3454	11	Silver Maple	*Acer saccharinum*		Save
3455	14,11	Silver Maple	*Acer saccharinum*		Save
3456	14	Silver Maple	*Acer saccharinum*		Save
3457	13	Silver Maple	*Acer saccharinum*		Save
3458	13	American Elm	*Ulmus americana*		Save
3459	13	American Elm	*Ulmus americana*		Save
3460	9	Norway Maple	*Acer platanoides*		Save
3461	10	Norway Maple	*Acer platanoides*		Save
3462	10	Norway Maple	*Acer platanoides*	major decay along trunk	Save
3463	7	Norway Maple	*Acer platanoides*		Save
3464	9,7,6	Crabapple	*Malus sp.*		Save
3465	10,9,9	Crabapple	*Malus sp.*		Save
3466	13	Red Pine	*Pinus resinosa*		Save
3467	10	Red Pine	*Pinus resinosa*		Save
3468	13	Red Pine	*Pinus resinosa*		Save
3469	9	Red Pine	*Pinus resinosa*		Save
3470	13,8	Red Pine	*Pinus resinosa*		Save
3471	6	Red Pine	*Pinus resinosa*		Save
3472	9	Red Pine	*Pinus resinosa*		Save
3473	14	Red Pine	*Pinus resinosa*		Save
3474	10	Red Pine	*Pinus resinosa*		Save
3475	11	Red Pine	*Pinus resinosa*		Save
3476	11	Red Pine	*Pinus resinosa*		Save
3477	13	Red Pine	*Pinus resinosa*		Remove
3478	9	Red Pine	*Pinus resinosa*		Remove
3479	16	Red Pine	*Pinus resinosa*		Remove
3480	7	Red Pine	*Pinus resinosa*		Remove
3481	7,6	Crabapple	*Malus sp.*		Remove
3482	11	Red Pine	*Pinus resinosa*		Remove
3483	11	Red Pine	*Pinus resinosa*		Remove
3484	9	Red Pine	*Pinus resinosa*		Remove
3485	6	Red Pine	*Pinus resinosa*		Remove
3486	18	American Elm	*Ulmus americana*		Remove
3487	9	Red Pine	*Pinus resinosa*		Remove
3488	6	Black Walnut	*Juglans nigra*		Remove
3489	6	Red Pine	*Pinus resinosa*		Remove
3490	11	Norway Maple	*Acer platanoides*		Remove
3491	13	Norway Maple	*Acer platanoides*		Save
3492	7	American Elm	*Ulmus americana*		Save
3493	12	Green Ash	*Fraxinus pennsylvanica*		Remove
3494	7	Green Ash	*Fraxinus pennsylvanica*		Remove
3495	60	Cottonwood	*Populus deltoides*		Remove
3496	16	White Spruce	*Picea glauca*		Remove
3497	11,8,8,6,6,6	Crabapple	*Malus sp.*		Save
3498	6	Hackberry	*Celtis occidentalis*		Remove
3499	22	Sugar Maple	*Acer saccharum*		Remove
3500	8,8,7	Crabapple	*Malus sp.*		Remove
3501	9	Crabapple	*Malus sp.*		Remove
3502	10,6	Crabapple	*Malus sp.*		Remove
3503	20	Apple	*Malus* sp.	50% top dead	Remove
3504	6	Crabapple	*Malus sp.*		Remove
3505	8	Crabapple	*Malus sp.*		Remove
3506	9	Crabapple	*Malus sp.*		Remove
3507	10	Crabapple	*Malus sp.*		Remove
3508	9,8	Crabapple	*Malus sp.*		Remove
3509	8	Crabapple	*Malus sp.*		Remove
3510	7	Box Elder	*Acer negundo*		Remove
3511	16	Black Walnut	*Juglans nigra*		Remove
3512	9,6,6	Crabapple	*Malus sp.*		Remove
3513	15	Green Ash	*Fraxinus pennsylvanica*		Remove
3514	14	Green Ash	*Fraxinus pennsylvanica*		Remove
3515	17	Green Ash	*Fraxinus pennsylvanica*	major decay along trunk	Remove
3516	12	Box Elder	*Acer negundo*		Save
3517	9	Box Elder	*Acer negundo*		Save
3518	8	Box Elder	*Acer negundo*		Save
3519	16,16,15	Butternut	*Juglans cinerea*	80% dead, full of cankers	Save
3520	10	Red Oak	*Quercus rubra*		Remove
3521	10	Red Oak	*Quercus rubra*		Remove
3522	11	Red Oak	*Quercus rubra*		Remove
3523	12	Red Oak	*Quercus rubra*		Remove
3524	8	Red Cedar	*Juniperus virginiana*		Save
3525	13	Crabapple	*Malus sp.*		Save
3526	16	Silver Maple	*Acer saccharinum*		Save
3527	19	Box Elder	*Acer negundo*		Save
3528	8	Butternut	*Juglans cinerea*	in decline, full of cankers	Save
3529	6	American Elm	*Ulmus americana*		Save
3530	8	Mulbery	*Morus* sp.	decay at base	Save
3531	15	Green Ash	*Fraxinus pennsylvanica*		Save
3532	7	American Elm	*Ulmus americana*		Save
3533	8	Green Ash	*Fraxinus pennsylvanica*		Save
3534	6	Green Ash	*Fraxinus pennsylvanica*		Save
3535	17	Green Ash	*Fraxinus pennsylvanica*		Save
3536	17	Sugar Maple	*Acer saccharum*		Remove
3537	11	Black Walnut	*Juglans nigra*		Remove
3538	11	Black Walnut	*Juglans nigra*		Save
3539	12,6	Black Walnut	*Juglans nigra*		Save
3540	10	Black Walnut	*Juglans nigra*		Save
3541	7	Black Walnut	*Juglans nigra*		Save
3542	10	Crabapple	*Malus sp.*	major decay along trunk	Remove
3543	15	Mulbery	*Morus* sp.		Save
3544	20,15	American Elm	*Ulmus americana*		Save
3545	11,7	Crabapple	*Malus sp.*		Save
3546	6	American Elm	*Ulmus americana*		Save
3547	8	American Elm	*Ulmus americana*		Save
3548	6	Green Ash	*Fraxinus pennsylvanica*		Save
3549	10	Green Ash	*Fraxinus pennsylvanica*		Save
3550	9	Green Ash	*Fraxinus pennsylvanica*		Save
3551	6	American Elm	*Ulmus americana*		Save
3552	8	Green Ash	*Fraxinus pennsylvanica*		Save
3553	7	Sugar Maple	*Acer saccharum*		Save
3554	11	Hackberry	*Celtis occidentalis*		Save
3555	8	American Elm	*Ulmus americana*		Save
3556	8	American Elm	*Ulmus americana*		Save
3557	10	American Elm	*Ulmus americana*		Save
3558	6	American Elm	*Ulmus americana*		Save
3559	8	American Elm	*Ulmus americana*		Save
3560	15,12	Silver Maple	*Acer saccharinum*		Save
3561	6	American Elm	*Ulmus americana*		Save
3562	25	Bur Oak	*Quercus macrocarpa*	decay at base	Save
3563	10	American Elm	*Ulmus americana*		Save
3564	10	Green Ash	*Fraxinus pennsylvanica*		Save
3565	10,8	Sugar Maple	*Acer saccharum*		Save
3566	6	Sugar Maple	*Acer saccharum*		Save
3567	11	Sugar Maple	*Acer saccharum*		Save
3568	7	Sugar Maple	*Acer saccharum*		Save
3569	6	Sugar Maple	*Acer saccharum*		Save
3570	13,6	American Elm	*Ulmus americana*		Save
3571	10	Hackberry	*Celtis occidentalis*		Save
3572	6	Sugar Maple	*Acer saccharum*		Save
3573	7	Sugar Maple	*Acer saccharum*		Save
3574	7	Sugar Maple	*Acer saccharum*		Save
3575	6	Sugar Maple	*Acer saccharum*		Save
3576	7	Sugar Maple	*Acer saccharum*		Save
3577	6	American Elm	*Ulmus americana*		Save
3578	7,6	American Elm	*Ulmus americana*		Save
3579	7	American Elm	*Ulmus americana*		Save
3580	7	American Elm	*Ulmus americana*		Save
3581	11	American Elm	*Ulmus americana*		Save
3582	6	Sugar Maple	*Acer saccharum*		Save
3583	8	American Elm	*Ulmus americana*		Save
3584	29	Sugar Maple	*Acer saccharum*	major decay along trunk	Save
3585	7	Hackberry	*Celtis occidentalis*		Save
3586	6	Box Elder	*Acer negundo*		Save
3587	10	Hackberry	*Celtis occidentalis*		Save
3588	6	Hackberry	*Celtis occidentalis*		Save
3589	11	American Elm	*Ulmus americana*		Save
3590	7	Sugar Maple	*Acer saccharum*		Save
3591	23,18	Cottonwood	*Populus deltoides*		Save
3592	14	Black Walnut	*Juglans nigra*		Save
3593	7	American Elm	*Ulmus americana*		Save
3594	7	Sugar Maple	*Acer saccharum*		Save
3595	15	Red Cedar	*Juniperus virginiana*		Save
3596	10	American Elm	*Ulmus americana*		Save
3597	16	Red Cedar	*Juniperus virginiana*		Save
3598	10	Basswood	*Tilia americana*		Save
3599	10	Red Cedar	*Juniperus virginiana*		Save
3600	16	Red Cedar	*Juniperus virginiana*		Save
3601	7	Bur Oak	*Quercus macrocarpa*		Save
3602	8	Bur Oak	*Quercus macrocarpa*		Save
3603	8	American Elm	*Ulmus americana*		Save
3604	14	Hackberry	*Celtis occidentalis*		Save
3605	10	Box Elder	*Acer negundo*		Save
3606	8	American Elm	*Ulmus americana*		Save
3607	10	Red Oak	*Quercus rubra*		Save
3608	8	American Elm	*Ulmus americana*		Save
3609	6	Hackberry	*Celtis occidentalis*		Save
3610	6	Basswood	*Tilia americana*		Save
3611	7	Sugar Maple	*Acer saccharum*		Save
3612	10	American Elm	*Ulmus americana*		Save
3613	9	American Elm	*Ulmus americana*		Save
3614	6	American Elm	*Ulmus americana*		Save
3615	18	Silver Maple	*Acer saccharinum*		Save
3616	18	Silver Maple	*Acer saccharinum*		Save
3617	11	Silver Maple	*Acer saccharinum*		Save

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name Jennifer L. Thompson
Reg. No. 44763 Date 5-3-2022

Revisions

Date 05-03-2022
Designed TLM
Drawn TLM

TREE PRESERVATION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

01-PLAN-120158-SHEET-TREE.DWG

T3 OF 6

Tag #	DBH	Common Name	Scientific Name	Notes	Status
3618	15,13,9	Silver Maple	*Acer saccharinum*		Save
3619	15,8	Silver Maple	*Acer saccharinum*		Save
3620	12,8	Silver Maple	*Acer saccharinum*		Save
3621	16	American Elm	*Ulmus americana*		Save
3622	8	Silver Maple	*Acer saccharinum*		Save
3623	14	Silver Maple	*Acer saccharinum*		Save
3624	6	Basswood	*Tilia americana*		Save
3625	12	Silver Maple	*Acer saccharinum*		Save
3626	7	Silver Maple	*Acer saccharinum*		Save
3627	11	Silver Maple	*Acer saccharinum*		Save
3628	20	Silver Maple	*Acer saccharinum*		Save
3629	11	American Elm	*Ulmus americana*		Save
3630	6	American Elm	*Ulmus americana*		Save
3631	6	Sugar Maple	*Acer saccharum*		Save
3632	7	Sugar Maple	*Acer saccharum*		Save
3633	12	Red Oak	*Quercus rubra*		Save
3634	8	Red Oak	*Quercus rubra*		Save
3635	9	Red Oak	*Quercus rubra*		Save
3636	7	Green Ash	*Fraxinus pennsylvanica*		Save
3637	9	Green Ash	*Fraxinus pennsylvanica*		Remove
3638	15	Green Ash	*Fraxinus pennsylvanica*		Remove
3639	14	Green Ash	*Fraxinus pennsylvanica*		Save
3640	10	Box Elder	*Acer negundo*		Save
3641	15	Box Elder	*Acer negundo*		Save
3642	8	Red Pine	*Pinus resinosa*		Remove
3643	10	Box Elder	*Acer negundo*		Remove
3644	11	Box Elder	*Acer negundo*		Remove
3645	15	Quaking Aspen	*Populus tremuloides*		Save
3646	13	Quaking Aspen	*Populus tremuloides*	decay at base	Remove
3647	11	American Elm	*Ulmus americana*		Save
3648	7	Basswood	*Tilia americana*		Save
3649	13,12,11	Paper Birch	*Betula papyrifera*		Save
3650	8,6	Bur Oak	*Quercus macrocarpa*		Save
3651	16	Red Oak	*Quercus rubra*		Save
3652	9	Bur Oak	*Quercus macrocarpa*		Save
3653	65	Weeping Willow	*Salix babylonica*	25% broken top	Save
3654	12,10,6	Whitecrack Willow	*Salix x rubens*	double tagged with 3655	Save
3656	8,6	Whitecrack Willow	*Salix x rubens*		Save
3657	13,12,9	Whitecrack Willow	*Salix x rubens*		Save
3658	10,8	Whitecrack Willow	*Salix x rubens*		Save
3659	6	Whitecrack Willow	*Salix x rubens*		Save
3660	20,6	Whitecrack Willow	*Salix x rubens*		Save
3661	14	Whitecrack Willow	*Salix x rubens*		Remove
3662	6	Red Cedar	*Juniperus virginiana*		Remove
3663	4	Red Cedar	*Juniperus virginiana*	20' in height	Remove
3664	23	Bur Oak	*Quercus macrocarpa*		Remove
3665	6	Red Cedar	*Juniperus virginiana*		Remove
3666	12	Red Cedar	*Juniperus virginiana*		Remove
3667	11	Red Cedar	*Juniperus virginiana*		Remove
3668	12	Red Cedar	*Juniperus virginiana*		REmove
3669	14	Red Cedar	*Juniperus virginiana*		Save
3670	18	Red Cedar	*Juniperus virginiana*		Remove
3671	7	Red Cedar	*Juniperus virginiana*		Remove
3672	10,5	Red Cedar	*Juniperus virginiana*		Remove
3673	23	Bur Oak	*Quercus macrocarpa*		Remove
3674	25	Bur Oak	*Quercus macrocarpa*		Remove
3675	18	Quaking Aspen	*Populus tremuloides*	decay at base	Save
3676	16	American Elm	*Ulmus americana*		Save
3677	6	Red Pine	*Pinus resinosa*		Save
3678	6	Red Pine	*Pinus resinosa*		Save
3679	6	Red Pine	*Pinus resinosa*		Save
3680	3	Red Pine	*Pinus resinosa*	25' in height	Save
3681	4	Red Pine	*Pinus resinosa*	25' in height	Save
3682	12	American Elm	*Ulmus americana*		Save
3683	16	American Elm	*Ulmus americana*		Save
3684	8	Red Pine	*Pinus resinosa*		Remove
3685	11	Box Elder	*Acer negundo*		Remove
3686	4	Red Pine	*Pinus resinosa*	25' in height	Remove
3687	8	Red Cedar	*Juniperus virginiana*		Remove
3688	4	Red Cedar	*Juniperus virginiana*	20' in height	Remove
3689	5	Red Cedar	*Juniperus virginiana*	20' in height	Remove
3690	3	Red Cedar	*Juniperus virginiana*	20' in height	Remove
3691	3	Red Cedar	*Juniperus virginiana*	20' in height	Remove
3692	25	Bur Oak	*Quercus macrocarpa*		Remove
3693	13	Red Cedar	*Juniperus virginiana*		Remove
3694	6	Hackberry	*Celtis occidentalis*		Remove
3695	7	American Elm	*Ulmus americana*		Remove
3696	10	Red Oak	*Quercus rubra*		Remove
3697	8	Red Oak	*Quercus rubra*		Remove
3698	13	Red Oak	*Quercus rubra*		Remove
3699	6	Sugar Maple	*Acer saccharum*		Remove
3700	6	Red Oak	*Quercus rubra*		Remove
3701	23	Cottonwood	*Populus deltoides*		Remove
3702	18,17	Siberian Elm	*Ulmus pumila*		Remove
3703	9	American Elm	*Ulmus americana*		Remove
3704	7	Red Cedar	*Juniperus virginiana*		Remove
3705	6	Red Pine	*Pinus resinosa*		Remove
3706	6	Red Cedar	*Juniperus virginiana*		Remove
3707	5	Red Pine	*Pinus resinosa*	25' in height	Remove
3708	4	Red Pine	*Pinus resinosa*	20' in height	Remove
3709	6	Red Pine	*Pinus resinosa*		Remove
3710	9	Red Pine	*Pinus resinosa*		Remove
3711	6	Silver Maple	*Acer saccharinum*		Remove
3712	9	Red Pine	*Pinus resinosa*		Remove
3713	10	Box Elder	*Acer negundo*		Remove
3714	8	American Elm	*Ulmus americana*		Remove
3715	6	Bur Oak	*Quercus macrocarpa*		Remove

Tag #	DBH	Common Name	Scientific Name	Notes	Status
3716	13	American Elm	*Ulmus americana*		Remove
3717	15	Quaking Aspen	*Populus tremuloides*	major decay along trunk	Remove
3718	15	Silver Maple	*Acer saccharinum*		Remove
3719	9	Silver Maple	*Acer saccharinum*		Remove
3720	13	Silver Maple	*Acer saccharinum*		Remove
3721	6	Silver Maple	*Acer saccharinum*		Remove
3722	15,15	Whitecrack Willow	*Salix x rubens*	major decay along trunk	Remove
3723	11,11,7,7	Whitecrack Willow	*Salix x rubens*		Save
3724	13,12,6	Whitecrack Willow	*Salix x rubens*		Save
3725	10,9	Whitecrack Willow	*Salix x rubens*		Save
3726	13,13,9,7	Whitecrack Willow	*Salix x rubens*	one 13" trunk is dead	Save
3727	18,16,15,15	Whitecrack Willow	*Salix x rubens*	major decay at base	Save
3728	7	American Elm	*Ulmus americana*		Save
3729	15,12	Whitecrack Willow	*Salix x rubens*		Save
3730	8	Silver Maple	*Acer saccharinum*		Remove
3731	6	Silver Maple	*Acer saccharinum*		Remove
3732	11,9	Whitecrack Willow	*Salix x rubens*		Remove
3733	6	Silver Maple	*Acer saccharinum*		Remove
3734	6	Basswood	*Tilia americana*		Remove
3735	10	Basswood	*Tilia americana*		Remove
3736	7	Basswood	*Tilia americana*		Remove
3737	7	American Elm	*Ulmus americana*	50% top dead	Remove
3738	12	Green Ash	*Fraxinus pennsylvanica*		Remove
3739	20	Siberian Elm	*Ulmus pumila*		Remove
3740	10	American Elm	*Ulmus americana*		Remove
3741	12	Box Elder	*Acer negundo*		Remove
3742	8	Red Oak	*Quercus rubra*		Remove
3743	11	Green Ash	*Fraxinus pennsylvanica*		Remove
3744	7	Green Ash	*Fraxinus pennsylvanica*		Remove
3745	12	Hackberry	*Celtis occidentalis*		Remove
3746	12,4	Red Cedar	*Juniperus virginiana*		Remove
3747	6	American Elm	*Ulmus americana*		Remove
3748	13	Red Oak	*Quercus rubra*		Remove
3749	7	Red Oak	*Quercus rubra*		Remove
3750	9	Red Cedar	*Juniperus virginiana*		Remove
3751	32	Red Oak	*Quercus rubra*		Remove
3752	6	Red Oak	*Quercus rubra*		Remove
3753	15	Red Cedar	*Juniperus virginiana*		Remove
3754	8	Butternut	*Juglans cinerea*	in decline, full of cankers	Remove
3755	6	Red Oak	*Quercus rubra*		Remove
3756	8	Sugar Maple	*Acer saccharum*		Remove
3757	12	American Elm	*Ulmus americana*		Remove
3758	26	Bur Oak	*Quercus macrocarpa*		Remove
3759	14	Hackberry	*Celtis occidentalis*		Remove
3760	6	Sugar Maple	*Acer saccharum*		Remove
3761	13	Red Oak	*Quercus rubra*		Remove
3762	6	Red Oak	*Quercus rubra*		Remove
3763	6	Hackberry	*Celtis occidentalis*		Remove
3764	7	Box Elder	*Acer negundo*		Remove
3765	8	Sugar Maple	*Acer saccharum*		Remove
3766	9	Sugar Maple	*Acer saccharum*		Remove
3767	7	Sugar Maple	*Acer saccharum*		Remove
3768	8	Sugar Maple	*Acer saccharum*		Remove
3769	12	Sugar Maple	*Acer saccharum*		Remove
3770	13	Red Oak	*Quercus rubra*		Remove
3771	12	Red Oak	*Quercus rubra*		Remove
3772	12	Red Oak	*Quercus rubra*		Remove
3773	7	Red Oak	*Quercus rubra*		Remove
3774	10	American Elm	*Ulmus americana*		Remove
3775	6	Red Oak	*Quercus rubra*		Remove
3776	6	American Elm	*Ulmus americana*		Remove
3777	6	Red Oak	*Quercus rubra*		Remove
3778	6	Red Oak	*Quercus rubra*		Remove
3779	6	Red Oak	*Quercus rubra*		Remove
3780	8	Red Oak	*Quercus rubra*		Remove
3781	7	Basswood	*Tilia americana*		Remove
3782	7	Red Oak	*Quercus rubra*		Remove
3783	8	American Elm	*Ulmus americana*		Remove
3784	6	Red Oak	*Quercus rubra*		Remove
3785	8	American Elm	*Ulmus americana*		Remove
3786	10	Box Elder	*Acer negundo*		Remove
3787	13	American Elm	*Ulmus americana*		Remove
3787	17	Box Elder	*Acer negundo*		Remove
3788	16	Red Oak	*Quercus rubra*		Remove
3790	9	Box Elder	*Acer negundo*		Remove
3791	13	Red Oak	*Quercus rubra*		Remove
3792	19	Box Elder	*Acer negundo*		Remove
3794	28	Sugar Maple	*Acer saccharum*	decay at base	Remove
3795	32	Red Oak	*Quercus rubra*		Remove
3796	11	American Elm	*Ulmus americana*		Remove
3797	10	Red Oak	*Quercus rubra*		Remove
3798	7	Sugar Maple	*Acer saccharum*		Remove
3799	7	Red Oak	*Quercus rubra*		Remove
3800	6	Sugar Maple	*Acer saccharum*		Remove
3801	6	American Elm	*Ulmus americana*		Remove
3802	7	American Elm	*Ulmus americana*		Remove
3803	14	Red Oak	*Quercus rubra*		Remove
3804	6	Red Oak	*Quercus rubra*		Remove
3805	9	Red Oak	*Quercus rubra*		Remove
3806	9	Red Oak	*Quercus rubra*		Remove
3807	10	Red Oak	*Quercus rubra*		Remove
3808	7	Red Oak	*Quercus rubra*		Remove
3809	8	American Elm	*Ulmus americana*		Remove
3810	16,10	Box Elder	*Acer negundo*		Remove
3811	16,7	Box Elder	*Acer negundo*		Remove
3812	8	Box Elder	*Acer negundo*		Remove
3813	14	American Elm	*Ulmus americana*		Remove

Tag #	DBH	Common Name	Scientific Name	Notes	Status
3814	7	American Elm	*Ulmus americana*		Remove
3815	7	Box Elder	*Acer negundo*		Remove
3816	10	Box Elder	*Acer negundo*		Remove
3817	10	American Elm	*Ulmus americana*	in decline	Remove
3818	8	Hackberry	*Celtis occidentalis*		Remove
3819	8	Sugar Maple	*Acer saccharum*		Remove
3820	7	Hackberry	*Celtis occidentalis*		Remove
3821	6	Sugar Maple	*Acer saccharum*		Remove
3822	7	Sugar Maple	*Acer saccharum*		Remove
3823	18	American Elm	*Ulmus americana*	dead	Remove
3824	8	Sugar Maple	*Acer saccharum*		Remove
3825	7	Hackberry	*Celtis occidentalis*		Remove
3826	6	Sugar Maple	*Acer saccharum*		Remove
3827	13,11,9	Box Elder	*Acer negundo*		Remove
3828	17,16,15,13	Box Elder	*Acer negundo*		Remove
3829	7,6,6	Apple	*Malus* sp.		Remove
3830	16,11	Box Elder	*Acer negundo*		Remove
3831	13,11	Box Elder	*Acer negundo*	very poor form	Remove
3832	21	Black Cherry	*Prunus serotina*		Remove
3833	9,7,6	Box Elder	*Acer negundo*		Remove
3834	11	American Elm	*Ulmus americana*		Remove
3835	20	Box Elder	*Acer negundo*		Remove
3836	8	Black Cherry	*Prunus serotina*		Remove
3837	16	Black Cherry	*Prunus serotina*		Remove
3838	7	American Elm	*Ulmus americana*		Remove
3839	11	American Elm	*Ulmus americana*		Remove
3840	13	Box Elder	*Acer negundo*		Remove
3841	15,14	Box Elder	*Acer negundo*		Remove
3842	14,8	Box Elder	*Acer negundo*	14" trunk is dead	Remove
3843	13	Box Elder	*Acer negundo*		Remove
3844	16,15	Box Elder	*Acer negundo*		Remove
3845	14	Box Elder	*Acer negundo*		Remove
3846	13	Box Elder	*Acer negundo*		Remove
3847	16	Box Elder	*Acer negundo*		Remove
3848	14,13,13,12,7	American Elm	*Ulmus americana*		Remove
3849	7	American Elm	*Ulmus americana*		Remove
3850	11,11	Box Elder	*Acer negundo*		Remove
3851	6	Box Elder	*Acer negundo*		Remove
3852	7	Box Elder	*Acer negundo*		Remove
3853	6	Box Elder	*Acer negundo*		Remove
3854	7	Box Elder	*Acer negundo*		Remove
3855	16	Box Elder	*Acer negundo*		Remove
3856	7	Black Walnut	*Juglans nigra*		Remove
3857	17	Box Elder	*Acer negundo*		Remove
3858	22	Box Elder	*Acer negundo*		Remove
3859	22	Box Elder	*Acer negundo*		Remove
3860	22,22	Box Elder	*Acer negundo*	major decay along trunk	Remove
3861	18	Box Elder	*Acer negundo*		Remove
3862	15	Box Elder	*Acer negundo*		Remove
3863	16,11	Box Elder	*Acer negundo*		Remove
3864	18,16	Box Elder	*Acer negundo*		Remove
3865	17	Box Elder	*Acer negundo*		Remove
3866	15,11,9	Box Elder	*Acer negundo*		Remove
3867	15	Box Elder	*Acer negundo*		Remove
3868	14	Box Elder	*Acer negundo*		Remove
3869	19	Box Elder	*Acer negundo*		Remove
3870	18	Box Elder	*Acer negundo*		Remove
3871	13,11	Box Elder	*Acer negundo*	decay along trunk	Remove
3872	18	Box Elder	*Acer negundo*	hollow along trunk	Remove
3873	17,14	Box Elder	*Acer negundo*		Remove
3874	18	Box Elder	*Acer negundo*	major limb torn along trunk	Remove
3875	11	Box Elder	*Acer negundo*		Remove
3876	8,7	Box Elder	*Acer negundo*		Remove
3877	8	Box Elder	*Acer negundo*		Remove
3878	10	Black Walnut	*Juglans nigra*		Remove
3879	6	Box Elder	*Acer negundo*		Remove
3880	7	Black Walnut	*Juglans nigra*		Remove
3881	19,13	American Elm	*Ulmus americana*		Remove
3882	6	Black Walnut	*Juglans nigra*		Remove
3883	9	Black Walnut	*Juglans nigra*		Remove
3884	6	Box Elder	*Acer negundo*		Remove
3885	6	Black Walnut	*Juglans nigra*		Remove
3886	12	Black Walnut	*Juglans nigra*		Remove
3887	18	Norway Maple	*Acer platanoides*	major decay at base	Remove
3888	11,9	Black Walnut	*Juglans nigra*		Remove
3890	18	Balsam Fir	*Abies balsamea*	lower 2/3 no needles	Remove
3891	8	Box Elder	*Acer negundo*		Remove
3892	8	Box Elder	*Acer negundo*		Remove
3893	8	Mulbery	*Morus* sp.		Remove
3894	9	Black Walnut	*Juglans nigra*		Remove
3895	6	Black Walnut	*Juglans nigra*		Remove
3896	8	Black Walnut	*Juglans nigra*		Remove
3897	18	Box Elder	*Acer negundo*		Remove
3898	18	Box Elder	*Acer negundo*		Remove
3899	19	Box Elder	*Acer negundo*		Remove
3900	16	Box Elder	*Acer negundo*	in poor health	Remove
3901	12	Black Walnut	*Juglans nigra*		Remove
3902	9	Black Walnut	*Juglans nigra*		Remove
3903	16	Box Elder	*Acer negundo*		Remove
3904	9	Box Elder	*Acer negundo*		Remove
3905	12	Black Walnut	*Juglans nigra*		Remove
3906	6	Black Walnut	*Juglans nigra*		Remove
3907	14	White Spruce	*Picea glauca*	lower 2/3 no needles	Remove
3908	16	White Spruce	*Picea glauca*	lower 2/3 no needles	Remove
3909	10	Black Walnut	*Juglans nigra*		Remove
3910	16	Austrian Pine	*Pinus nigra*	lower 3/4 no needles	Remove
3911	16,15	American Elm	*Ulmus americana*		Remove
3912	6	Crabapple	*Malus sp.*		Remove

Tag #	DBH	Common Name	Scientific Name	Notes	Status
3913	9	Black Walnut	*Juglans nigra*		Remove
3914	8	Box Elder	*Acer negundo*		Remove
3915	7	Black Walnut	*Juglans nigra*		Remove
3916	6	Black Walnut	*Juglans nigra*		Remove
3917	10,6	Whitecrack Willow	*Salix x rubens*		Save
3918	20	American Elm	*Ulmus americana*		Remove
3919	13	Box Elder	*Acer negundo*		Remove
3920	28	Cottonwood	*Populus deltoides*		Remove
3921	6	Box Elder	*Acer negundo*		Remove
3922	24	Cottonwood	*Populus deltoides*		Remove
3923	24	Cottonwood	*Populus deltoides*		Remove
3924	30	Cottonwood	*Populus deltoides*	1/2 top missing	Remove
3925	10	Box Elder	*Acer negundo*		Remove
3926	16	American Elm	*Ulmus americana*		Remove
3927	8	Black Walnut	*Juglans nigra*		Remove
3928	19,15	Box Elder	*Acer negundo*		Remove
3929	8	Black Walnut	*Juglans nigra*		Remove
3930	6	Green Ash	*Fraxinus pennsylvanica*		Remove
3931	6	Silver Maple	*Acer saccharinum*		Remove
3932	15	Silver Maple	*Acer saccharinum*		Remove
3933	21,21,18	Silver Maple	*Acer saccharinum*		Remove
3934	7	Green Ash	*Fraxinus pennsylvanica*		Remove
3935	9	Box Elder	*Acer negundo*		Remove
3936	9	Box Elder	*Acer negundo*		Remove
3937	14	Box Elder	*Acer negundo*		Remove
3938	9	American Elm	*Ulmus americana*		Save
3939	6	American Elm	*Ulmus americana*		Remove
3940	6	American Elm	*Ulmus americana*		Remove
3941	27	Cottonwood	*Populus deltoides*		Save
3942	6	American Elm	*Ulmus americana*		Save
3943	27	Cottonwood	*Populus deltoides*		Save
3944	6	American Elm	*Ulmus americana*		Save
3945	19	Cottonwood	*Populus deltoides*		Remove
3946	14	Cottonwood	*Populus deltoides*		Remove
3947	19	Cottonwood	*Populus deltoides*		Remove
3948	9	American Elm	*Ulmus americana*		Remove
3949	19	Cottonwood	*Populus deltoides*		Remove
3950	10	Cottonwood	*Populus deltoides*		Remove
3951	16	Cottonwood	*Populus deltoides*		Remove
3952	8	Green Ash	*Fraxinus pennsylvanica*		Remove
3953	12	Green Ash	*Fraxinus pennsylvanica*		Remove
3954	20,9,8	Cottonwood	*Populus deltoides*		Save
3955	8	American Elm	*Ulmus americana*		Save
3956	11	Cottonwood	*Populus deltoides*		Save
3957	26	Cottonwood	*Populus deltoides*		Save
3958	21	Cottonwood	*Populus deltoides*		Save
3959	17	Cottonwood	*Populus deltoides*		Save
3960	27	Bur Oak	*Quercus macrocarpa*		Remove
3961	6	American Elm	*Ulmus americana*		Remove
3962	28	Bur Oak	*Quercus macrocarpa*		Remove
3963	7	Green Ash	*Fraxinus pennsylvanica*		Remove
3964	8	Box Elder	*Acer negundo*		Remove
3965	9	Red Oak	*Quercus rubra*		Remove
3966	8	Red Oak	*Quercus rubra*		Remove
3967	11	Red Oak	*Quercus rubra*		Remove
3968	6	Red Oak	*Quercus rubra*	dead	Remove
3969	12	Box Elder	*Acer negundo*		Remove
3970	9	Hackberry	*Celtis occidentalis*		Remove
3971	7	American Elm	*Ulmus americana*		Remove
3972	15	Red Oak	*Quercus rubra*		Remove
3973	15	Red Oak	*Quercus rubra*		Remove
3974	9	Red Oak	*Quercus rubra*		Remove
3975	8	Box Elder	*Acer negundo*		Remove
3976	33	Bur Oak	*Quercus macrocarpa*		Remove
3977	10,9	Basswood	*Tilia americana*		Remove
3978	9	Box Elder	*Acer negundo*		Remove
3979	6	Sugar Maple	*Acer saccharum*		Remove
3980	12	Red Oak	*Quercus rubra*		Remove
3981	16	Red Oak	*Quercus rubra*		Remove
3982	7	Box Elder	*Acer negundo*		Remove
3983	7	Box Elder	*Acer negundo*		Remove
3984	15	Box Elder	*Acer negundo*		Remove
3985	7	American Elm	*Ulmus americana*		Remove
3986	18	Red Oak	*Quercus rubra*		Remove
3987	20	Red Oak	*Quercus rubra*		Remove
3988	9	Box Elder	*Acer negundo*		Remove
3989	20	Box Elder	*Acer negundo*		Remove
3990	14,6	Box Elder	*Acer negundo*		Remove
3991	9	Box Elder	*Acer negundo*		Remove
3992	11	Box Elder	*Acer negundo*		Remove
3993	14	Box Elder	*Acer negundo*		Remove
3994	21	Box Elder	*Acer negundo*	decay along trunk	Remove
3995	17,16	Box Elder	*Acer negundo*	both trunks growing on ground	Remove
3996	18	Box Elder	*Acer negundo*		Remove
3997	10	Box Elder	*Acer negundo*		Remove
3998	13	Box Elder	*Acer negundo*		Remove
3999	16,15,13,8	Box Elder	*Acer negundo*		Remove
4000	13	Box Elder	*Acer negundo*		Remove
4001	17	Box Elder	*Acer negundo*		Remove
4002	6	Black Walnut	*Juglans nigra*		Remove
4003	16,13	Box Elder	*Acer negundo*		Remove
4004	16	American Elm	*Ulmus americana*		Remove
4005	10	Box Elder	*Acer negundo*		Remove
4006	12	Box Elder	*Acer negundo*		Remove
4007	6	Box Elder	*Acer negundo*		Remove
4008	9	American Elm	*Ulmus americana*		Remove
4009	17,11	Box Elder	*Acer negundo*		Remove
4010	9	American Elm	*Ulmus americana*		Remove

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name Jennifer L. Thompson
Reg. No. 44763 Date 5-3-2022

Revisions

Date 05-03-2022
Designed TLM
Drawn TLM
Checked JLT

TREE PRESERVATION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

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Tag #	DBH	Common Name	Scientific Name	Notes	Status
4011	17,10	Box Elder	*Acer negundo*		Remove
4012	16	Box Elder	*Acer negundo*		Remove
4013	6	Green Ash	*Fraxinus pennsylvanica*	80% dead	Remove
4014	8	Box Elder	*Acer negundo*		Remove
4015	7	Box Elder	*Acer negundo*		Remove
4016	7	Box Elder	*Acer negundo*		Remove
4017	9	Box Elder	*Acer negundo*		Remove
4018	7	Box Elder	*Acer negundo*		Remove
4019	6	Box Elder	*Acer negundo*		Remove
4020	7	Box Elder	*Acer negundo*		Remove
4021	9	American Elm	*Ulmus americana*		Remove
4022	9	Box Elder	*Acer negundo*		Remove
4023	8	Box Elder	*Acer negundo*		Remove
4024	9	Box Elder	*Acer negundo*		Remove
4025	6	Box Elder	*Acer negundo*		Remove
4026	6	Box Elder	*Acer negundo*		Remove
4027	8,6	Box Elder	*Acer negundo*	poor form	Remove
4028	12	Green Ash	*Fraxinus pennsylvanica*		Remove
4029	7	American Elm	*Ulmus americana*		Remove
4030	12	Box Elder	*Acer negundo*		Remove
4031	8	Box Elder	*Acer negundo*		Remove
4032	6	Box Elder	*Acer negundo*		Remove
4033	11	Butternut	*Juglans cinerea*	some cankers present	Remove
4034	6	Sugar Maple	*Acer saccharum*		Remove
4035	9	American Elm	*Ulmus americana*		Remove
4036	12	Box Elder	*Acer negundo*		Remove
4037	13	Box Elder	*Acer negundo*		Remove
4038	16	Box Elder	*Acer negundo*		Remove
4039	11,7	Box Elder	*Acer negundo*		Remove
4040	6	Hackberry	*Celtis occidentalis*		Remove
4041	11	Red Oak	*Quercus rubra*		Save
4042	17,10	Box Elder	*Acer negundo*		Save
4043	5	Red Pine	*Pinus resinosa*	heavily shade suppressed	Save
4044	11	Red Pine	*Pinus resinosa*		Save
4045	6	Box Elder	*Acer negundo*		Save
4046	9	American Elm	*Ulmus americana*		Save
4047	6	Green Ash	*Fraxinus pennsylvanica*		Save
4048	6	Box Elder	*Acer negundo*		Save
4049	13,8	American Elm	*Ulmus americana*		Save
4050	6	Green Ash	*Fraxinus pennsylvanica*		Remove
4051	13	Box Elder	*Acer negundo*		Remove
4052	6	Box Elder	*Acer negundo*		Remove
4053	16,15	Box Elder	*Acer negundo*		Remove
4054	10	Box Elder	*Acer negundo*		Remove
4055	9	Box Elder	*Acer negundo*		Remove
4056	15	Box Elder	*Acer negundo*		Remove
4057	17	Box Elder	*Acer negundo*		Remove
4058	9	Box Elder	*Acer negundo*		Remove
4059	9	Box Elder	*Acer negundo*		Remove
4060	13,9	Box Elder	*Acer negundo*	13" trunk is broken 6' up	Remove
4061	10	Box Elder	*Acer negundo*		Remove
4062	10	Box Elder	*Acer negundo*		Remove
4063	10	Box Elder	*Acer negundo*		Remove
4064	9	American Elm	*Ulmus americana*		Remove
4065	8	Box Elder	*Acer negundo*		Remove
4066	9	Box Elder	*Acer negundo*		Remove
4067	8	Box Elder	*Acer negundo*		Remove
4068	12	Box Elder	*Acer negundo*		Remove
4069	15,10	Box Elder	*Acer negundo*		Remove
4070	13	Box Elder	*Acer negundo*		Remove
4071	11	Box Elder	*Acer negundo*		Remove
4072	17	Siberian Elm	*Ulmus pumila*		Remove
4073	10	Box Elder	*Acer negundo*		Remove
4074	6	Box Elder	*Acer negundo*		Remove
4075	9	American Elm	*Ulmus americana*		Remove
4076	6	Box Elder	*Acer negundo*		Remove
4077	7	Box Elder	*Acer negundo*		Remove
4078	9	Box Elder	*Acer negundo*		Remove
4079	9	Siberian Elm	*Ulmus pumila*		Remove
4080	7	Green Ash	*Fraxinus pennsylvanica*		Remove
4081	7	Box Elder	*Acer negundo*		Remove
4082	7	Green Ash	*Fraxinus pennsylvanica*		Remove
4083	7	Box Elder	*Acer negundo*		Remove
4084	7	Box Elder	*Acer negundo*		Remove
4085	17	Box Elder	*Acer negundo*		Remove
4086	7	Box Elder	*Acer negundo*		Remove
4087	9	Box Elder	*Acer negundo*		Remove
4088	8	Box Elder	*Acer negundo*		Remove
4089	9	Box Elder	*Acer negundo*		Remove
4090	6	Box Elder	*Acer negundo*		Remove
4091	8	Box Elder	*Acer negundo*		Remove
4092	12	Box Elder	*Acer negundo*	50% top missing	Remove
4093	12	Box Elder	*Acer negundo*		remove
4094	6	Box Elder	*Acer negundo*		Remove
4095	8	Box Elder	*Acer negundo*		Remove
4096	11	Box Elder	*Acer negundo*		Remove
4097	7	Box Elder	*Acer negundo*		Save
4098	7	Box Elder	*Acer negundo*		Save
4099	6	Box Elder	*Acer negundo*		Save
4100	12	Box Elder	*Acer negundo*		Save
4101	10,6	Box Elder	*Acer negundo*		Save
4102	10	Box Elder	*Acer negundo*		Save
4103	7	Box Elder	*Acer negundo*		Save
4104	7	Box Elder	*Acer negundo*		Save
4105	12	Box Elder	*Acer negundo*		Save
4106	9	Box Elder	*Acer negundo*		Save

Tag #	DBH	Common Name	Scientific Name	Notes	Status
4107	10	Box Elder	*Acer negundo*		Save
4108	10,6	Box Elder	*Acer negundo*		Remove
4109	6,6	Box Elder	*Acer negundo*		Remove
4110	6,6	Box Elder	*Acer negundo*		Remove
4111	6	Box Elder	*Acer negundo*		Remove
4112	6	Box Elder	*Acer negundo*		Remove
4113	10	Green Ash	*Fraxinus pennsylvanica*		Remove
4114	6	Green Ash	*Fraxinus pennsylvanica*		Remove
4115	8	Box Elder	*Acer negundo*		Remove
4116	6	Box Elder	*Acer negundo*		Remove
4117	11	Green Ash	*Fraxinus pennsylvanica*		Remove
4118	7	Box Elder	*Acer negundo*		Save
4119	9,8	Box Elder	*Acer negundo*		Save
4120	6	Box Elder	*Acer negundo*		Remove
4121	16	Box Elder	*Acer negundo*		Save
4122	4	Red Cedar	*Juniperus virginiana*	15' in height	Remove
4123	3	Red Cedar	*Juniperus virginiana*	10' in height	Remove
4124	6	Red Cedar	*Juniperus virginiana*		Remove
4125	3	Red Cedar	*Juniperus virginiana*	12' in height	Remove
4126	7	Apple	*Malus* sp.		Remove
4127	11	Red Cedar	*Juniperus virginiana*		Remove
4128	4	Red Cedar	*Juniperus virginiana*	20' in height	Remove
4129	9	Red Cedar	*Juniperus virginiana*		Remove
4130	4	Red Cedar	*Juniperus virginiana*	15' in height	Remove
4131	4,3	Red Cedar	*Juniperus virginiana*	15' in height	Remove
4132	7,6	Box Elder	*Acer negundo*		Remove
4133	10	Red Cedar	*Juniperus virginiana*		Remove
4134	9	Red Cedar	*Juniperus virginiana*		Remove
4135	6,6	Basswood	*Tilia americana*		Remove
4136	6	Crabapple	*Malus sp.*		Remove
4137	3	White Spruce	*Picea glauca*	10' in height	Remove
4138	8	White Spruce	*Picea glauca*		Remove
4139	4	White Spruce	*Picea glauca*	15' in height	Remove
4140	6	White Spruce	*Picea glauca*		Remove
4141	4	White Spruce	*Picea glauca*	15' in height	Remove
4142	6	White Spruce	*Picea glauca*		Remove
4143	6	White Spruce	*Picea glauca*		Save
4144	4	White Spruce	*Picea glauca*	15' in height	Remove
4145	5	White Spruce	*Picea glauca*	20' in height	Remove
4146	6	White Spruce	*Picea glauca*		Save
4147	6	Green Ash	*Fraxinus pennsylvanica*		Remove
4148	8	Box Elder	*Acer negundo*		Remove
4149	17	Box Elder	*Acer negundo*		Remove
4150	14,12	Box Elder	*Acer negundo*		Remove
4151	18,18,14,14,6	Box Elder	*Acer negundo*		Remove
4152	9	Box Elder	*Acer negundo*		Remove
4153	17,15	Box Elder	*Acer negundo*		Remove
4154	16	Box Elder	*Acer negundo*		Remove
4155	17	Box Elder	*Acer negundo*		Remove
4156	16	Sugar Maple	*Acer saccharum*		Remove
4157	10	Sugar Maple	*Acer saccharum*		Save
4158	16	Box Elder	*Acer negundo*		Save
4159	22	Box Elder	*Acer negundo*		Save
4160	18	Box Elder	*Acer negundo*		Save
4161	11	Box Elder	*Acer negundo*		Save
4162	16	Box Elder	*Acer negundo*		Save
4163	11	Box Elder	*Acer negundo*		Save
4164	11	Box Elder	*Acer negundo*		Save
4165	17	Box Elder	*Acer negundo*		Save
4166	16	Box Elder	*Acer negundo*		Save
4167	16	Box Elder	*Acer negundo*		Save
4168	6	Sugar Maple	*Acer saccharum*		Save
4169	17	Box Elder	*Acer negundo*		Save
4170	12	Box Elder	*Acer negundo*		Save
4171	11	Box Elder	*Acer negundo*		Save
4172	9	Box Elder	*Acer negundo*		Save
4173	14	Box Elder	*Acer negundo*		Save
4174	11	Box Elder	*Acer negundo*		Save
4175	9	Box Elder	*Acer negundo*		Save
4176	11	Box Elder	*Acer negundo*		Save
4177	7	American Elm	*Ulmus americana*		Save
4178	14	Box Elder	*Acer negundo*		Save
4179	15	Sugar Maple	*Acer saccharum*		Save
4180	10	Sugar Maple	*Acer saccharum*		Save
4181	18	Green Ash	*Fraxinus pennsylvanica*		Save
4182	11	Sugar Maple	*Acer saccharum*		Save
4183	8	Box Elder	*Acer negundo*		Save
4184	8	American Elm	*Ulmus americana*		Save
4185	12	Box Elder	*Acer negundo*		Save
4186	18	Box Elder	*Acer negundo*		Save
4187	12	Box Elder	*Acer negundo*		Save
4188	6	Sugar Maple	*Acer saccharum*		Save
4189	6	Sugar Maple	*Acer saccharum*		Save
4190	10	Sugar Maple	*Acer saccharum*		Save
4191	8	Box Elder	*Acer negundo*		Save
4192	17	Green Ash	*Fraxinus pennsylvanica*		Save
4193	12	Sugar Maple	*Acer saccharum*		Save
4194	10	Sugar Maple	*Acer saccharum*		Save
4195	11	Sugar Maple	*Acer saccharum*		Save
4196	9	Sugar Maple	*Acer saccharum*		Save
4197	6	Sugar Maple	*Acer saccharum*		Save
4198	10	Sugar Maple	*Acer saccharum*		Save
4199	8	Sugar Maple	*Acer saccharum*		Save
4200	11	Sugar Maple	*Acer saccharum*		Save
4201	8	American Elm	*Ulmus americana*		Save
4202	6	Sugar Maple	*Acer saccharum*		Save
4203	6	Sugar Maple	*Acer saccharum*		Save
4204	11	Sugar Maple	*Acer saccharum*		Save

Tag #	DBH	Common Name	Scientific Name	Notes	Status
4205	9	Box Elder	*Acer negundo*		Save
4206	13	Box Elder	*Acer negundo*		Save
4207	10	Box Elder	*Acer negundo*		Save
4208	9	Box Elder	*Acer negundo*		Remove
4209	13,10	Box Elder	*Acer negundo*		Remove
4210	11	Sugar Maple	*Acer saccharum*		Save
4211	11	American Elm	*Ulmus americana*		Save
4212	9	American Elm	*Ulmus americana*		Save
4213	10	Sugar Maple	*Acer saccharum*		Save
4214	9	American Elm	*Ulmus americana*		Save
4215	28	Sugar Maple	*Acer saccharum*		Save
4216	12,7	Box Elder	*Acer negundo*		Save
4217	14	Box Elder	*Acer negundo*		Save
4218	13	Sugar Maple	*Acer saccharum*		Save
4219	7	Sugar Maple	*Acer saccharum*		Save
4220	6	American Elm	*Ulmus americana*		Save
4221	7	Sugar Maple	*Acer saccharum*		Save
4222	10	American Elm	*Ulmus americana*		Save
4223	11	Green Ash	*Fraxinus pennsylvanica*		Save
4224	7	Box Elder	*Acer negundo*		Save
4225	6	American Elm	*Ulmus americana*		Save
4226	7	Sugar Maple	*Acer saccharum*		Save
4227	11,10	American Elm	*Ulmus americana*		Save
4228	6	Sugar Maple	*Acer saccharum*		Save
4229	7	Sugar Maple	*Acer saccharum*		Save
4230	11	Butternut	*Juglans cinerea*	80% dead, full of cankers	Save
4231	6	Sugar Maple	*Acer saccharum*		Save
4232	6	American Elm	*Ulmus americana*		Save
4233	7	Sugar Maple	*Acer saccharum*		Save
4234	8	Red Oak	*Quercus rubra*		Save
4235	8	American Elm	*Ulmus americana*		Save
4236	10	American Elm	*Ulmus americana*		Save
4237	10	Basswood	*Tilia americana*		Save
4238	14	Red Cedar	*Juniperus virginiana*		Save
4239	25	Bur Oak	*Quercus macrocarpa*		Save
4240	20	Bur Oak	*Quercus macrocarpa*		Save
4241	21	Sugar Maple	*Acer saccharum*		Save
4242	6	Ironwood	*Ostrya virginiana*		Save
4243	8	American Elm	*Ulmus americana*		Save
4244	9	American Elm	*Ulmus americana*		Save
4245	21	Bur Oak	*Quercus macrocarpa*		Save
4246	8	Sugar Maple	*Acer saccharum*		Save
4247	7	Sugar Maple	*Acer saccharum*		Save
4248	15	Red Oak	*Quercus rubra*		Save
4249	6	Green Ash	*Fraxinus pennsylvanica*		Save
4250	6	Quaking Aspen	*Populus tremuloides*		Save
4251	12	Red Oak	*Quercus rubra*		Save
4252	8	Sugar Maple	*Acer saccharum*		Save
4253	6	Sugar Maple	*Acer saccharum*		Save
4254	27	Bur Oak	*Quercus macrocarpa*		Save
4255	6	American Elm	*Ulmus americana*		Save
4256	30	Bur Oak	*Quercus macrocarpa*		Save
4257	8	American Elm	*Ulmus americana*		Save
4258	6	Sugar Maple	*Acer saccharum*		Save
4259	23	Bur Oak	*Quercus macrocarpa*		Save
4260	28	Bur Oak	*Quercus macrocarpa*		Save
4261	19	American Elm	*Ulmus americana*		Save
4262	6	Sugar Maple	*Acer saccharum*		Save
4263	10,10	Red Oak	*Quercus rubra*		Save
4264	11	Red Oak	*Quercus rubra*		Save
4265	8	Red Oak	*Quercus rubra*		Save
4266	9	Red Oak	*Quercus rubra*		Save
4267	10	Red Oak	*Quercus rubra*		Save
4268	6	Sugar Maple	*Acer saccharum*		Save
4269	13	Red Oak	*Quercus rubra*		Save
4270	13	Red Oak	*Quercus rubra*		Save
4271	14	Red Oak	*Quercus rubra*		Save
4272	11	Red Oak	*Quercus rubra*		Save
4273	6	Sugar Maple	*Acer saccharum*		Save
4274	9	Red Oak	*Quercus rubra*		Save
4275	33	Green Ash	*Fraxinus pennsylvanica*		Save
4276	7	American Elm	*Ulmus americana*		Save
4277	6	Red Cedar	*Juniperus virginiana*		Save
4278	9	American Elm	*Ulmus americana*		Save
4279	9	American Elm	*Ulmus americana*		Save
4280	6	American Elm	*Ulmus americana*		Save
4281	6	American Elm	*Ulmus americana*		Save
4282	12	Red Oak	*Quercus rubra*		Save
4283	13	Red Oak	*Quercus rubra*		Save
4284	7	Red Oak	*Quercus rubra*		Save
4285	10	Red Oak	*Quercus rubra*		Save
4286	6	Red Oak	*Quercus rubra*		Save
4287	8	Red Oak	*Quercus rubra*		Save
4288	11	Red Oak	*Quercus rubra*		Save
4289	12	American Elm	*Ulmus americana*		Save
4290	9	American Elm	*Ulmus americana*		Save
4291	11	American Elm	*Ulmus americana*		Save
4292	10	Sugar Maple	*Acer saccharum*		Save
4293	7	Red Oak	*Quercus rubra*		Save
4294	8	Sugar Maple	*Acer saccharum*		Save
4295	7	Sugar Maple	*Acer saccharum*		Save
4296	7	American Elm	*Ulmus americana*		Save
4297	10	American Elm	*Ulmus americana*		Save
4298	10	American Elm	*Ulmus americana*		Save
4299	7	Box Elder	*Acer negundo*		Save
4300	13	American Elm	*Ulmus americana*		Save
4301	14,13,6	Box Elder	*Acer negundo*		Save
4302	23	Bur Oak	*Quercus macrocarpa*		Remove

Tag #	DBH	Common Name	Scientific Name	Notes	Status
4303	11	American Elm	*Ulmus americana*		Save
4304	6	Sugar Maple	*Acer saccharum*		Save
4305	11	Red Oak	*Quercus rubra*		Save
4306	12	Red Oak	*Quercus rubra*		Remove
4307	10	Red Oak	*Quercus rubra*		Remove
4308	7	Sugar Maple	*Acer saccharum*		Save
4309	10	American Elm	*Ulmus americana*		Save
4310	25	Bur Oak	*Quercus macrocarpa*		Save
4311	6	Sugar Maple	*Acer saccharum*		Save
4312	9	Red Oak	*Quercus rubra*		Save
4313	16	Box Elder	*Acer negundo*		Save
4314	6	American Elm	*Ulmus americana*		Save
4316	26	Sugar Maple	*Acer saccharum*		Save
4317	6	American Elm	*Ulmus americana*		Save
4318	17,16	Siberian Elm	*Ulmus pumila*		Save
4319	6	American Elm	*Ulmus americana*		Save
4320	6	American Elm	*Ulmus americana*		Remove
4321	9	Sugar Maple	*Acer saccharum*		Save
4322	9	Black Cherry	*Prunus serotina*		Save
4323	5	Red Pine	*Pinus resinosa*	80% shade suppressed	Save
4324	6	Red Pine	*Pinus resinosa*	90% shade suppressed	Save
4325	12	Box Elder	*Acer negundo*		Save
4326	16	Box Elder	*Acer negundo*		Save
4327	9	Box Elder	*Acer negundo*		Save
4328	9	American Elm	*Ulmus americana*		Remove
4329	8	Red Pine	*Pinus resinosa*		Save
4330	7	Red Pine	*Pinus resinosa*		Save
4331	8	Red Pine	*Pinus resinosa*		Save
4332	6	Red Pine	*Pinus resinosa*		Save
4333	6	Red Pine	*Pinus resinosa*		Save
4334	6	Red Pine	*Pinus resinosa*		Save
4335	9	Red Pine	*Pinus resinosa*		Save
4336	12	Box Elder	*Acer negundo*		Save
4337	8	Red Pine	*Pinus resinosa*		Save
4338	5	Red Pine	*Pinus resinosa*	30' in height	Save
4339	7	Red Pine	*Pinus resinosa*		Save
4340	9	Red Pine	*Pinus resinosa*		Save
4341	8	Red Pine	*Pinus resinosa*		Save
4342	9	Box Elder	*Acer negundo*		Save
4343	8	Red Pine	*Pinus resinosa*		Save
4344	6	Sugar Maple	*Acer saccharum*		Save
4345	6	Red Pine	*Pinus resinosa*		Save
4346	5	Red Pine	*Pinus resinosa*	30' in height	Save
4347	6	Red Pine	*Pinus resinosa*		Save
4348	10	Red Pine	*Pinus resinosa*		Save
4349	11	Red Pine	*Pinus resinosa*		Save
4350	6	Red Pine	*Pinus resinosa*		Save
4351	7	Red Pine	*Pinus resinosa*		Save
4352	9	Red Pine	*Pinus resinosa*		Save
4303	11	American Elm	*Ulmus americana*		Save
4304	6	Sugar Maple	*Acer saccharum*		Save
4305	11	Red Oak	*Quercus rubra*		Save
4306	12	Red Oak	*Quercus rubra*		Remove
4307	10	Red Oak	*Quercus rubra*		Remove
4308	7	Sugar Maple	*Acer saccharum*		Save
4309	10	American Elm	*Ulmus americana*		Save
4310	25	Bur Oak	*Quercus macrocarpa*		Save
4311	6	Sugar Maple	*Acer saccharum*		Save
4312	9	Red Oak	*Quercus rubra*		Save
4313	16	Box Elder	*Acer negundo*		Save
4314	6	American Elm	*Ulmus americana*		Save
4316	26	Sugar Maple	*Acer saccharum*		Save
4317	6	American Elm	*Ulmus americana*		Save
4318	17,16	Siberian Elm	*Ulmus pumila*		Save
4319	6	American Elm	*Ulmus americana*		Save
4320	6	American Elm	*Ulmus americana*		Remove
4321	9	Sugar Maple	*Acer saccharum*		Save
4322	9	Black Cherry	*Prunus serotina*		Save
4323	5	Red Pine	*Pinus resinosa*	80% shade suppressed	Save
4324	6	Red Pine	*Pinus resinosa*	90% shade suppressed	Save
4325	12	Box Elder	*Acer negundo*		Save
4326	16	Box Elder	*Acer negundo*		Save
4327	9	Box Elder	*Acer negundo*		Save
4328	9	American Elm	*Ulmus americana*		Remove
4329	8	Red Pine	*Pinus resinosa*		Save
4330	7	Red Pine	*Pinus resinosa*		Save
4331	8	Red Pine	*Pinus resinosa*		Save
4332	6	Red Pine	*Pinus resinosa*		Save
4333	6	Red Pine	*Pinus resinosa*		Save
4334	6	Red Pine	*Pinus resinosa*		Save
4335	9	Red Pine	*Pinus resinosa*		Save
4336	12	Box Elder	*Acer negundo*		Save
4337	8	Red Pine	*Pinus resinosa*		Save
4338	5	Red Pine	*Pinus resinosa*	30' in height	Save
4339	7	Red Pine	*Pinus resinosa*		Save
4340	9	Red Pine	*Pinus resinosa*		Save
4341	8	Red Pine	*Pinus resinosa*		Save
4342	9	Box Elder	*Acer negundo*		Save
4343	8	Red Pine	*Pinus resinosa*		Save
4344	6	Sugar Maple	*Acer saccharum*		Save
4345	6	Red Pine	*Pinus resinosa*		Save
4346	5	Red Pine	*Pinus resinosa*	30' in height	Save
4347	6	Red Pine	*Pinus resinosa*		Save
4348	10	Red Pine	*Pinus resinosa*		Save
4349	11	Red Pine	*Pinus resinosa*		Save
4350	6	Red Pine	*Pinus resinosa*		Save
4351	7	Red Pine	*Pinus resinosa*		Save
4352	9	Red Pine	*Pinus resinosa*		Save
4353	8	Red Pine	*Pinus resinosa*		Save
4354	6	Red Pine	*Pinus resinosa*		Save
4355	5	Red Pine	*Pinus resinosa*	30' in height	Save
4356	6	Red Pine	*Pinus resinosa*		Save
4357	6	Red Pine	*Pinus resinosa*		Save
4358	5	Red Pine	*Pinus resinosa*	30' in height	Save
4359	5	Red Pine	*Pinus resinosa*	30' in height	Save
4360	8	American Elm	*Ulmus americana*		Save
4361	11	American Elm	*Ulmus americana*		Save
4362	9	Box Elder	*Acer negundo*		Save
4363	5	Red Pine	*Pinus resinosa*		Save
4364	6	American Elm	*Ulmus americana*		Save
4365	12	Box Elder	*Acer negundo*		Save
4366	7	Red Pine	*Pinus resinosa*		Remove
4367	14,9	Box Elder	*Acer negundo*		Remove
4368	9	Box Elder	*Acer negundo*		Remove
4369	6	Red Pine	*Pinus resinosa*		Remove
4370	6	Red Pine	*Pinus resinosa*		Remove
4371	8	Red Pine	*Pinus resinosa*		Remove
4372	6	American Elm	*Ulmus americana*		Remove
4373	11	American Elm	*Ulmus americana*		Save
4374	10	American Elm	*Ulmus americana*		Save
4375	5	Red Pine	*Pinus resinosa*	30' in height	Remove
4376	7	Red Pine	*Pinus resinosa*		Remove
4377	5	Red Pine	*Pinus resinosa*	30' in height	Remove
4378	4	Red Pine	*Pinus resinosa*	25' in height	Remove
4379	6	Red Pine	*Pinus resinosa*		Remove
4380	6	Red Pine	*Pinus resinosa*		Remove
4381	7	Red Pine	*Pinus resinosa*		Remove
4382	4	Red Pine	*Pinus resinosa*	30' in height	Save
4383	7	Red Pine	*Pinus resinosa*		Remove
4384	5	Red Pine	*Pinus resinosa*	30' in height	Save
4385	5	Red Pine	*Pinus resinosa*	30' in height	Save
4386	4	Red Pine	*Pinus resinosa*	30' in height	Save
4387	4	Red Pine	*Pinus resinosa*	25' in height	Save
4388	4	Red Pine	*Pinus resinosa*	25' in height	Save
4389	7	Red Pine	*Pinus resinosa*		Save
4390	5	Red Pine	*Pinus resinosa*	30' in height	Save
4391	8	Red Pine	*Pinus resinosa*		Save
4392	5	Red Pine	*Pinus resinosa*	30' in height	Save
4393	8	Red Pine	*Pinus resinosa*		Save
4394	6	Red Pine	*Pinus resinosa*		Save
4395	11	Green Ash	*Fraxinus pennsylvanica*		Save
4396	6	Red Pine	*Pinus resinosa*		Save
4397	7	American Elm	*Ulmus americana*		Save
4398	9	Red Pine	*Pinus resinosa*		Save
4399	16	American Elm	*Ulmus americana*		Save
4400	6	Hackberry	*Celtis occidentalis*		Save
4401	10	Red Pine	*Pinus resinosa*		Save

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name Jennifer L. Thompson
Reg. No. 44763 Date 5-3-2022

Revisions

Date 05-03-2022
Designed TLM
Drawn TLM

TREE PRESERVATION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

T5 OF 6

01-PLAN-120158-SHEET-TREE.DWG

Tag #	DBH	Common Name	Scientific Name	Notes	Status
4402	9	Red Pine	*Pinus resinosa*		Save
4403	7	Red Pine	*Pinus resinosa*		Save
4404	6	Red Pine	*Pinus resinosa*		Save
4405	6	Red Pine	*Pinus resinosa*		Save
4406	5	Red Pine	*Pinus resinosa*	25' in height	Save
4407	6	Sugar Maple	*Acer saccharum*		Save
4408	6	Red Pine	*Pinus resinosa*		Save
4410	6	Red Pine	*Pinus resinosa*		Save
4411	8	Red Pine	*Pinus resinosa*		Save
4412	8	Red Pine	*Pinus resinosa*		Save
4413	6	Red Pine	*Pinus resinosa*		Save
4414	5	Red Pine	*Pinus resinosa*	30' in height	Save
4415	5	Red Pine	*Pinus resinosa*	30' in height	Save
4416	8	Red Pine	*Pinus resinosa*		Save
4417	6	Red Pine	*Pinus resinosa*		Save
4418	4	Red Pine	*Pinus resinosa*	30' in height	Save
4419	7	Red Pine	*Pinus resinosa*		Save
4420	10	American Elm	*Ulmus americana*		Save
4421	6	Red Pine	*Pinus resinosa*		Save
4422	6	Red Pine	*Pinus resinosa*		Save
4423	4	Red Pine	*Pinus resinosa*	30' in height	Save
4424	4	Red Pine	*Pinus resinosa*	30' in height	Save
4425	5	Red Pine	*Pinus resinosa*	30' in height	Save
4426	4	Red Pine	*Pinus resinosa*	30' in height	Save
4427	11	Red Pine	*Pinus resinosa*		Save
4428	11	Red Oak	*Quercus rubra*		Save
4429	11	Red Pine	*Pinus resinosa*		Save
4430	9	Red Pine	*Pinus resinosa*		Save
4431	9	Red Pine	*Pinus resinosa*		Save
4432	31	Sugar Maple	*Acer saccharum*		Save
5784	27	Bur Oak	*Quercus macrocarpa*	old tag	save
5787	7	Green Ash	*Fraxinus pennsylvanica*	old tag	Save
5788	12	Green Ash	*Fraxinus pennsylvanica*	old tag	Save
5789	8	Green Ash	*Fraxinus pennsylvanica*	old tag	Save
5790	12	Green Ash	*Fraxinus pennsylvanica*	old tag	Save
5791	11	Hackberry	*Celtis occidentalis*	old tag	Remove
5837	33	Bur Oak	*Quercus macrocarpa*	old tag	Remove
5839	29	Bur Oak	*Quercus macrocarpa*	old tag	Remove
5843	25	Bur Oak	*Quercus macrocarpa*	old tag	Remove
5845	25	Bur Oak	*Quercus macrocarpa*	old tag	Remove
5849	23	Bur Oak	*Quercus macrocarpa*	old tag	Save

Tag #	Size (DBH")	Common Name	Scientific Name	Notes	Status
5077	16	Bur Oak	*Quercus macrocarpa*		Save
5079	22	Bur Oak	*Quercus macrocarpa*		Save
5084	18	Bur Oak	*Quercus macrocarpa*		Remove
5088	23	Bur Oak	*Quercus macrocarpa*		Remove
5090	6	Sugar Maple	*Acer saccharum*		Remove
5091	6	Sugar Maple	*Acer saccharum*		Remove
5092	7	Sugar Maple	*Acer saccharum*		Remove
5093	16	Bur Oak	*Quercus macrocarpa*		Remove
5094	6	Sugar Maple	*Acer saccharum*		Remove
5095	16,11	Bur Oak	*Quercus macrocarpa*		Remove
5096	18	Bur Oak	*Quercus macrocarpa*		Remove
5097	23	Bur Oak	*Quercus macrocarpa*	dead, top missing	Remove
5098	6	Sugar Maple	*Acer saccharum*		Remove
5099	18	Bur Oak	*Quercus macrocarpa*		Remove
5100	18	Bur Oak	*Quercus macrocarpa*		Remove
5326	7	Sugar Maple	*Acer saccharum*		Save
5327	8	Sugar Maple	*Acer saccharum*		Save
5342	8	Sugar Maple	*Acer saccharum*		Save
5351	24	Sugar Maple	*Acer saccharum*		Save
5352	15	Bur Oak	*Quercus macrocarpa*		Save
5360	16	Bur Oak	*Quercus macrocarpa*		Save
5365	7	Bur Oak	*Quercus macrocarpa*		Save
5366	14	Bur Oak	*Quercus macrocarpa*		Save
5375	6	Red Oak	*Quercus rubra*		Save
5501	19	Bur Oak	*Quercus macrocarpa*		Remove
5503	9	Red Oak	*Quercus rubra*		Save
5504	10	Red Oak	*Quercus rubra*		Remove
5505	19	Bur Oak	*Quercus macrocarpa*		Off-Site
5510	14	Bur Oak	*Quercus macrocarpa*		Off-Site
5511	10	Sugar Maple	*Acer saccharum*		Off-Site
5512	6	Bur Oak	*Quercus macrocarpa*		Off-Site
5513	16	Bur Oak	*Quercus macrocarpa*		Off-Site
5514	9	Bur Oak	*Quercus macrocarpa*		Off-Site
5516	9	Sugar Maple	*Acer saccharum*		Save
5517	17	Bur Oak	*Quercus macrocarpa*		Save
5518	14	Bur Oak	*Quercus macrocarpa*		Off-site
5520	9	Bur Oak	*Quercus macrocarpa*		Save
5521	9	Bur Oak	*Quercus macrocarpa*		Off-site
5525	15	Bur Oak	*Quercus macrocarpa*		Off-site
5526	8	Bur Oak	*Quercus macrocarpa*		Save
5530	19	Bur Oak	*Quercus macrocarpa*		Save
5531	10	Bur Oak	*Quercus macrocarpa*		Remove
5532	17	Bur Oak	*Quercus macrocarpa*		Remove
5533	21	Bur Oak	*Quercus macrocarpa*		Remove
5534	18	Bur Oak	*Quercus macrocarpa*		Remove
5536	12	Bur Oak	*Quercus macrocarpa*		Remove
5537	17	Bur Oak	*Quercus macrocarpa*		Remove
5538	19	Bur Oak	*Quercus macrocarpa*		Remove
5539	17	Bur Oak	*Quercus macrocarpa*		Remove
5541	14	Bur Oak	*Quercus macrocarpa*		Remove
5542	22	Bur Oak	*Quercus macrocarpa*		Remove
5547	18	Bur Oak	*Quercus macrocarpa*		Remove

Tag #	Size (DBH")	Common Name	Scientific Name	Notes	Status
5551	25	Red Oak	*Quercus rubra*	hollow along trunk , 60% top missing	Poor
5556	16	Bur Oak	*Quercus macrocarpa*	decay along trunk	Save
5557	15	Bur Oak	*Quercus macrocarpa*		Remove
5558	19	Bur Oak	*Quercus macrocarpa*		Remove
5559	18	Bur Oak	*Quercus macrocarpa*		Save
5561	12	Bur Oak	*Quercus macrocarpa*		Save
5562	6	Sugar Maple	*Acer saccharum*		Save
5563	19	Bur Oak	*Quercus macrocarpa*		Save
5564	13	Bur Oak	*Quercus macrocarpa*		Save
5565	33	Red Oak	*Quercus rubra*	50% top missing, hollow along trunk	Save
5567	15	Bur Oak	*Quercus macrocarpa*		Save
5568	7	Sugar Maple	*Acer saccharum*		Save
5569	7	Sugar Maple	*Acer saccharum*		Save
5571	22	Red Oak	*Quercus rubra*		Save
5572	11	Bur Oak	*Quercus macrocarpa*		Save
5573	18	Bur Oak	*Quercus macrocarpa*		Save
5575	13	Red Oak	*Quercus rubra*		Save
5578	6	Red Oak	*Quercus rubra*		Save
5580	18	Bur Oak	*Quercus macrocarpa*		Save
5581	12	Bur Oak	*Quercus macrocarpa*		Save
5586	12	Bur Oak	*Quercus macrocarpa*		Save
5587	25	Red Oak	*Quercus rubra*	hollow along main trunk	Save
5588	10	Bur Oak	*Quercus macrocarpa*		Save
5589	12	Bur Oak	*Quercus macrocarpa*	dead	Save
5595	12	Red Oak	*Quercus rubra*		Save
5596	11	Red Oak	*Quercus rubra*		Save
5597	17	Bur Oak	*Quercus macrocarpa*		Save
5598	17	Bur Oak	*Quercus macrocarpa*		Save
5601	8	Sugar Maple	*Acer saccharum*		Remove
5602	26	Bur Oak	*Quercus macrocarpa*		Remove
5603	8	Sugar Maple	*Acer saccharum*		Remove
5604	8	Sugar Maple	*Acer saccharum*		Remove
5605	9	Sugar Maple	*Acer saccharum*		Remove
5606	18	Bur Oak	*Quercus macrocarpa*		Remove
5607	18	Bur Oak	*Quercus macrocarpa*		Remove
5610	18	Bur Oak	*Quercus macrocarpa*		Remove
5611	20	Bur Oak	*Quercus macrocarpa*		Remove
5614	20	Bur Oak	*Quercus macrocarpa*		Remove
5615	19	Bur Oak	*Quercus macrocarpa*		Remove
5616	20	Bur Oak	*Quercus macrocarpa*		Remove
5617	6	Sugar Maple	*Acer saccharum*		Remove
5618	9	Sugar Maple	*Acer saccharum*		Remove
5619	11	Sugar Maple	*Acer saccharum*		Remove
5620	8	Sugar Maple	*Acer saccharum*		Remove
5621	8	Sugar Maple	*Acer saccharum*		Remove
5623	24	Sugar Maple	*Acer saccharum*		Remove
5624	20	Bur Oak	*Quercus macrocarpa*		Remove
5625	17	Bur Oak	*Quercus macrocarpa*		Remove
5626	16	Bur Oak	*Quercus macrocarpa*		Remove
5628	20	Bur Oak	*Quercus macrocarpa*		Remove
5629	12	Bur Oak	*Quercus macrocarpa*		Remove
5630	17	Bur Oak	*Quercus macrocarpa*		Remove
5631	14	Bur Oak	*Quercus macrocarpa*		Remove
5632	12	Sugar Maple	*Acer saccharum*		Remove
5633	15	Bur Oak	*Quercus macrocarpa*		Remove
5634	6	Bur Oak	*Quercus macrocarpa*		Remove
5635	8	Sugar Maple	*Acer saccharum*		Remove
5636	9	Sugar Maple	*Acer saccharum*		Remove
5637	16	Bur Oak	*Quercus macrocarpa*		Remove
5640	21	Bur Oak	*Quercus macrocarpa*		Remove
5641	18	Bur Oak	*Quercus macrocarpa*		Remove
5642	6	Red Oak	*Quercus rubra*		Remove
5643	21	Bur Oak	*Quercus macrocarpa*		Save
5645	12	Bur Oak	*Quercus macrocarpa*	hollow along main trunk	Save
5646	21	Bur Oak	*Quercus macrocarpa*		Save
5648	20	Bur Oak	*Quercus macrocarpa*		Save
5649	13	Bur Oak	*Quercus macrocarpa*		Save
5650	18	Bur Oak	*Quercus macrocarpa*		Save
5653	12	Bur Oak	*Quercus macrocarpa*		Save
5654	17	Bur Oak	*Quercus macrocarpa*		Save
5655	6	Sugar Maple	*Acer saccharum*		Save
5656	6	Sugar Maple	*Acer saccharum*		Save
5658	19	Bur Oak	*Quercus macrocarpa*		Save
5666	6	Sugar Maple	*Acer saccharum*		Save
5667	6	Sugar Maple	*Acer saccharum*		Save
5670	6	Sugar Maple	*Acer saccharum*		Save
5671	9	Bur Oak	*Quercus macrocarpa*		Save
5672	9	Sugar Maple	*Acer saccharum*		Save
5673	18	Bur Oak	*Quercus macrocarpa*		Save
5674	6	Red Oak	*Quercus rubra*		Save
5675	17	Bur Oak	*Quercus macrocarpa*		Save
5677	9	Bur Oak	*Quercus macrocarpa*		Save
5678	17	Bur Oak	*Quercus macrocarpa*		Save
5679	10	Sugar Maple	*Acer saccharum*		Save
5680	9	Sugar Maple	*Acer saccharum*		Save
5681	7	Sugar Maple	*Acer saccharum*		Save
5682	7	Sugar Maple	*Acer saccharum*		Save
5684	22	Bur Oak	*Quercus macrocarpa*		Save
5685	7	Sugar Maple	*Acer saccharum*		Save
5686	21	Bur Oak	*Quercus macrocarpa*		Save
5687	6	Sugar Maple	*Acer saccharum*		Save
5688	6	Sugar Maple	*Acer saccharum*		Save
5689	16	Bur Oak	*Quercus macrocarpa*		Save
5691	19	Bur Oak	*Quercus macrocarpa*		Save
5692	12	Sugar Maple	*Acer saccharum*		Save
5693	7	Sugar Maple	*Acer saccharum*		Save
5696	18	Bur Oak	*Quercus macrocarpa*		Save
5699	11	Red Oak	*Quercus rubra*		Save

Tag #	Size (DBH")	Common Name	Scientific Name	Notes	Status
5700	16	Bur Oak	*Quercus macrocarpa*		Save
5701	17	Bur Oak	*Quercus macrocarpa*		Save
5702	18	Bur Oak	*Quercus macrocarpa*		Save
5703	19	Bur Oak	*Quercus macrocarpa*		Save
5706	18	Bur Oak	*Quercus macrocarpa*	40% dead, remaining 60% is healthy	Save
5708	23	Bur Oak	*Quercus macrocarpa*		Save
5709	21	Bur Oak	*Quercus macrocarpa*		Save
5710	8	Bur Oak	*Quercus macrocarpa*		Save
5712	8	Sugar Maple	*Acer saccharum*		Save
5713	18	Bur Oak	*Quercus macrocarpa*		Save
5714	11	Bur Oak	*Quercus macrocarpa*		Off-site
5715	17	Bur Oak	*Quercus macrocarpa*		Off-site
5716	17	Bur Oak	*Quercus macrocarpa*		Off-site
5717	8	Sugar Maple	*Acer saccharum*		Off-site
5718	8	Sugar Maple	*Acer saccharum*		Off-site
5719	16	Bur Oak	*Quercus macrocarpa*		Save
5720	21	Bur Oak	*Quercus macrocarpa*		Save
5721	10	Bur Oak	*Quercus macrocarpa*		Save
5722	18	Bur Oak	*Quercus macrocarpa*		Save
5724	7	Sugar Maple	*Acer saccharum*		Save
5725	6	Sugar Maple	*Acer saccharum*		Save
5726	6	Sugar Maple	*Acer saccharum*		Save
5729	21,19	Bur Oak	*Quercus macrocarpa*		Save
5731	10	Sugar Maple	*Acer saccharum*		Save
5733	16	Bur Oak	*Quercus macrocarpa*		Save
5734	6	Sugar Maple	*Acer saccharum*		Save
5735	8	Sugar Maple	*Acer saccharum*		Save
5736	11	Sugar Maple	*Acer saccharum*		Save
5738	15	Bur Oak	*Quercus macrocarpa*		Save
5740	18	Bur Oak	*Quercus macrocarpa*		Save
5741	23	Bur Oak	*Quercus macrocarpa*		Save
5743	25	Sugar Maple	*Acer saccharum*	hollow, 40% storm damage to crown	Save
5744	17	Bur Oak	*Quercus macrocarpa*		Save
5749	6	Sugar Maple	*Acer saccharum*		Save
5752	13	Bur Oak	*Quercus macrocarpa*		Save
5753	19	Bur Oak	*Quercus macrocarpa*		Save
5756	15	Bur Oak	*Quercus macrocarpa*		Remove
5757	19	Bur Oak	*Quercus macrocarpa*		Remove
5758	6	Sugar Maple	*Acer saccharum*		Remove
5762	7	Sugar Maple	*Acer saccharum*		Save
5763	6	Sugar Maple	*Acer saccharum*		Save
5764	6	Sugar Maple	*Acer saccharum*		Save
5765	17	Bur Oak	*Quercus macrocarpa*		Save
5766	14	Bur Oak	*Quercus macrocarpa*		Save
5767	17	Bur Oak	*Quercus macrocarpa*		Save
5768	12	Bur Oak	*Quercus macrocarpa*	double tagged with #5769	Save
5771	22	Bur Oak	*Quercus macrocarpa*		Save
5772	21	Bur Oak	*Quercus macrocarpa*		Save
5773	20	Bur Oak	*Quercus macrocarpa*		Save
5774	21	Bur Oak	*Quercus macrocarpa*		Save
5775	8	Sugar Maple	*Acer saccharum*		Save
5776	16	Bur Oak	*Quercus macrocarpa*		Save
5777	18	Bur Oak	*Quercus macrocarpa*		Save
5778	8	Bur Oak	*Quercus macrocarpa*		Save
5779	18	Bur Oak	*Quercus macrocarpa*		Remove
5780	18	Bur Oak	*Quercus macrocarpa*		Save
5781	9	Sugar Maple	*Acer saccharum*		Remove
5782	18	Bur Oak	*Quercus macrocarpa*		Remove
5783	17	Bur Oak	*Quercus macrocarpa*		Remove
5786	19	Sugar Maple	*Acer saccharum*		Save
5792	28	Bur Oak	*Quercus macrocarpa*		Remove
5793	26	Bur Oak	*Quercus macrocarpa*		Remove
5794	25	Bur Oak	*Quercus macrocarpa*		Remove
5795	28	Bur Oak	*Quercus macrocarpa*		Save
5796	11	Sugar Maple	*Acer saccharum*		Save
5798	27	Bur Oak	*Quercus macrocarpa*		Remove
5799	11	Red Oak	*Quercus rubra*		Remove
5800	22	Bur Oak	*Quercus macrocarpa*		Remove
5813	25	Sugar Maple	*Acer saccharum*		Remove
5814	29	Red Oak	*Quercus rubra*		Remove
5815	28	Red Oak	*Quercus rubra*		Remove
5816	24	Bur Oak	*Quercus macrocarpa*		Remove
5818	18	Bur Oak	*Quercus macrocarpa*		Remove
5819	25	Red Oak	*Quercus rubra*		Remove
5820	16	Bur Oak	*Quercus macrocarpa*		Remove
5821	36	Red Oak	*Quercus rubra*		Remove
5822	26	Red Oak	*Quercus rubra*	35% top missing, deacy along trunk	Remove
5823	33	Red Oak	*Quercus rubra*		Remove
5824	23	Sugar Maple	*Acer saccharum*		Remove
5825	24	Sugar Maple	*Acer saccharum*		Remove
5826	30	Sugar Maple	*Acer saccharum*		Remove
5828	21	Sugar Maple	*Acer saccharum*		Remove
5829	24	Bur Oak	*Quercus macrocarpa*		Remove
5830	23	Bur Oak	*Quercus macrocarpa*		Remove
5831	24	Bur Oak	*Quercus macrocarpa*	under stress, epicormic branching, he	Remove
5832	22	Bur Oak	*Quercus macrocarpa*		Remove
5833	24	Bur Oak	*Quercus macrocarpa*		Remove
5835	15	Sugar Maple	*Acer saccharum*		Remove
5840	25	Bur Oak	*Quercus macrocarpa*		Remove
5841	28	Red Oak	*Quercus rubra*	hollow	Remove
5842	24	Bur Oak	*Quercus macrocarpa*		Remove
5847	24	Bur Oak	*Quercus macrocarpa*		Remove
5848	28	Bur Oak	*Quercus macrocarpa*		Remove
5851	18	Bur Oak	*Quercus macrocarpa*		Remove
5852	23	Bur Oak	*Quercus macrocarpa*	25% storm damage to crown	Remove
5853	25	Bur Oak	*Quercus macrocarpa*	major decay along trunk	Remove
5854	10	Sugar Maple	*Acer saccharum*		Remove
5858	13	Bur Oak	*Quercus macrocarpa*	double tagged with #5859	Save

Tag #	Size (DBH")	Common Name	Scientific Name	Notes	Status
5862	21	Bur Oak	*Quercus macrocarpa*		Save
5864	23	Bur Oak	*Quercus macrocarpa*		Save
5865	17	Bur Oak	*Quercus macrocarpa*		Remove
5866	20	Bur Oak	*Quercus macrocarpa*		Remove
5867	24	Sugar Maple	*Acer saccharum*		Remove
5868	17	Bur Oak	*Quercus macrocarpa*		Save
5871	25	Red Oak	*Quercus rubra*		Remove
5872	16	Bur Oak	*Quercus macrocarpa*		Remove
5873	24	Red Oak	*Quercus rubra*		Remove
5874	15	Bur Oak	*Quercus macrocarpa*		Remove
5875	25	Red Oak	*Quercus rubra*	completely hollow lower 15' of trunk	Remove
5876	18	Bur Oak	*Quercus macrocarpa*		Remove
5877	9	Red Oak	*Quercus rubra*		Remove
5878	9	Red Oak	*Quercus rubra*		Remove
5879	7	Sugar Maple	*Acer saccharum*		Remove
5880	6	Sugar Maple	*Acer saccharum*		Remove
5882	17	Bur Oak	*Quercus macrocarpa*		Remove
5883	34	Red Oak	*Quercus rubra*		Remove
5884	30	Sugar Maple	*Acer saccharum*		Remove
5885	22	Red Oak	*Quercus rubra*		Remove
5886	18	Bur Oak	*Quercus macrocarpa*		Remove
5887	17	Bur Oak	*Quercus macrocarpa*		Remove
5888	20	Bur Oak	*Quercus macrocarpa*		Remove
5890	16	Bur Oak	*Quercus macrocarpa*		Remove
5891	7	Sugar Maple	*Acer saccharum*		Remove
5892	10	Sugar Maple	*Acer saccharum*		Remove
5893	6	Sugar Maple	*Acer saccharum*		Remove
5894	16	Bur Oak	*Quercus macrocarpa*		Remove
5895	18	Bur Oak	*Quercus macrocarpa*		Remove
5896	9	Sugar Maple	*Acer saccharum*		Remove
5897	20	Bur Oak	*Quercus macrocarpa*		Remove
5898	16,16	Bur Oak	*Quercus macrocarpa*		Remove
5899	15	Bur Oak	*Quercus macrocarpa*		Remove
5900	27	Bur Oak	*Quercus macrocarpa*		Remove
5901	17	Sugar Maple	*Acer saccharum*		Remove
5902	8	Sugar Maple	*Acer saccharum*		Remove
5908	20	Bur Oak	*Quercus macrocarpa*		Remove
5910	15	Sugar Maple	*Acer saccharum*		Remove
5911	9	Sugar Maple	*Acer saccharum*		Remove
5912	22	Bur Oak	*Quercus macrocarpa*		Remove
5913	10	Sugar Maple	*Acer saccharum*		Remove
5914	8	Sugar Maple	*Acer saccharum*		Remove
5915	6	Sugar Maple	*Acer saccharum*		Remove
5917	8	Sugar Maple	*Acer saccharum*		Remove
5918	7	Sugar Maple	*Acer saccharum*		Remove
5921	23	Sugar Maple	*Acer saccharum*		Remove
5922	23	Bur Oak	*Quercus macrocarpa*		Remove
5924	24	Bur Oak	*Quercus macrocarpa*		Remove
5925	7	Sugar Maple	*Acer saccharum*		Remove
5926	7	Sugar Maple	*Acer saccharum*		Remove
5933	9	Sugar Maple	*Acer saccharum*		Remove
5941	11	Red Oak	*Quercus rubra*		Save
5943	11	Sugar Maple	*Acer saccharum*		Save
5946	6	Sugar Maple	*Acer saccharum*		Save
5947	10	Sugar Maple	*Acer saccharum*		save
5949	16	Sugar Maple	*Acer saccharum*	dead	Save
5950	10,7	Sugar Maple	*Acer saccharum*		Save
5951	8	Sugar Maple	*Acer saccharum*		Save
5952	7	Sugar Maple	*Acer saccharum*		Save
5954	9	Sugar Maple	*Acer saccharum*		Save
5956	8	Sugar Maple	*Acer saccharum*		Save
5958	11	Sugar Maple	*Acer saccharum*		Save
5960	8	Sugar Maple	*Acer saccharum*		Save
5975	9	Sugar Maple	*Acer saccharum*		Remove
5976	8	Sugar Maple	*Acer saccharum*		Remove
5978	6	Sugar Maple	*Acer saccharum*		Off-site
5979	6	Sugar Maple	*Acer saccharum*		Off-site
5980	6	Red Oak	*Quercus rubra*		Off-site
5981	8	Sugar Maple	*Acer saccharum*		Off-site
5982	9	Sugar Maple	*Acer saccharum*		Off-site
5983	7	Sugar Maple	*Acer saccharum*		Save
5984	6	Red Oak	*Quercus rubra*		Remove
5985	8	Sugar Maple	*Acer saccharum*		Remove
5986	6	Sugar Maple	*Acer saccharum*		Remove
5987	6	Sugar Maple	*Acer saccharum*		Remove
5988	10	Red Oak	*Quercus rubra*		Remove
5990	30	Red Oak	*Quercus rubra*		Remove
5993	20	Bur Oak	*Quercus macrocarpa*		Remove
5996	8	Red Oak	*Quercus rubra*		Remove
5998	8	Sugar Maple	*Acer saccharum*		Remove
5999	6	Sugar Maple	*Acer saccharum*		Remove
6000	6	Sugar Maple	*Acer saccharum*		Remove

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date 5-3-2022

Revisions

Date 05-03-2022
Designed TLM
Drawn TLM

TREE PRESERVATION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

T6 OF 6

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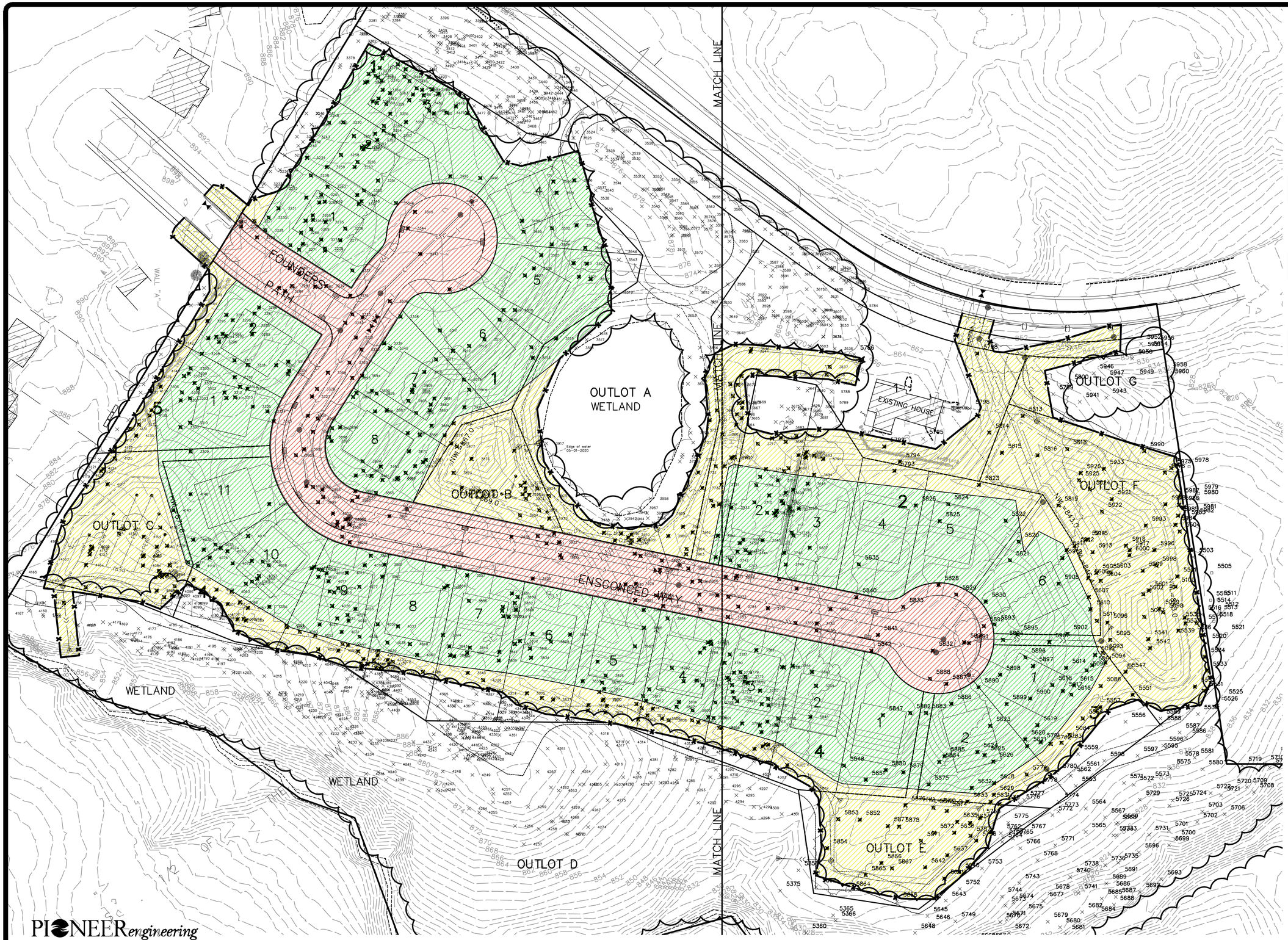

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name Jennifer L. Thompson
Reg. No. 44763 Date 5-3-2022

Revisions

Date 05-03-2022
Designed TLM
Drawn JMM

TREE PRESERVATION

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

E1 OF 2

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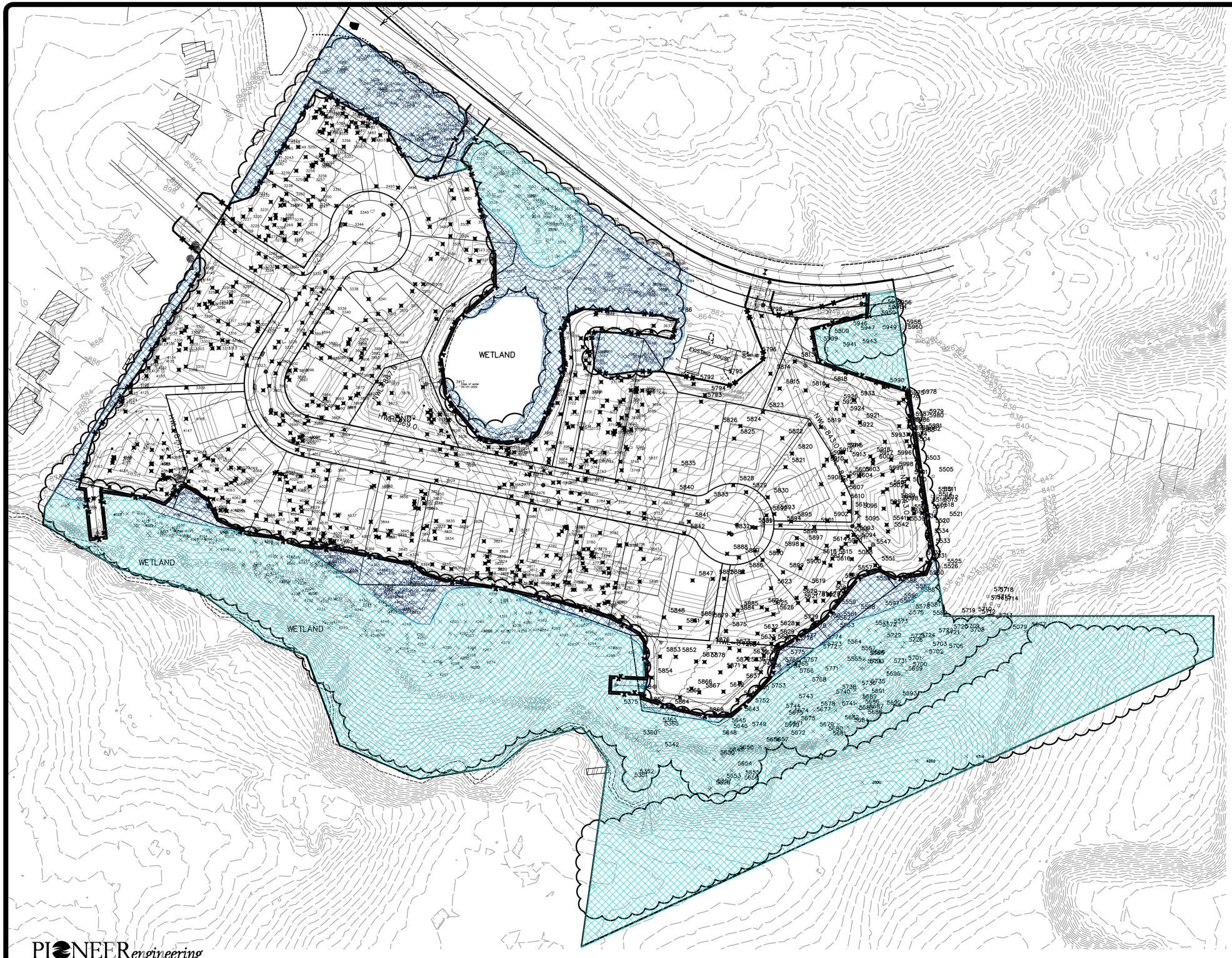

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E2 OF 2

01-PLAN-120158-SHEET-TREE.DWG

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: **Oak Creek – Final Plat**

Applicant: DR Horton

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

Case No.: 2022-39

Synopsis: Applicant seeks to obtain approval of a final plat for 57 lots

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

BACKGROUND

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

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



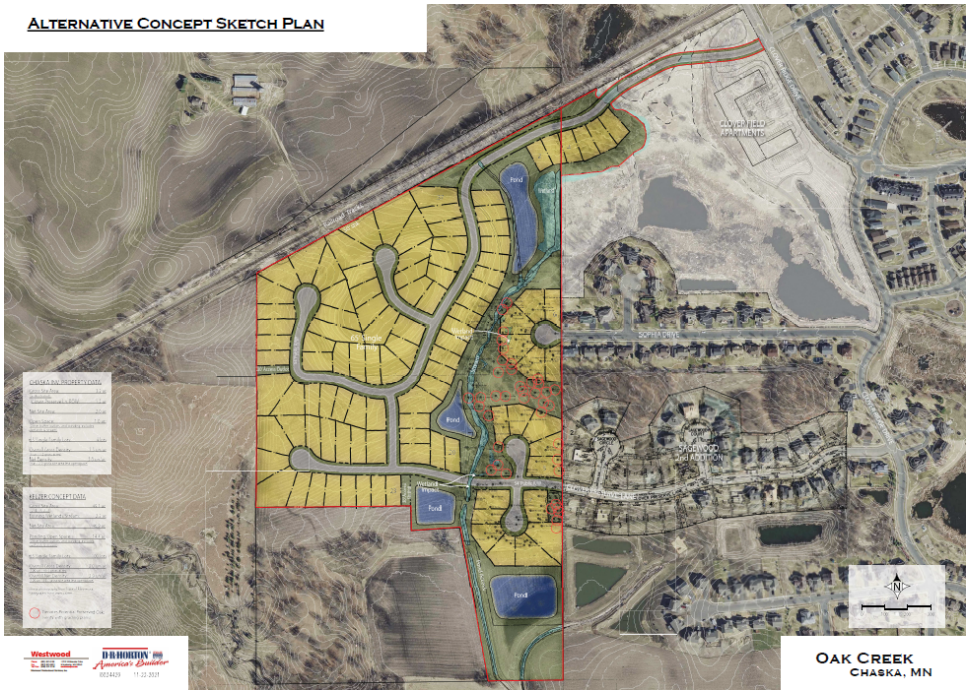
In May 2018 the concept plan for Sagewood was approved, which encompassed the 1st and 2nd additions. The 1st and 2nd additions were the extension and termination of Clover Field Circle, and the extension of Clover Preserve Lane up to the western border of Chaska abutting Laketown Township. The Final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

In May 2020, the original concept plan for Sagewood 3rd was approved that showed the westerly extension of Clover Preserve Lane and Sophia Drive into the orderly annexation area of Laketown Township. 83 lots on approximately 42 acres were shown in this concept plan. Concerns were raised regarding development access, traffic, tree preservation, and school capacity. The developer was specifically asked to explore more development access opportunities. A copy of the May 2020 Concept Plan is shown on the next page.



May 2020 Concept Plan

In December 2021, a revised concept plan of Oak Creek (fka Sagewood 3rd addition) was approved, which included a 107-lot development on 52 acres of land, plus the inclusion of a 162-unit apartment building (Clover Field Apartments) on Clover Ridge Drive. 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. A new road extension was also shown to connect into Clover Ridge Drive across from Romeo Court that would provide an additional means of ingress/egress out of the single-family development, which was reactionary to the comments received during the May 2020 review. The December 2021 Concept Plan showed both projects reviewed 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 Clover Field Apartments was proposed.



December 2021 Concept Plan

In April 2022, the preliminary plat and rezoning were approved for Oak Creek. The preliminary plan showed a proposal for 102 single-family lots on approximately 52 acres.

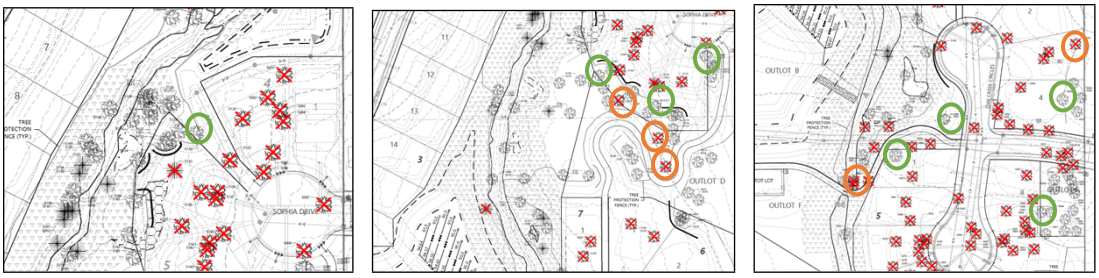


April 2022 Preliminary Plan

Because the Kelzer property was located in the orderly annexation area of Laketown Township, it was required that this property be annexed into Chaska prior to preliminary plans being approved. The property has since been annexed as of March 2022.

CHANGES SINCE APRIL 2022 PRELIMINARY PLAN
The following changes have occurred since the April 2022 preliminary approvals:

- Tree Preservation; a site visit with the developer and City Staff (including the City's certified arborists) occurred on May 24, 2022 to evaluate saving more trees. 8 additional trees above the April 2022 preliminary plan were identified to be preserved; 3 that were revised on the plans prior to the site visit and 5 more that were revised after the site visit. The final plan is showing preservation of those 8 additional trees (mostly oaks). These additional trees are mainly situated in the rear yards of the lots and the areas in the outlots (see below in green).



In addition, City staff did identify 5 trees within the preservation areas that were deemed harzardous to the development. It was recommended that these trees be removed as they will be a danger to the area in the near future (see above in orange). These trees were either dead or had large burrows in them that deemed a potential fall hazard. It is typical for the City to evaluate trees within a development (typically after development grading occurs) to look for potential hazards. The City had an earlier look this time and noted such hazards. The City will have an additional look once grading occurs so that the area is safe for everyone.

- Jonathan & Homeowners Assocation; the developer and Jonathan have concluded that the development will be a part of the Jonathan Association.
- Added Pedestrian Connections; the developer has added a sidewalk to the north side of Oak Creek Drive up to Clover Ridge Drive. In addition, they have added a sidewalk on the north cul de sac of Oak Creek Circles that will provide a continuous connection from the trail along the park space and the trail to connect to Sophia Drive. The City, Jonathan Association and developer have revisited the potential in adding a pedestrian connection across the creek to connect Sophia Drive with the west side of the development. At this time there is not a pedestrian connection shown, for the reasons that the Jonathan Association feels there are already adequate connections existing and proposed as they will be the ultimate owners of such within Oak Creek. The cost of the bridge both for installation and future maintenance also does not outweight the benefit of gaining that connection. The City would still encourage that the connection be preserved within the development, so that if in the future if a connection is warranted by the Jonathan Association then there is space to do so. The developer and Jonathan would have to come to an agreement on whether or not that is something they wish to pursue.

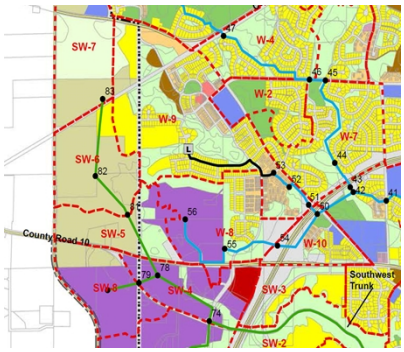
Neighborhood Meeting November 18, 2021:
DR Horton and Chaska Investments conducted a neighborhood meeting for their concept plan on November 18, 2021. In sum, there were concerns on traffic, access, and building height for the apartments.

Project Goals
The goals of the Oak Creek project include the following:

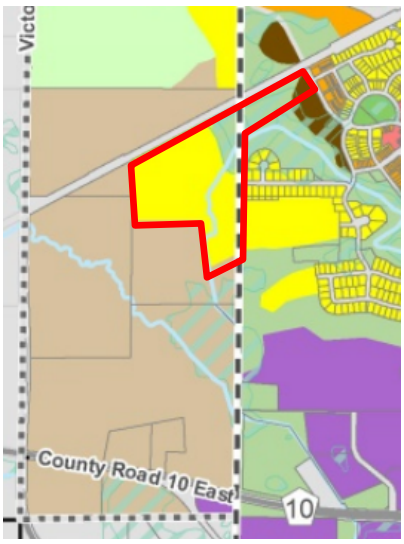
- Providing a seamless transition of road and pedestrian connections
- Housing design and lot sizes that will complement the existing 2-story homes on larger lots
- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage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

Comprehensive Plan & Clover Ridge Concept Plan
The Comprehensive Plan guides these areas to be Low Density Residential. The proposal tonight is consistent with this guidance. The Clover Ridge concept plan also guided this area to be standard lot residential, which the proposal is consistent with. The Clover Ridge neighborhood was approved in May 2000. In September of 2002 it was amended to show that the Kelzer site to the south would be developed for Employment (ie. Business Park), and the Kelzer site to the west would be developed for Low Density Residential as shown in the red outline of the attached Clover Ridge Concept Plan. This amendment was due as a result of an assessment agreement between the City and the Kelzer family. The delineation of this low-density residential area was dictated by the sewer capacity that could reach those limits. See sewer plan above for reference.

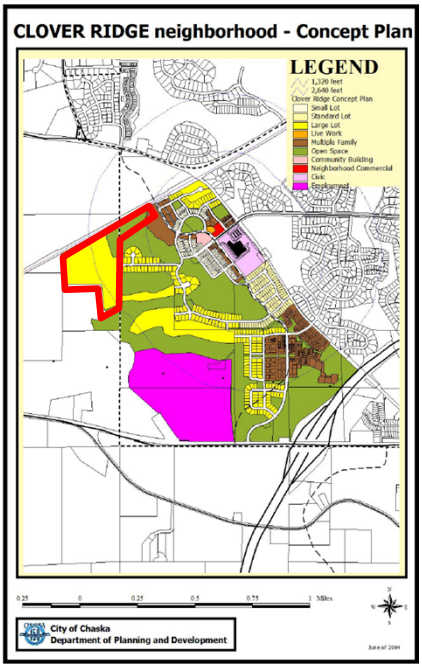
Use of the Comprehensive Plan
The primary use of the Comprehensive Plan is to be a general policy document for future growth and development within the City. Comprehensive Plan's are not binding, but rather guiding tools when development comes in. Chaska's Comprehensive Plan is intended to be flexible 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.



Sewer Plan



Excerpt from 2040 Land Use Plan



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.

As it relates to this project, the Comprehensive Plan shows that the subject area is guided to be Low Density Residential and Open Space. The developer has completed a wetland delineation report that reviewed the wetlands on site. The conclusion of this report showed that there were buildable areas where the Comprehensive Plan showed Open Space. This would be an example of technical data differentiating from the layout of the Comprehensive Plan.

CURRENT PROPOSAL

Final Plat is being requested for the Oak Creek project, which will be the first phase of two (at full build out there will be 102 lots). The first phase, 57-lots, of the Oak Creek proposal is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive and Sophia Drive. This area is now considered to be a part of Chaska and no longer in the orderly annexation area of Laketown Township as of March 2022.

The 57 lots will encompass the northeasterly lots along Oak Creek Drive up to Oak Creek Pass and the two cul de sacs off of Clover Preserve Lane (known as Oak Creek Circles). The Sophia Drive cul de sac and west side of the development will be completed in the second phase of the development and will come back for final plat later.

Adjacent properties

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

Existing Conditions

The nearly 50-acre site is located to the west of the Sagewood and Clover Preserve neighborhoods and south of the Twin Cities & Western Railroad line. The site is currently used for agricultural purposes. The site naturally drains to the creek located along the west side of the side and ultimately off-site to the south.

The southerly portion of the Kelzer Property contains an area of trees. A tree survey indicates approximately 216 trees of varying sizes and species that are evenly distributed throughout. The majority is Oak. The remaining species include a combination of Cedar, Basswood, Ash and Elm among a few others. The average size of these trees are averaging around 20-35 inches in caliper. There is also a 'Heritage Tree' noted on the southwest corner of the site outside of the development area. This tree has been noted as one of the oldest trees in the community, and plans to remain.

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

A Notice of Determination of wetlands on the Kelzer Property was received November 2019 and it was determined that there are 10 wetlands on the site. The wetlands range in size from 158 sq. ft. to 21,953 sq. ft. A small creek also transverses the site from north to south. A Notice of Determination of wetlands for the access area on the Chaska Investment Property was received November 2020. This site contains a large wetland complex with various upland areas. Impacts to the wetlands are due to the new access road, Oak Creek Drive.

Land Use

The proposed Oak Creek final plat consists of 57 single family lots with a typical lot size of 65 feet wide by 140 feet deep. Minimum setbacks are proposed to be consistent with those approved for Clover Preserve and Sagewood: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

The parcels of land that the Oak Creek project encompasses is currently zoned Planned Residential Development (PRD-85).

Layout

The overall neighborhood will be accessed from a new road, called Oak Creek Drive by the intersection of Clover Ridge Drive and Romeo Court. Clover Preserve Lane will be extended up to the creek and include 13 homesites. Sophia Drive will be constructed with a cul de sac and include 5 homesites. Trails will be constructed at the ends of both Clover Preserve and Sophia to provide pedestrian connectivity.

A private neighborhood park is planned for the site in a location that is west of the creek. Park amenities will include a play structure and seating. This will be owned by the Jonathan Association

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

- Site Access. As revised from the 2021 concept plan, access is being created from Clover Ridge Drive parallel with the rail line now known as Oak Creek Drive. Additionally, Sophia Drive will terminate in a cul de sac and provide access to 5 lots. Clover Preserve Lane will terminate into two cul de sacs and provide access to 13 lots.

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

- View sheds. The topography of the site is such that the north portion sits higher than the south. This creates open sight lines to the south and west. The design takes advantage of this feature by providing a majority of the homes with desirable views. Those homes that face the north or east will benefit from the pond or wooded views.

- Tree Preservation. There is a large grove of trees located in the south area of the site. The site layout is sensitive to this feature and therefore accommodates preservation of trees. A more detailed analysis of tree preservation is provided in the tree preservation portion of this report.

- Utilities. Water & sewer is stubbed to each access point on the east. The site's layout is influenced by the extension of these utilities. A sanitary sewer lift station will be needed to serve this site. The final location of the lift station is oriented on the west side of the proposed tot lot.

- Railroad. The Twin City and Western Railroad has a set of tracks along the north boundary of the site. Additional buffer and setback for lots that back the railroad tracks will be provided. Due to the grade differential adjacent to the tracks, varying approaches to screening will include berming and landscaping.

- Farm Access. Currently, the land owner accesses the site for farming via a driveway over the railroad tracks. Upon development of the northerly portion of the site, farm access will be rerouted through the public road system to access the southerly & westerly retained parcels; shown as Outlots E & L on the proposed plat.

Transportation/ROW/Construction Traffic

The plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways. Specifically, Clover Preserve Lane is extended to the west to provide access to two cul de sacs that access 13 lots. In addition, a new development access is proposed from Clover Ridge Drive, parallel with the railroad, that will connect into the internal road system of Oak Creek now known as Oak Creek Drive.

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

A traffic study has been completed for this development. The traffic study found that Schoolmaster Drive currently operates near the maximum trips per day for a Local Street as classified in the City's Comprehensive Plan and by the Metropolitan Council. In response to access and traffic, Oak Creek is being proposed with one access, Oak Creek Drive. The new access road connects to Clover Ridge Drive, which is classified as a collector road. The goal in creating the northerly connection is to encourage traffic to use the collector road system within the surrounding neighborhood and reduce the impact on the local streets.

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. The developer will have to continue working with the existing neighbors on Sophia Drive and Clover Preserve Lane about how construction traffic will use these roadways for the homes proposed on these roadways.

Utilities
Sewer and water utilities are available. Water and sewer are stubbed to each access point on the east. The site's layout is influenced by the extension of these utilities. A sanitary sewer lift station will be needed to serve this site. The final location of the lift station is planned to be on the west edge of the tot lot.

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

Phasing
The site is planned to be graded in its entirety beginning Spring 2022. The 1st phase will be the northeasterly portion of the site to construct Oak Creek Drive as well as the southeasterly portion to extend utilities from Clover Preserve Lane (Sagewood 2nd Addition). The 1st phase will consist of approximately 57 lots with the remaining 45 lots being constructed in the 2nd phase. Street and utility construction of the 1st phase will be Summer with home construction beginning Fall 2022. Dependent on market conditions, the 2nd phase of development is planned to occur in 2023.

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

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

SETBACKS	
Direction	**Setback**
Wetlands	30 feet
Railway	50 feet

Architecture
DR Horton will be the sole builder in this development. The proposed homes will be 2-story single family designs, which are like those in the current Sagewood neighborhood. DR Horton anticipates offering approximately 7 floor plans ranging in size from 1,900 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety throughout. Pricing will also be similar to homes in Sagewood, starting in the lower to mid $500,000s. A sample of the home designs accompany this application.

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

The following lots were subject to 360 degree architecture per the final plat drawing of Oak Creek:

- Lots 1 & 6, Block 1
- Lots 7 & 20, Block 2
- Lot 1, Block 3
- Lot 1, Block 4
- Lots 1 & 8, Block 5
- Lot 4, Block 6



Trails & Sidewalks

There are no public trails proposed as a part of this development nor are there trails called out for this area in the Comprehensive Plan. Because of this the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement. There will be a couple private trail sections included within the development; one that will connect the lots on Clover Preserve Lane to the lots to the west; and one trail that will connect the lots on Clover Preserve Lane to the Sophia Drive. The trail connection between Sophia Drive and Clover Preserve Lane is the developer's intent to meet the City's comment regarding providing a faster pedestrian connection for the westerly Oak Creek lots to access Clover Ridge Elementary. This option was explored as being the least impactful in terms of a crossing and preserving trees. Staff would still argue that the most direct and functional connection would be a bridge crossing between the Sophia Drive cul de sac and the westerly Oak Creek lots across the creek. As noted above, there is not a pedestrian connection shown for the reasons that the Jonathan Association feels there are already adequate connections existing and proposed. The City would still encourage that the connection be preserved within the development, so that if in the future if a connection is warranted by the Jonathan Association then there is space to do so. The developer and Jonathan would have to come to an agreement on whether or not that is something they wish to pursue.

The plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy. A sidewalk connection is proposed for the full length of the south side of Oak Creek Drive out to Clover Ridge Drive. The sidewalk will ultimately turn into the regional trail once it hits the apartment site. The north side of this street is also showing a sidewalk. If the bridge crossing between Sophia Drive and the westerly Oak Creek lots can be achieved as noted above, then the sidewalk on the north side of Oak Creek Drive could be eliminated.

Screening, Landscaping & Tree Preservation

Because this development abuts the Twin Cities and Western railway on its northern edge it will be important that the homes that back up to this use have adequate screening. Typically a mix of deciduous and coniferous trees with a level of berming is the best practice adjacent to railways. The applicant has shown in their plans that a mix of berming in some sections and mainly coniferous trees will be installed along this edge. In addition they are incorporating a 6 foot privacy fence along the residential edge.

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

Tree Preservation is an important piece of this development, specifically in the southeast area where significant trees are present. The applicant has conducted a tree survey. As noted previously, there are 216 trees surveyed which are mainly oak trees ranging from 20-35 inches in caliper. 106 of the trees surveyed will be preserved, which totals 2,468 caliper inches; 110 removed, which totals 2,142 caliper inches. Between the Concept Plan in 2021 and the Preliminary Plan in April 2022 the developer saved 12 more trees on their preservation plan. From preliminary plan to now the developer has included 8 more trees to be saved on their preservation plan.

In addition, City staff did identify 5 trees within the preservation areas that were deemed hazardous to the development. It was recommended that these trees be removed as they will be a danger to the area in the near future (see above in orange). These trees were either dead or had large burrows in them that deemed a potential fall hazard. It is typical for the City to evaluate trees within a development (typically after development grading occurs) to look for potential hazards. The City had an earlier look this time and noted such hazards. The City will have an additional look once grading occurs so that the area is safe for everyone.

As with Sagewood 1st and 2nd additions, the tree preservation areas are proposed to be in an outlot containing a Conservation Easement and owned by the homeowners' association. There are other trees that sprinkle the yards of some of the lots that will also be preserved and incorporated into an easement area.

It should be noted that there is a cottonwood tree on the southwest tip of the subject site that has been deemed as one of the City's oldest cottonwood trees; it is pictured in the image on this page and is located just south outside the project limits. The developer has stated that this tree is not incorporated into the development and will remain preserved.

Private Amenity Area
A private neighborhood amenity area is planned for the site in a central location on the west side of the creek. Private amenities will include a play structure and seating.

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

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

owners/maintainers of the tree preservation areas, trails, park area, boulevard trees and signage.

Annexation
The subject site was formerly located in the orderly annexation area of Laketown Township. This orderly annexation area was put in place in the 1980's to have zoning control over the areas that will be added to the City of Chaska in the future. The developer and City have completed the annexation process as of March 2022 and the area is now a part of the City of Chaska.

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.

Final Plat
The site will be platted into 57 lots for the development site. The following are the proposed outlots and their dispositions:

- Outlot A: open space to be owned by the HOA
- Outlot B: wetland, ponding, and open space to be deeded to the City of Chaska
- Outlot C: future development to be owned by the developer
- Outlot D: tree preservation area to be owned by the HOA
- Outlot E: farm access to be retained by the property owner (Kelzer's)
- Outlot F: tot lot and trail to be owned by the HOA
- Outlot G: tree preservation area to be owned by the HOA
- Outlot H: wetland, ponding, and open space to be deeded to the City of Chaska
- Outlot I: farmland to be retained by the property owner (Kelzer's)
- Outlot J: farmland to be retained by the property owner (Kelzer's)
- Outlot K: future development to be owned by the developer
- Outlot L: farm access and farmland to be retained by the property owner (Kelzer's)
- Outlot M: farmland to be retained by the property owner (Kelzer's)
- Outlot N: farmland to be retained by the property owner (Kelzer's)

Deadline for Agency Action
The City of Chaska received the complete application for this request on May 25, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Sunday, July 24, 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 Thursday, September 22, 2022. The City may with the petitioner's consent extend the review period beyond the Thursday, September 22, 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 06/08/2022:

Motion to recommend to City Council approval of the Final Plat for 57 lots for Oak Creek, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-2), prepared by DR Horton, dated May 25, 2022
    b. Final Plat (pgs 1-4), prepared by Westwood
    c. Cover, prepared by Westwood, dated May 24, 2022
    d. Overall – North, prepared by Westwood, dated May 24, 2022
    e. Overall – South, prepared by Westwood, dated May 24, 2022
    f. Sanitary Sewer and Watermain Construction Plan (pgs 4-9), prepared by Westwood, dated May 24, 2022
    g. Storm Sewer and Street Construction (pgs 10-14), prepared by Westwood, dated May 24, 2022
    h. Backyard Storm Sewer (pgs 15-16), prepared by Westwood, dated May 24, 2022
    i. Intersection Details, prepared by Westwood, dated May 24, 2022
    j. Typical Street Sections, prepared by Westwood, dated May 24, 2022
    k. Details (pgs 19-27), prepared by Westwood, dated May 24, 2022
    l. Lift Station Details, prepared by Westwood, dated May 24, 2022
    m. Cover, prepared by Westwood, dated May 24, 2022
    n. Overall Grading Plan, prepared by Westwood, dated May 24, 2022
    o. Grading Drainage & Erosion Control (pgs 3-6), prepared by Westwood, dated May 24, 2022
    p. Topsoil Management Plan, prepared by Westwood, dated May 24, 2022
    q. Typical Street Sections Pond Overflow Details, prepared by Westwood, dated May 24, 2022
    r. Typical Lot Sections, prepared by Westwood, dated May 24, 2022
    s. Street Profiles (pgs 10-12), prepared by Westwood, dated May 24, 2022
    t. Details (pgs 13-14), prepared by Westwood, dated May 24, 2022
    u. Overall Tree Preservation Plan, prepared by Westwood, dated May 24, 2022
    v. Tree Preservation Plan (pgs 16-18), prepared by Westwood, dated May 24, 2022
    w. Tree Preservation Plan & Data, prepared by Westwood, dated May 24, 2022
    x. Cover, prepared by Westwood, dated May 2, 2022
    y. Overall Landscape Plan, prepared by Westwood, dated May 2, 2022
    z. Landscape Plan (pgs 3-5), prepared by Westwood, dated May 2, 2022
    aa. Landscape Plan – Notes – Details, prepared by Westwood, dated May 2, 2022
    bb. Landscape Details, prepared by Westwood, dated May 2, 2022
2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Provision that boulevard trees are placed between the sidewalk and street.
4. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
5. Provision of sidewalks on both sides of all local streets.
6. Adherence to the following building setbacks for Oak Creek:
    a. Front (house): 26 feet
    b. Front (unenclosed porch): 20 feet
    c. Rear: 20 feet
    d. Side: 5 feet
    e. Side (corner): 26 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. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290) for Oak Creek.
9. Provision to be setback 30 feet from edge of wetlands.
10. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.

11. Provision of a conservation easement in favor of the HOA be completed for all preserved trees.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision that section 15.28 Special Regulations are complied with.
14. The following lots were subject to 360 degree architecture per the final plat drawing:
    a. Lots 1 & 6, Block 1
    b. Lots 7 & 20, Block 2
    c. Lot 1, Block 3
    d. Lot 1, Block 4
    e. Lots 1 & 8, Block 5
    f. Lot 4, Block 6

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-73 approving the Final Plat for Oak Creek (PC #2022-39).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-73

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for Oak Creek/DR Horton /PC #2022-39

WHEREAS, Final Plat is being requested for the Oak Creek project, which will be the first phase of two (at full build out there will be 102 lots); and

WHEREAS, the first phase, 57-lots, of the Oak Creek proposal is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive and Sophia Drive; and

WHEREAS, the proposed Oak Creek consists of 57 single family lots with a typical lot size of 65 feet wide by 140 feet deep; and

WHEREAS, the current plan appears to show road right-of-way widths (54 feet) that are consistent with the designs in the existing Clover Ridge and Sagewood developments, which is smaller than the City's typical 60 foot wide ROWs; and

WHEREAS, a traffic study has been completed for this development; and

WHEREAS, in response to access and traffic, Oak Creek is being proposed with one access, Oak Creek Drive; 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, there are no trails proposed as a part of this development nor are there trails called out for this area in the Comprehensive Plan, and because of this the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement; and

WHEREAS, there will be a couple private trail sections included within the development; one that will connect the lots on Clover Preserve Lane to the lots to the west; and one trail that will connect the lots on Clover Preserve Lane to the Sophia Drive; and

WHEREAS, the trail connection between Sophia Drive and Clover Preserve Lane is the developer's intent to meet the City's comment regarding providing a faster pedestrian connection for the westerly Oak Creek lots to access Clover Ridge Elementary; and

WHEREAS, this option was explored as being the least impactful in terms of a crossing and preserving trees; and

WHEREAS, staff would still argue that the most direct and functional connection would be a bridge crossing between the Sophia Drive cul de sac and the westerly Oak Creek lots across the creek; and

WHEREAS, there is not a pedestrian connection shown here for the reasons that the Jonathan Association feels there are already adequate connections existing and proposed; and

WHEREAS, the City would still encourage that the connection be preserved within the development, so that if in the future if a connection is warranted by the Jonathan Association then there is space to do so, however, the developer and Jonathan would have to come to an agreement on whether or not that is something they wish to pursue; and

WHEREAS, a sidewalk connection is proposed for the full length of the south and north sides of Oak Creek Drive out to Clover Ridge Drive; and

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

WHEREAS, the applicant has shown in their plans that a mix of berming in some sections and mainly coniferous trees will be installed along this edge; and

WHEREAS, in addition they are incorporating a 6 foot privacy fence along the residential edge; and

WHEREAS, there are 216 trees surveyed which are mainly oak trees ranging from 20-35 inches in caliper; and

WHEREAS, 106 of the trees surveyed will be preserved, which totals 2,468 caliper inches; 110 removed, which totals 2,142 caliper inches; and

WHEREAS, although this plan is proposing their own amenities, it will still be required of the developer to pay park dedication fees since the area proposed will be private; and

WHEREAS, the developer and City have completed the annexation process as of March 2022 and the area is now a part of the City of Chaska; and

WHEREAS, the site will be platted into 57 lots for the development site, and the following are the proposed outlots and their dispositions:

- Outlot A: open space to be owned by the HOA
- Outlot B: wetland, ponding, and open space to be deeded to the City of Chaska
- Outlot C: future development to be owned by the developer
- Outlot D: tree preservation area to be owned by the HOA
- Outlot E: farm access to be retained by the property owner (Kelzer's)
- Outlot F: tot lot and trail to be owned by the HOA
- Outlot G: tree preservation area to be owned by the HOA
- Outlot H: wetland, ponding, and open space to be deeded to the City of Chaska
- Outlot I: farmland to be retained by the property owner (Kelzer's)
- Outlot J: farmland to be retained by the property owner (Kelzer's)
- Outlot K: future development to be owned by the developer
- Outlot L: farm access and farmland to be retained by the property owner (Kelzer's)
- Outlot M: farmland to be retained by the property owner (Kelzer's)
- Outlot N: farmland to be retained by the property owner (Kelzer's)

WHEREAS, on June 8, 2022 the Planning Commission recommended approval to the City Council of the Final Plat for Oak Creek (PC#2022-39); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for Oak Creek (PC#2022-39), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-2), prepared by DR Horton, dated May 25, 2022
    b. Final Plat (pgs 1-4), prepared by Westwood
    c. Cover, prepared by Westwood, dated May 24, 2022
    d. Overall – North, prepared by Westwood, dated May 24, 2022
    e. Overall – South, prepared by Westwood, dated May 24, 2022
    f. Sanitary Sewer and Watermain Construction Plan (pgs 4-9), prepared by Westwood, dated May 24, 2022
    g. Storm Sewer and Street Construction (pgs 10-14), prepared by Westwood, dated May 24, 2022
    h. Backyard Storm Sewer (pgs 15-16), prepared by Westwood, dated May 24, 2022
    i. Intersection Details, prepared by Westwood, dated May 24, 2022
    j. Typical Street Sections, prepared by Westwood, dated May 24, 2022
    k. Details (pgs 19-27), prepared by Westwood, dated May 24, 2022
    l. Lift Station Details, prepared by Westwood, dated May 24, 2022
    m. Cover, prepared by Westwood, dated May 24, 2022
    n. Overall Grading Plan, prepared by Westwood, dated May 24, 2022
    o. Grading Drainage & Erosion Control (pgs 3-6), prepared by Westwood, dated May 24, 2022
    p. Topsoil Management Plan, prepared by Westwood, dated May 24, 2022
    q. Typical Street Sections Pond Overflow Details, prepared by Westwood, dated May 24, 2022
    r. Typical Lot Sections, prepared by Westwood, dated May 24, 2022
    s. Street Profiles (pgs 10-12), prepared by Westwood, dated May 24, 2022
    t. Details (pgs 13-14), prepared by Westwood, dated May 24, 2022
    u. Overall Tree Preservation Plan, prepared by Westwood, dated May 24, 2022
    v. Tree Preservation Plan (pgs 16-18), prepared by Westwood, dated May 24, 2022
    w. Tree Preservation Plan & Data, prepared by Westwood, dated May 24, 2022
    x. Cover, prepared by Westwood, dated May 2, 2022
    y. Overall Landscape Plan, prepared by Westwood, dated May 2, 2022
    z. Landscape Plan (pgs 3-5), prepared by Westwood, dated May 2, 2022
    aa. Landscape Plan – Notes – Details, prepared by Westwood, dated May 2, 2022
    bb. Landscape Details, prepared by Westwood, dated May 2, 2022
2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Provision that boulevard trees are placed between the sidewalk and street.
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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. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290) for Oak Creek.
9. Provision to be setback 30 feet from edge of wetlands.
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11. Provision of a conservation easement in favor of the HOA be completed for all preserved trees.
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14. The following lots were subject to 360 degree architecture per the final plat drawing:
    a. Lots 1 & 6, Block 1
    b. Lots 7 & 20, Block 2
    c. Lot 1, Block 3

d. Lot 1, Block 4
e. Lots 1 & 8, Block 5
f. Lot 4, Block 6

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

OAK CREEK

Final Plat
5/25/2022
Chaska, MN

The Final Plat for Oak Creek is consistent with the approved Preliminary Plat.

CONSTRUCTION

Construction access will be mainly from the new road – the intersection of Oak Creek Drive & Clover Ridge Drive. However, access from both Sophia & Clover Preserve will be necessary to complete development of the lots and construction of homes on those streets.

The site will be graded in its entirety in 2022. The 1st phase will consist of 57 lots and include Oak Creek Drive up to Oak Creek Pass and the extension of Clover Preserve Lane. The Sophia Drive cul de sac will be completed with the 2nd phase.

PRELIMINARY PLAT DISCUSSION

The below were items of discussion or concern at the time of Preliminary Plat approval.

1. Homeowners' Association. Oak Creek will be part of The Jonathan Association. Association documents will be finalized prior to home sales. Jonathan will own and maintain the neighborhood entry monument as well as the playground. Additionally, Jonathan will own Outlots D and G which will contain trails and be subject to a conservation easement similar to what was provided in Sagewood.

2. Tree Preservation. Following the site review with staff on Tues May 24th, an additional 5 significant tress will be saved.

3. Conservation Easement. Like Sagewood, a conservation easement will be placed on Outlots D and G in favor of the City of Chaska for tree preservation. Additionally, we will provide conservation easements over those portions of Lots 1, 2 and 4, Block 6, OAK CREEK with preserved trees. The same will occur in the 2nd phase when the Sophia Drive lots are developed.

4. Sophia Pedestrian Connection/Creek Crossing. Horton has explored providing a bridge over the creek to provide more direct access for the easterly homes. It is our opinion that the cost to provide a bridge outweighs the benefit. The accompanying map shows the distance to walk to school from the furthest street in Oak Creek. A pedestrian bridge to Sophia creates a shorter distance of just 0.1 mile (or 528 feet) over using the northerly or southerly sidewalk/trail systems.

   The estimated cost to construct the bridge is over $200,000, which is also a replacement cost that gets passed on to the homeowners in the future.

5. Farm Access & Railroad Crossing. Farm access is being provided via Outlots E and L that will be owned by the Kelzer Family. The Kelzers are working directly with the railroad to secure access across the tracks. This is not part of nor will it be constructed as part of Oak Creek.

6. Railroad Review. Twin Cities and Western Railroad has reviewed and provided concurrence of our plans and future disclosure language.

OAK CREEK

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

KNOW ALL PERSONS BY THESE PRESENTS: *That Kelzer Family Limited Partnership, a Minnesota limited partnership, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:*

That part of the following described property lying northerly of the northerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway:

All that part of the North Half of the Northeast Quarter (N 1/2 of NE 1/4) of Section 36, Township 116, Range 24, lying Southerly of the Northerly boundary line of the old right of way of the Hastings and Dakota Railway Co. as located prior to the year 1912, and described by metes and bounds, as follows: Beginning at the Northeast corner of said Section 36, running thence South 89 degrees 40 minutes 11 seconds West, assumed bearing along the north line of said North Half of the Northeast Quarter, a distance of 330.00 feet to a point on the Northerly boundary line of said right of way; thence South 51 degrees 40 minutes 11 seconds West along said boundary line 1138.00 feet; thence South 61 degrees 22 minutes 40 seconds West continuing along said boundary line 1354.21 feet to a point on the south line of said North Half of the Northeast Quarter, said point being 236.00 feet East from the southwest corner of said North Half of the Northeast Quarter; thence East along the South line of said North Half of the Northeast Quarter to the southeast corner of said North Half of the Northeast Quarter; thence North along the east line of said North Half of the Northeast Quarter to the place of beginning.

AND

That part of the Southeast Quarter of the Northeast Quarter in Section 36, Township 116, Range 24, Carver County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 10 minutes 49 seconds West, assumed bearing along the south line of said Southeast Quarter of the Northeast Quarter, a distance of 325.00 feet to the point of beginning; thence North 10 degrees 07 minutes 35 seconds West, a distance of 631.36 feet; thence North 58 degrees 21 minutes 39 seconds West, a distance of 264.20 feet; thence South 89 degrees 25 minutes 26 seconds West, a distance of 670.04 feet to the west line of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 04 minutes 45 seconds West, along said west line a distance of 767.79 feet to said south line of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 10 minutes 49 seconds East, along said south line, a distance of 1007.11 feet to the point of beginning.

AND

That part of the North Half of the Northeast Quarter in Section 36, Township 116, Range 24, Carver County, Minnesota, described as follows:

Commencing at the southeast corner of said North Half of the Northeast Quarter; thence South 89 degrees 25 minutes 26 seconds West, assumed bearing along the south line of said North Half of the Northeast Quarter, a distance of 1325.91 feet to the east line of the Northeast Quarter of the Northeast Quarter of said Section 36 and the point of beginning; thence North 00 degrees 04 minutes 45 seconds East, along said east line, a distance of 452.34 feet to the southerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway; thence South 61 degrees 31 minutes 42 seconds West, along said southerly right of way line,a distance of 966.76 feet to said south line of the North Half of the Northeast Quarter; thence North 89 degrees 25 minutes 26 seconds East, along said south line, a distance of 849.25 feet to the point of beginning.

KNOW ALL PERSONS BY THESE PRESENTS: *That D.R. Horton, Inc. - Minnesota, a Delaware corpoation owner of the following described property situated in the County of Carver, State of Minnesota, to wit:*

That part of the North Half of the Northeast Quarter and that part of the Southeast Quarter of the Northeast Quarter, all in Section 36, Township 116, Range 24, Carver County, Minnesota, lying southerly of the southerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway, EXCEPTING THEREFROM the following two parcels:

1.) Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 10 minutes 49 seconds West, assumed bearing along the south line of said Southeast Quarter of the Northeast Quarter, a distance of 325.00 feet to the point of beginning; thence North 10 degrees 07 minutes 35 seconds West, a distance of 631.36 feet; thence North 58 degrees 21 minutes 39 seconds West, a distance of 264.20 feet; thence South 89 degrees 25 minutes 26 seconds West, a distance of 670.04 feet to the west line of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 04 minutes 45 seconds West, along said west line a distance of 767.79 feet to said south line of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 10 minutes 49 seconds East, along said south line, a distance of 1007.11 feet to the point of beginning.

2.) Commencing at the southeast corner of said North Half of the Northeast Quarter; thence South 89 degrees 25 minutes 26 seconds West, assumed bearing along the south line of said North Half of the Northeast Quarter, a distance of 1325.91 feet to the east line of the Northeast Quarter of the Northeast Quarter of said Section 36 and the point of beginning; thence North 00 degrees 04 minutes 45 seconds East, along said east line, a distance of 452.34 feet to the southerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway; thence South 61 degrees 31 minutes 42 seconds West, along said southerly right of way line,a distance of 966.76 feet to said south line of the North Half of the Northeast Quarter; thence North 89 degrees 25 minutes 26 seconds East, along said south line, a distance of 849.25 feet to the point of beginning.

AND

That part of Outlot A, CLOVER PRESERVE SECOND ADDITION, according to the recorded plat thereof, Carver County, Minnesota, described as follows:

Beginning at the northwest corner of said Outlot A; thence South 00 degrees 11 minutes 03 seconds East, assumed bearing along the west line of said Outlot A, a distance of 293.25 feet; thence North 83 degrees 57 minutes 39 seconds East, a distance of 182.59 feet; thence North 61 degrees 27 minutes 44 seconds East, a distance of 43.87 feet; thence North 89 degrees 38 minutes 44 seconds East, a distance of 31.92 feet; thence North 47 degrees 09 minutes 28 seconds East, a distance of 85.83 feet; thence North 53 degrees 36 minutes 55 seconds East, a distance of 56.48 feet; thence North 10 degrees 21 minutes 12 seconds East, a distance of 53.76 feet; thence North 22 degrees 51 minutes 51 seconds West, a distance of 46.41 feet; thence North 47 degrees 13 minutes 40 seconds West, a distance of 22.71 feet; thence North 56 degrees 59 minutes 09 seconds West, a distance of 76.82 feet; thence North 86 degrees 28 minutes 06 seconds West, a distance of 37.82 feet; thence North 42 degrees 51 minutes 33 seconds West, a distance of 27.40 feet; thence North 47 degrees 08 minutes 27 seconds East, a distance of 64.51 feet; thence northeasterly along a tangential curve concave to the southeast having a central angle of 14 degrees 23 minutes 15 seconds, a radius of 323.00 feet for an arc distance of 81.11 feet; thence North 61 degrees 31 minutes 42 seconds East, tangent to said curve a distance of 87.04 feet; thence northeasterly along a tangential curve concave to the southeast having a central angle of 25 degrees 31 minutes 09 seconds, a radius of 323.00 feet for an arc distance of 143.86 feet; thence North 87 degrees 02 minutes 51 seconds East, tangent to said curve, a distance of 127.62 feet; thence northeasterly along a tangential curve concave to the northwest, having a central angle of 25 degrees 31 minutes 09 seconds, a radius of 477.00 feet for an arc distance of 212.45 feet; thence North 61 degrees 31 minutes 42 seconds East, tangent to said curve a distance of 13.17 feet to the northeasterly line of said Outlot A; thence North 28 degrees 15 minutes 44 seconds West, along said northeasterly line distance of 54.00 feet; thence South 61 degrees 31 minutes 42 seconds West, a distance of 13.37 feet; thence westerly along a tangential curve concave to the north, having a central angle of 25 degrees 31 minutes 09 seconds, a radius of 423.00 feet for an arc distance of 188.40 feet; thence South 87 degrees 02 minutes 51 seconds West, tangent to said curve, a distance of 127.62 feet; thence southwesterly along a tangential curve concave to the southeast, having a central angle of 25 degrees 31 minutes 09 seconds, a radius of 377.00 feet for an arc distance of 167.91 feet; thence South 61 degrees 31 minutes 42 seconds West, tangent to said curve, a distance of 87.04 feet; thence southwesterly along a tangential curve, concave to the southeast having a central angle of 14 degrees 23 minutes 15 seconds, a radius of 377.00 feet for an arc distance of 94.67 feet; thence South 47 degrees 08 minutes 27 seconds West, tangent to said curve, a distance of 82.73 feet; thence North 42 degrees 51 minutes 33 seconds West, a distance of 18.54 feet; thence North 04 degrees 16 minutes 32 seconds East, a distance of 29.04 feet to the southerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway; thence South 61 degrees 31 minutes 42 seconds West, along said southerly right of way line, a distance of 176.32 feet to the point of beginning.

Have caused the same to be surveyed and platted as ***OAK CREEK*** *and do hereby donate and dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.*

In witness whereof said Kelzer Family Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officers this _____ day of _____, 20_____.

KELZER FAMILY LIMITED PARTNERSHIP

By _____

Its _____

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ its _____ of Kelzer Family Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

_____ (Signature)

_____ (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said D.R. Horton, Inc. - Minnesota, a Delaware corporation, has caused these presents to be signed by its proper officers this _____ day of _____ 20_____.

D.R. HORTON, INC. - MINNESOTA

By _____

Its _____

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ its _____ of D.R. Horton, Inc. - Minnesota, a Delaware corporation, on behalf of the corporation.

_____ (Signature)

_____ (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Mathew J. Welinksi, 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_____.

_____
Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by Mathew J. Welinski.

_____ (Signature)

_____ (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA
This plat of ***OAK CREEK*** *was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.*

City Council, City of Chaska, Minnesota

By: _____ *By: _____*

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

COUNTY AUDITOR, Carver County, Minnesota
I hereby certify that taxes payable in 20_____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20___.

_____
Crystal Campos, County Auditor

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of _____ was filed this _____ day of _____, 20_____, at _____ o'clock _____.M., as Document No. _____.

_____
Kaaren Lewis, County Recorder

Westwood
Professional Services, Inc.

OAK CREEK

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

NW Cor of the NE 1/4 of Sec. 36, Twp. 116, Rge. 24 Fd. Carver County Cast Iron Monument

N. line of the N 1/2 of the NE 1/4 of Sec. 36

S89°40'11"W 330.00

NE Cor of the NE 1/4 of Sec. 36, Twp. 116, Rge. 24 Fd. Carver County Cast Iron Monument

N00°11'03"W 62.86

NW Cor of Outlot A CLOVER PRESERVE SECOND ADDITION Fd. 1/4 Inch Open 176.32

northerly R/W line of the Old Hastings & Dakota Railway Co.

NORTH HALF OF THE NORTHEAST QUARTER

552'(W Deed)

S57°40'11"W 1138.00

OUTLOT N

northerly R/W line of the Chicago, Milwaukee, St. Paul & Pacific Railroad

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILWAY

N61°31'42"E 1602.73

N61°31'42"E 2646.41

1165.44

southerly R/W line of the Chicago, Milwaukee, St. Paul & Pacific Railroad

OUTLOT A

OUTLOT B

S00°11'03"E 293.25

northeasterly line of Outlot A, CLOVER PRESERVE SECOND ADDITION

CLOVER PRESERVE SECOND ADDITION

CLOVER PRESERVE DRIVE

ROMEO COURT

S61°31'42"W 13.37

N28°15'44"W 54.00

N87°02'51"E 127.62

Δ=25°31'09" R=423.00 L=188.40

Δ=25°31'09" R=377.00 L=167.91

L=212.45 R=477.00 Δ=25°31'09"

L=143.86 R=323.00 Δ=25°31'09"

13.17 S61°31'42"W

N61°31'42"E 87.04

L=81.11 R=323.00 Δ=14°23'15"

N47°08'27"E 64.51

N86°28'06"W 37.82

N56°59'09"W 76.82

N47°13'40"W 22.71

N22°51'51"W 46.41

N10°21'12"E 53.76

N53°36'55"E 56.48

N61°27'44"E 43.87

N89°38'44"E 31.92

N47°09'28"E 87.83

182.59 N83°57'39"E

N42°51'33"W 18.34

N42°13'39"W 31.40

S47°08'27"W 82.14

N04°16'02"E 29.04

L=14°23'15" R=377.00 L=94.68

S61°31'42"W 87.04

INSET A

(SEE SHEET 3 OF 4 SHEETS)

DETAIL B

S28°28'18"E 15.00

DETAIL A

S28°28'18"E 14.26

337.89

100

115

966.76

(S61°05'W 1357.0 Deed) S61°22'40"W 1354.21

W. line of the N 1/2 of the NE 1/4 of Sec. 36

CSAH NO. 10 (CHASKA BLVD)

northerly R/W line of the Old Hastings & Dakota Railway Co.

OUTLOT M

OUTLOT L

OUTLOT K

OUTLOT C

OUTLOT D

OUTLOT B

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

southerly R/W line of the Chicago, Milwaukee, St. Paul & Pacific Railroad

northerly R/W line of the Chicago, Milwaukee, St. Paul & Pacific Railroad

N61°31'42"E 610.07

SW Cor of the N 1/2 of the NE 1/4 of Sec. 36

N89°25'26"E 236.00

N89°25'26"E 26.92

S89°25'26"W 849.25

SECTION 36, TOWNSHIP 116, RANGE 24

TOWNSHIP

N00°04'45"E 422.33

Drainage & Utility Easement

N89°25'26"E 140.01

S00°04'45"W 30.00

S00°04'45"W 30.00

140.01 N89°25'26"E

S. line of the N 1/2 of the NE 1/4 of Sec. 36

N. line of the SE 1/4 of the NE 1/4 of Sec. 36

S00°04'45"W 29.15

S61°19'14"E 82.45

S00°04'45"W 218.46

N02°58'26"E 54.00

18.79 N12°12'14"W

Δ=7°40'58" R=207.00 L=27.76

Δ=12°16'58" R=223.00 L=47.81

S00°04'45"W 191.54

570.04

Δ=89°20'41" R=23.00 L=35.87

N00°34'34"W 54.00

N00°34'34"W 135.09

Δ=2°44'39" R=77.00 L=3.69

S89°25'26"W 670.04

30

N00°04'45"E 1337.82

767.79

Drainage & Utility Easement

S57°24'47"E 59.24

S89°21'39"W 264.30

W. line of the SE 1/4 of the NE 1/4 of Sec. 36

Drainage & Utility Easement

N11°24'24"W 346.15

N00°07'55"W 631.36

E. line of the SE 1/4 of the NE 1/4 of Sec. 36

317.79 N89°10'49"E

OUTLOT I

Drainage & Utility Easement over all of Outlot I

SE Cor of the NE 1/4 of Sec. 36, Twp. 116, Rge. 24 Fd. Carver County Cast Iron Monument

250.02

325.00

S. line of the SE 1/4 of the NE 1/4 of Sec. 36

1007.11

N89°10'49"E 1332.11

INSET B

(SEE SHEET 4 OF 4 SHEETS)

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER

RANGE 24

SOPHIA DRIVE

CLOVER PRESERVE PARKWAY

54

62

100

N00°11'03"W 2194.54

1438.79

E. line of the N 1/2 of the NE 1/4 of Sec. 36

W. line of Outlot A, CLOVER PRESERVE SECOND ADDITION

505.73

N75°45'59"W 114.99

N89°48'57"E 109.08

N64°41'56"E 70.31

N00°29'24"E 62.28

N59°30'37"W 54.00

S59°30'37"E 54.00

N30°29'23"E 136.26

N24°09'10"E 54.00

Δ=2°37'58" R=827.00 L=38.05

Δ=28°24'00" R=372.00 L=184.44

S63°50'10"E 108.23

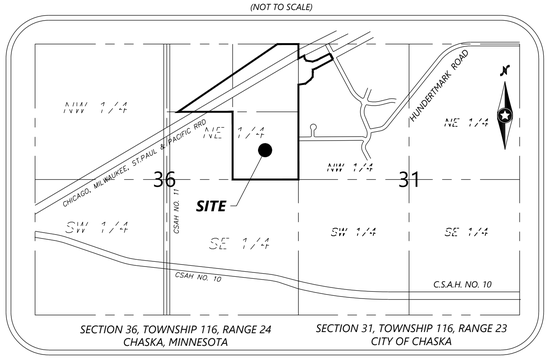
N34°33'10"E 146.27

N20°06'05"W 238.27

N28°44'35"W 175.16

VICINITY MAP

(NOT TO SCALE)



SECTION 36, TOWNSHIP 116, RANGE 24 CHASKA, MINNESOTA

SECTION 31, TOWNSHIP 116, RANGE 23 CITY OF CHASKA

○ SET 1/2" BY 14" IRON PIPE WITH CAP #53596

● FOUND MONUMENT AS NOTED ON PLAT

BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 116, RANGE 24 IS ASSUMED TO BEAR S 89°)40'11" W (CARVER COUNTY 1983NAD (1986ADJ)

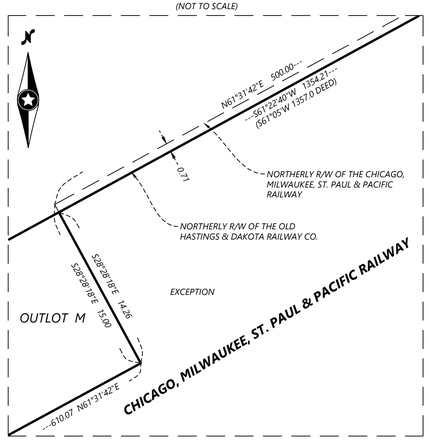
SCALE IN FEET

0 150 300 450

SCALE: 1 INCH = 150 FEET

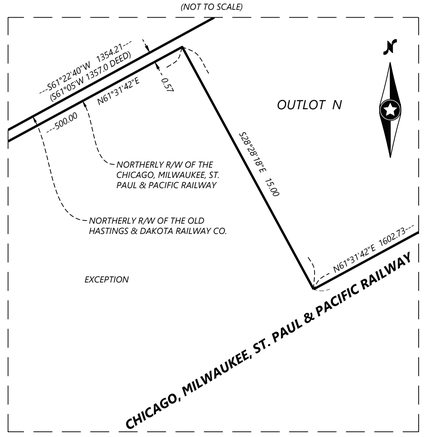
DETAIL A

(NOT TO SCALE)



DETAIL B

(NOT TO SCALE)



Westwood

Professional Services, Inc.

Sheet 2 of 4 Sheets

OAK CREEK

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

INSET A
(FROM SHEET 2 OF 4 SHEETS)

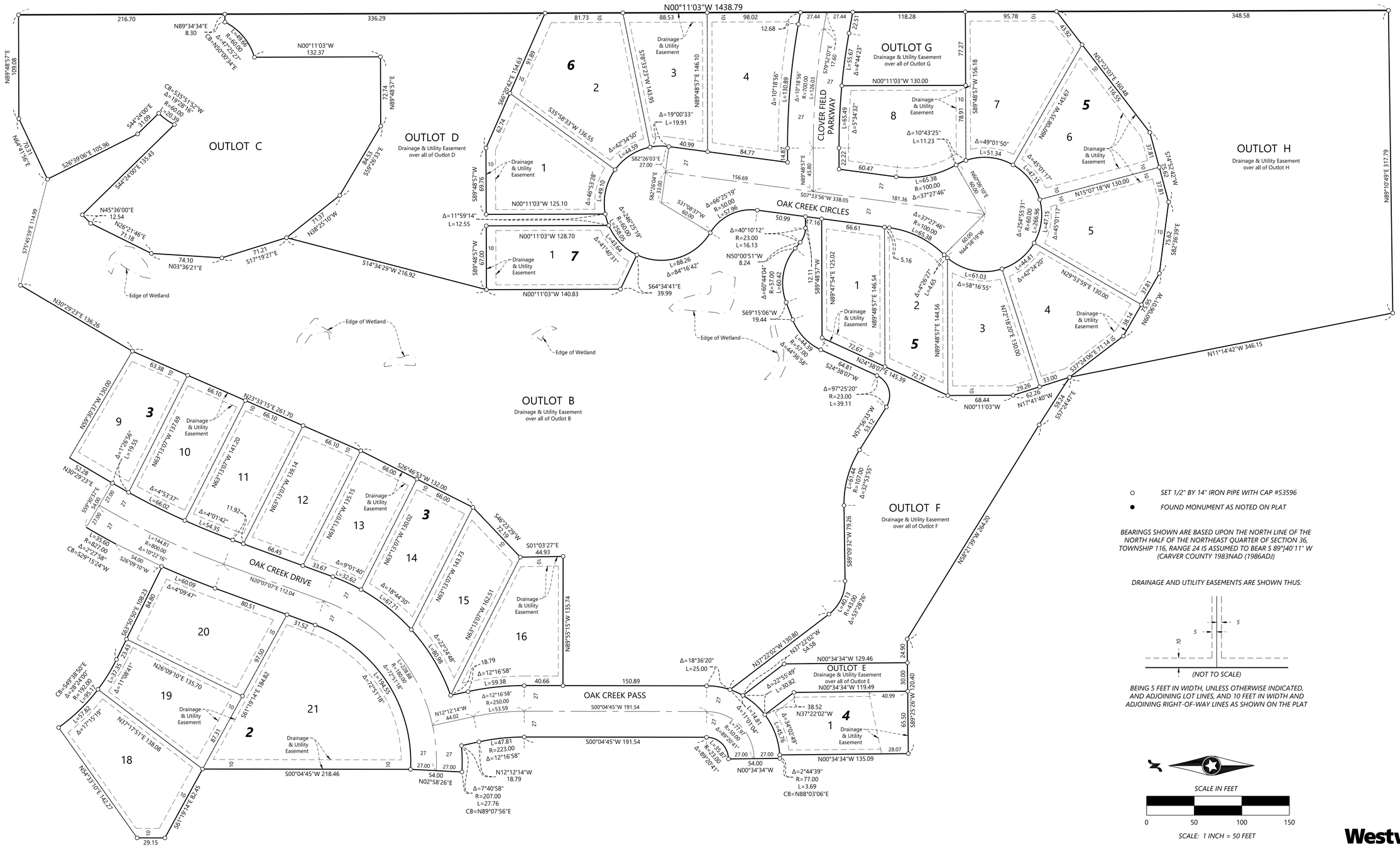
OAK CREEK DRIVE
OAK CREEK COURT
OUTLOT A
OUTLOT B
Drainage & Utility Easement over all of Outlot A
Drainage & Utility Easement over all of Outlot B
Edge of Wetland
N61°31'42"E 1341.76
N04°16'32"E 29.04
S42°51'33"E 18.54
N42°51'33"W 27.40
N86°28'06"W 37.82
N56°59'09"W 76.82
N47°13'40"W 22.71
N22°51'51"W 46.41
N10°21'12"E 53.76
N53°36'55"E 56.48
N47°09'28"E 85.83
N89°38'44"E 31.92
N61°27'44"E 43.87
N83°57'39"E 182.59
N89°48'57"E 109.08
N75°45'59"W 114.99
N00°11'03"W 505.73
N30°29'23"E 288.43
N14°41'08"W 74.01
N63°50'50"E 108.23
S63°50'50"E 108.23
N64°33'10"E 142.27
N20°44'35"W 175.18
N20°08'09"W 228.27
S64°05'13"E 198.43
N28°28'18"W 50.00
Δ=32°54'18" L=107.38
Δ=25°50'56" L=84.36
Δ=11°59'53" L=173.18
Δ=26°23'08" L=102.69
Δ=26°23'08" R=259.00 L=119.13
L=167.52 R=800.00 Δ=11°59'53"
L=74.16 Δ=5°29'48"
L=13.49 Δ=1°00'01"
L=43.51 Δ=8°59'59"
L=60.20 Δ=12°27'04"
Δ=4°56'05" L=23.86
Δ=15°12'55" L=35.32
Δ=17°27'37" L=56.99
Δ=42°20'30" L=44.34
Δ=41°09'21" L=43.10
Δ=4°01'38" L=4.22
Δ=51°49'30" R=100.00 L=90.45
Δ=14°29'13" L=34.89
Δ=16°10'38" L=54.27
Δ=3°21'23" R=544.08 L=31.73
Δ=28°24'00" L=95.17 R=192.00
Δ=47°41'40" L=49.85
Δ=42°20'30" L=44.34
L=245.05 R=60.00 Δ=234°00'29"
Δ=45°10'31" R=250.00 L=197.11
Δ=2°27'58" R=827.00 L=35.60
L=212.83 R=160.00 Δ=76°12'30"
L=241.60 Δ=68°59'55"
L=55.11 Δ=25°45'19" L=51.93
Δ=17°14'10" L=67.08
Δ=45°27'49" L=45.75
Δ=17°27'49"
Δ=10°48'33" L=52.26
Δ=2°27'04"
Δ=12°27'04"
Δ=17°27'04"
S75°18'52"W 125.00
S75°18'52"W 127.33
S75°18'52"W 125.00
S86°07'25"W 130.00
N81°25'31"W 130.00
N68°58'26"W 130.00
N59°30'37"W 130.00
N59°30'37"W 130.00
N59°30'37"W 130.00
N59°30'37"E 130.00
N59°30'37"E 132.29
N59°30'37"E 130.00
N75°18'52"W 135.00
N76°44'47"E 130.00
N70°43'48"E 132.49
N70°43'48"E 131.39
N70°43'48"E 130.44
S70°43'48"W 33.00
S19°16'12"E 130.00
N61°31'42"E 189.53
N61°31'42"E 175.67
N61°31'42"E 151.59
N73°31'35"E 70.55
S28°28'18"E 135.00
N64°16'36"E 61.18
N69°46'25"E 61.18
N73°25'21"E 65.51
N69°56'36"E 80.83
N59°16'34"E 89.54
N47°08'27"E 65.74
N37°55'29"W 135.50
N37°55'29"W 136.53
N25°38'24"W 135.00
N17°28'41"W 135.00
N17°28'41"W 135.00
N22°58'30"W 135.00
N12°38'57"W 131.08
N13°11'17"W 85.00
N02°20'57"E 88.27
N14°48'01"E 88.27
N26°50'18"E 86.58
N02°09'28"E 136.26
S20°35'47"W 280.67
S21°44'43"E 151.55
S07°26'12"E 46.28
S28°29'58"W 120.25
S50°26'41"W 247.25
S50°26'41"W 153.08
S30°29'23"E 157.97
S26°09'09"W 14.00
189.53
232.50
217.49
175.27
39.53
676.98
70.55
42.22
41.83
9.50
52.01
18.59
65.54
65.50
65.51
65.50
65.51
65.54
65.54
65.50
65.51
60.04
66.00
86.00
115.61
87.02
47.88
22.00
54.23
2.34
8.64
15.88
70.00
68.26
68.26
70.00
70.00
33.11
28.50
28.50
56.99
S61°30'14"E
N47°08'27"E
Drainage & Utility Easement
Drainage & Utility Easement
Drainage & Utility Easement

OAK CREEK

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

INSET B

(FROM SHEET 2 OF 4 SHEETS)


N00°11'03"W 1438.79
OUTLOT C
OUTLOT D
Drainage & Utility Easement over all of Outlot D
OUTLOT G
Drainage & Utility Easement over all of Outlot G
OUTLOT H
Drainage & Utility Easement over all of Outlot H
CLOVER FIELD PARKWAY
OAK CREEK CIRCLES
OAK CREEK PASS
OAK CREEK DRIVE
OUTLOT B
Drainage & Utility Easement over all of Outlot B
OUTLOT E
Drainage & Utility Easement over all of Outlot E
OUTLOT F
Drainage & Utility Easement over all of Outlot F
Edge of Wetland
N00°11'03"W 132.37
N00°11'03"W 125.10
N00°11'03"W 128.70
N00°11'03"W 140.83
N00°11'03"W 130.00
N00°11'03"W 156.18
N00°34'34"W 129.46
N00°34'34"W 119.49
N00°34'34"W 135.09
N15°07'18"W 130.00
S00°04'45"W 191.54
S00°04'45"W 218.46
N89°10'49"E 317.79
N11°14'42"W 346.15
S14°34'29"W 216.92
S26°39'06"E 105.96
N30°29'23"E 136.26
N23°33'15"E 261.70
N58°21'39"W 264.20
S37°24'47"E 59.24
N37°41'40"W 62.26
N17°41'40"W 62.26
S01°03'27"E 44.93
N00°11'03"W 68.44
N89°48'57"E 109.08
N89°34'34"E 8.30
N89°48'57"E 45.80
N89°48'57"E 146.10
N89°48'57"E 146.54
N89°48'57"E 144.56
N89°48'57"E 125.02
S89°48'57"W 156.18
S89°48'57"W 67.00
S89°48'57"W 60.76
S89°48'57"W 130.89
S89°55'15"W 135.74
S89°09'32"W 79.26
S89°25'26"W 120.40
S82°20'44"E 154.63
S82°26'03"E 27.00
S82°26'04"E 23.00
S82°36'34"E 75.62
S79°52'07"E 17.60
S69°15'06"W 19.44
S64°34'41"E 39.99
S24°38'07"W 64.81
S07°33'56"W 338.05
S31°08'37"W 60.00
S61°19'14"E 82.45
S57°24'47"E 75.62
S51°45'42"W 75.62
S44°24'00"E 21.09
S44°24'00"E 135.43
S35°58'33"W 136.55
S46°23'29"W 72.19
S26°46'53"W 132.00
S59°26'33"E 84.53
S57°50'05"E 108.23
S17°19'27"E 71.21
S03°36'21"E 74.10
N89°48'57"E 72.74
N89°48'57"E 84.53
N89°48'57"E 71.31
N64°41'56"E 71.31
N45°36'00"E 12.54
N26°21'46"E 71.19
N38°25'10"W 71.37
N20°07'07"E 112.04
N26°09'10"E 135.70
N37°17'51"E 138.08
N63°13'07"W 130.00
N63°13'07"W 131.69
N63°13'07"W 141.20
N63°13'07"W 139.14
N63°13'07"W 135.15
N63°13'07"W 130.02
N63°13'07"W 143.73
N63°13'07"W 162.51
N59°30'37"W 130.00
N57°56'33"W 53.12
N50°00'51"W 8.24
N29°53'59"E 130.00
N27°18'20"E 130.00
N24°38'07"E 145.39
N37°22'02"W 54.58
N37°22'02"W 130.80
N60°08'01"W 25.95
N60°06'10"E 60.00
N54°58'19"W 60.00
N69°08'35"W 145.67
N82°22'03"E 160.48
S54°43'23"W 139.55
S39°26'33"E 72.74
S17°19'27"E 71.21
S00°04'45"W 29.15
S00°04'45"W 54.00
S00°04'45"W 54.00
S00°04'45"W 54.00

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CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS

FOR

OAK CREEK PHASE 1

CHASKA, MN

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100

LAKEVILLE, MINNESOTA 55044

CONTACT: RICK THOMSON

PHONE: 952-985-7430

EMAIL: RLTHOMSON@DRHORTON.COM

PREPARED BY:

Westwood

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

Westwood Professional Services, Inc.

PROJECT NUMBER: 0024429.00

CONTACT: FRANCIS D. HAGEN



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

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Sheet Number	Sheet Title
1	Cover
2	Overall - North
3	Overall - South
4	Sanitary Sewer and Watermain Construction Plan
5	Sanitary Sewer and Watermain Construction Plan
6	Sanitary Sewer and Watermain Construction Plan
7	Sanitary Sewer and Watermain Construction Plan
8	Sanitary Sewer and Watermain Construction Plan
9	Sanitary Sewer and Watermain Construction Plan
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11	Storm Sewer and Street Construction
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13	Storm Sewer and Street Construction
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17	Intersection Details
18	Typical Street Sections
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23	Details
24	Details
25	Details
26	Details
27	Details
28	Lift Station Details

BENCHMARKS

MnDOT CONTROL POINT "GUERN"
POINT #7002
EL = 970.38

MnDOT CONTROL POINT "VICTORY"
POINT #7003
EL = 995.14

HORIZONTAL DATUM
1983NAD (1986 ADJ) CARVER COUNTY COORDINATE SYSTEM; US SURVEY FOOT

VERTICAL DATUM
1988NAVD US SURVEY FOOT

NO.	DATE	REVISION	SHEETS
1	05/24/2022	CITY COMMENTS	ALL
	.	.	
	.	.	
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	.	.	

CONSTRUCTION PLANS
FOR
SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS
FOR
OAK CREEK PHASE 1
CHASKA, MN

INITIAL SUBMITTAL DATE: 04/29/2022 SHEET: 1 OF 28

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429C-CVF01.DWG

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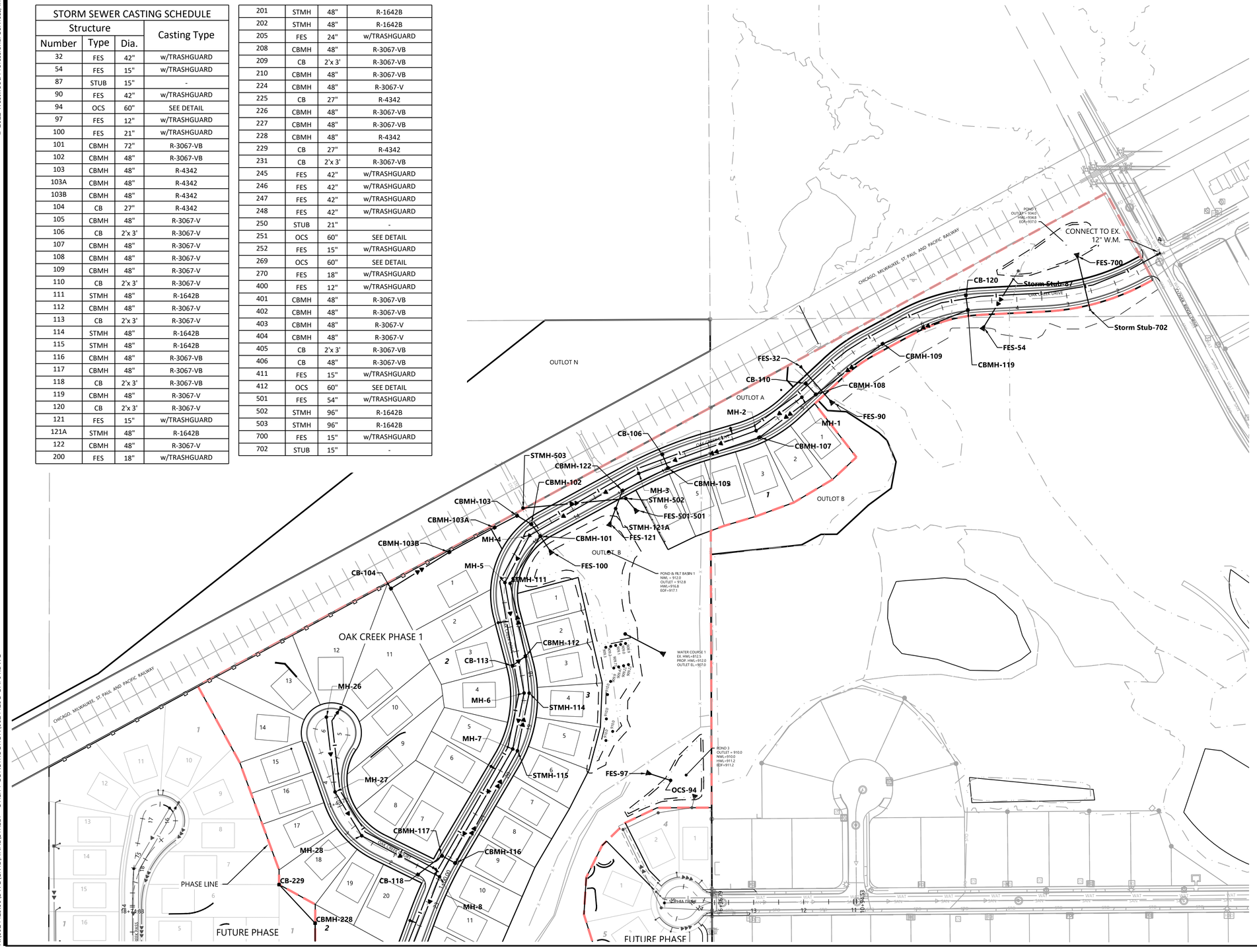
STORM SEWER CASTING SCHEDULE			
Structure			Casting Type
Number	Type	Dia.	
32	FES	42"	w/TRASHGUARD
54	FES	15"	w/TRASHGUARD
87	STUB	15"	-
90	FES	42"	w/TRASHGUARD
94	OCS	60"	SEE DETAIL
97	FES	12"	w/TRASHGUARD
100	FES	21"	w/TRASHGUARD
101	CBMH	72"	R-3067-VB
102	CBMH	48"	R-3067-VB
103	CBMH	48"	R-4342
103A	CBMH	48"	R-4342
103B	CBMH	48"	R-4342
104	CB	27"	R-4342
105	CBMH	48"	R-3067-V
106	CB	2'x 3'	R-3067-V
107	CBMH	48"	R-3067-V
108	CBMH	48"	R-3067-V
109	CBMH	48"	R-3067-V
110	CB	2'x 3'	R-3067-V
111	STMH	48"	R-1642B
112	CBMH	48"	R-3067-V
113	CB	2'x 3'	R-3067-V
114	STMH	48"	R-1642B
115	STMH	48"	R-1642B
116	CBMH	48"	R-3067-VB
117	CBMH	48"	R-3067-VB
118	CB	2'x 3'	R-3067-V
119	CBMH	48"	R-3067-V
120	CB	2'x 3'	R-3067-V
121	FES	15"	w/TRASHGUARD
121A	STMH	48"	R-1642B
122	CBMH	48"	R-3067-V
200	FES	18"	w/TRASHGUARD
201	STMH	48"	R-1642B
202	STMH	48"	R-1642B
205	FES	24"	w/TRASHGUARD
208	CBMH	48"	R-3067-VB
209	CB	2'x 3'	R-3067-VB
210	CBMH	48"	R-3067-VB
224	CBMH	48"	R-3067-V
225	CB	27"	R-4342
226	CBMH	48"	R-3067-VB
227	CBMH	48"	R-3067-VB
228	CBMH	48"	R-4342
229	CB	27"	R-4342
231	CB	2'x 3'	R-3067-VB
245	FES	42"	w/TRASHGUARD
246	FES	42"	w/TRASHGUARD
247	FES	42"	w/TRASHGUARD
248	FES	42"	w/TRASHGUARD
250	STUB	21"	-
251	OCS	60"	SEE DETAIL
252	FES	15"	w/TRASHGUARD
269	OCS	60"	SEE DETAIL
270	FES	18"	w/TRASHGUARD
400	FES	12"	w/TRASHGUARD
401	CBMH	48"	R-3067-VB
402	CBMH	48"	R-3067-VB
403	CBMH	48"	R-3067-V
404	CBMH	48"	R-3067-V
405	CB	2'x 3'	R-3067-VB
406	CB	48"	R-3067-VB
411	FES	15"	w/TRASHGUARD
412	OCS	60"	SEE DETAIL
501	FES	54"	w/TRASHGUARD
502	STMH	96"	R-1642B
503	STMH	96"	R-1642B
700	FES	15"	w/TRASHGUARD
702	STUB	15"	-



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

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. WATER SERVICE SHALL BE INSTALLED WITH A MIN OF 7.5' OF COVER. THE CONTRACTOR SHALL VERIFY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
7. ALL STORM SEWER PIPE SHALL BE CLASS 5 UNLESS OTHERWISE NOTED.
8. SEWER AND WATER SERVICES SHALL BE PLACED TO AVOID DRIVEWAYS.

1" = ####
0' #### #### ####

FINAL CONSTRUCTION

N:\0024429.00\DWG\CIVIL\FINALS\TREET - UTILITY CONSTRUCTION\0024429C-OAF01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

OVERALL - NORTH

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 2 OF 28
DATE: 05/24/22

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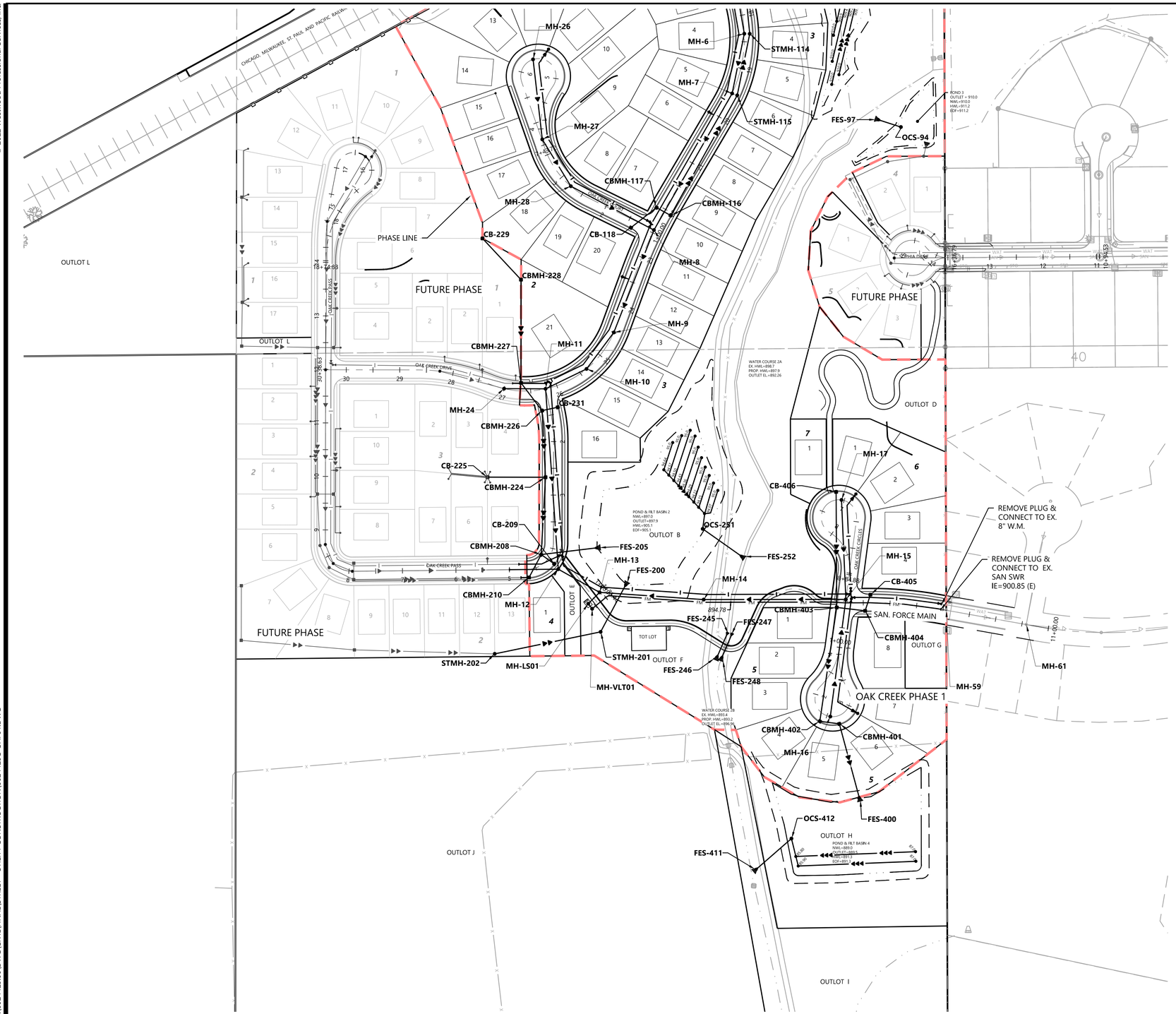
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. WATER SERVICE SHALL BE INSTALLED WITH A MIN OF 7.5' OF COVER. THE CONTRACTOR SHALL VERIFY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.
7. ALL STORM SEWER PIPE SHALL BE CLASS 5 UNLESS OTHERWISE NOTED.
8. SEWER AND WATER SERVICES SHALL BE PLACED TO AVOID DRIVEWAYS.



1" = 100'
0' 100' 200' 300'

FINAL CONSTRUCTION

OAK CREEK

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429C-OAF01.DWG

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 3 OF 28
DATE: 05/24/22

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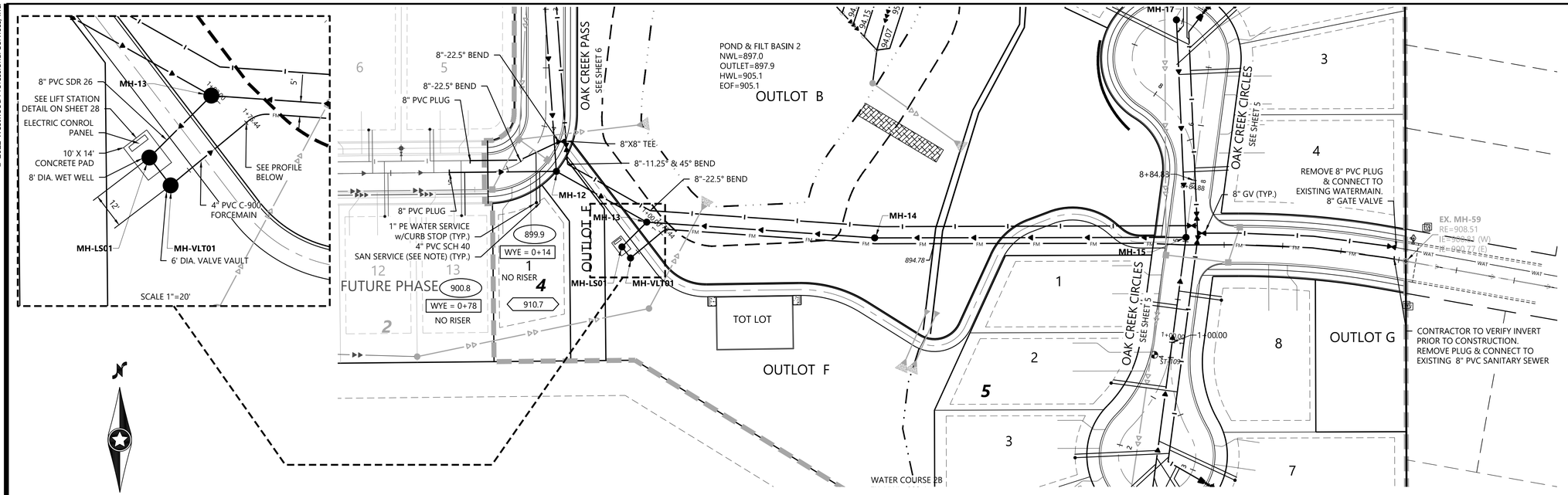

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

XXX.X	SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
WYE = X+XX / X.X' RISER	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
XXX.X	DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
A	WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 1.5 FEET
B	SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE
C	WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

FLAG HYDRANTS.

EXTEND RODS ON ALL VALVES PER CITY DETAIL WAT-1

ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-04

SERVICE RISERS FOR SEWER MAINS LESS THAN 22' SHALL BE SCHEDULE 40 PVC (SOLVENT WELD JOINTS).
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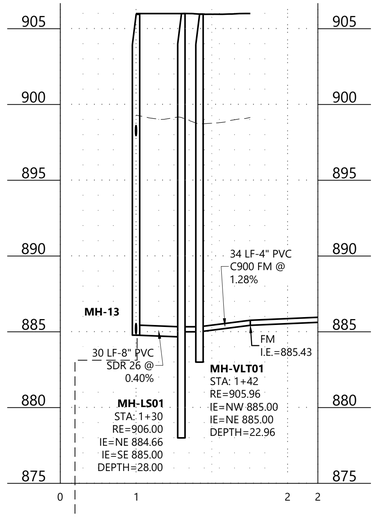
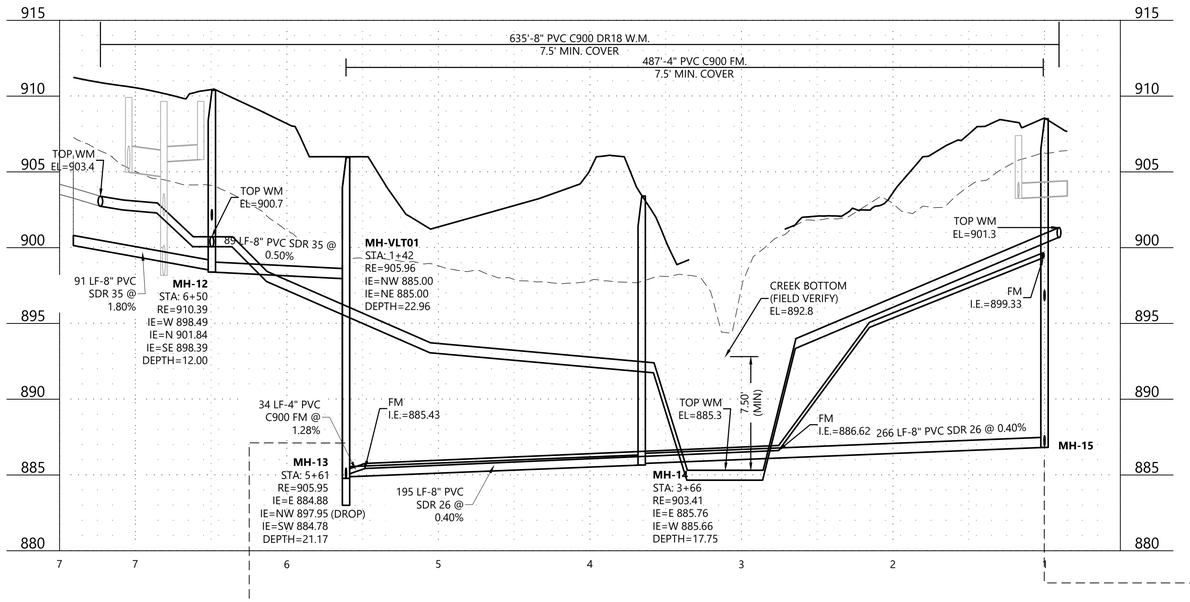
1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2

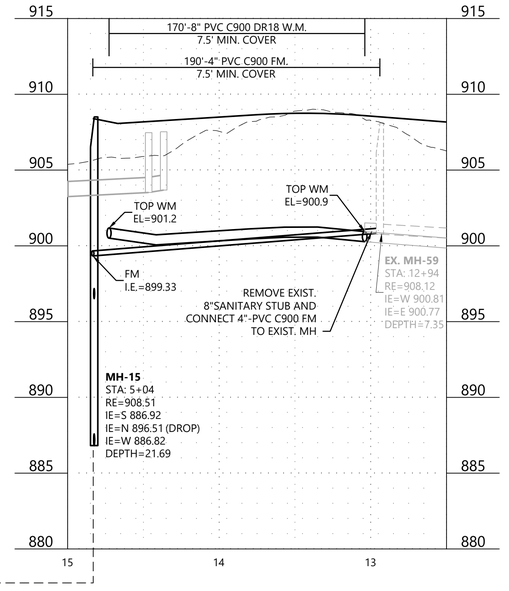
OUTLOT B CONNECTION

CLOVER PRESERVE LANE

LIFT STATION







FINAL CONSTRUCTION

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
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5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
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Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0024429.00

SHEET NUMBER: 4 OF 28
DATE: 05/24/22

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429C-UTF01.DWG

OAK CREEK PHASE 1

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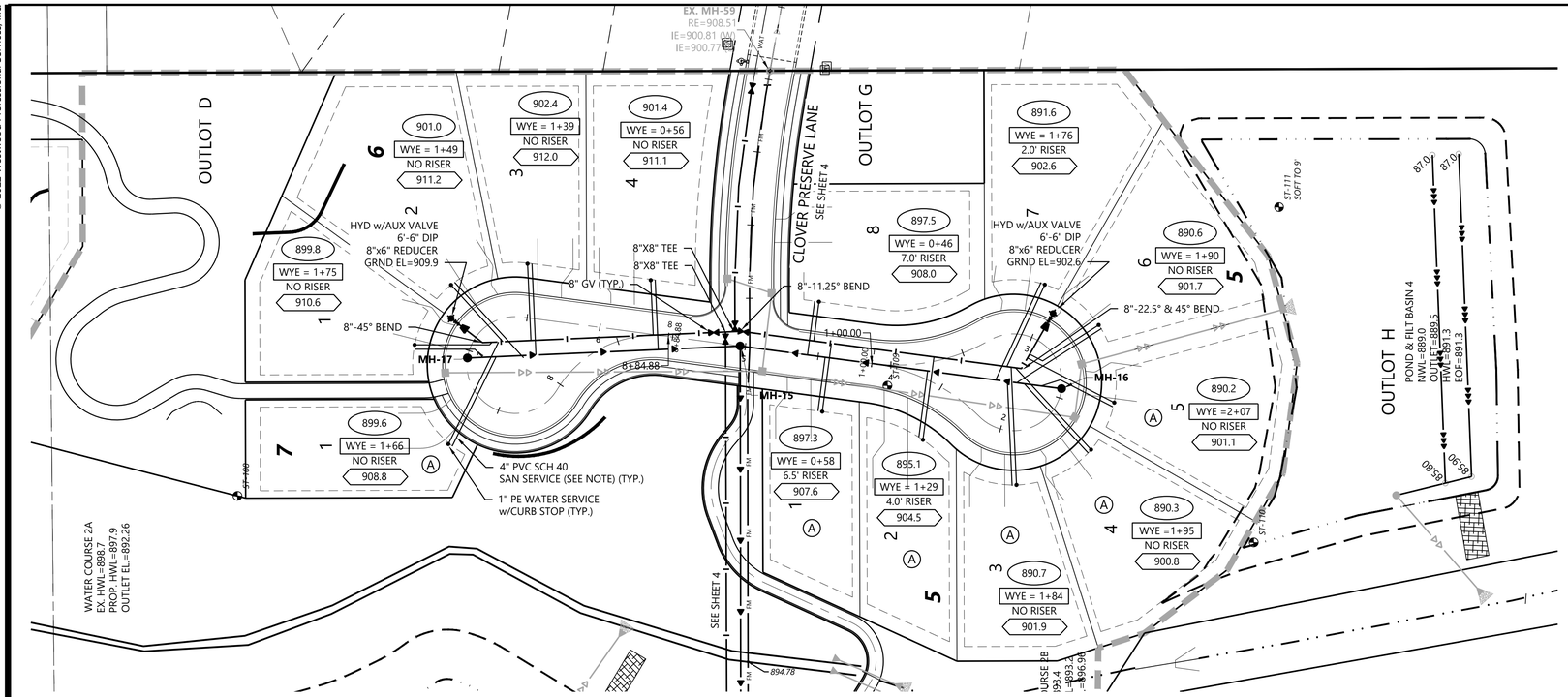
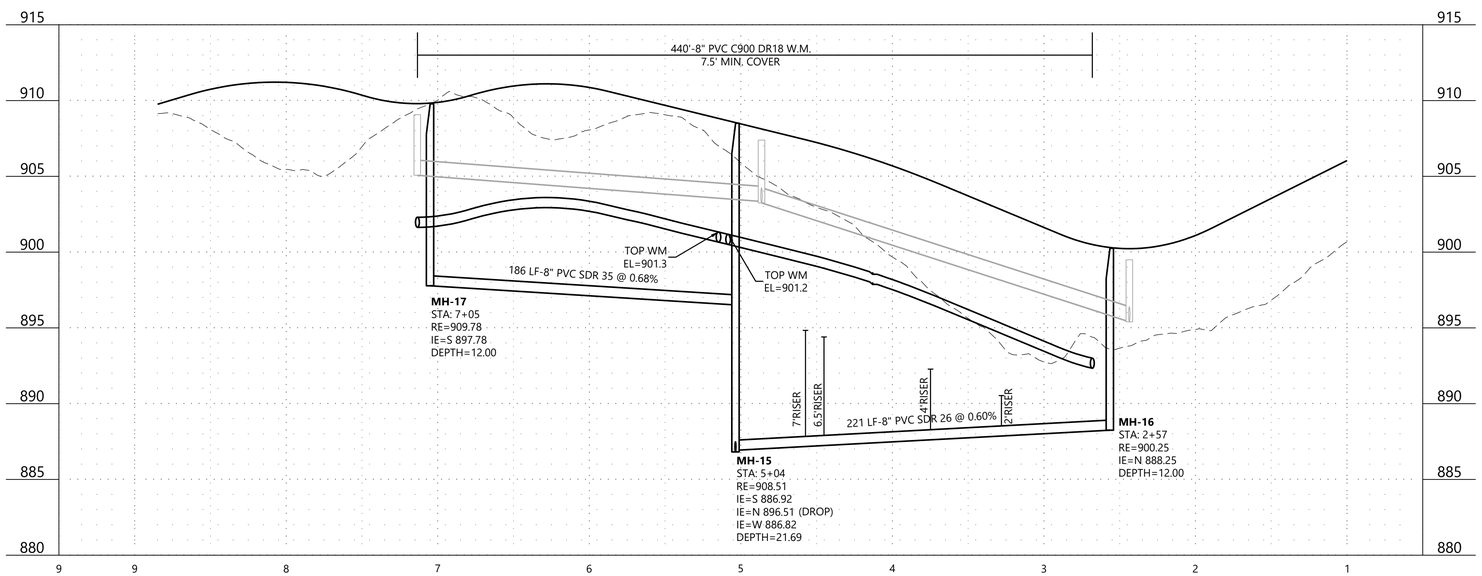


OAK CREEK CIRCLES



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Common Ground Alliance

LEGEND

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WYE = X+XX X.X' RISER XXX.X	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
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GENERAL NOTES

FLAG HYDRANTS.

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1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2

1" = 50'

0' 50' 100' 150'

FINAL CONSTRUCTION

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OAK CREEK PHASE 1

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 5'

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SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 5 OF 28

DATE: 05/24/22

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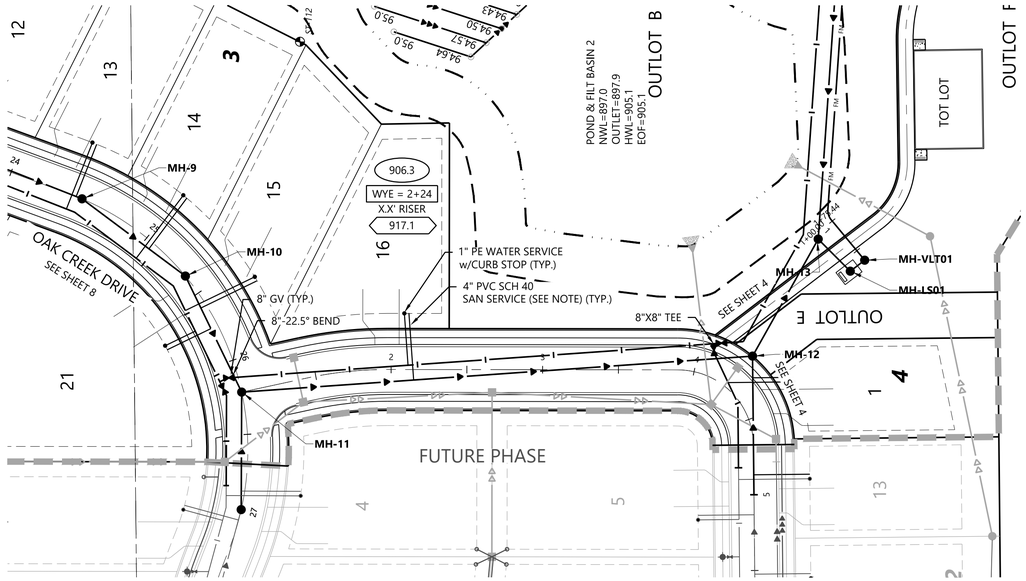
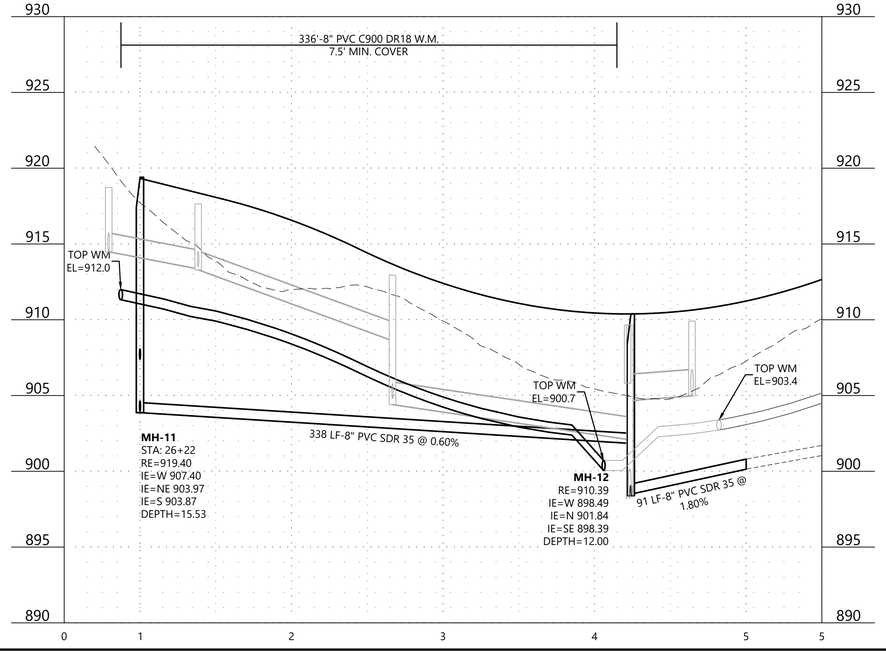


OAK CREEK PASS



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GENERAL NOTES

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1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2

1" = 50'

0' 50' 100' 150'

FINAL CONSTRUCTION

OAK CREEK PHASE 1

N:\0024429.00\DWG\CIVIL\FINALSTREET - UTILITY CONSTRUCTION\0024429C-UTF01.DWG

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	5'

INITIAL ISSUE: 04/29/2022
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1 05/24/22 CITY COMMENTS
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
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SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0024429.00

SHEET NUMBER: 6 OF 28
DATE: 05/24/22

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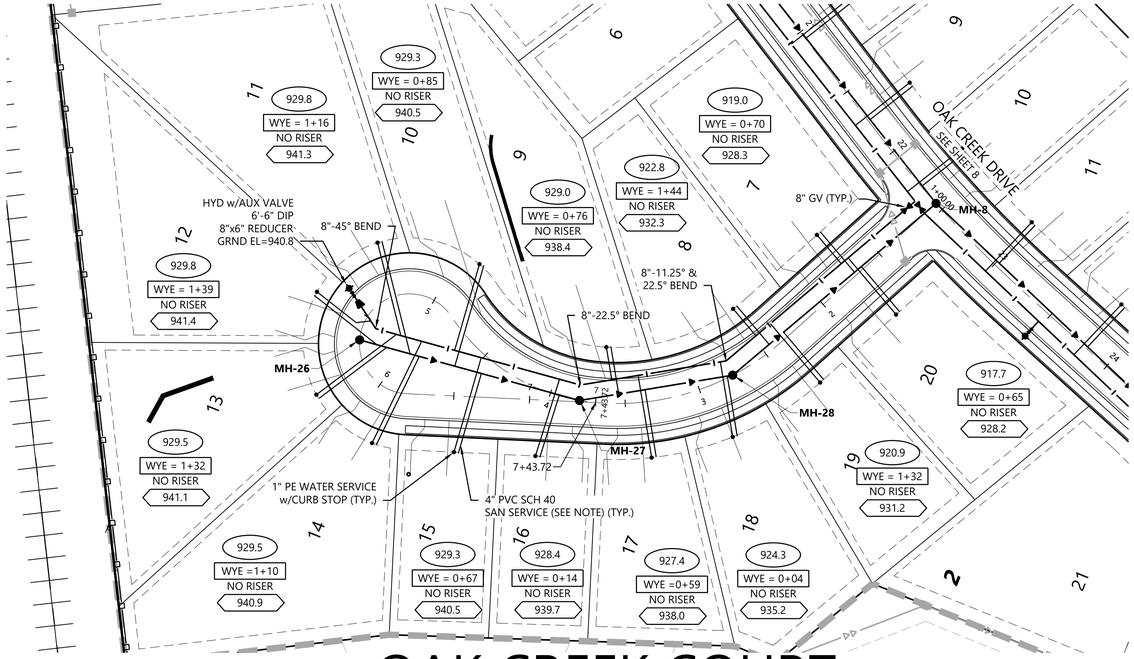
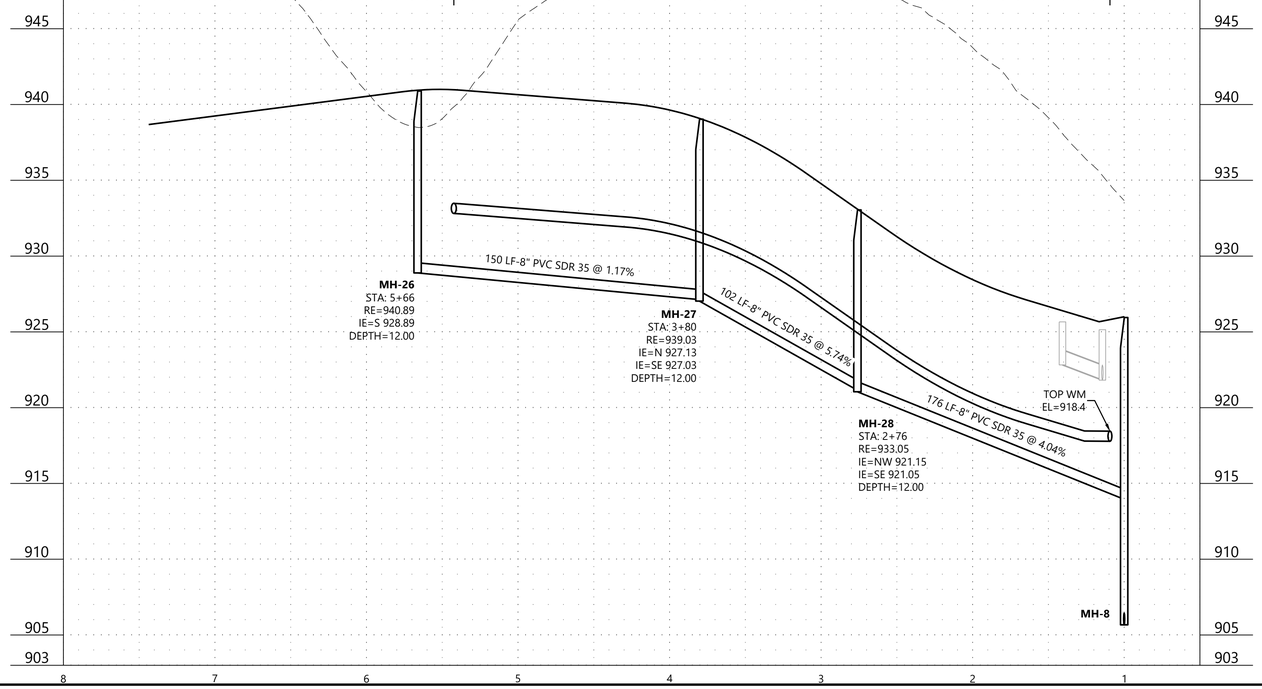


OAK CREEK COURT



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811 or call811.com
Common Ground Alliance

LEGEND

XXX.X	SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
WYE = X+XX X.X' RISER XXX.X	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
(A)	WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 1.5 FEET
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(C)	WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

FLAG HYDRANTS.

EXTEND RODS ON ALL VALVES PER CITY DETAIL WAT-1

ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-04

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1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2

1" = 50'

0' 50' 100' 150'

FINAL CONSTRUCTION

OAK CREEK PHASE 1

N:\0024429.00\DWG\CIVIL\FINALSTREET - UTILITY CONSTRUCTION\0024429C-UTF01.DWG

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
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PREPARED FOR:

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SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 7 OF 28

DATE: 05/24/22

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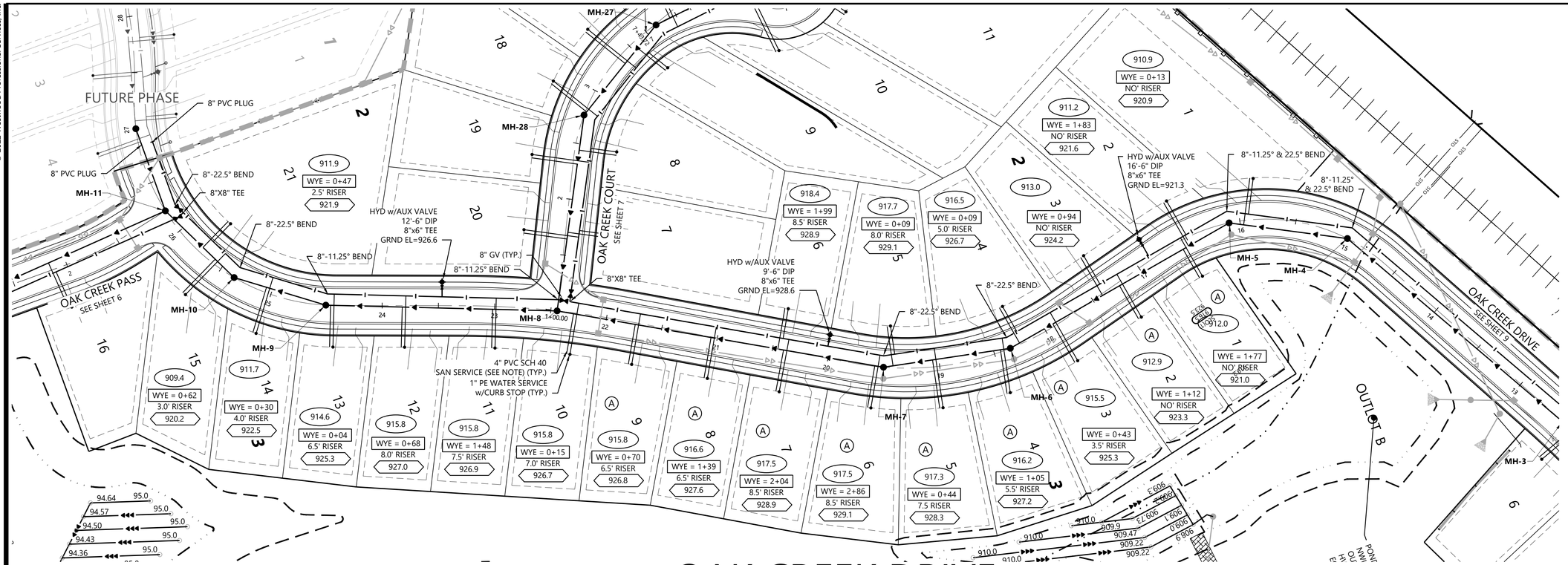
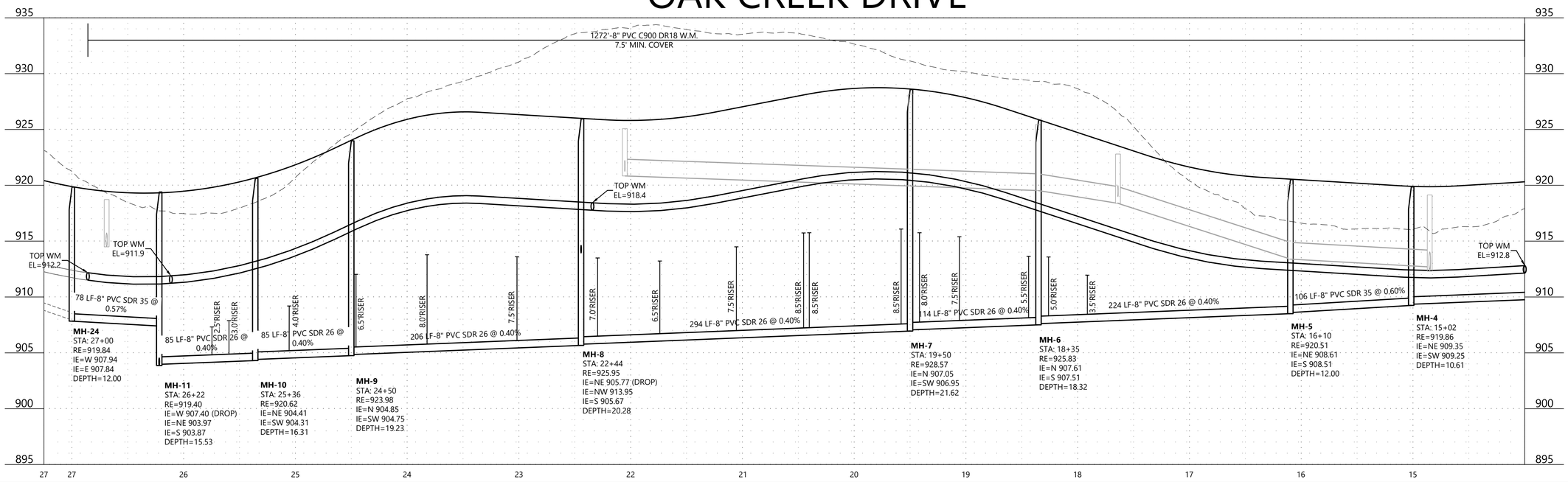


OAK CREEK DRIVE



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LEGEND

- XXX.X — SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX / X.X' RISER — SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
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GENERAL NOTES

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FINAL CONSTRUCTION

OAK CREEK PHASE 1

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VERTICAL SCALE:	5'

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SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN
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SHEET NUMBER: 8 OF 28
DATE: 05/24/22

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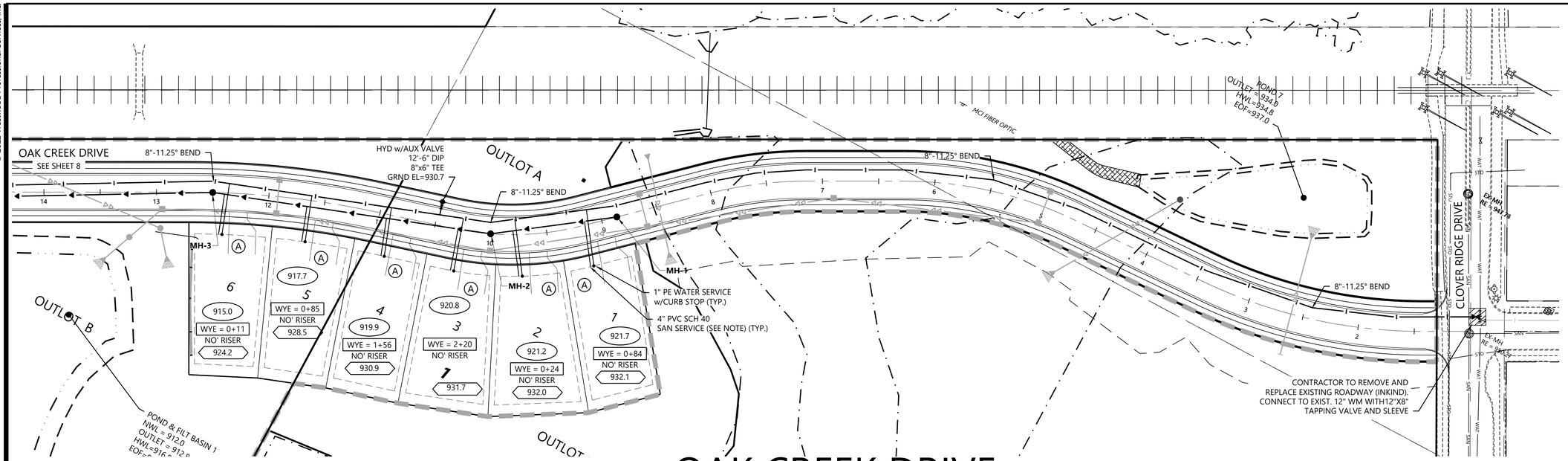
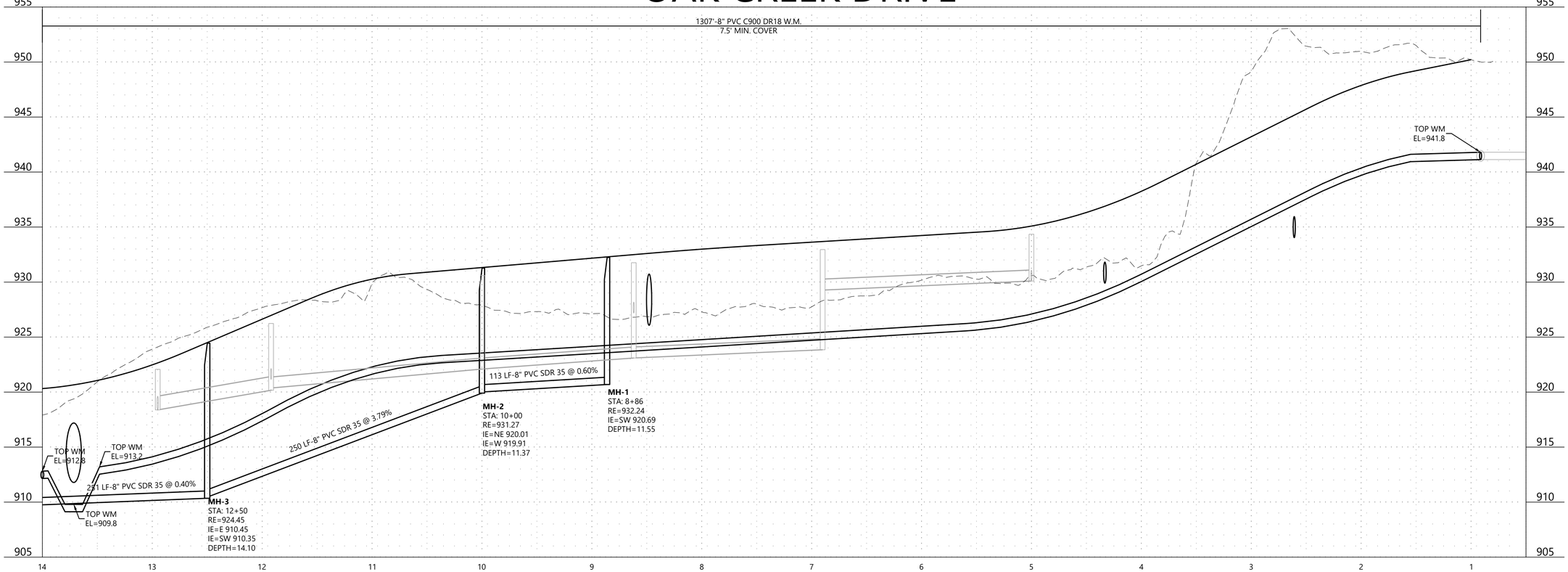


OAK CREEK DRIVE



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OAK CREEK PHASE 1

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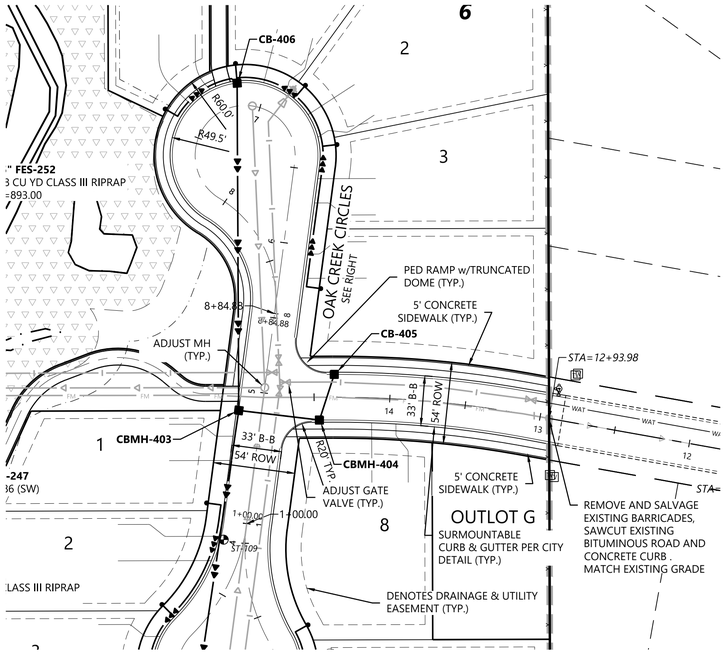
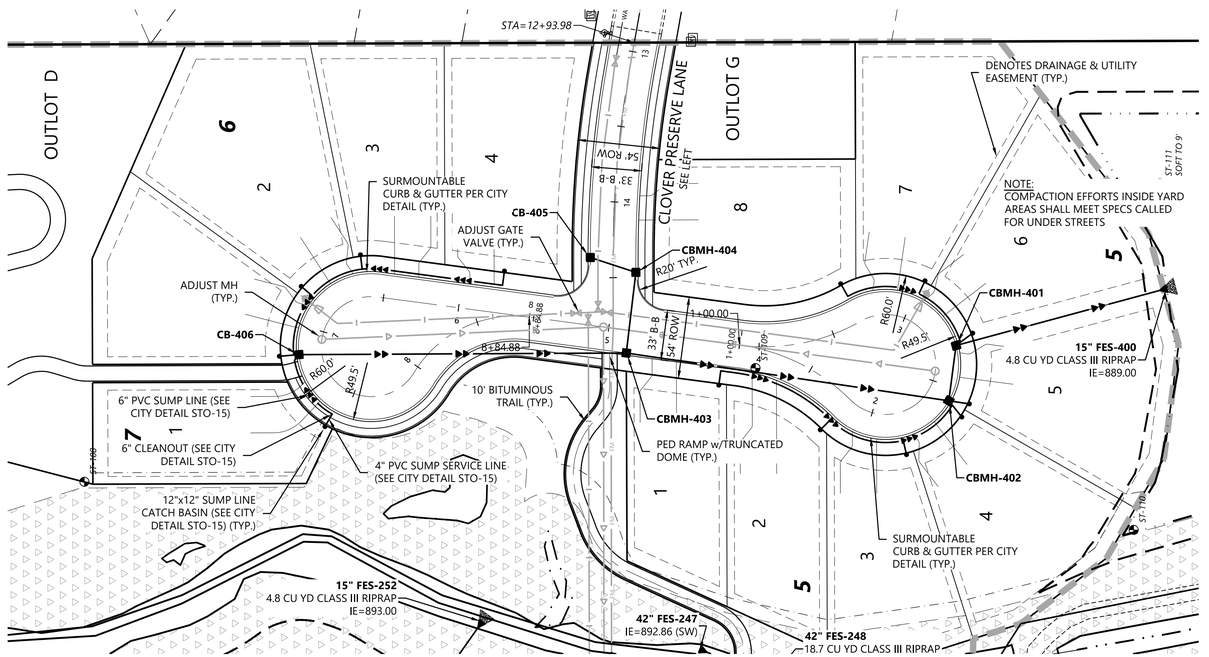


CLOVER PRESERVE LANE



OAK CREEK CIRCLES

LEGEND

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

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION

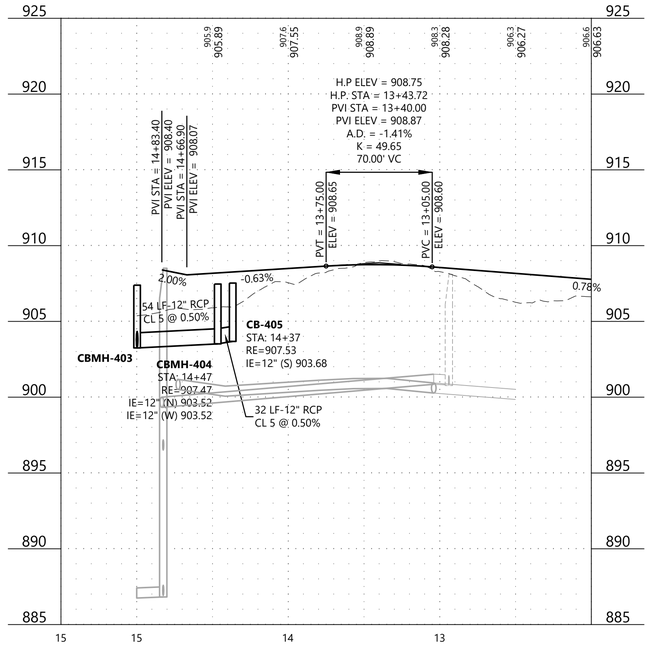
GENERAL NOTES

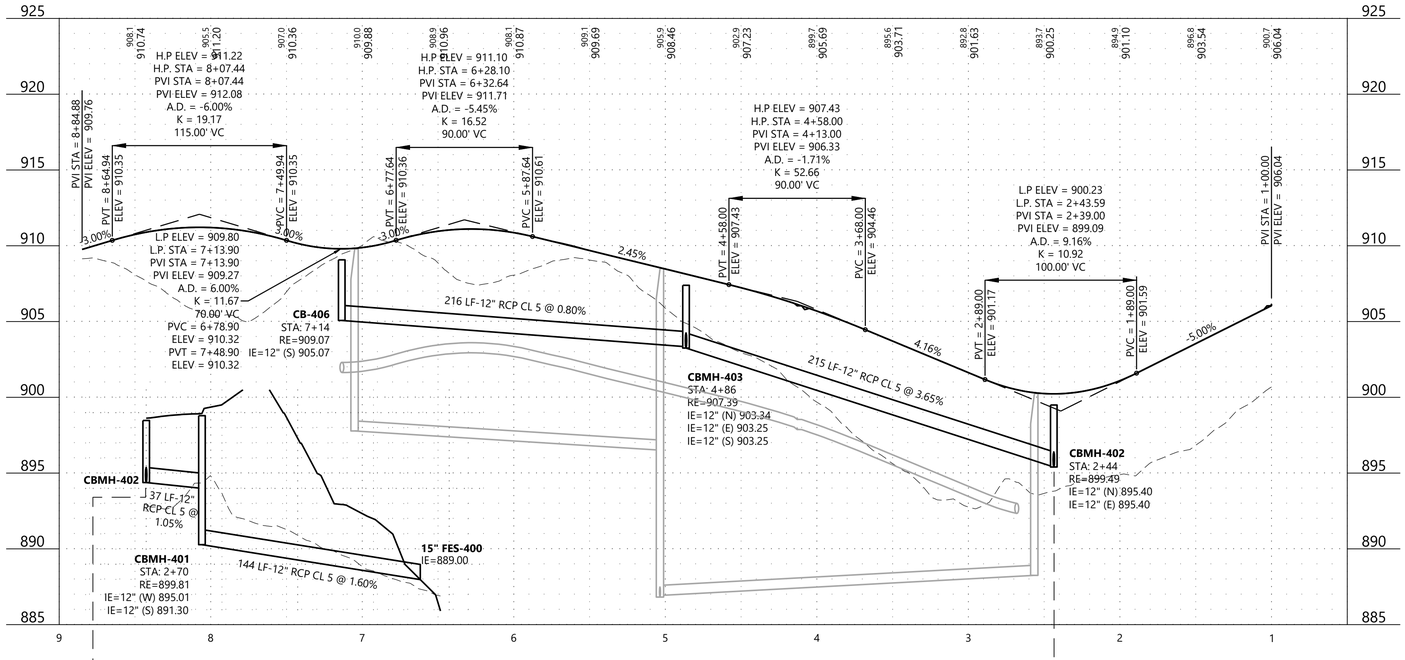
1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.

1" = 50'

0' 50' 100' 150'

FINAL CONSTRUCTION





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OAK CREEK PHASE 1

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

Westwood

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

Westwood Professional Services, Inc.

STORM SEWER AND STREET CONSTRUCTION

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 10 OF 28

DATE: 05/24/22

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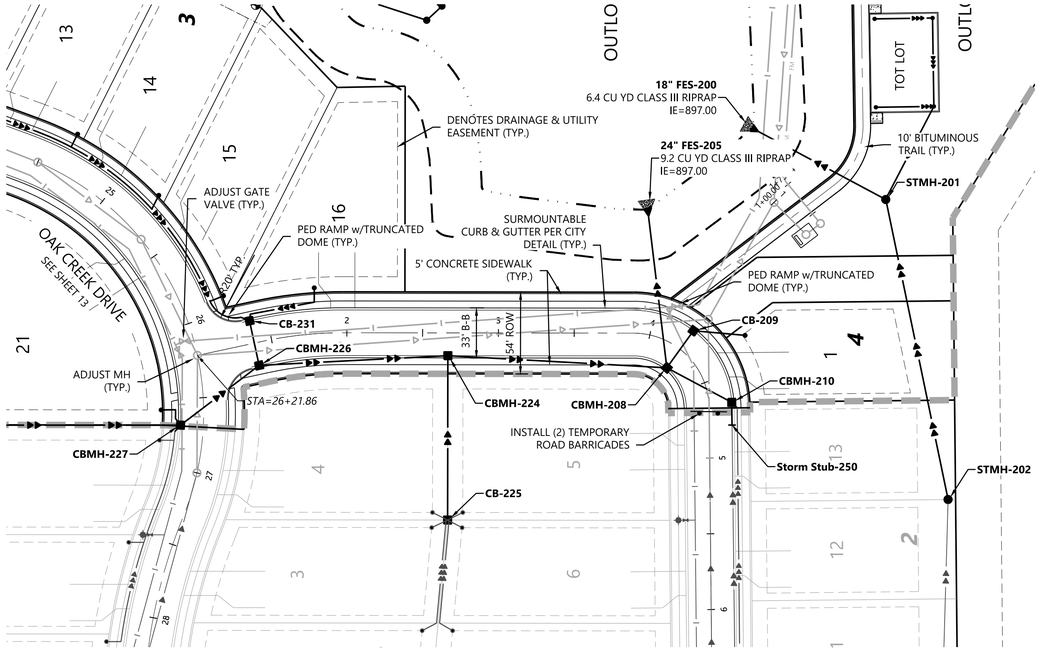
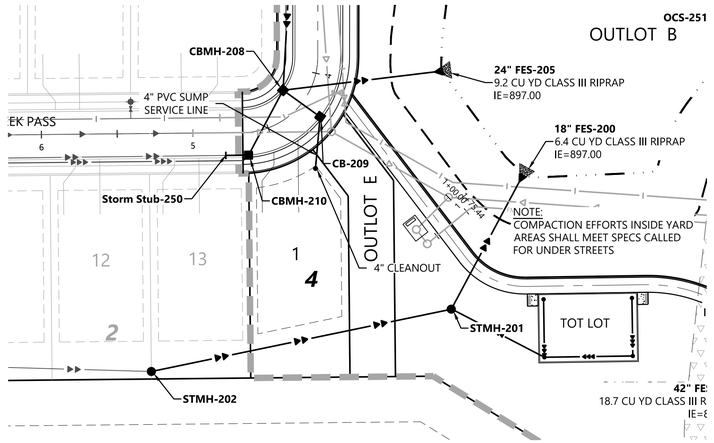
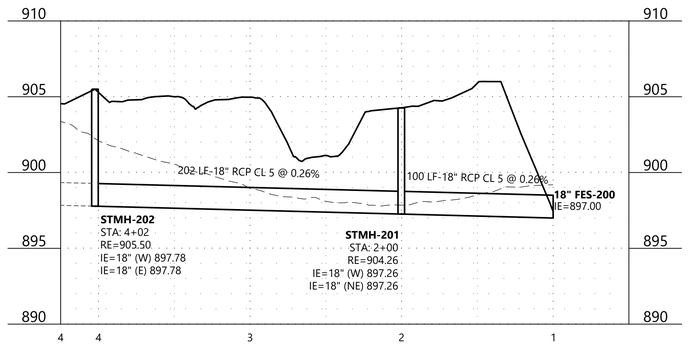
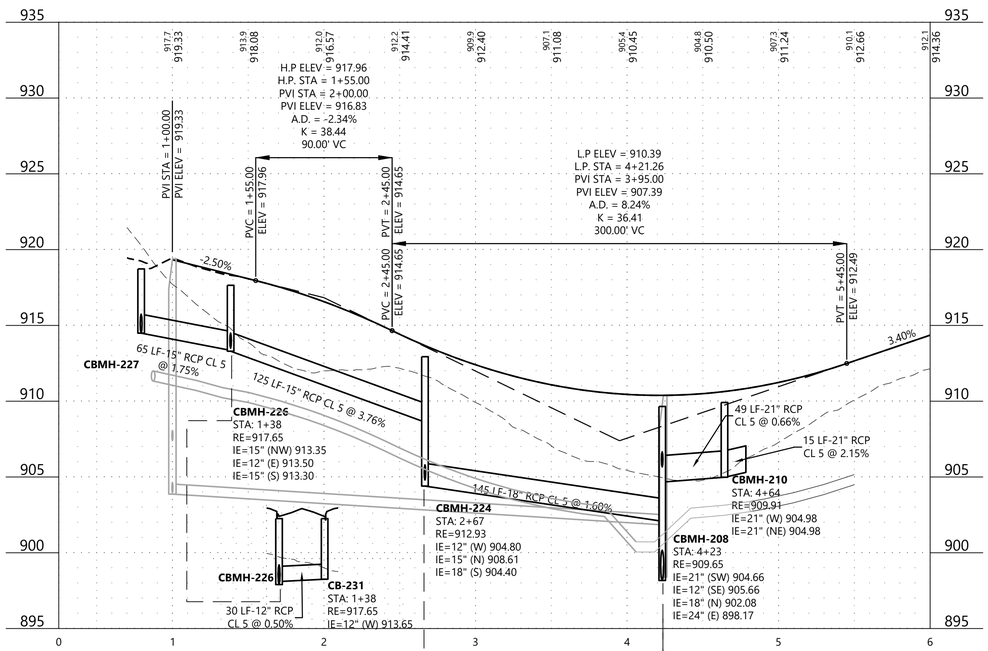


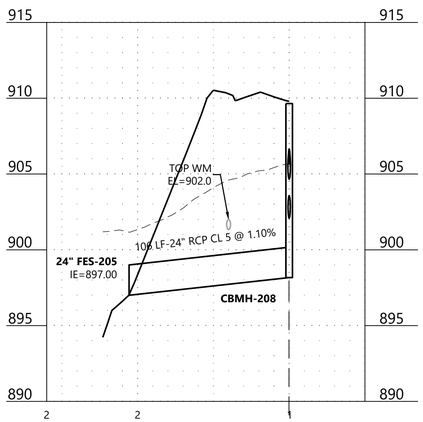


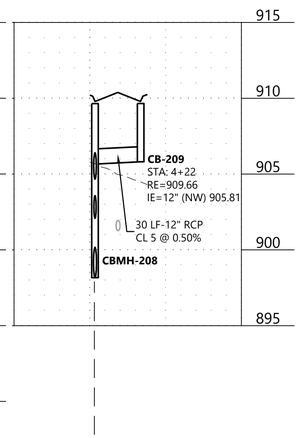
OAK CREEK PASS

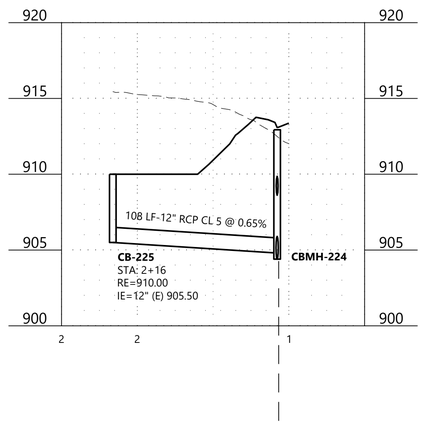
PROFILE A











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

LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION

GENERAL NOTES

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
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1" = 50'
0' 50' 100' 150'

FINAL CONSTRUCTION

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429C-STF01.DWG

OAK CREEK PHASE 1

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

STORM SEWER AND STREET CONSTRUCTION

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 11 OF 28
DATE: 05/24/22

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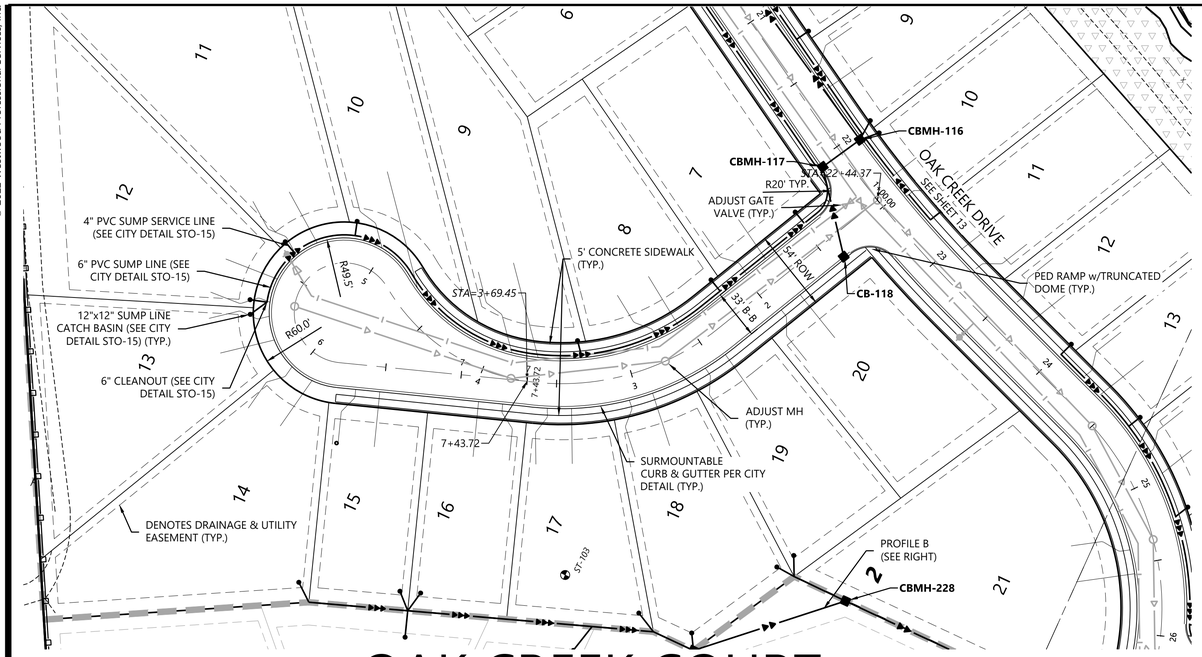
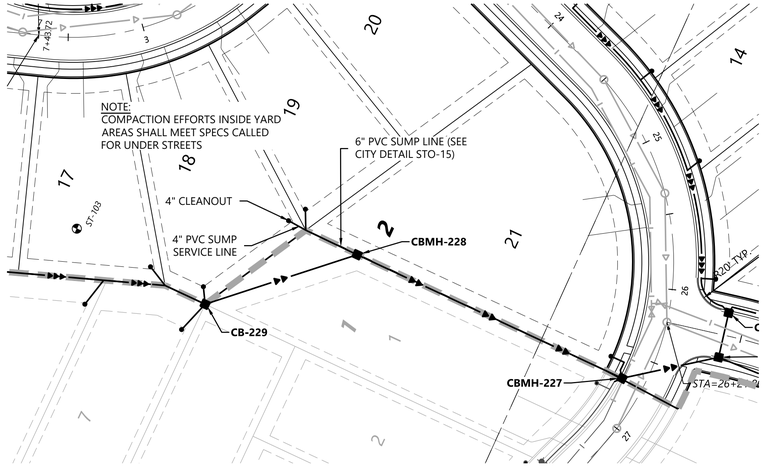


OAK CREEK COURT



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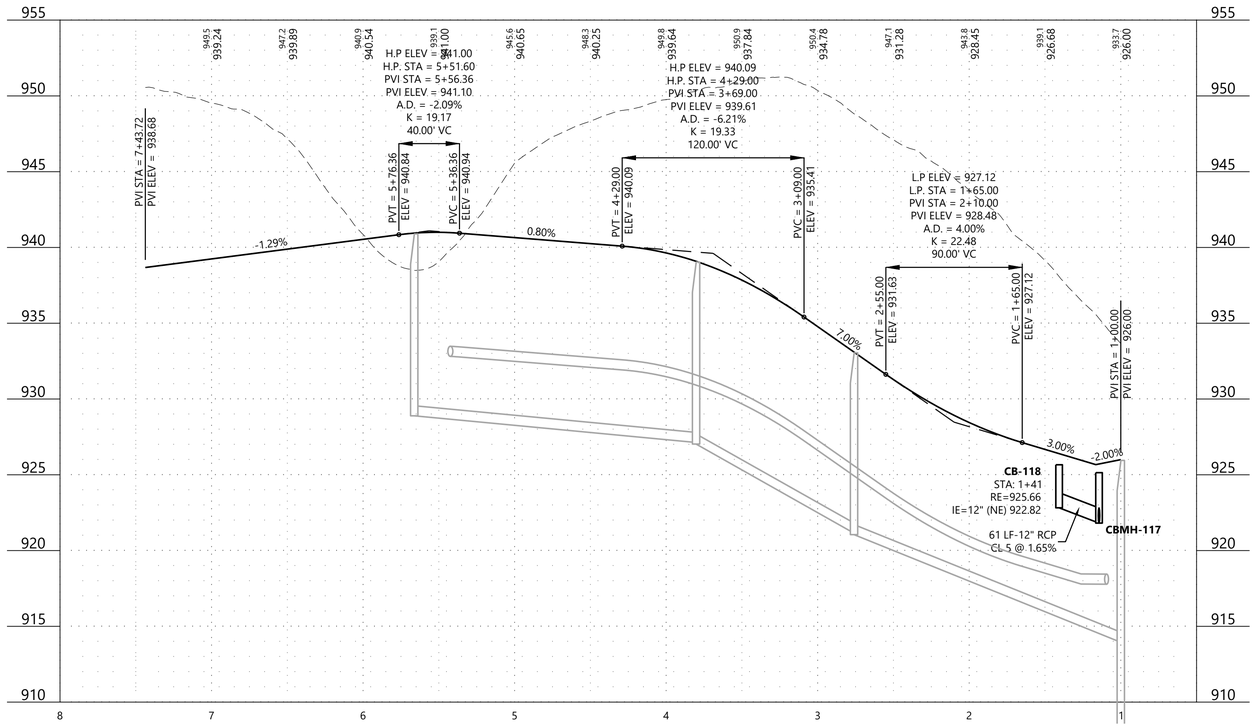

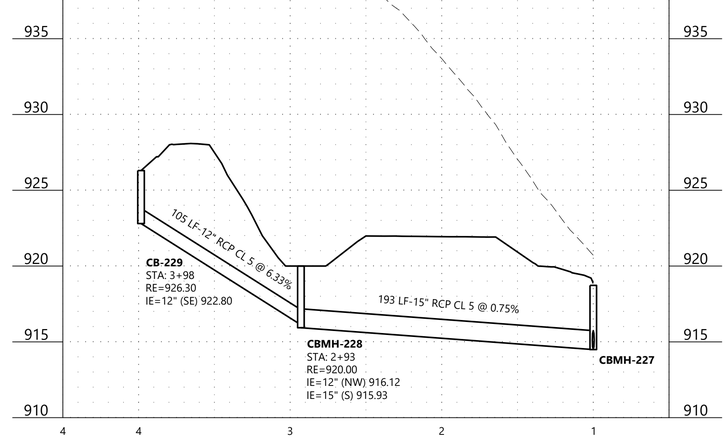

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811 or call811.com
Common Ground Alliance

LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION

GENERAL NOTES

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0' 50' 100' 150'

FINAL CONSTRUCTION

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429C-STF01.DWG

OAK CREEK PHASE 1

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

STORM SEWER AND STREET CONSTRUCTION

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 12 OF 28
DATE: 05/24/22

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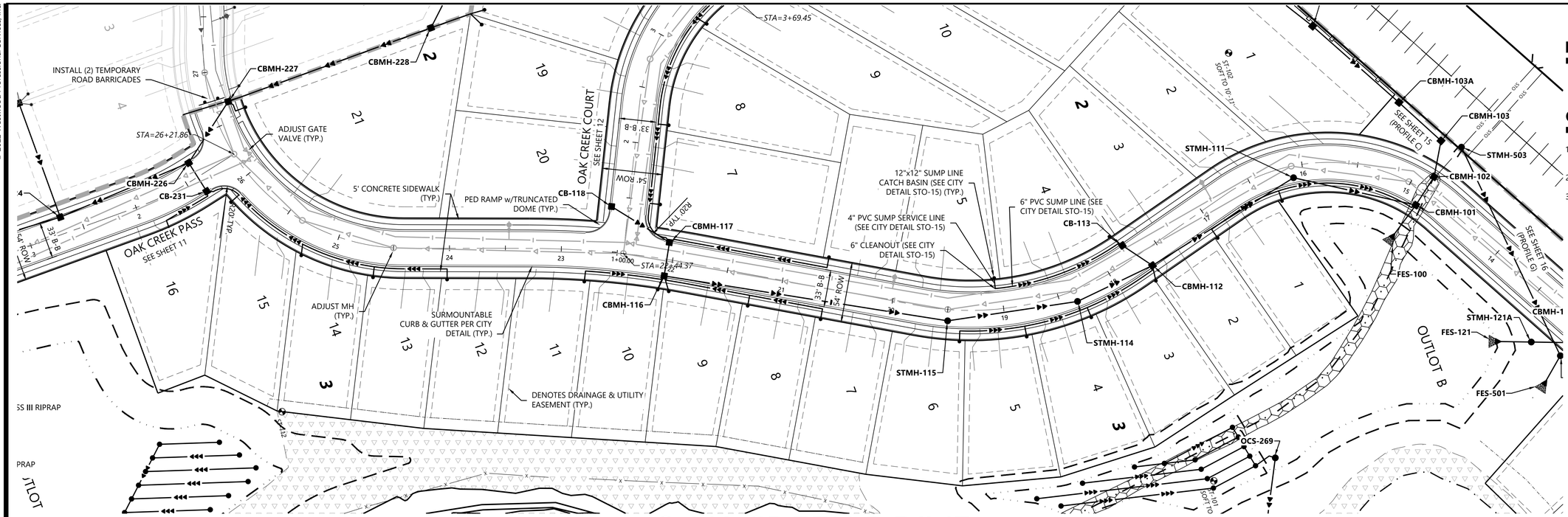
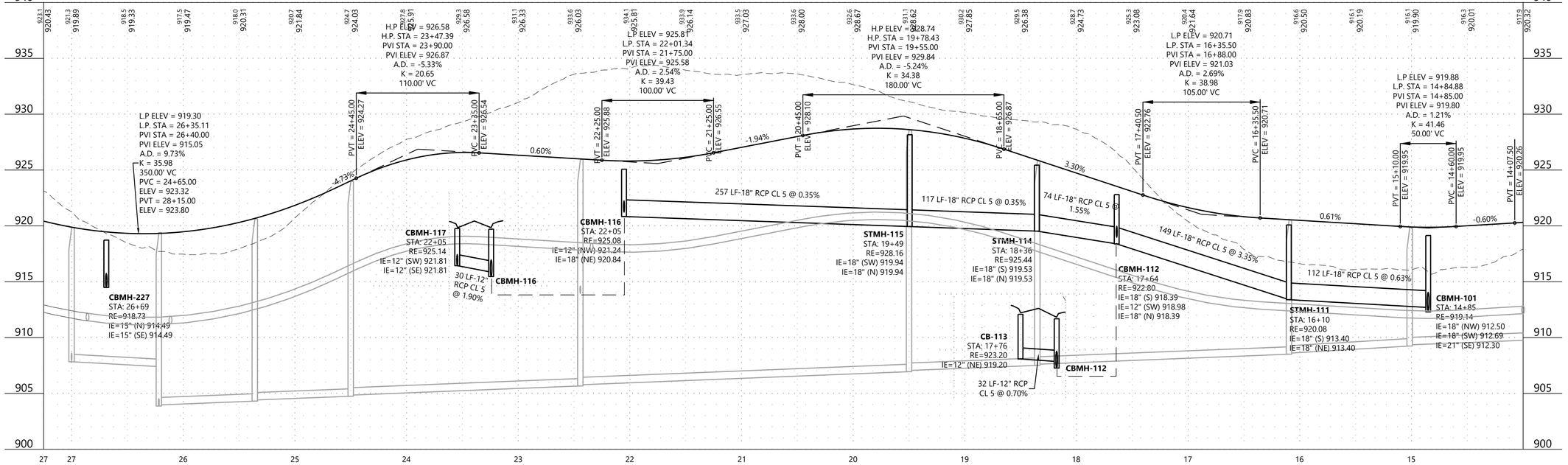


OAK CREEK DRIVE



LEGEND

EXISTING	PROPOSED	
+ 900.00	× 900.00	GUTTER ELEVATION

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

GENERAL NOTES

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FINAL CONSTRUCTION

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429C-STF01.DWG

OAK CREEK PHASE 1

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

STORM SEWER AND STREET CONSTRUCTION

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 13 OF 28
DATE: 05/24/22

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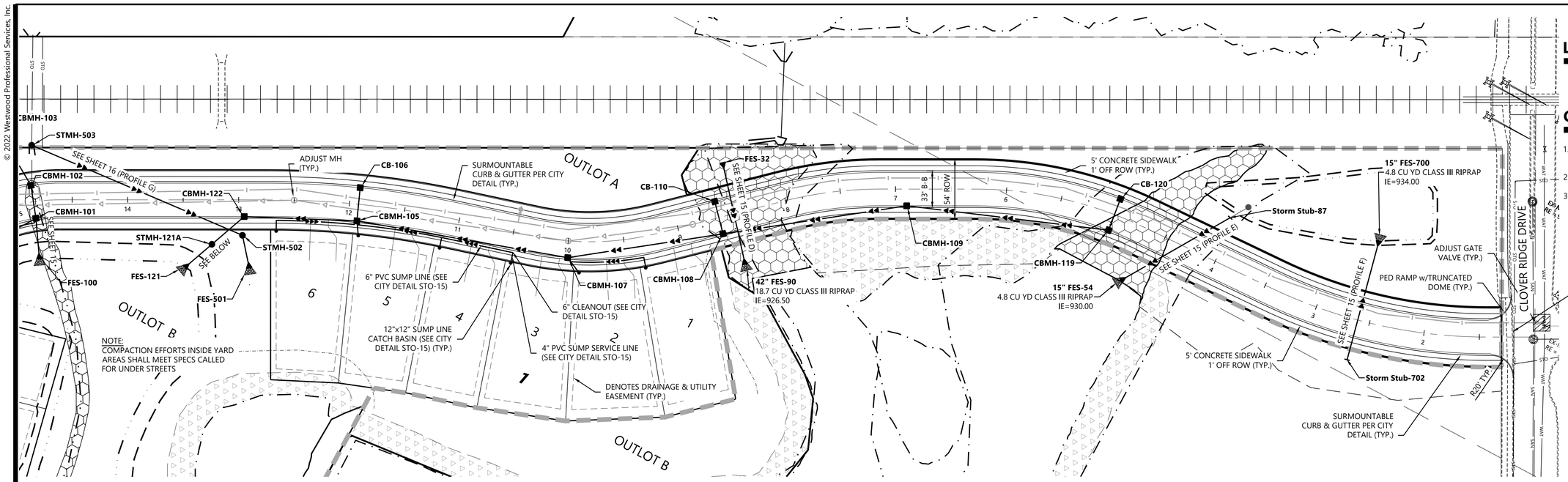

OAK CREEK DRIVE

FINAL CONSTRUCTION

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

LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION

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DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

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STORM SEWER AND STREET CONSTRUCTION

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 14 OF 28

DATE: 05/24/22

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OAK CREEK PHASE 1

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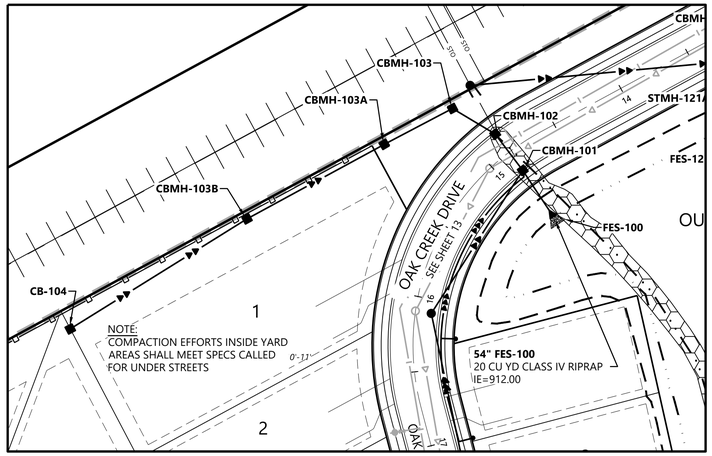

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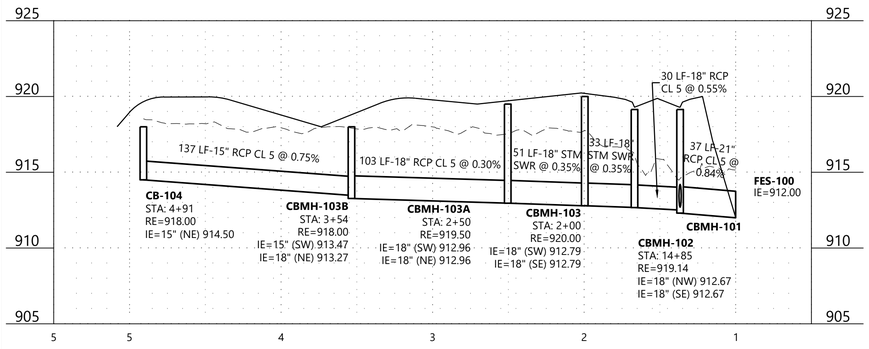

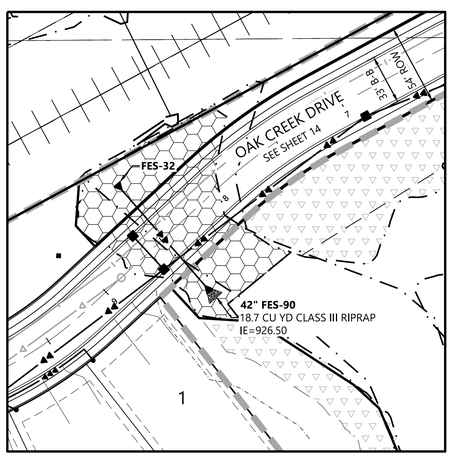

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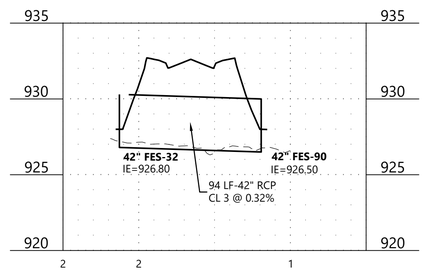

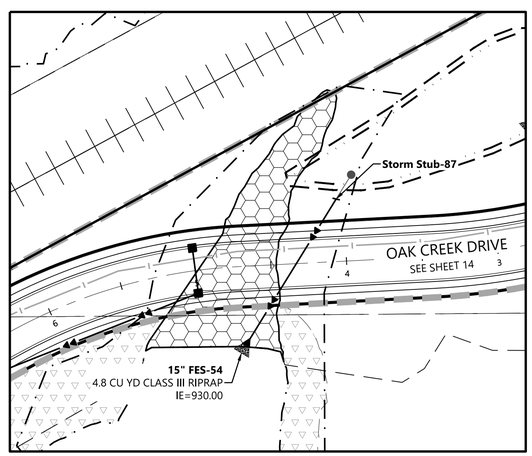

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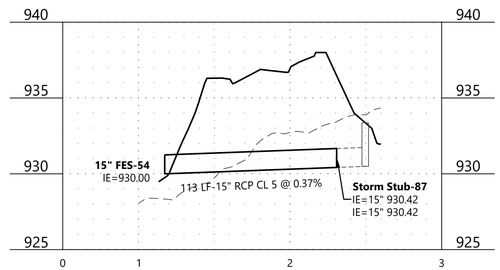
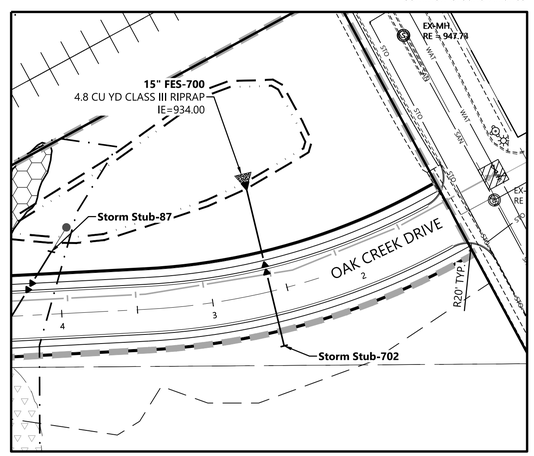
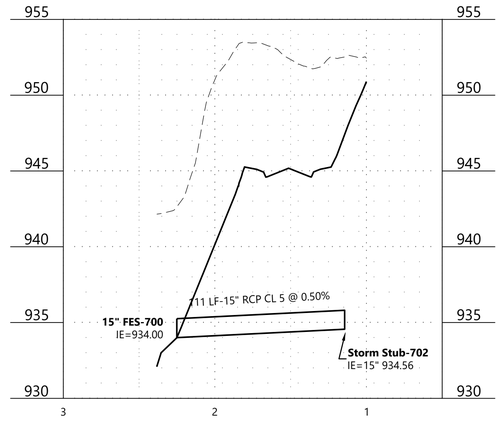
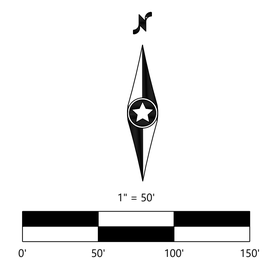




PROFILE F





FINAL CONSTRUCTION

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429C-STF01.DWG

OAK CREEK PHASE 1

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

BACKYARD STORM SEWER

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 15 OF 28
DATE: 05/24/22

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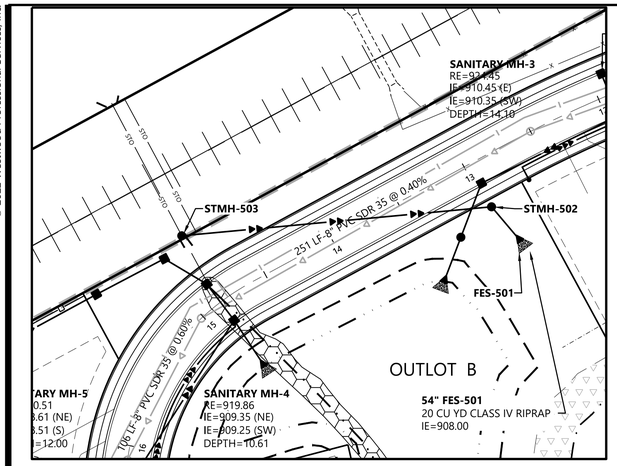
Common Ground Alliance



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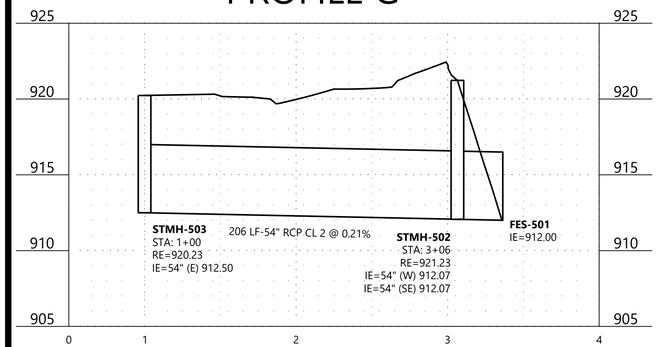
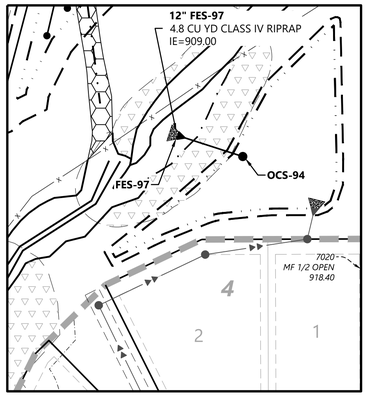
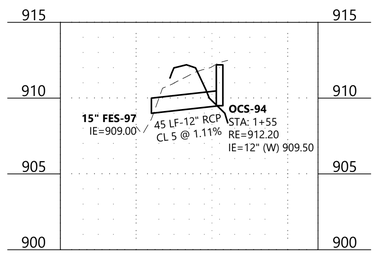
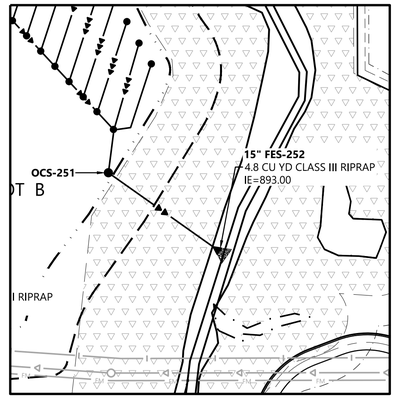


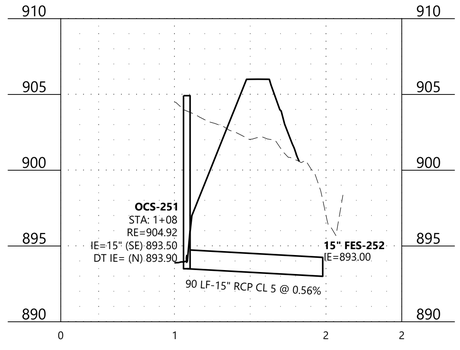


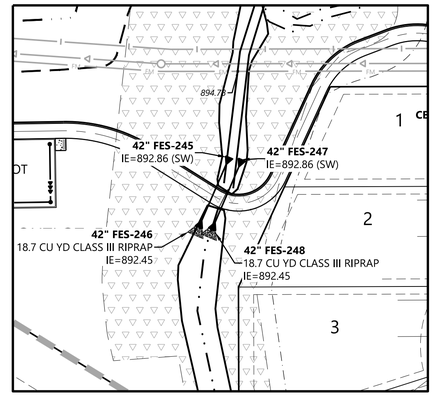
PROFILE H





PROFILE I





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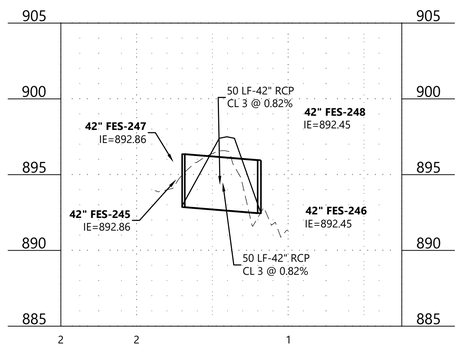

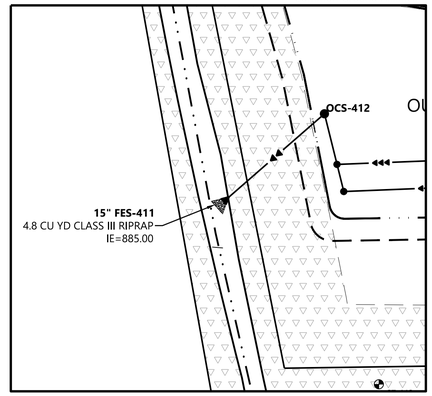

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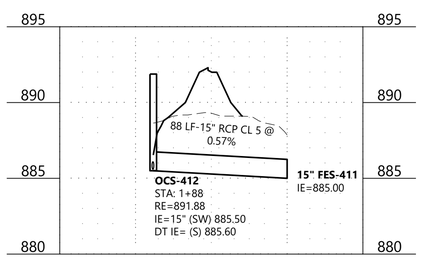

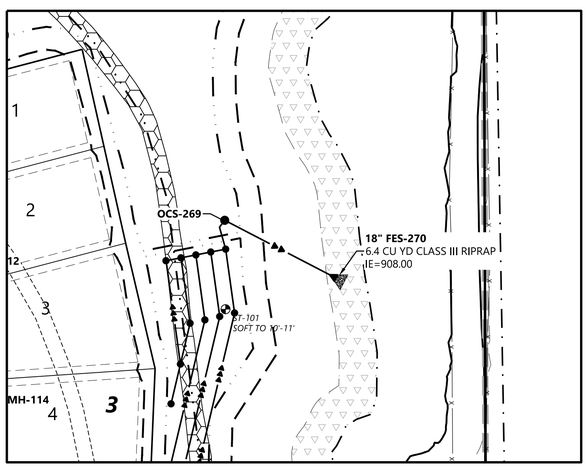

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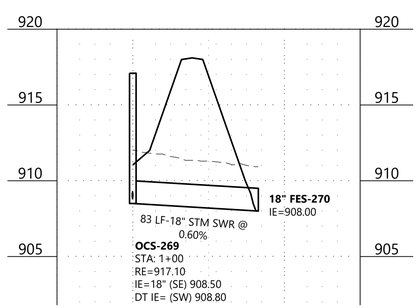

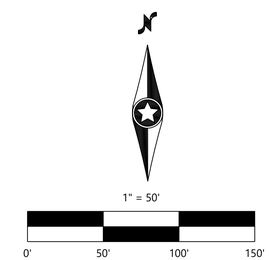

FINAL CONSTRUCTION

OAK CREEK PHASE 1

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429C-STF01.DWG

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 5'

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

BACKYARD STORM SEWER

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 16 OF 28
DATE: 05/24/22

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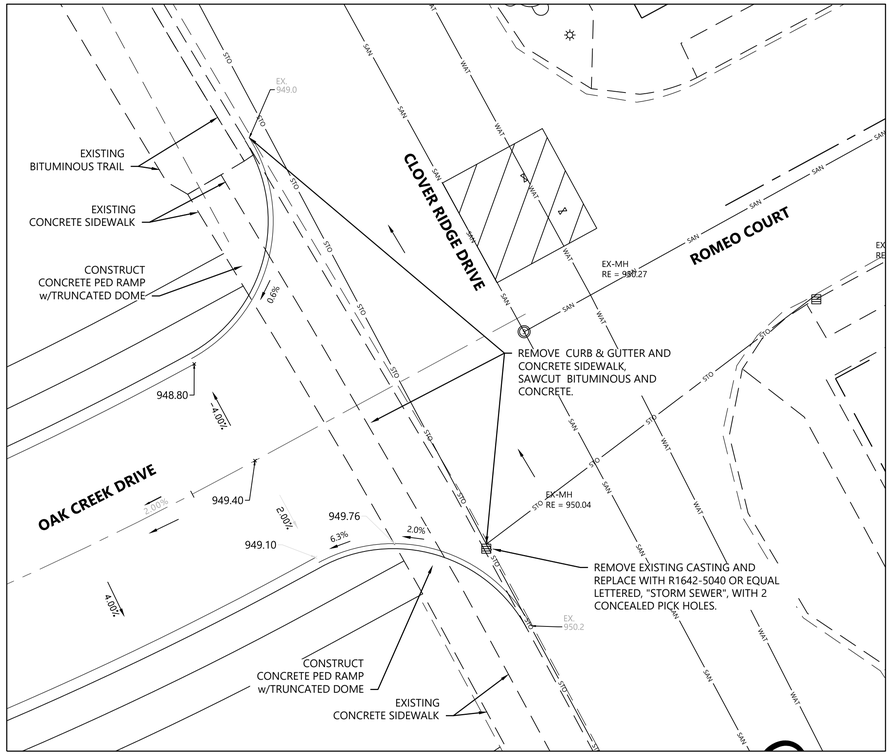

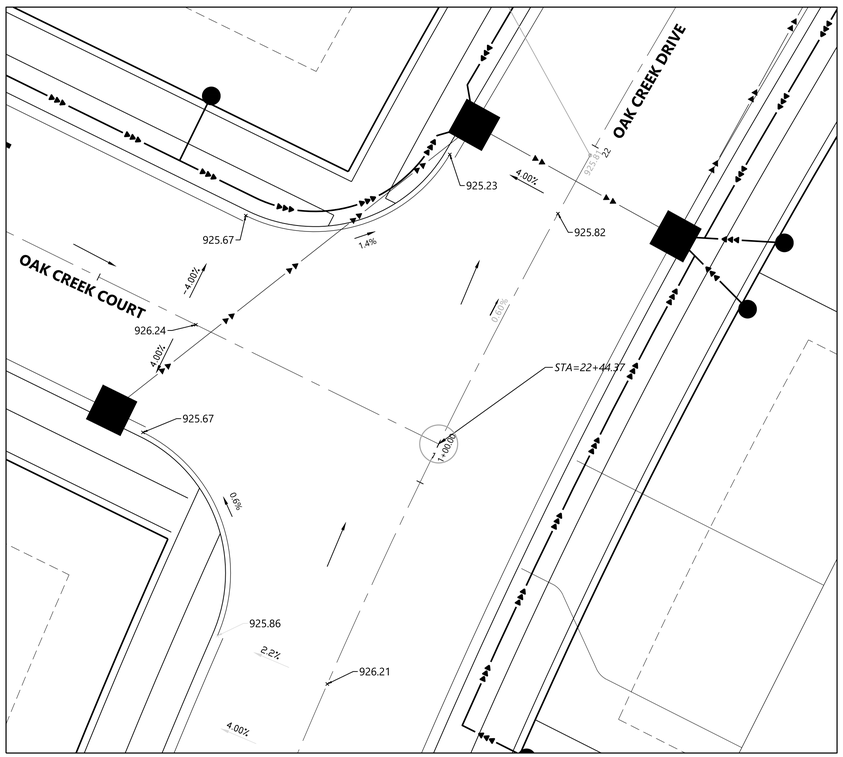

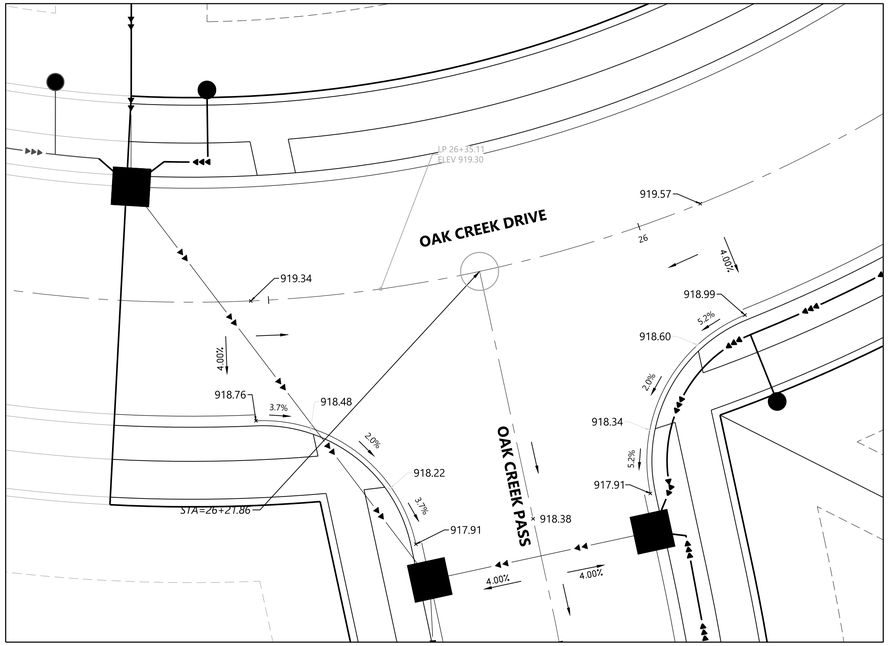

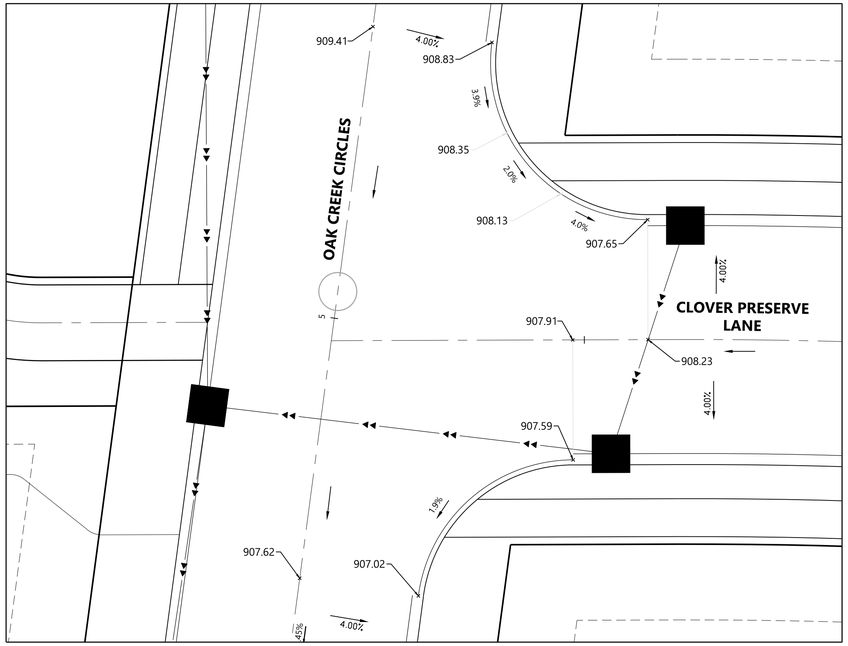

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	0.00%	FLOW DIRECTION
		FLOW LINE
		BACK OF CURB
STO		STORM SEWER
		LANDING AREA - MINIMUM AND MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS
		TRUNCATED DOMES

0' 10' 20' 30'

N:\0024429.00\DWG\CIVIL\FINALS\STREET - UTILITY CONSTRUCTION\0024429C-IDF01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE: 10'
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

INTERSECTION DETAILS

SHEET NUMBER: 17 OF 28
DATE: 05/24/22
PROJECT NUMBER: 0024429.00

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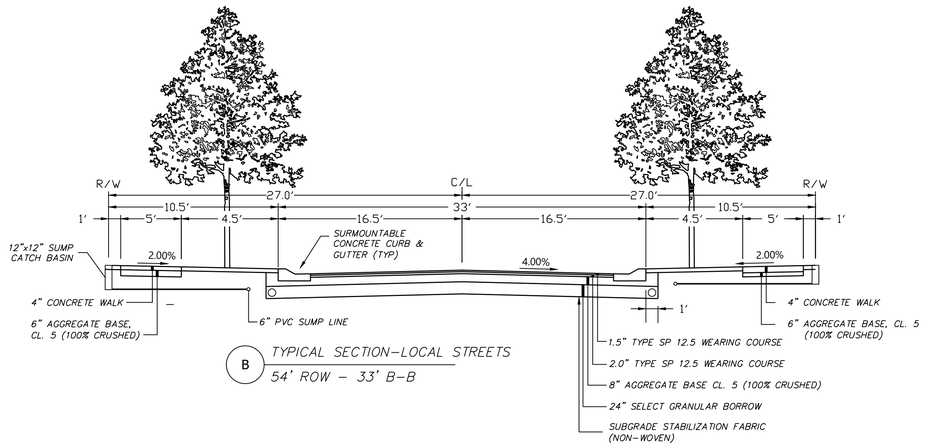
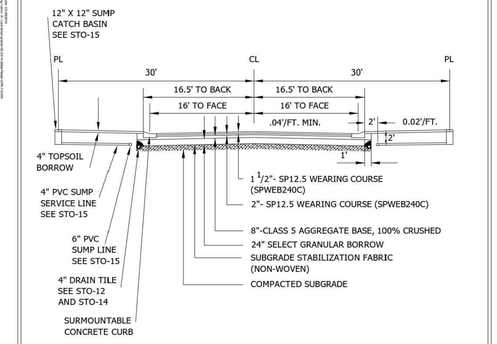


B TYPICAL SECTION–LOCAL STREETS
54' ROW – 33' B-B



STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

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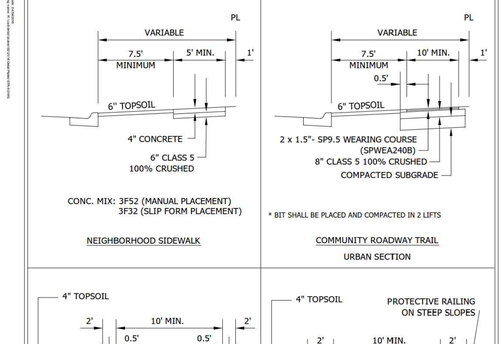
TYPICAL SECTIONS FOR RESIDENTIAL STREETS
7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: JUNE 2012

PLATE NO. STR-7



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TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-9

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429DTF01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 18 OF 28

DATE: 05/24/22

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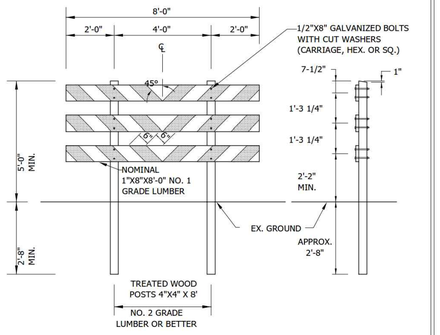

NOTE
THE BARRICADE BOARD FACE SURFACES SHALL BE FULLY RELECTORIZED IN ALTERNATE SILVER-WHITE AND RED STRIPING, USING A REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF MNDOT SPEC. 3352.

PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COATING OF WHITE WOOD PRIMER PAINT FOLLOWED BY A SECOND COAT OF WHITE EXTERIOR APPLIED ONLY TO THE SURFACES NOT COVERED WITH REFLECTIVE SHEETING.

THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND RELECTORIZED SHEETING APPLIED BEFORE BEING INSTALLED ON THE POSTS.

THE PLACEMENT OF THE BARRICADE SHALL BE 10'-0" FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE CENTERED ON THE ROADWAY FACING THE FLOW OF TRAFFIC.

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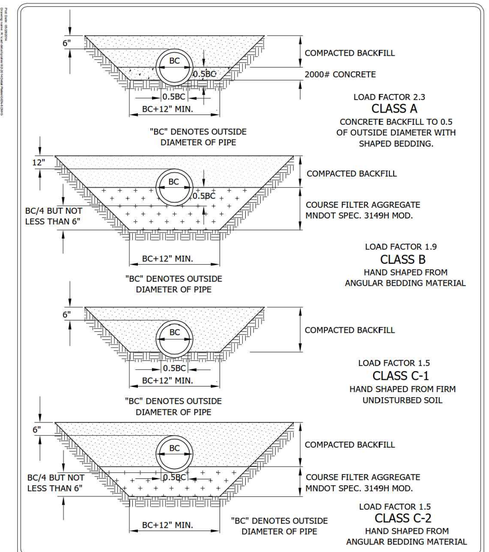
PERMANENT BARRICADE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-4



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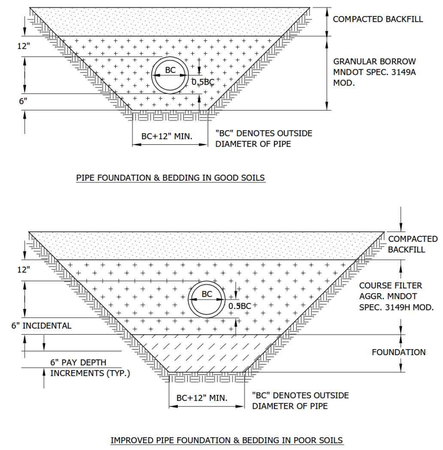
BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



IMPROVED PIPE FOUNDATION & BEDDING IN POOR SOILS

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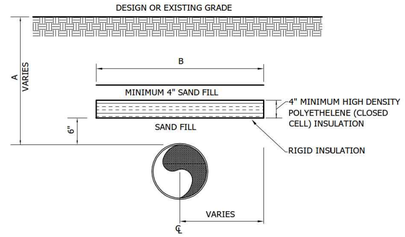
BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7

NOTE: WATER MAIN BURIED LESS THAN 7.5' TO BE APPROVED BY OWNER



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED. STAGGER/ OFFSET JOINTS 2' MINIMUM BETWEEN SHEET LAYERS.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

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INSULATION DETAIL

CHASKA, MINNESOTA

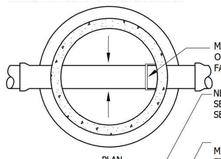
LAST REVISION: APRIL 2016

PLATE NO. GEN-8

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



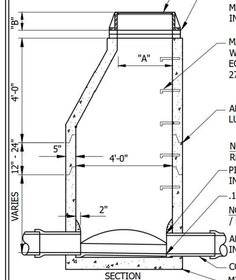
PLAN

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATION FOR CASTING NUMBER.

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.



SECTION

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL)

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS AND RAMNECK.

NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

PIPE SHALL BE CUT 2" FROM INSIDE FACE OF WALL.

.1' DROP ACROSS INVERTS MIN.

NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

COMPACT TO TOP OF PIPE, TO FIRST JOINT.

MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

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SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

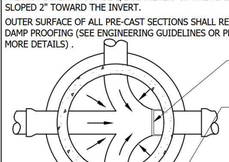
PLATE NO. SAN-1

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

FRAME	A	B
R16420245	27"	7"
R1755G	27"	7"



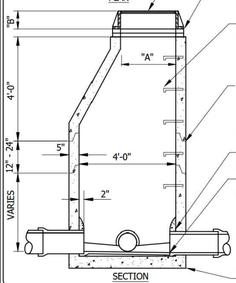
PLAN

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

NEENAH COVER **R1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATIONS FOR CASTING NUMBER

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTING RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING



SECTION

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL)

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS AND RAMNECK.

NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.

.1' DROP ACROSS INVERTS (MIN.)

NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.

ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.

MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

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St. Paul, MN 55113
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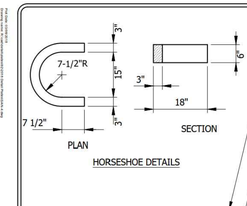
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-2

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"

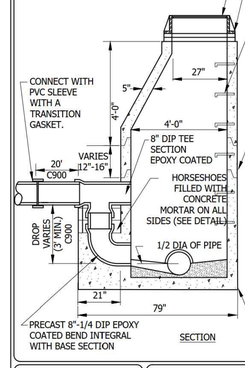


HORSESHOE DETAILS

NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER", WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECS. FOR CASTING NUMBERS.

MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.

- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.



MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL.)

- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS AND RAMNECK.

- NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.
- NOTE: OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS).
- INTERIOR MANHOLE WALL SHALL BE COMPLETELY LINED WITH HDPE, SEE SPEC FOR MORE DETAILS.
- PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.
- NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.
- ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE. PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

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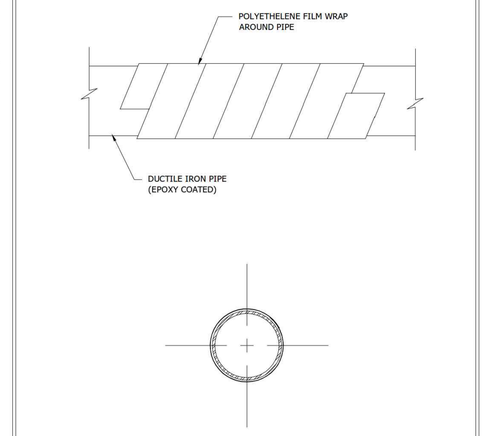
SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-4



PIPE SECTION

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TYPICAL FORCEMAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. SAN-7

N:\0024429.00\DWG\CIVIL\FINALSTREET - UTILITY CONSTRUCTION\0024429DTF01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

FRANCIS D. HAGEN

DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

Westwood

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

Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 19 OF 28

DATE: 05/24/22

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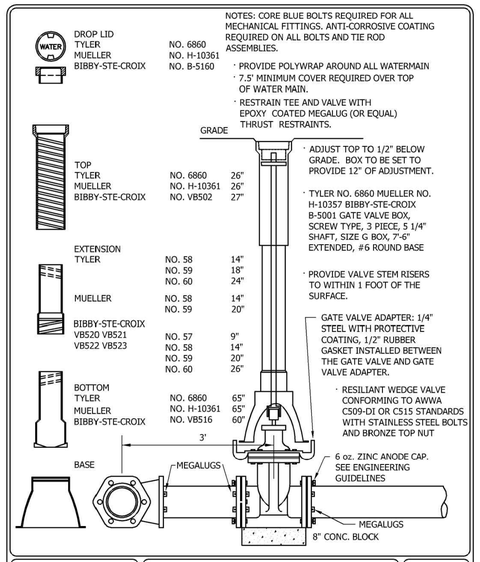

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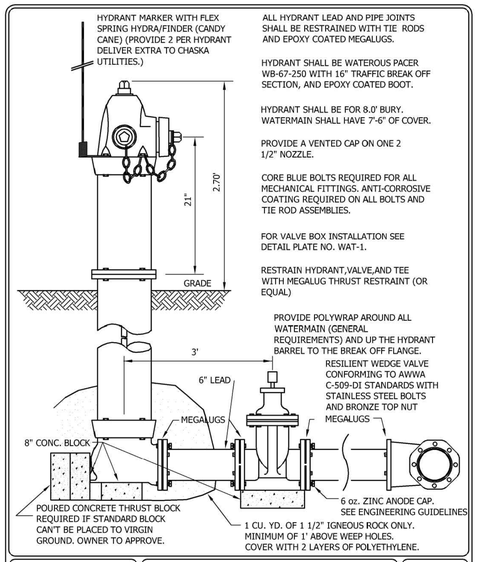
GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1



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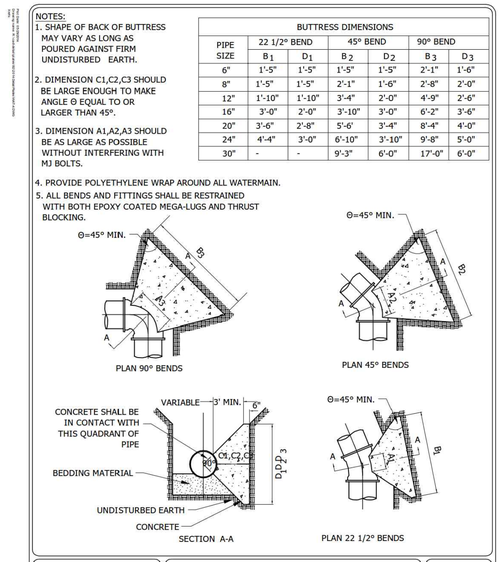
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-2



PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6'	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

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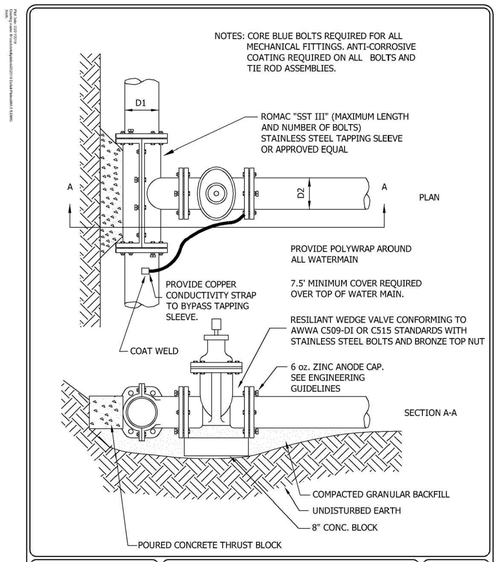
CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4



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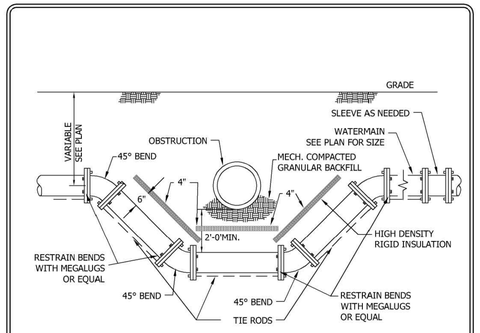
WATER MAIN WET TAP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-5



1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRAFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYTHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

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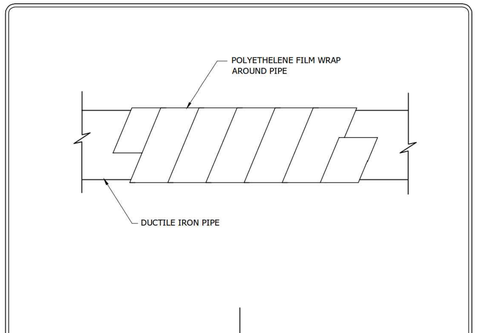
WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6



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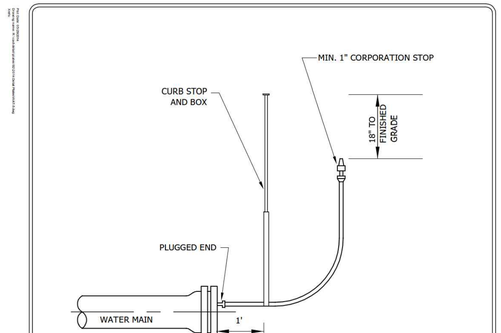
TYPICAL WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-7



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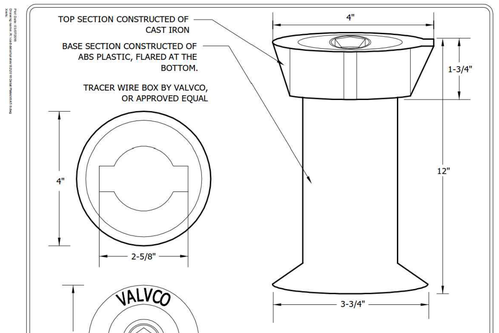
TYPICAL AIR BLEED INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-8



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DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE

CHASKA, MINNESOTA

LAST REVISION: MAY 2016

PLATE NO. WAT-9

N:\0024429.00\DWG\CIVIL\FINALSTREET - UTILITY CONSTRUCTION\0024429DTF01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 20 OF 28

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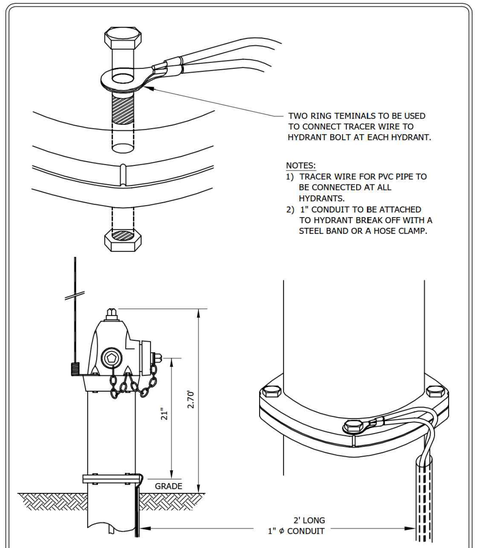

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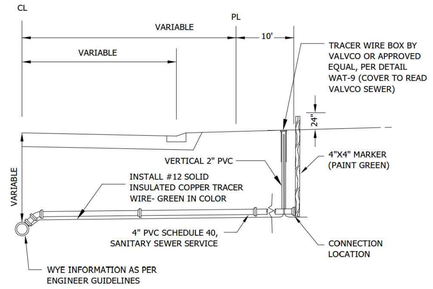
TRACER WIRE FOR PVC WATER MAIN

CHASKA, MN

LAST REVISION: APRIL 2008

PLATE NO. WAT-10



NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

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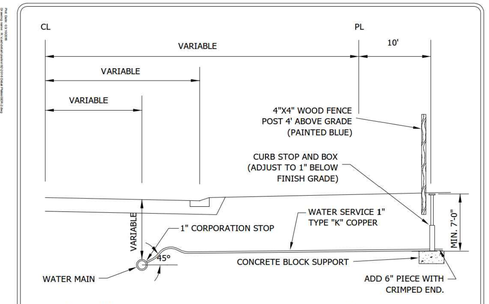
SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1



PVC WATER MAIN
STAINLESS STEEL SERVICE SADDLE
SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25000-N	MUELLER B-25154-N	MUELLER H-10300-N OR H-10302-N
FORD FB-600-4-NL OR-6-NL	FORD B22-444M-NL OR-666M-NL	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74701-B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

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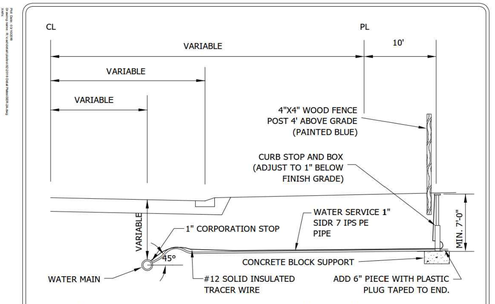
WATER SERVICE CONNECTION
COPPER PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2



PVC WATER MAIN
STAINLESS STEEL SERVICE SADDLE
SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B25009N	MUELLER B25222N	MUELLER H-10300-N OR H-10302-N
FORD FB1001-4Q	FORD B66444MQ	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74704B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 "TW" OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS".
7. PIPE INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

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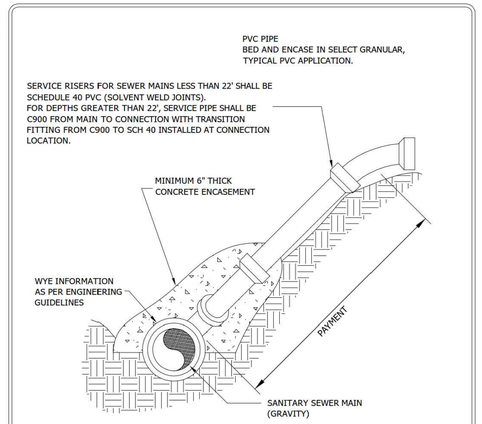
WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2A



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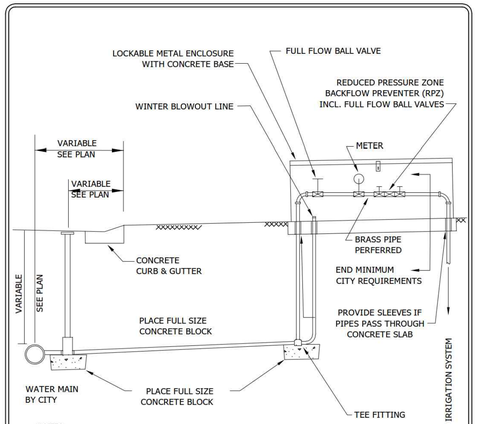
SERVICE RISER

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-3



NOTES:
1. CITY WATER SERVICE & PLUMBING PERMITS REQUIRED FOR WORK BY PRIVATE CONTRACTORS.
2. ANNUAL TESTING OF RPZ REQUIRED
3. REQUIRED EQUIPMENT MUST BE ENCLOSED AND SUPPORTED.
4. ENCLOSURE MUST BE APPROVED BY CITY WATER DEPT. ENCLOSURE MUST BE LOCKED WITH A HEAVY DUTY PADLOCK. (SUPPLIED BY CITY)
5. SLEEVES FOR PIPES IN CONCRETE SLABS SHALL BE 4" DIAMETER PVC OR SIMILAR.
6. IF A 1-1/2" IRRIGATION SERVICE IS USED THEN THE CURBSTOP MUST BE LOCATED IN THE GREEN AREA.

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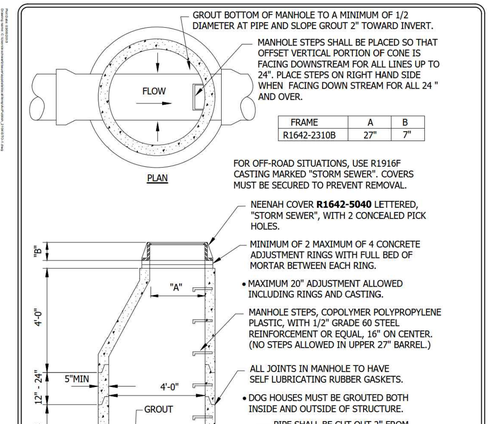
IRRIGATION SERVICE
BY PRIVATE CONTRACTOR

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SER-6



FRAME	A	B
R1642-2310B	27"	7"

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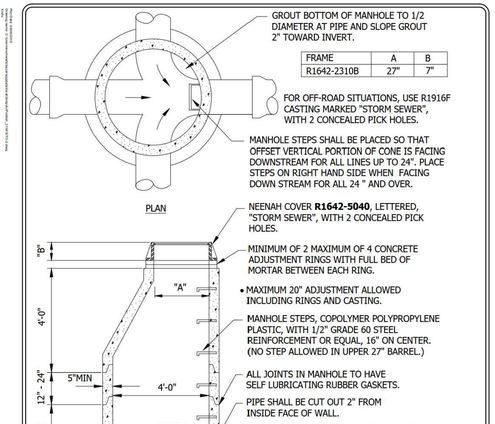
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1



FRAME	A	B
R1642-2310B	27"	7"

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STORM SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-2

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OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN

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OAK CREEK

CHASKA, MN

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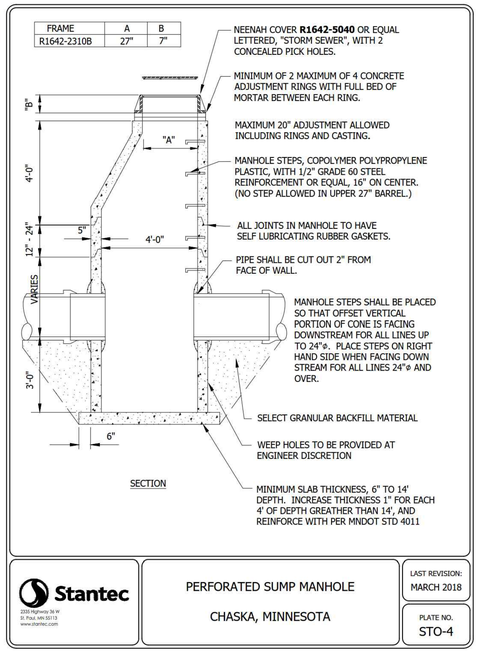

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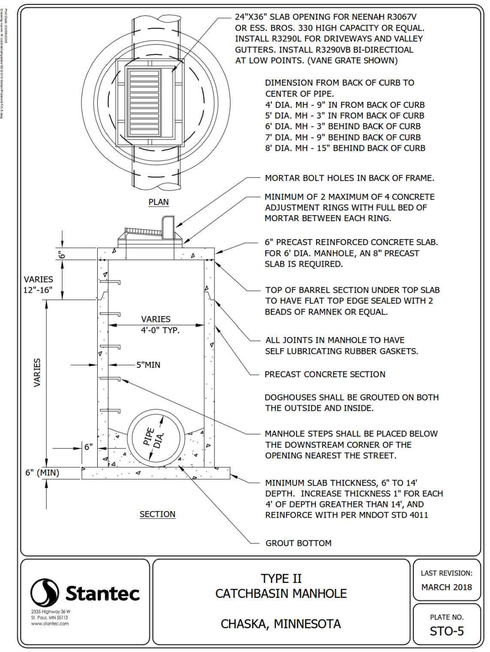
PERFORATED SUMP MANHOLE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-4



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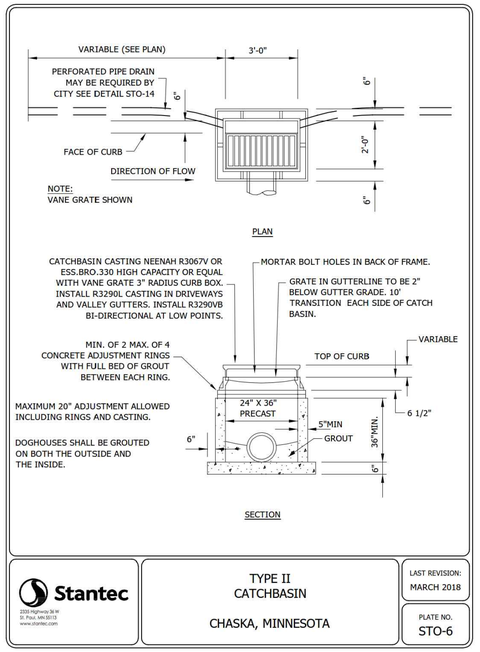
TYPE II
CATCHBASIN MANHOLE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-5



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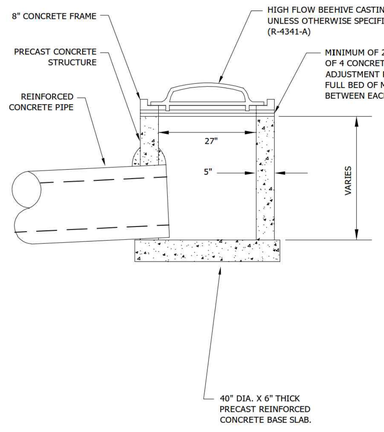
TYPE II
CATCHBASIN
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-6



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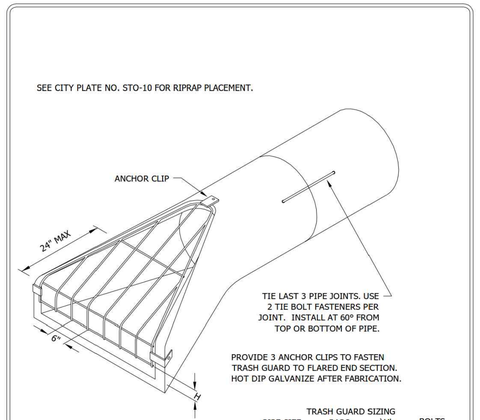
PRECAST 27" SHALLOW DEPTH BEEHIVE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-9



ISOMETRIC

TRASH GUARD SIZING

PIPE SIZE	BARS	`H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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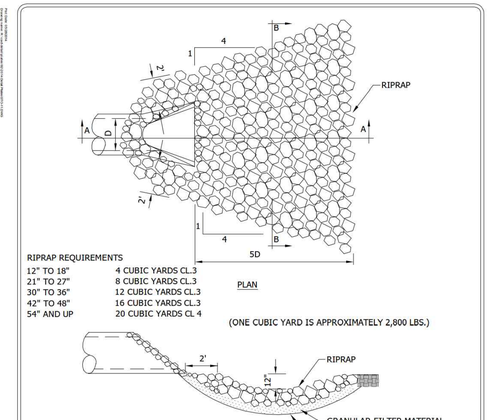
FLARED END SECTION AND TRASH GUARD
CHASKA, MINNESOTA

LAST REVISION: FEB. 1995
PLATE NO. STO-10



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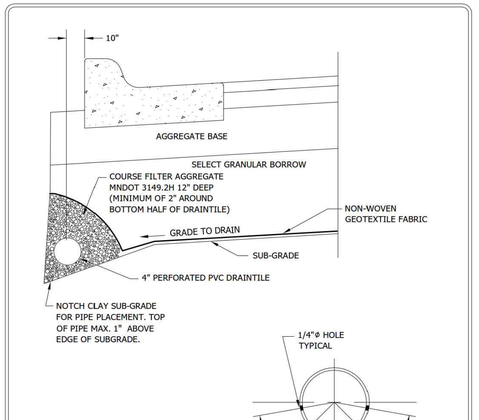
RIPRAP AT OUTLETS
CHASKA, MINNESOTA

LAST REVISION: APRIL 2004
PLATE NO. STO-11



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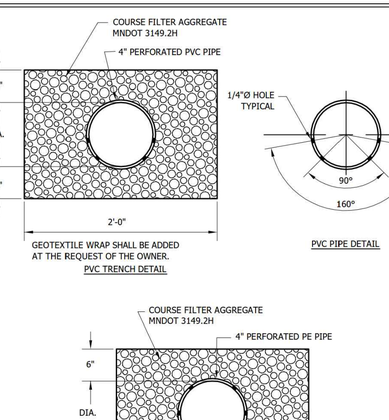
PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB
CHASKA, MINNESOTA

LAST REVISION: NOV. 2016
PLATE NO. STO-12



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PERFORATED PIPE TRENCH DETAIL
CHASKA, MINNESOTA

LAST REVISION: NOV. 2014
PLATE NO. STO-13

N:\0024429.00\DWG\CIVIL\FINALSTREET - UTILITY CONSTRUCTION\0024429DTF01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 22 OF 28
DATE: 05/24/22

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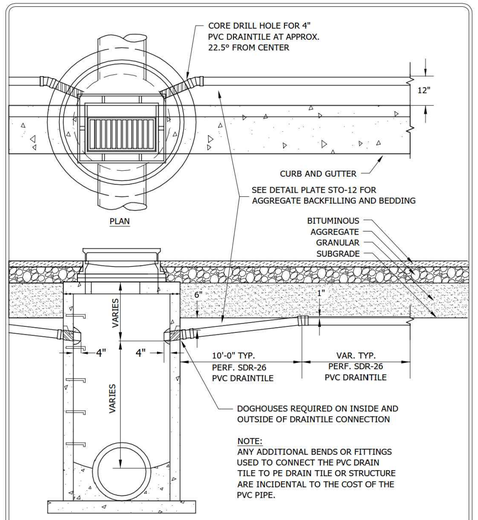

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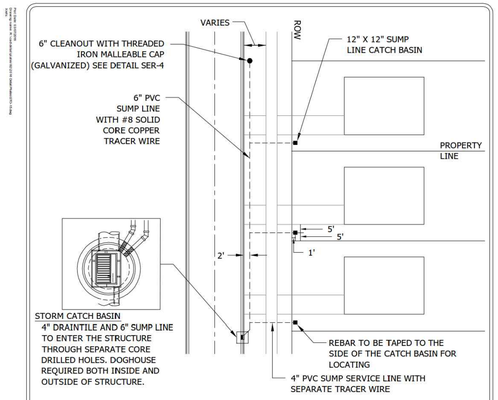
DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STO-14



NOTES:
1. 6" PVC SUMP LINE TO BE INSTALLED 2' BELOW GRADE AND TO BE CORE DRILLED INTO NEAREST DOWNSTREAM CATCH BASIN.
2. EXTEND 4" PVC SUMP SERVICE FROM MAIN TO RIGHT OF WAY.
3. ALTERNATE CONFIGURATIONS ONLY WITH THE APPROVAL OF OWNER.
4. SEE ENGINEERING GUIDELINES OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. MAXIMUM SUMP LINE LENGTH 300'. IF LONGER SUMP LINE IS NECESSARY, INTERMEDIATE CLEANOUTS WILL BE REQUIRED EVERY 200'.
6. INSTALL 4" X 4" POST ADJACENT TO EACH SUMP CATCH BASIN FOR PROTECTION DURING CONSTRUCTION.
7. CLEAN OUT TO BE PLACED ON PROPERTY LINE AT END OF LAST SERVICE LINE. IF SERVICE FALLS IN DRIVEWAY THE MAINLINE WILL BE EXTENDED BEYOND DRIVEWAY/ALLEY TO ENSURE THE CLEANOUT IS IN GREEN SPACE.
8. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISHED GRADE CLEANOUT LOCATION WITH TRACER WIRE BOX AND FOLLOW THE SUMP LINE TO THE STRUCTURE LOCATION.

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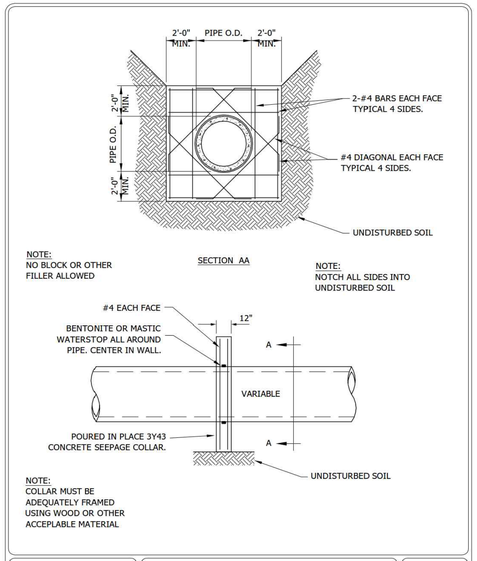
PVC SUMP LINE BEHIND CURB

CHASKA, MINNESOTA

LAST REVISION: MAY 2016

PLATE NO. STO-15



NOTE:
NO BLOCK OR OTHER FILLER ALLOWED

NOTE:
NOTCH ALL SIDES INTO UNDISTURBED SOIL

NOTE:
COLLAR MUST BE ADEQUATELY FRAMED USING WOOD OR OTHER ACCEPLABLE MATERIAL

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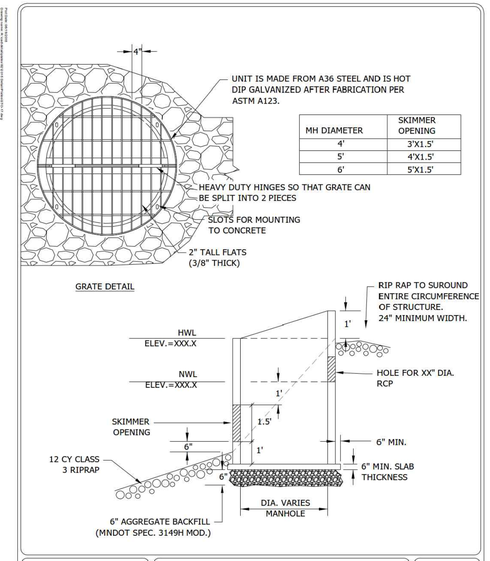
SEEPAGE COLLAR

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. STO-16



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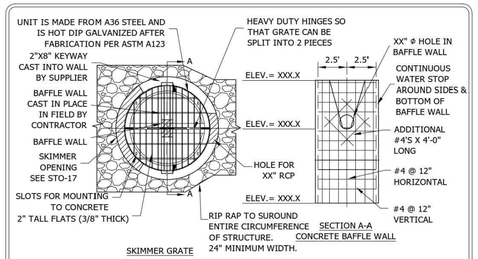
STANDARD SKIMMER STRUCTURE

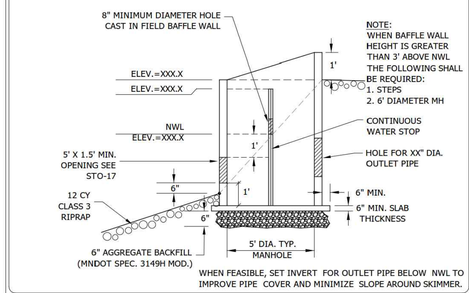
CHASKA, MINNESOTA

LAST REVISION: JUNE 2018

PLATE NO. STO-17



SKIMMER GRATE



WHEN FEASIBLE, SET INVERT FOR OUTLET PIPE BELOW NWL TO IMPROVE PIPE COVER AND MINIMIZE SLOPE AROUND SKIMMER.

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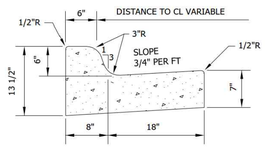
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

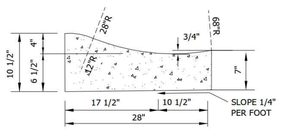
LAST REVISION: MARCH 2018

PLATE NO. STO-18

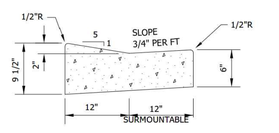
CONCRETE MATERIALS AS FOLLOWS:
3F52 - MANUAL PLACEMENT
3F32 - SLIP FORM PLACEMENT



MNDOT B618



SURMOUNTABLE



DRIVEWAY

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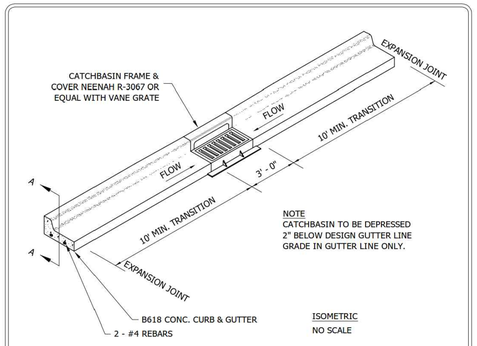
CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-1



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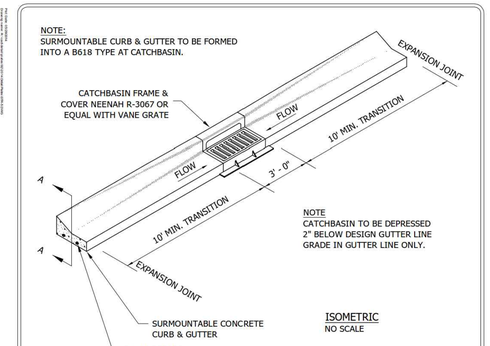
B618 CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-4



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SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-5

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OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

FRANCIS D. HAGEN

DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

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Toll Free (888) 937-5150 westwoodps.com

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DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 23 OF 28

DATE: 05/24/22

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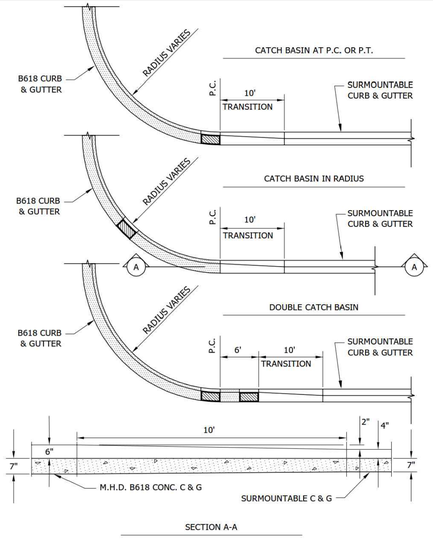
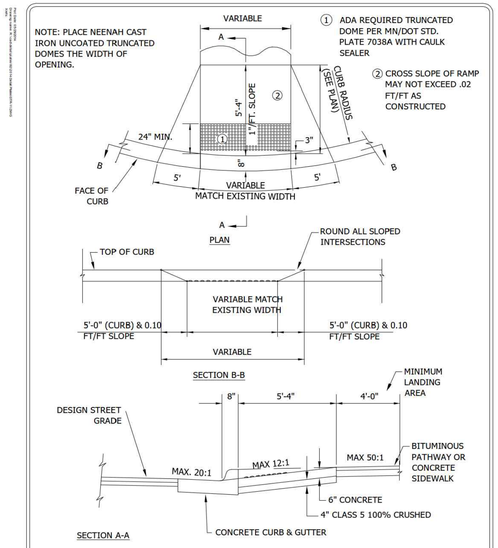


CONCRETE CURB & GUTTER TRANSITION

CHASKA, MINNESOTA

LAST REVISION: OCT. 1989

PLATE NO. STR-10

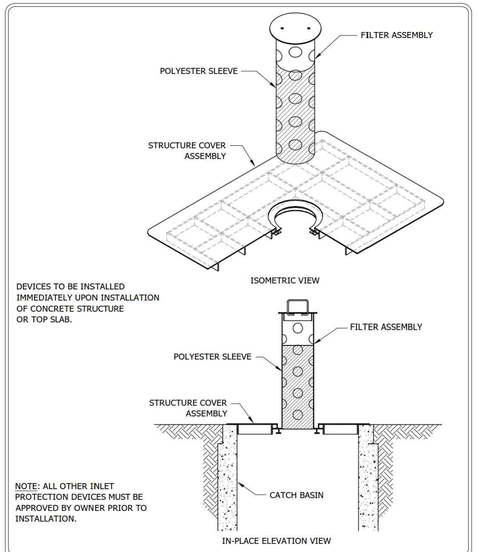


PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: APRIL 2011

PLATE NO. STR-11

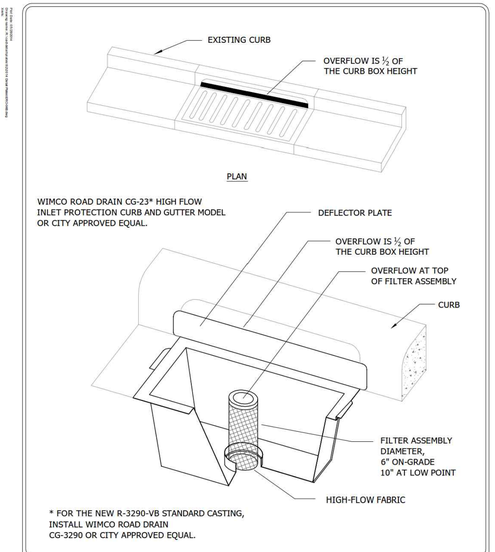


INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A

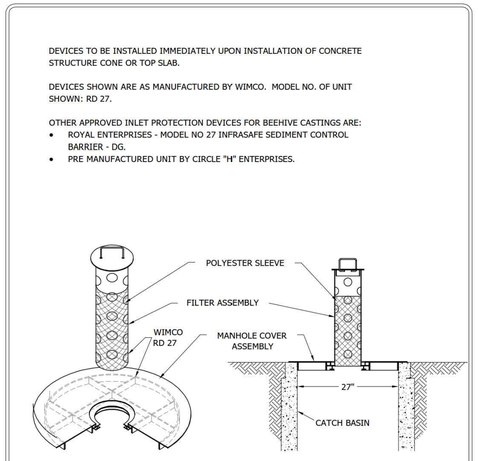


INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

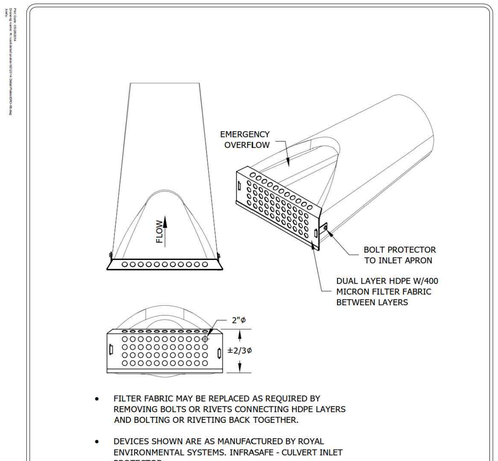


INLET PROTECTION BEEHIVE CASTING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4C



FLARED END EROSION CONTROL

CHASKA, MINNESOTA

LAST REVISION: FEB 2005

PLATE NO. ERO-6

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OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN

DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

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DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 24 OF 28

DATE: 05/24/22

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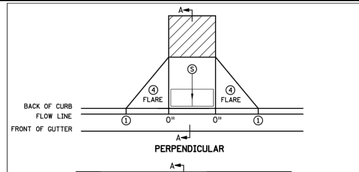
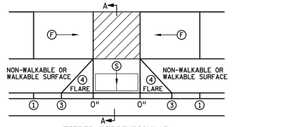
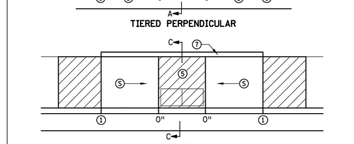


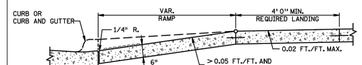
PERPENDICULAR



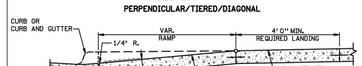
TIERED PERPENDICULAR



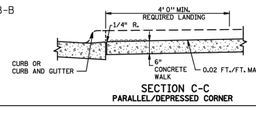
PARALLEL



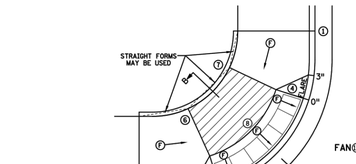
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL



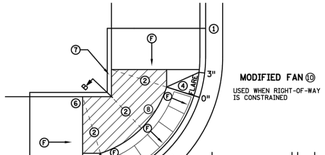
SECTION B-B
FAN



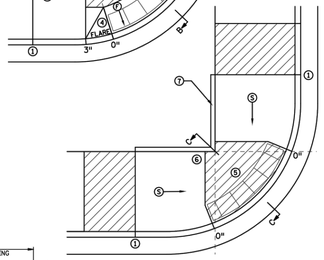
SECTION C-C
PARALLEL/DEPRESSED CORNER



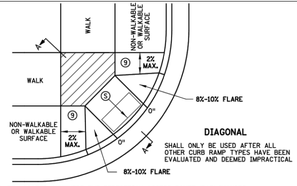
FAN ⑩



MODIFIED FAN ⑩
USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND AT THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN ⑨ BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.

4" MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

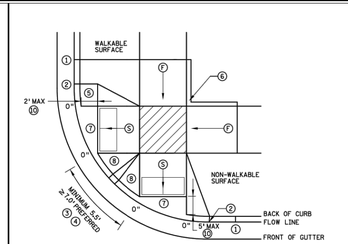
① MATCH FULL HEIGHT CURB.
② 4" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3'-LONG RAMP. 4" HIGH CURB WHEN USING A 4'-LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS. WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4'-MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ 5% SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
S — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
F — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4'X 4'-MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

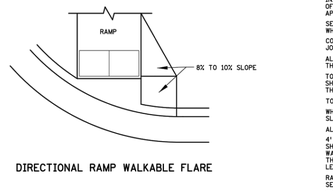
REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

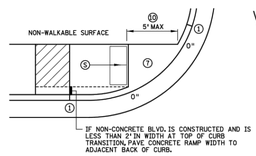
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 1 OF 6



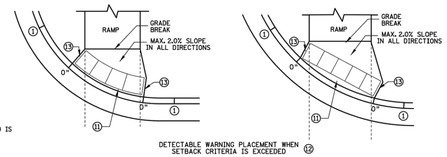
COMBINED DIRECTIONAL ⑨



DIRECTIONAL RAMP WALKABLE FLARE

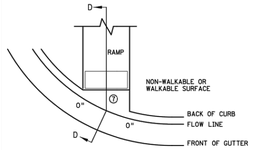


STANDARD ONE-WAY DIRECTIONAL ⑨

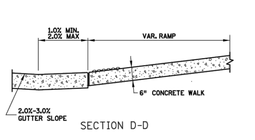


ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

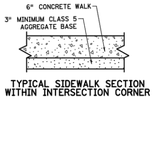
DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED 12



CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND AT THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP BACK BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.

4" MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑬ & ⑭ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.
② 3" HIGH CURB WHEN USING A 3'-LONG RAMP
4" HIGH CURB WHEN USING A 4'-LONG RAMP.
③ 3" MINIMUM CURB HEIGHT (5.5" MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7" MIN. DISTANCE REQUIRED BETWEEN DOMES).
④ THE "RAMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑧ 8% TO 10% WALKABLE FLARE.
⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 7" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL SPAN THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
S — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
F — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4'X 4'-MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISED:
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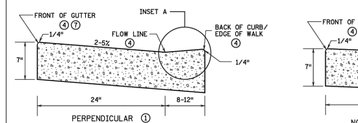
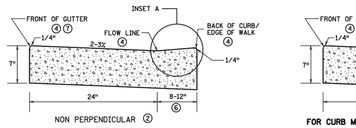
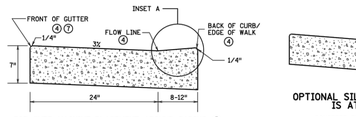
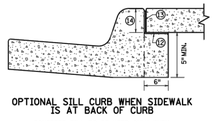
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 2 OF 6



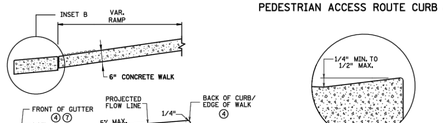




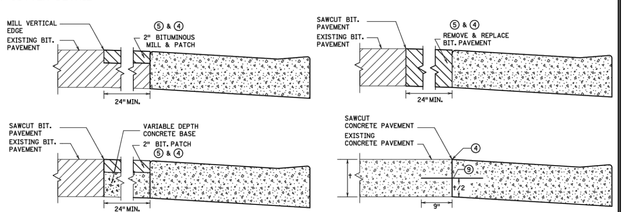


OPTIONAL SILL CURB WHEN SIDEWALK IS AT BACK OF CURB
CONCRETE SILL TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

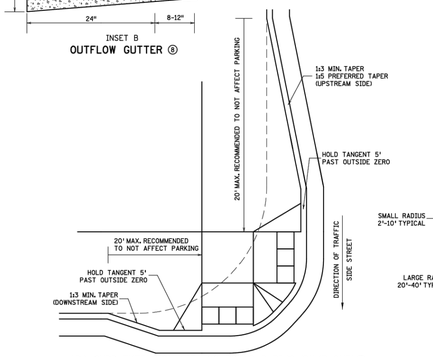


OUTFLOW GUTTER 6

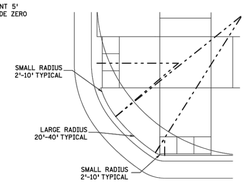


ONLY ALLOWED PER ENGINEER'S APPROVAL

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) 11



COMBINED DIRECTIONAL 10 (COMPOUND RADIUS)

NOTES:
POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

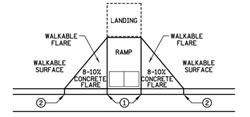
① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1" MINIMUM FROM ALL JOINTS.
⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.
⑫ PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.
⑬ 1/2" PREFORMED JOINT FILLER PER WNDOT SPEC. 3702.
⑭ DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 6" MIN.

DIRECTION OF TRAFFIC
MAIN STREET

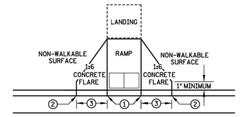
REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

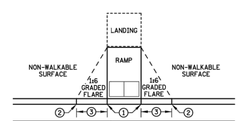
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 3 OF 6



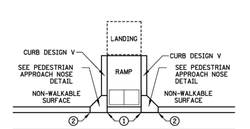
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

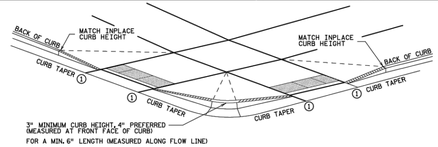


GRADED FLARES



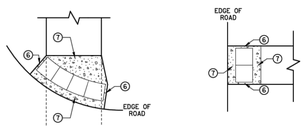
RETURNED CURB 15

TYPICAL SIDE TREATMENT OPTIONS 4 15



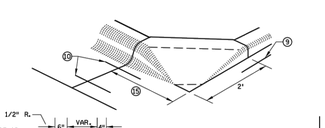
3" MINIMUM CURB HEIGHT, 4" PREFERRED (MEASURED AT FRONT FACE OF CURB)
FOR A MIN. 6" LENGTH (MEASURED ALONG FLOW LINE)

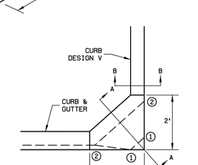
DETECTABLE EDGE WITH 8 CURB AND GUTTER



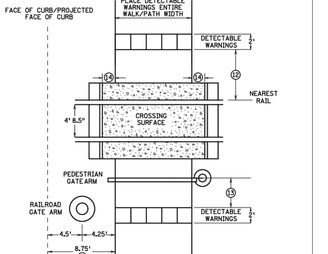
RADIAL DETECTABLE WARNING
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER





PEDESTRIAN APPROACH NOSE DETAIL
(FOR RETURNED CURB SIDE TREATMENT)



RAILROAD CROSSING PLAN VIEW

NOTES:
SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 2" FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.
④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.
⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E., 6" LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.
⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.
⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
⑮ 3' FOR MEDIANS AND 6' SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

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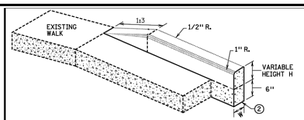
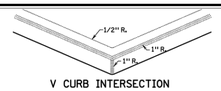
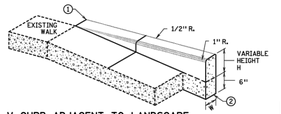
811 or call811.com
Common Ground Alliance



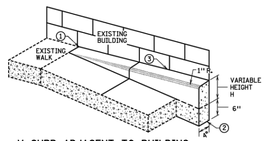
V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS



V CURB INTERSECTION

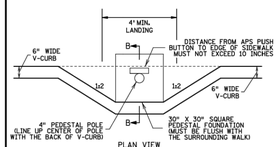


V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS

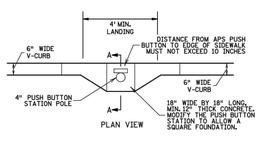


V CURB ADJACENT TO BUILDING OR BARRIER

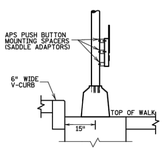
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"



PLAN VIEW

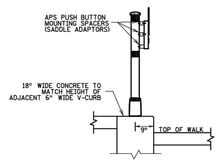


PLAN VIEW



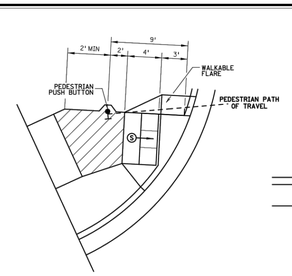
SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



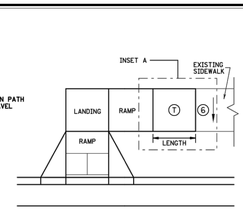
SECTION A-A

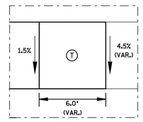
PUSH BUTTON STATION (V-CURB)



SEMI-DIRECTIONAL RAMP (3,4,9)
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)





TRANSITION PANEL 4 5

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
4. THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1% LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (5) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISIONS:		
APPROVED: JANUARY 23, 2017		
OPERATIONS ENGINEER		

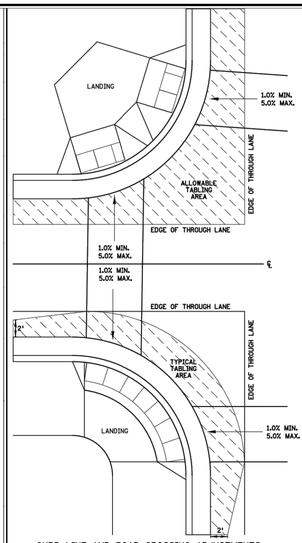
REVISED:

APPROVED: Tom Sill
STATE DESIGN ENGINEER

1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6



CURB LINE AND ROAD CROSSING ADJUSTMENTS

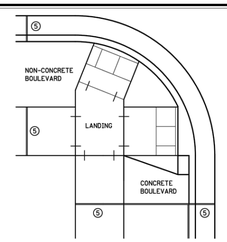
"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS ON FULL PAVEMENT REPLACEMENT PROJECTS
"TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

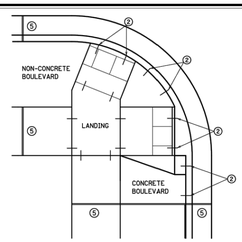
MILL & OVERLAY PROJECTS "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2% RAMP OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

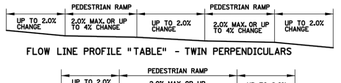
RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL



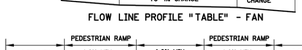
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



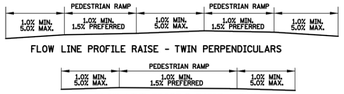
OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS 4



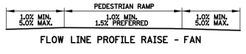
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



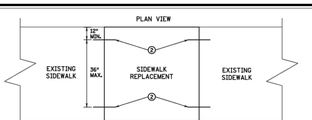
FLOW LINE PROFILE "TABLE" - FAN



FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

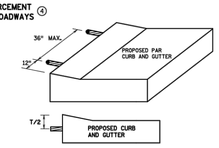


FLOW LINE PROFILE RAISE - FAN

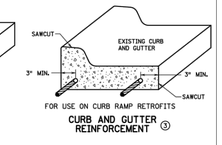


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

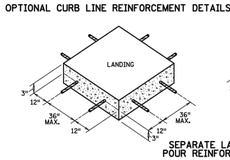


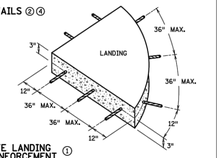
OPTIONAL CURB LINE REINFORCEMENT DETAILS 2 4



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT 3





SEPARATE LANDING POUR REINFORCEMENT 1

NOTES:

1. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2.5) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
2. DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
3. DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
4. THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
5. 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISIONS:		
APPROVED: JANUARY 23, 2017		
OPERATIONS ENGINEER		

REVISED:

APPROVED: Tom Sill
STATE DESIGN ENGINEER

1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 6 OF 6

N:\0024429.00\DWG\CIVIL\FINAL\STREET - UTILITY CONSTRUCTION\0024429DTF01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

DETAILS

SHEET NUMBER: 26 OF 28

PROJECT NUMBER: 0024429.00

DATE: 05/24/22

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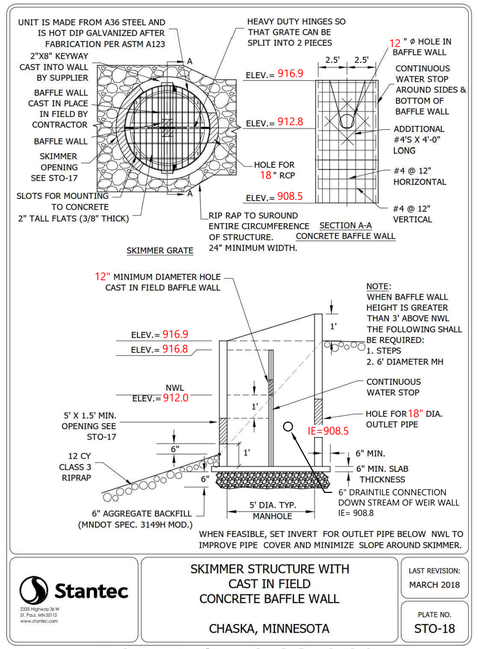
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



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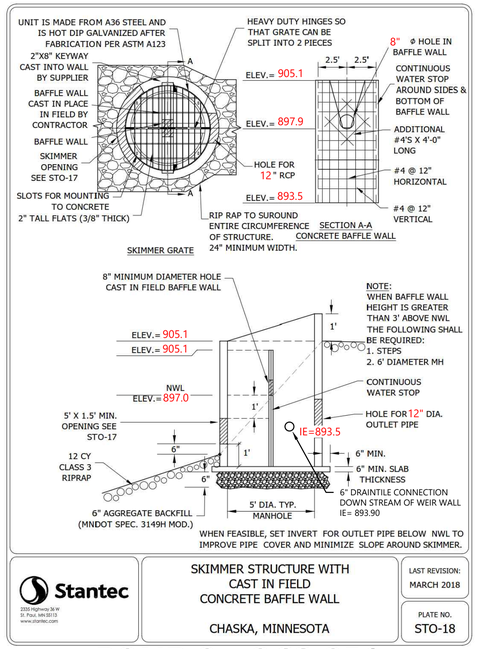
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

POND 1 - OCS-269



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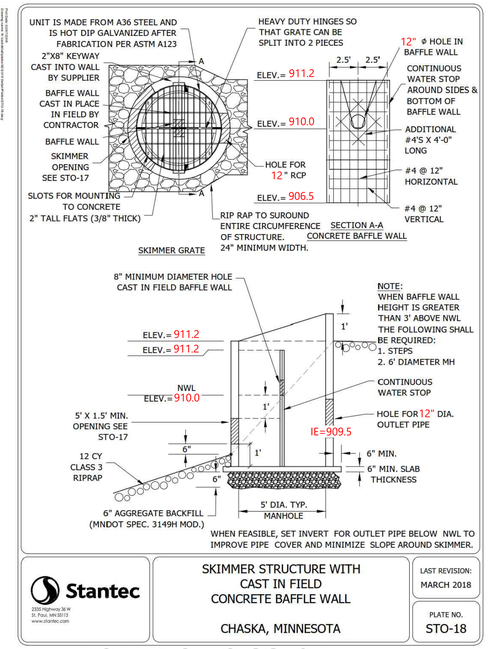
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

POND 2 - OCS-251



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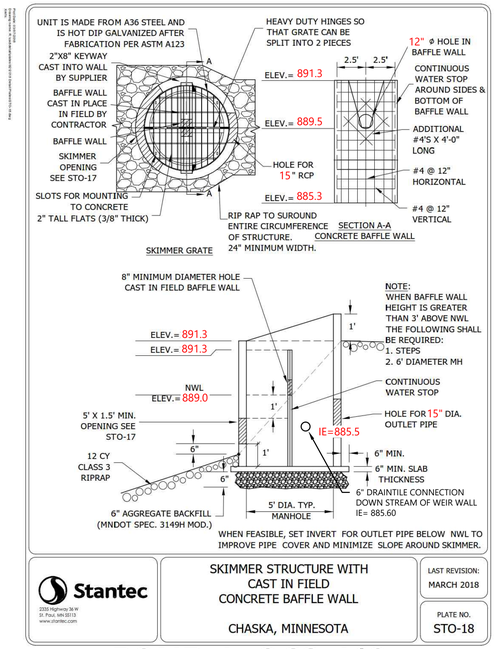
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

POND 3- OCS-94



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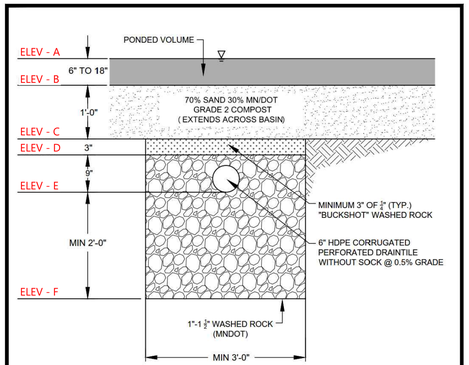
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

POND 4- OCS-412



CALCULATIONS TO MEET RULES

VOLUME:

1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
3. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:

1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:

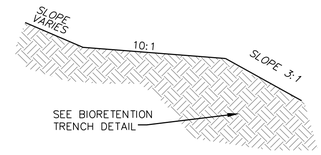
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF OF PONDED VOLUME PER SF OF SURFACE AREA.

M:\1709\GENERAL DETAILS\December 2016 Details\1 - BIORETENTION TRENCH.dwg

CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	BIORETENTION TRENCH	DEC 2016
			DETAIL 1

PONDS 1, 2 and 4

POND BENCH						
POND #	ELEV. A	B	C	D	E	F
POND 1	912.8	912.0	911.0	910.75	910.0	908.0
POND 2	897.9	897.0	896.0	895.75	895.0	893.0
POND 4	889.5	889.0	888.0	887.75	887.0	885.0



POND BENCH DETAIL

N:\0024429.00\DWG\CIVIL\FINALLSTREET - UTILITY CONSTRUCTION\0024429DTF01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: KFP/DJW
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 27 OF 28
DATE: 05/24/22

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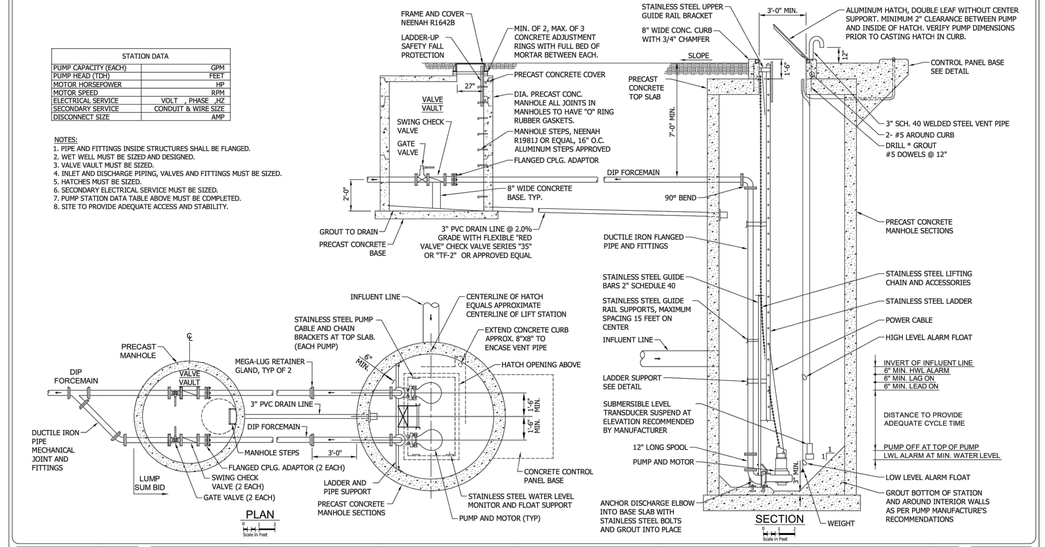
STATION DATA		
PUMP CAPACITY (EACH)		GPM
PUMP HEAD (TDH)		FEET
MOTOR HORSEPOWER		HP
MOTOR SPEED		RPM
ELECTRICAL SERVICE	VOLT , PHASE	HZ
SECONDARY SERVICE	CONDUIT & WIRE SIZE	
DISCONNECT SIZE		AMP

NOTES:
1. PIPE AND FITTINGS INSIDE STRUCTURES SHALL BE FLANGED.
2. WET WELL MUST BE SIZED AND DESIGNED.
3. VALVE VAULT MUST BE SIZED.
4. INLET AND DISCHARGE PIPING, VALVES AND FITTINGS MUST BE SIZED.
5. HATCHES MUST BE SIZED.
6. SECONDARY ELECTRICAL SERVICE MUST BE SIZED.
7. PUMP STATION DATA TABLE ABOVE MUST BE COMPLETED.
8. SITE TO PROVIDE ADEQUATE ACCESS AND STABILITY.



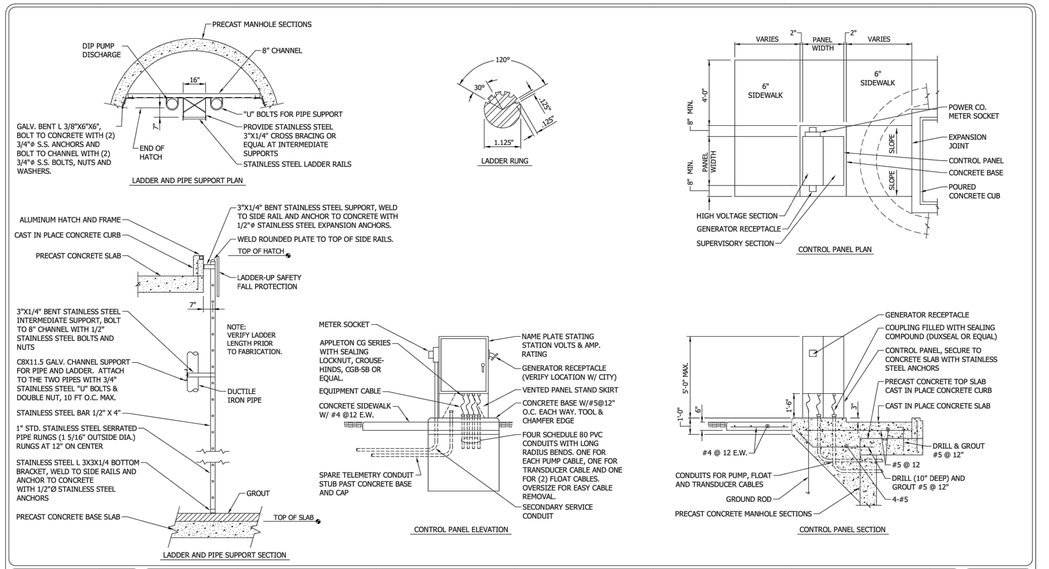
WASTEWATER PUMPING STATION
MISCELLANEOUS DETAILS

CHASKA, MINNESOTA

LAST REVISION: JUNE 2018

PLATE NO. MIS-1A

Stantec
3333 Highway 36 W
St. Paul, MN 55113
www.stantec.com



WASTEWATER PUMPING STATION
MISCELLANEOUS DETAILS

CHASKA, MINNESOTA

LAST REVISION: JUNE 2018

PLATE NO. MIS-1B

Stantec
3333 Highway 36 W
St. Paul, MN 55113
www.stantec.com

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811 or call811.com
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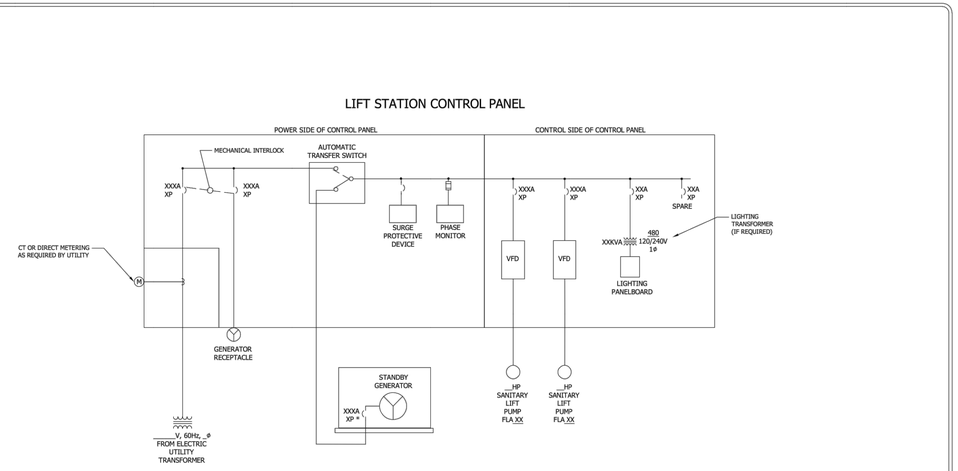

WASTEWATER PUMPING STATION
MISCELLANEOUS DETAILS

CHASKA, MINNESOTA

LAST REVISION: JUNE 2018

PLATE NO. MIS-1C

Stantec
3333 Highway 36 W
St. Paul, MN 55113
www.stantec.com

NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF CHASKA ENGINEERING GUIDELINES, CH. 15, "WASTEWATER PUMPING STATION STANDARDS".
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND OBTAIN CITY APPROVAL PRIOR TO ORDERING.
3. THE SITE SHALL BE CONSTRUCTED AND GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE ACCESS POINTS FOR THE WETWELL AND VALVE VAULT.
4. THE CONTRACTOR SHALL INSTALL AN INTRAFLOW LOW PROFILE INSIDE DROP SYSTEM PER MANUFACTURERS RECOMMENDATION FOR THE GRAVITY INFLUENT LINE.
5. ALL HARDWARE IN THE WET WELL AND VALVE VAULT SHALL BE 316 STAINLESS STEEL.
6. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
7. ALL LOCATIONS WHERE PIPES ENTER OR EXIT THE WET WELL SHALL BE MADE WATERTIGHT WITH NON-SHRINK GROUT.
8. RISER PIPE TO BE INSTALLED WITH INTERMEDIATE BRACKETS IF WET WELL DEPTH IS GREATER THAN 15 FEET. INTERMEDIATE BRACKETS SHALL BE 316 SS 2"X2"X1/4" ANGLE WELDED TO 4"X4"X1/4" 316 SS PLATE. PLATE SHALL BE ATTACHED TO WET WELL WALL WITH 3/8" 316 SS ANCHORS.
9. ALL D.I. FITTINGS MUST BE CERAMIC EPOXY COATED.
10. BASE AND FIRST RISER UNIT SHALL BE CAST MONOLITHIC.
11. INFLUENT PIPE TO BE CONSTRUCTED WITH KOR-N-SEAL FLEXIBLE BOOT W/ 316 S.S. STRAPS WITH ANNULAR SPACE FILLED WITH NON-SHRINK GROUT.
12. GUIDE RAILS TO INCLUDE INTERMEDIATE 316 S.S. BRACKETS SIMILAR TO RISER SUPPORT BRACKETS, SPACED AT 10-FOOT INTERVALS.
13. CONTRACTOR SHALL INSTALL A 36"X48" HALLIDAY HATCH (MODEL NO. S1R 3648) FOR THE WET WELL.

DATA TABLE:

OPERATING CONDITIONS	
PUMP CAPACITY (EACH)	83 GPM
PUMP HEAD (TDH)	38.0 FEET
PUMP DATA	
PUMPS	TBD
MOTOR HORSEPOWER	TBD
MOTOR SPEED	TBD
ELECTRICAL SERVICE	TBD
SECONDARY SERVICE	TBD
DISCONNECT SIZE	TBD
STRUCTURES	
WETWELL DIAMETER	8 FT
VALVE VAULT DIAMETER	6 FT
BOTTOM SLAB THICKNESS	12 INCHES (10 FT DIAM.)
STATION ELEVATIONS (INGVD29)	
TOP OF HATCH/RIM	906.00 FT
INFLUENT INVERT IN	884.66 FT
HWL ALARM ON	883.50 FT
LAG PUMP ON	883.00 FT
LEAD PUMP ON	881.50 FT
PUMPS OFF	880.00 FT
LWL ALARM ON	879.00 FT
WETWELL INVERT	877.00 FT

OAK CREEK

N:\0024429.00\DWG\CIVIL\FINALSTREET - UTILITY CONSTRUCTION\0024429DTF01.DWG

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	KFP/DJW
HORIZONTAL SCALE:	
VERTICAL SCALE:	

INITIAL ISSUE: 04/29/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

FRANCIS D. HAGEN

DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

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

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 28 OF 28

DATE: 05/24/22

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CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE AND EROSION CONTROL

FOR

OAK CREEK

CHASKA, MN

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100

LAKEVILLE, MINNESOTA 55044

CONTACT: RICK THOMSON

PHONE: 952-985-7430

EMAIL: RLTHOMSON@DRHORTON.COM

PREPARED BY:

Westwood

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Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0024429.00

CONTACT: FRANCIS D. HAGEN



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	Cover
2	Overall Grading Plan
3	Grading Drainage & Erosion Control
4	Grading Drainage & Erosion Control
5	Grading Drainage & Erosion Control
6	Grading Drainage & Erosion Control
7	Topsoil Management Plan
8	Typical Street Sections Pond Overflow Details
9	Typical Lot Sections
10	Street Profiles
11	Street Profiles
12	Street Profiles
13	Details
14	Details
15	OVERALL TREE PRESERVATION PLAN
16	TREE PRESERVATION PLAN
17	TREE PRESERVATION PLAN
18	TREE PRESERVATION PLAN
19	TREE PRESERVATION PLAN & DATA

BENCHMARKS

MnDOT CONTROL POINT "GUERN"
POINT #7002
EL = 970.38

MnDOT CONTROL POINT "VICTORY"
POINT #7003
EL = 995.14

HORIZONTAL DATUM
1983NAD (1986 ADJ) CARVER COUNTY COORDINATE SYSTEM; US SURVEY FOOT

VERTICAL DATUM
1988NAVD US SURVEY FOOT

NO.	DATE	REVISION	SHEETS
.	05/24/2022	CITY COMMENTS	ALL
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CONSTRUCTION PLANS
FOR
GRADING, DRAINAGE AND EROSION CONTROL
FOR
OAK CREEK
CHASKA, MN

INITIAL SUBMITTAL DATE: 04/22/2022 SHEET: 1 OF 19

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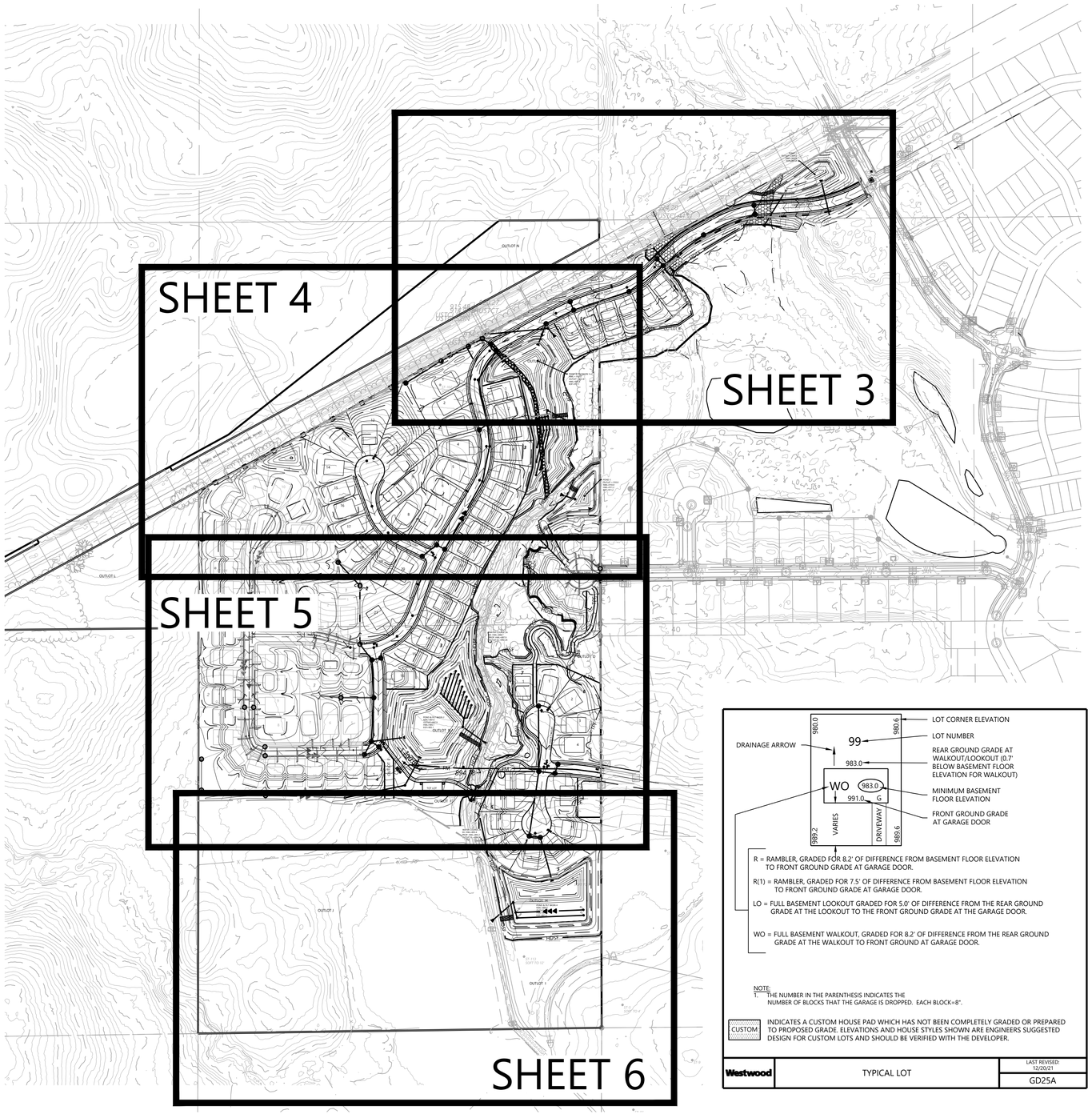

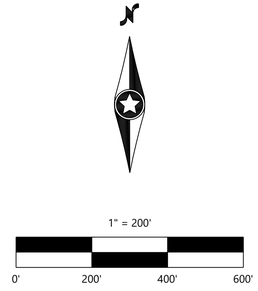

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	X.XX%	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
		TREE LINE
	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
	GL	GRADING LIMITS
	SF	SILT FENCE
	POST-SF	SILT FENCE-POST GRADING
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. THE CONTRACTOR IS TO CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS AT 651-454-0002.
6. THE GRADING CONTRACTOR MUST BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES.
7. HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK/
8. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

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OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	200'
VERTICAL SCALE:	40' OR 20'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN

DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

Westwood

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

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OVERALL GRADING PLAN

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 2 OF 19

DATE: 05/24/22

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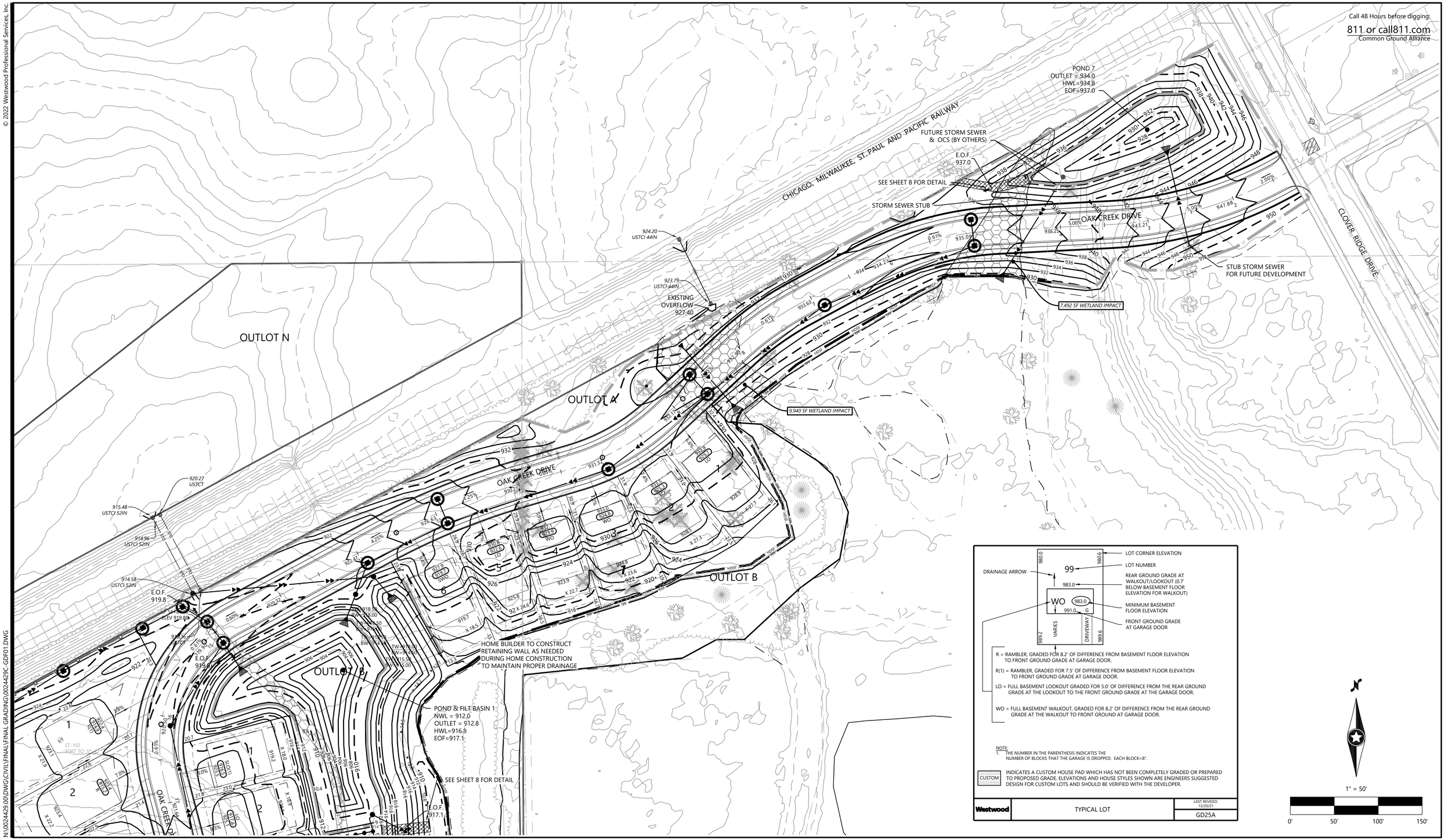

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DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:
05/24/22 CITY COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN

DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
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Westwood Professional Services, Inc.

GRADING DRAINAGE & EROSION CONTROL

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 3 OF 19

DATE: 05/24/22

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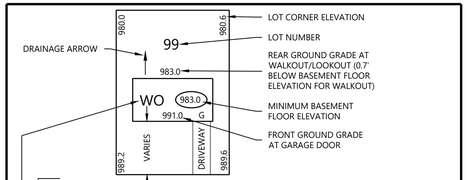

R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

R(1) = RAMBLER, GRADED FOR 7.5' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

LO = FULL BASEMENT LOOKOUT GRADED FOR 5.0' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE LOOKOUT TO THE FRONT GROUND GRADE AT THE GARAGE DOOR.

WO = FULL BASEMENT WALKOUT, GRADED FOR 8.2' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE WALKOUT TO FRONT GROUND AT GARAGE DOOR.

NOTE:
1. THE NUMBER IN THE PARENTHESIS INDICATES THE NUMBER OF BLOCKS THAT THE GARAGE IS DROPPED. EACH BLOCK=8".

CUSTOM — INDICATES A CUSTOM HOUSE PAD WHICH HAS NOT BEEN COMPLETELY GRADED OR PREPARED TO PROPOSED GRADE. ELEVATIONS AND HOUSE STYLES SHOWN ARE ENGINEERS SUGGESTED DESIGN FOR CUSTOM LOTS AND SHOULD BE VERIFIED WITH THE DEVELOPER.

Westwood	TYPICAL LOT	LAST REVISED: 12/20/21
		GD25A

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Common Ground Alliance

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DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

GRADING DRAINAGE & EROSION CONTROL

SHEET NUMBER: 4 OF 19
DATE: 05/24/22
PROJECT NUMBER: 0024429.00

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HOME BUILDER TO CONSTRUCT RETAINING WALL AS NEEDED DURING HOME CONSTRUCTION TO MAINTAIN PROPER DRAINAGE

OUTLOT L

OUTLOT D

OUTLOT B

OUTLOT E

OUTLOT F

TOT LOT

POND & FILT BASIN 2
NWL=897.0
OUTLET=897.9
HWL=905.1
EOF=905.1

1,856 SF WETLAND IMPACT

WATER COURSE 2A
EX. HWL=898.7
PROP. HWL=897.9
OUTLET EL.=892.26

WATER COURSE 2B
EX. HWL=893.4
PROP. HWL=893.2
OUTLET EL.=896.94

SEE SHEET 8 FOR DETAIL

OAK CREEK DRIVE

OAK CREEK PASS

OAK CREEK CIRCLES

SOPHIA DRIVE

- LOT CORNER ELEVATION
- LOT NUMBER
- REAR GROUND GRADE AT WALKOUT/LOOKOUT (0.7' BELOW BASEMENT FLOOR ELEVATION FOR WALKOUT)
- MINIMUM BASEMENT FLOOR ELEVATION
- FRONT GROUND GRADE AT GARAGE DOOR

DRAINAGE ARROW

R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

R(1) = RAMBLER, GRADED FOR 7.5' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

LO = FULL BASEMENT LOOKOUT GRADED FOR 5.0' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE LOOKOUT TO THE FRONT GROUND GRADE AT THE GARAGE DOOR.

WO = FULL BASEMENT WALKOUT, GRADED FOR 8.2' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE WALKOUT TO FRONT GROUND AT GARAGE DOOR.

NOTE:
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Westwood | TYPICAL LOT | LAST REVISED: 12/20/21 | GD25A

1" = 50'
0' 50' 100' 150'

N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\0024429C GDF01.DWG

OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

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Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
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GRADING DRAINAGE & EROSION CONTROL

SHEET NUMBER: 5 OF 19

PROJECT NUMBER: 0024429.00

DATE: 05/24/22

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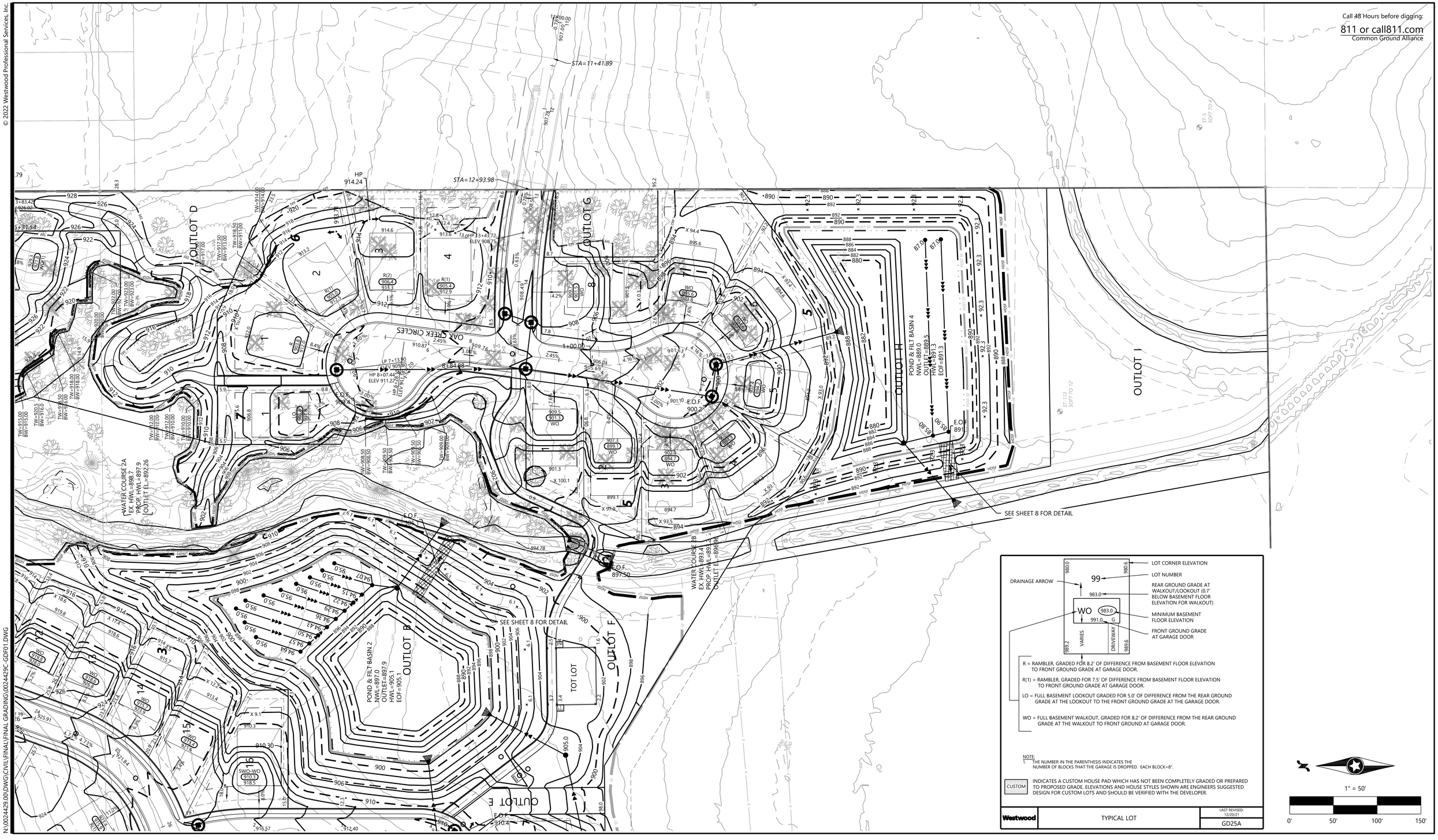

1" = 50'
0' 50' 100' 150'

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OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:

1	05/24/22	CITY COMMENTS
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3	.	.
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5	.	.

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
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GRADING DRAINAGE & EROSION CONTROL

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 6 OF 19

DATE: 05/24/22

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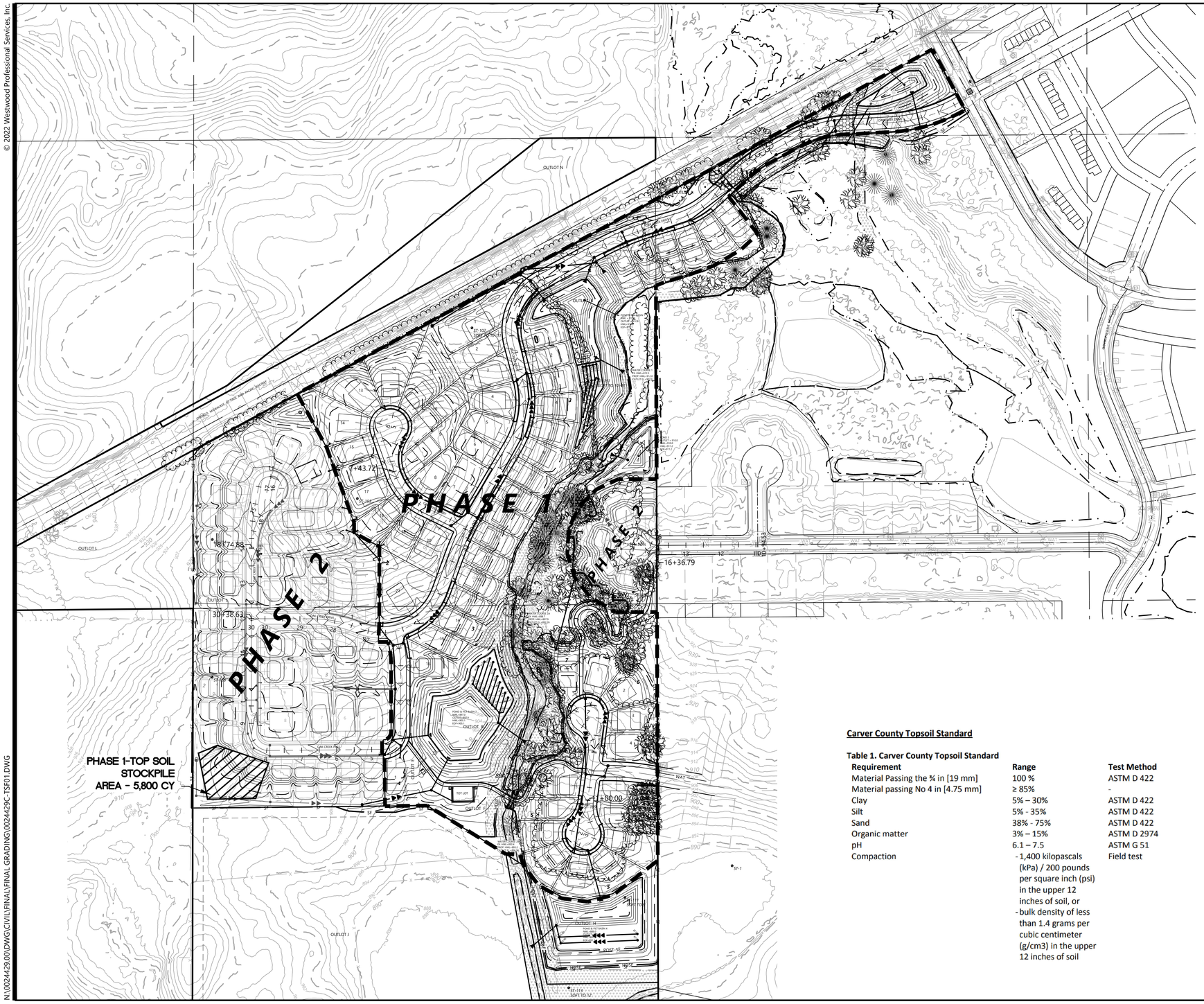

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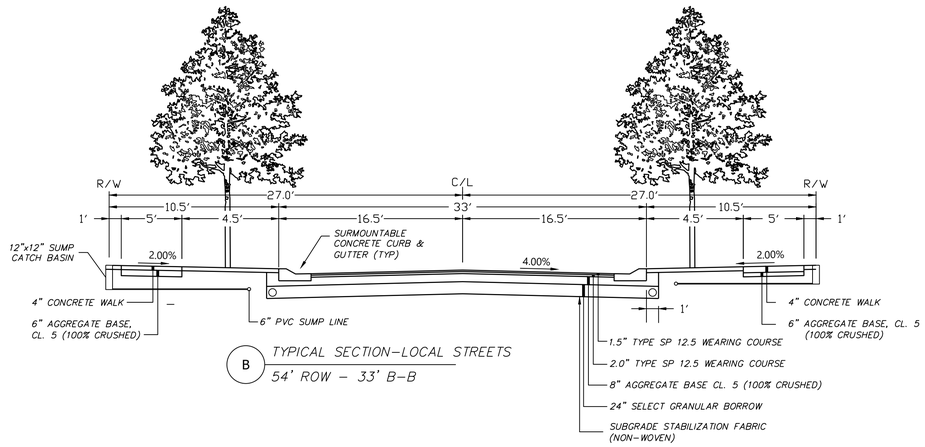
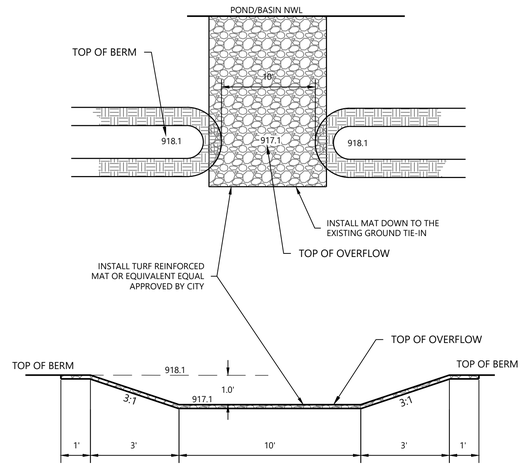
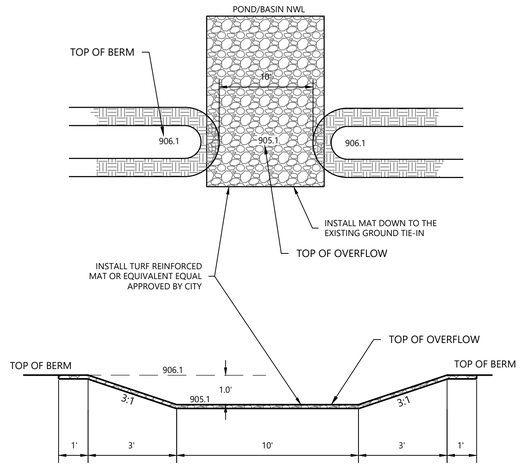


B TYPICAL SECTION–LOCAL STREETS
54' ROW – 33' B-B



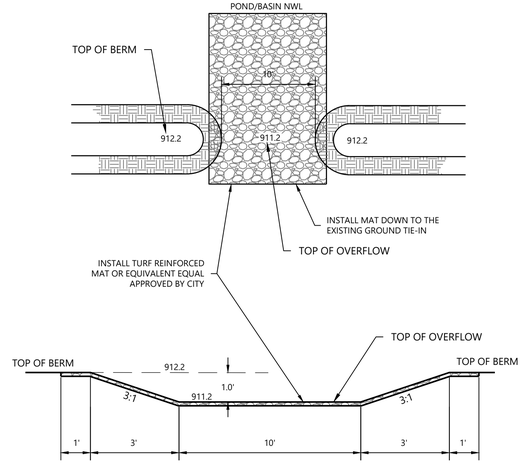
SECTION

POND 1 OVERFLOW



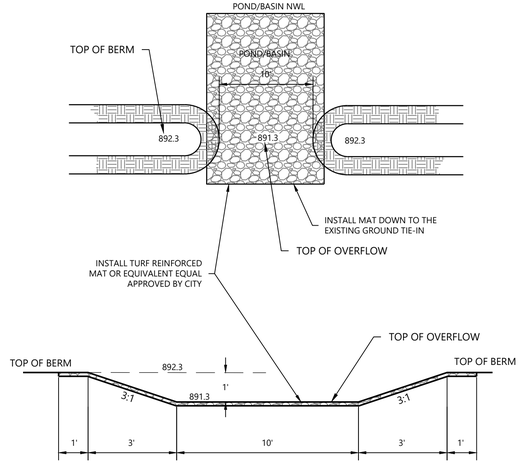
SECTION

POND 2 OVERFLOW



SECTION

POND 3 OVERFLOW



SECTION

POND 4 OVERFLOW

N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\0024429C-DTF03.DWG

OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 04/22/2022
REVISIONS:

1	05/24/22	CITY COMMENTS	07/14/21 RECORD PLANS
2	.	.	
3	.	.	
4	.	.	
5	.	.	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

FRANCIS D. HAGEN

DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

TYPICAL STREET SECTIONS POND OVERFLOW DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 8 OF 19

DATE: 05/24/22

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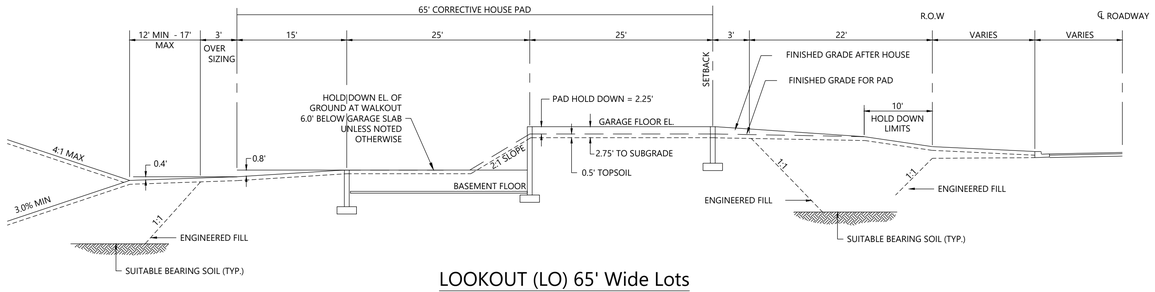
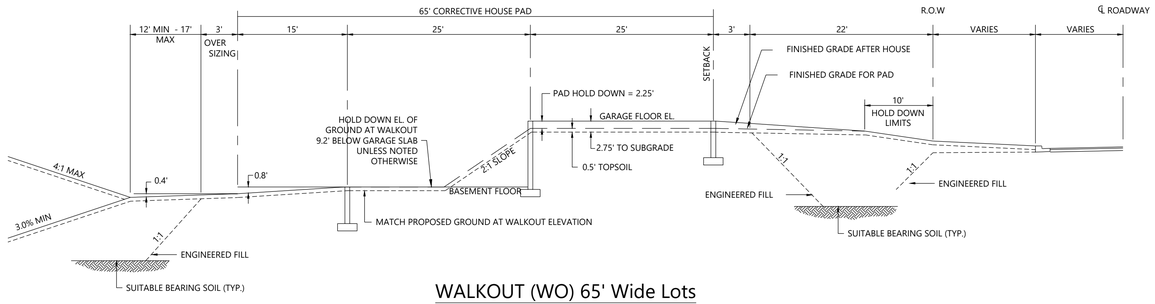


LOOKOUT (LO) 65' Wide Lots

N.T.S.



WALKOUT (WO) 65' Wide Lots

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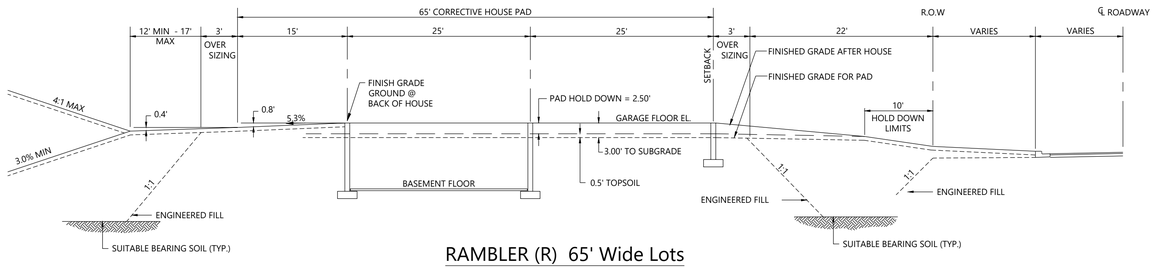

RAMBLER (R) 65' Wide Lots

N.T.S.

N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\0024429C_DTF03.DWG

OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 04/22/2022
REVISIONS:

1	05/24/22	CITY COMMENTS	07/14/21 RECORD PLANS
2	.	.	
3	.	.	
4	.	.	
5	.	.	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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TYPICAL LOT SECTIONS

SHEET NUMBER: 9 OF 19

PROJECT NUMBER: 0024429.00 DATE: 05/24/22

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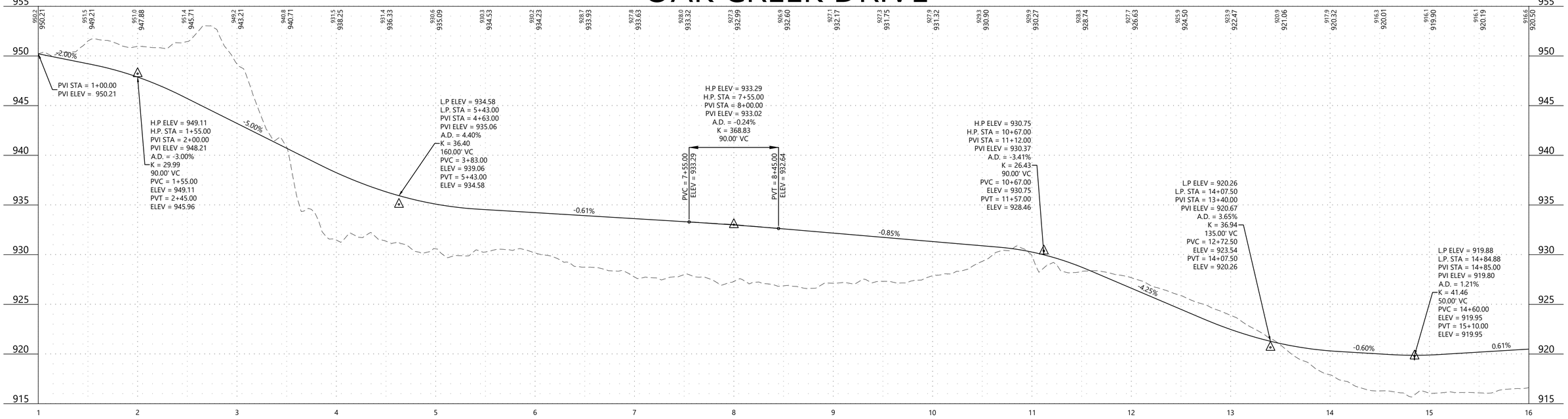
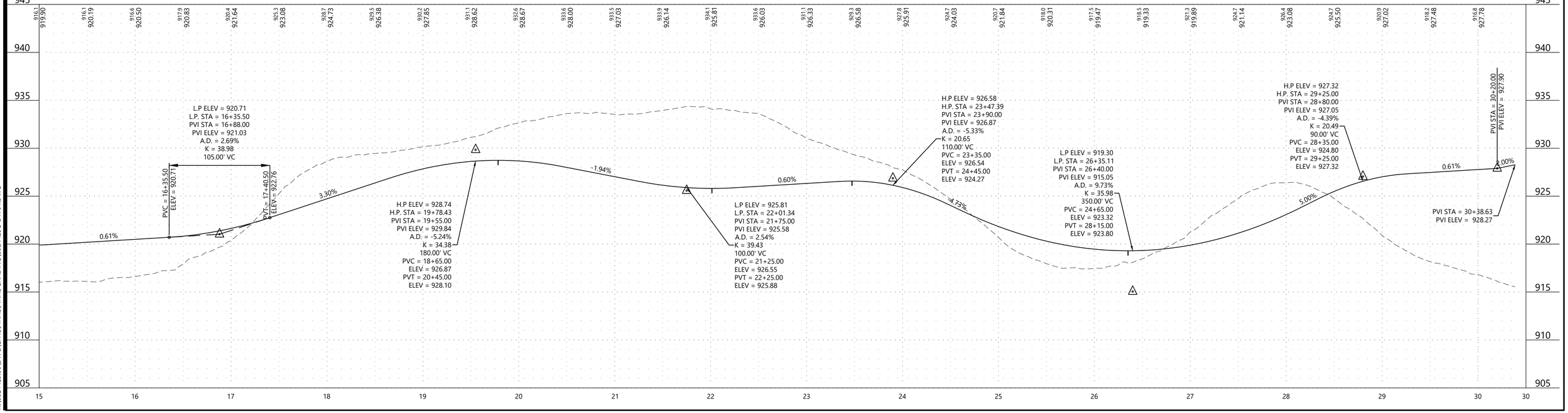
OAK CREEK DRIVE



OAK CREEK DRIVE



N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\0024429C-DTF01.DWG

OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN II
DATE: 05/24/22 LICENSE NO. 17716

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CHASKA, MN

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STREET PROFILES

SHEET NUMBER: 10 OF 19
PROJECT NUMBER: 0024429.00
DATE: 05/24/22

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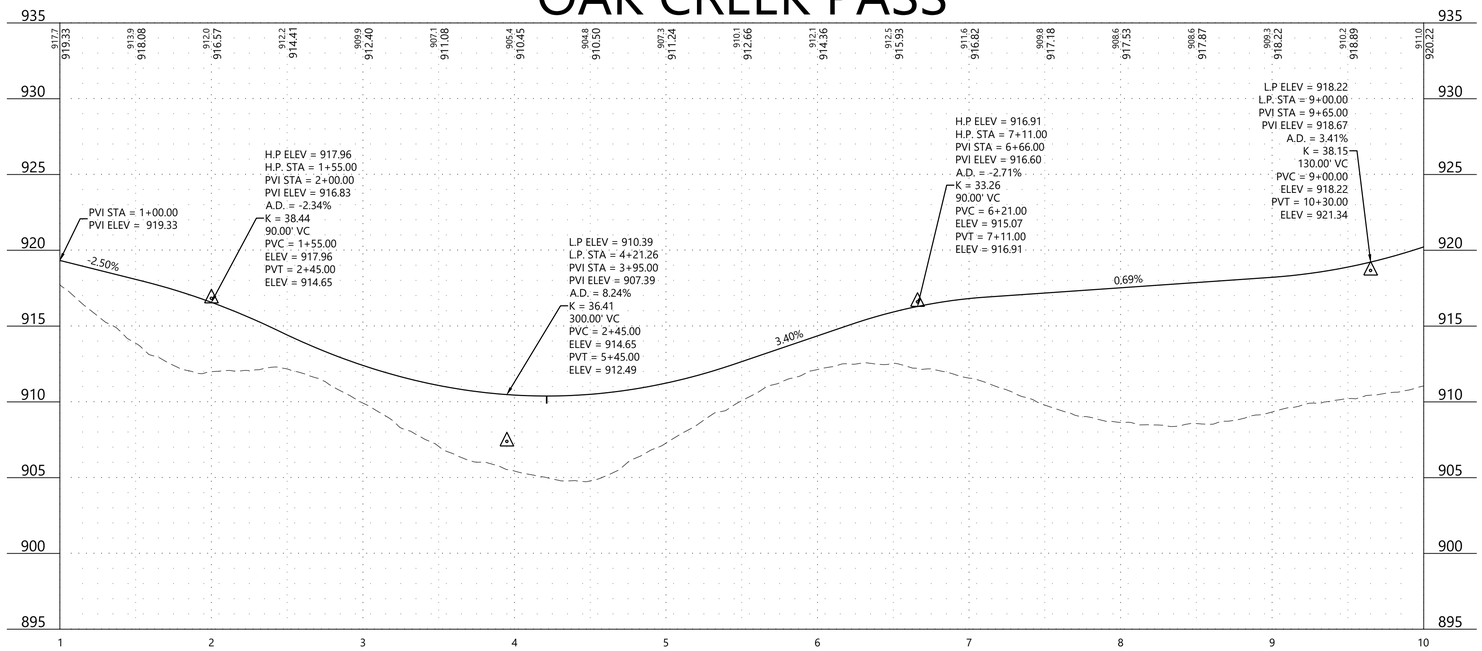
OAK CREEK PASS



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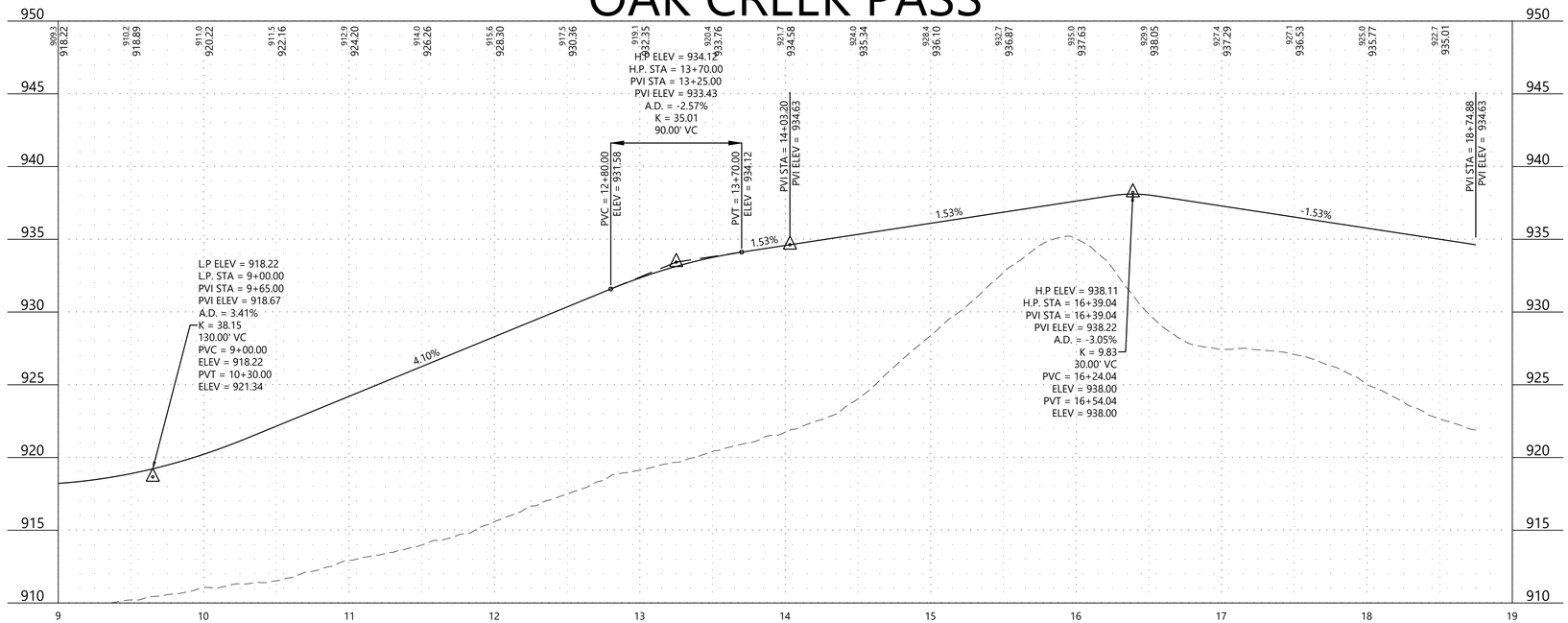

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OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK

CHASKA, MN

Westwood

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Fax (952) 937-5822
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Minnetonka, MN 55343
westwoodps.com

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STREET PROFILES

SHEET NUMBER: 11 OF 19

PROJECT NUMBER: 0024429.00

DATE: 05/24/22

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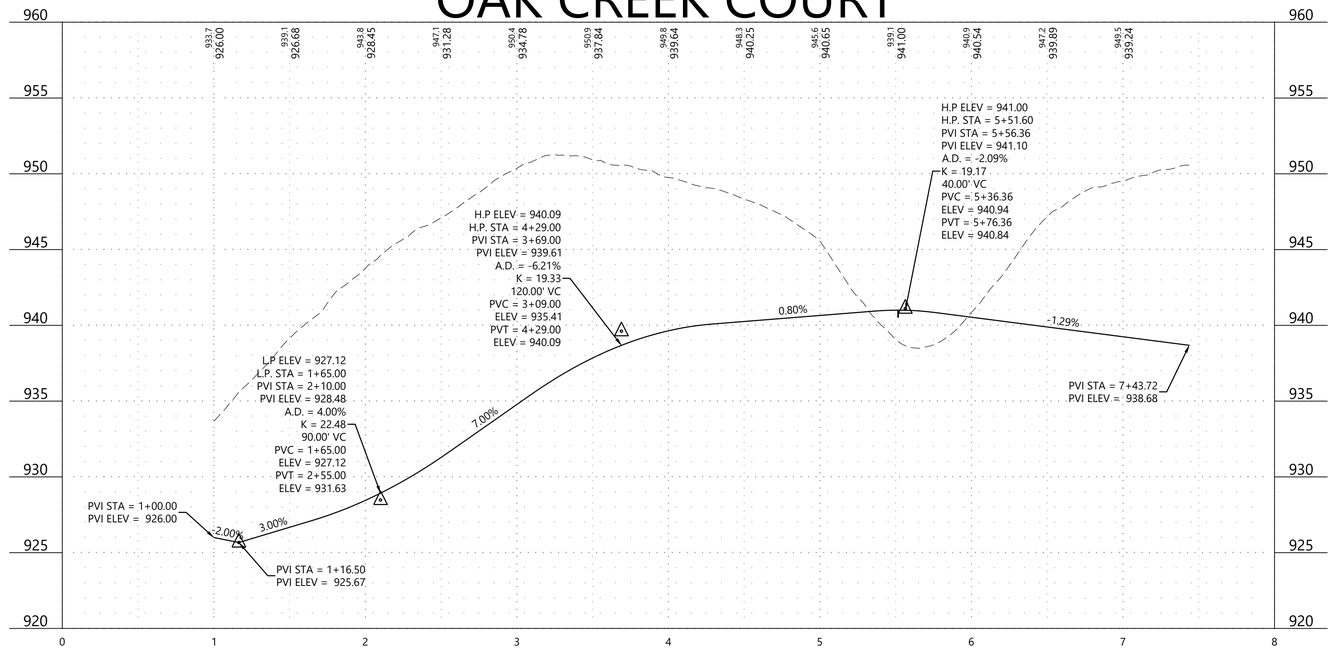
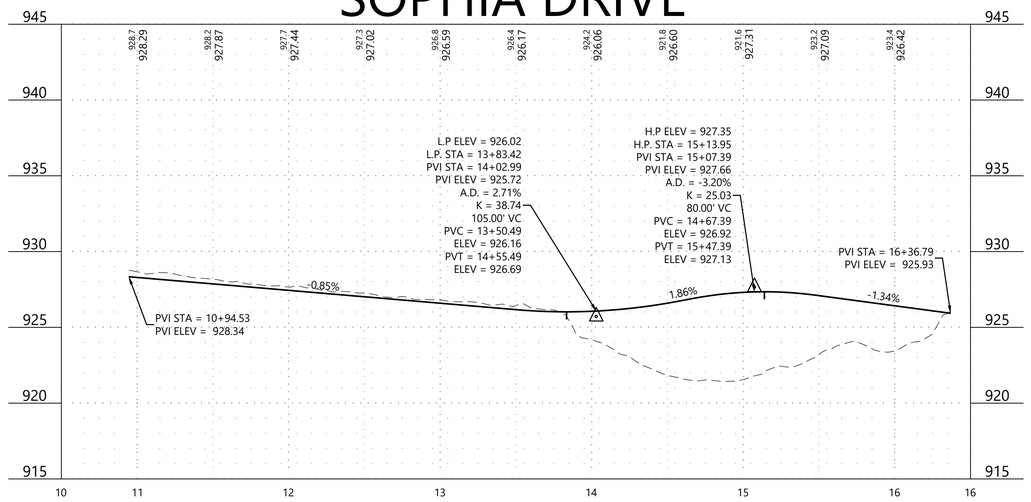
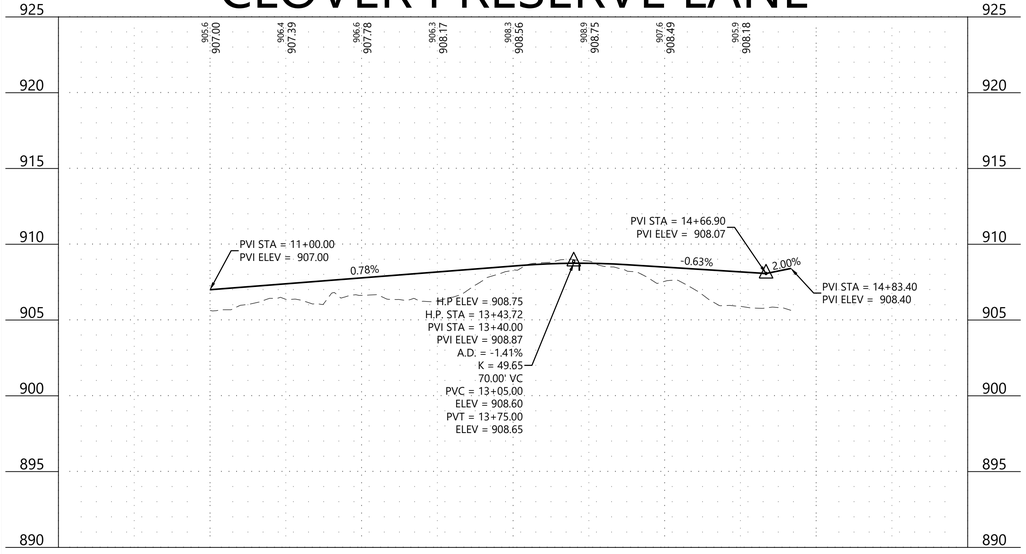
OAK CREEK COURT



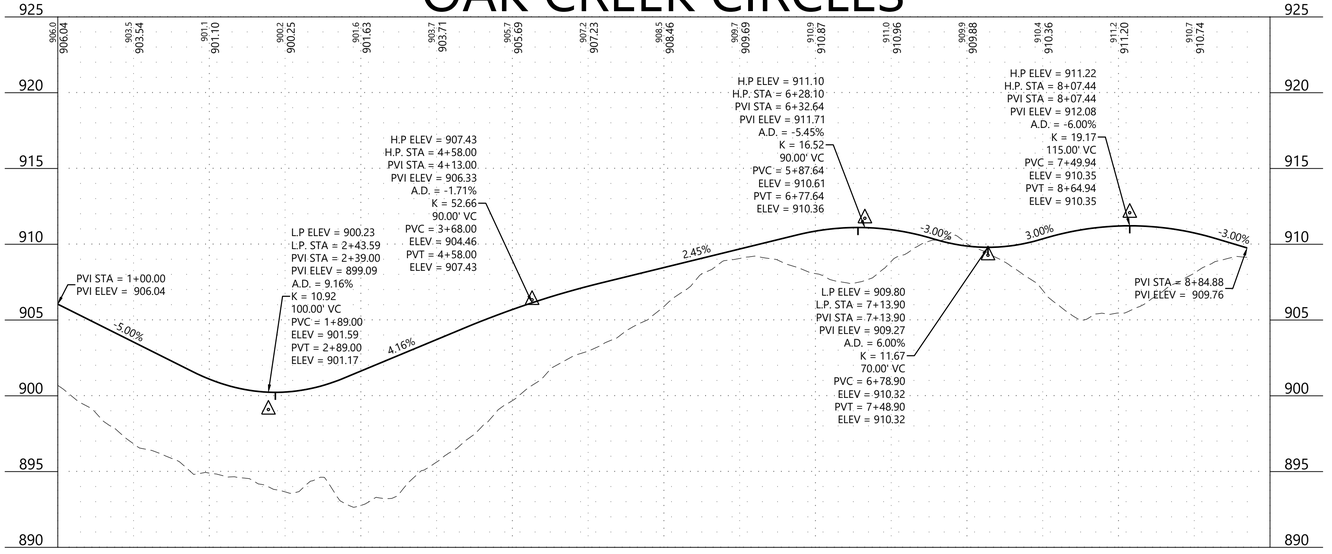
SOPHIA DRIVE



CLOVER PRESERVE LANE



OAK CREEK CIRCLES



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OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

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CHASKA, MN

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Toll Free (888) 937-5150 westwoodps.com
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STREET PROFILES

SHEET NUMBER: 12 OF 19

PROJECT NUMBER: 0024429.00 DATE: 05/24/22

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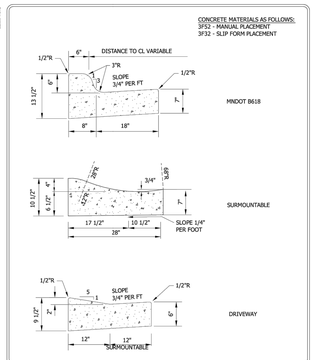
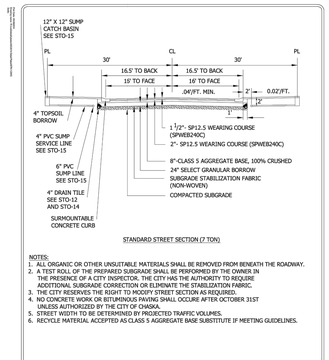


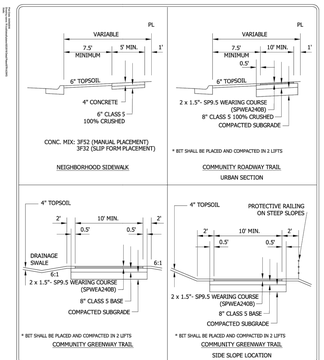
Stantec — CURB AND GUTTER — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-1



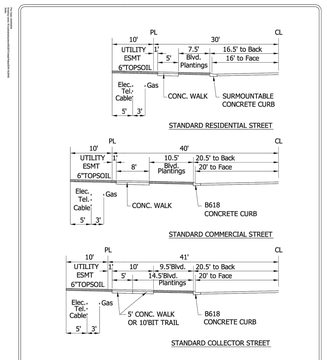
STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCUR AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

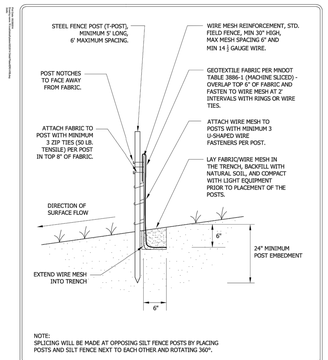
Stantec — TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION — CHASKA, MINNESOTA — LAST REVISION: JUNE 2012 — PLATE NO. STR-7



Stantec — TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-9

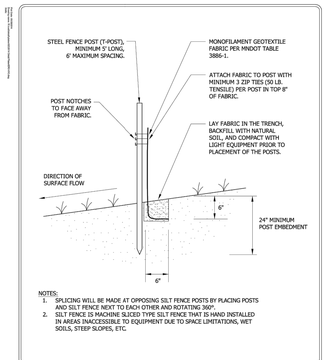


Stantec — TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-16



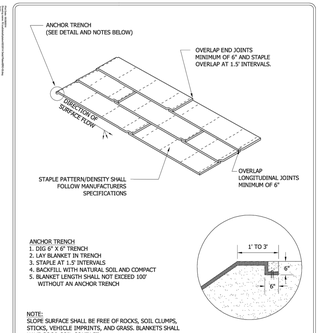
NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

Stantec — SILT FENCE HEAVY DUTY — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1B



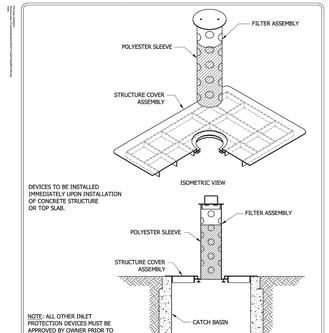
NOTES:
1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
2. SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

Stantec — SILT FENCE STANDARD — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1C



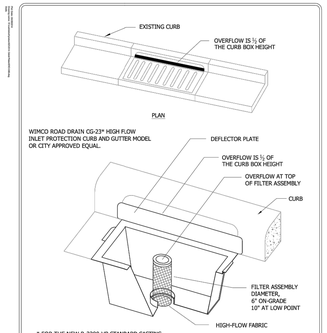
NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

Stantec — EROSION CONTROL BLANKET INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-2



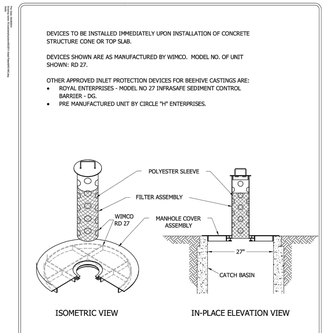
NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

Stantec — INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4A

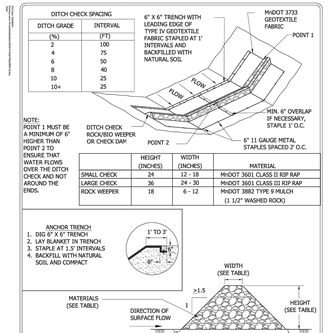


* FOR THE NEW R-3290-V8 STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

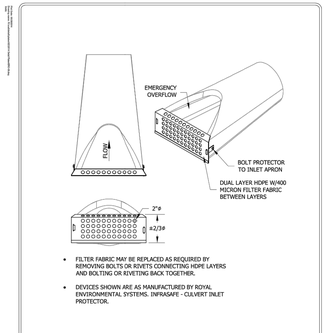
Stantec — INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4B



Stantec — INLET PROTECTION BEEHIVE CASTING — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4C

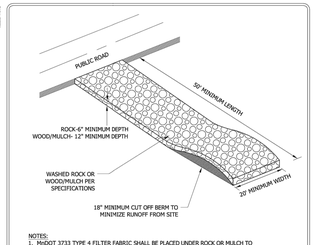


Stantec — DITCH CHECK / WEEPER SIZING AND MATERIALS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-5



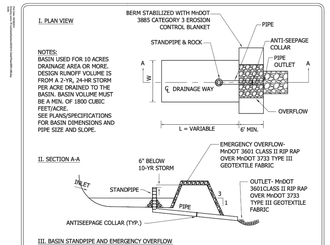
- FILTER FABRIC MAY BE REPLACED AS REQUIRED BY REMOVING BOLTS OR RIVETS CONNECTING HDPE LAYERS AND BOLTING OR RIVETING BACK TOGETHER.
- DEVICES SHOWN ARE AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS. INFRASAFE - CULVERT INLET PROTECTOR.

Stantec — FLARED END EROSION CONTROL — CHASKA, MINNESOTA — LAST REVISION: FEB 2005 — PLATE NO. ERO-6



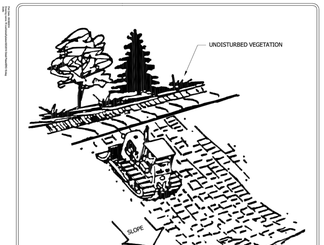
NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING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

Stantec — ROCK CONSTRUCTION ENTRANCE — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-7



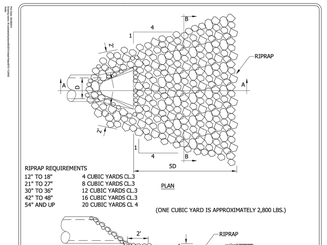
NOTE: PIPE MATERIAL SHOULD BE RIGID

Stantec — TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-8B

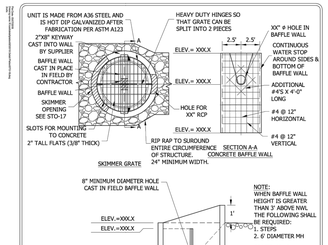


NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

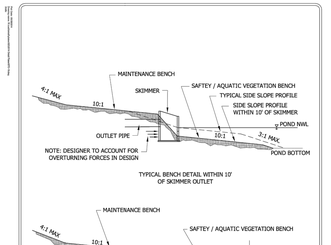
Stantec — SLOPE TRACKING — CHASKA, MINNESOTA — LAST REVISION: FEB 2004 — PLATE NO. ERO-10



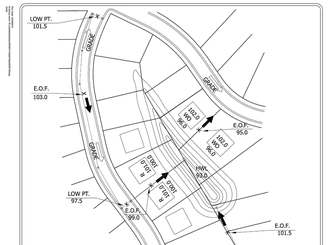
Stantec — RIPRAP AT OUTLETS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2004 — PLATE NO. STO-11



Stantec — SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. STO-18



Stantec — TYPICAL BENCH DETAIL — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. STO-19



NOTE:EMERGENCY OVERFLOW HIGH POINT ELEVATIONS AND DIRECTIONS OF FLOW MUST BE SHOWN FOR ALL STREET AND REAR YARD CATCH BASINS, PONDS, LAKES, WETLANDS, DITCHES AND STREAMS. A MINIMUM ONE FOOT (1') SEPARATION MUST BE MAINTAINED BETWEEN E.O.F. HIGH POINTS AND THE LOWEST GROUND ELEVATION ADJACENT TO SURROUNDING HOMES OR BUILDINGS. A MAXIMUM 18" SEPARATION MUST BE MAINTAINED BETWEEN THE STREET CENTERLINE LOWPOINT ELEVATION AND THE E.O.F. HIGH POINT. ALL SIDE AND REAR LOT SWALES MUST HAVE A MINIMUM SLOPE OF 2%.

Stantec — EMERGENCY OVERFLOW DETAIL — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. GRD-5

N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\0024429C_DTF02.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

DETAILS

SHEET NUMBER: 13 OF 19
DATE: 05/24/22
PROJECT NUMBER: 0024429.00

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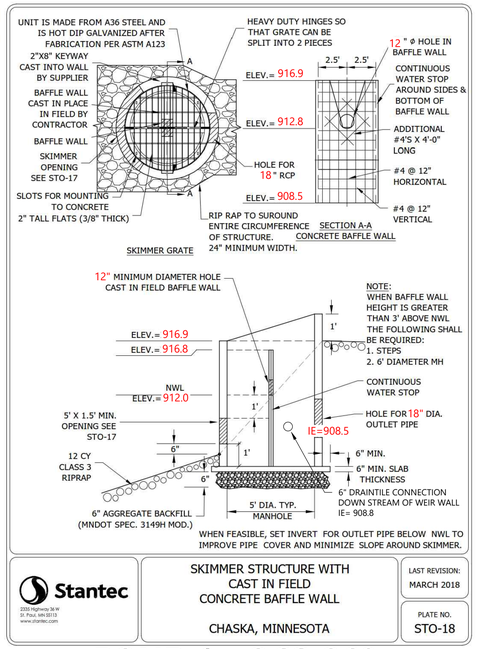


Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

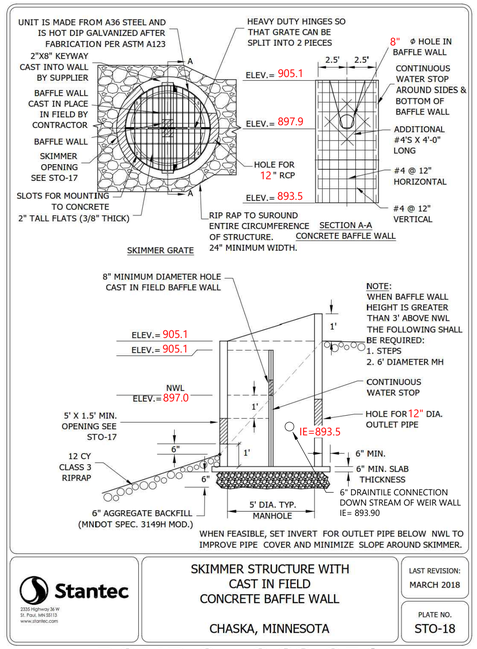
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

POND 1 - OCS-269



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

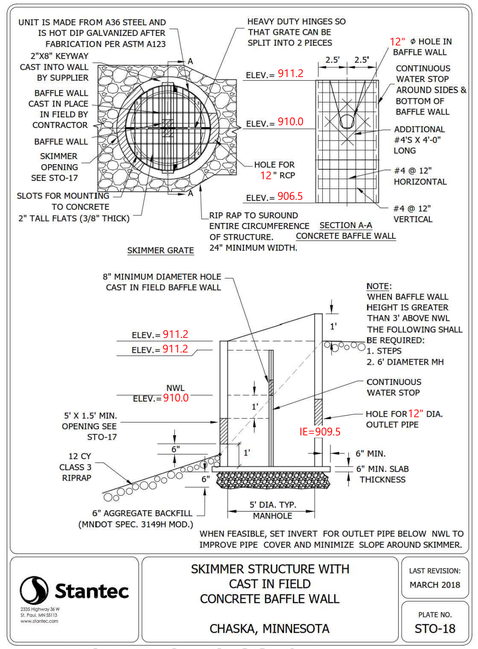
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

POND 2 - OCS-251



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

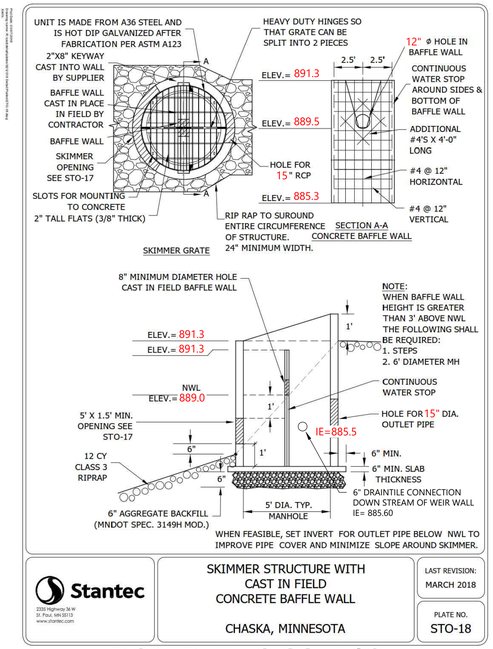
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

POND 3- OCS-94



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St. Paul, MN 55113
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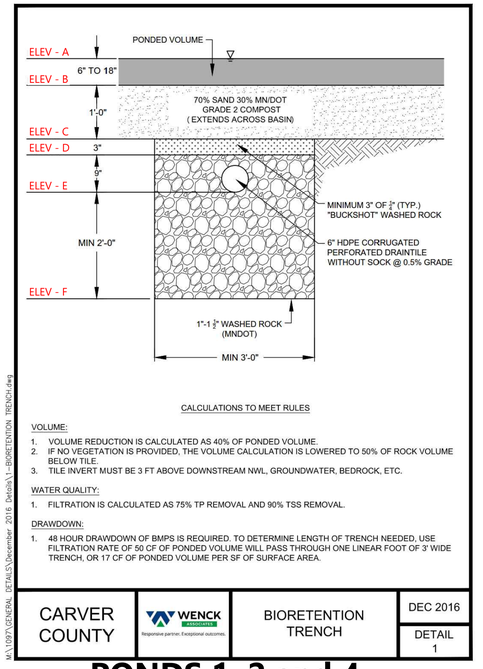
SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-18

POND 4- OCS-412



CALCULATIONS TO MEET RULES

VOLUME:

1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
3. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:

1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:

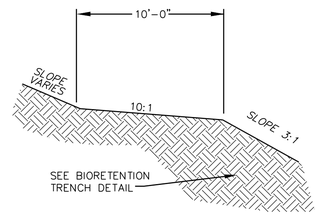
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF OF PONDED VOLUME PER SF OF SURFACE AREA.

CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	BIORETENTION TRENCH	DEC 2016
			DETAIL 1

M:\1709\GENERAL DETAILS\December 2016 Details\1-BIORETENTION TRENCH.dwg

PONDS 1, 2 and 4

POND BENCH						
POND #	ELEV. A	B	C	D	E	F
POND 1	912.8	912.0	911.0	910.75	910.0	908.0
POND 2	897.9	897.0	896.0	895.75	895.0	893.0
POND 4	889.5	889.0	888.0	897.75	887.0	885.0



POND BENCH DETAIL

N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\0024429C-DTF02.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/22/2022
REVISIONS:
05/24/22 CITY COMMENTS

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
FRANCIS D. HAGEN
DATE: 05/24/22 LICENSE NO. 17716

OAK CREEK
CHASKA, MN

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

DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 14 OF 19

DATE: 05/24/22

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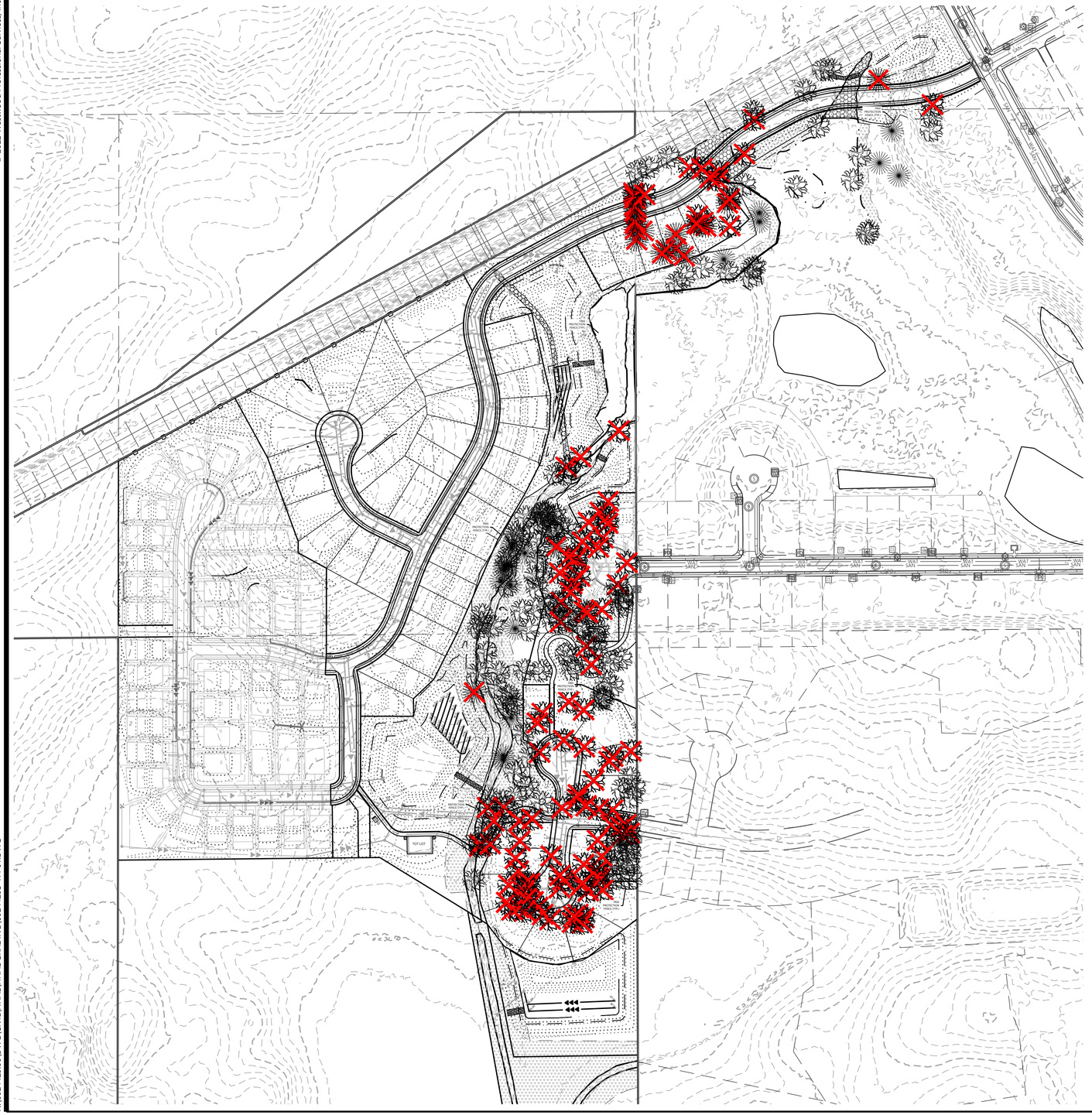

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TREE INVENTORY REGULATIONS

SIGNIFICANT TREES:
DECIDUOUS HARDWOOD TREES - 12" DBH OR LARGER
CONIFEROUS TREES - 15' HT. OR LARGER
CONIFEROUS TREES CONVERSION RATE: 1' HT. = 2.4" DBH 15' HT. = 7" DBH

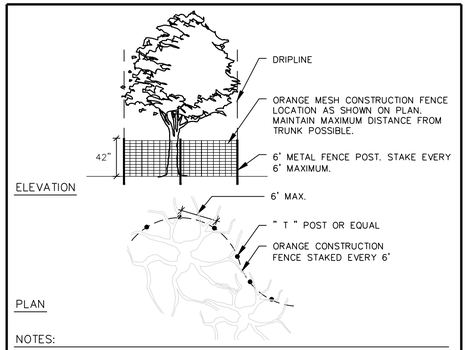
TREE INVENTORY CALCULATIONS

Tree Inventory Calculations	
Total Healthy Caliper Inches Onsite	4,610 DBH In.
Total Healthy Trees Onsite	216 Trees
Total Healthy Caliper Inches Saved	2,468 DBH In.
Total Healthy Trees Saved	106 Trees
Total Healthy Caliper Inches Remove	2,142 DBH In.
Total Healthy Trees Removed	110 Trees

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO BE REMOVED

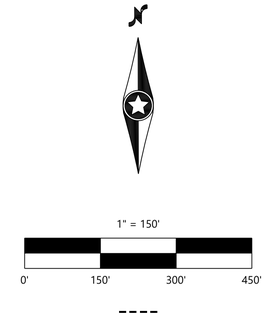
TREE PROTECTION DETAIL



NOTES:

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE–LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

Westwood



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OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: 150.000012'
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

Nicholas Meyer

DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK
CHASKA, MN

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

OVERALL TREE PRESERVATION PLAN

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 15 OF 19
DATE: 05/24/22

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CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY

OAK CREEK DRIVE

OUTLOT N

OUTLOT A

OUTLOT B

OUTLOT B

TREE PROTECTION FENCE (TYP.)

TREE PROTECTION FENCE (TYP.)

1" = 50'

0' 50' 100' 150'

N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\0024429S-TPP01.DWG

OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:

1	05/24/22	CITY COMMENTS
2	.	.
3	.	.
4	.	.

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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Nicholas Meyer

DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK
CHASKA, MN

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

TREE PRESERVATION PLAN

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 16 OF 19

DATE: 05/24/22

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OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50.000005'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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Nicholas Meyer

DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK

CHASKA, MN

Westwood

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Fax (952) 937-5822
Toll Free (888) 937-5150
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Minnetonka, MN 55343
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TREE PRESERVATION PLAN

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 17 OF 19

DATE: 05/24/22

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OUTLOT L
OAK CREEK PASS
OAK CREEK DRIVE
OUTLOT B
OUTLOT E
OUTLOT F
OUTLOT D
SOPHIA DRIVE
OAK CREEK CIRCLES
TOT LOT
TREE PROTECTION FENCE (TYP.)
TREE PROTECTION FENCE (TYP.)
TREE PROTECTION
1" = 50'
0' 50' 100' 150'

N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\00244295-TPP01.DWG

OAK CREEK

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	FDH III
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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Nicholas Meyer

DATE: 05/24/22 LICENSE NO. 53774

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CHASKA, MN

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Westwood Professional Services, Inc.

TREE PRESERVATION PLAN

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 18 OF 19
DATE: 05/24/22

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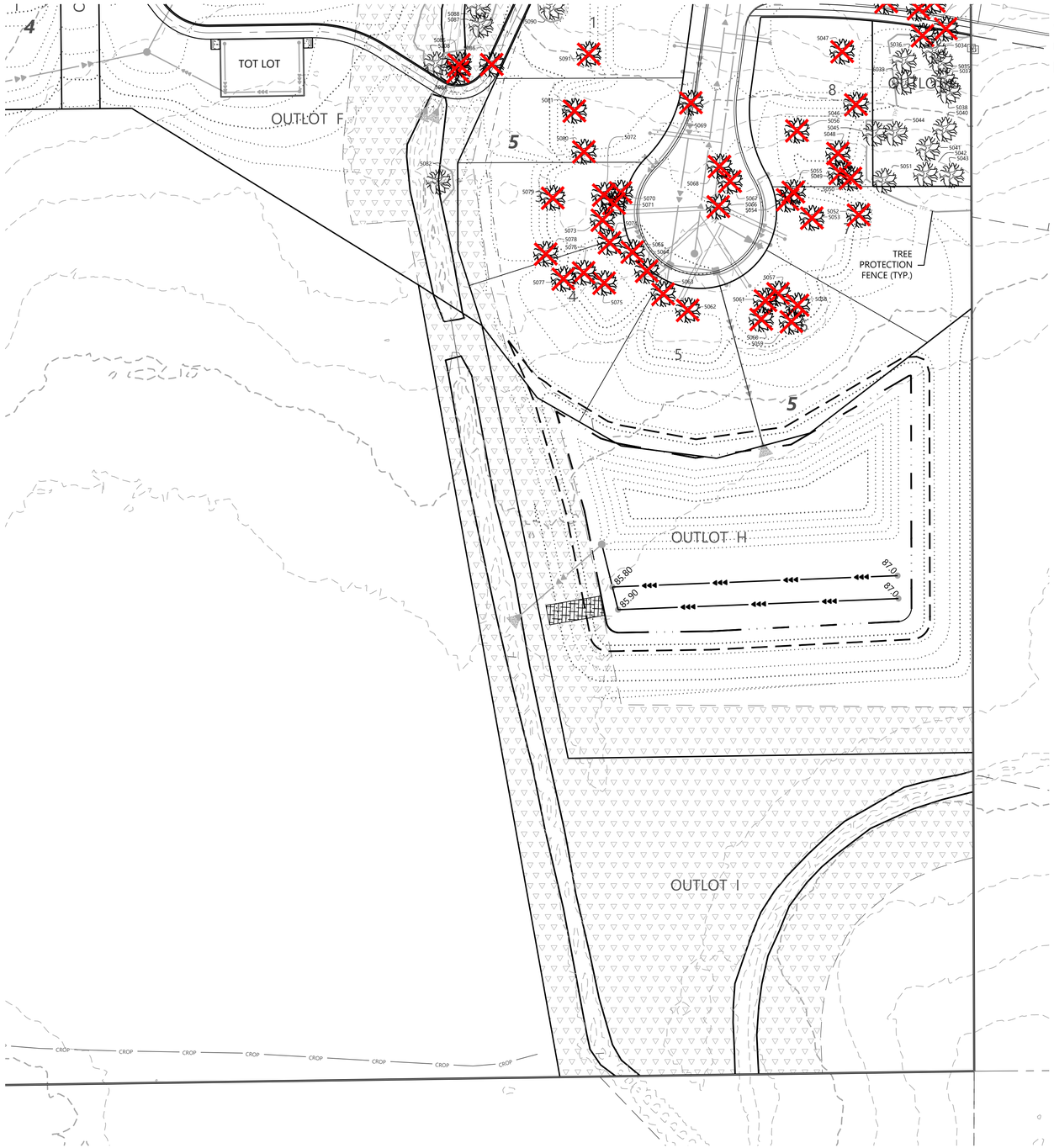

TREE PRESERVATION DATA

TREE TAG	SPECIES	SIZE (DBH)	NOTES	STATUS
5001	Red Oak	37	BD-35%	Removed-Exempt-Unhealthy
5002	Bur Oak	43		Removed
5003	Bur Oak	24		Removed
5004	Bur Oak	24		Removed
5005	Bur Oak	29		Removed
5006	Bur Oak	23		Removed
5007	Ash	43	EAB	Removed-Exempt-Unhealthy
5008	Sugar Maple	38		Removed
5009	Red Oak	26		Saved 1)
5010	Bur Oak	20	X	Saved
5011	Bur Oak	25		Saved
5012	Bur Oak	26		Saved
5013	Bur Oak	25		Saved
5014	Bur Oak	41		Saved
5015	Bur Oak	29		Saved
5016	Bur Oak	59		Saved
5017	American Elm	12		Saved
5018	American Elm	14		Saved
5019	Bur Oak	29		Saved
5020	Red Oak	39	BD-20%, Dead	Removed-Exempt-Unhealthy 1)
5021	Bur Oak	13		Removed
5022	Bur Oak	28		Removed
5023	Bur Oak	31		Saved
5024	Bur Oak	28		Saved
5025	Red Oak	37		Saved
5026	Bur Oak	22		Saved 1)
5027	Bur Oak	26		Removed
5028	Bur Oak	29		Removed
5029	Bur Oak	35		Removed
5030	Bur Oak	20		Removed
5031	Bur Oak	13		Removed
5032	Bur Oak	18		Removed
5033	Bur Oak	20		Removed
5034	Bur Oak	34		Saved
5035	Bur Oak	21		Saved
5036	Bur Oak	15		Saved
5037	Bur Oak	28		Saved
5038	Bur Oak	24		Saved
5039	Bur Oak	28	BD-10%	Saved
5040	Bur Oak	28		Saved
5041	Bur Oak	25		Saved
5042	Bur Oak	20		Saved
5043	Bur Oak	45		Saved
5044	Bur Oak	19		Saved
5045	Bur Oak	39		Saved 1)
5046	Bur Oak	32		Removed
5047	Bur Oak	24		Removed
5048	Bur Oak	18		Removed
5049	Bur Oak	18		Removed
5050	Bur Oak	19		Removed
5051	Bur Oak	23		Saved
5052	Bur Oak	32		Removed
5053	Bur Oak	32		Removed
5054	Bur Oak	23		Removed
5055	American Elm	12		Removed
5056	Bur Oak	28		Removed
5057	Bur Oak	26		Removed
5058	Fruit Tree	19		Removed
5059	Bur Oak	31		Removed
5060	Bur Oak	19		Removed
5061	Bur Oak	19		Removed
5062	Basswood	18		Removed
5063	Bur Oak	30		Removed
5064	Bur Oak	27		Removed
5065	Bur Oak	17		Removed
5066	Bur Oak	34		Removed
5067	Bur Oak	20		Removed
5068	Bur Oak	25		Removed
5069	Basswood	34		Removed
5070	Bur Oak	25		Removed
5071	Bur Oak	17	BD-15%	Removed
5072	Bur Oak	16		Removed
5073	Bur Oak	24		Removed
5074	Bur Oak	16		Removed
5075	Bur Oak	16		Removed
5076	Bur Oak	30		Removed
5077	Bur Oak	26		Removed
5078	Basswood	35	X BD, Dead	Removed-Exempt-Unhealthy
5079	Bur Oak	26		Removed
5080	Bur Oak	24		Removed
5081	Bur Oak	30		Removed
5082	Siberian Elm	17	Invasive	Saved-Exempt-Invasive
5084	Siberian Elm	12	Invasive	Removed-Exempt-Invasive 1)
5085	Bur Oak	29		Removed-Exempt-Unhealthy 1)
5086	Bur Oak	19		Removed
5087	Basswood	29	BD, Dead	Saved-Exempt-Unhealthy
5088	Bur Oak	25		Saved
5089	Bur Oak	24		Removed
5090	Bur Oak	28		Saved 1)
5091	Bur Oak	28		Removed
5092	Bur Oak	34		Removed
5093	Bur Oak	22		Removed
5094	Bur Oak	22		Saved
5095	Bur Oak	32		Removed
5096	Bur Oak	23		Removed
5097	Bur Oak	30		Removed
5098	Bur Oak	29		Removed
5099	Bur Oak	24		Removed
5100	Bur Oak	29		Removed
5101	Bur Oak	28		Removed
5102	Basswood	41	PD, Dead	Removed-Exempt-Unhealthy
5103	Bur Oak	35		Removed
5104	Bur Oak	21		Removed
5105	Red Oak	36	BD-40%	Removed-Exempt-Unhealthy
5106	Bur Oak	28		Saved
5107	Red Oak	24		Saved
5108	Bur Oak	28		Saved
5109	Red Oak	42	BD-60%	Removed-Exempt-Unhealthy 1)
5110	Bur Oak	24	Dead	Removed-Exempt-Unhealthy 1)
5111	Bur Oak	22		Saved
5112	Bur Oak	18		Saved
5113	Bur Oak	24		Saved
5114	Bur Oak	20		Saved
5115	Red Oak	39	BD, Dead	Removed-Exempt-Unhealthy
5116	Bur Oak	18		Saved
5117	Bur Oak	22		Saved
5118	Eastern Red Cedar	7		Removed
5119	Bur Oak	27		Removed
5120	Bur Oak	26		Removed
5121	Bur Oak	24		Saved
5122	Bur Oak	19		Saved
5123	Bur Oak	16		Saved
5124	Bur Oak	17		Saved
5125	Bur Oak	21		Saved
5126	Bur Oak	13		Saved
5127	Bur Oak	16		Saved
5128	Bur Oak	20		Saved
5129	Bur Oak	18		Saved
5130	Bur Oak	27		Saved 1)
5131	Bur Oak	12		Saved
5132	Bur Oak	26		Saved
5133	Eastern Red Cedar	9		Removed
5134	Bur Oak	17		Saved
5135	Bur Oak	23		Removed
5136	Bur Oak	24		Removed
5137	Bur Oak	16		Removed
5138	Bur Oak	24		Removed
5139	Bur Oak	26		Removed
5140	Bur Oak	29		Removed
5141	Bur Oak	24	X	Removed
5142	Bur Oak	38		Removed
5143	Bur Oak	22		Removed
5144	Bur Oak	24		Removed
5145	Bur Oak	20		Saved 1)
5146	Bur Oak	19		Saved
5147	Bur Oak	24		Saved
5148	Bur Oak	29		Saved
5149	Bur Oak	28	PD	Removed-Exempt-Unhealthy 1)
5150	Bur Oak	19		Saved
5151	Bur Oak	18		Saved
5152	Bur Oak	28		Saved
5153	Red Oak	70	BD-35%	Saved-Exempt-Unhealthy
5154	Bur Oak	35		Removed
5155	Bur Oak	34		Saved
5156	Black Willow	28	BD-30%	Saved-Exempt-Unhealthy
5157	Bur Oak	37		Saved
5158	Bur Oak	39		Saved
5159	Basswood	39		Removed
5160	Bur Oak	42		Saved
5161	American Elm	12		Removed
5162	Bur Oak	32		Saved
5163	Eastern Red Cedar	7		Saved
5164	Eastern Red Cedar	7		Saved
5165	Ash	12	EAB	Saved-Exempt-Unhealthy
5166	Eastern Red Cedar	9	X	Saved
5167	Siberian Elm	12	Invasive	Saved-Exempt-Invasive
5168	Red Oak	32		Saved
5169	Eastern Red Cedar	6		Saved
5170	American Elm	12		Saved
5171	Bur Oak	30		Saved
5172	Basswood	29		Saved
5173	Siberian Elm	13	Invasive	Saved-Exempt-Invasive
5174	Sugar Maple	26		Saved
5175	Eastern Red Cedar	10		Saved
5176	Bur Oak	50	BD-10%	Saved
5177	Ash	30	BD-65% EAB	Saved-Exempt-Unhealthy
5178	Bur Oak	32		Saved
5179	Ash	13	EAB	Saved-Exempt-Unhealthy
5180	Eastern Red Cedar	5		Saved
5181	Bur Oak	30		Saved
5182	Bur Oak	40		Saved
5183	Bur Oak	34		Saved
5184	Eastern Red Cedar	7		Saved
5185	American Elm	12	BD, Dead	Removed-Exempt-Unhealthy
5186	American Elm	12	BD, Dead	Removed-Exempt-Unhealthy
5187	Boxelder	14		Removed
5188	American Elm	14		Saved
5189	Ash	37	EAB	Saved-Exempt-Unhealthy
5190	Basswood	30	X	Saved
5191	American Elm	20		Saved
5192	Bur Oak	74		Saved
5193	Basswood	22		Saved
5194	Eastern Red Cedar	13		Saved
5195	Eastern Red Cedar	6		Saved
5196	Basswood	30		Saved
5197	Basswood	36	X	Saved
5198	Eastern Red Cedar	7		Saved
5199	Eastern Red Cedar	6		Saved
5200	Eastern Red Cedar	9		Saved
5201	Eastern Red Cedar	11		Saved
5202	Eastern Red Cedar	21		Saved
5203	Basswood	37	X	Saved
5204	Basswood	21		Saved
5205	American Elm	12		Saved
5206	Red Oak	29		Saved
5207	Eastern Red Cedar	15		Removed
5208	Bur Oak	34		Saved
6001	Cottonwood	13		Offsite
6002	Cottonwood	12		Offsite
6003	Eastern Red Cedar	2		Offsite
6004	Eastern Red Cedar	2		Offsite
6005	Eastern Red Cedar	2		Offsite
6006	Eastern Red Cedar	1		Removed
6007	Boxelder	18		Offsite
6008	Boxelder	22		Offsite
6009	Boxelder	12	x	Saved
6010	American Elm	14		Offsite
6011	Ash	13	EAB	Offsite
6012	Black Willow	23	x	Offsite
6013	Black Willow	54		Offsite
6014	American Elm	12		Offsite
6015	Eastern Red Cedar	2		Saved
6016	Eastern Red Cedar	3		Saved
6017	Cottonwood	14		Offsite
6018	Cottonwood	15		Offsite
6019	Cottonwood	14		Offsite
6020	Boxelder	12		Saved
6021	Eastern Red Cedar	2		Saved
6022	Ash	12	EAB	Saved-Exempt-Unhealthy
6023	Ash	12	EAB	Saved-Exempt-Unhealthy
6024	Ash	13	EAB	Saved-Exempt-Unhealthy
6025	Eastern Red Cedar	6		Removed
6026	Eastern Red Cedar	5		Removed
6027	Eastern Red Cedar	4		Removed
6028	Eastern Red Cedar	1		Removed
6029	Eastern Red Cedar	8		Removed
6030	Eastern Red Cedar	2		Removed
6031	Eastern Red Cedar	5		Removed
6032	Eastern Red Cedar	7		Removed
6033	Eastern Red Cedar	3		Removed
6034	Eastern Red Cedar	2		Removed
6035	Eastern Red Cedar	7		Removed
6036	Eastern Red Cedar	7		Removed
6037	Eastern Red Cedar	10		Removed
6038	Eastern Red Cedar	3		Removed
6039	Eastern Red Cedar	3		Removed
6040	Eastern Red Cedar	2		Removed
6041	Boxelder	14	x	Offsite
6042	Boxelder	14		Offsite
6043	Boxelder	12		Offsite
6044	American Elm	12		Removed
6045	Ash	12	EAB	Removed-Exempt-Unhealthy
6046	Ash	15	EAB	Removed-Exempt-Unhealthy
6047	Ash	13	EAB	Removed-Exempt-Unhealthy
6048	Ash	15	EAB	Removed-Exempt-Unhealthy
6049	Ash	14	EAB	Removed-Exempt-Unhealthy
6050	Eastern Red Cedar	1		Removed
6051	Eastern Red Cedar	1		Removed
6052	Ash	15	EAB	Offsite
6053	Ash	12	EAB	Removed-Exempt-Unhealthy
6054	Eastern Red Cedar	4		Removed
6055	American Elm	4		Removed
6056	Ash	12	EAB	Removed-Exempt-Unhealthy
6057	Eastern Red Cedar	3		Removed
6058	Eastern Red Cedar	2		Removed
6059	Eastern Red Cedar	1		Removed
6060	Black Cherry	12		Removed
6061	Boxelder	12		Removed
6062	Ash	13	EAB	Removed-Exempt-Unhealthy
6063	American Elm	16		Offsite
6064	Boxelder	18	x	Offsite
6065	Ash	14	pd 40% trunk	Offsite
6066	Cottonwood	12		Removed

NOTE: 1) 5/24/22 SITE VISIT / FIELD REVIEW WITH CITY

1" = 50'

0' 50' 100' 150'

N:\0024429.00\DWG\CIVIL\FINAL\FINAL GRADING\0024429S-TPP01.DWG

OAK CREEK

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: FDH III
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 04/22/2022
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

Nicholas Meyer

DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK

CHASKA, MN

Westwood

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

Westwood Professional Services, Inc.

TREE PRESERVATION PLAN & DATA

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 19 OF 19

DATE: 05/24/22

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

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CONSTRUCTION PLANS

FOR

FINAL LANDSCAPE PLANS

FOR

OAK CREEK
CHASKA, MINNESOTA



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044
CONTACT: RICK THOMSON
PHONE: 952-985-7430
EMAIL: RLTHOMSON@DRHORTON.COM

PREPARED BY:

Westwood

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

Westwood Professional Services, Inc.

PROJECT NUMBER: 0024429.00
CONTACT: FRANCIS D. HAGEN

SHEET INDEX

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SHEET NUMBER	SHEET TITLE
1	COVER
2	OVERALL LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN - NOTES - DETAILS
7	LANDSCAPE DETAILS

NO.	DATE	REVISION	SHEETS
1	05/24/22	CITY COMMENTS	ALL
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CONSTRUCTION PLANS
FOR
FINAL LANDSCAPE PLANS
FOR
OAK CREEK
CHASKA, MINNESOTA

INITIAL SUBMITTAL DATE: 05/02/22 SHEET: 1 OF 7

OAK CREEK
PROJECT NUMBER: 0024429.00

N:\0024429.00\DWG\CIVIL\FINAL\LANDSCAPE\0024429L-CV01.DWG

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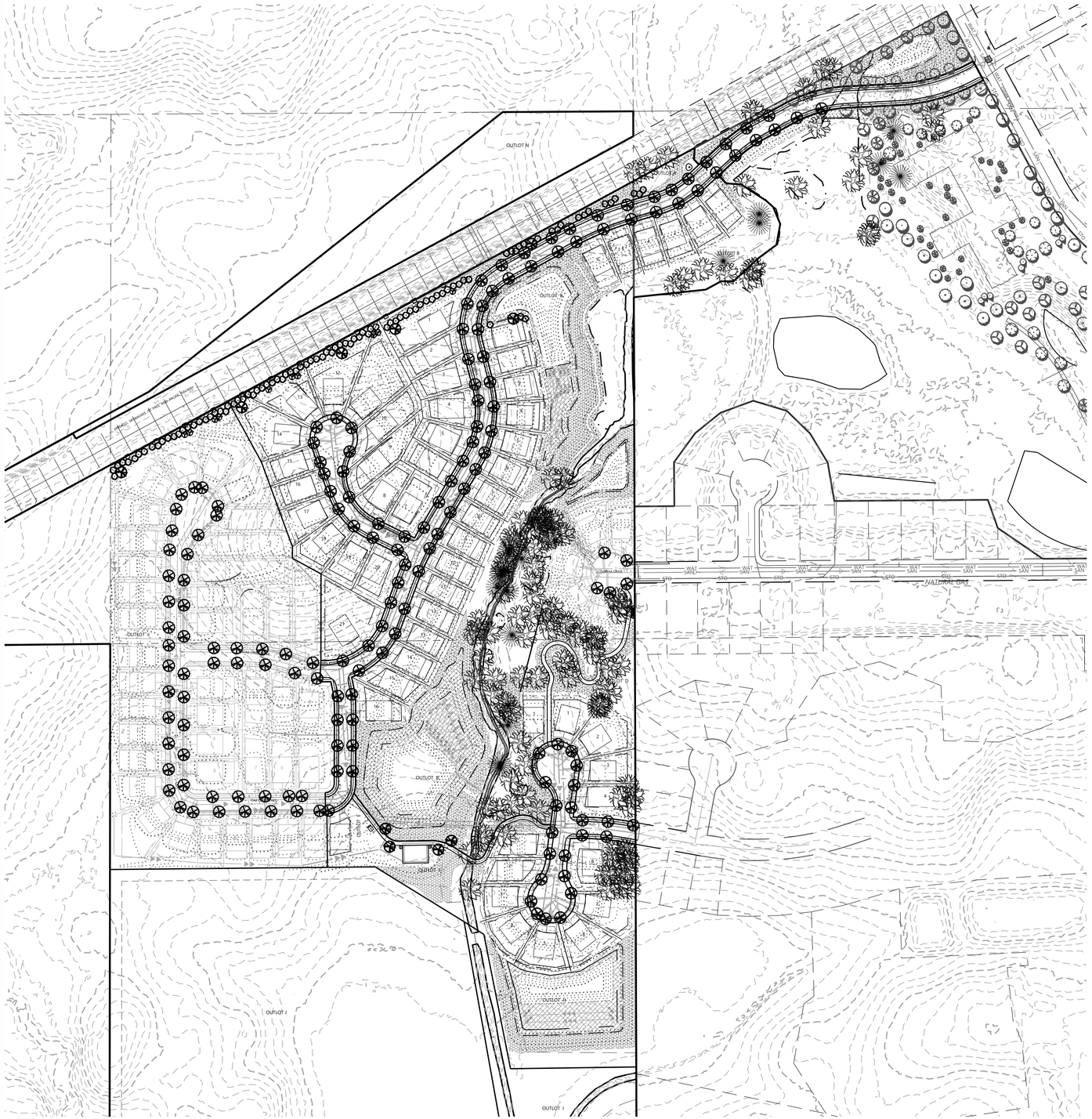
OUTLOT N
OUTLOT M
OUTLOT L
OUTLOT K
OUTLOT J
OUTLOT I
OUTLOT H
OUTLOT G
OUTLOT F
OUTLOT E
OUTLOT D
OUTLOT C
OUTLOT B
OUTLOT A
Oxbow Trail
Oxbow Trail
Oxbow Trail

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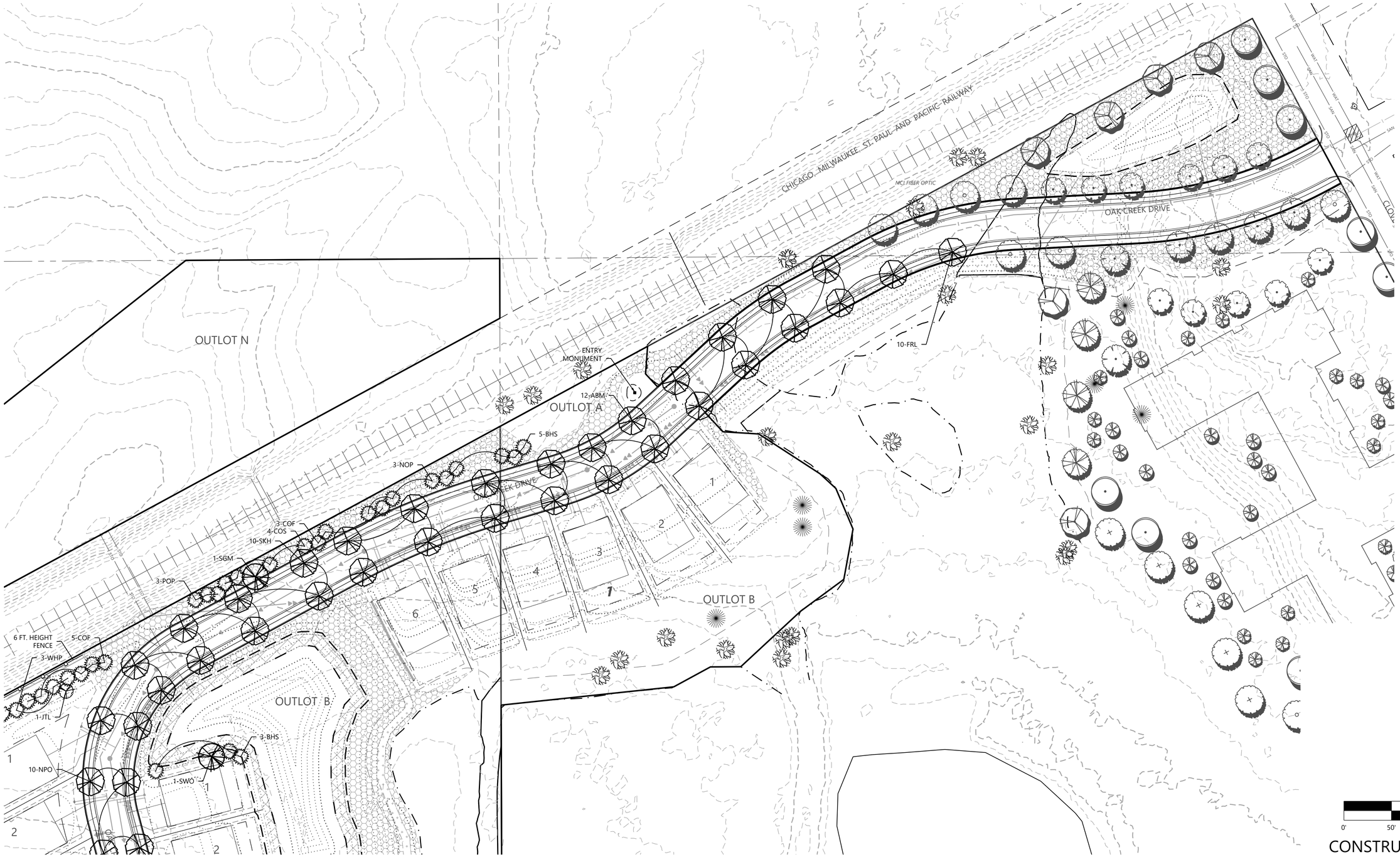

CONSTRUCTION PLANS

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OAK CREEK

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 05/02/22
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

NICHOLAS T. MEYER
DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK

CHASKA, MINNESOTA

Westwood

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

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Minnetonka, MN 55343
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Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER: 3 OF 7

PROJECT NUMBER: 0024429.00

DATE: 05/24/22

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CONSTRUCTION PLANS

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OAK CREEK

DESIGNED:	.
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DRAWN:	.
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ###

INITIAL ISSUE:	05/02/22	
REVISIONS:		
1	05/24/22	CITY COMMENTS
2	.	.
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4	.	.
5	.	.

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

NICHOLAS T. MEYER

DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK

CHASKA, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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Toll Free (888) 937-5150 westwoodps.com

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LANDSCAPE PLAN

SHEET NUMBER: 4 OF 7

PROJECT NUMBER: 0024429.00

DATE: 05/24/22

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Common Ground Alliance

OUTLOT L
OUTLOT D
OUTLOT B
OUTLOT E
OUTLOT F
TOT LOT
OAK CREEK PASS
OAK CREEK DRIVE
SOPHIA DRIVE
OAK CREEK CIRCLE
9-REL
10-ABM
11-FRL
8-HAK
5-REL
6-TEA
12-ACE
12-REO
1-SWO
2-AGG
1-RIB
8-REO
5-ACE
10-FFM
94.64
94.57
94.50
94.43
94.36
94.29
94.22
94.15
94.07
95.0

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

OAK CREEK

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DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 05/02/22
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
Nicholas Meyer
NICHOLAS T. MEYER
DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK
CHASKA, MINNESOTA

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

LANDSCAPE PLAN

SHEET NUMBER: 5 OF 7
PROJECT NUMBER: 0024429.00
DATE: 05/24/22

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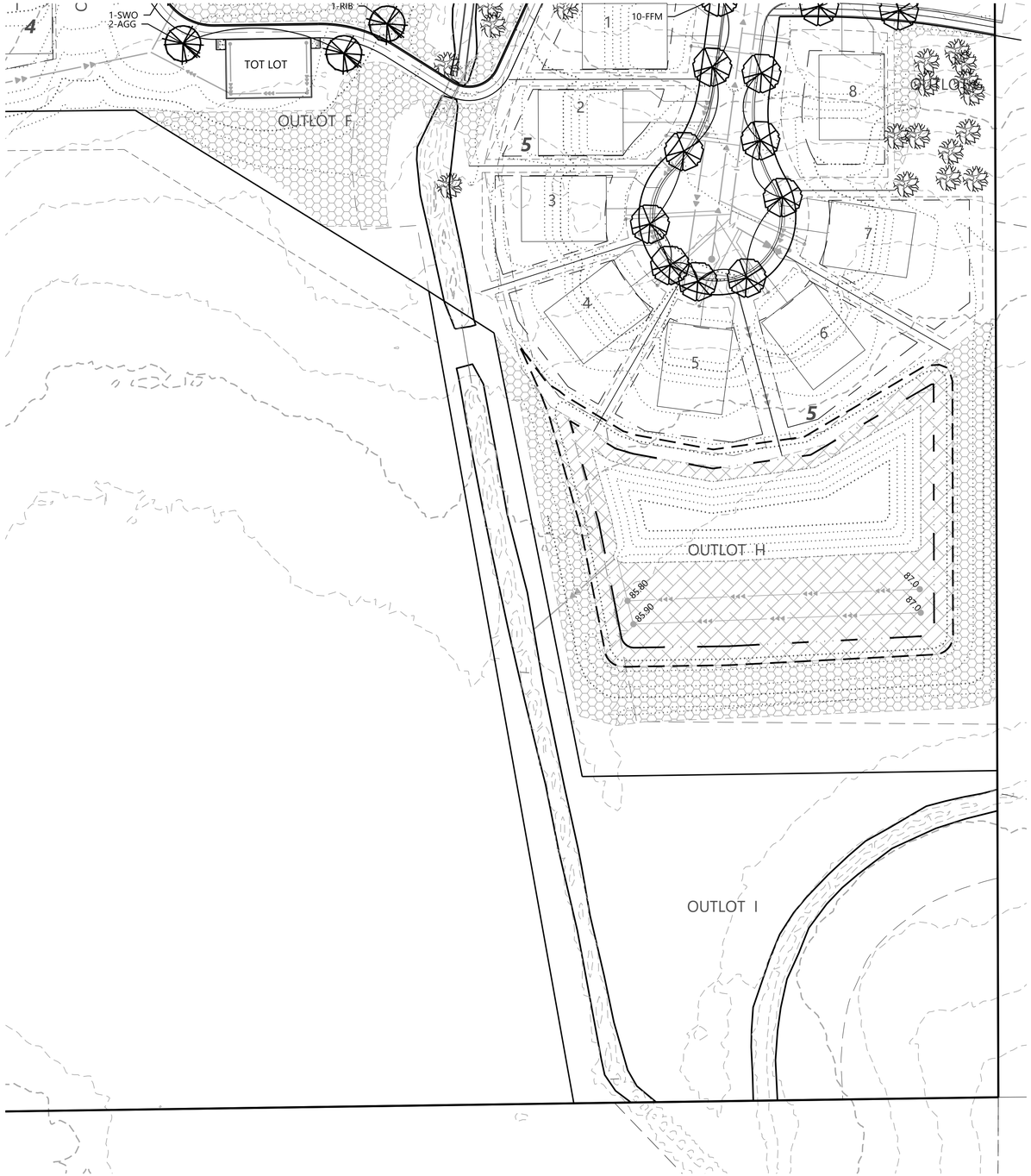


PLANTING NOTES

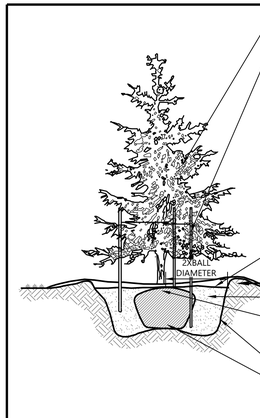
1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

PLANTING DETAILS



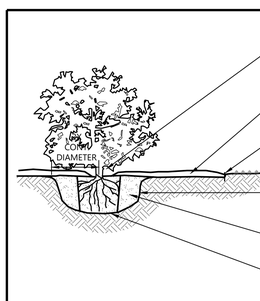
N.T.S.

Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



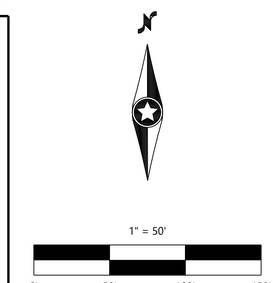
N.T.S.

Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29



N.T.S.

Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED: 10/23/18
		LA27-C



CONSTRUCTION PLANS

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

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OAK CREEK

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 05/02/22
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK
CHASKA, MINNESOTA

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

LANDSCAPE PLAN - NOTES - DETAILS

PROJECT NUMBER: 0024429.00

SHEET NUMBER: 6 OF 7
DATE: 05/24/22

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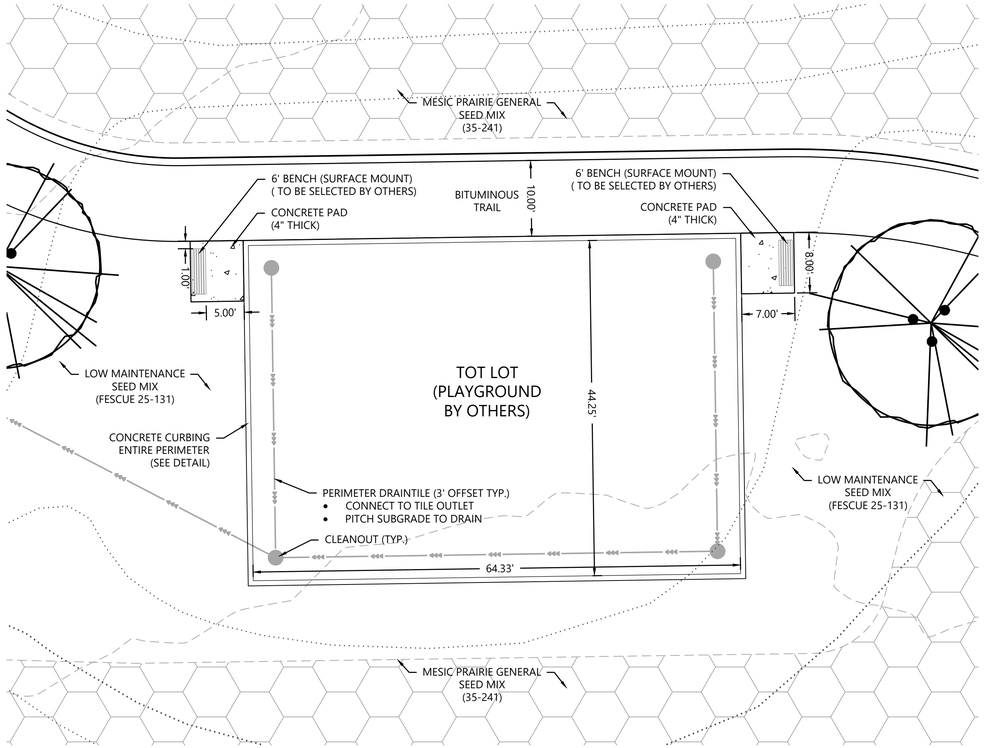
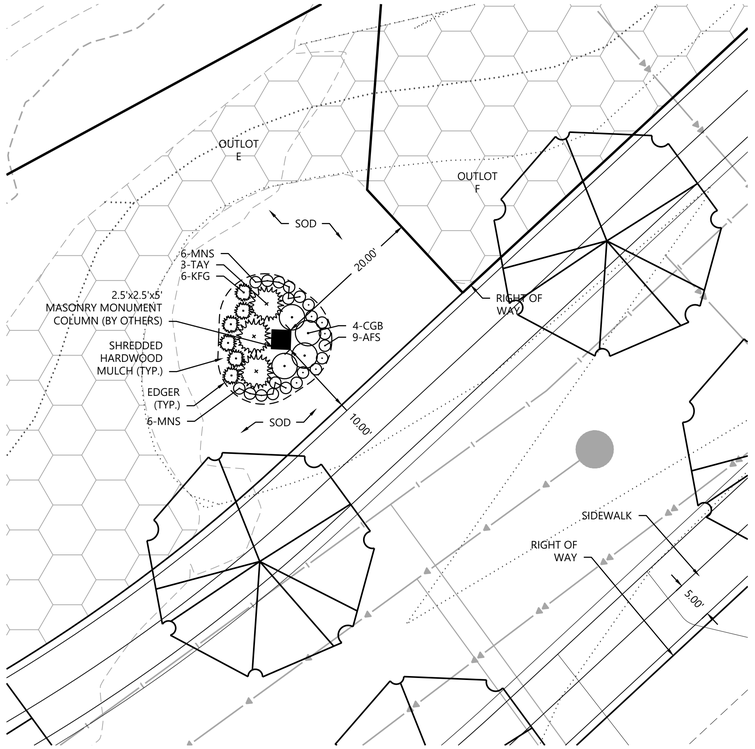
TOT LOT & BENCHES PLAN



MONUMENT SIGN PLANTING PLAN



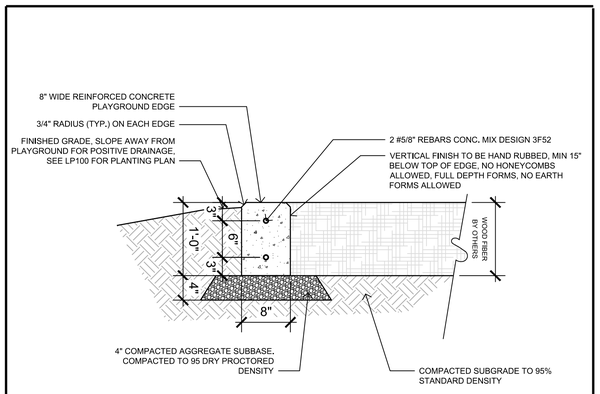
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

MONUMENT SIGN PLANT SCHEDULE

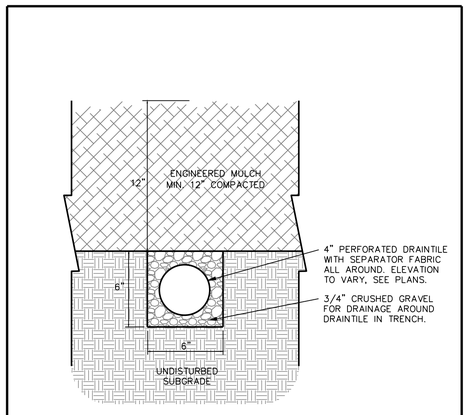
CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
EVERGREEN SHRUBS	3			
TAY	3	Taunton Yew / Taxus medii 'Taunton'	#5 CONT.	4' O.C.
DECIDUOUS SHRUBS	4			
CGB	4	Chicagoland Green Boxwood / Buxus 'Glencoe'	#5 CONT.	3' O.C.
PERENNIALS	27			
MNS	12	May Night Salvia / Salvia x nemorosa 'May Night'	#1 CONT.	18" O.C.
AFS	9	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 CONT.	18" O.C.
KFG	6	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	24" O.C.

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES.

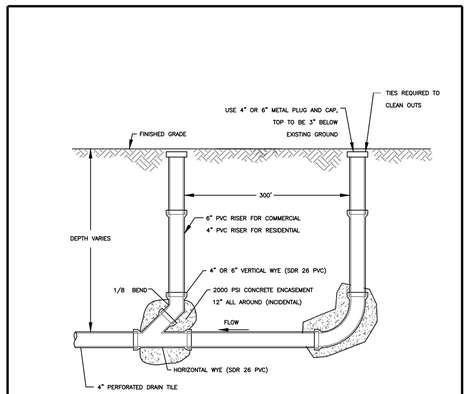
TOT LOT CURB & DRAINAGE DETAILS



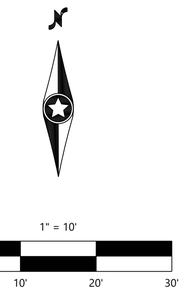
PLAYGROUND CURB — LAST REVISED: 08/11/21



Westwood | TOT LOT DRAINTILE — LAST REVISED: 09/26/18 — LA33



CLEAN OUT STRUCTURE — LAST REVISED: 08/11/21



CONSTRUCTION PLANS

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OAK CREEK

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 05/02/22
REVISIONS:
1 05/24/22 CITY COMMENTS
2 . .
3 . .
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5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 05/24/22 LICENSE NO. 53774

OAK CREEK
CHASKA, MINNESOTA

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

LANDSCAPE DETAILS

SHEET NUMBER: 7 OF 7
PROJECT NUMBER: 0024429.00
DATE: 05/24/22

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: **Rivertown Heights (Holasek) – Final Plat**

Applicant: D R Horton

Location: 3985 and 4245 Big Woods Blvd (Holasek); South of County Road 44 (Big Woods Blvd), west and south of Founders Ridge

Case No.: 2022-38

Synopsis: Applicant seeks to obtain approval of a final plat for 44 lots (83 new lots, 1 lot for the existing Holasek residence at 3985 Big Woods Blvd) in the SW Chaska area

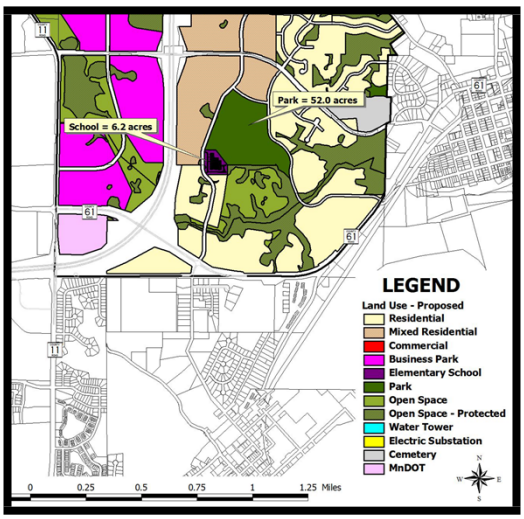
Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

Founders Ridge was approved in November 2013 and the 2nd addition in February 2015. The development has since been fully built. Within that development stub streets were provided to access neighboring properties for future development. One of those streets is Founders Path, which stubs up to the west edge of the development abutting Holasek's property. Another stub street, Carver Path, stubs on the south edge of the development, also abutting Scooter Enterprise's property.

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW), community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres), while Eastern Carver County Schools owns the future elementary school acreage (~6). See below.



(exhbit used in 2017 Purchase Agreement)

Rivertown Heights is a residential proposal that abuts the north and east sides of the proposed community park. The Concept Plan for this residential proposal was approved in November 2021. The preliminary plat and rezoning were approved in March 2022.

Changes/Updates Since Preliminary Plan Approval
The following are changes that have occurred on the plan since Preliminary Plan:

- Future park signage; the City of Chaska will undertake the creation of the future park signage that will flank the edges of the proposed park area.

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

- Providing a seamless transition of road and pedestrian connections
- Housing design and lot sizes that will complement the existing homes in and around Rivertown Heights
- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage patterns
- Preservation of trees and buffer to existing homes
- Attractive neighborhood design with curvilinear street patterns and sidewalks to support a walkable environment

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

CURRENT PROPOSAL
The proposal is for final plat. The 44-lot detached single-family proposal is located south of County Road 44 (Big Woods Blvd) and west & south of the Founders Ridge development on both Holasek and Scooter Enterprise's land. This new development will be an extension off Founders Path and Carver Path, but will not be part of the Founders Ridge development. The 44 lots are the first phase of the development. There will be 90 lots at full build-out.

Adjacent properties
The site is bound on the north by County Road 44 (Big Woods Boulevard); to the west by the future collector road ROW (Savanna Way) and land retained by the Holasek's; the south by future community park space and the Lano property; and the east by Founders Ridge and Carlson's land.

Existing Conditions
The overall Rivertown Heights area is nearly 40-acres and located near the southeast intersection of Big Woods Boulevard and the future extension of Savanna Way, just west of the existing Founders Ridge neighborhood. The site is currently used for agricultural purposes and the existing home at 3985 Big Woods Boulevard will be retained by the land seller, and incorporated into the development.

Generally, the site has minimal tree coverage, except in the southeast portion. The wooded ravine is proposed to remain to create a natural buffer between Rivertown Heights and the

existing Founders Ridge neighborhood. Tree removal will occur to extend Carver Path into the site.

A wetland investigation took place fall 2018 and Notice of Decision was received from the Board of Water and Soil Resources October 20, 2020. It was determined that there are 2 wetlands on the site. The total acreage of both is 0.24. The current plan proposes to impact both wetlands.

Land Use
The proposed plan consists of 44 new single family lots (including Holasek's existing residence and new lot) with a lot size of 65 feet wide and 140 feet deep (~0.21 acres). The homes in Founders Ridge that average out to be 75 feet wide and approximately 0.25 acres.

The parcels of land that this development encompasses are currently zoned Planned Residential Development (PRD-82).

Layout
The neighborhood will be accessed from Big Woods Boulevard via a road connection south of Percheron Boulevard, as well as extensions of Founders Path and Carver Path located in the Founders Ridge neighborhood. In the future, a connection will exist with the City's construction of a north/south collector road south of Big Woods Boulevard and Savanna Way. There are two cul de sacs proposed off the internal streets of the development. The Holasek residence at 3985 Big Woods Boulevard will be incorporated into the development between Lots 4 and 6 of Block 4. Street stubs will be provided on the west to the proposed collector road, the south to the Lano property, and on the east to the Carlson property. Sidewalks will be an extension of the existing Founders Ridge neighborhood.

The edges of the development are already generally defined due to the layout of the existing road stubs and proposed community park. In sum, the layout of the lots appear to be in a formation that meets what was anticipated for this area.

Transportation/ROW/Construction Traffic
The final plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways. Specifically, Founders Path is extended to the west to provide access to the development area. Founders Path will terminate at the western edge of the development to connect into the future collector road. The extension of Percheron Boulevard will act as the main north-south thoroughfare for the development and will stub on the south side as it abuts Lano's property. The existing driveway access on Big Woods Boulevard (CR 44) for Holasek's site will be removed and access will come from the new development off of Percheron Boulevard. Two stub streets will abut Carlson's property in the 2nd phase of the development. These stub streets will be temporary cul de sacs on the Holasek side until the Carlson site develops.

The current plan appears to show road right-of-way widths that are consistent with the City's typical 60 foot wide ROWs as they are matching up with the stub streets of Founders Path and Carver Path.

Construction traffic is proposed to come directly from County Road 44 at the proposed Percheron Boulevard access. The developer plans to put up signs in/near Founders Ridge so

that construction traffic does not go through this development. The developer will have to continue to work with the City Engineer and Carver County on the construction routes.

Utilities
Sewer and water utilities are available.

Stormwater
Stormwater ponding is proposed as a part of this proposal; 3 ponding areas have been delineated on the plan. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks
Minimum setbacks proposed are front setbacks of 25 feet, rear setbacks of 20 feet, side setbacks of 7.5 feet, and corner setbacks are 15 feet.

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

SETBACKS	
Direction	**Setback**
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
County Road 44	125 feet from centerline
Collector Road/Savanna Way	100 feet from centerline

Architecture & Anti Monotony
DR Horton will be the sole builder in this development. The proposed homes will be 1- and 2-story single family designs, which are similar to the homes DR Horton has built in Chaska in the Sagewood. They anticipate offering approximately 9 floor plans ranging in size from 1,900 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety throughout. Pricing is anticipated to start in the lower $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 following lots were subject to 360 degree architecture per the final plat drawing of the development:

- Lots 1-11, Block 1
- Lots 1 & 8, Block 2

- Lots 1, 7, 9 & 16, Block 3
- Lots 1 & 8, Block 4

Trails & Sidewalks
There are no trails proposed as a part of this development application therefore trail fees will be required. The Comprehensive Plan calls out a trail along the future collector road. The trail has been installed on the east side of the collector road north of Big Woods Boulevard at 10 feet wide. The trail will travel south on the east side of the road and abut the west side of this proposed development. A public trail has also been installed on the north side of Big Woods Boulevard to the Highway 212 intersection when construction on County Road 44 was completed.

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

Screening, Landscaping & Tree Preservation
Because this development abuts major roadways (Big Woods Boulevard/CR 44 and the future collector road/Savanna Way) it will be important that the homes that back up to this use have adequate screening. The berming and landscaping done on both these roads in Founders Ridge and The Harvest shall be carried through with this development. The landscape plan shows consistency on these edges for homes abutting these roads.

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

The site area shows a couple areas of existing trees. One area on the southeast side that abuts Founders Ridge, and one area on the north side that abuts the existing Holasek home at 3985 Big Woods Boulevard. The southeasterly area will have a majority of trees preserved. The ones removed are due to required stormwater ponding and the extension of Carver Path to the south. The northerly area trees will also be removed due to required stormwater ponding. The northeast corner trees will be preserved in this area however. Staff had a chance to walk this northeasterly area and did not observe any significant quality trees worth saving (they are primarily boxelders). The developer will be providing new trees in this area to provide an adequate buffer to the nearest lot next to Big Woods Boulevard.

Ravines & Wooded Steep Slopes
The southeasterly portion of the site near the boundary of Founders Ridge and Rivertown Heights there is delineated wooded steep slopes. This is in the 2nd phase of the development, and not a part of the final plat request for the 1st addition. Some of this area has already been preserved and incorporated into the Founders Ridge development. There is a small finger area that encompasses the Rivertown Heights plan and will be preserved and setbacks applied. Staff would point out that the rear lot lines that abut this area should stay out of the 30 foot no grade/no mow setback so as to provide clear delineations of where yards can go. The developer has also indicated that buffer signage can also be installed along this edge to further protect these buffers.

Parkland
Parkland is not proposed as a part of this development. It will be required of the developer to pay park dedication fees. There is a community park (~52 acres) planned that is adjacent to this proposed development. This neighborhood would have direct access to this park.

Development Costs (Infrastructure Improvements)
The City of Chaska has a number of area-wide development cost such as, but not limited to:

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

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

Phasing
The site is planned to be graded in its entirety beginning Spring 2022. The 1st phase will be the northerly portion of the site up to Founders Path and consist of 44 lots. Street and utility construction of the 1st phase will be Summer with home construction beginning Fall 2022.

Dependent on market conditions, the 2nd phase of development is planned to occur in 2023.

Final Plat
The site is proposed to be platted into 44 single-family lots. There are a number of outlots as well, and their dispositions are as follows:

- Outlot A: stormwater ponding to be dedicated to the City of Chaska
- Outlot B: stormwater ponding to be dedicated to the City of Chaska
- Outlot C: area for future development to be owned by the developer

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Wednesday, May 25, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Sunday, July 24, 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 *Thursday, September 22, 2022*. The City may with the petitioners consent extend the review period beyond the Thursday, September 22, 2022. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 06/08/2022:
Motion to recommend to City Council approval of the Rivertown Heights Final Plat for 44 lots, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Final Plat (pgs 1-5), prepared by Westwood
    b. Cover, prepared by Westwood, dated May 25, 2022
    c. Grading Drainage and Erosion Control Plans – Overall, prepared by Westwood, dated May 25, 2022

d. Grading Drainage and Erosion Control Plans (pgs 3-6), prepared by Westwood, dated May 25, 2022
e. Street Profiles (pgs 7-8), prepared by Westwood, dated May 25, 2022
f. Details (pgs 9-10), prepared by Westwood, dated May 25, 2022
g. Tree Preservation Plan – Overall, prepared by Westwood, dated May 25, 2022
h. Tree Preservation Plan (pgs 12-16), prepared by Westwood, dated May 25, 2022
i. Seeding Plan, prepared by Westwood, dated May 25, 2022
j. Topsoil Management Plan, prepared by Westwood, dated May 25, 2022
k. Cover, prepared by Westwood, dated May 25, 2022
l. Overall, prepared by Westwood, dated May 25, 2022
m. Sanitary Sewer and Watermain Construction Plans (pgs 3-6), prepared by Westwood, dated May 25, 2022
n. Street and Storm Sewer Construction Plans (pgs 7-13), prepared by Westwood, dated May 25, 2022
o. Details (pgs 14-19), prepared by Westwood, dated May 25, 2022
p. Intersection Details (pgs 20-22), prepared by Westwood, dated May 25, 2022
q. Cover, prepared by Westwood, dated May 25, 2022
r. Overall Landscape Plan, prepared by Westwood, dated May 25, 2022
s. Landscape Plan (pgs 3-6), prepared by Westwood, dated May 25, 2022
t. Landscape Notes & Details, prepared by Westwood, dated May 25, 2022

2. Adherence with the Carver County Public Works Memo, dated November 4, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision that boulevard trees are placed between the sidewalk and street.
6. Provision of sidewalks on both sides of all local streets up to the bulb of cul de sacs.
7. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 20 feet
    c. Side(house/garage): 7.5 feet
    d. Side (corner): 15 feet
8. Adherence to the 125 foot centerline building setback from County Road 44.
9. Adherence to the 100 foot centerline building setback from the future collector road (Savanna Way).
10. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
11. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
12. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. No direct vehicular access onto County Road 44 or the future collector road/Savanna Way.
15. Provision that 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, more specifically for these lots as seen in the final plat of Rivertown Heights:
    a. Lots 1-11, Block 1
    b. Lots 1 & 8, Block 2
    c. Lots 1, 7, 9 & 16, Block 3

d. Lots 1 & 8, Block 4

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-74 approving the Final Plat for Rivertown Heights (PC #2022-38).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-74

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for Rivertown Heights/D R Horton/P.C. No. 2022-38

WHEREAS, the 44-lot detached single-family proposal is located south of County Road 44 (Big Woods Blvd) and west & south of the Founders Ridge development on both Holasek and Scooter Enterprise's land; and

WHEREAS, the neighborhood will be accessed from Big Woods Boulevard via a road connection south of Percheron Boulevard, as well as extensions of Founders Path and Carver Path located in the Founders Ridge neighborhood; and

WHEREAS, in the future, a connection will exist with the City's construction of a north/south collector road south of Big Woods Boulevard and Savanna Way; and

WHEREAS, the Holasek residence at 3985 Big Woods Boulevard will be incorporated into the development between Lots 4 and 6 of Block 4; and

WHEREAS, the existing driveway access on Big Woods Boulevard (CR 44) for Holasek's site will be removed and access will come from the new development; and

WHEREAS, two stub streets will abut Carlson's property in the 2nd phase of the development; and

WHEREAS, these stub streets will be temporary cul de sacs on the Holasek side until the Carlson site develops; and

WHEREAS, construction traffic is proposed to come directly from County Road 44 at the proposed Percheron Boulevard access; and

WHEREAS, the developer plans to put up signs in/near Founders Ridge so that construction traffic does not go through this development; and

WHEREAS, the City of Chaska will undertake the creation of the future park signage that will flank the edges of the proposed park area; and

WHEREAS, additionally, DR Horton sales and marketing materials and disclosures will include language about the future land use of the community park; and

WHEREAS, sidewalks will be an extension of the existing Founders Ridge neighborhood; and

WHEREAS, maintenance accesses and ponds need to be in separate outlots of the proposed site, and not on parkland or private property; and

WHEREAS, there are no trails proposed as a part of this development application therefore trail fees will be required; and

WHEREAS, the Comprehensive Plan calls out a trail along the future collector road; and

WHEREAS, the trail has been installed on the east side of the collector road north of Big Woods Boulevard at 10 feet wide; and

WHEREAS, the trail will travel south on the east side of the road and abut the west side of this proposed development; and

WHEREAS, because this development abuts major roadways (Big Woods Boulevard/CR 44 and the future collector road/Savanna Way) it will be important that the homes that back up to this use have adequate screening; and

WHEREAS, the berming and landscaping done on both these roads in Founders Ridge and The Harvest shall be carried through with this development, and the landscape plan shows consistency on these edges for homes abutting these roads; and

WHEREAS, the site area shows a couple areas of existing trees; and

WHEREAS, one area on the southeast side that abuts Founders Ridge, which is proposed to remain, and one area on the north side that abuts the existing Holasek home at 3985 Big Woods Boulevard; and

WHEREAS, the southeasterly area will have a majority of trees preserved; and

WHEREAS, the ones removed are due to required stormwater ponding and the extension of Carver Path to the south; and

WHEREAS, the northerly area trees will also be removed due to required stormwater ponding; and

WHEREAS, the northeast corner trees will be preserved in this area however; and

WHEREAS, staff had a chance to walk this northeasterly area and did not observe any significant quality trees worth saving (they are primarily boxelders); and

WHEREAS, parkland is not proposed as a part of this development, and it will be required of the developer to pay park dedication fees; and

WHEREAS, the site is proposed to be platted into 44 single-family lots, and there are a number of outlots as well, and their dispositions are as follows:

- Outlot A: stormwater ponding to be dedicated to the City of Chaska
- Outlot B: stormwater ponding to be dedicated to the City of Chaska
- Outlot C: area for future development to be owned by the developer; and

WHEREAS, on June 8, 2022 the Planning Commission recommended approval to the City Council of the Rivertown Heights Final Plat (PC #2022-38); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Rivertown Heights Final Plat (PC #2022-38), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Final Plat (pgs 1-5), prepared by Westwood
    b. Cover, prepared by Westwood, dated May 25, 2022
    c. Grading Drainage and Erosion Control Plans – Overall, prepared by Westwood, dated May 25, 2022
    d. Grading Drainage and Erosion Control Plans (pgs 3-6), prepared by Westwood, dated May 25, 2022
    e. Street Profiles (pgs 7-8), prepared by Westwood, dated May 25, 2022
    f. Details (pgs 9-10), prepared by Westwood, dated May 25, 2022
    g. Tree Preservation Plan – Overall, prepared by Westwood, dated May 25, 2022
    h. Tree Preservation Plan (pgs 12-16), prepared by Westwood, dated May 25, 2022
    i. Seeding Plan, prepared by Westwood, dated May 25, 2022
    j. Topsoil Management Plan, prepared by Westwood, dated May 25, 2022
    k. Cover, prepared by Westwood, dated May 25, 2022
    l. Overall, prepared by Westwood, dated May 25, 2022
    m. Sanitary Sewer and Watermain Construction Plans (pgs 3-6), prepared by Westwood, dated May 25, 2022
    n. Street and Storm Sewer Construction Plans (pgs 7-13), prepared by Westwood, dated May 25, 2022
    o. Details (pgs 14-19), prepared by Westwood, dated May 25, 2022
    p. Intersection Details (pgs 20-22), prepared by Westwood, dated May 25, 2022
    q. Cover, prepared by Westwood, dated May 25, 2022
    r. Overall Landscape Plan, prepared by Westwood, dated May 25, 2022
    s. Landscape Plan (pgs 3-6), prepared by Westwood, dated May 25, 2022
    t. Landscape Notes & Details, prepared by Westwood, dated May 25, 2022
2. Adherence with the Carver County Public Works Memo, dated November 4, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision that boulevard trees are placed between the sidewalk and street.
6. Provision of sidewalks on both sides of all local streets up to the bulb of cul de sacs.
7. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 20 feet
    c. Side(house/garage): 7.5 feet
    d. Side (corner): 15 feet
8. Adherence to the 125 foot centerline building setback from County Road 44.
9. Adherence to the 100 foot centerline building setback from the future collector road (Savanna Way).
10. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
11. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
12. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.

13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. No direct vehicular access onto County Road 44 or the future collector road/Savanna Way.
15. Provision that 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, more specifically for these lots as seen in the final plat of Rivertown Heights:
    a. Lots 1-11, Block 1
    b. Lots 1 & 8, Block 2
    c. Lots 1, 7, 9 & 16, Block 3
    d. Lots 1 & 8, Block 4

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

RIVERTOWN HEIGHTS

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

KNOW ALL PERSONS BY THESE PRESENTS: *That D.R. Horton, Inc. - Minnesota, a Delaware corporation, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:*

That part of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota, EXCEPT that part lying westerly of the following described line:

Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the South line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said South line of the Northeast Quarter, a distance of 223.00 feet to the South line of the North 223.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said south line of the North 223.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning of the line to be described; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence Northwesterly, Northerly, and Northeasterly 804.24 feet along a tangential curve concave to the East having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East not tangent to last described curve 825.06 feet; thence northeasterly 386.63 feet along a tangential curve concave to the southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East tangent to last described curve 135.56 feet; thence northeasterly and northerly 824.66 feet along a tangential curve concave to the northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 49 seconds; thence North 00 degrees 26 minutes 19 seconds West tangent to last described curve 33.96 feet to the southerly right of way of County Road 140 and said line there terminating.

LESS and EXCEPT

That part of the Northeast Quarter (NE1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), Carver County, Minnesota; Commencing at the Northeast corner of said Section 7; thence South along Section line 4 chains and 81 links to a point; thence North 56 1/2 degrees West (variation 11 degrees east) 3 chains and 90 links to a point; thence North 66 1/2 degrees West 3 chains to a point; thence North 78 1/2 degrees West 5 chains and 30 links to a post; thence North 50 links to a point on the North line of said Section 7; thence East 10 chains and 48 links to place of beginning.

ALSO LESS and EXCEPT:

That part of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota described as follows:

Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the south line of said Northeast Quarter, a distance of 1151.12 feet to the point of beginning; thence continuing North 89 degrees 48 minutes 03 seconds West along said South line of the Northeast Quarter 508.85 feet to a point of intersection with a line hereinafter referred to as Line A; thence Northwesterly, Northerly, and Northeasterly 727.51 feet along said Line A to the North line of the South 709.00 feet of said Northeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said North line of the South 709.00 feet of the Northeast Quarter, a distance of 639.91 feet to the West line of the East 920.00 feet of said Northeast Quarter; thence South 00 degrees 10 minutes 04 seconds West along said West line of the East 920.00 feet to said South line of the Northeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said South line, 231.12 feet to the point of beginning, EXCEPTING that part of the Northeast Quarter of Section 7 Township 115, Range 23, Carver County Minnesota, described as follows: Commencing at the East quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the South line of said Northeast Quarter, a distance of 1151.12 feet to the point of beginning; thence continuing North 89 degrees 48 minutes 03 seconds West along said south line of the Northeast Quarter 508.85 feet to a point of intersection with Line A; thence Northwesterly, Northerly and Northeasterly 364.85 feet along said Line A to the North line of the South 363.00 feet of said Northeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said North line of the South 363.00 feet of the Northeast Quarter, 237.59 feet; thence South 37 degrees 11 minutes 49 seconds East, 456.92 feet to the point of beginning. Aforementioned Line A is described as follows: Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the south line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said south line of the Northeast Quarter, a distance of 223.00 feet to the south line of the North 223.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said South line of the North 223.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning of the line to be described; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence Northwesterly, Northerly, and Northeasterly 804.24 feet along a tangential curve concave to the East having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East not tangent to last described curve 825.06 feet; thence Northeasterly 386.63 feet along a tangential curve concave to the southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East tangent to last described curve 135.56 feet; thence Northeasterly and Northerly 824.66 feet along a tangential curve concave to the northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 49 seconds; thence North 00 degrees 26 minutes 19 seconds West tangent to last described curve 33.96 feet to the southerly right of way of County Road 140 and said line there terminating.

ALSO LESS and EXCEPT:

The South 363.00 feet of the East 920.00 feet of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota.

ALSO LESS and EXCEPT:

That part of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota described as follows:

Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the South line of said Northeast Quarter, a distance of 1151.12 feet to the point of beginning; thence continuing North 89 degrees 48 minutes 03 seconds West along said South line of the Northeast Quarter 508.85 feet to a point of intersection with a line hereinafter referred to as Line A; thence Northwesterly, Northerly, and Northeasterly 364.85 feet along said Line A to the North line of the South 363.00 feet of said Northeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said North line of the South 363.00 feet of the Northeast Quarter, 237.59 feet; thence South 37 degrees 11 minutes 49 seconds East, 456.92 feet to the point of beginning. Aforementioned Line A is described as follows: Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the South line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said South line of the Northeast Quarter, a distance of 223.00 feet to the south line of the North 223.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said South line of the North 223.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence Northwesterly, Northerly, and Northeasterly 804.24 feet along a tangential curve concave to the East having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East not tangent to last described curve 825.06 feet; thence Northeasterly 386.63 feet along a tangential curve concave to the Southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East tangent to last described curve 135.56 feet; thence Northeasterly and Northerly 824.66 feet along a tangential curve concave to the Northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 49 seconds; thence North 00 degrees 26 minutes 19 seconds West tangent to last described curve 33.96 feet to the Southerly right of way of County Road 140 and said line there terminating.

ALSO LESS and EXCEPT:

That part of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 7; thence North 00 degrees 10 minutes 04 seconds East, assumed bearing along the East line of said Northeast Quarter, 363.00 feet to the North line of the South 363.00 feet of said Northeast Quarter and the point of beginning; thence North 89 degrees 48 minutes 03 seconds West along said North line of the South 363.00 feet, a distance of 920.00 feet to the West line of the East 920.00 feet of said Northeast Quarter; thence North 00 degrees 10 minutes 04 seconds East along said West line of the East 920.00 feet of the Northeast Quarter, 346.00 feet to the North line of the South 709.00 feet of said Northeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said North line of the South 709.00 feet of the Northeast Quarter, a distance of 639.91 feet to a line hereinafter referred to as Line A; thence Northeasterly along said Line A, a distance of 455.21 feet to the North line of the South 1137.00 feet of said Northeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said North line of the South 1137.00 feet, thereof, a distance of 481.04 feet to said West line of the East 920.00 feet of the Northeast Quarter; thence South 00 degrees 10 minutes 04 seconds West along said West line of the East 920.00 feet of the Northeast Quarter, a distance of 100.00 feet to the North line of the South 1037.00 feet of said Northeast Quarter, thereof; thence South 89 degrees 48 minutes 03 seconds East along said North line of the South 1037.00 feet, a distance of 748.54 feet; thence South 01 degrees 25 minutes 56 seconds East, 293.82 feet; thence Southeasterly 321.00 feet along a tangential curve concave to the northeast having a radius of 300.00 feet and central angle of 61 degrees 18 minutes 28 seconds to said East line of the Northeast Quarter; thence South 00 degrees 10 minutes 04 seconds West along said East line, a distance of 121.68 feet to the point of beginning. Aforementioned Line A is described as follows: Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the South line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said South line of the Northeast Quarter, a distance of 223.00 feet to the south line of the North 223.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said south line of the North 223.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence Northwesterly, Northerly, and Northeasterly 804.24 feet along a tangential curve concave to the east having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East not tangent to last described curve 825.06 feet; thence Northeasterly 386.63 feet along a tangential curve concave to the Southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minutes 30 seconds East tangent to last described curve 135.56 feet; thence Northeasterly and Northerly 824.66 feet along a tangential curve concave to the northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 49 seconds; thence North 00 degrees 26 minutes 19 seconds West tangent to last described curve 33.96 feet to the southerly right of way of County Road 140 and said line there terminating.

ALSO LESS and EXCEPT:

That part of the Northeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at the Northwest corner of the South 1037.00 feet of the East 920.00 feet of said Northeast Quarter, thence North 00 degrees 10 minutes 04 seconds East assumed bearing along West line of said East 920.00 feet of the Northeast Quarter, 100.00 feet to the North line of the South 1137.00 feet of said Northeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said north line of the South 1137.00 feet of the Northeast Quarter, 481.04 feet to a line hereinafter referred to as Line A; thence North 20 degrees 06 minutes 37 seconds East along said Line A, 253.88 feet; thence Northeasterly 386.63 feet along said Line A and along a tangential curve concave to the Southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East along said Line A, tangent to last described curve 135.56 feet; thence Northeasterly 41.94 feet along said Line A and along a tangential curve concave to the Northwest having a radius of 1140.00 feet and central angle of 02 degrees 06 minutes 29 seconds; thence South 46 degrees 24 minutes 01 seconds East, not tangent to last described curve, a distance of 33.40 feet; thence Southeasterly 880.67 feet along a tangential curve concave to the Northeast having a radius of 1200.00 feet, and central angle of 42 degrees 02 minutes 56 seconds; thence South 01 degrees 25 minutes 56 seconds East not tangent to last described curve, 454.76 feet to the North line of said South 1037.00 feet of the Northeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said North line of the South 1037.00 feet of the Northeast Quarter, a distance of 748.54 feet to the point of beginning. Aforementioned Line A is described as follows: Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the South line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said South line of the Northeast Quarter, a distance of 223.00 feet to the South line of the North 223.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said South line of the North 223.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence Northwesterly, Northerly, and Northeasterly 804.24 feet along a tangential curve concave to the east having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East not tangent to last described curve 825.06 feet; thence Northeasterly 386.63 feet along a tangential curve concave to the Southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East tangent to last described curve 135.56 feet; thence Northeasterly and Northerly 824.66 feet along a tangential curve concave to the Northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 49 seconds; thence North 00 degrees 26 minutes 19 seconds West tangent to last described curve 33.96 feet to the Southerly right of way of County Road 140 and said line there terminating.

LESS AND EXCEPT

Parcel 4B, CARVER COUNTY RIGHT OF WAY PLAT NO. 28, according to the recorded plat thereof, Carver County, Minnesota.

TOGETHER WITH

Outlot D, Founders Ridge, according to the recorded plat thereof, Carver County, Minnesota, EXCEPT that part of Outlot D, Founders Ridge, described as follows: Beginning at the Southwest corner of said Outlot D; thence South 88 degrees 57 minutes 33 seconds East, assumed bearing along the South line of said Outlot D, a distance of 496.78 feet; thence North 21 degrees 57 minutes 12 seconds West, 182.72 feet; thence Northwesterly 85.31 feet along a tangential curve concave to the Northeast having a radius of 630.00 feet and central angle of 07 degrees 45 minutes 31 seconds; thence North 14 degrees 11 minutes 40 seconds West tangent to last described curve, 119.52 feet; thence Northwesterly and Northerly 263.90 feet along a tangential curve concave to the East having a radius of 630.00 feet, and central angle of 24 degrees 00 minutes 03 seconds; thence North 09 degrees 48 minutes 23 seconds East tangent to last described curve, 36.54 feet; thence Northerly and Northwesterly 550.03 feet along a tangential curve concave to the Southwest having a radius of 400.00 feet and central angle of 78 degrees 47 minutes 12 seconds; thence North 68 degrees 58 minutes 49 seconds West, tangent to last described curve, 87.15 feet; thence Northwesterly 32.68 feet along a tangential curve concave to the Northeast having a radius of 300.00 feet and central angle of 06 degrees 14 minutes 28 seconds to the West line of said Outlot D; thence South 00 degrees 10 minutes 04 seconds West along said West line, 484.68 feet to an angle point and said point being the West Quarter corner of Section 8, Township 115, Range 23, said Carver County, Minnesota; thence South 00 degrees 29 minutes 09 seconds West along said West line of Outlot D, 656.63 feet to the point of beginning.

TOGETHER WITH

That part of Lot 1, Block 1, FOUNDERS RIDGE, according to the recorded plat thereof, Carver County, Minnesota, lying northerly and northeasterly of the following described line:

Commencing at the southwest corner of said Lot 1; thence North 00 degrees 10 minutes 04 seconds East, assumed bearing along the west line of said Lot 1, a distance of 295.56 feet to the point of beginning of the line to be described; thence South 89 degrees 49 minutes 56 seconds East, a distance of 84.84 feet; thence South 29 degrees 04 minutes 07 seconds East, a distance of 286.40 feet to the southeasterly line of said Lot 1 and said line there terminating

KNOW ALL PERSONS BY THESE PRESENTS: *That James Joseph Holasek and Laura Jean Holasek, a married couple, owners of the following described property situated in the County of Carver, State of Minnesota, to wit:*

That part of Lot 1, Block 1, FOUNDERS RIDGE, according to the recorded plat thereof, Carver County, Minnesota, EXCEPT that part lying northerly and northeasterly of the following described line:

Commencing at the southwest corner of said Lot 1; thence North 00 degrees 10 minutes 04 seconds East, assumed bearing along the west line of said Lot 1, a distance of 295.56 feet to the point of beginning of the line to be described; thence South 89 degrees 49 minutes 56 seconds East, a distance of 84.84 feet; thence South 29 degrees 04 minutes 07 seconds East, a distance of 286.40 feet to the southeasterly line of said Lot 1 and said line there terminating.

KNOW ALL PERSONS BY THESE PRESENTS: *That Holasek Land Management, Inc., a Minnesota corporation, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:*

That part of Parcel 4B, CARVER COUNTY RIGHT OF WAY PLAT NO. 28, according to the recorded plat thereof, Carver County, Minnesota, lying easterly of a line 80.00 feet to the left of the following described line, hereinafter known as Line "A":

Commencing at the East Quarter corner of Section 7, Township 115, Range 23; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the South line of said Northeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said South line of the Northeast Quarter, a distance of 223.00 feet to the South line of the North 223.00 feet of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said south line of the North 223.00 feet, a distance of 441.32 feet; thence South 20 degrees 29 minutes 12 seconds East, 96.03 feet to the point of beginning of said Line "A"; thence North 20 degrees 29 minutes 12 seconds West, 147.34 feet; thence Northwesterly, Northerly, and Northeasterly 804.24 feet along a tangential curve concave to the East having a radius of 1060.00 feet and central angle of 43 degrees 28 minutes 17 seconds; thence North 20 degrees 06 minutes 37 seconds East not tangent to last described curve 825.06 feet; thence northeasterly 386.63 feet along a tangential curve concave to the southeast having a radius of 1060.00 feet and central angle of 20 degrees 53 minutes 53 seconds; thence North 41 degrees 00 minute 30 seconds East tangent to last described curve 135.56 feet; thence northeasterly and northerly 824.66 feet along a tangential curve concave to the northwest having a radius of 1140.00 feet and central angle of 41 degrees 26 minutes 49 seconds; thence North 00 degrees 26 minutes 19 seconds West tangent to last described curve, 73.56 feet to the north line of the Northeast Quarter of said Section 7 and said Line "A" terminating.

Have caused the same to be surveyed and platted as ***RIVERTOWN HEIGHTS*** *and do hereby donate and dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.*

Westwood
Professional Services, Inc.

RIVERTOWN HEIGHTS

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

In witness whereof said D.R. Horton, Inc. - Minnesota, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

D.R. HORTON, INC. - MINNESOTA

By _____

Its _____

***STATE OF** _____*
***COUNTY OF** _____*
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, its _____ of D.R. Horton, Inc. - Minnesota, a Delaware corporation, on behalf of the corporation.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said James Joseph Holasek and Laura Jean Holasek, a married couple, have hereunto set their hand this _____ day of _____ 20_____.

_____ _____
James Joseph Holasek *Laura Jean Holasek*

***STATE OF** _____*
***COUNTY OF** _____*
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by James Joseph Holasek and Laura Jean Holasek, a married couple.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Holasek Land Management, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

HOLASEK LAND MANANGMENT, INC.

By _____

Its _____

***STATE OF** _____*
***COUNTY OF** _____*
The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____, by _____, its _____ of Holasek Land Management, Inc., a Minnesota corporation, on behalf of the corporation.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Mathew J. Welinski, 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_____.

_____
Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
***COUNTY OF** _____*
This instrument was acknowledged before me on _____ by Mathew J. Welinski, Licensed Land Surveyor, Minnesota License No. 53596.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA
*This plat of **RIVERTOWN HEIGHTS** was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.*

City Council, City of Chaska, Minnesota

By: _____ *By: _____*

CARVER COUNTY BOARD OF COMMISSIONERS
*This plat of **RIVERTOWN HEIGHTS** was approved and accepted by the Board of Commissioners of Carver County, Minnesota, at a regular meeting held this _____ day of _____, 20 _____, and is in compliance with the provisions of Minnesota Statutes Chapter 505.03, Subd. 2. All monuments will be set as specified by the County Board and as stated on this plat, according to Minnesota Statute, 505.02, Subd. 1.*

_____ *Attest _____*
Chair, County board

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

COUNTY AUDITOR, Carver County, Minnesota
I hereby certify that taxes payable in 20_____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20___.

_____
Crystal Campos, County Auditor

COUNTY RECORDER, Carver County, Minnesota
*I hereby certify that this plat of **RIVERTOWN HEIGHTS** was filed this _____ day of _____, 20_____, at _____ o'clock _____.M., as Document No. _____.*

_____
Kaaren Lewis, County Recorder

Westwood
Professional Services, Inc.

RIVERTOWN HEIGHTS

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

DETAIL B
(SEE SHEET 5 OF 5 SHEETS)

INSET A
(SEE SHEET 4 OF 5 SHEETS)

DETAIL A

FOUNDERS RIDGE
OUTLOT D
OUTLOT C
OUTLOT B
OUTLOT A
BLOCK 1
LOT 4
FOUNDERS RIDGE 2ND ADDDITION
FOUNDERS PATH
PERCHERON BOULEVARD
DEVONSHIRE LANE
CAMDEN CIRCLE
CSAH NO. 44 (BIG WOODS BOULEVARD)
PARCEL 48
EXCEPTION
NORTHEAST QUARTER OF SEC. 7, TWP. 115, RGE. 23

Fd. LS #23021
Fd. LS #42299
N07°57'43"E 1087.39
Easterly line of Outlot D
Northeasterly line of Outlot D
N66°36'55"W 951.92
234.31
S88°57'33"E
South line of Outlot D
S88°57'33"E 496.78
N09°48'23"E 36.54
N14°11'40"W 119.52
L=85.31
R=630.00
Δ=7°45'31"
182.72
N21°57'12"W
L=263.90
R=630.00
Δ=24°00'03"
L=550.03
R=400.00
Δ=78°47'12"
N68°58'49"W 87.15
EXCEPTION
Δ=6°14'26"
L=32.68
121.67
S00°10'04"W
West line of Outlot D
SW Cor of Outlot D, FOUNDERS RIDGE
N00°10'04"E 363.00
S00°29'09"W 656.63
East 1/4 Cor of Sec. 7, Twp. 115, Rge. 23 Fd. 4 Inch Cast Iron Monument
363
920
1037
346.00
231.12
709
223
S00°11'57"W 223.00
South line of the North 223.00 ft of the SE 1/4 of Sec. 7
N89°48'03"W 441.32
N89°48'03"W 508.85
S37°11'49"E 456.92
CB=S35°12'19"E
Δ=67°33'02"
R=300.00
L=353.69
L=321.02
Δ=61°18'36"
East line of the NE 1/4 of Sec. 7
S00°10'04"W 875.00
N89°49'56"W
182.94
43.34
421.41
S01°25'56"E 464.76
(454.76 Deed)
293.82
S01°25'56"E
N89°30'00"W
201.53
S89°48'56"E
84.84
West line of Lot 1
Southeasterly line of Lot 1
N29°04'07"W 286.40
SW Cor of Lot 1, Block 1, FOUNDERS RIDGE Fd. LS #23021
295.56
N00°10'04"E
365.22
N00°10'04"E
N00°10'04"E 21.64
(4 Chains & 81 Links Deed)
S00°10'04"W
317.46
NE Cor of Sec. 7, Twp. 115, Rge. 23 Fd. 4 Inch Cast Iron Monument
(10 Chains & 48 Links Deed)
N89°33'42"E 739.04
North line of the NE 1/4 of Sec. 7
(N89°30'W 5 Chains Deed)
N89°19'56"W 1980.00
(N78°30'W 5 Chains Deed)
N78°19'56"W 349.80
(50 Links Deed)
N00°10'04"E 18.88
N89°33'42"E 95.57
(33.96 Deed)
N00°26'19"W 9.34 (Meas)
N00°26'19"W 58.59
EXCEPTION
(3 Chains Deed)
N35°19'56"W 257.40
N43°12'20"W 220.50
N25°45'30"E 363.06
CB=N49°28'05"W
Δ=12°31'30"
R=1244.68
L=272.09
CB=N19°13'51"E
Δ=39°20'21"
R=1140.00
L=782.72
L=824.66
R=1140.00
Δ=41°26'49"
L=80.21
R=1339.96
Δ=3°25'47"
CB=N86°24'38"W
S46°24'01"E 33.40
Δ=2°06'29"
L=41.94
135.86
N41°00'30"E
L=386.63
R=1060.00
Δ=20°53'33"
(253.88 Deed)
264.51
N20°06'37"E 825.06
455.21
105.34
Point not Tangent
Δ=13°54'34"
L=257.33
Δ=19°43'16"
L=364.85
L=804.24
R=1060.00
Δ=43°28'17"
S20°29'12"E 96.03
141.34
N20°29'12"W
L=680.67
R=1200.00
Δ=32°30'36"
CB=S6°25'29"E
S89°48'03"E 748.54
North line of the South 1037.00 ft of the NE 1/4 of Sec. 7
N89°48'03"W 748.82 (748.54 Deed)
S89°48'03"E 920.00
North line of the South 363.00 ft of the NE 1/4 of Sec. 7
South line of the NE 1/4 of Sec. 7
S00°10'04"W 100.00
NW Cor of the South 1037.00 ft of the East 920.00 Ft of the NE 1/4 of Sec. 7
West line of the East 920.00 ft of the NE 1/4 of Sec. 7
N00°10'04"E 709.00
West line of the East 920.00 ft of the NE 1/4 of Sec. 7
North line of the South 1137.00 ft of the NE 1/4 of Sec. 7
(481.04 Deed)
S89°48'03"E 484.66
North line of the South 709.00 ft of the NE 1/4 of Sec. 7
S89°48'03"E 639.91
S89°48'03"E 232.59
N89°48'03"W 115.12

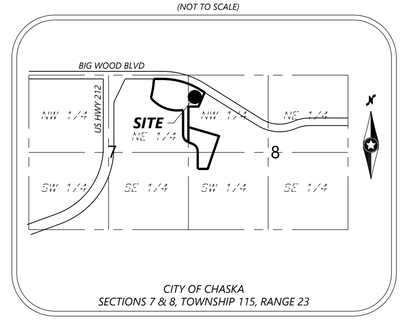
- SET 1/2" BY 14" IRON PIPE WITH CAP #53596
- FOUND MONUMENT AS NOTED ON SURVEY
- FOUND CARVER COUNTY CAST IRON MONUMENT

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 115, RANGE 23, HAS A BEARING OF N 89°48'03" W (CARVER COUNTY, NAD83 (1986AD))

DETAIL A
(NOT TO SCALE)

(454.76 Deed) 464.76 S01°25'56"E
N89°48'03"W 0.28
S01°25'56"E 293.82
(748.54 Deed) 748.82 N89°48'03"W
S89°48'03"E 748.54
North line of the South 1037.00 ft of the NE 1/4 of Sec. 7

VICINITY MAP
(NOT TO SCALE)



CITY OF CHASKA
SECTIONS 7 & 8, TOWNSHIP 115, RANGE 23

SCALE IN FEET
0 150 300 450
SCALE: 1 INCH = 150 FEET

Westwood
Professional Services, Inc.

RIVERTOWN HEIGHTS

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

N89°33'42"E 95.57
N00°10'04"E 18.88
N00°26'19"W 58.59
N78°19'56"W 349.80
L=80.21
R=1339.96
Δ=3°25'47"
CB=N86°24'38"W
N00°26'19"W 9.34
L=319.02
Δ=16°02'02"
N74°14'55"E 146.13
75.71
109.66
S86°10'32"E 64.66
Δ=7°00'44"
R=1435.00
L=175.62
L=114.46
Δ=4°34'12"
S71°13'09"E 113.93
34.88
L=61.17
Δ=2°26'32"
33.60
C.S.A.H. NO. 44
(BIG WOODS BOULEVARD)
N66°19'56"W 198.00
Δ=16°38'33"
R=1946.00
L=565.24
N56°19'56"W 257.40
L=560.90
Δ=16°30'52"
N00°10'04"E 21.64
Δ=5°37'42"
L=123.27
CB=N49°38'05"W
Δ=12°31'30"
R=1244.68
L=272.09
36.47
L=188.51
Δ=9°08'35"
S27°13'57"E 231.80
Drainage & Utility Easement
1
10
11
9
N18°54'01"E 213.71
Δ=0°07'40"
L=4.34
N18°54'01"E 266.26
Δ=40°20'20"
L=42.24
Δ=88°02'39"
L=92.20
Δ=41°34'37"
L=47.54
R=60.00
L=264.32
Δ=252°24'09"
S71°04'18"E 141.01
S74°52'34"E 10.00
S65°05'15"E 2.28
L=68.40
Δ=3°24'29"
Δ=17°54'53"
L=18.76
8
Δ=15°38'33"
R=75.00
L=20.48
N71°04'18"W 28.00
S71°04'18"E 138.62
L=54.60
Δ=2°44'39"
L=13.04
Δ=0°38'59"
7
Drainage & Utility Easement
23.72
2.89
N80°25'48"E 145.34
S18°55'42"W 145.34
S1°41'18"E 60.00
L=67.57
Δ=64°31'40"
Δ=3°49'36"
L=5.01
CB=N19°13'51"E
Δ=39°20'21"
R=1140.00
L=782.72
L=82.80
Δ=3°06'41"
S71°04'18"E 148.06
11.71
6
R=75.00
L=70.30
Δ=53°56'00"
N65°05'30"W 124.25
2.89
1
Drainage & Utility Easement
68.00
CAMDEN CIRCLE
S68°29'57"E 148.00
L=62.34
Δ=3°07'29"
L=62.34
Δ=3°07'29"
L=57.83
Δ=2°34'22"
5
L=70.49
Δ=3°07'59"
L=70.49
Δ=3°07'59"
65.50
L=139.66
Δ=6°00'07"
N65°05'30"W 147.34
2
2
S24°54'30"W 102.25
L=61.94
Δ=3°29'54"
N65°05'30"W 140.98
3
Drainage & Utility Easement
Δ=0°37'07"
L=13.00
124.71
36.57
S24°54'30"W 135.32
4
70.50
N65°05'30"W 140.18
69.68
Drainage & Utility Easement
5
S24°54'30"W 130.82
6
Δ=3°18'39"
L=70.67
Δ=3°23'19"
L=72.33
Δ=3°34'14"
L=76.21
S67°20'43"E 68.08
68.91
S71°37'27"E 162.16
93.25
2
Drainage & Utility Easement
7
S20°10'56"W 130.00
S16°34'10"W 130.00
8
Δ=3°36'46"
L=77.12
Δ=3°54'28"
L=83.41
Δ=8°04'23"
L=72.39
S77°20'18"E 35.38
5.80
Δ=17°24'17"
L=267.32
Δ=27°14'09"
L=407.05
L=473.14
R=850.00
Δ=41°19'46"
L=95.53
Δ=6°40'31"
N70°07'05"W 140.00
L=33.75
Δ=2°21'29"
4
Drainage & Utility Easement
63.34
S29°13'35"W
79.18
S23°13'11"W
N72°28'34"W 140.00
L=95.49
Δ=6°40'19"
6
5
79.14
S14°11'23"W
N79°08'53"W 140.00
L=76.41
Δ=5°20'21"
7
Drainage & Utility Easement
S04°18'08"E 64.21
N84°29'13"W 153.89
83.00
70.90
N89°02'08"W 201.53
S00°10'04"E 201.50
99.40
Δ=6°56'43"
8
9
141.50
84.30
70.59
FOUNDERS PATH
3.00
30
30.00
N89°49'56"W 155.22
L=28.58
R=1213.00
Δ=1°21'00"
30.04
182.94
N89°49'56"W
DETAIL C
43.34
S01°25'56"E
OUTLOT A
OUTLOT B
101
199074.52 SQ. FT.
4.57 ACRES
PERCHERON BOULEVARD
L=380.10
Δ=2°39'44"
N50°06'08"W 135.00
L=76.41
Δ=5°20'21"
2
N52°45'53"W 140.28
35.09
1
67.59
N24°49'07"E 131.26
L=95.53
Δ=6°40'31"
N58°06'13"W 140.00
4
3
65.33
N63°26'34"W 140.00
63.34
S29°13'35"W
N29°04'01"W 286.40
N25°45'30"E 363.06
309.35
53.71
N43°12'20"W 220.50
205.59
L=1946.00
Δ=6°53'49"
L=234.28
R=1946.00
Δ=3°57'14"
90.44
123.22
S39°53'52"W 138.01
30
L=1446.68
R=1244.68
L=272.09
Δ=17°24'17"
L=267.32
Δ=27°14'09"
L=407.05
L=473.14
R=850.00
Δ=41°19'46"
L=95.53
Δ=6°40'31"
N70°07'05"W 140.00
L=33.75
Δ=2°21'29"
4
Drainage & Utility Easement
63.34
S29°13'35"W
79.18
S23°13'11"W
N72°28'34"W 140.00
L=95.49
Δ=6°40'19"
6
5
79.14
S14°11'23"W
N79°08'53"W 140.00
L=76.41
Δ=5°20'21"
7
Drainage & Utility Easement
S04°18'08"E 64.21
N84°29'13"W 153.89
83.00
70.90
N89°02'08"W 201.53
S00°10'04"E 201.50
99.40
Δ=6°56'43"
8
9
141.50
84.30
70.59
FOUNDERS PATH
3.00
30
30.00
N89°49'56"W 155.22
L=28.58
R=1213.00
Δ=1°21'00"
30.04
182.94
N89°49'56"W
DETAIL C
43.34
S01°25'56"E
OUTLOT A
OUTLOT B
101
199074.52 SQ. FT.
4.57 ACRES
PERCHERON BOULEVARD
L=380.10
Δ=2°39'44"
N50°06'08"W 135.00
L=76.41
Δ=5°20'21"
2
N52°45'53"W 140.28
35.09
1
67.59
N24°49'07"E 131.26
L=95.53
Δ=6°40'31"
N58°06'13"W 140.00
4
3
65.33
N63°26'34"W 140.00
63.34
S29°13'35"W
N29°04'01"W 286.40
N25°45'30"E 363.06
309.35
53.71
N43°12'20"W 220.50
205.59
L=1946.00
Δ=6°53'49"
L=234.28
R=1946.00
Δ=3°57'14"
90.44
123.22
S39°53'52"W 138.01
30
L=1446.68
R=1244.68
L=272.09
Δ=17°24'17"
L=267.32
Δ=27°14'09"
L=407.05
L=473.14
R=850.00
Δ=41°19'46"
L=95.53
Δ=6°40'31"
N70°07'05"W 140.00
L=33.75
Δ=2°21'29"
4
Drainage & Utility Easement
63.34
S29°13'35"W
79.18
S23°13'11"W
N72°28'34"W 140.00
L=95.49
Δ=6°40'19"
6
5
79.14
S14°11'23"W
N79°08'53"W 140.00
L=76.41
Δ=5°20'21"
7
Drainage & Utility Easement
S04°18'08"E 64.21
N84°29'13"W 153.89
83.00
70.90
N89°02'08"W 201.53
S00°10'04"E 201.50
99.40
Δ=6°56'43"
8
9
141.50
84.30
70.59
FOUNDERS PATH
3.00
30
30.00
N89°49'56"W 155.22
L=28.58
R=1213.00
Δ=1°21'00"
30.04
182.94
N89°49'56"W
DETAIL C
43.34
S01°25'56"E
L=111.15
Δ=4°44'43"
Drainage & Utility Easement
16
S31°16'08"W 145.67
15
Δ=4°12'12"
L=86.79
FOUNDERS PATH
S46°24'01"E
33.40
L=880.67
R=1200.00
Δ=42°02'56"
CB=S67°25'29"E
L=111.61
Δ=5°30'44"
L=46.54
Δ=2°40'04"
L=100.24
S37°01'19"W 49.09
L=79.57
Δ=3°39'59"
L=62.38
Δ=3°09'44"
1
Drainage & Utility Easement
L=62.34
Δ=3°07'29"
L=62.34
Δ=3°07'29"
S55°57'16"E 148.00
2
Δ=3°08'44"
L=70.71
Δ=3°07'59"
L=70.73
Δ=3°07'59"
L=70.73
S59°06'00"E 148.00
3
Δ=2°58'55"
L=66.91
Δ=3°07'59"
L=70.73
Δ=3°07'59"
L=70.73
S62°13'59"E 148.00
4
Δ=3°07'59"
L=70.73
Δ=3°07'59"
L=70.73
S65°21'58"E 148.00
5
L=62.34
Δ=3°07'59"
L=62.34
Δ=3°07'59"
S68°29'57"E 148.00
6
L=82.80
Δ=3°09'41"
S71°04'18"E 148.06
11.71
7
Drainage & Utility Easement
L=13.04
Δ=0°38'59"
L=54.60
Δ=2°44'39"
S71°04'18"E 138.62
8
Δ=15°38'33"
R=75.00
L=20.48
Δ=17°54'53"
L=18.76
L=68.40
Δ=3°24'29"
S74°52'34"E 10.00
S65°05'15"E 2.28
9
Drainage & Utility Easement
L=188.51
Δ=9°08'35"
10
S27°13'57"E 231.80
L=319.02
Δ=16°02'02"
N00°26'19"W 58.59
N00°26'19"W 9.34
L=80.21
R=1339.96
Δ=3°25'47"
CB=N86°24'38"W
N89°33'42"E 95.57
N00°10'04"E 18.88
N78°19'56"W 349.80
S71°37'27"E 162.16
93.25
2
Drainage & Utility Easement
7
S20°10'56"W 130.00
S16°34'10"W 130.00
8
Δ=3°36'46"
L=77.12
Δ=3°54'28"
L=83.41
Δ=8°04'23"
L=72.39
S77°20'18"E 35.38
5.80

RIVERTOWN HEIGHTS

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

DETAIL B

(FROM SHEET 3 OF 5 SHEETS)

SAVANNA ESTATES

CLUB WEST

FIRST ADDITION

PERCHERON BOULEVARD

C.S.A.H. NO. 44 (BIG WOODS BOULEVARD)
(CARVER COUNTY RIGHT OF WAY PLAT NO. 28)

N89°33'42"E 95.57

N00°26'19"W 58.59

40.29

N89°29'01"E 62.82

N00°10'04"E 18.88

50 ft Northern States Power Transmission Line Easement in Book 91 of Deeds, Page 75

S80°22'55"E 222.20

Δ=0°24'11" L=8.02

L=80.21
R=1339.96
Δ=3°25'47"
CB=N86°24'38"W

N86°10'32"W 146.49

N00°26'19"W 9.34

N78°19'56"W 349.80

S69°43'55"E 194.30

N66°19'56"W 198.00

CB=N19°13'51"E
Δ=39°20'21"
R=1140.00
L=782.72

50 ft Northern States Power Easement per Doc No. 601264

N71°13'09"W 445.11

C.S.A.H. NO. 44 (BIG WOODS BOULEVARD)

188.00
S68°58'19"E

50 ft Northern States Power Transmission Line Easement in Book 91 of Deeds, Page 75

N56°19'56"W 257.40

S64°44'26"E 214.40

1

10

9

11

S19°50'17"W 266.71

CAMDEN CIRCLE

OUTLOT A

50 ft Northern States Power Easement per Doc No. 601264

N00°10'04"E 21.64

N55°17'12"W 225.46

S00°10'04"W 29.71

CB=N49°28'05"W
Δ=12°31'30"
R=1244.69
L=272.09

222.02
S55°17'12"E

50 ft Northern States Power Transmission Line Easement in Book 91 of Deeds, Page 75

Permanent Easement per Carver County Right of Way Plat No. 28

S65°05'30"E 296.81

38.81
S29°09'42"W

S56°34'52"E 196.51

Δ=16°04'18"
R=797.92
L=223.92

PERCHERON BOULEVARD

1

2

4

3

L=216.75
R=782.00
Δ=6°21'28"

S42°58'27"E 252.86

S46°01'00"E 34.30

12.00
N42°22'27"E

Permanent Easement per Carver County Right of Way Plat No. 28

50 ft Northern States Power Easement per Doc No. 601265

S46°17'36"E 157.49

N43°12'20"W 220.50

S46°54'09"W 12.00

4.77

26.15
S43°05'51"E

OUTLOT B

363.06
N25°45'30"E

N

SCALE IN FEET

0 40 80 120

SCALE: 1 INCH = 40 FEET

Westwood
Professional Services, Inc.

Sheet 5 of 5 Sheets

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CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE, EROSION CONTROL, AND TREE PRESERVATION PLANS

FOR

RIVERTOWN HEIGHTS

CHASKA, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044
CONTACT: MIKE SUEL
PHONE: 952-985-7823
EMAIL: MSUEL@DRHORTON.COM

PREPARED BY:

Westwood

Phone	(952) 937-5150	12701 Whitewater Drive, Suite #300
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Toll Free	(888) 937-5150	westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0027067.00
CONTACT: JOHN H. BENDER

SHEET INDEX

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1	Cover
2	Grading, Drainage, and Erosion Control Plans - Overall
3	Grading, Drainage, and Erosion Control Plans
4	Grading, Drainage, and Erosion Control Plans
5	Grading, Drainage, and Erosion Control Plans
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7	Street Profiles
8	Street Profiles
9	Details
10	Details
11	Tree Preservation Plan - Overall
12	Tree Preservation Plan
13	Tree Preservation Plan
14	Tree Preservation Plan
15	Tree Preservation Plan
16	Tree Preservation Data
17	Seeding Plan
18	Topsoil Management Plan

NO.	DATE	REVISION	SHEETS
1	05/25/22	REVISED FOR CITY COMMENTS	All
	.	.	
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CONSTRUCTION PLANS
FOR
GRADING, DRAINAGE, EROSION CONTROL, AND TREE PRESERVATION PLANS
FOR
RIVERTOWN HEIGHTS
CHASKA, MN

INITIAL SUBMITTAL DATE: 04/29/22 SHEET: 1 OF 18

P:\0027067.00\DWG\CIVIL\GRADING\0027067S-CVF01.DWG

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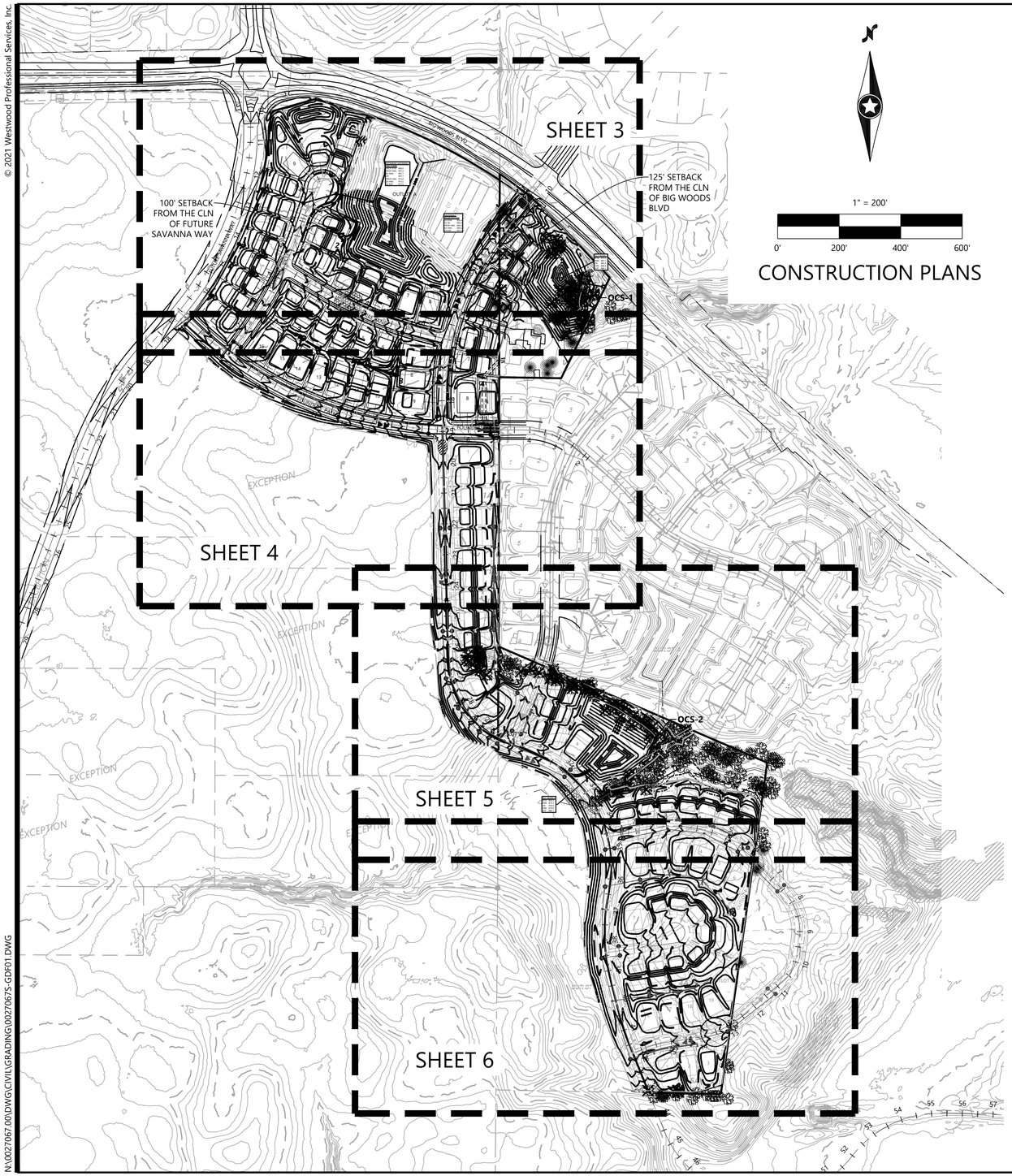
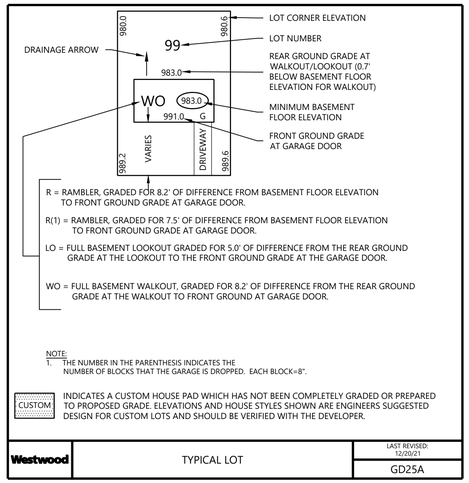


1" = 200'

0' 200' 400' 600'

CONSTRUCTION PLANS



R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

R(1) = RAMBLER, GRADED FOR 7.5' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

LO = FULL BASEMENT LOOKOUT GRADED FOR 5.0' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE LOOKOUT TO THE FRONT GROUND GRADE AT THE GARAGE DOOR.

WO = FULL BASEMENT WALKOUT, GRADED FOR 8.2' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE WALKOUT TO FRONT GROUND AT GARAGE DOOR.

NOTE:
1. THE NUMBER IN THE PARENTHESIS INDICATES THE NUMBER OF BLOCKS THAT THE GARAGE IS DROPPED. EACH BLOCK=8".

CUSTOM — INDICATES A CUSTOM HOUSE PAD WHICH HAS NOT BEEN COMPLETELY GRADED OR PREPARED TO PROPOSED GRADE. ELEVATIONS AND HOUSE STYLES SHOWN ARE ENGINEERS SUGGESTED DESIGN FOR CUSTOM LOTS AND SHOULD BE VERIFIED WITH THE DEVELOPER.

Westwood	TYPICAL LOT	LAST REVISED: 12/20/21
		GD25A

GRADING & EROSION CONTROL LEGEND

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

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
	× CL-CL 900.00	CL-CL ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
	X.XX%	PROPOSED STREET PROFILE GRADE
STO		STORM SEWER
		TREE LINE
	TPF	TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
	GL	GRADING LIMITS
	SF	SILT FENCE
	POST-SF	SILT FENCE-POST GRADING
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
	DND	DO NOT DISTURB

EROSION CONTROL NOTES

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
   - 3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
   - 3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
   - 3.3. SILT FENCE AND FIBER LOGS; OR
   - 3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
5. THE CONTRACTOR IS TO CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS AT 651-454-0002.
6. THE GRADING CONTRACTOR MUST BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES.
7. HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK/
8. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
9. BASIN MAINTENANCE ACCESS PATH SHALL BE CONSTRUCTED WITH SUITABLE SOIL AND BE CAPABLE OF SUPPORTING VEHICLE TRAFFIC.

N:\0027067.00\DWG\CIVIL\GRADING\0027067S-GDF01.DWG

RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

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

GRADING, DRAINAGE, AND EROSION CONTROL PLANS - OVERALL

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 2 OF 18

DATE: 05/25/22

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

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

BIG WOODS BLVD
FUTURE SAVANNA WAY
CAMDEN CIRCLE
DELSON SHIRE LANE
PERCY FROST BLVD

POST-CONST SILT FENCE (TYP)
SILT FENCE (TYP)
INLET PROTECTION (TYP)
3' WIDE BIORETENTION TRENCH
6" HDPE PERF DT @0.5% MIN
PROTECT EXISTING BIORETENTION THROUGHOUT CONSTRUCTION
RAISE EX RIM AND ADJUST CASTING TO PROPOSED SURFACE. REPLACE CASTING WITH SOLID COVER
ROCK CONST ENTRANCE (TYP)
PROTECT EX STORM MANHOLES
COORDINATE POWER POLE RELOCATION w/UTILTY
PROTECT EX RETAINING WALL
PROTECT EX POWER POLE
POND ACCESS (TYP)
REMOVE EX WALL
REMOVE EX STRUCTURE & ASSOCIATED UTILITIES
REMOVE EX GRAVEL DRIVE
TRM OVERFLOW PER CITY STANDARDS
RIPRAP SETTLING BASIN
6" HDPE PERF DT @ 0.5% MIN (TYP) PER CCWMO DETAIL
COORDINATE UNDERGROUND ELECTRIC RELOCATION w/UTILTY
TREE PROTECTION FENCE (TYP)
PROTECT EX HOME & PROVIDE ACCESS THROUGHOUT CONSTRUCTION

OUTLOT A
OUTLOT B
WETLAND 2 FILL 6.372 SF

EXPANDED SAVANNA S WET POND	
PROP BTM	900.0
PROP NWL	907.4
EX NWL	907.7
OE	907.7
PROP HWL	915.0
EX HWL	915.5
EX EOF	917.5

SAVANNA S BIORETENTION	
EX BTM	905.0
EX OE	906.2
PROP HWL	906.6
EX HWL	906.6
EX EOF	907.0

FILT. BASIN 1	
BTM	872.0
NWL	881.5
OE	883.0
HWL	888.6
EOF	889.1

LP 11+45.00 ELEV 927.35
HP 928.60
EOF 928.2
EOF 929.8
EOF 930.8
LP 8+28.10 ELEV 933.88
EOF 933.24
HP 3+96.82 ELEV 942.40
LP 16+67.34 ELEV 937.56
HP 15+80.24 ELEV 919.30
LP 10+68.88 ELEV 901.29
EOF 900.9
EOF 889.1
EX EOF 907.1
EX EOF 17.5
DT IE=879.2
DT IE= 879.0
DT IE=880.0
OCS-1

N:\0027067.00\DWG\CIVIL\GRADING\0027067S-GDF01.DWG

RIVERTOWN HEIGHTS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

GRADING, DRAINAGE, AND EROSION CONTROL PLANS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 3 OF 18

DATE: 05/25/22

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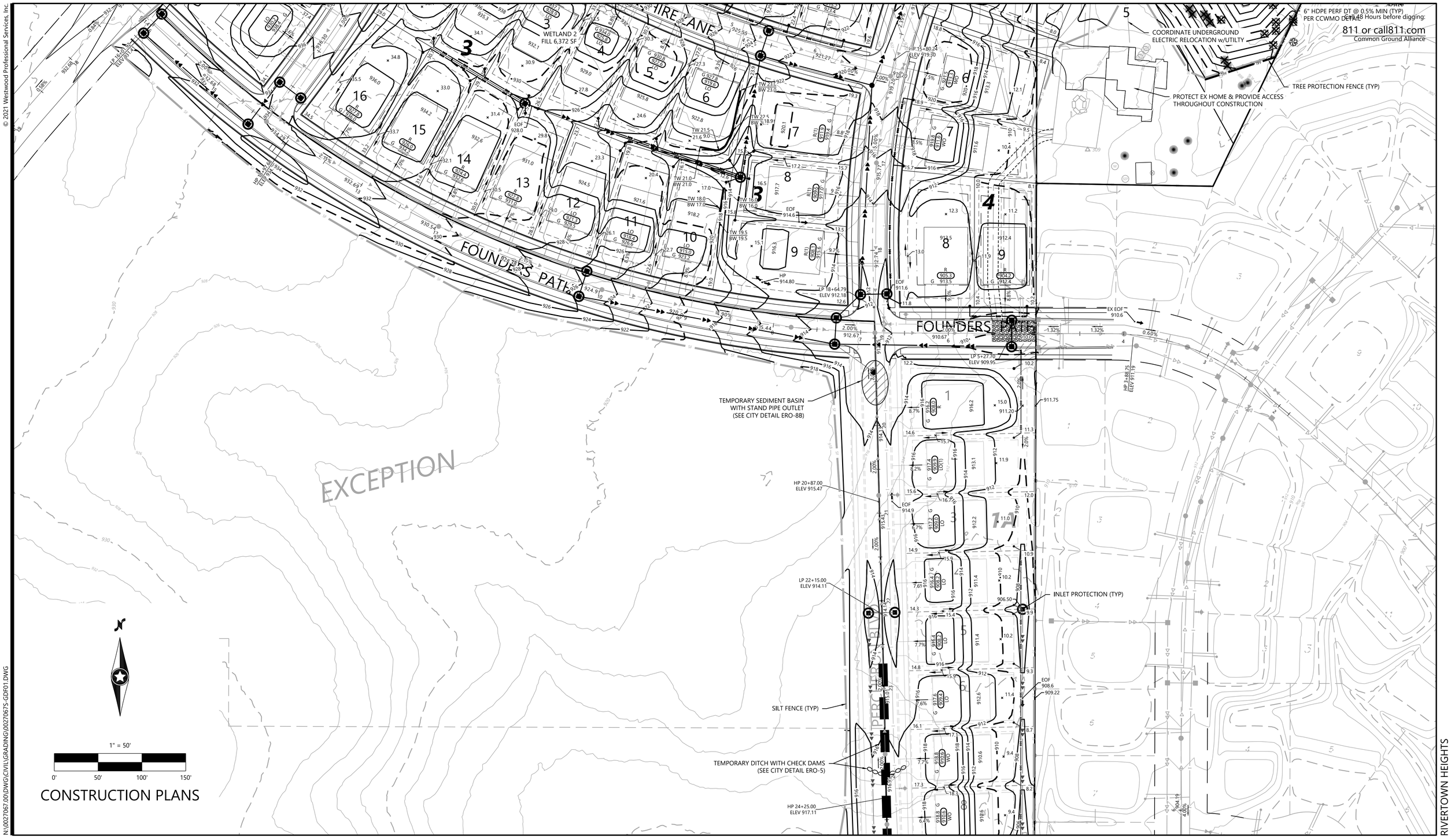

CONSTRUCTION PLANS

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RIVERTOWN HEIGHTS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/29/22

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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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Westwood Professional Services, Inc.

GRADING, DRAINAGE, AND EROSION CONTROL PLANS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 4 OF 18

DATE: 05/25/22

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Call 48 Hours before digging:
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Common Ground Alliance

TEMPORARY DITCH WITH CHECK DAMS
(SEE CITY DETAIL ERO-5)

HP 24+25.00
ELEV 917.11

EOF
903.5
904.48

TEMPORARY DITCH WITH CHECK DAMS
(SEE CITY DETAIL ERO-5)

6" HDPE PERF DT @ 0.5% MIN (TYP)
PER CCWMO DETAIL

DT IE=872.7

DT IE=871.3

OCS-2

BUILD STMH OVER EX STORM
COMBINE POND OUTLETS

RIPRAP SETTLING BASIN

DT IE=871.6

TRM OVERFLOW PER CITY STANDARDS

EOF
880.1

LIMITS OF STEEP WOODED
SLOPE (DELINEATED BY OTHERS)

POND ACCESS
(TYP)

LIMITS OF 18% WOODED SLOPE (TYP.)

30' GRADING SETBACK (TYP.)

50' BUILDING SETBACK (TYP.)

LP 32+13.79
ELEV 882.70

EOF
882.9

FILT. BASIN 2	
BTM	866.0
NWL	874.2
OE	876.0
HWL	879.6
EOF	880.1

6' WIDE EPHEMERAL
STREAM IMPACT
135 LF
796 SF

WETLAND 1
ONSITE FILL 3,913 SF.
OFFSITE IMPACT AWAITING
DELINEATION BY CITY
IN SPRING 2022.

SILT FENCE (TYP)

HP 4+28.49
ELEV 883.97

LP 1+55.10
ELEV 886.33

N

1" = 50'

0' 50' 100' 150'

CONSTRUCTION PLANS

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RIVERTOWN HEIGHTS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/29/22
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER

DATE: 05/25/22 LICENSE NO. 43358

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Westwood Professional Services, Inc.

GRADING, DRAINAGE, AND EROSION CONTROL PLANS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 5 OF 18

DATE: 05/25/22



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RIVERTOWN HEIGHTS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:

△	05/25/22	REVISED FOR CITY COMMENTS
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER

DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

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Westwood Professional Services, Inc.

GRADING, DRAINAGE, AND EROSION CONTROL PLANS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 6 OF 18

DATE: 05/25/22

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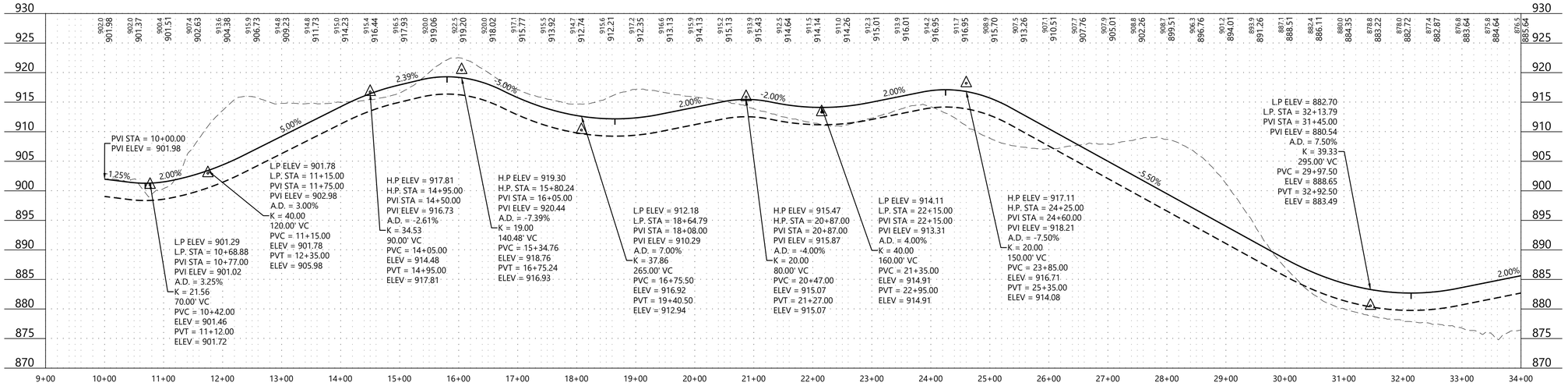
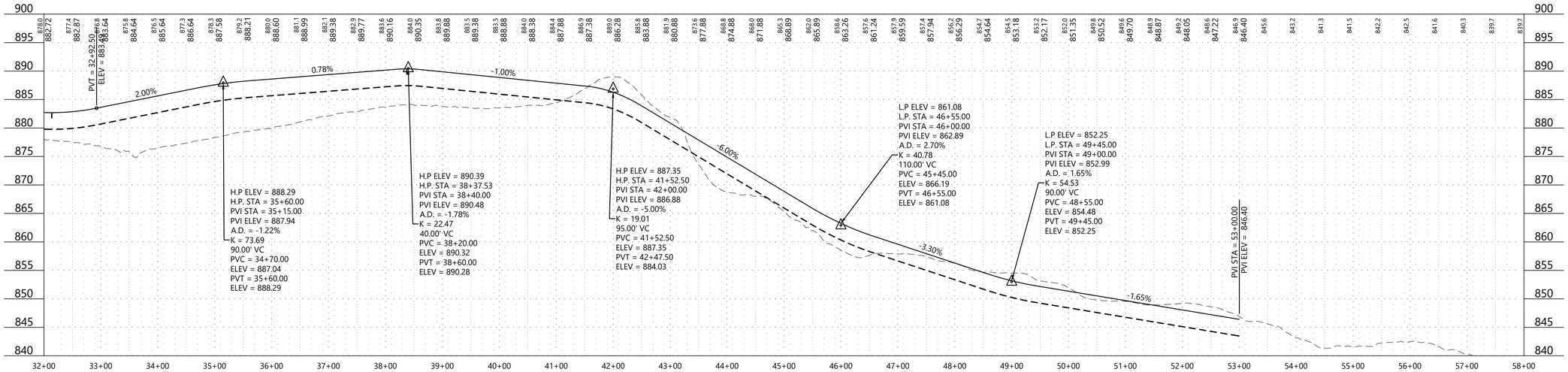
Common Ground Alliance

Street 1 - Percheron Blvd



Street 1 - Percheron Blvd



1" = 100'

0' 100' 200' 300'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

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DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
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Westwood Professional Services, Inc.

STREET PROFILES

SHEET NUMBER: 7 OF 18

PROJECT NUMBER: 0027067.00

DATE: 05/25/22

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Call 48 Hours before digging:
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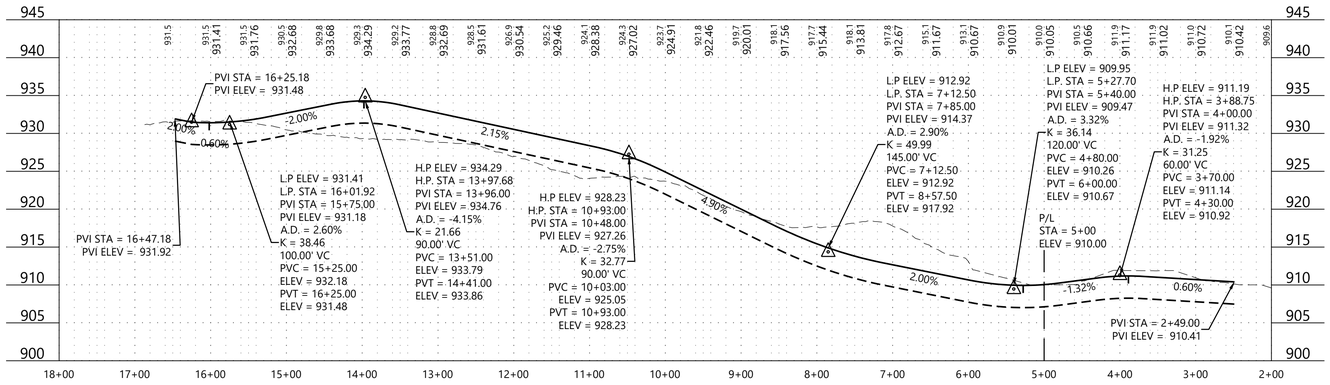
Common Ground Alliance

Street 2 - Founders Path

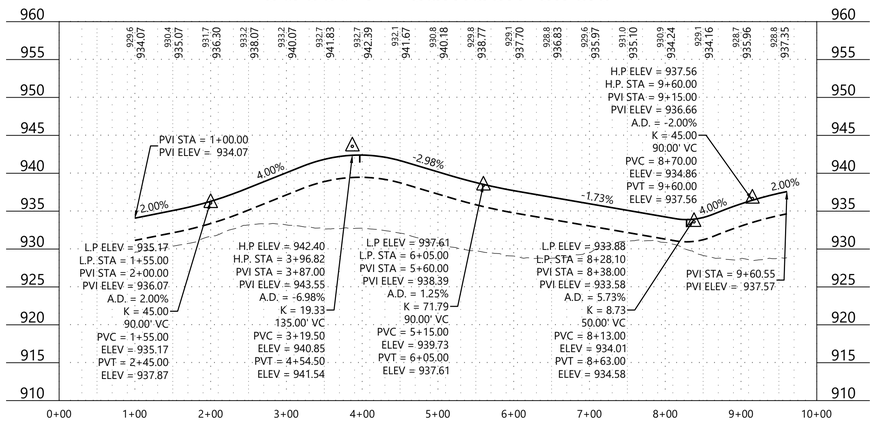


1" = 100'

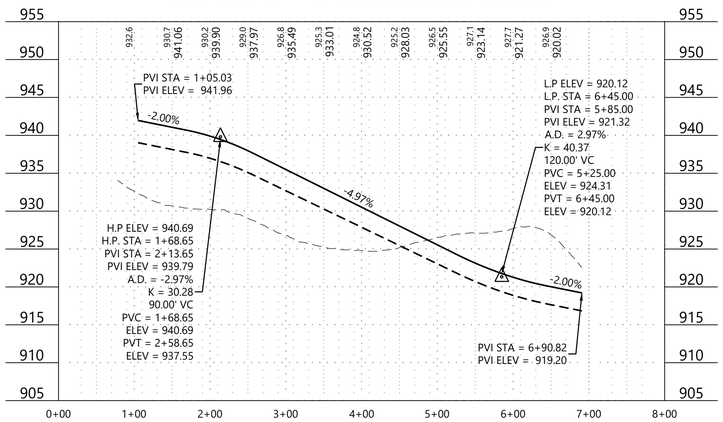
0' 100' 200' 300'

CONSTRUCTION PLANS

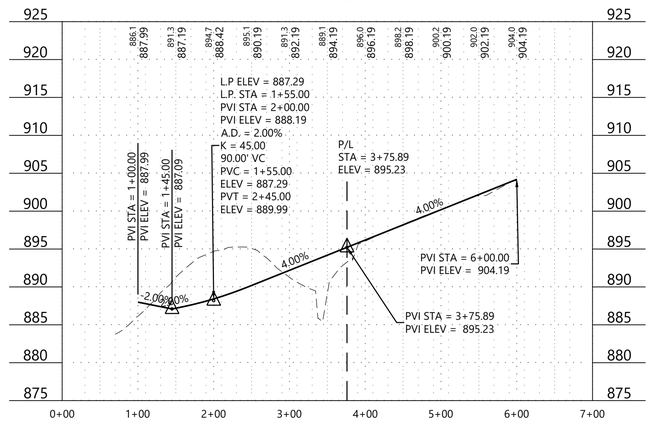
Street 4 - Camden Circle



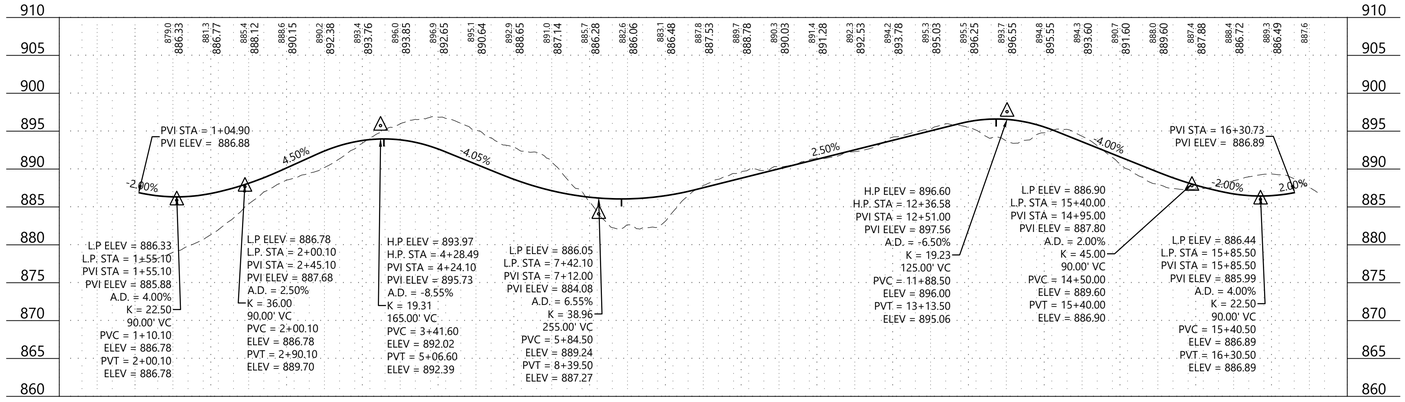
Street 5 - Devonshire Lane



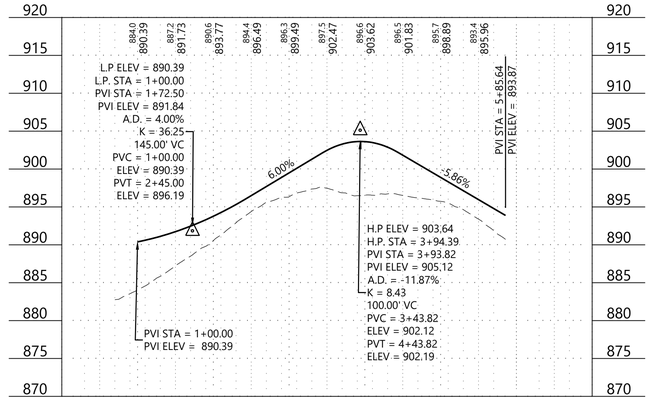
Street 6 - Carver Path



Street 7 - Brookside Drive



Street 8 - Laurel Court



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RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BLEDSOE

DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood

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

Westwood Professional Services, Inc.

STREET PROFILES

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 8 OF 18

DATE: 05/25/22

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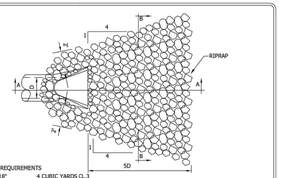
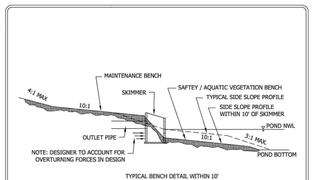
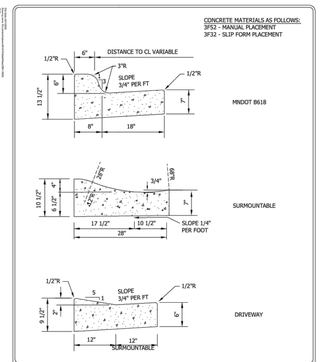


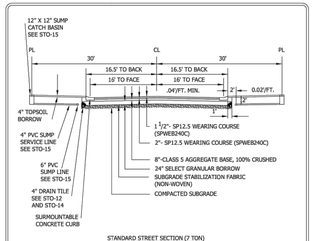
Stantec — RIPRAP AT OUTLETS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2004 — PLATE NO. STO-11



Stantec — TYPICAL BENCH DETAIL — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. STO-19

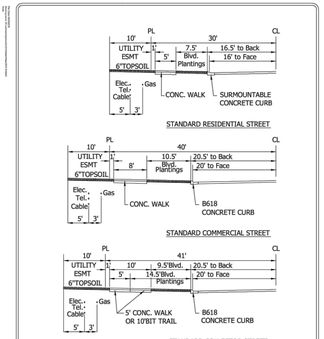


Stantec — CURB AND GUTTER — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-1

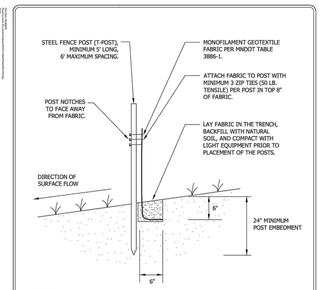


NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

Stantec — TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION — CHASKA, MINNESOTA — LAST REVISION: JUNE 2012 — PLATE NO. STR-7

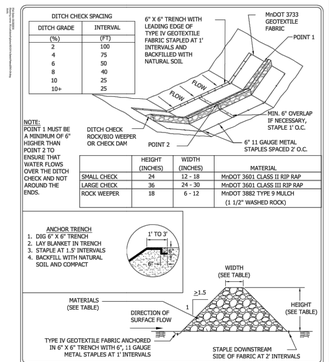


Stantec — TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-16

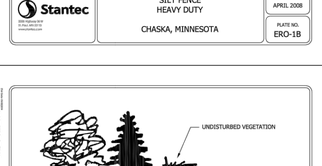


NOTES:
1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
2. SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

Stantec — SILT FENCE STANDARD — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1C

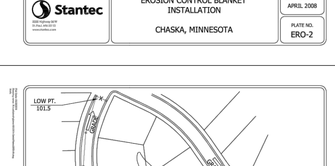


Stantec — DITCH CHECK / WEEPER SIZING AND MATERIALS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-5



NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

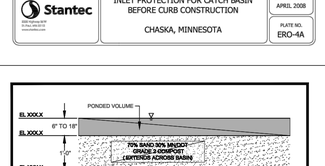
Stantec — SILT FENCE HEAVY DUTY — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1B



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

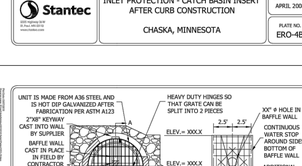
NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

Stantec — EROSION CONTROL BLANKET INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-2



NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

Stantec — INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4A



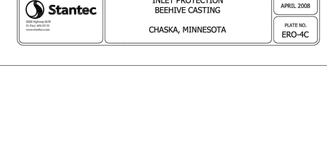
* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

Stantec — INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4B

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

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

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

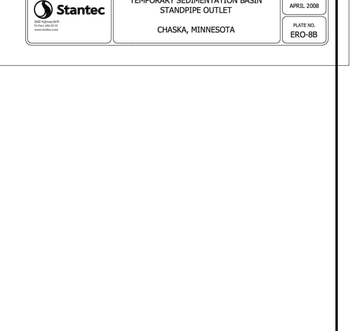


Stantec — INLET PROTECTION BEEHIVE CASTING — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4C



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

Stantec — ROCK CONSTRUCTION ENTRANCE — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-7



Stantec — TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-8B

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

Stantec — SLOPE TRACKING — CHASKA, MINNESOTA — LAST REVISION: FEB 2004 — PLATE NO. ERO-10

Stantec — EMERGENCY OVERFLOW DETAIL — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. GRD-5

CALCULATIONS TO MEET RULE:

VOLUME:
1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 80% OF ROCK VOLUME BELOW TILE.
3. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:
1. 48 HOUR DRAWDOWN OF BMP(S) IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 92 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF OF PONDED VOLUME PER SF OF SURFACE AREA.

CARVER COUNTY	WENCK Restoring Land Sustaining People	BIORETENTION TRENCH	DEC 2016	DETAIL 1

M:\2021\CENTRAL - DEVELO\Drawings\ 2016_Details\L-BIORETENTION_TRENCH.dwg

Stantec — SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. STO-18

STRUCTURE	POND	NWL	HWL	ELEV A (IE IN)	ELEV B (IE OUT)	ELEV C (OE)	ELEV D (TOP WALL)	ELEV E (RE LOW)	ELEV F (SUMP)	ORIFICE SIZE	OUTLET PIPE SIZE
OCS 1	FILT. BASIN 1	881.50	888.60	880.50	878.50	883.00	888.60	888.60	877.50	15"	15" RCP
OCS 2	FILT. BASIN 2	874.20	879.60	873.50	871.30	876.00	877.20	879.80	870.30	8"	30" RCP

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RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
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5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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

DETAILS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 9 OF 18
DATE: 05/25/22

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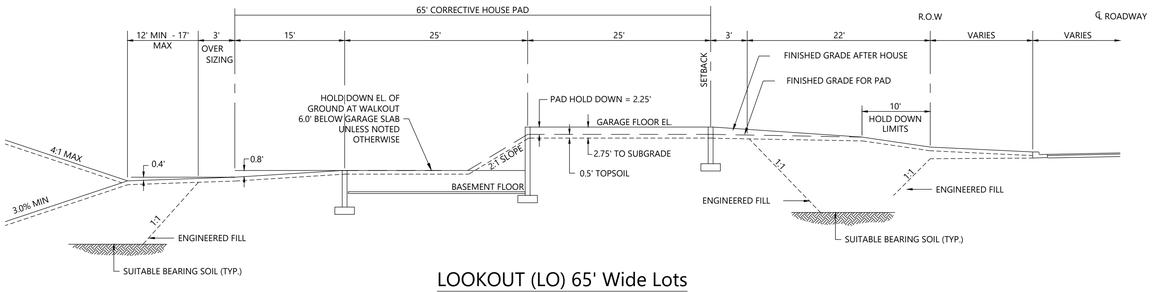
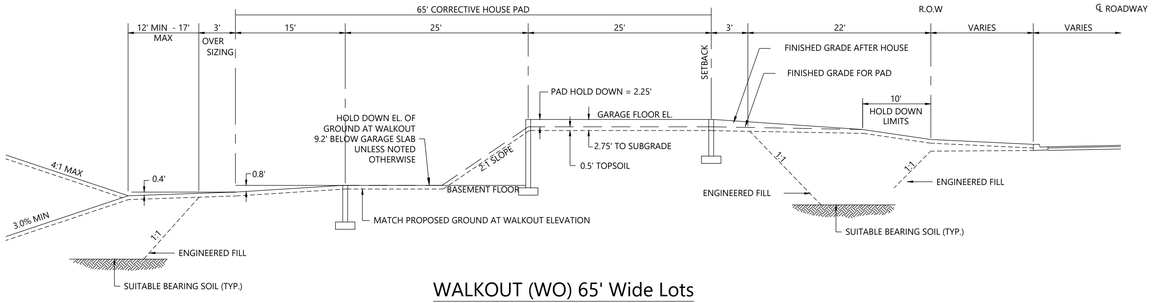


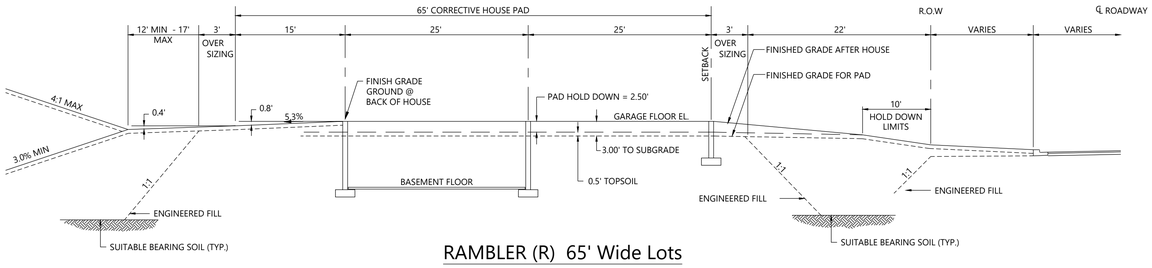
LOOKOUT (LO) 65' Wide Lots

N.T.S.



WALKOUT (WO) 65' Wide Lots

N.T.S.



RAMBLER (R) 65' Wide Lots

N.T.S.

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RIVERTOWN HEIGHTS

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DETAILS

PROJECT NUMBER: 0027067.00

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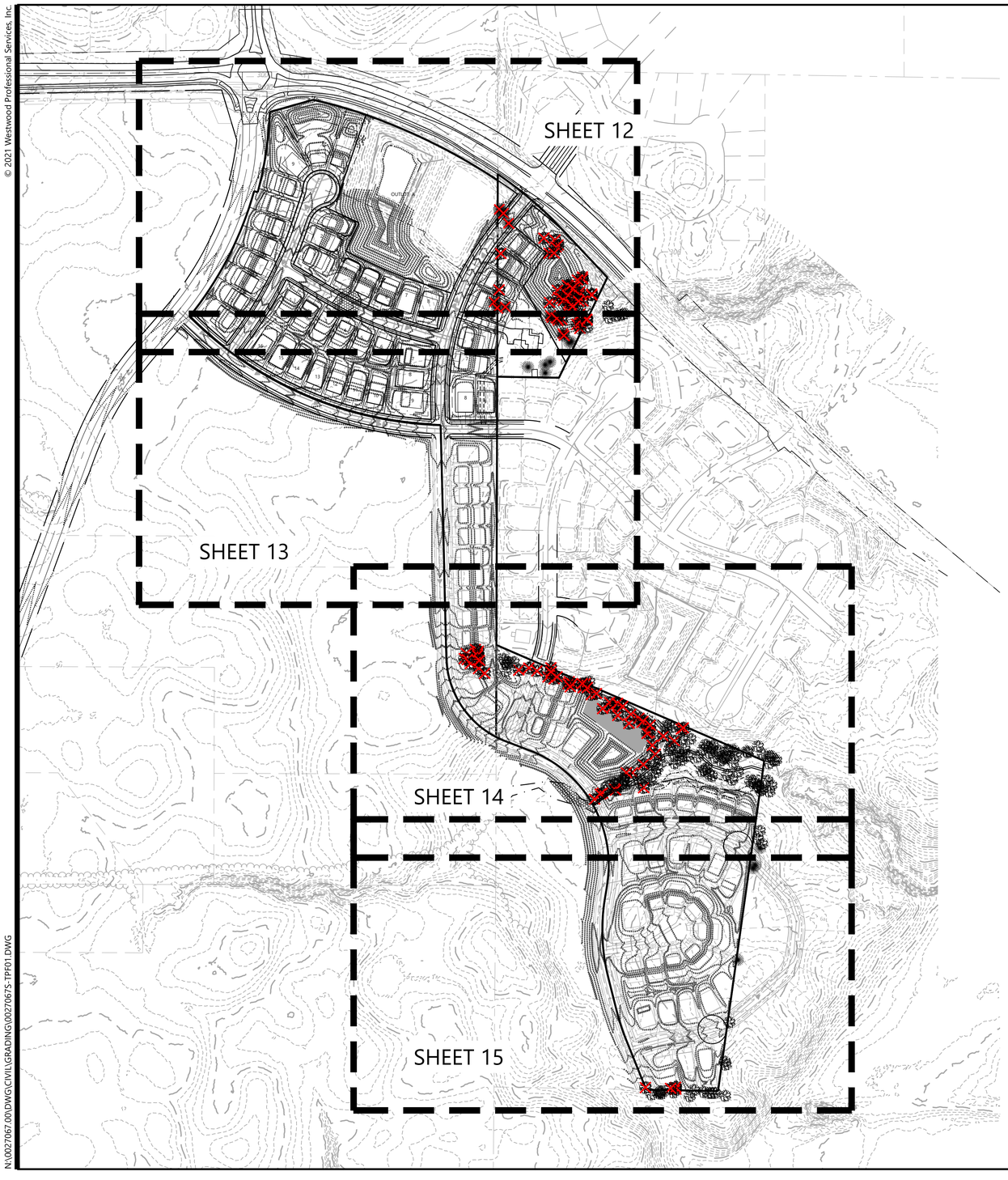


TREE INVENTORY REGULATIONS

SIGNIFICANT TREES:
DECIDUOUS HARDWOOD TREES - 12" DBH OR LARGER
CONIFEROUS TREES - 15' HT. OR LARGER
CONIFEROUS TREES CONVERSION RATE: 1' HT. = 2.4" DBH 15' HT. = 7" DBH

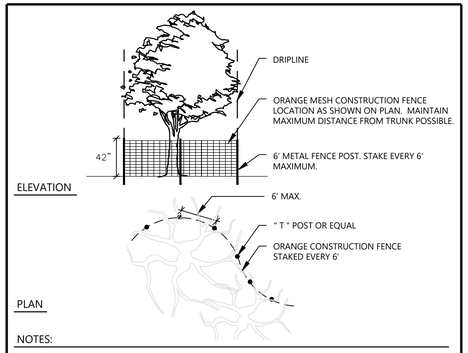
TREE INVENTORY CALCULATIONS

Tree Inventory Calculations	
Total Healthy Caliper Inches Onsite	2,396 DBH In.
Total Healthy Trees Onsite	166 Trees
Total Healthy Caliper Inches Saved	991 DBH In.
Total Healthy Trees Saved	70 Trees
Total Healthy Caliper Inches Removed	1,405 DBH In.
Total Healthy Trees Removed	96 Trees

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO BE REMOVED

TREE PROTECTION DETAIL



NOTES:

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

Westwood

1" = 200'
0' 200' 400' 600'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

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DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 04/29/22
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

CORY MEYER
DATE: 05/25/22 LICENSE NO. 26971

RIVERTOWN HEIGHTS
CHASKA, MN

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

TREE PRESERVATION PLAN - OVERALL

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 11 OF 18
DATE: 05/25/22

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1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

OUTLOT A

OUTLOT B

TREE PROTECTION FENCE (TYP.)

RIVERTOWN HEIGHTS

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DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

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20860 KENBRIDGE COURT, SUITE 100
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TREE PRESERVATION PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 12 OF 18

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DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/29/22
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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DATE: 05/25/22 LICENSE NO. 26971

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TREE PRESERVATION PLAN

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1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS



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RIVERTOWN HEIGHTS

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HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

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20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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TREE PRESERVATION PLAN

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SHEET NUMBER: 14 OF 18
DATE: 05/25/22

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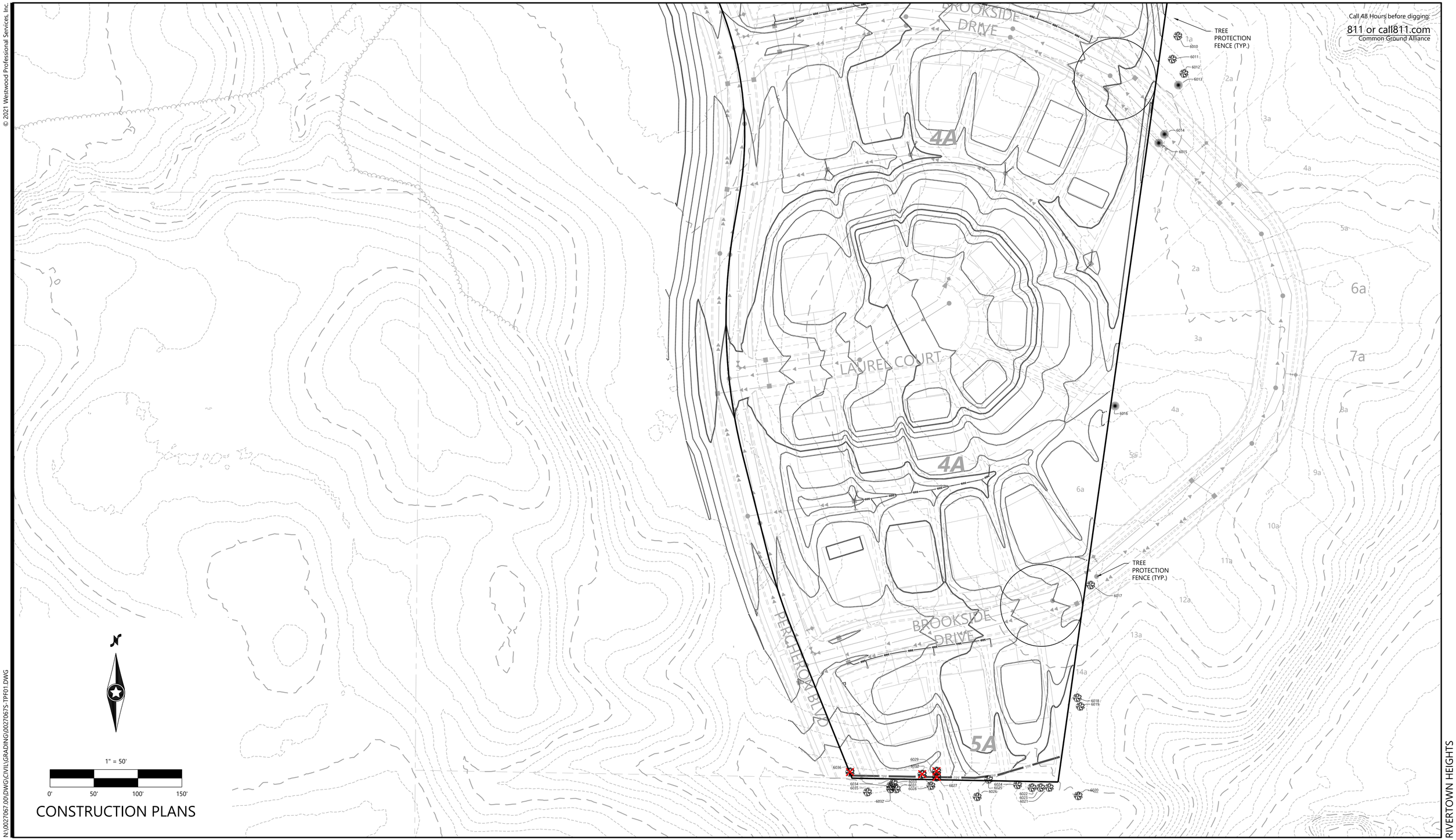

CONSTRUCTION PLANS

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RIVERTOWN HEIGHTS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	04/29/22	
REVISIONS:		
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3	.	.
4	.	.
5	.	.

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

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LAKEVILLE, MINNESOTA 55044

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DATE: 05/25/22 LICENSE NO. 26971

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood

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Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
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TREE PRESERVATION PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 15 OF 18

DATE: 05/25/22

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TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
5001	Colorado Spruce	10			Coniferous	Removed
5002	Eastern Red Cedar	14			Coniferous	Removed
5003	Colorado Spruce	9			Coniferous	Removed
5004	Boxelder	22			Deciduous	Removed
5005	Green and White Ash	17			Deciduous	Removed-Exempt-EAB
5006	Colorado Spruce	8			Coniferous	Removed
5007	Colorado Spruce	12			Coniferous	Removed
5008	Colorado Spruce	10			Coniferous	Removed
5009	Green and White Ash	12			Deciduous	Removed-Exempt-EAB
5010	Bur Oak	15			Deciduous	Removed
5011	Sugar Maple	12			Deciduous	Removed
5012	Green and White Ash	13			Deciduous	Removed-Exempt-EAB
5013	Green and White Ash	15			Deciduous	Removed-Exempt-EAB
5014	Boxelder	16			Deciduous	Removed
5015	Hackberry	16			Deciduous	Removed
5016	Boxelder	13			Deciduous	Removed
5017	Green and White Ash	19			Deciduous	Removed-Exempt-EAB
5018	Boxelder	14			Deciduous	Removed
5019	Boxelder	15			Deciduous	Removed
5020	Black Willow	17		bd 50% dead	Deciduous	Removed-Exempt-bd
5021	Boxelder	14	x	bd	Deciduous	Removed
5022	Boxelder	16	x	pd	Deciduous	Removed
5023	Boxelder	14			Deciduous	Removed
5024	Boxelder	16			Deciduous	Removed
5025	Boxelder	13			Deciduous	Removed
5026	Boxelder	15			Deciduous	Removed
5027	Boxelder	13			Deciduous	Removed
5028	Boxelder	17	x	pd	Deciduous	Removed
5029	Boxelder	17			Deciduous	Removed
5030	Green and White Ash	16			Deciduous	Removed-Exempt-EAB
5031	Boxelder	12			Deciduous	Removed
5032	Boxelder	12			Deciduous	Removed
5033	Boxelder	16		bd 25% dead	Deciduous	Removed-Exempt-bd
5034	Boxelder	22			Deciduous	Removed
5035	Boxelder	16			Deciduous	Removed
5036	Boxelder	12			Deciduous	Removed
5037	Boxelder	23			Deciduous	Removed
5038	Boxelder	20			Deciduous	Removed
5039	Green and White Ash	19			Deciduous	Removed-Exempt-EAB
5040	Northern White Cedar	6	x		Coniferous	Saved
5041	Northern White Cedar	4	x	stem 4 in	Coniferous	Saved
5042	Colorado Spruce	10			Coniferous	Saved
5043	Colorado Spruce	10			Coniferous	Saved
5044	Colorado Spruce	8			Coniferous	Saved
5045	Colorado Spruce	16			Coniferous	Saved
5046	Boxelder	13			Deciduous	Removed
5047	Boxelder	12	x		Deciduous	Removed
5048	Boxelder	14	x		Deciduous	Removed
5049	Boxelder	16			Deciduous	Removed
5050	Boxelder	17			Deciduous	Offsite
5051	Boxelder	16			Deciduous	Removed
5052	Hackberry	15			Deciduous	Removed
5053	Boxelder	20			Deciduous	Removed
5054	Boxelder	18			Deciduous	Removed
5055	Basswood	48	x	pd	Deciduous	Offsite
5056	Basswood	16			Deciduous	Offsite
5057	Boxelder	13		bd 70% dead	Deciduous	Offsite
5058	Basswood	16			Deciduous	Offsite
5059	American Elm	16			Deciduous	Offsite
5060	Siberian Elm	12			Deciduous	Removed-Exempt-Invasive
5061	Siberian Elm	36			Deciduous	Removed-Exempt-Invasive
5062	Boxelder	20			Deciduous	Removed
5063	Unkown Deciduous Tree	14		dd	Deciduous	Removed
5064	Black Willow	23			Deciduous	Removed
5065	Black Willow	20			Deciduous	Removed
5066	Boxelder	16			Deciduous	Removed
5067	Boxelder	12			Deciduous	Removed
5068	Siberian Elm	17			Deciduous	Removed-Exempt-Invasive
5069	Boxelder	15			Deciduous	Removed
5070	Boxelder	13			Deciduous	Removed
5071	Boxelder	12	x		Deciduous	Removed
5072	Boxelder	20			Deciduous	Saved
5073	Hackberry	12			Deciduous	Removed
5074	Boxelder	12			Deciduous	Removed
5075	American Elm	12			Deciduous	Removed
5076	Boxelder	12			Deciduous	Removed
5077	Boxelder	12			Deciduous	Removed
5078	Boxelder	12			Deciduous	Removed
5079	Boxelder	12			Deciduous	Removed
5080	Boxelder	27	x	pd	Deciduous	Removed
5081	Boxelder	19	x	s pd	Deciduous	Offsite
5082	Boxelder	17	x		Deciduous	Removed
5083	Boxelder	24			Deciduous	Removed
5084	Boxelder	15	x	pd	Deciduous	Removed
5085	Boxelder	15			Deciduous	Removed
5086	Boxelder	15	x		Deciduous	Removed
5087	Boxelder	15		bd 40% dead	Deciduous	Removed-Exempt-bd
5088	Boxelder	14	x		Deciduous	Removed
5089	Boxelder	14	x		Deciduous	Removed
5090	Cottonwood	19			Deciduous	Removed
5091	Boxelder	14			Deciduous	Removed
5092	Boxelder	12		pd 60% dead	Deciduous	Removed-Exempt-pd
5093	Boxelder	16	x		Deciduous	Saved
5094	Black Walnut	16	x		Deciduous	Saved
5095	Siberian Elm	13			Deciduous	Removed-Exempt-Invasive
5096	Boxelder	14			Deciduous	Removed
5097	Bitternut Hickory	13			Deciduous	Saved
5098	Boxelder	14	x		Deciduous	Removed
5099	Basswood	22	x		Deciduous	Removed
5100	Boxelder	17		pd 15% dead	Deciduous	Removed-Exempt-pd
5101	Boxelder	13			Deciduous	Saved
5102	Basswood	12	x		Deciduous	Saved
5103	Basswood	15			Deciduous	Saved
5104	Boxelder	12			Deciduous	Saved
5105	Boxelder	13	x	pd	Deciduous	Saved
5106	Boxelder	14			Deciduous	Saved
5107	Boxelder	13			Deciduous	Saved
5108	Bitternut Hickory	15			Deciduous	Removed
5109	American Elm	23		dd	Deciduous	Removed
5110	Boxelder	14			Deciduous	Saved
5111	Boxelder	12	x		Deciduous	Removed
5112	Boxelder	16		bd 40% dead	Deciduous	Removed-Exempt-bd
5113	Black Willow	14	x		Deciduous	Removed
5114	Basswood	22	x		Deciduous	Removed
5115	Basswood	12	x		Deciduous	Saved
5116	Basswood	12			Deciduous	Saved
5117	Basswood	16	x		Deciduous	Saved
5118	Siberian Elm	13			Deciduous	Saved-Exempt-Invasive
5119	Basswood	20	x		Deciduous	Saved
5120	Basswood	12			Deciduous	Saved
5121	Basswood	14	x		Deciduous	Saved
5122	Basswood	17	x		Deciduous	Saved
5123	Basswood	13	x		Deciduous	Saved
5124	Basswood	12			Deciduous	Saved
5125	Sugar Maple	17	x	bd	Deciduous	Saved
5126	Boxelder	14			Deciduous	Saved
5127	Basswood	14	x		Deciduous	Saved
5128	Boxelder	14		bd 70% dead	Deciduous	Saved-Exempt-bd
5129	Boxelder	22	x		Deciduous	Saved
5130	Basswood	20	x		Deciduous	Saved
5131	Hackberry	15			Deciduous	Saved
5132	Boxelder	12	x		Deciduous	Saved
5133	Black Walnut	14			Deciduous	Saved
5134	Bur Oak	16			Deciduous	Saved
5135	Hackberry	12	x		Deciduous	Saved
5136	Basswood	28	x		Deciduous	Saved
5137	Boxelder	12	x		Deciduous	Saved
5138	Boxelder	12	x		Deciduous	Saved
5139	Boxelder	15			Deciduous	Saved
6001	Boxelder	14			Deciduous	Saved
6002	Boxelder	19			Deciduous	Saved
6003	Boxelder	13			Deciduous	Saved
6004	Boxelder	15			Deciduous	Offsite
6005	Boxelder	14			Deciduous	Offsite
6006	Boxelder	12	x		Deciduous	Saved
6007	Boxelder	12			Deciduous	Offsite
6008	Boxelder	14			Deciduous	Offsite
6009	Hackberry	14			Deciduous	Offsite
6010	Boxelder	16			Deciduous	Offsite
6011	Boxelder	15			Deciduous	Offsite
6012	Boxelder	14			Deciduous	Offsite
6013	Eastern Red Cedar	3			Coniferous	Offsite
6014	Eastern Red Cedar	4			Coniferous	Offsite
6015	Eastern Red Cedar	5			Coniferous	Offsite
6016	Eastern Red Cedar	7			Coniferous	Offsite
6017	Boxelder	14		pd 50% dead	Deciduous	Offsite
6018	Siberian Elm	34			Deciduous	Offsite
6019	Siberian Elm	22			Deciduous	Offsite
6020	Red Oak	21			Deciduous	Offsite
6021	Basswood	19			Deciduous	Offsite
6022	Sugar Maple	12			Deciduous	Offsite
6023	Red Oak	15			Deciduous	Offsite
6024	Siberian Elm	15	x		Deciduous	Offsite
6025	Bur Oak	18			Deciduous	Saved
6026	American Elm	14			Deciduous	Offsite
6027	American Elm	15			Deciduous	Removed
6028	Slippery Elm	12			Deciduous	Offsite
6029	American Elm	16			Deciduous	Removed
6030	American Elm	12			Deciduous	Removed
6031	Bur Oak	27			Deciduous	Offsite
6032	Boxelder	12			Deciduous	Offsite
6033	Boxelder	22			Deciduous	Offsite
6034	American Elm	16		dd	Deciduous	Offsite
6035	Sugar Maple	17			Deciduous	Offsite
6036	Basswood	32			Deciduous	Removed
6037	Boxelder	12		pd 50% dead	Deciduous	Saved-Exempt-pd
6038	Boxelder	15			Deciduous	Saved
6039	Boxelder	15	x	pd	Deciduous	Saved
6040	Unkown Deciduous Tree	18		dd	Deciduous	Saved
6041	Siberian Elm	18			Deciduous	Saved-Exempt-Invasive
6042	Boxelder	12			Deciduous	Removed
6043	American Elm	18		pd 20% dead	Deciduous	Removed-Exempt-pd
6044	American Elm	12			Deciduous	Removed
6045	Siberian Elm	22		bd 25%	Deciduous	Removed-Exempt-Invasive
6046	Boxelder	16			Deciduous	Removed
6047	Boxelder	14	x	pd	Deciduous	Removed
6048	Boxelder	14	x		Deciduous	Removed
6049	Boxelder	18		pd 20% dead	Deciduous	Removed-Exempt-pd
6050	Silver Maple	14	x		Deciduous	Removed
6051	Cottonwood	13			Deciduous	Removed
6052	Boxelder	13	x		Deciduous	Removed
6053	Boxelder	22	x		Deciduous	Removed
6054	Boxelder	12	x		Deciduous	Removed
6055	Boxelder	18			Deciduous	Removed
6056	Cottonwood	33			Deciduous	Removed
6057	Boxelder	14		bd 40% dead	Deciduous	Removed-Exempt-bd
6058	Boxelder	13			Deciduous	Saved
6059	Boxelder	13			Deciduous	Saved
6060	Boxelder	18			Deciduous	Saved
6061	Boxelder	13			Deciduous	Removed
6062	Siberian Elm	14			Deciduous	Removed-Exempt-Invasive
6063	Siberian Elm	14	x		Deciduous	Saved-Exempt-Invasive
6064	Boxelder	15			Deciduous	Saved
6065	Boxelder	15	x	pd	Deciduous	Saved
6066	Boxelder	14	x		Deciduous	Saved
6067	Siberian Elm	16			Deciduous	Saved-Exempt-Invasive
6068	Boxelder	13	x		Deciduous	Saved
6069	Boxelder	13			Deciduous	Saved
6070	Boxelder	12			Deciduous	Saved
6071	Boxelder	12			Deciduous	Saved
6072	Boxelder	13			Deciduous	Saved
6073	Boxelder	13			Deciduous	Saved
6074	American Elm	13			Deciduous	Saved
6075	American Elm	14			Deciduous	Saved
6076	Boxelder	15			Deciduous	Saved
6077	Boxelder	16			Deciduous	Saved
6078	Boxelder	14			Deciduous	Saved
6079	Boxelder	12			Deciduous	Saved
6080	American Elm	19			Deciduous	Saved
6081	Boxelder	12			Deciduous	Saved
6082	Boxelder	12			Deciduous	Saved
6083	Boxelder	15			Deciduous	Offsite
6084	Boxelder	12			Deciduous	Offsite
6085	Boxelder	23			Deciduous	Offsite
6086	Boxelder	16		bd 80% dead	Deciduous	Offsite
6087	Boxelder	14		pd 70% dead	Deciduous	Offsite
6088	Boxelder	16			Deciduous	Offsite
6089	Boxelder	20		pd 75% dead	Deciduous	Offsite
6090	Boxelder	17			Deciduous	Offsite
6091	Boxelder	22			Deciduous	Offsite
10000	Arborvitae	2	x	arbo-16 Stems	Coniferous	Removed
10001	Arborvitae	2	x	arbo-12 Stems	Coniferous	Removed
10002	Arborvitae	4	x	arbo	Coniferous	Removed
10003	Arborvitae	3	x	arbo	Coniferous	Removed
10004	Arborvitae	6	x	arbo	Coniferous	Removed
10005	Arborvitae	3	x	arbo	Coniferous	Removed
10006	Arborvitae	3	x	arbo-4 Stem 2indbd	Coniferous	Removed

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\C\WILLGRADING\0027067S-TPF01.DWG

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 05/25/22 LICENSE NO. 26971

RIVERTOWN HEIGHTS
CHASKA, MN

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

TREE PRESERVATION DATA

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 16 OF 18
DATE: 05/25/22

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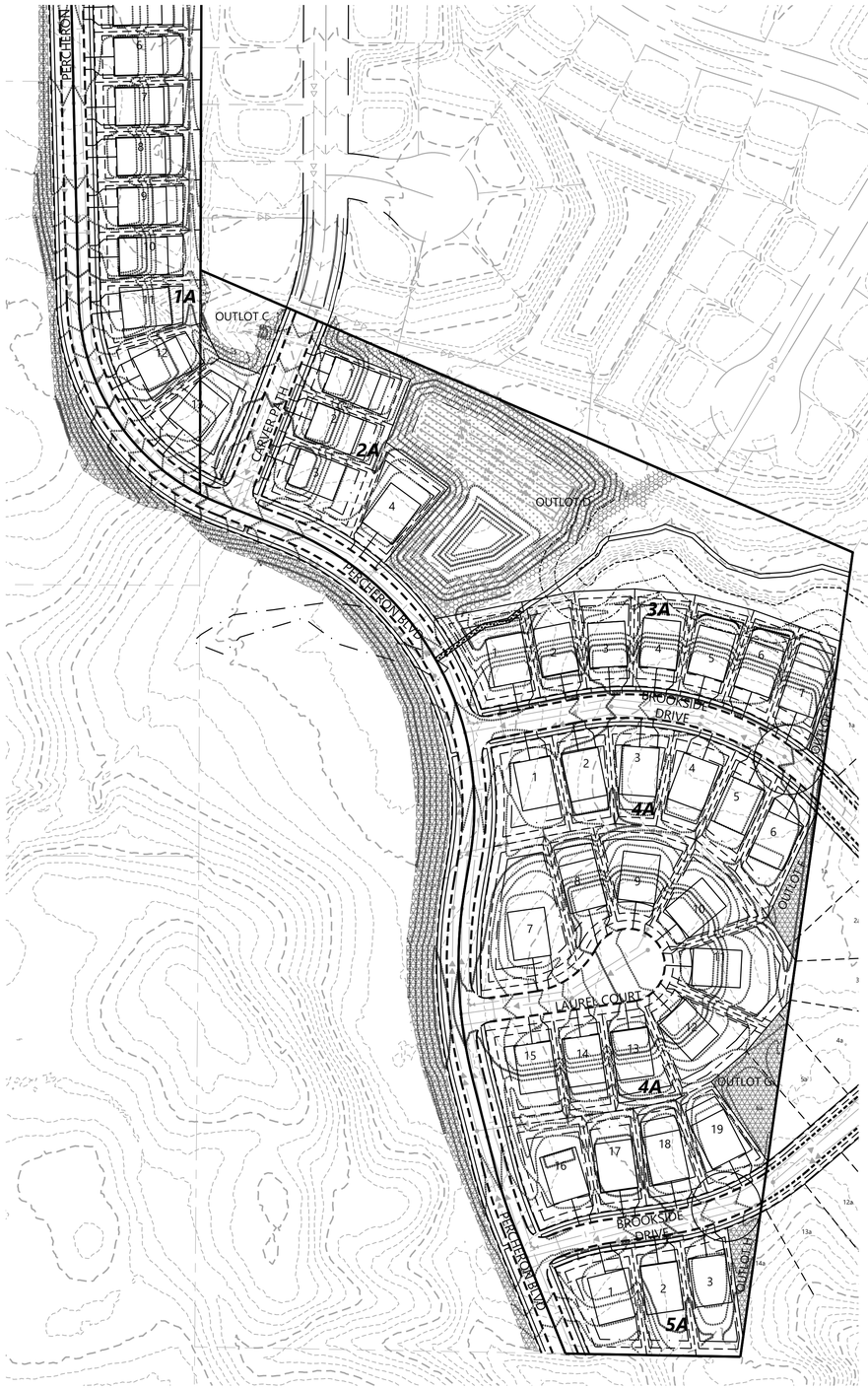
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance





Native Seeding Legend

- WET MEADOWS S & W SEED MIX (34-271) TOTAL AREA (0.5 AC)
- STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (1.3 AC)
- MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (2.0 AC)
- GENERAL ROADSIDE SEED MIX (25-141) TOTAL AREA (2.0 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* DISTURBANCE IN COUNTY R.O.W. SHOULD BE RESEEDED WITH LOW MAINTENANCE TURF.

1" = 100'

0' 100' 200' 300'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\GRADING\0027067S-SEED.DWG

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	100.000009'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 04/29/22
REVISIONS:

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

CORY MEYER
DATE: 05/25/22 LICENSE NO. 26971

RIVERTOWN HEIGHTS
CHASKA, MN

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

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 17 OF 18
DATE: 05/25/22

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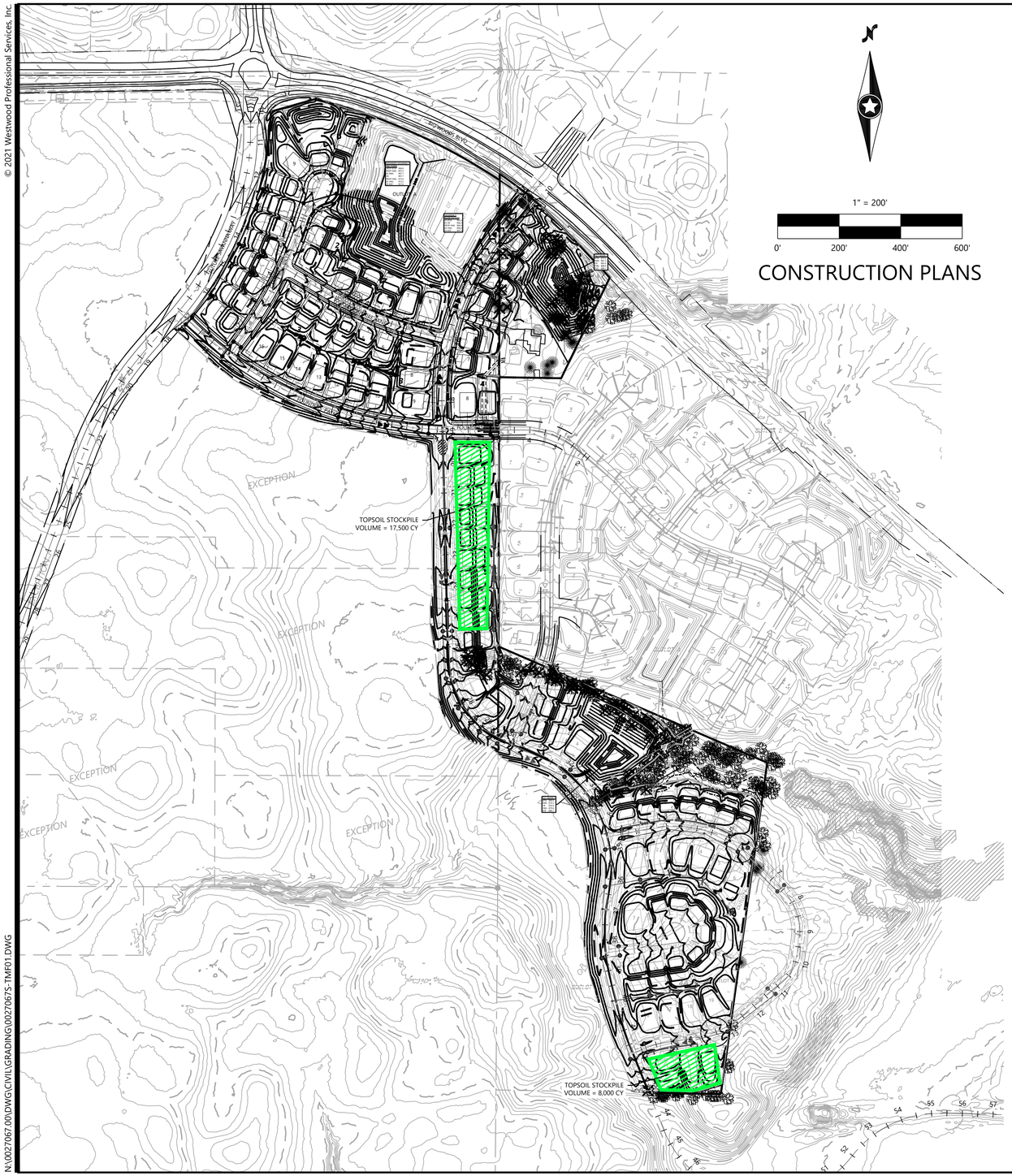

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811 or call811.com
Common Ground Alliance

TOPSOIL NOTES - PHASE 2

1. EXISTING ONSITE TOPSOIL WILL BE USED FOR RESPREAD. TESTING WILL BE COMPLETED IN ORDER TO ASSESS WETHER SOIL AMENDMENT WILL BE NECESSARY.
2. FOR TOPSOIL STRIPPING AND STOCKPILING
   - EXISTING TOPSOIL AVAILABLE ONSITE: 62,000 CY
   - TOPSOIL NEEDED TO RESTORE GREEN SPACES: 25,500 CY
   - TOTAL LOT AREA: 20.0 AC
   - EXISTING 1.0 FOOT OF AVERAGE DEPTH OF TOPSOIL AVAILABLE ONSITE
   - GRADING EQUIPMENT USED TO STRIP TOPSOILS SUCH AS DOZERS/SCRAPERS.
   - SILT FENCE WILL BE UTILIZED FOR EROSION CONTROL OF TOPSOIL STOCKPILES.
   - TEMPORARY SEED TOPSOIL STOCKPILES FOR EROSION CONTROL FOR STOCKPILES THAT WILL REMAIN IN PLACE FOR LONGER THAN 6 MONTHS.
3. STOCKPILING SAMPLING PROCEDURE
   - ONE SAMPLE SHALL BE COLLECTED PER 2,500 CUBIC YARDS OF STOCKPILE (A MINIMUM OF ONE SAMPLE SHALL BE TAKEN IF STOCKPILES ARE LESS THAN 2,500 CUBIC YARDS)
   - THE CONTRACTOR/SUPPLIER SHALL FORM A FACE FOR THE FULL HEIGHT OF THE STOCKPILE AT FOUR LOCATIONS.
   - A LOADER BUCKET OR SIMILAR EQUIPMENT SHALL THEN BE FILLED BY CHANNELING THE FULL HEIGHT OF THE STOCKPILE FACE, FROM THE BOTTOM TO THE TOP, IN ONE OPERATION.
   - THE BUCKET SHALL THEN BE LOWERED AND EMPTIED BY ROTATION TO FORM A SMALL PILE AT EACH SAMPLING LOCATION.
   - THE SAMPLER SHALL PLACE A SHOVEL FULL OF SOIL FROM EACH PILE INTO A LARGER CONTAINER. THE SOIL SHALL BE THOROUGHLY MIXED AND A SUFFICIENT AMOUNT OF MIXED TOPSOIL SHALL BE TAKEN TO FILL A STANDARD TOPSOILS SAMPLING CONTAINER.
   - SAMPLES SHALL BE SUBMITTED FOR ANALYSIS TO LAB QUALIFIED TO USE THE FOLLOWING TEST METHODS: ASTM D 422, ASTM D 2974, AND ASTM G 51. SAMPLES SHALL BE ANALYZED FOR CLAY, SILT, SAND, ORGANIC MATTER AND pH. FIELD COMPACTION TESTING SHALL ALSO BE COMPLETED. TOPSOIL SHALL MEET THE CARVER COUNTY TOPSOIL STANDARD (INCLUDED BELOW).
   - ADDITIONAL TOPSOIL SHALL NOT BE ADDED TO THE STOCKPILE AFTER SAMPLING
   - SAMPLE RESULTS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW. TEST RESULTS ARE VALID FOR 6 MONTHS.
   - IF TOPSOIL TESTING RESULTS DO NOT MEET THE MINIMUM REQUIREMENTS PER THE CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION TOPSOIL STANDARDS, THE EXISTING TOPSOIL MUST BE DE-COMPACTED TO A DEPTH OF 6 INCHES AND 2 INCHES OF COMPOST MUST BE INCORPORATED INTO IT.
   - APPROXIMATELY 5,500 CY OF COMPOST WILL BE REQUIRED IF TOPSOIL DOES NOT MEET MINIMUM REQUIREMENTS.
   - IF MINIMUM REQUIREMENTS ARE MET, NO AMENDMENTS ARE NEEDED.
4. CONSTRUCTION SCHEDULE AND PHASING:
   - GRADING AND TOPSOIL STRIPPING SHOULD BEGIN IN SPRING 2021
   - GREEN SPACES SHALL HAVE 6 INCHES OF TOPSOIL IN-PLACE AFTER GRADING HAS OCCURRED.
   - TOPSOIL IS TO BE REAPPLIED TO ALL DISTURBED AREAS, WITH THE EXCEPTION OF PROPOSED STREET AREAS.
   - INDIVIDUAL LOTS WILL HAVE 1 TO 1.5 INCHES OF TOPSOIL PUT IN-PLACE DURING MASS GRADING. AFTER FINAL GRADING HAS BEEN COMPLETED AN ADDITIONAL 6 INCHES WILL BE PUT IN-PLACE.
   - SOIL DECOMPOSITION TO A SIX-INCH DEPTH SHALL TAKE PLACE PRIOR TO PLACEMENT OF TOPSOIL.
   - STOCKPILES SHALL BE SAMPLED AND TESTED PRIOR TO TOPSOIL PLACEMENT. SEE TESTING PROCEDURES ABOVE.
   - IF TOPSOIL TESTING SHOWS THAT THE SOILS DO NOT MEET SPECIFICATIONS IN TABLE 2, SOIL SHALL BE AMENDED TO BRING THEM INTO COMPLIANCE.
   - HOME BUILDING AND FINAL LOT GRADING WILL TAKE PLACE FROM SUMMER OF 2021, UNTIL SPRING OF 2022.
   - TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR SOD.

TOPSOIL STOCKPILE

COUNTY TOPSOIL STANDARD

PASSING PERCENTAGE (%)		MATERIAL TYPE			SOIL PROPERTIES	
SIEVE 3 / 4 IN	SIEVE #4	CLAY (%)	SILT (%)	SAND (%)	ORGANIC (%)	pH RANGE
100	85 - 100	5 - 30	5 - 35	38 - 75	3 - 15	6.1 - 7.5

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RIVERTOWN HEIGHTS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	200'
VERTICAL SCALE:	40' OR 20'

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood

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Westwood Professional Services, Inc.

TOPSOIL MANAGEMENT PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 18 OF 18

DATE: 05/25/22

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CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER, AND STREETS

FOR

RIVERTOWN HEIGHTS

CHASKA, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044
CONTACT: MIKE SUEL
PHONE: 952-985-7823
EMAIL: MSUEL@DRHORTON.COM

PREPARED BY:

Westwood

Phone	(952) 937-5150	12701 Whitewater Drive, Suite #300
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Toll Free	(888) 937-5150	westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0027067.00
CONTACT: JOHN H. BENDER

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NO.	DATE	REVISION	SHEETS
1	05/25/22	REVISED FOR CITY COMMENTS	All
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CONSTRUCTION PLANS
FOR
SANITARY SEWER, WATERMAIN, STORM SEWER, AND STREETS
FOR
RIVERTOWN HEIGHTS
CHASKA, MN

INITIAL SUBMITTAL DATE: 04/29/22 SHEET: 1 OF 22

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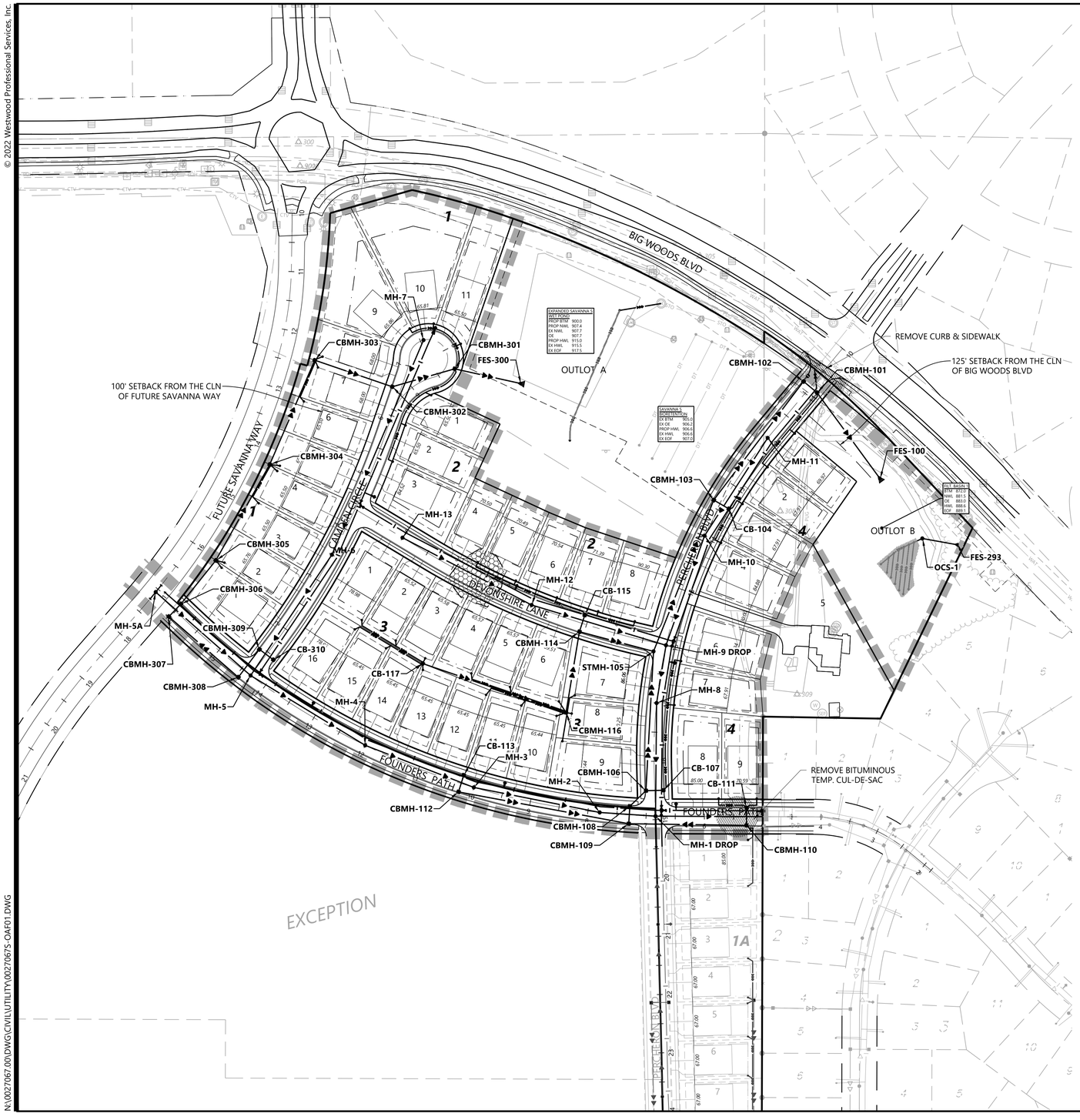

STORM SEWER CASTING SCHEDULE			
Structure			Casting Type
Number	Type	Dia.	
1	OCS	60"	SEE DETAIL
100	FES	15"	-
101	CBMH	48"	R-3067-V
102	CBMH	48"	R-3067-V
103	CBMH	48"	R-3067-V
104	CB	2'x 3'	R-3067-V
105	STMH	48"	R-1642B
106	CBMH	48"	R-3067-V
107	CB	2'x 3'	R-3067-V
108	CBMH	48"	R-3067-V
109	CBMH	48"	R-3067-V
110	CBMH	48"	R-3067-V
111	CB	2'x 3'	R-3067-V
112	CBMH	48"	R-3067-V
113	CB	2'x 3'	R-3067-V
114	CBMH	48"	R-3067-V
115	CB	2'x 3'	R-3067-V
116	CBMH	48"	R-4342
117	CB	2'x 3'	R-4342
278	STMH	48"	R-1642B
293	FES	27"	-
300	FES	18"	-
301	CBMH	48"	R-3067-V
302	CBMH	48"	R-3067-V
303	CBMH	48"	R-1642B
304	CBMH	48"	R-1642B
305	CBMH	48"	R-1642B
306	CBMH	48"	R-3067-V
307	CBMH	48"	R-3067-V
308	CBMH	48"	R-3067-V
309	CBMH	48"	R-3067-V
310	CB	2'x 3'	R-3067-V

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

OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

1" = 100'
0' 100' 200' 300'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S-OAF01.DWG

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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

OVERALL

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 2 OF 22
DATE: 05/25/22

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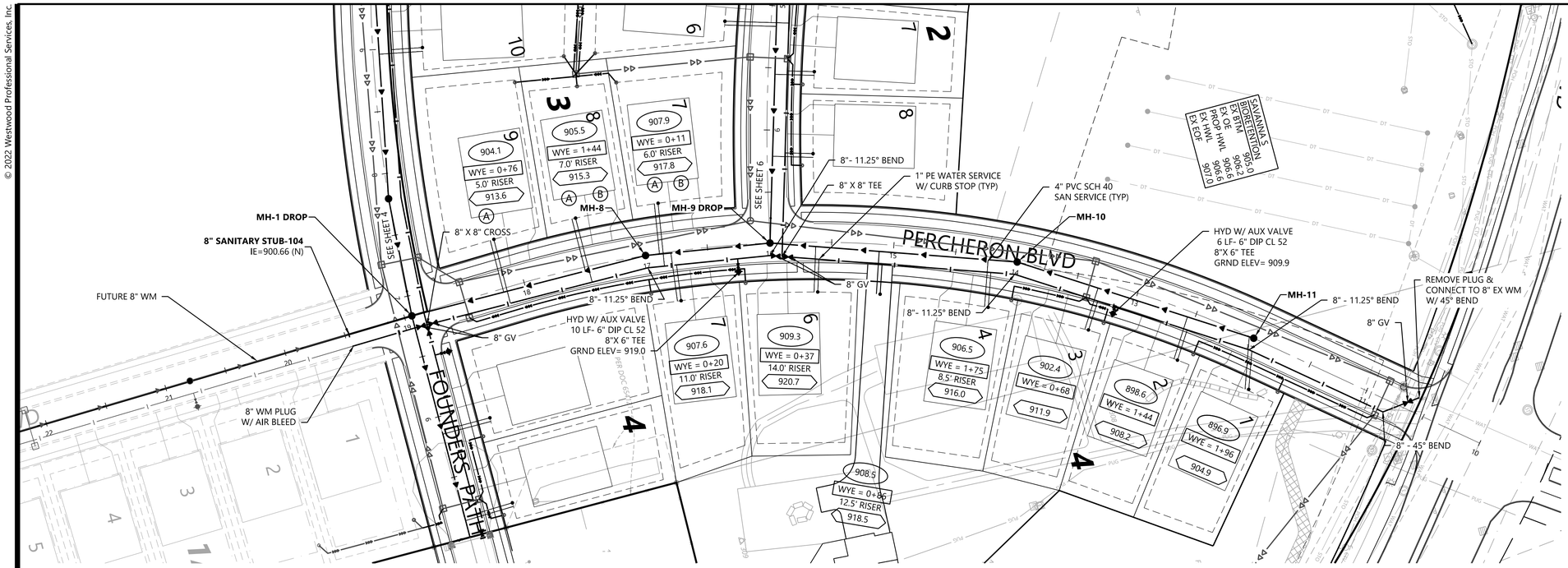
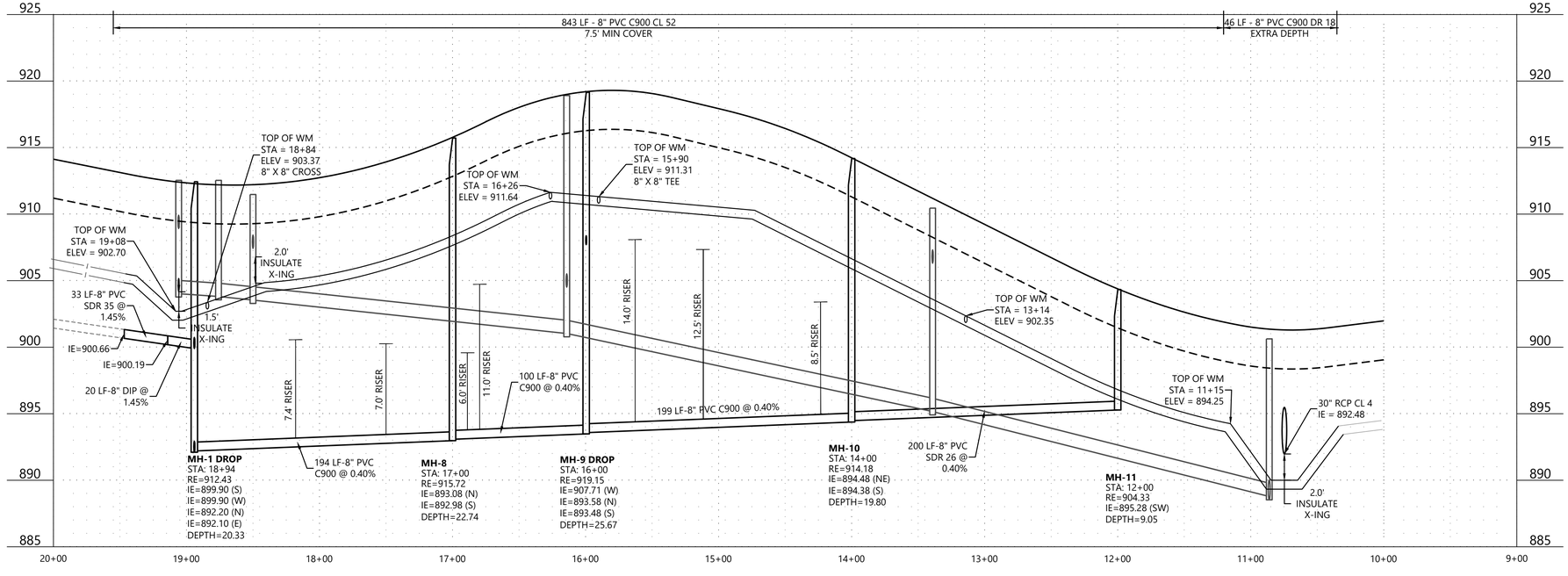


Street 1 - Percheron Blvd



LEGEND

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

XXX.X	SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
WYE = X+XX X.X' RISER	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
XXX.X	DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
(A)	WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 1.5 FEET
(B)	SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE
(C)	WATER SERVICE OVER STORM SEWER (INSULATE)

GENERAL NOTES

FLAG HYDRANTS.

EXTEND RODS ON ALL VALVES PER CITY DETAIL WAT-1

ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-04

USE SCH 40 FOR ALL RISERS/LATERALS CONNECTING TO C-900 MAIN PER CITY DETAIL SER-3

1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S-UTF01.DWG

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

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

Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLANS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 3 OF 22

DATE: 05/25/22

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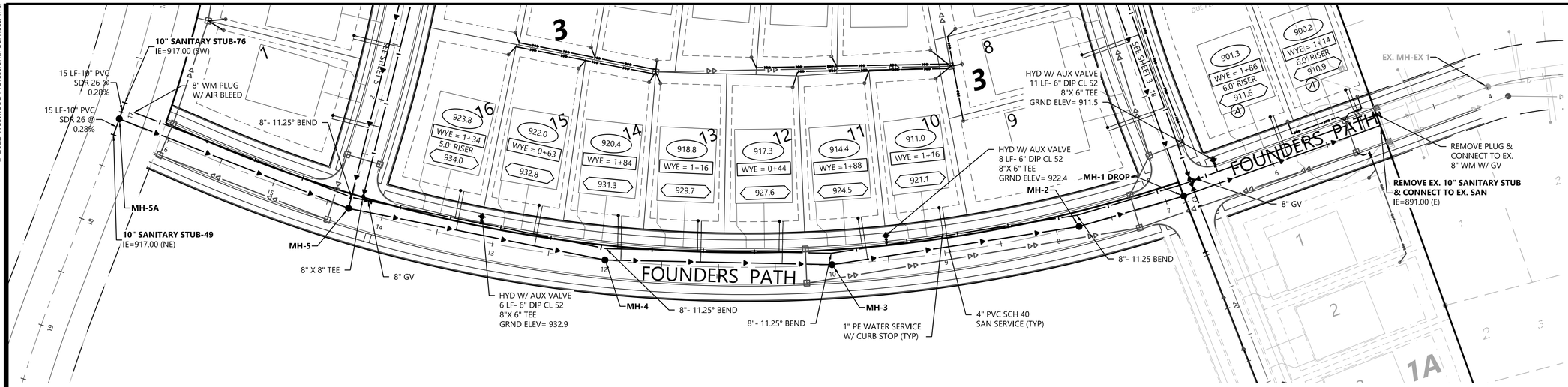

LEGEND

XXX.X	SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
WYE = X+XX X.X' RISER	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
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Common Ground Alliance

GENERAL NOTES

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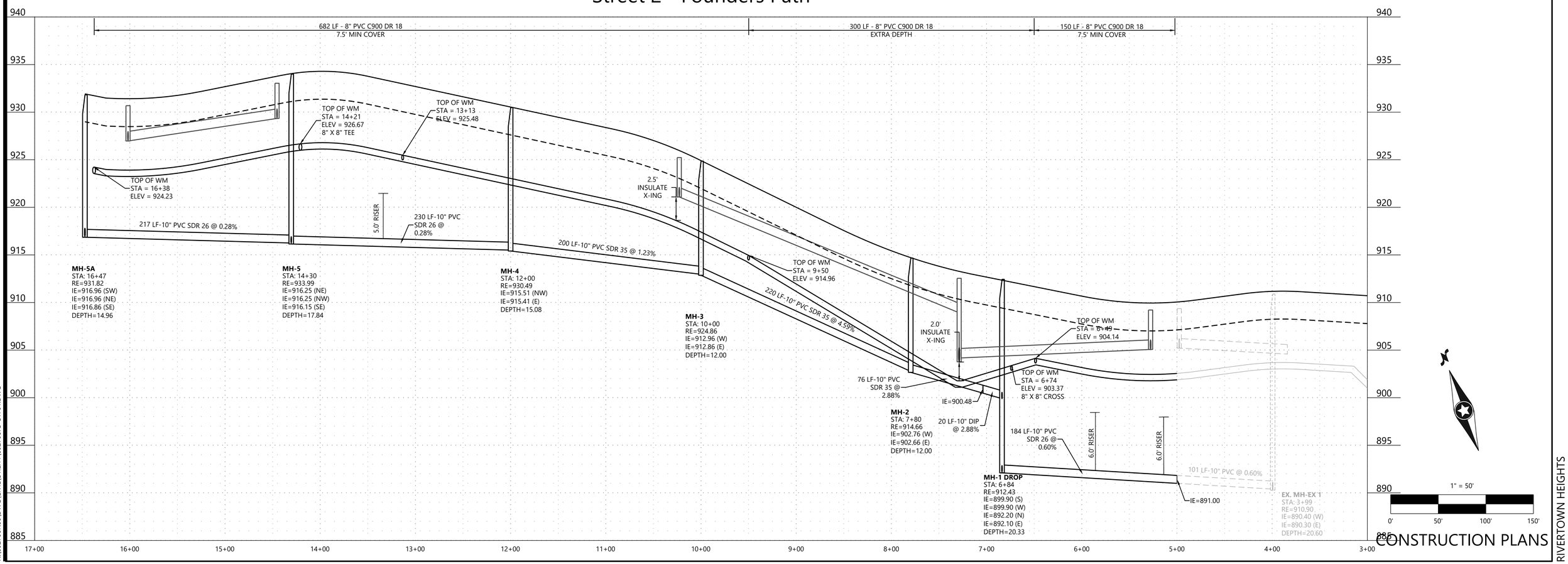
Street 2 - Founders Path



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RIVERTOWN HEIGHTS
CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
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DATE: 05/25/22 LICENSE NO. 43358

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

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLANS
PROJECT NUMBER: 0027067.00

SHEET NUMBER: 4 OF 22
DATE: 05/25/22

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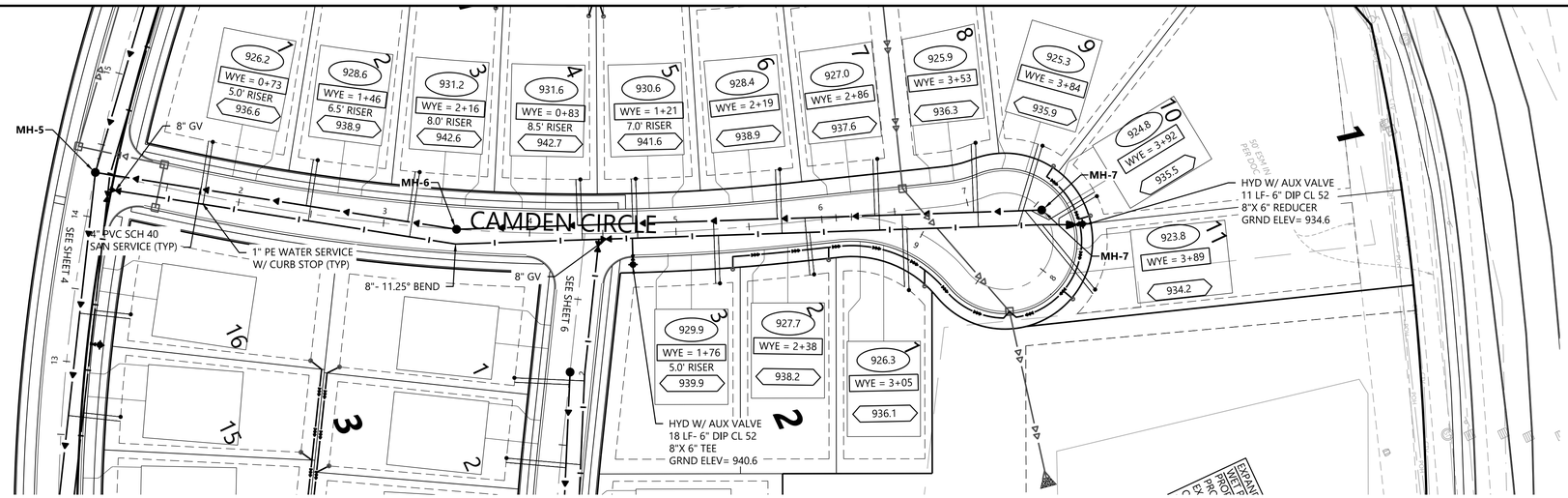
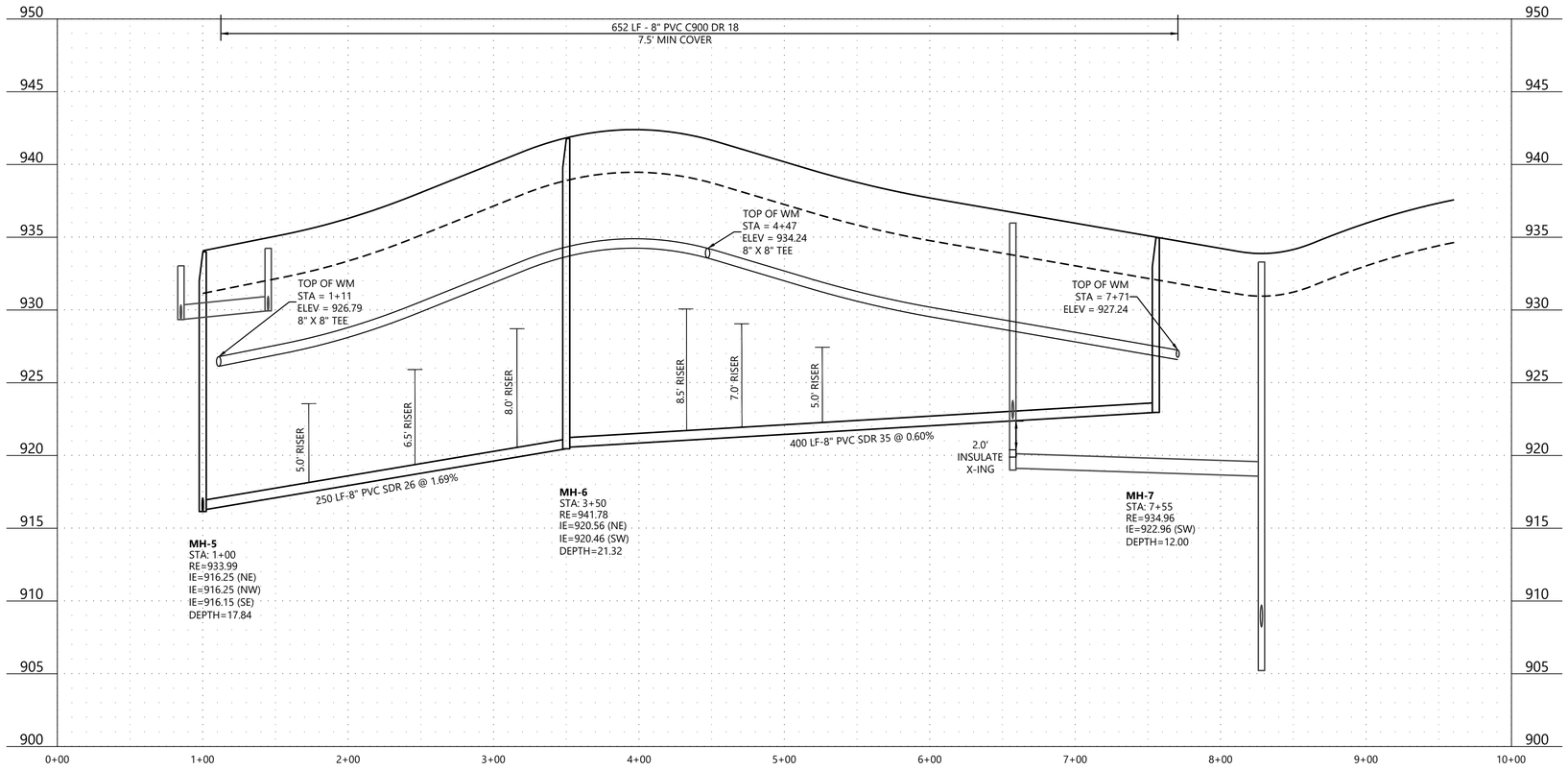


Street 4 - Camden Circle



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

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CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S-UTF01.DWG

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

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Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLANS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 5 OF 22

DATE: 05/25/22

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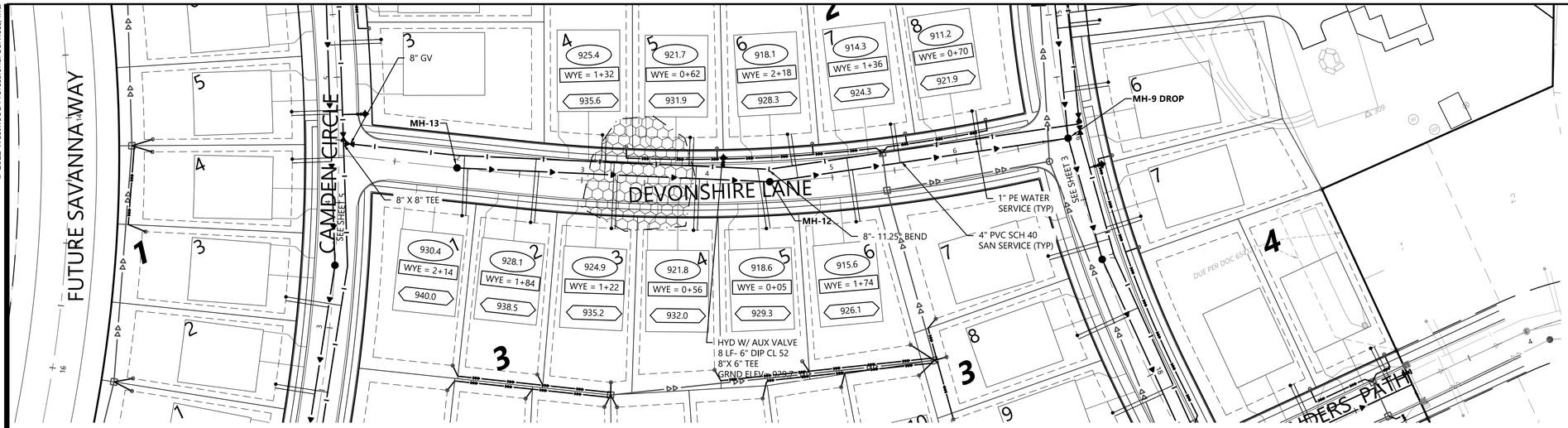
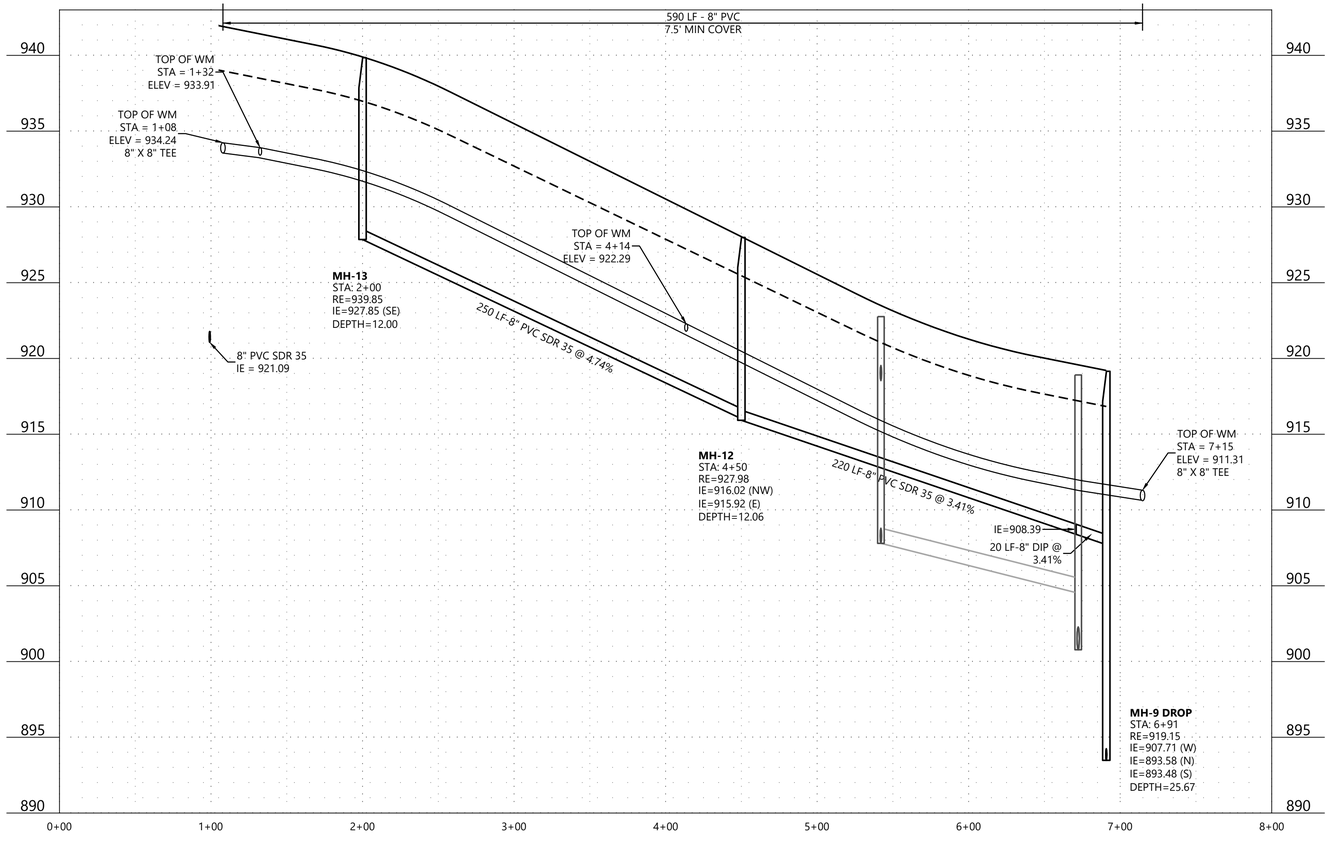


Street 5 - Devonshire Lane



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

LEGEND

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WYE = X+XX / X.X' RISER	SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
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USE SCH 40 FOR ALL RISERS/LATERALS CONNECTING TO C-900 MAIN PER CITY DETAIL SER-3

1" POLY WATER SERVICE OR APPROVED EQUAL SEE CITY DETAIL SER-2

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S-UTF01.DWG

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood

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

Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLANS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 6 OF 22

DATE: 05/25/22

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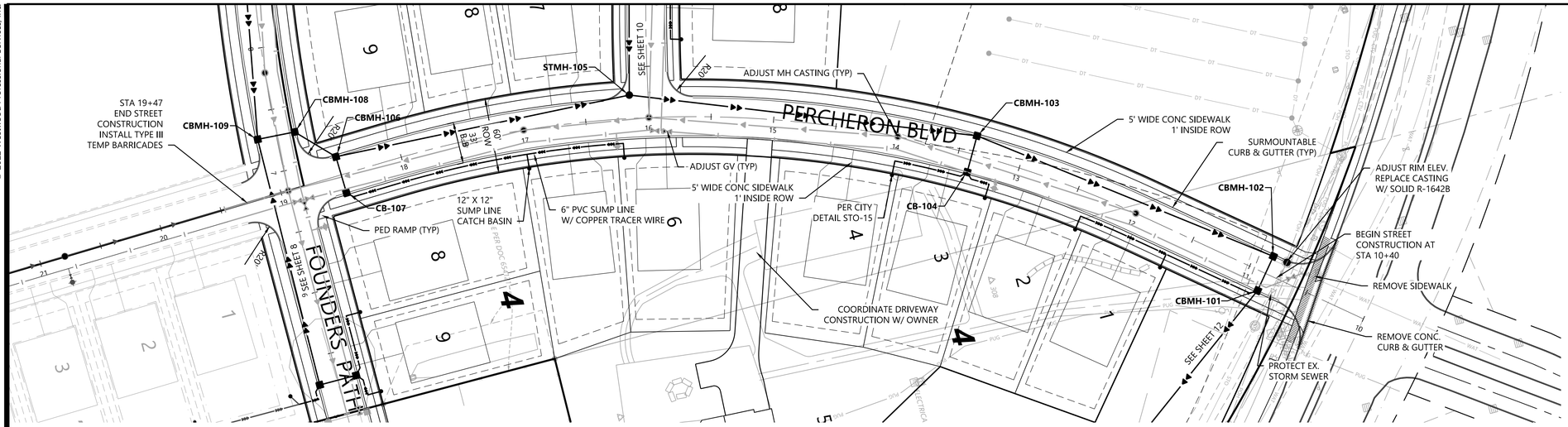
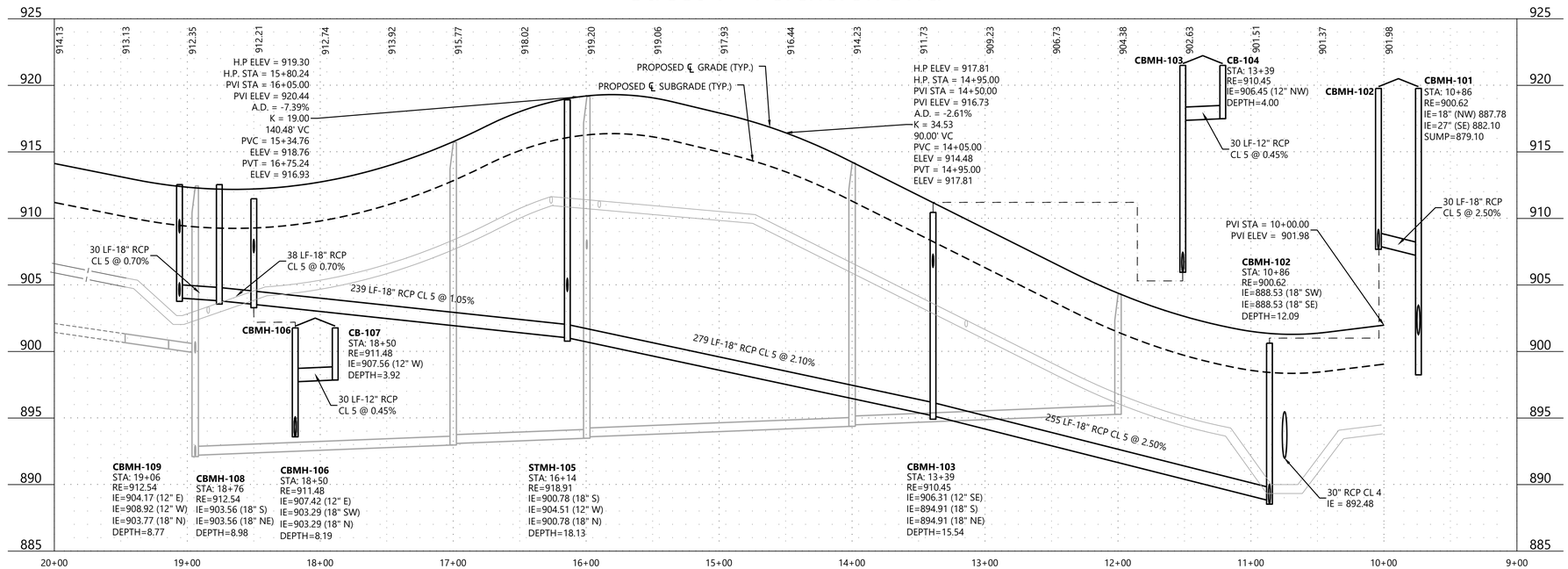


Street 1 - Percheron Blvd



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

LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION

GENERAL NOTES

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS V, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S-STP.DWG

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/29/22
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CHASKA, MN

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

STREET AND STORM SEWER CONSTRUCTION PLANS
PROJECT NUMBER: 0027067.00

SHEET NUMBER: 7 OF 22
DATE: 05/25/22

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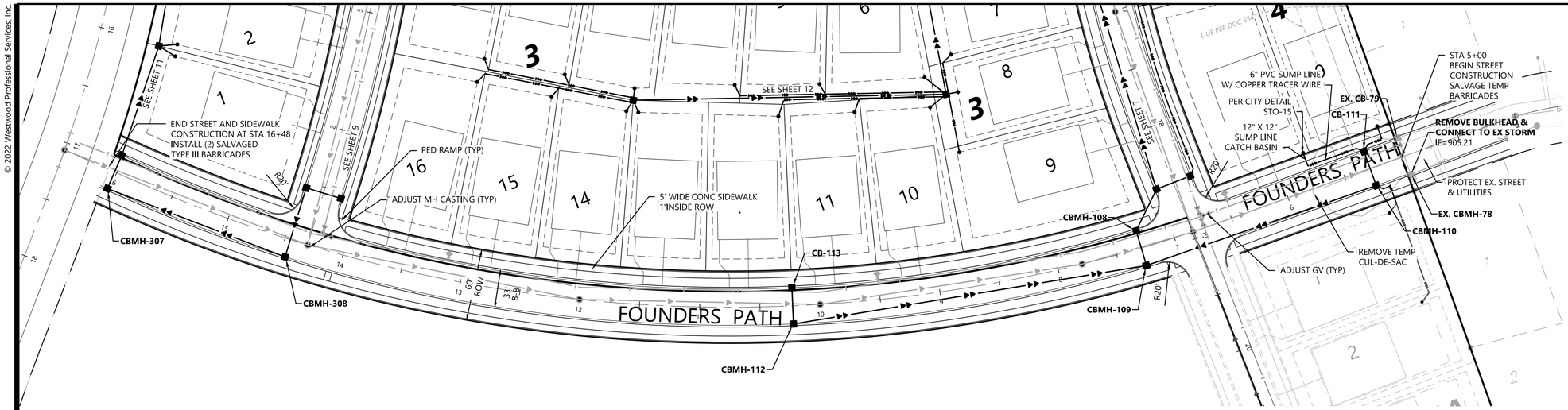

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LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION

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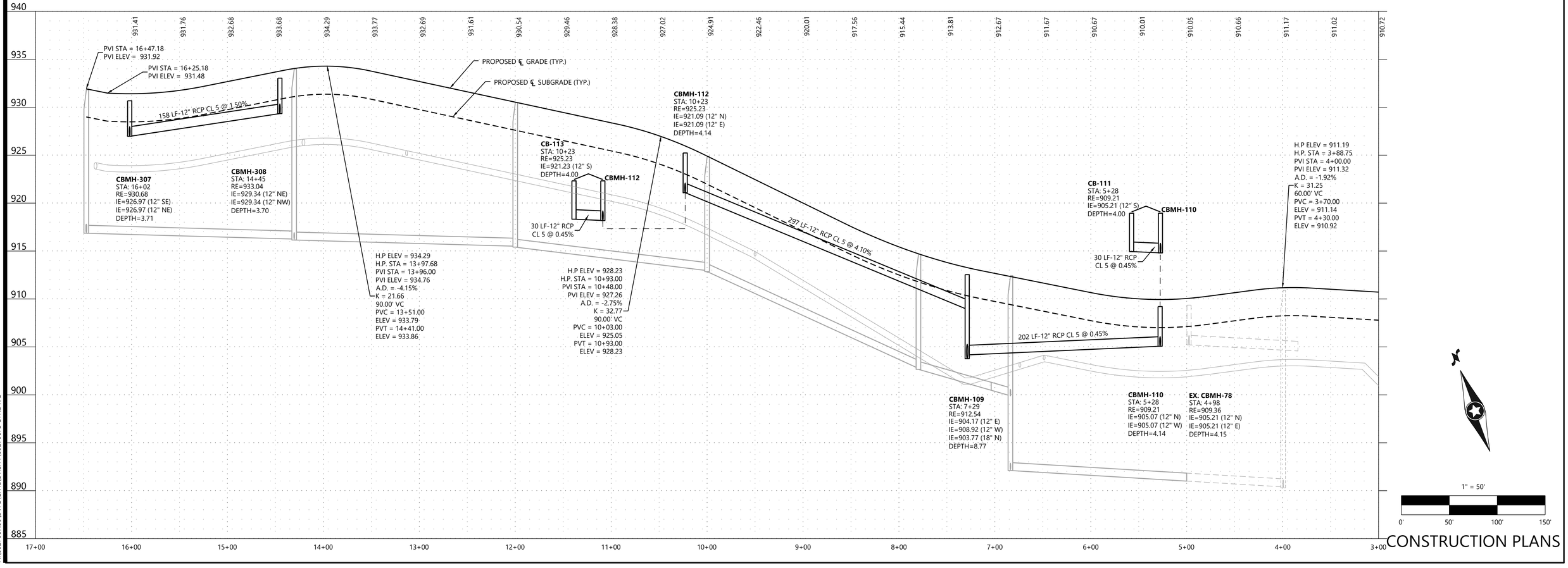
Street 2 - Founders Path



CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

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DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

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STREET AND STORM SEWER CONSTRUCTION PLANS
PROJECT NUMBER: 0027067.00

SHEET NUMBER: 8 OF 22
DATE: 05/25/22

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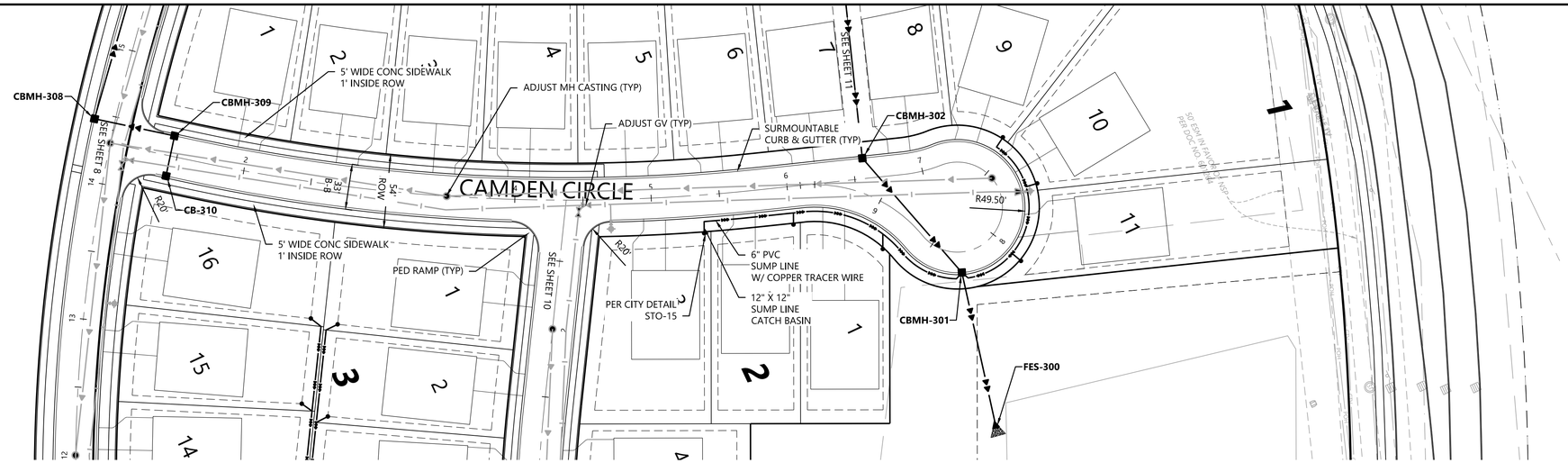
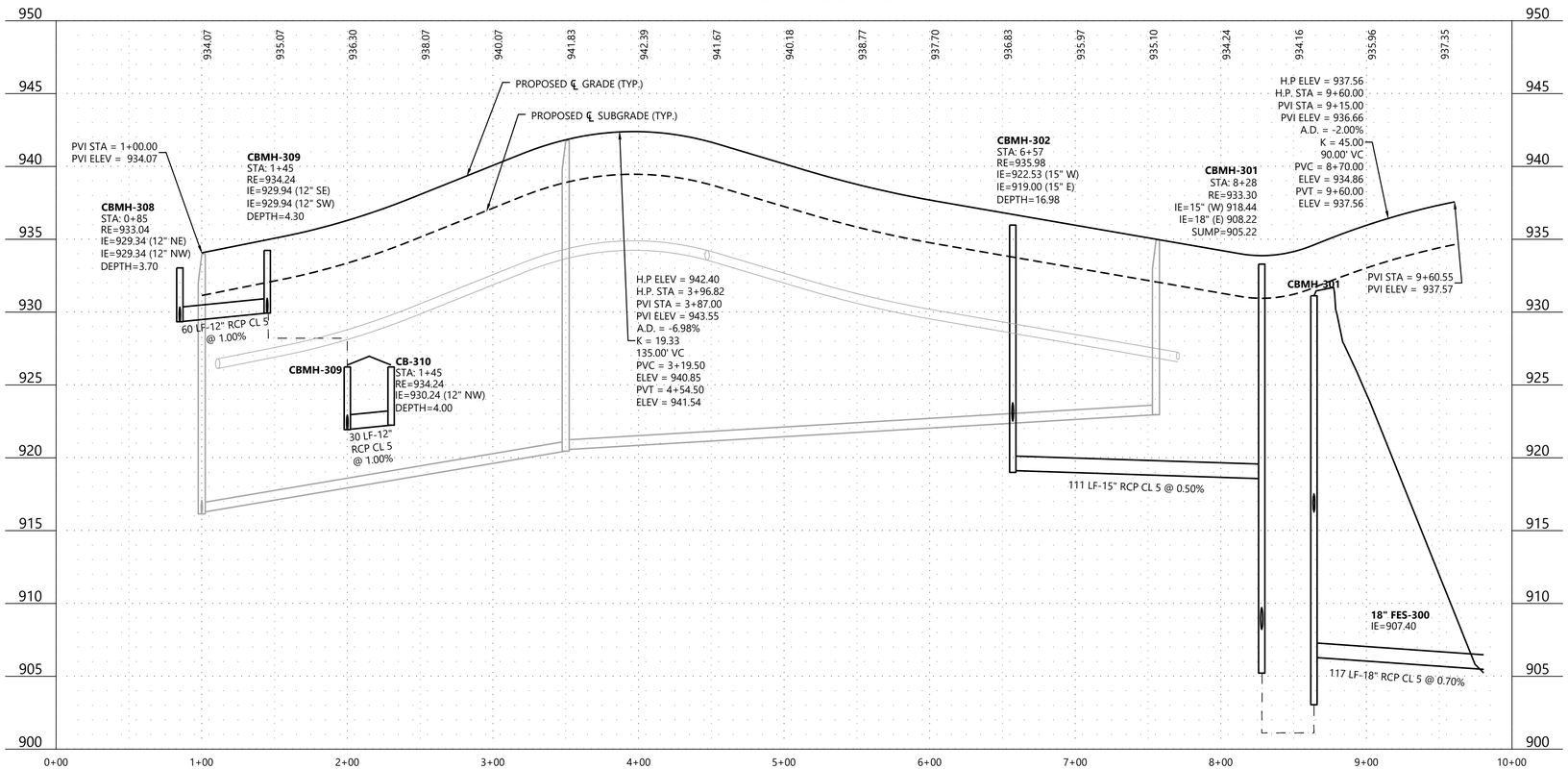


Street 4 - Camden Circle



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Common Ground Alliance

LEGEND

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N:\0027067.00\DWG\CIVIL\UTILITY\0027067S-STF.DWG

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

STREET AND STORM SEWER CONSTRUCTION PLANS
PROJECT NUMBER: 0027067.00

SHEET NUMBER: 9 OF 22
DATE: 05/25/22

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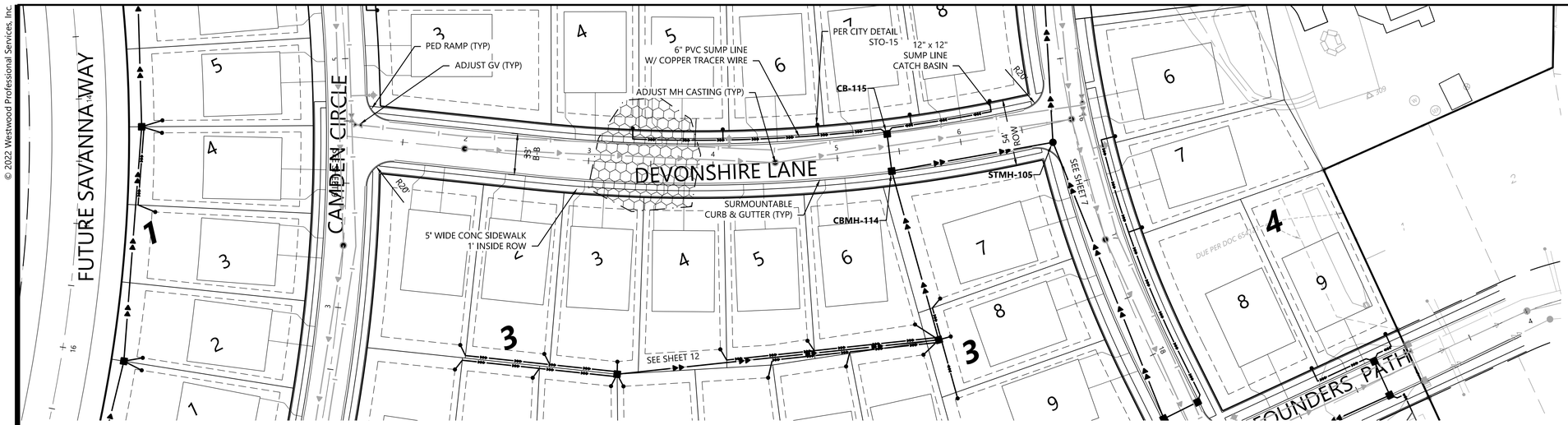
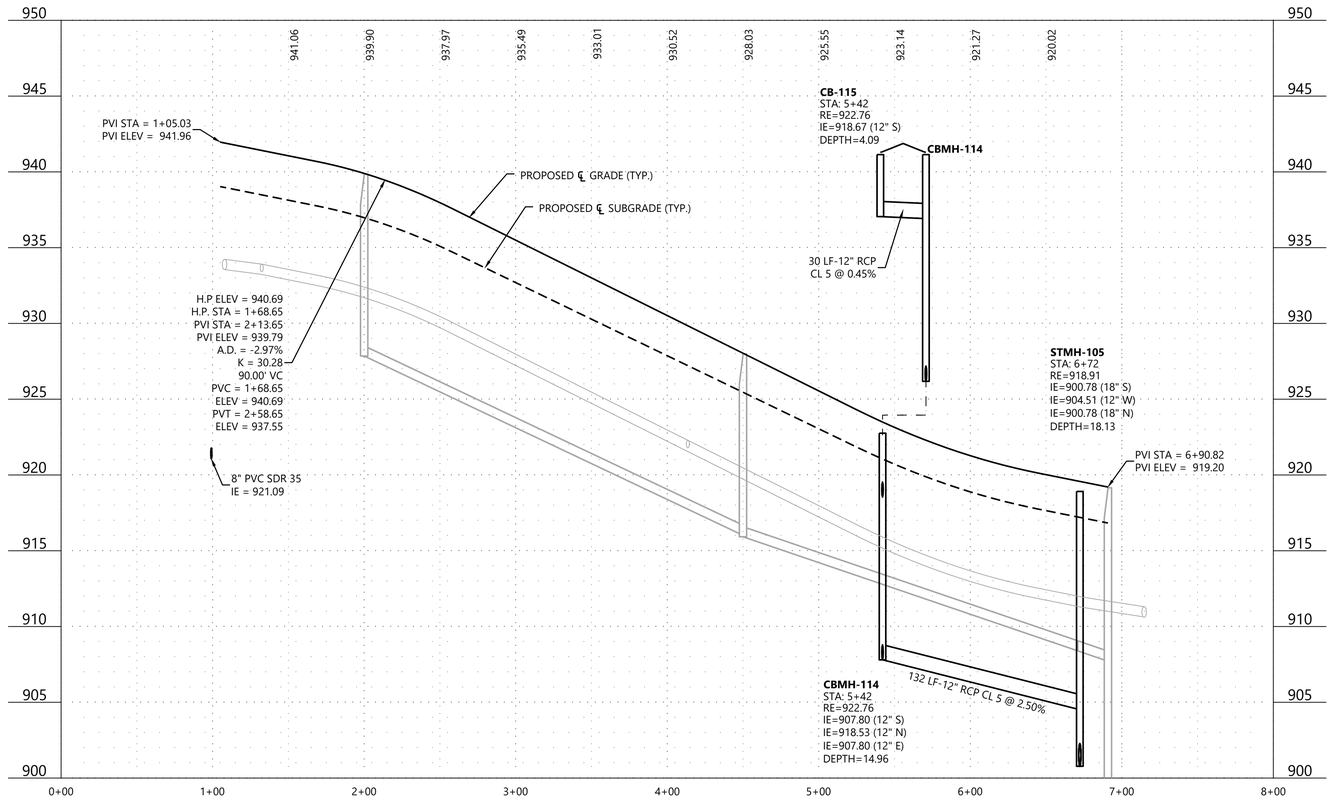


Street 5 - Devonshire Lane



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LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION

GENERAL NOTES

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS V, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.

1" = 50'
0' 50' 100' 150'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S-STF.DWG

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20860 KENBRIDGE COURT, SUITE 100
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STREET AND STORM SEWER CONSTRUCTION PLANS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 10 OF 22

DATE: 05/25/22

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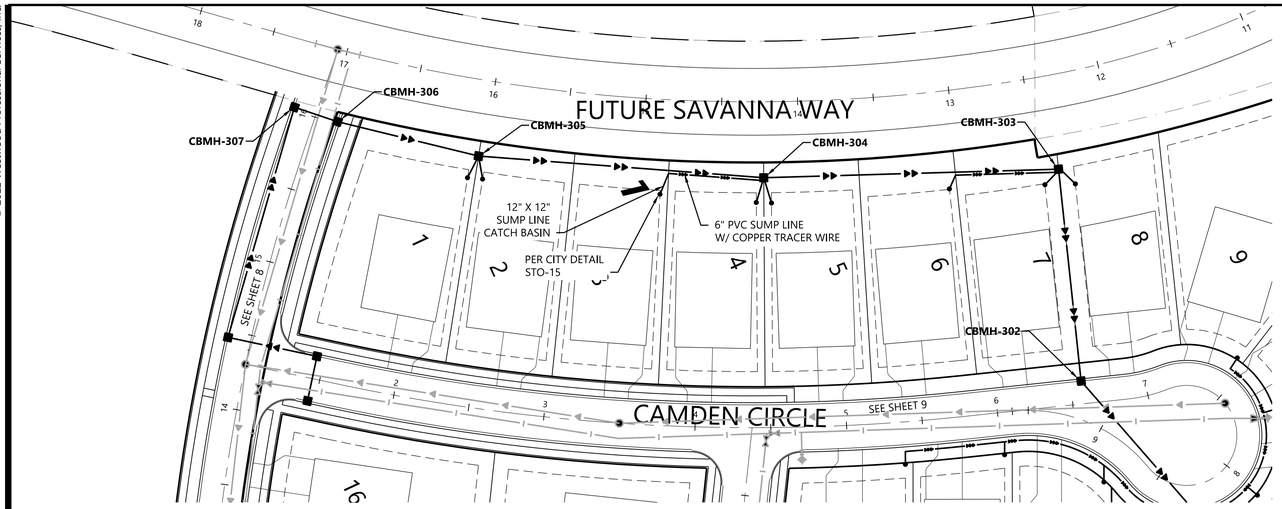
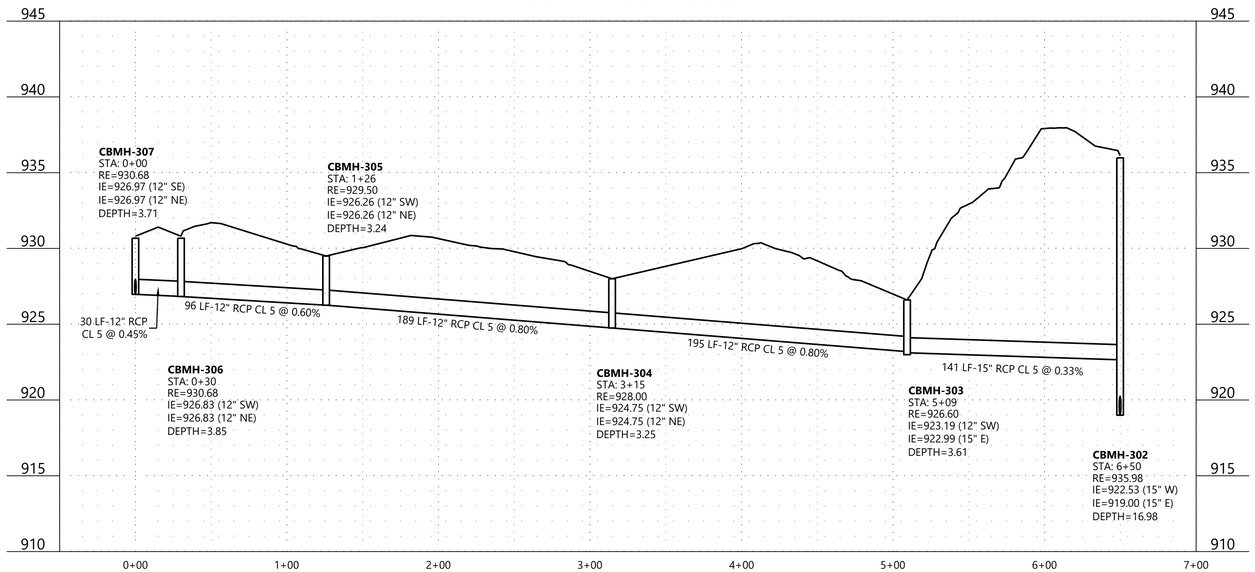


CBMH 307-302



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LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION

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CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

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STREET AND STORM SEWER CONSTRUCTION PLANS
PROJECT NUMBER: 0027067.00

SHEET NUMBER: 11 OF 22
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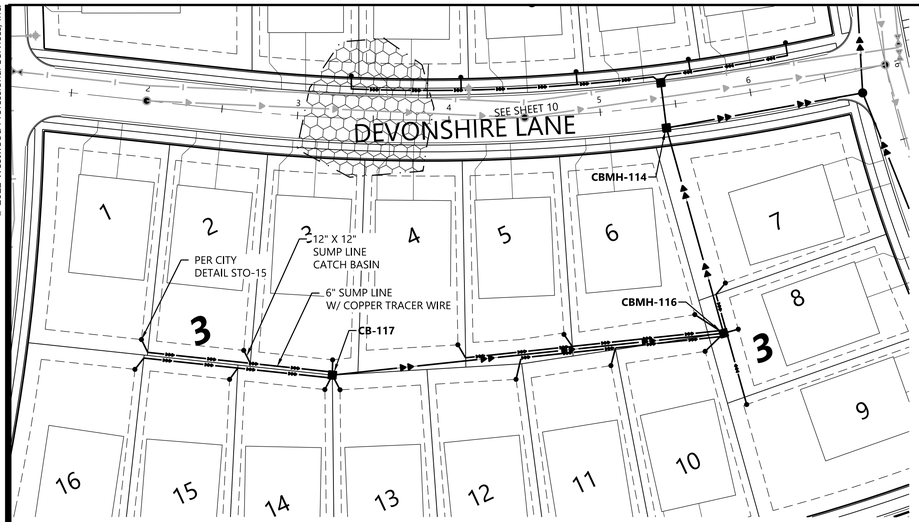

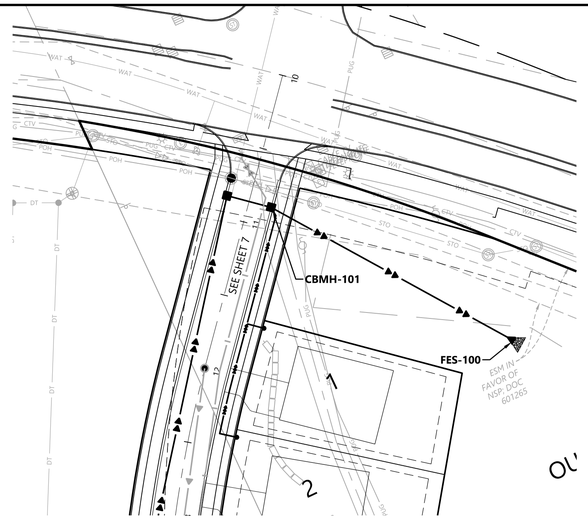

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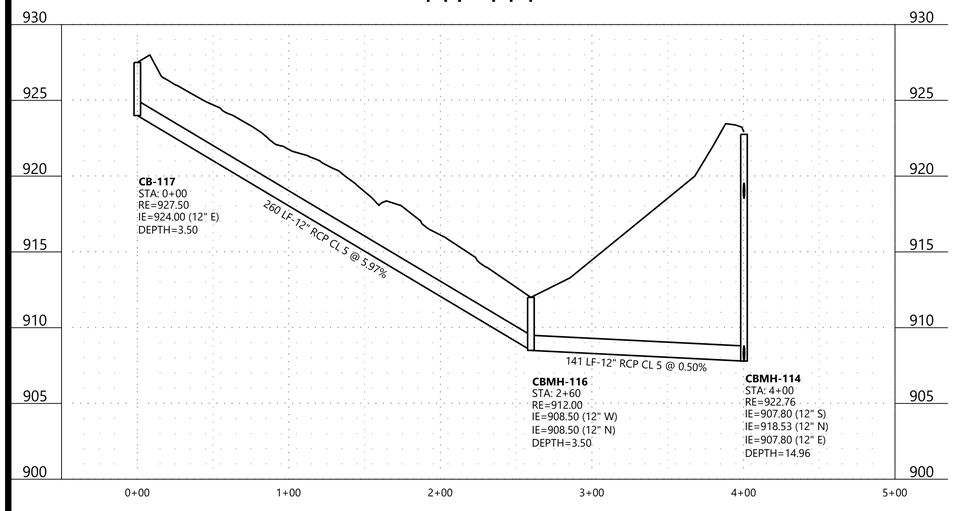

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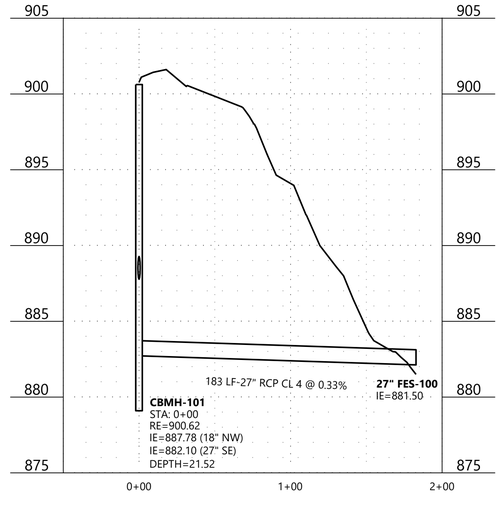

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EXISTING	PROPOSED	
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CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

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DRAWN:	CTY
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VERTICAL SCALE:	10' OR 5'

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PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
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STREET AND STORM SEWER CONSTRUCTION PLANS
PROJECT NUMBER: 0027067.00

SHEET NUMBER: 12 OF 22
DATE: 05/25/22

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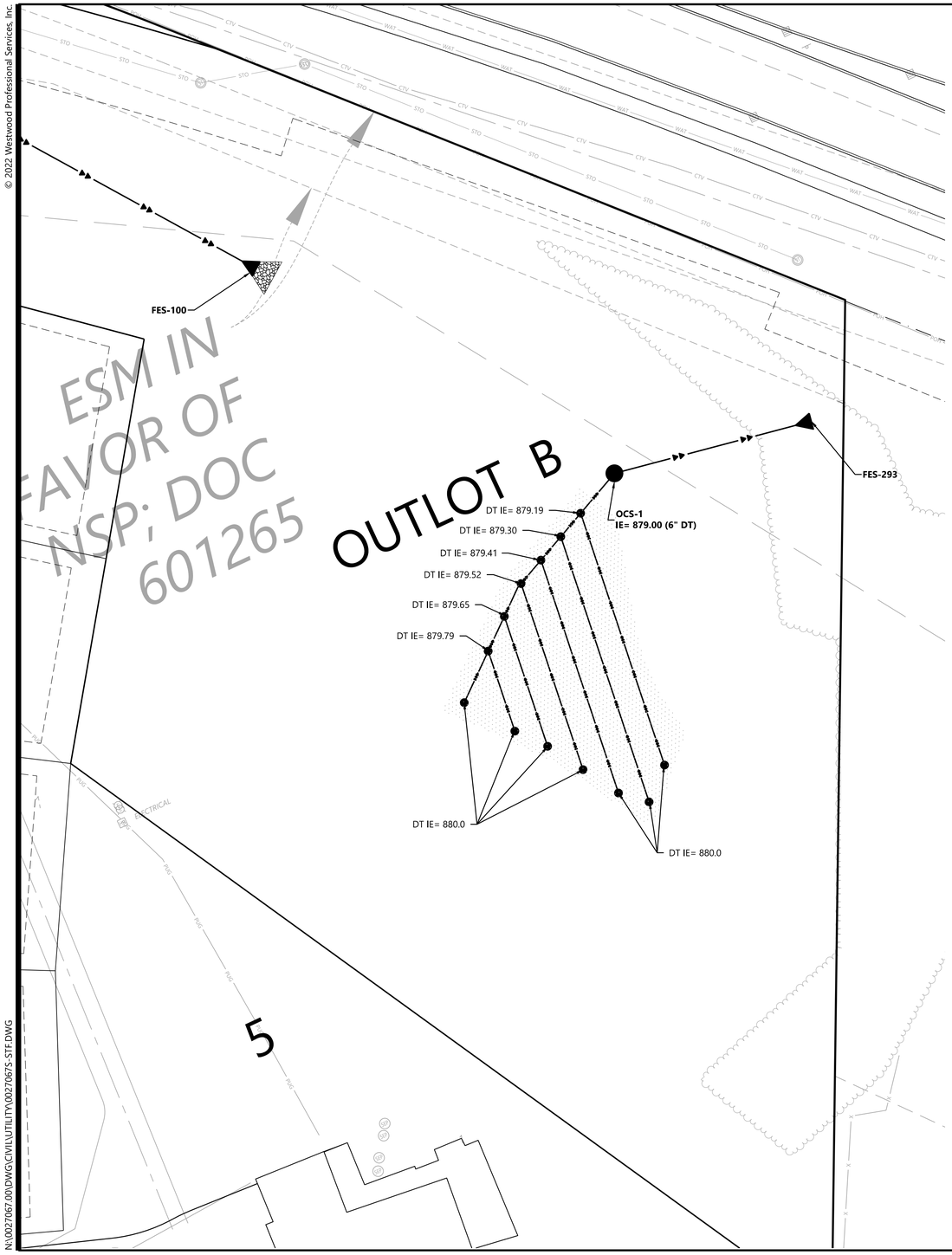
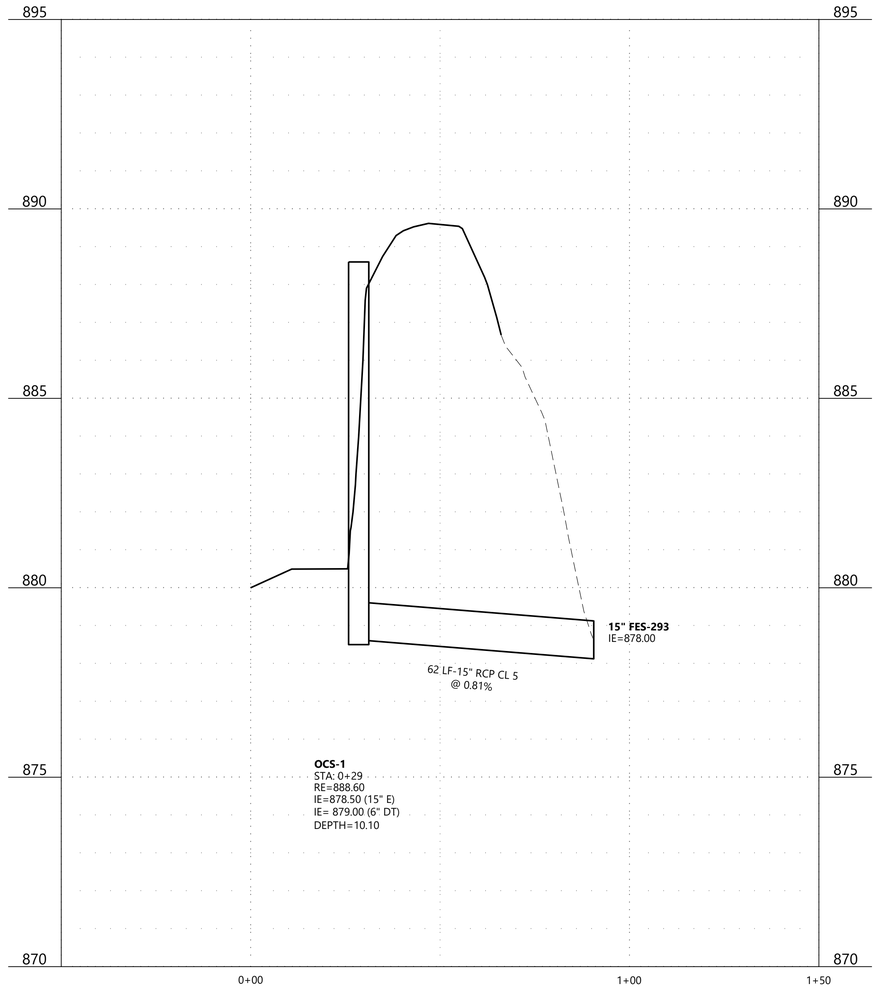


OCS 1- FES 293



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1" = 20'
0' 20' 40' 60'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S-STF.DWG

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	4' OR 2'

INITIAL ISSUE: 04/29/22
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PREPARED FOR:

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LAKEVILLE, MINNESOTA 55044

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DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
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STREET AND STORM SEWER CONSTRUCTION PLANS
PROJECT NUMBER: 0027067.00

SHEET NUMBER: 13 OF 22
DATE: 05/25/22

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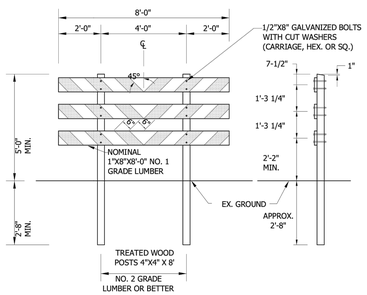

NOTE
THE BARRICADE BOARD FACE SURFACES SHALL BE FULLY RELECTORIZED IN ALTERNATE SILVER-WHITE AND RED STRIPING, USING A REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF MNDOT SPEC. 3352.

PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COATING OF WHITE WOOD PRIMER PAINT FOLLOWED BY A SECOND COAT OF WHITE EXTERIOR APPLIED ONLY TO THE SURFACES NOT COVERED WITH REFLECTIVE SHEETING.

THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND RELECTORIZED SHEETING APPLIED BEFORE BEING INSTALLED ON THE POSTS.

THE PLACEMENT OF THE BARRICADE SHALL BE 10'-0" FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE CENTERED ON THE ROADWAY FACING THE FLOW OF TRAFFIC.

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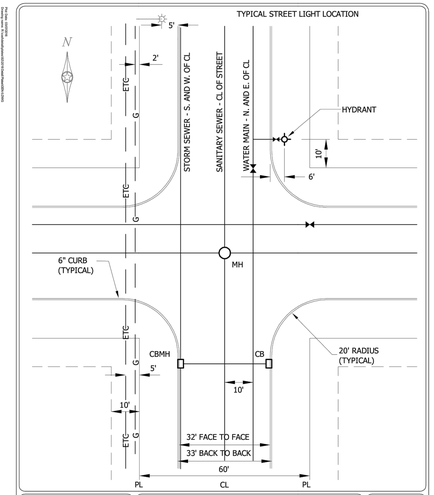
PERMANENT BARRICADE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-4



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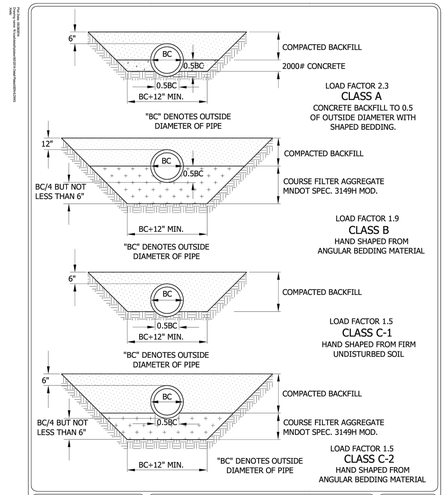
TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE)

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5



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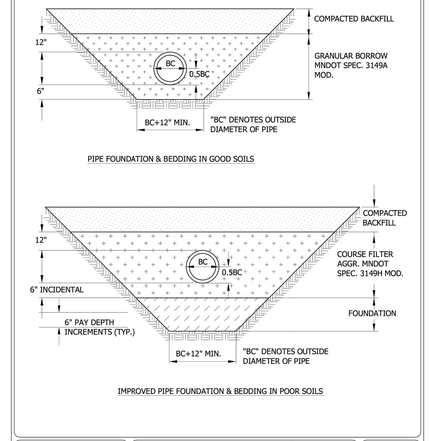
BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



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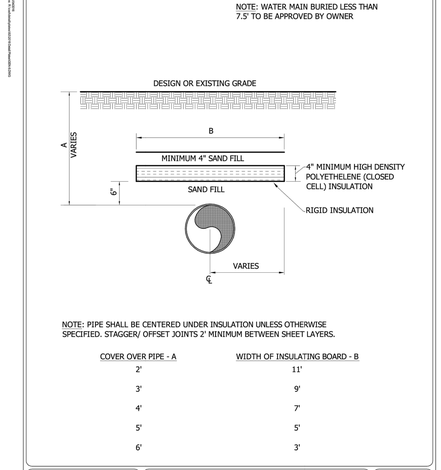
BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED. STAGGER/ OFFSET JOINTS 2' MINIMUM BETWEEN SHEET LAYERS.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

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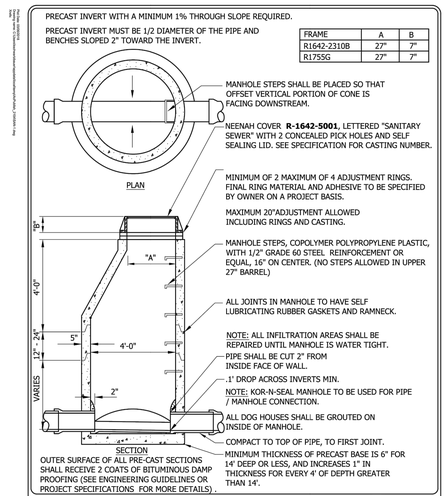
INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. GEN-8



FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"

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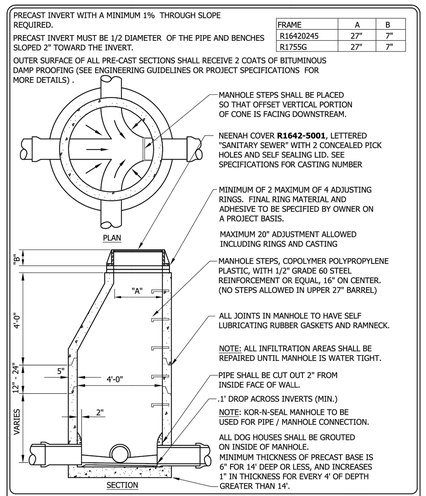
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-1



FRAME	A	B
R16420245	27"	7"
R1755G	27"	7"

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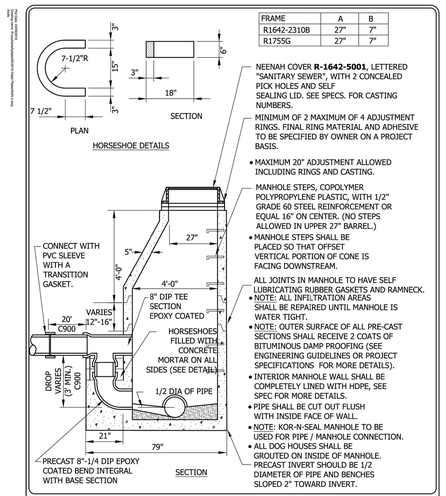
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-2



FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"

- NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER", WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECS. FOR CASTING NUMBERS.
- MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.
- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL.)
- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS AND RAMNECK.

- NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.
- NOTE: OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS).
- INTERIOR MANHOLE WALL SHALL BE COMPLETELY LINED WITH HDPE, SEE SPEC FOR MORE DETAILS.
- PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.
- NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.
- ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE. PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

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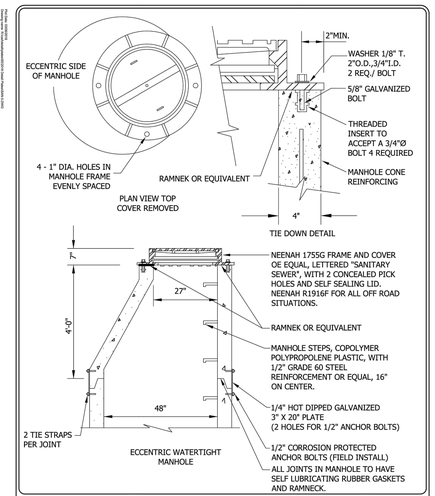
SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-4



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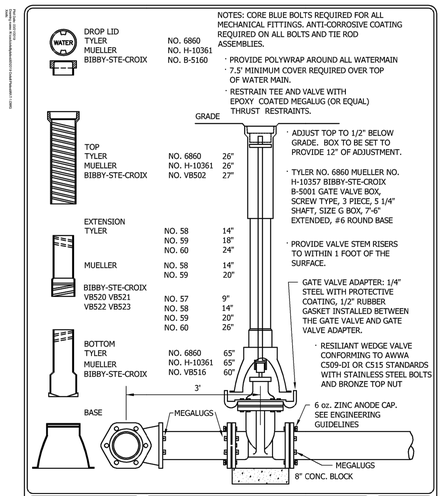
WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-5



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GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

N:\0027067.00\DWG\CIVIL\UTILITY\00270675 - DT01.DWG

RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

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DETAILS

PROJECT NUMBER: 0027067.00

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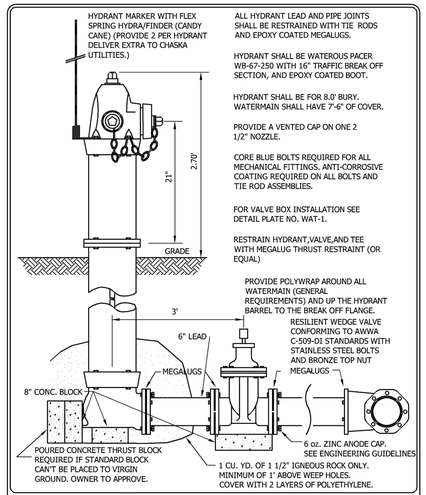

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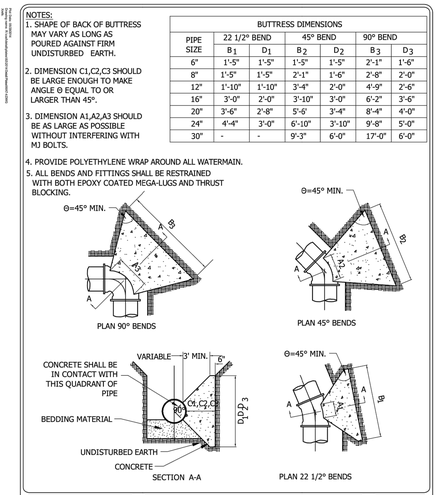
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-2



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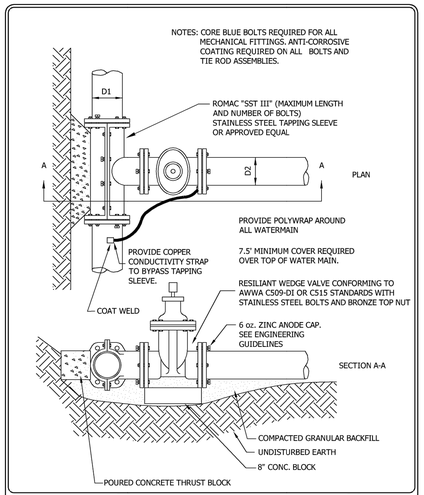
CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4



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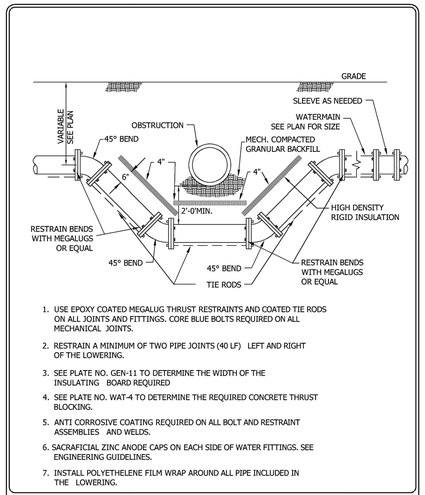
WATER MAIN WET TAP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-5



1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. SACRAFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.
7. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

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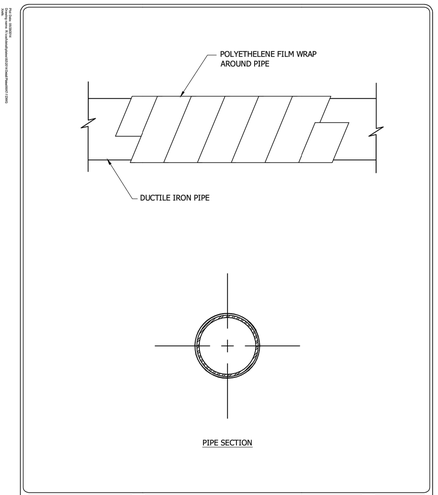
WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-6



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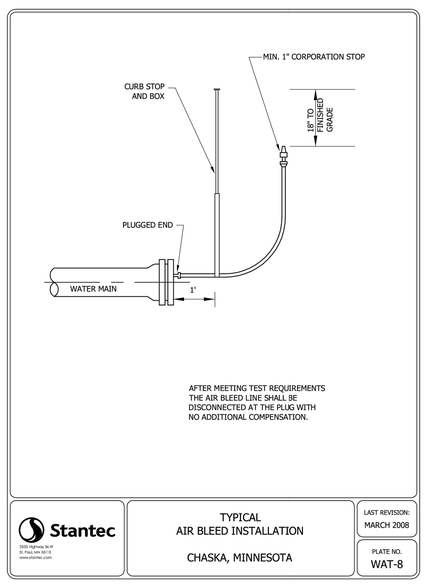
TYPICAL WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-7



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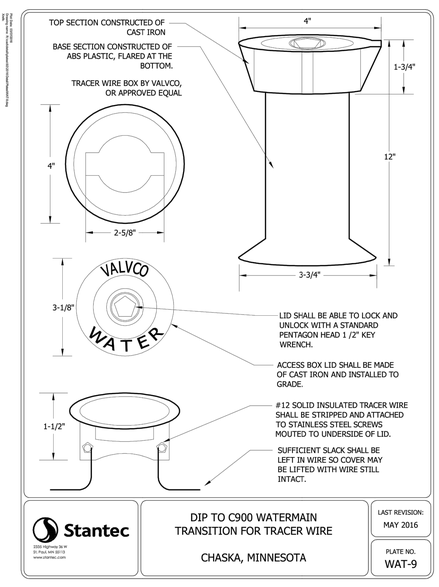
TYPICAL AIR BLEED INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-8



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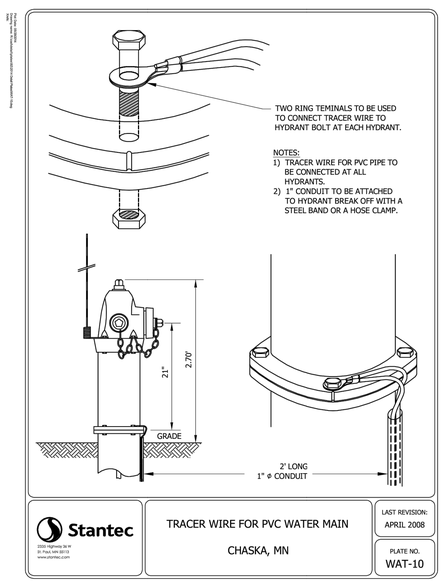
DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE

CHASKA, MINNESOTA

LAST REVISION: MAY 2016

PLATE NO. WAT-9



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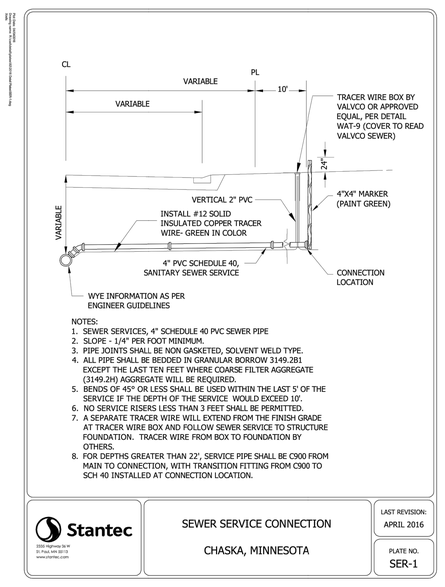
TRACER WIRE FOR PVC WATER MAIN

CHASKA, MN

LAST REVISION: APRIL 2008

PLATE NO. WAT-10



NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

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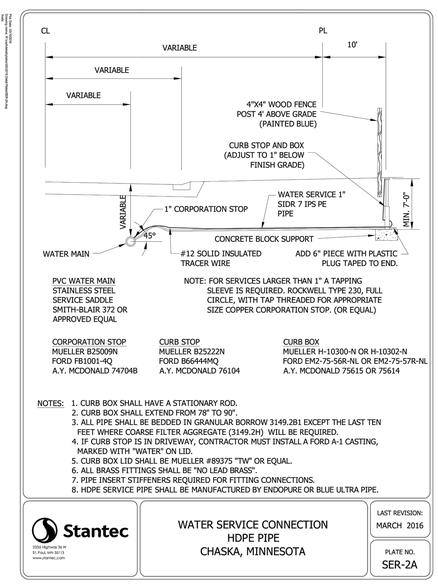
SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1



PVC WATER MAIN STAINLESS STEEL SERVICE SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP
MUELLER B25009N
FORD FB1001-4Q
A.Y. MCDONALD 74704B

CURB STOP
MUELLER B25222N
FORD B66444MQ
A.Y. MCDONALD 76104

CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-56R-NL OR EM2-75-S7R-NL
A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 "TW" OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS".
7. PIPE INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

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WATER SERVICE CONNECTION HDPE PIPE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2A

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S - DT01.DWG

RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

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

SHEET NUMBER: 15 OF 22

PROJECT NUMBER: 0027067.00

DATE: 05/25/22

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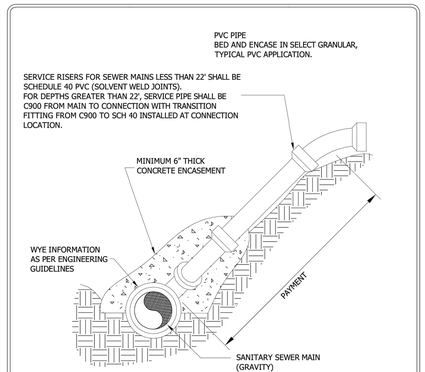

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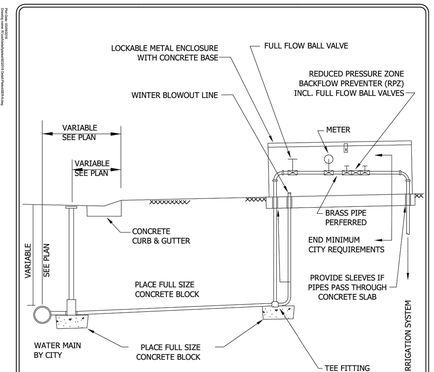
SERVICE RISER
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016
PLATE NO. SER-3



NOTES:
1. CITY WATER SERVICE & PLUMBING PERMITS REQUIRED FOR WORK BY PRIVATE CONTRACTORS.
2. ANNUAL TESTING OF RPZ REQUIRED
3. REQUIRED EQUIPMENT MUST BE ENCLOSED AND SUPPORTED.
4. ENCLOSURE MUST BE APPROVED BY CITY WATER DEPT. ENCLOSURE MUST BE LOCKED WITH A HEAVY DUTY PADLOCK. (SUPPLIED BY CITY)
5. SLEEVES FOR PIPES IN CONCRETE SLABS SHALL BE 4" DIAMETER PVC OR SIMILAR.
6. IF A 1-1/2" IRRIGATION SERVICE IS USED THEN THE CURBSTOP MUST BE LOCATED IN THE GREEN AREA.

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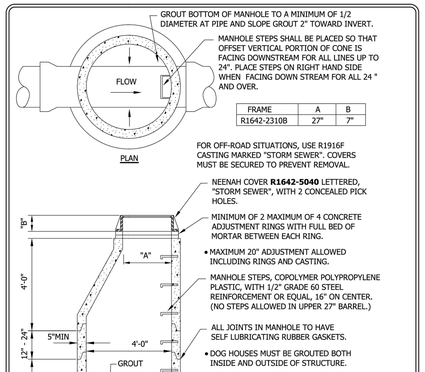
IRRIGATION SERVICE
BY PRIVATE CONTRACTOR
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. SER-6



FRAME	A	B
R1642-2310B	27"	7"

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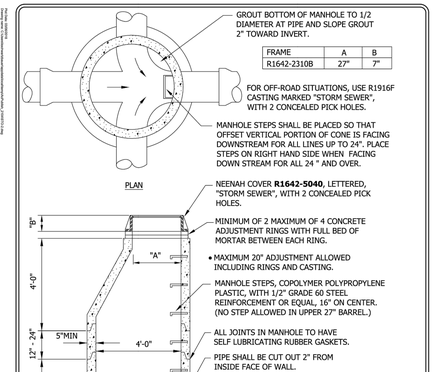
STORM SEWER MANHOLE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-1



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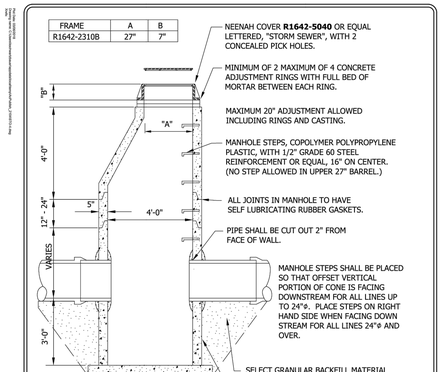
STORM SEWER JUNCTION MANHOLE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-2



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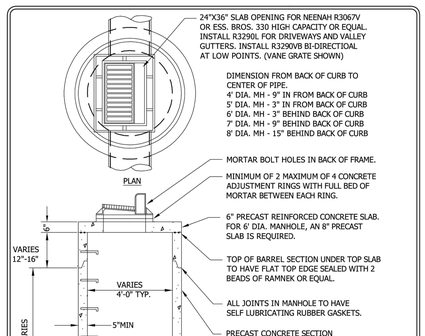
PERFORATED SUMP MANHOLE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-4



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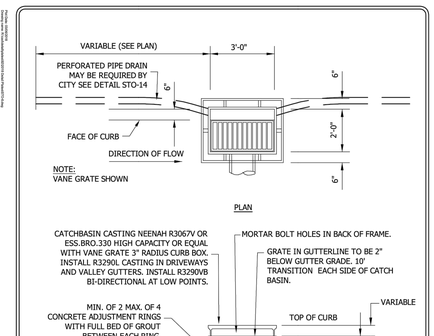
TYPE II
CATCHBASIN MANHOLE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-5



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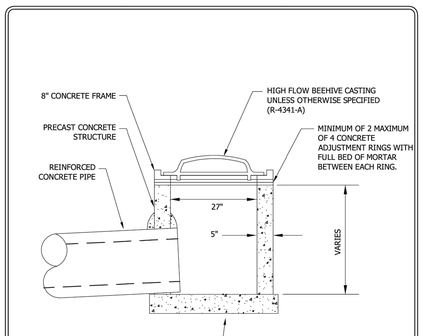
TYPE II
CATCHBASIN
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-6



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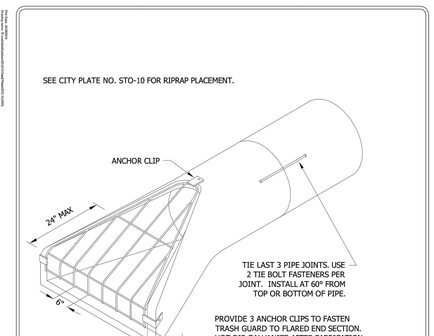
PRECAST 27" SHALLOW
DEPTH BEEHIVE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2018
PLATE NO. STO-9



TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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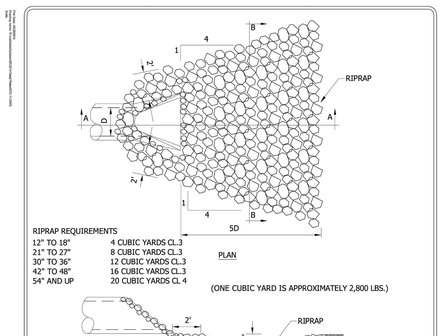
FLARED END SECTION
AND TRASH GUARD
CHASKA, MINNESOTA

LAST REVISION: FEB. 1995
PLATE NO. STO-10



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RIPRAP AT OUTLETS
CHASKA, MINNESOTA

LAST REVISION: APRIL 2004
PLATE NO. STO-11

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	### OR ##
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
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DETAILS

SHEET NUMBER: 16 OF 22
PROJECT NUMBER: 0027067.00
DATE: 05/25/22

RIVERTOWN HEIGHTS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S - DT01.DWG

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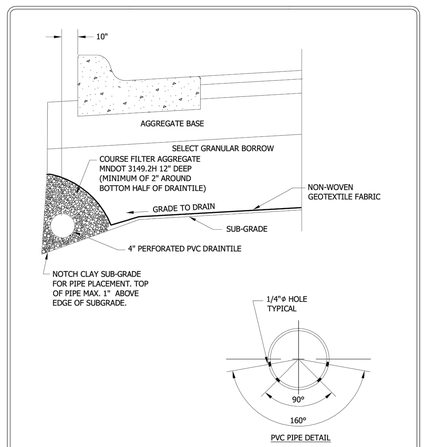
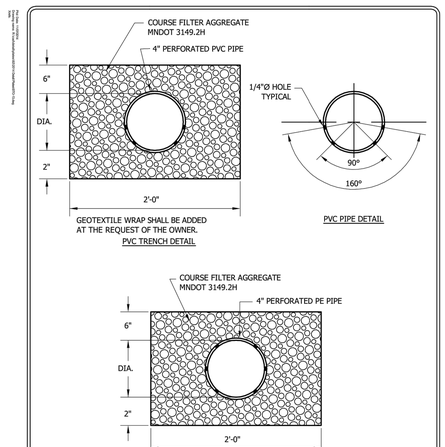
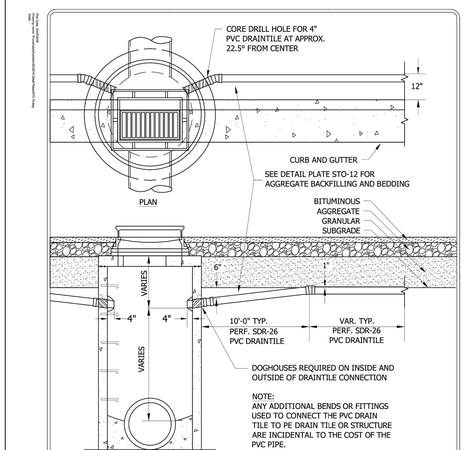


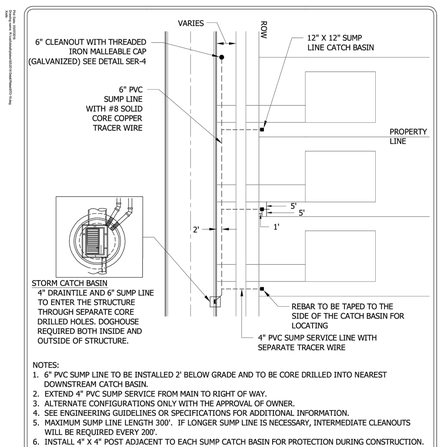
Stantec	PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB CHASKA, MINNESOTA	LAST REVISION: NOV. 2016 PLATE NO. STO-12



Stantec	PERFORATED PIPE TRENCH DETAIL CHASKA, MINNESOTA	LAST REVISION: NOV. 2014 PLATE NO. STO-13

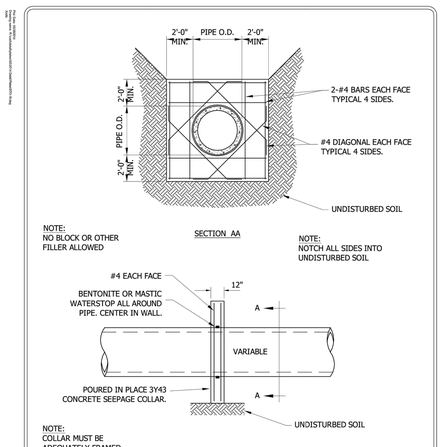


Stantec	DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STO-14

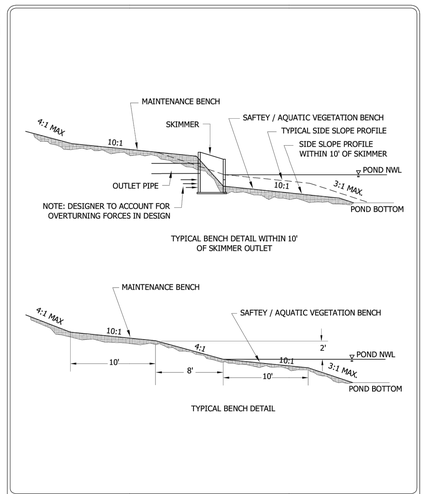


NOTES:
1. 6" PVC SUMP LINE TO BE INSTALLED 2' BELOW GRADE AND TO BE CORE DRILLED INTO NEAREST DOWNSTREAM CATCH BASIN.
2. EXTEND 4" PVC SUMP SERVICE FROM MAIN TO RIGHT OF WAY.
3. ALTERNATE CONFIGURATIONS ONLY WITH THE APPROVAL OF OWNER.
4. SEE ENGINEERING GUIDELINES OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. MAXIMUM SUMP LINE LENGTH 200'. IF LONGER SUMP LINE IS NECESSARY, INTERMEDIATE CLEANOUTS WILL BE REQUIRED EVERY 200'.
6. INSTALL 4" X 4" POST ADJACENT TO EACH SUMP CATCH BASIN FOR PROTECTION DURING CONSTRUCTION.
7. CLEAN OUT TO BE PLACED ON PROPERTY LINE AT END OF LAST SERVICE LINE. IF SERVICE FALLS IN DRIVEWAY THE MAINLINE WILL BE EXTENDED BEYOND DRIVEWAY/ALLEY TO ENSURE THE CLEANOUT IS IN GREEN SPACE.
8. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISHED GRADE CLEANOUT LOCATION WITH TRACER WIRE BOX AND FOLLOW THE SUMP LINE TO THE STRUCTURE LOCATION.

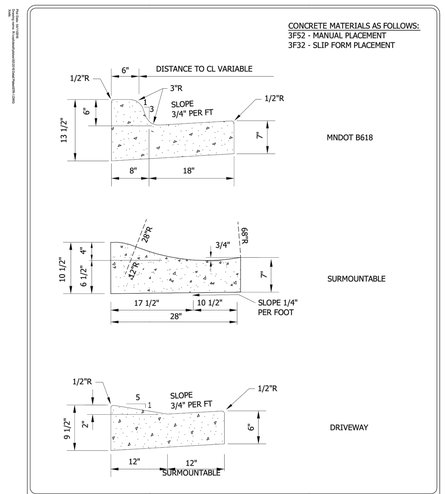
Stantec	PVC SUMP LINE BEHIND CURB CHASKA, MINNESOTA	LAST REVISION: MAY 2016 PLATE NO. STO-15



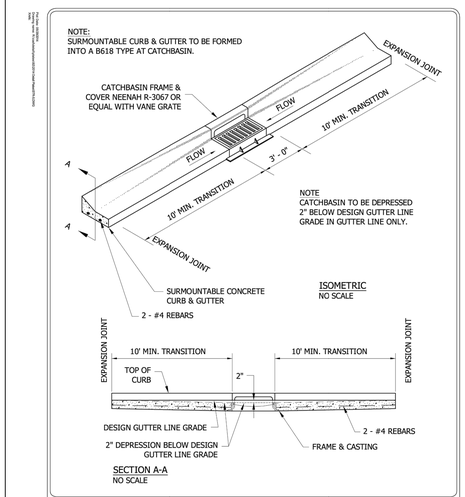
Stantec	SEEPAGE COLLAR CHASKA, MINNESOTA	LAST REVISION: MARCH 2001 PLATE NO. STO-16



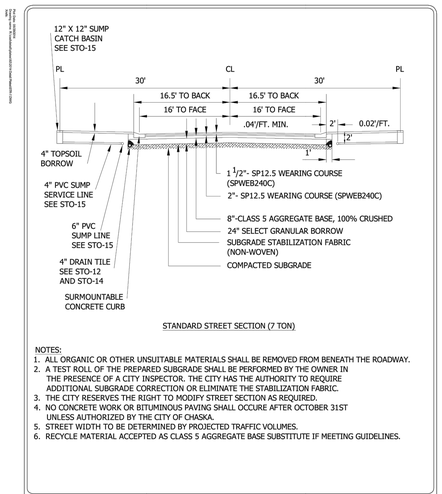
Stantec	TYPICAL BENCH DETAIL CHASKA, MINNESOTA	LAST REVISION: MARCH 2001 PLATE NO. STO-19



Stantec	CURB AND GUTTER CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STR-1



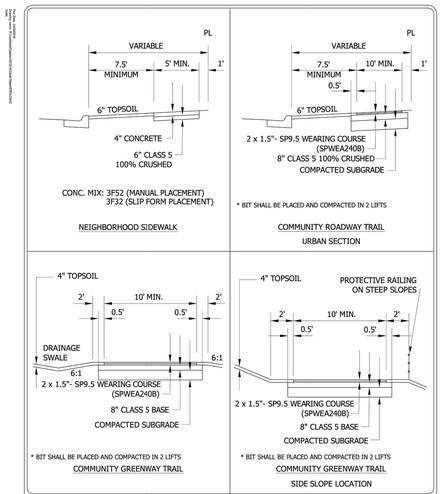
Stantec	SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. STR-5



STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITTABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

Stantec	TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION CHASKA, MINNESOTA	LAST REVISION: JUNE 2012 PLATE NO. STR-7



Stantec	TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STR-9

N:\0027067.00\DWG\CIVIL\UTILITY\00270675 - DT01.DWG

RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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

SHEET NUMBER: 17 OF 22
DATE: 05/25/22

PROJECT NUMBER: 0027067.00

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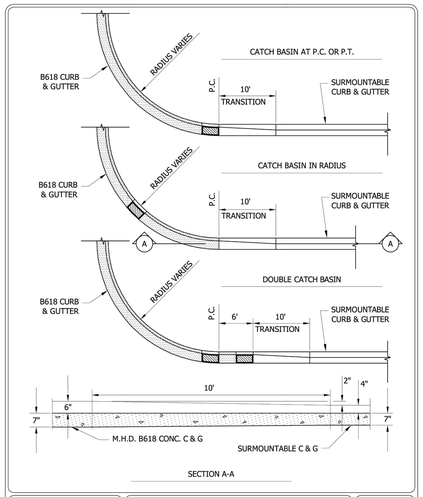

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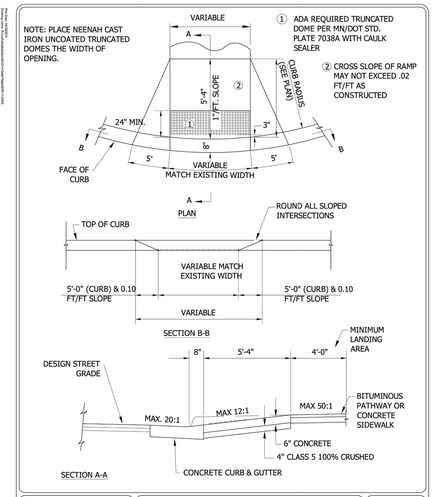
CONCRETE CURB & GUTTER TRANSITION

CHASKA, MINNESOTA

LAST REVISION: OCT. 1989

PLATE NO. STR-10



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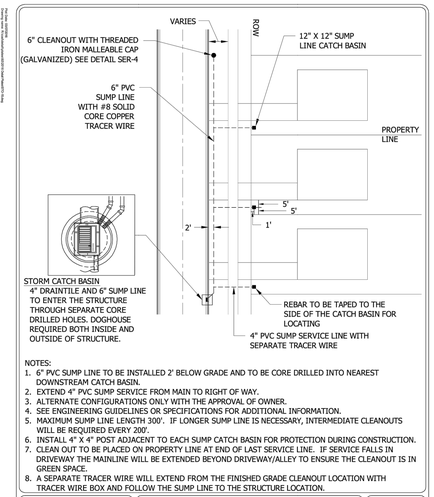
PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: APRIL 2011

PLATE NO. STR-11



NOTES:
1. 6" PVC SUMP LINE TO BE INSTALLED 2' BELOW GRADE AND TO BE CORE DRILLED INTO NEAREST DOWNSTREAM CATCH BASIN.
2. EXTEND 4" PVC SUMP SERVICE FROM MAIN TO RIGHT OF WAY.
3. ALTERNATE CONFIGURATIONS ONLY WITH THE APPROVAL OF OWNER.
4. SEE ENGINEERING GUIDELINES OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. MAXIMUM SUMP LINE LENGTH 300'. IF LONGER SUMP LINE IS NECESSARY, INTERMEDIATE CLEANOUTS WILL BE REQUIRED EVERY 200'.
6. INSTALL 4" X 4" POST ADJACENT TO EACH SUMP CATCH BASIN FOR PROTECTION DURING CONSTRUCTION.
7. CLEAN OUT TO BE PLACED ON PROPERTY LINE AT END OF LAST SERVICE LINE. IF SERVICE FALLS IN DRIVEWAY THE MAINLINE WILL BE EXTENDED BEYOND DRIVEWAY/ALLEY TO ENSURE THE CLEANOUT IS IN GREEN SPACE.
8. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISHED GRADE CLEANOUT LOCATION WITH TRACER WIRE BOX AND FOLLOW THE SUMP LINE TO THE STRUCTURE LOCATION.

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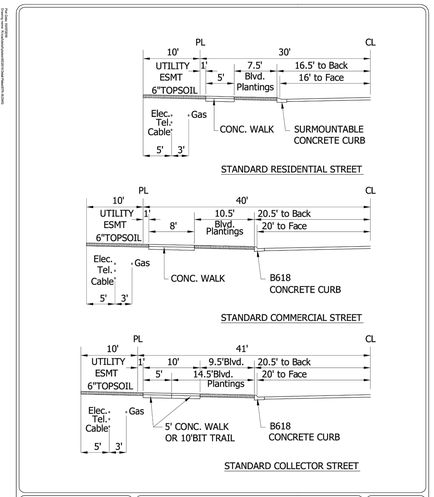
PVC SUMP LINE BEHIND CURB

CHASKA, MINNESOTA

LAST REVISION: MAY 2016

PLATE NO. STO-15



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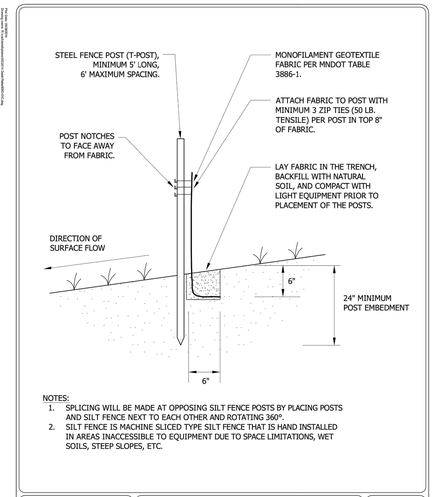
TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-16



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

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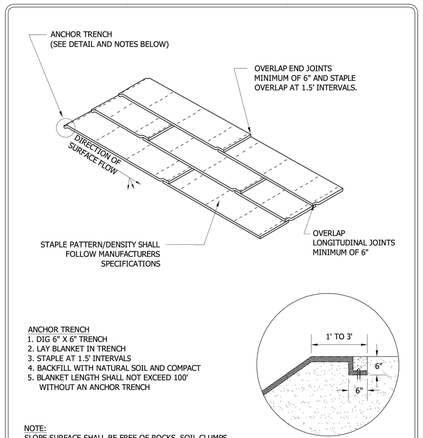
SILT FENCE STANDARD

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1C



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

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

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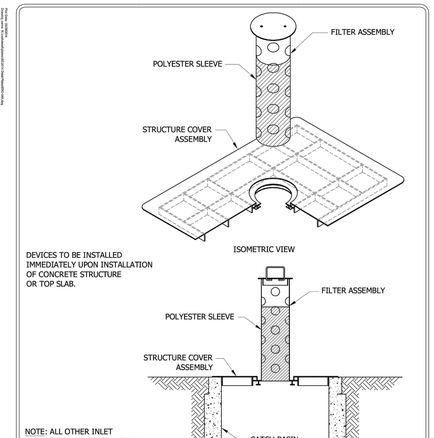
EROSION CONTROL BLANKET INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-2



NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

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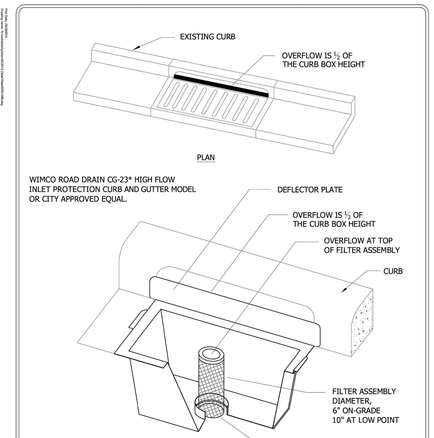
INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



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

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INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

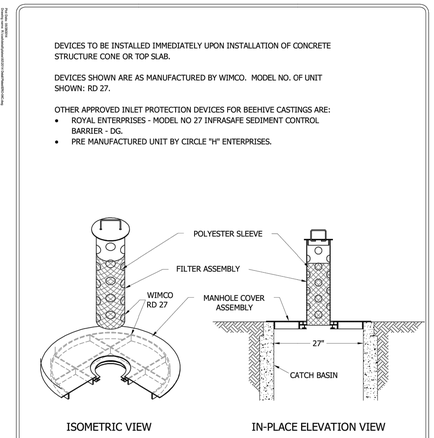
LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

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

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

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



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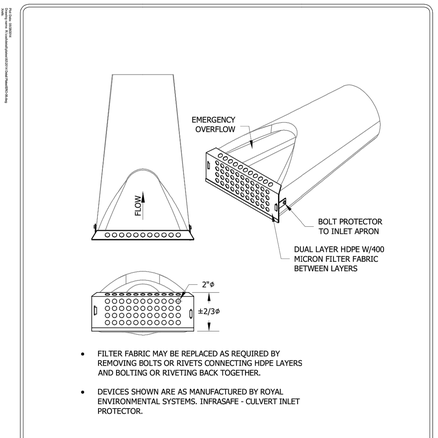
INLET PROTECTION BEEHIVE CASTING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4C



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

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FLARED END EROSION CONTROL

CHASKA, MINNESOTA

LAST REVISION: FEB 2005

PLATE NO. ERO-6

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S - DT01.DWG

RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/29/22
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1 05/25/22 REVISED FOR CITY COMMENTS
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5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

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

DETAILS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 18 OF 22

DATE: 05/25/22

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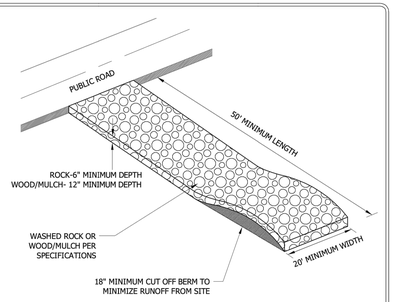

NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING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

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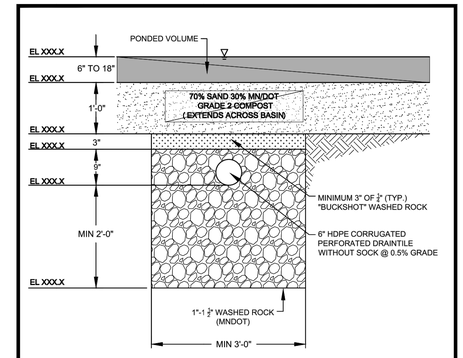
ROCK CONSTRUCTION ENTRANCE CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-7



CALCULATIONS TO MEET RULES

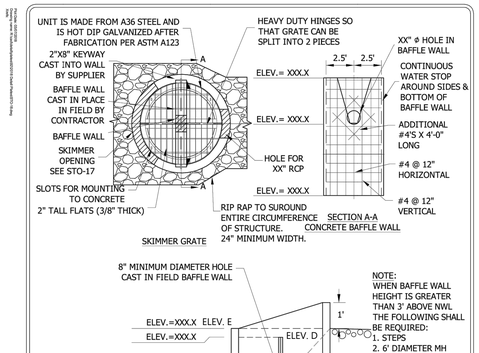
VOLUME:
1. **VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.**
2. **IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.**
3. **TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.**

WATER QUALITY:
1. **FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.**

DRAWDOWN:
1. **48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF OF PONDED VOLUME PER SF OF SURFACE AREA.**

M:\LOD\T\GENERAL_DETAILS\December 2016 Details\1 - BIORETENTION TRENCH.dwg

CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	BIORETENTION TRENCH	DEC 2016 DETAIL 1



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SKIMMER STRUCTURE WITH CAST IN FIELD CONCRETE BAFFLE WALL CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-18

STRUCTURE	POND	NWL	HWL	ELEV A (IE IN)	ELEV B (IE OUT)	ELEV C (OE)	ELEV D (TOP WALL)	ELEV E (RE LOW)	ELEV F (SUMP)	ORIFICE SIZE	OUTLET PIPE SIZE
OCS 1	FILT. BASIN 1	881.50	888.60	880.50	878.50	883.00	888.60	888.60	877.50	15"	15" RCP
OCS 2	FILT. BASIN 2	874.20	879.60	873.50	871.30	876.00	877.20	879.80	870.30	8"	30" RCP

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RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
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CHASKA, MN

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DETAILS

SHEET NUMBER: 19 OF 22
PROJECT NUMBER: 0027067.00
DATE: 05/25/22

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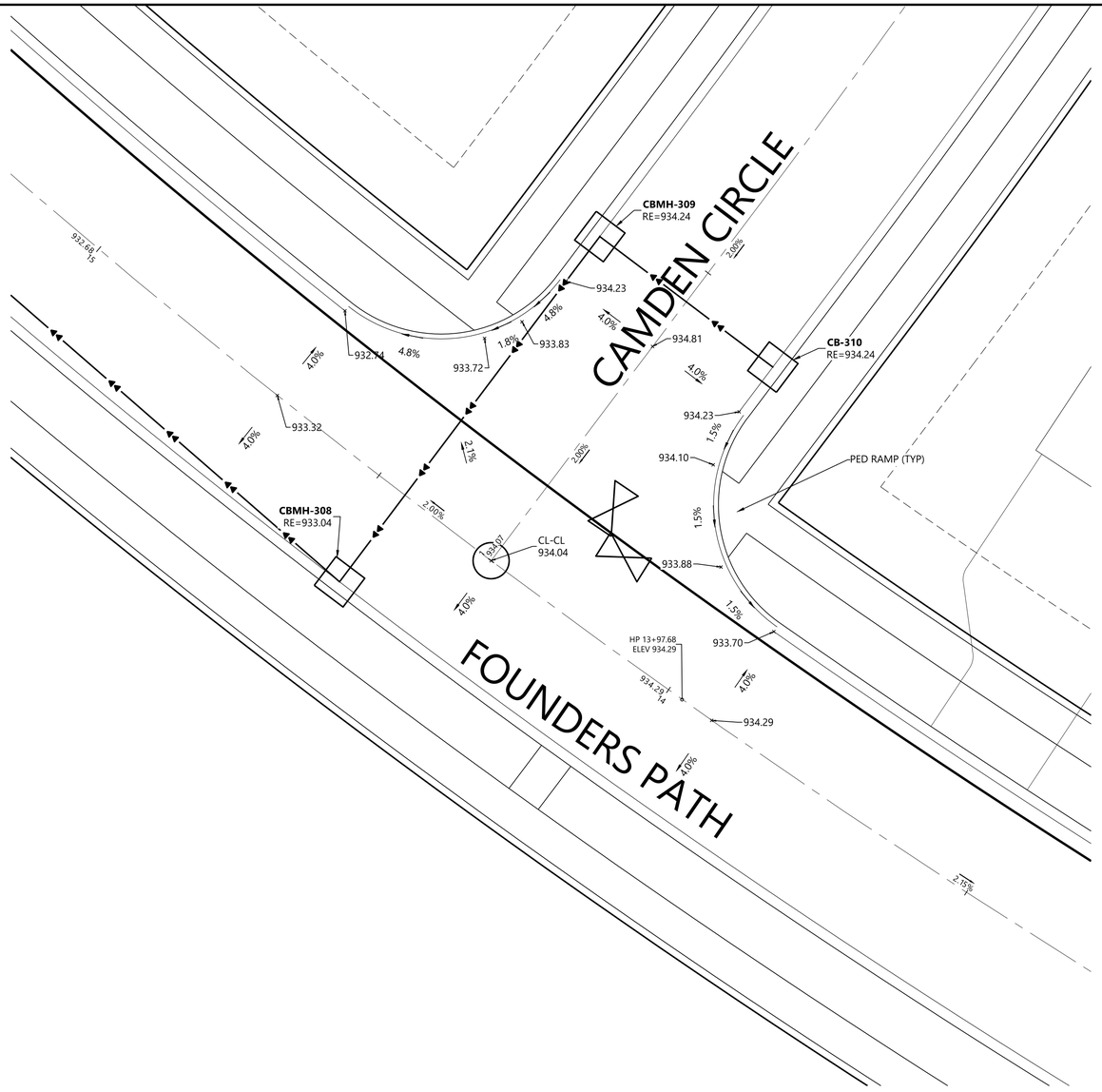

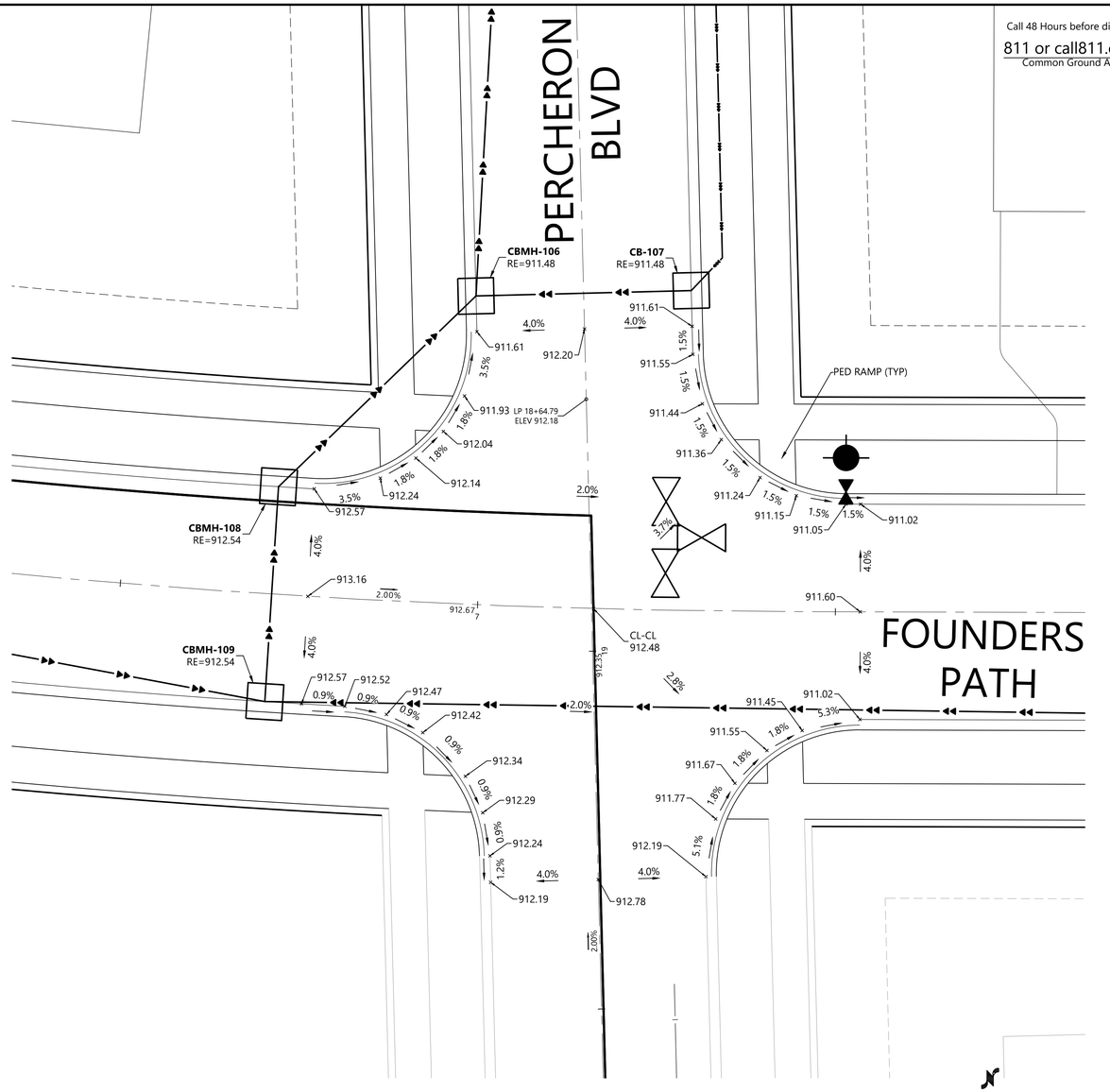

LEGEND

EXISTING	PROPOSED	
× 900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	0.00%	FLOW DIRECTION
		FLOW LINE
		BACK OF CURB
STG		STORM SEWER

GENERAL NOTES

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS V, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.

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1" = 10'
0' 10' 20' 30'

CONSTRUCTION PLANS

RIVERTOWN HEIGHTS

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DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CHASKA, MN

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INTERSECTION DETAILS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 20 OF 22
DATE: 05/25/22

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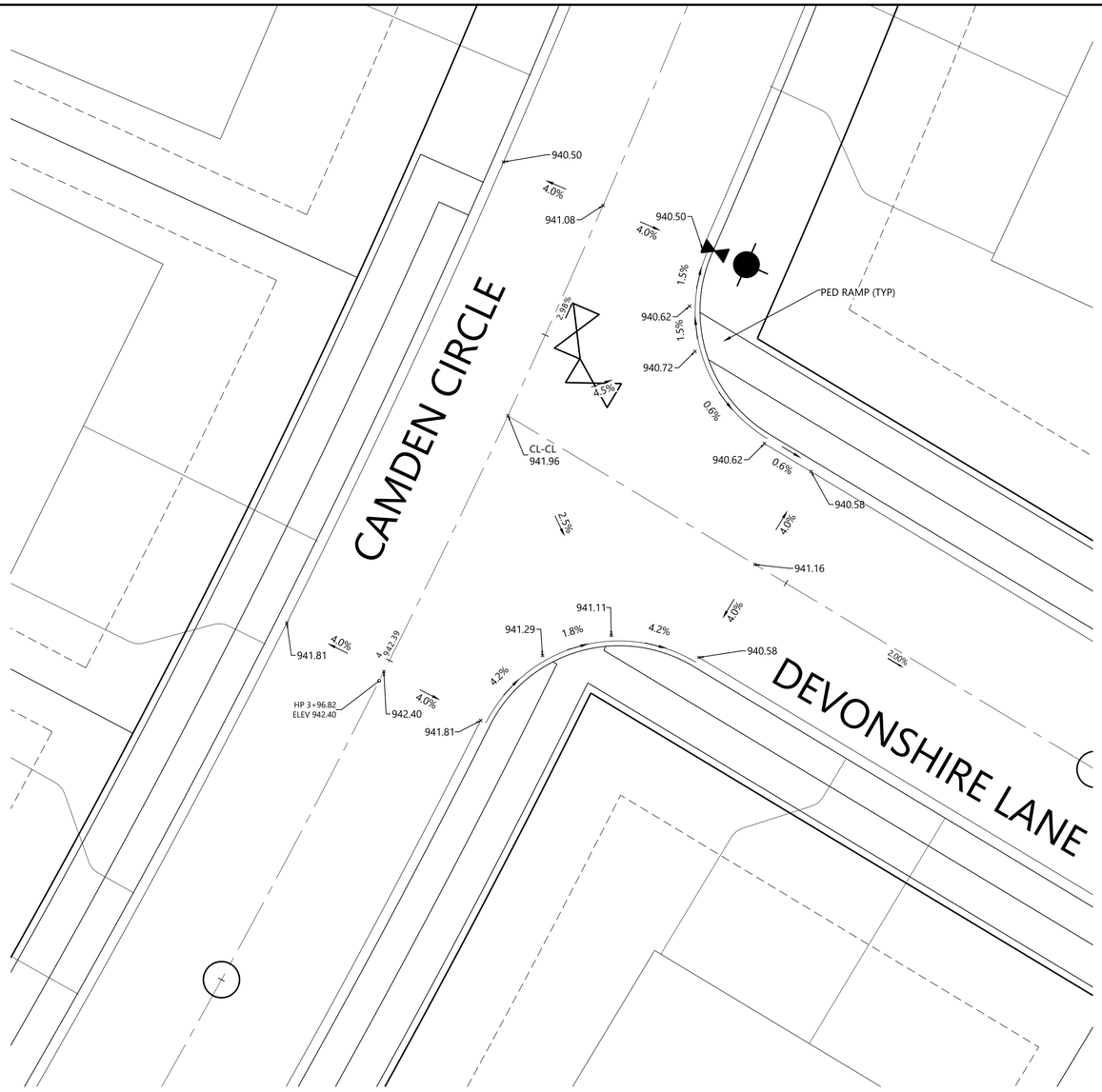

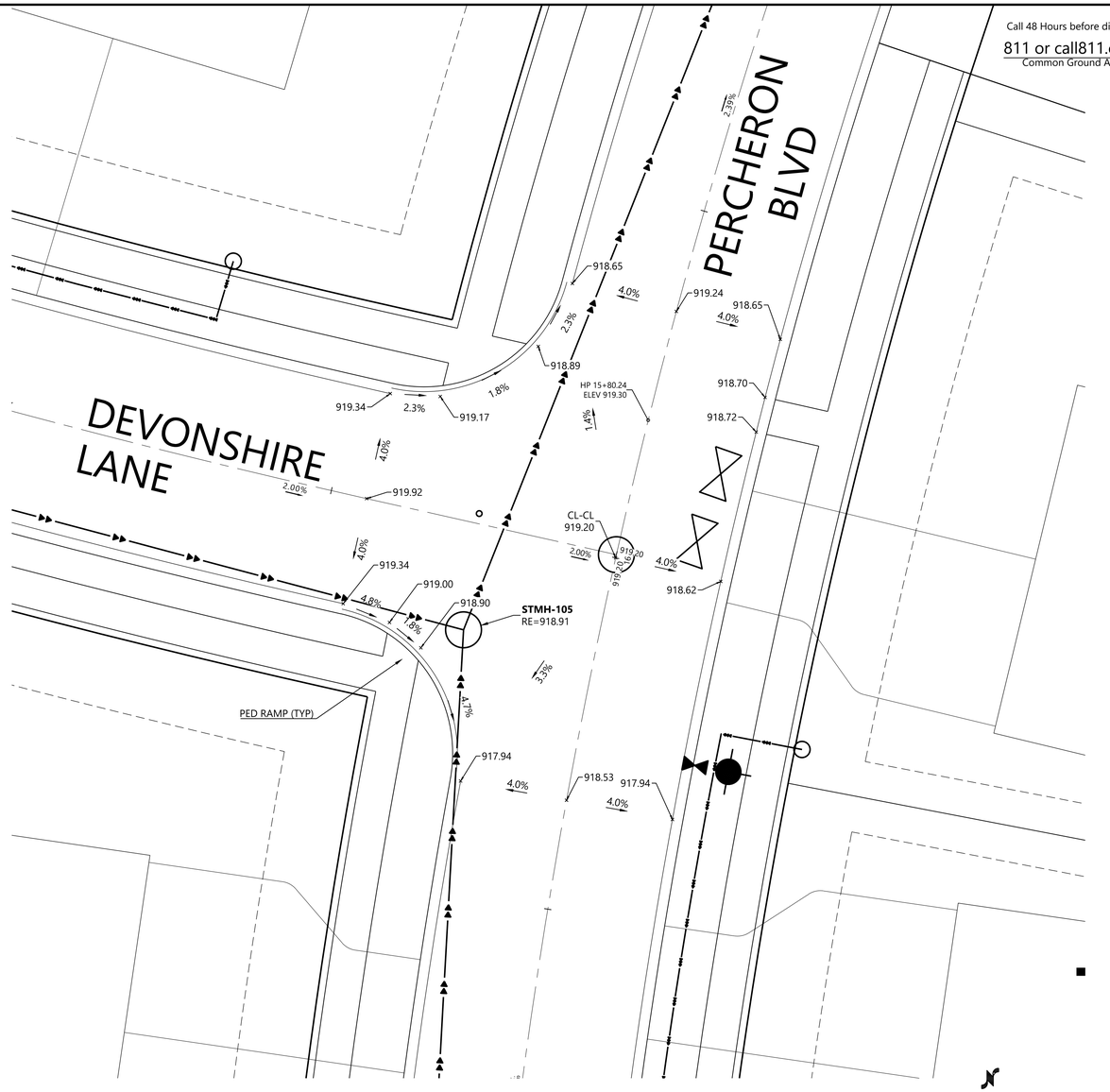

LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	0.00%	FLOW DIRECTION
		FLOW LINE
		BACK OF CURB
STD		STORM SEWER

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1" = 10'
0' 10' 20' 30'

CONSTRUCTION PLANS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S - IN01.DWG

RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: #########
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 04/29/22
REVISIONS:
1 05/25/22 REVISED FOR CITY COMMENTS
2 . .
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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Toll Free (888) 937-5150 westwoodps.com
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INTERSECTION DETAILS

SHEET NUMBER: 21 OF 22
PROJECT NUMBER: 0027067.00
DATE: 05/25/22

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Common Ground Alliance



LEGEND

EXISTING	PROPOSED	
900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	0.00%	FLOW DIRECTION
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1" = ###

0' ### ### ###

CONSTRUCTION PLANS

N:\0027067.00\DWG\CIVIL\UTILITY\0027067S - IN01.DWG

RIVERTOWN HEIGHTS

DESIGNED: FDH II
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HORIZONTAL SCALE: #########
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER
DATE: 05/25/22 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

INTERSECTION DETAILS

SHEET NUMBER: 22 OF 22

PROJECT NUMBER: 0027067.00

DATE: 05/25/22

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FINAL PLANS

FOR

LANDSCAPE PLANS

FOR

RIVERTOWN HEIGHTS

CHASKA, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

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CONTACT: MIKE SUEL
PHONE: 952-985-7823
EMAIL: MSUEL@DRHORTON.COM

PREPARED BY:

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PROJECT NUMBER: 0027067.00
CONTACT: CORY MEYER

SHEET INDEX

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2	OVERALL LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & DETAILS

NO.	DATE	REVISION	SHEETS
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FINAL PLANS
FOR

LANDSCAPE PLANS

FOR
RIVERTOWN HEIGHTS
CHASKA, MN

INITIAL SUBMITTAL DATE: 05/25/2022 SHEET: 1 OF 7

RIVERTOWN HEIGHTS

PROJECT NUMBER: 0027067.00

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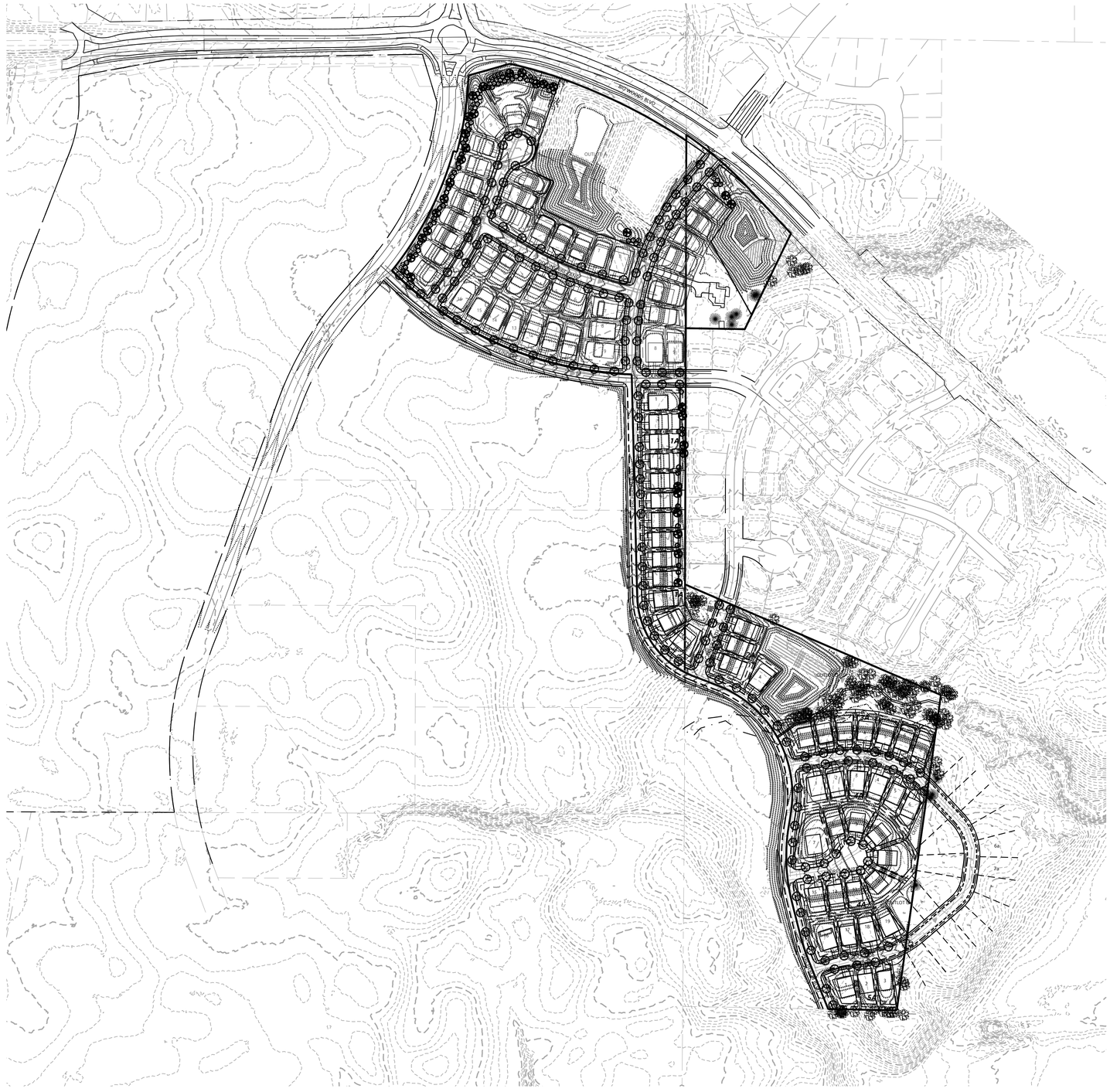

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PLANT SCHEDULE

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	SPACING O.C.
OVERSTORY DECIDUOUS TREES - 183					
SGM	19	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
ABM	8	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN	H 50'-60' W 40'
FFM	22	Fall Fiesta Maple / Acer saccharum 'Bailsta'	2.5" BB	AS SHOWN	H 50'-75' W 50'
SKH	18	Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN	H 50' W 35'-40'
REO	32	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
SWO	21	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60' W 40'
WHO	7	White Oak / Quercus alba	2.5" BB	AS SHOWN	H 50'-60' W 40'
ACE	22	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
RVB	9	River Birch / Betula nigra	10' HT. BB CLUMP	AS SHOWN	H 50'-75' W 50'
HAK	19	Hackberry / Celtis occidentalis	2.5" BB	AS SHOWN	H 50'-75' W 50'
RML	6	Redmond Linden / Tilia americana 'Redmond'	2.5" BB	AS SHOWN	H 40'-60' W 30'
BUFFER EVERGREEN TREES - 65					
BHS	13	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
NOS	15	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
COS	10	Colorado Spruce / Picea pungens	6' HT., BB	AS SHOWN	H 40'-60' W 15'-30'
WHP	15	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
NOP	6	Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP	6	Ponderosa Pine / Pinus ponderosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
ORNAMENTAL TREES - 16					
TCH	4	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	H 15'-20' W 15'-20'
SDC	5	Snowdrift Crab / Malus 'Snowdrift'	2" BB	AS SHOWN	H 20' W 20'
PFC	7	Prairifire Crab / Malus 'Prairifire'	2" BB	AS SHOWN	H 20' W 20'

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Single Family Landscape Requirements

SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS: 199 TREES
- ONE OVERSTORY DECIDUOUS TREE PER EVERY FIFTY (50) FEET ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2 ½" CALIPER. THE TREES MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT NECESSARILY BE SPACED FIFTY (50) FEET APART. (9,908 LINEAR FEET OF FRONTAGE)

Single Family Landscape Provisions

TOTAL SINGLE FAMILY LANDSCAPING PROVIDED:	264 TREES
* STREET TREES:	151 TREES
* BUFFER DECIDUOUS TREES:	32 TREES
* BUFFER EVERGREEN TREES:	65 TREES
* BUFFER ORNAMENTAL TREES:	16 TREES

NOTES:

1. TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL STREET TREES SHALL BE INSTALLED IN FRONT OF INDIVIDUAL SINGLE FAMILY LOTS 2.5' FROM BACK OF CURB AND IN FRONT OF SIDEWALK IN THE BOULEVARD. STREET TREES SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL SEWER & WATER CONNECTIONS, OR DRIVEWAY LOCATIONS.

Native Seeding Legend

- WET MEADOWS S & W SEED MIX (34-271) TOTAL AREA (0.5 AC)
- STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (1.3 AC)
- MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (2.0 AC)
- GENERAL ROADSIDE SEED MIX (25-141) TOTAL AREA (2.0 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* DISTURBANCE IN COUNTY R.O.W. SHOULD BE RESEEDED WITH LOW MAINTENANCE TURF.

Plant Legend

- OVERSTORY DECIDUOUS STREET TREE
- LARGE OVERSTORY DECIDUOUS TREE
- OVERSTORY BUFFER EVERGREEN TREE
- SMALL OVERSTORY TREE

1" = 200'

0' 200' 400' 600'

CONSTRUCTION DOCUMENTS

RIVERTOWN HEIGHTS

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DESIGNED: FDH II
CHECKED: FDH II
DRAWN: ACB
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 05/25/2022
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CORY MEYER
DATE: 05/25/2022 LICENSE NO. 26971

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OVERALL LANDSCAPE PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 2 OF 7

DATE: 05/25/2022

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1" = 50'
0' 50' 100' 150'

CONSTRUCTION DOCUMENTS



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RIVERTOWN HEIGHTS

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DRAWN:	ACB
HORIZONTAL SCALE:	50.000001'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 05/25/2022
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LAKEVILLE, MINNESOTA 55044

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LANDSCAPE PLAN

SHEET NUMBER: 3 OF 7

PROJECT NUMBER: 0027067.00

DATE: 05/25/2022

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DRAWN:	ACB
HORIZONTAL SCALE:	50.000001'
VERTICAL SCALE:	10' OR 5'

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LAKEVILLE, MINNESOTA 55044

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CORY MEYER
DATE: 05/25/2022 LICENSE NO. 26971

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LANDSCAPE PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 4 OF 7
DATE: 05/25/2022

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HORIZONTAL SCALE:	50.000002'
VERTICAL SCALE:	10' OR 5'

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PREPARED FOR:

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LANDSCAPE PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 5 OF 7
DATE: 05/25/2022

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0' 50' 100' 150'

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CHECKED:	FDH II
DRAWN:	ACB
HORIZONTAL SCALE:	50.000001'
VERTICAL SCALE:	10' OR 5'

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LANDSCAPE PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 6 OF 7
DATE: 05/25/2022

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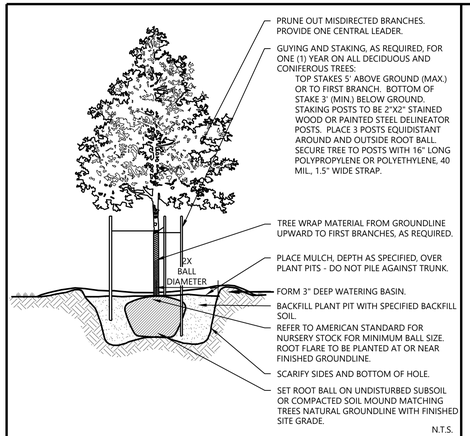
Planting Notes

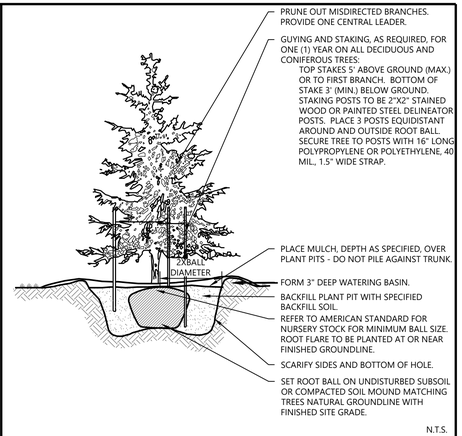
1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR, WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

Landscape Planting Details



N.T.S.

Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 10/19/18
		LA28



N.T.S.

Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 10/19/18
		LA29

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CONSTRUCTION DOCUMENTS

RIVERTOWN HEIGHTS

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CHECKED:	FDH II
DRAWN:	ACB
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 05/25/2022
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CORY MEYER
DATE: 05/25/2022 LICENSE NO. 26971

RIVERTOWN HEIGHTS
CHASKA, MN

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

LANDSCAPE NOTES & DETAILS

PROJECT NUMBER: 0027067.00

SHEET NUMBER: 7 OF 7

DATE: 05/25/2022

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: Oak Ridge – Final Site & Building Plan and Final Plat

Applicant: RCS-RCA Oak Ridge LLC

Location: 1 Oak Ridge Drive; west of Highway 41, North of Twin Cities & Western Railroad

Case No.: 2022-36

Synopsis: Applicant seeks to obtain approval of a final site & building plan and final plat for the preservation of the Oak Ridge Conference Center, multi-family residential, and a Costco on 67 acres on the Oak Ridge property

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

In December 1987 the Concept Plan, Rezoning, Preliminary Plat and Final Plat for the IDS Learning Center facility was approved. This approval showed the construction of a learning center building totaling approximately 170,000 square feet in floor area, with a total build-out of 199,000 square feet. The building has ultimately shifted from the IDS Learning Center to its current use as the Oak Ridge Hotel and Conference Center. The area surrounding the conference center has remained undeveloped for years.

The Concept Plan for Oak Ridge was approved in March 2020. At this time the concept plan proposed the preservation of the conference center, a new multi-family apartment on the northwest portion of the site, a new senior housing campus on the south portion of the site, and a new commercial building on the east side of the site.

In May of 2020, an Environment Assessment Worksheet (EAW) was prepared and published in the Environmental Quality Boards publication for public comments. Comments were received and responses have been provided to staff for review and finalization of the EAW document and negative declaration. The negative declaration for an EIS was approved in August 2020.

In August 2021, the Concept Plan Amendment was approved. This included a revision to the senior campus site to be multi-family residential, and a revision to the northwest multi-family apartment site to be a stormwater pond.

The development team and the city have been working with MnDOT for over two years to ensure that the access to (and from) this site is safe and efficient. The review of these designs also considered the "upstream" and "downstream" impacts along TH 41. Additionally, the design options and ultimately the MnDOT preferred design (a roundabout @ Peavey as shown

on the site plan) have been reviewed by all of the MnDOT functional groups, not only in their Metro Office, but also the State Office in Saint Paul.

The preliminary site & building plan, preliminary plat and rezoning were approved in December 2021 for the existing conference center, the new multi-family residential, and the new Costco.

CHANGES SINCE PRELIMINARY APPROVALS

The following are changes that have been incorporated in the Final Plans since Preliminary:

- **Analysis of westbound left turn lane into Continental site**. During preliminary review, it was encouraged to provide an analysis on a potential westbound left turn lane on the ring road to access the Continental site. The developer has provided an analysis of this turn lane from the traffic engineer. The analysis indicated that "*a westbound LTL is NOT recommended at the south access (housing access) due to left-turn volumes into the housing development being low (less than 100 vehicles per hour). Queuing observed in the models was minimal throughout both peak hours under 2042 traffic volumes."* In addition, the developer also provided an exhibit showing the potential inclusion of a westbound left turn lane should conditions warrant such. This turn lane would require improvements to be made that extend outside of the current ring road layout. Staff is not requiring that this improvement be installed with the implementation of the development as the analysis concludes that the added left turn lane is not warranted.
- **Pondview Development to the North**. It was noted in the preliminary plan that there were traffic concerns from adjacent neighbors in the Pondview business center. This business center is directly north of the Oak Ridge site, which also has a direct access onto Highway 41. City staff met with these neighbors in November 2021 and had follow up conversations on June 1st, 2022 to discuss the concerns more in depth. The concerns from these neighbors center around the safety of their existing access and how the proposed project and construction of the roundabout may effect the conditions of such. The City and the business owners circled back in a meeting that occurred on June 16, 2022 to further discuss their Highway 41 access and ways to redesign it to be more safe. The consensus of this meeting was that the business owners were interested in converting their full access into a ¾ access. The City and MnDOT are favorable of this direction. The City will circle back with the property owners again to further discuss the safety improvements at their access, the roundabout construction plan, timing of construction, planned detours, expected impacts, etc.

  It should be noted that MnDOT is not requiring changes or restrictions to the Pondview access in part with the roundabout improvements at Peavey with the Oak Ridge Development Project. These changes to the access are being requested by the Pondview property owners so that they have a long term safe access. City staff and MnDOT are actively committed to working with the Pondview property owners, and will continue to meet with the property owners until this piece is fully addressed.

  Staff believes that the Oak Ridge project should continue to move forward under the condition that the developer provide a communication plan of the proposed

roundabout improvements to be shared with effected property owners prior to construction beginning (conditions #25 & 26).

- **Communications Plan**. Projects of this level requiring closures to the regional highway system have significant impacts to not only the regional and local system but also businesses in the neighboring area. Staff is recommending the Oak Ridge project should continue to move forward under the condition that the developer provide a Project Communication Plan (conditions #25 & 26). The communications plan being recommend intends for the Developer or representative be responsive in communicating with the surrounding industrial and commercial business park and effectively communicate items such as project updates, timeline, closures, detours, etc. as a part of the proposed roundabout improvements. The communication plan will require providing exhibits and updates to share with both City communications and also with State and County agencies. The plan will need to effectively communicate outreach to both businesses and the community both prior to and throughout the duration of the construction project
- **Continental Landscaping**. The landscaping for the Continental site was deficient in the preliminary submittal. The final plan now shows a plan that meets ordinance requirements for their site for the proposed and existing (outside of wooded steep slopes) plantings on site.

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan recently got adopted and guides the subject property as Mixed Residential. The Mixed Residential designation in the Comprehensive Plan is designed to create land uses for residential, commercial, office, park, civic, and open space. The plan proposed is consistent with this.

CURRENT REQUEST

The request is for Final Site & Building Plan and Final Plat for the preservation of the Oak Ridge Conference Center, multi-family residential proposed by Continental, and a Costco on the Oak Ridge property. A new highway access is proposed on the northeast corner of the site to connect into Highway 41 in addition to the existing Highway 41 access in the middle of the site remaining. The access on the northeast corner will be a roundabout and the access in the middle of the site will be a ¾ access.

Project Goals. The applicant stated their project goals as:

- Fully develop the +/- 67 ac. of the Oak Ridge Conference Center property, under the original vision that was established for the property to be an active community hub.
- Expand the tax base of Chaska by providing a higher land values and opportunities for employment growth.
- Preserve the unique environmental features of the site.
- Assure the Oak Ridge Center Facility is a viable business.
- Adhere to the general guidelines of the Chaska Comprehensive Plan and PMD 4 zoning.
- Provide an area for workforce or market-rate apartments to meet the demand of Chaska's growing work force.
- Enhance the aesthetic image and safety of the Highway 41 corridor.

- Enhance the trail system through the development and have key connection to the public trail system.

Site Data

Existing Use:	Hotel/Conference Center and the remaining area as Vacant
Comprehensive Plan:	Mixed Residential
Zoning:	PMD-22
Size:	66.8 acres
Steep Slopes:	South, West and North sides of property
Vegetation:	Vegetation occurs mainly along the south, west and north sides of the property
Wetlands:	Southwest area of site
Shoreland:	50 feet from ordinary high water mark of Chaska Creek
Utilities:	All utilities are available to service property
Road Access:	Highway 41

Surrounding Area			
Direction	**Existing Use**	**Comp Plan**	**Zoning**
North	Big Woods Lake & Light Industrial	Open Space/Industrial	Park & Industrial
East (across TH 41)	Industrial	Industrial	Industrial
South	Twin Cities & Western Railroad, and Senior Housing	Mixed Residential	PRD
West	McKnight Lake & Rural Residential	Open Space/Rural Residential	Park & RR-2

Existing Conditions. The property was developed into the existing 171,000 square foot hotel and conference center back in 1987. There are 222 parking spaces. The conference center was set into the hillside along Lake McKnight to take advantage of the lake views and to set the building back into a somewhat secluded area of nature. The original intent of this development was to make this site a corporate retreat, so seclusion was a key component in the original design. The conference center is designed to look like an institutional facility as you approach the building from highway 41, but the lake side of the building has the stunning floor to ceiling glass wall to bring a part of the natural scenery into the complex.

Steep slope areas comprise about +/- 11.3 acres of the property and leave only 55.5 acres of developable land mainly along highway 41. As noted above, vegetation mainly exists along the south, west and north areas of the site.

Access to the site is currently served by one access point from Minnesota Highway 41 just off the curve of the bridge across the railroad.

The 3 Lots. For the purposes of review, we will break down the site into the 3 lots as shown in the Final Plat. The 3 lots are: Lot 1, Block 1, the Oak Ridge Conference Center/Hotel; Lot 2, Block 1, for Costco; and Lot 3, Block 1, the Multi-Family Residential use proposed by

Continental. Further below will be an overall section on the development looking at the shared elements of the site and the elements that effect the development at large.

1. Lot 1, Block 1: Oak Ridge Conference Center/Hotel (~23 acres). The Oak Ridge Conference Center/Hotel building is planning to remain, however, they have "closed their doors" as of September 23, 2020. The building is currently vacant, and there is no identified end user for the building at this time. The building is approximately 171,000 square feet in size and has 222 parking stalls. The only noticeable change for this site is the orientation of parking in front of the building. Parking will be realigned/added on the north, northeast, east, and south areas of the building. They are proposing a total of 306 parking stalls with the new parking improvements that the facility would have access to. Parking improvements will be done when an end user is identified.

Staff notes:

- Comprehensive Plan. The conference center/hotel use complies with the comprehensive plan.

- Use & Parking. The proposed hotel/conference center would meet the need for the former use of the building as a hotel/conference center, where 294 spaces are required by code. The applicant has iterated in previous discussions and studies that the conference center could change in use in the future, specifically for office use. If that were to occur then changing a 171,000 square foot building to solely office would require 684 parking stalls, which well exceeds the 306 parking stalls proposed on this site. The applicant has completed a traffic study stating that a three-story parking ramp could be constructed to provide the site a total of 566 parking stalls, which is still below the 684 parking stall requirement. The developer will need to make changes to the site plan to accommodate (i.e. show in proof of parking) that they will meet parking requirements. A conditional use permit (CUP) would also be required if a parking ramp were pursued. Lot 1, Block 1 will provide a list of permitted uses in the zoning that staff deems acceptable to occupy the existing building. The zoning may, or can, be re-evaluated in the future should someone come in to propose a new use in the zoning or change to the building that deems acceptable for the intent of the zoning and meets site planning requirements. The Conference Center building shall come in for future approvals (Preliminary site & building plan, final site & building plan, rezoning if applicable, etc) when an end user is identified so the site plan can be properly vetted out.

- Parking Lot Entrances. In the concept plan it was iterated that the entrances into the new Oak Ridge parking lot layout need to line up with adjacent parking lot entrances on the site. The applicant has made this change in their preliminary site plan and is also reflected in their final site plan. The main entrance into the Oak Ridge parking lot will align with one of Costco's parking lot entrances. The other parking lot entrances proposed for Oak Ridge do not appear to be in conflict with traffic circulation on the site. The entrance location, size and configuration would appear to be adequate for the existing use on this site.

- Landscaping and Landscape Islands. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 1, BLOCK 1 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	534 caliper inches	188 caliper inches provided (166 trees) + 1,149 caliper inches existing = 1,350.5 caliper inches
Understory Trees	16	30
Shrubs	570	436

Based on the above, the landscaping provided for the existing building is more than sufficient. The shrub count is below the required threshold, however, the existing trees and provided trees more than make up for this discrepancy.

With the new orientation of the parking lot there are a couple new parking areas being created. With that, landscape islands are required for all newly created parking lots. The northerly and southerly added parking lots have incorporated parking lot islands that well exceed ordinance requirements.

- Lighting. The new parking layout will incorporate new lighting within it. The parking lots are proposing light poles at 25 and 30 feet high, which is within ordinance requirements for this site. In addition, light foot candles and fixtures will meet ordinance.

2. Lot 2, Block 1, Retail Site for Costco (~16 acres). The Costco site is shown on the east portion of the site shows a building of approximately 164,500 square feet in size that abuts Highway 41. The use of the building is a member-only warehouse (quasi-retail) user with a liquor store. In addition, they are also proposing a fuel station just northerly of the main building. Costco will bring approximately 150-200 both full time and part time employment opportunities. The large retail building is positioned adjacent to Highway 41 similarly to other big box retail in the area. It should be noted that the orientation of the building has changed since concept plan. The location is still in the same spot, however, the front of the building now faces north instead of west. The building was located based off existing grades and access points and positioned to hide it from lake views of adjacent or cross lots. Though strategic, the elevation relief between access is approximately 30 feet and the large retail building will require retaining walls and significant landscaping along Highway 41 to restrict views of the parking area from both Big Woods Lake and Highway 41.

Staff notes:

- Comprehensive Plan. The member-only wholesale (quasi-retail) use complies with the Comprehensive Plan.

- Building Materials/Design. The proposed building will be approximately 164,500 square feet in size, and approximately 31 feet in height at its highest point. The shape of the building is mainly rectangular but will have some recessions and protrusions in the front façade (north elevation) to provide for more interest. In addition, the architecture of the building incorporates a high level of details to tie into typical buildings found in Chaska as well as the palette found in the existing conference center building. The materials selected for this design respond to the larger scale of the building with appropriately proportioned structural brick units for appearance and constructability. The design is grounded with structural brick, reflecting the color of Chaska brick, comprising 42% of the building façade and is detailed with the use of limestone veneer and half-height split-face concrete masonry units to add texture and visual interest. Detailed vertical and horizontal articulation are represented through color, corbelling, soldier coursing and textured banding while larger scale movements are represented through the use of parapet steps and variable brick massing heights. The remainder of the façades are comprised of high-quality architectural metal panels in two colors complimentary to the brick and masonry. The warehouse entry is a focal point to the site and the design incorporates pedestrian scaled detailing and the use of glass.

  The City of Chaska has certain building design and material requirements for commercial buildings. A portion of it is stated as follows:

  "Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

Building Materials	
Class I	Glass, brick, Architectural Metal Paneling (2 colors), and Limestone (97%)
Class II	Concrete Panels (3%)
Class III	Not provided
CLASS I REQUIRED	70%; three different materials
CLASS II REQUIRED	Shall not exceed 30%
CLASS I PROVIDED	97%; four different materials
CLASS II PROVIDED	3%; one material

  Based on the above, the building is meeting the commercial standards. It should be noted that the structural brick proposed is a utility brick. By ordinance this is considered a Class II material (modular brick is Class I), however, staff is amenable to this type of brick being used on this size of building as it is more scale-appropriate, and the use of the building is more reminiscent of industrial/warehousing where such material is more acceptable. Similar scaled buildings, Super Target and Home Depot, also applied this type of brick so it would not be out of the ordinary of what is already seen in the community.

- Fuel Station. A fuel station is proposed on the northeast corner of the site. This fuel station will be accessed through the proposed parking lot of Costco. A warming hut with restroom will be provided for the fuel facility attendants. It should be noted that there is no convenience store proposed for the fuel facility. The fueling facility will initially provide for four islands with 12 dispensers allowing for 24 pumping locations. The fueling facility area has been designed with room to extend the islands if needed in the future, which will allow an expansion of four more pumps providing for an additional 8 pumping locations. In the ultimate configuration the fueling facility will provide a total of 32 pumping locations. The fuel canopy will be designed to match the principal building by incorporating Chaska colored brick on the support structures.

- Outdoor Gathering Place. These large retail areas are enhanced by having well placed and designed outdoor gathering places (someplace to take a break or eat your lunch). The plan is showing an outdoor gathering place on the northeasterly side of the building that will be encompassed with a picnic table, benches and landscaping.

- Loading Dock. There is a loading dock proposed on the northeast portion of the building. This portion of the building is more exposed to the Highway 41 edge. The loading dock will be gradually recessed into grade approximately 4 feet. A 3.5 foot screen wall will sit above this recession to provide for additional screening. Berming is also proposed on the east edge of the property (up to 7 feet high near the loading dock area) that will help screen the parking lot and loading dock areas. A site section drawing shows how the berm and landscaping will provide adequate screening to the loading dock area. If the berming cannot be completed as shown (due to the berming being in MnDOT ROW and their requirements may modify this area differently), then this screen wall will have to be compensated appropriately to screen the trucks.

- Screening along Highway 41. Because of the high visibility from Highway 41 the building will have to provide a high level of landscaping and screening on this edge to help soften up the building and the parking lot. A mixture of articulative architecture and landscaping/berming will be important. The plans are showing the inclusion of a berm ranging in height up to 7 feet tall as well as a mixture of evergreen trees up to 12 feet tall. A section drawing shows how the berm and landscaping will provide adequate screening from the highway for the loading dock, parking, and the generator compactor area. As stated before, if this berm is not able to be implemented as proposed then more height compensation has to take place with the loading dock screen wall.

- Landscaping and Landscape Islands. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 2, BLOCK 1 LANDSCAPING		
	Required	**Proposed**

Overstory Trees	1,028 caliper inches (284 trees)	725 caliper inches (166 trees) + 17.5 caliper inches (7 ring road trees added) = 742.5 caliper inches
Understory Trees	71	71
Shrubs	548	1,605

According to the table above the applicant is insufficient in meeting the overstory requirement on this lot. However, the applicant has generally maxed out every green area of the site. The applicant has also provided larger plantings (thirty-five 12' evergreens) in order to try to compensate for the insufficiency. This size of building (over 24 feet in height) requires double the landscaping as it is considered a two-story building. If the building was a "one-story" building, then the proposed landscaping would exceed the requirements of code by 211 caliper inches. The landscape ordinance is a sliding scale so the larger the building the larger the landscaping requirements; the other site requirements get larger as well (ie. parking, ponding, utilities). In regards to that, it becomes more challenging in trying to balance out all the required elements. Rather than squeezing additional landscaping onto the site purely to meet the numerical requirement, the applicant has looked at the landscape plan holistically to see what works for the property and the intent of the ordinance. As such they focused on a dense landscape design and placed the larger trees around the perimeter of the property, specifically along Highway 41 and along the rear of the main building. There doesn't appear to be other areas of opportunity that can be explored to place more trees on the site, and it appears that the applicant has put their best foot forward in order to get close to the landscape requirements. Because of this staff is comfortable with what is shown for landscaping. It should be noted that Costco is willing to place trees within the right-of-way (ROW) of Highway 41 if MnDOT would be acceptable to this. If so, it will allow for more plantings to enhance the site.

Landscape islands will also be incorporated throughout the parking lot of the site (proposing 10% of parking area). The planting islands meet the City's planting island requirement to provide at least 10% of the parking area for such.

- Parking. parking spaces are proposed as a part of Lot 2, Block 1's site plan. 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.
Retail	164,545 sf	1ps/200 sf (5ps/1,000 sf)	823 parking spaces
		REQUIRED	**823 parking spaces**
		PROVIDED	**779 parking spaces**

According to this table the applicant is not meeting the required amount of parking spaces needed for a retail use. However, Costco is a member-only warehouse (quasi-retail) and is not the same as other big box retailers (i.e. Super Target). Staff has done numerous field studies at other twin cities' Costcos to understand the parking need appropriate for this type of use. Staff visited the Eden Prairie, Saint Louis Park, and Eagan Costcos over a period of time and at various times of days (week days/evenings and weekends). The conclusion showed that these stores averaged out to use a maximum of 3.4 parking stalls per 1,000 square feet of building space. The proposed Chaska Costco is showing 4.7 stalls per 1,000 square feet. Because of this staff is very comfortable with the parking provided even though it falls slightly short of the parking code requirement for a typical retailer. The proposed zoning for this site reflects a member-only warehouse as a permitted use and not a general retailer.

- Retaining Walls. There are several retaining walls proposed around the perimeter of the Costco site. The reason for this is due to the significant grade change that occurs in the northeast portion of the site, as well as providing a safe and level approach for the new private loop street, and intersection/development entrance at Peavey Road and Highway 41. The most significant of the retaining walls is located on the northeast corner of the Costco site that faces Highway 41 and the private loop street. At its tallest point it will be 24 feet tall. It will taper in height as it wraps around on the corner on both sides. Tiers will be provided to help break up the massing appropriately and meet the City's retaining wall ordinance. In addition, landscaping (trees and shrubs) will be adorned around the perimeter to help soften the edge. The wall will be made of modular concrete block, which is consistent in style and color for all the retaining walls proposed on site. The northeast corner of the wall will also be the location for development signage. In sum, the retaining walls will meet the City's ordinance.

- Cart Corral. Cart corrals have been delineated on the Costco site plan. The carts are collected throughout the day, and all carts will be brought inside the building at the end of the day. There will be no overnight storage of carts.

- Lighting. The lighting plan shows the inclusion of light poles in the parking lot at 36.5 feet in height. The lighting ordinance only allows a maximum of 35 feet in height. The final plans will have to reflect a lighting plan that meets this requirement.

- Mechanical Equipment Screening. Screening of rooftop units is achieved with building parapets. Site sections have been provided to depict the line of sight taken from the opposite side of the roads to reflect that rooftop units will be screened. After construction, should a small portion of a roof top unit be visible, the applicant states that the unit will be painted to match the wall directly adjacent. The operation and placement of the building on the site locates the side of the load dock, the compactors and transformer along Hazeltine Boulevard (Truck Highway 41). To screen the visibility of these elements, the landscaping has been thoughtfully designed and sections from Hazeltine have been provided to reflect this condition.

- Signage. Free-standing monument or pylon signs are not proposed by Costco as they prefer to rely on the building wall and fuel facility canopy signage to identify the property and store. Wall signage is intentionally located and sized proportionally to the

façade for off-site visibility and on-site directional cueing. Signage size and locations are depicted on the architectural elevations and architectural site plan. There will be two development signs at both Highway 41 vehicle entrances into the Oak Ridge development that Costco could utilize should they opt for monument signage. At this time, the sign plan does not show them incorporated in this.

4. Lot 3, Block 1, Multi-Family Residential by Continental (~28 acres). This area will consist of 280 units of market-rate dwelling units. The 280 units would be spread across 14 residential buildings at two-stories tall (20 units per building). There will be a variety of unit types with a total of 28 studio, 112 one-bedroom, 112 two-bedroom, and 28 three-bedroom units. Residents will have the choice between attached/direct-access garages, detached garages, or surface parking to fit their vehicular needs. In addition to the 14 residential buildings, the site will also offer a 4,630 square foot clubhouse, car care area, pet areas, and storage lockers. The development shows access off of the proposed private internal roadway that will loop the other uses of Oak Ridge out to Highway 41. The clubhouse is situated towards the main vehicle entrance off the loop road on the northeast portion of the site. The clubhouse will offer a fitness center, employee offices, indoor gathering space, outdoor pool, and tot lot.

This area will be known as the "Springs at McKnight Lake".
Staff notes:

- Comprehensive Plan. This multi-family use meets the Comprehensive Plan.

- Building Materials/Design & Housing Diversity. The 14 residential buildings proposed are all two stories in height with 20 units in each. The materials proposed will be a mix of Hardie siding, brick masonry and glass. The applicant is showing that a Chaska brick color will be the masonry used on all buildings to better fit into the community, including the clubhouse building. Four color schemes are proposed among the buildings. An exhibit also shows how these color schemes will be organized on site. These buildings, by definition, are not required to meet certain Building Design and Materials as defined in ordinance, however, the applicant has provided plans/materials that do meet ordinance for multi-family.

  It was noted during the Concept Plan Amendment for this project that there is a Housing Policy in the City's comprehensive plan that states *"Continue to encourage limiting the number of townhouses of any one product line to approximately 75 units. Historically, townhouse projects in Chaska have limited their product lines to below this number, due to the smaller size of the parcels that were available. This limitation has helped provide the community with a variety of housing styles and prices and made the associations less vulnerable to downturns in any one product line due to changes in the buying pattern of the general public."* This policy has been consistently maintained in other townhouse-styled communities of Chaska, with approximately 75 or more units from the same development, can be seen mixed with other very different housing styles (ie. different townhouse designs, detached villas, rowhomes, single-family, apartments, etc).

The style of these buildings and development reads very much as a townhouse styled product, with the individual exterior entrances and exterior corridor areas as opposed to an internal corridor/spine. Because of this, staff would interpret that the housing policy noted above would apply. In order to achieve the above, the development would have to integrate additional, and different, residentially designed products within the 280 units.

The applicant has used the time after Concept Plan to work on the various designs for the buildings so that they read different from each other. The applicant has provided four different designs, as well as four different color schemes to differentiate the clusters of buildings (not one design will exceed the 75 unit threshold). They are known as Contemporary, Craftsman, Ranch, and Prairie. See below on how these various types will be organized and designed.



Building Scheme – Contemporary:



Most similar to the Clubhouse, the contemporary scheme draws on a large percentage of Chaska brick, contemporary panel siding and metal roof accents. The blues and grays echo the sky and waters of McKnight Lake and the white trim and garage doors adds contrast while providing clean and fresh look.

Building Scheme – Craftsman:



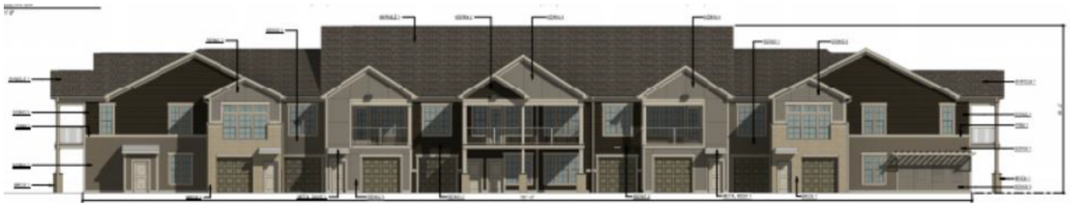
The craftsman scheme known for its large percentage of vertical board and batten siding will be another architectural scheme. A total of 8 dormers (four on the front and back) will break up the roofline and metal accents, including standing seam metal roofing on the dormers will add further architectural interest. Earth tones with a dark contrasting trim color will tie this scheme into the surrounding landscape and the other building schemes. Burgundy front doors offer a distinctive color that has been traditionally welcoming people home for years.

Building Scheme – Prairie:



The prairie scheme is characterized by long horizontal bands of material and the hipped roofs will provide more roof variation within the community. The Chaska brick grounds this scheme when applied in the low horizontal bands as shown and the green and beige color scheme really ties this building to the earth. A copper color front entry offers a nice pop of color while still being cohesive with a natural, earthy look.

Building Scheme – Ranch:



The ranch scheme, characterized by raised center roof line, will provide some height with the various schemes. Proposed to be located towards the middle of the site, the ranch scheme will anchor the community. Dark shake siding with the creamy Chaska brick will provide great contrast and offer a traditional & historic look further echoing a sense of place & community.

Based on the aforementioned, staff believes the applicant has incorporated an acceptable amount of changes in the 4 different designs to help differentiate them.

- Mechanical Equipment Screening. When visiting the Springs at Lakeville, staff noticed that mechanical equipment (ie. ac units) are primarily located on the ground level next to the building. Granted the development was newer and landscaping was just installed, the ac units were very prominent in terms of visibility. The applicant is proposing Mint Julep Junipers to be placed in strategic planting groupings to provide more effective screening. These plants have a maximum growing height of six feet with a typical spread of three feet. The Junipers are also evergreening, which means they will be more

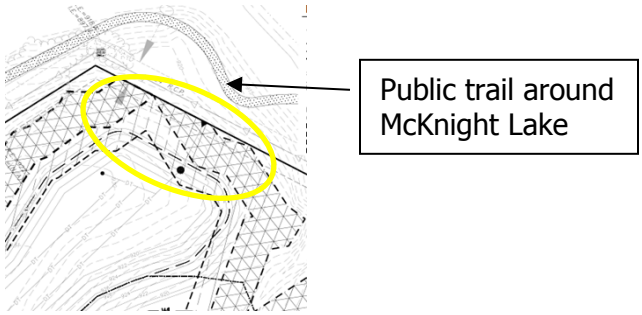
effective year-round in lieu of the grasses typically seen elsewhere. There are two buildings (Buildings 3 & 4) that are directly adjacent to the ring road that staff wants to ensure the utility boxes and/or the ac units are strategically placed and screened. The applicant has indicated in their plans that the building utilities will be screened with additional plantings or relocated in a more obscure location on the building if they should be visible from the ring road. Staff will continue to coordinate with the applicant on this when construction commences.





- Security Gates & Perimeter Fencing. The concept submittal included a proposed site plan with a perimeter fence and automated entry-drive gates, a feature of the Springs brand. Preliminary feedback received was that fencing, and gates promoted a sense of division and exclusion from the broader community. Continental has removed the perimeter fence and gates from the site plan. Fencing and security gates remain around the pool and pet parks for child and pet safety.

- Relationship to McKnight Lake. The lake and trails sit well below this site and will have minimal viewsheds due to the buildings being two-stories tall. However, it will still be important to provide articulation in the landscaping and buildings so that what is seen from public view is well articulated. The stormwater area on the western side will be the closest element to the public trail and should also be landscaped around it so there is natural separation. The landscape plan now shows the inclusion of more trees in this area to help enhance that edge.



- Usable Open Space & Amenities. Multi-family residential facilities require a level of usable open space (a minimum of 15% of the gross site area for this site). The applicant has indicated several amenity areas that will be provided such as the clubhouse, tot lot with a playground structure, outdoor grilling area, outdoor pool, and

pet playground areas. The amenity areas will make up over 15% of the gross site area. The applicant states that their amenity areas are based on the resident demographics that occupy their communities, which is predominantly people between the ages of 20-34 (42%) and 35-49 (20%). Kids make up roughly 15% of the demographic according to their data. It was noted in the Concept Plan that having an amenity for children would be important due to the fact that this is physically secluded from adjacent child-friendly parks/amenities. The applicant is now showing a tot lot area adjacent to the proposed clubhouse.

In addition, the Springs communities are all pet friendly. Each Springs community averages around 97 dogs. Because of this many of the amenities offered are targeted towards pets (ie. pet playgrounds and pet wash station).

Because of the proximity of the lake and wooded areas, it would be beneficial to tie the usable open space areas to these elements via viewsheds. The applicant is now showing a paved trail to connect into the public trail around the lakes. In addition, they will be providing a mowed path around the southerly pond that residents can utilize.

- Parking, Covered Stalls & Turnarounds. The multi-family use will have to meet the City's multi-family residential parking requirement, which is 2 parking stalls per dwelling unit (280 dwelling units; 560 stalls required). The site plan is showing a total of 576 parking spaces, which exceeds the City's requirements. The breakdown of this is as follows:

    - Attached Garage Stalls: 112
    - Detached Garage Stalls: 30
    - Surface Parking Stalls: 433

  The amount of covered parking stalls (142) is lower than the total dwelling unit count (280). The applicant states that in the Metro Minneapolis market, the Springs properties average 50% garage to unit ratio. In other Springs communities the data shows that residents do not need covered/garage parking for every dwelling unit. Because of this the project only shows a less than one for one ratio on covered parking.

  Feedback received during the Concept Plan was that the covered parking ratio was too low, and that Continental should consider providing more covered parking. Continental believes that 50% covered parking is not only adequate but advantageous to the resident. By offering multiple different options (attached, detached, or surface parking), residents can select the option that makes the most sense for them. By providing a greater number of options, they provide their residents the ability to customize their living experience to best meet their needs. However, Continental did review the site plan and identify three locations to design for "future use" detached garages should the demand be greater than their demand expectations. These "proposed locations for future garages if needed" can be found on the Site Plan located in Exhibit C of Continental's narrative. If built, these future garages would provide approximately 18 more covered stalls, which would change the covered parking ratio from 50% to 57%. In addition to the proposed future garages, Continental prepared additional parking and snow storage exhibits located in Exhibit D to show the relationship between the buildings, available surface parking, and available snow storage. The Springs at

McKnight Lake is designed to ensure not only all buildings have adequate parking, but that parking is located within a reasonable proximity. The additional stalls over and above the parking code will be also be used for snow storage in the winter months. Snow removal is contracted out to professional companies and snow loads will be pushed into these designated areas. In particularly heavy snow years, snow will be professionally removed off property to ensure adequate parking remains.

As for comments regarding the twisting and turning nature of the site and the concern for emergency vehicles, Civil engineers have received specific emergency vehicle turning radius information from Chaska and had designed the site accordingly. Please see the civil plans for specific radii information and site design.

- Landscaping & Screening. The table below indicates the landscaping requirements for this site:

LOT 3, BLOCK 1 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	1,050 caliper inches (336 trees)	712 caliper inches (202 trees) + 731 caliper inches existing = 1,443 caliper inches provided
Understory Trees	84	71
Shrubs	461	1,997

According to the table above the site is meeting the overstory requirement. The site has been enhanced significantly since preliminary submittal. 70 additional overstory trees have been added to the site plan. The areas of focus have been the area around the stormwater pond on the west side, as well as the parking lot on the northwest side of the site to provide additional screening. Existing trees have also been surveyed that fall outside of the wooded steep slopes. This site is unique in that it is completely surrounded by mature trees, with the exception of the north edge. In sum, the site will provide a healthy layer of new and existing trees.

Landscape islands are also provided throughout the parking lots. The site plan provides for landscape islands that meet code.

Along Highway 41 & the TC&W Railway trees were placed strategically along the site grading to create a natural buffer between the highway, railway, and the community. Mainly 12 foot tall spruce trees will be placed here, but there will also be a mix of shrubs, deciduous and ornamental trees. It should be noted that the railway sits approximately 15-20 feet lower than the community. The difference in elevation,

existing trees & undergrowth that will remain along the perimeter as well as the buffer trees planted next to the community will be an adequate buffer.

- Lighting. A Photometric Plan was provided in this submittal. The lighting plan shows the inclusion of 25 foot high light poles in the parking lots with light fixtures that are fully concealed and face down.

- Signage. The applicant has provided an exhibit showing the signage for the site. Specifically, wall signs on the clubhouse building and a monument sign at the main entrance off the ring road. Additional panel signage will be included on the business center monument signs at both highway entrances. It should be noted that signage for the residential use cannot be internally illuminated. The monument sign at the main entrance for Springs will need to be revised so that it is not internally illuminated. As noted in previous analyses, the monument sign and wall signs can be illuminated by an external light source (i.e. gooseneck lighting or up/down lighting). This will need to be revised prior to a sign permit being obtained. Signs will have to go through separate approvals in order to be installed.

- Sidewalks & Trails. The overall Oak Ridge site will contain a network of trails and sidewalks that will be important to show how this site connects into the broader system as well as internally. The site plan is showing a series of internal sidewalks that run through each of the courtyard settings of the buildings.

  Public trails currently exist on the western and southern edges abutting this site that loop around McKnight Lake. There is an existing opening/mowed trail that extends to the public trail on the southwest portion of the site, which the applicant is showing a paved trail to be installed here. The paved trail will extend up to the sidewalk system in the multi-family site. In addition, the site is showing a mowed path that will encircle the proposed stormwater pond. This path will be accessed off the paved trail to be extended to the existing public trail.

- EAW, Traffic Comparison & Access. In 2020, the City and developer completed a EAW for the site. The EAW was based off the previous March 2020 uses. The applicant has prepared traffic figures to show the difference between the new multi-family use and the previous Senior living campus and multi-family uses. In conclusion, the numbers reflect the trip generation to be lower than the previous uses. It does not appear based on the decreased numbers that a separate EAW needs to be completed.

  Access to the site is shown on the loop road that connects into the greater system of Highway 41. The traffic report demonstrates that this access will operate in an acceptable service. During preliminary review, it was encouraged to provide an analysis on a potential westbound left turn lane on the ring road to access the Continental site. The developer has provided an analysis of this turn lane. The analysis indicated that "*a westbound LTL is NOT recommended at the south access (housing access) due to left-turn volumes into the housing development being low (less than 100 vehicles per hour). Queuing observed in the models was minimal throughout both peak hours under 2042 traffic volumes.*" In addition, the developer also provided an exhibit showing the potential inclusion of a westbound left turn lane. This turn lane would require

improvements to be made that extend outside of the current ring road layout. Staff is not requiring that this improvement be installed with the implementation of the development as the analysis concludes that the added left turn lane is not warranted.

- Setbacks. The developer should anticipate typical residential setbacks for this development. Buildings should be setback 150 feet from the centerline Highway 41. Buildings should also be setback a minimum of 50 feet from each edge of wooded steep slopes (30 foot no grade-mow), 50 feet from the ordinary high-water mark of Chaska Creek, 40 feet from City park land (including City trails), and 50 feet from the Twin Cities and Western railway right-of-way.

  Freestanding signs are required to be setback at least 15 feet from the right-of-way of Highway 41, and 10 feet from all other property lines.

- Utilities & Grading. Water and sewer are available to serve the site. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements.

  Site grading will need to address and manage the steep slopes and rolling terrain over the property. The site directly abuts McKnight Lake to the west with steep wooded slopes. It will be important that wooded steep slope setbacks are adhered to. Stormwater management and properly routing drainage will be critical for protecting both lakes and the steep slopes from erosion. Adhering to the City's stormwater management requirements for controlling stormwater runoff rates and providing water treatment will be important since the site will drain to the lakes.

Overall Development Site Items

Access & Traffic. There are two proposed site accesses, the existing Oakridge Drive access off of Highway 41 and a new access on Highway 41 that lines up with Peavey Road. The existing access will be converted to a ¾ access. The Peavey Road access will be the main access and it is proposed the intersection will be reconstructed to provide a multi-lane roundabout. MnDOT is currently reviewing these access points and the improvements proposed. The access into the site will then provide an internal, private road spine that will give access to all three sites.

The traffic impact analysis and Intersection Control Evaluation completed for the development required state agency approvals for access and improvements onto the state highway. The analysis that was done evaluated many characteristics such as intersection safety, traffic mobility, and the appropriate geometric and traffic improvements related to the Oak Ridge Development at the intersection of Minnesota Trunk Highway 41 (TH 41) and Peavey.

Of the traffic control devices that were evaluated which include both a signal and a roundabout, the state has approved a roundabout due to providing the highest level of safety as compared to the traffic signal option along with future traffic demands for the corridor. The roundabout option provides for higher traffic growth as compared to the signal along the corridor as well as it being consistent with the recent roundabout traffic control intersection that was completed north of the intersection at Lyman Boulevard. Other technical factors that weighed into a

roundabout as the preferred option as opposed to a signal included the high-speed approaches coming into the intersection, horizontal and vertical curvature of the existing roadway making sightlines difficult at the intersection, and maintaining acceptable operations for the Lyman Boulevard roundabout. The dual lane roundabout based on the analysis concluded based on the 20 year forecasted traffic volumes that the overall intersection will operate at a level of service C, which is an acceptable level.

Pondview Development to the North. It was noted in the preliminary plan that there were traffic concerns from adjacent neighbors in the Pondview business center. This business center is directly north of the Oak Ridge site, which also has a direct access onto Highway 41. City staff met with these neighbors in November 2021 and had follow up conversations on June 1st, 2022 to discuss the concerns more in depth. The concerns from these neighbors center around the safety of their existing access and how the proposed project and construction of the roundabout may effect the conditions of such. The City and the business owners circled back in a meeting that occurred on June 16, 2022 to further discuss their Highway 41 access and ways to redesign it to be more safe. The consensus of this meeting was that the business owners were interested in converting their full access into a ¾ access. The City and MnDOT are favorable of this direction. The City will circle back with the property owners again to further discuss the safety improvements at their access, the roundabout construction plan, timing of construction, planned detours, expected impacts, etc.

It should be noted that MnDOT is not requiring changes or restrictions to the Pondview access in part with the roundabout improvements at Peavey with the Oak Ridge Development Project. These changes to the access are being requested by the Pondview property owners so that they have a long term safe access. City staff and MnDOT are actively committed to working with the Pondview property owners, and will continue to meet with the property owners until this piece is fully addressed.

Staff believes that the Oak Ridge project should continue to move forward under the condition that the developer provide a communication plan of the proposed roundabout improvements to be shared with effected property owners prior to construction beginning (conditions #25 & 26).

Utilities and Stormwater. Water and sewer are available to serve the site. The project's storm water design will meet the City's, Carver County Water Management's, and appropriate State and Federal requirements.

Setbacks. The developer should anticipate typical commercial and residential setbacks for this development. Buildings should be setback 150 feet from the centerline (from centerline of adjacent travel lane) of Highway 41. Buildings should also be setback a minimum of 50 feet from each edge of wooded steep slopes (30 foot no grade-mow), 50 feet from the ordinary high water mark of Chaska Creek, 40 feet from City park land (including City trails), and 50 feet from the Twin Cities and Western railway right-of-way.

Freestanding signs are required to be setback at least 15 feet from the right-of-way of Highway 41, and 10 feet from all other property lines.

Parking, loading and driving areas shall be setback a minimum of 15 feet from property lines and 50 feet from the edge of the embankment adjacent to the West Chaska Creek drainageway as defined by slopes of 18 percent or greater.

Cohesive Building Design. The project is planned to have an architectural theme that crosses over the 2 areas and ties in with the existing Oak Ridge Conference Center building. This theme is reflective of place and Chaska as a whole in their choices of materials and massing. The new buildings propose to use Chaska brick within their designs, which provides cohesiveness between all the buildings. The Costco building also brings in brick design elements found on typical Chaska buildings and also the existing conference center. The retaining walls used around the sites will also be cohesive material and color.

Signage. Development signage is proposed at the two different highway entrances into the site. One at the Peavey Road intersection on the retaining wall of the northeast corner of Costco's site, and one at the ¾ access near the parking lot adjacent to the Continental clubhouse. The signs will need to apply for separate sign permits in order to be installed. The freestanding/monument signs also need to meet the 15 foot sign setback from the ROW of Highway 41. This will need to be shown on the final plans.

Parkland. The area which makes up this plan does not contain areas required for city parks, per the Comprehensive Plan. As such the developer would be responsible for paying park dedication fees during the platting process. Park dedication fees were paid for the conference center use, but the intensification of the remaining portions of the site will be required to pay separately. The parkland dedication fees will be required for the intensification of the site, which includes the added lots above what was originally platted with Oak Knoll. At this time, the Continental site will be required to pay fees. Parkland dedication fees are required on this site as it does not propose public amenities. Parkland dedication fees will be important as this site is physically isolated from the greater public systems and amenities due to the Twin Cities and Western railroad separating this site from the southern area. The fees will help provide funds that can execute a connected system to the greater public systems and amenities by creating a physical pedestrian connection across the Twin Cities and Western railroad.

Tree Preservation. The main areas for tree preservation will be located along the north, west and south sides of the property along the wooded steep slopes. As well as certain areas on the existing conference center site. A tree survey of the disturbance area on the property found a total of 904 trees (8,303 caliper inches). Of those trees surveyed, 638 trees (6,486 caliper inches) are being removed, while 266 trees (1,817 caliper inches) will be saved. There are numerous additional trees on the 11.95 acres of steep slopes and low-lying areas which are being preserved to maintain the integrity of the slope areas and natural beauty of the site. The trees being preserved appear to be a mixture of oaks, maples, basswood, and other hardwood. Most of the trees being removed are situated in the center of the site and include spruce, Aspen, Ash, Basswood, Box Elder, Crab Apple Cherry, along with some oak ands and elms.

Wooded Steep Slope. The buildings all are set back 50 feet from the steep slopes and have a 30 ft no grade zone on top of the steep slope. The northerly access road does encroach into this area in a few spots, due to the location and geometric alignment to connect to the intersection of Peavy Road and Highway 41. In the areas of impact, a minimal number of significant trees are impacted and a series of retaining walls are being used to protect the

slopes and minimize the impact to the woods and slopes in the area. The intersection of Peavey Road and Highway 41 occurs right in the steep slope area, and in order to maintain safe roadway geometry, these areas of slope is required to be impacted.

Sidewalks & Trails. The site contains a network of trails and sidewalks. Sidewalks will be installed on at least one side of the main street. It should be noted that both sides of the street do not incorporate sidewalks due to limited room for such. The overall site still provides for continuous connectivity through the various sites to connect into each site and the overall systems accordingly.

Public trails currently exist on the western edge abutting the site. This trail provides a loop around McKnight Lake. There is also a manmade trail abutting the north side of the site. It will be important that the overall development provides access into these systems. So far, the developer is showing connections to this system that occur on the south side, middle of the site near the conference center, and on the north side of the site in two different areas (one coming from the proposed parking area of the conference center, and one coming from the intersection of Oakridge Drive and Highway 41). The Comprehensive Plan calls out a future trail link on the north side of the site to connect the existing McKnight Lake trail out to Highway 41, which is being shown with the aforementioned.

Development Costs (Infrastructure Improvements)
The City of Chaska has a number of area-wide development cost such as, but not limited to:

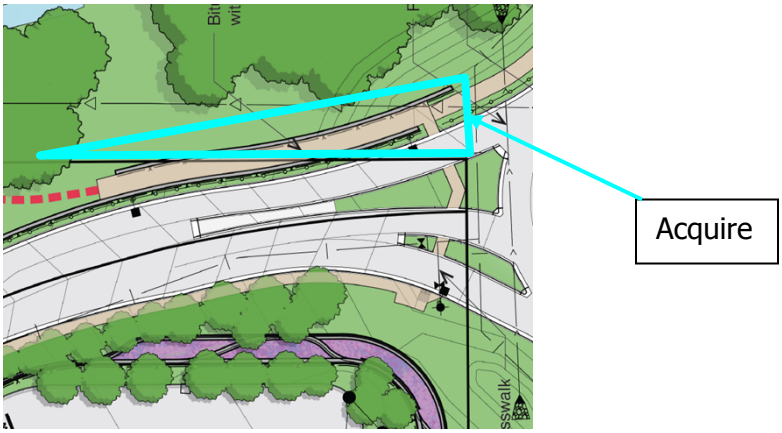
- New Signal/Lane Improvements/Roundabout on TH 41
- Storm Sewer
- Trails
- Parks

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.

Reciprocal Easement Agreement (REA) & Development Maintenance. A critical part of a master development such as this is the ongoing ownership and maintenance of common areas. For Oak Ridge Commons, the three users will share access points and a ring road, stormwater treatment, shared dry utility trenches, and internal sidewalks and trail connections. As part of this development, a Declaration of Construction, Operation and Reciprocal Easements ("REA" for short) will be agreed to by all parties. This document lays out the primary responsibilities of each party with regard to maintenance, shared access to roads and utilities, and lays out ongoing cost sharing for required maintenance as needed. Specifically, the document is being designed to facilitate efficient ongoing management whereby Costco is principally responsible for maintaining the private loop road (Oak Ridge Drive), while the hotel owner will be responsible for maintaining the stormwater pond that serves the entire development. This structure not only reduces the annual administration of the project, but clearly delineates responsibilities. If there is a major capital need in the future for any common area infrastructure, there will be a mechanism for the 3 participants to share in those costs (i.e., a resurfacing of the loop road in 15 years).

City Land Acquisition. There is one area that would require a city land sale. It occurs on the northwest portion of the TH 41 roundabout at Peavey Road. The retaining walls and a portion of the ring road encroach onto City land. The sliver that encompasses the retaining walls/ring

road should be in the development's ownership. They intend to maintain these retaining walls under the REA as stated above, however, it would be best applied if it were fully in their ownership. With that said, the City would require that the developer purchase the portion of land on which they plan to encroach. The robust nature of the traffic improvements are necessitated by Costco; therefore, the sale of the city land should be valued the same as (on a square foot basis) the Costco purchase price.



EAW. The developer and City have completed this document and have issued a negative declaration on an EIS as of August 17, 2020.

Final Plat. The Final Plat is showing the creation of three (3) lots. There are no outlots proposed. The three lots are as follows:

- Lot 1 (~23 acres): existing Conference Center
- Lot 2 (~16 acres): Costco
- Lot 3 (~28): multi-family residential by Continental

Phasing of the Site. The overall master site work will occur at one time, starting immediately after closing with Costco and Continental (which is anticipated to occur a day or two after recording the final plat in July). It is expected that all of the summer and fall will be needed to complete the master site work (demolition, stormwater, utility work, grading, and loop road work, etc) with likely some landscaping and final cleanup in Spring 2023. The only portion of the master site work that won't be completed during this timeframe is the build back of the hotel parking lot, which will be completed upon a user being identified, under contract to purchase the hotel, and moving towards a closing. It is anticipated that the Costco and Continental sites, respectively, will be handed over to them in Spring 2023. Costco's timeline is about 6 months to build and open the store after taking over their site, and expect to be open in Late Fall 2023. Also attached to the packet is a Sequencing Plan for the Continental portion of the project. Approximately 10-11 months after breaking ground the Clubhouse turnover is expected, and they will have an apartment building turn overs every 3 weeks thereafter.

Deadline for Agency Actions. The City of Chaska received the complete application for this request on Tuesday, May 3, 2022. Pursuant to Minnesota State Statutes the City must act on this request by Saturday, July 2, 2022 (60 days), however the City can provide the petitioner with written reasons for an additional 60-day review period, which would extend to a deadline

of **Wednesday, August 31, 2022 (120 days)**. The City may with the petitioner's consent extend the review period beyond the Wednesday, August 31, 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 06/08/2022:

Motion to recommend to City Council approval of the Oak Ridge Final Site & Building Plan and Final Plat, and direct staff to continue to work with the Pondview property owners on their highway access, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Cover Sheet (pg C-0.0), prepared by Alliant, dated April 25, 2022
    b. Alta Survey (pgs 1-4), prepared by Egan, Field & Nowak, Inc., undated
    c. Final Plat (pgs 1-3), prepared by Egan, Field & Nowak, Inc., undated
    d. Demolition Plan (pg D-1.0), prepared by Alliant, dated April 25, 2022
    e. Overall Interim Conditions (pg C-2.0), prepared by Alliant, dated April 25, 2022
    f. Interim Conditions Plan – View 1 (pg C-2.1), prepared by Alliant, dated April 25, 2022
    g. Interim Conditions Plan – View 2 (pg C-2.2), prepared by Alliant, dated April 25, 2022
    h. Interim Conditions Plan – View 3 (pg C-2.3), prepared by Alliant, dated April 25, 2022
    i. Overall Site Plan (pg C-3.0), prepared by Alliant, dated April 25, 2022
    j. Site Plan – View 1 (pg C-3.1), prepared by Alliant, dated April 25, 2022
    k. Site Plan – View 2 (pg C-3.2), prepared by Alliant, dated April 25, 2022
    l. Site Plan – View 3 (pg C-3.3), prepared by Alliant, dated April 25, 2022
    m. Snow Storage Plan (pg C-3.5), prepared by Alliant, dated April 25, 2022
    n. Pedestrian Circulation Plan (pg C-3.6), prepared by Alliant, dated April 25, 2022
    o. Open Space Plan (pg C-3.7), prepared by Alliant, dated April 25, 2022
    p. Fire Truck Movement Plan (pg C-3.8), prepared by Alliant, dated April 25, 2022
    q. Pavement Plan (pg C-3.9), prepared by Alliant, dated April 25, 2022
    r. Overall Grading Plan (pg C-4.0), prepared by Alliant, dated April 25, 2022
    s. Grading Plan – View 1 (pg C-4.1), prepared by Alliant, dated April 25, 2022
    t. Grading Plan – View 2 (pg C-4.2), prepared by Alliant, dated April 25, 2022
    u. Grading Plan – View 3 (pg C-4.3), prepared by Alliant, dated April 25, 2022
    v. Grading Plan – Springs Enlargement Plan 1 (pg C-4.4), prepared by Alliant, dated April 25, 2022
    w. Grading Plan – Springs Enlargement Plan 2 (pg C-4.5), prepared by Alliant, dated April 25, 2022
    x. Grading Plan – Springs Enlargement Plan 3 (pg C-4.6), prepared by Alliant, dated April 25, 2022
    y. Overall Emergency Overflow Plan (pg C-4.7), prepared by Alliant, dated April 25, 2022
    z. Emergency Overflow Plan – View 1 (pg C-4.8), prepared by Alliant, dated April 25, 2022
    aa. Emergency Overflow Plan – View 2 (pg C-4.9), prepared by Alliant, dated April 25, 2022
    bb. Emergency Overflow Plan – View 3 (pg C-4.10), prepared by Alliant, dated April 25, 2022
    cc. Overall Stormwater Pollution Prevention Plan (pg C-5.0), prepared by Alliant, dated April 25, 2022
    dd. SWPPP Notes 1-2 (pg C-5.1-C-5.2), prepared by Alliant, dated April 25, 2022
    ee. Stormwater Management Plan – Existing (pg C-5.3), prepared by Alliant, dated April 25, 2022
    ff. Stormwater Management Plan – Proposed (pg C-5.4), prepared by Alliant, dated April 25, 2022
    gg. Overall Utility Plan (pg C-6.0), prepared by Alliant, dated April 25, 2022
    hh. Utility Plan – View 1 (pg C-6.1), prepared by Alliant, dated April 25, 2022
    ii. Utility Plan – View 2 (pg C-6.2), prepared by Alliant, dated April 25, 2022
    jj. Utility Plan – View 3 (pg C-6.3), prepared by Alliant, dated April 25, 2022
    kk. Utility Plan & Profile – Oak Ridge Drive – View 1 (pg C-6.4), prepared by Alliant, dated April 25, 2022
    ll. Utility Plan & Profile – Oak Ridge Drive – View 2 (pg C-6.5), prepared by Alliant, dated April 25, 2022
    mm. Landscape Overlay Plan – View 1 (pg C-6.4), prepared by Alliant, dated April 25, 2022
    nn. Landscape Overlay Plan – View 2 (pg C-6.5), prepared by Alliant, dated April 25, 2022
    oo. Detail Sheet 1 (pg C-7.0), prepared by Alliant, dated April 25, 2022
    pp. Detail Sheet 2 (pg C-7.1), prepared by Alliant, dated April 25, 2022
    qq. Detail Sheet 3 (pg C-7.2), prepared by Alliant, dated April 25, 2022
    rr. Basin Detail Sheet 1 (pg C-7.3), prepared by Alliant, dated April 25, 2022

ss. Basin Detail Sheet 2 (pg C-7.4), prepared by Alliant, dated April 25, 2022
tt. Overall Tree Preservation and Removal Plan (pg L-1.0), prepared by Alliant, dated April 25, 2022
uu. Tree Preservation and Removal Plan – View 1 (pg L-1.1), prepared by Alliant, dated April 25, 2022
vv. Tree Preservation and Removal Plan – View 2 (pg L-1.2), prepared by Alliant, dated April 25, 2022
ww. Tree Preservation and Removal Plan – View 3 (pg L-1.3), prepared by Alliant, dated April 25, 2022
xx. Tree Inventory (pgs L-1.4-L-1.5), prepared by Alliant, dated April 25, 2022
yy. Overall Landscape Plan (pg L-2.0), prepared by Alliant, dated April 25, 2022
zz. Landscape Plan – View 1 (pg L-2.1), prepared by Alliant, dated April 25, 2022
aaa. Landscape Plan – View 2 (pg L-2.2), prepared by Alliant, dated April 25, 2022
bbb. Landscape Plan – View 3 (pg C-2.3), prepared by Alliant, dated April 25, 2022
ccc. Landscape Details (pg L-3.0), prepared by Alliant, dated April 25, 2022
ddd. Electrical Site Plan – View 1 (pg E100S), prepared by Ring & Duchateau, dated March 28, 2022
eee. Electrical Site Plan – View 2 (pg E101S), prepared by Ring & Duchateau, dated March 28, 2022
fff. Electrical Site Plan – View 3 (pg E103S), prepared by Ring & Duchateau, dated March 28, 2022
ggg. Electrical Photometric Plan – View 1 (pg E201S), prepared by Ring & Duchateau, dated March 28, 2022
hhh. Electrical Photometric Plan – View 2 (pg E202S), prepared by Ring & Duchateau, dated March 28, 2022
iii. Electrical Photometric Plan – View 3 (pg E203S), prepared by Ring & Duchateau, dated March 28, 2022
jjj. Site Lighting Fixtures (pg E600S), prepared by Ring & Duchateau, dated September 27, 2019
kkk. Site Details and Panel Schedules (pg E601S), prepared by Ring & Duchateau, dated March 28, 2022
lll. Costco – Civil Title Sheet (pg C0.1), prepared by Landform, dated October 6, 2021
mmm. Costco – Existing Conditions (pg C1.1), prepared by Landform, dated October 6, 2021
nnn. Costco – Interim Conditions (pg C1.2), prepared by Landform, dated October 6, 2021
ooo. Costco – Site Plan (pg C2.0), prepared by Landform, dated October 6, 2021
ppp. Costco – Grading, Drainage, Paving, and Erosion & Sediment Control – Overall (pg C3.0-C3.1), prepared by Landform, dated October 6, 2021
qqq. Costco – Utilities Overall (C4.0-C4.1), prepared by Landform, dated October 6, 2021
rrr. Costco - Civil Construction Details (C7.1-7.3), prepared by Landform, dated October 6, 2021
sss. Costco - Overall Landscape Plan (pg L1.0), prepared by Kimley Horn, undated
ttt. Costco – Detailed Landscape Plan (pg L1.1-1.5), prepared by Kimley Horn, undated
uuu. Costco – Landscape Notes and Details (pg L2.0-2.1), prepared Kimley Horn, undated
vvv. Costco – Preliminary Site Sections From Hazeltine Blvd, prepared by MG2, dated September 30, 2021
www. Costco – Preliminary Site Plan, prepared by MG2, dated October 1, 2021
xxx. Costco – Preliminary Site Sections, prepared by MG2, dated October 3, 2021
yyy. Costco – Property Boundary, prepared by MG2, dated October 5, 2021
zzz. Costco – Preliminary Warehouse Elevations (pgs 1-2), prepared by MG2, dated October 5, 2021
aaaa. Costco - Entry Canopy Perspective, prepared by MG2, dated October 5, 2021
bbbb. Costco - Northeast Perspective, prepared by MG2, dated October 5, 2021
cccc. Costco - Southwest Perspective, prepared by MG2, dated October 5, 2021
dddd. Costco - Context/Detailing, prepared by MG2, dated October 5, 2021
eeee. Costco - Preliminary Fuel Elevations, prepared by MG2, dated October 5, 2021
ffff. Continental – Cover Sheet, prepared by Kahler Slater, dated October 1, 2021
gggg. Contemporary Scheme (pgs 1-2), prepared by Kahler Slater, dated October 1, 2021
hhhh. Craftsman Scheme (pgs 1-2), prepared by Kahler Slater, dated October 1, 2021
iiii. Ranch Scheme (pgs 1-2), prepared by Kahler Slater, dated October 1, 2021
jjjj. Prairie Scheme (pgs 1-2), prepared by Kahler Slater, dated October 1, 2021
kkkk. Traffic Impact Study (pgs 1-38), prepared by Alliant, dated September 3, 2021

2. Adherence with the City Engineer's Memo dated November 10, 2021.
3. Prior to final plat and site plan submittals approval of a storm water management plan meeting City, State, and Carver County WMO standards is required.
4. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
5. Provision that the Costco building's loading dock is fully screened from public right-of-way via architectural walls and/or heavy landscaping and berming.

6. Provision that Section 15.28 Special Regulations of the zoning ordinance is complied with in full.
7. Provision that a Conditional Use Permit (CUP) is obtained if a parking ramp is pursued on any lots.
8. Provision that all light poles shall not exceed 35 feet in height on the Costco site.
9. Provision that proposed freestanding signs meet 10 foot setbacks from internal property lines, and 15 foot setback from Highway 41 right-of-way.
10. Provision that full face brick is provided on the multi-family buildings.
11. Provision that sliver of city land near northwest corner of the TH 41 roundabout is acquired into the development area, and a purchase agreement is executed prior to final plat recording.
12. Provision that a fully signed MnDOT agreement for the roundabout and highway improvements is obtained prior to final plat recording.
13. Provision that all State, County, Local permit approvals will be necessary along with financial sureties all of which are subject to agreements with agencies prior to grading work occurring.
14. The wetland mitigation plan must be approved and executed with state agencies for wetland being mitigated within the development as well as any mitigation required within the MnDOT right of way prior to a grading permit.
15. Provision that gravity sanitary sewer and water main connections will need to be coordinated with City utility departments, and the developer will need to secure all MnDOT, and City plan approvals and permits for public utilities within the MnDOT right of way prior to a grading permit.
16. All infrastructure within the development is to be owned and maintained privately, and the Declaration of Construction, Operation and Reciprocal easements for the internal ring road will require a joint maintenance access agreement with all landowner parties pending City and or MnDOT approval.
17. Compliance with the City's comprehensive water plan requirements are to be met including any permitting approvals in regards to underground tank facilities.
18. Prior to final plat recording, developer shall enter into an agreement with the City and State for the provision of necessary infrastructure and associated development costs.
19. Provision of a clearly defined and appropriately landscaped pedestrian ways between the various lots.
20. Provision of a trail on the north edge of the site connecting to Highway 41 consistent with the City's Comprehensive Plan.
21. Provision that no CIC platting can occur on Continental's multi-family site.
22. Provision that the Conference Center building shall come in for future approvals (Preliminary site & building plan, final site & building plan, rezoning, etc) when an end user is identified.
23. Provision that the Continental's site signage does not contain internal illumination per the approving Ordinance (PMD-22).
24. Provision that business center signs do not exceed 300 square feet per the approving Ordinance (PMD-22).
25. Provision that the developer provide a construction communication plan containing specific notification plans of the effected property owners for mailings, social media outreach, emails, stakeholder meetings, and community surveys and to be accepted by City Staff prior to distribution and roundabout construction.
26. Provision that the developer provide a construction communication plan for the

roundabout project to the effected properties that includes but not limited to project details, construction staging and schedule, detour routes, traffic impacts, business and community outreach, construction updates, and coordination with state and county agencies to be accepted by City Staff prior to distribution and roundabout construction work occurring.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-75 approving the Final Site & Building Plan and Final Plat for Oak Ridge (PC #2022-36).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-75

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Oakridge Final Plat and Final Site & Building Plan/RCS-RCA Oak Ridge LLC/PC #2022-36

WHEREAS, in December 1987 the Concept Plan, Rezoning, Preliminary Plat and Final Plat for the IDS Learning Center facility was approved; and

WHEREAS, the final plat (Oak Knoll) platted the property into two lots; one lot for the Conference Center site; one lot for the site to the south; and

WHEREAS, the final plat platted the surrounding Big Woods Lake and McKnight Lake into Outlot A, and Oakridge Drive into Outlot B; and

WHEREAS, impact fees were paid at the time of the Oak Knoll final plat recording, but were only paid for the conference center and hotel use; and

WHEREAS, the proposal is showing the platting of 3 lots (Oak Knoll 2nd Addition); Lot 1 will be for the existing conference center/hotel building; Lot 2 will be for a member-only warehouse quasi-retail use with liquor sales and fuel station (Costco); and Lot 3 will be for multiple-family housing; and

WHEREAS, the parkland dedication fees will be required for the intensification of the site, which includes the added lots above what was originally platted with Oak Knoll; and

WHEREAS, at this time, the Continental site will be required to pay fees; and

WHEREAS, parkland dedication fees are required on this site as it does not propose public amenities; and

WHEREAS, parkland dedication fees will be important as this site is physically isolated from the greater public systems and amenities due to the Twin Cities and Western railroad separating this site from the southern area; and

WHEREAS, the fees will help provide funds that can execute a connected system to the greater public systems and amenities by creating a physical pedestrian connection across the Twin Cities and Western railroad; and

WHEREAS, the current conference center site shows a 171,000 square foot building and 222 parking stalls; and

WHEREAS, the Oakridge conference center and hotel officially closed its doors on September 23, 2020; and

WHEREAS, it has been over one year since it's closing; and

WHEREAS, the 2040 Comprehensive Plan calls out this area for Mixed Residential use; and

WHEREAS, the Oak Ridge plan on approximately 67 acres of land includes the existing hotel/conference center, adding a member-only quasi-retail site along Highway 41, and adding a multi-family use on the south side of the site; and

WHEREAS, a new highway access is proposed on the northeast corner of the site to connect into Highway 41 in addition to the ¾ access in the middle of the site to connect to Highway 41; and

WHEREAS, the applicant has iterated in previous discussions that the conference center could change in use in the future, specifically for office use; and

WHEREAS, if that were to occur then changing a 171,000 square foot building to solely office would require 684 parking stalls, which well exceeds the 306 parking stalls proposed on this site; and

WHEREAS, the applicant has completed a traffic study stating that a three-story parking ramp could be constructed to provide the site a total of 566 parking stalls, which is still below the 684 parking stall requirement; and

WHEREAS, the developer will need to make changes to the site plan to accommodate (i.e. show in proof of parking) that they will meet parking requirements; and

WHEREAS, a conditional use permit (CUP) would also be required if a parking ramp were pursued; and

WHEREAS, Lot 1, Block 1 provides a list of permitted uses in the zoning that staff deems acceptable to occupy the existing building; and

WHEREAS, the zoning may, or can, be re-evaluated in the future should someone come in to propose a new use in the zoning or change to the building that deems acceptable for the intent of the zoning and meets site planning requirements; and

WHEREAS, the Conference Center building shall come in for future approvals (Preliminary site & building plan, final site & building plan, rezoning if applicable, etc) when an end user is identified so the site plan can be properly vetted out; and

WHEREAS, the member-only warehouse quasi-retail site shown on the east portion of the site shows a building of approximately 165,000 square feet in size that abuts Highway 41; and

WHEREAS, in addition, they are also proposing a fuel station just northerly of the main building; and

WHEREAS, there is a loading dock proposed on the northeast portion of the building; and

WHEREAS, the loading dock will be gradually recessed into grade approximately 4 feet; and

WHEREAS, a 3.5 foot screen wall will sit above this recession to provide for additional screening; and

WHEREAS, berming is also proposed on the east edge of the property (up to 7 feet high near the loading dock area) that will help screen the parking lot and loading dock areas; and

WHEREAS, if the berming cannot be completed (due to the berming being in MnDOT ROW and their requirements may modify this area differently), then this screen wall will have to be compensated appropriately to screen the trucks; and

WHEREAS, it will be important that the traffic flow for the fuel station will not impede the traffic associated with the principal retail building; and

WHEREAS, the location of this fuel station will also have to ensure that it does not negatively impact any of the City's nearby municipal wells; and

WHEREAS, because of the high visibility from Highway 41 the building will have to provide a high level of landscaping and screening on this edge to help soften up the building and the parking lot; and

WHEREAS, the site is proposing to incorporate 727 parking stalls, plus 52 off site stalls, which would total 779 parking stalls for Costco and a ratio of 4.7 stalls per 1,000 square feet of building space; and

WHEREAS, the building size requires 823 parking stalls (44 stall deficit), and 5 stalls per 1,000 square feet of building space per parking code; and

WHEREAS, staff has concluded that the parking provided is sufficient based on field studies done at the Eden Prairie, Saint Louis Park, and Eagan Costco stores; and

WHEREAS, these Costco locations showed an average of 3 parking stalls per 1,000 square feet of building space but still operated sufficiently during peak times (weekends and evenings); and

WHEREAS, the most significant of the retaining walls is located on the northeast corner of the Costco site that faces Highway 41 and the private loop street; and

WHEREAS, at its tallest point it will be 24 feet tall, and it will taper in height as it wraps around on the corner on both sides; and

WHEREAS, tiers will be provided to help break up the massing appropriately and meet the City's retaining wall ordinance; and

WHEREAS, in addition, landscaping (trees and shrubs) will be adorned around the perimeter to help soften the edge; and

WHEREAS, the wall will be made of modular concrete block, which is consistent in style and color for all the retaining walls proposed on site; and

WHEREAS, overnight storage of carts outside or in the cart corrals will not be permitted; and

WHEREAS, all carts should be collected each day and stored within the building overnight; and

WHEREAS, screening of rooftop units is achieved with building parapets; and

WHEREAS, site sections have been provided to depict the line of sight taken from the opposite side of the roads to reflect that rooftop units will be screened; and

WHEREAS, after construction, should a small portion of a roof top unit be visible, the applicant states that the unit will be painted to match the wall directly adjacent; and

WHEREAS, the multi-family site is placed on the southern portion of the site; and

WHEREAS, the 280 units would be spread across 14 residential buildings at two-stories tall (20 units per building); and

WHEREAS, in addition to the 14 residential buildings, the site will also offer a 4,630 square foot clubhouse, car care area, pet areas, and storage lockers; and

WHEREAS, the materials proposed will be a mix of Hardie siding, brick masonry and glass, and the applicant is showing that a Chaska brick color will be the masonry used on all buildings to better fit into the community, including the clubhouse building; and

WHEREAS, the applicant has provided four different designs, as well as four different color schemes to differentiate the clusters of buildings (not one design will exceed the 75 unit threshold), and they are known as Contemporary, Craftsman, Ranch, and Prairie; and

WHEREAS, when visiting the Springs at Lakeville, staff noticed that mechanical equipment (ie. ac units) are primarily located on the ground level next to the building; and

WHEREAS, the applicant is proposing Mint Julep Junipers to be placed in strategic planting groupings to provide more effective screening; and

WHEREAS, these plants have a maximum growing height of six feet with a typical spread of three feet; and

WHEREAS, there are two buildings (Buildings 3 & 4) that are directly adjacent to the ring road that staff wants to ensure the utility boxes and/or the ac units are strategically placed and screened; and

WHEREAS, the applicant has indicated in their plans that the building utilities will be screened with additional plantings or relocated in a more obscure location on the building if they should be visible from the ring road, and staff will continue to coordinate with the applicant on this when construction commences; and

WHEREAS, the applicant has indicated several amenity areas that will be provided such as the clubhouse, tot lot with a playground structure, outdoor grilling area, outdoor pool, and pet playground areas; and

WHEREAS, the amenity areas will make up over 15% of the gross site area; and

WHEREAS, the multi-family use will have to meet the City's multi-family residential parking requirement, which is 2 parking stalls per dwelling unit (280 dwelling units; 560 stalls required); and

WHEREAS, the site plan is showing 576 parking stalls; and

WHEREAS, the applicant has provided an exhibit showing the signage for the site, and specifically, wall signs on the clubhouse building and a monument sign at the main entrance off the ring road; and

WHEREAS, additional panel signage will be included on the business center monument signs at both highway entrances; and

WHEREAS, it should be noted that signage for the residential use cannot be internally illuminated; and

WHEREAS, the monument sign at the main entrance for Springs will need to be revised so that it is not internally illuminated; and

WHEREAS, as noted in previous analyses, the monument sign and wall signs can be illuminated by an external light source (i.e. gooseneck lighting or up/down lighting); and

WHEREAS, this will need to be revised prior to a sign permit being obtained; and

WHEREAS, there are two proposed site accesses, the existing Oakridge Drive access off of Highway 41 and a new access on Highway 41 that lines up with Peavey Road; and

WHEREAS, the existing access will be converted to a ¾ access; and

WHEREAS, the Peavey Road access will be the main access and it is proposed the intersection will be reconstructed to provide a multi-lane roundabout; and

WHEREAS, the access into the site will provide an internal spine that will give access to all four sites; and

WHEREAS, it was noted in the preliminary that there were concerns from adjacent neighbors in the Pondview business center; and

WHEREAS, this business center is north of the Oak Ridge site who also have direct access onto Highway 41; and

WHEREAS, city staff met with these neighbors in November 2021 and had follow up conversations on June 1st to discuss the concerns more in depth; and

WHEREAS, the concerns from these neighbors center around the safety of their existing access and how the proposed project and construction of the roundabout may effect the conditions of such; and

WHEREAS, it is the City's intention to set up a follow up meeting with the property owners to further discuss the safety improvements at their access, the roundabout construction plan, timing of construction, planned detours, expected impacts, etc; and

WHEREAS, staff believes that the Oak Ridge project should continue to move forward under the condition that the developer provide a communication plan of the proposed roundabout improvements to be shared with effected property owners prior to construction beginning; and

WHEREAS, buildings shall be setback 150 feet from the centerline (from centerline of adjacent travel lane) of Highway 41; buildings should also be setback a minimum of 50 feet from each edge of wooded steep slopes (30 foot no grade-mow), 50 feet from the ordinary high water mark of Chaska Creek, 40 feet from City park land (including City trails), and 50 feet from the Twin Cities and Western railway right-of-way; and

WHEREAS, freestanding signs are required to be setback at least 15 feet from the right-of-way of Highway 41, and 10 feet from all other property lines; and

WHEREAS, parking, loading and driving areas shall be setback a minimum of 15 feet from property lines and 50 feet from the edge of the embankment adjacent to the West Chaska Creek drainageway as defined by slopes of 18 percent or greater; and

WHEREAS, the exterior of the buildings will be required to meet or exceed the City's exterior building material requirements for commercial and multi-family residential; and

WHEREAS, the project is planned to have an architectural theme that crosses over the 4 areas and ties in with the existing Oak Ridge Conference Center building; and

WHEREAS, pedestrian connections should be provided to connect each property to each other; and

WHEREAS, public trails currently exist on the western edge abutting the site; and

WHEREAS, it will be important that the overall development provides access into this system; and

WHEREAS, the developer is showing connections to this system that occur on the south side, middle of the site near the conference center, and two opportunities on the north side of the site adjacent to the conference center parking lot and proposed roundabout; and

WHEREAS, in addition, the Comprehensive Plan calls out a future trail link on the north side of the site to connect the existing McKnight Lake trail out to Highway 41, and the developer will be required to show install this trail connection; and

WHEREAS, the Oakridge site is proposed to be private with its road and utilities; and

WHEREAS, because of that cross access easements and agreements will be required to be executed so that all property owners of the overall site have access to the loop road, utilities, and stormwater ponding; and

WHEREAS, there is one area that would require a city land sale; and

WHEREAS, it occurs on the northwest portion of the TH 41 roundabout at Peavey Road; and

WHEREAS, the retaining walls and a portion of the ring road encroach onto City land; and

WHEREAS, the sliver that encompasses the retaining walls/ring road should be in the development's ownership; and

WHEREAS, tey intend to maintain these retaining walls under the REA, however, it would be best applied if it were fully in their ownership; and

WHEREAS, with that said, the City would require that the developer purchase the portion of land on which they plan to encroach; and

WHEREAS, the robust nature of the traffic improvements are necessitated by Costco; therefore, the sale of the city land should be valued the same as (on a square foot basis) the Costco purchase price; and

WHEREAS, the Final Plat is showing the creation of three (3) lots, and there are no outlots proposed; and

WHEREAS, the three lots are as follows:

- Lot 1 (~23 acres): existing Conference Center
- Lot 2 (~16 acres): Costco
- Lot 3 (~28): multi-family residential by Continental; and

WHEREAS, on June 8, 2022 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan and Final Plat for Oak Ridge (PC#2022-36); 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 Oak Ridge (PC#2022-36), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Cover Sheet (pg C-0.0), prepared by Alliant, dated April 25, 2022
    b. Alta Survey (pgs 1-4), prepared by Egan, Field & Nowak, Inc., undated
    c. Final Plat (pgs 1-3), prepared by Egan, Field & Nowak, Inc., undated
    d. Demolition Plan (pg D-1.0), prepared by Alliant, dated April 25, 2022
    e. Overall Interim Conditions (pg C-2.0), prepared by Alliant, dated April 25, 2022
    f. Interim Conditions Plan – View 1 (pg C-2.1), prepared by Alliant, dated April 25, 2022
    g. Interim Conditions Plan – View 2 (pg C-2.2), prepared by Alliant, dated April 25, 2022
    h. Interim Conditions Plan – View 3 (pg C-2.3), prepared by Alliant, dated April 25, 2022
    i. Overall Site Plan (pg C-3.0), prepared by Alliant, dated April 25, 2022
    j. Site Plan – View 1 (pg C-3.1), prepared by Alliant, dated April 25, 2022
    k. Site Plan – View 2 (pg C-3.2), prepared by Alliant, dated April 25, 2022
    l. Site Plan – View 3 (pg C-3.3), prepared by Alliant, dated April 25, 2022
    m. Snow Storage Plan (pg C-3.5), prepared by Alliant, dated April 25, 2022
    n. Pedestrian Circulation Plan (pg C-3.6), prepared by Alliant, dated April 25, 2022
    o. Open Space Plan (pg C-3.7), prepared by Alliant, dated April 25, 2022
    p. Fire Truck Movement Plan (pg C-3.8), prepared by Alliant, dated April 25, 2022
    q. Pavement Plan (pg C-3.9), prepared by Alliant, dated April 25, 2022
    r. Overall Grading Plan (pg C-4.0), prepared by Alliant, dated April 25, 2022
    s. Grading Plan – View 1 (pg C-4.1), prepared by Alliant, dated April 25, 2022
    t. Grading Plan – View 2 (pg C-4.2), prepared by Alliant, dated April 25, 2022
    u. Grading Plan – View 3 (pg C-4.3), prepared by Alliant, dated April 25, 2022
    v. Grading Plan – Springs Enlargement Plan 1 (pg C-4.4), prepared by Alliant, dated April 25, 2022
    w. Grading Plan – Springs Enlargement Plan 2 (pg C-4.5), prepared by Alliant, dated April 25, 2022
    x. Grading Plan – Springs Enlargement Plan 3 (pg C-4.6), prepared by Alliant, dated April 25, 2022
    y. Overall Emergency Overflow Plan (pg C-4.7), prepared by Alliant, dated April 25, 2022
    z. Emergency Overflow Plan – View 1 (pg C-4.8), prepared by Alliant, dated April 25, 2022
    aa. Emergency Overflow Plan – View 2 (pg C-4.9), prepared by Alliant, dated April 25, 2022
    bb. Emergency Overflow Plan – View 3 (pg C-4.10), prepared by Alliant, dated April 25, 2022
    cc. Overall Stormwater Pollution Prevention Plan (pg C-5.0), prepared by Alliant, dated April 25, 2022
    dd. SWPPP Notes 1-2 (pg C-5.1-C-5.2), prepared by Alliant, dated April 25, 2022
    ee. Stormwater Management Plan – Existing (pg C-5.3), prepared by Alliant, dated April 25, 2022
    ff. Stormwater Management Plan – Proposed (pg C-5.4), prepared by Alliant, dated April 25, 2022
    gg. Overall Utility Plan (pg C-6.0), prepared by Alliant, dated April 25, 2022
    hh. Utility Plan – View 1 (pg C-6.1), prepared by Alliant, dated April 25, 2022
    ii. Utility Plan – View 2 (pg C-6.2), prepared by Alliant, dated April 25, 2022
    jj. Utility Plan – View 3 (pg C-6.3), prepared by Alliant, dated April 25, 2022
    kk. Utility Plan & Profile – Oak Ridge Drive – View 1 (pg C-6.4), prepared by Alliant, dated April 25, 2022

ll. Utility Plan & Profile – Oak Ridge Drive – View 2 (pg C-6.5), prepared by Alliant, dated April 25, 2022
mm. Landscape Overlay Plan – View 1 (pg C-6.4), prepared by Alliant, dated April 25, 2022
nn. Landscape Overlay Plan – View 2 (pg C-6.5), prepared by Alliant, dated April 25, 2022
oo. Detail Sheet 1 (pg C-7.0), prepared by Alliant, dated April 25, 2022
pp. Detail Sheet 2 (pg C-7.1), prepared by Alliant, dated April 25, 2022
qq. Detail Sheet 3 (pg C-7.2), prepared by Alliant, dated April 25, 2022
rr. Basin Detail Sheet 1 (pg C-7.3), prepared by Alliant, dated April 25, 2022
ss. Basin Detail Sheet 2 (pg C-7.4), prepared by Alliant, dated April 25, 2022
tt. Overall Tree Preservation and Removal Plan (pg L-1.0), prepared by Alliant, dated April 25, 2022
uu. Tree Preservation and Removal Plan – View 1 (pg L-1.1), prepared by Alliant, dated April 25, 2022
vv. Tree Preservation and Removal Plan – View 2 (pg L-1.2), prepared by Alliant, dated April 25, 2022
ww. Tree Preservation and Removal Plan – View 3 (pg L-1.3), prepared by Alliant, dated April 25, 2022
xx. Tree Inventory (pgs L-1.4-L-1.5), prepared by Alliant, dated April 25, 2022
yy. Overall Landscape Plan (pg L-2.0), prepared by Alliant, dated April 25, 2022
zz. Landscape Plan – View 1 (pg L-2.1), prepared by Alliant, dated April 25, 2022
aaa. Landscape Plan – View 2 (pg L-2.2), prepared by Alliant, dated April 25, 2022
bbb. Landscape Plan – View 3 (pg C-2.3), prepared by Alliant, dated April 25, 2022
ccc. Landscape Details (pg L-3.0), prepared by Alliant, dated April 25, 2022
ddd. Electrical Site Plan – View 1 (pg E100S), prepared by Ring & Duchateau, dated March 28, 2022
eee. Electrical Site Plan – View 2 (pg E101S), prepared by Ring & Duchateau, dated March 28, 2022
fff. Electrical Site Plan – View 3 (pg E103S), prepared by Ring & Duchateau, dated March 28, 2022
ggg. Electrical Photometric Plan – View 1 (pg E201S), prepared by Ring & Duchateau, dated March 28, 2022
hhh. Electrical Photometric Plan – View 2 (pg E202S), prepared by Ring & Duchateau, dated March 28, 2022
iii. Electrical Photometric Plan – View 3 (pg E203S), prepared by Ring & Duchateau, dated March 28, 2022
jjj. Site Lighting Fixtures (pg E600S), prepared by Ring & Duchateau, dated September 27, 2019
kkk. Site Details and Panel Schedules (pg E601S), prepared by Ring & Duchateau, dated March 28, 2022
lll. Costco – Civil Title Sheet (pg C0.1), prepared by Landform, dated October 6, 2021
mmm. Costco – Existing Conditions (pg C1.1), prepared by Landform, dated October 6, 2021
nnn. Costco – Interim Conditions (pg C1.2), prepared by Landform, dated October 6, 2021
ooo. Costco – Site Plan (pg C2.0), prepared by Landform, dated October 6, 2021
ppp. Costco – Grading, Drainage, Paving, and Erosion & Sediment Control – Overall (pg C3.0-C3.1), prepared by Landform, dated October 6, 2021
qqq. Costco – Utilities Overall (C4.0-C4.1), prepared by Landform, dated October 6, 2021
rrr. Costco - Civil Construction Details (C7.1-7.3), prepared by Landform, dated October 6, 2021
sss. Costco - Overall Landscape Plan (pg L1.0), prepared by Kimley Horn, undated
ttt. Costco – Detailed Landscape Plan (pg L1.1-1.5), prepared by Kimley Horn, undated
uuu. Costco – Landscape Notes and Details (pg L2.0-2.1), prepared Kimley Horn, undated
vvv. Costco – Preliminary Site Sections From Hazeltine Blvd, prepared by MG2, dated September 30, 2021
www. Costco – Preliminary Site Plan, prepared by MG2, dated October 1, 2021

xxx. Costco – Preliminary Site Sections, prepared by MG2, dated October 3, 2021
yyy. Costco – Property Boundary, prepared by MG2, dated October 5, 2021
zzz. Costco – Preliminary Warehouse Elevations (pgs 1-2), prepared by MG2, dated October 5, 2021
aaaa. Costco - Entry Canopy Perspective, prepared by MG2, dated October 5, 2021
bbbb. Costco - Northeast Perspective, prepared by MG2, dated October 5, 2021
cccc. Costco - Southwest Perspective, prepared by MG2, dated October 5, 2021
dddd. Costco - Context/Detailing, prepared by MG2, dated October 5, 2021
eeee. Costco - Preliminary Fuel Elevations, prepared by MG2, dated October 5, 2021
ffff. Continental – Cover Sheet, prepared by Kahler Slater, dated October 1, 2021
gggg. Contemporary Scheme (pgs 1-2), prepared by Kahler Slater, dated October 1, 2021
hhhh. Craftsman Scheme (pgs 1-2), prepared by Kahler Slater, dated October 1, 2021
iiii. Ranch Scheme (pgs 1-2), prepared by Kahler Slater, dated October 1, 2021
jjjj. Prairie Scheme (pgs 1-2), prepared by Kahler Slater, dated October 1, 2021
kkkk. Traffic Impact Study (pgs 1-38), prepared by Alliant, dated September 3, 2021

2. Adherence with the City Engineer's Memo dated November 10, 2021.
3. Prior to final plat and site plan submittals approval of a storm water management plan meeting City, State, and Carver County WMO standards is required.
4. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
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27. Provision that roundabout is fully constructed and operational prior to issuance of final certificate of occupancies for the Oak Ridge conference building, Costco building, and Continental buildings.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

OAK KNOLL SECOND ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That RCS – RCA OAK RIDGE, LLC, a Minnesota Limited Liability Company, fee owner of the following described property situated in the City of Waconia, County of Carver, State of Minnesota:

Real property in the City of Chaska, County of Carver, State of Minnesota, described as follows:

TORRENS PROPERTY

That part of Lot 1, Block 1, OAK KNOLL, lying within Tract A, REGISTERED LAND SURVEY NO. 76, according to the recorded plat thereof.

ABSTRACT PROPERTY

Lot 1, Block 1, OAK KNOLL, except that part lying within Tract A, REGISTERED LAND SURVEY NO. 76, according to the recorded plat thereof.

AND

Lot 2, Block 1, OAK KNOLL

AND

Outlot B, OAK KNOLL

Has caused the same to be surveyed and platted as OAK KNOLL SECOND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said RCS – RCA OAK RIDGE, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed: RCS – RCA OAK RIDGE, LLC, a Minnesota Limited Liability Company

By: _____, its _____

_____

_____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by _____,

_____ of RCS – RCA OAK RIDGE, LLC, LLC, a Minnesota Limited Liability Company, on behalf of the company.

_____

_____

Notary Public _____ County, _____

My commission expires _____

I Eric Roeser 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___.

_____
Eric Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by Eric Roeser, Licensed Land Surveyor.

_____

_____

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat was approved by the City Council of the City of Chaska, Minnesota, this _____ day of _____, 20___, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____ Mayor

Signed: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of OAK KNOLL SECOND ADDITION was filed this ____ day of _____, 20____, at _____ o'clock ___. M. as Document No._____.

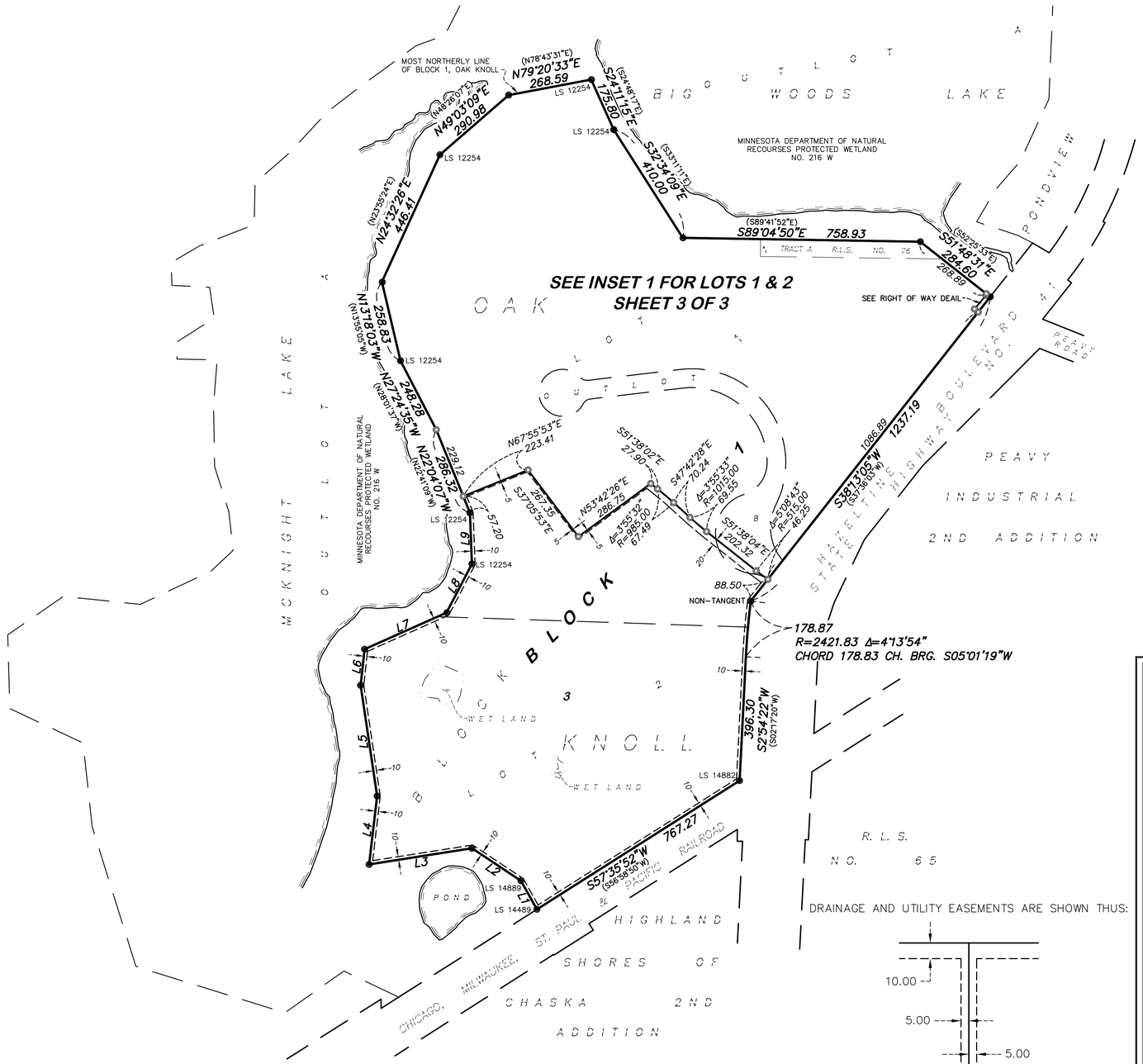
Kaaren Lewis, County Recorder

By: _____

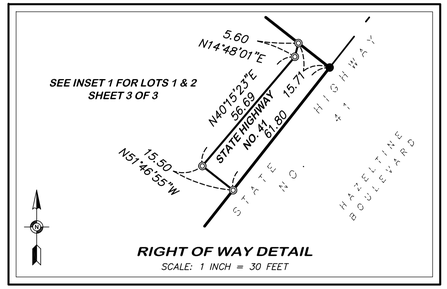
Egan, Field & Nowak, Inc.
land surveyors since 1872

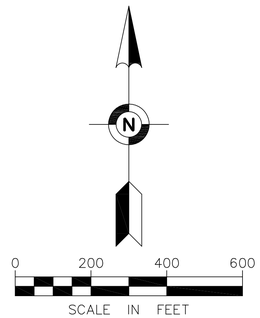
OAK KNOLL SECOND ADDITION

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



LINE TABLE				
Line #	DISTANCE	BEARING	PLAT BEARING	PLAT DISTANCE
L1	104.57	N29°06'43"W	(N29°43'45"W)	
L2	187.87	N56°27'32"W	(N57°04'34"W)	
L3	332.90	S81°07'06"W	(S80°30'04"W)	
L4	219.53	N06°41'29"E	(N06°04'27"E)	
L5	357.85	N08°26'30"W	(N09°03'32"W)	
L6	116.25	N06°16'57"E	(N05°39'55"E)	(115.94)
L7	286.41	N66°00'06"E	(N65°23'04"E)	(287.67)
L8	175.73	N27°35'54"E	(N26°58'52"E)	
L9	163.61	N02°16'22"W	(N02°53'24"W)	



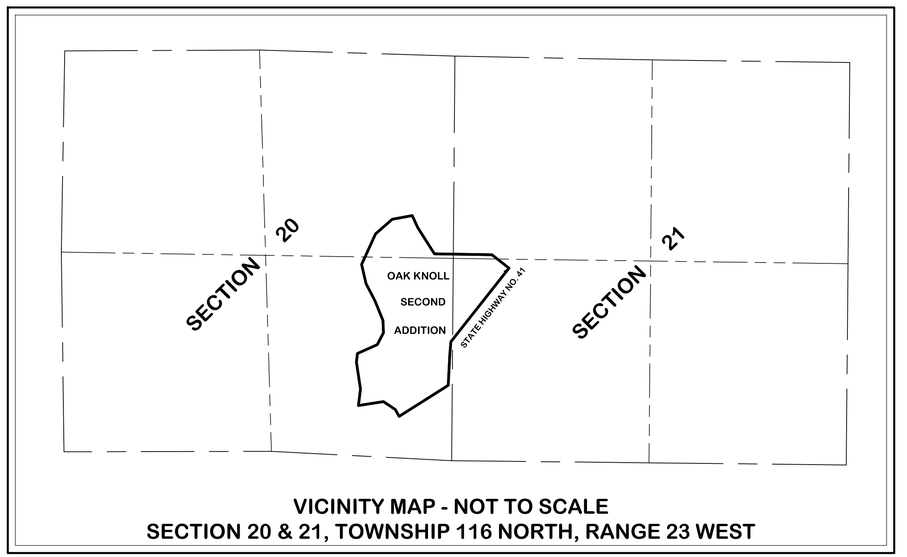


The most northerly line of Block 1, OAK KNOLL is assumed to bear North 79 degrees 20 minutes 33 seconds East.

- ● DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT, LICENSE NUMBER, IF AVAILABLE IS NOTED
- ◎ DENOTES SET 5/8 INCH BY 14 INCH LONG IRON REBAR MARKED BY LICENSE NO. 47476
- (N00°00'00"E) RECORD BEARING PER THE PLAT OF OAK KNOLL
- (XXX.XX) RECORD DISTANCE PER THE PLAT OF OAK KNOLL

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 STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.
NOT TO SCALE



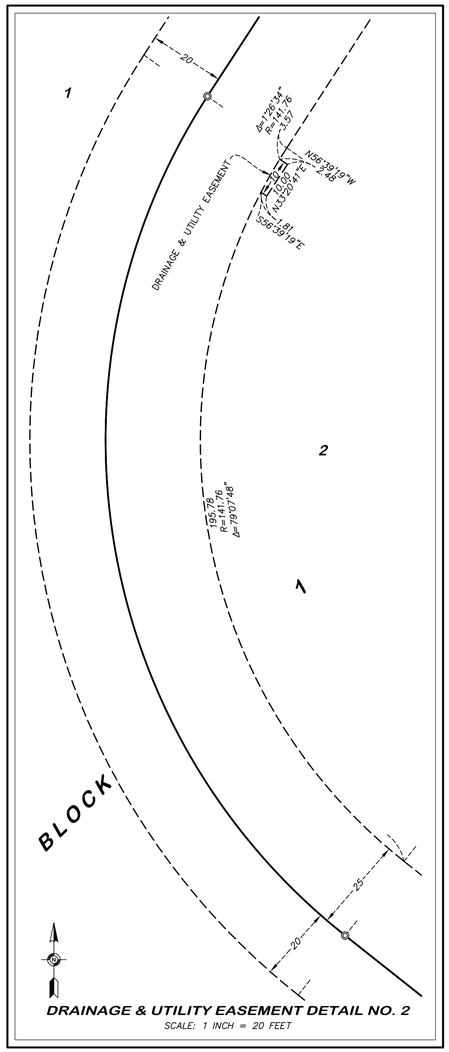
VICINITY MAP - NOT TO SCALE
SECTION 20 & 21, TOWNSHIP 116 NORTH, RANGE 23 WEST

Egan, Field & Nowak, Inc.
land surveyors since 1872

OAK KNOLL SECOND ADDITION

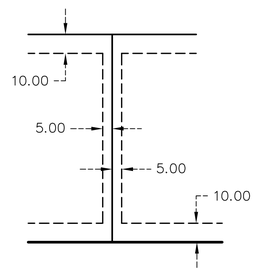
INSET 1

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

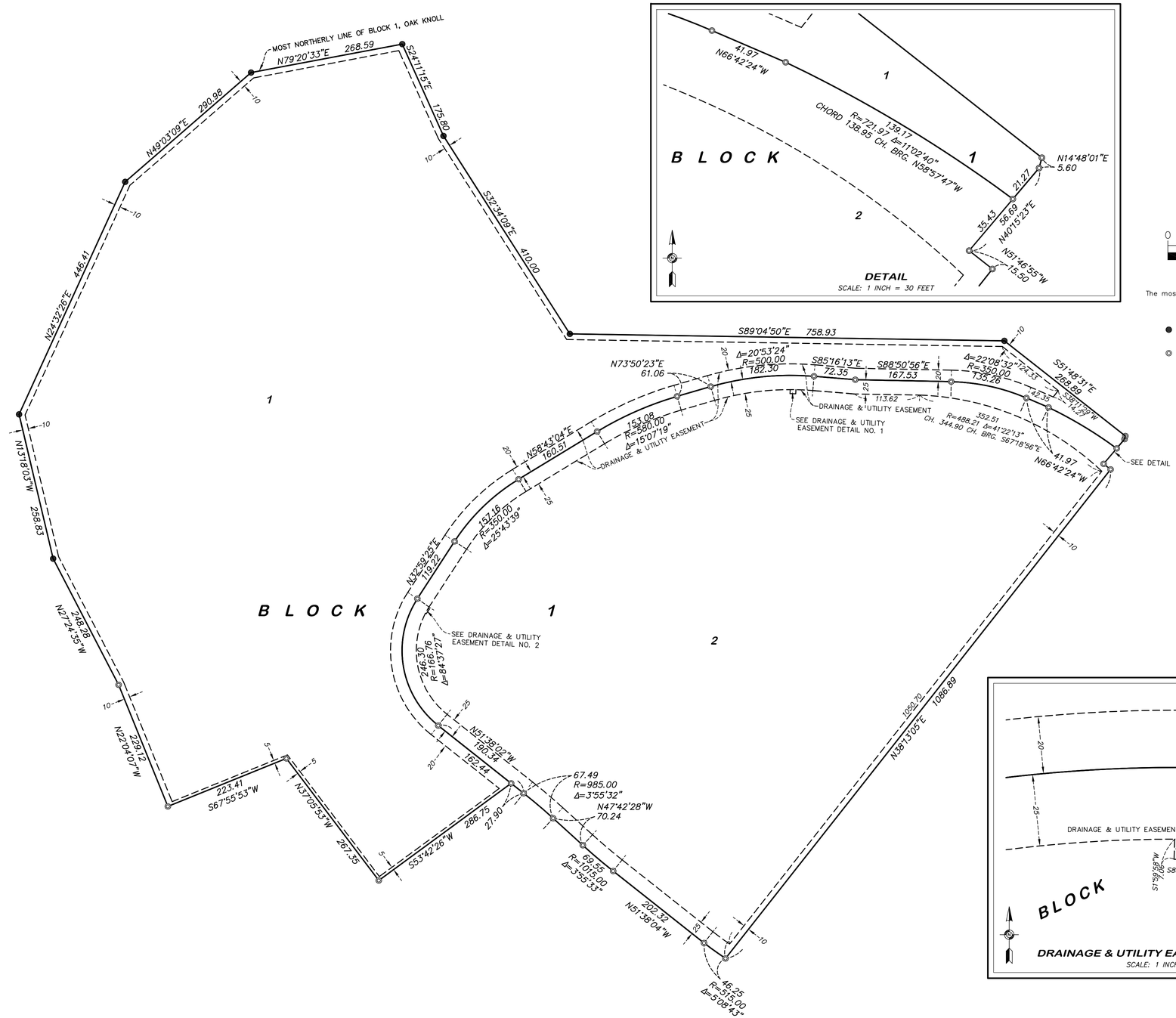


DRAINAGE & UTILITY EASEMENT DETAIL NO. 2
SCALE: 1 INCH = 20 FEET

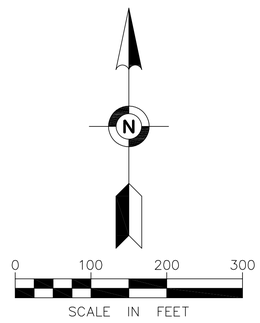
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.
NOT TO SCALE



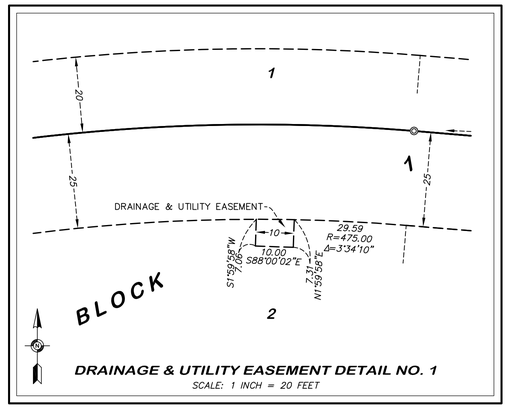
DETAIL
SCALE: 1 INCH = 30 FEET



The most northerly line of Block 1, OAK KNOLL is assumed to bear North 79 degrees 20 minutes 33 seconds East.

● DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT, LICENSE NUMBER, IF AVAILABLE IS NOTED

◎ DENOTES SET 5/8 INCH BY 14 INCH LONG IRON REBAR MARKED BY LICENSE NO. 47476

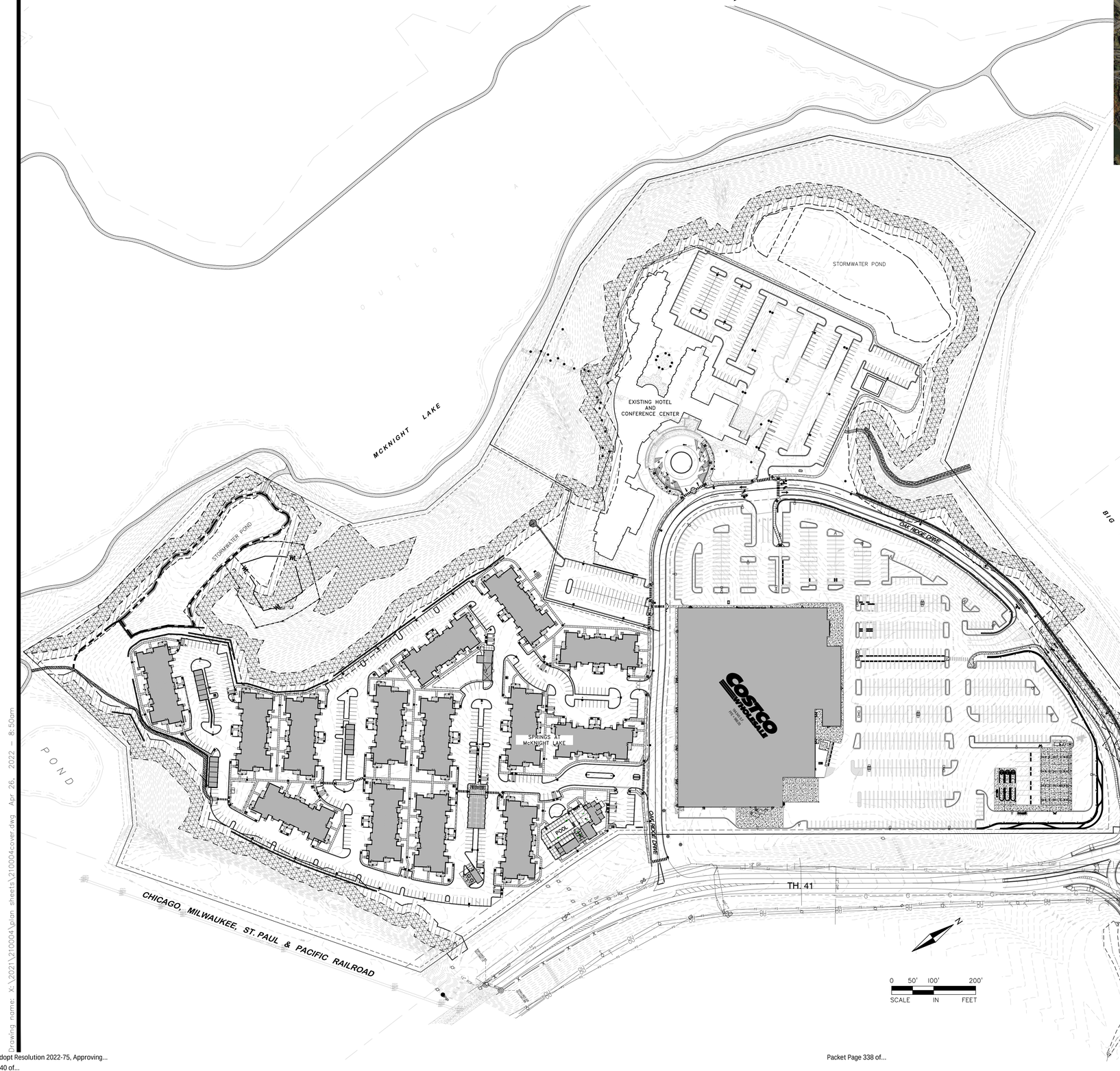


DRAINAGE & UTILITY EASEMENT DETAIL NO. 1
SCALE: 1 INCH = 20 FEET

Egan, Field & Nowak, Inc.
land surveyors since 1872

OAK RIDGE COMMONS

HWY #41 & PEAVEY RD
CHASKA, MN





SITE VICINITY MAP

SHEET INDEX

NO.	SHEET TITLE
CIVIL SHEETS	
C-0.0	COVER SHEET
	ALTA / NSPS LAND TITLE SURVEY
	FINAL PLAT (SHEETS 1-3)
D-1.0	DEMOLITION PLAN
C-2.0	OVERALL INTERIM CONDITIONS
C-2.1	INTERIM CONDITIONS PLAN - VIEW 1
C-2.2	INTERIM CONDITIONS PLAN - VIEW 2
C-2.3	INTERIM CONDITIONS PLAN - VIEW 3
C-3.0	OVERALL SITE PLAN
C-3.1	SITE PLAN - VIEW 1
C-3.2	SITE PLAN - VIEW 2
C-3.3	SITE PLAN - VIEW 3
~~C-3.4~~	~~SIGNAGE PLAN~~
C-3.5	SNOW STORAGE PLAN
C-3.6	PEDESTRIAN CIRCULATION PLAN
C-3.7	OPEN SPACE PLAN
C-3.8	FIRE TRUCK MOVEMENT PLAN
C-3.9	PAVEMENT PLAN
C-4.0	OVERALL GRADING PLAN
C-4.1	GRADING PLAN - VIEW 1
C-4.2	GRADING PLAN - VIEW 2
C-4.3	GRADING PLAN - VIEW 3
C-4.4	GRADING PLAN - SPRINGS ENLARGEMENT PLAN 1
C-4.5	GRADING PLAN - SPRINGS ENLARGEMENT PLAN 2
C-4.6	GRADING PLAN - SPRINGS ENLARGEMENT PLAN 3
C-4.7	OVERALL EMERGENCY OVERFLOW PLAN
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C-4.9	EMERGENCY OVERFLOW PLAN - VIEW 2
C-4.10	EMERGENCY OVERFLOW PLAN - VIEW 3
C-5.0	OVERALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C-5.1	SWPPP NOTES 1
C-5.2	SWPPP NOTES 2
C-5.3	STORMWATER MANAGEMENT PLAN - EXISTING
C-5.4	STORMWATER MANAGEMENT PLAN - PROPOSED
C-6.0	OVERALL UTILITY PLAN
C-6.1	UTILITY PLAN - VIEW 1
C-6.2	UTILITY PLAN - VIEW 2
C-6.3	UTILITY PLAN - VIEW 3
C-6.4	UTILITY PLAN & PROFILE - OAK RIDGE DRIVE - VIEW 1
C-6.5	UTILITY PLAN & PROFILE - OAK RIDGE DRIVE - VIEW 2
C-6.6	LANDSCAPE OVERLAY PLAN - VIEW 2
C-6.7	LANDSCAPE OVERLAY PLAN - VIEW 3
C-7.0	DETAIL SHEET 1
C-7.1	DETAIL SHEET 2
C-7.2	DETAIL SHEET 3
C-7.3	BASIN DETAIL SHEET 1
C-7.4	BASIN DETAIL SHEET 2
L-1.0	OVERALL TREE PRESERVATION AND REMOVAL PLAN
L-1.1	TREE PRESERVATION REMOVAL PLAN - VIEW 1
L-1.2	TREE PRESERVATION REMOVAL PLAN - VIEW 2
L-1.3	TREE PRESERVATION REMOVAL PLAN - VIEW 3
L-1.4	TREE INVENTORY
L-1.5	TREE INVENTORY
L-2.0	OVERALL LANDSCAPE PLAN
L-2.1	LANDSCAPE PLAN - VIEW 1
L-2.2	LANDSCAPE PLAN - VIEW 2
L-2.3	LANDSCAPE PLAN - VIEW 3
L-3.0	LANDSCAPE DETAILS
E100S	ELECTRICAL SITE PLAN - VIEW 1
E101S	ELECTRICAL SITE PLAN - VIEW 2
E103S	ELECTRICAL SITE PLAN - VIEW 3
E201S	ELECTRICAL PHOTOMETRIC PLAN - VIEW 1
E202S	ELECTRICAL PHOTOMETRIC PLAN - VIEW 2
E203S	ELECTRICAL PHOTOMETRIC PLAN - VIEW 3
E600S	SITE LIGHTING FIXTURES
E601S	SITE DETAILS AND PANEL SCHEDULES

OWNER REPRESENTATIVE

WILLY BOULAY
LS BLACK DEVELOPMENT
EM: wboulay@lsblack.com
1959 SLOAN PL, SUITE 220,
SAINT PAUL, MN 55117

SURVEYOR

ERIC ROSER
EFN
475 OLD HIGHWAY 8 NW
SUITE 200
NEW BRIGHTON, MN 55112
EM: eroeser@efnsurvey.com
PH: 612-466-3379

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE STE 700
MINNEAPOLIS, MN 55402-2340
PH: 612-758-3080 / FX: 612-758-3099

CIVIL ENGINEER
CLARK WICKLUND
LICENSE NO. 40922
EM: cwicklund@alliant-inc.com

LANDSCAPE ARCHITECT
MARK KRONBECK, PLA, ASLA
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com

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

OAK RIDGE COMMONS
PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

COVER SHEET

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

CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-0.0

Drawing name: X:\2021\210004\plan sheets\210004cover.dwg Apr 26, 2022 - 8:50am

ALTA/NSPS LAND TITLE SURVEY FOR:
Atkinson Holdings, LLC

SURVEY ITEMS PER SCHEDULE B:

Per Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS–937489–MPLS dated April 9, 2019 at 8:00 am (Contains additional lands)

ITEM 16: Limitation of Access to State Trunk Highway No. 41, and rights incidental thereto, in favor of the State of Minnesota, as indicated by the following documents:

a) Final Certificate dated February 7, 1968, recorded March 25, 1968 in the office of the County Recorder, as Document No. 3624, in Book 7 of Misc., Page 429;

b) Amended Final Certificate dated January 31, 1985, recorded March 17, 1985 in the office of the County Recorder as Document No. 70129;

c) Quit Claim Deed–Easement dated July 26, 1990, recorded October 25, 1990, in the office of the County Recorder as Document No. 119000, and recorded October 25, 1990, in the office of the Registrar of Titles as Document No. 166895.

(Parcel 4)

Said limitation of access affects the surveyed property and is depicted hereon.

ITEM 17: Easements, and rights incidental thereto, in favor of City of Chaska, created in Easement dated August 18, 1975, recorded August 26, 1975, in the office of the County Recorder as Document No. 26590 in Book 123 of Deeds, Page 242. (Parcels 1, 4)

Said easement does not affect the surveyed property and is not depicted hereon.

ITEM 18: Easements, and rights incidental thereto, in favor of City of Chaska, created in Easement dated August 18, 1975, recorded August 26, 1975, in the office of the County Recorder as Document No. 26594 in Book 123 of Deeds, Page 262. (Parcels 3, 4)

Said easement does not affect the surveyed property and is not depicted hereon.

ITEM 19: Easements, and rights incidental thereto, in favor of City of Chaska, created in Easement dated August 18, 1975, recorded August 26, 1975, in the office of the County Recorder as Document No. 26597 in Book 123 of Deeds, Page 278. (Parcels 1, 3, 4)

Said easement (as depicted on the plat of OAK KNOLL) affects the surveyed property and is depicted hereon.

ITEM 20: Easements shown on the plat of Haasken Addition, recorded January 29, 1982, in the office of the County Recorder, as Document No. 53853. (Parcel 2)

Said easement does not affect the surveyed property and is not depicted hereon.

ITEM 21: Easements and Limitation of Access to State Highway No. 41, as shown on the plat of Oak Knoll, recorded March 21, 1988, in the office of the County Recorder as Document No. 94556, and recorded March 21, 1988, in the office of the Registrar of Titles, as Document No. T56063, as corrected by Land Surveyor's Certificate of Correction to the plat of Oak Knoll dated September 20, 1988, recorded February 15, 1989, in the office of the County Recorder as Document No. 103346, and recorded February 15, 1989, in the office of the Registrar of Titles as Document No. T60076. (Parcel 4)

Said easements and limitation of access affect the surveyed property and are depicted hereon.

ITEM 22: Terms and conditions of Declaration of Covenants and Restrictions dated March 21, 1988, recorded April 5, 1988, in the office of the County Recorder as Document No. 94919, and recorded April 5, 1988, in the office of the Registrar of Titles as Document No. T56240; as affected by Acknowledgement of Continuation of Declaration of Covenants and Restrictions dated September 7, 1988, recorded September 13, 1988, in the office of the County Recorder as Document No. 99350, and recorded September 13, 1988, in the office of the Registrar of Titles as Document No. T58319. (Parcel 4)

NOTE: Torrens document nos. shown above are not shown as memorials on the certificate of title of Lot 1, Block 1, Oak Knoll.

Said terms and conditions affect the surveyed property. No plottable items to depict.

ITEM 23: Terms and conditions of Declaration of Covenants, Easements, Restrictions and Right of First Refusal dated September 7, 1988, recorded September 13, 1988, in the office of the County Recorder as Document No. 99351, and recorded September 13, 1988, in the office of the Registrar of Titles as Document No. T58320. (Parcel 4)

NOTE: Torrens document no. shown above is not shown as a memorial on the certificate of title of Lot 1, Block 1, Oak Knoll.

Said terms and conditions affect the surveyed property. The "City Property" (Outlot A, Oak Knoll) is depicted hereon.

ITEM 24: Covenants and restrictions created in Warranty Deed dated September 7, 1988, recorded September 13, 1988, in the office of the County Recorder as Document No. 99352, and recorded September 13, 1988, in the office of the Registrar of Titles as Document No. T58321; as affected by Certificate of Completion dated August 22, 1990, recorded October 25, 1990, in the office of the County Recorder as Document No. 118998, and recorded August 25, 1990, in the office of the Registrar of Titles as Document No. T66894. (Parcel 4)

ITEM 25: Easements for public roadway, drainage and utility, in favor of City of Chaska, created in Quit Claim Deed dated October 28, 1988, recorded October 28, 1988, in the office of the County Recorder, as Document No. 100564, as modified and re-recorded November 23, 1988, in the office of the County Recorder as Document No. 101377, as modified by Resolution No. 90–76, which evidences the vacation of Outlot B, Oak Knoll Addition, which Resolution is dated June 4, 1990, recorded September 5, 1990, in the office of the County Recorder as Document No. 117570, and also recorded October 25, 1990, in the office of the County Recorder as Document No. 118999. (Parcel 4)

Said easement for public roadway appears to have been vacated. Said easement for drainage and utility affects the surveyed property and is depicted hereon.

ITEM 26: Certification by County Assessor recorded October 28, 1988, in the office of the County Recorder as Document No. 100565, and recorded October 28, 1988, in the office of the Registrar of Titles as Document No. T58864. (Parcel 4)

ITEM 27: Easement for McKnight Boulevard, as shown on County Maps, and as laid out and traveled. (Parcels 1 and 3)

Said easement does not affect the surveyed property and is not depicted hereon.

ITEM 28: County maps indicate portions of the Land may be affected by certain lakes. For any property which lies within or abuts a lake, the following issues would be applicable, to wit:
Rights of the United States of America, the State of Minnesota, the County of Carver, and/or the public, in any portion of the Land lying within a lake;
Riparian rights incident to lake;
Matters, if any, arising as a result of the fact that the boundary of the Land along a lake is not a fixed line and will move.

NOTE: State of Minnesota Department of Natural Resources, Approval of Names of Geographic Features, dated August 8, 1988, recorded April 16, 1988, in the office of the County Recorder as Document No. 225486 refers to certain lakes which may affect portions of the Land.
(Parcels 1, 2, 4)

The surveyed property at the time of the field survey does not lie within or adjoin McKnight Lake.

LINE TABLE				
Line #	DISTANCE	BEARING	PLAT BEARING	PLAT DISTANCE
L1	104.57	N29°06'43"W	(N29°43'45"W)	
L2	187.87	N56°27'32"W	(N57°04'34"W)	
L3	332.90	S81°07'06"W	(S80°30'04"W)	
L4	219.53	N06°41'29"E	(N06°04'27"E)	
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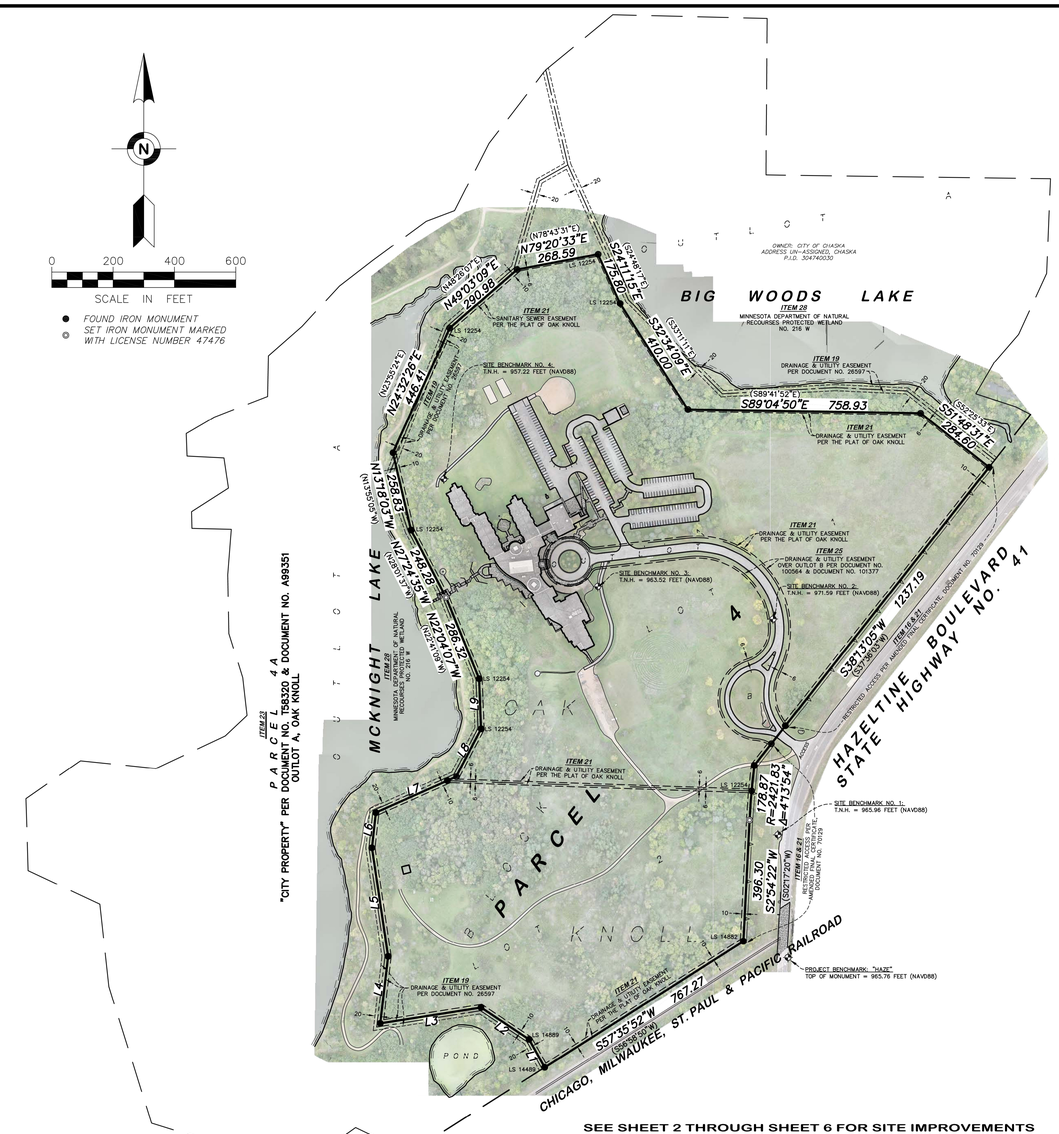
L9	163.61	N02°16'22"W	(N02°53'24"W)	

0 200 400 600
SCALE IN FEET

● FOUND IRON MONUMENT
○ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476



SEE SHEET 2 THROUGH SHEET 6 FOR SITE IMPROVEMENTS

LEGAL DESCRIPTION:

Per Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS–937489–MPLS dated April 9, 2019 at 8:00 am

PARCEL 4:

LOTS 1 AND 2, BLOCK 1, AND OUTLOT B, OAK KNOLL, ACCORDING TO THE RECORDED PLAT THEREOF, CARVER COUNTY, MINNESOTA.

(ABSTRACT AND TORRENS PROPERTY–CERTIFICATE OF TITLE NO. 34021.0)

PARCEL 4A:

NONEXCLUSIVE APPURTENANT EASEMENTS FOR PEDESTRIAN ACCESS TO BIKE TRAIL, SURFACE WATER DRAINAGE AND UNDERGROUND PIPES TO CONNECT TO EXISTING UNDERGROUND UTILITIES, WHICH BENEFIT LOTS 1 AND 2, BLOCK 1, OF PARCEL 4, CREATED IN THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS, RESTRICTIONS AND RIGHT OF FIRST REFUSAL DATED SEPTEMBER 7, 1988, RECORDED SEPTEMBER 13, 1988, IN THE OFFICE OF THE COUNTY RECORDER, AS DOCUMENT NO. 99351, AND RECORDED SEPTEMBER 13, 1988, IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NO. T58320.

(Commitment for Title Insurance contains additional lands)

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Carver County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS–937489–MPLS dated April 9, 2019 at 8:00 am. (Contains additional lands)

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is 1 Oak Ridge Drive, Chaska Minnesota 55318.
3. The property described hereon lies within Flood Zone X (Area of Minimal Flood Hazard) per un–printed Federal Insurance Rate Map No. 27019 C 0228 D, dated December 21, 2018.
4. The total area of the property described hereon is 2,911,128 square feet or 66.83030 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork and LIDAR Data per the Minnesota Department of Natural Resources. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "HAZE" GSID Station #3705 Elevation = 965.76 feet. (NAVD88)

   SITE BENCHMARK No. 1: Top nut of hydrant south of property entrance, west side of Hwy. No. 41. Elevation = 965.96 feet. (NAVD88)

   SITE BENCHMARK No. 2: Top nut of hydrant along entrance drive of property. Elevation = 971.59 feet. (NAVD88)

   SITE BENCHMARK No. 3: Top nut of hydrant east of building. Elevation = 963.52 feet. (NAVD88)

   SITE BENCHMARK No. 4: Top nut of hydrant north of building. Elevation = 957.22 feet. (NAVD88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

7b1. The exterior building footprint areas at ground level are depicted hereon.

7c. The measured building heights are depicted hereon.

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

9. As of the date of this survey the property described hereon contains a total of 222 parking spaces of which 215 are standard spaces and 7 are handicapped spaces.

11. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 192593946. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

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

15. The rectified orthophotography depicted hereon is per Egan, Field & Nowak Inc. aerial imagery captured on September 24, 2019.

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

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

CERTIFICATION:

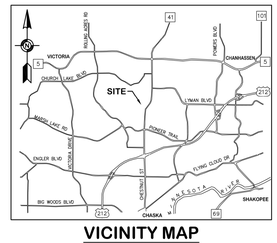
To Atkinson Holdings, LLC, First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16 and 19 of Table A thereof. The fieldwork was completed on November 22, 2019.

Date of Plat or Map: November 26, 2019

Eric A Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

ERIC A. ROESER LICENSED LAND SURVEYOR 47476 STATE OF MINNESOTA



VICINITY MAP
NOT TO SCALE

FIELD BOOK	PAGE

DRAWING NAME: 38788.dwg
JOB NO. 38788
FILE NO. 5970

FIELDWORK CHIEF: TC
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Atkinson Holdings, LLC

PROPERTY ADDRESS:
1 Oak Ridge Drive
Chaska, Minnesota 55318

Egan, Field & Nowak, Inc.
land surveyors since 1872
1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM

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ALTA/NSPS LAND TITLE SURVEY FOR:
Atkinson Holdings, LLC



- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476

LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN OR
- CULVERT
- HYDRANT
- LIGHT
- HANDHOLE
- UTILITY POLE
- GUY WIRE
- SIGN
- GAS SIGN
- A — LIMITED ACCESS
- GUARDRAIL
- S — SANITARY SEWER
- SS — STORM SEWER
- W — WATERMAIN
- TC — UNDERGROUND TELECOMMUNICATION
- G — UNDERGROUND GAS
- TREELINE
- 920 — EXISTING CONTOUR LINE
- TREE OR
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

FIELD BOOK	PAGE

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ALTA/NSPS LAND TITLE SURVEY FOR:
Atkinson Holdings, LLC



LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- CULVERT
- HYDRANT
- AUTO SPRINKLER
- GATE VALVE
- MONITOR WELL
- ELECTRIC MANHOLE
- AIR CONDITIONER
- LIGHT
- BUILDING LIGHT
- HANDHOLE
- UTILITY POLE
- GUY WIRE
- GAS METER
- GAS SIGN
- SIGN
- HANDICAPPED PARKING SPACE
- PARKING COUNT
- FLAGPOLE
- BOLLARD
- LIMITED ACCESS
- GUARDRAIL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND TELECOMMUNICATION
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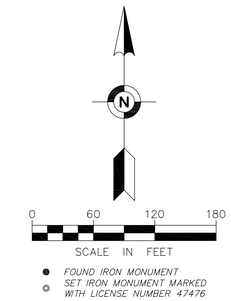
SHEET 3 OF 6

ALTA/NSPS LAND TITLE SURVEY FOR:
Atkinson Holdings, LLC





- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476

LEGEND:

- BENCHMARK
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- STORM MANHOLE
- CATCH BASIN
- CULVERT
- HYDRANT
- AUTO SPRINKLER
- GATE VALVE
- MONITOR WELL
- ELECTRIC MANHOLE
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- LIGHT
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- HANDHOLE
- UTILITY POLE
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- GAS SIGN
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- BOLLARD
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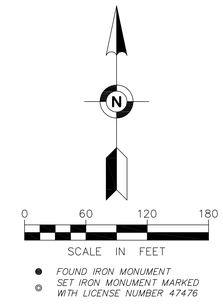

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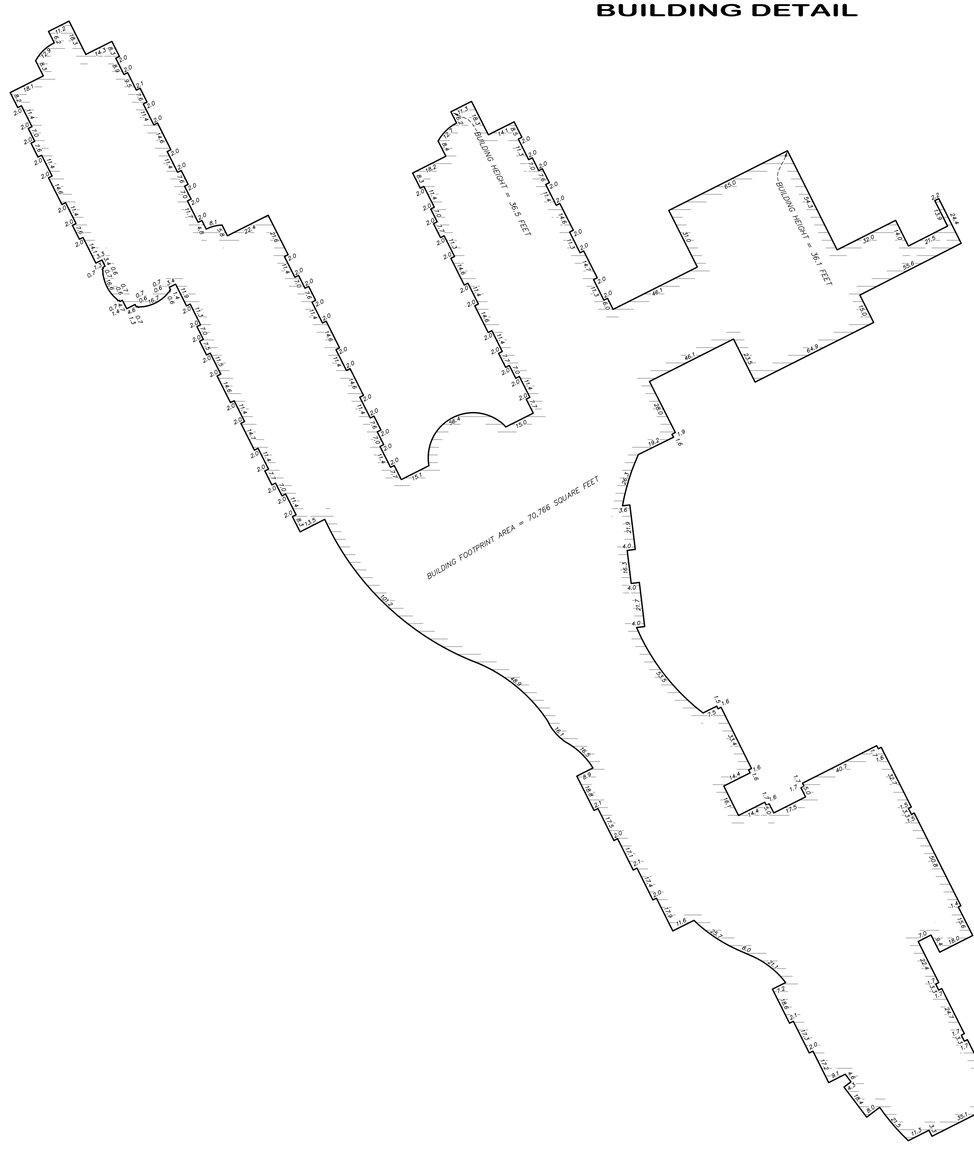
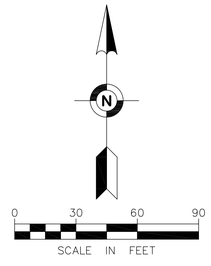
BUILDING DETAIL

ALTA/NSPS LAND TITLE SURVEY FOR:
Atkinson Holdings, LLC





FIELD BOOK	PAGE

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JOB NO. 38788
FILE NO. 5970

FIELDWORK CHIEF: TC
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CHECKED BY: EAR

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OAK KNOLL SECOND ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That RCS – RCA OAK RIDGE, LLC, a Minnesota Limited Liability Company, fee owner of the following described property situated in the City of Waconia, County of Carver, State of Minnesota:

Real property in the City of Chaska, County of Carver, State of Minnesota, described as follows:

TORRENS PROPERTY

That part of Lot 1, Block 1, OAK KNOLL, lying within Tract A, REGISTERED LAND SURVEY NO. 76, according to the recorded plat thereof.

ABSTRACT PROPERTY

Lot 1, Block 1, OAK KNOLL, except that part lying within Tract A, REGISTERED LAND SURVEY NO. 76, according to the recorded plat thereof.

AND

Lot 2, Block 1, OAK KNOLL

AND

Outlot B, OAK KNOLL

Has caused the same to be surveyed and platted as OAK KNOLL SECOND ADDITION.

In witness whereof said RCS – RCA OAK RIDGE, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: RCS – RCA OAK RIDGE, LLC, a Minnesota Limited Liability Company

By: _____, its _____

_____

_____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20____, by _____,

_____ of RCS – RCA OAK RIDGE, LLC, LLC, a Minnesota Limited Liability Company, on behalf of the company.

_____

_____

Notary Public _____ County, _____

My commission expires _____

I Eric Roeser 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____.

_____
Eric Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20____, by Eric Roeser, Licensed Land Surveyor.

_____

_____

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat was approved by the City Council of the City of Chaska, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____ Mayor

Signed: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of OAK KNOLL SECOND ADDITION was filed this _____ day of _____, 20_____, at _____ o'clock ___. M. as Document No._____.

Kaaren Lewis, County Recorder

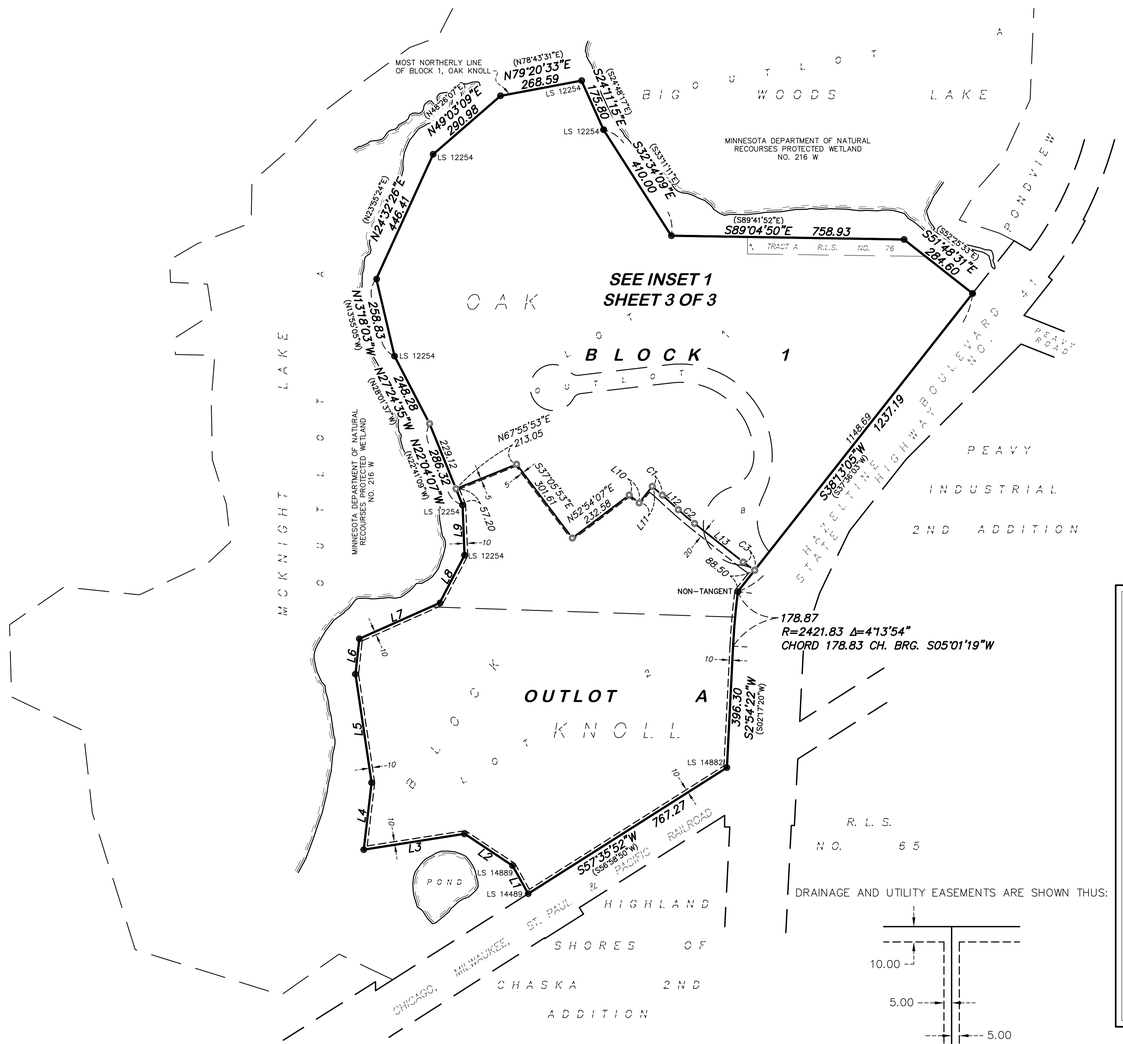
By: _____

Egan, Field & Nowak, Inc.
land surveyors since 1872

SHEET 1 OF 3

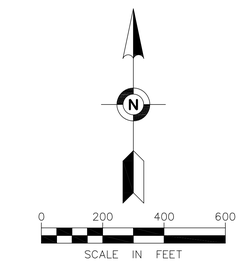
OAK KNOLL SECOND ADDITION

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



LINE TABLE				
Line #	DISTANCE	BEARING	PLAT BEARING	PLAT DISTANCE
L1	104.57	N29°06'43"W	(N29°43'45"W)	
L2	187.87	N56°27'32"W	(N57°04'34"W)	
L3	332.90	S81°07'06"W	(S80°30'04"W)	
L4	219.53	N06°41'29"E	(N06°04'27"E)	
L5	357.85	N08°26'30"W	(N09°03'32"W)	
L6	116.25	N06°16'57"E	(N05°39'55"E)	(115.94)
L7	286.41	N66°00'06"E	(N65°23'04"E)	(287.67)
L8	175.73	N27°35'54"E	(N26°58'52"E)	
L9	163.61	N02°16'22"W	(N02°53'24"W)	

LINE & CURVE TABLE					
Line #/Curve #	DISTANCE	BEARING / DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
L10	41.08	S51°38'02"E			
L11	68.71	N38°22'21"E			
C1	43.73	2°32'38"	985.00	43.73	S48°58'50"E
L12	70.24	S47°42'30"E			
C2	69.55	3°55'33"	1015.00	69.54	S49°40'17"E
L13	202.32	S51°38'04"E			
C3	46.25	5°08'43"	515.00	46.23	S54°12'25"E

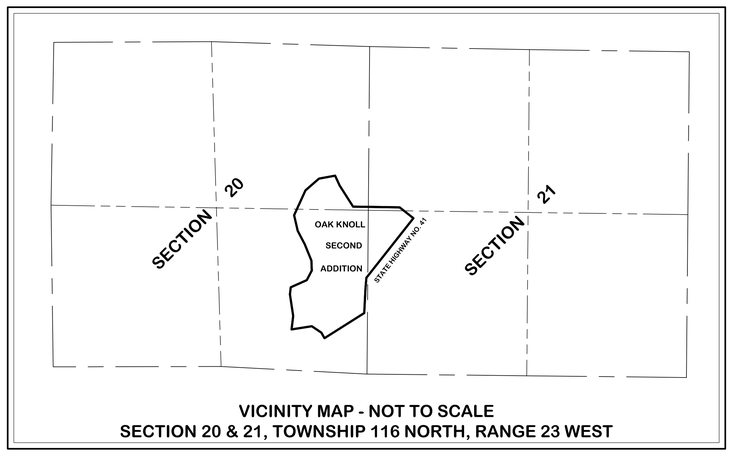


The most northerly line of Block 1, OAK KNOLL is assumed to bear North 79 degrees 20 minutes 33 seconds East.

- ● DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT, LICENSE NUMBER, IF AVAILABLE IS NOTED
- ⊙ DENOTES SET 5/8 INCH BY 14 INCH LONG IRON REBAR MARKED BY LICENSE NO. 47476
- (N00°00'00"E) RECORD BEARING PER THE PLAT OF OAK KNOLL
- (XXX.XX) RECORD DISTANCE PER THE PLAT OF OAK KNOLL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, BEING 10 FEET IN WIDTH AND ADJOINING BLOCK LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.
NOT TO SCALE



VICINITY MAP - NOT TO SCALE
SECTION 20 & 21, TOWNSHIP 116 NORTH, RANGE 23 WEST

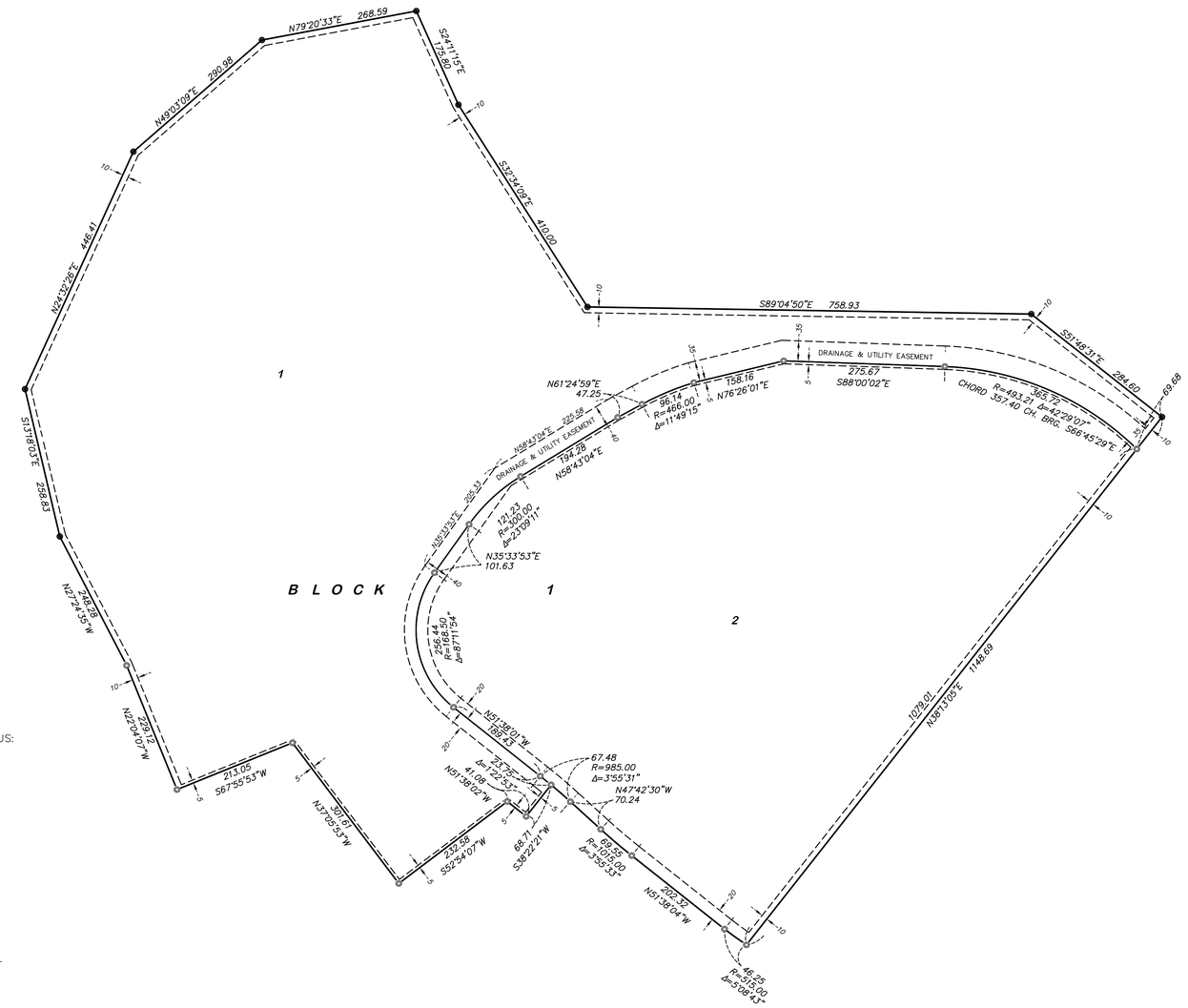
Egan, Field & Nowak, Inc.
land surveyors since 1872

SHEET 2 OF 3

OAK KNOLL SECOND ADDITION

INSET 1

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



0 100 200 300

SCALE IN FEET

The most northerly line of Block 1, OAK KNOLL is assumed to bear North 79 degrees 20 minutes 33 seconds East.

- ● DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT, LICENSE NUMBER, IF AVAILABLE IS NOTED
- ⊙ DENOTES SET 5/8 INCH BY 14 INCH LONG IRON REBAR MARKED BY LICENSE NO. 47476

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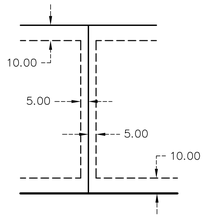


BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, BEING 10 FEET IN WIDTH AND ADJOINING BLOCK LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.
NOT TO SCALE

Egan, Field & Nowak, Inc.
land surveyors since 1872

SHEET 3 OF 3

DEMOLITION LEGEND:

- SET IRON 18425
- FOUND IRON PIPE
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ELECTRIC METER
- LIGHT
- STORM CB MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- EXISTING WATER MAIN MANHOLE
- POWER POLE
- ELECTRIC MANHOLE
- GAS METER
- PUSH BUTTON WALK
- TRAFFIC SIGNAL
- TELEPHONE MANHOLE
- HAND HOLE
- GUY WIRE
- FLARED END SECTION
- BOLLARD
- BW= BOTTOM OF RETAINING WALL
- TW= TOP OF RETAINING WALL
- WATER SERVICE
- x941.46 SPOT ELEVATION SPOTS ON CURB ARE TO TOP OF CURB UNLESS OTHERWISE NOTED

- 16" EXISTING EVERGREEN TREE TO REMAIN
- 18" EXISTING DECIDUOUS TREE TO REMAIN
- DEMOLITION LIMITS
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING STORM SEWER TO REMAIN
- EXISTING GAS MAIN TO REMAIN
- EXISTING ELECTRICAL SERVICE TO REMAIN
- EXISTING TELEPHONE SERVICE TO REMAIN
- EXISTING WATERMAIN TO REMAIN
- EXISTING FENCING
- EXISTING EASEMENT
- EXISTING EASEMENT
- EXISTING WATERMAIN TO BE REMOVED
- EXISTING GAS SERVICE TO BE REMOVED
- EXISTING ELECTRICAL SERVICE TO BE REMOVED
- EXISTING TELEPHONE SERVICE TO BE REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING CONCRETE TO REMAIN
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING LUMINARIES TO BE REMOVED
- EXISTING CATCH BASIN, SIGN OR OTHER STRUCTURAL ELEMENT TO BE REMOVED
- EXISTING CANOPY TREE TO BE REMOVED

NOTE: REFER TO TREE REMOVAL AND MITIGATION PLAN FOR ADDITIONAL INFORMATION, SEE SHEET L-1.0

DEMOLITION NOTES:

1. 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.
2. 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.
3. NOTIFY GOPHER STATE ONE CALL ATT 811 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL DEMOLISHED MATERIALS.
5. PRIOR TO STARTING CONSTRUCTION, ALL PERIMETER EROSION CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH GRADING & EROSION CONTROL PLAN AND THE CITY OF WHITE BEAR LAKE.
6. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND PROTECTING ALL UTILITY LINES PRIOR TO DIGGING AND DEMOLITION. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR PUBLIC OR PRIVATE UTILITY LOCATIONS.
7. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES AND OBJECTS THAT INTERFERE WITH THE PROPOSED CONSTRUCTION AS SHOWN IN THIS DRAWING PACKAGE. MATERIALS SALVAGED FOR REUSE ON-SITE SHALL NOT BE STORED ON ANY PUBLIC RIGHT OF WAY.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE CITY OF CHASKA.
9. ALL WORK WITHIN THE PUBLIC R.O.W. STALL COMPLY WITH MNDOT, CARVER COUNTY, AND THE CITY OF CHASKA ENGINEERING DESIGN STANDARDS.
10. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS CONNECTIONS, PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
11. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH MN MUTCD AND/ OR MNDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS MANUAL DURING DEMOLITION OF EXISTING CURB & GUTTER, PAVEMENT, MEDIAN AND RETAINING WALLS.
12. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED.
13. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES AND STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES AND STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
14. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES.
15. ANY DAMAGES (AS DETERMINED BY CITY ENGINEER) TO EXISTING CURB & GUTTER, RETAINING WALL, LANDSCAPING OR OTHER INFRASTRUCTURE SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.
16. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAWCUT FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
17. CONTRACTOR SHALL COORDINATE PRIVATE/PUBLIC UTILITIES RELOCATES, SUCH AS TRAFFIC SIGNAL HANDHOLES, AND WIRING, ETC. THE CITY SHALL BE KEPT APPRISED WITH ADVANCE NOTICE OF ANY ACTIVITIES.

MCKNIGHT LAKE
BIG WOODS LAKE
POND
CHICAGO, MILWAUKEE, ST.PAUL & PACIFIC RAILROAD
TH. 41
DEMOLITION LIMITS
EXISTING TREES TO REMAIN TYP.
REMOVE ANY ADDITIONAL EXISTING OBSTACLE COURSE FEATURES
EXISTING GARAGE TO BE REMOVED
EXISTING WETLAND TO REMAIN, SEE GRADING PLAN SHEETS C-4.0-C-4.3
EXISTING CLIMBING WALL AND CLIMBING STRUCTURES / OBSTACLES TO BE REMOVED
EXISTING TREES TO BE REMOVED
EXISTING ROPES COURSE AND GUIDE WIRES TO BE REMOVED
EXISTING GROUP OF TREES TO BE REMOVED (NUMBER OF SYMBOLS REDUCED FOR LEGIBILITY)
EXISTING WETLAND TO BE FILLED, SEE GRADING PLAN SHEETS C-4.0-C-4.3
EXISTING GROUP OF TREES TO BE REMOVED (NUMBER OF SYMBOLS REDUCED FOR LEGIBILITY)
EXISTING CULVERT TO BE REMOVED
EXISTING BITUMINOUS PATHWAY TO BE REMOVED
EXISTING STORM SEWER TO BE REMOVED
EXISTING TREES TO BE REMOVED, TYP.
EXISTING VOLLEYBALL COURTS AND NET POLES TO BE REMOVED
EXISTING POLE LIGHT TO BE REMOVED
SAW CUT EXISTING BITUMINOUS PAVEMENT
EXISTING BASEBALL FIELD AND CHAINLINK BACKSTOP TO BE REMOVED
EXISTING CURB AND GUTTER SEGMENT TO REMAIN
EXISTING HOTEL AND CONVENTION CENTER TO REMAIN
REMOVE EXISTING CATCH BASIN MANHOLE
REMOVE EXISTING 36" RCP TO THIS POINT (AFTER INTERIM CONDITION)
EXISTING BITUMINOUS PAVEMENT SECTION TO BE REMOVED
EXISTING CURBING TO BE REMOVED, TYP.
EXISTING STORM SEWER TO BE REMOVED
EXISTING TREES TO REMAIN
EXISTING CONCRETE PAVEMENT TO BE REMOVED, ADJUST EXISTING WATER MAIN GATE VALVES
EXISTING PAINT STRIPING TO BE REMOVED
EXISTING MECHANICAL BUILDING TO REMAIN
EXISTING CONCRETE SIDEWALK TO BE REMOVED
EXISTING TREES TO BE REMOVED
REMOVE EXISTING BITUMINOUS PAVEMENT SECTIONS
REMOVE EXISTING CONCRETE CURB AND GUTTER TO NEAREST CONTROL JOINT
REMOVE EXISTING CONCRETE SIDEWALK
REMOVE EXISTING STORM SEWER TO THIS LOCATION FOR CONNECTION TO PROPOSED CB
EXISTING POLE LIGHT TO BE REMOVED, TYP.
EXISTING CURB AND GUTTER SEGMENT TO REMAIN
EXISTING PAINT STRIPING TO BE REMOVED
EXISTING TREES TO REMAIN, TYP.
EXISTING CONCRETE SIDEWALK AND STAIRCASE TO BE REMOVED
EXISTING BITUMINOUS PARKING LOT TO BE REMOVED
EXISTING SIGNS TO BE REMOVED, TYP.
EXISTING TREES TO REMAIN
EXISTING SIDEWALK TO BE REMOVED
EXISTING HYDRANT TO BE REMOVED
EXISTING WATER MAIN TO BE REMOVED
EXISTING WATER MAIN AND GATE VALVES TO BE REMOVED
EXISTING CURBING TO BE REMOVED, TYP.
EXISTING POLE LIGHT TO BE REMOVED
EXISTING TREE TO BE REMOVED, TYP.
REMOVE EXISTING SECTION OF FLAGSTONE WALKWAY TO FIRE PIT
EXISTING WATER MAIN TO BE REMOVED
EXISTING TELEPHONE SERVICE TO BE REMOVED
EXISTING WATERMAIN SECTION TO REMAIN
EXISTING BITUMINOUS PATHWAY TO BE REMOVED
EXISTING GRAVEL PARKING AREA TO BE REMOVED
EXISTING GAS SERVICE AND ELECTRICAL SERVICE ALONG ACCESS DRIVE TO BE REMOVED
EXISTING BITUMINOUS PAVEMENT DRIVE TO BE REMOVED
EXISTING CURBING TO BE REMOVED, TYP.
EXISTING TELEPHONE SERVICE TO BE REMOVED
EXISTING ACCESS DRIVE TO BE REMOVED (ACCESS TO BE MAINTAINED UNTIL PROPOSED LOOP ROAD IS OPERATIONAL COORDINATE WITH DEVELOPER AND THE CITY OF CHASKA)
EXISTING TREES TO BE REMOVED
EXISTING WATERMAIN TO BE REMOVED
EXISTING UTILITY BOXES TO BE REMOVED
EXISTING POLE LIGHT TO BE REMOVED
EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED
EXISTING POLE LIGHT AND UTILITY STRUCTURES TO BE REMOVED
EXISTING HYDRANT TO BE REMOVED
EXISTING GRAVEL PATHWAY TO BE REMOVED
EXISTING POLE LIGHT TO BE REMOVED
EXISTING CONCRETE APRON AND CURB ISLAND TO BE REMOVED
EXISTING MONUMENT SIGN TO BE REMOVED
EXISTING CONCRETE APRON TO BE REMOVED
EXISTING UTILITY STRUCTURES TO BE REMOVED
REMOVE AND PLUG WATERMAIN CONNECTION AT MAIN WITHIN T.H. 41 ROW
EXISTING SIGN TO BE REMOVED
SAW CUT EXISTING BITUMINOUS PAVEMENT
COORDINATE TIMING OF WATERMAIN REMOVAL WITH CITY ENGINEER SO AS NOT TO DISRUPT SERVICE WITHIN T.H. 41 ROW
12" DIP
INV=929.82
INV=929.72
INV=929.62
INV=929.52
INV=929.42
INV=929.32
INV=929.22
INV=929.12
INV=929.02
INV=928.92
INV=928.82
INV=928.72
INV=928.62
INV=928.52
INV=928.42
INV=928.32
INV=928.22
INV=928.12
INV=928.02
INV=927.92
INV=927.82
INV=927.72
INV=927.62
INV=927.52
INV=927.42
INV=927.32
INV=927.22
INV=927.12
INV=927.02
INV=926.92
INV=926.82
INV=926.72
INV=926.62
INV=926.52
INV=926.42
INV=926.32
INV=926.22
INV=926.12
INV=926.02
INV=925.92

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- INLET PROTECTION
- HEAVY DUTY SILT FENCE

WETLAND IMPACTS:

EXISTING WETLANDS:

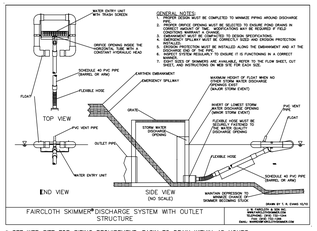
WETLAND #1 = 2,412 SF
WETLAND #2 = 1,383 SF
WETLAND #3 = 12,504 SF

TOTAL = 16,299 SF ON SITE

WETLAND IMPACTS:

WETLAND #1 = 2,412 SF
WETLAND #2 = 1383 SF

TOTAL = 3,794 SF DISTURBED



* SEE WEB SITE FOR SIZING REQUIREMENT, BASIN TO DRAIN WITHIN 48 HOURS.

GRADING NOTES

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT A MINIMUM GRADE OF 1.5%.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
3. ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH CURB TAPER, PER DETAIL.
4. 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/COUNTY.
5. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166 OR 811, 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
7. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
9. ADD 900 TO ELEVATIONS SHOWN AS 70.00 TO OBTAIN USGS ELEVATION.
10. CONTRACTOR TO SEED ALL ROUGH GRADED AREAS W/ APPROVED MNDOT TEMPORARY SEED MIX.
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HWY 41 & PEAVEY ROAD
CHASKA, MN

OVERALL INTERIM CONDITIONS

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

CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: ST
PROJECT NO: 221-0004

C-2.0

Drawing name: K:\2021\210004\plan sheet\210004grad-interim.dwg Apr 25, 2022 - 3:07pm



GRADING NOTES

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT A MINIMUM GRADE OF 1.5%.
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LEGEND:

- 964 — EXISTING CONTOUR
- 964 — PROPOSED CONTOUR
- 833.50 / 833.00 — PROPOSED SPOT ELEVATION
- TW 833.50 / BW 833.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- 2.00% — DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- INLET PROTECTION
- FILTER LOG

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CHASKA, MN

INTERIM CONDITIONS PLAN - VIEW 1

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

CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: ST
PROJECT NO: 221-0004

C-2.1

Drawing name: X:\2021\210004\plan sheets\210004grad-interim.dwg Apr 25, 2022 - 3:08pm

GRADING NOTES

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LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- INLET PROTECTION
- FILTER LOG

SCALE IN FEET: 0, 20', 40', 80'

(IESF 1) TEMP. SEDIMENT BASIN
ELEV=940-944
STORAGE PROVIDED=238,489 CF
(8.42 AC. DRAINS TO BASIN)

FAIRCLOTH SKIMMER CONNECT TO TEMP. 8" PIPE OUTLET INV(OUT)=940.00

TEMP. PIPE TO CONNECT TO EXISTING CATCH BASIN [TO BE REMOVED AFTER INTERIM CONDITION]
EXISTING RIM ELEV=948.80
NW TEMPORARY PIPE (8") CORE DRILL INV=935.00
EXIST. 36" INV OUT=932.10

TEMP. PIPE TO CONNECT TO EXISTING CATCH BASIN [TO BE REMOVED AFTER INTERIM CONDITION]
EXISTING RIM ELEV=947.90
SE TEMPORARY PIPE (8") CORE DRILL INV=944.00
EXIST. 36" INV OUT=935.60

FAIRCLOTH SKIMMER CONNECT TO TEMP. 8" PIPE OUTLET INV(OUT)=956.00

TEMP. SEDIMENT BASIN
ELEV=956-960
STORAGE PROVIDED=23,461 CF
STORAGE REQUIRED=16,591 CF
(4.61 AC. DRAINS TO BASIN)

963 BERM ELEV

977.29 T.W.
966.00 B.W.
(11.29' HT.)

961.50 T.W.
961.50 B.W.

962.00 T.W.
958.00 B.W.
(4' HT.)

952.87 T.W.
944.00 B.W.
(8.87' HT.)

959.33 T.W.
953.50 B.W.
(5.83' HT.)

BIG WO

MATCH LINE VIEW 2

MATCH LINE VIEW 1

SEE SHEET 6 FOR BUILDING DETAIL

BUILDING FOOTPRINT AREA = 79,766 SQUARE FEET

SIDE PARKING SETBACK

SIDE BUILDING SETBACK

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INTERIM CONDITIONS PLAN - VIEW 2

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

CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
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9-30-21	PROGRESS
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10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
5-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	ST
PROJECT NO:	221-0004

C-2.2

Drawing name: X:\2021\210004\plan sheets\210004grad-interim.dwg Apr 25, 2022 - 3:10pm



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- INLET PROTECTION
- FILTER LOG

0 25' 50' 100'
SCALE IN FEET

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INTERIM CONDITIONS PLAN - VIEW 3

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4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

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10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	ST
PROJECT NO:	221-0004

C-2.3

Drawing name: X:\2021\210004\plan sheets\210004grad-interim.dwg Apr 25, 2022 - 3:12pm

SITE DATA:

SITE SUMMARY	
OAKRIDGE COMMONS	
PROPERTY AREA	±66.83 AC
ZONING	
EXISTING ZONING	PLANNED MULTI-USE DEVELOPMENT
PROPOSED ZONING	PLANNED MULTI-USE DEVELOPMENT
PARKING SETBACKS	
ROAD SIDE	10'
INTERIOR SIDE YARD	5'
TREED STEEP SLOPE SETBACK	50'
FROM CENTERLINE OF HWY 41	90'
BUILDING SETBACKS	
CITY OUTLOT	40'
RAILROAD	50'
TREED STEEP SLOPE BUILDING SETBACK	50'
FROM CENTERLINE OF HWY 41	150'
BUFFERS	
TREED STEEP SLOPE BUFFER	30'
DELINEATED WETLANDS	30'

LOT SUMMARY AREAS	
PROPOSED PROPERTY	**±66.83 AC**
LOT 1 - EXISTING HOTEL & CONFERENCE CENTER	
LOT 1 PROPERTY AREA	±22.10 AC
PROPOSED IMPERVIOUS AREA	±7.38 AC (35.7%)
PROPOSED PERVIOUS AREA	±14.22 AC (64.3%)
EXISTING BUILDING FOOTPRINT (HOTEL & CONFERENCE)	± 75,815 S.F.
EXISTING BUILDING FLOOR AREA (HOTEL & CONFERENCE)	± 171,000 S.F.
REQUIRED PARKING	294 STALLS
PROPOSED PARKING	286 STALLS
AUXILIARY PARKING LOT PARKING STALLS	20 STALLS
TOTAL PARKING PROVIDED	306 STALLS
A.D.A. PARKING STALLS REQUIRED / PROPOSED STALLS PROVIDED	8 A.D.A. STALLS / 8 A.D.A. STALLS
LOT 2 - PROPOSED COSTCO DEVELOPMENT	
LOT 2 PROPERTY AREA	±16.95 AC
PROPOSED IMPERVIOUS AREA	±13.82 AC (81.5%)
PROPOSED PERVIOUS AREA	±3.13 AC (18.5%)
BUILDING AREA - RETAIL (COSTCO)	±164,545 S.F.
REQUIRED PARKING	470 STALLS
PARKING STALLS PROVIDED	727 STALLS
AUXILIARY PARKING LOT PARKING STALLS (FROM LOT ONE)	52 STALLS
TOTAL PROPOSED PARKING	779 STALLS
A.D.A PARKING REQUIRED / PROPOSED STALLS PROVIDED	17 A.D.A. STALLS / 17 A.D.A. STALLS
LOT 3 - MULTIFAMILY	
LOT 3 PROPERTY AREA	±27.76 AC
PROPOSED IMPERVIOUS AREA	11.33 AC (40%)
PROPOSED PERVIOUS AREA	16.43 AC (60%)
STEEP SLOPE AREA	± 3.28 AC
PROPOSED DWELLING UNITS	280 UNITS
REQUIRED PARKING	560 STALLS
PROPOSED PARKING	576 STALLS (2.06 PER UNIT)
AREA TO BE DEDICATED AS R.O.W.	
AREA TO BE DEDICATED AS R.O.W.	895 S.F. - 0.02 AC
SLIVER AREA (CITY OWNED PROPERTY)	
TOTAL SLIVER AREA	4,178 S.F. - 0.09 AC
SLIVER AREA TO BE DEDICATED AS R.O.W.	1,104 S.F.

PARKING DATA:

PARKING REQUIREMENTS SUMMARY
HOTEL
1 STALL / ROOM
CONFERENCE CENTER
15 STALLS PLUS 1 STALL / 300 S.F. OVER 2,000 S.F.
RETAIL
1 STALL / 350 S.F. GENERAL FLOOR AREA
MULTIFAMILY
2 STALLS / 1 DWELLING UNIT

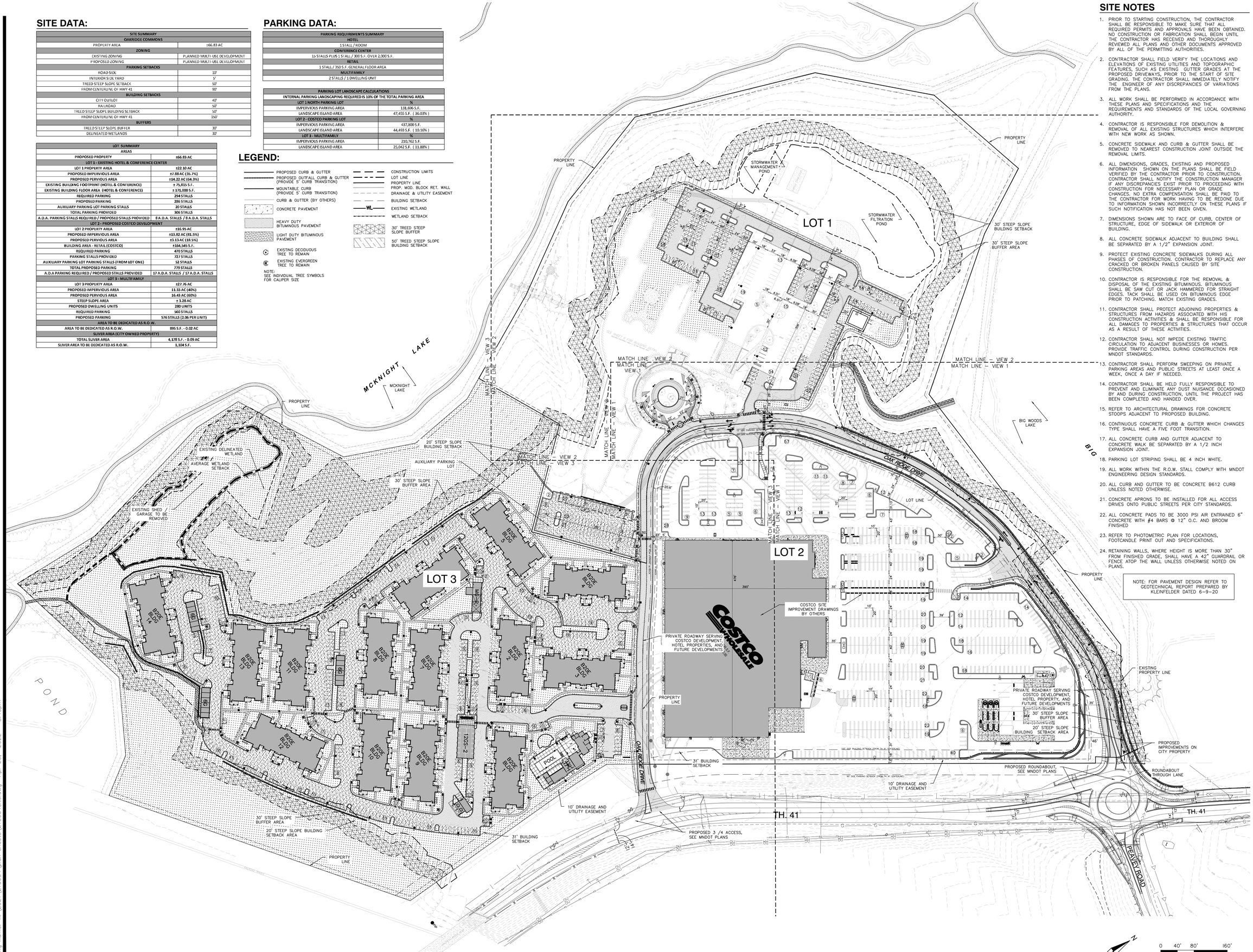
PARKING LOT LANDSCAPE CALCULATIONS	
INTERNAL PARKING LANDSCAPING REQUIRED IS 10% OF THE TOTAL PARKING AREA	
LOT 1 NORTH PARKING LOT	**%**
IMPERVIOUS PARKING AREA	131,696 S.F.
LANDSCAPE ISLAND AREA	47,455 S.F. (36.03%)
LOT 2 - COSTCO PARKING LOT	**%**
IMPERVIOUS PARKING AREA	437,800 S.F.
LANDSCAPE ISLAND AREA	44,493 S.F. (10.16%)
LOT 3 - MULTIFAMILY	**%**
IMPERVIOUS PARKING AREA	210,762 S.F.
LANDSCAPE ISLAND AREA	25,042 S.F. (11.88%)

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED OUTFALL CURB & GUTTER (PROVIDE 5' CURB TRANSITION)
- MOUNTABLE CURB (PROVIDE 5' CURB TRANSITION)
- CURB & GUTTER (BY OTHERS)
- CONCRETE PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

NOTE:
SEE INDIVIDUAL TREE SYMBOLS FOR CALIPER SIZE

- CONSTRUCTION LIMITS
- LOT LINE
- PROPERTY LINE
- PROP. MOD. BLOCK RET. WALL
- DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING WETLAND (WL)
- WETLAND SETBACK
- 30' TREED STEEP SLOPE BUFFER
- 50' TREED STEEP SLOPE BUILDING SETBACK



SITE NOTES

1. 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.
2. 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.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. 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.
7. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. 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.
11. 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.
12. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES OR HOMES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. 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.
15. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
16. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
17. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
18. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
19. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH MNDOT ENGINEERING DESIGN STANDARDS.
20. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
21. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
22. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED
23. REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.
24. 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.

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HWY 41 & PEAVEY ROAD
CHASKA, MN

OVERALL 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

CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
5-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-3.0

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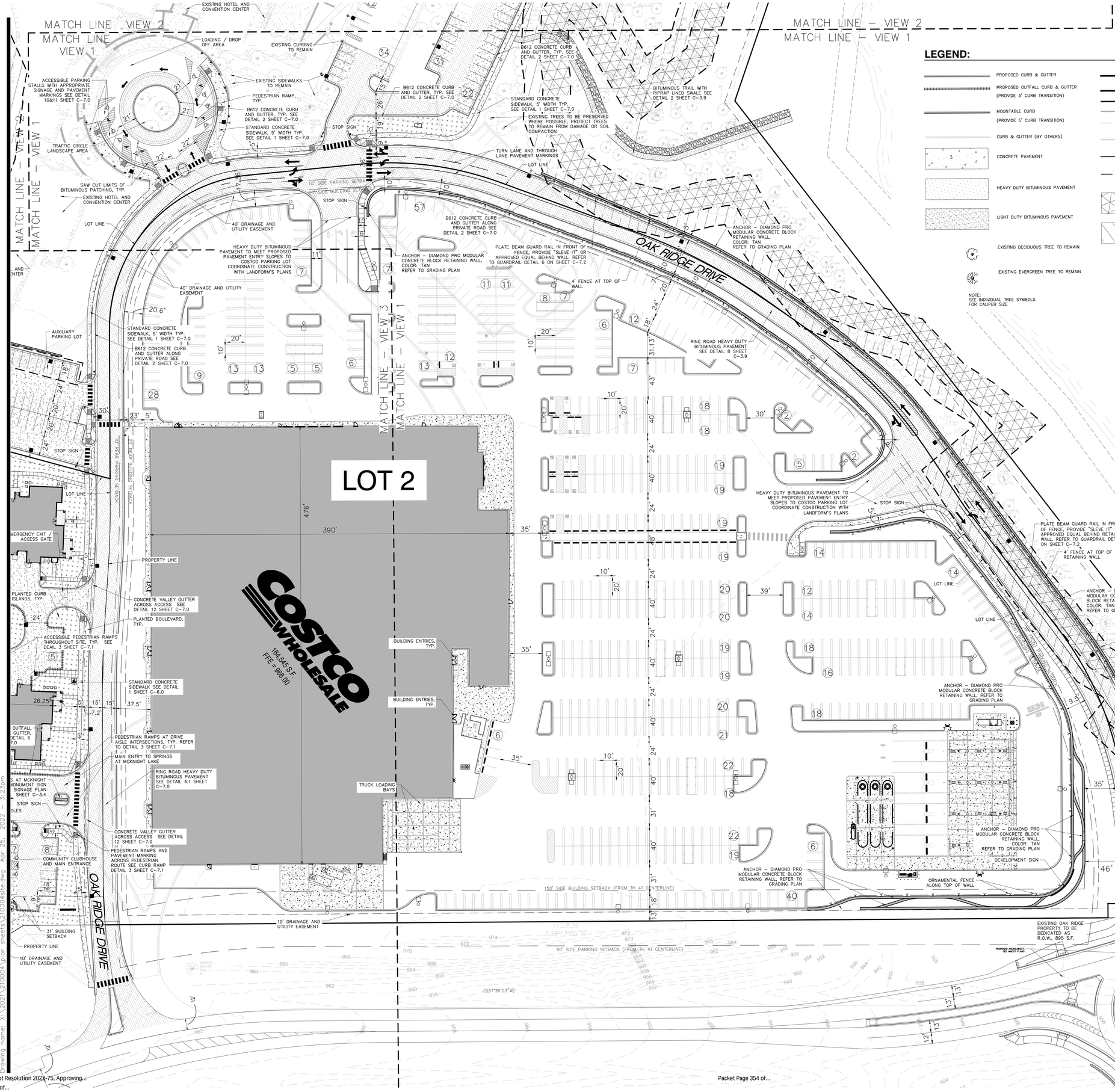

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED OUTFALL CURB & GUTTER (PROVIDE 5' CURB TRANSITION)
- MOUNTABLE CURB (PROVIDE 5' CURB TRANSITION)
- CURB & GUTTER (BY OTHERS)
- CONCRETE PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

NOTE:
SEE INDIVIDUAL TREE SYMBOLS FOR CALIPER SIZE

- CONSTRUCTION LIMITS
- LOT LINE
- PROPERTY LINE
- PROP. MOD. BLOCK RET. WALL
- DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK
- WL — EXISTING WETLAND
- WETLAND SETBACK
- 30' TREED STEEP SLOPE BUFFER
- 50' TREED STEEP SLOPE BUILDING SETBACK
- PROPOSED LUMINARIES
- PROPOSED LUMINARIES TO BE MOUNTED ON RETAINING WALL

SITE DATA:

LOT SUMMARY	
AREAS	
PROPOSED PROPERTY	±66.83 AC
LOT 2 - PROPOSED COSTCO DEVELOPMENT	
LOT 2 PROPERTY AREA	±16.95 AC
PROPOSED IMPERVIOUS AREA	±13.82 AC (81.5%)
PROPOSED PERVIOUS AREA	±3.13 AC (18.5%)
BUILDING AREA - RETAIL (COSTCO)	±164,545 S.F.
REQUIRED PARKING	470 STALLS
PARKING STALLS PROVIDED	727 STALLS
AUXILIARY PARKING LOT PARKING STALLS (FROM LOT ONE)	52 STALLS
TOTAL PROPOSED PARKING	779 STALLS
A.D.A PARKING REQUIRED / PROPOSED STALLS PROVIDED	17 A.D.A. STALLS / 17 A.D.A. STALLS
AREA TO BE DEDICATED AS R.O.W.	
AREA TO BE DEDICATED AS R.O.W.	895 S.F. - 0.02 AC
SLIVER AREA (CITY OWNED PROPERTY)	
TOTAL SLIVER AREA	4,178 S.F. - 0.09 AC
SLIVER AREA TO BE DEDICATED AS R.O.W.	1,104 S.F.

PARKING LOT LANDSCAPE CALCULATIONS	
INTERNAL PARKING LANDSCAPING REQUIRED IS 10% OF THE TOTAL PARKING AREA	
LOT 2 - COSTCO PARKING LOT	%
IMPERVIOUS PARKING AREA	437,800 S.F.
LANDSCAPE ISLAND AREA	44,493 S.F. (10.16%)

SITE SUMMARY	
OAKRIDGE COMMONS	
PROPERTY AREA	±66.83 AC
ZONING	
EXISTING ZONING	PLANNED MULTI-USE DEVELOPMENT
PROPOSED ZONING	PLANNED MULTI-USE DEVELOPMENT
PARKING SETBACKS	
ROAD SIDE	10'
INTERIOR SIDE YARD	5'
TREED STEEP SLOPE SETBACK	50'
FROM CENTERLINE OF HWY 41	90'
BUILDING SETBACKS	
CITY OUTLOT	40'
RAILROAD	50'
TREED STEEP SLOPE BUILDING SETBACK	50'
FROM CENTERLINE OF HWY 41	150'
BUFFERS	
TREED STEEP SLOPE BUFFER	30'
DELINEATED WETLANDS	30'

PARKING REQUIREMENTS SUMMARY
HOTEL
1 STALL / ROOM
CONFERENCE CENTER
15 STALLS PLUS 1 STALL / 300 S.F. OVER 2,000 S.F.
RETAIL
1 STALL / 350 S.F. GENERAL FLOOR AREA
MULTIFAMILY
2 STALLS / 1 DWELLING UNIT

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CHASKA, MN

SITE PLAN - VIEW 1

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

CLARK WICKLUND, PE

4-25-22 — 40922
Date — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
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2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-3.1

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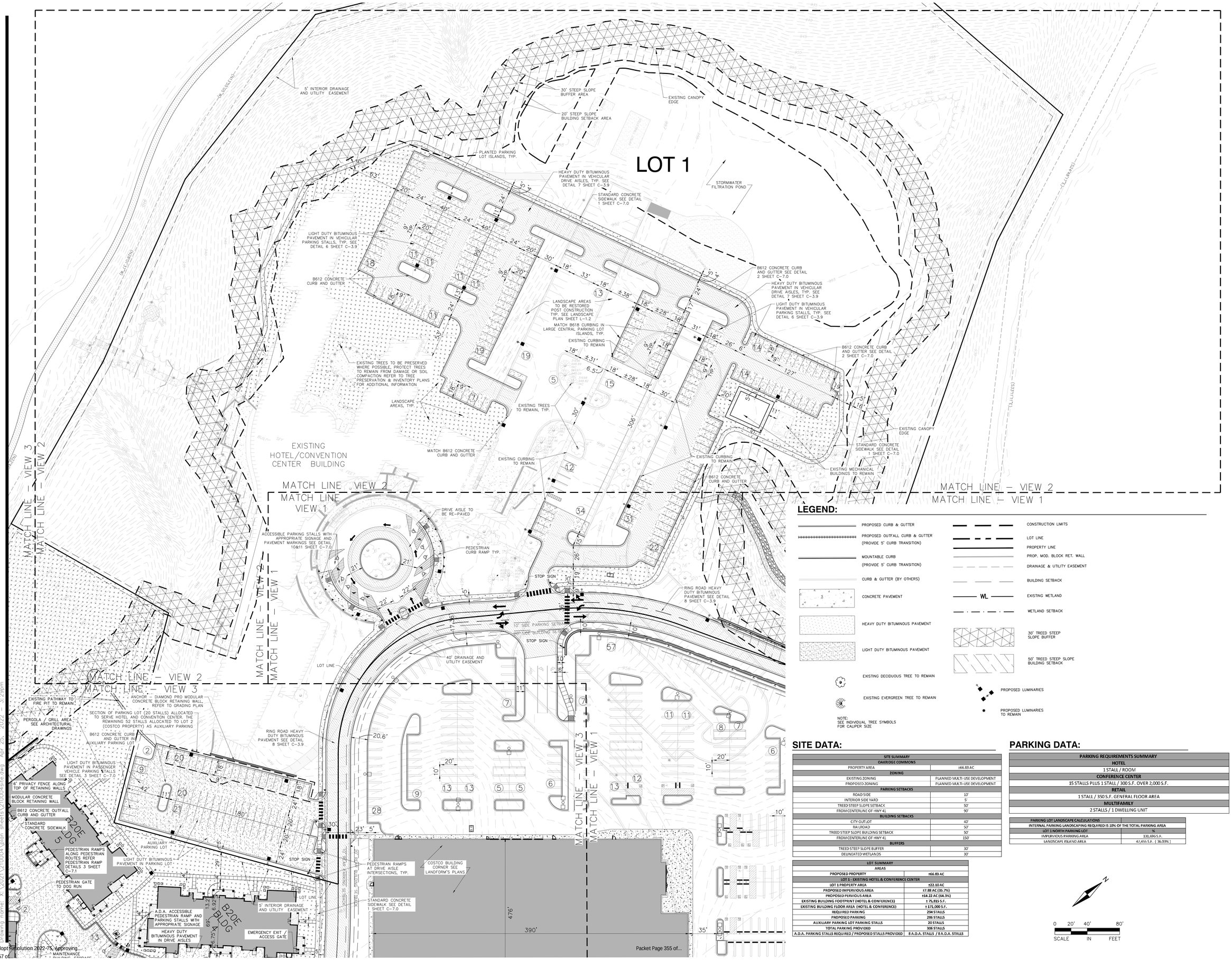

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED OUTFALL CURB & GUTTER (PROVIDE 5' CURB TRANSITION)
- MOUNTABLE CURB (PROVIDE 5' CURB TRANSITION)
- CURB & GUTTER (BY OTHERS)
- CONCRETE PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- CONSTRUCTION LIMITS
- LOT LINE
- PROPERTY LINE
- PROP. MOD. BLOCK RET. WALL
- DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING WETLAND (WL)
- WETLAND SETBACK
- 30' TREED STEEP SLOPE BUFFER
- 50' TREED STEEP SLOPE BUILDING SETBACK
- PROPOSED LUMINARIES
- PROPOSED LUMINARIES TO REMAIN

NOTE:
SEE INDIVIDUAL TREE SYMBOLS FOR CALIPER SIZE

SITE DATA:

SITE SUMMARY	
OAKRIDGE COMMONS	
PROPERTY AREA	±66.83 AC
ZONING	
EXISTING ZONING	PLANNED MULTI-USE DEVELOPMENT
PROPOSED ZONING	PLANNED MULTI-USE DEVELOPMENT
PARKING SETBACKS	
ROAD SIDE	10'
INTERIOR SIDE YARD	5'
TREED STEEP SLOPE SETBACK	50'
FROM CENTERLINE OF HWY 41	50'
BUILDING SETBACKS	
CITY OUTLOT	40'
RAILROAD	50'
TREED STEEP SLOPE BUILDING SETBACK	50'
FROM CENTERLINE OF HWY 41	150'
BUFFERS	
TREED STEEP SLOPE BUFFER	30'
DELINEATED WETLANDS	30'

LOT SUMMARY	
AREAS	
PROPOSED PROPERTY	**±66.83 AC**
LOT 1 - EXISTING HOTEL & CONFERENCE CENTER	
LOT 1 PROPERTY AREA	**±22.10 AC**
PROPOSED IMPERVIOUS AREA	**±7.88 AC (35.7%)**
PROPOSED PERVIOUS AREA	**±14.22 AC (64.3%)**
EXISTING BUILDING FOOTPRINT (HOTEL & CONFERENCE)	**± 75,815 S.F.**
EXISTING BUILDING FLOOR AREA (HOTEL & CONFERENCE)	**± 171,000 S.F.**
REQUIRED PARKING	**294 STALLS**
PROPOSED PARKING	**286 STALLS**
AUXILIARY PARKING LOT PARKING STALLS	**20 STALLS**
TOTAL PARKING PROVIDED	**306 STALLS**
A.D.A. PARKING STALLS REQUIRED / PROPOSED STALLS PROVIDED	**8 A.D.A. STALLS / 8 A.D.A. STALLS**

PARKING DATA:

PARKING REQUIREMENTS SUMMARY
HOTEL
1 STALL / ROOM
CONFERENCE CENTER
15 STALLS PLUS 1 STALL / 300 S.F. OVER 2,000 S.F.
RETAIL
1 STALL / 350 S.F. GENERAL FLOOR AREA
MULTIFAMILY
2 STALLS / 1 DWELLING UNIT

PARKING LOT LANDSCAPE CALCULATIONS	
INTERNAL PARKING LANDSCAPING REQUIRED IS 10% OF THE TOTAL PARKING AREA	
LOT 1 NORTH PARKING LOT	**%**
IMPERVIOUS PARKING AREA	131,695 S.F.
LANDSCAPE ISLAND AREA	47,455 S.F. [36.03%]

0 20' 40' 80'
SCALE IN FEET

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SITE PLAN - VIEW 2

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CLARK WICKLUND, PE
4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

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3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-3.2

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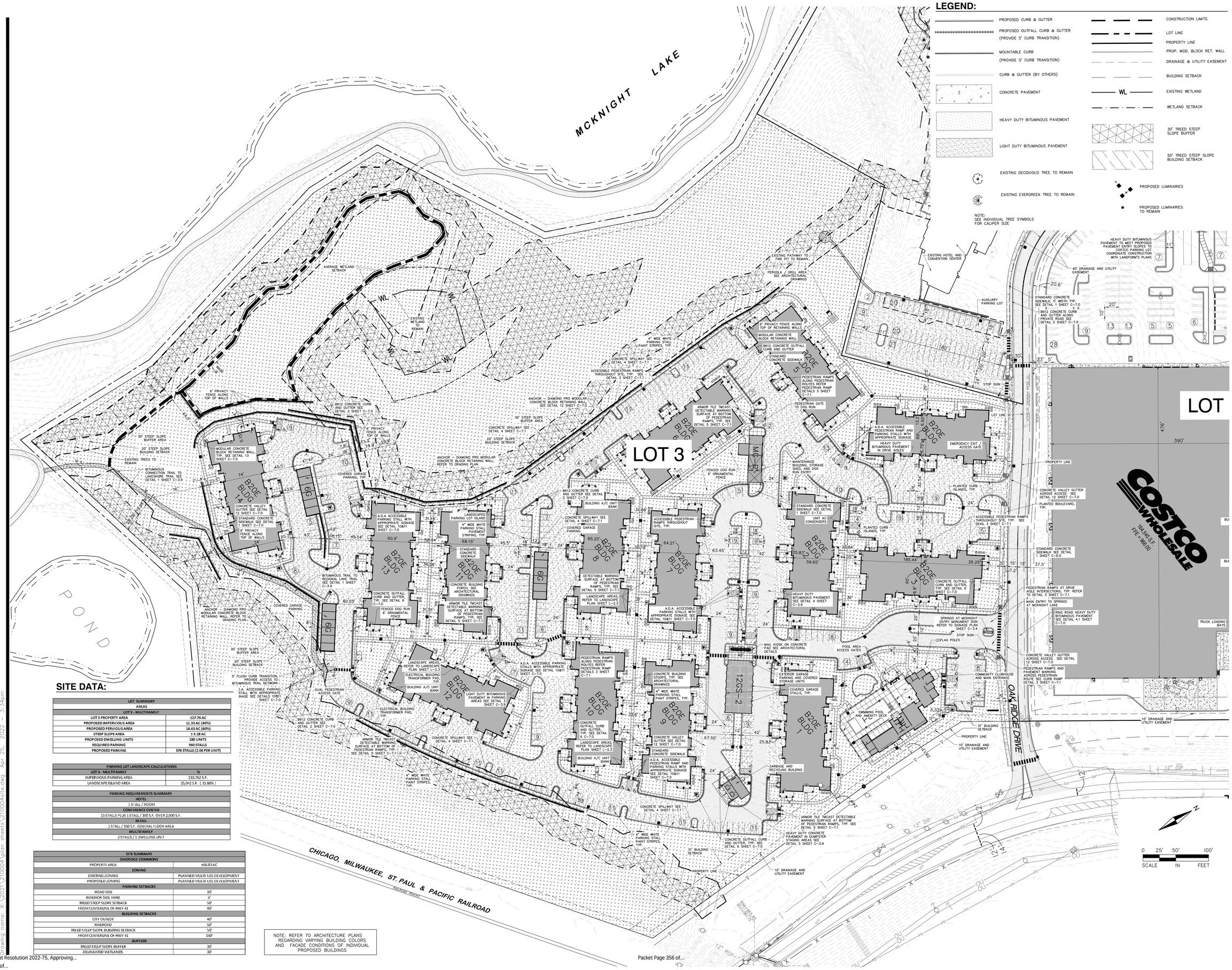

SITE DATA:

LOT SUMMARY	
AREAS	
LOT 3 - MULTIFAMILY	
LOT 3 PROPERTY AREA	±27.76 AC
PROPOSED IMPERVIOUS AREA	11.33 AC (40%)
PROPOSED PERVIOUS AREA	16.43 AC (60%)
STEEP SLOPE AREA	± 3.28 AC
PROPOSED DWELLING UNITS	280 UNITS
REQUIRED PARKING	560 STALLS
PROPOSED PARKING	576 STALLS (2.06 PER UNIT)

PARKING LOT LANDSCAPE CALCULATIONS	
LOT 3 - MULTIFAMILY	%
IMPERVIOUS PARKING AREA	210,762 S.F.
LANDSCAPE ISLAND AREA	25,042 S.F. (11.88%)

PARKING REQUIREMENTS SUMMARY
HOTEL
1 STALL / ROOM
CONFERENCE CENTER
15 STALLS PLUS 1 STALL / 300 S.F. OVER 2,000 S.F.
RETAIL
1 STALL / 350 S.F. GENERAL FLOOR AREA
MULTI-FAMILY
2 STALLS / 1 DWELLING UNIT

SITE SUMMARY	
OAKRIDGE COMMONS	
PROPERTY AREA	±66.83 AC
ZONING	
EXISTING ZONING	PLANNED MULTI USE DEVELOPMENT
PROPOSED ZONING	PLANNED MULTI USE DEVELOPMENT
PARKING SETBACKS	
ROAD SIDE	10'
INTERIOR SIDE YARD	5'
TREED STEEP SLOPE SETBACK	50'
FROM CENTERLINE OF HWY 41	90'
BUILDING SETBACKS	
CITY OUTLOT	40'
RAILROAD	50'
TREED STEEP SLOPE BUILDING SETBACK	50'
FROM CENTERLINE OF HWY 41	150'
BUFFERS	
TREED STEEP SLOPE BUFFER	30'
DELINEATED WETLANDS	30'

NOTE: REFER TO ARCHITECTURE PLANS REGARDING VARYING BUILDING COLORS AND FACADE CONDITIONS OF INDIVIDUAL PROPOSED BUILDINGS

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SITE PLAN - VIEW 3

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3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-3.3

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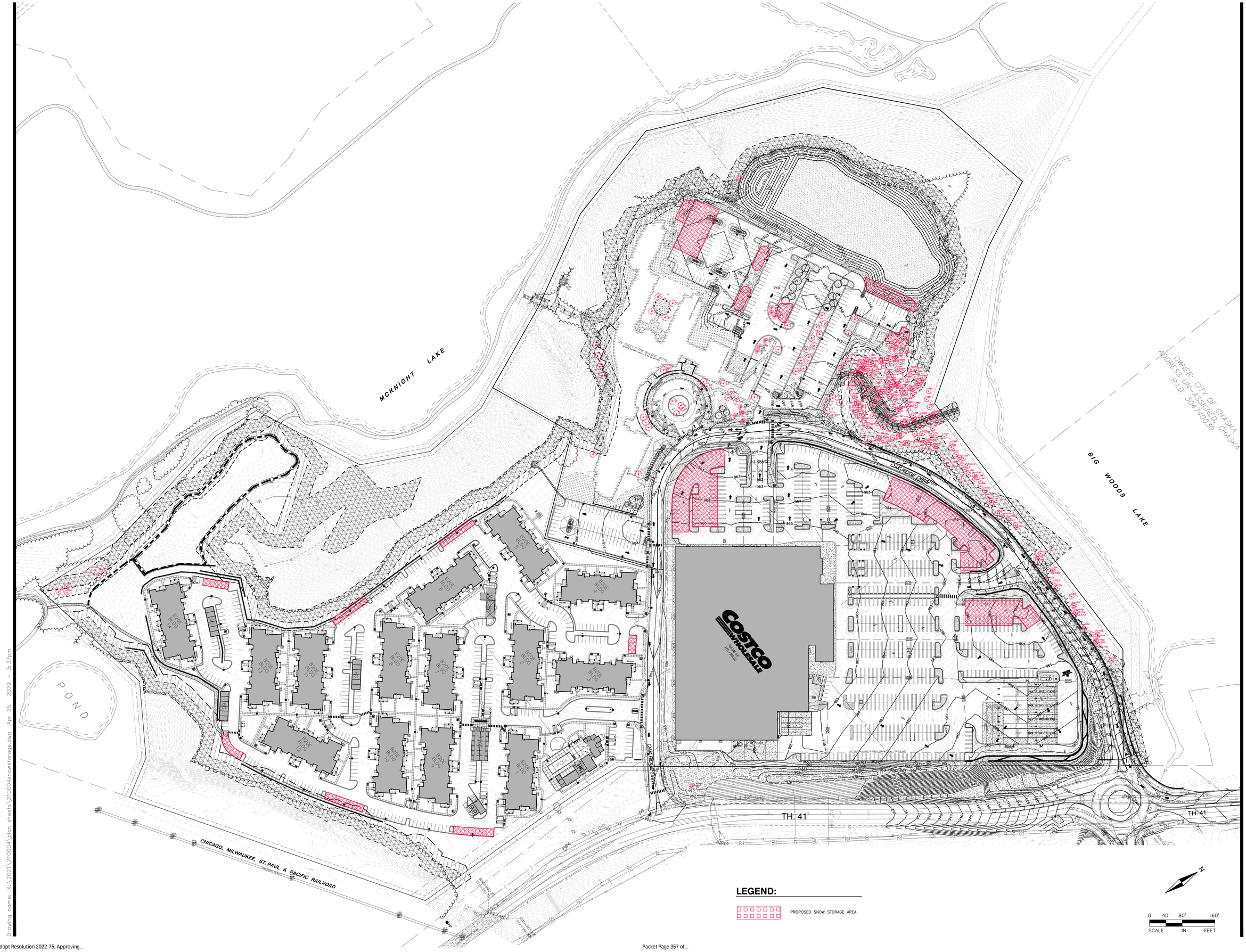

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CHASKA, MN

SNOW STORAGE PLAN

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CLARK WICKLUND, PE

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3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-3.5

Drawing name: X:\2021\210004\plan sheets\210004snowstrage.dwg Apr 25, 2022 - 3:37pm



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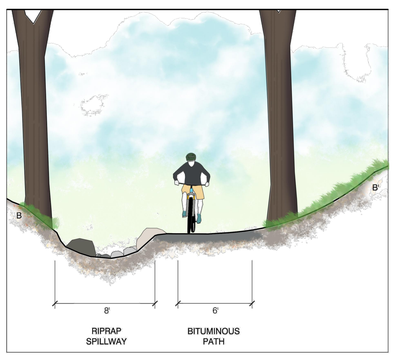

SECTION B-B' 1" = 5'

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Minneapolis, MN 55402
612.758.3080
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OAK RIDGE COMMONS
PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

PEDESTRIAN CIRCULATION PLAN

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

CLARK WICKLUND, PE

4-25-22 40922
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: CKS
PROJECT NO: 221-0004

C-3.6

Drawing name: X:\2021\210004\exhibits\Section Exhibits\210004-sbas.dwg Apr 25, 2022 - 3:44pm



LEGEND:

PROPOSED OPEN SPACE

OPEN SPACE CALCULATION:

AREA	ACREAGE	%
LOT 3 (GROSS):	27.17 AC	100
PROPOSED OPEN SPACE:	4.29 AC	15.8%

0 40' 80' 160'
SCALE IN FEET

ALLIANT
733 Marquette Avenue
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612.758.3080
www.alliant-inc.com

OAK RIDGE COMMONS
PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

OPEN SPACE PLAN

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CLARK WICKLUND, PE

4-25-22 40922
Date License No.

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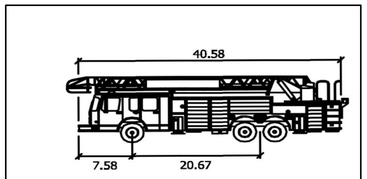
PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-3.7

Drawing name: X:\2021\210004\plan sheets\210004openspace.dwg Apr 25, 2022 - 3:48pm



Chaska - Ladder Truck

Width	:	10.50
Track	:	7.61
Lock to Lock Time	:	6.0
Steering Angle	:	36.0

MCKNIGHT LAKE

BIG WOODS LAKE

OAK RIDGE DRIVE

POND

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD

ACCESS

B20E BLDG 14 · B20E BLDG 13 · B20E BLDG 11 · B20E BLDG 12 · B20E BLDG 8 · B20E BLDG 10 · B20E BLDG 7 · B20E BLDG 9 · B20E BLDG 6 · B20E BLDG 5 · B20E BLDG 4 · B20E BLDG 2 · B20E BLDG 3 · B20E BLDG 1

12CS-2 · MP-2 · POOL · PAV

COSTCO WHOLESALE

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HWY 41 & PEAVEY ROAD
CHASKA, MN

FIRE TRUCK MOVEMENT PLAN

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CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
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4-25-22	CITY & COUNTY COMMENTS

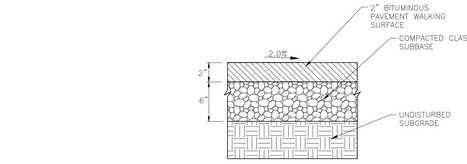
PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MK
PROJECT NO:	221-0004

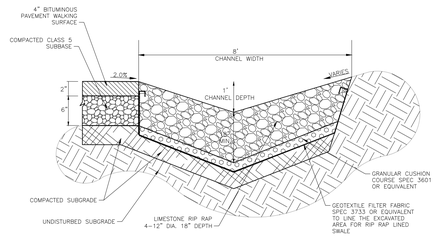
C-3.8

SCALE 0 40' 80' 160' IN FEET

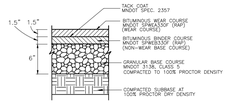
Drawing name: X:\2021\210004\plan sheets\210004FireTruck.dwg Apr 25, 2022 - 3:54pm



1 BITUMINOUS TRAIL
NO SCALE

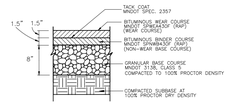


2 BITUMINOUS TRAIL WITH RIP RAP LINED SWALE
NO SCALE



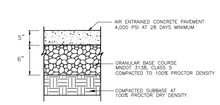
GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

3 SPRINGS AT McKNIGHT PROPERTY
LIGHT DUTY BITUMINOUS PAVEMENT
NO SCALE



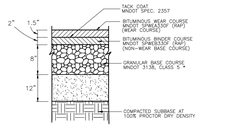
GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

4 SPRINGS AT MCKNIGHT PROPERTY
HEAVY DUTY BITUMINOUS PAVEMENT
NO SCALE



GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

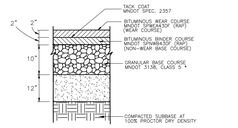
5 SPRINGS AT MCKNIGHT PROPERTY
CONCRETE PAVEMENT
NO SCALE



* RECYCLED CRUSHED CONCRETE DEBRIS AND BITUMINOUS PAVEMENT MAY BE USED AS BASE MATERIAL IF GRADATION SPECIFICATIONS FOR MNDOT CLASS 6 OR 7 ARE MET

GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

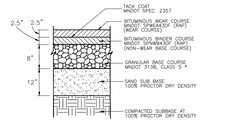
6 LIGHT DUTY BITUMINOUS PAVEMENT
NO SCALE



* RECYCLED CRUSHED CONCRETE DEBRIS AND BITUMINOUS PAVEMENT MAY BE USED AS BASE MATERIAL IF GRADATION SPECIFICATIONS FOR MNDOT CLASS 6 OR 7 ARE MET

GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

7 HEAVY DUTY BITUMINOUS PAVEMENT
(DRIVE LANES + LOADING DOCKS)
NO SCALE



* RECYCLED CRUSHED CONCRETE DEBRIS AND BITUMINOUS PAVEMENT MAY BE USED AS BASE MATERIAL IF GRADATION SPECIFICATIONS FOR MNDOT CLASS 6 OR 7 ARE MET

GEOTECHNICAL REPORT SUPERCEDES ALL SUBGRADE RECOMMENDATIONS.

8 PRIVATE STREETS BITUMINOUS PAVEMENT
(RING ROAD)
NO SCALE

LEGEND:

- HEAVY DUTY BITUMINOUS PAVEMENT — SEE DETAIL #7, THIS SHEET
- LIGHT DUTY BITUMINOUS PAVEMENT — SEE DETAIL #6, THIS SHEET
- RING ROAD BITUMINOUS PAVEMENT — SEE DETAIL #8, THIS SHEET
- BITUMINOUS TRAIL WITH RIPRAP LINED SWALE — SEE DETAIL #1 AND #2, THIS SHEET
- STANDARD BITUMINOUS TRAIL — SEE DETAIL #1, THIS SHEET
- SPRINGS AT McKNIGHT HEAVY DUTY BITUMINOUS PAVEMENT — SEE DETAIL #4, THIS SHEET
- SPRINGS AT MCKNIGHT LIGHT DUTY BITUMINOUS PAVEMENT — SEE DETAIL #3, THIS SHEET

HEAVY DUTY BITUMINOUS PAVEMENT
LIGHT DUTY BITUMINOUS PAVEMENT
BITUMINOUS TRAIL WITH RIPRAP LINED SWALE
HEAVY DUTY BITUMINOUS PAVEMENT
LIGHT DUTY BITUMINOUS PAVEMENT
RING ROAD BITUMINOUS PAVEMENT
OAK RIDGE DRIVE
BIG WOODS LAKE
STANDARD BITUMINOUS TRAIL
POND
HEAVY DUTY BITUMINOUS PAVEMENT
TIE RING ROAD BITUMINOUS PAVEMENT INTO PROPOSED HIGHWAY 41 ROUNDABOUT IMPROVEMENT
TIE RING ROAD BITUMINOUS PAVEMENT INTO PROPOSED HIGHWAY 41 3/4 ACCESS IMPROVEMENT
CONCRETE PAVEMENT AT TRASH ENCLOSURE DRIVE UP ACCESS POINTS, SEE DETAIL #5, THIS SHEET
CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD
TH. 41
BLDG 1 BLDG 2 BLDG 3 BLDG 4 BLDG 5 BLDG 6 BLDG 7 BLDG 8 BLDG 9 BLDG 10 BLDG 11 BLDG 12 BLDG 13 BLDG 14
POOL
COSTCO WHOLESALE
RETAIL 161,000 SQ. FT.

N

0 40' 80' 160'
SCALE IN FEET

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CHASKA, MN

PAVEMENT PLAN

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CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

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3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-3.9

Drawing name: X:\2021\210004\plan sheets\210004pavingplan.dwg Apr 25, 2022 - 4:00pm

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- PROPOSED MODULAR BLOCK RET. WALL
- INLET PROTECTION
- HEAVY DUTY SILT FENCE

WETLAND IMPACTS:

EXISTING WETLANDS:

WETLAND #1 = 2,412 SF
WETLAND #2 = 1,383 SF
WETLAND #3 = 12,504 SF

TOTAL = 16,299 SF ON SITE

WETLAND IMPACTS:

WETLAND #1 = 2,412 SF
WETLAND #2 = 1383 SF

TOTAL = 3,794 SF DISTURBED

GRADING NOTES

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT A MINIMUM GRADE OF 1.5%.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
3. ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH CURB TAPER, PER DETAIL.
4. 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/COUNTY.
5. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166 OR 811, 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
7. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
9. ADD 900 TO ELEVATIONS SHOWN AS 70.00 TO OBTAIN USGS ELEVATION.
10. CONTRACTOR TO SEED ALL ROUGH GRADED AREAS W/ APPROVED MNDOT TEMPORARY SEED MIX.
11. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
12. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
13. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
14. 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.
15. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER. THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY QUESTIONS REGARDING THE BUILDING PERMITS SHALL BE DIRECTED TO THE CITY BUILDING INSPECTOR.

MCKNIGHT LAKE

WETLAND 3

WETLAND 2

WETLAND IMPACT: 1,383 SF

POND

REFER TO LANDFORM / COSTCO DRAWINGS FOR ADDITIONAL INFORMATION

COSTCO WHOLESALE
BF=933.5
FFE=966.0

BIG WOODS LAKE

TH 41

WETLAND

WETLAND IMPACT: 2,412 SF

OWNER: CITY OF CHASKA
ADDRESS UNASSIGNED CHASKA
P.I.D. 300474003

REPAIR EXISTING EROSION; FILL, GRADE, SHAPE, SEED & INSTALL EROSION CONTROL BLANKET. COORDINATE WITH CITY.

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD

N

0 40' 80' 160'
SCALE IN FEET

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HWY 41 & PEAVEY ROAD
CHASKA, MN

OVERALL GRADING PLAN

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CLARK WICKLUND, PE

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40922 — License No.

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PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-4.0

Drawing name: X:\2021\210004\plan sheets\210004grad.dwg Apr 25, 2022 - 4:03pm

GRADING NOTES

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT A MINIMUM GRADE OF 1.5%.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
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LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- PROPOSED MODULAR BLOCK RET. WALL
- INLET PROTECTION
- EROSION CONTROL FENCE

SCALE IN FEET: 0 20' 40' 80'

REFER TO LANDFORM / COSTCO DRAWINGS FOR ADDITIONAL INFORMATION

COSTCO WHOLESALE
164,545 S.F.
FFE = 966.00

WETLAND IMPACT: 2,412 SF

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GRADING PLAN - VIEW 1

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PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-4.1

Drawing name: X:\2021\210004\plan sheets\210004grad.dwg Apr 25, 2022 - 4:05pm

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- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- PROPOSED MODULAR BLOCK RET. WALL
- INLET PROTECTION
- EROSION CONTROL FENCE

SCALE IN FEET: 0 20' 40' 80'

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GRADING PLAN - VIEW 2

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40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
5-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-4.2

Drawing name: X:\2021\210004\plan sheets\210004grad.dwg Apr 25, 2022 - 4:07pm


MCKNIGHT LAKE
WETLAND 3
WETLAND 2
WETLAND IMPACT: 1,383 SF
POND
CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD
REPAIR EXISTING EROSION, FILL WITH SOIL, PROVIDE SEED AND EROSION CONTROL BLANKET. COORDINATE WITH CITY
TH. 41
COSTCO WHOLESALE
164,545 S.F.
FFE: 966.00
POOL
PROPOSED PONDING IN R.O.W. REFER TO PUBLIC IMPROVEMENT WAY PLAN SET BY OTHERS
MATCH LINE - SEE SHEET C4.2 FOR CONTINUATION
MATCH LINE - SEE SHEET C4.4 FOR CONTINUATION
SEE SHEET C4.5 FOR GRADING DETAIL
B20E BLDG 1 FFE: 967.00 GFE: 966.67
B20E BLDG 2 FFE: 967.00 GFE: 966.67
B20E BLDG 3 FFE: 967.00 GFE: 966.67
B20E BLDG 4 FFE: 967.00 GFE: 966.67
B20E BLDG 5 FFE: 968.50 GFE: 968.16
B20E BLDG 6 FFE: 967.50 GFE: 967.17
B20E BLDG 7 FFE: 967.00 GFE: 966.67
B20E BLDG 8 FFE: 967.00 GFE: 966.67
B20E BLDG 9 FFE: 966.50 GFE: 966.16
B20E BLDG 10 FFE: 966.00 GFE: 965.67
B20E BLDG 11 FFE: 965.00 GFE: 964.67
B20E BLDG 12 FFE: 965.00 GFE: 964.67
B20E BLDG 13 FFE: 964.80 GFE: 964.47
B20E BLDG 14 FFE: 959.80 GFE: 959.47
CB #1 FFE: 959.47
CB #2 FFE: 963.80
CB #3 FFE: 966.00
CB #4 FFE: 966.00
CB #5 FFE: 966.00
CB #6 FFE: 966.00
CB #7 FFE: 966.00
CB #8 FFE: 966.00
CB #9 FFE: 966.00
CB #10 FFE: 966.00
CB #11 FFE: 966.00
CB #12 FFE: 966.00
CB

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- PROPOSED MODULAR BLOCK RET. WALL
- INLET PROTECTION
- EROSION CONTROL FENCE

FFE: 968.50
GFE: 968.16

FFE: 967.50
GFE: 967.17

FFE: 967.00
GFE: 966.67

FFE: 967.50

FFE: 967.00
GFE: 966.67

FFE: 967.00
GFE: 966.67

FFE: 967.00
GFE: 966.67

0 10' 20' 40'
SCALE IN FEET

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612.758.3080
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OAK RIDGE COMMONS
PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

GRADING PLAN - SPRINGS ENLARGEMENT PLAN 1

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

CLARK WICKLUND, PE
4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
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10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-4.4

Drawing name: X:\2021\21004\plan sheets\21004grad.dwg Apr 25, 2022 - 4:12pm



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CHASKA, MN

GRADING PLAN - SPRINGS ENLARGEMENT PLAN 2

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

CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
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10-26-21	CITY COMMENTS
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3-15-22	LANDSCAPE PLAN UPDATE
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4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-4.5

Drawing name: X:\2021\210004\plan sheets\210004grad.dwg Apr 25, 2022 - 4:14pm

FFE: 967.00
GFE: 966.67

FFE: 967.00
GFE: 966.67

FFE: 967.00
GFE: 966.67

FFE: 966.00
GFE: 965.67

FFE: 966.50
GFE: 966.16

FFE: 966.16

FFE: 966.50

FFE: 967.00
GFE: 966.67

FFE: 966.50

PROPOSED PONDING IN R.O.W. REFER TO HWY 41 RIGHT OF WAY PLAN SET BY OTHERS

OAKRIDGE DRIVE

12" DIP

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- PROPOSED MODULAR BLOCK RET. WALL
- INLET PROTECTION
- EROSION CONTROL FENCE

SCALE IN FEET: 0 10' 20' 40'

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HWY 41 & PEAVEY ROAD
CHASKA, MN

GRADING PLAN - SPRINGS ENLARGEMENT PLAN 3

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CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
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2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-4.6

Drawing name: X:\2021\210004\plan sheets\210004grad.dwg Apr 25, 2022 - 4:17pm

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- INLET PROTECTION
- HEAVY DUTY SILT FENCE

WETLAND IMPACTS:

EXISTING WETLANDS:

WETLAND #1 = 2,412 SF
WETLAND #2 = 1,383 SF
WETLAND #3 = 12,504 SF

TOTAL = 16,299 SF ON SITE

WETLAND IMPACTS:

WETLAND #1 = 2,412 SF
WETLAND #2 = 1383 SF

TOTAL = 3,794 SF DISTURBED

GRADING NOTES

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT A MINIMUM GRADE OF 1.5%.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
3. ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH CURB TAPER, PER DETAIL.
4. 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/COUNTY.
5. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166 OR 811, 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
7. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
9. ADD 900 TO ELEVATIONS SHOWN AS 70.00 TO OBTAIN USGS ELEVATION.
10. CONTRACTOR TO SEED ALL ROUGH GRADED AREAS W/ APPROVED MNDOT TEMPORARY SEED MIX.
11. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
12. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
13. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
14. 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.
15. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER. THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY QUESTIONS REGARDING THE BUILDING PERMITS SHALL BE DIRECTED TO THE CITY BUILDING INSPECTOR.



0 40' 80' 160'
SCALE IN FEET

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HWY 41 & PEAVEY ROAD
CHASKA, MN

OVERALL EMERGENCY OVERFLOW 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

CLARK WICKLUND, PE
4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-4.7

Drawing name: X:\2021\210004\exhibits\EOF EXHIBIT\210004prod - EOF Exhibit.dwg Apr 25, 2022 - 4:19pm

GRADING NOTES

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT A MINIMUM GRADE OF 1.5%.
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LEGEND:

- 964 — EXISTING CONTOUR
- 964 — PROPOSED CONTOUR
- 833.50 / 833.00 — PROPOSED SPOT ELEVATION
- TW 833.50 / BW 833.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- 2.00% — DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- INLET PROTECTION
- FILTER LOG

REFER TO LANDFORM / COSTCO DRAWINGS FOR ADDITIONAL INFORMATION

COSTCO WHOLESALE
184,545 S.F.
FFE = 966.00

APX. 1.75 ACRES OF POTENTIAL AREA ROUTES TO THIS EOF

APX. 1.75 ACRES OF POTENTIAL AREA ROUTES TO THIS EOF

963.55 EOF (TW)

963.36 EOF

963.32 EOF

963.31 EOF

964.36 EOF

964.25 EOF

964.33 EOF

959.64 EOF

961.58 EOF

957.25 EOF

959.44 EOF

OAK RIDGE DRIVE

BIG WOODS LA

GRADE BREAK

SCALE 0 20' 40' 80'

PROPOSED IMPROVEMENTS IN R.O.W. REFER TO HWY 41 RIGHT OF WAY PLAN SET BY OTHERS

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OAK RIDGE COMMONS
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HWY 41 & PEAVEY ROAD
CHASKA, MN

EMERGENCY OVERFLOW PLAN - VIEW 1

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CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
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10-22-21	CITY COMMENTS
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11-17-21	CCWMO RESUBMITTAL
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1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-4.8

Drawing name: X:\2021\210004\exhibits\EOF EXHIBIT\210004grad - EOF Exhibit.dwg Apr 25, 2022 - 4:22pm

GRADING NOTES

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT A MINIMUM GRADE OF 1.5%.
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LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPERTY LINE
- INLET PROTECTION
- FILTER LOG

0 20' 40' 80'
SCALE IN FEET

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CHASKA, MN

EMERGENCY OVERFLOW PLAN - VIEW 2

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CLARK WICKLUND, PE

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PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-4.9

Drawing name: X:\2021\210004\exhibits\EOF EXHIBIT\210004prod - EOF Exhibit.dwg Apr 25, 2022 - 4:24pm



LEGEND:

964	EXISTING CONTOUR
964	PROPOSED CONTOUR
833.50 / 833.00	PROPOSED SPOT ELEVATION
TW 833.50 / BW 833.00	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
2.00%	DIRECTION OF DRAINAGE
	EXISTING CATCH BASINS
	EXISTING STORM SEWER
	PROPOSED CATCH BASINS
	PROPOSED STORM SEWER
	PROPOSED LIMITS OF CONSTRUCTION
	PROPERTY LINE
	INLET PROTECTION
	FILTER LOG

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OAK RIDGE COMMONS

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CHASKA, MN

EMERGENCY OVERFLOW PLAN - VIEW 3

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CLARK WICKLUND, PE

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4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-4.10

Drawing name: X:\2021\210004\exhibits\EOF EXHIBIT\210004grad - EOF Exhibit.dwg Apr 25, 2022 - 4:26pm



SWPPP LEGEND:

908	EXISTING CONTOUR
908	PROPOSED CONTOUR
FFE	FINISH FLOOR ELEVATION
2.0%	DIRECTION OF DRAINAGE
	EMERGENCY OVERFLOW ROUTING
	PROPOSED CATCH BASINS
>	PROPOSED STORM SEWER
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED EASEMENT
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
DD	DRAINAGE DIVIDE
	INLET PROTECTION
	HEAVY DUTY SILT FENCE
	ROCK CONSTRUCTION ENTRANCE

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HWY 41 & PEAVEY ROAD
CHASKA, MN

OVERALL STORMWATER POLLUTION PREVENTION PLAN

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CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

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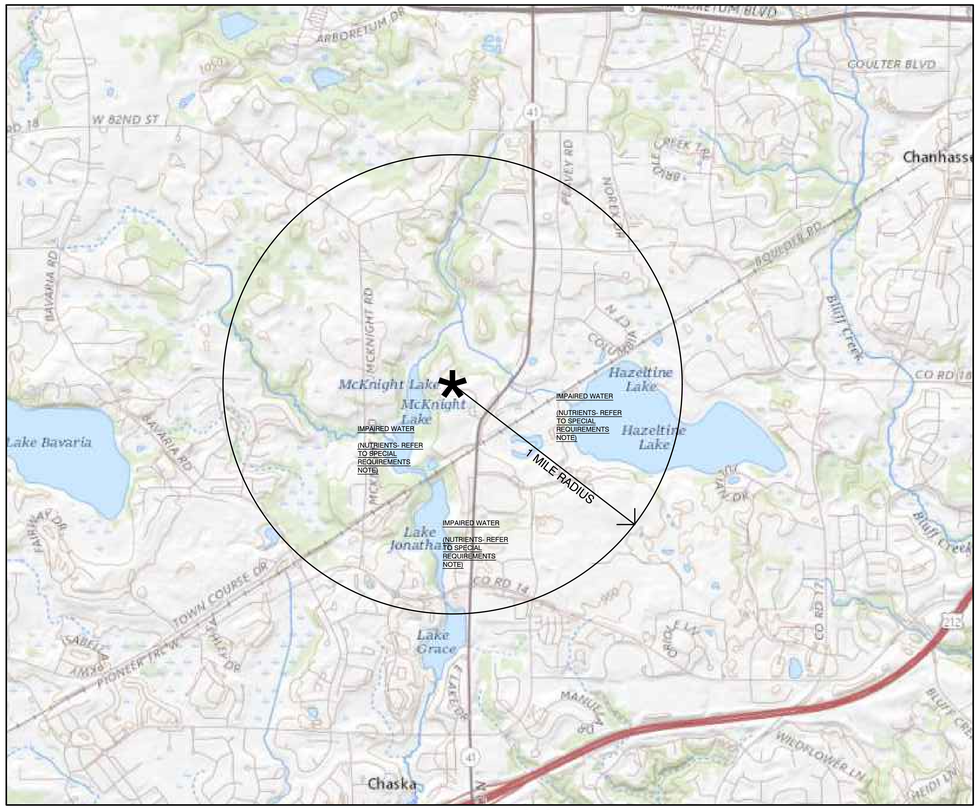
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-5.0

Drawing name: X:\2021\210004\plan sheets\210004swppp.dwg Apr 25, 2022 - 4:28pm



USGS TOPOGRAPHICAL MAP

NOT TO SCALE



WEB SOIL SURVEY MAP

NOT TO SCALE

N

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GL	Glencoe clay loam, 0 to 1 percent slopes	9.1	3.7%
HM	Hamel loam, 0 to 2 percent slopes	12.1	4.9%
KB	Kilkenny-Lester loams, 2 to 6 percent slopes	45.8	18.6%
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	0.5	0.2%
KC	Lester-Kilkenny loams, 6 to 12 percent slopes	11.0	4.5%
KC2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	40.6	16.5%
KD	Lester-Kilkenny loams, 12 to 18 percent slopes	10.1	4.1%
KD2	Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded	20.4	8.3%
KE2	Lester-Kilkenny complex, 16 to 22 percent slopes	11.2	4.6%
KF	Lester-Kilkenny complex, 22 to 40 percent slopes	30.3	12.3%
KM	Minneiska-Kalmarville complex, frequently flooded	19.3	7.8%
MK	Muskego and Houghton soils, 0 to 1 percent slopes	10.1	4.1%
PM	Klossner muck, 0 to 1 percent slopes	8.3	3.4%
TB	Terril loam, 2 to 6 percent slopes	10.9	4.5%
TC	Terril loam, 6 to 12 percent slopes	5.1	2.1%
W	Water	0.9	0.4%
Totals for Area of Interest		**245.6**	**100.0%**

WEB SOIL SURVEY LEGEND

IMPAIRED WATER SPECIAL REQUIREMENT:

MCKNIGHT LAKE, HAZELTINE LAKE, AND LAKE JONATHAN ARE CLASSIFIED AS AN IMPAIRED WATER. THUS, THE FOLLOWING REQUIREMENTS APPLY FOR THIS PROJECT:

23.G:
PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM B.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

23.I.D:
PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

ALSO, A MANDATORY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REVIEW IS REQUIRED BY THE MPCA IF THE PROJECT WILL DISTURB OVER 50 ACRES AND HAS A DISCHARGE POINT ON THE PROJECT WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO THE IMPAIRED WATER. OWNERS MUST SUBMIT THE APPLICATION FOR COVERAGE AND THE SWPPP AT LEAST 30 CALENDAR DAYS BEFORE THE CONSTRUCTION START DATE. THE SWPPP CAN BE ATTACHED ELECTRONICALLY WHEN USING THE ONLINE APPLICATION.

N

ACTIVE SWPPP LEGEND

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED BY 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 PRIOR 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 ALLOWED BEYOND THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS, AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMPs) 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 ADJACENT WATERBODIES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORM WATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS OCCUR, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND TO PROVIDE ADDITIONAL BMP'S AS NECESSARY TO KEEP 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 SHALL BE 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 THE CONSTRUCTION. AREAS CANNOT BE PLACED IN AN "INACTIVE" STATUS UNLESS PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING DURATION 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 MN STATE SEED MIX 25-151 @ 40 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MN STATE SEED MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. SEEDING DATES PER MNDOT SEED MIX MANUAL. MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 10-10-10 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. 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.
19. ALL CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE MUST BE PROPERLY MANAGED AND COMPLY WITH THE MPCA AND [illegible] RULES AND REQUIREMENTS.

DEWATERING:

1. IF UTILITY INSTALLATION WORK ENCOUNTERS GROUNDWATER, THE CONTRACTOR SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN MUST BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST 10 DAYS PRIOR TO DISCHARGING OR RECEIVING WATERS. THE PLAN AT MINIMUM SHALL INCLUDING A DEWATERING SYSTEM, WATER ROUTING, STORAGE, AND DISCHARGE LOCATION. THE DEWATERING PLAN MUST ENSURE THAT DISCHARGE WATER IS FREE OF SEDIMENT AND TURBID WATER IN ACCORDANCE WITH STATE AND LOCAL PERMIT REQUIREMENTS.
2. IF ANY TEMPORARY DEWATERING IS REQUIRED CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINTS APPROVED BY THE CITY AND PROJECT ENGINEER.
3. ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.

FILTRATION BMP NOTES:

1. INSTALLATION OF INFILTRATION/FILTRATION PRACTICES SHALL BE DONE DURING PERIODS OF DRY WEATHER AND COMPLETED BEFORE A RAINFALL EVENT. PLACEMENT OF ENGINEERED SOILS SHALL BE ON DRY NON-FROZEN SOIL ONLY.
2. EXCAVATION OF INFILTRATION AREAS SHALL BE COMPLETED USING A BACKHOE WITH A TOOTHED BUCKET.
3. THE BOTTOM EXCAVATION SURFACE OF INFILTRATION AREAS SHALL BE LEVEL WITHOUT DIPS OR SWALES.
4. DURING CONSTRUCTION, STORM WATER MUST BE ROUTED AROUND INFILTRATION AREAS UNTIL ALL CONSTRUCTION ACTIVITY HAS CEASED AND TRIBUTARY SURFACES ARE CLEANED OF SEDIMENT.
5. ENGINEERED SOIL SHALL REMAIN UNCONTAMINATED (NOT MIXED WITH OTHER SOIL) BEFORE AND DURING INSTALLATION.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL MEASURES REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.
3. 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 ADJACENT EROSION CONTROL IN ADJACENT AREA.
4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
5. SOIL COMPACTION SHALL BE MINIMIZED IN PROPOSED PERVIOUS AREAS ONSITE AND AVOID ALTOGETHER IN PROPOSED INFILTRATION BASINS. SOIL SURFACES IN PROPOSED PERVIOUS AREAS COMPACTED DURING CONSTRUCTION SHALL BE DECOMPACTED THROUGH SOIL AMENDMENT OR DEEP RIPPING TO AN 18" DEPTH.
6. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MN STATE SEED MIX 22-112 @ 40 LBS/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

SEDIMENT CONTROL PRACTICES

1. THE CONTRACTOR MUST EMPLOY SEDIMENT CONTROL PRACTICES AS NECESSARY TO MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
   a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G. DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
   b. IF THE DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED (BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS), THE CONTRACTOR MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART III.B.1.-3.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS AND BE LOCATED UPGRADIENT OF ANY BUFFER ZONES. THE PERIMETER SEDIMENT CONTROL PRACTICE MUST BE IN PLACE BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH PART IV.G. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY PERIMETER CONTROL REQUIREMENTS IN THIS PART EXCEPT WHEN WORKING ON A SHORELINE AND BELOW THE WATERLINE. IN THOSE CASES, A FLOATING SILT CURTAIN CAN BE USED AS A PERIMETER CONTROL PRACTICE. WHERE A FLOATING SILT CURTAIN IS INSTALLED AS CLOSE TO SHORE AS POSSIBLE, ANCHORED AT SPECIFIC RANGE FEET, DATA FROM RADAR SUBMARINE
   c. IF ANY DISCHARGE IS OBSERVED TO BE OCCURRING DURING THE INSPECTION, A RECORD OF ALL POINTS OF THE PROPERTY FROM WHICH THERE IS A DISCHARGE MUST BE MADE, AND THE DISCHARGE SHOULD BE DESCRIBED (I.E., COLOR, ODOR, FLOATING, SETTLED, OILS, SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS) AND PHOTOGRAPHED.
   g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED WITHIN SEVEN (7) CALENDAR DAYS.
3. INSPECTION FREQUENCY ADJUSTMENT
   a. WHERE PARTS OF THE PROJECT SITE HAVE PERMANENT COVER, BUT WORK REMAINS ON OTHER PARTS OF THE SITE, THE CONTRACTOR MAY REDUCE INSPECTIONS OF THE AREAS WITH PERMANENT COVER TO ONCE PER MONTH.
   b. WHERE CONSTRUCTION SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AREAS AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, THE SITE MUST BE INSPECTED DURING NON-FROZEN GROUND CONDITIONS AT LEAST ONCE PER MONTH FOR A PERIOD OF TWELVE (12) CONSECUTIVE MONTHS. AFTER THIS TIME PERIOD, IF THE PERMANENT COVER AND NO CONSTRUCTION ACTIVITY, INSPECTIONS MAY BE TERMINATED UNTIL CONSTRUCTION ACTIVITY RESUMES OR UNTIL THE CONTRACTOR IS/ARE NOTIFIED IN WRITING BY THE MPCA THAT EROSION ISSUES HAVE BEEN DETECTED AT THE SITE DURING INSPECTIONS OR OTHER MEANS.
   c. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE INSPECTIONS MAY BE SUSPENDED. ALL REQUIRED INSPECTIONS AND MAINTENANCE SCHEDULE MUST BEGIN WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR 24 HOURS PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
4. THE CONTRACTOR IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT OR THE PROJECT HAS UNDERGONE FINAL STABILIZATION, AND HAS NOT BEEN SUBMITTED TO THE MPCA.
5. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST-RAINFALL EVENT INSPECTIONS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW. THE CONTRACTOR MUST INVESTIGATE AND COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:
   a. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR WHEN SEDIMENT REACHES ONE-HALF (1/2) OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
   b. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ONE-HALF (1/2) THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART IV.D.).
   c. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION DURING EACH INSPECTION. THE CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. THE CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE CONTRACTOR IS/ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY, OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.

   e. STREETS AND OTHER AREAS ADJACENT TO THE PROJECT MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE ACCUMULATIONS OF SEDIMENT. IF SEDIMENT IS PRESENT, IT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).

6. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.

WINTER STABLIZATION:

GRADING CONTRACTOR REQUIREMENTS IN THE CASE WHERE THE ONSET OF WINTER DOES NOT ALLOW FOR COMPLETION OF MASS GRADING AND FINAL SOIL STABILIZATION IN THE FALL:

1. MASS GRADING ACTIVITIES SHALL BE PLANNED AND PHASED IN A MANNER TO AVOID ANY UNNECESSARY SOIL DISTURBANCE PRIOR TO WINTER SHUT DOWN.
2. ALL FINAL GRADED AREAS SHALL BE STABILIZED PERMANENTLY BY GRADING CONTRACTOR WITH SEEDING, MULCHING, BLANKET, ETC. IN ACCORDANCE WITH PLANS PRIOR TO CONTRACTOR LEAVING THE SITE AT WINTER SHUT DOWN.
3. THE GRADING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TEMPORARY OR INCOMPLETE GRADING AREAS INCLUDING ALL STOCKPILES ARE STABILIZED WITH TEMPORARY SEEDING (MN STATE SEED MIX 22-112 @ 40 LBS/AC, MULCH (MNDOT TYPE 1) BEFORE LEAVING THE SITE AT WINTER SHUT DOWN.
4. ALL SIGNIFICANT DRAINAGE SWALES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED WITH MNDOT CATEGORY 3 EROSION CONTROL BLANKET BY GRADING CONTRACTOR PRIOR TO LEAVING THE SITE AT WINTER SHUT DOWN.

POLLUTION PREVENTION MANAGEMENT MEASURES

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. STORAGE, HANDLING, AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTES: THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING TO MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIALS, OR WASTES. PRODUCTS OR WASTES WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER ARE NOT HELD TO THIS REQUIREMENT:
   a. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
   b. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
   c. HAZARDOUS MATERIALS, TOXIC WASTE, (INCLUDING OIL, DIESEL, FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR HAZARDOUS MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
   d. SOLID WASTE MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY IN COMPLIANCE WITH MINN. R. CH. 7035.
   e. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH. 7041.
2. FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES. SPILL PREVENTION AND RESPONSE: THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. THE CONTRACTOR MUST CONDUCT FUELING IN A CONTAINED AREA UNLESS INFEASIBLE. THE CONTRACTOR MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. THE CONTRACTOR MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. § 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
3. VEHICLE AND EQUIPMENT WASHING: IF THE CONTRACTOR WASH THE EXTERIOR OF VEHICLES OR EQUIPMENT ON THE PROJECT SITE, WASHING MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS. NO ENGINE DEGREASING IS ALLOWED ON SITE.
4. CONCRETE AND OTHER WASHOUTS WASTE: THE CONTRACTOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. THE LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE IMPLEMENTED AT THE SITE. THE CONTRACTOR MUST ESTABLISH THESE WASHOUT AREAS OR AREAS LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT INFORMS SUBCONTRACTORS TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.

FINAL STABLIZATION

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL REQUIREMENTS OF ITEMS 13.J-13.7 BELOW:

13.2 PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.

13.3 PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.

13.4 PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION (NOT).

13.5 PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE.

CONSTRUCTION SEQUENCE

THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND SITE, AS SHOWN ON PLAN.
3. INSTALL ORANGE CONSTRUCTION FENCE AROUND EXISTING TREES TO BE PROTECTED.
4. CLEAR AND GRUB SITE.
5. STRIP AND STOCKPILE TOPSOIL.
6. ROUGH GRADING OF SITE [INTERIM CONDITION].
7. STABILIZE DENUDED AREAS AND STOCKPILES.
8. INSTALL SANITARY SEWER

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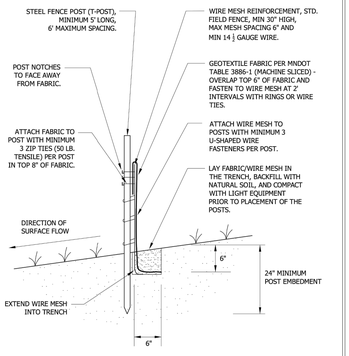
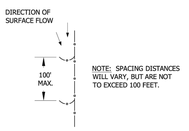


NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

Stantec | SILT FENCE HEAVY DUTY | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-1B

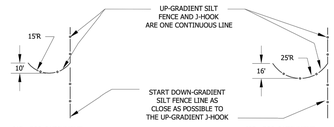
PLAN VIEW

I. SPACING REQUIREMENTS



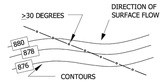
NOTE: SPACING DISTANCES WILL VARY, BUT ARE NOT TO EXCEED 100 FEET.

II. SIZING REQUIREMENTS: J15, J25



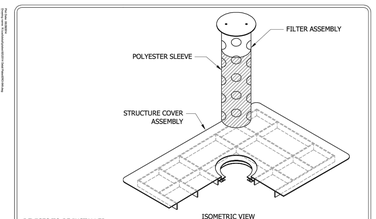
J15 - FOR CATCHMENT AREA <0.25 ACRES

J25 - FOR CATCHMENT AREA >0.25 ACRES



NOTE:
J-HOOKS SHALL BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

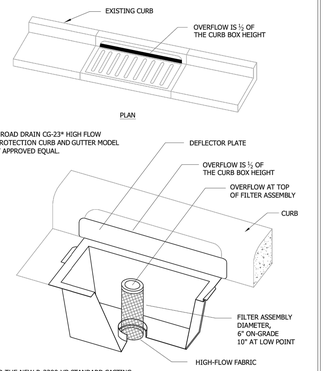
Stantec | SILT FENCE J-HOOK | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-1D



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

NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

Stantec | INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4A



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

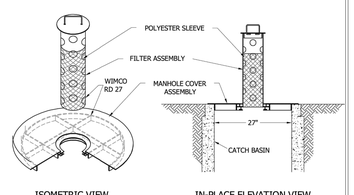
* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

Stantec | INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4B

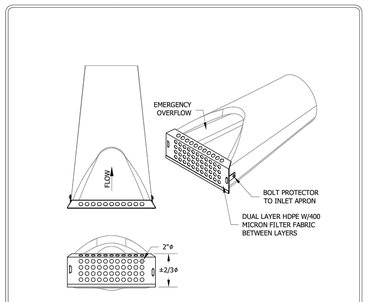
DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE CONE OR TOP SLAB.

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

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

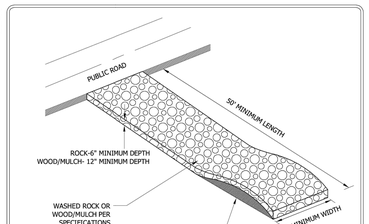


Stantec | INLET PROTECTION BEEHIVE CASTING | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4C



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

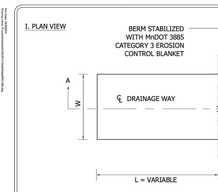
Stantec | FLARED END EROSION CONTROL | CHASKA, MINNESOTA | LAST REVISION: FEB 2005 | PLATE NO. ERO-6



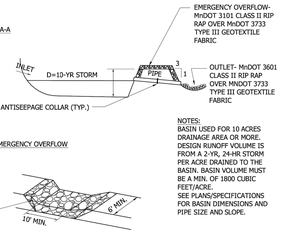
NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING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

Stantec | ROCK CONSTRUCTION ENTRANCE | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-7

I. PLAN VIEW



II. SECTION A-A

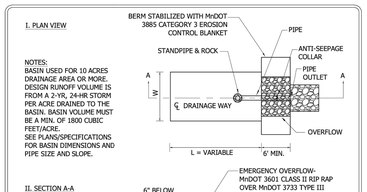


III. BASIN EMERGENCY OVERFLOW

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

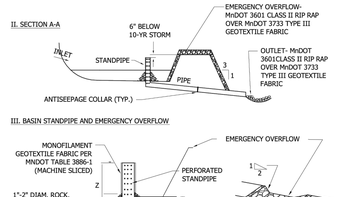
Stantec | TEMPORARY SEDIMENTATION BASIN PIPE OUTLET | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-8A

I. PLAN VIEW

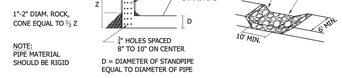


NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

II. SECTION A-A



III. BASIN STANDPIPE AND EMERGENCY OVERFLOW

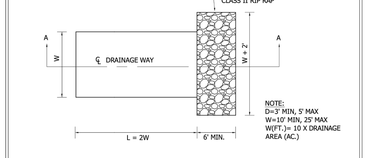


NOTE: PIPE MATERIAL SHOULD BE RIGID

D = DIAMETER OF STANDPIPE EQUAL TO DIAMETER OF PIPE

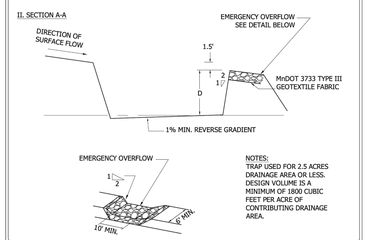
Stantec | TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-8B

I. PLAN VIEW



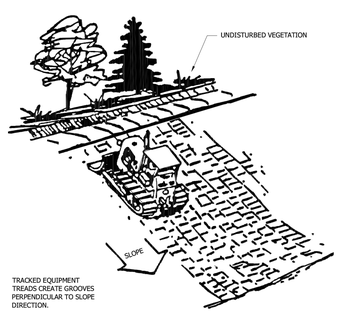
NOTE:
D=3' MIN, 5' MAX
W=10' MIN, 25' MAX
W/FT]= 10 X DRAINAGE AREA (AC.)

II. SECTION A-A



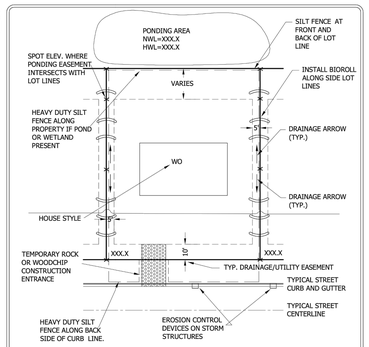
NOTES:
TRAP USED FOR 2.5 ACRES DRAINAGE AREA OR LESS. DESIGN VOLUME IS A MINIMUM OF 1800 CUBIC FEET PER ACRE OF CONTRIBUTING DRAINAGE AREA.

Stantec | TEMPORARY SEDIMENT TRAP | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-9



NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

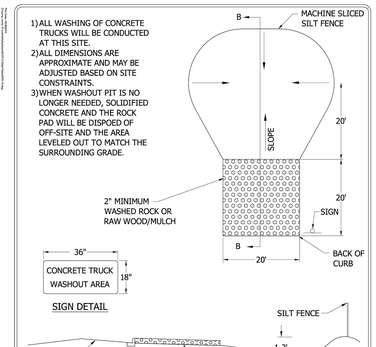
Stantec | SLOPE TRACKING | CHASKA, MINNESOTA | LAST REVISION: FEB 2004 | PLATE NO. ERO-10



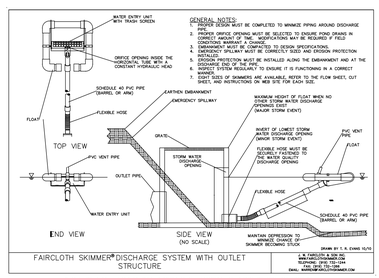
1.) INSTALL SILT FENCE PER DETAIL ERO-1A ALONG REAR AND SIDE PROPERTY LINES. INSTALL HEAVY DUTY SILT FENCE PER DETAIL ERO-1B ALONG BACK SIDE OF CURB.
2.) IF THERE IS A WETLAND OR PONDING AREA ADJACENT TO LOT, HEAVY DUTY SILT FENCE SHALL BE INSTALLED ALONG THAT SIDE OF LOT.
3.) CREATE ONE TEMPORARY CONSTRUCTION ENTRANCE PER LOT. SEE DETAIL ERO-7.
4.) INSTALL INLET PROTECTION ON ALL STORM STRUCTURES SUSCEPTIBLE TO RUNOFF FROM LOT. SEE DETAIL ERO-4B.

Stantec | EROSION CONTROL FOR LOT GRADING | CHASKA, MINNESOTA | LAST REVISION: APRIL 2011 | PLATE NO. ERO-11

1) ALL WASHING OF CONCRETE TRUCKS WILL BE CONDUCTED AT THIS SITE.
2) ALL DIMENSIONS ARE APPROXIMATE AND MAY BE ADJUSTED BASED ON SITE CONSTRAINTS.
3) WHEN WASHOUT PIT IS NO LONGER NEEDED, SOLIDIFIED CONCRETE AND THE ROCK PAD WILL BE DISPOED OF OFF-SITE AND THE AREA LEVELED OUT TO MATCH THE SURROUNDING GRADE.



Stantec | CONCRETE WASHOUT PIT | CHASKA, MINNESOTA | LAST REVISION: April 2011 | PLATE NO. ERO-12



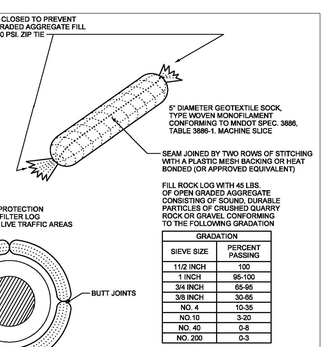
FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

DRAWN BY T. R. EVANS 10/10

A. R. FAIRCLOTH & SON INC. 1000 WESTOVER DRIVE WILMINGTON, OHIO 45177-2444 PHN. (937) 382-1494 FAX. (937) 382-1056 EMAIL: MARKETING@FAIRCLOTHSKIMMER.COM

* SEE WEB SITE FOR SIZING REQUIREMENT, BASINS TO DRAIN WITHIN 48 HOURS.

ENDS SECURELY CLOSED TO PREVENT LOSS OF OPEN GRADED AGGREGATE FILL SECURED WITH 50 PSI. ZIP TIE



GRADATION	
SIEVE SIZE	PERCENT PASSING
11/2 INCH	100
1 INCH	95-100
3/4 INCH	65-95
3/8 INCH	30-65
NO. 4	10-35
NO.10	3-20
NO. 40	0-8
NO. 200	0-3

NOTE: CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.

PAYMENT SHALL INCLUDE ALL MATERIALS, FILLING OF LOG,PLACEMENT, MAINTENANCE, & REMOVAL. 50% OF BID PRICE SHALL BE PAID UPON PROPER PLACEMENT WITH THE FINAL 20% PAID UPON REMOVAL.

FILTER LOGS MNDOT SPEC. 3897

STRAW BIOROLL	GRAIN AND SEED FREE OF WEEDS, 8-9 MONTH POLYPROPYLENE NETTING
WOOD FIBER BIOROLL	EXCELSIOR FIBER LOG, 8-9 MONTH POLYPROPYLENE NETTING
COMPOST LOG	30-40% WEED FREE COMPOST (3890, GRADE 2), 8" DIAMETER GEOTECHNICAL CYLINDRICAL BAG
ROCK LOG	4"-6" DIAMETER, SEE SIEVE SIZE CHART ABOVE

FIBER LOG MNDOT SPEC. 3895
12" DIAMETER COCONUT FIBER (COIR), OUTER COIR NETTING REQUIRED, MINIMUM 5 YEAR LIFE

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 3897
NOT TO SCALE

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CHASKA, MN

SWPPP NOTES 2

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CLARK WICKLUND, PE
4-25-22 Date
40922 License No.

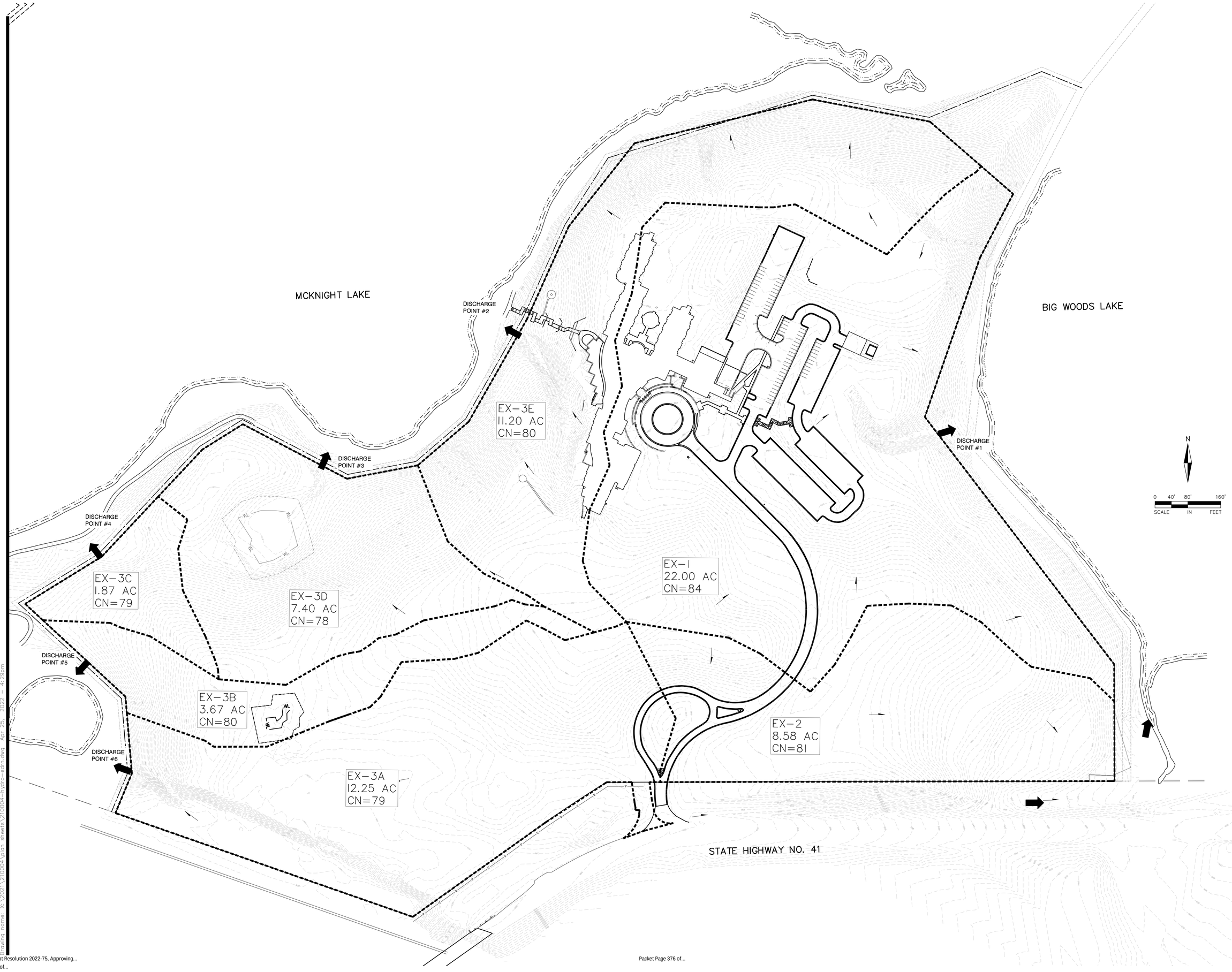
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-5.2

Drawing name: X:\2021\210004\plan sheets\210004swppp.dwg Apr 25, 2022 - 4:28pm



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STORMWATER MANAGEMENT PLAN - EXISTING

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

CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

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3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-5.3

Drawing name: X:\2021\210004\plan sheets\210004-hydro-edrn.dwg Apr 25, 2022 - 4:29pm



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CHASKA, MN

STORMWATER MANAGEMENT PLAN - PROPOSED

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CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-5.4

Drawing name: K:\2021\210004\plan sheets\210004-hydro-pdrn.dwg Apr 25, 2022 - 4:31pm

STORM SEWER SCHEDULE:

MH/CB FROM	MH/CB TO	P. DIA [IN]	P. SLOPE [FT/FT]	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV.	BUILD [FT]	STR. TYPE	CAST TYPE	PIPE CLASS
TBMH 100 (COSTCO	CBMH 400	42	0.0100	48.00	947.76	947.28	961.96	14.20			3
CB 404A	CBMH 404	12	0.0044	37.80	947.52	947.35	951.52	4.00	2'X3'	R-3067-V	5
CBMH 404	CBMH 403	18	0.0025	215.80	947.35	946.81	951.39	4.04	48"DIA	R-3067-V	3
CBMH 403	CBMH 402	18	0.0025	185.90	946.83	946.35	956.00	9.19	48"DIA	R-3067-V	3
CBMH 402	CBMH 401	18	0.0025	205.90	946.35	945.83	957.61	11.26	48"DIA	R-3067-V	3
CBMH 401	CBMH 400	18	0.0025	139.70	945.83	945.49	957.47	11.64	48"DIA	R-3067-V	3
CBMH 400	CBMH 305	42	0.0089	37.20	945.49	945.15	956.54	11.05	84"DIA	R-3067-V	3
CB 312A	CBMH 312	12	0.0044	35.90	959.51	959.35	963.41	3.90	2'X3'	R-3067-V	5
CBMH 312	CBMH 311	12	0.0044	298.80	959.35	958.04	963.37	4.02	48"DIA	R-3067-V	5
CB 311A	CBMH 311	12	0.0044	31.40	959.49	959.35	963.59	4.10	2'X3'	R-3067-V	5
CBMH 311	CBMH 310	24	0.0108	349.30	957.83	954.06	963.59	5.76	96"DIA	R-3067-V	3
CB 310A	CBMH 310	12	0.0044	31.30	959.33	959.19	964.27	4.94	2'X3'	R-3067-V	5
CBMH 310B	CBMH 310	18	0.0077	57.70	954.63	954.19	963.60	8.97	48"DIA	R-2501-GI	
CBMH 310	CBMH 309	24	0.0162	76.30	954.06	952.82	964.27	10.21	72"DIA	R-3067-V	3
CBMH 309	CBMH 308	24	0.0170	98.00	952.82	951.15	963.75	10.93	48"DIA	R-3067-V	3
CBMH 308	CBMH 307	24	0.0180	105.40	951.15	949.25	962.22	11.07	48"DIA	R-3067-V	3
CBMH 307	CBMH 306	24	0.0220	94.90	949.25	947.17	959.77	10.52	48"DIA	R-3067-V	3
CBMH 306	CBMH 305	27	0.0115	150.90	947.17	945.43	957.76	10.59	48"DIA	R-3067-V	3
CBMH 305	MH 304	42	0.0120	43.10	945.15	944.64	956.66	11.51	96"DIA	R-3067-V	
MH 304	MH 303	42	0.0120	230.70	944.64	941.87	952.80	8.16	72"DIA	R-1733	
CBMH 303D	MH 303C	12	0.0490	82.50	947.25	943.95	951.25	4.00	2'X3'	R-2501-GI	
MH 303C	CBMH 303B	18	0.0050	106.50	943.00	942.47	952.40	9.40	60"DIA	R-2501-GI	
CB (DOCK)	CBMH 303B	12	0.0100	117.30	943.90	942.73	947.90	4.00	2'X3'	R-2501-GI	
CBMH 303B	CBMH 303A	24	0.0040	154.40	942.30	941.68	946.50	4.20	72"DIA	R-3067-V	
CBMH 303A	MH 303	27	0.0030	92.90	941.68	941.40	946.50	4.82	60"DIA	R-2501-GI	
MH 303	CBMH 302	42	0.0120	54.70	941.40	940.75	948.15	6.75	96"DIA	R-1733	
CB 302A	CBMH 302	12	0.0044	135.70	943.35	942.75	947.35	4.00	2'X3'	R-3067-V	
CBMH 302	CBMH 301	54	0.0026	284.60	940.75	940.01	947.50	6.75	108"DIA	R-2501-GI	
CBMH 301	FES 300	54	0.0026	67.50	940.01	939.83	953.75	13.74	84"DIA	R-3067-V	
OCS 1	IH 900 (ATOP EXIST	12	0.0071	114.20	934.35	933.54	947.25	12.90	48"DIA	HINGED	
IH 900 (ATOP EXIST	EXIST MH	36	0.0000	77.00	932.70	932.60	947.95	15.25	72"DIA	R-1733	
CB 509	CBMH 508	12	0.0044	21.70	960.70	960.60	964.65	3.95	2'X3'	R-3067-V	
CBMH 508	CBMH 507	12	0.0044	108.10	960.60	960.13	964.65	4.05	48"DIA	R-3067-V	
CBMH 507	CBMH 506	12	0.0044	50.90	960.13	959.90	965.00	4.87	48"DIA	R-3067-V	
CBMH 506	CBMH 505	12	0.0120	26.70	959.90	959.58	965.00	5.10	48"DIA	R-3067-V	
CBMH 505	CBMH 501	15	0.0050	69.50	959.58	959.24	964.80	5.22	48"DIA	R-3067-V	
CB 503A	CBMH 503	12	0.0044	119.30	962.00	961.48	966.00	4.00	2'X3'	R-2501-GI	
CB 504	CBMH 503	12	0.0044	101.80	960.30	959.85	965.00	4.70	2'X3'	R-3067-V	
CBMH 503	CBMH 502	12	0.0070	30.50	959.85	959.64	966.25	6.40	48"DIA	R-3067-V	
CBMH 502	CBMH 501	12	0.0105	68.10	959.64	958.92	965.60	5.96	48"DIA	R-3067-V	

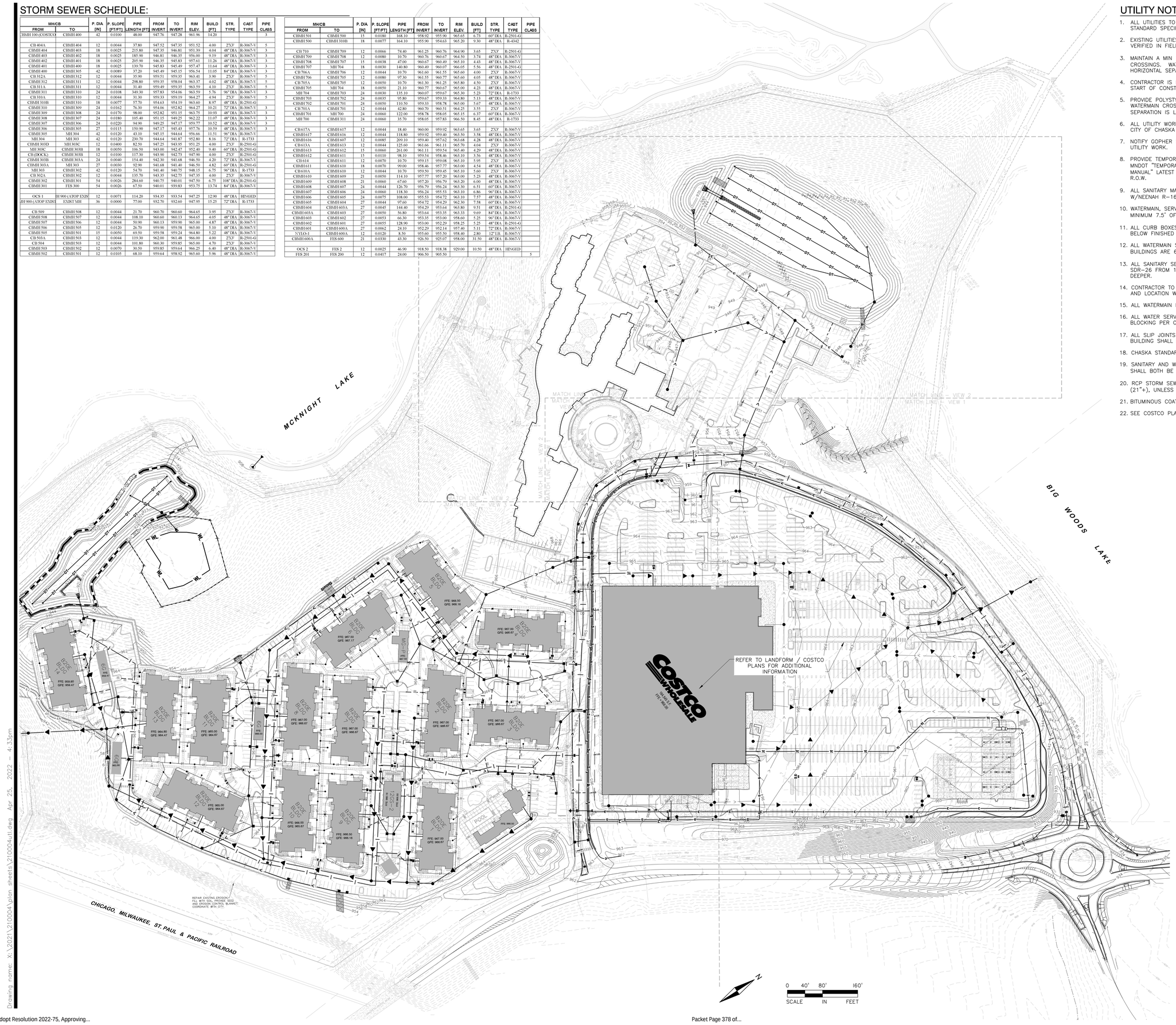
MH/CB FROM	MH/CB TO	P. DIA [IN]	P. SLOPE [FT/FT]	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV.	BUILD [FT]	STR. TYPE	CAST TYPE	PIPE CLASS
CBMH 501	CBMH 500	15	0.0180	168.10	958.92	955.90	965.65	6.73	60"DIA	R-2501-GI	
CBMH 500	CBMH 310B	18	0.0077	164.10	955.90	954.63	965.20	9.30	48"DIA	R-4342	
CB 710	CBMH 709	12	0.0066	74.40	961.25	960.76	964.90	3.65	2'X3'	R-2501-GI	
CBMH 709	CBMH 708	12	0.0080	10.70	960.76	960.67	964.50	3.74	48"DIA	R-3067-V	
CBMH 708	CBMH 707	15	0.0038	47.00	960.67	960.49	965.10	4.43	48"DIA	R-3067-V	
CBMH 707	MH 704	18	0.0030	140.80	960.49	960.07	966.05	5.56	48"DIA	R-2501-GI	
CB 706A	CBMH 706	12	0.0044	10.70	961.60	961.55	965.60	4.00	2'X3'	R-3067-V	
CBMH 706	CBMH 705	12	0.0080	97.30	961.55	960.77	965.60	4.05	48"DIA	R-3067-V	
CB 705A	CBMH 705	12	0.0050	10.70	961.30	961.25	965.80	4.50	2'X3'	R-3067-V	
CBMH 705	MH 704	18	0.0050	21.10	960.77	960.67	965.00	4.23	48"DIA	R-3067-V	
MH 704	CBMH 703	24	0.0030	135.10	960.07	959.67	965.30	5.23	72"DIA	R-1733	
CBMH 703	CBMH 702	24	0.0035	95.80	959.67	959.33	964.80	5.13	48"DIA	R-3067-V	
CBMH 702	CBMH 701	24	0.0050	110.50	959.33	958.78	965.00	5.67	48"DIA	R-3067-V	
CB 701A	CBMH 701	12	0.0044	42.80	960.70	960.51	964.25	3.55	2'X3'	R-3067-V	
CBMH 701	MH 700	24	0.0060	122.00	958.78	958.05	965.15	6.37	60"DIA	R-3067-V	
MH 700	CBMH 311	24	0.0060	35.70	958.05	957.83	966.50	8.45	48"DIA	R-1733	
CB 617A	CBMH 617	12	0.0044	18.40	960.00	959.92	963.65	3.65	2'X3'	R-3067-V	
CBMH 617	CBMH 616	12	0.0044	118.80	959.92	959.40	963.50	3.58	48"DIA	R-3067-V	
CBMH 616	CBMH 607	12	0.0085	209.10	959.40	957.62	963.68	4.28	48"DIA	R-3067-V	
CB 613A	CBMH 613	12	0.0044	125.60	961.66	961.11	965.70	4.04	2'X3'	R-3067-V	
CBMH 613	CBMH 612	15	0.0060	261.00	961.11	959.54	965.40	4.29	48"DIA	R-3067-V	
CBMH 612	CBMH 611	15	0.0110	98.10	959.54	958.46	963.10	3.56	48"DIA	R-3067-V	
CB 614	CBMH 611	12	0.0070	10.70	959.15	959.08	965.10	5.95	2'X3'	R-3067-V	
CBMH 611	CBMH 610	18	0.0070	99.00	958.46	957.77	963.00	4.54	48"DIA	R-3067-V	
CB 610A	CBMH 610	12	0.0044	10.70	959.50	959.45	965.10	5.60	2'X3'	R-3067-V	
CBMH 610	CBMH 609	21	0.0050	114.10	957.77	957.20	963.00	5.23	48"DIA	R-3067-V	
CBMH 609	CBMH 608	21	0.0060	67.60	957.20	956.79	963.20	6.00	48"DIA	R-3067-V	
CBMH 608	CBMH 607	24	0.0044	126.70	956.79	956.24	963.30	6.51	60"DIA	R-3067-V	
CBMH 607	CBMH 606	24	0.0060	118.30	956.24	955.53	963.10	6.86	96"DIA	R-3067-V	
CBMH 606	CBMH 605	24	0.0075	108.00	955.53	954.72	963.10	7.57	48"DIA	R-3067-V	
CBMH 605	CBMH 604	27	0.0044	97.60	954.72	954.29	962.30	7.58	60"DIA	R-3067-V	
CBMH 604	CBMH 603A	27	0.0045	144.40	954.29	953.64	963.80	9.51	48"DIA	R-2501-GI	
CBMH 603A	CBMH 603	27	0.0050	56.80	953.64	953.35	963.33	9.69	84"DIA	R-3067-V	
CBMH 603	CBMH 602	27	0.0053	66.30	953.35	953.00	958.60	5.25	96"DIA	R-3067-V	
CBMH 602	CBMH 601	27	0.0055	128.90	953.00	952.29	958.25	5.25	48"DIA	R-2501-GI	
CBMH 601	CBMH 600A	27	0.0062	24.10	952.29	952.14	957.40	5.11	72"DIA	R-3067-V	
NYLO-1	CBMH 600A	12	0.0120	8.50	955.60	955.50	958.40	2.80	12" LIN	R-3067-V	
CBMH 600A	FES 600	21	0.0330	43.30	926.50	925.07	958.00	31.50	48"DIA	R-3067-V	
OCS 2	FES 2	12	0.0025	46.90	918.50	918.38	929.00	10.50	48"DIA	HINGED	
FES 201	FES 200	12	0.0417	24.00	906.50	905.50					5

UTILITY NOTES:

1. ALL UTILITIES TO BE INSTALLED PER CITY OF CHASKA 2019 STANDARD SPECIFICATIONS FOR UTILITY AND STREET CONSTRUCTION.
2. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
3. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
4. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
5. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
6. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
7. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
8. 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.
9. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R–1642 CASTING, UNLESS NOTED OTHERWISE.
10. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
11. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
12. ALL WATERMAIN SHALL BE C900 PVC. WATER SERVICES INTO BUILDINGS ARE 6" SERVICES.
13. ALL SANITARY SEWER TO BE 8" PVC SDR–35 FROM 0–16 FEET, SDR–26 FROM 16–22 FEET, AND C900 PVC FOR 22+ FEET AND DEEPER.
14. CONTRACTOR TO VERIFY EXACT SERVICE CONNECTION SIZE, INVERT, AND LOCATION WITH FINAL BUILDING PLANS.
15. ALL WATERMAIN FITTINGS SHALL BE EPOXY COATED.
16. ALL WATER SERVICE LINES SHALL BE DOUBLE 45° ANGLES WITH BLOCKING PER CHASKA STANDARD DETAILS.
17. ALL SLIP JOINTS ON WATER SERVICES WITHIN 60' OF SERVICE BUILDING SHALL BE SHORT RODDED.
18. CHASKA STANDARDS TO NOT ALLOW WET TAPS.
19. SANITARY AND WATER SERVICES TO EACH MULTIFAMILY BUILDING SHALL BOTH BE 6", UNLESS NOTED OTHERWISE.
20. RCP STORM SEWER SHALL BE CLASS 5 (12–18") AND CLASS 3 (21"+), UNLESS NOTED OTHERWISE.
21. BITUMINOUS COAT SANITARY MANHOLES. SEE CITY DETAIL SAN–1.
22. SEE COSTCO PLANS FOR SMALL UTILITY SERVICE SIZES TO COSTCO.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PIPE INSULATION
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED RIP RAP
- POST INDICATOR VALVE
- WALL MOUNTED POST INDICATOR VALVE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT
- G — PROPOSED GAS
- TC — PROPOSED TELECOMM
- E — PROPOSED ELECTRIC SERVICE



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OAK RIDGE COMMONS
PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

OVERALL UTILITY 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

CLARK WICKLUND, PE

4–25–22 — 40922
Date — License No.

QUALITY ASSURANCE/CONTROL

DATE	ISSUE
9–7–21	PUD RESUBMITTAL
9–30–21	PROGRESS
10–11–21	PUD RESUBMITTAL
10–22–21	CITY COMMENTS
10–26–21	CITY COMMENTS
11–17–21	CCWMO RESUBMITTAL
11–17–21	BID SET
1–10–22	SIGNAGE UPDATE
2–1–22	PUD RESUBMITTAL
3–15–22	LANDSCAPE PLAN UPDATE
3–28–22	CONSTRUCTION DOCUMENTS
4–25–22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221–0004

C-6.0

Drawing name: X:\2021\210004\plan sheets\210004ut1.dwg Apr 25, 2022 – 4:33pm

MATCH LINE – VIEW 1

MATCH LINE – VIEW 2

MATCH LINE – VIEW 2

MATCH LINE – VIEW 1

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
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- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT
- PROPOSED GAS
- PROPOSED TELECOMM
- PROPOSED ELECTRIC SERVICE

N

0 20' 40' 80'

SCALE IN FEET

BIG WOODS LAKE

OAK RIDGE DRIVE

230.7' of 42" HDPE @ 1.20%

CONNECT TO EXISTING WATERMAIN

MH 304
RIM=952.80
INV(SE)=944.64
INV OUT=944.64

150.9' of 27" RCP @ 1.15%

320 SF TURF REINFORCEMENT MAT EOF ELEV=956.66

43.1' of 42" HDPE @ 1.20%

CBMH 305
RIM=956.66
INV(SW)=945.43
INV(SE)=945.15
INV OUT=945.15

94.9' of 24" RCP @ 2.20%

CBMH 306
RIM=957.76
INV(SW)=947.17
INV OUT=947.17

CBMH 307
RIM=959.77
INV(S)=949.25
INV OUT=949.25

105.4' of 24" RCP @ 1.80%

CBMH 308
RIM=962.22
EX INV(SW)=958.00 (VERIFY)
INV(S)=951.15
INV OUT=951.15

37.2' of 42" RCP @ 0.89%

139.7' of 18" RCP @ 0.25%

CBMH 401
RIM=957.47
INV(E)=945.83
INV OUT=945.83

48.0' of 42" RCP @ 1.00%

(2) 12" G.V.

CBMH 400
RIM=956.54
INV(SE)=947.28
INV(NE)=945.49
INV OUT=945.49

205.9' of 18" RCP @ 0.25%

12" C900 PVC WATERMAIN

CBMH 100 (BY OTHERS)
RIM=961.71
INV(SW)=954.19
INV(SE)=948.18
INV(NE)=947.96
INV OUT=947.76

CBMH 402
RIM=957.61
INV(E)=946.35
INV OUT=946.35

185.9' of 18" RCP @ 0.25%

98.0' of 24" RCP @ 1.70%

CBMH 309
RIM=963.75
INV(SE)=952.82
INV OUT=952.82

76.3' of 24" RCP @ 1.62%

CBMH 310
RIM=964.27
INV(S)=954.19
INV(SE)=954.06
INV(NE)=959.19
INV OUT=954.06

12" G.V.

31.3' of 12" RCP @ 0.44%

CB 310A
RIM=964.27
INV OUT=959.33

CBMH 403
RIM=956.00
INV(E)=946.81
INV OUT=946.81

SAN MH-100 (EXT. DROP)
RIM=926.00
INV(S)=917.00
INV OUT=905.00

57.7' of 18" HDPE @ 0.77%

164.1' of 18" HDPE @ 0.77%

HYDRANT W/ 6" G.V. & 6"X12" TEE

SAN MH-101 (EXT. DROP)
RIM=955.50
INV(SW)=939.90
INV OUT=930.00

SAN MH-67 (BY OTHERS)
RIM=960.97
INV(S)=940.85
INV(E)=944.75
INV(W)=940.85
INV OUT=940.75

CORE DRILL AND CONNECT TO EXISTING SANITARY MANHOLE
INV=904.00
INV OUT(EX)=902.85 (VERIFY)

CBMH 404
RIM=951.39
INV(N)=947.35
INV OUT=947.35

HYDRANT W/ 6" G.V. & 6"X12" TEE

349.3' of 24" RCP @ 1.08%

6" SAN SERVICE INV=957.50

SAN MH-9
RIM=965.80
INV(NW)=957.00
INV OUT=956.00

6"X8" TEE W/ 6" G.V.

8" C900 PVC WATERMAIN

CB 509
RIM=964.65
INV OUT=960.70

8"X12" TEE W/ 8" G.V.

REFER TO LANDFORM / COSTCO PLANS FOR ADDITIONAL INFORMATION

SANITARY STUB
INV=940.33

215.8' of 18" RCP @ 0.25%

CB 404A
RIM=951.52
INV=947.52

37.8' of 12" RCP @ 0.44%

COSTCO WHOLESALE
164,545 S.F.
FFE = 966.00

21.7' of 12" HDPE @ 0.44%

CBMH 508
RIM=964.65
INV(NW)=960.60
INV OUT=960.60

108.1' of 12" HDPE @ 0.44%

31.4' of 12" RCP @ 0.44%

CB 311A
RIM=963.59
INV OUT=959.49

CBMH 311
RIM=963.59
INV(NE)=959.35
INV(SE)=958.04
INV(S)=957.83
INV OUT=957.83

35.7' of 24" HDPE @ 0.60%

MH 700
RIM=966.50
(SE)=958.05
OUT=958.05

298.8' of 12" RCP @ 0.44%

12" C900 PVC WATERMAIN

8"X12" TEE W/ 8" G.V.

110.5' of 24" HDPE @ 0.50%

CBMH 701
RIM=965.15
INV(SW)=958.78
INV(SE)=960.51
INV OUT=958.78

2.8' of 12" @ 0.44%

CB 701A
RIM=964.25
INV OUT=960.70

SAN MH-14
RIM=965.50
INV(W)=954.00
INV OUT=953.62

CBMH 312
RIM=963.37
INV(NE)=959.35
INV OUT=959.35

CB 312A
RIM=963.41
INV OUT=959.51963

35.9' of 12" RCP @ 0.44%

12"X12" TEE

260 SF TURF REINFORCEMENT MAT EOF ELEV=959.64

CONNECT TO EXISTING W/ 11.25° BEND & 12" G.V.

22.5° BEND

11.25° BEND

12" C900 WATERMAIN

CONNECT TO EXISTING W/ 45° BEND & 12" G.V.

12" C900 PVC WATERMAIN

12" G.V.

HYDRANT W/ 6" G.V. & 6"X12" TEE

45° BEND

45° BEND

12"X12" TEE

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UTILITY PLAN - VIEW 1

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

CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

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PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-6.1

Drawing name: X:\2021\210004\plan sheets\210004utl.dwg Apr 25, 2022 - 4:35pm

LEGEND

- PROPOSED STORM SEWER
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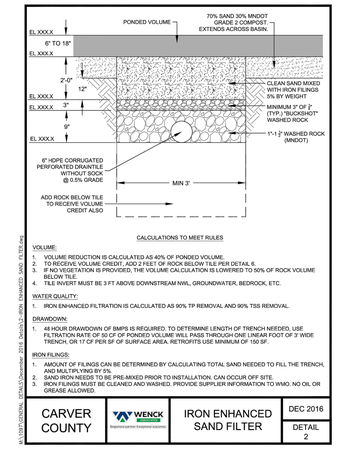
0 20' 40' 80'
SCALE IN FEET



CALCULATIONS TO MEET RULES

VOLUME:
1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. TO RECEIVE VOLUME CREDIT, ADD 2 FEET OF ROCK BELOW TILE PER DETAIL 6.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
4. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:
1. IRON ENHANCED FILTRATION IS CALCULATED AS 90% TP REMOVAL AND 90% TSS REMOVAL.

DRAWDOWN:
1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF PER SF OF SURFACE AREA. RETROFITS USE MINIMUM OF 150 SF.

IRON FILINGS:
1. AMOUNT OF FILINGS CAN BE DETERMINED BY CALCULATING TOTAL SAND NEEDED TO FILL THE TRENCH, AND MULTIPLYING BY 5%.
2. SAND IRON NEEDS TO BE PRE-MIXED PRIOR TO INSTALLATION. CAN OCCUR OFF SITE.
3. IRON FILINGS MUST BE CLEANED AND WASHED. PROVIDE SUPPLIER INFORMATION TO WMO. NO OIL OR GREASE ALLOWED.

CARVER COUNTY	WENCK	IRON ENHANCED SAND FILTER	DEC 2016
			DETAIL 2

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CHASKA, MN

UTILITY PLAN - VIEW 2

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

CLARK WICKLUND, PE
4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	**ISSUE**
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-17-21	CCWMO RESUBMITTAL
11-17-21	BID SET
1-10-22	SIGNAGE UPDATE
2-1-22	PUD RESUBMITTAL
3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-6.2

Drawing name: X:\2021\210004\plan sheets\210004util.dwg Apr 25, 2022 - 4:37pm



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UTILITY PLAN - VIEW 3

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BY DATE

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PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-6.3

Drawing name: X:\2021\210004\plan sheets\210004utl.dwg Apr 25, 2022 - 4:39pm


LEGEND
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATERMAIN
PIPE INSULATION
PROPOSED CATCH BASIN
PROPOSED SANITARY/STORM MANHOLE
PROPOSED GATE VALVE
PROPOSED HYDRANT
PROPOSED RIP RAP
SCALE IN FEET
0 20' 40' 80'
MATCHLINE STA:12+50.00
CONNECT TO EXISTING WATERMAIN
320 SF WEIR
CBMH 312
CBMH 311
CBMH 310
CBMH 309
CBMH 308
CBMH 307
CBMH 306
CBMH 305
CBMH 304
CBMH 303A
CBMH 303B
CBMH 400
CBMH 401
CBMH 100 (BY OTHERS)
CBMH 101 (BY OTHERS)
CBMH 102 (BY OTHERS)
CBMH 103 (BY OTHERS)
CBMH 104 (BY OTHERS)
CBMH 105 (BY OTHERS)
CBMH 106 (BY OTHERS)
CBMH 107 (BY OTHERS)
CBMH 108 (BY OTHERS)
CBMH 109 (BY OTHERS)
CBMH

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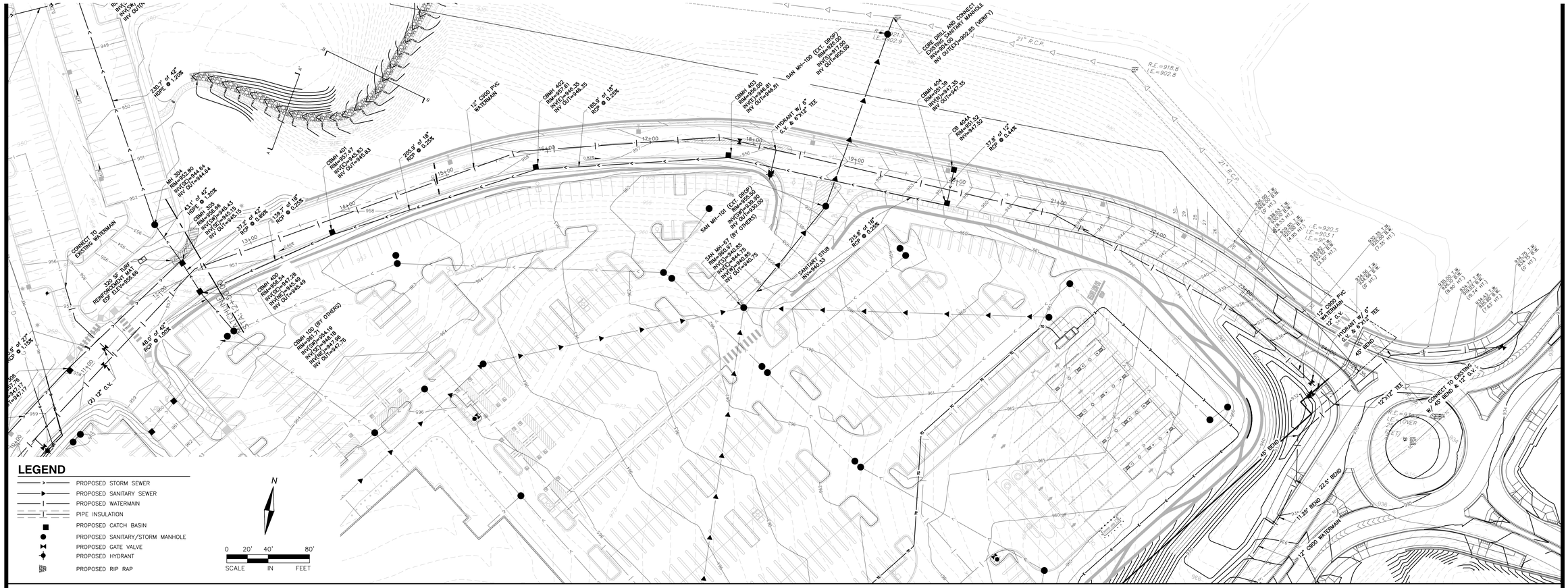
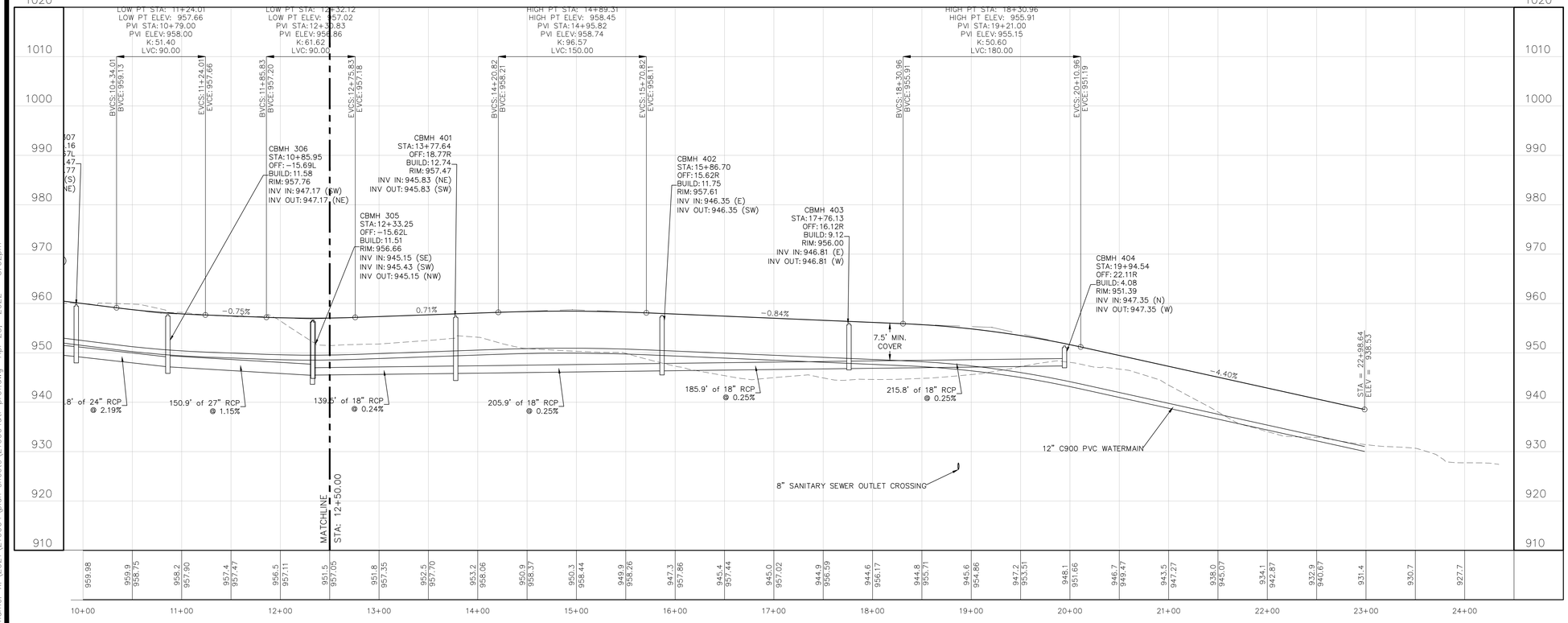
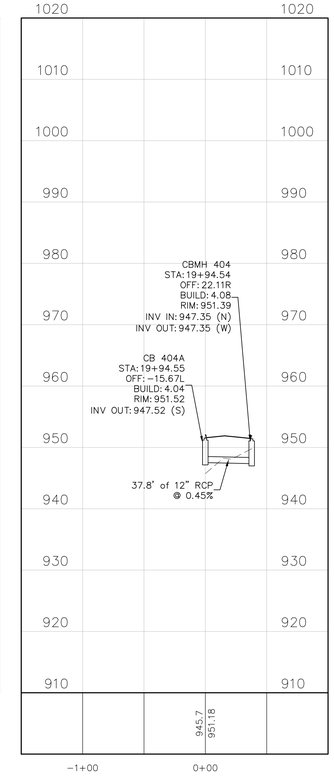


OAK RIDGE DRIVE



CB 404A-CBMH 404



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CHASKA, MN

UTILITY PLAN & PROFILE - OAK RIDGE DRIVE - VIEW 2

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PROJECT TEAM DATA
DESIGNED: MK
DRAWN: ST
PROJECT NO: 221-0004

C-6.5

Drawing name: X:\2021\210004\plan sheets\210004utl-prof.dwg Apr 25, 2022 - 5:02pm

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED RIP RAP
- POST INDICATOR VALVE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT
- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- SOD LIMITS
- POLY EDGING
- LANDSCAPING LIMITS

MATCH LINE – VIEW 2

MATCH LINE – VIEW 1

MATCH LINE – VIEW 2

MATCH LINE – VIEW 1

OAK RIDGE DRIVE

REFER TO LANDFORM / COSTCO PLANS FOR ADDITIONAL INFORMATION

B20E BLDG 5
FFE: 968.50
GFE: 968.16

B20E BLDG 4
FFE: 967.00
GFE: 966.67

BIG WC

0 20' 40' 80'
SCALE IN FEET

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LANDSCAPE OVERLAY PLAN VIEW 2

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PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-6.6

Drawing name: X:\2021\210004\plan sheets\210004landscape overlay plan.dwg Apr 25, 2022 - 5:05pm

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED RIP RAP
- POST INDICATOR VALVE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT
- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- SOD LIMITS
- POLY EDGING
- LANDSCAPING LIMITS

N

0 25' 50' 100'
SCALE IN FEET

MCKNIGHT LAKE

MATCH LINE – VIEW 3

MATCH LINE – VIEW 2

MATCH LINE – VIEW 1

POND

CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD

B20E BLDG 14 — FFE: 959.80 GFE: 959.47
B20E BLDG 13 — FFE: 964.80 GFE: 964.47
B20E BLDG 11 — FFE: 965.00 GFE: 964.67
B20E BLDG 12 — FFE: 965.00 GFE: 964.67
B20E BLDG 10 — FFE: 966.00 GFE: 965.67
B20E BLDG 9 — FFE: 966.50 GFE: 966.16
B20E BLDG 8 — FFE: 967.00 GFE: 966.67
B20E BLDG 7 — FFE: 967.00 GFE: 966.67
B20E BLDG 6 — FFE: 967.50 GFE: 967.17
B20E BLDG 5 — FFE: 968.50 GFE: 968.16
B20E BLDG 4 — FFE: 967.00 GFE: 966.67
B20E BLDG 3 — FFE: 967.00 GFE: 966.67
B20E BLDG 2 — FFE: 967.00 GFE: 966.67
B20E BLDG 1 — FFE: 967.00 GFE: 966.67
MG-P — FFE: 967.50
12GS-2 — FFE: 966.16 / FFE: 966.50
6G — FFE: 959.47
6G — FFE: 963.80
6G — FFE: 966.00
POOL — FFE: 966.50
COSTCO WHOLESALE — 156,545 S.F. FFE = 966.00

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LANDSCAPE PLAN OVERLAY PLAN VIEW 3

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DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-6.7

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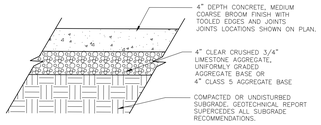
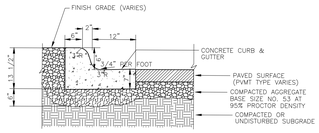
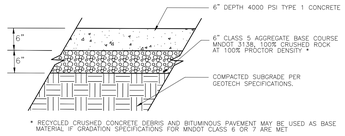


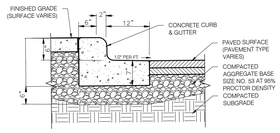
1 CONCRETE SIDEWALK
NO SCALE



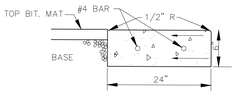
2 B612 CURB AND GUTTER
NO SCALE



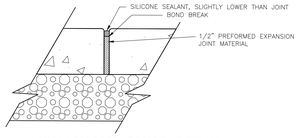
5 HEAVY DUTY CONCRETE PAVEMENT
(AUTOMOBILE PARKING)
NO SCALE



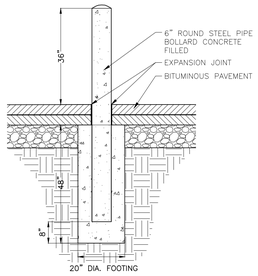
6 B612 CONCRETE OUTFALL CURB AND GUTTER
NO SCALE



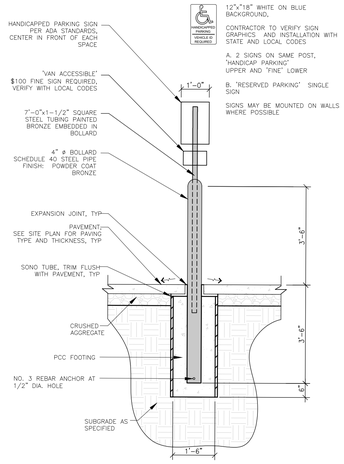
7 RIBBON CURB
NO SCALE



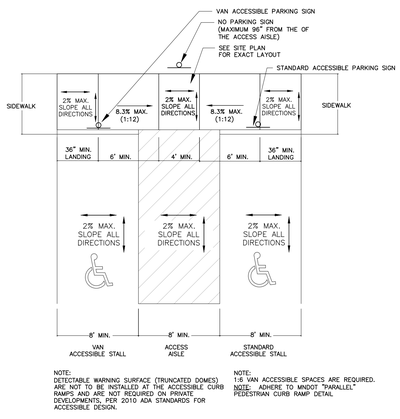
8 EXPANSION JOINT DETAIL
NO SCALE



9 STEEL TUBE CONCRETE BOLLARD
NO SCALE



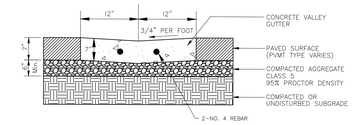
10 TYPE 6B HC BOLLARD
NO SCALE



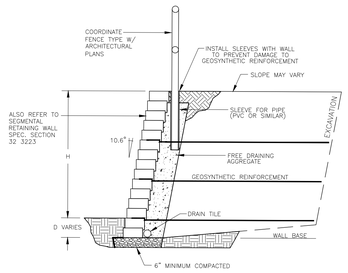
NOTE:
DETECTABLE WARNING SURFACE (TRUNCATED DOMES) ARE NOT TO BE INSTALLED AT THE ACCESSIBLE CURB RAMPS AND ARE NOT REQUIRED ON PRIVATE DEVELOPMENTS, PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

NOTE:
1:6 VAN ACCESSIBLE SPACES ARE REQUIRED.
NOTE: ADHERE TO MNDOT "PARALLEL" PEDESTRIAN CURB RAMP DETAIL

11 ACCESSIBLE PARKING STALLS
NO SCALE

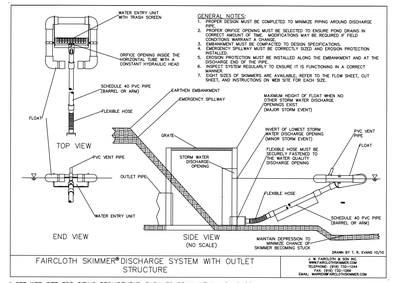


12 CONCRETE VALLEY GUTTER
NO SCALE



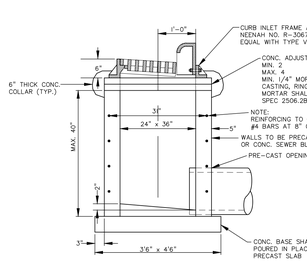
13 CONCRETE MODULAR BLOCK RETAINING WALL
NO SCALE

REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS TAKE PRECEDENT OVER THIS DETAIL

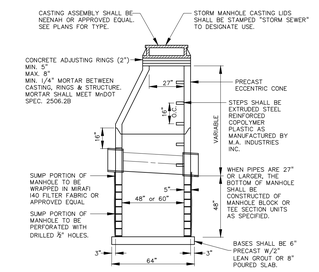


* SEE WEB SITE FOR SIZING REQUIREMENT, BASIN TO DRAIN WITHIN 48 HOURS.

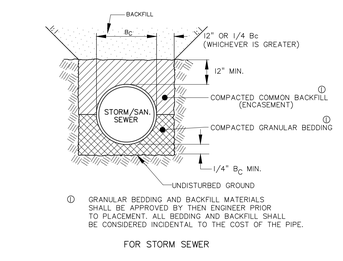
14 FAIRCLOTH SKIMMER DETAIL
[INTERIM GRADING CONDITIONS]
NO SCALE



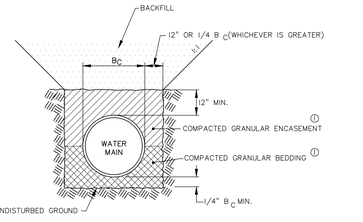
15 RECTANGULAR CATCH BASIN (2'x3')
NO SCALE



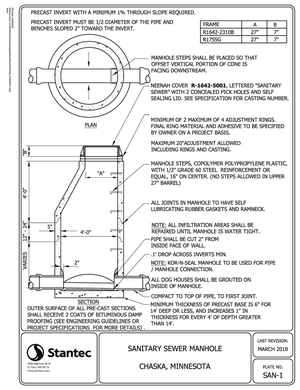
16 SUMP MH/CATCH BASIN
NO SCALE

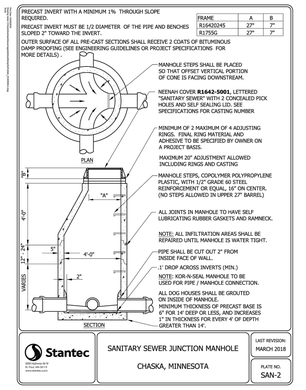


17 HDPE/RCP PIPE BEDDING
NO SCALE



18 WATERMAIN PIPE BEDDING
NO SCALE





19 STANDARD MANHOLE/CATCH BASIN
NO SCALE

20 CATCH BASIN (30" DIA.)
NO SCALE

NOTE:
CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.

21 CLEAN OUT
NO SCALE

NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO ENSURE SURVIVABILITY OF EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHALL BE STORED WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE.

22 TREE PROTECTION FENCE
NO SCALE

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HWY 41 & PEAVEY ROAD
CHASKA, MN

DETAIL SHEET 1

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CLARK WICKLUND, PE

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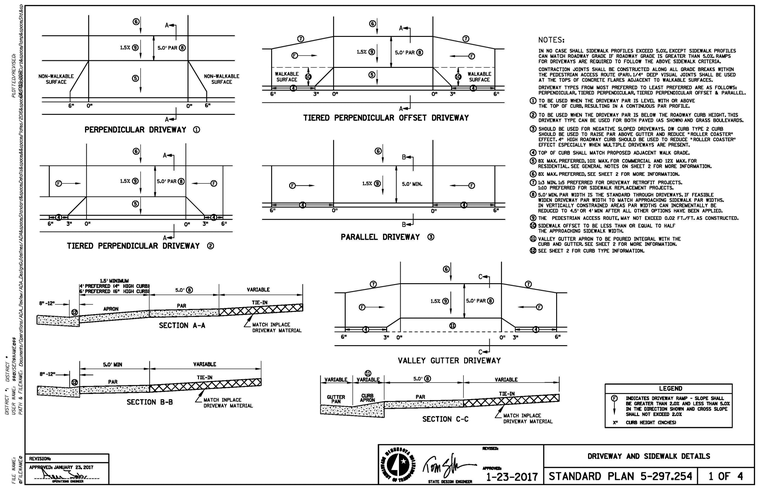
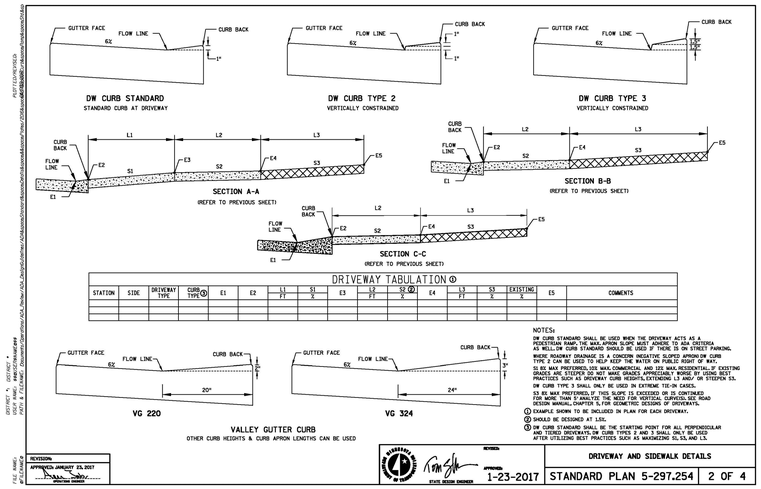
PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

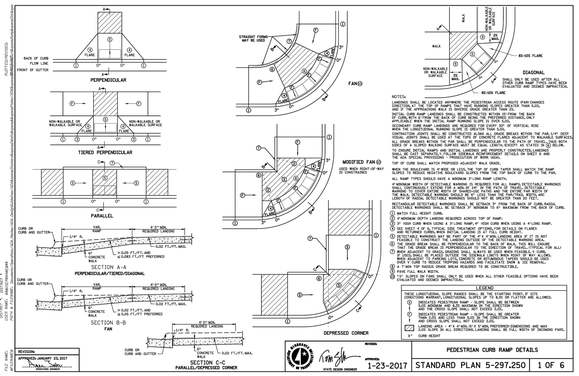
C-7.0

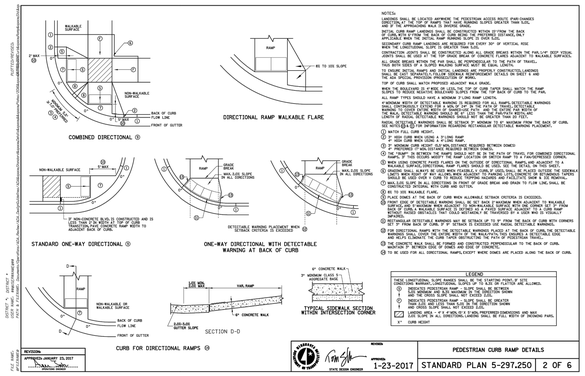


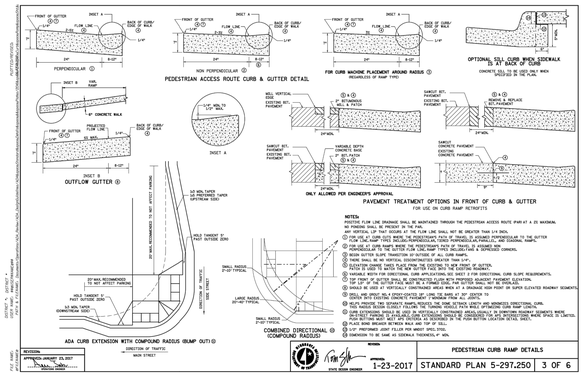
1 MNDOT DRIVEWAY AND SIDEWALK DETAIL
NOT TO SCALE

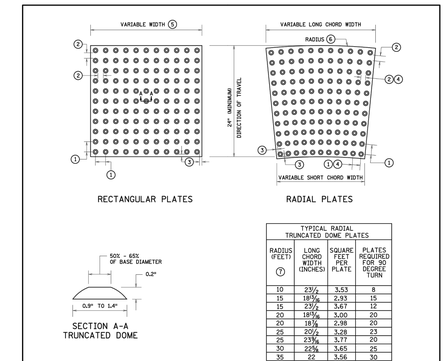


2 MNDOT DRIVEWAY AND SIDEWALK DETAIL
NOT TO SCALE



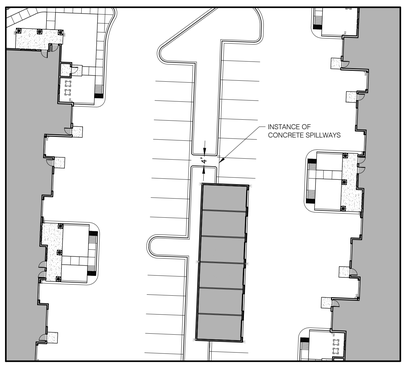


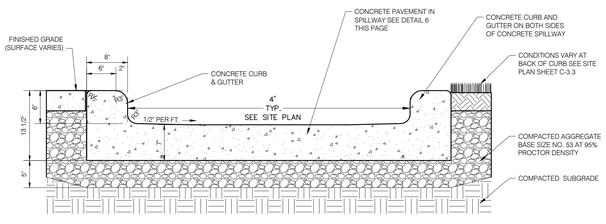




5 DETECTABLE WARNING SURFACE
NOT TO SCALE

ARMOR TILE 24"x48" DARK GREY CAST IN PLACE TILE OR APPROVED EQUAL TO BE INSTALLED ON PRIVATE PROPERTY WHERE NOTED





4 CONCRETE SPILLWAYS
NOT TO SCALE

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DETAIL SHEET 2

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

CLARK WICKLUND, PE
4-25-22 Date
40922 License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	**ISSUE**
9-7-21	PUD RESUBMITTAL
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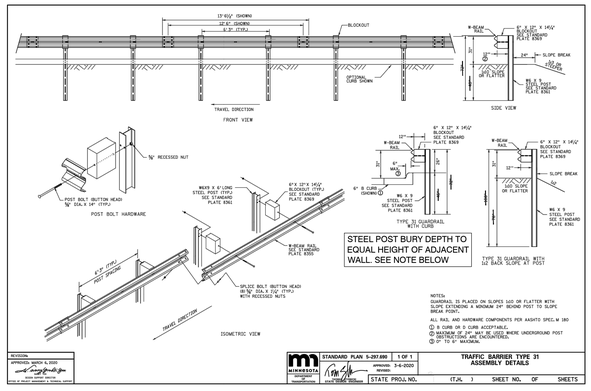
PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-7.1

Drawing name: X:\2021\210004\plan sheets\210004details.dwg Apr 25, 2022 - 5:09pm

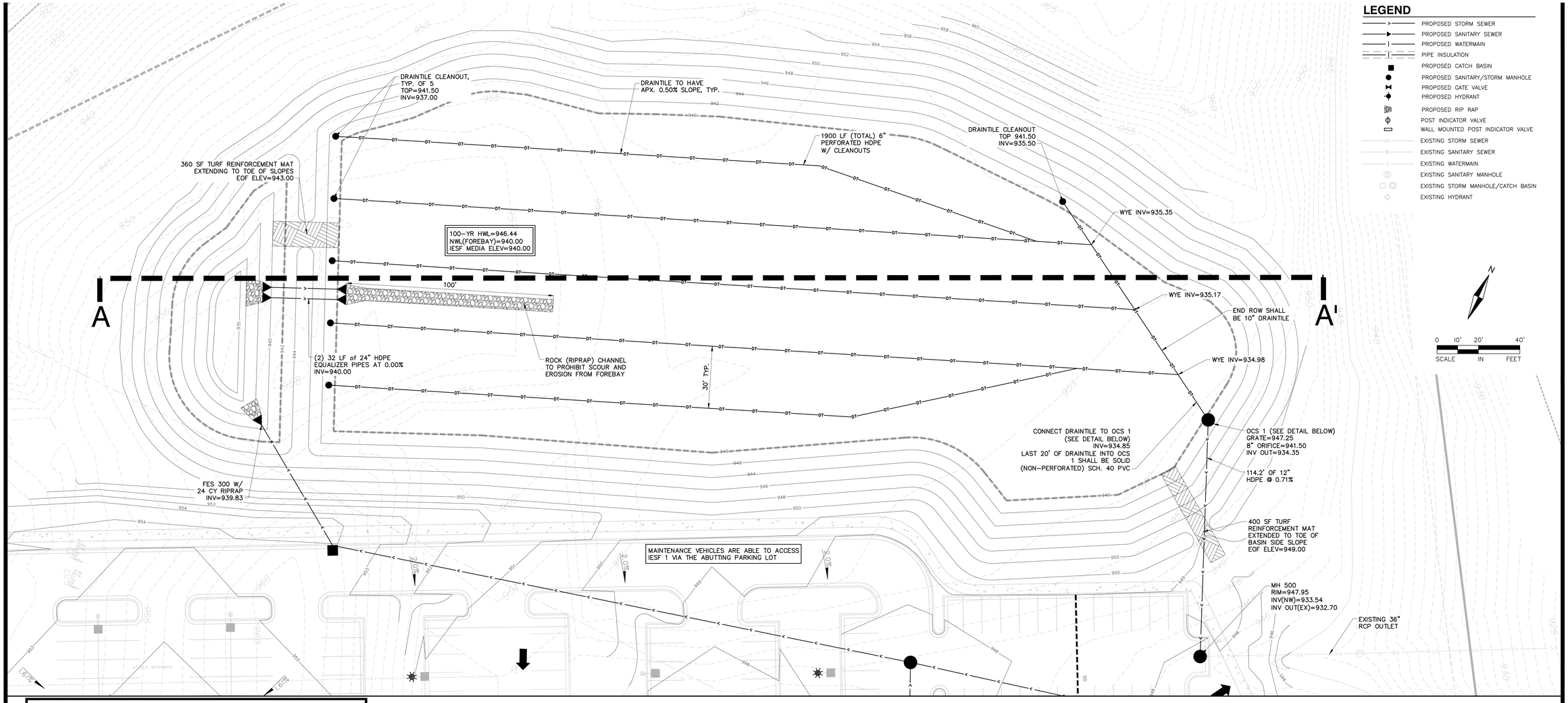


NOTES:
GUARDRAIL 31 PLACED ON SLOPES 1:10 OR FLATTER WITH SLOPE EXTENDING A MINIMUM 24" BEHIND POST TO SLOPE BREAK POINT.

ALL RAIL AND HARDWARE COMPONENTS PER AASHTO SPEC.M 180

① 8 CURB OR 0 CURB ACCEPTABLE.
② MAXIMUM 24" MAY BE USED WHERE UNDERGROUND POST INTERFERENCE IS ENCOUNTERED.
③ 0° TO 5° MAYIMUM.

| REVISIONS | | |



LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PIPE INSULATION
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED RIP RAP
- POST INDICATOR VALVE
- WALL MOUNTED POST INDICATOR VALVE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT

CALCULATIONS TO MEET RULES

VOLUME:

1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDED VOLUME.
2. TO RECEIVE VOLUME CREDIT, ADD 2 FEET OF ROCK BELOW TILE PER DETAIL 6.
3. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
4. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:

1. IRON ENHANCED FILTRATION IS CALCULATED AS 90% TP REMOVAL AND 90% TSS REMOVAL.

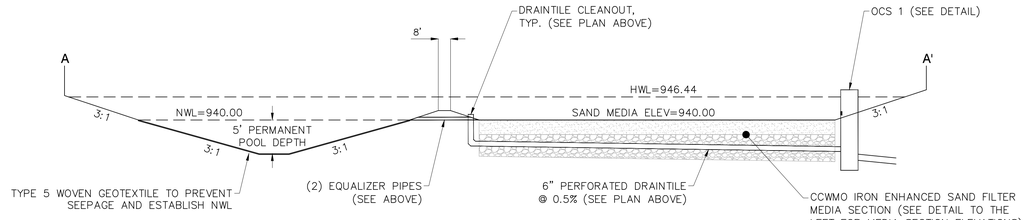
DRAWDOWN:

1. 48 HOUR DRAWDOWN OF BMPS IS REQUIRED. TO DETERMINE LENGTH OF TRENCH NEEDED, USE FILTRATION RATE OF 50 CF OF PONDED VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3' WIDE TRENCH, OR 17 CF PER SF OF SURFACE AREA. RETROFITS USE MINIMUM OF 150 SF.

IRON FILINGS:

1. AMOUNT OF FILINGS CAN BE DETERMINED BY CALCULATING TOTAL SAND NEEDED TO FILL THE TRENCH, AND MULTIPLYING BY 5%.
2. SAND IRON NEEDS TO BE PRE-MIXED PRIOR TO INSTALLATION. CAN OCCUR OFF SITE.
3. IRON FILINGS MUST BE CLEANED AND WASHED. PROVIDE SUPPLIER INFORMATION TO WMO. NO OIL OR GREASE ALLOWED.

CARVER COUNTY	WENCK ASSOCIATES Responsive partner. Exceptional outcomes.	IRON ENHANCED SAND FILTER	DEC 2016
			DETAIL 2



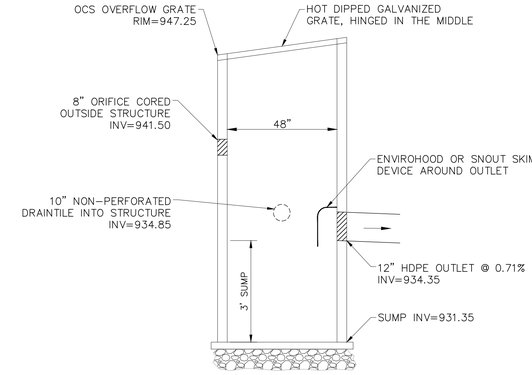
IESF 1 (IRON-ENHANCED SAND FILTER) A-A' CROSS SECTION

NOT TO SCALE

STORMWATER BMP NOTES:

1. ALL TEMPORARY EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO INSTALLATION/CONSTRUCTION OF FILTRATION BASIN.
2. ALL STORMWATER RUNOFF SHALL BE DIVERTED AWAY FROM FILTRATION AREA TO A TEMPORARY SEDIMENT BASIN/TRAP UNTIL BASIN IS COMPLETELY GRADED AND PLANTED. SEE INTERIM GRADING PLAN SHEETS (C-2.0).
3. 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.
4. PLANTINGS WITHIN SAND AREA ARE PROHIBITED. ANY SEEDING OR PLANTING MUST OCCUR UPHILL OF BENCH AND MUST BE IN ACCORDANCE WITH THE MPCA STORMWATER MANUAL. REFER TO LANDSCAPING SHEETS L-2.0-L-3.0.

Estimated Quantities necessary to construct Iron-Enhanced Sand Filter 1 (IESF 1)		
Material	**Quantity**	**Notes/Details**
Sand-Iron Media	4600 CY	24" thick media layer per CCWMO Detail. Sand-Iron needs to be pre-mixed prior to installation (can occur off site).
Iron Filings	230 CY	Determined by calculating the total volume of sand needed, and multiplying by 5%. Provide supplier information to CCWMO.
1/4" washed rock	575 CY	3" thick choker layer of 1/4" "Buckshot" rock per CCWMO Detail.
1"-1.5" washed rock	1720 CY	9" thick layer surrounding the draintile per CCWMO Detail.
1"-1.5" washed rock	4600 CY	24" thick rock layer underneath draintile per CCWMO Detail.
6" Corrugated HDPE	1900 LF	Perforated Draintile (without sock) per CCWMO Detail.
6" Schedule 40 PVC	20 LF	last 20' of Draintile prior to OCS shall be solid (non-perforated).
6" PVC Cleanouts	6 EA	Includes elbows/bends. Capped top elevation= 941.50'



OUTLET CONTROL STRUCTURE 1 (OCS 1)

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BASIN DETAIL SHEET 1

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CLARK WICKLUND, PE

4-25-22 — Date
40922 — License No.

QUALITY ASSURANCE/CONTROL

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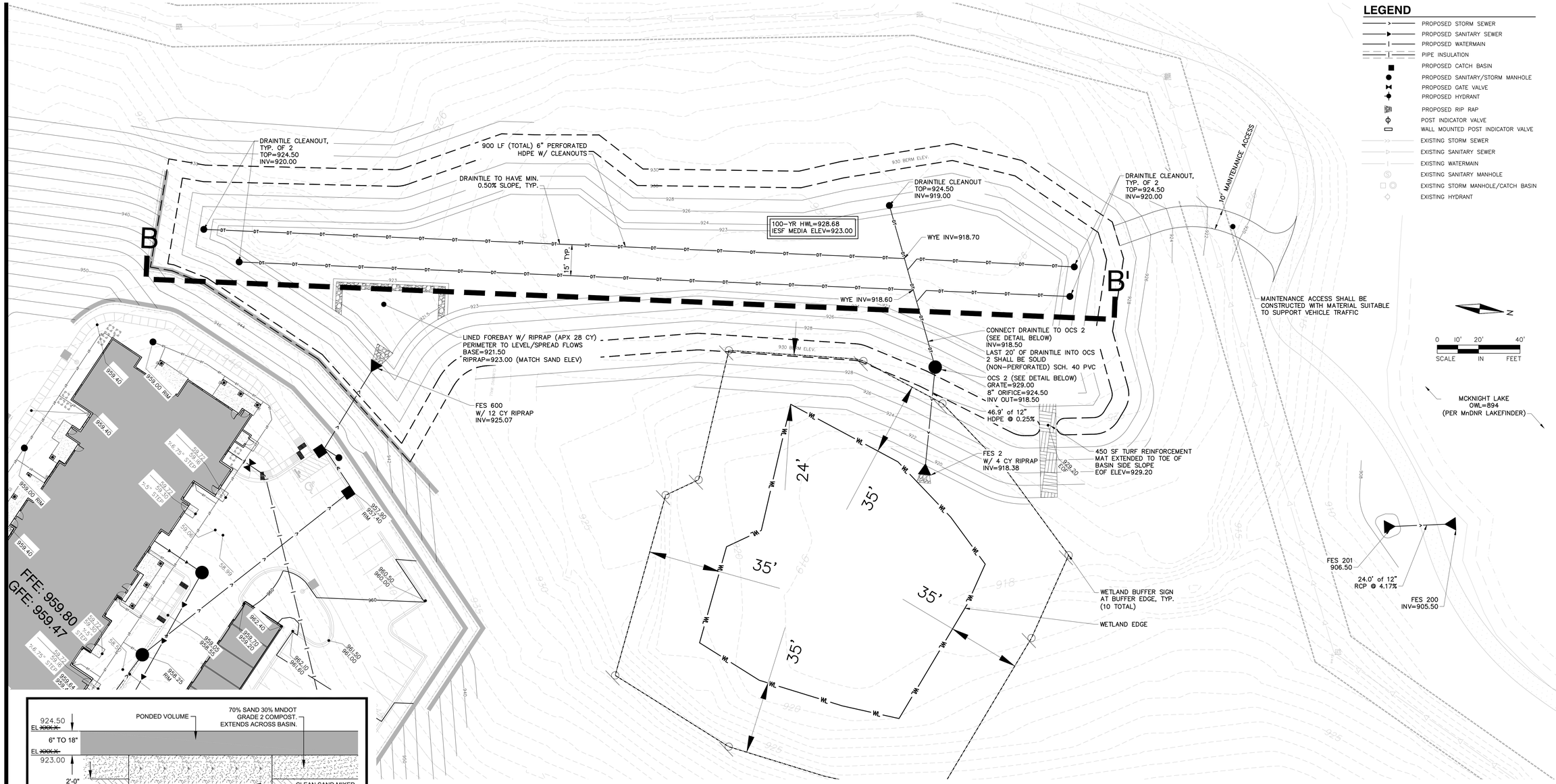
PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

C-7.3

Drawing name: X:\2021\210004\plan sheets\210004details-basins.dwg Apr 25, 2022 - 5:12pm


LEGEND
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATERMAIN
PIPE INSULATION
PROPOSED CATCH BASIN
PROPOSED SANITARY/STORM MANHOLE
PROPOSED GATE VALVE
PROPOSED HYDRANT
PROPOSED RIP RAP
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WALL MOUNTED POST INDICATOR VALVE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATERMAIN
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE/CATCH BASIN
EXISTING HYDRANT
DRAINTILE CLEANOUT, TYP. OF 2 TOP=924.50 INV=920.00
900 LF (TOTAL) 6" PERFORATED HDPE W/ CLEANOUTS
DRAINTILE TO HAVE MIN. 0.50% SLOPE, TYP.
930 BERM ELEV.
100-YR HWL=928.68
IESF MEDIA ELEV=923.00
DRAINTILE CLEANOUT TOP=924.50 INV=919.00
WYE INV=918.70
WYE INV=918.60
DRAINTILE CLEANOUT, TYP. OF 2 TOP=924.50 INV=920.00
10' MAINTENANCE ACCESS
MAINTENANCE ACCESS SHALL BE CONSTRUCTED WITH MATERIAL SUITABLE TO SUPPORT VEHICLE TRAFFIC
B
B'
LINED FOREBAY W/ RIPRAP (APX 28 CY) PERIMETER TO LEVEL/SPREAD FLOWS BASE=921.50 RIPRAP=923.00 (MATCH SAND ELEV)
FES 600 W/ 12 CY RIPRAP INV=925.07
CONNECT DRAINTILE TO OCS 2 (SEE DETAIL BELOW) INV=918.50
LAST 20' OF DRAINTILE INTO OCS 2 SHALL BE SOLID (NON-PERFORATED) SCH. 40 PVC
OCS 2 (SEE DETAIL BELOW) GRATE=929.00 8" ORIFICE=924.50 INV OUT=918.50
46.9' of 12" HDPE @ 0.25%
FES 2 W/ 4 CY RIPRAP INV=918.38
450 SF TURF REINFORCEMENT MAT EXTENDED TO TOE OF BASIN SIDE SLOPE EOF ELEV=929.20
959.40
959.00 RIM
959.40
959.00 RIM
959.40
959.40
FFE: 959.80
GFE: 959.47
957.90 957.40 RIM
960.50 960.00
962.40
962.40 960.60
958.25 RIM
959.27 958.77 STEP
959.27 958.77 STEP
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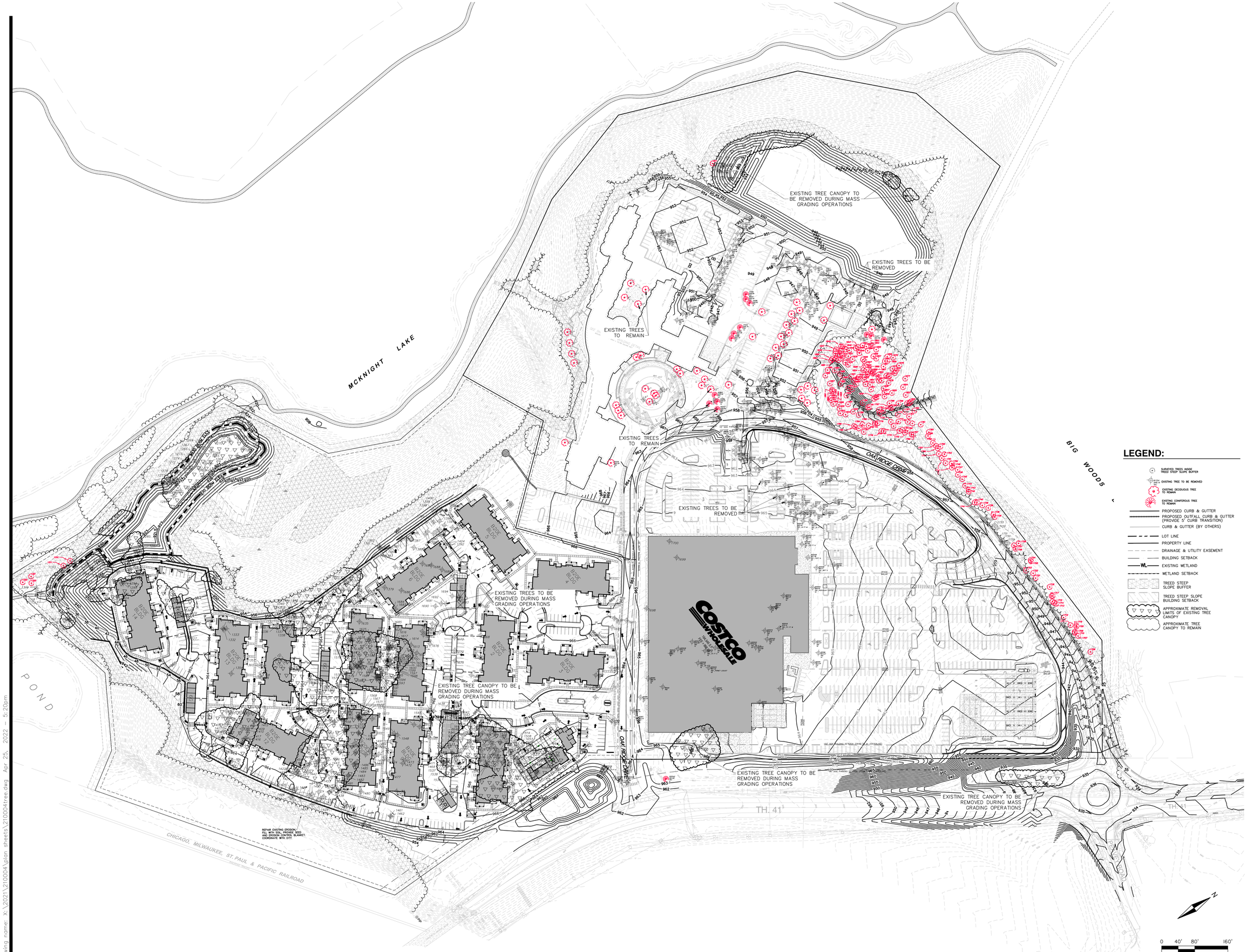
959.27 958.77 STEP
959.64 959.14 STEP
959.64 959.14 STEP
959.64 959.14


MCKNIGHT LAKE
POND
BIG WOODS
EXISTING TREE CANOPY TO BE REMOVED DURING MASS GRADING OPERATIONS
EXISTING TREES TO BE REMOVED
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
EXISTING TREES TO BE REMOVED
EXISTING TREES TO BE REMOVED DURING MASS GRADING OPERATIONS
EXISTING TREE CANOPY TO BE REMOVED DURING MASS GRADING OPERATIONS
EXISTING TREE CANOPY TO BE REMOVED DURING MASS GRADING OPERATIONS
EXISTING TREE CANOPY TO BE REMOVED DURING MASS GRADING OPERATIONS
OAK RIDGE DRIVE
OAK RIDGE DRIVE
TH. 41
TH. 41
CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD
REPAIR EXISTING EROSION, FILL WITH SOIL, PROVIDE SEED AND EROSION CONTROL BLANKET. COORDINATE WITH CITY
COSTCO WHOLESALE
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
BLDG 13
BLDG 14
BLDG 15
BLDG 16
BLDG 17
BLDG 18
BLDG 19
BLDG 20
BLDG



LEGEND:

- SURVEYED TREES INSIDE TREED STEEP SLOPE BUFFER
- EXISTING TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- PROPOSED CURB & GUTTER
- PROPOSED OUTFALL CURB & GUTTER (PROVIDE 5' CURB TRANSITION)
- CURB & GUTTER (BY OTHERS)
- LOT LINE
- PROPERTY LINE
- DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK
- WL — EXISTING WETLAND
- WETLAND SETBACK
- TREED STEEP SLOPE BUFFER
- TREED STEEP SLOPE BUILDING SETBACK
- APPROXIMATE REMOVAL LIMITS OF EXISTING TREE CANOPY
- APPROXIMATE TREE CANOPY TO REMAIN

N

0 20' 40' 80'
SCALE IN FEET

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TREE PRESERVATION AND REMOVAL PLAN - VIEW 1

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

MARK KRONBECK PLA, ASLA

4-25-22 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

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PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

L-1.1

Drawing name: X:\2021\210004\plan sheets\210004tree.dwg Apr 25, 2022 - 5:26pm

EXISTING TREE CANOPY TO BE REMOVED DURING MASS GRADING OPERATIONS

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

OAK RIDGE DRIVE

B20E BLDG 4

EXISTING TREE CREDIT & MITIGATION CALCULATION

TOTAL CALIPER INCHES OF OVERSTORY TREES REQUIRED = THE TOTAL GROSS SQUARE FOOTAGE OF ALL FLOORS DIVIDED BY 320

HOTEL AND CONVENTION CENTER PROPERTY:
171,000 S.F. / 320 = 534 CALIPER INCHES REQUIRED

COSTCO PROPERTY:
164,485 S.F. (2 FLOORS) = 328,970 S.F. / 320 = 1,028 CALIPER INCHES REQUIRED

TOTAL CALIPER INCHES REQUIRED = 534 + 1,028 = 1,562 CALIPER INCHES REQUIRED

TOTAL SIGNIFICANT CALIPER INCHES SURVEYED:	3,002 INCHES
TOTAL SIGNIFICANT CALIPER INCHES REMOVED:	2,267 INCHES
TOTAL SIGNIFICANT CALIPER INCHES PRESERVED:	765 INCHES PRESERVED

1,562 REQUIRED CALIPER INCHES – 765 PRESERVED CALIPER INCHES = 797 CALIPER INCHES TO BE REPLACED

(TREE REPLACEMENT TO BE ARCHIVED ON BOTH PROPERTIES DUE TO LACK OF AVAILABLE PLANTING SPACE PROVIDED ON THE COSTCO SITE DUE TO RETAINING WALLS)

NOTE: REFER TO LANDSCAPE PLAN TO MITIGATION AND REPLACEMENT CALCULATIONS

LEGEND:

- SURVEYED TREES INSIDE TREED STEEP SLOPE BUFFER
- 31354 948.19 TRC — EXISTING TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- PROPOSED CURB & GUTTER
- PROPOSED OUTFALL CURB & GUTTER (PROVIDE 5' CURB TRANSITION)
- CURB & GUTTER (BY OTHERS)
- LOT LINE
- PROPERTY LINE
- DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK
- WL — EXISTING WETLAND
- WETLAND SETBACK
- TREED STEEP SLOPE BUFFER
- TREED STEEP SLOPE BUILDING SETBACK
- APPROXIMATE REMOVAL LIMITS OF EXISTING TREE CANOPY
- APPROXIMATE TREE CANOPY TO REMAIN

0 20' 40' 80'
SCALE IN FEET

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TREE PRESERVATION AND REMOVAL PLAN - VIEW 2

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DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

L-1.2

Drawing name: X:\2021\210004\plan sheets\210004tree.dwg Apr 25, 2022 - 5:31pm



LEGEND:

- SURVEYED TREES INSIDE TREED STEEP SLOPE BUFFER
- 31.5'd 948.19 TRC — EXISTING TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- PROPOSED CURB & GUTTER
- PROPOSED OUTFALL CURB & GUTTER (PROVIDE 5' CURB TRANSITION)
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TREE PRESERVATION AND REMOVAL PLAN - VIEW 3

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DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

L-1.3

Drawing name: X:\2021\210004\plan sheets\210004tree.dwg Apr 25, 2022 - 5:37pm

Point Number	Type	Species	Inches	Significant	Removal	Significant Inches Removed
1251	Deciduous	Oak	25	X	X	25
1252	Deciduous	Elm	8	X	X	8
1253	Deciduous	Oak	21	X	X	21
1254	Deciduous	Oak	24	X	X	24
1255	Deciduous	Maple	38	X	X	38
1256	Deciduous	Ash	10	X	X	10
1257	Deciduous	Ash	12	X	X	12
1258	Deciduous	Oak	8	X	X	8
1259	Deciduous	Oak	8	X	X	8
1260	Deciduous	Ash	8	X	X	8
1261	Deciduous	Elm	6	X	X	6
1262	Deciduous	Ash	12	X	X	12
1263	Deciduous	Elm	13	X	X	13
1264	Deciduous	Oak	34	X	X	34
1265	Deciduous	Elm	8	X	X	8
1266	Deciduous	Oak	26	X	X	26
1267	Deciduous	Cherry	6	X	X	6
1268	Deciduous	Ash	8	X	X	8
1269	Deciduous	Oak	26	X	X	26
1270	Deciduous	Oak	26	X	X	26
1271	Deciduous	Oak	24	X	X	24
1272	Deciduous	Oak	34	X	X	34
1273	Deciduous	Cherry	6	X	X	6
1274	Deciduous	Ash	6	X	X	6
1275	Deciduous	Ash	10	X	X	10
1276	Deciduous	Ash	6	X	X	6
1277	Deciduous	Ash	6	X	X	6
1278	Deciduous	Ash	6	X	X	6
1279	Deciduous	Oak	27	X	X	27
1280	Deciduous	Ash	7	X	X	7
1281	Deciduous	Oak	34	X	X	34
1282	Deciduous	Cherry	9	X	X	9
1283	Deciduous	Oak	29	X	X	29
1284	Deciduous	Cherry	8	X	X	8
1285	Deciduous	Ash	9	X	X	9
1286	Deciduous	Ash	6	X	X	6
1287	Deciduous	Ash	7	X	X	7
1288	Deciduous	Cedar	10	X	X	10
1289	Deciduous	Cedar	9	X	X	9
1290	Deciduous	Ash	8	X	X	8
1291	Deciduous	Ash	8	X	X	8
1292	Deciduous	Cedar	7	X	X	7
1293	Deciduous	Cedar	7	X	X	7
1294	Deciduous	Cedar	6	X	X	6
1295	Deciduous	Cedar	6	X	X	6
1296	Deciduous	Cedar	9	X	X	9
1297	Deciduous	Cedar	9	X	X	9
1298	Deciduous	Cedar	7	X	X	7
1299	Deciduous	Cedar	7	X	X	7
1300	Deciduous	Ash	8	X	X	8
1301	Deciduous	Ash	8	X	X	8
1302	Deciduous	Box Elder	7	X	X	7
1303	Deciduous	Ash	9	X	X	9
1304	Deciduous	Ash	8	X	X	8
1305	Deciduous	Ash	6	X	X	6
1306	Deciduous	Oak	10	X	X	10
1307	Deciduous	Elm	6	X	X	6
1308	Deciduous	Cedar	6	X	X	6
1309	Deciduous	Ash	6	X	X	6
1310	Deciduous	Ash	6	Steep Slope/Buffer		
1311	Deciduous	Ash	6	Steep Slope/Buffer		
1312	Deciduous	Ash	6	X	X	6
1313	Deciduous	Oak	7	X	X	7
1314	Deciduous	Oak	7	X	X	7
1315	Deciduous	Oak	10	X	X	10
1316	Deciduous	Cedar	6	X	X	6
1317	Deciduous	Oak	10	X	X	10
1318	Deciduous	Oak	6	X	X	6
1319	Deciduous	Cherry	6	X	X	6
1320	Deciduous	Cherry	6	X		
1321	Deciduous	Oak	40	Steep Slope/Buffer		
1322	Deciduous	Elm	8	X		
1323	Deciduous	Cedar	6	X	X	6
1324	Deciduous	Cedar	12	X	X	12
1325	Deciduous	Cedar	7	X	X	7
1326	Deciduous	Elm	6	X	X	6
1327	Deciduous	Ash	7	X	X	7
1328	Deciduous	Ash	6	X	X	6
1329	Deciduous	Ash	10	X	X	10
1330	Deciduous	Ash	6	X	X	6
1331	Deciduous	Ash	6	X	X	6
1332	Deciduous	Ash	8	X	X	8
1333	Deciduous	Ash	6	X	X	6
1334	Deciduous	Cedar	8	X	X	8
1335	Deciduous	Cedar	8	X	X	8
1336	Deciduous	Cedar	8	X	X	8
1337	Deciduous	Cedar	6	X	X	6
1338	Deciduous	Aspen	8	X	X	8
1339	Deciduous	Cherry	6	X	X	6
1340	Deciduous	Cherry	6	X	X	6
1341	Deciduous	Cedar	8	X	X	8
1342	Deciduous	Cedar	6	X	X	6
1343	Deciduous	Cedar	7	X	X	7
1344	Deciduous	Cedar	8	X	X	8
1345	Deciduous	Cherry	6	X	X	6
1346	Deciduous	Cedar	7	X	X	7
1347	Deciduous	Aspen	8	X	X	8
1348	Deciduous	Elm	8	X	X	8
1349	Deciduous	Aspen	7	X	X	7
1350	Coniferous	Red Pine	10	X	X	10
1351	Deciduous	Cedar	12	X	X	12
1352	Deciduous	Aspen	7	X	X	7
1353	Deciduous	Cedar	10	X	X	10
1354	Deciduous	Aspen	6	X	X	6
1355	Deciduous	Cedar	10	X	X	10
1356	Deciduous	Cedar	11	X	X	11
1357	Deciduous	Ash	6	X	X	6
1358	Deciduous	Ash	8	X	X	8
1359	Deciduous	Ash	7	X	X	7
1360	Deciduous	Ash	7	X	X	7
1361	Deciduous	Ash	6	X	X	6
1362	Deciduous	Ash	6	X	X	6
1363	Deciduous	Ash	6	X	X	6
1364	Deciduous	Ash	6	X	X	6
1365	Deciduous	Aspen	7	X	X	7
1366	Deciduous	Ash	7	X	X	7
1367	Deciduous	Aspen	6	X	X	6
1368	Deciduous	Cedar	7	X	X	7
1369	Deciduous	Cedar	10	X	X	10
1370	Deciduous	Cedar	6	X	X	6
1371	Deciduous	Cedar	7	X	X	7
1372	Deciduous	Cedar	6	X	X	6
1373	Deciduous	Cedar	6	X	X	6
1374	Deciduous	Cedar	6	X	X	6
1375	Deciduous	Cedar	8	X	X	8
1376	Deciduous	Cedar	6	X	X	6
1377	Deciduous	Cedar	7	X	X	7
1378	Deciduous	Cedar	6	X	X	6
1379	Deciduous	Cedar	9	X	X	9

Point Number	Type	Species	Inches	Significant	Removal	Significant Inches Removed
1380	Deciduous	Cedar	6	X	X	6
1381	Deciduous	Cedar	8	X	X	8
1382	Deciduous	Cedar	6	X	X	6
1383	Deciduous	Cedar	11	X	X	11
1384	Deciduous	Cherry	6	X	X	6
1385	Deciduous	Cedar	11	X	X	11
1386	Deciduous	Cedar	9	X	X	9
1387	Deciduous	Cedar	8	X	X	8
1388	Deciduous	Cedar	7	X	X	7
1389	Deciduous	Cedar	6	X	X	6
1390	Deciduous	Cedar	8	X	X	8
1391	Deciduous	Cedar	7	X	X	7
1392	Deciduous	Cedar	12	X	X	12
1393	Deciduous	Oak	6	X	X	6
1394	Deciduous	Cedar	6	X	X	6
1395	Deciduous	Cedar	9	X	X	9
1396	Deciduous	Cedar	8	X	X	8
1397	Deciduous	Cedar	6	X	X	6
1398	Deciduous	Cedar	9	X	X	9
1399	Deciduous	Cedar	7	X	X	7
1400	Deciduous	Cedar	7	X	X	7
1401	Deciduous	Ash	7	X	X	7
1402	Deciduous	Cherry	8	X	X	8
1403	Deciduous	Ash	6	X	X	6
1404	Deciduous	Cedar	13	X	X	13
1405	Deciduous	Cedar	6	X	X	6
1406	Deciduous	Cedar	7	X	X	7
1407	Deciduous	Ash	6	X	X	6
1408	Deciduous	Ash	6	X	X	6
1409	Deciduous	Ash	15	X	X	15
1410	Deciduous	Ash	8	X	X	8
1411	Deciduous	Ash	7	X	X	7
1412	Deciduous	Ash	9	X	X	9
1413	Deciduous	Ash	6	X	X	6
1414	Deciduous	Ash	6	X	X	6
1415	Deciduous	Ash	6	X	X	6
1416	Deciduous	Cherry	7	X	X	7
1417	Deciduous	Ash	7	X	X	7
1418	Deciduous	Ash	6	X	X	6
1419	Deciduous	Ash	7	X	X	7
1420	Deciduous	Ash	6	X		
1421	Deciduous	Ash	7	X	X	7
1422	Deciduous	Ash	6	X	X	6
1423	Deciduous	Ash	6	X	X	6
1424	Deciduous	Ash	8	X	X	8
1425	Deciduous	Ash	6	X	X	6
1426	Deciduous	Ash	8	X	X	8
1427	Deciduous	Ash	6	X	X	6
1428	Deciduous	Ash	7	X	X	7
1429	Deciduous	Ash	6	X	X	6
1430	Deciduous	Ash	7	X	X	7
1431	Deciduous	Ash	9	X	X	9
1432	Deciduous	Cottonwood	19	X	X	19
1433	Deciduous	Cottonwood	26	X	X	26
1434	Deciduous	Box Elder	13	X	X	13
1435	Deciduous	Ash	12	X	X	12
1436	Deciduous	Ash	15	X	X	15
1437	Deciduous	Ash	11	X	X	11
1438	Deciduous	Ash	14	X	X	14
1439	Deciduous	Ash	14	X	X	14
1440	Deciduous	Ash	15	X	X	15
1441	Deciduous	Box Elder	7	X	X	7
1442	Deciduous	Ash	6	X	X	6
1443	Deciduous	Ash	6	X	X	6
1444	Deciduous	Ash	6	X	X	6
1445	Deciduous	Ash	6	X	X	6
1446	Deciduous	Ash	7	X	X	7
1447	Deciduous	Ash	8	X	X	8
1448	Deciduous	Ash	7	X	X	7
1449	Deciduous	Ash	7	X	X	7
1450	Deciduous	Ash	8	X	X	8
1451	Deciduous	Ash	6	X	X	6
1452	Deciduous	Ash	6	X	X	6
1453	Deciduous	Ash	7	X	X	7
1454	Deciduous	Ash	6	X	X	6
1455	Deciduous	Ash	7	X	X	7
1456	Deciduous	Ash	10	X	X	10
1457	Deciduous	Ash	8	X	X	8
1458	Deciduous	Ash	7	X	X	7
1459	Deciduous	Ash	8	X	X	8
1460	Deciduous	Ash	7	X	X	7
1461	Deciduous	Box Elder	12	X	X	12
1462	Deciduous	Box Elder	8	X	X	8
1463	Deciduous	Ash	7	X	X	7
1464	Deciduous	Box Elder	10	X	X	10
1465	Deciduous	Cottonwood	12	X	X	12
1466	Deciduous	Box Elder	15	X	X	15
1467	Deciduous	Ash	10	X	X	10
1468	Deciduous	Ash	12	X	X	12
1469	Deciduous	Ash	12	X	X	12
1470	Deciduous	Ash	7	X	X	7
1471	Deciduous	Box Elder	6	X	X	6
1472	Deciduous	Ash	10	X	X	10
1473	Deciduous	Box Elder	8	X	X	8
1474	Deciduous	Ash	20	X	X	20
1475	Deciduous	Box Elder	15	X	X	15
1476	Deciduous	Box Elder	11	X	X	11
1477	Deciduous	Box Elder	18	X	X	18
1478	Deciduous	Box Elder	13	X	X	13
1479	Deciduous	Ash	6	X	X	6
1480	Deciduous	Ash	6	X	X	6
1481	Deciduous	Ash	15	X	X	15
1482	Deciduous	Ash	6	X	X	6
1483	Deciduous	Ash	15	X	X	15
1484	Deciduous	Ash	10	X	X	10
1485	Deciduous	Ash	11	X	X	11
1486	Deciduous	Ash	10	X	X	10
1487	Deciduous	Ash	6	X	X	6
1488	Deciduous	Ash	6	X	X	6
1489	Deciduous	Ash	6	X	X	6
1490	Deciduous	Ash	7	X	X	7
1491	Deciduous	Ash	9	X	X	9
1492	Deciduous	Ash	7	X	X	7
1493	Deciduous	Box Elder	12	X	X	12
1494	Deciduous	Ash	6	X	X	6
1495	Coniferous	Spruce	13	X	X	13
1496	Coniferous	Spruce	12	X	X	12
1497	Coniferous	Spruce	14	X	X	14
1498	Deciduous	Box Elder	6	X	X	6
1499	Deciduous	Box Elder	6	X	X	6
1500	Deciduous	Box Elder	6	X	X	6
1501	Deciduous	Maple	6	X	X	6
1502	Deciduous	Box Elder	6	X	X	6
1503	Deciduous	Box Elder	7	X	X	7
1504	Coniferous	Spruce	14	X	X	14
1505	Coniferous	Spruce	16	X	X	16
1506	Deciduous	Box Elder	13	X	X	13
1507	Deciduous	Box Elder	6	X	X	6
1508	Deciduous	Box Elder	8	X	X	8

Point Number	Type	Species	Inches	Significant	Removal	Significant Inches Removed
1509	Deciduous	Box Elder	9	X	X	9
1510	Coniferous	Spruce	14	X	X	14
1511	Coniferous	Spruce	17	X	X	17
1512	Deciduous	Ash	7	X	X	7
1513	Deciduous	Box Elder	7	X	X	7
1514	Deciduous	Box Elder	13	X	X	13
1515	Deciduous	Elm	11	X	X	11
1516	Deciduous	Elm	9	X	X	9
1517	Deciduous	Ash	7	X	X	7
1518	Deciduous	Hackberry	7	X	X	7
1519	Coniferous	Spruce	11	X	X	11
1520	Coniferous	Spruce	11	X	X	11
1521	Deciduous	Box Elder	6	X	X	6
1522	Coniferous	Spruce	11	X	X	11
1523	Coniferous	Spruce	11	X	X	11
1524	Deciduous	Ash	8	X	X	8
1525	Deciduous	Ash	8	X	X	8
1526	Coniferous	Spruce	15	X	X	15
1527	Deciduous	Ash	8	X	X	8
1528	Deciduous	Ash	7	X	X	7
1529	Deciduous	Ash	6	X	X	6
1530	Coniferous	Spruce	13	X	X	13
1531	Coniferous	Spruce	14	X	X	14
1532	Coniferous	Spruce	13	X	X	13
1533	Deciduous	Elm	18	X	X	18
1534	Coniferous	Spruce	20	X	X	20
1535	Deciduous	Ash	11	X	X	11
1536	Deciduous	Box Elder	13	X	X	13
1537	Deciduous	Box Elder	13	X	X	13
1538	Deciduous	Box Elder	13	X	X	13
1539	Deciduous	Box Elder	7	X	X	7
1540	Deciduous	Box Elder	12	X	X	12
1541	Deciduous	Ash	12	X	X	12
1542	Deciduous	Box Elder	10	X	X	10
1543	Deciduous	Box Elder	8	X	X	8
1544	Deciduous	Box Elder	19	X	X	19
1545	Deciduous	Box Elder	7	X	X	7
1546	Deciduous	Box Elder	8	X	X	8
1547	Deciduous	Box Elder	13	X	X	13
1548	Deciduous	Box Elder	10	X	X	10
1549	Deciduous	Box Elder	17	X	X	17
1550	Deciduous	Ash	7	X	X	7
1551	Deciduous	Aspen	6	X	X	6
1552	Deciduous	Aspen	6	X	X	6
1553	Deciduous	Aspen	7	X	X	7
1554	Deciduous	Aspen	6	X	X	6
1555	Deciduous	Aspen	7	X	X	7
1556	Deciduous	Cottonwood	9	X	X	9
1557	Deciduous	Cottonwood	7	X	X	7
1558	Deciduous	Aspen	6	X	X	6
1559	Deciduous	Aspen	6	X	X	6
1560	Deciduous	Aspen	7	X	X	7
1561	Deciduous	Aspen	6	X	X	6
1562	Deciduous	Cottonwood	6	X	X	6
1563	Deciduous	Aspen	7	X	X	7
1564	Deciduous	Aspen	8	X	X	8
1565	Deciduous	Aspen	7	X	X	7
1566	Deciduous	Ash	6	X	X	6
1567	Deciduous	Aspen	7	X	X	7
1568	Deciduous	Aspen	7	X	X	7
1569	Deciduous	Aspen	7	X	X	7
1570	Deciduous	Aspen	7	X	X	7
1571	Deciduous	Aspen	6	X	X	6
1572	Deciduous	Aspen	6	X	X	6
1573	Deciduous	Aspen	6	X	X	6
1574	Deciduous	Aspen	6	X	X	6
1575	Deciduous	Aspen	8	X	X	8
1576	Deciduous	Aspen	8	X	X	8
1577	Deciduous	Aspen	7	X	X	7
1578	Deciduous	Aspen	6	X	X	6
1579	Deciduous	Aspen	7	X	X	7
1580	Deciduous	Aspen	6	X	X	6
1581	Deciduous	Aspen	9	X	X	9
1582	Deciduous	Aspen	10	X	X	10
1583	Deciduous	Aspen	8	X	X	8
1584	Deciduous	Aspen	6	X	X	6
1585	Deciduous	Elm	6	X	X	6
1586	Deciduous	Aspen	6	X	X	6
1587	Deciduous	Aspen	8	X	X	8
1588	Deciduous	Aspen	7	X	X	7
1589	Deciduous	Aspen	7	X	X	7
1590	Deciduous	Aspen	8	X	X	8
1591	Deciduous	Aspen	8	X	X	8
1592	Deciduous	Aspen	7	X	X	7
1593	Deciduous	Aspen	8	X	X	8
1594	Deciduous	Aspen	8	X	X	8
1595	Deciduous	Aspen	9	X	X	9
1596	Deciduous	Aspen	6	X	X	6
1597	Deciduous	Aspen	8	X	X	8
1598	Deciduous	Aspen	6	X	X	6
1599	Deciduous	Aspen	6	X	X	6
1600	Deciduous	Aspen	6	X	X	6
1601	Deciduous	Aspen	6	X	X	6
1602	Deciduous	Aspen	6	X	X	6
1603	Deciduous	Aspen	6	X	X	6
1604	Deciduous	Aspen	7	X	X	7
1605	Deciduous	Aspen	7	X	X	7
1606	Deciduous	Aspen	7	X	X	7
1607	Deciduous	Aspen	7	X	X	7
1608	Deciduous	Aspen	8	X	X	8
1609	Deciduous	Aspen	8	X	X	8
1610	Deciduous	Aspen	8	X	X	8
1611	Deciduous	Cedar	6	X	X	6
1612	Deciduous	Aspen	6	X	X	6
1613	Deciduous	Aspen	7	X	X	7
1614	Deciduous	Aspen	7	X	X	7
1615	Deciduous	Cedar	7	X	X	7
1616	Deciduous	Aspen	6	X	X	6
1617	Deciduous	Aspen	7	X	X	7
1618	Deciduous	Aspen	6	X	X	6
1619	Deciduous	Aspen	7	X	X	7
1620	Deciduous	Aspen	7	X	X	7
1621	Deciduous	Aspen	7	X	X	7
1622	Deciduous	Aspen	8	X	X	8
1623	Deciduous	Aspen	6	X	X	6
1624	Deciduous	Aspen	6	X	X	6
1625	Deciduous	Aspen	9	X	X	9
1626	Deciduous	Aspen	7	X	X	7
1627	Deciduous	Aspen	7	X	X	7
1628	Deciduous	Aspen	8	X	X	8
1629	Deciduous	Aspen	8	X	X	8
1630	Deciduous	Aspen	6	X	X	6
1631	Deciduous	Aspen	6	X	X	6
1632	Deciduous	Aspen	7	X	X	7
1633	Deciduous	Aspen	7	X	X	7
1634	Deciduous	Cottonwood	7	X	X	7
1635	Deciduous	Aspen	12	X	X	12
1636	Deciduous	Cedar	6	X	X	6
1637	Deciduous	Box Elder	11	X	X	11

Point Number	Type	Species	Inches	Significant	Removal	Significant Inches Removed
1638	Deciduous	Box Elder	12	X	X	12
1639	Deciduous	Box Elder	7	X	X	7
1640	Deciduous	Box Elder	16	X	X	16
1641	Deciduous	Box Elder	10	X	X	10
1642	Deciduous	Box Elder	12	X	X	12
1643	Deciduous	Box Elder	12	X	X	12
1644	Deciduous	Box Elder	14	X	X	14
1645	Deciduous	Box Elder	6	X	X	6
1646	Deciduous	Ash	10	X	X	10
1647	Deciduous	Box Elder	10	X	X	10
1648	Deciduous	Box Elder	12	X	X	12
1649	Deciduous	Box Elder	9	X	X	9
1650	Deciduous	Ash	13	X	X	13
1651	Deciduous	Box Elder	8	X	X	8
1652	Deciduous	Ash	10	X	X	10
1653	Deciduous	Ash	10	X	X	10
1654	Deciduous	Box Elder	7	X	X	7
1655	Deciduous	Box Elder	6	X	X	6
1656	Deciduous	Ash	9	X	X	9
1657	Deciduous	Box Elder	8	X	X	8
1658	Deciduous	Ash	9	X	X	9
1659	Deciduous	Ash	8	X	X	8
1660	Deciduous	Ash	6	X	X	6
1661	Deciduous	Ash	7	X	X	7
1666	Coniferous	Red Pine	13	X	X	13
1667	Coniferous	Red Pine	14	X	X	14
1668	Deciduous	Box Elder	12	X	X	12
1669	Deciduous	Cedar	11	X	X	11
1670	Deciduous	Cedar	11	X	X	11
1671	Deciduous	Cherry	8	X	X	8
1672	Deciduous	Ash	13	X	X	13
1673	Deciduous	Ash	6	X	X	6
1674	Deciduous	Cedar	6	X	X	6
1675	Deciduous	Cedar	6	X	X	6
1676	Deciduous	Ash	6	X	X	6
1677	Deciduous	Cedar	11	X	X	11
1678	Deciduous	Ash	8	X	X	8
1679	Deciduous	Cedar	9	X	X	9
1680	Deciduous	Ash	6	X	X	6
1681	Deciduous	Ash	6	X	X	6
1682	Deciduous	Cedar	7	X	X	7
1683	Deciduous	Cedar	8	X	X	8
1684	Deciduous	Cedar	6	X	X	6
1685	Deciduous	Cedar	8	X	X	8
1686	Deciduous	Ash	6	X	X	6
1687	Deciduous	Cedar	6	X	X	6
1688	Deciduous	Cedar	12	X	X	12
1689	Deciduous	Cedar	12	X	X	12
1690	Deciduous	Ash	8	X	X	8
1691	Deciduous	Cedar	13	X	X	13
1692	Deciduous	Ash	10	X	X	10
1693	Deciduous	Cedar	8	X	X	8
1694	Deciduous	Cherry	7	X	X	7
1695	Coniferous	Red Pine	13	X	X	13
1696	Coniferous	Red Pine	14	X	X	14
1697	Coniferous	Red Pine	13	X	X	13
1698	Coniferous	Red Pine	11	X	X	11
1699	Deciduous	Maple	13	X	X	13
1700	Deciduous	Maple	12	X	X	12
1701	Deciduous	Crab Apple	13	X	X	13
1702	Deciduous	Aspen	6	X	X	6
1703	Deciduous	Aspen	6	X	X	6
1704	Deciduous	Aspen	6	X	X	6
1705	Deciduous	Aspen	6	X	X	6
1706	Deciduous	Apple	13	X	X	13
1707	Deciduous	Maple	7	Steep Slope/Buffer		
1708	Deciduous	Maple	8	Steep Slope/Buffer		
1709	Deciduous	Oak	18	Steep Slope/Buffer		
1710	Deciduous	Oak	7	Steep Slope/Buffer		
1711	Deciduous	Maple	8	Steep Slope/Buffer		
1712	Deciduous	Maple	9	Steep Slope/Buffer		
1713	Deciduous	Maple	8	Steep Slope/Buffer		
1714	Deciduous	Maple	6	Steep Slope/Buffer		
1715	Deciduous	Maple	9	Steep Slope/Buffer		
1716	Deciduous	Oak	7	Steep Slope/Buffer		
1717	Deciduous	Maple	6	Steep Slope/Buffer		
1718	Deciduous	Oak	24	Steep Slope/Buffer		
1719	Deciduous	Oak	19	Steep Slope/Buffer		
1720	Deciduous	Oak	21	Steep Slope/Buffer		
1721	Deciduous	Ironwood	8	Steep Slope/Buffer		
1722	Deciduous	Maple	6	Steep Slope/Buffer		
1723	Deciduous	Maple	8	Steep Slope/Buffer		
1724	Deciduous	Oak	19	Steep Slope/Buffer		
1725	Deciduous	Oak	8	Steep Slope/Buffer		
1726	Deciduous	Ash	13	X		
1727	Deciduous	Ash	13	X		
1728	Deciduous	Maple	16	X		
1729	Deciduous	Elm	9	X	X	9
1730	Deciduous	Elm	8	X	X	8
1731	Deciduous	Ash	7	X	X	7
1732	Deciduous	Box Elder	13	X	X	13
1733	Deciduous	Elm	12	X	X	12
1734	Deciduous	Box Elder	14	X	X	14
1735	Deciduous	Oak	14	X		
1736	Deciduous	Ash	11	X		
1737	Deciduous	Elm	14	X	X	14
1738	Deciduous	Oak	19	X		
1739	Deciduous	Ash	15	X		
1740	Deciduous	Maple	8	X		
1741	Deciduous	Maple	10	X		
1742	Deciduous	Basswood	13	Steep Slope/Buffer		
1743	Deciduous	Basswood	15	Steep Slope/Buffer		
1744	Deciduous	Oak	29	Steep Slope/Buffer		
1745	Deciduous	Maple	23	Steep Slope/Buffer		
1746	Deciduous	Maple	18	Steep Slope/Buffer		
1747	Deciduous	Maple	9	Steep Slope/Buffer		
1748	Deciduous	Maple	19	Steep Slope/Buffer		
1749	Deciduous	Maple	20	Steep Slope/Buffer		
1750	Deciduous	Basswood	6	Steep Slope/Buffer		
1751	Deciduous	Maple	8	Steep Slope/Buffer		
1752	Deciduous	Elm	10	Steep Slope/Buffer		
1753	Deciduous	Basswood	10	Steep Slope/Buffer		
1754	Deciduous	Elm	12	Steep Slope/Buffer		
1755	Deciduous	Maple	16	Steep Slope/Buffer		
1756	Deciduous	Maple	12	Steep Slope/Buffer		
1757	Deciduous	Maple	14	Steep Slope/Buffer		
1758	Deciduous	Basswood	16	Steep Slope/Buffer		
1759	Deciduous	Maple	15	Steep Slope/Buffer		
1760	Deciduous	Basswood	22	Steep Slope/Buffer		
1761	Deciduous	Maple	6	Steep Slope/Buffer		
1762	Deciduous	Box Elder	9	Steep Slope/Buffer		
1763	Deciduous	Maple	12	Steep Slope/Buffer		
1764	Deciduous	Basswood	8	Steep Slope/Buffer		
1765	Deciduous	Box Elder	8	Steep Slope/Buffer		
1766	Deciduous	Basswood	16	Steep Slope/Buffer		
1767	Deciduous	Elm	6	Steep Slope/Buffer		
1768	Deciduous	Elm	10	Steep Slope/Buffer		
1769	Deciduous	Basswood	8	Steep Slope/Buffer		
1770	Deciduous	Elm	7	Steep Slope/Buffer		

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OAK RIDGE COMMONS
PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

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 LANDSC

Point Number	Type	Species	Inches	Significant	Removal	Significant Inches Removed
1771	Deciduous	Oak	12	Steep Slope/Buffer		
1772	Deciduous	Elm	8	Steep Slope/Buffer		
1773	Deciduous	Basswood	15	Steep Slope/Buffer		
1774	Deciduous	Maple	9	Steep Slope/Buffer		
1775	Deciduous	Box Elder	12	Steep Slope/Buffer		
1776	Deciduous	Maple	10	Steep Slope/Buffer		
1777	Deciduous	Oak	11	Steep Slope/Buffer		
1778	Deciduous	Elm	6	Steep Slope/Buffer		
1779	Deciduous	Basswood	17	Steep Slope/Buffer		
1780	Deciduous	Basswood	17	Steep Slope/Buffer		
1781	Deciduous	Basswood	15	Steep Slope/Buffer		
1782	Deciduous	Basswood	18	Steep Slope/Buffer		
1783	Deciduous	Box Elder	9	Steep Slope/Buffer		
1784	Deciduous	Box Elder	9	Steep Slope/Buffer		
1785	Deciduous	Elm	18	Steep Slope/Buffer		
1786	Deciduous	Elm	6	Steep Slope/Buffer		
1787	Deciduous	Box Elder	9	Steep Slope/Buffer		
1788	Deciduous	Maple	6	Steep Slope/Buffer		
1789	Deciduous	Basswood	9	Steep Slope/Buffer		
1790	Deciduous	Basswood	9	Steep Slope/Buffer		
1791	Deciduous	Basswood	11	Steep Slope/Buffer		
1792	Deciduous	Basswood	23	Steep Slope/Buffer		
1793	Deciduous	Elm	8	Steep Slope/Buffer		
1794	Deciduous	Maple	6	Steep Slope/Buffer		
1795	Deciduous	Maple	9	Steep Slope/Buffer		
1796	Deciduous	Maple	8	Steep Slope/Buffer		
1797	Deciduous	Maple	7	Steep Slope/Buffer		
1798	Deciduous	Box Elder	10	Steep Slope/Buffer		
1799	Deciduous	Basswood	22	Steep Slope/Buffer		
1800	Deciduous	Box Elder	8	Steep Slope/Buffer		
1801	Deciduous	Elm	6	Steep Slope/Buffer		
1802	Deciduous	Box Elder	6	Steep Slope/Buffer		
1803	Deciduous	Maple	6	Steep Slope/Buffer		
1804	Deciduous	Elm	6	Steep Slope/Buffer		
1805	Deciduous	Oak	9	Steep Slope/Buffer		
1806	Deciduous	Basswood	18	Steep Slope/Buffer		
1807	Deciduous	Basswood	14	Steep Slope/Buffer		
1808	Deciduous	Oak	13	Steep Slope/Buffer		
1809	Deciduous	Basswood	16	Steep Slope/Buffer		
1810	Deciduous	Basswood	18	Steep Slope/Buffer		
1811	Deciduous	Oak	14	Steep Slope/Buffer		
1812	Deciduous	Basswood	10	Steep Slope/Buffer		
1813	Deciduous	Oak	13	Steep Slope/Buffer		
1814	Deciduous	Basswood	15	Steep Slope/Buffer		
1815	Deciduous	Basswood	21	Steep Slope/Buffer		
1816	Deciduous	Basswood	6	Steep Slope/Buffer		
1817	Deciduous	Basswood	14	Steep Slope/Buffer		
1818	Deciduous	Basswood	13	Steep Slope/Buffer		
1819	Deciduous	Basswood	6	Steep Slope/Buffer		
1820	Deciduous	Ash	14	Steep Slope/Buffer		
1821	Deciduous	Basswood	10	Steep Slope/Buffer		
1822	Deciduous	Basswood	13	Steep Slope/Buffer		
1823	Deciduous	Basswood	11	Steep Slope/Buffer		
1824	Deciduous	Basswood	12	X		
1825	Deciduous	Ash	12	X		
1826	Deciduous	Basswood	8	X		
1827	Deciduous	Maple	8	X		
1828	Deciduous	Cherry	9	X		
1829	Deciduous	Basswood	8	X		
1830	Deciduous	Oak	15	Steep Slope/Buffer		
1831	Deciduous	Oak	7	Steep Slope/Buffer		
1832	Deciduous	Basswood	12	Steep Slope/Buffer		
1833	Deciduous	Ash	11	Steep Slope/Buffer		
1834	Deciduous	Oak	12	Steep Slope/Buffer		
1835	Deciduous	Basswood	9	Steep Slope/Buffer		
1836	Deciduous	Oak	13	Steep Slope/Buffer		
1837	Deciduous	Basswood	8	Steep Slope/Buffer		
1838	Deciduous	Basswood	14	Steep Slope/Buffer		
1839	Deciduous	Basswood	7	Steep Slope/Buffer		
1840	Deciduous	Basswood	11	Steep Slope/Buffer		
1841	Deciduous	Basswood	9	Steep Slope/Buffer		
1842	Deciduous	Ash	13	Steep Slope/Buffer		
1843	Deciduous	Oak	14	Steep Slope/Buffer		
1844	Deciduous	Basswood	8	Steep Slope/Buffer		
1845	Deciduous	Basswood	12	Steep Slope/Buffer		
1846	Deciduous	Oak	16	X		
1847	Deciduous	Elm	11	X		
1848	Deciduous	Basswood	8	X		
1849	Deciduous	Oak	10	X		
1850	Deciduous	Ash	7	X		
1851	Deciduous	Cherry	10	X		
1852	Deciduous	Cherry	9	X		
1853	Deciduous	Ash	9	X		
1854	Deciduous	Basswood	14	X		
1855	Deciduous	Basswood	8	X		
1856	Deciduous	Ash	8	X		
1857	Deciduous	Oak	13	X		
1858	Deciduous	Ash	13	X		
1859	Deciduous	Basswood	11	X		
1860	Deciduous	Beech	7	X		
1861	Deciduous	Ash	8	X		
1862	Deciduous	Basswood	12	Steep Slope/Buffer		
1863	Deciduous	Oak	14	Steep Slope/Buffer		
1864	Deciduous	Oak	10	Steep Slope/Buffer		
1865	Deciduous	Oak	13	X		
1866	Deciduous	Basswood	7	X		
1867	Deciduous	Oak	9	X		
1868	Deciduous	Oak	7	X		
1869	Deciduous	Basswood	12	X		
1870	Deciduous	Basswood	7	Steep Slope/Buffer		
1871	Deciduous	Basswood	6	Steep Slope/Buffer		
1872	Deciduous	Basswood	7	Steep Slope/Buffer		
1873	Deciduous	Ash	6	Steep Slope/Buffer		
1874	Deciduous	Box Elder	8	Steep Slope/Buffer		
1875	Deciduous	Oak	8	Steep Slope/Buffer		
1876	Deciduous	Aspen	16	Steep Slope/Buffer		
1877	Deciduous	Box Elder	6	Steep Slope/Buffer		
1878	Deciduous	Oak	9	Steep Slope/Buffer		
1879	Deciduous	Beech	6	Steep Slope/Buffer		
1880	Deciduous	Beech	6	Steep Slope/Buffer		
1881	Deciduous	Cherry	8	Steep Slope/Buffer		
1882	Deciduous	Box Elder	7	Steep Slope/Buffer		
1883	Deciduous	Oak	23	Steep Slope/Buffer		
1884	Deciduous	Box Elder	14	Steep Slope/Buffer		
1885	Deciduous	Box Elder	14	Steep Slope/Buffer		
1886	Deciduous	Ash	10	Steep Slope/Buffer		
1887	Deciduous	Ash	14	Steep Slope/Buffer		
1888	Deciduous	Ash	7	Steep Slope/Buffer		
1889	Deciduous	Maple	9	Steep Slope/Buffer		
1890	Deciduous	Ash	13	Steep Slope/Buffer		
1891	Deciduous	Box Elder	13	Steep Slope/Buffer		
1892	Deciduous	Box Elder	14	Steep Slope/Buffer		
1893	Deciduous	Box Elder	8	Steep Slope/Buffer		
1894	Deciduous	Box Elder	7	Steep Slope/Buffer		
1895	Deciduous	Box Elder	7	Steep Slope/Buffer		
1896	Deciduous	Box Elder	8	Steep Slope/Buffer		
1897	Deciduous	Box Elder	10	Steep Slope/Buffer		
1898	Deciduous	Box Elder	8	Steep Slope/Buffer		
1899	Deciduous	Ash	11	Steep Slope/Buffer		

Point Number	Type	Species	Inches	Significant	Removal	Significant Inches Removed
1901	Deciduous	Basswood	17	Steep Slope/Buffer		
1902	Deciduous	Ash	13	Steep Slope/Buffer		
1903	Deciduous	Box Elder	12	Steep Slope/Buffer		
1904	Deciduous	Basswood	27	Steep Slope/Buffer		
1905	Deciduous	Basswood	11	Steep Slope/Buffer		
1906	Deciduous	Ash	6	X	X	6
1907	Deciduous	Ash	10	X	X	10
1908	Deciduous	Ash	17	X	X	17
1909	Deciduous	Ash	15	X	X	15
1910	Deciduous	Basswood	6	X	X	6
1911	Deciduous	Beech	6	X		
1912	Deciduous	Cherry	9	X	X	9
1913	Deciduous	Basswood	6	X	X	6
1914	Deciduous	Oak	8	X	X	8
31345	Deciduous	Basswood	16	X		
31346	Coniferous	Spruce	12	X	X	12
31347	Coniferous	Spruce	12	X	X	12
31348	Coniferous	Spruce	14	X	X	14
31349	Coniferous	Spruce	14	X	X	14
31350	Deciduous	Basswood	12	X	X	12
31351	Coniferous	Spruce	12	X	X	12
31352	Coniferous	Spruce	12	X	X	12
31353	Coniferous	Spruce	12	X	X	12
31354	Coniferous	Spruce	14	X	X	14
31355	Deciduous	Basswood	10	X		
31356	Deciduous	Basswood	14	X		
31358	Deciduous	Basswood	12	X	X	12
31359	Deciduous	Basswood	12	X	X	12
31361	Deciduous	Basswood	18	X	X	18
31362	Deciduous	Basswood	10	X	X	10
31364	Deciduous	Basswood	12	X	X	12
31365	Deciduous	Basswood	10	X	X	10
31367	Deciduous	Basswood	14	X	X	14
31368	Deciduous	Basswood	12	X	X	12
31370	Deciduous	Basswood	14	X	X	14
31371	Deciduous	Basswood	14	X	X	14
31373	Deciduous	Basswood	12	X	X	12
31375	Deciduous	Basswood	12	X	X	12
31377	Deciduous	Basswood	12	X	X	12
31379	Deciduous	Basswood	12	X	X	12
31380	Deciduous	Basswood	12	X	X	12
31381	Deciduous	Basswood	12	X	X	12
31382	Deciduous	n/a	8	X	X	8
31383	Deciduous	Maple	8	X	X	8
31384	Coniferous	Spruce	8	X	X	8
31385	Deciduous	Basswood	14	X	X	14
31386	Deciduous	Basswood	10	X	X	10
31388	Deciduous	Basswood	16	X		
31389	Deciduous	Basswood	20	X		
31390	Deciduous	Ash	12	X		
31391	Deciduous	Basswood	12	X		
31392	Deciduous	Basswood	12	X		
31393	Deciduous	Basswood	20	X	X	20
31405	Coniferous	Spruce	12	X	X	12
31406	Coniferous	Spruce	14	X		
31407	Coniferous	Spruce	10	X		
31408	Coniferous	Spruce	12	X		
31409	Coniferous	Spruce	12	X	X	12
31410	Deciduous	Basswood	14	X		
31411	Coniferous	Spruce	12	X	X	12
31412	Deciduous	Ash	12	X	X	12
31413	Coniferous	Spruce	8	X	X	8
31503	Deciduous	Basswood	14	X		
31504	Coniferous	Spruce	12	X	X	12
31505	Coniferous	Spruce	8	X	X	8
31507	Coniferous	Spruce	6	X	X	6
31508	Coniferous	Spruce	10	X	X	10
31509	Coniferous	Spruce	10	X	X	10
31510	Coniferous	Spruce	10	X	X	10
31511	Deciduous	Ash	10	X	X	10
31512	Deciduous	Ash	10	X	X	10
31513	Deciduous	Ash	10	X	X	10
31514	Coniferous	Spruce	8	X	X	8
31515	Coniferous	Spruce	8	X	X	8
31516	Coniferous	Spruce	12	X	X	12
31517	Coniferous	Spruce	8	X	X	8
31523	Deciduous	Ash	14	X	X	14
31524	Deciduous	Crab Apple	10	X	X	10
31525	Deciduous	Crab Apple	8	X	X	8
31526	Coniferous	Spruce	10	X	X	10
31527	Coniferous	Spruce	10	X	X	10
31528	Coniferous	Spruce	10	X	X	10
31529	Deciduous	Ash	12	X	X	12
31530	Deciduous	Ash	12	X	X	12
31531	Deciduous	Ash	12	X	X	12
31569	Coniferous	Spruce	10	X	X	10
31647	Deciduous	Basswood	16	X		
31696	Coniferous	Spruce	14	X		
31697	Coniferous	Spruce	14	X		
31698	Coniferous	Spruce	8	X		
31771	Coniferous	Spruce	14	X	X	14
31772	Coniferous	Spruce	14	X	X	14
31773	Coniferous	Spruce	14	X	X	14
31804	Coniferous	Spruce	14	X	X	14
31805	Coniferous	Spruce	14	X	X	14
31806	Coniferous	Spruce	14	X	X	14
31807	Coniferous	Spruce	14	X	X	14
31808	Coniferous	Spruce	12	X	X	12
31809	Coniferous	Spruce	14	X	X	14
31810	Coniferous	Spruce	14	X	X	14
31811	Coniferous	Spruce	14	X	X	14
31812	Coniferous	Spruce	14	X	X	14
31813	Coniferous	Spruce	14	X	X	14
31814	Coniferous	Spruce	14	X	X	14
31815	Coniferous	Spruce	12	X	X	12
31897	Deciduous	Basswood	12	X		
31900	Deciduous	Basswood	12	X	X	12
31908	Deciduous	Basswood	14	X		
31936	Coniferous	Spruce	10	X	X	10
31937	Coniferous	Spruce	10	X	X	10
31938	Coniferous	Spruce	12	X	X	12
31939	Coniferous	Spruce	12	X	X	12
31940	Coniferous	Spruce	10	X	X	10
31941	Coniferous	Spruce	10	X		
31942	Coniferous	Spruce	14	X	X	14
31943	Coniferous	Spruce	10	X	X	10
31944	Coniferous	Spruce	14	X		
31945	Coniferous	Spruce	14	X		
31946	Coniferous	Spruce	16	X		
32089	Coniferous	Spruce	10	X	X	10
32301	Coniferous	Spruce	4		X	
32302	Coniferous	Spruce	4		X	
32303	Coniferous	Spruce	4		X	
32304	Coniferous	Spruce	4		X	
32305	Coniferous	Spruce	4		X	
32306	Coniferous	Spruce	4		X	
32460	Deciduous	Maple	8	X		
32463	Deciduous	Maple	8	X		
32466	Deciduous	Maple	10	X		

Point Number	Type	Species	Inches	Significant	Removal	Significant Inches Removed
32469	Deciduous	Maple	10	X		
33124	Deciduous	Ash	12	X		
33125	Deciduous	Ash	12	X		
33126	Deciduous	Ash	12	X		
33127	Deciduous	Ash	12	X		
90001	Coniferous	Spruce	14	X	X	14
90002	Coniferous	Spruce	14	X		
90003	Coniferous	Spruce	14	X		
90004	Coniferous	Spruce	14	X		
90005	Coniferous	Spruce	14	X		
90006	Deciduous	Elm	12	X		
90022	Deciduous	Elm	14	X		
90028	Deciduous	Elm	12	X		
90038	Deciduous	Elm	12	X		
90108	Deciduous	Crab Apple	8	X		
90109	Deciduous	Crab Apple	8	X		
90244	Deciduous	Crab Apple	8	X		
90245	Deciduous	Crab Apple	8	X		
90405	Deciduous	Crab Apple	8	X		
90406	Deciduous	Crab Apple	8	X		
90407	Deciduous	Crab Apple	8	X		
90536	Deciduous	Crab Apple	8	X		
90681	Deciduous	Hackberry	12	X		
95586	Deciduous	Maple	6	X	X	6
95587	Deciduous	Birch	12	X	X	12
95588	Deciduous	Fruit	12	X	X	12
95589	Deciduous	Maple	10	X	X	10
95590	Deciduous	Ash	16	X	X	16
95591	Deciduous	Maple	10	X	X	10
95592	Deciduous	Aspen	12	X	X	12
95593	Deciduous	Maple	14	X	X	14
95594	Deciduous	Ash	9	X	X	9
95595	Deciduous	Maple	14	X	X	14
95596	Deciduous	Ash	14	X	X	14
95597	Deciduous	Maple	18	X	X	18
905505	Deciduous	Locust	16	X	X	16
905506	Deciduous	Ash	18	X	X	18
905507	Deciduous	Ash	12	X	X	12
905508	Deciduous	Ash	24	X	X	24
905509	Deciduous	Basswood	18	X	X	18
905510	Coniferous	Spruce	10	X	X	10
905511	Deciduous	Basswood	18	X	X	18
905512	Deciduous	Crab Apple	12	X	X	12
905513	Deciduous	Crab Apple	10	X	X	10
905514	Deciduous	Crab Apple	10	X	X	10
905515	Deciduous	Oak	16	X	X	16
905516	Deciduous	Maple	10	X	X	10
905517	Deciduous	Maple	8	X	X	8
905518	Deciduous	Basswood	16	X	X	16
905519	Deciduous	Ash	16	X	X	16
905520	Deciduous	Birch	12	X	X	12
905521	Deciduous	Birch	12	X	X	12
905522	Deciduous	Ash	16	X	X	16
905523	Deciduous	Ash	16	X	X	16
905524	Deciduous	Maple	10	X	X	10
905525	Deciduous	Honey Locust	18	X	X	18
905526	Deciduous	Maple	16	X	X	16
905527	Deciduous	Maple	12	X	X	12
905528	Deciduous	Apple	12	X	X	12
905529	Deciduous	Apple	12	X	X	12
905530	Deciduous	Ash	10	X	X	10
905531	Deciduous	Ash	12	X	X	12
905532	Deciduous	Maple	10	X	X	10
905533	Deciduous	Maple	12	X	X	12
905534	Deciduous	Ash	14	X		
905535	Deciduous	Crab Apple	12	X	X	12
905536	Deciduous	Ash	14	X		
905537	Deciduous	Cottonwood	20	X		
905538	Deciduous	Ash	14	X	X	14
905539	Deciduous	Ash	14	X	X	14
905540	Deciduous	Maple	6	X	X	6
905541	Deciduous	Maple	8	X	X	8
905542	Coniferous	Spruce	6	X		
905545	Deciduous	Maple	20	X	X	20
905546	Coniferous	Spruce	14	X	X	14
905547	Deciduous	Ash	16	X	X	16
905548	Deciduous	Basswood	16	X	X	16
905549	Coniferous	Spruce	14	X	X	14
905550	Deciduous	Basswood	12	X	X	12
905551	Deciduous	Basswood	12	X	X	12
905552	Deciduous	Basswood	12	X	X	12
905553	Deciduous	Ash	18	X	X	18
905554	Coniferous	Spruce	20	X	X	20
905555	Coniferous	Spruce	16	X	X	16
905556	Deciduous	Basswood	14	X	X	14
905557	Deciduous	Maple	16	X	X	16
905558	Coniferous	Spruce	14	X	X	14
905559	Coniferous	Spruce	20	X	X	20
905560	Deciduous	Crab Apple	10	X	X	10
905561	Coniferous	Spruce	14	X	X	14
905562	Coniferous	Spruce	14	X	X	14
905563	Coniferous	Spruce	16	X	X	16
905564	Deciduous	Ash	14	X	X	14
905565	Deciduous	Elm	14	X	X	14
905566	Deciduous	Elm	14	X	X	14
905567	Deciduous	Elm	12	X	X	12
905568	Deciduous	Elm	14	X	X	14
905571	Deciduous	Elm	14	X	X	14
905572	Deciduous	Elm	12	X	X	12
905573	Deciduous	Elm	12	X	X	12
905574	Deciduous	Elm	14	X	X	14
905575	Deciduous	Elm	14	X	X	14
905576	Deciduous	Elm	11	X	X	11
905577	Deciduous	Elm	12	X	X	12
905578	Coniferous	Spruce	12	X	X	12
905579	Deciduous	Maple	6	X	X	6
905580	Deciduous	Basswood	16	X	X	16
905581	Deciduous	Elm	14	X	X	14
905582	Deciduous	Basswood	14	X	X	14
905583	Deciduous	Basswood	12	X	X	12
905584	Deciduous	Birch	10	X	X	10
905585	Deciduous	Maple	10	X	X	10
905586	Deciduous	Birch	10	X	X	10
905587	Coniferous	Spruce	12	X	X	12
905588	Coniferous	Spruce	10	X	X	10
905589	Deciduous	Maple	14	X	X	14
905590	Coniferous	Spruce	18	X	X	18
905591	Coniferous	Spruce	8	X	X	8
905592	Coniferous	Spruce	6	X	X	6
905593	Coniferous	Spruce	10	X	X	10
905594	Coniferous	Spruce	10	X	X	10
905595	Coniferous	Spruce	12	X	X	12
905596	Deciduous	Crab Apple	10	X	X	10
905597	Coniferous	Spruce	14	X	X	14
905598	Coniferous	Spruce	14	X	X	14
905599	Coniferous	Spruce	18	X	X	18
905600	Coniferous	Spruce	16	X	X	16
9055430	Deciduous	Birch	4	X		
9055440	Deciduous	Birch	6	X		

Point Number	Type	Species	Inches	Significant	Removal	Significant Inches Removed
9055450	Deciduous	Birch	6	X		
9055460	Deciduous	Birch	6	X		
9055470	Deciduous	Birch	6	X		
9055480	Deciduous	Birch	6	X		
9055490	Deciduous	Birch	6	X		
9055500	Deciduous	Birch	6	X		

DEFINITIONS:

PER CITY CODE SECTION 15.28.070 E. 3.

SIGNIFICANT TREES:

CONIFEROUS: 12 FEET OR MORE IN HEIGHT
OVERSTORY DECIDUOUS: 10 INCHES OR MORE
UNDERSTORY DECIDUOUS: 6 INCHES OR MORE

EXISTING TREE CREDIT

EXISTING TREE CREDIT:
TOTAL SIGNIFICANT CALIPER INCHES SURVEYED: 7,572 INCHES
TOTAL SIGNIFICANT CALIPER INCHES REMOVED: 6,486 INCHES
TOTAL SIGNIFICANT CALIPER INCHES PRESERVED: 1,086 INCHES PRESERVED

PRESERVED TREES LOCATED & MEASURED
DURING SITE VISIT ON 4-10-22: +731 INCHES COUNTED AND PRESERVED

TOTAL PRESERVED CALIPER INCHES: 1,817 CALIPER INCHES PRESERVED

NOTES:
- TREES IN STEEP SLOPES AND 30' BUFFER EXCLUDED FROM CALCULATIONS
- SEE LANDSCAPE PLAN FOR LANDSCAPING REQUIREMENTS AND PROPOSED PLANTINGS

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PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KRONBECK PLA, ASLA

4-25-22 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
9-30-21	PROGRESS
10-11-21	PUD RESUBMITTAL
10-22-21	CITY COMMENTS
10-26-21	CITY COMMENTS
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3-15-22	LANDSCAPE PLAN UPDATE
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

L-1.5

Drawing name: X:\2021\210004\plan sheets\210004tree.dwg Apr 25, 2022 - 5:37pm

EXISTING TREE CREDIT

PRESERVED CALIPER INCHES: 1,086 (SEE TREE PRESERVATION AND REMOVAL PLAN)

LANDSCAPE REQUIREMENTS - OVERALL SUMMARY

LANDSCAPE REQUIREMENTS:
TOTAL CALIPER INCHES OF OVERSTORY TREES REQUIRED = THE TOTAL GROSS SQUARE FOOTAGE OF ALL FLOORS DIVIDED BY 320

HOTEL AND CONVENTION CENTER PROPERTY (171,000 S.F. / 320):

REQUIRED: 534 INCHES

PROVIDED: 1,381 INCHES PROVIDED
+ 381.5 INCHES PROPOSED (INCLUDES PROPOSED EVERGREEN TREES)
+ 999.5 INCHES PRESERVED

COSTCO PROPERTY (328,970 S.F. / 320):

REQUIRED: 1,028 INCHES

PROPOSED: 725 INCHES PROVIDED

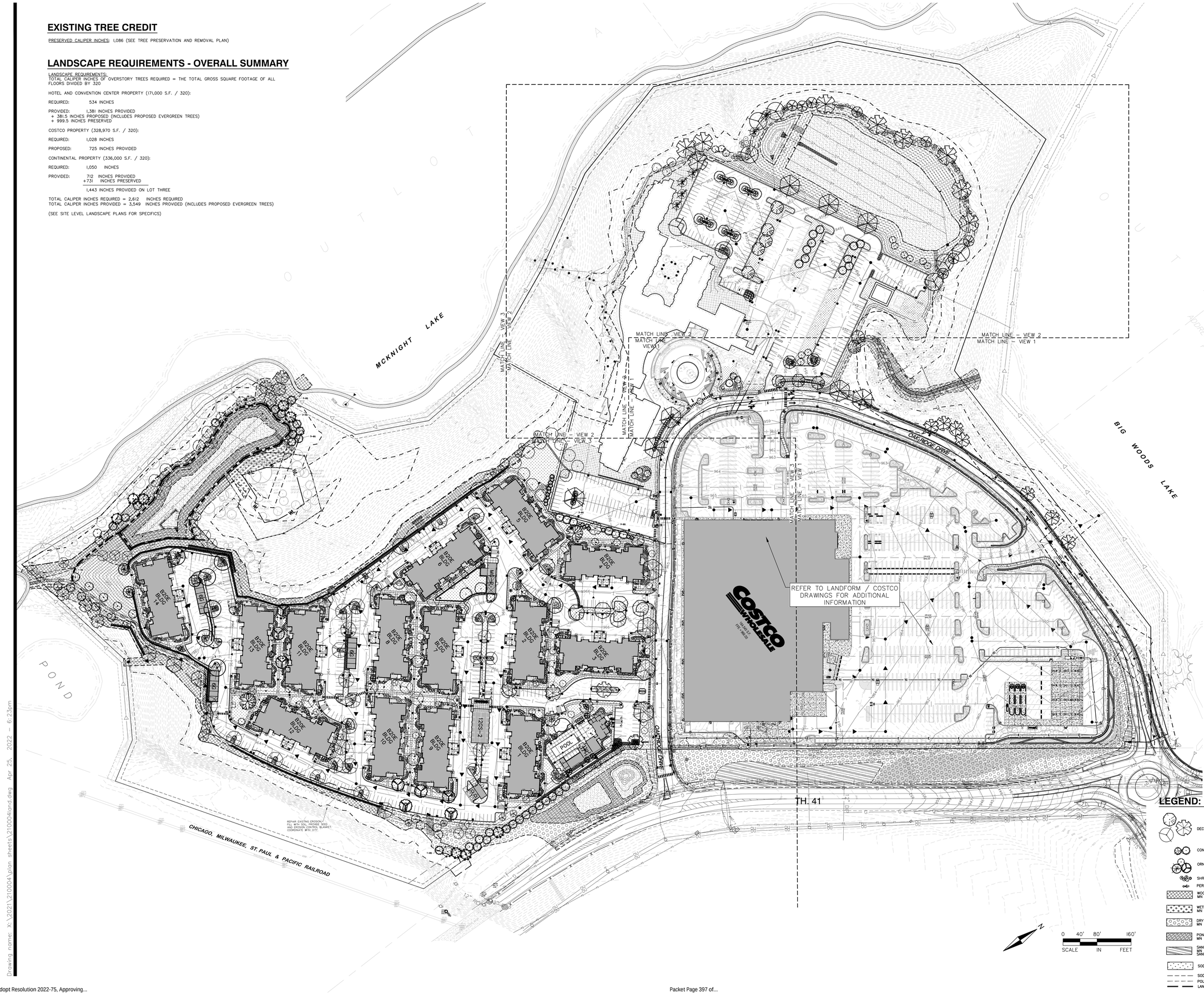
CONTINENTAL PROPERTY (336,000 S.F. / 320):

REQUIRED: 1,050 INCHES

PROVIDED: 712 INCHES PROVIDED
+731 INCHES PRESERVED
1,443 INCHES PROVIDED ON LOT THREE

TOTAL CALIPER INCHES REQUIRED = 2,612 INCHES REQUIRED
TOTAL CALIPER INCHES PROVIDED = 3,549 INCHES PROVIDED (INCLUDES PROPOSED EVERGREEN TREES)

(SEE SITE LEVEL LANDSCAPE PLANS FOR SPECIFICS)



LEGEND:

- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- WOODLAND EDGE SOUTH AND WEST SEED MIX MN STATE 36-211 SEED MIX
- WETLAND REHABILITATION SEED MIX MN STATE 34-171 SEED MIX
- DRY PRAIRIE SOUTHEAST MIX MN STATE 35-261 SEED MIX
- POND SIDE SLOPE SEED MIX MN STATE 35-241 MESIC PRAIRIE SEED MIX
- SANDY GENERAL ROADSIDE SEED MIX MN STATE 25-121 SANDY GENERAL ROADSIDE SEED MIX
- SOD
- SOD LIMITS
- POLY EDGING
- LANDSCAPING LIMITS

N

0 40' 80' 160'
SCALE IN FEET

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OVERALL LANDSCAPE PLAN

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MARK KRONBECK PLA, ASLA

4-25-22 Date
26222 License No.

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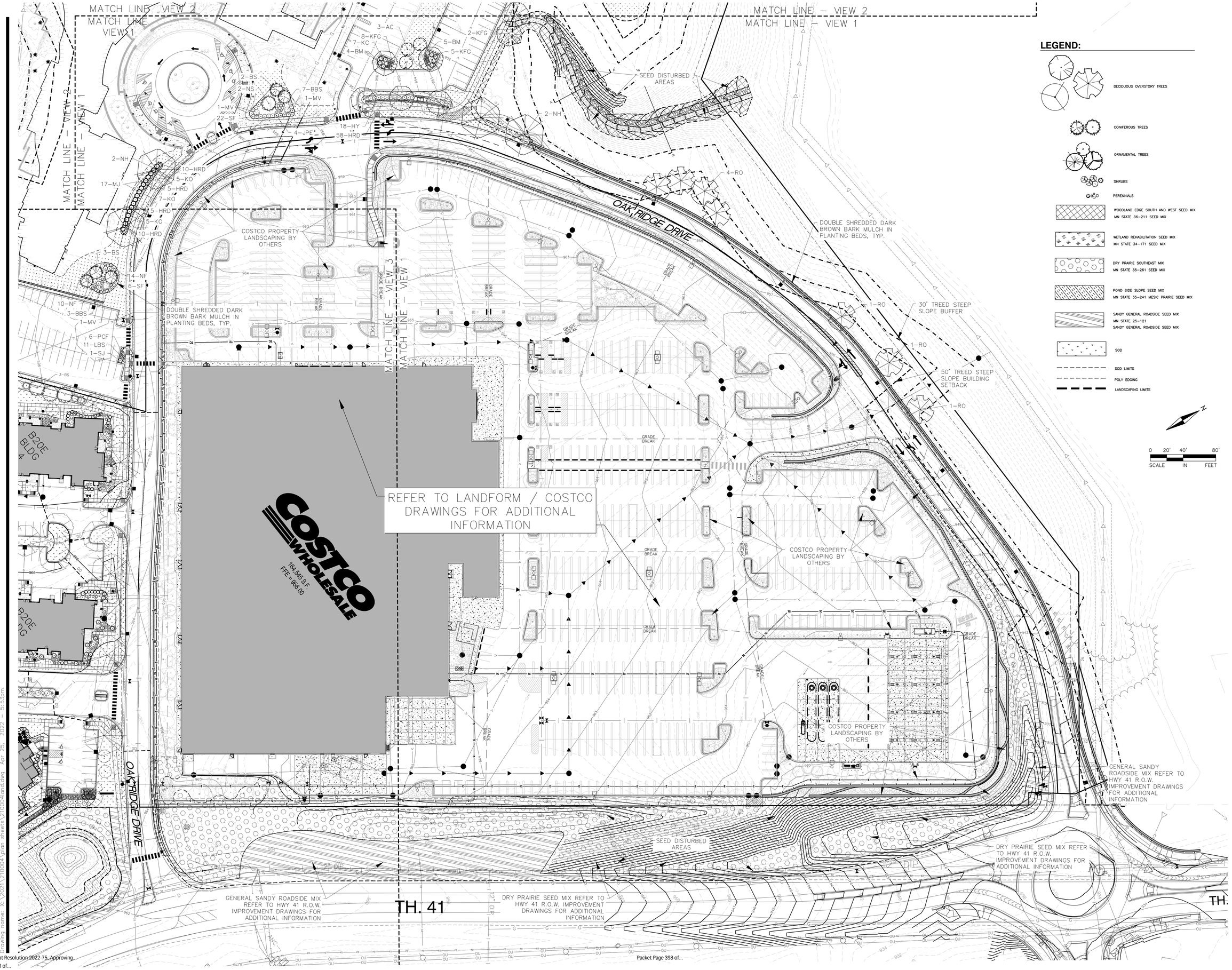
PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

L-2.0

Drawing name: X:\2021\210004\plan sheets\210004land.dwg Apr 25, 2022 - 6:23pm



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LANDSCAPE PLAN - VIEW 1

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MARK KRONBECK PLA, ASLA

4-25-22 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

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PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

L-2.1

Drawing name: X:\2021\210004\plan sheets\210004land.dwg Apr 25, 2022 - 5:53pm



LEGEND:

- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- WOODLAND EDGE SOUTH AND WEST SEED MIX — MN STATE 36–211 SEED MIX
- WETLAND REHABILITATION SEED MIX — MN STATE 34–171 SEED MIX
- DRY PRAIRIE SOUTHEAST MIX — MN STATE 35–261 SEED MIX
- POND SIDE SLOPE SEED MIX — MN STATE 35–241 MESIC PRAIRIE SEED MIX
- SANDY GENERAL ROADSIDE SEED MIX — MN STATE 25–121 SANDY GENERAL ROADSIDE SEED MIX
- SOD
- SOD LIMITS
- POLY EDGING
- LANDSCAPING LIMITS

0 20' 40' 80'
SCALE IN FEET

LANDSCAPE SCHEDULE:

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
8	HL	Skyline Honey Locust	Gleditisia tricanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
12	KC	Kentucky Espresso Coffee Tree	Gymnocladus dioica 'Espresso - JFS'	4" Cal. B&B	Straight Trunk, No V-Crotch
8	NH	New Harmony Elm	Ulmus americana 'New Harmony'	3" Cal. B&B	Straight Trunk, No V-Crotch
3	SH	Sunburst Honeylocust	Gleditisia tricanthos var. inermis 'Suncole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
16	RO	Red Oak	Quercus rubra	3.5" Cal. B&B	Straight Trunk, No V-Crotch
8	WO	White Oak	Quercus alba	4.5" Cal. B&B	Straight Trunk, No V-Crotch
Total					
55					
ORNAMENTAL TREES					
12	AC	Amur Cherry	Prunus maackii	8' Height, B&B	Clump Form
8	MW	Muscle Wood	Carpinus caroliniana	6' Height, B&B	Clump Form
4	RS	Red Splendor Crabapple	Malus 'Red Splendor'	1.5" Cal. B&B	Straight Trunk, No V-Crotch
6	SS	Spring Snow Crabapple	Malus 'Spring Snow'	2" Cal. B&B	Straight Trunk, No V-Crotch
Total					
30					
EVERGREEN TREES					
5	BS	Black Hills Spruce	Picea densata	6' ht. B&B	Full Form
1	NS	Norway Spruce	Picea abies	6' ht. B&B	Full Form
17	SP	Scotch Pine	Pinus sylvestris	12' ht. B&B	Full Form
Total					
23					
SHRUBS					
26	AH	American Hazelnut	Corylus americana	24" Height Cont.	Min. 5 canes at ht. spec.
9	BM	Broadmoor Juniper	Juniperus sabina 'broadmoor'	12" Height Cont	Min. 5 canes at ht. spec.
32	CD	Cardinal Dogwood	Cornus sericea 'Cardinal'	36" Height Cont.	Min. 5 canes at ht. spec.
15	GD	Grey Dogwood	Cornus racemosa	36" Height Cont.	Min. 5 canes at ht. spec.
21	HY	Quickfire Hydrangea	Hydrangea paniculata 'Bulk'	36" Height Cont.	Min. 5 canes at ht. spec.
17	KO	Knockout Rose	Rosa ragusa	18" Height Cont.	Min. 5 canes at ht. spec.
5	ID	Isanti Dogwood	Cornus sericea 'Isanti'	24" Height Cont.	Min. 5 canes at ht. spec.
21	MJ	Mint Julep Juniper	Juniperus chinensis 'Sea Green'	24" Height Cont	Min. 5 canes at ht. spec.
3	MV	Mohican Viburnum	Viburnum lantana 'Mohican'	36" Height Cont.	Min. 5 canes at ht. spec.
26	NF	Neon Flash Spirea	Spirea 'Neon Flash'	18" Height Cont	Min. 5 canes at ht. spec.
18	SF	Showoff Forsythia	Forsythia x intermedia 'Windor'	24" Height Cont.	Min. 5 canes at ht. spec.
42	SJ	Scandia Juniper	Juniperus sabina 'Scandia'	8" Height Cont	Min. 5 canes at ht. spec.
Total					
235					
PERENNIALS & ORNAMENTAL GRASSES					
10	BBS	Big Blue Stem	Andropogon gerardii	1 Gal. Cont.	
81	HRD	Happy Returns Daylily	Hemerocallis 'Happy Returns'	1 Gal. Cont.	
4	JPE	Joepye Weed	Eupatorium maculatum	1 Gal. Cont.	
68	KFG	Karl Foerster Grass	Calamagrostis x acutifolia 'Karl Foerster'	1 Gal. Cont.	
32	LBS	Little Bluestem	Schizachirium scoparium	1 Gal. Cont.	
6	PCF	Purple Coneflower	Echinacea purpurea	1 Gal. Cont.	

LANDSCAPE REQUIREMENTS:

CHASKA LANDSCAPING REQUIREMENTS:
ALL OPEN AREAS OF A LOT WHICH ARE NOT USED AND IMPROVED FOR OFF-STREET PARKING, LOADING AND DRIVING AREAS SHALL BE LANDSCAPED WITH LAWN, GROUND COVER, TREES, SHRUBS, ETC., OR LEFT IN A NATURAL STATE. ANY AREAS LEFT NATURAL SHALL BE KEPT FREE OF LITTER, DEBRIS AND NOXIOUS OR UNSIGHTLY WEEDS. THE FOLLOWING MINIMUM STANDARDS SHALL BE REQUIRED:

OVERSTORY DECIDUOUS TREES ..... 2 1/2 INCH DIAMETER
ORNAMENTAL TREES ..... 1 1/2 INCH DIAMETER
CONIFEROUS TREES ..... 6 FEET TALL
MAJOR SHRUB PLANTING ..... 5 GALLONS

SITES CONTAINING SIGNIFICANT EXISTING TREES WHICH WILL BE RETAINED MAY BE GIVEN A CREDIT AGAINST THE CALIPER INCH TREE REQUIREMENTS. SIGNIFICANT TREES ARE DEFINED AS CONIFEROUS TREES TWELVE (12) FEET OR MORE IN HEIGHT, OVERSTORY DECIDUOUS TREES TEN (10) IN DIAMETER, OR UNDERSTORY DECIDUOUS TREES SIX (6) INCHES OR MORE IN DIAMETER. EXAMPLES OF ACCEPTABLE UNDERSTORY TREES ARE CRABAPPLE, RUSSIAN OLIVE, RIVER BIRCH, AND AMUR MAPLE. THE AMOUNT OF CREDIT WILL BE BASED ON LOCATION AND SIZE AS DETERMINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. CREDIT SHALL NOT BE GIVEN TO DEAD, DAMAGED, OR DISEASED TREES.

IN ORDER TO ACHIEVE LANDSCAPING WHICH IS APPROPRIATE IN SCALE WITH THE SIZE OF A BUILDING SITE, THE MINIMUM NUMBER OF CALIPER INCHES OF OVERSTORY TREES REQUIRED SHALL BE DETERMINED BY DIVIDING THE TOTAL GROSS SQUARE FOOTAGE OF ALL FLOORS OF A BUILDING BY 320. A SINGLE-STORY BUILDING IN EXCESS OF TWENTY-FOUR (24) FEET IN HEIGHT SHALL BE CONSIDERED A TWO-STORY BUILDING FOR THE PURPOSES OF DETERMINING ITS TOTAL GROSS SQUARE FOOTAGE. UNDERSTORY TREES AND SHRUBS. IN ADDITION TO THE REQUIRED NUMBER OF OVERSTORY TREES LISTED ABOVE, A FULL COMPLEMENT OF UNDERSTORY TREES AND SHRUBS SHALL BE PROVIDED TO COMPLETE A QUALITY LANDSCAPE TREATMENT OF THE SITE. A MINIMUM NUMBER OF UNDERSTORY TREES AND SHRUBS ARE REQUIRED AS FOLLOWS: THE NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES; AND THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER

TREE CALCULATIONS:

171,000 GROSS S.F. (HOTEL + CONVENTION CENTER) / 320 S.F. = 534 INCHES REQUIRED

381.5 CALIPER INCHES PROVIDED ON LOT 1. (INCLUDES PROPOSED EVERGREEN TREES)
ADDITIONAL TREES PROVIDED VIA EXISTING TREE CREDIT. SEE L-2.0 FOR LANDSCAPE REQUIREMENTS – OVERALL SUMMARY

REQUIRED TREE SIZING:
60% @ 2.5" CAL. =
10% @ 3" CAL. =
10% @ 3.5" CAL. =
10% @ 4" CAL. =
10% @ 4.5" CAL. =

PROVIDED TREE SIZING:
2.5" CAL. = 25 TREES 27%
3" CAL. = 20 TREES 22%
3.5" CAL. = 16 TREES 17%
4" CAL. = 12 TREES 13%
4.5" CAL. = 25 TREES 21%

25% OF THE TOTAL NUMBER OF OVERSTORY TREES EQUALS THE NUMBER OF REQUIRED ORNAMENTAL TREES REQUIRED ON SITE
78 OVERSTORY TREES PROVIDED ON LOT 1
78 ÷ .25 = 20 ORNAMENTAL TREES REQUIRED
30 ORNAMENTAL TREES PROVIDED ON LOT 1

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LANDSCAPE PLAN - VIEW 2

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

MARK KRONBECK PLA, ASLA

4-25-22 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

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PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

L-2.2

Drawing name: X:\2021\210004\plan sheets\210004land.dwg Apr 25, 2022 - 6:00pm

LEGEND:

- DECIDUOUS OVERSTORY TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- SHRUBS
- PERENNIALS
- WOODLAND EDGE SOUTH AND WEST SEED MIX — MN STATE 36–211 SEED MIX
- WETLAND REHABILITATION SEED MIX — MN STATE 34–171 SEED MIX
- DRY PRAIRIE SOUTHEAST MIX — MN STATE 35–261 SEED MIX
- POND SIDE SLOPE SEED MIX — MN STATE 35–241 MESIC PRAIRIE SEED MIX
- SANDY GENERAL ROADSIDE SEED MIX — MN STATE 25–121 SANDY GENERAL ROADSIDE SEED MIX
- SOD
- SOD LIMITS
- POLY EDGING
- LANDSCAPING LIMITS

LANDSCAPE REQUIREMENTS:

CHASKA LANDSCAPING REQUIREMENTS:
ALL OPEN AREAS OF A LOT WHICH ARE NOT USED AND IMPROVED FOR OFF–STREET PARKING, LOADING AND DRIVING AREAS SHALL BE LANDSCAPED WITH LAWN, GROUND COVER, TREES, SHRUBS, ETC., OR LEFT IN A NATURAL STATE.
ANY AREAS LEFT NATURAL SHALL BE KEPT FREE OF LITTER, DEBRIS AND NOXIOUS OR UNSIGHTLY WEEDS.
THE FOLLOWING MINIMUM STANDARDS SHALL BE REQUIRED:

OVERSTORY DECIDUOUS TREES ..... 2 1/2 INCH DIAMETER
ORNAMENTAL TREES ..... 1 1/2 INCH DIAMETER
CONIFEROUS TREES..... 6 FEET TALL
MAJOR SHRUB PLANTING ..... 5 GALLONS

SITES CONTAINING SIGNIFICANT EXISTING TREES WHICH WILL BE RETAINED MAY BE GIVEN A CREDIT AGAINST THE CALIPER INCH TREE REQUIREMENTS. SIGNIFICANT TREES ARE DEFINED AS CONIFEROUS TREES TWELVE (12) FEET OR MORE IN HEIGHT, OVERSTORY DECIDUOUS TREES TEN (10) IN DIAMETER, OR UNDERSTORY DECIDUOUS TREES SIX (6) INCHES OR MORE IN DIAMETER. EXAMPLES OF ACCEPTABLE UNDERSTORY TREES ARE CRABAPPLE, RUSSIAN OLIVE, RIVER BIRCH, AND AMUR MAPLE. THE AMOUNT OF CREDIT WILL BE BASED ON LOCATION AND SIZE AS DETERMINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. CREDIT SHALL NOT BE GIVEN TO DEAD, DAMAGED, OR DISEASED TREES.

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TREE CALCULATIONS:

336,000 GROSS S.F. (14 MULTIFAMILY BUILDINGS) / 320 S.F. = 1050 CALIPER INCHES
1050 CALIPER INCHES

REQUIRED: 1,050 INCHES

PROVIDED: 712 INCHES PROVIDED
+731 INCHES PRESERVED
1,443 INCHES PROVIDED ON LOT THREE

REQUIRED TREE SIZING:
10% @ 2.5" CAL. = 69 TREES 44.5%
10% @ 3" CAL. = 38 TREES 24.5%
10% @ 3.5" CAL. = 15 TREES 10%
10% @ 4" CAL. = 21 TREES 13.5%
10% @ 4.5" CAL. = 12 TREES 7.5%

PROVIDED TREE SIZING:
2.5" CAL. = 69 TREES 44.5%
3" CAL. = 38 TREES 24.5%
3.5" CAL. = 15 TREES 10%
4" CAL. = 21 TREES 13.5%
4.5" CAL. = 12 TREES 7.5%

25% OF THE TOTAL NUMBER OF OVERSTORY TREES EQUALS THE NUMBER OF REQUIRED ORNAMENTAL TREES REQUIRED ON SITE
155 OVERSTORY TREES PROVIDED ON LOT 3
155 * .25 = 39 ORNAMENTAL TREES REQUIRED
71 ORNAMENTAL TREES PROVIDED ON LOT 3

LANDSCAPE SCHEDULE:

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
3	AS	Autumn Splendor Buckeye	Aesculus x arnoldiana 'Autumn Splendor'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
3	BO	Burr Oak	Quercus macrocarpa	2.5" Cal. B&B	Straight Trunk, No V-Crotch
9	CC	Crimson Spire Oak	Quercus alba x Quercus robur	2.5" Cal. B&B	Straight Trunk, No V-Crotch
7	CH	Common Hackberry	Celtis occidentalis	3.5" Cal. B&B	Straight Trunk, No V-Crotch
10	HL	Skyline Honey Locust	Gleditsia tricanthos var. inermis 'Skycole'	4.5" Cal. B&B	Straight Trunk, No V-Crotch
8	IW	Ironwood	Ostrya virginiana	2.5" Cal. B&B	Straight Trunk, No V-Crotch
18	KC	Kentucky Espresso Coffee Tree	Gymnocladus dioica 'Espresso - JFS"	2.5" Cal. B&B	Straight Trunk, No V-Crotch
11	MW	Muscle Wood	Carpinus caroliniana	8' Height. B&B	Clump Form
4	NH	New Harmony Elm	Ulmus americana 'New Harmony'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
13	PM	Amur Cherry	Prunus Mackii	2.5" Cal. B&B	Clump Form
11	SH	Sunburst Honeylocust	Gleditsia tricanthos var. inermis 'Suncole'	3" Cal. B&B	Straight Trunk, No V-Crotch
16	RO	Red Oak	Quercus rubra	3" Cal. B&B	Straight Trunk, No V-Crotch
21	RM	Red Maple	Acer rubrum 'Jeffersred'	4" Cal. B&B	Straight Trunk, No V-Crotch
8	RRM	Red Maple	Acer rubrum	3.5" Cal. B&B	Straight Trunk, No V-Crotch
11	UM	Unity Maple	Acer saccharum 'Jefcan'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
2	WO	White Oak	Quercus alba	4.5" Cal. B&B	Straight Trunk, No V-Crotch
Total					
155					
ORNAMENTAL TREES					
8	KS	Korean Sun Pear	Pyrus fauriei 'Westwood'	1.5" B&B	Straight Trunk, No V-Crotch
13	PR	Prairie Rose Crabapple	Malus 'Prairie Rose'	1.5" B&B	Straight Trunk, No V-Crotch
3	PS	Pink Spires Crabapple	Malus 'Pink Spires'	1.5" B&B	Straight Trunk, No V-Crotch
22	RS	Red Splendor Crabapple	Malus 'Red Splendor'	1.5" Cal. B&B	Straight Trunk, No V-Crotch
19	SB	Autumn Brilliance Serviceberry	Amelanchier x grandiflola	6' Height. B&B	Clump Form
6	SS	Spring Snow Crabapple	Malus 'Spring Snow'	2" Cal. B&B	Straight Trunk, No V-Crotch
Total					
71					
EVERGREEN TREES					
35	BS	Black Hills Spruce	Picea densata	12' ht. B&B	Full Form
12	NS	Norway Spruce	Picea abies	12' ht. B&B	Full Form
Total					
47					

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
SHRUBS					
35	AB	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	36" Height Cont.	Min. 5 canes at ht. spec.
48	AH	American Hazelnut	Corylus americana	36" Height Cont.	Min. 5 canes at ht. spec.
83	AJN	Autumn Jubilee Ninebark	Physocarpus opulifolius 'Jefam'	36" Height Cont.	Min. 5 canes at ht. spec.
51	BC	Bluechip Juniper	Juniperus horizontalis 'Blue Chip'	12" Height Cont.	Min. 5 canes at ht. spec.
8	CO	Cardinal Dogwood	Cornus sericea 'Cardinal'	36" Height Cont.	Min. 5 canes at ht. spec.
198	DL	Dwarf Bush Honeysuckle	Dierzilla lonicera	24" Height Cont.	Min. 5 canes at ht. spec.
18	DG	Dark Green Arborvitae	Thuja occidentalis 'Dark Green'	8ht. B&B	Similar Form - Hedge
5	GSS	Golden Spirit Smokebush	Cotinus coggygria 'Ancot'	48" Height Cont.	Min. 5 canes at ht. spec.
26	LH	Lime Light Hydrangea	Hydrangea paniculata 'Jane'	36" Height Cont.	Min. 5 canes at ht. spec.
17	QF	Quickfire Hydrangea	Hydrangea paniculata 'Bulk'	36" Height Cont.	Min. 5 canes at ht. spec.
16	IH	Ivory Halo Dogwood	Cornus alba 'Bailhalo'	36" Height Cont.	Min. 5 canes at ht. spec.
111	JB	Buffalo Juniper	Juniperus sabina 'Buffalo'	12" Height Cont.	Min. 5 canes at ht. spec.
127	JJ	Medora Juniper	Juniperus scopulorum 'Medora'	12" Height Cont.	Min. 5 canes at ht. spec.
83	IBC	Iroquois Beauty Chokeberry	Aronia melanocarpa 'Morton'	24" Height Cont.	Min. 5 canes at ht. spec.
35	LCN	Lemon Candy Ninebark	Physocarpus opulifolius 'Podaras 3'	24" Height Cont.	Min. 5 canes at ht. spec.
28	MAF	Fatherg ill a major 'Mount Airy'	Fatherg ill a major 'Mount Airy'	24" Height Cont.	Min. 5 canes at ht. spec.
18	MHV	Mohican Viburnum	Viburnum lantana 'Mohican'	48" Height Cont.	Min. 5 canes at ht. spec.
665	MJ	Mint Julep Juniper	Juniperus chinensis 'Sea Green'	24" Height Cont.	Min. 5 canes at ht. spec.
100	NFS	Neon Flash Spirea	Spirea 'Neon Flash'	18" Height Cont.	Min. 5 canes at ht. spec.
80	NJT	New Jersy Tea	Ceanothus americanus	12" Height Cont.	Min. 5 canes at ht. spec.
6	RA	Rushmore Arborvitae	Thuja occidentalis 'Rushmore'	48" Height Cont.	Fukl l Form
101	RR	Foxi Pavement Rose	Rosa 'UHLater'	12" Height Cont.	Min. 5 canes at ht. spec.
23	SBW	Sonic Boom Wigela	Weigela florida 'Bokrasopin'	36" Height Cont.	Min. 5 canes at ht. spec.
20	SSC	Sixteen Candles Clethra	Clethra alnifolia 'Sixteen Candles'	12" Height Cont.	Min. 5 canes at ht. spec.
95	TTC	Toms Thumb Cottoneaster	Cotoneaster apiculatus 'Tom Thumb'	8" Height Cont.	Min. 5 canes at ht. spec.
Total					
1997					
PERENNIALS & ORNAMENTAL GRASSES					
75	BAP	False Indigo	Baptisia australis	1 Gal. Cont.	
17	JPW	Joepye Weed	Eupatorium maculatum	1 Gal. Cont.	
78	HFG	Hameln Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 Gal. Cont.	
164	KFG	Karl Foerster Grass	Calamagrostis x acutifolia 'Karl Foerster'	3 Gal. Cont.	
493	LBS	Little Bluestem	Schizachirium scoparium	1 Gal. Cont.	
707	PDS	Prairie Dropseed	Sporobolus haterolepis	1 Gal. Cont.	
31	SNI	Indian Grass	Sorghastrum nutans	3 Gal. Cont.	
30	SSD	Stella Supreme Daylily	Hemerocalis 'Stella Supreme'	1 Gal. Cont.	
92	WCE	Winter Creeper Euonymus	Euonymus fortunei 'Colorata	1 Gal. Cont.	

NOTE: PERENNIALS TO BE DIVERSIFIED IN THE FUTURE FOR ADDITIONAL SEASONAL INTEREST



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CHASKA, MN

LANDSCAPE PLAN - VIEW 3

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

MARK KRONBECK PLA, ASLA

4–25–22 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9–7–21	PUD RESUBMITTAL
9–30–21	PROGRESS
10–11–21	PUD RESUBMITTAL
10–25–21	CITY COMMENTS
10–26–21	CITY COMMENTS
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3–28–22	CONSTRUCTION DOCUMENTS
4–25–22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221–0004

L-2.3

Drawing name: K:\2021\210004\plan sheet\210004land.dwg Apr 25, 2022 – 6:08pm

LANDSCAPE NOTES

1. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND TO AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
2. INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SHRUB AREAS. FINE GRADE ALL SOD AREAS. INSTALL 12" PLANTING (TOP) SOIL TO ALL ANNUAL/PERENNIAL AREAS.
3. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
4. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER ON THE PLAN, TO BE BED MULCHED WITH 4" DEPTH OF HARDWOOD MULCH, NATURAL COLOR, OVER FILTER FABRIC, POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED.
5. ALL MULCH AND ROCK (BOULDERS, COBBLESTONE, ETC) TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
7. PLANTING SOIL SHALL BE 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND. SEE FILTRATION BASIN DETAILS & NOTES FOR SOIL WITHIN FILTRATION BASIN AREAS.
8. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
10. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
11. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
12. COORDINATE LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
13. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
14. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS DAILY.
15. SUPPLY DESIGN AND INSTALLATION FOR NEW IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINBIRD OR APPROVED EQUAL. COORDINATE INSTALLATION WITH G.C. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. PROVIDE RAIN SENSOR. BOULEVARDS TO BE SODDED AND IRRIGATED.
16. IF DISTURBED, WETLAND SETBACKS OR OTHER NATURAL AREAS SHALL BE RESTORED WITH NATIVES.

SEEDING NOTES

FILTRATION BASIN NATIVE SEED MIX: MN STATE SEED MIX 33-262 (DRY SWALE/POND MIX). SEEDING RATE TO BE 44 LBS/ACRE.

WET PRAIRIE NATIVE SEED MIX: MN STATE SEED MIX 35-262 (WET PRAIRIE MIX). SEEDING RATE TO BE 14.5 LBS/ACRE (PURE LIVE SEED).

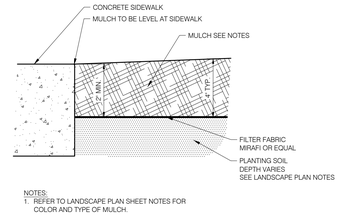
GRASS SEED MIX: MN STATE SEED MIX 25-131 (LOW MAINTENANCE TURF MIX). SEEDING RATE TO BE 220 LBS/ACRE.

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 1 – JUNE 30 OR NOV. 1 – FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

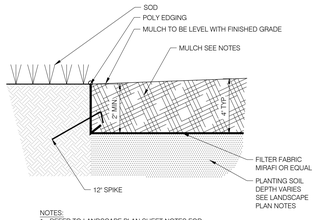
MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED (UNLESS OTHERWISE SPECIFIED) WHENEVER 70% VEGETATIVE COVER IS NOT 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. REFER TO O&M DOCUMENT FOR FURTHER DETAILS REGARDING INSPECTION AND MAINTENANCE PRACTICES.



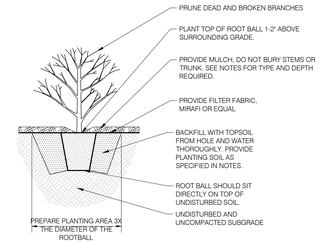
NOTES:
1. REFER TO LANDSCAPE PLAN SHEET NOTES FOR COLOR AND TYPE OF MULCH.

1 L-3.0 MULCH AT SIDEWALK
NOT TO SCALE

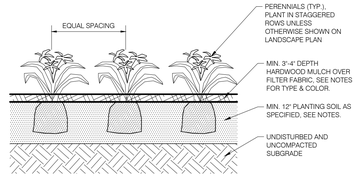


NOTES:
1. REFER TO LANDSCAPE PLAN SHEET NOTES FOR COLOR AND TYPE OF MULCH.

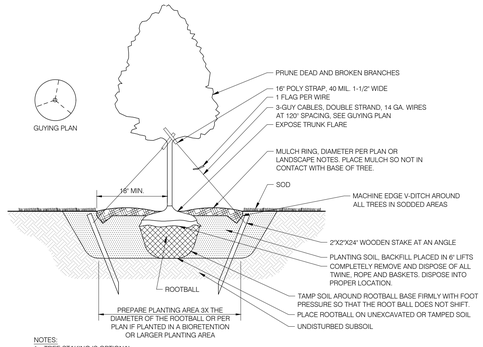
2 L-3.0 MULCH AT SOD
NOT TO SCALE



3 L-3.0 SHRUB PLANTING
NOT TO SCALE



4 L-3.0 PERENNIAL PLANTING
NOT TO SCALE



NOTES:
1. TREE STAKING IS OPTIONAL.
2. DO NOT PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES.
3. FOR TREES IN CONTAINERS, REMOVE CONTAINER PRIOR TO PLANTING. FOR BARE ROOT TREES, PLACE TREE IN MIDDLE OF PLANTING HOLE, SPREAD ROOTS OUT RADIALLY FROM THE TRUNK AROUND THE PREPARED HOLE.

5 L-2.0 TREE PLANTING
NOT TO SCALE

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CHASKA, MN

LANDSCAPE DETAILS

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

MARK KRONBECK PLA, ASLA

4-25-22 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9-7-21	PUD RESUBMITTAL
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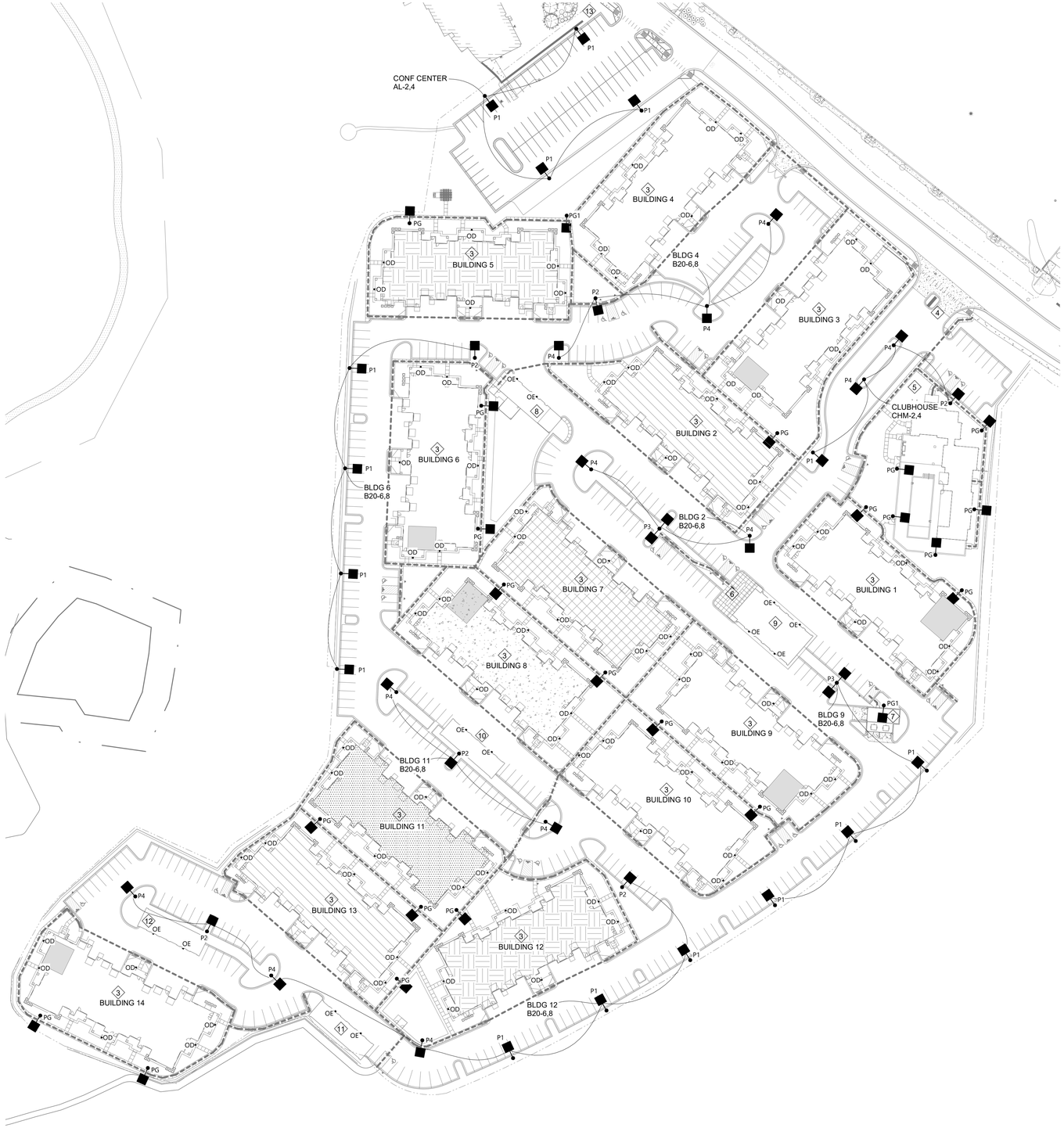
3-28-22	CONSTRUCTION DOCUMENTS
4-25-22	CITY & COUNTY COMMENTS

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 221-0004

L-3.0

Drawing name: X:\2021\210004\plan sheets\210004land.dwg Apr 25, 2022 - 6:09pm



1 ELECTRICAL SITE PLAN - VIEW 1
1" = 60'-0"

PLAN NORTH

TRUE NORTH

GENERAL NOTES:

A. VERIFY VOLTAGE DROP DOES NOT EXCEED 3% BASED ON ACTUAL CONDUCTOR ROUTING.

B. ALL SITE POLES TO BE MOUNTED AT 25'-0" AFG.

C. ALL PEDESTRIAN POLES TYPE PG TO BE MOUNTED AT 15'-0" AFG

D. ALL PEDESTRIAN POLES TYPE PG1 TO BE MOUNTED AT 15'-0" AFG

E. ALL WALL MOUNTED FIXTURES TYPE OC TO BE MOUNTED AT 10'-0" AFG

F. ALL WALL MOUNTED FIXTURES TYPE OD TO BE MOUNTED AT 10'-0" AFG

G. ALL WALL MOUNTED FIXTURES TYPE OE TO BE MOUNTED AT 9'-5" AFG.

H. REFER TO ARCHITECTURAL SITE PLAN FOR LOCATION OF UTILITY TRANSFORMERS AND BUILDING SERVICE LOCATIONS.

PLAN NOTES: (#)

1. PEDESTRIAN SITE POLE TO BE OFFSET A MINIMMUM OF 15'-0" FROM PROPERTY LINE.
2. SITE POLE TO BE OFFSET A MINIMUM OF 22'-0" FROM PROPERTY LINE.
3. BUILDING MOUNTING LIGHTING SHALL BE SUPPLIED BY THE HOUSE PANEL FOR THAT BUILDING. SEE BUILDING PLANS FOR CIRCUITS
4. COORDINATE EXACT REQUIREMENTS OF BUILDING MONUMENT SIGN WITH VENDOR PRIOR TO INSTALLATION. PROVIDE A GFI WEATHERPROOF RECEPTACLE AT MONUMENT SIGN FOR SEASONAL LIGHTING. REFER TO CLUBHOUSE DRAWINGS FOR MORE INFORMATION. UTILIZE CIRCUITS CHM 8 AND 10.
5. PROVIDE (3) TYPE "OF" FLOODLIGHTS PER FLAGPOLE. FIXTURES TO BE FED FROM CIRCUIT CHM-6. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE INFORMATION.
6. MAIL KIOSK, REFER TO MAIL KIOSK DRAWING FOR ELECTRICAL REQUIREMENTS.
7. TRASH ENCLOSURE, REFER TO TRASH ENCLOSURE DRAWINGS FOR ELECTRICAL REQUIREMENTS.
8. GROUNDS/MAINTENANCE BUILDING, REFER TO GROUNDS BUILDING DRAWINGS FOR ELECTRICAL REQUIREMENTS.
9. GARAGE SUPPLIED FROM BUILDING #1.
10. GARAGE SUPPLIED FROM BUILDING #11.
11. GARAGE SUPPLIED FROM BUILDING #14.
12. GARAGE SUPPLIED FROM BUILDING #13.
13. APPROXIMATE LOCATION OF ELECTRICAL SERVICE FOR AUXILIARY LOT. REFER TO DETAIL 2 ON E601S.

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
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MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

RING & DUCHATEAU
17400 West Capitol Drive, Brookfield, WI 53045
301 South Blount Street, Suite 101 - Madison, WI 53703
Phone: 414.778.1700 / Fax: 414.778.2360 / r-d@ringdu.com

THIS BAR IS 1" LONG.
IF IT MEASURES ANYTHING OTHER THAN 1"
ADJUST SCALE ACCORDINGLY.
R&D Project No.: 221181.00

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
03/28/2022

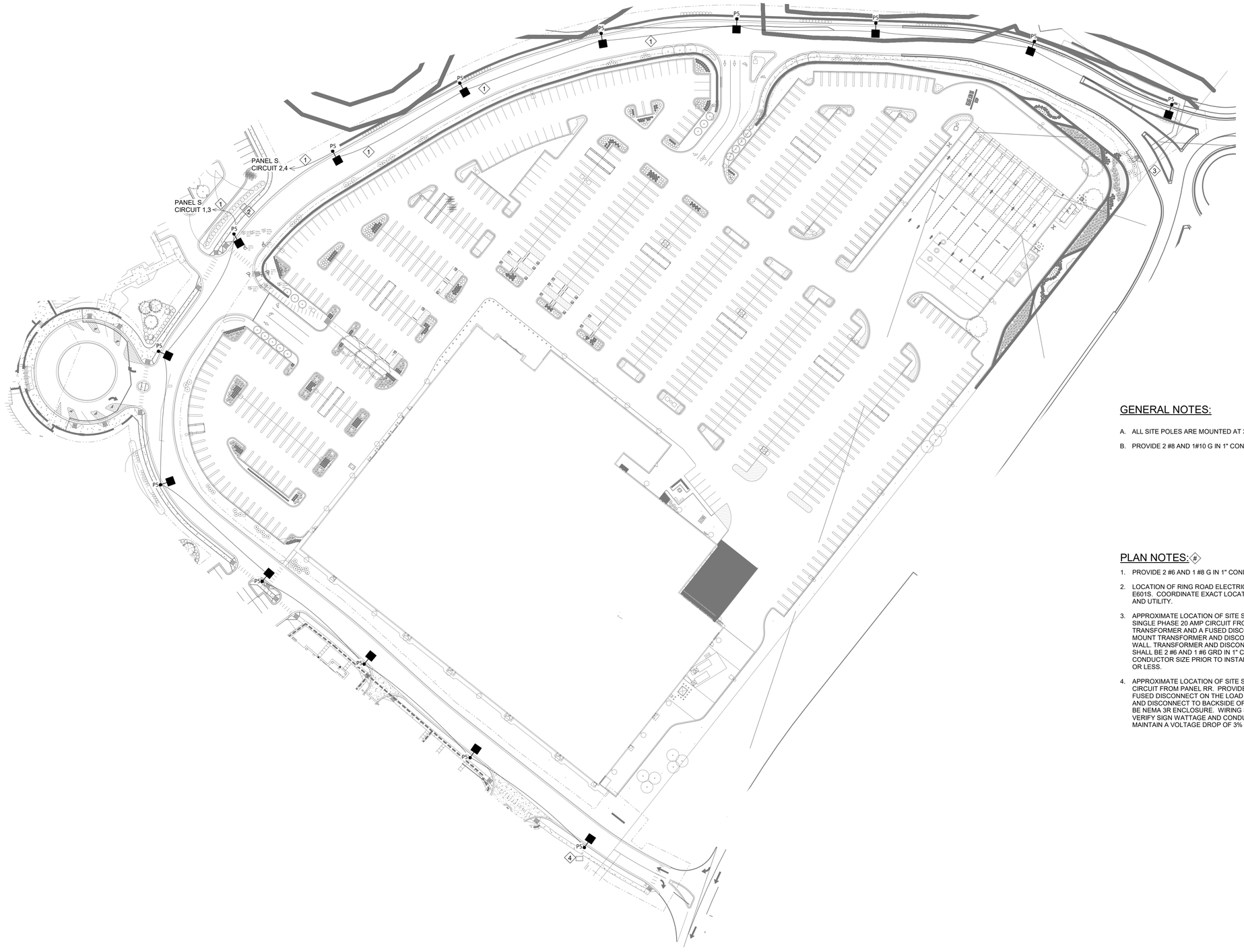
SPRINGS AT McKNIGHT LAKE
NORTH CHESNUT STREET & OAKRIDGE DRIVE,
CHASKA, MINNESOTA 55218

Project No.
221001.06

Sheet Title
ELECTRICAL SITE PLAN - VIEW 1

Sheet No.
E100S

4/15/2022 8:50:10 AM



GENERAL NOTES:

A. ALL SITE POLES ARE MOUNTED AT 30'-0" AFG.

B. PROVIDE 2 #8 AND 1#10 G IN 1" CONDUIT UNLESS NOTED OTHERWISE.

PLAN NOTES: (4)

1. PROVIDE 2 #6 AND 1 #8 G IN 1" CONDUIT.
2. LOCATION OF RING ROAD ELECTRICAL SERVICE. REFER TO DETAIL 1 ON DRAWING E601S. COORDINATE EXACT LOCATION OF SERVICE EQUIPMENT WITH ARCHITECT AND UTILITY.
3. APPROXIMATE LOCATION OF SITE SIGN ON RETAINING WALL. PROVIDE A 240VOLT SINGLE PHASE 20 AMP CIRCUIT FROM PANEL RR. PROVIDE A 240 VOLT TO 120VOLT TRANSFORMER AND A FUSED DISCONNECT ON THE LOAD SIDE OF TRANSFORMER. MOUNT TRANSFORMER AND DISCONNECT TO RETAINING WALL. PAINT TO MATCH WALL. TRANSFORMER AND DISCONNECT SHALL BE NEMA 3R ENCLOSURE. WIRING SHALL BE 2 #6 AND 1 #6 GRD IN 1" CONDUIT. VERIFY SING WATTAGE AND CONDUCTOR SIZE PRIOR TO INSTALLATION TO MAINTAIN A VOLTAGE DROP OF 3% OR LESS.
4. APPROXIMATE LOCATION OF SITE SIGN. PROVIDE A 240VOLT SINGLE PHASE 20 AMP CIRCUIT FROM PANEL RR. PROVIDE A 240 VOLT TO 120VOLT TRANSFORMER AND A FUSED DISCONNECT ON THE LOAD SIDE OF TRANSFORMER. MOUNT TRANSFORMER AND DISCONNECT TO BACKSIDE OF SIGN. TRANSFORMER AND DISCONNECT SHALL BE NEMA 3R ENCLOSURE. WIRING SHALL BE 2 #6 AND 1 #6 GRD IN 1" CONDUIT. VERIFY SIGN WATTAGE AND CONDUCTOR SIZE PRIOR TO INSTALLATION TO MAINTAIN A VOLTAGE DROP OF 3% OR LESS.

(1) ELECTRICAL SITE PLAN - VIEW 2
1" = 60'-0"

PLAN NORTH | TRUE NORTH

4/15/2022 12:30:36 AM

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

RING & DUCHATEAU
17400 West Capitol Drive, Brookfield, WI 53045
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THIS BAR IS 1" LONG.
IF IT MEASURES ANYTHING OTHER THAN 1"
ADJUST SCALE ACCORDINGLY.
R&D Project No.: 221181.00

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
03/28/2022

SPRINGS AT McKNIGHT LAKE
NORTH CHESNUT STREET & OAKRIDGE DRIVE,
CHASKA, MINNESOTA 55218

Project No.
221001.06

Sheet Title
ELECTRICAL SITE PLAN - VIEW 2

Sheet No.
E101S

GENERAL NOTES:

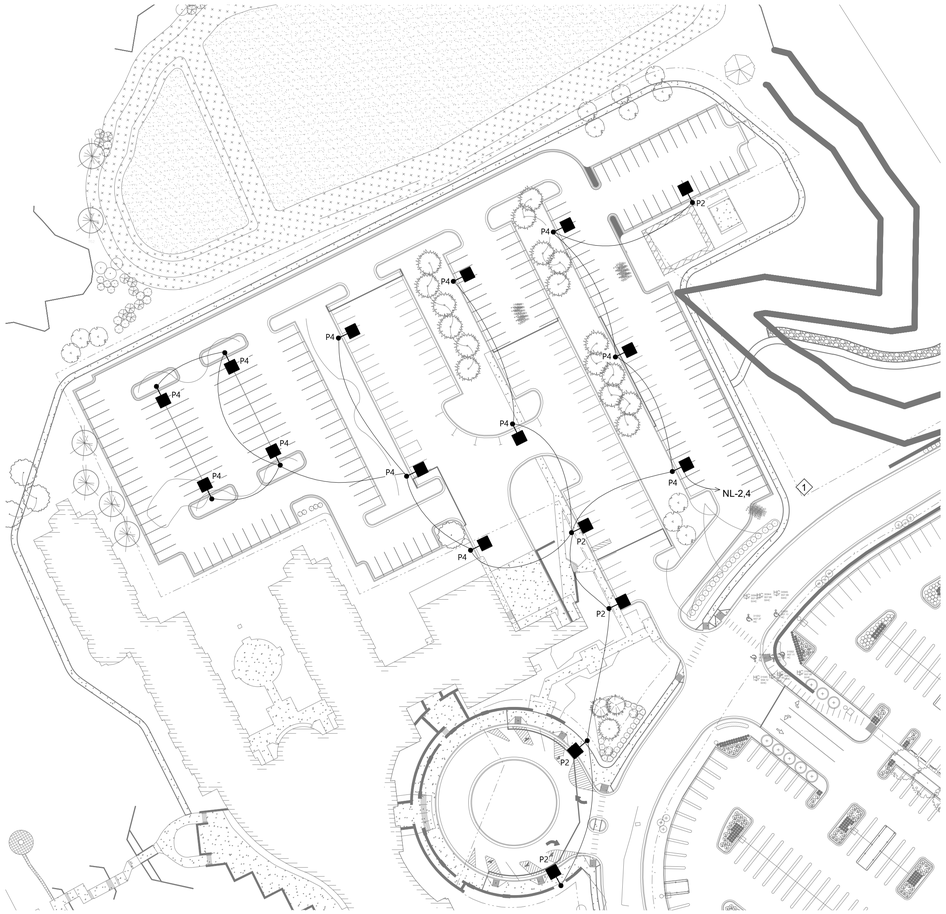
A. ALL SITE POLES ARE MOUNTED AT 25'-0" AFG.

B. WIRING SHALL BE 2 #10 AND 1 #10 GRD IN 1" CONDUITS.

C. VERIFY VOLTAGE DROP DOES NOT EXCEED 3% BASED ON ACTUAL CONDUCTOR ROUTING.

PLAN NOTES: (#)

1. APPROXIMATE LOCATION OF ELECTRICAL SERVICE FOR NORTH LOTS. REFER TO DETAIL 3 ON E601S.



1 ELECTRICAL SITE PLAN - VIEW 3
1" = 60'-0"

PLAN NORTH

TRUE NORTH

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

RING & DUCHATEAU
17400 West Capitol Drive, Brookfield, WI 53045
301 South Blount Street, Suite 101 - Madison, WI 53703
Phone: 414.778.1700 / Fax: 414.778.2360 / r-d@ringdu.com

THIS BAR IS 1" LONG.
IF IT MEASURES ANYTHING OTHER THAN 1"
ADJUST SCALE ACCORDINGLY.
R&D Project No.: 221181.00

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
03/28/2022

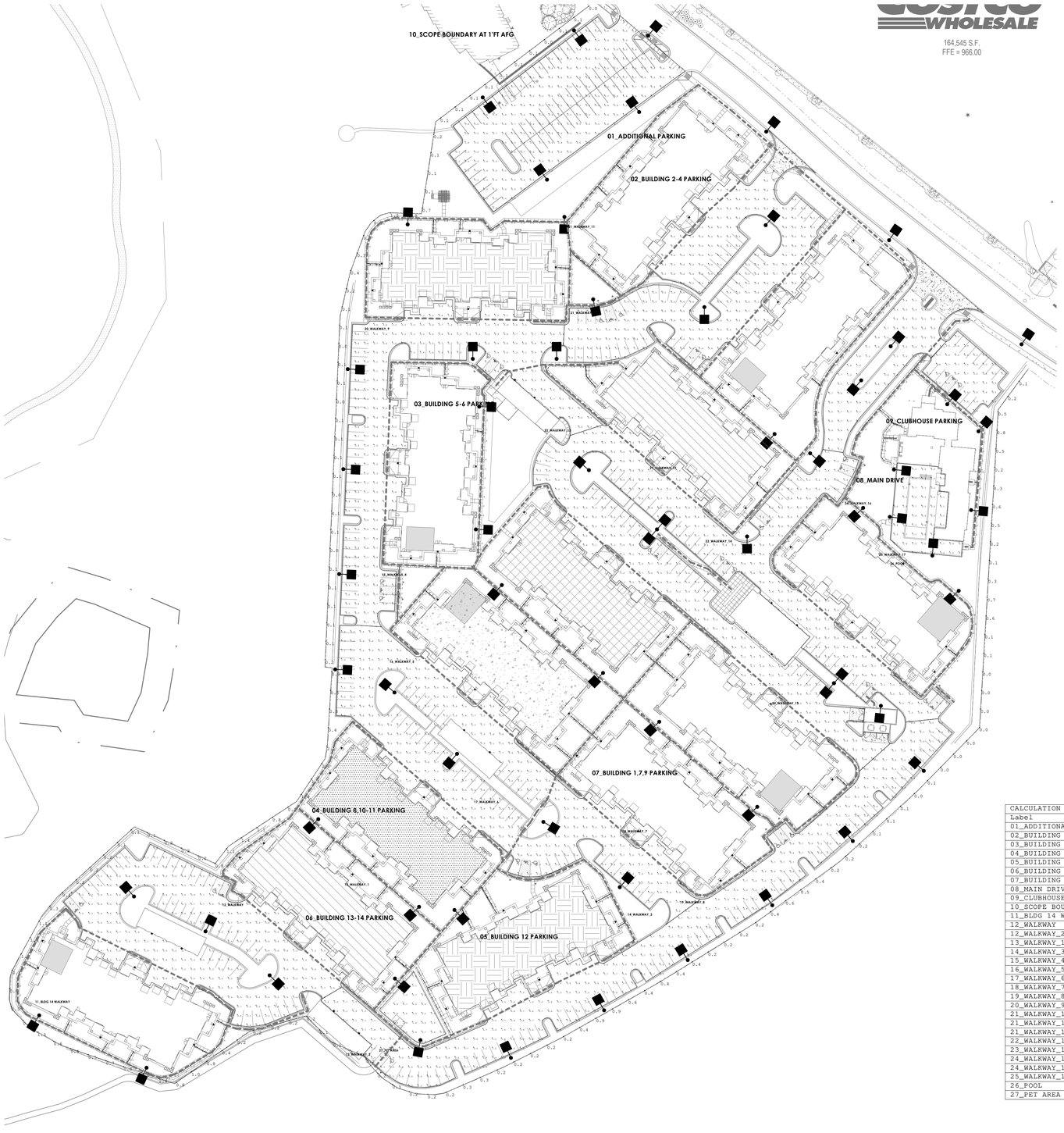
SPRINGS AT McKNIGHT LAKE
NORTH CHESNUT STREET & OAKRIDGE DRIVE,
CHASKA, MINNESOTA 55218

Project No.
221001.06

Sheet Title
ELECTRICAL SITE PLAN - VIEW 3

Sheet No.
E103S

4/14/2022 11:09:33 PM



1 ELECTRICAL PHOTOMETRIC PLAN - VIEW 1
1" = 60'-0"

PLAN NORTH

TRUE NORTH

GENERAL NOTES:

A. ALL SITE LIGHTING POLES ARE MOUNTED AT 25'-0" AFG.

B. ALL PEDESTRIAN POLES ARE MOUNTED AT 15'-0" AFG.

C. ALL BUILDING MOUNTED LIGHTING SHOWN ON SHEET E100S IS INCLUDED IN THIS PHOTOMETRIC CALCULATION.

D. THE RESULTS OF THIS STUDY ARE TO BE VIEWED ONLY AS AN INDICATION OF POSSIBLE PERFORMANCE. DUE TO VARIATIONS IN LED BOARDS, DRIVERS, MANUFACTURING, LINE VOLTAGE, AND SITE CONDITIONS, A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THIS ANALYSIS.

E. CALCULATION IS MODELED USING A LIGHT LOSS FACTOR OF .85 TO INDICATE MAINTAINED ILLUMINANCE VALUES.

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01_ADDITIONAL PARKING	Illuminance	Fc	0.58	1.1	0.2	2.90	5.50
02_BUILDING 2-4 PARKING	Illuminance	Fc	0.60	2.2	0.1	6.00	22.00
03_BUILDING 5-6 PARKING	Illuminance	Fc	0.89	4.0	0.3	2.97	13.33
04_BUILDING 8,10-11 PARKING	Illuminance	Fc	0.71	3.7	0.1	7.10	37.00
05_BUILDING 12 PARKING	Illuminance	Fc	0.87	3.8	0.2	4.35	19.00
06_BUILDING 13-14 PARKING	Illuminance	Fc	0.65	3.7	0.2	3.25	18.50
07_BUILDING 1,7,9 PARKING	Illuminance	Fc	0.83	3.6	0.1	8.30	36.00
08_MAIN DRIVE	Illuminance	Fc	0.67	1.8	0.1	6.70	18.00
09_CLUBHOUSE PARKING	Illuminance	Fc	0.68	1.6	0.2	3.40	8.00
10_SCOPE BOUNDARY AT 1'FT AFG	Illuminance	Fc	0.42	4.0	0.0	N.A.	N.A.
11_BLDG 14 WALKWAY	Illuminance	Fc	1.74	5.3	0.2	8.70	26.50
12_WALKWAY	Illuminance	Fc	1.50	3.1	0.4	3.75	7.75
12_WALKWAY_2	Illuminance	Fc	1.26	4.9	0.2	6.30	24.50
13_WALKWAY_1	Illuminance	Fc	2.10	5.1	0.5	4.20	10.20
14_WALKWAY_3	Illuminance	Fc	1.16	3.4	0.2	5.80	17.00
15_WALKWAY_4	Illuminance	Fc	1.85	5.3	0.4	4.63	13.25
16_WALKWAY_5	Illuminance	Fc	1.39	3.0	0.3	4.63	10.00
17_WALKWAY_6	Illuminance	Fc	1.80	4.7	0.3	6.00	15.67
18_WALKWAY_7	Illuminance	Fc	1.81	4.7	0.3	6.03	15.67
19_WALKWAY_8	Illuminance	Fc	1.57	3.8	0.3	5.23	12.67
20_WALKWAY_9	Illuminance	Fc	1.75	4.8	0.2	8.75	24.00
21_WALKWAY_10	Illuminance	Fc	1.87	3.0	0.2	9.35	15.00
21_WALKWAY_11	Illuminance	Fc	0.85	4.3	0.0	N.A.	N.A.
21_WALKWAY_12	Illuminance	Fc	1.54	5.1	0.2	7.70	25.50
22_WALKWAY_13	Illuminance	Fc	1.37	3.1	0.3	4.57	10.33
23_WALKWAY_14	Illuminance	Fc	1.75	3.2	0.7	2.50	4.57
24_WALKWAY_15	Illuminance	Fc	2.02	5.5	0.4	5.05	13.75
24_WALKWAY_16	Illuminance	Fc	1.08	3.4	0.5	2.16	6.80
25_WALKWAY_17	Illuminance	Fc	1.81	4.7	0.6	3.02	7.83
26_POOL	Illuminance	Fc	1.37	5.6	0.1	13.70	56.00
27_PET AREA	Illuminance	Fc	0.75	2.8	0.4	1.88	7.00

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Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
03/28/2022

SPRINGS AT McKNIGHT LAKE
NORTH CHESNUT STREET & OAKRIDGE DRIVE,
CHASKA, MINNESOTA 55218

Project No.
221001.06

Sheet Title
ELECTRICAL PHOTOMETRIC PLAN - VIEW 1

Sheet No.
E201S

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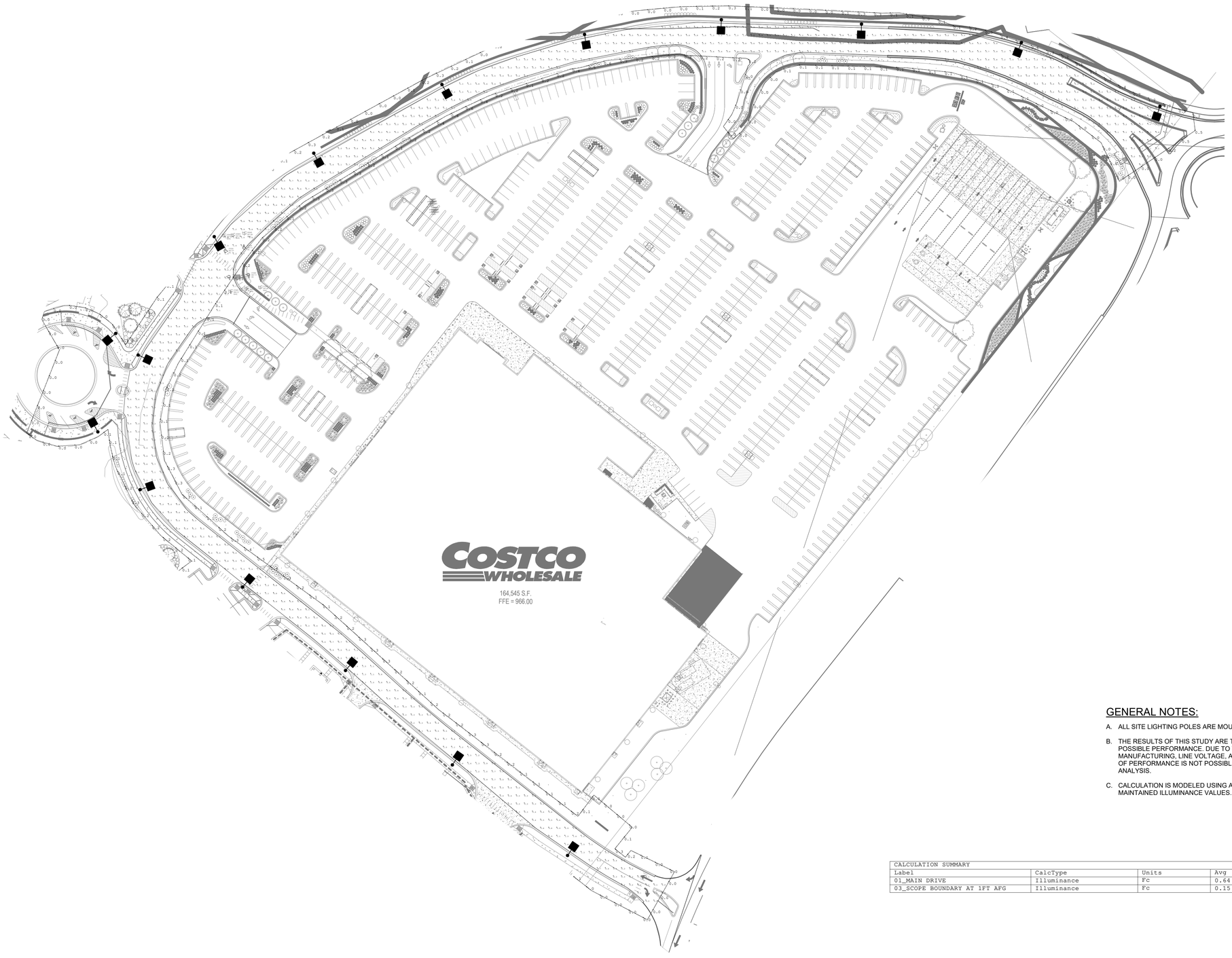

1 ELECTRICAL PHOTOMETRIC PLAN - VIEW 2
1" = 60'-0"

GENERAL NOTES:

A. ALL SITE LIGHTING POLES ARE MOUNTED AT 30'-0" AFG.

B. THE RESULTS OF THIS STUDY ARE TO BE VIEWED ONLY AS AN INDICATION OF POSSIBLE PERFORMANCE. DUE TO VARIATIONS IN LED BOARDS, DRIVERS, MANUFACTURING, LINE VOLTAGE, AND SITE CONDITIONS, A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THIS ANALYSIS.

C. CALCULATION IS MODELED USING A LIGHT LOSS FACTOR OF .85 TO INDICATE MAINTAINED ILLUMINANCE VALUES.

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01_MAIN DRIVE	Illuminance	Fc	0.64	1.6	0.0	N.A.	N.A.
03_SCOPE BOUNDARY AT 1FT AFG	Illuminance	Fc	0.15	1.2	0.0	N.A.	N.A.

PLAN NORTH

TRUE NORTH

4/15/2022 12:30:37 AM

CONTINENTAL PROPERTIES
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R&D Project No.: 221181.00

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
03/28/2022

SPRINGS AT McKNIGHT LAKE
NORTH CHESNUT STREET & OAKRIDGE DRIVE,
CHASKA, MINNESOTA 55218

Project No.
221001.06

Sheet Title
ELECTRICAL PHOTOMETRIC PLAN - VIEW 2

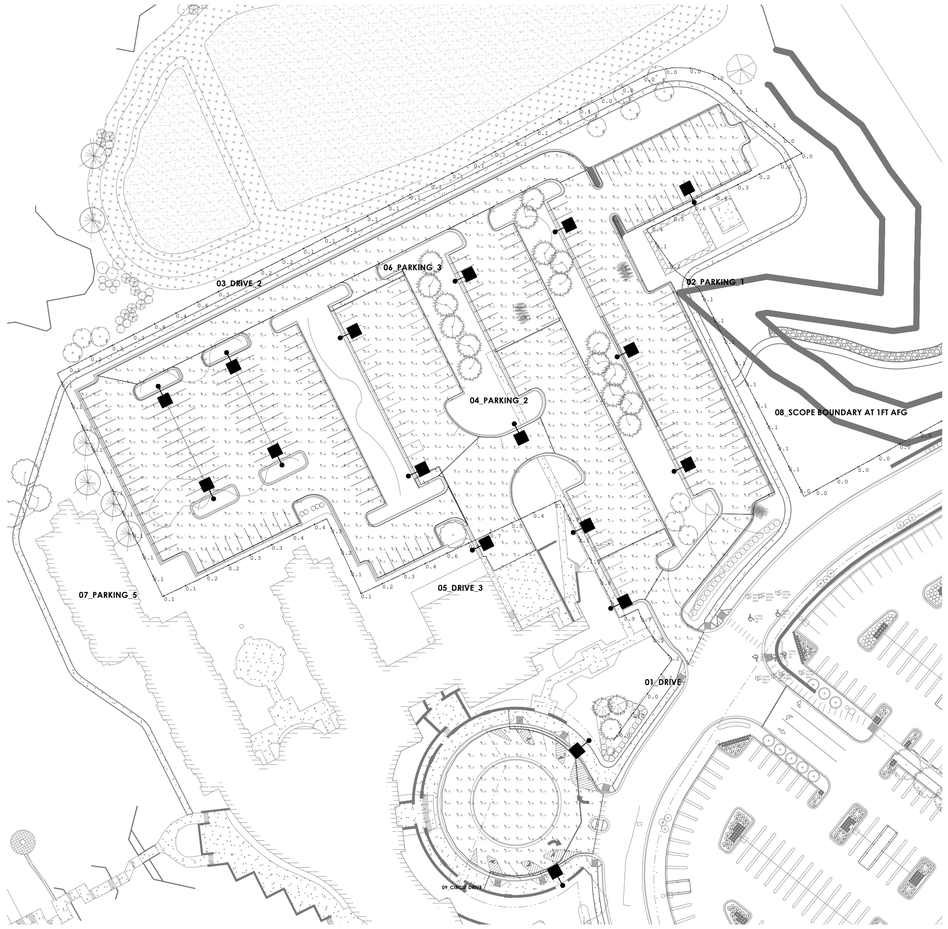
Sheet No.
E202S

GENERAL NOTES:

A. ALL SITE LIGHTING POLES ARE MOUNTED AT 25'-0" AFG.

B. THE RESULTS OF THIS STUDY ARE TO BE VIEWED ONLY AS AN INDICATION OF POSSIBLE PERFORMANCE. DUE TO VARIATIONS IN LED BOARDS, DRIVERS, MANUFACTURING, LINE VOLTAGE, AND SITE CONDITIONS, A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THIS ANALYSIS.

C. CALCULATION IS MODELED USING A LIGHT LOSS FACTOR OF .85 TO INDICATE MAINTAINED ILLUMINANCE VALUES.



1 ELECTRICAL PHOTOMETRIC PLAN - VIEW 3
1" = 60'-0"

PLAN NORTH

TRUE NORTH

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01_DRIVE	Illuminance	Fc	0.34	0.9	0.1	3.40	9.00
02_PARKING_1	Illuminance	Fc	0.41	1.0	0.1	4.10	10.00
03_DRIVE_2	Illuminance	Fc	0.39	0.8	0.2	1.95	4.00
04_PARKING_2	Illuminance	Fc	0.61	1.1	0.4	1.53	2.75
05_DRIVE_3	Illuminance	Fc	0.63	0.9	0.4	1.58	2.25
06_PARKING_3	Illuminance	Fc	0.48	0.8	0.3	1.60	2.67
07_PARKING_5	Illuminance	Fc	0.57	1.0	0.2	2.85	5.00
08_SCOPE BOUNDARY AT 1FT AFG	Illuminance	Fc	0.22	1.1	0.0	N.A.	N.A.
09_CIRCLE DRIVE	Illuminance	Fc	0.31	0.9	0.0	N.A.	N.A.

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Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
03/28/2022

SPRINGS AT McKNIGHT LAKE
NORTH CHESNUT STREET & OAKRIDGE DRIVE,
CHASKA, MINNESOTA 55218

Project No.
221001.06

Sheet Title
ELECTRICAL PHOTOMETRIC PLAN - VIEW 3

Sheet No.
E203S

4/14/2022 11:53:59 PM

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail / Prevail XL Discrete LED

Area / Site Luminaire

Product Features

LumeGen Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 7,500 - 41,000 nominal lumens (50W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

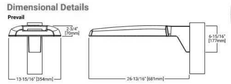
Product Certifications

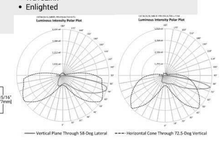
Connected Systems

- WaveLinx
- Enlighted

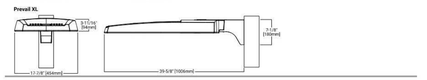
Dimensional Details

Prevail





Prevail XL



FIXTURES "A" AND "B" AND "E"

Lumark

PRV / PRV-XL Prevail Discrete

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1,2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
PRV=Prevail	Configuration	Drive Current*	740=70CRI, 4000K 730=70CRI, 3000K 735=70CRI, 3500K 750=70CRI, 5000K	U=Universal, 120-277V H=High Voltage, 347-480V 1=347V 4=480V *	T2R=Type II Roadway T2S=Type II Offset T3=Type III T4W=Type IV Wide SWD=Type V Square Wide	[Blank]=Standard Versatile Arm WA=Mast Arm WM=Wall Mount Arm	AP=Gloss BK=Black BZ=Bronze DP=Dark Platinum GM=Graphite Metallic WH=White
PRV-XL=Prevail XL	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	A=740mA Nominal B=1050mA Nominal					
	PA3=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles						

Options (Add as Suffix)	Accessories (Order Separately) [1]
10K=10kV UL 1449 Fused Surge Protective Device **20MSP**=20kV MOV Surge Protective Device **HA**=50°C High Ambient Temperature **NA**=35°C High Ambient Temperature **HSS**=House Side Shield (Factory Installed) [4] **LRO**=Optics Rotated 90° Left **RRO**=Optics Rotated 90° Right **PE**=NEMA 7-Pin Photocontrol Receptacle [4] **PEC**=NEMA 7-PIN Twistlock Photocontrol Receptacle [4] **SPD1**=Dimming Occupancy Sensor with Bluetooth Interface, 18' Mounting [5] **SPD2**=Dimming Occupancy Sensor with Bluetooth Interface, 20' - 40' Mounting [5] **SPD4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [5] **MSDIM-L08**=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [3,4,5] **MSDIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [3,4,5] **MSDIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [3,4,5] **MS-L08**=Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height [3,4,5] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [3,4,5] **MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [3,4,5] **ZW**=Wireless enabled 4 PIN Twistlock Receptacle [3,4,5,7] **ZW**=Wireless enabled 4 PIN Twistlock Receptacle [3,4,5,7] **SMPD4ICE**=Wireless Wireless Sensor, 7' - 15' Mounting Height [3,4,5,11,12] **LMS-L08**=Enlighted Wireless Sensor, Wide Lens for 8' - 15' Mounting Height [3,4,5] **LMS-L20**=Enlighted Wireless Sensor, Wide Lens for 9' - 20' Mounting Height [3,4,5] **LMS-L40**=Enlighted Wireless Sensor, Narrow Lens for 10' - 40' Mounting Height [3,4,5] **(See Table Below)**=LumenSafe Integrated Network Security Camera [3,4,5] **CD**=Coastal Construction [6]	**PRVWM-EX**=Wall Mount Kit [8] **PRVAA-EX**=Mast Arm Mounting Kit [8] **PRVSA-EX**=Square Pole Mounting Kit [8] **PRVRA-EX**=Round Pole Mounting Kit [8,9] **PRVALWA-EX**=Wall Arm Mounting Kit (for Prevail XL) [8] **PRVSLA-EX**=Standard Arm Mounting Kit (for Prevail XL) [8] **WA1010-XX**=Single Tenon Adapter for 2-1/2" O.D. Tenon **WA2010-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **WA1012-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **WA1810-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **WA1812-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **HSS-UP**=House Side Shield, Horizontal Panel [4,10] **GA/NA1010**=Photocontrol Shorting Cap **GA/NA1016-NEMA**=Photocontrol 120V **GA/NA1017-NEMA**=Photocontrol 208V, Up To 240V **GA/NA1018-NEMA**=Photocontrol 277V **GA/NA1021-NEMA**=Photocontrol 480V **FSR-100**=Wireless Configuration Tool for Motion Sensor [4] **SMPD1-XX**=WaveLinx Wireless Sensor, 7' - 15' Mounting Height [11,12,13] **SMPD3-XX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [11,12,13] **WDLC-TP-10A**=WaveLinx Outdoor Control Module (7-PIN) [14]

NOTES
1. Design lights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Not all combinations may be available. Refer to configuration tool for more options. Consult factory for special applications.
3. Nominal drive current; shown here. For actual drive current by configuration, refer to Power and Lumen tables.
4. Only for use with 480V Wye systems. For NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner; Stinger).
5. House Side Shield set for use with SWQ distributions.
6. If High Voltage (H) is specified, use a photocontrol that matches the input voltage used (either 347V or 480V).
7. Coastal construction finish with salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
8. Consists of components for field assembly.
9. Not available with PE, PEC or SPD options. Consult LumenSafe systems product pages for additional details and compatibility.
10. Not available with PRV-XL.
11. Only available in PRV configurations PA3 & PA4.
12. Must order one sensor option (SPD or MS) and one SMPD mobilizable accessory (L, D, S or N). Refer to House Side Shield reference table for details.
13. Not available with HSS or HSS-UP options. Consult factory for special applications including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
14. Requires 7-PIN NEMA twistlock photocontrol receptacle (PEC) option. The WDLC-T7 cannot be used in conjunction with other controls systems (MS, ZW, ZD or LMS). Only for use at 120-347V.
15. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
16. Smart device with weather application required to change system defaults. See controls section for details.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**D**=Dome Camera	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**E**=Ethernet Networking

Power and Lumens (PRV)

Light Engine		PA1A	PA1B	PA2A	PA2B
Power (Watts)		80	96	156	192
Power Factor		0.99	0.99	0.99	0.99
Input Current @ 120V (A)		0.69	0.82	0.90	1.16
Input Current @ 277V (A)		0.31	0.36	0.41	0.55
Input Current @ 347V (A)		0.27	0.33	0.33	0.45
Input Current @ 480V (A)		0.23	0.27	0.28	0.35
Distribution					
Type II	4000K/5000K Lumens	7,575	9,057	15,749	19,063
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	95	101	101	100
Type III	3000K Lumens [14]	6,899	8,477	14,565	17,911
	4000K/5000K Lumens	7,484	9,758	15,984	18,435
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4
	Lumens per Watt	100	105	109	105
Type IV Wide	3000K Lumens [14]	6,813	8,600	14,135	17,006



D-Series Size 1

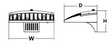
LED Wall Luminaire

d*series

Specifications

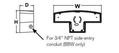
Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (102 mm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Catalog Number

Notes

Type

The new data may be created over that page to see all consecutive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1] 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [2]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [3] 120 [4] 208 [4] 240 [4] 277 [4] 347 [4,5] 480 [4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately** [6] BBW Surface-mounted back box (for conduit entry) [7]	**Shipped installed** PE Photoelectric cell, button type [8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [9,10] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [9,10] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9,10] ELCW Emergency battery backup (includes external component enclosure, non-CEC compliant) [11]

Other Options		Finish (required)			
Shipped installed	**Shipped separately** [6]	DDBXD Dark bronze	DSSTD Sandstone	DWHGD Textured white	
SF Single fuse (120, 277, 347V) [3]	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240 or 480V) [3,4]	WG Wire guard	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield [4]	VG Vandal guard	DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection [12]	DDL Diffused drop lens				

Accessories

Ordered and shipped separately.

DSHM1-S	House-side shield (one per light engine)
DSHM1BW-S	Bird-deterrent spikes
DSWHM1-S	Wire guard accessory
DSVHT1-S	Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRHFC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed for future. Cannot be field installed. Cannot be ordered as an accessory.
6. Must be ordered with fixture. Cannot be field installed.
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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TYPE OD - APARTMENTS



D-Series Size 2

LED Wall Luminaire

d*series

Specifications

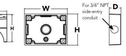
Luminaire

Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		



Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		



Catalog Number

Notes

Type

The new data may be created over that page to see all consecutive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [1] 120 [2] 208 [2] 240 [2] 277 [2] 347 [2,3] 480 [2,3]	**Shipped included** (blank) Surface mounting bracket **Shipped separately** [4] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type [5] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [6,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [6,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [6,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [6,7]

Other Options		Finish (required)			
Shipped installed	**Shipped separately** [4]	DDBXD Dark bronze	DSSTD Sandstone	DWHGD Textured white	
SF Single fuse (120, 277, 347V) [1]	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240, 480V) [1]	VG Vandal guard	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield [3]		DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection [8]					

NOTES
1. Only available with 20C, 700mA or 1000mA.
2. Back box ships installed for future. Cannot be field installed. Cannot be ordered as an accessory.
3. Not available with PIR, PIRH, PIR1FC3V or PIRHFC3V.
4. Must be ordered with fixture. Cannot be field installed.
5. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing.
6. Reference Motion Sensor table on page 3.
7. Not available with SPD.
8. Not available with ELCW.

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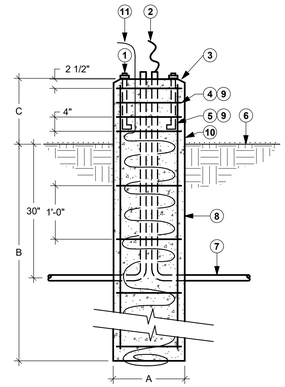
TYPE OE - GARAGES



DIMENSIONS
A = 2'-0" DIA.
B = 7'-0"
C = 2'-6"

DETAIL NOTES:

1. AT CONTRACTOR'S OPTION, CONTRACTOR MAY USE A CURVED LID J-BOX RECESSED IN THE POLE BASE FOR ROUTING MULTIPLE CONDUITS TO/FROM A POLE. OTHERWISE STUBB CONDUITS OUT THE TOP OF THE CONCRETE BASE WITHIN THE POLE DIAMETER.
2. WHEN USED, JUNCTION BOXED SHALL FACE OPPOSITE TRAFFIC AND SNOW PLOWING.
3. PROVIDE A SPARE CONDUIT STUB AT EACH END-OF-LINE FIXTURE. SEE PLANS FOR ADDITIONAL SPARE STUBS.
4. PROVIDE A BUSHING ON ALL EXPOSED CONDUIT ENDS.

KEYED NOTES -

1. USE ANCHOR BOLTS FURNISHED BY POLE MANUFACTURER. VERIFY BOLT CIRCLE DIAMETER WITH
2. MANUFACTURER. APPLY "ANTI-SEIZE" LUBRICANT TO ALL ANCHOR BOLT THREADS. UTLIZIE LOCK WASHERS.
3. #10 GROUND PER CONDUIT - ATTACH TO GROUND LUG ON POLE.
4. 1" CHAMFER
5. #3 TIES AT 1'-0" O.C.
6. (8) #6 VERTICAL BARS
7. GRADE
8. NON-METALLIC CONDUIT 1" MINIMUM
9. PROVIDE AIR ENTRAINED CONCRETE WITH AT LEAST A 3000 PSI RATING AND 3/4" AGGREGATE.
10. ALL REINFORCING BARS TO BE ASTM A615 (60 KSI) AND EPOXY COATED.
11. PROVIDE A SMOOTH RUBBED FINISH ON EXPOSED CONCRETE ASSOCIATED WITH THE CONCRETE BASE. FINISH SHALL BE PER ACI 301-89, PARAGRAPH 10.31. PROVIDE TOP WITH BRUSHED FINISH.

    PROVIDE ERICO EK16 DIRECT BURY CLAMP (OR EQUAL) AT TOP OF REBAR CAGE. PROVIDE 23' OF #6 BARE COPPER STRANDED GROUNDING ELECTRODE CONDUCTOR. EXTEND CONDUCTOR OUT THE TOP OF POLE BASE TO GROUND LUG. SPIRAL 10' MINIMUM OF CONDUCTOR AROUND OUTSIDE OF REBAR CAGE. LOOP REMAINING CONDUCTOR AROUND REBAR CAGE AT BOTTOM OF POLE BASE IN CONTACT WITH EARTH.

1 POLE BASE DETAIL - RAISED 23-30FT POLE
NOT TO SCALE

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

RING & DUCHATEAU
17400 West Capitol Drive, Brookfield, WI 53045
301 South Blount Street, Suite 101 - Madison, WI 53703
Phone: 414.778.1700 / Fax: 414.778.2360 / r-d@rmgdu.com

THIS BAR IS 1" LONG.
IF IT MEASURES ANYTHING OTHER THAN 1" ADJUST SCALE ACCORDINGLY.
R&D Project No.: 221181.00

MICHAEL A. MORRIS E-36811 LICENSED PROFESSIONAL ENGINEER

09-02-2021

Revisions

2018 PROTOTYPE

Drawing Date
09/27/19

SPRINGS PROTOTYPE
Enter address here

Project No.
218006.04

Sheet Title
SITE LIGHTING FIXTURES

Sheet No.
E600S

9/2/2021 5:38:45 PM

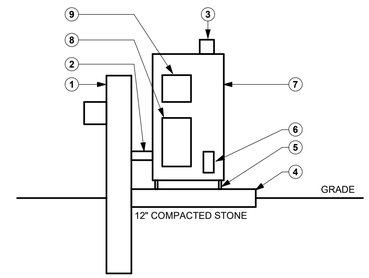
Panel: RR

Remarks:

Voltage: 120/240 Single
Phases: 1
Wires: 3
Enclosure: Type 1
A.I.C. Rating: 10kA
Mounting: Surface
Feeder Rating: 100 A
Panel Rating: 60 A, MCB

BRKR		Notes	Circuit Description	CKT	A (VA)	B (VA)	CKT	Circuit Description	Notes	BRKR	
20 A	2		RING ROAD - SOUTH LIGHTING	1	700 / 770		2	RING ROAD - NORTH LIGHTING		2	20 A
				3		700 / 770	4				
20 A	2		SOUTH SIGN	5	600 / 600		6	NORTH SIGN		2	20 A
				7		600 / 600	8				
20 A	1		RECP - SERVICE	9	180 / 200		10	LIGHTING CONTROLS		1	20 A
--	--	--	SPACE	11		0 / 0	12	SPACE	--	--	--
					3050 VA	2670 VA					

	Lighting	HVAC	Motors	Receptacle	Refrig	Kitchen	Misc	PANEL TOTALS:	
Connected Load	3140 VA			180 VA			2400 VA		
Demand Factor	100.00%			**NEC**			100.00%	**Total Conn. Load:**	5720 VA
Demand Load	3140 VA			180 VA			2400 VA	**Total Est. Demand:**	5720 VA
								Total Conn. Current:	24 A
								Total Est. Demand Current:	24 A



1 RING ROAD LIGHTING SERVICE DETAIL
NOT TO SCALE

KEYED NOTES -◄ (??)

1. 100 AMP METER PEDESTAL.
2. CONDUIT NIPPLE.
3. PHOTOCELL.
4. 24"X24"X6" THICK CONCRETE PAD WITH #4 EPOXY COAT REBAR 6" ON CENTER BOTH DIRECTION. 4000 PSI CONCRETE MIX 6% AIR ENTRAINMENT.
5. STAND OFF TO MOUNT ENCLOSURE 2" ABOVE CONCRETE.
6. DUPLEX GFI RECEPTACLE S-4.
7. HOFFMAN #A60R2518FSLP SERIES ENCLOSURE.
8. PANEL "RR".
9. 10 POLE LIGHTING CONTACTOR WITH 120 VOLT COIL.

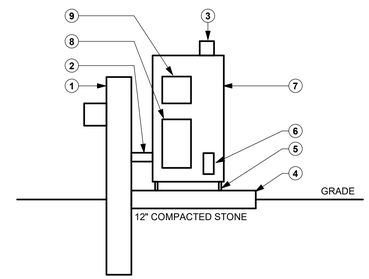
Panel: AL

Remarks:

Voltage: 120/240 Single
Phases: 1
Wires: 3
Enclosure: Type 1
A.I.C. Rating: 10kA
Mounting: Surface
Feeder Rating: 100 A
Panel Rating: 60 A, MCB

BRKR		Notes	Circuit Description	CKT	A (VA)	B (VA)	CKT	Circuit Description	Notes	BRKR	
--	--	--	SPACE	1	0 / 280		2	PARKING LOT LIGHTING		2	20 A
--	--	--	SPACE	3		0 / 280	4				
20 A	1		RECP - SERVICE	5	180 / 200		6	LIGHTING CONTROLS		1	20 A
--	--	--	SPACE	7		0 / 0	8	SPACE	--	--	--
--	--	--	SPACE	9	0 / 0		10	SPACE	--	--	--
--	--	--	SPACE	11		0 / 0	12	SPACE	--	--	--
					660 VA	280 VA					

	Lighting	HVAC	Motors	Receptacle	Refrig	Kitchen	Misc	PANEL TOTALS:	
Connected Load	760 VA			180 VA					
Demand Factor	100.00%			**NEC**				**Total Conn. Load:**	940 VA
Demand Load	760 VA			180 VA				**Total Est. Demand:**	940 VA
								Total Conn. Current:	4 A
								Total Est. Demand Current:	4 A



2 AUXILIARY LOT LIGHTING SERVICE DETAIL
NOT TO SCALE

KEYED NOTES -◄ (??)

1. 100 AMP METER PEDESTAL.
2. CONDUIT NIPPLE.
3. PHOTOCELL.
4. 24"X24"X6" THICK CONCRETE PAD WITH #4 EPOXY COAT REBAR 6" ON CENTER BOTH DIRECTION. 4000 PSI CONCRETE MIX 6% AIR ENTRAINMENT.
5. STAND OFF TO MOUNT ENCLOSURE 2" ABOVE CONCRETE.
6. DUPLEX GFI RECEPTACLE S-4.
7. HOFFMAN #A60R2518FSLP SERIES ENCLOSURE.
8. PANEL "AL".
9. 4 POLE LIGHTING CONTACTOR WITH 120 VOLT COIL.

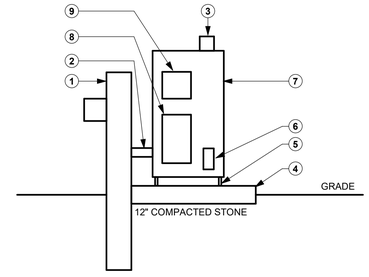
Panel: NL

Remarks:

Voltage: 120/240 Single
Phases: 1
Wires: 3
Enclosure: Type 1
A.I.C. Rating: 10kA
Mounting: Surface
Feeder Rating: 100 A
Panel Rating: 60 A, MCB

BRKR		Notes	Circuit Description	CKT	A (VA)	B (VA)	CKT	Circuit Description	Notes	BRKR	
--	--	--	SPACE	1	0 / 1190		2	PARKING LOT LIGHTING		2	20 A
--	--	--	SPACE	3		0 / 1190	4				
20 A	1		RECP - SERVICE	5	180 / 200		6	LIGHTING CONTROLS		1	20 A
--	--	--	SPACE	7		0 / 0	8	SPACE	--	--	--
--	--	--	SPACE	9	0 / 0		10	SPACE	--	--	--
--	--	--	SPACE	11		0 / 0	12	SPACE	--	--	--
					1570 VA	1190 VA					

	Lighting	HVAC	Motors	Receptacle	Refrig	Kitchen	Misc	PANEL TOTALS:	
Connected Load	2580 VA			180 VA					
Demand Factor	100.00%			**NEC**				**Total Conn. Load:**	2760 VA
Demand Load	2580 VA			180 VA				**Total Est. Demand:**	2760 VA
								Total Conn. Current:	12 A
								Total Est. Demand Current:	12 A



3 NORTH LOT LIGHTING SERVICE DETAIL
NOT TO SCALE

KEYED NOTES -◄ (??)

1. 100 AMP METER PEDESTAL.
2. CONDUIT NIPPLE.
3. PHOTOCELL.
4. 24"X24"X6" THICK CONCRETE PAD WITH #4 EPOXY COAT REBAR 6" ON CENTER BOTH DIRECTION. 4000 PSI CONCRETE MIX 6% AIR ENTRAINMENT.
5. STAND OFF TO MOUNT ENCLOSURE 2" ABOVE CONCRETE.
6. DUPLEX GFI RECEPTACLE S-4.
7. HOFFMAN #A60R2518FSLP SERIES ENCLOSURE.
8. PANEL "NL".
9. 4 POLE LIGHTING CONTACTOR WITH 120 VOLT COIL.

CONTINENTAL PROPERTIES
CONTINENTAL 000123 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
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RING & DUCHATEAU
17400 West Capitol Drive, Brookfield, WI 53045
301 South Blount Street, Suite 101 - Madison, WI 53703
Phone: 414.778.1700 / Fax: 414.778.2360 / r-d@ringdu.com

THIS BAR IS 1" LONG.
IF IT MEASURES ANYTHING OTHER THAN 1"
ADJUST SCALE ACCORDINGLY.
R&D Project No.: 221181.00

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
03/28/2022

SPRINGS AT McKNIGHT LAKE
NORTH CHESNUT STREET & OAKRIDGE DRIVE,
CHASKA, MINNESOTA 55218

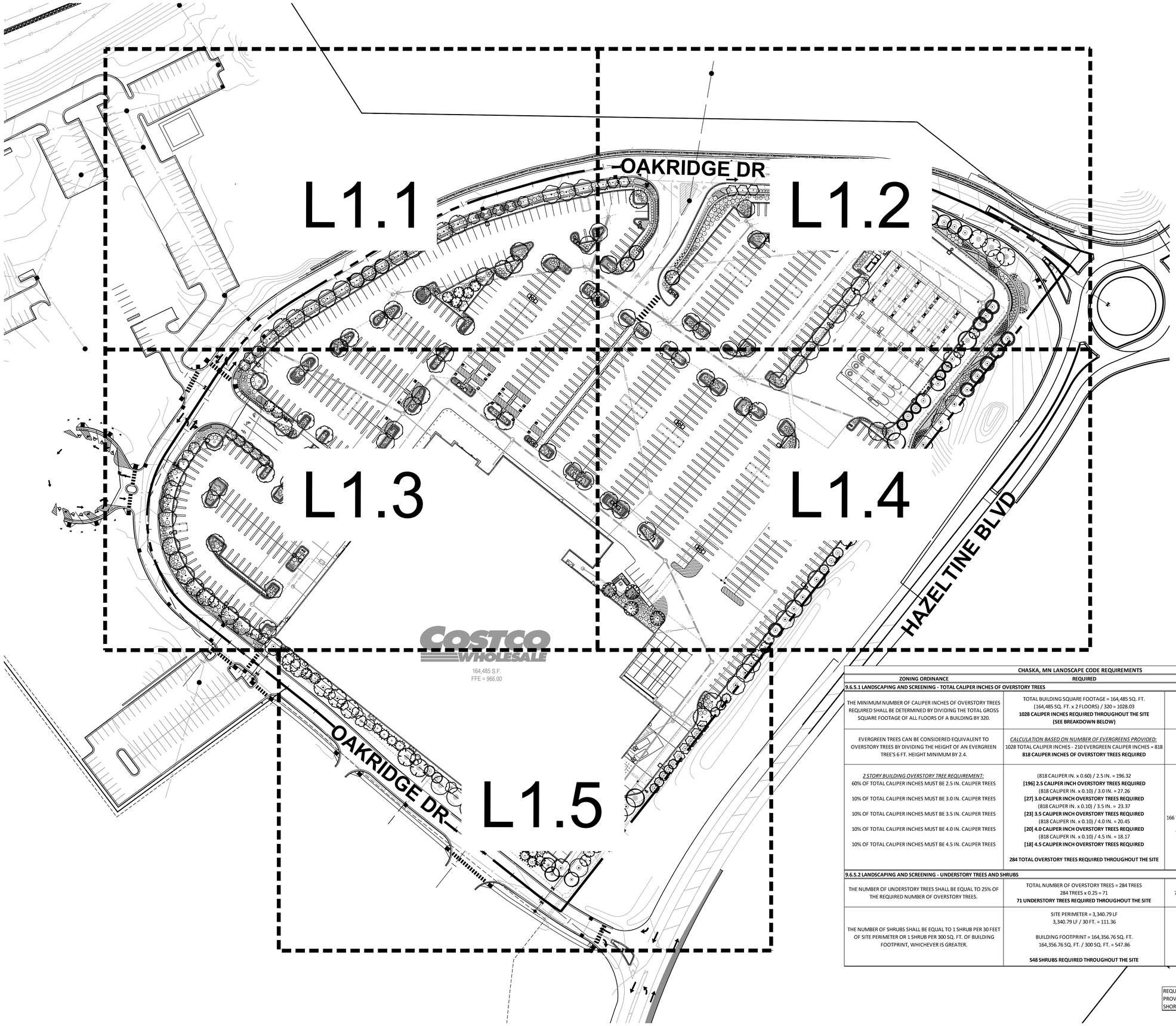
Project No.
221001.06

Sheet Title
SITE DETAILS AND PANEL SCHEDULES

Sheet No.
E601S

4/15/2022 1:48:06 AM

NOTE: LANDSCAPE PLAN SCHEDULE AND CODE TABLE ON SHEET L2.0



CHASKA, MN LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROPOSED**
9.6.5.1 LANDSCAPING AND SCREENING - TOTAL CALIPER INCHES OF OVERSTORY TREES		
THE MINIMUM NUMBER OF CALIPER INCHES OF OVERSTORY TREES REQUIRED SHALL BE DETERMINED BY DIVIDING THE TOTAL GROSS SQUARE FOOTAGE OF ALL FLOORS OF A BUILDING BY 320.	TOTAL BUILDING SQUARE FOOTAGE = 164,485 SQ. FT. (164,485 SQ. FT. x 2 FLOORS) / 320 = 1028.03 **1028 CALIPER INCHES REQUIRED THROUGHOUT THE SITE** **(SEE BREAKDOWN BELOW)**	725 CALIPER INCHES PROVIDED THROUGHOUT THE SITE (SEE BREAKDOWN BELOW)
EVERGREEN TREES CAN BE CONSIDERED EQUIVALENT TO OVERSTORY TREES BY DIVIDING THE HEIGHT OF AN EVERGREEN TREE'S 6 FT. HEIGHT MINIMUM BY 2.4.	*CALCULATION BASED ON NUMBER OF EVERGREENS PROVIDED:* 1028 TOTAL CALIPER INCHES - 210 EVERGREEN CALIPER INCHES = 818 **818 CALIPER INCHES OF OVERSTORY TREES REQUIRED**	TOTAL NUMBER OF EVERGREENS PROVIDED = 49 (35 EVERGREEN TREES x 12 FT. HEIGHT) / 2.4 = 175 (14 EVERGREEN TREES x 6 FT. HEIGHT) / 2.4 = 35 **210 CALIPER INCHES OF EVERGREEN TREES PROVIDED**
2 STORY BUILDING OVERSTORY TREE REQUIREMENT: 60% OF TOTAL CALIPER INCHES MUST BE 2.5 IN. CALIPER TREES 10% OF TOTAL CALIPER INCHES MUST BE 3.0 IN. CALIPER TREES 10% OF TOTAL CALIPER INCHES MUST BE 3.5 IN. CALIPER TREES 10% OF TOTAL CALIPER INCHES MUST BE 4.0 IN. CALIPER TREES 10% OF TOTAL CALIPER INCHES MUST BE 4.5 IN. CALIPER TREES	(818 CALIPER IN. x 0.60) / 2.5 IN. = 196.32 **[196] 2.5 CALIPER INCH OVERSTORY TREES REQUIRED** (818 CALIPER IN. x 0.10) / 3.0 IN. = 27.26 **[27] 3.0 CALIPER INCH OVERSTORY TREES REQUIRED** (818 CALIPER IN. x 0.10) / 3.5 IN. = 23.37 **[23] 3.5 CALIPER INCH OVERSTORY TREES REQUIRED** (818 CALIPER IN. x 0.10) / 4.0 IN. = 20.45 **[20] 4.0 CALIPER INCH OVERSTORY TREES REQUIRED** (818 CALIPER IN. x 0.10) / 4.5 IN. = 18.17 **[18] 4.5 CALIPER INCH OVERSTORY TREES REQUIRED** **284 TOTAL OVERSTORY TREES REQUIRED THROUGHOUT THE SITE**	[80] 2.5 CALIPER INCH OVERSTORY TREES PROVIDED [26] 3.0 CALIPER INCH OVERSTORY TREES PROVIDED [23] 3.5 CALIPER INCH OVERSTORY TREES PROVIDED [20] 4.0 CALIPER INCH OVERSTORY TREES PROVIDED [17] 4.5 CALIPER INCH OVERSTORY TREES PROVIDED 166 TOTAL OVERSTORY TREES PROVIDED THROUGHOUT THE SITE TREES HAVE BEEN INSERTED WHEREVER SPACE ALLOWS. RETAINING WALLS ALSO RESTRICT TREE LOCATION. ALL PARKING LOT TREES WILL BE 2.5" CALIPER DUE TO RESTRICTED ROOTBALL AREA IN ISLANDS.
9.6.5.2 LANDSCAPING AND SCREENING - UNDERSTORY TREES AND SHRUBS		
THE NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO 25% OF THE REQUIRED NUMBER OF OVERSTORY TREES.	TOTAL NUMBER OF OVERSTORY TREES = 284 TREES 284 TREES x 0.25 = 71 **71 UNDERSTORY TREES REQUIRED THROUGHOUT THE SITE**	71 UNDERSTORY TREES PROVIDED THROUGHOUT THE SITE
THE NUMBER OF SHRUBS SHALL BE EQUAL TO 1 SHRUB PER 30 FEET OF SITE PERIMETER OR 1 SHRUB PER 300 SQ. FT. OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.	SITE PERIMETER = 3,340.79 LF 3,340.79 LF / 30 FT. = 111.36 BUILDING FOOTPRINT = 164,356.76 SQ. FT. 164,356.76 SQ. FT. / 300 SQ. FT. = 547.86 **548 SHRUBS REQUIRED THROUGHOUT THE SITE**	1,654 SHRUBS PROVIDED THROUGHOUT THE SITE

REQUIRED CALIPER INCHES:	1028"
PROVIDED CALIPER INCHES:	725"
SHORTAGE:	303"

CONSULTANT
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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

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

SIGNATURE:

RYAN A. HYLLESTED

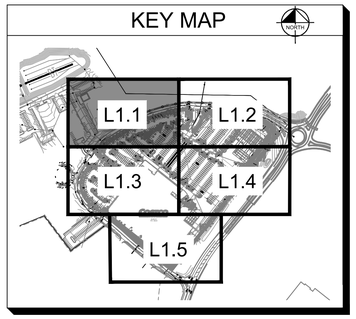
DATE: 1/05/2022 LIC. NO. 53828

COSTCO WHOLESALE
NWC OF HAZELTINE BLVD & OAKRIDGE DR
CHASKA, MN

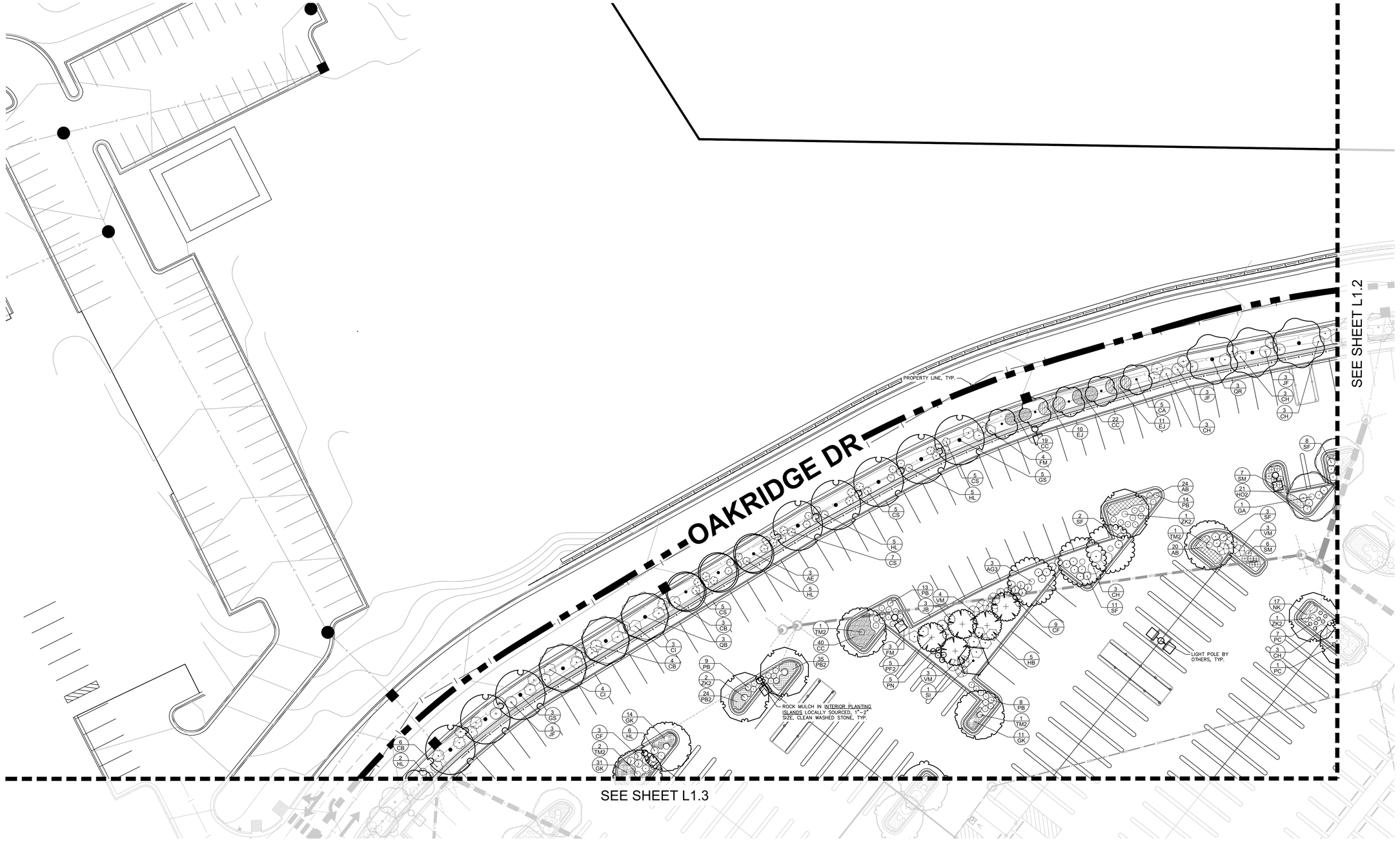
DATE	ISSUED FOR	REV

L1.0
OVERALL LANDSCAPE PLAN

AS INDICATED



NOTE: SEE SHEET 2.0 FOR PLANT SCHEDULE.



CONSULTANT

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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SIGNATURE:

RYAN A. HYLLESTED

DATE: 1/05/2022 LIC. NO. 53828

COSTCO WHOLESALE

NWC OF HAZELTINE BLVD & OAKRIDGE DR
CHASKA, MN

DATE	ISSUED FOR	REV

L1.1

DETAILED LANDSCAPE PLAN

AS INDICATED

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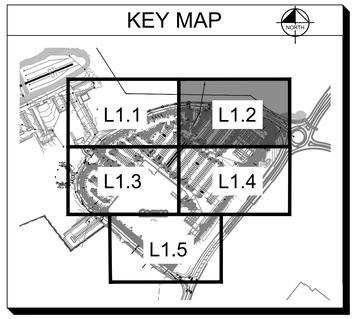
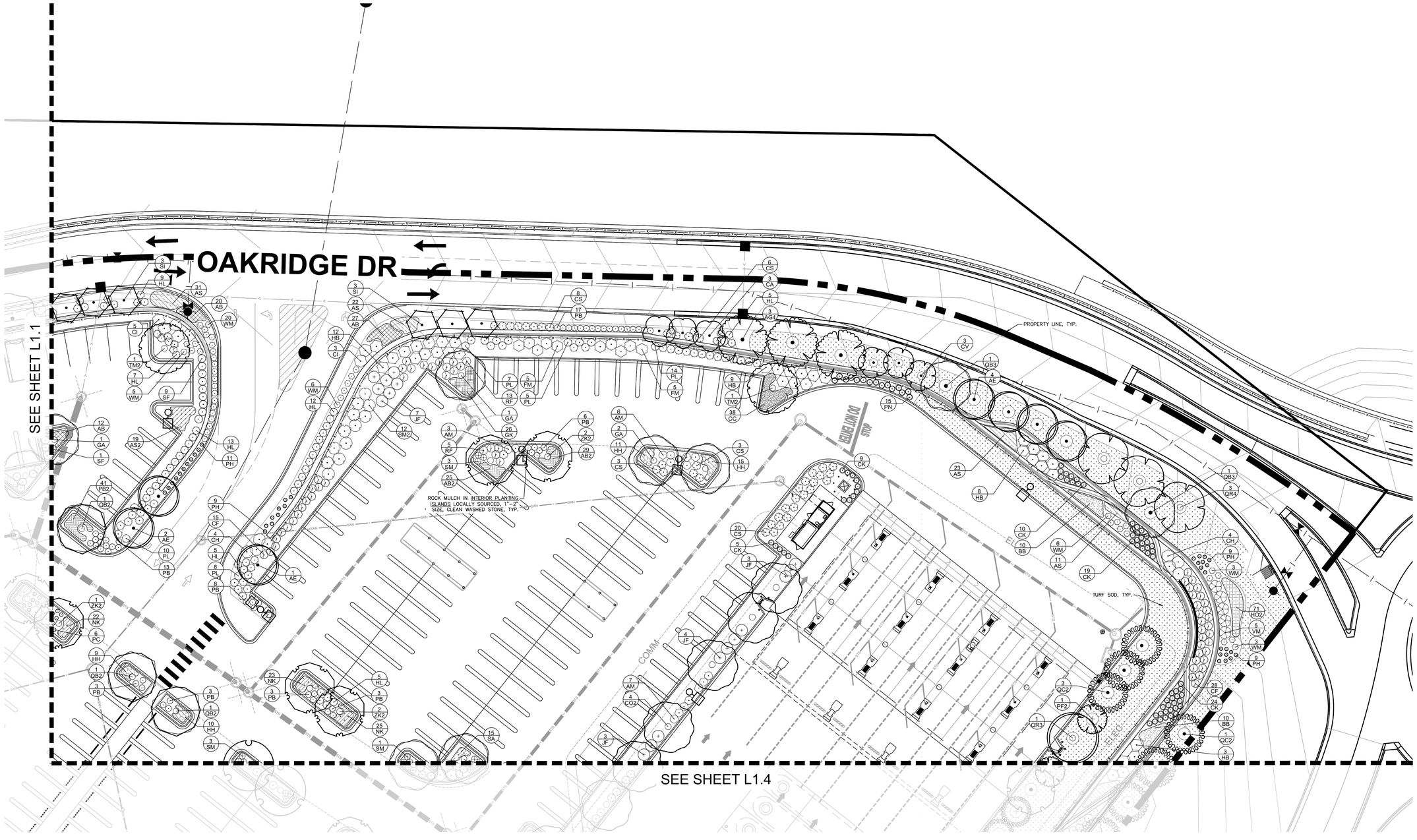


NOTE: SEE SHEET 2.0 FOR PLANT SCHEDULE.



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CHASKA, MN

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L1.2

DETAILED LANDSCAPE PLAN

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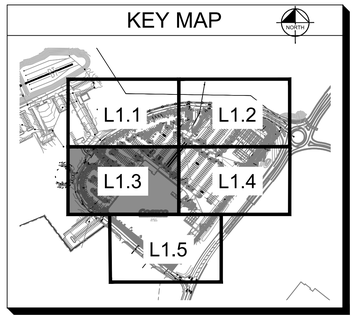

NOTE: SEE SHEET 2.0 FOR PLANT SCHEDULE.

SEE SHEET L1.1

PROPERTY LINE, TYP.

LIGHT POLE BY OTHERS, TYP.

ROCK MULCH IN INTERIOR PLANTING ISLANDS, LOCALLY SOURCED, 1"–2" SIZE, CLEAN WASHED STONE, TYP.

OAKRIDGE DR

SEE SHEET L1.4

SEE SHEET L1.5

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DETAILED LANDSCAPE PLAN

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SEE SHEET L1.2

SEE SHEET L1.3

SEE SHEET L1.5

ROCK MULCH IN INTERIOR PLANTING ISLANDS LOCALLY SOURCED, 1"–2" SIZE, CLEAN WASHED STONE, TYP.

TURF SOD, TYP.

PROPERTY LINE, TYP.

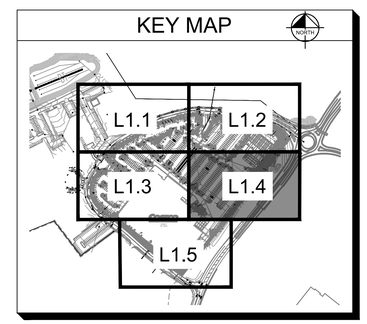
LIGHT POLE BY OTHERS, TYP.

HAZELTINE BLVD

POWER

ELEC

GAS



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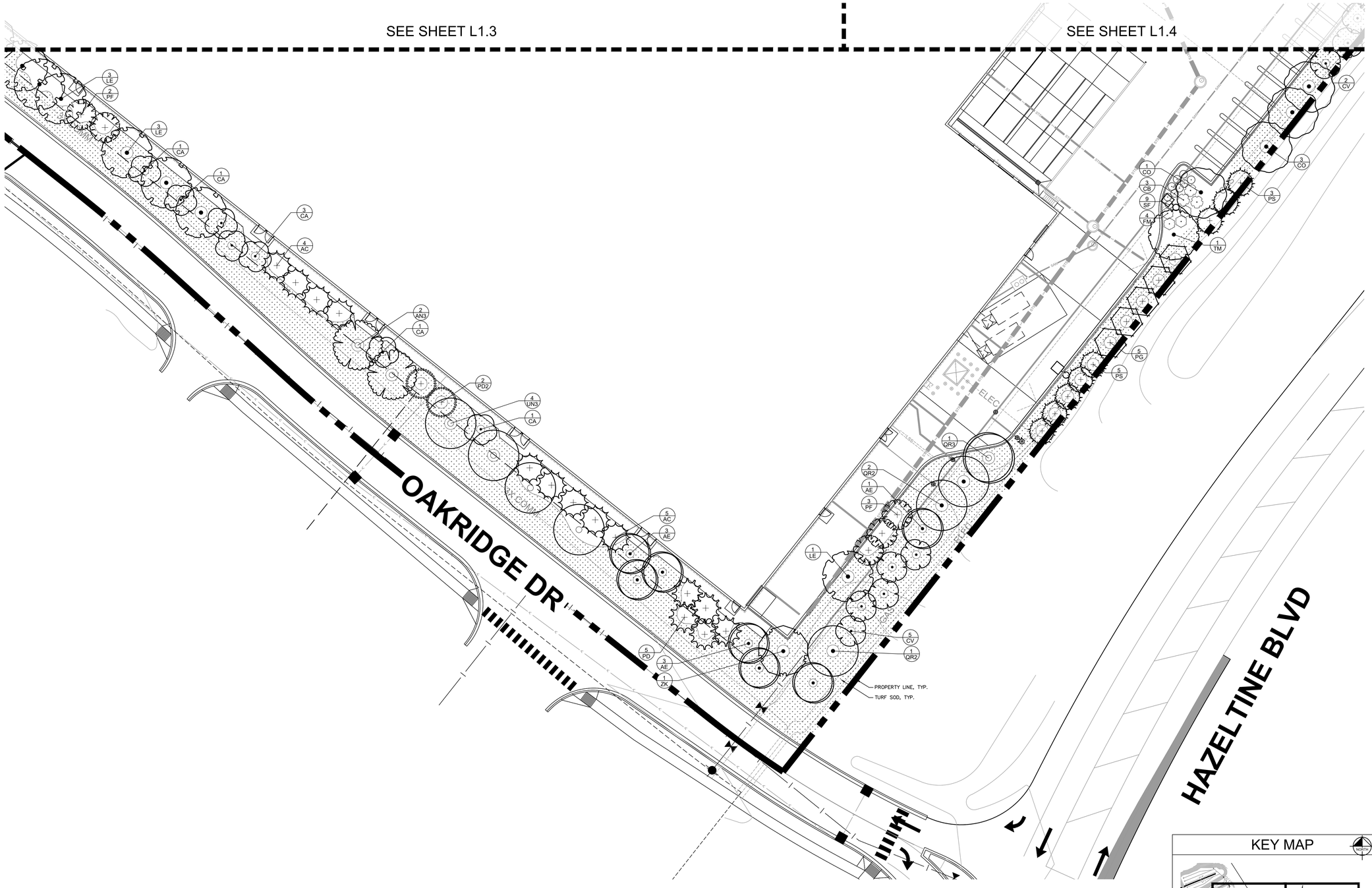
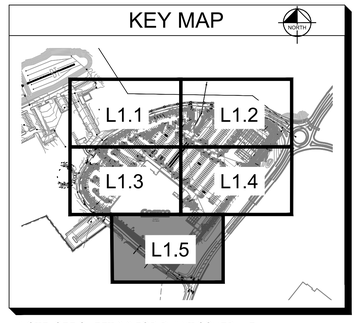
SEE SHEET L1.3

SEE SHEET L1.4



KEY MAP



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DETAILED LANDSCAPE PLAN

AS INDICATED

PLANT SCHEDULE

2.5 CALIPER INCH OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER
	AG3	3	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	B & B	2.5" CAL. MIN	40` - 60` HT.	25` - 45` SP.	
	AN2	5	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	2.5" CAL. MIN	40` - 55` HT.	30` - 40` SP.	
	CO2	7	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN	40` - 60` HT.	40` - 60` SP.	
	GA	13	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL. MIN	40` - 50` HT.	25` - 30` SP.	
	GS2	7	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B & B	2.5" CAL. MIN	60` - 80` HT.	60` - 80` SP.	
	QB2	8	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN	50` - 60` HT.	50` - 60` SP.	
	TM2	11	TILIA AMERICANA `MCKSENTRY` / SENTRY LINDEN	B & B	2.5" CAL. MIN	40` - 45` HT.	25` - 30` SP.	
	UN2	5	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	B & B	2.5" CAL. MIN	70` HT.	65` SP.	
	ZK2	21	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	2.5" CAL. MIN	35` HT.	25` - 30` SP.	

3.0 CALIPER INCH OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER
	AG	3	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	B & B	3" CAL. MIN	40` - 60` HT.	25` - 45` SP.	
	GS	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B & B	3" CAL. MIN	60` - 80` HT.	60` - 80` SP.	
	QB	3	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL. MIN	50` - 60` HT.	50` - 60` SP.	
	QC	4	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' TM / CRIMSON SPIRE OAK	B & B	3" CAL. MIN	45` HT.	15` SP.	
	QR	3	QUERCUS RUBRA / RED OAK	B & B	3" CAL. MIN	50` - 75` HT.	50` - 75` SP.	
	UN	5	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	B & B	3" CAL. MIN	70` HT.	65` SP.	

3.5 CALIPER INCH OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER
	AG4	6	ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE	B & B	3.5" CAL. MIN	40` - 60` HT.	25` - 45` SP.	
	AN	3	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	3.5" CAL. MIN	40` - 55` HT.	30` - 40` SP.	
	QB3	2	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3.5" CAL. MIN	50` - 60` HT.	50` - 60` SP.	
	QC2	9	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' TM / CRIMSON SPIRE OAK	B & B	3.5" CAL. MIN	45` HT.	15` SP.	
	QR4	3	QUERCUS RUBRA / RED OAK	B & B	3.5" CAL. MIN	50` - 75` HT.	50` - 75` SP.	

4.0 CALIPER INCH OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER
	CO	9	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL. MIN	40` - 60` HT.	40` - 60` SP.	
	GS3	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B & B	4" CAL. MIN	60` - 80` HT.	60` - 80` SP.	
	QR3	3	QUERCUS RUBRA / RED OAK	B & B	4" CAL. MIN	50` - 75` HT.	50` - 75` SP.	
	TM	5	TILIA AMERICANA `MCKSENTRY` / SENTRY LINDEN	B & B	4" CAL. MIN	40` - 45` HT.	25` - 30` SP.	

4.5 CALIPER INCH OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER
	AN3	2	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	4.5" CAL. MIN	40` - 55` HT.	30` - 40` SP.	
	LE	7	LIRIODENDRON TULIPIFERA `EMERALD CITY` TM / EMERALD CITY TULIP TREE	B & B	4.5" CAL. MIN	55` HT.	25` SP.	
	QR2	3	QUERCUS RUBRA / RED OAK	B & B	4.5" CAL. MIN	50` - 75` HT.	50` - 75` SP.	
	UN3	4	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	B & B	4.5" CAL. MIN	70` HT.	65` SP.	
	ZK	1	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	4.5" CAL. MIN	35` HT.	25` - 30` SP.	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER
	AC	9	ABIES CONCOLOR / WHITE FIR	B & B	12` HT. MIN.	40` - 50` HT.	15` - 25` SP.	
	PD	5	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B & B	12` HT. MIN.	25` - 35` HT.	10` - 15` SP.	
	PD2	2	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B	12` HT. MIN.	40` - 60` HT.	15` - 20` SP.	
	PD3	5	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B	6` HT. MIN	40` - 60` HT.	15` - 20` SP.	
	PF	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	12` HT. MIN.	35` HT.	20` SP.	
	PF2	7	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6` HT. MIN	35` HT.	20` SP.	
	PG	5	PICEA PUNGENS 'GLAUCA' / BLUE COLORADO SPRUCE	B & B	12` HT. MIN.	55` HT.	20` - 30` SP.	
	PS	9	PINUS STROBUS / WHITE PINE	B & B	12` HT. MIN.	70` HT.	40` SP.	
	PS2	2	PINUS STROBUS / WHITE PINE	B & B	6` HT. MIN	70` HT.	40` SP.	

ORNAMENTAL/UNDERSTORY	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	MATURE HT.	MATURE SP.	OTHER
	AE	19	AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR' / AUTUMN SPLENDOR HORSECHESTNUT	B & B	2" CAL. MIN	35` HT.	25` SP.	SINGLE STEM
	CA	23	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	6` - 8` HT. MIN	25` - 35` HT.	20` SP.	SINGLE STEM
	CV	22	CRATAEGUS CRUS-GALLI INERMIS TM / THORNLESS COCKSPUR HAWTHORN	B & B	6` - 8` HT. MIN	20` - 30` HT.	20` - 30` SP.	SINGLE STEM
	SI	7	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	6` - 8` HT. MIN	20` - 25` HT.	15` - 20` SP.	SINGLE STEM

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	INSTALL SIZE	MATURE HT.	MATURE SP.
	AL	34	ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SCAPE MOUND BLACK CHOKEBERRY	3 GAL	SEE PLAN	15" HT MIN	18" - 24" HT.	18" - 24" SP.
	AM	48	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	SEE PLAN	18" HT MIN	24" - 36" HT.	36" - 48" SP.
	CB	33	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS' TM / FIBER OPTICS BUTTONBUSH	5 GAL	SEE PLAN	36" HT MIN	6` HT.	5` - 6` SP.
	CF	115	CORNUS SERICEA 'FARROW' TM / ARCTIC FIRE RED TWIG DOGWOOD	3 GAL	SEE PLAN	18" HT. MIN.	36" - 48" HT.	36" - 48" SP.
	CH	36	CORNUS ALBA `BAILHALO` TM / IVORY HALO DOGWOOD	5 GAL	6` OC	36" HT MIN	4` - 6` HT.	4` - 6` SP.
	CI	45	CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD	5 GAL	6` OC	36" HT MIN	4` - 6` HT.	4` - 6` SP.
	CS	67	CORNUS SERICEA 'SUMMER GOLD' / SUMMER GOLD KOREAN DOGWOOD	7 GAL	48" OC	24" HT MIN	6` - 8` HT.	3` - 4` SP
	FM	36	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA	3 GAL	6` OC	36" HT MIN	4` - 6` HT.	4` - 6` SP.
	HB	39	HYDRANGEA PANICULATA `BULK` TM / QUICK FIRE PANICLE HYDRANGEA	5 GAL	SEE PLAN	24" HT MIN	6` - 8` HT.	4` - 6` SP.
	HL	145	HYDRANGEA PANICULATA `JANE` TM / LITTLE LIME PANICLE HYDRANGEA	3 GAL	4` OC	12" HT. MIN.	36" - 48" HT.	36" - 48" SP.
	JB	6	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	3 GAL	6` OC	12" HT MIN	24" - 36" HT.	6` - 10` SP.
	JE	12	JUNIPERUS CHINENSIS `FAIRVIEW` / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT. MIN.	15` - 20` HT	4` - 6` SP.
	JF	43	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	6` OC	24" HT MIN	4` - 6` HT.	6` - 8` SP.
	PB	138	POTENTILLA FRUTICOSA 'HACHLISS' TM / BELLA BELLISSIMA BUSH CINQUEFOIL	3 GAL	36" OC	12" HT MIN	24" - 36" HT.	24" - 36" SP.
	PL	108	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK	5 GAL	SEE PLAN	18" HT MIN	36" - 48" HT.	36" - 48" SP.
	RF	74	ROSA RUGOSA `FRU DAGMAR HASTRUP` / FRU DAGMAR HASTRUP ROSE	5 GAL	SEE PLAN	24" HT MIN	36" - 48" HT.	3` - 4` SP
	SF	59	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA	3 GAL	SEE PLAN	12" HT MIN	24" - 36" HT.	3` - 4` SP
	SM	77	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA	3 GAL	SEE PLAN	6" HT. MIN.	12" - 18" HT.	24" - 36" SP.
	SM2	15	SYRINGA MEYERI `PALIBIN` / DWARF KOREAN LILAC	5 GAL	SEE PLAN	36" HT MIN	4` - 6` HT.	6` - 8` SP.
	ST	48	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA	3 GAL	SEE PLAN	12" HT MIN	24" - 36" HT.	24" - 36" SP.
	VM	19	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	5 GAL	SEE PLAN	24" HT MIN	4` - 6` HT.	4` - 6` SP.
	VR	11	DIERVILLA RIVULARIS `SMNDRSF` TM / KODIAK BLACK HONEYSUCKLE	3 GAL	6` OC	24" HT MIN	36" - 48" HT.	4` - 6` SP.
	WM	178	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA	3 GAL	SEE PLAN	15" HT MIN	18" - 24" HT.	24" - 36" SP.

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	INSTALL SIZE	MATURE HT.	MATURE SP.
	CK	130	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	SEE PLAN	18" HT MIN	4` - 6` HT.	24" - 36" SP.
	PC	41	PANICUM VIRGATUM 'CAPE BREEZE' / CAPE BREEZE SWITCH GRASS	1 GAL	SEE PLAN	12" HT MIN	24" - 36" HT.	18" - 24" SP.
	PH	47	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL	SEE PLAN	18" HT MIN	4` - 6` HT.	18" - 24" SP.
	PN	50	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	1 GAL	SEE PLAN	18" HT MIN	6` - 8` HT.	24" - 36" SP.

GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	MATURE HT.
	AB	171	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL	24" OC	12" - 18" HT.
	AB2	260	ACHILLEA MILLEFOLIUM 'BALVINWITE' TM / NEW VINTAGE WHITE COMMON YARROW	1 GAL	18" OC	8" - 12" HT.
	AS	207	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL	24" OC	12" - 18" HT.
	AS2	19	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION COMMON YARROW	1 GAL	30" OC	18" - 24" HT.
	BB	43	BAPTISIA X `BLUEBERRY SUNDAE` TM / BLUEBERRY SUNDAE DECADENCE WILD INDIGO	1 GAL	36" OC	24" - 36" HT.
	CC	213	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED	1 GAL	24" OC	12" - 18" HT.
	DT2	26	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	24" OC	3` - 4` HT.
	EJ	51	EUPATORIUM DUBIUM 'LITTLE JOE' / LITTLE JOE DWARF JOE PYE WEED	1 GAL	36" OC	3` - 4` HT.
	EP	17	ECHINACEA 'RUBY STAR' / RUBY STAR CONEFLOWER	1 GAL	18" OC	3` - 4` HT.
	GK	172	GERANIUM X CANTABRIGIENSE 'KARMINA' / BIOKOVO CRANESBILL	1 GAL	24" OC	8" - 12" HT.
	HH	107	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL	24" OC	12" - 18" HT.
	HO2	148	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL	18" OC	8" - 12" HT.
	NK	295	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	18" OC	8" - 12" HT.
	PB2	237	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	18" OC	12" - 18" HT.
	SA	154	SEDUM SPECTABILE 'NEON' / NEON STONECROP	1 GAL	18" OC	12" - 18" HT.

GROUND COVERS	BOTANICAL / COMMON NAME
	TURF SOD

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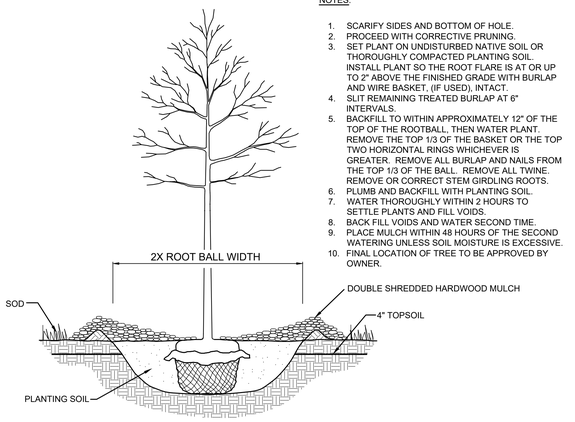
CHASKA, MN

L2.0

LANDSCAPE NOTES AND DETAILS

AS INDICATED

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.

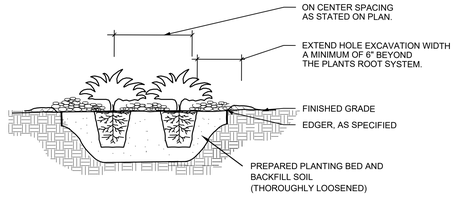


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

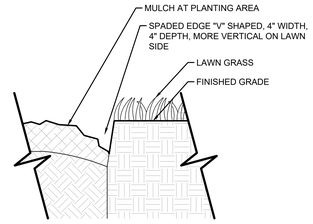


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB/PERENNIAL PLANTING

NTS



3 SPADED EDGE DETAIL

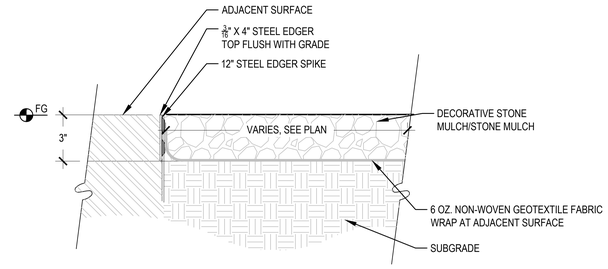
NTS

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. ROCK MULCH SHALL BE USED FOR ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS AND INTERIOR OR THE SITE. THE ROCK TYPE SHALL BE LOCALLY SOURCED, DECORATIVE EARTH TONE COLORS OF TAN AND GRAY, 1" TO 2" DIAMETER, AND INSTALLED AT 3" DEPTH OR AS APPROPRIATE FOR THE SELECTED MATERIAL. FILTER FABRIC SHALL BE INSTALLED BELOW THE ROCK MULCH AS A WEED BARRIER.
18. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.
25. SEE ELECTRICAL PLANS FOR SITE LIGHTING DETAILS.

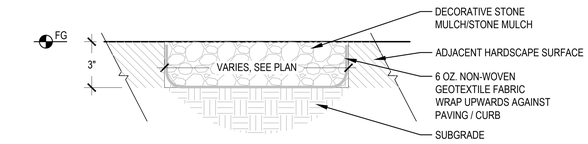
ADDITIONAL TOPSOIL NOTES

1. SUBGRADE MATERIAL SHALL BE PROVIDED IN ALL PLANTING AREAS. MATERIAL SHALL BE FREE OF CONTAMINANTS AND RUBBLE, AND MINIMUM DRAINAGE CHARACTERISTICS TO AVOID STANDING OR DAMMING WATER.
2. HIGH-QUALITY TOP SOIL SHALL BE IMPORTED AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE.
   -PLANTING BEDS: 18 INCHES
   -ALL OTHER AREAS 6 INCHES
3. IMPORTED TOPSOIL SHALL BE SELECT, FERTILE, SCREENED TO ONE-HALF INCH, WELL DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION.
   -TEST TOPSOIL AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION.
   -IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM SIX (6%) PERCENT ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.
4. SUBMIT SAMPLES OF EXISTING ONSITE SOIL MATERIALS TO COSTCO WHOLESALE FOR LABORATORY TESTING TO EVALUATE THE SUITABILITY OF THE EXISTING SOILS FOR USE AS TOPSOIL FOR NEW LANDSCAPING.
5. WHERE THE GEOTECHNICAL FINDINGS INDICATE THAT EXISTING NATIVE SOILS EXPECTED TO BE IN PLACE MEET THE USDA SANDY LOAM TOPSOIL CLASSIFICATION WITH THE ADDITION OF COMPOST AND FERTILIZER, THIS MINIMUM REQUIREMENT MAY BE ALTERED PROVIDED THAT COSTCO WHOLESALE APPROVES THIS IN ADVANCE IN WRITING BASED ON:
   -DOCUMENTATION THAT THE MATERIAL MEETS THE TOPSOIL STANDARD NOTED ABOVE UNDER "IMPORT TOPSOIL".
   -THAT SUFFICIENT QUANTITIES TO SATISFY THE MINIMUM DEPTHS ARE READILY AVAILABLE.
   -THAT A COMPLETE SOILS TEST IS UTILIZED EARLY TO IDENTIFY DEFICIENT COMPONENTS (ORGANIC MATTER TO ACHIEVE SIX (6%) PERCENT BY VOLUME, FERTILIZER, AMENDMENTS) AND THESE AMENDMENTS WILL BE PRE-MIXED.
   -THAT A PROTECTED ON-SITE LOCATION IS SUFFICIENT FOR STOCKPILING, SCREENING, AND BLENDING.
   -THAT THE PROJECT CONSTRUCTION DOCUMENTS ARE MODIFIED TO INDICATE ALL OF THE ABOVE.
6. PLACE TOPSOIL AFTER THOROUGHLY ROTOTILLING OR RIPPING ENTIRE SUBGRADE TO ALLOW INTERMIXING OF TOPSOIL AND SUB-SOILS. PLACE IN TWO LIFTS AS FOLLOWS: ROTOTILL OR RIP SUBGRADE AND PLACE HALF OF THE TOPSOIL THOROUGHLY INCORPORATING IT WITH SUBSOIL. THEN CAP WITH THE REMAINING HALF OF TOPSOIL.
7. COSTCO WHOLESALE RESERVES THE RIGHT TO RETEST THE MATERIAL AND REQUIRE ADDITIONAL AMENDMENTS, FERTILIZER, ORGANICS TO ACHIEVE THE STATED STANDARD.



4 STONE MULCH

3" = 1'-0"



5 STONE MULCH ADJACENT TO HARDSCAPE

3" = 1'-0"

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SIGNATURE:

RYAN A. HYLLESTED

DATE: 1/05/2022 LIC. NO. 53828

COSTCO WHOLESALE

NWC OF HAZELTINE BLVD & OAKRIDGE DR
CHASKA, MN

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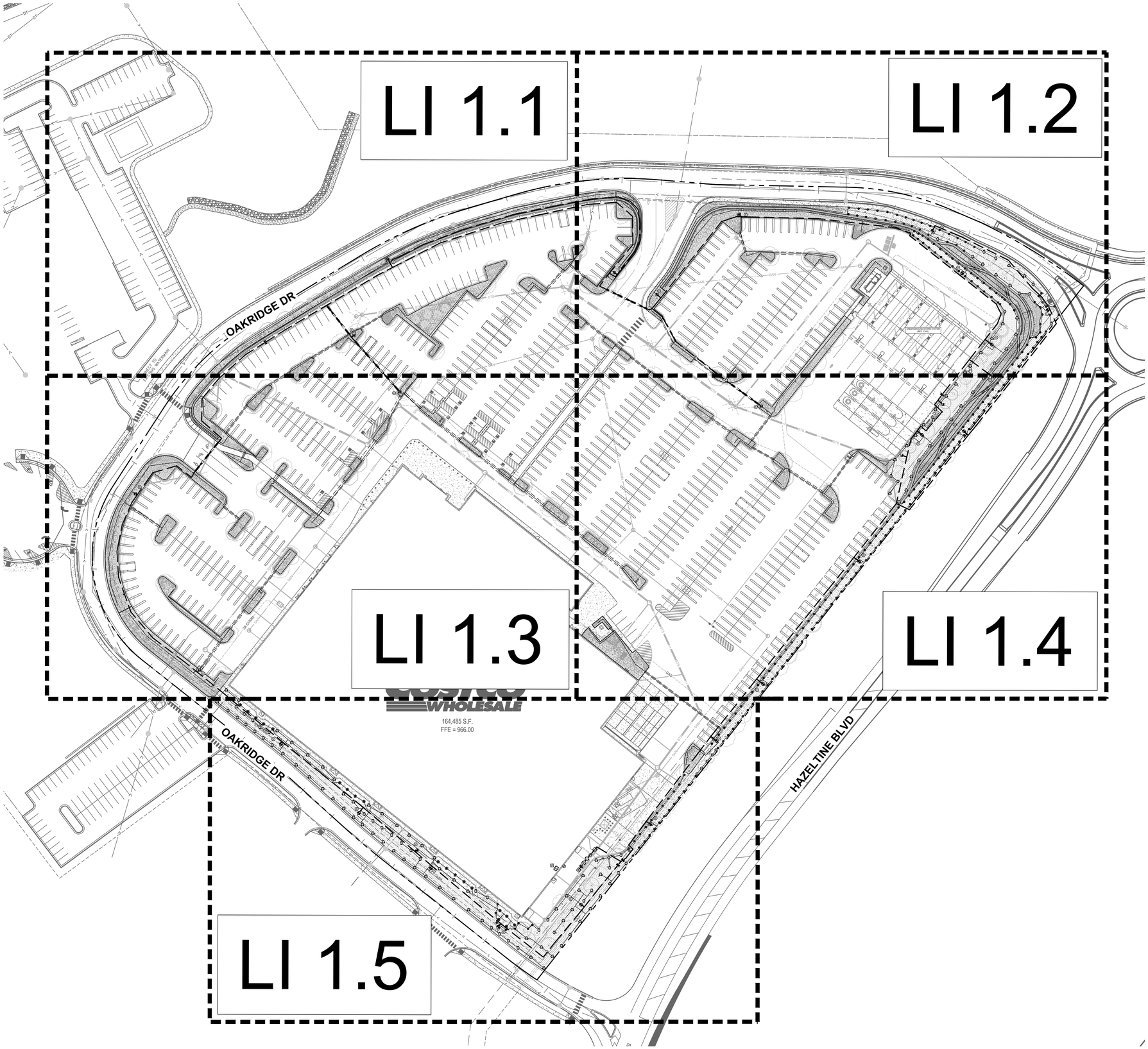
L2.1

LANDSCAPE NOTES AND DETAILS

AS INDICATED



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NORTH ARROW AND SCALE

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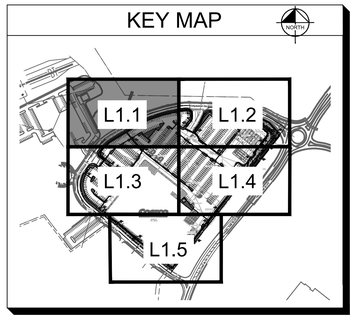
LI 1.0

OVERALL IRRIGATION PLAN

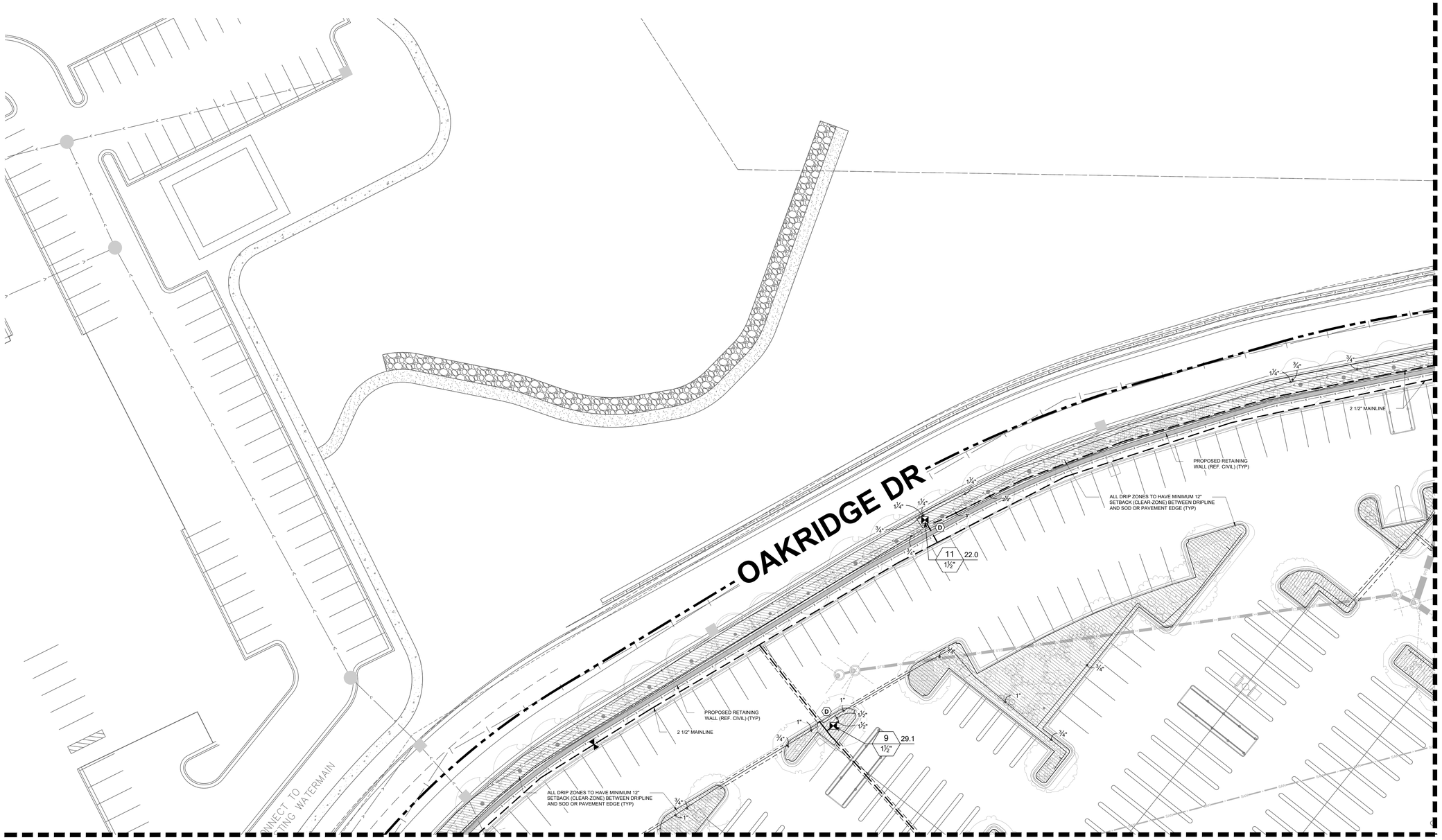
AS INDICATED

KEY MAP



NOTE:
SEE SHEET LI 3.2 FOR IRRIGATION SCHEDULE/ QUANTITIES, AND ADDITIONAL NOTES.

NOTE:
SEE SHEETS LI 3.1 & LI 3.2 FOR DETAILS & SPECIFICATIONS.



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LI 1.1

IRRIGATION PLAN

AS INDICATED

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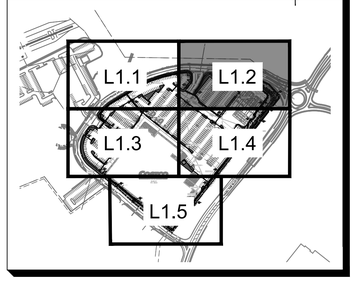
KEY MAP



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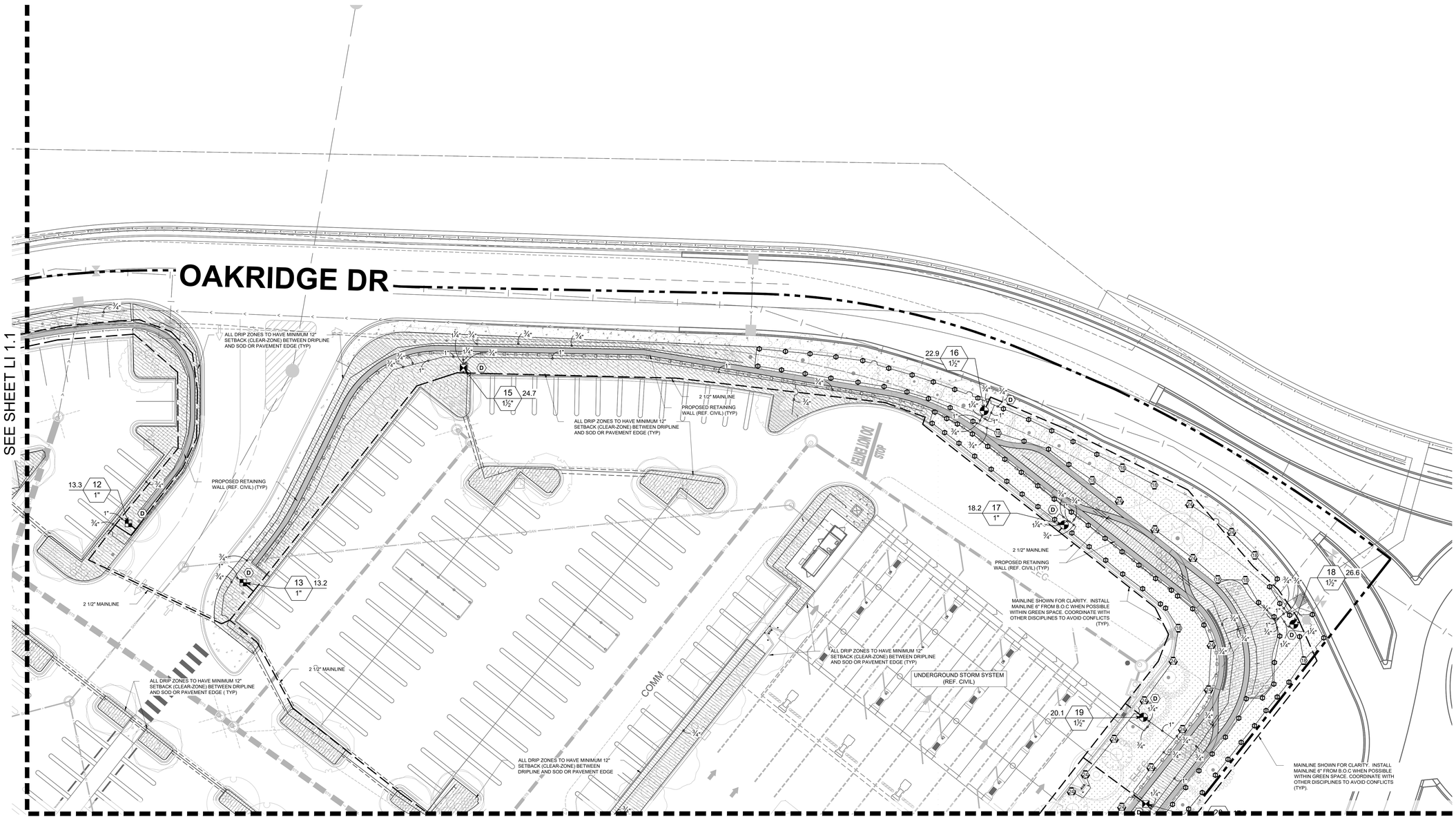

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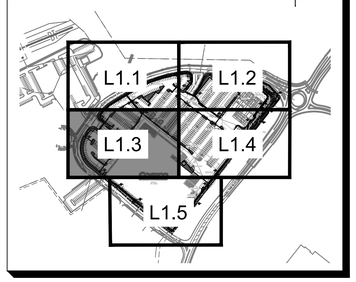
LI 1.2

IRRIGATION PLAN

AS INDICATED

KEY MAP



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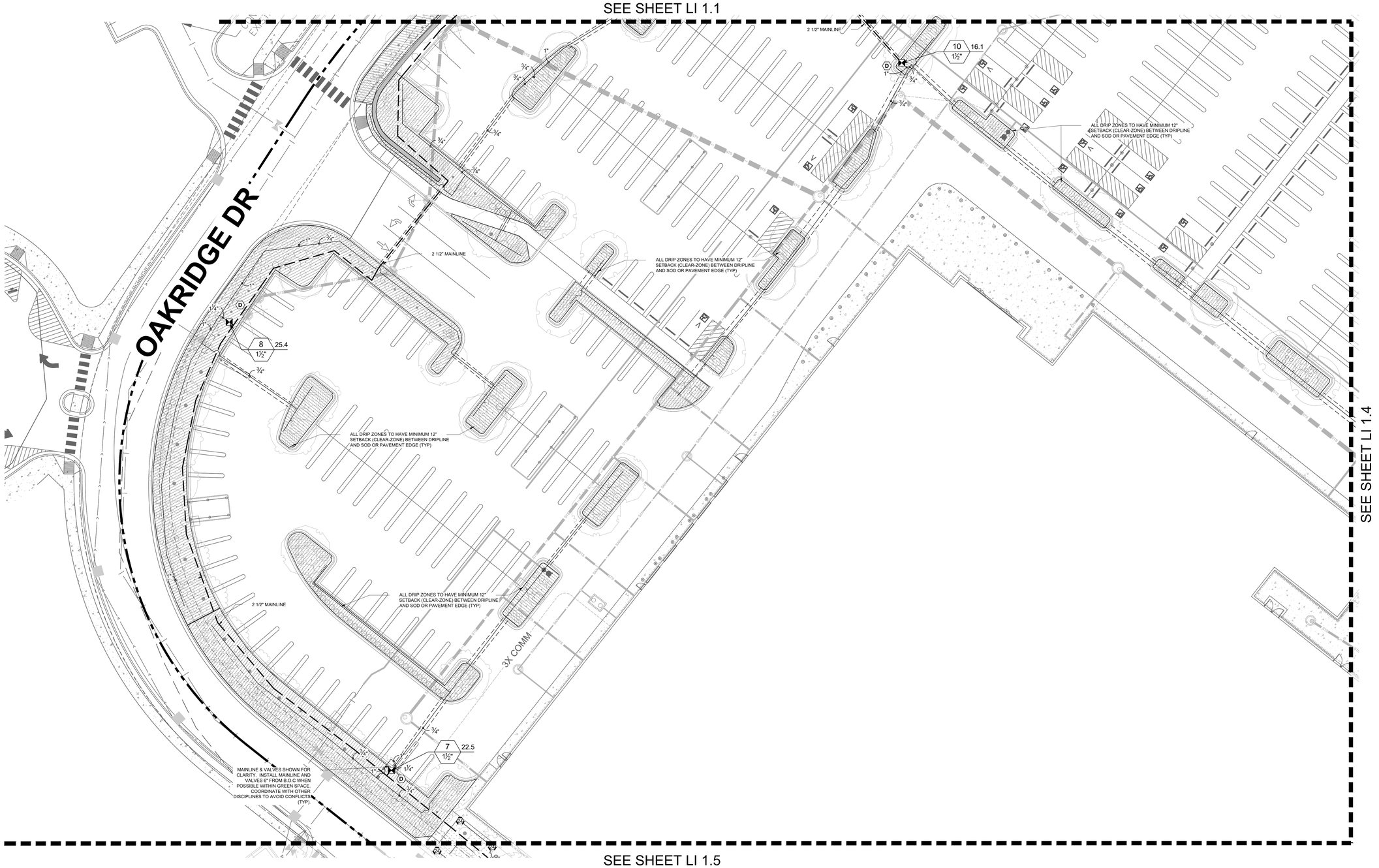
SEE SHEET LI 1.1



SEE SHEET LI 1.4

SEE SHEET LI 1.5

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LI 1.3

IRRIGATION PLAN

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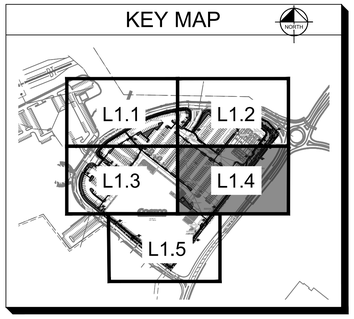
KEY MAP



NOTE:
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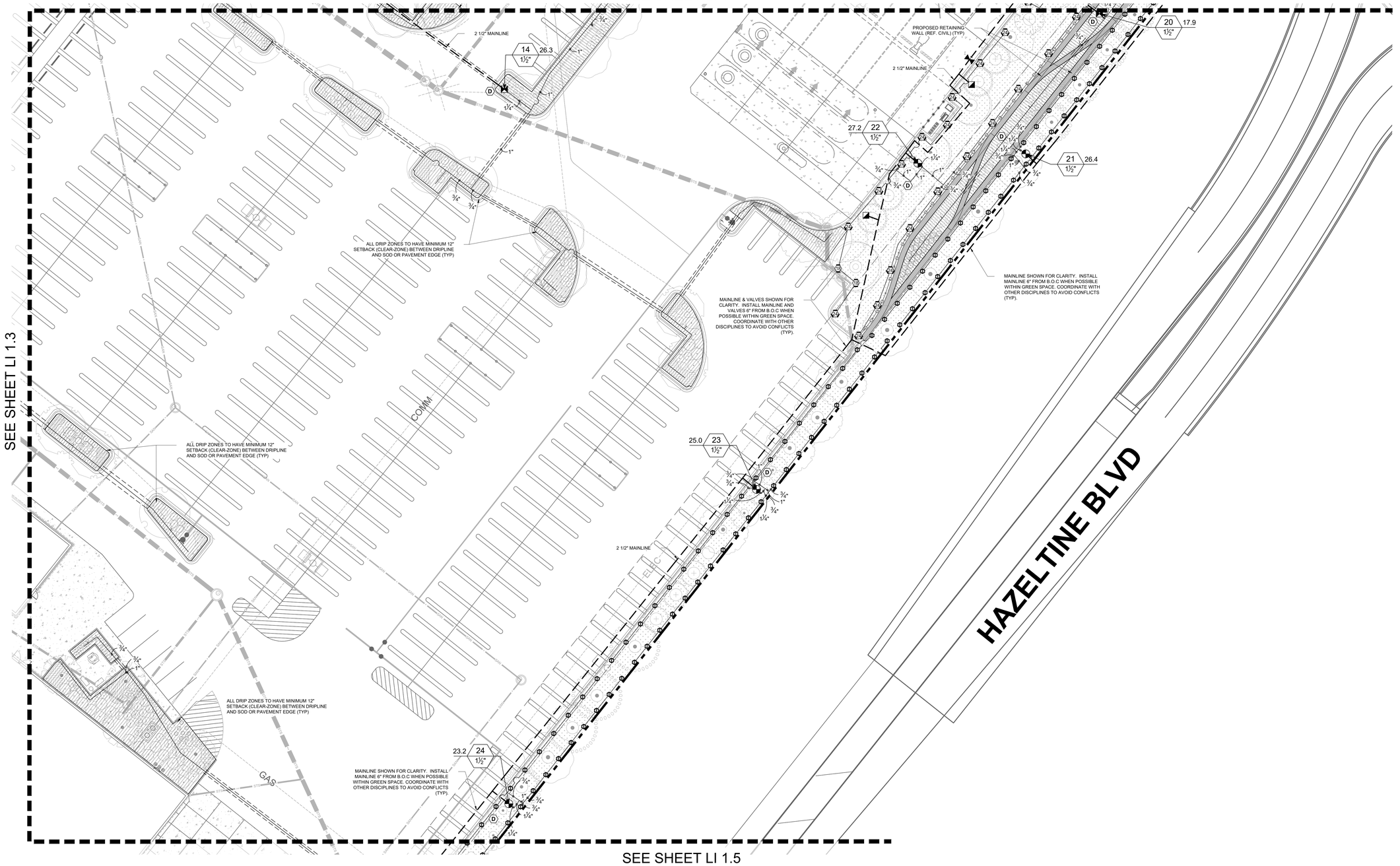
SEE SHEET LI 1.2



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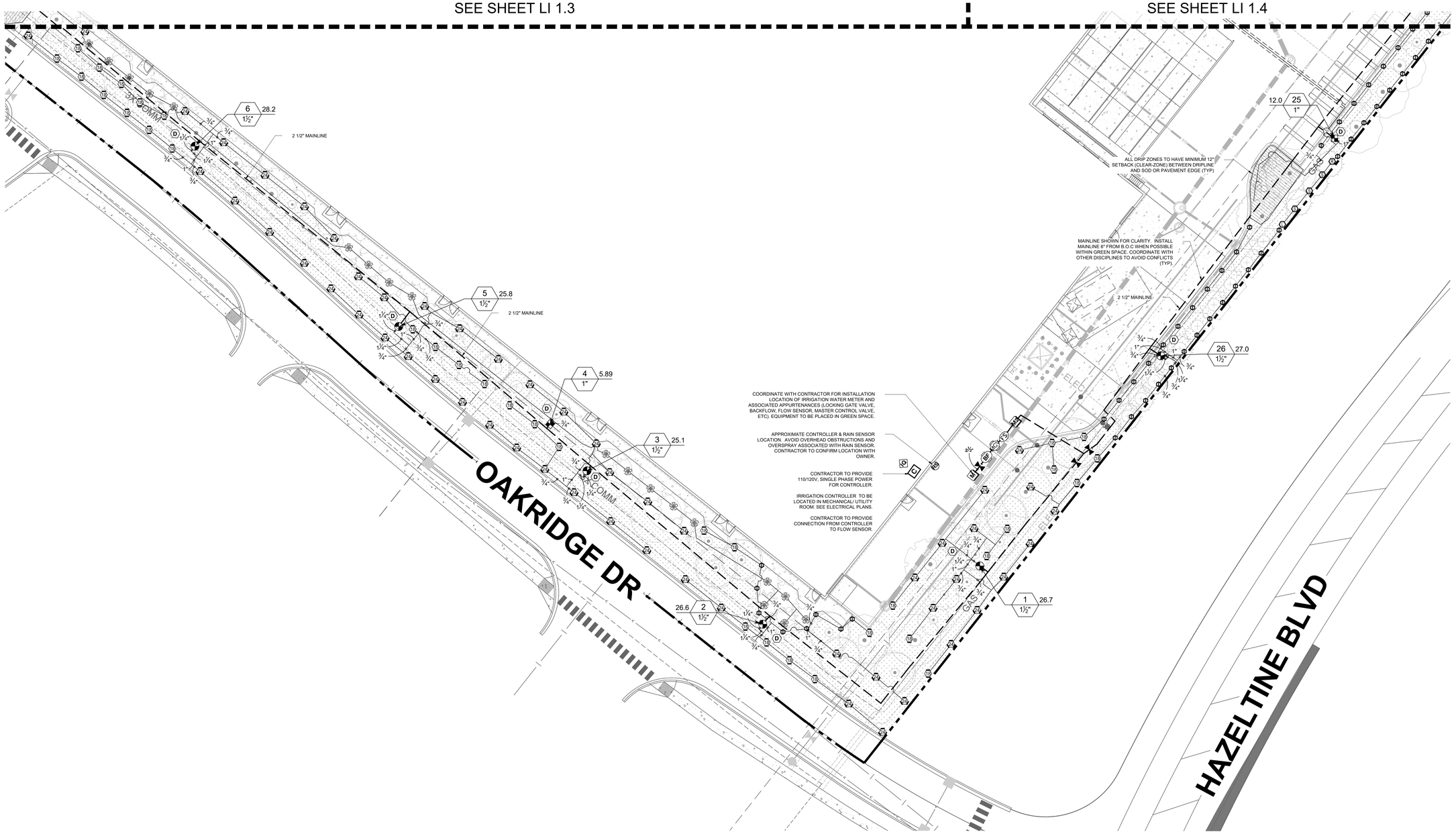
LI 1.4

IRRIGATION PLAN

AS INDICATED

SEE SHEET LI 1.3

SEE SHEET LI 1.4



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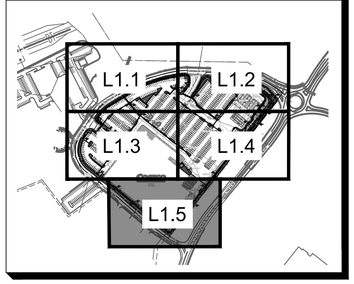
SEE SHEETS LI 3.1 & LI 3.2 FOR DETAILS & SPECIFICATIONS.

KEY MAP



CONSULTANT

Kimley»Horn

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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

SIGNATURE:

RYAN A. HYLLESTED

DATE: 01/5/2022 LIC. NO. 53828

COSTCO WHOLESALE

NWC OF HAZELTINE BLVD & OAKRIDGE DR
CHASKA, MN

DATE	ISSUED FOR	REV

LI 1.5

IRRIGATION PLAN

AS INDICATED

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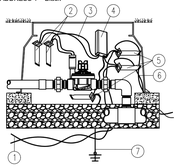
NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

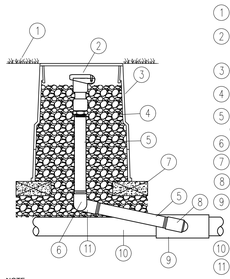


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID/UP TO 150 FT /45M
4. MODEL RAIN BIRD FD-101TURF DECODER
5. DBY-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER/1/2 ON EITHER SIDE OF DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

RAIN BIRD FD-101TURF DECODER

Scale: N.T.S.

O



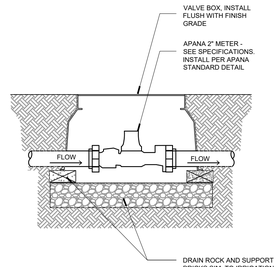
1. FINISH GRADE
2. QUICK-COUPLING VALVE TWO-PIECE BODY WITH 1 INCH INLET AND 1 INCH KEY OUTLET
3. VALVE BOX WITH COVER
4. 3/4" MINUS WASHED GRAVEL
5. PVC SCH 80 NIPPLE-1" (LENGTH AS REQUIRED)
6. PVC SCH 40 STREET ELL-1"
7. BRICK SUPPORTS (2)
8. PVC SCH 40 STREET ELL-1"
9. PVC SCH 40 TEE OR ELL X 1"
10. PVC MAINLINE PIPE
11. PVC SCH 40 ELL-1"

NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

Scale: N.T.S.

K



VALVE BOX, INSTALL FLUSH WITH FINISH GRADE

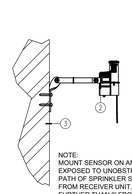
APANA 2" METER - SEE SPECIFICATIONS. INSTALL PER APANA STANDARD DETAIL

DRAIN ROCK AND SUPPORT BRICKS SIM. TO IRRIGATION VALVE BOXES

APANA WATER METER

Scale: N.T.S.

H



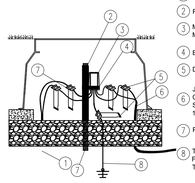
1. WR2 WIRELESS SENSOR RECEIVER
2. MODEL RAINBIRD WR2-RFC
3. MOUNTING SURFACE

NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 300' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

Wireless Rain/Freeze Sensor

Scale: N.T.S.

D

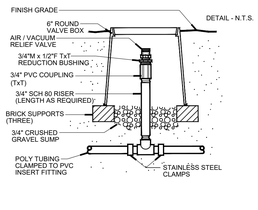


1. JACKETED ID WIRE PATH TO NEXT DECODER
2. PVC PIPE 1" SCH 40
3. MODEL DUAL-S SURGE PROTECTION MODULE
4. ELECTRICAL CABLE TIE - 12"
5. DBRY-6 (5)
6. JACKETED ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER SURGE DEVICE 1/2 ON EITHER SIDE
7. PVC PIPE .75" SCH 40
8. TO EARTH GROUND 8FT/2.5M FROM DUAL-S AT RIGHT ANGLE TO THE 2-WIRE PATH

DUAL-S SURGE DEVICE

Scale: N.T.S.

N

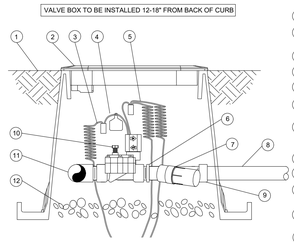


DETAIL - N.T.S.

Air/Vacuum Relief (Plumbed to Poly)

Scale: N.T.S.

J



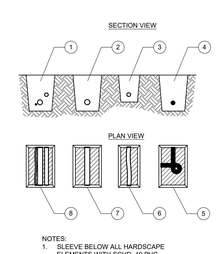
VALVE BOX TO BE INSTALLED 12-18" FROM BACK OF CURB

1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER
3. WATERPROOF CONNECTION
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X ½" REDUCING COUPLING
7. PRESSURE REGULATING FILTER
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

Drip Control Zone Kit

Scale: N.T.S.

G



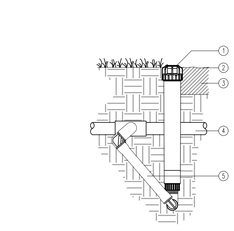
1. MAINLINE, LATERAL AND WIRING IN THE SAME TRENCH - 18" MIN. DEPTH
2. MAINLINE PIPE - 18" MIN. DEPTH
3. LATERAL PIPE - 12" MIN. DEPTH
4. WIRING IN CONDUIT - 12" MIN. DEPTH
5. TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER, UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
6. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
7. ALL SOLVENT WELD PLASTIC PIPING TO BE RAN IN TRENCH AS SHOWN.
8. RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHD. 40 PVC TWICE THE DIAMETER OF THE PIPE OR WITH BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

Pipe and Wire Trenching

Scale: N.T.S.

C

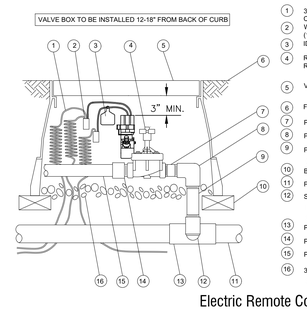


1. ECO INDICATOR
2. FINISHED GRADE
3. ADJACENT MULCH
4. PVC LATERAL PIPE
5. SWING JOINT

ECO INDICATOR - SWING JOINT

Scale: N.T.S.

M

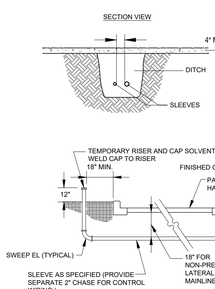


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION SPLICE-1 (1 OF 2)
3. ID TAG
4. REMOTE CONTROL VALVE: RAIN BIRD PEB-PRS-D
5. VALVE BOX WITH COVER
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

Electric Remote Control Valve

Scale: N.T.S.

F

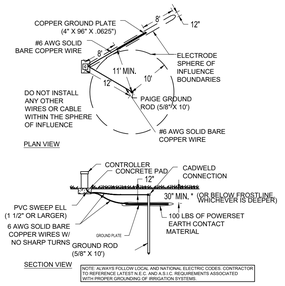


NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISHED GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

Sleeve Detail

Scale: N.T.S.

B

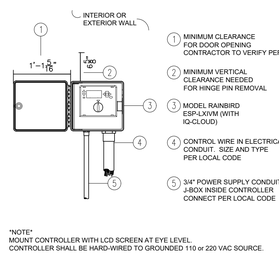


NOTE: ALWAYS FOLLOW LOCAL AND NATIONAL ELECTRIC CODES. CONTRACTOR TO REFERENCE LATEST N.E.C. AND A.S.I.C. REQUIREMENTS ASSOCIATED WITH PROPER GROUNDING OF IRRIGATION SYSTEMS.

CONTROLLER GROUNDING

Scale: N.T.S.

P



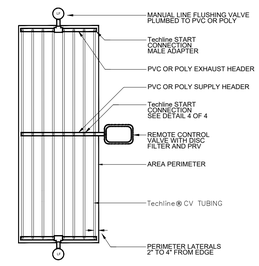
1. MINIMUM CLEARANCE FOR DOOR OPENING CONTRACTOR TO VERIFY PER MODEL***
2. MINIMUM VERTICAL CLEARANCE NEEDED FOR HINGE PIN REMOVAL
3. MODEL RAINBIRD ESP-LXIVM (WITH IQ-CLOUD)
4. CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE
5. 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

NOTE
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

Controller

Scale: N.T.S.

L



ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

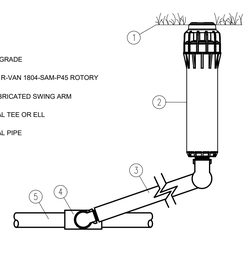
TECHLINE CV-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)

TECHLINE DRIPPER SPACING	12"				18"				24"	
DRIPPER FLOW RATE (GPH)	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)										
20	331	242	190	144	468	344	270	204	342	260
25	413	302	238	180	584	429	338	257	430	326
35	518	380	299	227	737	540	426	323	542	412
45	594	436	343	260	845	620	489	371	622	472
55	655	480	378	287	932	684	539	410	686	522
60	681	580	393	298	969	713	561	426	716	544

Techline CV Center Feed Layout

Scale: N.T.S.

I



1. FINISH GRADE
2. MODEL R-VAN 1804-SAM-P45 ROTORY HEAD
3. PREFABRICATED SWING ARM
4. LATERAL TEE OR ELL
5. LATERAL PIPE

Rotory Head Detail

Scale: N.T.S.

E

PVC PIPE SIZE	SOLVENT WELD SCH. 40 FITTINGS	BELL AND GASKET FITTINGS	SOCKETED PIPE
1/2"	2"	--	2"
3/4"	2"	--	2"
1"	2 1/2"	--	2 1/2"
1 1/4"	3"	--	3"
1 1/2"	3"	3"	3"
2"	4"	4"	4"
2 1/2"	6"	6"	6"
3"	6"	6"	6"
4"	8"	8"	8"

Sleeve Schedule

Scale: N.T.S.

A

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NORTH ARROW AND SCALE

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

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COSTCO WHOLESALE

NWC OF HAZELTINE BLVD & OAKRIDGE DR
CHASKA, MN

DATE	ISSUED FOR	REV

LI 3.1

IRRIGATION DETAILS

AS INDICATED

11/8/2021 5:36:54 PM

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
LST SST RST	Rain Bird R-VAN-STRIP 1804-SAM-P45 Shrub Rotary, 5'x15' (LCS and RCS), 5'x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stream pressure regulator. 1/2" NPT Female Threaded Inlet.	5
14 ADJ 14 F	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stream pressure regulator. 1/2" NPT Female Threaded Inlet.	237
18 ADJ 18 F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13'-18' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stream pressure regulator. 1/2" NPT Female Threaded Inlet.	46
24 ADJ 24 F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17'-24' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stream pressure regulator. 1/2" NPT Female Threaded Inlet.	88

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	4
	Rain Bird XCZ-150-LCS High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PEB Globe Valve with single 1-1/2" Pressure Regulating 40psi Quick-Check Basket Filter. Flow range: 15-62 GPM.	8
	Canopy Tree Ring	19
	Area to Receive Dripline Netafim TLCV-06-18 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	33,344 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1", 1-1/2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	14
	Rain Bird 5-RC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	2
	Isolation Valve	5
MCV	Rain Bird EFB-CP 2" 2" Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen.	1
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P107ZD & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
D	Rain Bird FD-101TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Use line surge protection as per manufacturer's directions.	26
IQ	Rain Bird IQ-CM-LXD-LXIVM Connection Module provides IQNet High-Speed Data Cable Connections for ESP-LXD Controller. Installs in ESP-LXD zero Module Slot.	1
RS	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1
FS	Rain Bird FS-200-P 2" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Plastic (PVC) Model. Suggested Operating Range of 10.0 GPM to 200.0 GPM. Sensors should be sized for flow rather than pipe size.	1
M	Water Meter 2"	1
M2	Water Meter 2" APANA COSTCO METER	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	11,626 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	4,996 l.f.
	Pipe Sleeve: PVC Schedule 40 21 Valve Callout 26	1,541 l.f.
	Valve Number Valve Flow Valve Size	

NOTES:

THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 75 PSI AND 65 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

ABOVE QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.

REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIP LINE ZONE.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

HUNTER ECO-INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.

ZONES LOWER THAN THE CAPACITY OF THE FLOW SENSOR ARE TO BE WIRED IN THE CONTROLLER WITH ANOTHER ZONE SO THAT THE FLOW SENSOR READS BOTH ZONES AS ONE ZONE IN ORDER TO MEET THE FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED TO REMAIN PIPED AS SEPARATE ZONES.

SURGE PROTECTION AND DECODER NOTES

1. SURGE PROTECTION - THE MINIMUM RECOMMENDED LEVEL OF PROTECTION IS TO HAVE ONE DECODER GROUNDED AT THE END OF EACH WIRE PATH AND ONE DECODER GROUNDED EVERY 500 FT. FOR HIGHER LEVELS OF PROTECTION, GROUND THE DECODERS MORE FREQUENTLY. THERE IS NO LIMIT ON THE NUMBER OF GROUND CONNECTIONS IN A DECODER SYSTEM. IT IS IMPORTANT THAT BOTH THE CONTROLLER AND THE DECODERS ARE GROUNDED TO GROUND RODS OR PLATES WITH LESS THAN 10 OHMS RESISTANCE. THE GROUND SHOULD ALWAYS BE MEASURED WITH A GROUND RESISTANCE METER. A "CLAMP ON METER" CANNOT BE USED FOR GROUND MEASUREMENT, SINCE THIS IS AN ISOLATED SYSTEM. GROUND RESISTANCE MEASUREMENTS SHOULD BE PERFORMED WITH A "FALL OF POTENTIAL" TYPE METER IN DECODER SYSTEMS. THE GROUND SHOULD BE TESTED REGULARLY FOR RESISTANCE. SURGE PROTECTION INSIDE THE DECODER CAN WEAR OUT, AND A DECODER SHOULD BE REPLACED WHEN IT MIGHT HAVE BEEN DAMAGED BY A LIGHTNING STRIKE IN THE IMMEDIATE VICINITY. THE DECODER IS A COMPLEX ELECTRONIC PART AND IT IS NOT POSSIBLE TO FULLY TEST WHETHER IT IS WORKING. REPLACE THE DECODER IF THERE IS ANY VISIBLE DAMAGE TO THE DEVICE, OR IF NEARBY DECODERS OR CONTROLLERS HAVE BEEN DAMAGED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GROUND ALL ELECTRICAL EQUIPMENT INSTALLED IN RELATION TO THE IRRIGATION CONTROL SYSTEM. USE GROUNDING ELECTRODES THAT ARE UL LISTED OR MANUFACTURED TO MEET THE MINIMUM REQUIREMENTS OF THE US NATIONAL ELECTRICAL CODE (NEC).
3. THE IRRIGATION SYSTEM SHALL USE A SINGLE TWO-WIRE CABLE FOR ACTIVATION OF ALL VALVES AND SENSORS. CONNECTIONS BELOW GRADE AND IN VALVE BOXES SHALL BE WATERPROOF. THE IRRIGATION CABLE SHALL BE DIRECT BURIAL.
4. MAINLINE TO BE GROUNDED PER MANUFACTURER RECOMMENDATIONS. CONTACT JEFF FEUERBACHER WITH RAIN BIRD AT 214.535.8358.

THE IRRIGATION SYSTEM SHALL USE A SINGLE TWO-WIRE CABLE FOR ACTIVATION OF ALL VALVES AND SENSORS. CONNECTIONS BELOW GRADE AND IN VALVE BOXES SHALL BE WATERPROOF. THE IRRIGATION CABLE SHALL BE DIRECT BURIAL.

GENERAL IRRIGATION NOTES

1. IRRIGATION SYSTEM IS DIAGRAMMATIC, CONTRACTOR TO VERIFY AND DESIGN PER ACTUAL PRESSURE, PER LOCAL CODES, AND PER SITE REQUIREMENTS. FIELD VERIFY LOCATION OF COMPONENTS WITH ACTUAL CONDITIONS PRIOR TO INSTALLATION, ADJUST AS NEEDED FOR COMPLETE COVERAGE. SYSTEM TO INCLUDE ALL PLUMBING AND ELECTRICAL, INCLUDING CONDUIT, SLEEVING, AND WEATHER-PROOF ENCLOSURES. SYSTEM SHALL BE COMPLETE. CONTRACTOR TO PROVIDE SHOP DRAWINGS, DESIGN PRESSURE CALCULATIONS, AND RELATED PRODUCT SHEETS FOR OWNER OR LANDSCAPE ARCHITECT APPROVAL. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS OF IRRIGATION SYSTEM AT THE COMPLETION OF THE PROJECT. SYSTEM SHALL HAVE A ONE-YEAR WARRANTY ON PARTS AND LABOR. THE IRRIGATION SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. SEE SITE IRRIGATION SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS. IF APPLICABLE, ZONE PARAMETERS: TURF AREAS SHALL HAVE SPRAYS/ROTORS, SHRUB/PERENNIAL AREAS SHALL HAVE DRIP, AND TREES SHALL HAVE BUBBLERS.
2. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 65 PSI, CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE 100% COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WIRING, BACKFLOW PREVENTOR, AND PLUMBING AS PER LOCAL CODE. WATER CONNECTION BY MECHANICAL AND UTILITY CONTRACTOR. VERIFY POWER CONNECTION WITH ELECTRICAL.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
6. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
7. ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. LICENSED IRRIGATION CONTRACTOR TO PROVIDE FINAL HARD WIRE TO CONTROLLER.
8. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF 14 GAUGE. U.L. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". CONTRACTOR TO CONFIRM WIRE SIZE PRIOR TO INSTALLATION. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF WIRE CONNECTOR UL APPROVED AND FILLED WITH SILICONE.
9. ALL VALVES, FLOW SENSORS, AND QUICK COUPLERS SHALL BE LOCATED IN VALVE BOXES (SIZED FOR NORMAL MAINTENANCE, FLUSH WITH FINAL GRADE) OR IN ZONES, PROVIDE DRIP KIT OF VALVE, PRESSURE REDUCER, AND FILTER WITHIN ONE VALVE BOX. DRIP ZONE AIR RELIEF VALVE AND FLUSH VALVE TO BE IN SEPARATE VALVE BOXES.
10. USE PVC SWING JOINT ASSEMBLIES TO CONNECT ALL SPRAY AND ROTOR HEADS.
11. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
12. MINIMUM 4" PVC SCHEDULE 40 SLEEVING SHALL BE REQUIRED UNDER ALL WALKS AND PAVEMENTS FOR IRRIGATION PIPE AND WIRES. PROVIDE 12" LENGTH OF SLEEVE AT EACH TEMPORARILY SEALED END, STAND PIPE, OR OTHER APPROVED METHODS FOR FUTURE LOCATING. EXTEND SLEEVING AT LEAST 1 FOOT BEYOND EDGE OF PAVEMENT. PROVIDE PVC STAND PIPE FOR LOCATING ENDS OF SLEEVING. PROVIDE MINIMUM TWO SIZES LARGER THAN PIPE SIZE. PROVIDE ADDITIONAL SLEEVING FOR WIRING, AS NEEDED. SLEEVE DEPTH IS PRIMARILY 18 INCHES, OR AS REQUIRED. COORDINATE AND PLACE SLEEVING PRIOR TO PAVEMENT INSTALLATION. DIRECTIONAL BORE UNDER PAVEMENT IN EXISTING CONDITIONS TO REMAIN.
13. DRIP LINE SHALL BE PLACED A MINIMUM OF 2" UNDER MULCH. DRIP IRRIGATION TO FOLLOW MANUFACTURERS RECOMMENDATION FOR TYPE, SIZE, AND LOCATION PER LANDSCAPE CONDITION. EACH DRIP ZONE SHALL HAVE ZONE VALVE, PRESSURE REDUCER, AND FILTER, AIR RELIEF VALVE, FLUSH VALVE, SUPPLY LATERAL LINES, DRIP TUBING WITH EMBEDDED EMITTERS, AND OTHER RELATED ITEMS. DRIP TUBING SHALL BE ANCHORED AND UNDER LANDSCAPE MULCH, HIDDEN FROM VIEW, WITH EMITTERS LOCATED AT PLANT LOCATION. DRIP TUBING SHALL ALSO BE LOOPED AND INTERCONNECTED, WITH NO DEAD-ENDS. ANY ADDITIONAL EMITTERS, AS NOTED ON PLAN.
14. LICENSED IRRIGATION CONTRACTOR SHALL ADJUST SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE AND ADJUST FOR MINIMUM OVERSPRAY ONTO PAVEMENT. NO OVER-SPRAY IS PERMITTED ONTO STREETS OR SIDEWALKS.
15. IRRIGATION CONTRACTOR SHALL SUPPLY AND CONSTRUCT IRRIGATION SYSTEM WITH ALL MATERIALS AND PER MANUFACTURER SPECIFICATIONS SHOWN ON THIS PLAN. IF CONTRACTOR PREFERS MATERIALS THAT DIFFER FROM THE PLAN, THEY SHALL BE APPROVED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION. INSTALL WEATHER/RAIN SENSOR(S) ON EXTERIOR WEATHER EXPOSED VERTICAL SURFACE(S). COORDINATE WITH OWNER'S AUTHORIZED REPRESENTATIVE AS TO FINAL LOCATION.
16. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
18. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
19. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
20. FIRST YEAR WINTERIZATION AND SPRING START UP OF SYSTEM SHALL BE PERFORMED BY IRRIGATION CONTRACTOR, UNLESS INDICATED OTHERWISE. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
21. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
22. MAINLINE, VALVES, AND WIRING ARE SHOWN ON DRAWINGS FOR CLARITY, SHOULD BE LOCATED IN ACCESSIBLE GREEN SPACE. CONTRACTOR TO COORDINATE WITH ALL DISCIPLINES TO AVOID CONFLICTS WITH UTILITIES/ STRUCTURES, ETC.
23. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
24. SET SPRAY HEADS 4" FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
25. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT. "AS-BUILT" DRAWINGS TO BE COLOR CODED BY ZONE ON 8.5" X 11", LAMINATED, AND PLACED IN CONTROLLER.
26. ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL.
27. INSTALL ALL IRRIGATION COMPONENTS AS PER MANUFACTURERS REQUIREMENTS.
28. IRRIGATION HEADS AND COMPONENTS SHALL BE LOCATED A MINIMUM OF 24" FROM ALL BUILDINGS TO AVOID ADVERSE PERFORMANCE OF FOUNDATIONS AND SLABS.
29. NO LATERALS LESS THAN 3/4" DIAMETER.
30. ALL PIPE 1.5" OR GREATER SHALL BE SDR 26 CLASS 200 FOR MAINLINE AND CLASS 160 FOR LATERAL LINE PVC PIPE (DO NOT EXCEED 35 GPM FOR 1.5" AND 58 GPM FOR 2"). ALL PIPE 1.25" OR 1" SHALL BE 100 POLY PIPE OR CLASS 160 PVC PIPE, AS INDICATED) DO NOT EXCEED 13 GPM FOR 1" AND 22 GPM FOR 1.25"). PIPE SIZE TO BE IDENTIFIED BY CONTRACTOR PER ZONE REQUIREMENTS.
31. BIDDING CONTRACTORS SHOULD BECOME THOROUGHLY FAMILIAR WITH ALL FACETS OF THE PROPOSED IRRIGATION SYSTEM. FAILURE TO CLARIFY MISUNDERSTANDINGS, OR INTENT OF THESE DRAWINGS AND SPECIFICATIONS BEFORE SUBMITTAL OF BID SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
32. SOME AREAS MAY REQUIRE RISER EXTENSIONS FOR SPRINKLER OR A FIXED RISER WITH A SHRUB HEAD OR SHRUB ADAPTER TO OBTAIN PROPER COVERAGE. ROTOR NOZZLES TO PROVIDE PROPER COVERAGE AND MATCH PRECIPITATION, AS REQUIRED. FIELD ADJUST AS NEEDED. SPRAY HEADS IN TURF AREAS TO BE 4" POP-UPS AND IN LANDSCAPE BEDS TO BE 12" POP-UPS. INSTALL ROTOR AND SPRAY HEADS TO LATERAL LINE WITH FLEX TUBING OR SWING JOINTS. BUBBLERS TO BE ON 4" POP-UPS.
33. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH OTHER IMPROVEMENTS.
34. CONTRACTOR TO SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS. VERIFY WITH OWNER AS TO TIME AND SPECIFIC REQUIREMENTS.

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

A. EXTENT:

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) TRENCHING AND BACKFILL, (2) AUTOMATICALLY CONTROLLED LOW VOLUME IRRIGATION SYSTEM, (3) TEST ALL SYSTEMS AND MAKE OPERATIVE, (4) "AS-BUILT" DRAWINGS.

B. GENERAL:

1. PERMITS AND FEES: OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED AS REQUIRED. ON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE SHALL BE FURNISHED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL BUILDING/ PLUMBING CODE AND ALL OTHER CODE REQUIREMENTS.
2. APPROVAL: WHEREVER THE TERMS "APPROVE" OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE IN WRITING.
3. BEFORE ANY WORK IS STARTED, A CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRESENTATIVE CONCERNING THE WORK UNDER THIS CONTRACT.
4. COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE
5. INSPECTION OF SITE:
   A. CONTRACTOR SHALL ACQUAINT THEMSELVES WITH ALL SITE CONDITIONS. SUBMISSION OF THEIR PROPOSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERETO ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN IN PLANS.
   B. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO CONNECT TO EXISTING STUBOUTS, SHOULD SUCH STUBS NOT BE LOCATED EXACTLY AS SHOWN, AND AS MAY BE REQUIRED TO WORK AROUND EXISTING WORK AT NO INCREASE IN COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.
6. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
7. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE, ADD, OR DELETE ANY MATERIAL OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PRICE SHALL BE NEGOTIATED IF DEEMED NECESSARY BY THE OWNER ON A PER DIEM BASIS.
8. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME POSSIBLE.
9. WORK SCHEDULE: WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WORK SCHEDULE
10. "AS-BUILT" IRRIGATION DRAWINGS: PREPARE AN "AS-BUILT" DRAWING ON A FULL-SIZE PLAN SET WHICH SHALL SHOW DEVIATIONS FROM THE BID DOCUMENTS MADE DURING CONSTRUCTION AFFECTING THE MAIN LINE PIPE, CONTROLLER LOCATIONS, REMOTE CONTROL VALVES AND QUICK COUPLING VALVES. THE DRAWING SHALL ALSO INDICATE AND SHOW APPROVED SUBSTITUTIONS OF SIZE, MATERIAL AND MANUFACTURERS NAME AND CATALOG NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE DELIVERED TO THE TENANT'S CONSTRUCTION REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF WORK.
11. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER'S CONSTRUCTION REPRESENTATIVE UPON THE SATISFACTORY COMPLETION OF ALL WORK.
12. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE TENANT'S CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.
13. A LAMINATED PLAN (8 1/2 X 11) SHOWING THE DIFFERENT IRRIGATION ZONES IN COLOR, PREPARED BY THE IRRIGATION CONTRACTOR, SHALL BE POSTED IN THE MECHANICAL ROOM OR WITHIN CONTROLLER CABINET.

C. MATERIALS:

1. GENERAL: ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION.
2. PLASTIC PIPING: ALL MAIN LINES AND LATERAL LINES SHALL BE CLASS 200 POLYVINYL CHLORIDE (PVC) PIPE AND SHALL COMPLY WITH ONE OF THE FOLLOWING STANDARDS: ASTM D-1785, ASTM D-2241, AWWA-C-900, OR AWWA C-905. SDR-PR PIPE SHALL HAVE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR-26. PVC GASKETS FITTINGS SHALL CONFORMING TO ASTM D 3139. GASKETS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. THREADED PVC PIPE FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2464. CONFORMING TO ASTM D-1784 AND D-2241
3. PLASTIC FITTINGS: ALL SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. SCHEDULE 40 SOLVENT-WELD, POLYVINYL CHLORIDE (PVC) STANDARD WEIGHT AS MANUFACTURED BY SLOANE, LASCO, OR APPROVED EQUAL.
4. SOLVENT CEMENT: PVC CEMENT SHALL MEET ASTM D 2564 AND PVC CLEANER-TYPE SHALL MEET ASTM F 656.
5. SPRINKLER HEAD RISERS: SCHEDULE 40 PVC FOR RISERS. PIPE SHALL BE CUT WITH A STANDARD PIPE CUTTING TOOL WITH SHARP CUTTERS. REAM ONLY TO FULL DIAMETER OF PIPE AND CLEAN ALL ROUGH EDGES OR BURRS. CUT ALL THREADS ACCURATELY WITH SHARP DIES. NOT MORE THAN THREE(3) FULL THREADS SHALL SHOW BEYOND FITTINGS WHEN PIPE IS MADE UP. ASSEMBLIES SHALL BE AS DETAILED.
6. AUTOMATIC CONTROLLER: SEE LEGEND
7. REMOTE CONTROL VALVES: SEE LEGEND
8. CONTROL WIRING: CONVENTIONAL SYSTEMS TO USE 24 VOLT SOLID UL APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM WIRE SIZE: 14 GAUGE. ALL SPLICES SHALL BE MADE WITHIN VALVE BOX. TWO-WIRE SYSTEMS TO UTILIZE CONTROL WIRING PER MANUFACTURER STANDARDS.
9. SLEEVES FOR CONTROL WIRING: UNDER ALL WALKS AND PAVED AREAS AND WHERE INDICATED ON DRAWINGS. MINIMUM PVC SCHEDULE 40 PLASTIC PIPE.
10. SPRINKLER HEADS/ DRIP LINE: SEE LEGEND
11. QUICK COUPLING VALVES: SHALL BE NOTED ON DRAWINGS.

D. WORKMANSHIP:

1. LAY OUT WORK AS ACCURATELY AS POSSIBLE TO THE DRAWINGS. THE DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO THE EXTENT THAT SWING JOINTS, OFFSETS, AND ALL FITTINGS ARE NOT SHOWN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL AND COMPLETE COVERAGE OF ALL IRRIGATED AREAS AND SHALL MAKE ANY NECESSARY MINOR ADJUSTMENTS AT NO ADDITIONAL COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.
3. ANY MAJOR REVISIONS TO THE IRRIGATION SYSTEM MUST BE SUBMITTED AND ANSWERED IN WRITTEN FORM, ALONG WITH ANY CHANGE IN CONTRACT PRICE.

E. INSTALLATION:

1. EXCAVATION AND TRENCHING:
   A. PERFORM ALL EXCAVATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK INCLUDING UNDER THIS SECTION, INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE-INS. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF THE EXCAVATIONS TO AND IN A MANNER APPROVED BY THE OWNER.
   B. TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 6 INCHES BETWEEN PARALLEL PIPE LINES. TRENCHES FOR PIPE LINES SHALL BE MADE OF SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:
      1) 24" MINIMUM BELOW BOTTOM PAVEMENT PER SLEEVING INSTALLATION DETAIL FOR MAIN LINE; 18" MINIMUM FOR NON-PRESSURIZED LATERALS.
      2) MINIMUM COVER OVER IRRIGATION LINES TO HEADS/ DRIPLINE EXCEPT VEHICLE TRAFFIC AREAS ARE AS FOLLOWS:
         12" COVER OVER LATERALS
         18" COVER OVER MAINLINE
   C. MAINTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS AS REQUIRED BY THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY AND LOCAL ORDINANCES.
2. PIPE LINE ASSEMBLY:
   A. INSTALL REMOTE CONTROL VALVES WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL. PLACE NO CLOSER THAN 12-18 INCHES TO WALK EDGES, WALLS, AND OTHER PAVEMENTS. PLACE A MINIMUM OF 24" FROM BUILDINGS.
   B. PLASTIC PIPE AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS AND METHODS RECOMMENDED BY MANUFACTURER OF THE PIPE. EXCEPT WHERE SCREWED CONNECTIONS ARE REQUIRED. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT WITH A NON-SYNTHETIC BRISTLE BRUSH.
   C. PIPE MAY BE ASSEMBLED AND WELDED ON THE SURFACE. SNAKE PIPE FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.
   D. MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADED FITTINGS USING PLASTIC MALE ADAPTERS.
   E. JOINTS:
      1. PIPE SIZES 2 1/2 INCH OR SMALLER SHALL HAVE BELL AND SOCKET JOINTS.
      2. PIPE SIZES LARGER THAN 2 1/2 INCH SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
      3. THRUST BLOCKING SHALL BE REQUIRED WHEN PIPE SIZE IS 4" OR GREATER.
3.


LEGEND
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATERMAIN
PIPE INSULATION
PROPOSED CATCH BASIN
PROPOSED SANITARY/STORM MANHOLE
PROPOSED GATE VALVE
PROPOSED HYDRANT
PROPOSED RIP RAP
POST INDICATOR VALVE
WALL MOUNTED POST INDICATOR VALVE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATERMAIN
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE/CATCH BASIN
EXISTING HYDRANT
PROPOSED GAS
PROPOSED TELECOMM
PROPOSED ELECTRIC SERVICE
0 25' 50' 100'
SCALE IN FEET
MCKNIGHT LAKE
MATCH LINE VIEW 2
MATCH LINE VIEW 1
POND
CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD
COSTCO WHOLESALE
104,545 S.F.
FFE: 966.00
B20E BLDG 1
B20E BLDG 2
B20E BLDG 3
B20E BLDG 4
B20E BLDG 5
B20E BLDG 6
B20E BLDG 7
B20E BLDG 8
B20E BLDG 9
B20E BLDG 10
B20E BLDG 11
B20E BLDG 12
12GS-2
POOL
DRAINTILE TO HAVE MIN. 0.50% SLOPE, TYP.
900 LF (TOTAL) 6" PERFORATED HDPE W/ CLEANOUTS
100-YR HWL=928.68 (EMERGENCY OVERFLOW ELEV=923.00)
LINED FOREBAY W/ RIPRAP PERIMETER TO LEVEL SPREAD FLOWS BASE=921.50 RIPRAP=923.00 (MATCH SAND ELEV.)
FES 600 W/ 12 CY RIPRAP INV=925.07
CONNECT DRAINTILE TO OCS 2 (SEE DETAIL ON SHEET C-7.4) INV=918.50 LAST 20' OF DRAINTILE INTO OCS 2 SHALL BE SOLID (NON PERFORATED) SCH. 40 PVC
450 SF TURF REINFORCEMENT MAT EXTENDED TO TOE OF BASIN SIDE SLOPE EOF ELEV=929.20
OCS 2 (SEE DETAIL) GRATE=929.00 8" ORIFICE=924.50 INV OUT=918.50
FES 2 W/ 4 CY RIPRAP INV=918.38
FES 200 INV=905.50
FES 201 INV=906.50
24.0' of 12" RCP @ 4.17%
24" R.C.P.
McKNIGHT LAKE OHWL=894 (PER MnDNR LAKEFINDER)
DRAINTILE CLEANOUT TYP. OF 2 TOP=924.50 INV=920.00
CBMH 600A (DROP) RIM=958.00 INV(N)=955.50 INV(E)=952.14 INV OUT=926.50
INVS-1 12" INLINE DRAIN W/ 12" DOME GRATE RIM=958.00 INV OUT=955.60
43.3' of 21" HDPE @ 3.30%
24.1' of 27" HDPE @ 0.62%
128.9' of 27" HDPE @ 0.55%
CBMH 601 RIM=957.40 INV(SE)=952.29 INV OUT=952.29 SUMP=949.29
SAN MH-2B RIM=958.40 INV(SW)=945.10 INV OUT=945.00
6" SAN SERVICE INV=945.50
CBMH 602 RIM=958.25 INV(E)=953.00 INV OUT=953.00
FFE: 959.80 GFE: 959.47
6G FFE: 959.47
56.8' of 27" HDPE @ 0.50%
66.3' of 27" HDPE @ 0.53%
CBMH 603 RIM=958.60 INV(SE)=953.35 INV OUT=953.35
CBMH 603A RIM=963.33 INV(SE)=953.64 INV OUT=953.64
HYDRANT W/ 6" G.V. & 6"X6" TEE
8"X6" REDUCER
6" SAN SERVICE INV=947.00
SAN MH-2A RIM=961.00 INV(SE)=945.67 INV(NW)=944.30 INV(NE)=946.00 INV OUT=944.25
FFE: 964.80 GFE: 964.47
6G FFE: 963.80
SAN MH-1 (EXT. DROP) RIM=927.00 INV(NE)=916.65 INV OUT=897.50
CORE DRILL AND CONNECT TO EXISTING SANITARY MANHOLE INV=896.53 INV OUT(EX)=895.51 (VERIFY)
SAN MH-2 (EXT. DROP) RIM=961.00 INV(NE)=944.15 INV OUT=930.00
144.4' of 27" HDPE @ 0.44%
8"x6" TEE W/ 6" G.V.
CBMH 604 RIM=963.80 INV(SE)=954.29 INV OUT=954.29
97.6' of 27" HDPE @ 0.44%
8" C900 PVC WATERMAIN
8" G.V.
SAN MH-3 RIM=962.00 INV(E)=949.04 INV OUT=948.94
6"x8" SAN WYE INV(AT MAIN)=949.93 6" SAN SERVICE INV(AT BLDG)=951.00
CBMH 605 RIM=962.30 INV(E)=954.72 INV OUT=954.72
CBMH 606 RIM=963.10 INV(E)=955.53 INV OUT=955.53
108.0' of 24" HDPE @ 0.75%
118.3' of 24" HDPE @ 0.60%
CBMH 607 RIM=963.10 INV(N)=956.24 INV(NE)=957.62 INV OUT=956.24
209.1' of 12" HDPE @ 0.85%
SAN MH-4 RIM=964.80 INV(NW)=950.69 INV(NE)=950.69 INV OUT=950.59
8" TEE W/ 6" G.V.
CBMH 608 RIM=963.30 INV(NW)=956.79 INV OUT=956.79
126.7' of 24" HDPE @ 0.44%
CBMH 609 RIM=963.20 INV(NW)=957.20 INV OUT=957.20
114.1' of 21" HDPE @ 0.50%
67.6' of 21" HDPE @ 0.60%
FFE: 965.00 GFE: 964.67
CBMH 610 RIM=963.00 INV(NW)=957.77 INV(NE)=959.45 INV OUT=957.77
99.0' of 18" HDPE @ 0.70%
10.7' of 12" HDPE @ 0.44%
CB 610A RIM=965.10 INV OUT=959.50
CBMH 611 RIM=963.00 INV(NW)=958.46 INV(NE)=959.08 INV OUT=958.46
98.1' of 15" HDPE @ 1.10%
CBMH 612 RIM=963.10 INV(N)=959.54 INV OUT=959.54
24.0' of 12" RCP @ 4.17%
CB 614 RIM=965.10 INV OUT=959.15
6"x8" SAN WYE INV(AT MAIN)=952.29 6" SAN SERVICE INV(AT BLDG)=955.00
10.7' of 12" HDPE @ 0.70%
6"x8" SAN WYE INV(AT MAIN)=952.09 6" SAN SERVICE INV(AT BLDG)=953.00
99.0' of 18" HDPE @ 0.70%
10.7' of 12" HDPE @ 0.44%
8"x6" TEE W/ 6" G.V.
HYDRANT W/ 6" G.V. & 6"X8" TEE
8"x6" TEE W/ 6" G.V.
CB 615 RIM=965.10 INV OUT=959.50
CBMH 616 RIM=963.65 INV(NE)=959.40 INV OUT=959.40
118.8' of 12" HDPE @ 0.44%
CBMH 617 RIM=963.50 INV(NE)=959.92 INV OUT=959.92
160 SF TURF REINFORCEMENT MAT EOF ELEV=965.00
700 SF TURF REINFORCEMENT MAT EOF ELEV=964.00
REPAIR EXISTING EROSION, FILL WITH SOIL, PROVIDE SEED AND EROSION CONTROL BLANKET. COORDINATE WITH CITY.
450 SF TURF REINFORCEMENT MAT W/ 10 CY RIPRAP ON DOWNSTREAM END
200 SF TURF REINFORCEMENT MAT W/ 8 CY RIPRAP ON DOWNSTREAM END
CBMH 613 RIM=965.40 INV(N)=961.11 INV OUT=961.11
6"x8" SAN WYE INV=953.45
6" SAN SERVICE INV=955.00
8" C900 PVC WATERMAIN
8"x6" TEE W/ 6" G.V.
CB 613A RIM=965.70 INV OUT=961.66 125.6' of 12" HDPE @ 0.44%
SAN MH-7 RIM=967.00 INV(E)=954.23 INV OUT=954.13
CB 503A RIM=966.00 INV OUT=962.00
6"x8" SAN WYE INV=954.70
6" SAN SERVICE INV=955.50
FFE: 968.50 GFE: 968.16
8"x6" TEE W/ 6" G.V.
119.3' of 12" HDPE @ 0.44%
FFE: 967.50 GFE: 967.17
HYDRANT W/ 6" G.V. & 6"X8" TEE
CBMH 502 RIM=965.60 INV(SW)=959.64 INV OUT=959.64
8" G.V.
CBMH 503 RIM=966.25 INV(S)=959.85 INV(W)=961.48 INV OUT=959.85
30.5' of 12" HDPE @ 0.70%
FFE: 967.50
101.8' of 12" HDPE @ 0.44%
SAN MH-8 RIM=966.20 INV(NE)=955.35 INV OUT=955.25
68.1' of 12" HDPE @ 1.05%
CB 506 RIM=965.00 INV OUT=960.30
CBMH 501 RIM=965.65 INV(E)=959.24 INV(W)=958.92 INV OUT=958.92
CBMH 505 RIM=964.80 INV(SE)=959.58 INV OUT=959.58
26.7' of 12" HDPE @ 1.20%
CBMH 506 RIM=965.00 INV(SE)=959.90 INV OUT=959.90
CBMH 507 RIM=965.00 INV(NE)=960.13 INV OUT=960.13
69.5' of 12" HDPE @ 0.44%
50.5' of 12" HDPE @ 0.44%
CBMH 311 RIM=963.50 INV(NE)=959.35 INV(S)=957.83 INV OUT=957.83
CB 706A RIM=965.60 INV OUT=961.60
CBMH 706 RIM=965.60 INV(SW)=961.55 INV OUT=961.55
6" SAN SERVICE INV=955.00
SAN MH-12 RIM=966.02 INV(NE)=954.00 INV OUT=953.72
6" SAN SERVICE INV=955.00
SAN MH-15 RIM=966.00 INV(SW)=954.00 INV OUT=953.33
CBMH 705 RIM=965.00 INV(NW)=960.77 INV(SW)=961.25 INV OUT=960.77
97.3' of 12" HDPE @ 0.80%
MH 704 RIM=965.30 INV(SW)=960.67 INV(SE)=960.07 INV OUT=960.07
21.1' of 18" HDPE @ 0.50%
CB 709 RIM=964.50 INV(W)=960.76 INV OUT=960.76
8"x6" TEE W/ 6" G.V.
HYDRANT W/ 6" G.V. & 6"X8" TEE
CB 710 RIM=964.90 INV OUT=961.25
6"x8" SAN WYE INV(AT MAIN)=952.40 6" SAN SERVICE INV(AT BLDG)=953.50
74.4' of 12" HDPE @ 0.66%
FFE: 966.50 GFE: 966.16
8"x6" TEE W/ 6" G.V.
8" C900 PVC WATERMAIN
SAN MH-11 RIM=965.50 INV(N)=952.22 INV(NE)=952.22 INV OUT=952.12
SAN MH-10 RIM=965.00 INV(N)=951.79 INV(NE)=951.79 INV OUT=951.69
SAN MH-13 RIM=965.00 INV(N)=952.55 INV OUT=952.45
CB 617A RIM=963.65 INV OUT=960.00
CB 700 RIM=965.80 INV OUT=961.30
10.7' of 12" HDPE @ 0.50%
(2) 8" G.V.
8"x6" TEE W/ 6" G.V.
HYDRANT W/ 6" G.V. & 6"X8" TEE
CBMH 703 RIM=964.80 INV(SW)=959.67 INV OUT=959.67
140.8' of 18" HDPE @ 0.30%
CBMH 707 RIM=966.05 INV(S)=960.49 INV OUT=960.49
47.0' of 15" HDPE @ 0.38%
CBMH 708 RIM=965.10 INV(SW)=960.67 INV OUT=960.67
6"x8" SAN WYE INV(AT MAIN)=952.65 6" SAN SERVICE INV(AT BLDG)=953.50
10.7' of 12" HDPE @ 0.80%
8" C900 PVC WATERMAIN
FFE: 967.00 GFE: 966.67
6" SAN SERVICE INV=958.75
6"x8" TEE W/ 6" G.V.
6" SAN SERVICE INV=957.50
SAN MH-9 RIM=965.80 INV(NW)=957.00 INV OUT=956.00
6" C900 PVC WATERMAIN
CB 509 RIM=964.65 INV OUT=960.70
CBMH 508 RIM=964.65 INV(NW)=960.60 INV OUT=960.60
MH 700 RIM=966.50 INV(SE)=958.05 INV OUT=958.05
35.7' of 24" HDPE @ 0.60%
122.0' of 24" HDPE @ 0.60%
CBMH 702 RIM=965.00 INV(SW)=959.33 INV OUT=959.33
95.8' of 24" HDPE @ 0.35%
CBMH 701 RIM=965.15 INV(SW)=958.78 INV(SE)=960.51 INV OUT=958.78
110.5' of 24" HDPE @ 0.50%
CB 703A RIM=964.25 INV OUT=960.70
10" STUB W/ 10" G.V. TO COSTCO
10"x12" CROSS
HYDRANT W/ 6" G.V. & 6"X10" REDUCER
SAN MH-14 RIM=965.50 INV(W)=954.00 INV OUT=953.62
12"x12" TEE W/ 12" G.V.
12" G.V.
10"x12" TEE W/ 10" G.V. STUB TO COSTCO
31.3' of 12" RCP @ 0.44%
CB 310A RIM=964.27 INV OUT=959.33
8"X12" TEE W/ 8" G.V.
CONNECT TO EXISTING 8" DIP WATERMAIN
CBMH 310B RIM=963.60 INV(S)=954.63 INV OUT=954.63
57.7' of 18" HDPE @ 0.77%
164.1' of 18" HDPE @ 0.77%
98.0' of 24" RCP @ 1.70%
CBMH 309 RIM=963.75 INV(SE)=952.82 INV OUT=952.82
76.3' of 24" RCP @ 1.62%
CBMH 310 RIM=964.27 INV(S)=954.19 INV(SE)=954.06 INV(NE)=959.19 INV OUT=954.06
168.1' of 15" HDPE @ 1.80%
6" SAN SERVICE INV=957.50
CBMH 500 RIM=965.20 INV(SE)=955.90 INV OUT=955.90
349.3' of 24" RCP @ 1.08%
6"x8" TEE W/ 6" G.V.
6"x8" SAN WYE INV=955.85
31.4' of 12" RCP @ 0.44%
CB 311A RIM=963.59 INV OUT=959.40
12" C900 PVC WATERMAIN
8"x12" TEE W/ 8" G.V.
8"x12" TEE W/ 8" G.V.
CB 501A RIM=964.00 INV OUT=960.00
CBMH 709 RIM=964.50 INV(W)=960.76 INV OUT=960.76
8"x6" TEE W/ 6" G.V.
HYDRANT W/ 6" G.V. & 6"X8" TEE
8" C900 PVC WATERMAIN
SAN MH-4 RIM=964.80 INV(NW)=950.69 INV(NE)=950.69 INV OUT=950.59
8" TEE W/ 6" G.V.
CBMH 616 RIM=963.65 INV(NE)=959.40 INV OUT=959.40
118.8' of 12" HDPE @ 0.44%
CBMH 617 RIM=963.50 INV(NE)=959.92 INV OUT=959.92
160 SF TURF REINFORCEMENT MAT EOF ELEV=965.00
700 SF TURF REINFORCEMENT MAT EOF ELEV=964.00
CB 617A RIM=963.65 INV OUT=960.00
SAN MH-11 RIM=965.50 INV(NW)=952.22 INV(NE)=952.22 INV OUT=952.12
SAN MH-10 RIM=965.00 INV(N)=951.79 INV(NE)=951.79 INV OUT=951.69
SAN MH-13 RIM=965.00 INV(N)=952.55 INV OUT=952.45
CB 709 RIM=964.50 INV(W)=960.76 INV OUT=960.76
8"x6" TEE W/ 6" G.V.
HYDRANT W/ 6" G.V. & 6"X8" TEE
8" C900 PVC WATERMAIN
SAN MH-11 RIM=965.50 INV(NW)=952.22 INV(NE)=952.22 INV OUT=952.12
SAN MH-10 RIM=965.00 INV(N)=951.79 INV(NE)=951.79 INV OUT=951.69
SAN MH-13 RIM=965.00 INV(N)=952.55 INV OUT=952.45
CB 710 RIM=964.90 INV OUT=961.25
6"x8" SAN WYE INV(AT MAIN)=952.40 6" SAN SERVICE INV(AT BLDG)=953.50
74.4' of 12" HDPE @ 0.66%
FFE: 966.50 GFE: 966.16
8"x6" TEE W/ 6" G.V.
8" C900 PVC WATERMAIN
CB 700 RIM=965.80 INV OUT=961.30
10.7' of 12" HDPE @ 0.50%
(2) 8" G.V.
8"x6" TEE W/ 6" G.V.
HYDRANT W/ 6" G.V. & 6"X8" TEE
CBMH 703 RIM=964.80 INV(SW)=959.67 INV OUT=959.67
140.8' of 18" HDPE @ 0.30%
CBMH 707 RIM=966.05 INV(S)=960.49 INV OUT=960.49
47.0' of 15" HDPE @ 0.38%
CBMH 708 RIM=965.10 INV(SW)=960.67 INV OUT=960.67
6"x8" SAN WYE INV(AT MAIN)=952.65 6" SAN SERVICE INV(AT BLDG)=953.50
10.7' of 12" HDPE @ 0.80%
8" C900 PVC WATERMAIN
FFE: 967.00 GFE: 966.67
6" SAN SERVICE INV=958.75
6"x8" TEE W/ 6" G.V.
6" SAN SERVICE INV=957.50
SAN MH-9 RIM=965.80 INV(NW)=957.00 INV OUT=956.00
6" C900 PVC WATERMAIN
CB 509 RIM=964.65 INV OUT=960.70
CBMH 508 RIM=964.65 INV(NW)=960.60 INV OUT=960.60
MH 700 RIM=966.50 INV(SE)=958.05 INV OUT=958.05
35.7' of 24" HDPE @ 0.60%
122.0' of 24" HDPE @ 0.60%
CBMH 702 RIM=965.00 INV(SW)=959.33 INV OUT=959.33
95.8' of 24" HDPE @ 0.35%
CBMH 701 RIM=965.15 INV(SW)=958.78 INV(SE)=960.51 INV OUT=958.78
110.5' of 24" HDPE @ 0.50%
CB 703A RIM=964.25 INV OUT=960.70
10" STUB W/ 10" G.V. TO COSTCO
10"x12" CROSS
HYDRANT W/ 6" G.V. & 6"X10" REDUCER
SAN MH-14 RIM=965.50 INV(W)=954.00 INV OUT=953.62
12"x12" TEE W/ 12" G.V.
12" G.V.
10"x12" TEE W/ 10" G.V. STUB TO COSTCO
31.3' of 12" RCP @ 0.44%
CB 310A RIM=964.27 INV OUT=959.33
8"X12" TEE W/ 8" G.V.
CONNECT TO EXISTING 8" DIP WATERMAIN
CBMH 310B RIM=963.60 INV(S)=954.63 INV OUT=954.63
57.7' of 18" HDPE @ 0.77%
164.1' of 18" HDPE @ 0.77%
98.0' of 24" RCP @ 1.70%
CBMH 309 RIM=963.75 INV(SE)=952.82 INV OUT=952.82
76.3' of 24" RCP @ 1.62%
CBMH 310 RIM=964.27 INV(S)=954.19 INV(SE)=954.06 INV(NE)=959.19 INV OUT=954.06
168.1' of 15" HDPE @ 1.80%
6" SAN SERVICE INV=957.50
CBMH 500 RIM=965.20 INV(SE)=955.90 INV OUT=955.90
349.3' of 24" RCP @ 1.08%
6"x8" TEE W/ 6" G.V.
6"x8" SAN WYE INV=955.85
31.4' of 12" RCP @ 0.44%
CB 311A RIM=963.59 INV OUT=959.40
12" C900 PVC WATERMAIN
8"x12" TEE W/ 8" G.V.
8"x12" TEE W/ 8" G.V.
CB 501A RIM=964.00 INV OUT=960.00
CBMH 501 RIM=965.65 INV(E)=959.24 INV(W)=958.92 INV OUT=958.92
CBMH 505 RIM=964.80 INV(SE)=959.58 INV OUT=959.58
26.7' of 12" HDPE @ 1.20%
CBMH 506 RIM=965.00 INV(SE)=959.90 INV OUT=959.90
CBMH 507 RIM=965.00 INV(NE)=960.13 INV OUT=960.13
69.5' of 12" HDPE @ 0.44%
50.5' of 12" HDPE @ 0.44%
CBMH 311 RIM=963.50 INV(NE)=959.35 INV(S)=957.83 INV OUT=957.83
CB 706A RIM=965.60 INV OUT=961.60
CBMH 706 RIM=965.60 INV(SW)=961.55 INV OUT=961.55
6" SAN SERVICE INV=955.00
SAN MH-12 RIM=966.02 INV(NE)=954.00 INV OUT=953.72
6" SAN SERVICE INV=955.00
SAN MH-15 RIM=966.00 INV(SW)=954.00 INV OUT=953.33
CBMH 705 RIM=965.00 INV(NW)=960.77 INV(SW)=961.25 INV OUT=960.77
97.3' of 12" HDPE @ 0.80%
MH 704 RIM=965.30 INV(SW)=960.67 INV(SE)=960.07 INV OUT=960.07
21.1' of 18" HDPE @ 0.50%
CB 709 RIM=964.50 INV(W)=960.76 INV OUT=960.76
8"x6" TEE W/ 6" G.V.
HYDRANT W/ 6" G.V. & 6"X8" TEE

Potential Building Turn Sequence:
CH,1,2,3,7,9,10,14,13,12,11,8,6,5,4

- Mobilization 1
- Mobilization 2
- Mobilization 3
- Mobilization 4
- Mobilization 5
- Mobilization 5A

-Base course will be placed down in the beginning of the project for staging and construction access but final pavement will not be placed until the end of the project when Mobilization 5 completes.



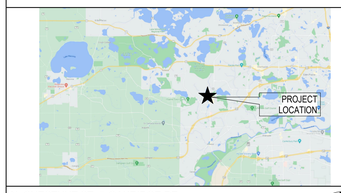
SITE PLAN GENERAL NOTES

1. BUILDING STREET ADDRESS LABEL/BUILDING SIGNAGE (ON EACH BUILDING), TO BE APPROVED BY LOCAL FIRE DEPARTMENT & AHJ AND COORDINATED BY OWNER
2. UNIT NUMBERS (BY OWNER), VERIFY NUMBER REQUIREMENTS WITH LOCAL FIRE DEPARTMENT
3. DURING CONSTRUCTION ALL ACCESS ROADS SHALL COMPLY WITH LOCAL AHJ & FIRE MARSHAL OFFICIALS REQUIREMENTS, BE ABLE TO HANDLE 75,000 LBS AND BE AN ALL-WEATHER DRIVABLE SURFACE
4. DURING CONSTRUCTION AN ADEQUATE WATER SUPPLY TO HANDLE THE FIRE FLOW REQUIREMENTS OF THE LOCAL FIRE CODE SHALL BE AVAILABLE ON SITE PRIOR TO ARRIVAL OF ANY COMBUSTIBLE MATERIAL. THIS MAY BE EITHER THE FIRE HYDRANT SYSTEM OR SOME OTHER FORM OF WATER SUPPLY REVIEWED AND ACCEPTED BY THE LOCAL FIRE MARSHALL
5. REFER TO ALL PROJECT NOTES, GENERAL SPECIFICATIONS, & ACCESSIBILITY STANDARDS, ETC.
6. MAINTAIN REQUIRED CLEARANCES BETWEEN ALL ELECTRICAL EQUIPMENT & CONDENSER UNITS
7. LETTER INDICATION 'A' OR 'B' FOLLOWING BUILDING TYPE NOMENCLATURE INDICATES EXTERIOR FINISH COLOR SCHEME - SEE ELEVATIONS & OWNER FINISH SCHEDULE
8. SLOPE GRADE AWAY FROM BUILDINGS
9. LANDSCAPE AND DECORATIVE HARDSCAPE INFORMATION AND DETAILS BY OTHERS - REFER TO LANDSCAPE DRAWINGS
10. OUTDOOR POOL DESIGN AND DETAILS BY DESIGN-BUILD POOL CONTRACTOR - REFER TO THE ARCHITECTURAL SET FOR REFERENCE ONLY
11. ARCHITECTURAL SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING, UTILITY, PARKING, SITE DETAIL INFORMATION, ETC. REFER TO CIVIL DRAWINGS

SITE PLAN LEGEND

- BUILDING(S) TO RECEIVE BEVERAGE CENTER: BUILDING 11
- BUILDING(S) TO RECEIVE STANDING SHOWER: BUILDING(S) 8
- BUILDING(S) TO RECEIVE UPGRADE PACKAGE: BUILDING(S) 2 & 13
- BUILDING(S) TO RECEIVE SMART HOME PACKAGE: BUILDING(S) 5 & 12
- BUILDING(S) TO RECEIVE CUSTOM CLOSETS: BUILDING(S) 7
- ANSI "TYPE A" ACCESSIBLE UNITS
- IMAGINARY PROPERTY LINE
- ACCESSIBLE ROUTE

LOCATION / VICINITY MAP



N. CHESTNUT ST. & OAKRIDGE DR.
CHASKA, MN 55318

TRUE NORTH

SITE KEYNOTES

KEY	DESCRIPTION
1	KNOX BOX - COORDINATE LOCATION & TYPE WITH LOCAL FIRE DEPARTMENT
2	POOL ENCLOSURE GATES TO MEET LOCAL CODE AND SAFETY REQUIREMENTS AND SHALL SWING IN THE DIRECTION OF EGRESS AND HAVE HARDWARE THAT COMPLIES WITH LOCAL BUILDING & POOL CODES
4	ACCESSIBLE PARKING STALL AND AISLE WITH ACCESSIBLE PARKING STALL SIGNAGE PER LOCAL CODE REQUIREMENTS
5	MASONRY PIER LOCATIONS AT VEHICLE ENTRY/EXIT GATES. REFER TO SHEET A580 FOR PIER DETAILS.
6	MONUMENT SIGN WITH POWER COORDINATE LOCATION WITH OWNER AND SIGN VENDOR. REFER TO SHEET A590 FOR SIGN DETAILS
7	48" HIGH VINYL COATED CHAINLINK FENCE AND 42" GATE w/ LATCH AT PET PLAYGROUND. REFER TO SHEET A580 FOR FENCE DETAILS
8	CONCRETE PAD WITH BROOM FINISH
10	LOCATION OF (1) 30' FLAG POLE AND (1) 24' FLAG POLE. COORDINATE FINAL LOCATION OF POLES AND LIGHTING WITH OWNER
12	10'-0" X 10'-0" CEDAR PERGOLA STRUCTURE ON 12'-0" X 12'-0" REINFORCED CONCRETE SLAB
13	MANUAL VEHICLE ENTRY GATE - FOR EMERGENCY USE ONLY. REFER TO SHEET A580 FOR GATE DETAILS
14	ENCLOSED YARDS WITH 48" HIGH DECORATIVE ALUMINUM FENCE AND 42" GATE AND LATCH. REFER TO SHEET A580 FOR FENCE DETAILS
15	PEDESTRIAN ACCESS GATE. PROVIDE MAGNETIC LOCK w/ FOB ACCESS AND SPRING HINGES. REFER TO SHEET A580 FOR GATE AND CLEARANCE DETAILS
16	POST MOUNTED MAGNETIC LOCK RELEASE. POST TO BE MIN. 5'-0" FROM FENCE LINE, ADJACENT TO SIDEWALK.

UTILITY KEYNOTES

KEY	DESCRIPTION
E	ELECTRICAL METER BANK LOCATED AT THIS CORNER OF BUILDING
G	GAS METER BANK LOCATED AT THIS CORNER OF BUILDING
I	IRRIGATION SYSTEM CONNECTION LOCATED AT THIS BUILDING
SP	SPRINKLER ROOM LOCATED AT THIS CORNER OF BUILDING
T	TRANSFORMER LOCATION

Sewer Routing Direction

4/5/2022 12:13:57 PM

Kahler Slater

CONTINENTAL PROPERTIES

CONTINENTAL 589 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

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.

Glenn M Roby
License Number 59256
4/8/2022

Revisions

CONSTRUCTION DOCUMENTS

Drawing Date
03/28/2022

SPRINGS AT McKNIGHT LAKE
N. CHESTNUT ST. & OAKRIDGE DR.
CHASKA, MN 55318

Project No.
221001.06

Sheet Title
ARCHITECTURAL SITE PLAN

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790 North Water Street, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001

Sheet No.
A100S

Sign Package

Springs at McKnight Lake

Chaska, MN

02.17.22

SPRINGS
APARTMENTS

Sign Systems Inc.

Monument Sign

Double Sided



Side View | Front View | Quantity (1)

SW 7632 Modern Gray
SW 7624 Slate Tile
SW 7615 Sea Serpent
3M 3630-69 Duranodic

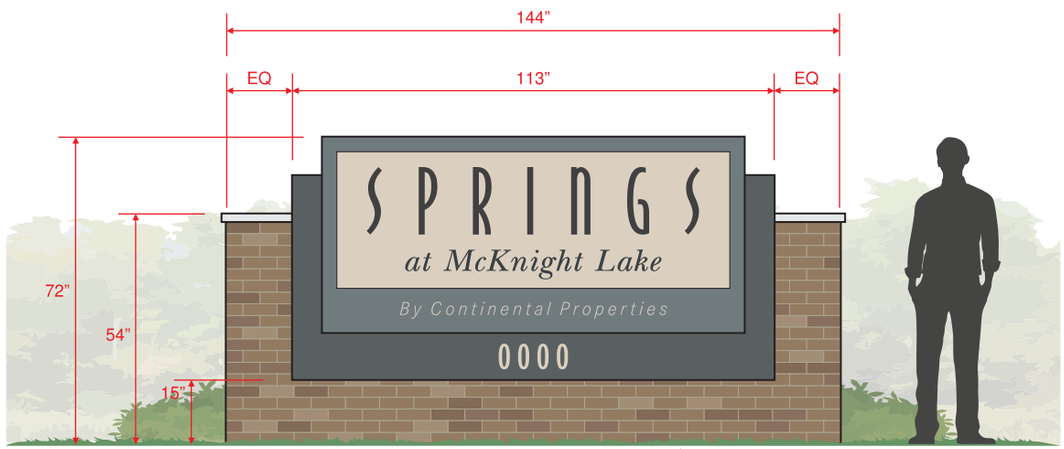
Illuminated

46" x 113" = 36 Total Sq Ft



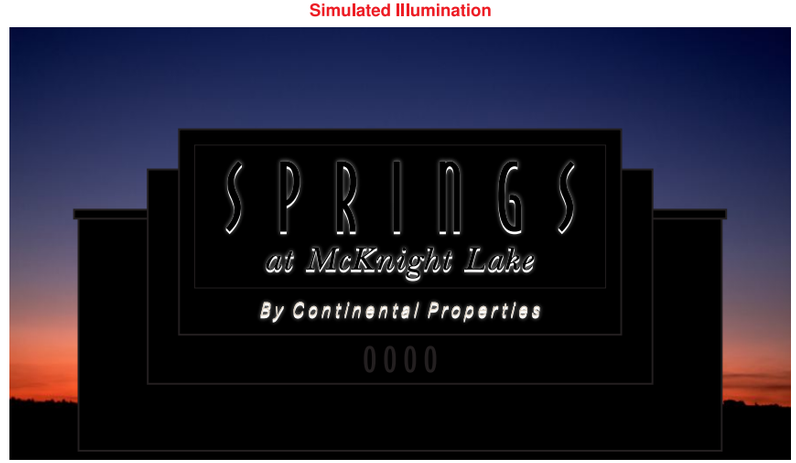


Isometric View



Masonry Base By Others

Simulated Illumination



CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE: Chaska, MN

FILE:
Sales Rep
CJ Hines
File Name
springs MCKNIGHT LAKE
Design
TDH
Draft: 02.14.22
Rev 1: 02.17.22
Rev 2: 02.17.22
Rev 3:
Rev 4:
Rev 5:
Rev 6:

CLIENT REVIEW
- Approved
- Approved as Noted
- Revise & Re-submit

Name
Title
Date

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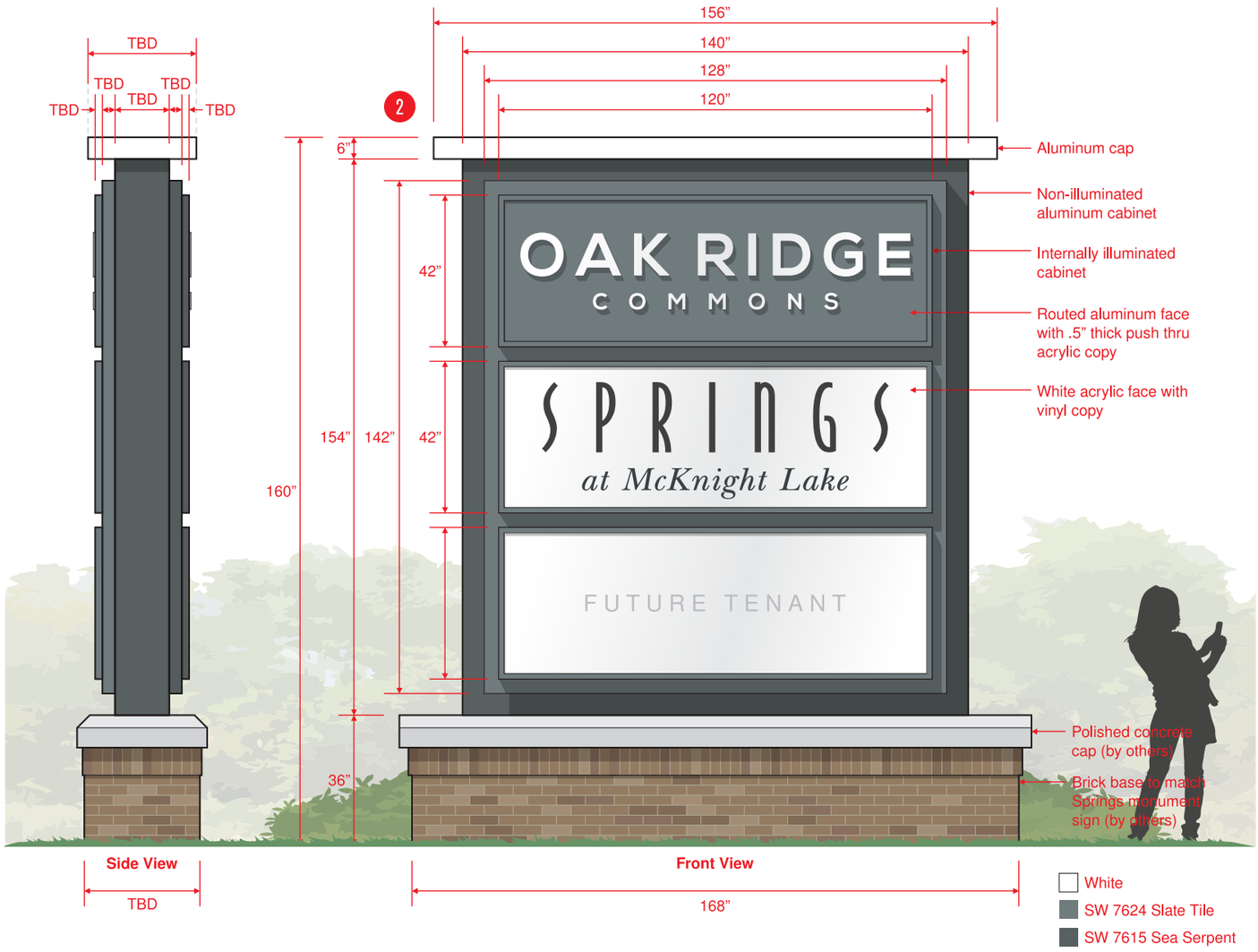
Sign Systems Inc.
www.signsystemsnc.com

Tenant Sign

Double Sided



Illuminated

Simulated Illumination



CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE: Chaska, MN

FILE:
Sales Rep
CJ Hines
File Name
springs MCKNIGHT LAKE
Design
TDH
Draft: 02.14.22
Rev 1: 02.17.22
Rev 2: 02.17.22
Rev 3:
Rev 4:
Rev 5:
Rev 6:

CLIENT REVIEW
- [ ] Approved
- [ ] Approved as Noted
- [ ] Revise & Re-submit

Name

Title

Date

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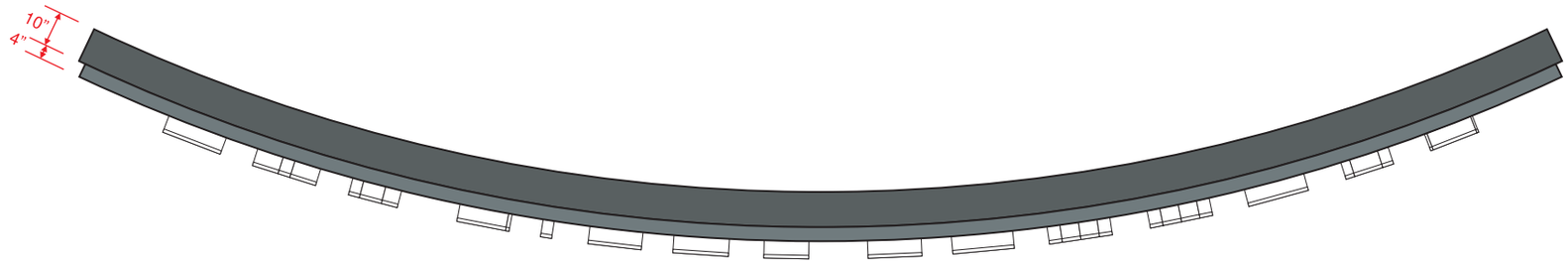
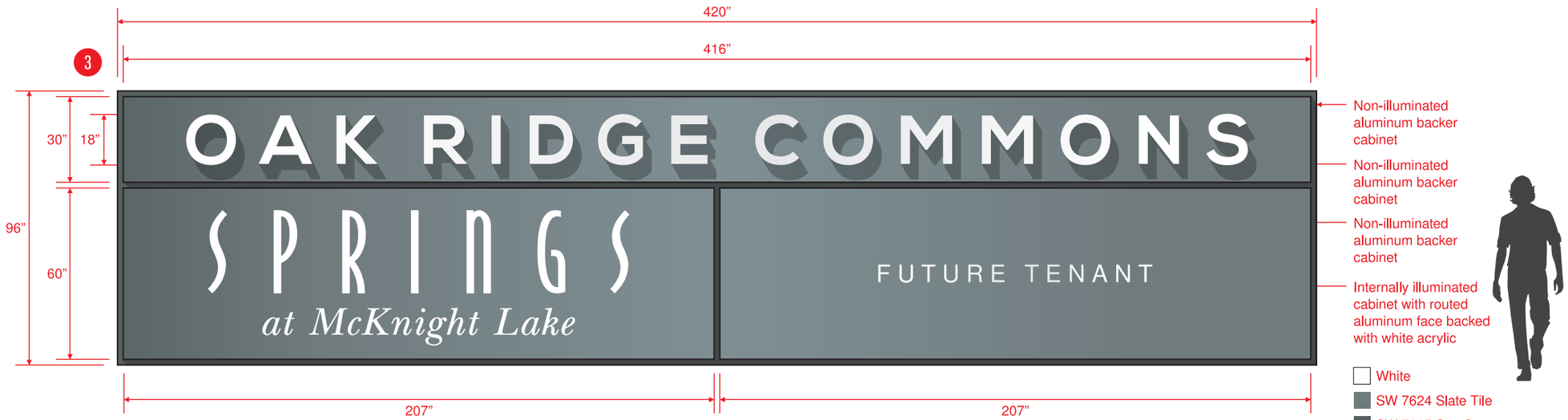
Sign Systems Inc.
www.signsystemsnc.com

Wall Sign

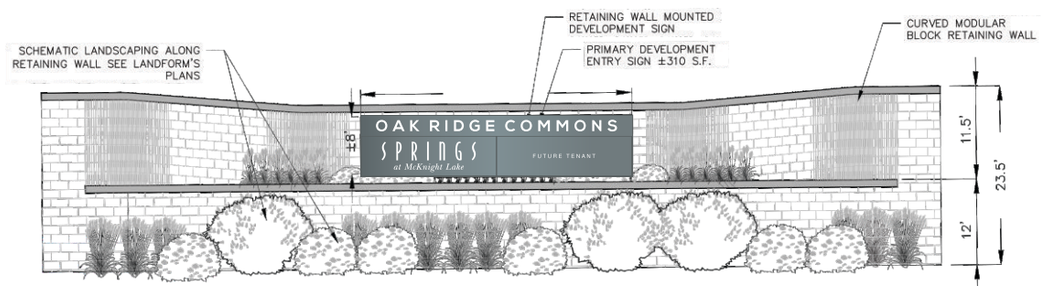
Single Sided



Top View



Front View



Simulated Illumination



Elevation depicted is intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE: Chaska, MN

FILE:
Sales Rep
CJ Hines
File Name
springs MCKNIGHT LAKE
Design
TDH
Draft: 02.14.22
Rev 1: 02.17.22
Rev 2: 02.17.22
Rev 3:
Rev 4:
Rev 5:
Rev 6:

CLIENT REVIEW
- Approved
- Approved as Noted
- Revise & Re-submit

Name

Title

Date

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Site Plan

1

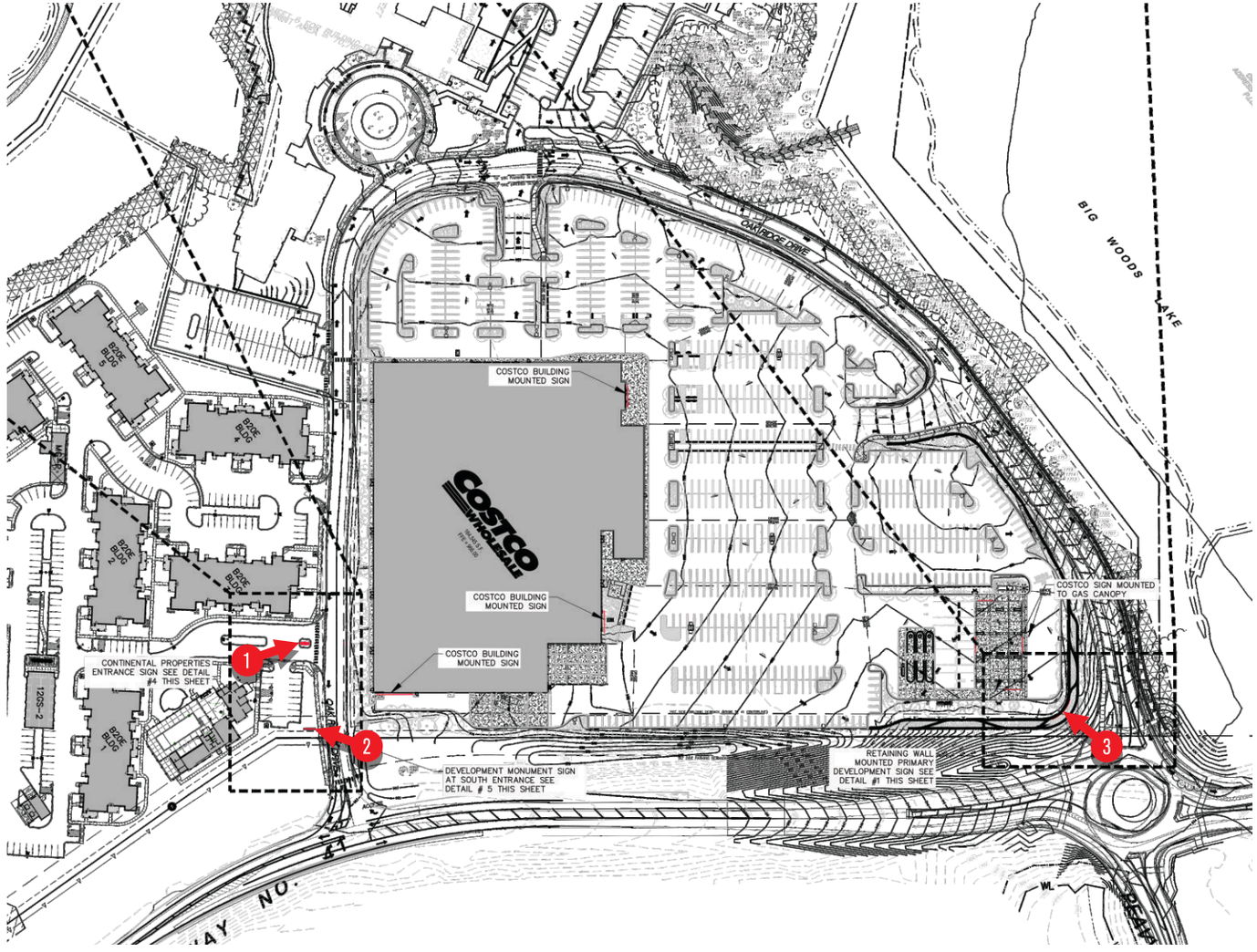


2



3





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Title

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Oak Ridge Commons
Traffic Impact Study

Chaska, MN

Prepared By:
Nick Grage, PE, PTOE, RSP1

Alliant Engineering, Inc.
733 Marquette Avenue, Suite 700
Minneapolis, MN 55402

ALLIANT

DRAFT Report
September 3, 2021

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1.0 Introduction

Alliant Engineering has completed a traffic impact study for the proposed Oak Ridge Commons development located adjacent to the intersections of Minnesota Trunk Highway 41 (TH 41) with Peavey Road and Oakridge Drive in Chaska, MN. The main objectives of this study are to evaluate existing traffic operations within the development, identify potential traffic impacts to the internal roadway network due to development generated trips, and recommend turn lanes and improvements to address any identified issues.

2.0 Existing Conditions

The existing conditions were reviewed to establish a baseline for identifying any future impacts associated with the proposed development. The evaluation of existing conditions includes intersection turning movement counts, field observations, and an intersection operations analysis.

2.1 Study Area Intersections

Existing and future characteristics for TH 41 intersections are summarized as follows:

- **TH 41 & Peavey Road**: Existing side-street stop-controlled intersection – which will add a west leg as part of the development and is recommended for a traffic control change to a hybrid roundabout (dual northbound and southbound lanes, eastbound right-turn bypass) in the completed *TH 41 at Peavey Road Intersection Control Evaluation (August 2021).*
- **TH 41 & Oakridge Drive**: Existing side-street stop-controlled intersection providing access to the Oak Ridge Commons development, recommended as a three-quarter access in Kimley-Horn's *Oak Ridge Development Traffic Impact Analysis (February 2020).*

Along with analyzing the TH 41 intersections, additional intersections internal to the development site were used to document operational performance and identify turn lane needs. They include:

- **Oakridge Drive & North Access**: Proposed three-legged and side-street stop-controlled intersection located 500 feet west of TH 41 / Peavey Road, serving as the primary access to the proposed discount club store and gas station.
- **Oakridge Drive & West Access**: Proposed four-legged and side-street stop-controlled intersection located 150 feet north of the existing Oak Ridge Hotel & Conference Center loading/unloading area, serving as the primary access to the proposed office building and as the secondary access to the proposed discount club store.
- **Oakridge Drive & South Access**: Proposed three-legged and side-street stop-controlled intersection located 250 feet west of TH 41 / Oakridge Drive, serving as the primary access to the proposed multi-family housing.

2.2 Data Collection

Turning movement counts were collected on Wednesday, September 17, 2019, by Kimley-Horn. After discussions with the City of Chaska and Carver County, the intersection of TH 41 / CSAH 18 (not included in this study) was recounted by Kimley-Horn on January 29, 2020; therefore, collected counts used for the analysis are assumed to be from existing year 2019.

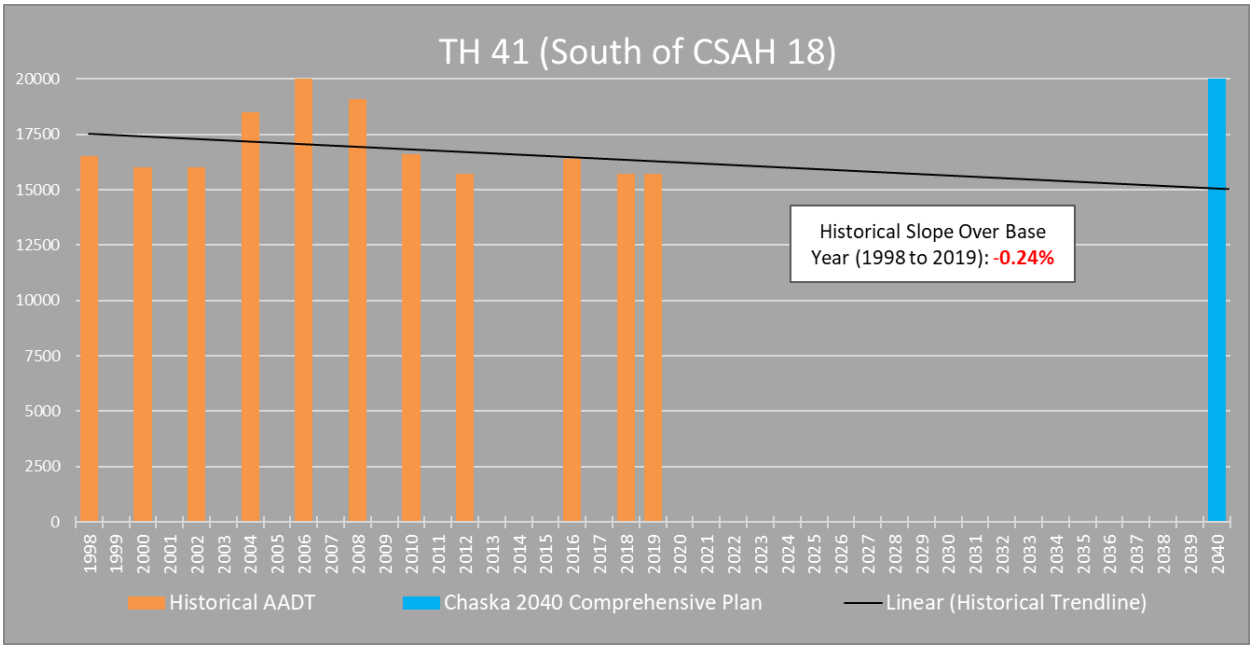
2.2.1 Traffic Volumes

The network a.m. and p.m. peak hours, as determined by Kimley-Horn, were 7:30 to 8:30 a.m. and 4:00 to 5:00 p.m., respectively. No seasonal adjustment factors were applied to the collected data.

2.2.2 Traffic Growth Rates

Based on a review of Kimley-Horn's *Oak Ridge Development Traffic Impact Analysis (February 2020)*, which analyzed historical traffic volumes pulled from MnDOT's Traffic Data Mapping Application, a one percent annual growth rate was determined for the study area that includes the TH 41 / Peavey Road intersection. **Table 1** provides a summary of the historical volumes along TH 41, where a -0.24 percent growth rate was calculated utilizing AADT values between 1998 and 2019 (see trendline). Also shown is the 2040 AADT for TH 41 (South of CSAH 18) included in the Chaska 2040 Comprehensive Plan. With consideration of the previous traffic analysis, the declining historical rate, and the forecasted 2040 AADT, the one percent growth rate was selected to develop 2022, 2032, and 2042 forecast volumes to be used for analyses. Detailed peak hour volumes are illustrated in **Appendix A**.

Table 1. Annual Growth Rate



2.2.3 Roadway/Intersection Characteristics

Field observations were completed to identify roadway and intersection characteristics within the immediate study area (i.e., geometry, posted speed limits, traffic control), which are summarized in **Table 2** and **Table 3**.

Table 2. Roadway Characteristics

Roadway	Cross-Section	Speed Limit	Functional Classification
TH 41	2-Lane Undivided	50 mph	Minor Arterial
Peavey Road	2-Lane Undivided	30 mph	Local Roadway
Oakridge Drive	2-Lane Undivided	30 mph	Local Roadway

Table 3. Existing Intersection Characteristics

Intersection	Traffic Control	Lane Designation by Approach [1]			
		NB	SB	EB	WB
TH 41 & Peavey Road	Through / Stop	T / R	L / T [2]	-	LR
TH 41 & Oakridge Drive	Through / Stop	L / T [2]	T / R	LR	-

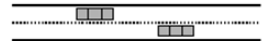
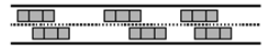
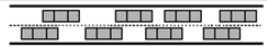
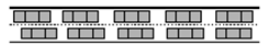
1: L = Left-Turn, T = Through, R = Right-Turn

2: Bypass-lane provided instead of dedicated turn lanes

2.3 Traffic Operations Analysis

An existing conditions traffic operations analysis was completed using VISSIM software to establish a baseline condition to which future traffic operations could be compared. Operations analysis results identify a Level of Service (LOS), which indicates the quality of traffic flow through an intersection. The LOS results are based on average delay per vehicle, which correspond to the delay threshold values shown in **Table 4**. LOS A indicates the best traffic operation, with vehicles experiencing minimal delays. LOS F indicates an intersection where demand exceeds capacity, or a breakdown of traffic flow. The LOS D/E boundary for overall operations is often used as the indicator of congestion in an urban area. For side-street stop-controlled intersections, a key measure of operational effectiveness is the side-street LOS. Long delays and poor LOS can occur on side-street approaches even if the overall intersection is functioning well, making side-street LOS a valuable design criterion.

Table 4. Level of Service Criteria

Level of Service		Description	Delay per Vehicle (seconds)	
			Signalized Intersection	Unsignalized Intersection
A		**Free Flow:** Low volumes and no delays.	0 - 10	0 - 10
B		**Stable Flow:** Speeds restricted by travel conditions, minor delays.	> 10 - 20	> 10 - 15
C		**Stable Flow:** Speeds and maneuverability closely controlled due to higher volumes.	> 20 - 35	> 15 - 25
D		**Stable Flow:** Speeds considerably affected by change in operating conditions. High density traffic restricts maneuverability, volume near capacity.	> 35 - 55	> 25 - 35
E		**Unstable Flow:** Low speeds, considerable delay, volume at or slightly over capacity.	> 55 - 80	> 35 - 50
F		**Forced Flow:** Very low speeds, volume exceed capacity, long delays with stop and go traffic.	> 80	> 50

Source: Highway Capacity Manual, 2010 Edition, Transportation Research Board, Exhibits 18-4 & 19-1.

After LOS, the second component of the traffic operations analysis is a study of vehicular queuing, or the lineup of vehicles waiting to pass through an intersection. An intersection can operate with an acceptable LOS, but if queues from the intersection block entrances to turn lanes or adjacent driveways, unsafe operating conditions could result. The 95th percentile queue, or the length of queue with only a five percent probability of being exceeded during an analysis period, is considered the standard for design purposes.

The existing traffic operations analysis was performed at the study intersections for the observed weekday a.m. and p.m. peak hours. Results of the existing and construction year 2022 No Build traffic operations analysis, presented in **Table 5** and **Table 6**, indicate that each existing study intersection currently operates at overall LOS A or better during weekday peak hours despite the westbound TH 41 / Peavey Road approach operating at LOS F. Westbound left-turning motorists at this intersection have difficulty finding acceptable gaps, resulting in significant delay for a low volume approach. Detailed operations and queuing analysis results are presented in **Appendix B**.

Table 5. Existing Year 2019 Operations Analysis Summary

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (s)	LOS	Delay (s)
TH 41 & Peavey Road	A / C	1.1 / 15.7	A / F	5.1 / 63.0
TH 41 & Oakridge Drive	A / B	1.2 / 11.5	A / B	1.0 / 12.8

Overall Intersection LOS / Worst Approach LOS
Overall Intersection Delay / Worst Approach Delay

Table 6. Construction Year 2022 No Build Operations Analysis Summary

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (s)	LOS	Delay (s)
TH 41 & Peavey Road	A / C	1.3 / 17.5	A / F	6.4 / 84.0
TH 41 & Oakridge Drive	A / B	1.3 / 11.8	A / B	1.1 / 14.0

Overall Intersection LOS / Worst Approach LOS
Overall Intersection Delay / Worst Approach Delay

3.0 Proposed Development

The proposed Oak Ridge Commons development site is 66.8 acres and currently includes the Oak Ridge Hotel & Conference Center with one access to TH 41 at Oakridge Drive. The proposed development would convert the hotel and conference center into a 131,000 square foot office building and build a 161,000 square foot discount club store (which includes a gas station with 24 fueling locations) and 280 units of multi-family housing (see **Figure 1**: Proposed Site Plan). The original plan, per Kimley-Horn's *Oak Ridge Development Traffic Impact Analysis (February 2020)*, included 375 units of senior housing which are now being shown as approximately 280 units of multi-family housing. An additional access to TH 41 at Peavey Road is also proposed as part of the development. Proposed intersection characteristics internal to the development and modifications to the existing TH 41 intersections as recommended by the completed *TH 41 at Peavey Road Intersection Control Evaluation (August 2021)* are summarized in **Table 7**.

Table 7. Proposed Intersection Characteristics

Intersection	Traffic Control	Lane Designation by Approach [1]			
		NB	SB	EB	WB
TH 41 & Peavey Road	Roundabout	LT / TR	LT / TR	LT / R	LTR
TH 41 & Oakridge Drive	Through / Stop	L / T	T / R	R	-
Oakridge Drive & North Access	Through / Stop	L / R	-	TR	L / T
Oakridge Drive & West Access	Through / Stop	L / TR	L / TR	LTR	L / TR
Oakridge Drive & South Access	Through / Stop	LR	-	TR	LT

1: L = Left-Turn, T = Through, R = Right-Turn

SITE DATA:

SITE SUMMARY	
OAKRIDGE COMMONS	
PROPERTY AREA	±66.83 AC
ZONING	
EXISTING ZONING	PLANNED MULTI-USE DEVELOPMENT
PROPOSED ZONING	PLANNED MULTI-USE DEVELOPMENT
PARKING SETBACKS	
ROAD SIDE	10'
INTERIOR SIDE YARD	5'
TREED STEEP SLOPE SETBACK	50'
FROM CENTERLINE OF HWY 41	90'
BUILDING SETBACKS	
CITY OUTLOT	40'
RAILROAD	50'
TREED STEEP SLOPE BUILDING SETBACK	50'
FROM CENTERLINE OF HWY 41	150'
BUFFERS	
TREED STEEP SLOPE BUFFER	30'
DELINEATED WETLANDS	30'

LOT SUMMARY	
AREAS	
PROPOSED PROPERTY	**±66.83 AC**
LOT 1 - EXISTING HOTEL & CONFERENCE CENTER	
LOT 1 PROPERTY AREA	**±22.74 AC**
PROPOSED IMPERVIOUS AREA	**±7.53 AC**
PROPOSED PERVIOUS AREA	**±15.49 AC**
EXISTING BUILDING FOOTPRINT (HOTEL & CONFERENCE)	**± 75,815 S.F.**
EXISTING BUILDING FLOOR AREA (HOTEL & CONFERENCE)	**± 171,000 S.F.**
REQUIRED PARKING	**294 STALLS**
PROPOSED PARKING	**286 STALLS**
AUXILIARY PARKING LOT PARKING STALLS	**20 STALLS**
TOTAL PARKING PROVIDED	**306 STALLS**
A.D.A. PARKING STALLS REQUIRED / PROPOSED STALLS PROVIDED	**8 A.D.A. STALLS / 8 A.D.A. STALLS**
LOT 2 - PROPOSED COSTCO DEVELOPMENT	
LOT 2 PROPERTY AREA	**±16.33 AC**
PROPOSED IMPERVIOUS AREA	**±13.82 AC**
PROPOSED PERVIOUS AREA	**±2.54 AC**
BUILDING AREA - RETAIL (COSTCO)	**±164,545 S.F.**
REQUIRED PARKING	**470 STALLS**
PARKING STALLS PROVIDED	**727 STALLS**
AUXILIARY PARKING LOT PARKING STALLS (FROM LOT ONE)	**52 STALLS**
TOTAL PROPOSED PARKING	**779 STALLS**
A.D.A PARKING REQUIRED / PROPOSED STALLS PROVIDED	**17 A.D.A. STALLS / 17 A.D.A. STALLS**
LOT 3 - MULTIFAMILY	
LOT 3 PROPERTY AREA	**±27.76 AC**
PROPOSED IMPERVIOUS AREA	**16.33 AC (60.2%)**
PROPOSED PERVIOUS AREA	**10.83 AC (39.8%)**
STEEP SLOPE AREA	**± 3.28 AC**
PROPOSED DWELLING UNITS	**280 UNITS**
REQUIRED PARKING	**560 STALLS**
PROPOSED PARKING	**576 STALLS (2.06 PER UNIT)**

PARKING DATA:

PARKING REQUIREMENTS SUMMARY
HOTEL
1 STALL / ROOM
CONFERENCE CENTER
15 STALLS PLUS 1 STALL / 300 S.F. OVER 2,000 S.F.
RETAIL
1 STALL / 350 S.F. GENERAL FLOOR AREA
MULTIFAMILY
2 STALLS / 1 DWELLING UNIT
SENIOR LIVING
1 STALL / 2 DWELLING UNITS

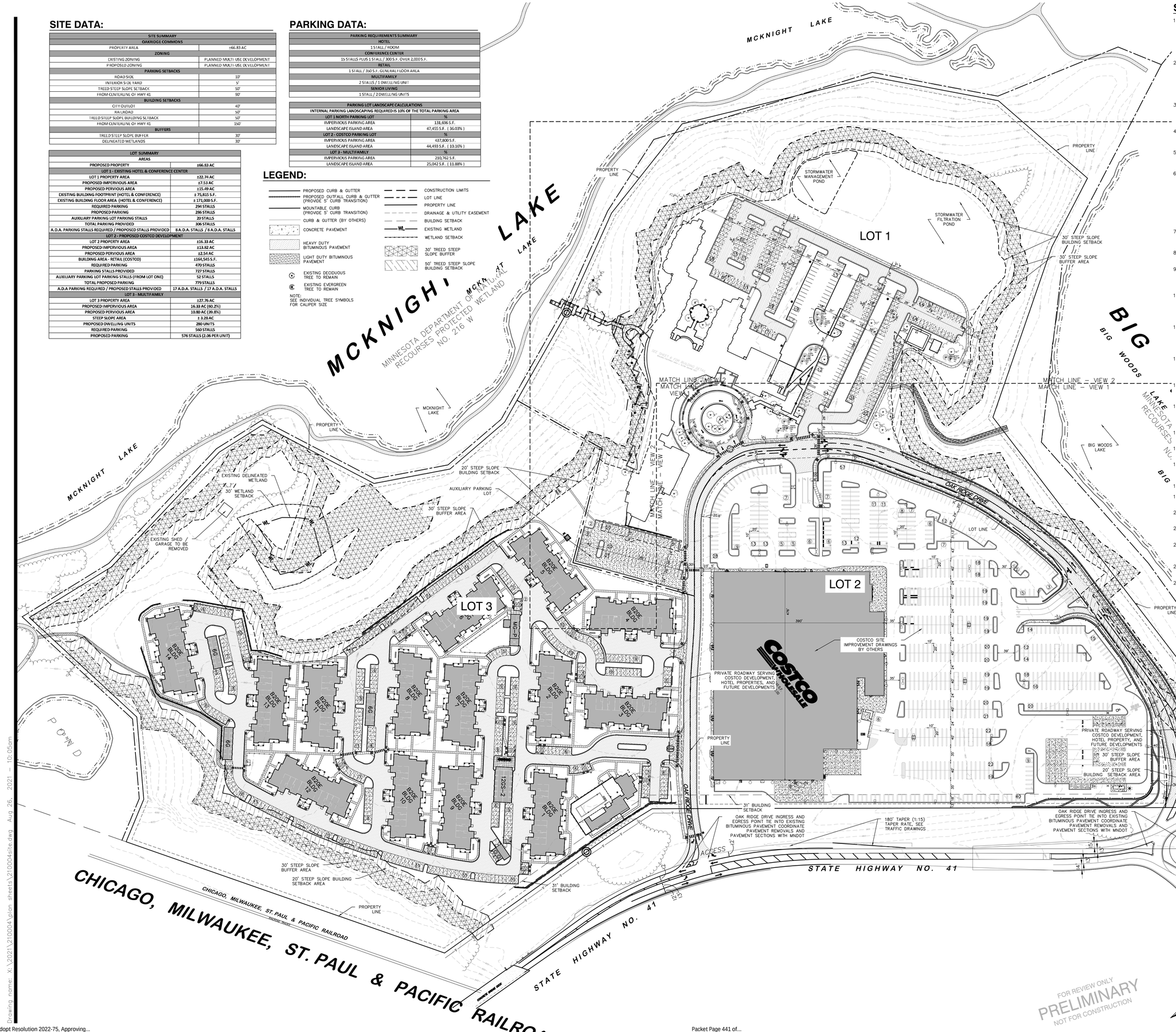
PARKING LOT LANDSCAPE CALCULATIONS	
INTERNAL PARKING LANDSCAPING REQUIRED IS 10% OF THE TOTAL PARKING AREA	
LOT 1 NORTH PARKING LOT	**%**
IMPERVIOUS PARKING AREA	131,696 S.F.
LANDSCAPE ISLAND AREA	47,455 S.F. (36.03%)
LOT 2 - COSTCO PARKING LOT	**%**
IMPERVIOUS PARKING AREA	437,800 S.F.
LANDSCAPE ISLAND AREA	44,493 S.F. (10.16%)
LOT 3 - MULTIFAMILY	**%**
IMPERVIOUS PARKING AREA	210,762 S.F.
LANDSCAPE ISLAND AREA	25,042 S.F. (11.88%)

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED OUTFALL CURB & GUTTER (PROVIDE 5' CURB TRANSITION)
- MOUNTABLE CURB (PROVIDE 5' CURB TRANSITION)
- CURB & GUTTER (BY OTHERS)
- CONCRETE PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

NOTE:
SEE INDIVIDUAL TREE SYMBOLS FOR CALIPER SIZE

- CONSTRUCTION LIMITS
- LOT LINE
- PROPERTY LINE
- DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING WETLAND (WL)
- WETLAND SETBACK
- 30' TREED STEEP SLOPE BUFFER
- 50' TREED STEEP SLOPE BUILDING SETBACK



SITE NOTES

1. 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.
2. 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.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. 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.
7. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. 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.
11. 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.
12. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES OR HOMES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. 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.
15. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
16. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
17. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
18. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
19. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH MNDOT ENGINEERING DESIGN STANDARDS.
20. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
21. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
22. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED
23. REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.
24. 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.

ALLIANT
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OAK RIDGE COMMONS
PLANNED UNIT DEVELOPMENT SUBMITTAL
HWY 41 & PEAVEY ROAD
CHASKA, MN

OVERALL 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

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	**ISSUE**
1-18-21	GRADING PROGRESS
2-17-21	PROGRESS SITE PLANS
3-11-21	SCHEMATIC UTIL. ROUTINGS
4-6-21	PUD SUBMITTAL
4-7-21	PUD SUBMITTAL
4-8-21	PARKING CLARIFICATION
4-30-21	DEMOLITION REV.
6-18-21	SITE PLAN REVIEW
8-26-21	PROGRESS

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	MLS
PROJECT NO:	221-0004

C-3.0

Drawing name: X:\2021\210004\plan sheets\210004site.dwg Aug 26, 2021 - 10:05am

3.1 Trip Generation and Distribution

Trip generation estimates for the proposed Oak Ridge Commons development reflect values and assumptions made in Kimley-Horn's *Oak Ridge Development Traffic Impact Analysis (February 2020)*, which were calculated using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*. Results of the trip generation estimates, shown in **Table 8**, indicate the proposed development is expected to generate approximately 309 a.m. peak hour and 750 p.m. peak hour gross trips. Per Kimley-Horn's *Oak Ridge Development Traffic Impact Analysis (February 2020)* an anticipated 28 percent of trips would be pass-by-trips during the p.m. peak, while the a.m. peak would not include pass-by-trips as trips would be primarily workers and deliveries. Accounting for pass-by trips, the proposed development is expected to generate approximately 309 a.m. peak hour and 522 p.m. peak hour net new trips.

Table 8. Site Trip Generation

Land Use (ITE Code)	Size	AM Peak Hour			PM Peak Hour		
		Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips
Multifamily Housing (Mid-Rise) (221)	280 Units	26	75	101	38	24	62
General Office Building (710)	131,457 SF	125	15	140	14	99	113
Discount Club[1] (857)	161,000 SF	49	19	68	286	289	575
Total Site Generated Trips		**200**	**109**	**309**	**338**	**412**	**750**
Pass-By Trip Reduction (28% Pass-By Trips) PM Peak		*0*	*0*	*0*	*-114*	*-114*	*-228*
Total Net New Traffic		**200**	**109**	**309**	**224**	**298**	**522**

Source: Oak Ridge Development Traffic Impact Analysis, Kimley-Horn and Associates, Inc. (February 2020).

1: Discount Club raw trip generation data includes fueling positions.

The distribution of development generated trips was based on current traffic patterns in the area, as documented in Kimley-Horn's *Oak Ridge Development Traffic Impact Analysis (February 2020)*, which is included in **Appendix C**. This trip distribution (45 percent of trips to/from the north and 55 percent of trips to/from the south) was then applied to the estimated proposed development generated trips in the future conditions analysis.

3.2 Traffic Operations Analysis

To determine potential traffic impacts associated with the proposed development, future conditions at internal site intersections were evaluated using Synchro/SimTraffic software. Construction year 2022 was chosen to coincide with the anticipated opening of the proposed development. Detailed operations and queuing analysis results are presented in **Appendix B**.

Construction Year 2022 Build

Results of the construction year 2022 build traffic operations analysis, presented in **Table 9**, indicate that each study intersection would operate at overall LOS A or better during weekday peak hours once the development is complete. Eastbound right-turning motorists at TH 41 / Oakridge Drive would have difficulty finding acceptable gaps, resulting in moderate delay.

Table 9. Construction Year 2022 Build Operations Analysis Summary

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (s)	LOS	Delay (s)
TH 41 & Peavey Road	A / A	2.8 / 6.3	A / A	3.9 / 6.4
TH 41 & Oakridge Drive	A / A	1.5 / 6.9	A / C	2.7 / 20.5
Oakridge Drive & North Access	A / A	0.8 / 1.3	A / A	2.6 / 2.8
Oakridge Drive & West Access	A / A	1.2 / 4.5	A / A	2.3 / 3.9
Oakridge Drive & South Access	A / A	2.3 / 4.2	A / A	1.3 / 3.7

Overall Intersection LOS / Worst Approach LOS
Overall Intersection Delay / Worst Approach Delay

Forecast Year 2032

Results of the forecast year 2032 traffic operations analysis, presented in **Table 10**, indicate that each study intersection would continue to operate at overall LOS A or better during weekday peak hours despite eastbound right-turning motorists at TH 41 / Oakridge Drive having difficulty finding acceptable gaps, resulting in significant delay.

Table 10. Forecast Year 2032 Operations Analysis Summary

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (s)	LOS	Delay (s)
TH 41 & Peavey Road	A / A	3.3 / 8.0	A / B	5.2 / 10.9
TH 41 & Oakridge Drive	A / A	1.8 / 7.5	A / E	4.7 / 39.8
Oakridge Drive & North Access	A / A	0.9 / 1.3	A / A	2.6 / 2.8
Oakridge Drive & West Access	A / A	1.2 / 3.7	A / A	2.4 / 3.9
Oakridge Drive & South Access	A / A	2.4 / 4.2	A / A	1.3 / 3.7

Overall Intersection LOS / Worst Approach LOS
Overall Intersection Delay / Worst Approach Delay

Forecast Year 2042

Results of the forecast year 2042 traffic operations analysis, presented in **Table 11**, indicate that each study intersection would continue to operate at overall LOS B or better during weekday peak hours despite eastbound right-turning motorists at TH 41 / Peavey Road and TH 41 / Oakridge Drive having difficulty finding acceptable gaps, resulting in significant delay.

Table 11. Forecast Year 2042 Operations Analysis Summary

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (s)	LOS	Delay (s)
TH 41 & Peavey Road	A / B	3.9 / 11.0	B / E	11.9 / 45.0
TH 41 & Oakridge Drive	A / A	2.2 / 7.4	B / F	11.0 / 135.4
Oakridge Drive & North Access	A / A	1.0 / 1.4	A / A	5.1 / 7.2
Oakridge Drive & West Access	A / A	1.2 / 3.5	A / A	2.4 / 4.5
Oakridge Drive & South Access	A / A	2.5 / 4.4	A / A	1.3 / 3.9

Overall Intersection LOS / Worst Approach LOS
Overall Intersection Delay / Worst Approach Delay

It should be noted that maximum queues for eastbound approaches at both TH 41 / Peavey Road (Oakridge Drive / North Access) and TH 41 / Oakridge Drive (Oakridge Drive / South Access) reach their respective adjacent intersections under p.m. peak hour traffic volumes, however, intersections queues dissipated within a short timeframe. To address increased delay and queuing along these eastbound approaches, resulting directly from high-volume conflicting movements preventing adequate gaps, a capacity expansion of the TH 41 corridor should be considered.

4.0 Site Plan / Access Review

A review of the proposed site plan was completed to identify any issues and recommend potential improvements regarding site ingress / egress, internal traffic circulation, and parking layout.

4.1 Site Ingress / Egress

Based on the planned location of associated land uses within the proposed development, motorists are expected to enter the site via both existing TH 41 intersections. Motorists destined to the discount club are more likely to utilize the northern intersection of TH 41 / Peavey Road, whereas motorists destined to multi-family housing are more likely to utilize the southern intersection of TH 41 / Oakridge Drive. Motorists destined for the general office building may utilize both intersections depending on their origin, the time of day, and/or the current traffic conditions.

With the recommend modification of TH 41 / Oakridge Drive to three-quarter access, per the recommendations included in *Kimley-Horn's Oak Ridge Development Traffic Impact Analysis (February 2020)*, site egress will be concentrated at the intersection of TH 41 / Peavey Road for motorists with a destination north along TH 41. Motorists leaving multi-family housing or the general office building with a destination south along TH 41 would still be able to utilize the right-out at TH 41 / Oakridge Drive, in addition to discount club motorists who wish to avoid the TH 41 / Peavey Road intersection.

4.2 Internal Traffic Circulation

The proposed internal roadways appear wide enough to adequately accommodate typical passenger vehicles. However, within each parking lot turning movements should be reviewed to ensure design vehicles such as garbage or delivery trucks have adequate accommodations to negotiate internal roadways. Internal intersections and associated lane configurations operate with acceptable levels of delay and queueing. Additional discussion related, specifically as it relates to lane configurations, is included below.

- **Oakridge Drive & North Access**: Proposed three-legged and side-street stop-controlled intersection with a dedicated westbound left-turn lane, a northbound left-turn lane, a northbound channelized right-turn lane, and a shared eastbound through / right-turn lane. Key conclusions include:
    - **Westbound**: The proposed dedicated left-turn lane is recommended to keep Oakridge Drive clear of turning vehicles, improving safety, and providing for more efficient operations. Additional signing for the eastbound approach may be needed as traffic volumes increase in the future to avoid eastbound peak hour queues from blocking westbound left-turns.
    - **Eastbound**: It is unlikely that there would be a significant number of eastbound right-turns, therefore the shared eastbound through / right-turn lane is adequate.

- **Oakridge Drive & West Access**: Proposed four-legged and side-street stop-controlled intersection with dedicated northbound and southbound left-turn lanes; this access also includes two westbound discount club exiting lanes. Key conclusions include:
    - **Northbound**: The proposed dedicated left-turn lane is recommended for safety due to the proximity of a horizontal curve less than 200 feet to the south. It would also provide for more efficient intersection operations.
- **Oakridge Drive & South Access**: Proposed three-legged and side-street stop-controlled intersection with no dedicated turn lanes. Key conclusions include:
    - **Westbound**: A dedicated left-turn lane is not needed based on peak hour traffic volumes, as entering volumes are relatively low and the restricted eastbound left-turn movement at TH 41 / Oakridge Drive reduces the volume for conflicting eastbound movements by requiring exiting development trips destined to the north to use the intersection of TH 41 / Peavey Road.

4.3 Parking Layout

A review of the proposed site plan was completed to identify any issues and recommend potential improvements regarding parking lots and the required number of parking stalls for each land use based on City of Chaska Zoning Ordinance Section 9. Overall the proposed parking layout appears to adequately serve the development site.

- **Multi-Family Housing**: The proposed development includes 280 units of multi-family housing, which would require two parking stalls per dwelling unit. The proposed site plan includes 576 stalls (out of 560 required) which is adequate.
- **General Office Building**: The proposed development would convert the hotel and conference center into a 131,000 square foot office building, which would require one parking stall for every 250 square feet of office space. The existing parking lot includes 306 stalls (out of 547 required based on 136,800 square feet), however, a three-story parking deck would increase that total to 566 stalls which would be adequate. A preliminary concept for the parking deck is included in **Appendix D**.
- **Discount Club**: The proposed development includes a 161,000 square foot discount club store (which includes a gas station with 24 fueling locations), which would require one stall for every 350 square feet of retail space. The proposed site plan includes 727 stalls (out of 470 required based on 164,545 square feet) in addition to another 52 stalls in an auxiliary parking lot which would be adequate.

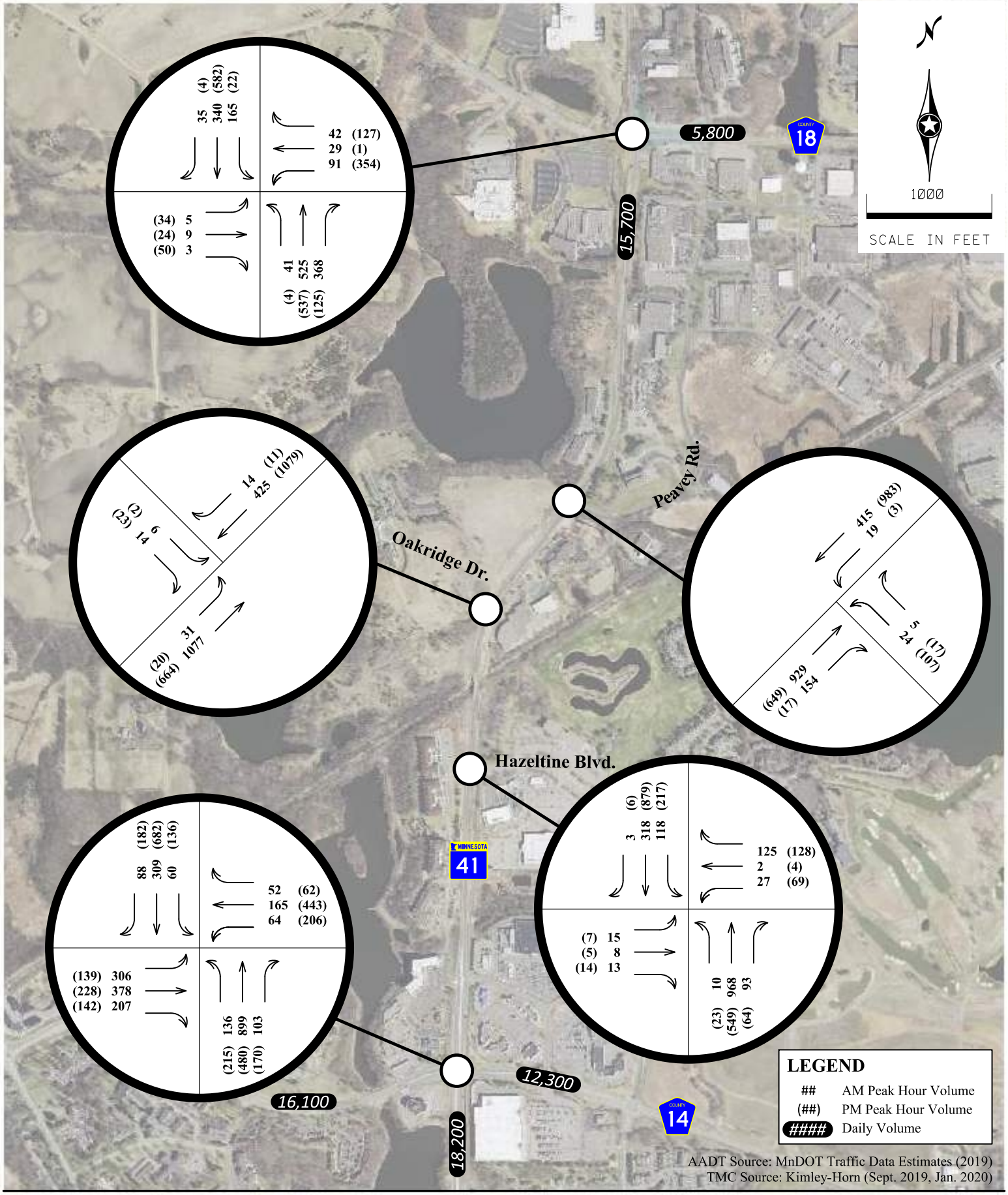
5.0 Conclusions

The following traffic impact study conclusions are offered for consideration:

- Results of the existing traffic operations analysis indicate that both TH 41 study intersection currently operates at overall LOS A or better during the weekday peak hours.
- The proposed Oak Ridge Commons development would convert the existing hotel and conference center into a 131,000 square foot office building and build a 161,000 square foot discount club store (which includes a gas station with 24 fueling locations) and 280 units of multi-family housing. Access to the development is expected to be maintained at the TH 41 / Oakridge Drive intersection with primary access via TH 41 / Peavey Road.
    - The proposed development is expected to generate approximately 309 a.m. peak hour and 750 p.m. peak hour daily gross trips. Accounting for pass-by and diverted-link trips, the proposed development is expected to generate approximately 309 a.m. peak hour and 522 p.m. peak hour daily net new trips.
- A multi-lane roundabout with eastbound right-turn bypass is recommended at the intersection of TH 41 / Peavey Road to provide adequate operations into the future. A three-quarter access was recommended at the intersection of TH 41 / Oakridge Drive, initially by Kimley-Horn's *Oak Ridge Development Traffic Impact Analysis (February 2020)* and was further supported by the results of a subsequent intersection operations analysis.
    - Peak hour traffic volumes and operations should be monitored to ensure that the eastbound approaches of both the TH 41 / Peavey Road and TH 41 / Oakridge Drive intersections perform adequately beyond forecast year 2032, as significant queueing for these movements could impact intersections internal to the site. It should be noted that this queueing results directly from high-volume conflicting movements preventing adequate gaps. A capacity expansion of the TH 41 corridor should be considered, as additional lanes along TH 41 may be needed to increase gaps and improve eastbound operations. Detailed analysis and recommendations for the TH 41 intersections are summarized in the *TH 41 at Peavey Road Intersection Control Evaluation (August 2021).*
- Results of forecast year traffic operations analysis indicate that all study intersections are expected to operate at overall LOS B or better during the weekday peak hours.
    - Background traffic growth and development trips are expected to have a negligible impact on intersections internal to the site. No other significant delay or queuing issues were observed in the traffic simulations related to those intersections.
- Generally, the proposed development is expected to have minimal impact on internal site area traffic operations. Therefore, no geometric or traffic control improvements to the proposed site plan are required from an operations perspective.

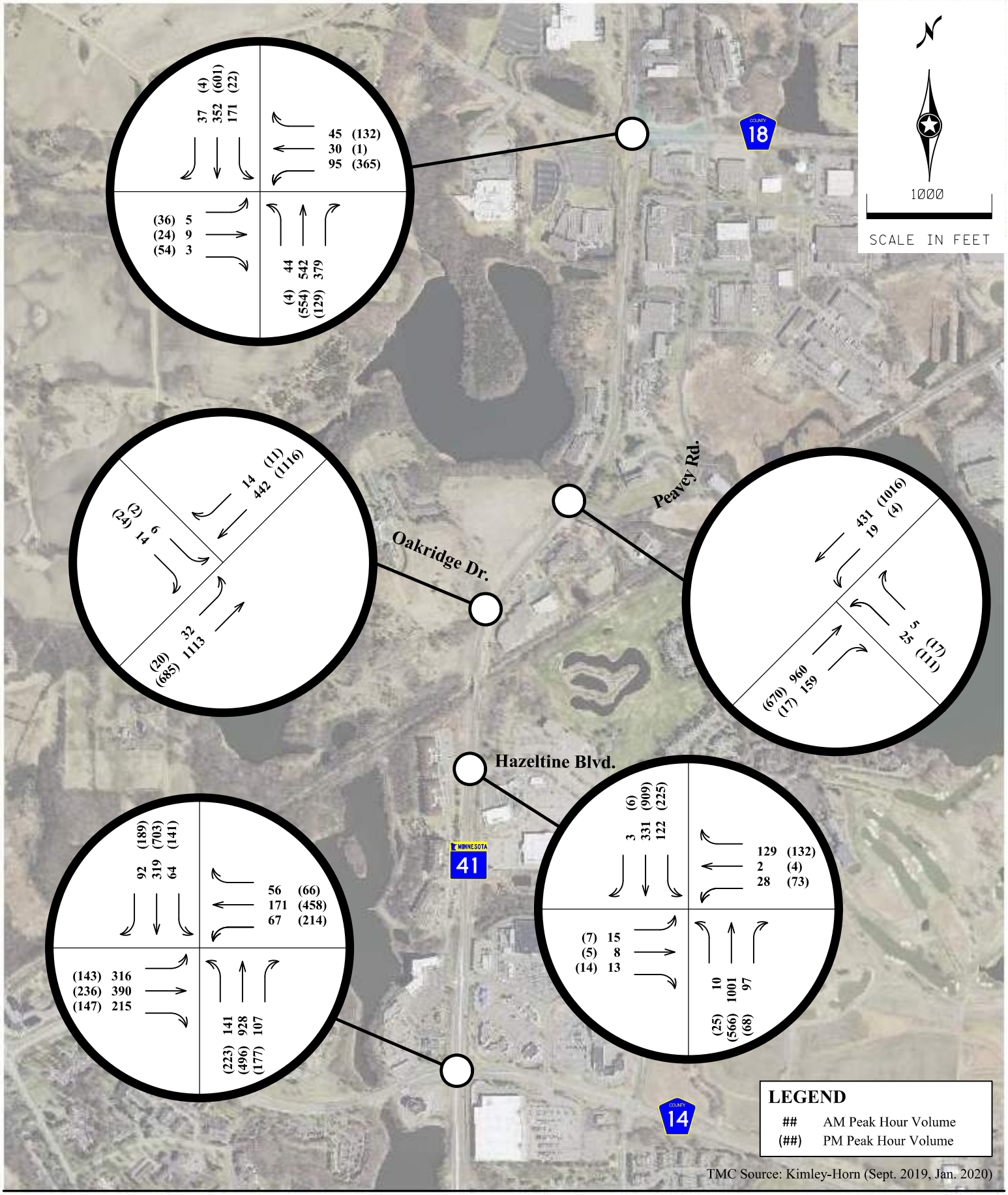
Appendix A:

Detailed Peak Hour Traffic Volumes



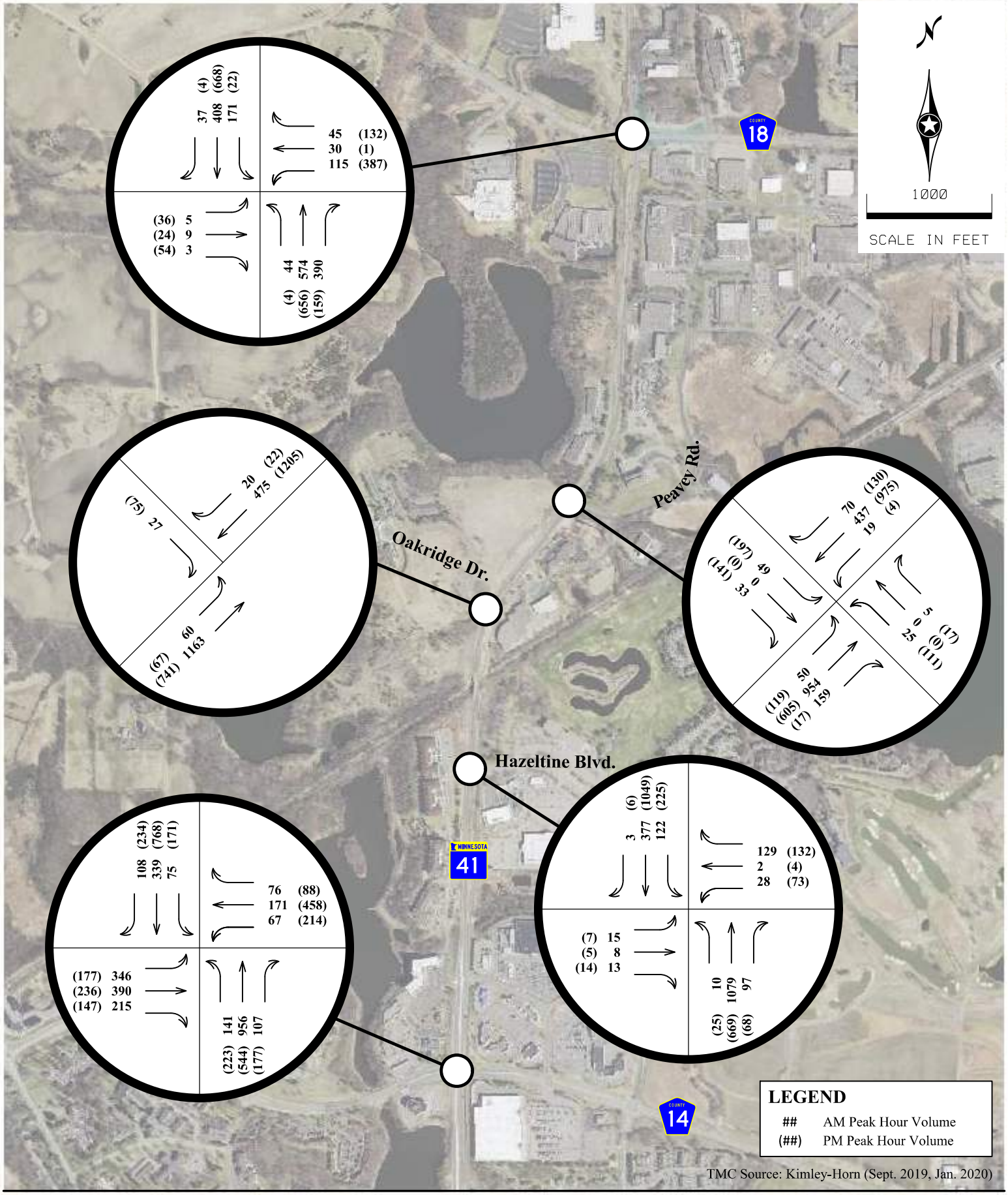
TH 41 & Peavey Road ICE

Figure 5
Existing 2019 Traffic Volumes



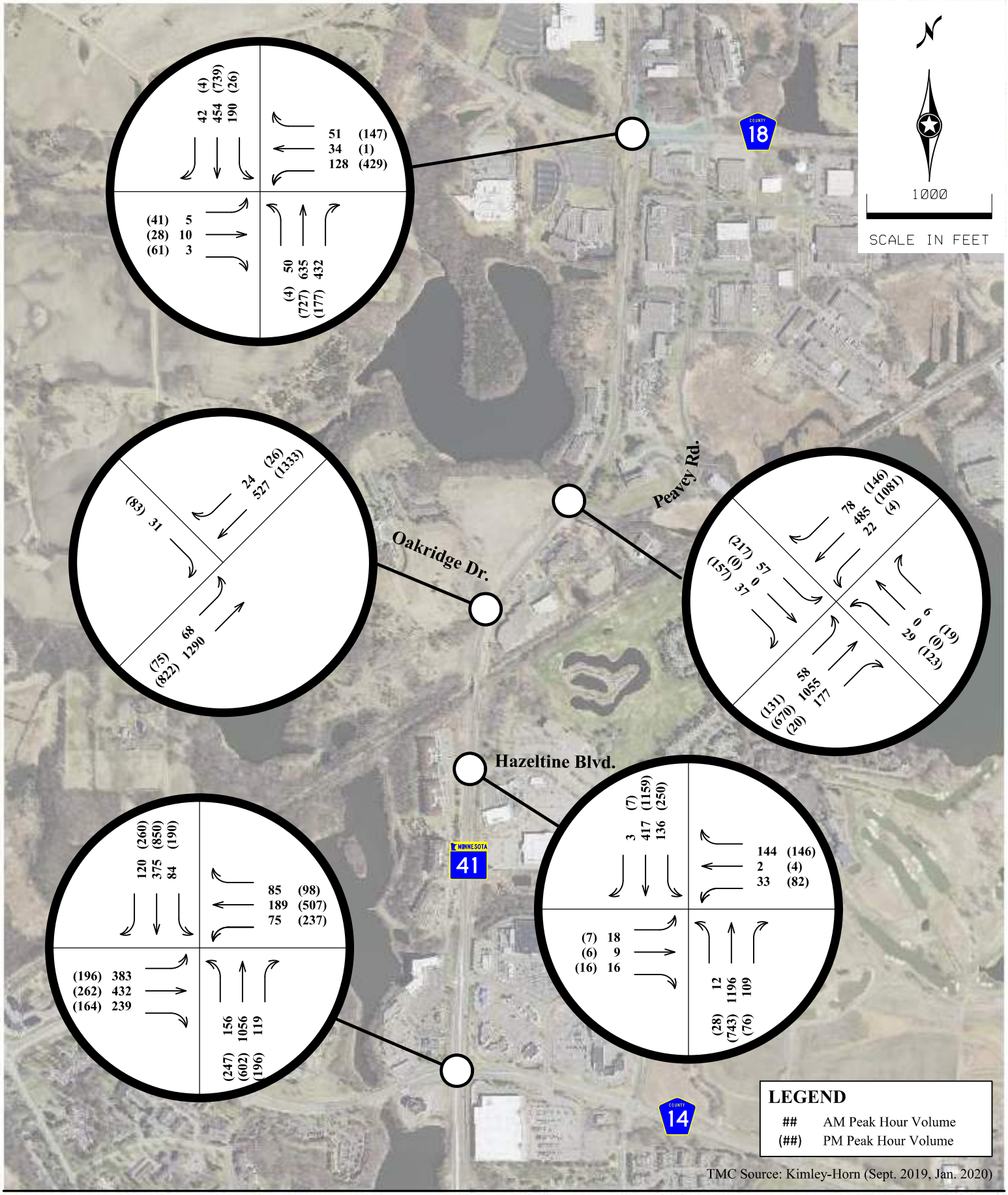
TH 41 & Peavey Road ICE

Figure 6
Construction Year 2022 (No-Build) Traffic Volumes



TH 41 & Peavey Road ICE

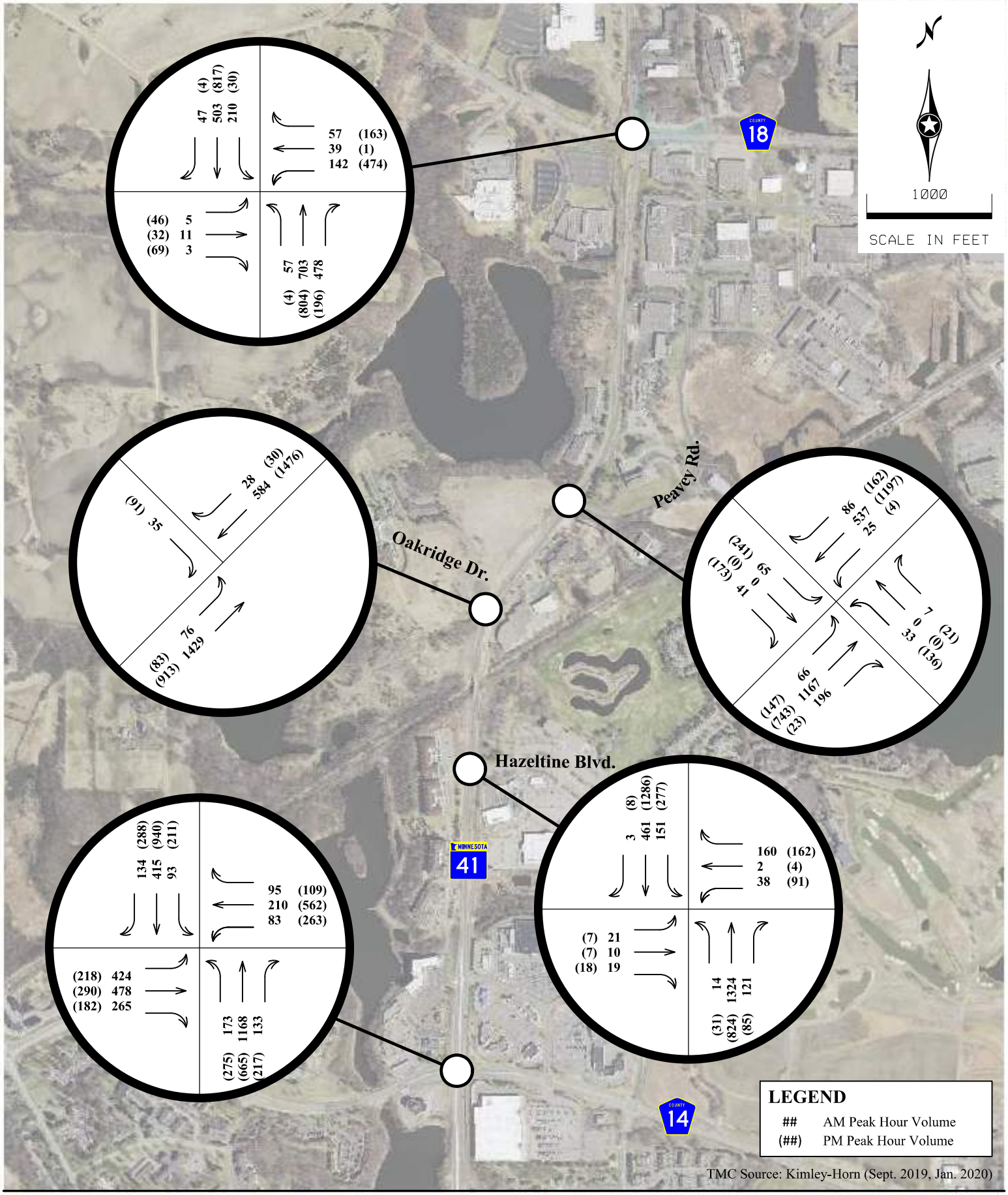
Figure 7
Construction Year 2022 (Build) Traffic Volumes



TMC Source: Kimley-Horn (Sept. 2019, Jan. 2020)

TH 41 & Peavey Road ICE

Figure 8
Forecast 2032 Traffic Volumes



TMC Source: Kimley-Horn (Sept. 2019, Jan. 2020)

TH 41 & Peavey Road ICE

Figure 9
Forecast 2042 Traffic Volumes

Appendix B:

Detailed Intersection Operations Analysis

Oak Ridge Development - VISSIM Analysis - 2019 Existing Delay & LOS

Intersection	Approach or Movement	AM Peak Hour										PM Peak Hour									
		EB		WB		NB		SB		Intersection		EB		WB		NB		SB		Intersection	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS
TH 41 & Lyman Blvd	Approach	2.0	A	3.5	A	3.4	A	2.3	A	3.0	A	9.1	A	5.4	A	2.7	A	4.7	A	4.4	A
	Left	1.9	A	3.5	A	3.1	A	2.4	A			6.0	A	5.0	A	2.8	A	4.3	A		
	Through	1.9	A	2.8	A	3.3	A	2.3	A			6.2	A	2.4	A	2.9	A	4.8	A		
	Right	2.3	A	4.1	A	3.5	A	1.6	A			12.4	B	6.3	A	2.1	A	1.7	A		
TH 41 & Peavey Rd	Approach	-	-	15.7	C	0.8	A	1.0	A	1.1	A	-	-	***63.0***	F	0.3	A	1.1	A	5.1	A
	Left	-	-	16.4	C	-	-	11.6	B			-	-	***64.6***	F	-	-	6.2	A		
	Through	-	-	-	-	0.7	A	0.5	A			-	-	-	-	0.3	A	1.1	A		
	Right	-	-	12.3	B	1.7	A	0.0	A			-	-	***52.1***	F	0.8	A	0.0	A		
TH 41 & Oak Ridge Dr	Approach	11.5	B	-	-	1.4	A	0.2	A	1.2	A	12.8	B	-	-	1.1	A	0.6	A	1.0	A
	Left	22.1	C	-	-	3.9	A	-	-			22.7	C	-	-	10.9	B	-	-		
	Through	-	-	-	-	1.4	A	0.2	A			-	-	-	-	0.8	A	0.6	A		
	Right	6.9	A	-	-	-	-	0.8	A			12.4	B	-	-	-	-	1.1	A		
TH 41 & Hazeltine Blvd	Approach	42.8	D	24.4	C	6.7	A	6.6	A	9.1	A	34.0	C	30.4	C	6.5	A	5.4	A	8.7	A
	Left	61.4	E	71.1	E	5.9	A	18.0	B			55.6	E	70.5	E	11.3	B	9.3	A		
	Through	72.2	E	63.3	E	7.0	A	2.2	A			69.5	E	55.5	E	6.6	A	4.5	A		
	Right	5.4	A	14.1	B	3.5	A	1.7	A			7.1	A	8.5	A	3.4	A	1.7	A		

Oak Ridge Development - VISSIM Analysis - 2022 No Build Delay & LOS

Intersection	Approach or Movement	AM Peak Hour										PM Peak Hour									
		EB		WB		NB		SB		Intersection		EB		WB		NB		SB		Intersection	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS
TH 41 & Lyman Blvd	Approach	2.4	A	3.9	A	3.5	A	2.4	A	3.2	A	12.4	B	5.8	A	2.8	A	5.3	A	5.0	A
	Left	1.6	A	3.6	A	3.3	A	2.5	A			8.8	A	5.7	A	2.5	A	5.2	A		
	Through	2.2	A	3.6	A	3.4	A	2.5	A			8.0	A	2.8	A	3.0	A	5.3	A		
	Right	3.2	A	4.7	A	3.6	A	1.6	A			16.4	C	6.3	A	2.1	A	2.2	A		
TH 41 & Peavey Rd	Approach	-	-	17.5	C	1.0	A	1.0	A	1.3	A	-	-	***84.0***	F	0.3	A	1.2	A	6.4	A
	Left	-	-	18.7	C	-	-	11.7	B			-	-	***85.5***	F	-	-	5.2	A		
	Through	-	-	-	-	0.8	A	0.5	A			-	-	-	-	0.3	A	1.2	A		
	Right	-	-	11.9	B	1.8	A	0.0	A			-	-	***72.6***	F	0.9	A	0.0	A		
TH 41 & Oak Ridge Dr	Approach	11.8	B	-	-	1.6	A	0.2	A	1.3	A	14.0	B	-	-	1.2	A	0.7	A	1.1	A
	Left	23.2	C	-	-	4.4	A	-	-			26.1	D	-	-	12.7	B	-	-		
	Through	-	-	-	-	1.5	A	0.2	A			-	-	-	-	0.9	A	0.7	A		
	Right	7.0	A	-	-	-	-	0.8	A			13.5	B	-	-	-	-	1.1	A		
TH 41 & Hazeltine Blvd	Approach	42.9	D	26.0	C	7.6	A	7.0	A	9.8	A	33.2	C	30.8	C	6.9	A	6.0	A	9.1	A
	Left	61.3	E	73.8	E	5.9	A	18.8	B			54.0	D	68.6	E	13.8	B	9.5	A		
	Through	72.3	E	57.1	E	8.0	A	2.4	A			68.1	E	67.7	E	7.0	A	5.2	A		
	Right	5.7	A	15.3	B	4.3	A	1.3	A			7.1	A	9.1	A	3.5	A	2.3	A		

Oak Ridge Development - VISSIM Analysis - 2022 Build - Roundabout Option Delay & LOS

Intersection	Approach or Movement	AM Peak Hour										PM Peak Hour									
		EB		WB		NB		SB		Intersection		EB		WB		NB		SB		Intersection	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS
TH 41 & Lyman Blvd	Approach	2.8	A	4.0	A	4.1	A	2.7	A	3.6	A	14.1	B	7.5	A	3.2	A	6.1	A	5.7	A
	Left	2.0	A	3.7	A	3.9	A	2.8	A			8.8	A	7.1	A	4.2	A	5.3	A		
	Through	2.9	A	3.5	A	4.0	A	2.7	A			8.3	A	5.7	A	3.3	A	6.1	A		
	Right	3.2	A	4.9	A	4.3	A	1.8	A			19.9	C	8.5	A	2.5	A	1.5	A		
TH 41 & Peavey Rd	Approach	1.4	A	6.3	A	3.3	A	1.9	A	2.8	A	6.3	A	6.4	A	2.7	A	3.6	A	3.9	A
	Left	1.9	A	6.1	A	3.7	A	2.0	A			10.1	B	6.4	A	3.2	A	4.0	A		
	Through	0.0	A	0.0	A	3.4	A	1.9	A			0.0	A	0.0	A	2.6	A	3.7	A		
	Right	0.5	A	7.4	A	2.5	A	1.6	A			1.2	A	6.3	A	1.5	A	2.7	A		
TH 41 & Oak Ridge Dr	Approach	6.9	A	-	-	1.8	A	0.4	A	1.5	A	20.5	C	-	-	2.9	A	1.5	A	2.7	A
	Left	0.0	A	-	-	4.9	A	-	-			0.0	A	-	-	21.9	C	-	-		
	Through	-	-	-	-	1.7	A	0.4	A			-	-	-	-	1.1	A	1.5	A		
	Right	6.9	A	-	-	-	-	1.0	A			20.5	C	-	-	-	-	1.8	A		
TH 41 & Hazeltine Blvd	Approach	45.9	D	27.1	C	8.7	A	7.0	A	10.5	B	36.7	D	31.4	C	6.6	A	6.8	A	9.4	A
	Left	65.7	E	72.4	E	6.2	A	20.3	C			59.4	E	68.8	E	17.8	B	11.8	B		
	Through	75.0	E	76.1	E	9.1	A	2.5	A			71.6	E	72.8	E	6.6	A	5.9	A		
	Right	5.8	A	16.9	B	5.0	A	1.4	A			9.4	A	9.9	A	2.4	A	2.4	A		

2022 Build - AM Peak Hour

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Oakridge Drive & South Access	Movement Delay (sec/veh)	0.0	0.4	0.7	1.6	0.4	0.0	4.7	0.0	2.9	0.0	0.0	0.0	2.3
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	7	1	25	57	0	52	0	19	0	0	0	161
	Movement 95th Queue (ft)	0	0	0	0	0	0	51	0	51	0	0	0	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.4			0.8			4.2			0.0			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & West Access	Movement Delay (sec/veh)	2.4	0.4	0.0	0.8	0.0	0.2	4.8	0.0	3.8	5.1	0.0	2.7	1.2
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	49	59	0	1	0	66	2	0	1	8	0	6	192
	Movement 95th Queue (ft)	18	0	0	0	2	2	13	13	11	34	34	34	
	Storage Bay Distance (ft)	50	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	1.3			0.2			4.5			4.1			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & North Access	Movement Delay (sec/veh)	0.0	0.2	0.1	2.3	0.2	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.8
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	68	1	47	66	0	0	0	16	0	0	0	198
	Movement 95th Queue (ft)	0	0	0	27	0	0	6	0	0	0	0	0	
	Storage Bay Distance (ft)	0	0	0	150	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.2			1.1			1.3			0.0			
	Approach LOS	A			A			A			A			

2022 Build - PM Peak Hour

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Oakridge Drive & South Access	Movement Delay (sec/veh)	0.0	0.4	0.3	2.1	0.6	0.0	5.0	0.0	2.7	0.0	0.0	0.0	1.3
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	62	1	37	52	0	10	0	13	0	0	0	175
	Movement 95th Queue (ft)	0	0	0	17	17	0	40	0	40	0	0	0	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.4			1.2			3.7			0.0			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & West Access	Movement Delay (sec/veh)	1.5	0.7	0.2	1.5	0.0	0.1	3.9	0.0	0.0	4.5	0.0	2.9	2.3
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	5	12	44	1	0	8	8	0	0	42	0	55	175
	Movement 95th Queue (ft)	0	0	0	0	0	0	26	26	6	50	50	50	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.4			0.3			3.9			3.6			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & North Access	Movement Delay (sec/veh)	0.0	0.8	0.6	2.9	0.6	0.0	5.9	0.0	2.7	0.0	0.0	0.0	2.6
	Total Delay (hr)	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.4
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	52	2	233	8	0	1	0	282	0	0	0	578
	Movement 95th Queue (ft)	0	0	0	46	0	0	10	0	22	0	0	0	
	Storage Bay Distance (ft)	0	0	0	150	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.8			2.8			2.7			0.0			
	Approach LOS	A			A			A			A			

Oak Ridge Development - VISSIM Analysis - 2032 Build Delay & LOS

Intersection	Approach or Movement	AM Peak Hour										PM Peak Hour									
		EB		WB		NB		SB		Intersection		EB		WB		NB		SB		Intersection	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS
TH 41 & Lyman Blvd	Approach	3.6	A	4.9	A	4.7	A	3.2	A	4.2	A	33.9	D	12.4	B	3.8	A	10.1	B	9.6	A
	Left	2.9	A	4.6	A	4.5	A	3.3	A			19.7	C	12.4	B	3.3	A	9.7	A		
	Through	2.5	A	3.8	A	4.6	A	3.3	A			16.8	C	9.4	A	4.1	A	10.2	B		
	Right	5.0	A	6.3	A	4.9	A	1.9	A			49.2	E	12.3	B	2.9	A	3.0	A		
TH 41 & Peavey Rd	Approach	1.6	A	8.0	A	3.9	A	1.9	A	3.3	A	9.6	A	10.9	B	3.4	A	4.3	A	5.2	A
	Left	2.3	A	8.0	A	4.1	A	2.1	A			15.7	C	11.1	B	3.9	A	5.6	A		
	Through	0.0	A	0.0	A	4.1	A	2.0	A			0.0	A	0.0	A	3.4	A	4.5	A		
	Right	0.6	A	7.7	A	3.1	A	1.7	A			1.5	A	9.5	A	1.7	A	2.8	A		
TH 41 & Oak Ridge Dr	Approach	7.5	A	-	-	2.2	A	0.5	A	1.8	A	39.8	E	-	-	4.6	A	2.7	A	4.7	A
	Left	0.0	A	-	-	5.6	A	-	-			0.0	A	-	-	37.2	E	-	-		
	Through	-	-	-	-	2.0	A	0.5	A			-	-	-	-	1.5	A	2.7	A		
	Right	7.5	A	-	-	-	-	0.9	A			39.8	E	-	-	-	-	2.2	A		
TH 41 & Hazeltine Blvd	Approach	45.8	D	32.3	C	15.5	B	10.8	B	16.3	B	36.1	D	32.0	C	9.1	A	10.0	A	12.0	B
	Left	65.2	E	71.5	E	11.7	B	34.1	C			64.4	E	67.4	E	26.5	C	17.7	B		
	Through	71.4	E	61.6	E	16.1	B	3.0	A			55.4	E	73.7	E	9.1	A	8.3	A		
	Right	5.9	A	23.4	C	10.3	B	1.5	A			9.6	A	11.4	B	2.9	A	5.6	A		

2032 Build - AM Peak Hour

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Oakridge Drive & South Access	Movement Delay (sec/veh)	0.0	0.3	0.3	1.7	0.5	0.0	4.7	0.0	3.0	0.0	0.0	0.0	2.4
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	8	1	26	63	0	59	0	25	0	0	0	182
	Movement 95th Queue (ft)	0	0	0	8	8	0	57	0	57	0	0	0	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.3			0.9			4.2			0.0			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & West Access	Movement Delay (sec/veh)	2.5	0.5	0.0	2.5	0.0	0.2	5.9	0.0	1.4	4.7	0.0	2.3	1.2
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	56	64	0	1	0	70	1	0	1	7	0	8	208
	Movement 95th Queue (ft)	22	0	0	0	0	0	9	9	8	35	35	35	
	Storage Bay Distance (ft)	50	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	1.4			0.2			3.7			3.4			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & North Access	Movement Delay (sec/veh)	0.0	0.2	0.2	2.3	0.3	0.0	4.2	0.0	1.2	0.0	0.0	0.0	0.9
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	71	2	65	72	0	1	0	20	0	0	0	231
	Movement 95th Queue (ft)	0	0	0	23	0	0	8	0	0	0	0	0	
	Storage Bay Distance (ft)	0	0	0	150	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.2			1.2			1.3			0.0			
	Approach LOS	A			A			A			A			

2032 Build - PM Peak Hour

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Oakridge Drive & South Access	Movement Delay (sec/veh)	0.0	0.4	0.3	2.1	0.8	0.0	4.9	0.0	2.9	0.0	0.0	0.0	1.3
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	72	1	45	61	0	11	0	18	0	0	0	208
	Movement 95th Queue (ft)	0	0	0	23	23	0	43	0	43	0	0	0	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.4			1.4			3.7			0.0			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & West Access	Movement Delay (sec/veh)	2.0	0.6	0.4	1.3	0.0	0.0	4.1	0.0	2.1	4.5	0.0	3.0	2.4
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.2
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	7	10	54	1	0	8	11	0	1	45	0	63	200
	Movement 95th Queue (ft)	0	0	0	0	0	0	32	32	8	54	54	54	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.6			0.1			3.9			3.6			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & North Access	Movement Delay (sec/veh)	0.0	0.8	0.5	2.9	0.7	0.0	0.0	0.0	2.7	0.0	0.0	0.0	2.6
	Total Delay (hr)	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.4
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	55	1	264	10	0	0	0	316	0	0	0	646
	Movement 95th Queue (ft)	0	0	0	41	0	0	9	0	22	0	0	0	
	Storage Bay Distance (ft)	0	0	0	150	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.8			2.8			2.7			0.0			
	Approach LOS	A			A			A			A			

Oak Ridge Development - VISSIM Analysis - 2042 Build Delay & LOS

Intersection	Approach or Movement	AM Peak Hour										PM Peak Hour									
		EB		WB		NB		SB		Intersection		EB		WB		NB		SB		Intersection	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS
TH 41 & Lyman Blvd	Approach	4.2	A	5.5	A	5.1	A	3.9	A	4.7	A	***113.4***	F	21.3	C	5.0	A	21.6	C	20.5	C
	Left	3.6	A	5.1	A	4.9	A	4.1	A			48.5	E	22.6	C	6.1	A	21.5	C		
	Through	3.4	A	5.2	A	5.0	A	4.0	A			39.6	E	9.9	A	5.4	A	21.7	C		
	Right	5.4	A	6.5	A	5.3	A	2.1	A			***185.5***	F	17.6	C	3.6	A	8.2	A		
TH 41 & Peavey Rd	Approach	1.8	A	11.0	B	4.6	A	2.2	A	3.9	A	45.0	E	18.4	C	4.0	A	7.0	A	11.9	B
	Left	2.6	A	10.2	B	4.9	A	2.6	A			***61.6***	F	18.7	C	5.0	A	8.2	A		
	Through	0.0	A	0.0	A	4.8	A	2.2	A			0.0	A	0.0	A	3.8	A	7.5	A		
	Right	0.6	A	13.2	B	3.6	A	1.9	A			22.9	C	15.8	C	2.0	A	3.3	A		
TH 41 & Oak Ridge Dr	Approach	7.4	A	-	-	2.8	A	0.6	A	2.2	A	***135.4***	F	-	-	7.5	A	6.7	A	11.0	B
	Left	0.0	A	-	-	6.6	A	-	-			0.0	A	-	-	***63.9***	F	-	-		
	Through	-	-	-	-	2.6	A	0.6	A			-	-	-	-	2.2	A	6.8	A		
	Right	7.4	A	-	-	-	-	1.1	A			***135.4***	F	-	-	-	-	4.7	A		
TH 41 & Hazeltine Blvd	Approach	46.0	D	39.1	D	41.8	D	13.9	B	34.1	C	33.8	C	34.9	C	11.2	B	15.2	B	15.9	B
	Left	70.2	E	67.4	E	42.5	D	46.8	D			58.4	E	69.0	E	31.1	C	27.1	C		
	Through	69.6	E	72.4	E	42.5	D	3.1	A			61.6	E	65.1	E	11.2	B	12.7	B		
	Right	5.9	A	32.6	C	34.3	C	1.1	A			11.0	B	16.1	B	3.8	A	9.0	A		

2042 Build - AM Peak Hour

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Oakridge Drive & South Access	Movement Delay (sec/veh)	0.0	0.3	0.6	1.7	0.5	0.0	4.8	0.0	3.2	0.0	0.0	0.0	2.5
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	8	1	30	75	0	74	0	23	0	0	0	211
	Movement 95th Queue (ft)	0	0	0	5	5	0	53	0	53	0	0	0	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.3			0.8			4.4			0.0			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & West Access	Movement Delay (sec/veh)	2.6	0.5	0.0	1.9	0.0	0.2	4.7	0.0	2.1	4.5	0.0	2.3	1.2
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	68	80	0	1	0	76	1	0	2	10	0	8	246
	Movement 95th Queue (ft)	28	0	0	0	0	0	8	8	12	37	37	37	
	Storage Bay Distance (ft)	50	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	1.5			0.2			3.0			3.5			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & North Access	Movement Delay (sec/veh)	0.0	0.3	0.0	2.4	0.4	0.0	4.7	0.0	1.3	0.0	0.0	0.0	1.0
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	91	1	74	76	0	1	0	27	0	0	0	270
	Movement 95th Queue (ft)	0	0	0	27	0	0	9	0	0	0	0	0	
	Storage Bay Distance (ft)	0	0	0	150	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.3			1.4			1.4			0.0			
	Approach LOS	A			A			A			A			

2042 Build - PM Peak Hour

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Oakridge Drive & South Access	Movement Delay (sec/veh)	0.0	0.4	0.2	2.1	0.8	0.0	4.7	0.0	2.9	0.0	0.0	0.0	1.3
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	73	2	44	61	0	15	0	13	0	0	0	208
	Movement 95th Queue (ft)	0	0	0	17	17	0	44	0	44	0	0	0	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.4			1.3			3.9			0.0			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & West Access	Movement Delay (sec/veh)	1.9	0.3	0.4	1.5	0.0	0.1	4.5	0.0	1.5	4.4	0.0	3.1	2.4
	Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.2
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	7	12	55	2	0	9	10	0	0	51	0	63	209
	Movement 95th Queue (ft)	0	0	0	0	0	0	29	29	7	55	55	55	
	Storage Bay Distance (ft)	0	0	0	0	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	0.5			0.4			4.5			3.7			
	Approach LOS	A			A			A			A			

Intersection	MOE	Eastbound Approach			Westbound Approach			Northbound Approach			Southbound Approach			Intersection Total
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Peavey Road & North Access	Movement Delay (sec/veh)	0.0	1.6	0.5	3.3	0.9	0.0	9.7	0.0	7.2	0.0	0.0	0.0	5.1
	Total Delay (hr)	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	1.0
	Movement LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
	Movement Volume	0	63	1	289	11	0	1	0	360	0	0	0	725
	Movement 95th Queue (ft)	0	11	11	52	0	0	92	0	136	0	0	0	
	Storage Bay Distance (ft)	0	0	0	150	0	0	0	0	0	0	0	0	
	Approach Delay (sec/veh)	1.6			3.2			7.2			0.0			
	Approach LOS	A			A			A			A			

Appendix C:

Trip Generation Documentation

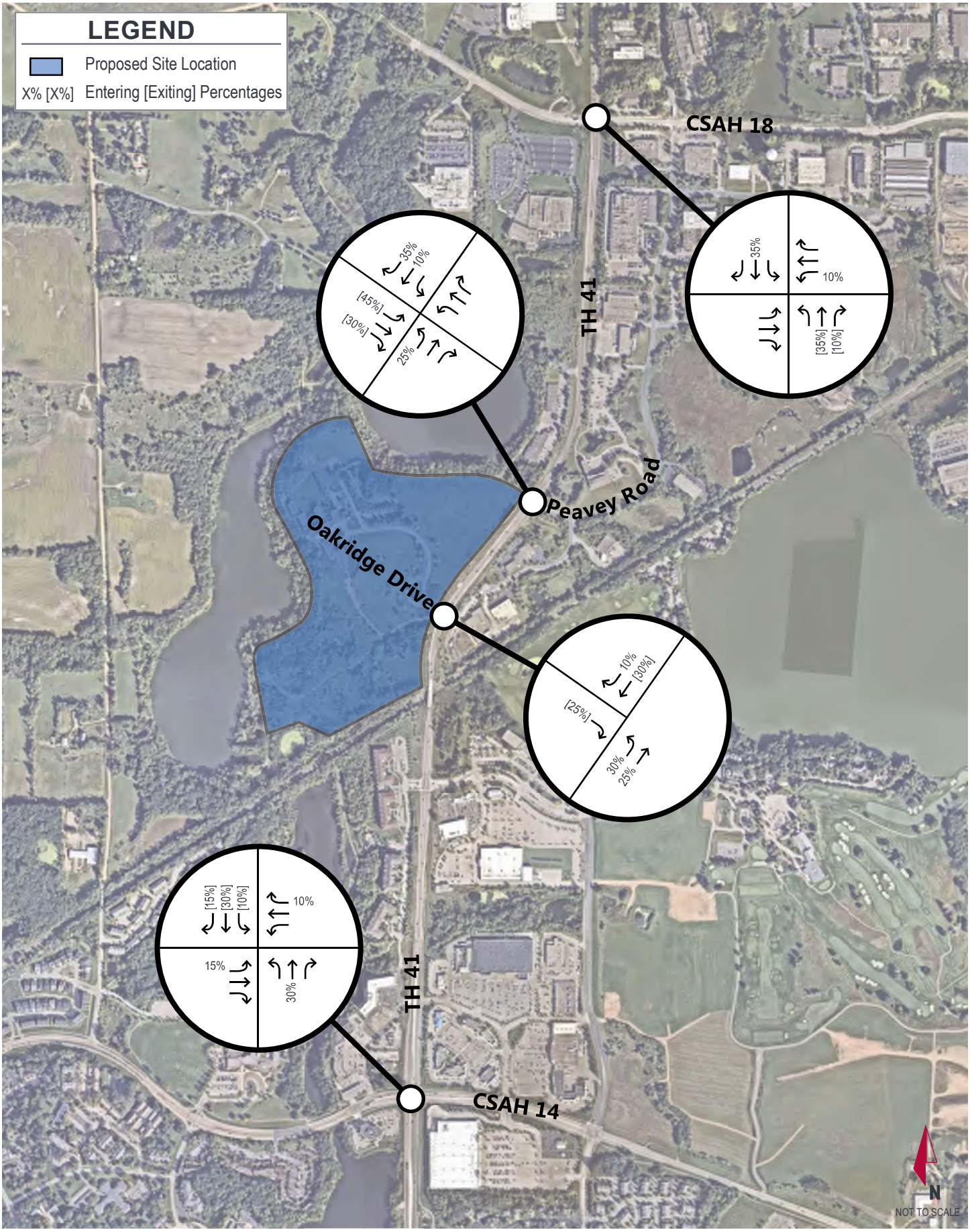


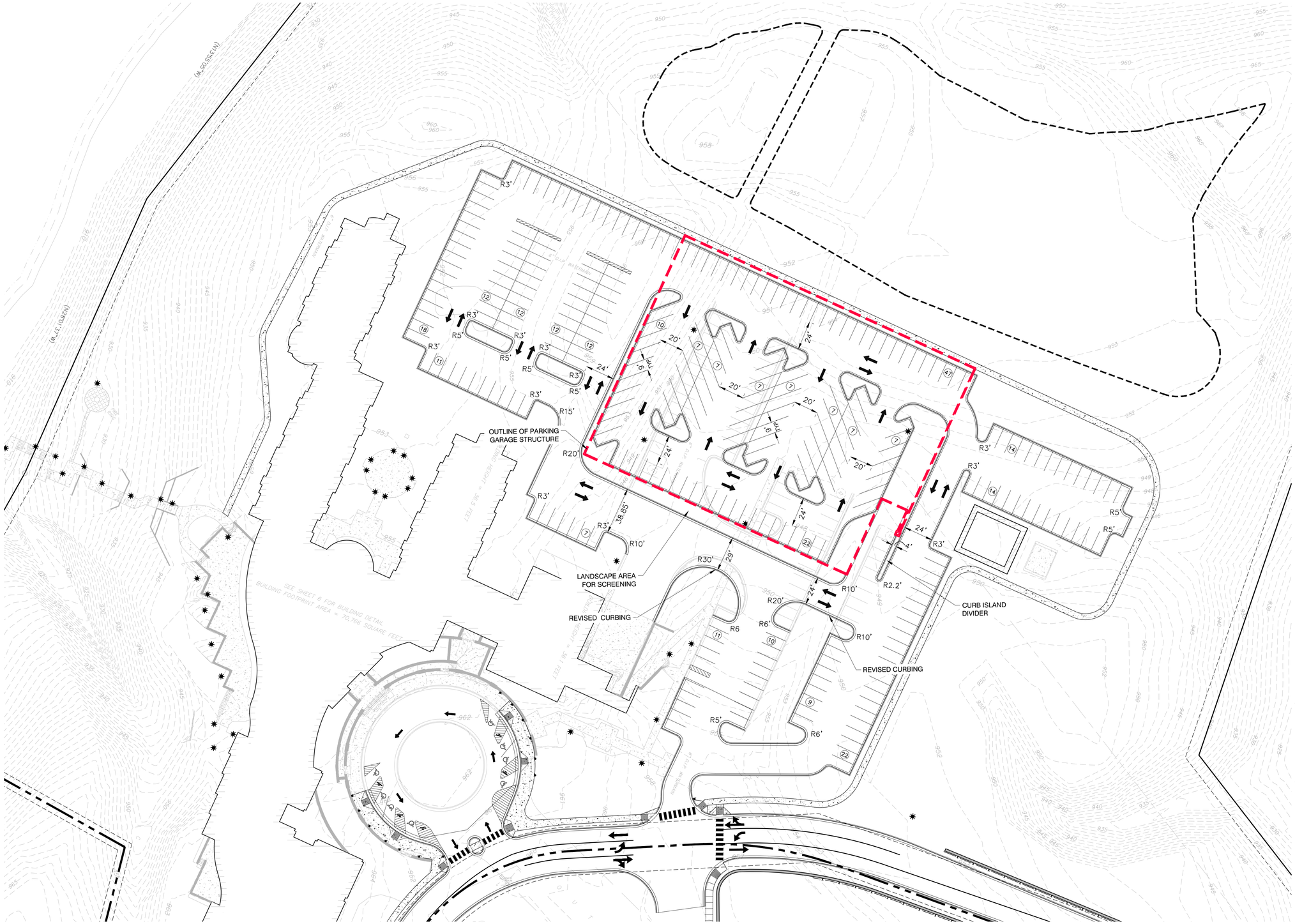
EXHIBIT 5

TRIP DISTRIBUTION PERCENTAGES

OAK RIDGE DEVELOPMENT, CHASKA, MN

Appendix D:

Parking Deck Prelminary Concept



REQUIRED PARKING:

ONE STALL FOR EVERY 250 SF OF OFFICE OR CLINIC AREA:	171,000 S.F. (EXISTING BUILDING) 171,000 * 0.80 = 136,800 SF 136,800 / 250 = 547 STALLS REQUIRED

PARKING:

PROPOSED PARKING PROVIDED WITH PARKING STRUCTURE (CURRENT LAYOUT):	566 PARKING STALLS
	266 PARKING STRUCTURE STALLS (TWO FLOORS)
	300 SURFACE STALLS

OAKRIDGE COMMONS PARKING DECK - OPTION 2

CHASKA, MN

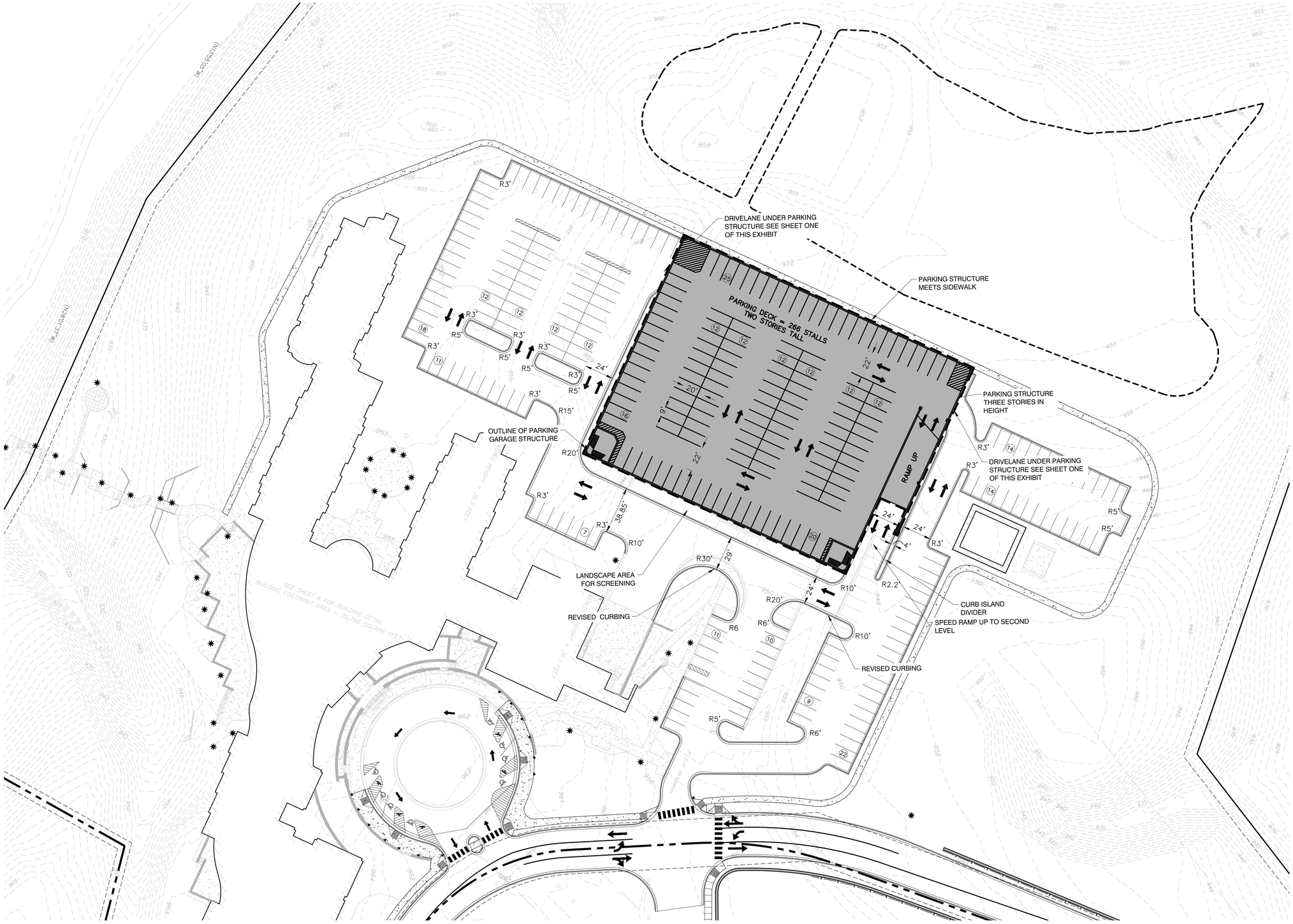
8-31-21

0 10 20 40
SCALE IN FEET

ALLIANT ENGINEERING

SK-1

x:\2021\210004\exhibits\garage structure parking option\210004-garage parking exhibit - 2.dwg



REQUIRED PARKING:

ONE STALL FOR EVERY 250 SF OF OFFICE OR CLINIC AREA:

171,000 S.F. (EXISTING BUILDING)
171,000 * 0.80 = 136,800 SF
136,800 / 250 = 547 STALLS REQUIRED

PARKING:

PROPOSED PARKING PROVIDED WITH PARKING STRUCTURE (CURRENT LAYOUT):

566 PARKING STALLS

266 PARKING STRUCTURE STALLS (TWO FLOORS)

300 SURFACE STALLS

OAKRIDGE COMMONS PARKING DECK - OPTION 2

CHASKA, MN

8-31-21

0 10 20 40
SCALE IN FEET

ALLIANT ENGINEERING

SK-2

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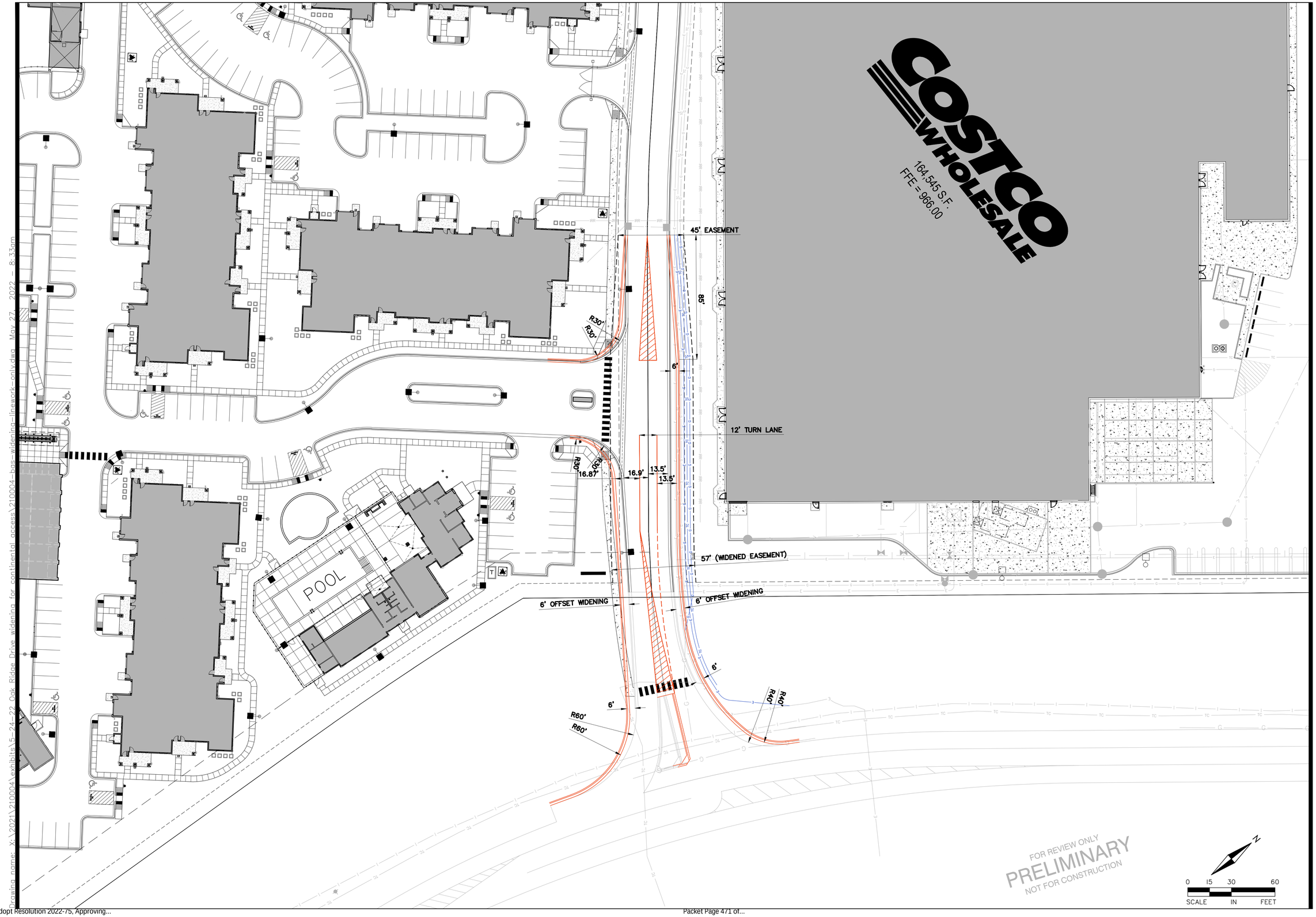


Drawing name: X:\2021\210004\exhibits\5-24-22 Oak Ridge Drive widening for continental access\210004-bas-widening-linework-only.dwg May 27, 2022 - 8:33am

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

OAK RIDGE COMMONS

CHASKA, MN

OAK RIDGE DRIVE TURN LANE EXHIBIT

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

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
5-27-22	SK-2

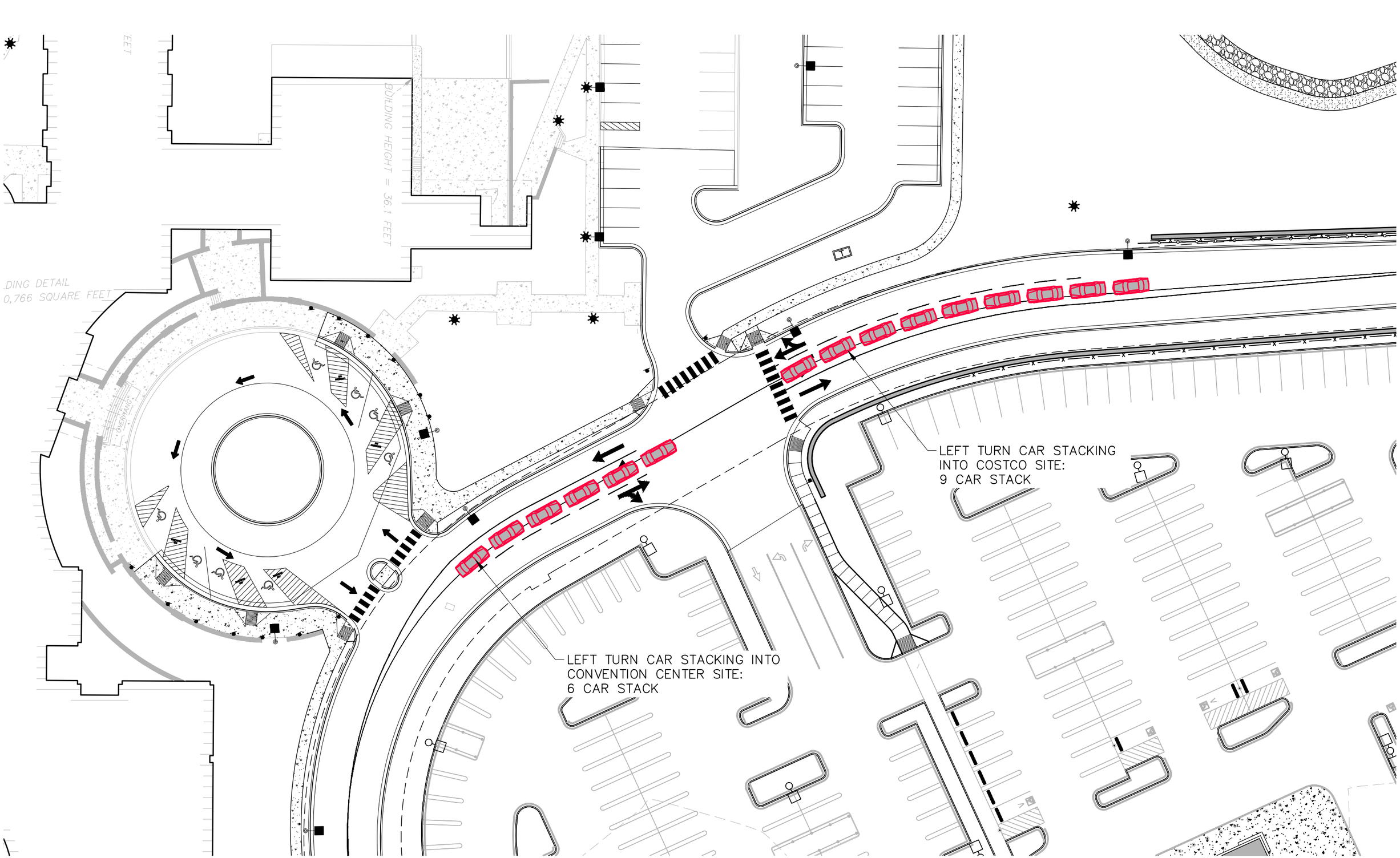
PROJECT TEAM DATA

DESIGNED:

DRAWN:

PROJECT NO:

SK-2



x:\2021\210004\exhibits\5-25-22 - turn lane stacking exhibit - conference center\210004-turn lane stacking exhibit - conference center.dwg

OAK RIDGE COMMONS - CAR STACKING EXHIBIT

CHASKA, MN

5-27-22

ALLIANT ENGINEERING

SK-1

Mark Kronbeck

From: Nick Grage
Sent: Sunday, March 6, 2022 1:28 PM
To: Mark Kronbeck
Subject: RE: [EXTERNAL]Mass Grading and Erosion Control Plan
Attachments: Incomplete Submittal Letter - Oak Ridge - Final Plan - 02.18.2022.pdf; Oak Ridge Commons_TIS_20210903_LTLs.pdf; RE: Oak Ridge, Chaska

Mark,

Section 4.0 (pages 10 & 11) of the attached Oak Ridge Commons Traffic Impact Study addresses the left-turn lanes into all three ring road access locations. To re-summarize the conclusions from the traffic analysis completed as part of the TIS and answer question #2:

- A westbound LTL is recommended at the north access (primary Costco access).
- A northbound LTL is recommended at the west access (convention center access) and a mirrored southbound LTL is included in the site plan (secondary Costco access).
- A westbound LTL is NOT recommended at the south access (housing access) due to left-turn volumes into the housing development being low (less than 100 vehicles per hour). Queuing observed in the models was minimal throughout both peak hours under 2042 traffic volumes. If desired, we can revise the TIS to include the following language as we did for the north access:
    - *Additional signing for the eastbound approach may be needed as traffic volumes increase in the future to avoid eastbound peak hour queues from blocking westbound left-turns.*

To address a few additional items that you mentioned during our discussion but are not explicitly included in the attached incomplete submittal letter:

- When would the housing access need a LTL? We would recommend a LTL at the housing access IF the left-turn volumes were more than 100 vehicles per hour (not anticipated given development size) OR safety became a concern once the development is built (not expected given lower speeds and adequate sight lines).
- Convention Center versus General Office Building comparison: The attached email includes the revised trip generation table that estimates convention center trips (66 AM / 57 PM) which was developed for the pavement design. The attached TIS includes the original trip generation table that estimates general office building trips (140 AM / 113 PM), roughly twice as many trips for each peak hour.
- Would the convention center/office property need dual exiting lanes? While developing the TIS we modeled the more conservative volumes using trips for a general office building. Under 2042 PM peak hour traffic volumes the 95th percentile queuing exiting the west access was approximately 2 vehicles, with average queues between 1-2 vehicles. As such, there does not appear to be a need for dual exiting lanes given the proposed land use.

If you have questions or need additional clarification please let me know.

Thank you,

Nick Grage, PE (MN, IA, WI), PTOE, RSP$_1$
SENIOR TRAFFIC ENGINEER
612.584.4760 DIRECT | 612.758.3080 MAIN

From: Mark Kronbeck <mkronbeck@alliant-inc.com>
Sent: Monday, February 21, 2022 10:01 AM

To: Nick Grage <ngrage@alliant-inc.com>
Subject: FW: [EXTERNAL]Mass Grading and Erosion Control Plan

Nick,

See #2 of the attached. Didn't we already respond to this left turn lane into Continental? Please advise.

Thanks,

Mark Kronbeck, PLA, ASLA
ASSOCIATE
Alliant Engineering, Inc.
733 Marquette Ave, Ste 700, Minneapolis, MN 55402
612.767.9338 DIRECT | **612.758.3080** MAIN

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From: Elizabeth Hanson <EHanson@chaskamn.com>
Sent: Friday, February 18, 2022 4:32 PM
To: Mark Kronbeck <mkronbeck@alliant-inc.com>; Willy Boulay <wboulay@lsblack.com>; Michael Hudson <mhudson@lsblack.com>; Stephen Cross <scross@crossengineering.net>; Eric E Thom <ethom@cproperties.com>
Cc: Clark Wicklund <cwicklund@alliant-inc.com>; Nicole Gulick <ngulick@alliant-inc.com>; Kevin Ringwald <KRingwald@chaskamn.com>; Mike Shannon <mshannon@alliant-inc.com>; Spencer Tolliver <stolliver@alliant-inc.com>; Nate Kabat <nkabat@chaskamn.com>; Matt Clark <MClark@chaskamn.com>; Brent Alcott <balcott@chaskamn.com>
Subject: RE: [EXTERNAL]Mass Grading and Erosion Control Plan

All,

Please find attached the incomplete submittal letter. The next available deadline is Tuesday, March 1st to make the April 13th Planning Commission and April 18th City Council meetings.

Elizabeth Hanson, AICP
City Planner
City of Chaska
952-448-9200

From: Mark Kronbeck <mkronbeck@alliant-inc.com>
Sent: Wednesday, February 2, 2022 1:24 PM
To: Matt Clark <MClark@chaskamn.com>; Willy Boulay <wboulay@lsblack.com>; Elizabeth Hanson <EHanson@chaskamn.com>; Nate Kabat <nkabat@chaskamn.com>; Michael Hudson <mhudson@lsblack.com>; Stephen Cross <scross@crossengineering.net>; Eric E Thom <ethom@cproperties.com>
Cc: Clark Wicklund <cwicklund@alliant-inc.com>; Nicole Gulick <ngulick@alliant-inc.com>; Kevin Ringwald <KRingwald@chaskamn.com>; Mike Shannon <mshannon@alliant-inc.com>; Spencer Tolliver <stolliver@alliant-inc.com>
Subject: [EXTERNAL]Mass Grading and Erosion Control Plan

Matt and et al,

Here is a link to the Oak Ridge Mass Grading and Erosion Control Plans. We will need to get a grading permit from MnDOT as part of the retaining wall installation and mass grading efforts.

2-2-22 Mass Grading + Erosion Control Set

Please let us know if you have any questions or comments.

Thank you,

Mark Kronbeck, PLA, ASLA
ASSOCIATE
Alliant Engineering, Inc.
733 Marquette Ave, Ste 700, Minneapolis, MN 55402
612.767.9338 DIRECT | **612.758.3080** MAIN

Building better communities with excellence and passion.
ALLIANT // An employee-owned company.

From: Matt Clark <MClark@chaskamn.com>
Sent: Wednesday, February 2, 2022 10:24 AM
To: Willy Boulay <wboulay@lsblack.com>; Elizabeth Hanson <EHanson@chaskamn.com>; Nate Kabat <nkabat@chaskamn.com>; Michael Hudson <mhudson@lsblack.com>; Mark Kronbeck <mkronbeck@alliant-inc.com>; Stephen Cross <scross@crossengineering.net>; Eric E Thom <ethom@cproperties.com>
Cc: Clark Wicklund <cwicklund@alliant-inc.com>; Nicole Gulick <ngulick@alliant-inc.com>; Kevin Ringwald <KRingwald@chaskamn.com>
Subject: RE: [EXTERNAL]RE: Oak Ridge - Project Timeline Round 2

Attached are comments with the project work plan as well as the most recent communications proposal for services related to the roundabout construction to the north. The costs associated with the work plan are something that will be incorporated into the DA and project schedule and look forward to hearing back with next steps.

From: Willy Boulay <wboulay@lsblack.com>
Sent: Monday, January 24, 2022 11:00 AM
To: Elizabeth Hanson <EHanson@chaskamn.com>; Nate Kabat <nkabat@chaskamn.com>; Matt Clark <MClark@chaskamn.com>; Michael Hudson <mhudson@lsblack.com>; Mark Kronbeck <mkronbeck@alliant-inc.com>; Stephen Cross <scross@crossengineering.net>; Eric E Thom <ethom@cproperties.com>
Cc: Clark Wicklund <cwicklund@alliant-inc.com>; Nicole Gulick <ngulick@alliant-inc.com>
Subject: [EXTERNAL]RE: Oak Ridge - Project Timeline Round 2

Hi All,

Please see attached current MnDOT schedule and adjusted Roundabout Work plan with names.

Matt, let us know your thoughts on the schedule and how we back into our City schedule with these dates. How is it best to reach out to MnDOT for a call, if that's still needed at this time to discuss the project and Cooperative Agreement?

We will work towards a submission of the items I outlined in #3 below by the end of this week.

Thanks!
Willy

WILLY BOULAY
LS Black Development
Developer & Vice President
C: 952.465.7165

From: Willy Boulay
Sent: Wednesday, January 19, 2022 4:34 PM
To: Elizabeth Hanson <EHanson@chaskamn.com>; Nate Kabat <nkabat@chaskamn.com>; Matt Clark <MClark@chaskamn.com>; Michael Hudson <mhudson@lsblack.com>; Mark Kronbeck <mkronbeck@alliant-inc.com>; Stephen Cross <scross@crossengineering.net>; Eric E Thom <ethom@cproperties.com>
Subject: RE: Oak Ridge - Project Timeline Round 2

Hi All,

Great meeting today, thanks for the time. We know this is a complex project and appreciate the willingness to work together to make it all come to life!

Notes/follow ups from the meeting:

1. Willy/Mike to send MnDOT bar chart schedule by end of this week. City to review and decide where City meetings/approvals fit into process.
2. Alliant (Traffic – Nicole) to add names to the MnDOT work plan and send to City; Matt Clark and Clark Wicklund to discuss this week. Team to reach out to MnDOT for a meeting to discuss the remaining process and Cooperative Agreement.
3. Alliant (Civil – Mark) to create overall plan sheets for all common site work. Willy/Mike to send this, plus costs for the work and the near-final REA, to this entire group mid-next week so the City can begin drafting the Development Agreement.
    a. Leaving door open for early grading (no infrastructure installations) prior to MnDOT approval, but first things first getting this information over.
4. Alliant (Civil – Mark) to submit Final PUD & Plat submission in early February as planned. Liz and Nate at the City to determine what is needed from Willy/Mike to extend the review time if necessary to time out with MnDOT approvals.

We will get to work – be in touch soon.

Thanks!
Willy

WILLY BOULAY
LS Black Development
Developer & Vice President
C: 952.465.7165

-----Original Appointment-----
From: Elizabeth Hanson <EHanson@chaskamn.com>
Sent: Tuesday, January 11, 2022 4:23 PM
To: Elizabeth Hanson; Nate Kabat; Matt Clark; Willy Boulay; Michael Hudson; Mark Kronbeck; Stephen Cross; Eric E Thom

Subject: Oak Ridge - Project Timeline Round 2
When: Wednesday, January 19, 2022 2:30 PM-3:30 PM (UTC-06:00) Central Time (US & Canada).
Where: https://us02web.zoom.us/j/84290725578?pwd=WURNQTBrWVBneWVraGtEMkRwaGhaQT09

Elizabeth Hanson is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting
https://us02web.zoom.us/j/84290725578?pwd=WURNQTBrWVBneWVraGtEMkRwaGhaQT09

Meeting ID: 842 9072 5578
Passcode: 615986
One tap mobile
+13017158592,,84290725578#,,,,*615986# US (Washington DC)
+13126266799,,84290725578#,,,,*615986# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
877 853 5247 US Toll-free
888 788 0099 US Toll-free
833 548 0276 US Toll-free
833 548 0282 US Toll-free
Meeting ID: 842 9072 5578
Passcode: 615986
Find your local number: https://us02web.zoom.us/u/kevN7bhGCZ

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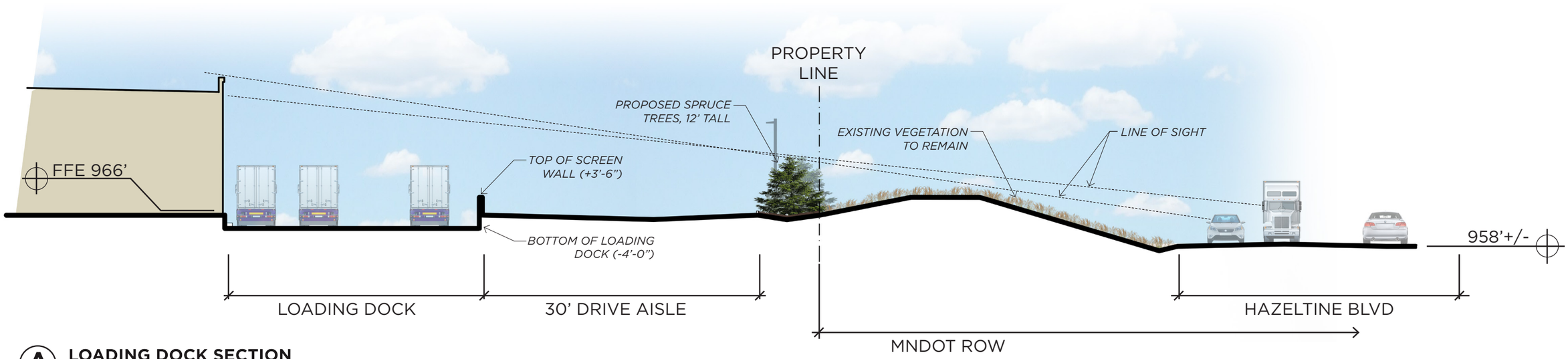

A **LOADING DOCK SECTION**
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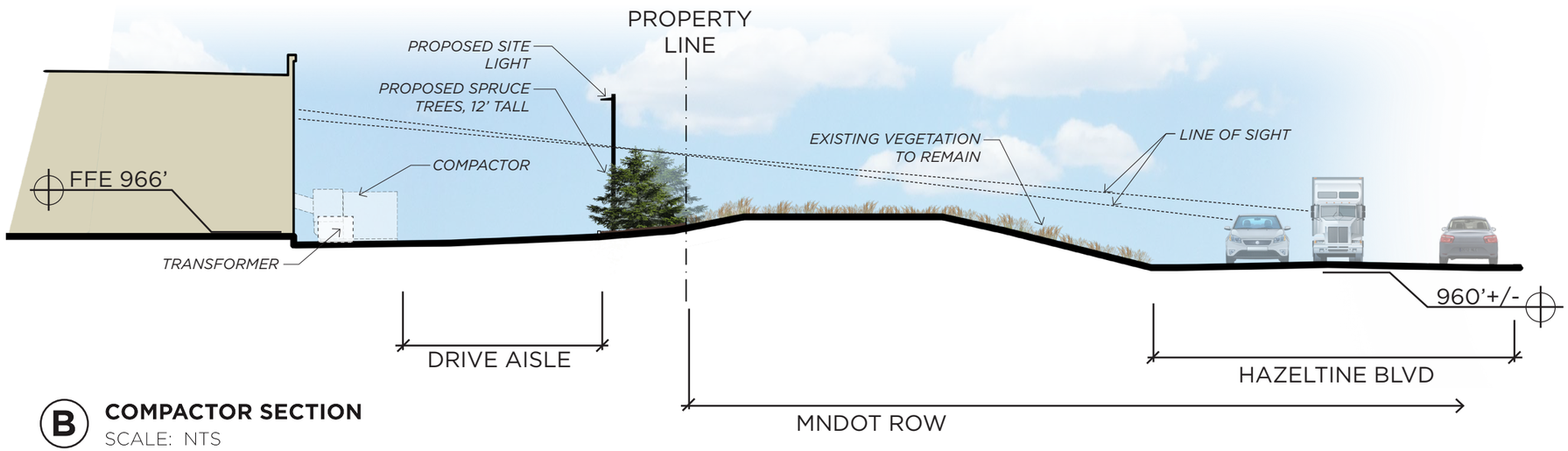

B **COMPACTOR SECTION**
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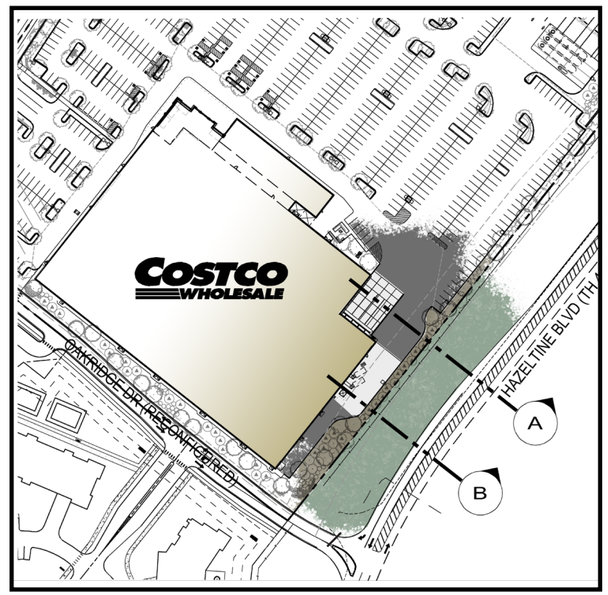

SITE PLAN
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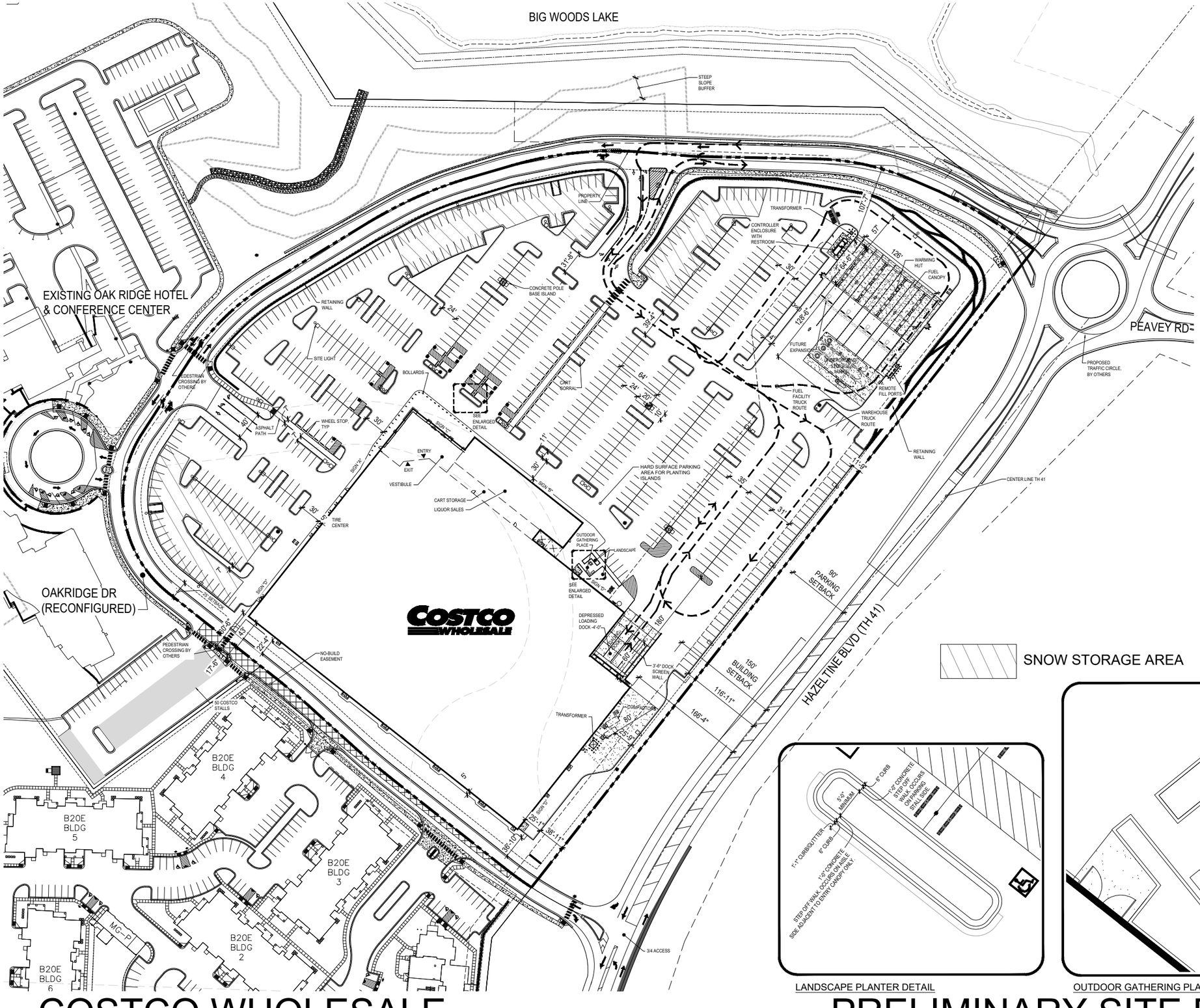
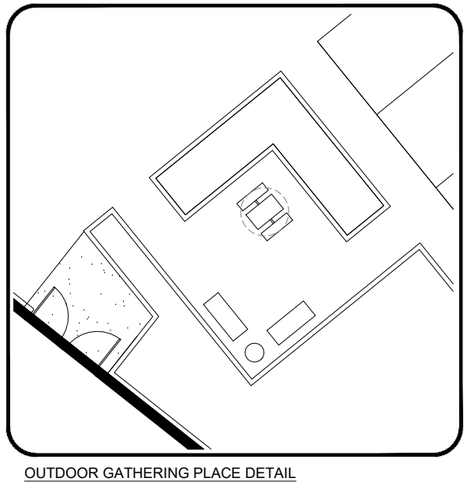


SNOW STORAGE AREA

LANDSCAPE PLANTER DETAIL



OUTDOOR GATHERING PLACE DETAIL

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC OF HAZELTINE BLVD & OAKRIDGE DR CHASKA, MN

SITE DATA:

TOTAL COSTCO SITE AREA:	16.96 ACRES (738,855 SF)
JURISDICTION:	CITY OF CHASKA
ZONING:	PMD - PLANNED MULTI-USE DISTRICT
BUILDING SETBACKS:	
FROM CENTERLINE OF TH 41 ROADWAY	150'
FROM PROPERTY LINE FRONT/SIDE/REAR	20'
PARKING SETBACKS:	
FROM CENTERLINE OF TH 41 ROADWAY	90'
FROM PROPERTY LINE FRONT/SIDE/REAR	10'
TOTAL GREEN AREA:	103,401 SF / 713,003 = 14.5%
10% HARD SURFACE PARKING PARKING AREA FOR PLANTING ISLANDS:	36,286 SF / 351,730 SF = 10.3%

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	165,027 SF
INCLUDES:	
NET MAIN SALES (151,074 SF - 1 bay 5,862 SF)	**144,873 SF**
NET MECHANICAL / FIRE	2,415 SF
NET ENCLOSED VESTIBULE	4,909 SF
NET ENCLOSED CART STORAGE	2,761 SF
NET LIQUOR SALES	7,978 SF
BUILDING ENVELOPE	2,091 SF

PARKING DATA:

TOTAL PARKING:	720 STALLS
INCLUDES:	
① 10' WIDE STALLS	703 STALLS
⑤ ACCESSIBLE STALLS	17 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	4.39 STALLS
OFFSITE PARKING:	50 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
CHASKA, MN

CHASKA, MN
MG2

19-5374-01
OCTOBER 1, 2021

PRELIMINARY
SITE PLAN

DD11-19

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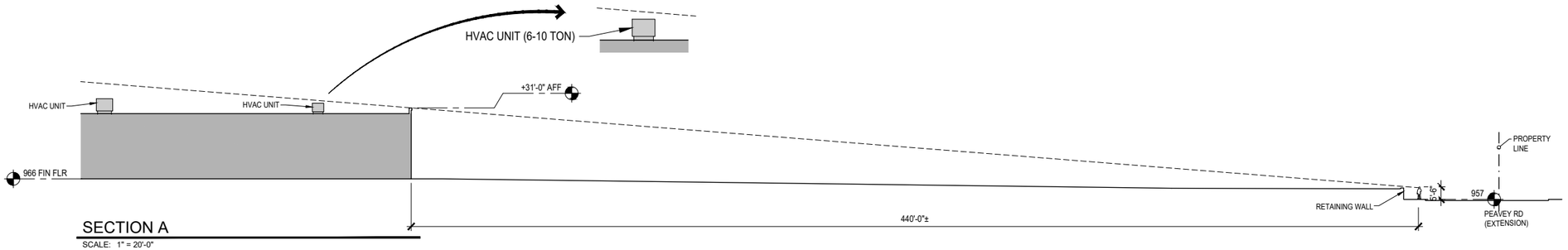
COSTCO WHOLESALE

CHASKA, MINNESOTA

PRELIMINARY SITE PLAN

PRELIMINARY PUD SUBMITTAL OCTOBER 1, 2021



SECTION A

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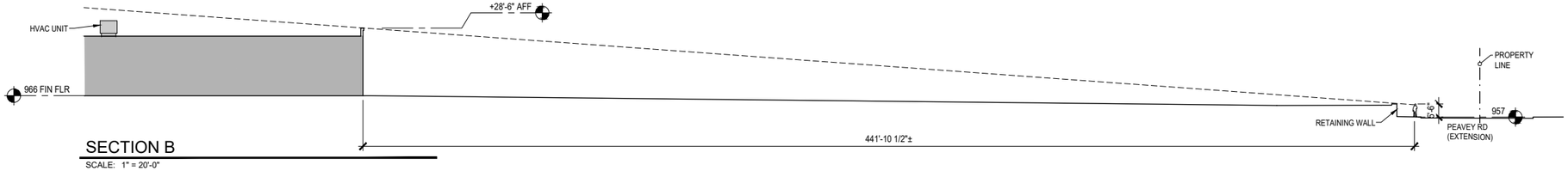

SECTION B

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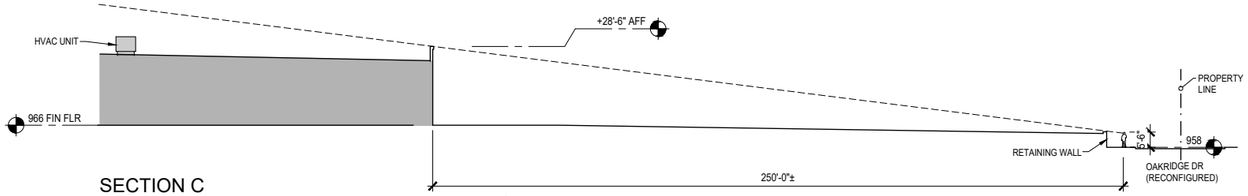

SECTION C

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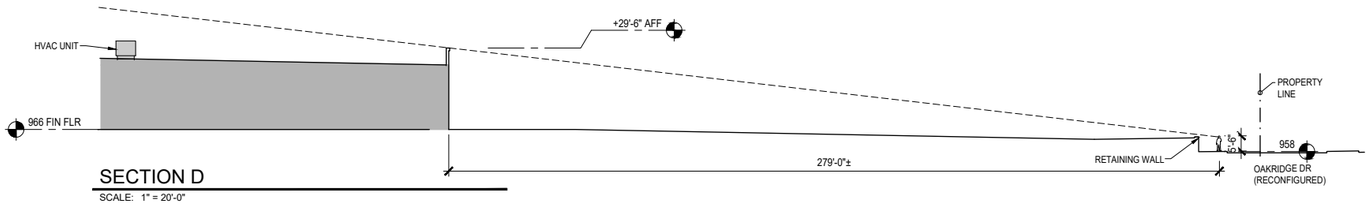

SECTION D

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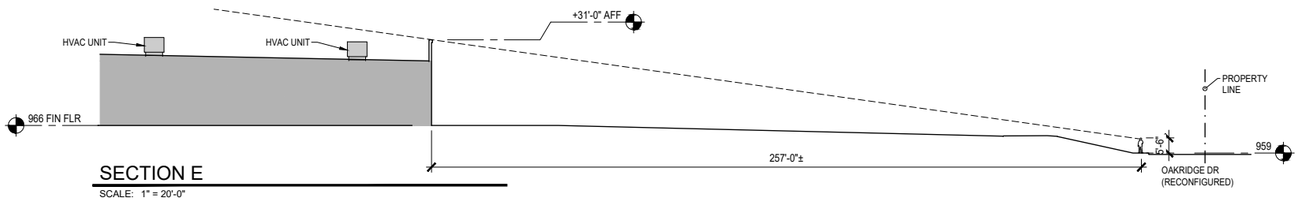
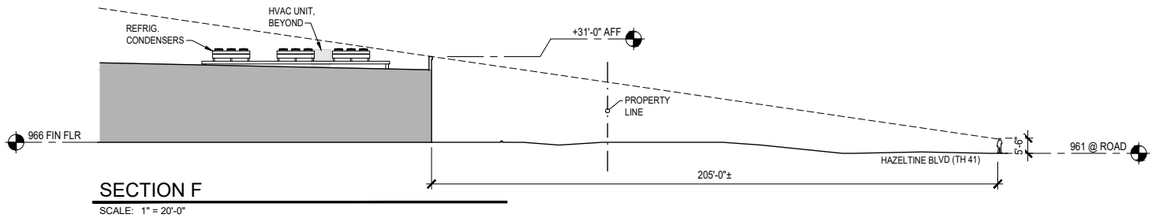


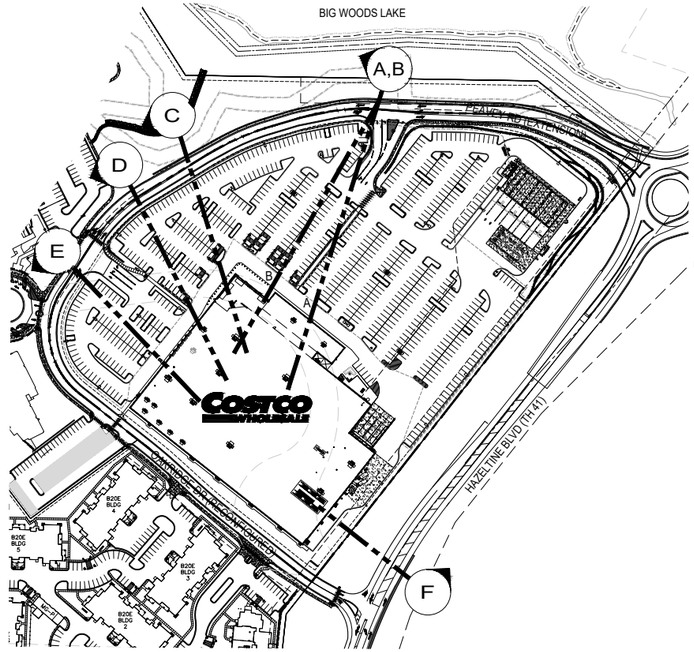
SECTION E

SCALE: 1" = 20'-0"



SECTION F

SCALE: 1" = 20'-0"



COSTCO WHOLESALE

CHASKA, MN

CHASKA, MN

MG2

19-5374-01
OCTOBER 3, 2021

PRELIMINARY SITE PLAN

P13-04

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COSTCO WHOLESALE

CHASKA, MINNESOTA

PRELIMINARY SITE SECTIONS

OCTOBER 3, 2021

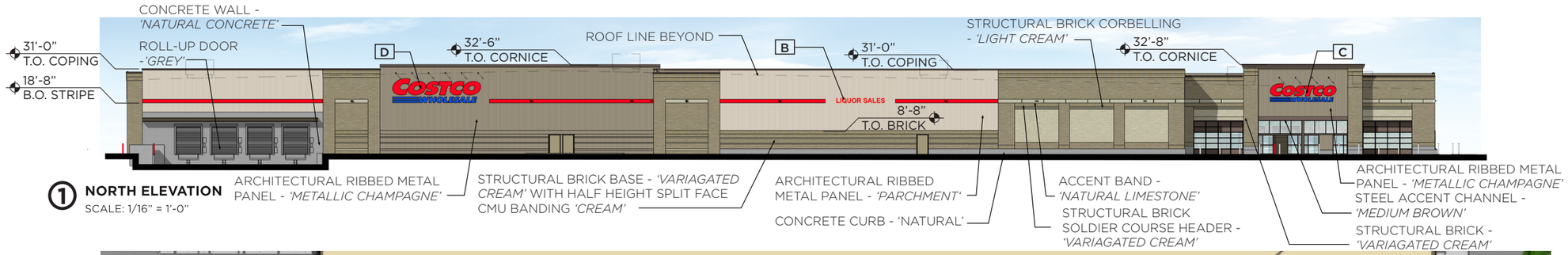


MG2

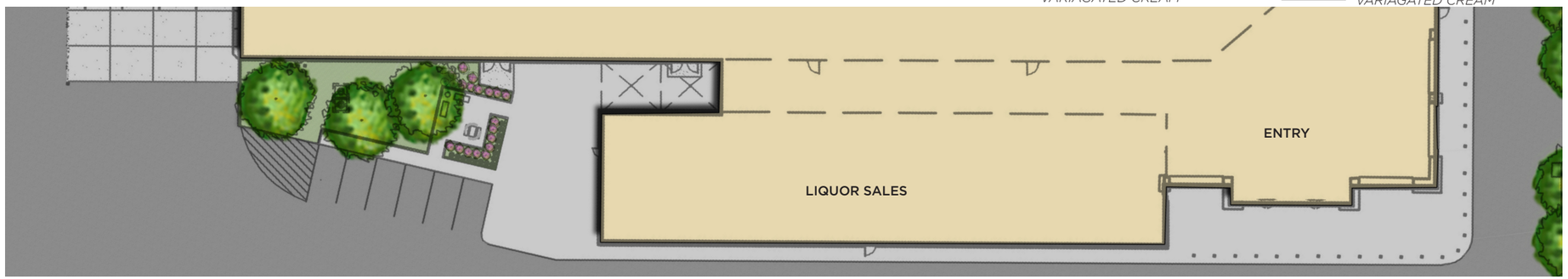
OCTOBER 5TH, 2021
19-5374-01
CHASKA, MN

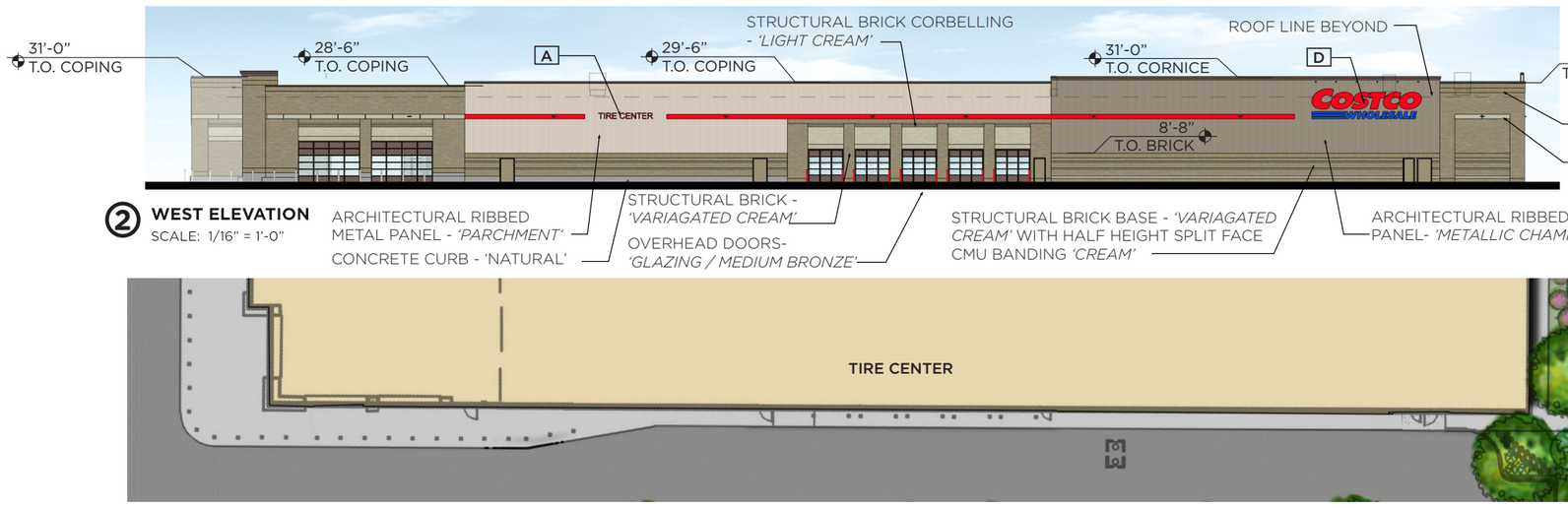
PROPERTY BOUNDARY

COSTCO WHOLESALE

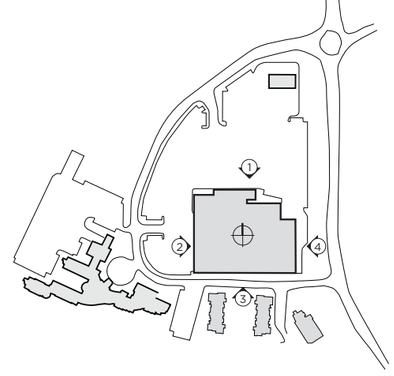


1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"





2 WEST ELEVATION
SCALE: 1/16" = 1'-0"





5 SIGNAGE DETAILS

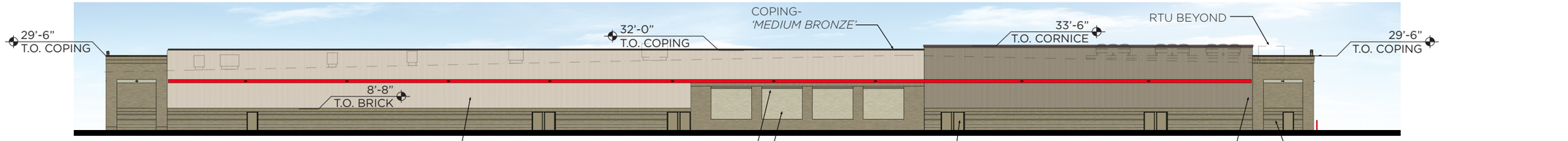
SIGN TABLE

	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	1	TIRE CENTER	17'-4" x 1'-9"	31 SF	31 SF
B	1	LIQUOR SALES	18'-0" x 1'-9"	35 SF	35 SF
C	1	COSTCO WHOLESALE	6'-7" X 24'-0"	158 SF	158 SF
D	3	COSTCO WHOLESALE	8'-9" X 32'-0"	280 SF	840 SF
				TOTAL SIGN AREA	1,064 SF

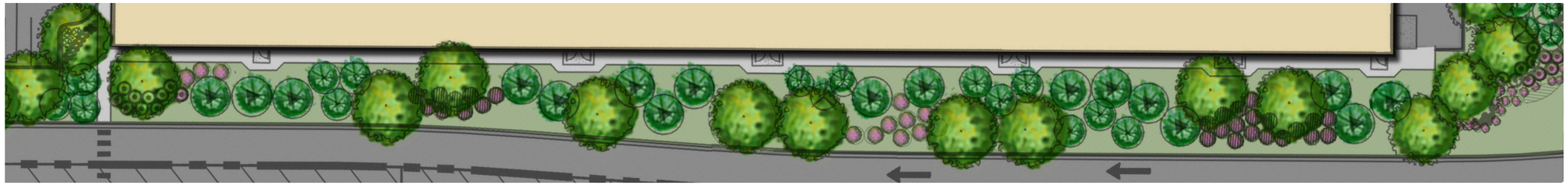
MG2

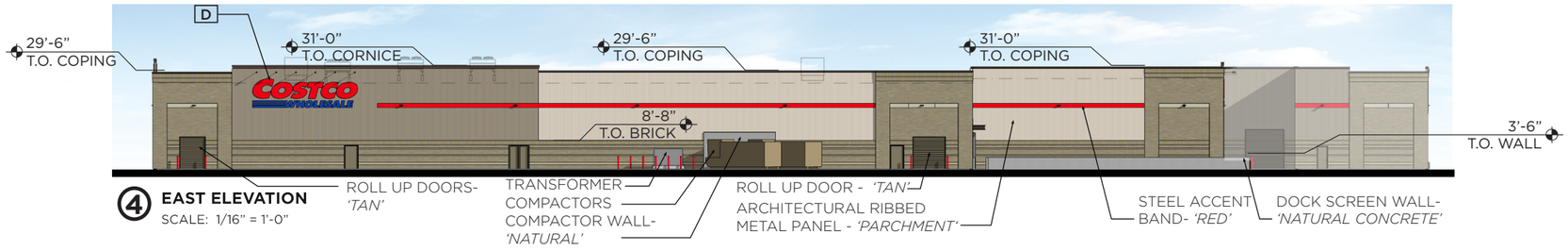
OCTOBER 5TH, 2021
PROJECT #19-5374-01
CHASKA, MN

PRELIMINARY WAREHOUSE ELEVATIONS

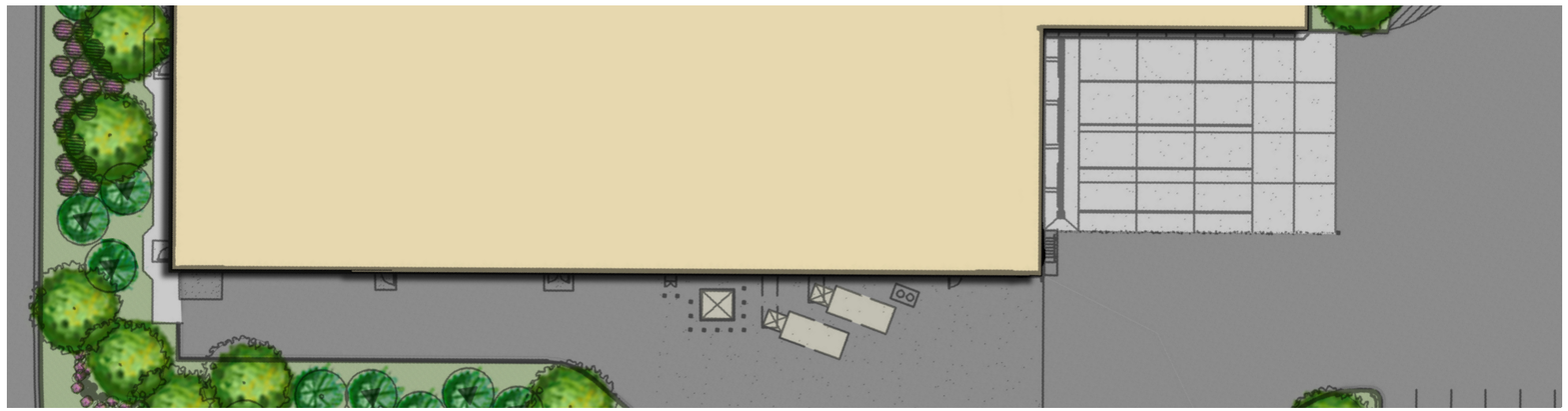


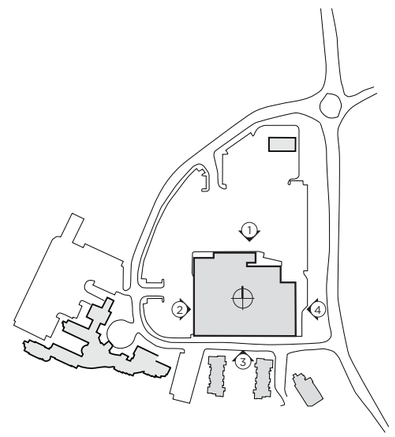
③ SOUTH ELEVATION
SCALE: 1/16" = 1'-0"





④ EAST ELEVATION
SCALE: 1/16" = 1'-0"





North Elevation		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
STRUCTURAL BRICK	5869	42%
LIMESTONE	194	1%
ARCHITECTURAL METAL PANEL	6108	43%
CONCRETE	1110	8%
GLASS	800	6%
TOTAL	14081	100%

West Elevation		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
STRUCTURAL BRICK	5031	44%
LIMESTONE	132	1%
ARCHITECTURAL METAL PANEL	5100	44%
CONCRETE	204	2%
GLASS	998	9%
TOTAL	11465	100%

South Elevation		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
STRUCTURAL BRICK	5717	39%
LIMESTONE	41	0%
ARCHITECTURAL METAL PANEL	8981	61%
CONCRETE	0	0%
GLASS	0	0%
TOTAL	14739	100%

East Elevation		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
STRUCTURAL BRICK	4808	43%
LIMESTONE	72	1%
ARCHITECTURAL METAL PANEL	6080	54%
CONCRETE	207	2%
GLASS	0	0%
TOTAL	11167	100%

Totals					
MATERIAL	SQUARE FOOTAGE	PERCENTAGE	CLASS 1	CLASS 2	CLASS 3
STRUCTURAL BRICK	21425	42%		•	
LIMESTONE	439	1%	•		
ARCHITECTURAL METAL PANEL	26269	51%		•	
CONCRETE	1521	3%			•
GLASS	1798	3%	•		
TOTAL	51452	100%	4.3%	92.7%	3.0%

⑥ MATERIAL CALCULATIONS
SCALE: NTS

MG2

OCTOBER 5TH, 2021
PROJECT #19-5374-01
CHASKA, MN

PRELIMINARY WAREHOUSE ELEVATIONS

COSTCO WHOLESALE



MG2

OCTOBER 5TH, 2021
PROJECT #19-5374-01
CHASKA, MN

ENTRY CANOPY PERSPECTIVE

COSTCO WHOLESALE



MG2

OCTOBER 5TH, 2021
PROJECT #19-5374-01
CHASKA, MN

NORTHEAST PERSPECTIVE

COSTCO WHOLESALE



OCTOBER 5TH, 2021
PROJECT #19-5374-01
CHASKA, MN

SOUTHWEST PERSPECTIVE





SOLDIER COURSE

COLUMNS / PILASTERS

INSET FIELD

CORBELING

COLUMNS



CURLING CENTER



CITY HALL

TEXTURED BANDING

INSET FIELD



OAK RIDGE CONFERENCE CENTER

LIMESTONE HEADER

BASE DETAILING

MG2

OCTOBER 5TH, 2021
PROJECT #19-5374-01
CHASKA, MN

CONTEXT / DETAILING

COSTCO WHOLESALE



① CANOPY AND DISPENSER ELEVATION (NORTH/SOUTH)
SCALE: 1/4" = 1'-0"

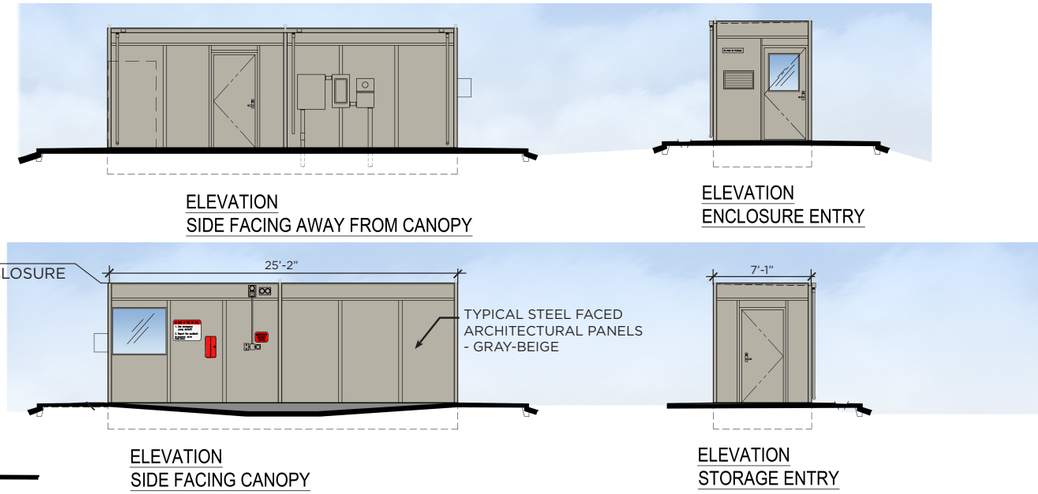


② CANOPY AND DISPENSER ELEVATION (EAST/WEST)
SCALE: 1/4" = 1'-0"

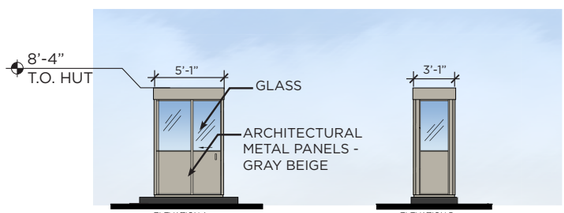
④ CANOPY SIGN
SCALE:NTS

SIGN TABLE

SIGN	*SIZE*	*AREA (EACH)*	*TOTAL SF*
COSTCO WHOLESALE	2'-6" x 8'-7"	21 SF	84 SF
		TOTAL SIGN AREA	84 SF



④ CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS
SCALE:1/4" = 1'-0"



⑤ WARMING HUT ELEVATIONS
SCALE: 1/4" = 1'-0"

MG2

OCTOBER 5TH, 2021
PROJECT #19-5374-01
CHASKA, MN

PRELIMINARY FUEL ELEVATIONS

COSTCO WHOLESALE

SHEET INDEX

SHEET NO.	SHEET NAME
ASK.1	COVER SHEET
ASK.2	CONTEMPORARY SCHEME - FRONT & REAR ELEVATIONS
ASK.3	CONTEMPORARY SCHEME - SIDE ELEVATIONS
ASK.4	CRAFTSMAN SCHEME - FRONT & REAR ELEVATIONS
ASK.5	CRAFTSMAN SCHEME - SIDE ELEVATIONS
ASK.6	RANCH SCHEME - FRONT & REAR ELEVATIONS
ASK.7	RANCH SCHEME - SIDE ELEVATIONS
ASK.8	PRAIRIE SCHEME - FRONT & REAR ELEVATIONS
ASK.9	PRAIRIE SCHEME - SIDE ELEVATIONS

CONTEMPORARY BUILDING STYLE



MASONRY: CHASKA BRICK

ENTRANCE DOOR
SHERWIN WILLIAMS: SLATE TILE (SW 7624)

OVERHEAD DOOR
SHERWIN WILLIAMS: EXTRA WHITE (SW 7006)

TRIM COLOR
SHERWIN WILLIAMS: EXTRA WHITE (SW 7006)
JAMESHARDIE: ARCTIC WHITE

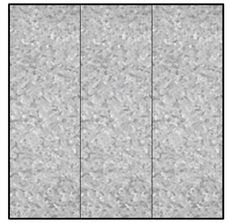
SIDING 3: FLAT PANEL
SHERWIN WILLIAMS: DORIAN GRAY (SW 7017)
JAMESHARDIE: PEARL GRAY

SIDING 2: BOARD & BATTON
SHERWIN WILLIAMS: CLASSIC FRENCH GRAY (SW 0077)
JAMESHARDIE: GRAY SLATE

SIDING 1: LAP SIDING
SHERWIN WILLIAMS: SLATE TILE (SW 7624)
JAMESHARDIE: EVENING BLUE

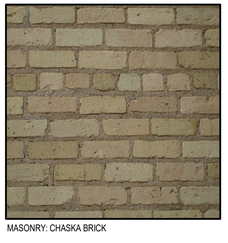


SHINGLE 1: TAMKO
WEATHERD WOOD



METAL ROOF 1: PAC CLAD
GALVALUME

CRAFTSMAN BUILDING STYLE



MASONRY: CHASKA BRICK

ENTRANCE DOOR
SHERWIN WILLIAMS: CARRIAGE DOOR (SW 7594)

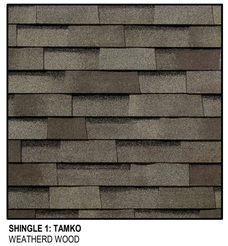
OVERHEAD DOOR
SHERWIN WILLIAMS: ROYCROFT BRONZE GREEN (SW 2846)
JAMESHARDIE: AUTUMN TAN

TRIM COLOR
SHERWIN WILLIAMS: ROYCROFT BRONZE GREEN (SW 2846)
JAMESHARDIE: AUTUMN TAN

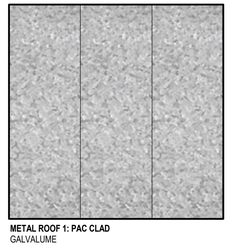
SIDING 3: FLAT PANEL
SHERWIN WILLIAMS: EXTRA WHITE (SW 7006)
JAMESHARDIE: ARCTIC WHITE

SIDING 2: BOARD & BATTON
SHERWIN WILLIAMS: EXTRA WHITE (SW 7006) &
DORIAN GRAY (SW 7017)
JAMESHARDIE: PEARL GRAY &
ARCTIC WHITE

SIDING 3: LAP SIDING
SHERWIN WILLIAMS: ROYCROFT BRONZE GREEN (SW 2846)
JAMESHARDIE: AUTUMN TAN



SHINGLE 1: TAMKO
WEATHERD WOOD



METAL ROOF 1: PAC CLAD
GALVALUME

RANCH BUILDING STYLE



MASONRY: CHASKA BRICK

ENTRANCE DOOR
SHERWIN WILLIAMS: WOOL SKEIN (SW 6148)

OVERHEAD DOOR
SHERWIN WILLIAMS: BASKET BEIGE (SW 6143)

TRIM COLOR
SHERWIN WILLIAMS: WOOL SKEIN (SW 6148)
JAMESHARDIE: COBBLESTONE

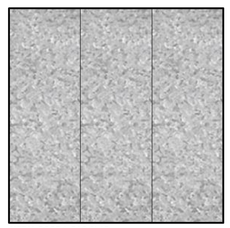
SIDING 3: FLAT PANEL
SHERWIN WILLIAMS: BASKET BEIGE (SW 6143)
JAMESHARDIE: MONTEREY TAUPE

SIDING 3: BOARD & BATTON
SHERWIN WILLIAMS: ROYCROFT BRONZE GREEN (SW 2846)
JAMESHARDIE: AUTUMN TAN

SIDING 1: LAP SIDING
SHERWIN WILLIAMS: BASKET BEIGE (SW 6143)
JAMESHARDIE: MANTERY TAUPE

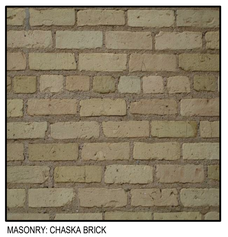


SHINGLE 1: TAMKO
WEATHERD WOOD



METAL ROOF 1: PAC CLAD
GALVALUME

PRAIRE BUILDING STYLE



MASONRY: CHASKA BRICK

ENTRANCE DOOR
SHERWIN WILLIAMS: COPPER MOUNTAIN (SW 7356)

OVERHEAD DOOR
SHERWIN WILLIAMS: ROYCROFT BRONZE GREEN (SW 2846)

TRIM COLOR
SHERWIN WILLIAMS: WOOL SKEIN (SW 6148)
JAMESHARDIE: COBBLESTONE

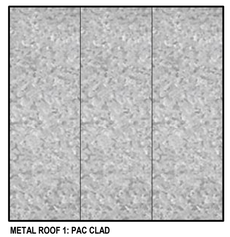
SIDING 3: FLAT PANEL
SHERWIN WILLIAMS: ROYCROFT BRONZE GREEN (SW 2846)
JAMESHARDIE: AUTUMN TAN

SIDING 2: BOARD & BATTON
SHERWIN WILLIAMS: DOWNING STONE (SW 2821)
JAMESHARDIE: HERB GARDEN

SIDING 1: LAP SIDING
SHERWIN WILLIAMS: DOWNING STONE (SW 2821)
JAMESHARDIE: HERB GARDEN



SHINGLE 1: TAMKO
WEATHERD WOOD



METAL ROOF 1: PAC CLAD
GALVALUME

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CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

COVER SHEET

ASK.1 | 10/01/2021

CONTINENTAL PROPERTIES



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

CONTEMPORARY SCHEME - FRONT & REAR ELEVATIONS

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CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

ASK.2 | 10/01/2021

CONTINENTAL PROPERTIES



2 LEFT ELEVATION - PRESENTATION
1/8" = 1'-0"



1 RIGHT ELEVATION - PRESENTATION
1/8" = 1'-0"

CONTEMPORARY SCHEME - SIDE ELEVATIONS

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CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

ASK.3 | 10/01/2021

CONTINENTAL PROPERTIES



2 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

CRAFTSMAN SCHEME - FRONT & REAR ELEVATIONS

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CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

ASK.4 | 10/01/2021

CONTINENTAL PROPERTIES



2 LEFT ELEVATION
1/8" = 1'-0"



1 RIGHT ELEVATION
1/8" = 1'-0"

CRAFTSMAN SCHEME - SIDE ELEVATIONS

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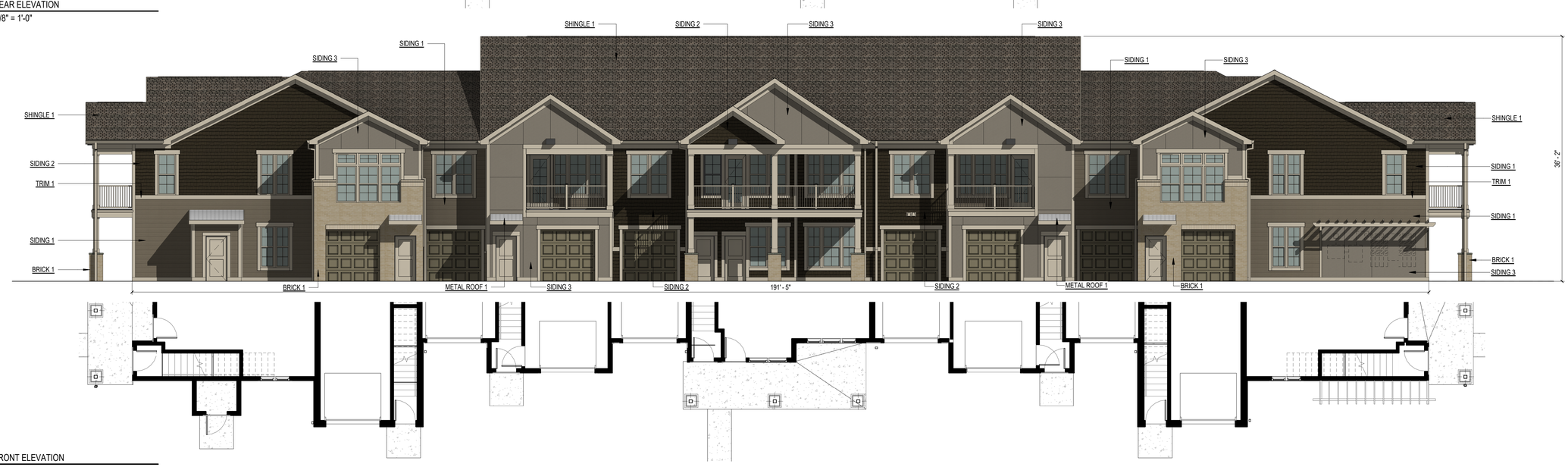
CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

ASK.5 | 10/01/2021

CONTINENTAL PROPERTIES



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

RANCH SCHEME - FRONT & REAR ELEVATIONS

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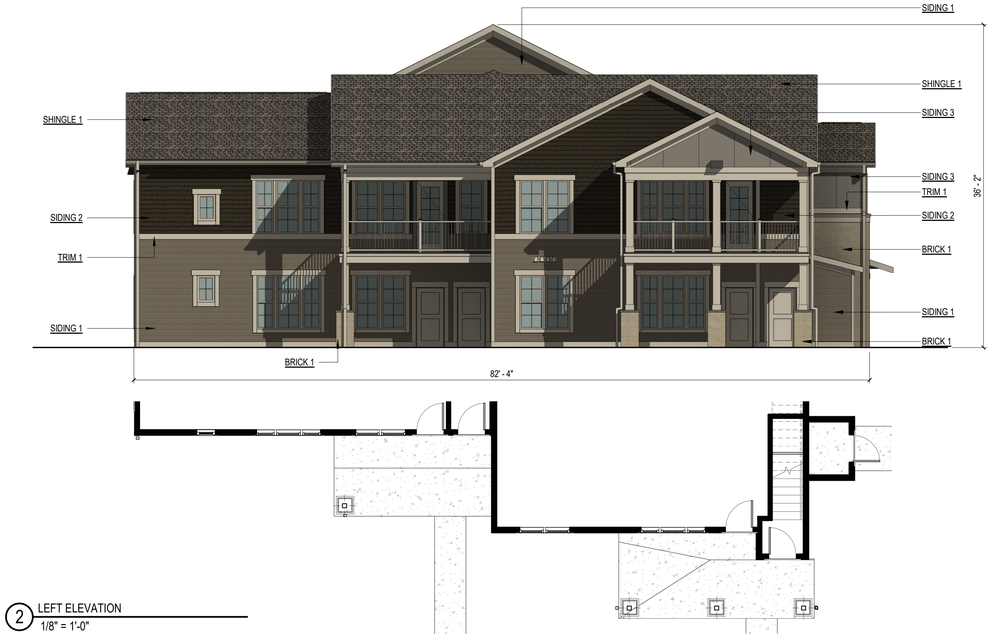
CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

ASK.6 | 10/01/2021

CONTINENTAL PROPERTIES



2 LEFT ELEVATION
1/8" = 1'-0"



1 RIGHT ELEVATION
1/8" = 1'-0"

RANCH SCHEME - SIDE ELEVATIONS

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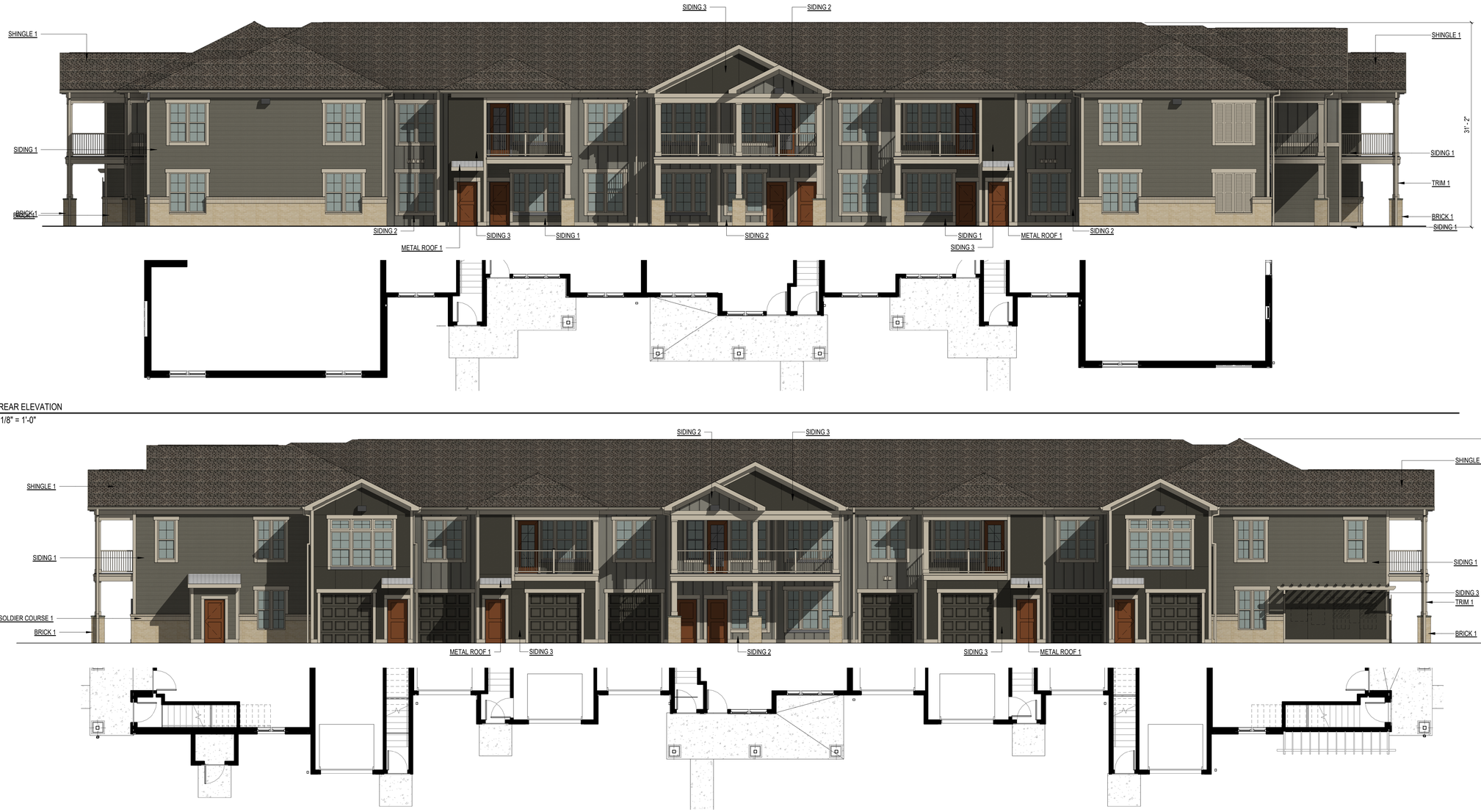
CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

ASK.7 | 10/01/2021

CONTINENTAL PROPERTIES



2 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

PRAIRIE SCHEME - FRONT & REAR ELEVATIONS

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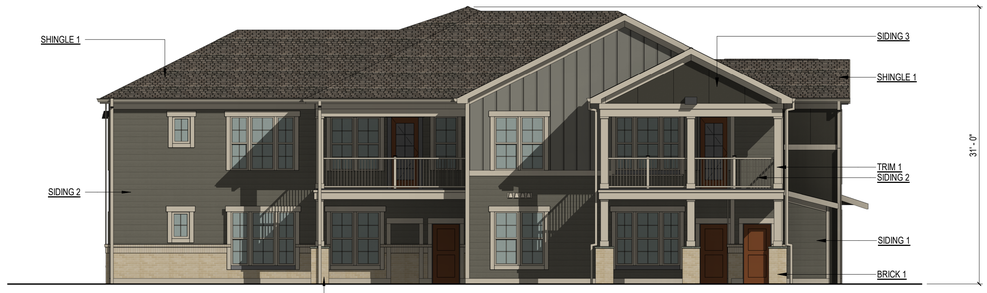
CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

ASK.8 | 10/01/2021

CONTINENTAL PROPERTIES



2 LEFT ELEVATION
1/8" = 1'-0"



1 RIGHT ELEVATION
1/8" = 1'-0"

PRAIRIE SCHEME - SIDE ELEVATIONS

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CONTINENTAL PROPERTIES
SPRINGS AT McKNIGHT LAKE

ASK.9 | 10/01/2021

CONTINENTAL PROPERTIES

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/20/2022

Subject: **Assignment of Property Tax Abatement Agreement Between the City of Chaska and Lucrum Properties, LLC to 1200 Lakeview Drive, LLC**

Prepared By: **Elise Durbin, Assistant City Administrator**

Exactec is a manufacturer of retail displays and screen printing located in northeast Chaska. They currently employ 35 people and are in the process of hiring additional employees as their business continues to grow.

In May 2014, the City Council approved a Tax Abatement Agreement with Exactac/Lucrum for a business expansion. The assistance provided through the Abatement helped the business to expand their building footprint and add employees. At the time of the original agreement, the business owner and the property owner were the same—Lucurm Properties, LLC. Since that time both the business and property have been sold, and Exactec, LLC (new business owner) now leases the property from 1200 Lakeview Drive LLC (new property owner).

While the property and business sales have occurred, the intention of the original Tax Abatement Agreement and corresponding requirements are still being met under these new ownerships. In order for the abatement to continue to provide assistance, an Assignment of Property Tax Abatement must be signed between the original owner and the new property owner.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2022-77 approving the Assignment of a Property Tax Abatement Agreement between the City of Chaska and Lucrum Properties, LLC to 1200 Lakeview Drive, LLC.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: June 20, 2022 RESOLUTION NO. 2022-77

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER__

Resolution Approving the Assignment of a Property Tax Abatement Agreement Between the City of Chaska and Lucrum Properties, LLC to 1200 Lakeview Drive, LLC

WHEREAS, The City of Chaska (the "City") entered into that certain property tax abatement agreement with Lucrum Properties, LLC, a Minnesota limited liability company ("Lucrum"), in May 2014 (the "Agreement") relating to the real property legally described as (the "Property"):

LOT 3, BLOCK 1, LAKEVIEW INDUSTRIAL PARK, CARVER COUNTY, MINNESOTA

WHEREAS, Lucrum transferred the Property to 1200 Lakeview Drive, LLC, a Minnesota limited liability company ("1200 Lakeview"), by limited warranty deed on January 31, 2017, filed as Document No. T201970 in the Office of the Registrar of Titles for Carver County, Minnesota; and

WHEREAS, Lucrum now desires to assign any and all interest in the Agreement to 1200 Lakeview; and

WHEREAS, 1200 Lakeview represents that the current use of the Property satisfies the requirements of the Agreement;

WHEREAS, the Agreement requires that the City consent in writing to any assignment of the Agreement; and

WHEREAS, the assignor, Lucrum, and the assignee, 1200 Lakeview, represent to the City that the required terms and conditions necessary to receive the property tax abatement contemplated by the Agreement are met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that:

1. The City consents to the assignment of the Agreement by Lucrum to 1200 Lakeview.

2. 1200 Lakeview shall abide by the terms of the Agreement and provide any and all information required by the City with regard to the Agreement, including, but not limited to, compliance with the Minnesota Government Data Practices Act and reporting requirements to Federal, State, or County agencies.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

ASSIGNMENT OF
PROPERTY TAX ABATEMENT AGREEMENT

This Assignment of a Property Tax Abatement Agreement ("**Assignment**"), is made as of the ____ day of June, 2022 ("**Effective Date**"), between Lucrum Properties, LLC, a Minnesota limited liability company, ("**Assignor**"), and 1200 Lakeview Drive LLC, a Minnesota limited liability company ("**Assignee**").

RECITALS

A. In May 2014, the City of Chaska, a Minnesota municipal corporation (the "**City**"), and Assignor executed a property tax abatement agreement (the "**Agreement**") related to the property legally described on the attached Exhibit A (the "**Property**");

B. On January 31, 2017, Assignor transferred its title to the Property to Assignee by limited warranty deed filed as Document No. T201970 in the Office of the Registrar of Titles for Carver County, Minnesota;

C. Assignor's related entity Exactec, Inc., a Minnesota corporation, formerly owned the business operating upon the Property subject to a lease agreement, which has been assumed by the current business owner, Exactec, LLC, a Missouri limited liability company, (the "**Tenant**");

D. Assignee is the current owner of the Property, which it leases to Tenant;

E. Tenant currently operates the business in a manner that qualifies for a tax abatement as specified in the Agreement;

F. Assignee desires to purchase, acquire, and receive from Assignor, and Assignor desires to sell, assign, transfer, and set over to Assignee, all of Assignor's right, title, and interest in and to the Agreement relating to the Property;

G. Assignor and Assignee wish to enter into this Assignment for purposes of memorializing their agreements and understandings regarding the transaction described herein;

H. The parties acknowledge that the City must provide written consent to this Assignment before it can become effective; and

I. On June 20, 2022, the City adopted Resolution No. _____ and approved the Consent to Assignment attached as Exhibit B (the "**Consent**"). A copy of the Agreement is attached as Exhibit C.

[Remainder of Page Intentionally Blank]

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Recitals**. The parties agree that each of the above recitals is true and correct as of the date hereof and are incorporated herein by this reference along with the attached exhibits.

2. **Assignment**. Assignor does hereby sell, transfer, assign, and set over to Assignee all right, title, and interest of Assignor in the Agreement. Assignee does hereby accept the Assignment and agrees to be bound by the terms of the Agreement and to assume all the obligations of Assignor therein.

3. **Consideration**. In consideration of this Assignment and given contemporaneously with its execution, Assignee has paid to Assignor the sum of $1.00 by delivery of cash, which Assignor acknowledges the receipt and sufficiency of such consideration.

4. **Assignment Without Recourse**. The parties hereto acknowledge and agree that this Assignment is made without any representation or warranty by the City. Assignor and Assignee agree to waive any and all claims against the City as related to this Assignment, the Resolution consenting to this Assignment, or to the Agreement and also to indemnify the City against all claims relating to the same.

5. **Successors and Assigns**. The covenants and agreements herein contained shall bind and the rights herein shall inure to the respective successors and assigns of Assignor and Assignee, except that neither this Assignment nor the underlying Agreement can be assigned without the prior written consent of the City whereby the parties to the assignment are specifically named therein. Assignee shall abide by all the terms and conditions of the Agreement.

6. **Execution in Counterparts.** This Assignment may be executed in counterparts, which together shall constitute one complete agreement. This Assignment may be delivered by facsimile or by an electronic signature in PDF format, and such a signature shall have the same force and effect as an original signature.

7. **Authority**. The parties have the requisite power and authority to enter into this Assignment and perform in accordance with this Assignment and the Agreement. Further, the individuals executing this Assignment on behalf of the Assignor and Assignee, respectively, represent that each has the requisite authority to bind its respective party. This Assignment shall be a valid, binding, and enforceable upon the parties by its terms. The Agreement shall be valid, binding, and enforceable upon the Assignee as though it were an original signatory thereto.

[Remainder of Page Intentionally Blank]

8. **Captions, Integration, and Counsel**. The titles, captions, and paragraph headings herein are inserted for convenience only and are in no way intended to interpret, define, or limit the scope or content of this Agreement or any provision hereof. The parties agree that this Assignment represents the complete understanding of the parties with regard to this Assignment of the Agreement and no waiver or modification of any terms of the Assignment or Agreement will be effective unless in writing executed by the parties. All parties have been represented by counsel in the drafting and negotiation of this Assignment, and this Assignment shall be construed without regard to any presumption or other rule requiring construction against the party causing this Assignment to be drafted. This Assignment shall be governed by the laws of Minnesota.

[Signature Page to Follow]

SIGNATURE PAGE TO ASSIGNMENT OF PROPERTY TAX ABATEMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the day and year first written above.

ASSIGNOR: **Lucrum Properties, LLC**

By: _____

Name: _____

Title: _____

ASSIGNEE: **1200 Lakeview Drive, LLC**

By: _____

Name: _____

Title: _____

THIS INSTRUMENT WAS DRAFTED BY:

Melchert Hubert Sjodin, PLLP
121 West Main Street, #200
Waconia, MN 55387
(952) 442-7700 (jms)

Exhibit A

Legal Description of Property

LOT 3, BLOCK 1, LAKEVIEW INDUSTRIAL PARK, CARVER COUNTY, MINNESOTA

Exhibit B

CONSENT OF CITY

The City hereby consents to the assignment of the Property Tax Abatement Agreement as described in the Assignment to which this Consent is attached.

THE CITY OF CHASKA,
a Minnesota municipal corporation

By_____
Mark Windschitl, Mayor

By_____
Matt Podhradsky, City Administrator

Exhibit C

Agreement

4-25-14

PROPERTY TAX ABATEMENT AGREEMENT

By and Between

CITY OF CHASKA, MINNESOTA

and

LUCRUM PROPERTIES, LLC

Dated: _____, 2014

This document was drafted by:

BRADLEY & DEIKE, P. A.
4108 West 65th Street, Suite 100
Edina, MN 55435
Telephone: (952) 926-5337

THIS AGREEMENT made and entered into as of this _____ day of _____, 2014 by and between the City of Chaska, Minnesota, a municipal corporation under the laws of Minnesota ("City") and Lucrum Properties, LLC, a Minnesota limited liability company ("Developer").

RECITALS

WHEREAS, the City intends to provide a property tax abatement pursuant to Minnesota Statutes, Sections 469.1812-.1815 (the "Tax Abatement Act") for certain real property (the "Development Property") located in the City and described on the attached Exhibit A; and

WHEREAS, the Developer intends to construct certain improvements on the Development Property (the "Minimum Improvements") as provided in this Agreement; and

WHEREAS, pursuant to the Tax Abatement Act, the City is authorized to provide financial assistance in order to increase tax base of the City, to create employment opportunities in the City and to help provide access to services for residents of the City; and

WHEREAS, the City believes that the property tax abatement contemplated herein and fulfillment of this Agreement is in the best interests of the City and the health, safety, morals and welfare of its residents, and is in accord with the public purposes and provisions of the Tax Abatement Act and other applicable State and local laws and requirements under which the Agreement is made.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein, the parties agree as follows:

ARTICLE I

Definitions

Section 1.1. Definitions. In this Agreement, unless a different meaning clearly appears from the context:

"Adjusted Base Tax Capacity" means as of each January 2nd during the term of this Agreement the market value of the Development Property for tax purposes as of the date of this Agreement, which market value is $1,272,000, multiplied by the tax assessment ratio in effect as of such January 2nd. The tax assessment ratio in effect as of the date of this Agreement is 1.5% for the first $150,000 of market value and 2% for all value above $150,000 (commercial-industrial property).

"Agreement" means this Agreement, as the same may be from time to time modified, amended, or supplemented.

"City" means the City of Chaska, Minnesota.

"City Resolution" means the resolution adopted by the City on May 5, 2014, authorizing the City Tax Abatement and approving this Agreement.

"City Assistance" means the financial assistance to be provided by the City to the Developer as provided in Section 3.1 of this Agreement.

"City Tax Abatement" means the real property taxes: (i) that are generated in each tax-payable year by extending the City's total tax rate against the tax capacity of the Development Property after deducting the Adjusted Base Tax Capacity of the Development Property as of January 2nd of the prior year; and (ii) that are paid to the City by the County.

"Construction Plans" means the plans, specifications, drawings and related documents on the construction work to be performed by the Developer on the Development Property, including the Minimum Improvements, which (a) shall be as detailed as the plans, specifications, drawings and related documents which are submitted to the appropriate building officials of the City, and (b) shall include at least the following: (1) site plan; (2) foundation plan; (3) basement plans; (4) floor plan for each floor; (5) cross sections of each (length and width); (6) elevations (all sides); (7) landscape plan; and (8) such other plans or supplements to the foregoing plans as the City may reasonably request to allow it to ascertain the nature and quality of the proposed construction work.

"County" means Carver County, Minnesota.

"Developer" means Lucrum Properties, LLC, a Minnesota limited liability company.

"Development Property" means the real property described as such in Exhibit A of this Agreement. After construction of the Minimum Improvements, the term means the Development Property as improved by the Minimum Improvements.

"Event of Default" means an action by the Developer listed in Article IX of this Agreement.

"Holder" means the owner of a Mortgage.

"Minimum Improvements" means the construction of a 24,864 square foot expansion of an existing manufacturing facility on the Development Property all in accordance with the approved Construction Plans.

"Mortgage" means any mortgage made by the Developer, from time to time, which is secured, in whole or in part, with the Development Property and which is a permitted encumbrance pursuant to the provisions of Article VIII of this Agreement.

"Reimbursable Costs" means the costs incurred by the Developer in connection with the development of the Minimum Improvements to be reimbursed by the City with the City Tax Abatements pursuant to Section 3.1 of this Agreement.

"State" means the State of Minnesota.

"Tax Abatement Act" means Minnesota Statutes, Sections 469.1812 to 469.1815, as amended.

"Tax Official" means any County assessor, County auditor, County or State board of equalization, the commissioner of revenue of the State, or any State or federal district court, the tax court of the State, or the State Supreme Court.

"Termination Date" means the earliest of: (i) the date that this Agreement has been terminated by the City pursuant to its terms; (ii) after the City has made twenty (20) years of City Tax Abatement payments to the Developer; or (iii) when the Developer has received aggregate City Tax Abatement payments of $144,699 as reimbursement for the Reimbursable Costs. If the County and School District No. 112 both also agree to provide tax abatements to the Developer then the years of City Tax Abatement payments in subsection (ii) above shall be changed to fifteen (15) years.

ARTICLE II

Representations and Warranties

Section 2.1. Representations by the City. The City makes the following representations as the basis for the undertaking on its part herein contained:

(a) The City has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The activities of the City are undertaken for the purposes of increasing the tax base of the City, providing access to necessary services for the City's residents, promoting economic development, and creating employment opportunities.

Section 2.2. Representations and Warranties by the Developer. The Developer represents and warrants that:

(a) The Developer is a Minnesota limited liability company duly organized and in good standing under the laws of the State, is not in violation of any provisions of its articles of organization, bylaws, member control agreement or the laws of the State, has the power to enter into this Agreement and has duly authorized the execution, delivery and performance of this Agreement by proper action of its members.

(b) The Developer will construct, and until the Termination Date operate and maintain, the Minimum Improvements in accordance with the terms of this Agreement and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, building code and public health laws and regulations).

(c) As of the date of this Agreement, the Developer has received no notice or communication from any local, state or federal official that the activities of the Developer in regard to the Development Property or undertaken pursuant to this Agreement may be or will be in violation of any environmental law or regulation (other than those notices or communications of which the City is aware). As of the date of this Agreement, the Developer is aware of no facts in regard to the Development Property the existence of which would cause it to be in violation of or give any person a valid claim under any local, state or federal environmental law, regulation or review procedure in regard to the Development Property.

(d) The Developer will construct the Minimum Improvements in accordance with all local, state or federal energy-conservation laws or regulations.

(e) The Developer will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed.

(f) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any corporate restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(g) Whenever any Event of Default occurs and if the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer under this Agreement, and the City prevails in such action, the Developer agrees that it shall, within ten days of written demand by the City, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

(h) The proposed development by the Developer hereunder would not occur but for the financing assistance being provided by the City hereunder.

(i) The Developer shall promptly advise the City in writing of all litigation or claims materially affecting any part of the construction of the Minimum Improvements and all written complaints and charges made by any governmental authority materially affecting Developer or its business which may delay or require changes in construction of the Minimum Improvements.

ARTICLE III

City Assistance

Section 3.1. City Assistance. (a) The Developer owns the Development Property. The Developer intends to construct the Minimum Improvements, consisting of the construction of a 24,864 square foot expansion of an existing manufacturing facility on the Development Property. The Developer has requested that the City provide the City Assistance to the Developer to reimburse the Developer for certain costs incurred in connection with the construction of the Minimum Improvements and without which the development of the Minimum Improvements would not be possible. The City is willing to provide the City Assistance to offset development costs that would make the expansion infeasible. Also, the construction of the Minimum Improvements will result in the creation of quality employment positions in the City. The costs for which the City will provide the City Assistance include the following: storm water and grading improvements, permit fees and development charges, footings, and parking lot improvements, which costs are referred to herein as the "Reimbursable Costs". It is estimated that the Reimbursable Costs will equal approximately $144,699. The Reimbursable Costs will be reimbursed using the City Tax Abatements. No interest shall accrue with respect to the City's obligation to pay the Reimbursable Costs. The City's obligation to reimburse the Developer for the Reimbursable Costs will terminate when the Developer has been paid the principal amount of the Reimbursable Costs. Also, the maximum amount of the City Assistance to be provided to the Developer under this Agreement is $144,699. When the Developer has been paid $144,699 in City Tax Abatements the City's obligation to make City Tax Abatement payments to the Developer shall terminate. The City's obligation to make any payment of the City Assistance is subject to the condition precedent that the Developer has provided to the City invoices or other documentation reasonably requested by the City showing the costs to be reimbursed and that such costs have been paid by the Developer.

(b) In furtherance of the objectives set forth in the City Resolution, and subject to the terms and conditions of this Agreement, the City will, on each December 31 (each a "Payment Date") commencing December 31, 2016, and terminating on the Termination Date, pay to the Developer the City Tax Abatement received by the City during the twelve month period prior to that Payment Date.

(c) Section 469.1813, subdivision 8, of the Tax Abatement Act provides that the City may not make tax abatement payments in any year that exceed the greater of 10% of the City's net tax capacity or $200,000. In the event that, prior to the Termination Date, the City reaches this statutory limit in any year the City will, prior to making any City Tax Abatement payments under this Agreement in such year, pay all tax abatements payable in such year pursuant to tax abatement agreements entered into by the City or the City's Economic Development Authority prior to the date of this Agreement. Also, the City will pay, to the extent permitted by the Tax Abatement Act, the City Tax Abatements payable under this Agreement in such year prior to making any tax abatement payments due in such year under tax abatement agreements entered into by the City or the City's Economic Development Authority subsequent to the date of this Agreement. The City and Developer intend and agree that the Developer's right to receive City Tax Abatements under this

Agreement is superior and has priority over the rights of parties to future tax abatement agreements in the event that the above described limit on total annual City tax abatements is reached.

(d) The Developer understands and acknowledges that the City makes no representations or warranties regarding the amount of City Tax Abatement that will be generated by the Minimum Improvements. Any estimates of the projected amount of City Tax Abatement prepared by the City, its financial advisors, or its other officers, agents, or employees in connection with this Agreement are for the benefit of the City, and are not intended as representations on which the Developer may rely. The Developer further understands and acknowledges that no assistance is being provided by the City hereunder except as set forth herein, and that the Developer shall have no other claim against any funds of the City.

(e) The City shall have no obligation to make any payment to the Developer from any source other than City Tax Abatements.

(f) The City shall have no obligation to make any payment to the Developer under this Agreement on a Payment Date if there exists an Event of Default on the Developer's part under this Agreement that has not been cured as of the Payment Date.

(g) The City may at all reasonable times, after reasonable notice, inspect, examine and copy all books and records of the Developer relating to the Minimum Improvements. The Developer shall, upon receiving a written request from the City, use commercially reasonable efforts to cause the contractor or contractors, all subcontractors, and their agents and lenders to make their books and records relating to the Minimum Improvements available to the City for inspection, examination and audit. These records shall be kept and maintained by the Developer for a period of four years following completion of construction of the Minimum Improvements.

(h) The City shall not modify or change the abatement provided hereunder prior to the Termination Date.

Section 3.2. Business Subsidy Provisions. Section 7.1. Because the total amount of the City Assistance is less than $150,000, the City Assistance does not constitute a "business subsidy" for purposes of some parts of the Minnesota Business Subsidy Law, Minnesota Statutes, sections 116J.993-116J.995. However, section 116J.994, subd. 8(b) of the law does require that the City submit certain reports to the State regarding the assistance being provided. Therefore, the City and Developer agree as follows

(a) General Terms. The parties agree and represent to each other as follows:

(i) The subsidy provided to the Developer is the City Assistance paid to the Developer.

(ii) The public purposes of the subsidy are to facilitate the construction of a 24,864 square foot expansion of an existing manufacturing facility on the Development Property and to increase the tax base of the City and the State.

(iii) The goal for the subsidy is the construction by the Developer of a 24,864 square foot expansion of an existing manufacturing facility on the Development Property.

(iv) The Developer is not receiving additional public financial assistance in connection with its development of the Minimum Improvements.

(v) The subsidy is needed to offset development costs.

(vi) The Developer does not have a parent corporation.

(b) *Reports.* The Developer must submit to the City a written report regarding business subsidy goals and results by no later than February 1 of each year, commencing February 1, 2015, and continuing until the date the goal stated in Section 3.2(a)(iii) is. The report must comply with Section 116J.994, subdivision 7 of the Business Subsidy Act. The City will provide information to the Developer regarding the required forms. If the Developer fails to timely file any report required under this Section, the City will mail the Developer a warning within one week after the required filing date. If, after 14 days of the postmarked date of the warning, the Developer fails to provide a report, the Developer must pay to the City a penalty of $100 for each subsequent day until the report is filed. The maximum aggregate penalty payable under this Section is $1,000.

Section 3.3. City Costs. The Developer has deposited with the City the sum of $10,000. The City will draw upon such deposit to pay its legal and consulting fees associated with the analysis of the Developer's request for financial assistance, creation of the tax abatement under the Tax Abatement Act and the negotiation and preparation of this Agreement, and related documents (the "Start-up Costs"). To the extent such Start-up Costs exceed $10,000 the Developer will pay to the City the amount of such excess costs within ten (10) days after demand by the City. To the extent such Start-up Costs are less than $10,000, the City will promptly refund the difference to the Developer once the work associated with the Start-up Costs has been completed.

ARTICLE IV

Construction of Minimum Improvements

Section 4.1. Construction of Minimum Improvements. The Developer will at all times prior to the Termination Date operate and maintain, preserve and keep the Development Property or cause the Development Property to be maintained, preserved, and kept with the appurtenances and every part and parcel thereof, in good repair and condition.

Section 4.2. Construction Plans. (a) Before commencement of construction of the Minimum Improvements, the Developer shall submit to the City Construction Plans. The Construction Plans shall provide for the construction of the Minimum Improvements and shall be in conformity with this Agreement, and all applicable state and local laws and regulations. The City shall approve the Construction Plans and other documentation in writing if, in the sole discretion of the City, the proposed Minimum Improvements, including the building materials proposed to be used, are of such a nature and quality as to justify the City's provision of the City Assistance and if they are consistent with the provisions of this Agreement. Once the Construction Plans have been approved all building plans shall be consistent with the approved Construction Plans.

(b) Nothing in this Agreement shall be deemed to relieve the Developer of its obligation to comply with the requirements of the City's normal construction permitting process.

(c) If the Developer desires to make any material change in any Construction Plans after their approval by the City, the Developer shall submit the proposed change to the City for its approval. If the Construction Plans, as modified by the proposed change, conform to the requirements of this Agreement and such changes do not materially alter the value, nature, quality or exterior appearance of the Minimum Improvements, the City shall approve the proposed change and notify the Developer in writing of its approval. Any requested change in the Construction Plans shall, in any event, be deemed approved by the City unless rejected, in whole or in part, by written notice by the City to the Developer, setting forth in detail the reasons therefor. Such rejection shall be made within ten (10) days after receipt of the notice of such change.

Section 4.3. Commencement and Completion of Construction. (a) Subject to Unavoidable Delays, the Developer shall commence construction of the Minimum Improvements by June 30, 2014, and complete the construction of the Minimum Improvements by December 31, 3014. All work with respect to the Minimum Improvements to be constructed or provided by the Developer on the Development Property shall be in substantial conformity with the Construction Plans as submitted by the Developer and approved by the City and as amended in conformance with this Agreement.

(b) The Developer agrees for itself, its successors and assigns, and every successor in interest to the Development Property, or any part thereof, that the Developer, and such

successors and assigns, shall promptly begin and diligently prosecute to completion the development of the Development Property through the construction of the Minimum Improvements thereon, and that such construction shall in any event be commenced and completed within the period specified in this Section 4.3 of this Agreement. After the date of this Agreement and until construction of the Minimum Improvements has been completed, the Developer shall make reports, in such detail and at such times as may reasonably be requested by the City, as to the actual progress of the Developer with respect to such construction.

Section 4.4. Certificate of Completion. (a) Promptly after substantial completion of the Minimum Improvements in accordance with those provisions of the Agreement relating solely to the obligations of the Developer to construct the Minimum Improvements (including the dates for beginning and completion thereof), and upon request by the Developer the City will furnish the Developer with a certification of completion. Such certification and such determination shall not constitute evidence of compliance with or satisfaction of any obligation of the Developer to any Holder of a Mortgage, or any insurer of a Mortgage, securing money loaned to finance the Minimum Improvements, or any part thereof.

(b) If the City shall refuse or fail to provide any certification in accordance with the provisions of this Section 4.4 of this Agreement, the City, as the case may be, shall, within thirty (30) days after written request by the Developer, provide the Developer with a written statement, indicating in adequate detail in what respects the Developer has failed to complete the Minimum Improvements in accordance with the provisions of the Agreement, or is otherwise in default, and what measures or acts it will be necessary, in the opinion of the City, as the case may be, for the Developer to take or perform in order to obtain such certification.

(c) If the certificate of completion has not been provided before such time, the construction of the Minimum Improvements shall be deemed to be complete upon issuance of a certificate of occupancy by the City.

ARTICLE V

Insurance and Condemnation

Section 5.1. Insurance. (a) Prior to the Termination Date, the Developer shall maintain, or cause to be maintained, at its cost and expense, and from time to time at the request of the City shall furnish proof of the payment of premiums on, insurance as follows:

(i) Insurance against loss and/or damage to the Development Property under a policy or policies covering such risks as are ordinarily insured against by similar businesses;

(ii) Comprehensive general liability insurance, including personal injury liability (with employee exclusion deleted), against liability for injuries to persons and/or property, in the minimum amount for each occurrence and for each year of $1,000,000, and shall be endorsed to show the City as additional insured; and

(iii) Such other insurance, including workers' compensation insurance respecting all employees of the Developer, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure.

(b) All insurance required in Article V of this Agreement shall be taken out and maintained in responsible insurance companies selected by the Developer which are authorized under the laws of the State to assume the risks covered thereby. Upon request, the Developer will deposit annually with the City policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V of this Agreement, each policy shall contain a provision that the insurer shall endeavor to provide notice before any cancelation of coverage at least thirty (30) days before the cancellation becomes effective. In lieu of separate policies, the Developer may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein, in which event the Developer shall deposit with the City a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

(c) The Developer agrees to notify the City immediately in the case of damage exceeding $100,000 in amount to, or destruction of, the Development Property or any portion thereof resulting from fire or other casualty. In such event the Developer either will forthwith repair, reconstruct, and restore the Development Property to substantially the same or an improved condition or value as it existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction, and restoration, the Developer will apply the Net Proceeds of any insurance relating to such damage received by the Developer to the payment or reimbursement of the costs thereof.

The Developer shall complete the repair, reconstruction, and restoration of the Development Property, whether or not the Net Proceeds of insurance received by the Developer for such purposes

are sufficient to pay for the same. Any Net Proceeds remaining after completion of such repairs, construction and restoration shall be the property of the Developer.

Section 5.2. Subordination. Notwithstanding anything to the contrary contained in this Article V, the rights of the City with respect to the receipt and application of any proceeds of insurance shall, in all respects, be subject and subordinate to the rights of any lender under a Mortgage.

ARTICLE VI

Taxes

Section 6.1. Right to Collect Delinquent Taxes. The Developer acknowledges that the City is providing substantial aid and assistance in furtherance of the development of the Minimum Improvements. The Developer agrees for itself, its successors and assigns, in addition to the obligation pursuant to statute to pay real estate taxes, it is also obligated by reason of this Agreement to pay before delinquency all real estate taxes assessed against the Development Property. The Developer acknowledges that this obligation creates a contractual right on behalf of the City to sue the Developer or its successors and assigns to collect delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the County auditor. In any such suit, the City shall also be entitled to recover its costs, expenses, and reasonable attorney fees.

Section 6.2. Use of Taxes. Except for its obligations under this Agreement, the City shall be free to use any taxes received from the Development Property for any purpose for which such taxes may lawfully be used, and the City shall have no obligations to the Developer with respect to the use of such taxes.

ARTICLE VII

Financing

Section 7.1. Financing. Prior to commencement of construction of the Minimum Improvements the Developer shall obtain a mortgage or other financing sufficient to construct the Minimum Improvements. The City agrees that the use of cash shall constitute sufficient financing.

ARTICLE VIII

Prohibitions Against Assignment and Transfer; Indemnification

Section 8.1. Representation as to Development. The Developer represents and agrees that its undertakings pursuant to this Agreement are for the purpose of development of the Development Property and not for speculation in land.

Section 8.2. Prohibition Against Transfer of Development Property. For the foregoing reasons the Developer represents and agrees that prior to the Termination Date, except only by way of security for, and only for, the purpose of obtaining financing necessary to enable the Developer or any successor in interest to the Development Property, or any part thereof, to perform its obligations with respect to making the Minimum Improvements under the Agreement, and any other purpose authorized by the Agreement, the Developer (except as so authorized) has not made or created, and that it will not, make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or lease (other than leases to commercial users entered into in the normal course of business) in, or any trust or power, or transfer in any other mode or form of or with respect to the Agreement or the Development Property or any part thereof or any interest therein, or any contract or agreement to do any of the same, without the prior written approval of the City, which approval shall not be unreasonably withheld or delayed.

(b) No such transfer or approval by the City thereof shall be deemed to relieve the Developer, or any other party bound in any way by this Agreement or otherwise with respect to the construction of the Minimum Improvements, from any of its obligations with respect thereto, nor shall Developer or any other party bound by this Agreement be released from any obligations hereunder without the written release by the City.

Section 8.3. Release and Indemnification Covenants. (a) The Developer releases from and covenants and agrees that the City, and the governing body members, officers, agents, servants, and employees thereof shall not be liable for, and agrees to defend, indemnify and hold harmless the City, and the governing body members, officers, agents, servants, and employees thereof, against any third party claims for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Minimum Improvements or the Development Property.

(b) Except for any willful misrepresentation or any willful or wanton misconduct of the following named parties, the Developer agrees to protect and defend the City, and the governing body members, officers, agents, servants, and employees thereof, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from this Agreement, or the transactions contemplated hereby, or the acquisition, construction, installation, ownership, and operation of the Minimum Improvements and the Development Property. Notwithstanding anything in this Section 8.3 to the contrary, the City shall remain liable to the Developer for any

Event of Default or other breach of this Agreement by the City and for any negligence or willful misconduct of the City or its governing members, officers, agents, servants and employees.

(c) The City, and the governing body members, officers, agents, servants, and employees thereof shall not be liable for any damage or injury to the persons or property of the Developer or its officers, agents, servants or employees or any other person who may be about the Development Property or the Minimum Improvements due to any act of negligence of any person.

(d) All covenants, stipulations, promises, agreements, and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements, and obligations of the City, and not of any governing body member, officer, agent, servant, or employee of the City in the individual capacity thereof.

ARTICLE IX

Events of Default

Section 9.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless the context otherwise provides), any failure by any party to observe or perform any other covenant, condition, obligation or agreement on its part to be observed or performed hereunder, or any other agreement between the City and the Developer pertaining to the Development Property or the Minimum Improvements, whether such agreement is entered into before or after the date of this Agreement.

Section 9.2. Remedies on Default. Whenever any Event of Default referred to in Section 9.1 of this Agreement occurs on the part of the Developer, the City may immediately suspend its performance under this Agreement and may, after providing thirty days written notice to the other parties of the Event of Default, but only if the Event of Default has not been cured within said thirty days or, if the Event of Default is by its nature incurable within thirty days and the Developer does not provide assurances reasonably satisfactory to the City and that the Event of Default will be cured and will be cured as soon as reasonably possible:

(a) Be released from any further obligation to the Developer under this Agreement, including, without limitation, the obligation to make further City Tax Abatement payments under this Agreement.

(b) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement.

Section 9.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City or the Developer in this Agreement is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the City to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be required in this Article IX or otherwise in this Agreement.

Section 9.4. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

ARTICLE X

Additional Provisions

Section 10.1. Conflict of Interests; City Representatives Not Individually Liable. The City and the Developer, to the best of their respective knowledge, represent and agree that no member, official, or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested. No member, official, or employee of the City shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Developer or successor or on any obligations under the terms of this Agreement.

Section 10.2. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 10.3. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally; and

(a) in the case of the Developer, is addressed to or delivered personally to the Developer at 1200 Lakeview Drive, Chaska, Minnesota 55318; and

(b) in the case of City, is addressed to or delivered personally to the City at One City Hall Plaza, Chaska, Minnesota 55318, Attn: City Administrator;

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

Section 10.4. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 10.5. Recording. The City may record this Agreement and any amendments thereto with the County recorder. The Developer shall pay all costs for recording.

Section 10.6. Governing Law. This Agreement is made and shall be governed in all respects by the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

Section 10.7. Severability. If any provision or application of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability shall not affect other provisions or applications that can be given effect, and this Agreement shall be construed as if the unlawful or unenforceable provision or application had never been contained herein or prescribed hereby.

Section 10.8. Entire Agreement. This Agreement, together with its Exhibits, which are incorporated by reference, constitutes the complete and exclusive statement of all mutual understandings between the parties with respect to this Agreement, superseding all prior or contemporaneous proposals, communications, and understandings, whether oral or written, concerning this Agreement, provided that nothing contained herein shall impair the rights of the either party or the obligations of either party under any other agreement between the City and the Developer. This Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by both parties hereto. Without limitation of the foregoing, any modification is subject to the restrictions on modifications set forth in the City Resolution.

Section 10.9. Provisions Not Merged With Deed. None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring any interest in the Development Property and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf and its seal to be hereunto duly affixed and the Developer has caused this Agreement to be duly executed in its name and behalf on or as of the date first above written.

CITY OF CHASKA, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

LUCRUM PROPERTIES, LLC

By _____
Its CEO

By _____
Its _____

STATE OF MINNESOTA)
) SS.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this 9 day of May, 2014 by Marie Windschitl and Matt Podhradsky the Mayor and City Administrator of the City of Chaska, Minnesota, on behalf of the City.

Margo G. Steffel
Notary Public

MARGO G. STEFFEL
Notary Public-Minnesota
My Comm. Expires Jan. 31 2016

STATE OF MINNESOTA)
) SS.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this 9th day of May, 2014 by Kenneth Carney and _____, the CEO and _____ of Lucrum Properties, LLC, a Minnesota limited liability company, on behalf of the company.

Joyce Schneewind
Notary Public

JOYCE SCHNEEWIND
Notary Public-Minnesota
My Comm. Expires Jan. 31, 2015

EXHIBIT A

DEVELOPMENT PROPERTY

Tax Parcel ID No. 303100030

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/20/2022

Subject: **415 Walnut Street North – Conditional Use Permit for Professional Services/Offices Use**

Applicant: Chaska Moravian Church

Location: 415 Walnut Street North

Case No.: 2022-33

Synopsis: Applicant/property owner seeks to obtain approval of a conditional use permit for a professional services/offices use in the R2 district to enable them to lease this existing house to the His House Foundation, a community-based human services agency that provides housing stabilization counseling services.

Prepared By: Jeff Miller

Staff Recommendation: Motion to adopt resolution

BACKGROUND

Chaska Moravian Church, the applicant, is the owner of the 415 Walnut Street North property which contains an existing single-family house. This property is located in downtown and the R2 zoning district. The property has been occupied as a private residence until the month of November. The applicant is seeking the ability to lease the house for a non-residential use to the His House Foundation (HHF), which will use the space for service agency/office uses. This use is currently operating in the adjacent Chaska Moravian Church building to the south.



Chaska Moravian Church also currently owns the properties adjacent to the subject property, including the church to the south and two single-family houses to the north. The subject property has historic significance as the Caspar Schmidt House, which was built in 1876. This property is designated as a local and national historic resource, including as a contributing historic property in the Walnut Street Historic District, which is listed on the National Register of Historic Places (NRHP), and as a resource in the City's local historic district. The three adjacent properties are also located in both the national and local historic district. One of the adjacent houses to the north, which is a non-contributing property in the historic district, is planned for removal in order to construct a new public parking lot.

CURRENT REQUEST

Chaska Moravian Church has submitted an application for a Conditional Use Permit for a professional services/office use in the R2 district to enable them to lease this existing house to the His House Foundation, a community-based human services agency that provides housing stabilization counseling services.

The R2 district permits "professional services/offices such as insurance and real estate offices, attorney's offices and counseling services within existing residential structures located on Pine Street and Walnut Street from T.H. 212 southerly to their intersection at Second Street" by a Conditional Use Permit. Since the subject property is an existing residential structure located on Pine St, R2 district permits "professional services/offices" by a Conditional Use Permit.

As part of the applicant's Written Statement, they have stated that they intend to add signage to the property and have submitted some examples of the signs. Any signs are required to submit a separate Sign Permit application and are regulated by Zoning Ordinance 15.32.

CONDITIONAL USE PERMIT

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that the proposed use meets the following six conditions. Staff finds that the proposed use meets all six conditions as described below each condition.

a) *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*
    - The proposed professional services/offices use is currently operating in the adjacent Chaska Moravian Church building. The relocation of this existing low intensity use to the adjacent property will not cause it to be detrimental to or endanger the public health, safety, comfort or general welfare in any way substantially different from the present situation.

b) *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.*
    - The proposed professional services/offices use is a low intensity use. The applicant states that there will typically be five clients a week and five staff members to meet with them. The purpose of the usage is for case workers to have private conversations/intake meetings with clients. The space will also be used for board meetings of up to 10 people at a time. The building entrance faces south toward the adjacent church property therefore clients entering the building will have minimal impact on the adjacent residential properties to the north. Most clients will

also not be driving therefore a parking issue is not of concern. The His House Foundation hours of operation are planned to be 9am to 4pm, Monday – Friday.

c) *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
   - Since the proposed professional services/offices use is a low intensity use, will have minimal parking needs, and the building's entrance faces the adjacent institutional use rather than adjacent residential uses, it will not impede the development and improvement of surrounding properties.

d) *Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.*
   - Since the property has been occupied as a private residence until recently, it is equipped with adequate utilities and infrastructure to accommodate the proposed low intensity professional services/offices use. Since the structure's size is less than 2,000 square feet, the City's Fire Inspector has determined that the structure is not required to have fire sprinklers installed.

e) *Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.*
   - Parking is not currently provided on the subject property, so adequate vehicle ingress or egress to the property is not an issue. Uses permitted in existing downtown buildings shall not be required to provide additional parking beyond that available on-site. Adequate public parking is available on 4th St, Walnut St, 3rd St, and soon in a new public off-street parking lot adjacent to the subject property due to the Highway 41 Project. Combined with the expected low volume of clients, the proposed use should not substantially impact traffic and parking in the area's streets.

f) *The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*
   - Since the R2 district permits "professional services/offices" by a Conditional Use Permit, the proposed professional services/offices use conforms to the R2 district use regulations.

FINDINGS

Based on the documentation submitted by the applicant and the aforementioned analysis, staff finds that this request as outlined meets the findings necessary for a Conditional Use Permit.

Staff believes the requested non-residential use is appropriate for this property. With the conditions and stipulations of the Conditional Use Permit adhered to, staff believes this will be a compatible addition to the community.

PLANNING COMMISSION ACTION TAKEN 06/08/2022:

Motion to recommend to City Council approval of the Conditional Use Permit for a professional services/offices use on the 415 Walnut Street North property, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
   a. Written Statement Describing the Intended Use of the Property;
   b. Floor/Site Plan for 415 Walnut St N, including the house's square footage.

2. Any signs are required to submit a separate Sign Permit application and are regulated by Zoning Ordinance section 15.32.
3. As a locally designated historic property, any exterior alterations to the house will require submittal of a Site Alteration Permit subject to approval by the Chaska Heritage Preservation Commission.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-79 approving the Conditional Use Permit (CUP) for a professional services/offices use on the 415 Walnut Street North property (PC #2022-33).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-79

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Conditional Use Permit (CUP) for a professional services/offices use at 415 Walnut Street North /Chaska Moravian Church/P.C. No. 2022-33

WHEREAS, Chaska Moravian Church has submitted an application for a Conditional Use Permit for a professional services/office use in the R2 district to enable them to lease this existing house to the His House Foundation, a community-based human services agency that provides housing stabilization counseling services; and

WHEREAS, the R2 district permits "professional services/offices such as insurance and real estate offices, attorney's offices and counseling services within existing residential structures located on Pine Street and Walnut Street from T.H. 212 southerly to their intersection at Second Street" by a Conditional Use Permit; and

WHEREAS, since the subject property is an existing residential structure located on Pine St, R2 district permits "professional services/offices" by a Conditional Use Permit; and

WHEREAS, the proposed professional services/offices use is currently operating in the adjacent Chaska Moravian Church building; and

WHEREAS, the relocation of this existing low intensity use to the adjacent property will not cause it to be detrimental to or endanger the public health, safety, comfort or general welfare in any way substantially different from the present situation; and

WHEREAS, the proposed professional services/offices use is a low intensity use; and

WHEREAS, the applicant states that there will typically be five clients a week and five staff members to meet with them; and

WHEREAS, the purpose of the usage is for case workers to have private conversations/intake meetings with clients; and

WHEREAS, the space will also be used for board meetings of up to 10 people at a time; and

WHEREAS, the building entrance faces south toward the adjacent church property therefore clients entering the building will have minimal impact on the adjacent residential properties to the north; and

WHEREAS, most clients will also not be driving therefore a parking issue is not of concern; and

WHEREAS, the His House Foundation hours of operation are planned to be 9am to 4pm, Monday – Friday; and

WHEREAS, since the proposed professional services/offices use is a low intensity use, will have minimal parking needs, and the building's entrance faces the adjacent institutional use rather than adjacent residential uses, it will not impede the development and improvement of surrounding properties; and

WHEREAS, since the property has been occupied as a private residence until recently, it is equipped with adequate utilities and infrastructure to accommodate the proposed low intensity professional services/offices use; and

WHEREAS, since the structure's size is less than 2,000 square feet, the City's Fire Inspector has determined that the structure is not required to have fire sprinklers installed; and

WHEREAS, parking is not currently provided on the subject property, so adequate vehicle ingress or egress to the property is not an issue; and

WHEREAS, uses permitted in existing downtown buildings shall not be required to provide additional parking beyond that available on-site; and

WHEREAS, adequate public parking is available on 4th St, Walnut St, 3rd St, and soon in a new public off-street parking lot adjacent to the subject property due to the Highway 41 Project; and

WHEREAS, combined with the expected low volume of clients, the proposed use should not substantially impact traffic and parking in the area's streets; and

WHEREAS, since the R2 district permits "professional services/offices" by a Conditional Use Permit, the proposed professional services/offices use conforms to the R2 district use regulations; and

WHEREAS, on June 8, 2022 the Planning Commission recommended approval to the City Council of the Conditional Use Permit for a professional services/offices use at 415 Walnut Street North (PC #2022-33); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Conditional Use Permit for a professional services/offices use at 415 Walnut Street North (PC #2022-33), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following exhibits:
    a. Written Statement Describing the Intended Use of the Property;
    b. Floor/Site Plan for 415 Walnut St N, including the house's square footage.
2. Any signs are required to submit a separate Sign Permit application and are regulated by Zoning Ordinance section 15.32.
3. As a locally designated historic property, any exterior alterations to the house will require submittal of a Site Alteration Permit subject to approval by the Chaska Heritage Preservation Commission.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

Written Statement describing the intended use of the property

Chaska Moravian Church(CMC) is seeking the ability to rent space to the His House Foundation (HHF), utilizing the building at 415 Walnut St N. We are therefore seeking a special use provision for the building which is currently R2 Residential designation.

Proposed hours of operation: 10a-4p M-F
Nature of Usage: Typically 5 clients a week would come in and out the building and 5 staff members to meet with them at varying times. The purpose of the usage is for case workers to have private conversations with clients and do private intakes. The space will also be used for board meetings of approximately up to 10 people at a time. Most clients coming in and out of the space do not drive and so a parking issue is not of concern.
How does it operate: This is for a division of HHF that assists clients in navigating housing crises, which needs private meeting space for the private information discussed. That is the intended operation and usage that would take place in this space.

a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;

- The main operation of the proposed usage is to allow for HHF to have the space necessary to do their very important work in the community. HHF, being a housing stabilization service in Carver and Scott county, requires private space for in-take meetings with clients in order to ensure confidentiality. For that reason, this space is perfect for their purposes to meet with clients in a quiet and professional manner. Board meetings of up to 10 people at a time also fit the requirements of zoning, as they are no larger than a family gathering over Sunday dinner, for example.

b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;

- The intention for this special use would be primarily indoors and thus would not affect properties adjacent to it. The only alteration to the outdoor portion of the property would pertain to signage which would be small, but noticeable. An example of such signage is attached below.

c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

- Given that the intended usage pertains to the indoors of the property, this would not affect or impede other development taking place in the surrounding area. The Highway 41 Project, for instance, which is upcoming in the next few years, will technically affect the property that this residence sits on, but the special use and the project will not conceivably intersect.

d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;

- The property was occupied as a private residence until the month of November, therefore it is fully equipped to accommodate the special use as an office space.

e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;

- A large portion of HHF clientele do not possess automobiles and for that reason, there will not be a significant increase in traffic in this area as a result of the special use. There is no parking available on the property, but ample parking is available publicly on 4th street, Walnut street, 3rd street, and soon in between 3rd and 4th thanks to the Highway 41 Project. This, combined with the expected volume of client interaction during the week should not significantly affect traffic in the area anymore than it already does as a result of HHF conducting business in the Chaska Moravian Church building.

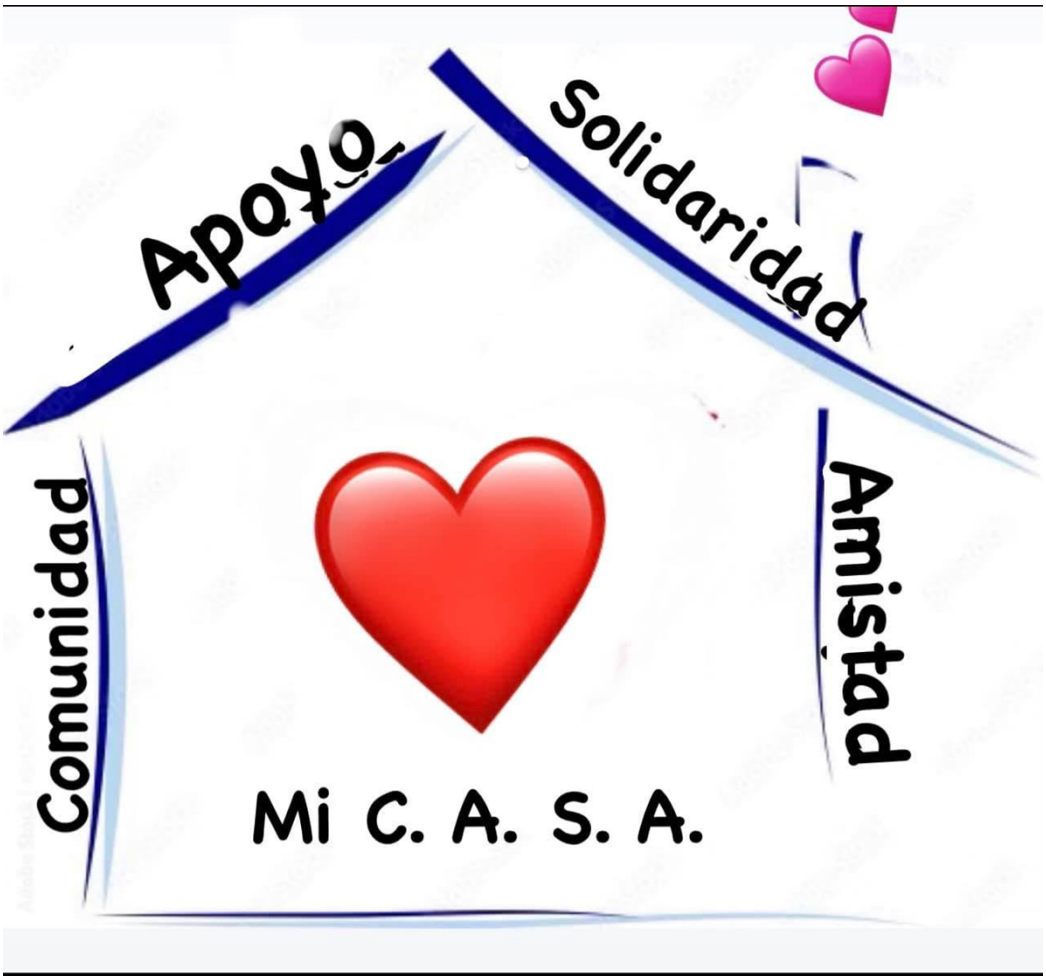
f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

- His House Foundation (http://www.hishousefoundation.com) as previously stated, is a housing stability service in the community. Currently, the work that they do lands in three major areas:
    - The coordinated entry into resources available to clients and walking with them as they gain access.
    - The Resource Center, which has food, clothing, and household items available at no limit and no cost to clients and walk-ins.
    - The Abundance Food program that diverts food from the waste stream and redistributes it to those in need.
    -
- The Resource Center is housed in the basement of Chaska Moravian Church. The Abundance Food Program bases itself out of CMC's kitchen. The Coordinated entry and case management side of HHF's work takes place in many places, but one of them is within CMC property.
- This special use is not intended to change the current organizational structure above, but to take more stress off of the Case management and Coordinated Entry parts of it. Having this space would allow HHF to take on clients in a more professional and efficient manner. It would allow for HHF to have their own space instead of only sharing space and running into the organizational difficulties that come along with this.
- In summary, this special use would not change much regarding how this district is already being utilized, but reform it into more organization, professionalism, and efficiency.

Note: Larger copies of the GIS and Site Plan will be included with this report.

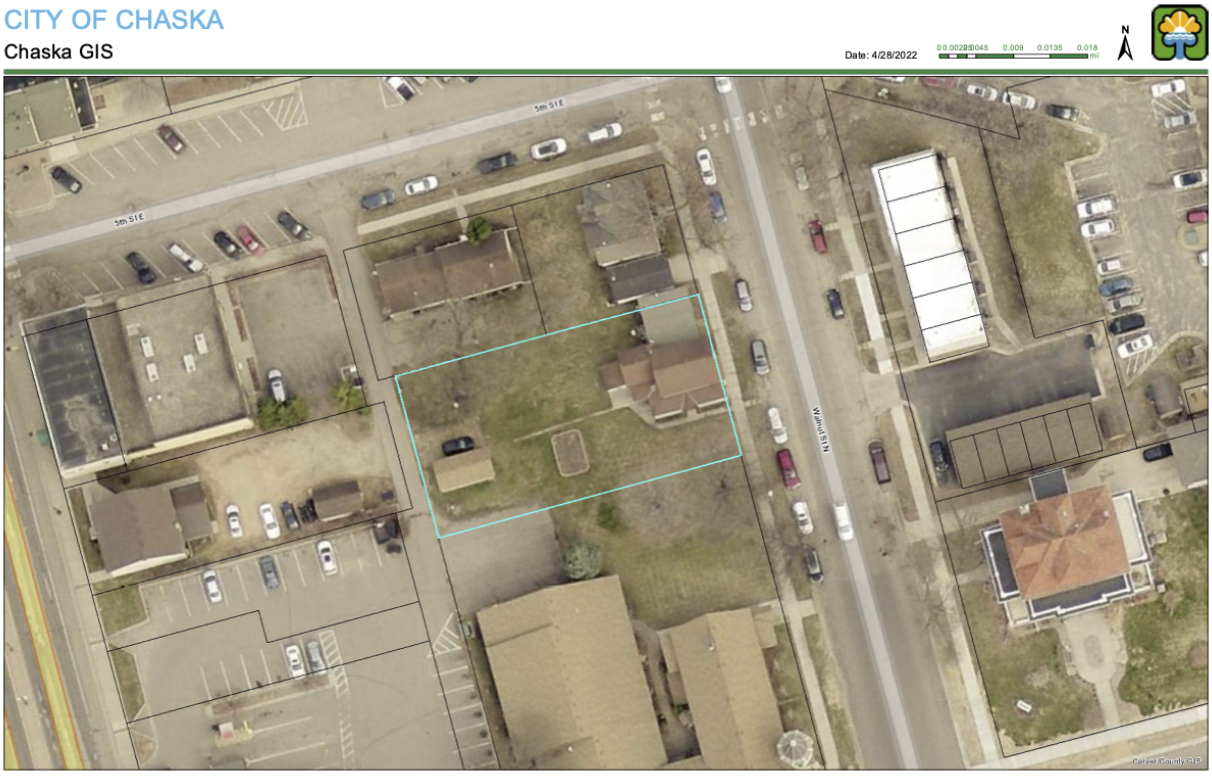
Examples of the nature of signage:





GIS of Property:

Note: This property will be affected by the Highway 41 Project. The Special use primarily pertains to the utilization of the house located on this property.



Site Plan:

SHIRLEY SCHMIDT
BUILDING USE: 000300 CHASKA SFR
BUILDING CHARACTERISTICS:

CODES		DESCRIPTIONS
NBHD		.97
DIV%		1.000
EXW	19	COMMON BRK
EXW	08	% 3 WD/SHTH/MS
RCVR	03	COMP SHNGL
RSTR	03	GABLE/HIP
INT	03	PLASTER
INT	%	
FLR	12	HARDWOOD
FLR	08	% 2 SHT VINYL
HTTP	04	AIR DUCTED
A/C	01	1 AC UNIT
QUAL	30	AVERAGE
FRME	01	WD FRM 2X4
CEIL	04	TYPICAL
SIZE	04	IRREGULAR
HEAT	03	GAS
PCT+		
HCAP		
FRPL		
WK/O		
HTUB		
TUCK		
TAG	01	TAG
STYS		2.00
BATH		2.00
FIXT		8
RMS		
UNIT		
BDRM		4
C-W%		
HGHT		
PMTR		
WIND	02	PART.UPDAT
FNDN	04	STONE
KTCH	02	PART.UPDAT
UD-9		
UD-9	%	
AYB 1860 EYB 1972		
SPCD	%	
FUNC DP		ECON DP

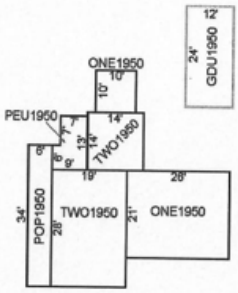
415 WALNUT ST N CHASKA 55318-2073
MODEL: 01 SFR ARCH STYLE: 03 2 STORY
CENSUS TRACT: 00000000 BLOCK: 000000

2009R30.0501110 /001
CAMA INDEX: 107.300
NEIGHBORHOOD: 000030.02 NBHD INDEX: 97.000

AREA CALCULATION

SUB-AREA	%	TOTAL AREA	ADJ RATE	RCN VALUE	% GOOD	RCNLD VALUE
ONE1950	100	646	78.975	51018	77.00	39283
TWO1950	190	728	150.032	109223	77.00	84101
GDU1950	25	288	19.743	5686	77.00	4378
PEU1950	40	103	31.437	3238	77.00	2493
POP1950	18	204	14.324	2922	77.00	2249
*Total		1969		172089		132509

SEQ# 1



APX: 300501110B001

XFOB	BN	CODE	DESCR	DM1	DM2	DM3	# UNITS	UT	PRICE	YEAR	QTY	ADJ1	QL	DEPR%	DIV%	NBHD DEPR	VALU

CITY OF CHASKA

Chaska GIS

Date: 4/28/2022

0 0.00225 0.0045 0.009 0.0135 0.018 mi

N

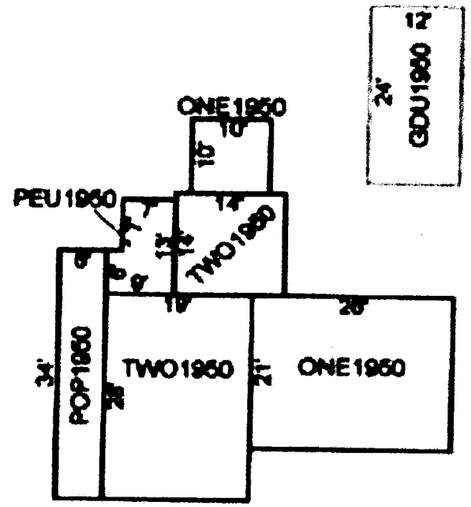


SHIRLEY SCHMIDT
BUILDING USE: 000300 CHASKA SFR
BUILDING CHARACTERISTICS:

CODES		DESCRIPTIONS
NBHD		.97
DIV%		1.000
EXW	19	COMMON BRK
EXW	08	% 3 WD/SHTH/MS
RCVR	03	COMP SHNGL
RSTR	03	GABLE/HIP
INT	03	PLASTER
INT	%	
FLR	12	HARDWOOD
FLR	08	% 2 SHT VINYL
HTTP	04	AIR DUCTED
A/C	01	1 AC UNIT
QUAL	30	AVERAGE
FRME	01	WD FRM 2X4
CEIL	04	TYPICAL
SIZE	04	IRREGULAR
HEAT	03	GAS
PCT+		
HCAP		
FRPL		
WK/O		
HTUB		
TUCK		
TAG	01	TAG
STYS		2.00
BATH		2.00
FIXT		8
RMS		
UNIT		
BDRM		4
C-W%		
HGHT		
PNTR		
WIND	02	PART.UPDAT
FNDN	04	STONE
KTCH	02	PART.UPDAT
UD-9		
UD-9	%	
AYB	1860	EYB 1972
SPCD	%	
FUNC	DP	ECON DP

415 WALNUT ST N CHASKA 55318-2073
MODEL: 01 SFR ARCH STYLE: 03 2 STORY
CENSUS TRACT: 00000000 BLOCK: 000000

2009R30.0501110 /001
CAMA INDEX: 107.300
NEIGHBORHOOD: 000030.02 NBHD INDEX: 97.000



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POP1950	18	204	14.324	2922	77.00	2249
*Total		1969		172089		132509

SEQ# 1

APX: 300501110B001

XFOB	BN	CODE	DESCR	DM1	DM2	DM3	# UNITS	UT PRICE	YEAR	QTY	ADJ1	QL	DEPR%	DIV%	NBHD DEPR	VALU

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06-20-2022

Subject: 2022 Bids for the wall replacement at the city owned parking lot at 2nd and Pine

Prepared By: Brian Jung, Public Works Director

Specifications were prepared for 2022 Bids for the replacement of the wall system at the city owned parking lot at 2nd and Pine Street. This replacement project is being funded as part of the CAMProgram (Old CIP).

Bids were opened on June 7th at 11:00 am. The results were as follows:

- Low Haho Companies, LLC $128,385.00
- #2 JTS Construction $129,210.00
- #3 Sunram Construction, Inc. $170,061.50
- #4 JL Theis, Inc. $191,705.00
- #5 G. Urban Companies, LLC. $229,285.03
- #6 Mangold Group LLC $246,100.00
- #7 Environmental Associates, Inc. $250,753.50
- #8 Parkstone Contracting, LLC. $289,930.00

Haho Companies, LLC is a reputable firm, they are confident that they can meet the substantial completion date of November 4th.

Staff recommends awarding the bid for 2022 Bids for the wall replacement project at 2nd and Pine Street to Haho Companies.

CITY COUNCIL ACTION REQUESTED

Motion to approve Resolution No. 2022-80 awarding the bid for the 2022 Bids for the wall replacement at 2nd and Pine Street to Haho Companies, LLC. in the low bid amount of $128,385.00.

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: 06/20/22 RESOLUTION NO. 2022-80

MOTION BY COUNCILMEMBER_____ SECOND BY COUNCILMEMBER_____

A Resolution Awarding the 2022 Bid for the 2022 Replacement of the wall system at the city owned parking lot at 2nd & Pine Streets to Haho Companies, Inc in the Low Bid Amount of $128,385.00

WHEREAS, on June 7th, 2022, bids were opened and tabulated for the 2022 replacement of the wall system at the city owned parking lot at 2nd and Pine St and:

- Low Haho Companies, LLC $128,385.00
- #2 JTS Construction $129,210.00
- #3 Sunram Construction, Inc. $170,061.50
- #4 JL Theis, Inc. $191,705.00
- #5 G. Urban Companies, LLC. $229,285.03
- #6 Mangold Group LLC $246,100.00
- #7 Environmental Associates, Inc. $250,753.50
- #8 Parkstone Contracting, LLC. $289,930.00

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the 2022 replacement of the wall system at the city owned parking lot at 2nd and Pine St to the low bidder, HaHo Companies,LLC, in the amount of $128,385.00.

Haho Companies, LLC is a reputable firm, they are confident that they can meet the substantial completion date of November 4th.

Staff recommends awarding the bid for 2022 wall replacement project at 2nd and Pine Street to Haho Companies.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest _____
Deputy City Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: **Innovation Performance Measures for 2022 and 2021 Program Results**

Reviewed By: Noel Graczyk, Administrative Services Director

Prepared By: Matt Burt, Accountant II

Each year prior to July 1st, the City must declare the intent of the City to participate in the annual State program for Local Results and Innovation Performance Measures. Participation by the City in the 2022 Program is voluntary, must be approved by City Council resolution, and reported to the State Auditor prior to July 1, 2022. Participation in the 2022 Program will be the ninth consecutive year of participation by the City.

In accordance with 2021 Program requirements, the City must report on at least 10 of 29 defined standard measures across six defined categories. Attached is a listing of the standard measures and the eleven measures as selected by the City for 2022. Also attached is a report with 2021 Program results.

The Legislature provides two incentives to cities that participate in the 2022 Program. The first incentive provides cities an additional $0.14 per capita Local Government Aid (LGA) payment in 2022. With a 2020 Census population of 27,810 the financial incentive to Chaska will be approximately $3,900.

The second incentive will be the lifting of overall levy limits on taxes payable in future years. This second incentive is of particular importance to Chaska. The current street renovation program anticipates funding from taxes payable 2023 and future years. The ability for the City to remove levy limits in future years will facilitate implementation of the street renovation program.

Additional LGA aid as provided will be used in 2022 to conduct an annual performance survey based on statistical sampling consistent with prior year surveys. This survey with reduced scope will be consistent with a City-wide survey conducted by the City approximately every five years.

Staff recommends participation in the 2022 Performance Standards Program for cities and therefore recommends approval of the proposed resolution.

CITY COUNCIL ACTION REQUESTED

Motion to approve adopt Resolution 2022-81 Approving 2022 Performance Measures.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-81

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A RESOLUTION APPROVING 2021 PERFORMANCE MEASURES

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

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

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

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

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

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska
Model Performance Measures Results from 2021

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

General:

- 87% of Chaska citizens believe the overall quality of services provided by the City is good or excellent.*
- According to the Carver County Records for taxes payable in 2021, market value for all real and personal property increased 2.66%.
- 94% of Chaska citizens believe that the overall appearance of the City is good or excellent and heading in the right direction.*
- 94% of citizens rated the quality of city recreational programs and facilities as good or excellent.*

General - Bond Ratings:

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

Police Services:

- From a survey conducted by the Chaska Police Department 93% of citizens have not limited or changed their activities in the past year due to fear of crime. Also, 82% of residents responded no when asked if they had been a victim of a crime in Chaska within the past year. When asked if they have considered moving because of a dangerous neighborhood 95% said no.
- The average police response time for the Chaska Police Department is 4 minutes and 48 seconds.

Fire Services:

- The City of Chaska's insurance industry rating of fire services is 4. The Insurance Service Office issues these ratings throughout the country for the effectiveness of their fire protection services and equipment to protect their community. The classification ranges from 1 to 10, with 1 being the highest ranking.
- The Chaska Fire Department's average response time was 5 minutes and 16 seconds.
- Emergency Medical Services response time was 5 minutes and 16 seconds.

Streets:

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

Water:

- 95% of citizens rated the dependability of city water supply services as good or excellent.*
- 81% of citizens rated the quality of city water supply services as good or excellent.*
- The operating cost per 1,000,000 gallons of water pumped was $2,685.

Sanitary Sewer:

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

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

Standard Measures for Cities = Chaska for 2022

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

*New or amended measure

0 = 2022 Chaska Performance Program Measures

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06-20-2022

Subject: **Accept Resignation of Planning Commission Chair and Appoint New Planning Commission Chair and Vice Chair**

Prepared By: Nate Kabat

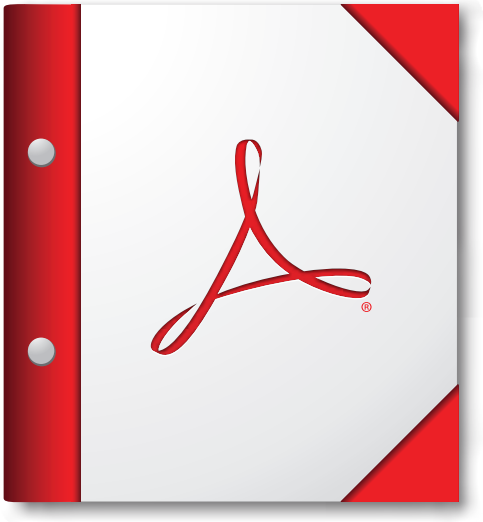
Background
On June 7, 2022, Planning Commission Chair Brian Dahlke submitted communication to Nate Kabat and Liz Hanson indicating his intent to resign to from the Planning Commission. Chair Dahlke indicated that his resignation is due to his family moving to a new home in Maple Lake. Chair Dahlke expressed that it has been an honor to serve in the position and that if his move could be timed differently to complete his term, he would do that.

At the June 8, 2022 Planning Commission meeting, Chair Dahlke shared his intent to resign with the Planning Commission. As a result, the Commission took action to recommend to the City Council accepting current Chair Dahlke's resignation, appointing current Vice-Chair Rob Brass as Chair and appointing Commissioner Carl Lacey as Vice-Chair. Per past practice, this will also cause Commissioner Baswa to move from Alternate #1 to a regular voting member and Commissioner Aasen will move from Alternate #2 to Alternate #1. As a result, the Alternate #2 position will be vacant

Recommendation
Per City Ordinance 2.28.080, "In the event the office of the Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term and the City Council shall appoint a successor to the office of the Vice-Chairperson for the unexpired term."

Planning Commission's recommendation is in line with City Ordinance.

CITY COUNCIL ACTION REQUESTED
Motion to accept the resignation of Commissioner Brian Dahlke from the Planning Commission and to appoint Rob Brass as Chair and to appoint Carl Lacey as Vice Chair.



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CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 6/20/2022 RESOLUTION NO. 2022-85

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

Resolution Relating to No Parking on Creek Road between Westerly City limits and Savanna Way

---

WHEREAS, this Resolution was passed this 20th day of June, 2022, by the City of Chaska in Carver County, Minnesota. The Municipal corporations shall hereinafter be called the "City," WITNESSETH:

WHEREAS, the "City", has planned the improvement of Creek Road, a Municipal State Aid Route, from Chaska Creek Blvd to Savanna Way in the City of Chaska, Minnesota; and

WHEREAS, Municipal Street Aid Funds will be expended on the improvements of this street; and

WHEREAS, this improvement does not provide adequate width for parking on both sides of the street; and approval of the proposed construction as a Municipal State Aid Street project must therefore be conditioned upon certain parking restrictions, and

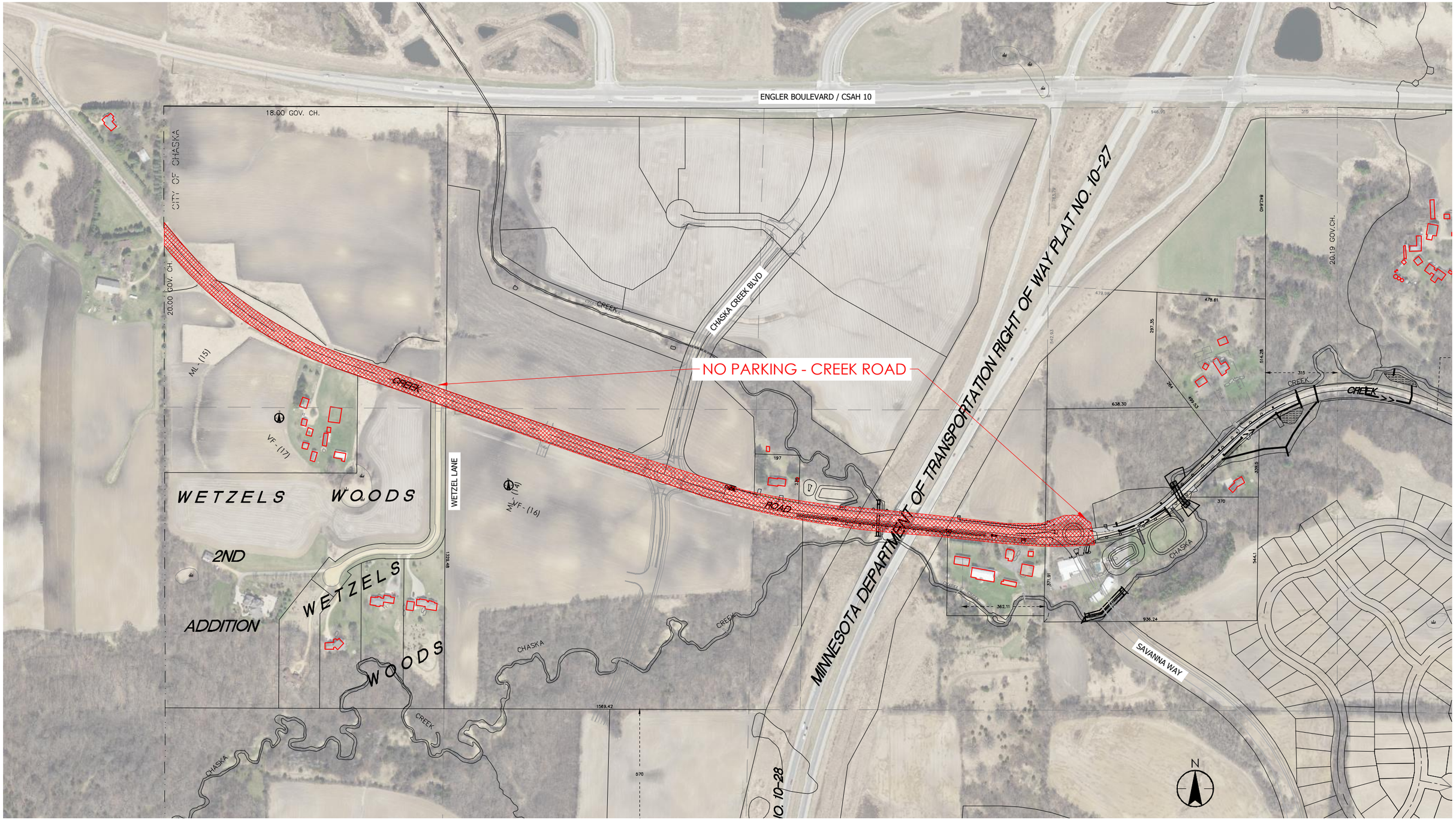
WHEREAS, the "City" wishes to extend no parking on Creek Road beyond Chaska Creek Blvd to the westerly city limits;

NOW, THEREFORE, BE IT RESOLVED:
That the Chaska City Council hereby bans the parking of motor vehicles on both sides of Creek Road beginning at the westerly city limits and ending at Savanna Way at all times.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk



CREEK ROAD NO PARKING LOCATION

CHASKA, MINNESOTA

CREEK ROAD UTILITIES AND STREET IMPROVENENT

FIGURE 1

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

DATE 6/2/2022 PROJ. NO. 193804082

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/6/2022

Subject: **Parking Restrictions on Creek Road**

Prepared By: Matt Clark, City Engineer

The Creek Road collector road in the SW area is a designated route on the City Municipal State Aide (MSA) street system. As such, the street must meet specific standards. The Creek Road project roadway design width requires that on-street parking be prohibited. The segment of Creek Road west of Chaska Creek Boulevard also requires parking restrictions.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution No. 2022-85, Prohibiting Parking on Creek Road, the collector roadway beginning at Wetzel Lane and ending at Savanna Way.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/20/2022

Subject: Temporary On-Sale Intoxicating License for Chaska Lions Club

Prepared By: Denise Beebe, Senior Clerk

The Chaska Lions Club has made application for a 3-day Temporary On-Sale Intoxicating License which will allow them to serve wine and strong beer at Chaska River City Days July 29th – 31st.

City Council approval is required for the application.

Applicant has provided the required paperwork and paid the requisite fee of $150 ($50/each day of the event).

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve Temporary On-Sale Intoxicating License TW 22.03 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska City River Days, on July 29th – 31st, 2022.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/20/2022

Subject: **Guardian Angels School & Convent Building and Block 42 – Concept Plan**

Applicant: Community Asset Development Group

Location: 201, 207, 213 & 215 2nd Street West and 115 Pine Street North; west of Cedar Street, east of Pine Street, south of 2nd Street W, and north of 1st Street W for all of Block 42 of downtown Chaska

Case No.: 2022-30

Synopsis: Applicant seeks to obtain approval of a concept plan for multi-family residential in the existing Guardian Angels school building, office/storage in the existing Guardian Angels convent building, community gathering space in the existing gym space, and 3 new single-family lots on the southeast block for all of Block 42 in downtown Chaska

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

The west half of Block 42 is encompassed by the existing Guardian Angels school, convent, and gym buildings (213 & 215 2nd Street West). The Guardian Angels school was built in 1913 and the convent building was built in 1916. They are both constructed from red brick, however, they both have some Chaska brick in the interiors. The school building has exclusively been used by Guardian Angels school since its conception. Because of declining enrollment in the school, Guardian Angels parish elected to close the school in 2021 and put the parish owned property south of 2nd street on the market. The convent building, was also used by the school and in earlier years housed the nuns that taught at the school. It is currently being used as church offices. Both the school and convent buildings are local historic resources in Chaska.

The gym addition on the southside of the school building was constructed around 1956. It is not deemed historic.

The east half of Block 42 is encompassed by 3 private residences, plus the Guardian Angels school yard. One residence (207 2nd Street West) is owned by Guardian Angels. The other two are privately owned, however, the developer has agreements with each property owner should a redevelopment plan move forward.



CHANGES SINCE MAY 11, 2022 PLANNING COMMISSION

At the May 11, 2022 Planning Commission meeting the Block 42 Concept Plan was tabled with the request to work on several items of the plan before coming back. Those items were as follows:

- Parking to meet residential uses on site
- Working with the scale of the new buildings with the existing buildings on and near the site
- Refine the gym use/user
- Work to set up a neighborhood meeting with representatives of the neighborhood

The applicant has made the final changes in their updated Concept Plan:

- Parking was revised to meet the residential uses on site
- Removed the 44 unit apartment building and 7 unit townhome building; replaced the 44 unit site with 3 single-family lots
- Provided more information surrounding the gym user; the gym use would have 3 main purposes:
    - School activities
    - Church gatherings
    - Community activities, particularly youth sports (practices, games)

  The developer has also identified 3 priority users with the above uses; Guardian Angels Church, Chaska Junior Olympic Volleyball, and Chaska Youth Basketball Association. The end user/property owner would be identified prior to preliminary submittal.
- Held another neighborhood meeting on Thursday, June 2 to go over the updated plan

The original concept plan envisioned removing two residential structures on the northeast side of the site for 7 townhomes and converting the southeast portion of the block to a 44-unit

market rate apartment. Because of the challenges in meeting the required parking and open space requirements along with changing economics for the project, the two structures on the northeast side will now remain.

PUBLIC ENGAGEMENT

The following has been done up to this meeting in terms of public notification and involvement:

- May 6, 2022 Developer Led Neighborhood Meeting; the developer was provided a mailing list from the City to notify neighbors of this meeting (however it was stated by the developer that they only notified the property owners that were directly adjacent to the block, and did not use the full mailing list provided by staff)
- May 11, 2022 Planning Commission Meeting; the City notified all property owners within 350 feet of the subject site. The project was tabled at this meeting to be reviewed at the June 8, 2022 Planning Commission meeting.
- June 2, 2022 Developer Led Neighborhood Meeting: the developer used a mailing list to provide notice to the neighbors of the updated project (it is unknown what mailing list was used)
- June 8, 2022 Planning Commission Meeting; the City notified all property owners within 350 feet of the subject site of the continuation of the project.

R-2 & COMPREHENSIVE PLAN

The property is zoned as R-2 (Medium Density Residence).

The 2040 Comprehensive Plan guides the subject property as Public/Semi Public for the west half and southeasterly portion of Block 42, and Medium Density Residential for the northeasterly portion. The Public/Semi Public designation in the Comprehensive Plan is designed to create *lots or parcels guided for public, semi-public and private educational facilities, places of worship, hospitals, convalescent homes, penal facilities, and facilities of local, state, and federal governments*. The Medium Density Residential designation in the Comprehensive Plan is designed to create *lots or parcels guided for single-family attached dwellings, manufactured housing parks and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is six (6) to 11 dwelling units per net acre including local access streets*.

It would appear that the Comprehensive Plan designations may have to change with this block. When the Comprehensive Plan was adopted it was done in the matter of the school use remaining. Now that the school use has permanently ended, the guidance for the property is no longer consistent, and the probability of having another school use occupy the building is unlikely. Re-guiding the entire block would also be the most efficient.

The 2040 Comprehensive plan references the Downtown Master Plan that was adopted in 2012 as it relates to the goals, visions, and overall land use of Downtown Chaska. The goals, vision, and land use guidance of the Downtown Master Plan informs the evaluation of Block 42.

DOWNTOWN MASTER PLAN

In 2012, the City approved the Chaska Downtown Master Plan. This plan lays out a downtown vision, guiding principles, downtown destinations & connections concepts, land use plan map, market positioning objective/strategies/priorities, redevelopment priorities and strategies, and three catalyst redevelopment site concepts. In general, any infill development, redevelopment,

and public space and infrastructure investments should be guided by the Downtown Master Plan.

Downtown Guiding Principles
The Downtown Master Plan has the following guiding principles:

1. Enhance the community's pride and historic sense of place in downtown
2. Reinvigorate the variety and vitality of downtown's main street destinations
3. Create signature community gathering places
4. Preserve and strengthen downtown as the hub for community institutions
5. Expand downtown's role as an employment center
6. Enhance downtown's neighborhoods and housing options
7. Create inviting downtown streets, sidewalks and trails
8. Strengthen downtown partnerships to achieve common goals

Guiding principles #1, and 6 are particularly relevant to the proposal for Block 42, so the full langue describing that principle follows:

1. *Enhance the community's pride and historic sense of place in downtown. Downtown should serve as the community's priority location for major activities, celebrations, and creating a sense of community identity. Downtown's future character and improvements should physically reflect Chaska's unique historic character, traditional small town design and values. Downtown's rich heritage and remaining historic assets should be preserved, enhanced and celebrated as major assets of the revitalized downtown and its unique character. Enhancement of community pride and historic assets will benefit from interpreting and celebrating downtown's unique character and features through public art, wayfinding signage, and heritage preservation. Known as "Minnesota's Brick City", downtown will be revitalized as the physical and visual embodiment of the community's unique heritage of brickmaking and community building. The prevalence of Chaska brick buildings remaining in downtown significantly contributes to a visually unique downtown environment. Chaska brick commercial buildings in downtown are not only of similar scale and form, they are also very similar in color. An important component of downtown's revitalization will be to enhance and expand the unique character of Chaska brick buildings in downtown. Existing Chaska brick buildings should be restored to highlight their Chaska brick character and new buildings should be designed to complement the scale, form and color of Chaska brick buildings. Existing and new buildings will be encouraged to design their storefronts with large window openings, individual street level entrances, and located up to the sidewalk. The focus will be on attracting more retail, restaurant, entertainment and service businesses to both renovated and new street level storefronts.*

6. Enhance downtown's neighborhoods and housing options As the community's oldest neighborhoods, the Downtown East and Downtown West neighborhoods have the strongest small town character. Due to the age of the downtown neighborhoods and that some areas were in the river floodplain in the past, they are ripe for housing reinvestment and neighborhood enhancements. Revitalization of existing housing and addition of new housing options is encouraged to strengthen downtown as a complete neighborhood with desirable housing options and amenities. The City should initiate public improvements and assistance programs that target revitalization of downtown's neighborhoods to become great places to live.

The Downtown Master Plan also states the following under Chapter 5 for Residential Market Opportunities: *Absent a substantial "value premium" for locations in Chaska's historic downtown core, prospective multi-family developers will find it easier and more profitable to build on undeveloped land outside of downtown. In pursuing such development, the City must consider two countervailing factors:*
» Multi-family residential development may offer the best means for creating new street-front retail space.
» On the other hand, as revitalization proceeds, downtown Chaska can gain the "value premium" necessary to support higher-end multi-family development. The City should not preclude such higher-end development by promoting less desirable developments on its prime redevelopment opportunity sites.

Block 42 falls under what is dubbed "Downtown West Neighborhood" under the Downtown Master Plan's Chapter 6: Downtown Districts and Neighborhoods and it states the following: *The future identity of this downtown neighborhood is envisioned as a traditional small town neighborhood that celebrates its historic character, traditional mix of housing styles, connections to the river's natural open spaces, and convenient access to downtown's services and amenities. Building upon the existing mix of activities along Pine Street, future changes along Pine Street may include higher density housing or neighborhood-friendly businesses.*

CONCEPT PLAN
The City has received an application for a Concept Plan to redevelop the Guardian Angels school block (Block 42) in downtown Chaska, which is being proposed by Community Asset Development Group and Carver County CDA. The redevelopment would include the following:

- Redevelop the school building into 22 rental apartment units while preserving the building's exterior architecture (Carver County CDA) (local historic resource)
- Preserve the convent building for office and storage use (Carver County CDA) (local historic resource)
- Utilize the gym as a community gathering space owned either by a governmental entity or community nonprofit (user TBD)
- Redevelop the southeast portion of the block to 3 single-family lots (Community Asset Development Group)

CONSISTENCY WITH THE DOWNTOWN MASTER PLAN
In connection with the Downtown Master Plan's Guiding Principle #1, the concept plan that is proposed seeks to preserve the historic amenities that exist on site by providing new uses that will strengthen their sustainability. Currently the school building sits vacant with the school use coming to an end. The best way to preserve historic buildings is to ensure continued productive use occurs in the buildings.

In connection with the Downtown Master Plan's Guiding Principle #6, the plan shows a proposal that will enhance the housing options that are provided in downtown. Many of the other apartment buildings in downtown are predominantly catered to the senior community (i.e. Auburn Manor, Chaska Zen Apartments , and The Landing). The new apartment proposed on the Block 42 site will bring in a newer housing option catering to those looking for a unique upscale option, which the Downtown Master Plan identifies as a corridor for higher density

housing. Another benefit of an apartment typically generates expendable income. Having expendable income in downtown is good for the economy and surrounding businesses, and as the Master Plan mentions, can create new street-front retail space opportunities.

Project Goals. The applicant stated their project goals as:

- Redevelop the Guardian Angels school block into uses that preserves its historic character and enhances the Chaska downtown
- Preserve Guardian Angels Church as a long-term community gathering place
- Preserve the existing historic buildings with uses that will be viable for the long term while at the same time maintaining the architectural integrity of the buildings
- Maintain the community gather aspects of the existing facilities especially the gymnasium

Site Data

Existing Use: School/office/gym space/residential
Comprehensive Plan: Public/Semi Public and Medium Density Residential
Zoning: R-2
Size: 2 acres
Utilities: All utilities are available to service property
Road Access: Pine Street, Cedar Street, 1st Street West, and 2nd Street West

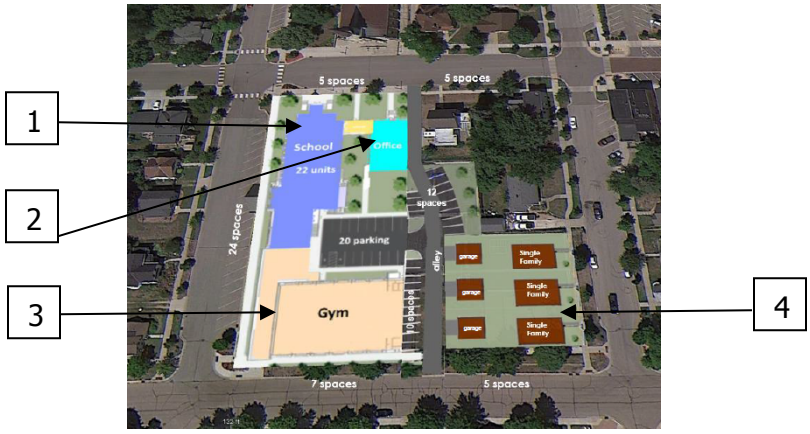
Surrounding Area			
Direction	**Existing Use**	**Comp Plan**	**Zoning**
North	Guardian Angels Church, residential	Public/Semi Public Medium Density Residential	R-2
East	Commercial Residential	Downtown Mixed Use	C-3 & R-2
South	Residential	Medium Density Residential	R-2 & PMD
West	Residential	Medium Density Residential	R-2

Existing Conditions. The property is a fully developed block in downtown Chaska. The Guardian Angels School, Convent and Gym comprise the western half of Block 42. The eastern half contains the Guardian Angels school yard and 3 private residences, one of which is owned by Guardian Angels. Access to the site is from the mid-block alleyway which accesses onto 1st Street West and 2nd Street West. The existing Guardian Angels residence also has access on the mid-block alleyway. The remaining two residences have access on Pine Street North.

The site is served by City water and sanitary sewer. A new set of connections will be required for the apartment with service coming off of First Street. In the mid 1990's the Church with the assistance of the City installed a complete fire sprinkler system in the school, convent and gym. Currently, stormwater is collected in the existing street stormwater systems and flows into the river. With the recent reconstruction of adjacent streets, the City upgraded the storm sewer pipes to accommodate future redevelopment. The topography of the site drops from an

elevation of 732 on the north to 720 on First St to the south. The main portion of the site is relatively flat with the grade change requiring a retaining wall on the south side.

The 4 Uses. For the purposes of review, we will break down the site into the 5 Uses as shown in the Concept Site Plan. The 5 Uses are: **1.**, the existing Guardian Angels school building converted to 22 apartment units; **2.**, the existing Guardian Angels convent building converted to office space; **3.**, the existing Guardian Angels gym space used for community gathering space; and lastly **4.** the 3 single-family lots.



1. ***Guardian Angels School; 22 Unit Apartment Building (Carver County CDA).*** The proposal for the school renovation will be to convert the three floors of classrooms into a mix of studio, 1 and 2 bedroom rental units. The anticipated unit mix is: 3 studios, 9 one bedroom and 10 two bedroom units. Little changes are envisioned for the building exterior. There is possibility that a new front entrance will be required with the basic architectural elements being maintained. New mechanical and electrical systems may be necessary for the rental units. Structurally, the building is in generally good condition and is fully served by a fire sprinkler system.

   The applicant is stating that 32 stalls would be accommodated for this use by the construction of 20 new stalls in the courtyard of the existing school. The remaining 12 stalls are proposed within the alleyway directly adjacent to the courtyard area. In addition to new apartment parking stalls, a garden courtyard area will be developed for use by the residents.

   Staff notes:

   - *<u>Building Design & Materials.</u> The City has certain requirements for the design and materials of multi-family buildings (zoning Section 15.28.120). This is an existing building that is also historically designated, and because of that this ordinance doesn't apply. The goal of this project is to preserve the exterior by all means necessary. There may be some cosmetic/maintenance changes that need to occur, and those will need to be reviewed appropriately by both staff and the Heritage Preservation Commission (HPC).*

- *Usable Open Space. The City has certain usable open space requirements for multi-family residential uses. These spaces need to provide for a level of outdoor recreation, scenic amenities, or space that people can gather in and use. The applicant will have to show in their preliminary submittal how they plan to meet this requirement per our Section 15.28.120.F1.*

- *Parking. At 22 dwelling units, the parking code requires 44 parking stalls (2 per dwelling unit). The site plan is only showing 32 stalls accommodated on site in the courtyard area and alleyway of the block. In recent projects, the City has analyzed other multi-family apartment buildings to meet a one parking stall per bedroom unit requirement. This is stemming from Lake Jonathan Flats, Chaska Place Apartments and recently the Clover Ridge Apartment buildings who all show the same parking provision. In staff's perspective this is an adequate provision for parking. If this formula was applied on this site it would require 32 parking stalls (32 total bedrooms). With their 32-stall provision, they are sufficient in meeting the requirement on-site. The applicant will have to provide details in their preliminary submittal how the 12 parking stalls on the alleyway will be owned and maintained. There are questions on snow removal and designated signage to ensure that these spaces will be readily available for the tenants of the apartment building.*

2. Guardian Angels Convent; Office (Carver County CDA). Located on 2nd Street the convent originally was the home for the 20+ nuns who served the Guardian Angels parish and school. This building was constructed in 1916 and is in generally good condition. Currently, the first and second floors are used by the parish as their parish offices. As with the other church owned buildings on the block, the heating, water and fire protection services are centrally located in the school building, thus creating a separate ownership opportunity is difficult. The vision for this building is to lease the first floor for office space and utilize the upper floors for office user storage. Potential users of the office space would be area non-profits. Parking for the office us would be met by utilizing the existing on street parking on 2nd Street.

Staff notes:

- *Storage Use. The proposal indicates the storage would be a use in the building. The storage use is allowed as long as it is ancillary to the principal use in the building. Or, in essence, is accessory under the primary use. Storage as a singular user would not be permissible.*
- *Outdoor Gathering Place. These office spaces can further be enhanced for their users if outdoor areas are provided on-site. The usable open space areas could be looked at as a shared implementation with the multi-family locating in the school building. The applicant will need to address this in their preliminary submittal.*

- *Parking. The site is composed of a roughly 2,200 square foot building footprint that is two stories tall. The applicant is stating to maintain the first level as office space and that it would be leased out. Today, the building relies solely on on-street parking. There is no proposal to add parking for this building/use. The building size requires 9 parking stalls. As noted below, the proposed office use will need to be further reviewed for parking provisions. Due to the historic nature of the building and site, parking is*

limited. Other office buildings/uses in downtown typically rely on on-street parking (which included the Guardian Angels school and convent building). With this existing historic building that application of parking would be appropriate. The applicant will have to provide a parking analysis of this in the preliminary submittal.

3. Guardian Angels Gym Space; Community Gathering Space. Constructed in 1956, the gymnasium has been both an integral part of the parish and used as a community gathering place. One of the goals for the redevelopment to create agreements whereby the gym can continue to be a gathering place for both the parish and community. The gym space includes not only the athletic floor space, but also a commercial kitchen, stage and restroom facilities. The building is planned to remain intact, although an upgraded HVAC system may be desirable and added locker/changing rooms may be necessary. The building is structurally sound and has been well maintained by the Church. Recently the Church and City partnered to create handicapped access to the building. The gym parking is proposed to be accommodated by on-street parking and 10 off-street stalls on the east side of the building. The vision for the building is to enter into a long-term lease with a public entity or local nonprofit to manage the facility as a venue for youth sport organizations and to be a facility for other community gatherings including parish related activities. The applicant has stated that they have 3 priority users contemplating the ownership of the gym; Guardian Angels Church, Chaska Junior Olympic Volleyball or Chaska Youth Basketball Association. The goal would be that there is one owner and it could be used by them and other interested parties for school activities, church gatherings, and community activities for youth sports.

Staff notes:

- *<u>Parking</u>. The building is roughly 9,200 square feet in size. As a gathering/assembly type use it would require 43 parking stalls. 10 stalls will be provided on site for this building. The applicant will have to provide a more defined use of this building at preliminary so that parking can be analyzed appropriately. The proposed gym/gathering use will need to be further reviewed for parking provisions. Due to the historic nature of the surrounding buildings and site, parking is limited. Other institutional uses in downtown typically rely on on-street parking (which included the Guardian Angels school and convent building). With this existing building that application of parking would be appropriate. The applicant will have to provide a parking analysis of this in the preliminary submittal.*

- *<u>End User & Uses</u>. The City was approached by the developer in hopes of the City wanting to be an end-user for the gym space. It was looked at by City Staff for potential park and recreation space or programming space for City activities. The commissioned a facility needs analysis by RJM to evaluate costs of transitioning the building to a standalone building separate from the school building and costs to bring the building into compliance with City standards for a Parks & Rec facility. The analysis identified over $2 million in building improvement costs. Presently, the City has significant building improvement needs that are actively being evaluated for its Municipal Services Building, City Hall, Public Safety Facilities, Library, and Community Center. With these needs in mind, staff will be recommending to the Parks & Recreation Commission*

not to proceed with obtaining the GA Gym facility at the Commission's May 10th meeting. The Park Board agreed with staff's recommendations.

As noted before the developer has identified 3 potential end users of the gym. These users would receive priority in scheduling. Once the priority users are scheduled, gym space would be made available to other organizations on a first come, first serve basis. Other potential users would be youth baseball, youth softball, youth organizations outside of Chaska, Chaska Cubs, adult basketball or volleyball and private parties. The developers anticipates the gym would be rented on weekdays from 6:00pm to 10:00pm and from 8:00am to 10:00pm on weekends. Daytime use during the weekdays is anticipated to be limited and will be more focused on adult activities such as potentially basketball, pickleball or fitness classes. Another daytime use that is being explored is a pre school and after school program for grade school age students whose parents' work.

Separate from the gym is the commercial kitchen. One use will be using the commercial kitchen for meal and food preparation for programs such as meals on wheels, meal distribution and an on-site weekly free meal. Although the facility has a large commercial kitchen, certain upgrades will be required to bring it up to code. The upgraded kitchen will be of significant value to the Church as they wish to continue the historic uses such as Friday fish fries, pancake breakfasts and Beef and Sausage Dinners.

Use of the gym for the youth organizations will be the primary driver of parking demand. For youth volleyball the facility can accommodate two volleyball courts and assuming 12 players and coaches per team, 48 persons will be participating when volleyball is utilizing the courts. For basketball the facility can accommodate two small courts resulting in a similar number of participants.

According to the developer, prior to submitting plans for preliminary site and building approvals, definitive agreements on the gym ownership and uses will be in place and shared with the City.

4. ***3 Single Family Lots.*** Located on the southeast portion of the site is the existing school yard. As a second phase of the redevelopment, this school yard would be removed and replaced with 3 single-family lots. The homes would be designed to have 2 parking spaces per unit with detached parking garages. Parking would access from the rear through the alleyway. The new two-story homes would be designed to be architecturally compatible with the traditional homes in the neighborhood incorporating front porches with a rear garages accessing off the alley. Lot widths proposed would be 40 feet wide by 120 feet deep. Setbacks proposed are 5 feet side yard setbacks with 15 feet front yard setbacks. Rear yard setbacks were not identified.

   Staff notes:

   - *<u>Setbacks & Lot Widths.</u> The applicant is requesting setbacks and lot widths that are below the R-2 zoning requirements, which this site and most of the downtown residential lots are zoned. R-2 zoning requires 20 foot front, 20 foot corner, 5 foot side, and 25 foot rear setbacks. Accessory buildings require 20 foot front, 20 foot corner, 5*

foot side, and 5 foot rear setbacks. The R-2 zoning also requires a minimum lot width of 60 feet. It is typical in downtown that the lots vary in terms of lot width and setbacks; not all lots meet minimum requirements for the R-2 zoning district however these homes have been in existence for many years. The applicant is proposing minimum requirements that are different from the R-2 district, but have not provided specific analysis as to the reasoning of such other than that they believe they are generally consistent with existing homes in the neighborhood. Staff would advise that R-2 zoning district minimums be met or that the applicant provide a more thorough analysis of this setback and lot width deviation in their preliminary submittal if further advised by Planning Commission and City Council.

- *Parking. At 3 dwelling units, the parking code requires 6 parking stalls (2 per dwelling unit). The site plan is showing that each dwelling would be able to accommodate that with the proposed two-stall garages.*

Parking, Access & Traffic.
48 on-site parking spaces are proposed as a part of this site plan. 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	22 units (32 bedrooms	1ps/bedroom	32 parking spaces
Single-Family	3 units	2ps/dwelling unit	6 parking spaces
Office	2,200 sf	1ps/250 sf	9 parking spaces
Gym Space	9,200 sf	12ps + 1ps/300 sf	43 parking spaces
		REQUIRED	**90 parking spaces**
		PROVIDED	**48 parking spaces**

The table shows that the site plan is not meeting the parking requirements for the proposed uses (42 stall deficiency). The office and gym space are the only uses that do not show adequate on-site parking. The residential uses are sufficient. It will be important in the preliminary to understand the end use of the gym space to properly determine parking needs. It should be noted that downtown approaches parking a little differently than other areas in the City due to its historic, compact and pedestrian oriented nature. For example, the C-3 zoning district allows for up to a 75% reduction in parking requirements for Commercial, Office, and Institution type uses. Because of this and due to the historic nature of the Guardian Angels site, it would be appropriate to consider lesser standards to the proposed Office and Gym/Gathering uses as they are located in existing buildings in downtown. Parking flexibility can be considered as the applicant further defines the intended uses of these facilities and parking demand that will be expected from them. Context of the surrounding residential uses will also be important in determining the most appropriate parking solution for this proposal. This approach would be consistent with other existing commercial, institution and office uses in downtown that rely heavily on on-street parking to support their uses. Of note, any changes to the existing on street parking configuration (ie. conversion of parallel spaces to perpendicular spaces) will need to be evaluated with the City engineer for feasibility and compatibility with the street layout and neighboring properties, particularly due to the grade changes that exist

around the block. This same exception would not apply to the residential uses proposed. The residential uses shall provide their own on-site parking meeting parking requirements.

The concept plan is also showing on-street parking stalls around the edge of the block. It appears there is a total of roughly 56 existing on-street parking stalls that directly abut the edges of this block.

There are two proposed site accesses from the existing alleyway access off of 1st Street West and 2nd Street West. The alleyway is shown to be realigned so that on site parking can be accommodated for the gym and apartment sites. It will be important in the preliminary for the developer to indicate the owner of the alleyway and who will be maintaining it as 22 parking stalls will be accessed from it. There are questions surrounding the accessibility these stalls will have specifically in the winter time when snow removal is common.

Setbacks. Proposed buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
Front	20 feet
Side, interior	5 feet
Side, corner	20 feet
Rear	25 feet

PARKING SETBACKS	
Direction	**Setback**
Interior Property Lines	5 feet
Property Lines Abutting ROW or residential	10 feet

Freestanding signs are required to be setback at least 10 feet from all property lines.

Utilities & Stormwater. Water and sewer are available to serve the site. It will be important to understand each use's proposed impact on the sewer capacity as well. The project's storm water design will have to meet the City's and Carver County Water Management's requirements.

Lighting. Lighting will have to meet the City's lighting ordinance (Section 15.28.250). Fixtures used will have to be downcast and fully shield. A photometric plan and proposed lighting specs will need to be submitted during preliminary submittal for all lots.

Parkland and Parks & Recreation Commission. The area which makes up this Concept Plan does not contain areas required for city parks per the Comprehensive Plan or Downtown Master Plan. The Comprehensive Plan and Downtown Master Plan both indicate that there is a park search area defined on the west side of Highway 41, which the Parks and Recreation Commission will review. The developer will be responsible for paying park dedication fees during the platting process.

The Parks and Recreation Commission reviewed this concept plan at their May 10, 2022 meeting. The discussion focused on the developer's request that the City obtain and operate the existing GA Gym facility. The Parks and Recreation Commission aligned with staff's recommendations to not pursue the gym facility. They also indicated that the park search area be focused on Hickory Park for potential revisions.

Sidewalks & Trails. The block currently contains sidewalks on all edges of the block. These sidewalks will remain with the proposed project. One major change to the block will occur within the alleyway. The alleyway is shown to be realigned to accommodate more parking on site. The developer should look at ways to enhance the pedestrian connections on site by exploring concepts from other 'Paseo' projects in downtown.

There are no public trails proposed or planned for this block per the Comprehensive Plan and Downtown Master Plan.

Screening & Landscaping. Because this development abuts residential, it will be important to provide adequate screening and landscaping along the edges of the site that are being redeveloped (primarily near the new parking areas). Beneficially the parking areas are oriented in the center of the block so screening will primarily be achieved by the existing and proposed buildings. The developer should further evaluate the edges of the parking areas to mitigate any headlight glare into neighboring properties. The other open areas of the site shall be enhanced appropriately and per zoning code Section 15.28.070.

Development Costs (Infrastructure Improvements)
The City of Chaska has a number of area-wide development cost such as, but not limited to:

- New Signal/Lane Improvements
- 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.

Heritage Preservation Commission May 3, 2022
The HPC conducted a meeting on Tuesday, May 3rd to informally review the Concept Plan for Block 42. The comments provided pertained to the careful consideration of the new buildings and how they fit in with the overall area in terms of massing, scale, design, etc.

Neighborhood Meeting May 6, 2022 and June 2, 2022
The developer conducted a neighborhood meeting on May 6, 2022 to introduce the concept plan. The developer indicated that people wish to see the historic buildings preserved, but there are concerns with traffic, density and overall fitting into the context.

The developer also conducted a neighborhood meeting on June 2, 2022 to introduce the revised concept plan. The developer stated that 7 people attended this meeting and were favorable of the new changes.

Deadline for Agency Actions. The City of Chaska received the complete application for this request on Friday, April 22, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Tuesday, June 21, 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 Saturday, August 20, 2022. The City may with the petitioner's consent extend the review period beyond the Saturday, August 20, 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 06/08/2022:

Motion to recommend to City Council approval of the Concept Plan for Guardian Angels School & Convent Buildings and Block 42, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Concept Plan (pgs 1-14), submitted by Community Asset Development Group
2. Adherence with the City Engineer's Memo dated May 11, 2022.
3. Creation of a high-quality outdoor gathering space for the office use and to be shown at preliminary submittal.
4. Provision that the storage use is ancillary to the principal use in the convent building.
5. Provision that a definitive agreement, end user/owner, and defined uses occupying the gym space to be specifically defined at preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
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.
8. Provision of a storm water management plan meeting City and Carver County WMO standards.
9. Provision that Planting Islands Section 15.28.070.E4 will be met.
10. Provision that all multi-family uses meet Usable Open Space Section 15.28.120.F1. and be addressed at preliminary submittal.
11. Provision of a parking analysis be provided for the gym and office uses on where parking stalls will be accommodated, and to be submitted at preliminary submittal.
12. Provision that Section 15.28 Special Regulations of the zoning ordinance is complied with in full.
13. Provision to further explore 'paseo' concepts through the site and to be addressed at preliminary submittal.
14. Provision to further evaluate screening along the edges of the site and parking areas, and to be addressed at preliminary submittal.
15. Provision to provide a more detailed analysis of the 12 apartments parking stalls on the alleyway in terms of ownership/maintenance, snow removal, and designated signage, and to be addressed at preliminary submittal.
16. Provision to provide a more detailed analysis of the alleyway and who will be owning/maintaining it, and to be addressed at preliminary submittal.
17. Provision of a detailed analysis of the lot width and setback provisions for the site and

the reasoning of such, and to be addressed at preliminary submittal.

18. Provision that the single-family homes meet R-2 zoning standards.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-76 approving the Block 42 Concept Plan (PC #2022-30).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-76

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Block 42/Community Asset Development Group/P.C. No. 2022-30

WHEREAS, the City has received an application for a Concept Plan to redevelop the Guardian Angels school block (Block 42) in downtown Chaska, which is being proposed by Community Asset Development Group and Carver County CDA, and the redevelopment would include the following:

- Redevelop the school building into 22 rental apartment units while preserving the building's exterior architecture (Carver County CDA) (local historic resource)
- Preserve the convent building for office and storage use (Carver County CDA) (local historic resource)
- Utilize the gym as a community gathering space owned either by a governmental entity or community nonprofit (user TBD)
- Redevelop the southeast portion of the block to 3 single-family lots (Community Asset Development Group); and

WHEREAS, the proposal for the school renovation will be to convert the three floors of classrooms into a mix of studio, 1 and 2 bedroom rental units; and

WHEREAS, the applicant is stating that 32 stalls would be accommodated for this use by the construction of 20 new stalls in the courtyard of the existing school, and the remaining 12 stalls are proposed within the alleyway directly adjacent to the courtyard area; and

WHEREAS, the applicant will have to provide details in their preliminary submittal how the 12 parking stalls on the alleyway will be owned and maintained; and

WHEREAS, there are questions on snow removal and designated signage to ensure that these spaces will be readily available for the tenants of the apartment building; and

WHEREAS, the goal of this project is to preserve the exterior by all means necessary; and

WHEREAS, there may be some cosmetic/maintenance changes that need to occur, and those will need to be reviewed appropriately by both staff and the Heritage Preservation Commission (HPC); and

WHEREAS, the applicant will have to show in their preliminary submittal how they plan to meet the usable open space requirement per our Section 15.28.120.F1; and

WHEREAS, located on 2nd Street the convent originally was the home for the 20+ nuns who served the Guardian Angels parish and school; and

WHEREAS, the vision for this building is to lease the first floor for office space and utilize the upper floors for office user storage; and

WHEREAS, parking for the office us would be met by utilizing the existing on street parking on 2nd Street; and

WHERESS, the building size requires 9 parking stalls; and

WHEREAS, other office buildings/uses in downtown typically rely on on-street parking (which included the Guardian Angels school and convent building); and

WHEREAS, with this existing historic building that application of parking would be appropriate; and

WHEREAS, the applicant will have to provide a parking analysis of this in the preliminary submittal; and

WHEREAS, the storage use is allowed as long as it is ancillary to the principal use in the building, or, in essence, is accessory under the primary use; and

WHEREAS, the applicant has stated that they have 3 priority users contemplating the ownership of the gym; Guardian Angels Church, Chaska Junior Olympic Volleyball or Chaska Youth Basketball Association; and

WHEREAS, the goal would be that there is one owner and it could be used by them and other interested parties for school activities, church gatherings, and community activities for youth sports; and

WHEREAS, the building is roughly 9,200 square feet in size; and

WHEREAS, as a gathering/assembly type use it would require 43 parking stalls; and

WHEREAS, 10 stalls will be provided on site for this building; and

WHEREAS, the applicant will have to provide a more defined use of this building at preliminary so that parking can be analyzed appropriately; and

WHEREAS, the proposed gym/gathering use will need to be further reviewed for parking provisions; and

WHEREAS, due to the historic nature of the surrounding buildings and site, parking is limited; and

WHEREAS, other institutional uses in downtown typically rely on on-street parking (which included the Guardian Angels school and convent building); and

WHEREAS, with this existing building that application of parking would be appropriate; and

WHEREAS, the applicant will have to provide a parking analysis of this in the preliminary submittal; and

WHEREAS, located on the southeast portion of the site is the existing school yard; and

WHEREAS, as a second phase of the redevelopment, this school yard would be removed and replaced with 3 single-family lots; and

WHEREAS, the homes would be designed to have 2 parking spaces per unit with detached parking garages; and

WHEREAS, the applicant is requesting setbacks and lot widths that are below the R-2 zoning requirements, which this site and most of the downtown residential lots are currently zoned; and

WHEREAS, R-2 zoning requires 20 foot front, 20 foot corner, 5 foot side, and 25 foot rear setbacks; and

WHEREAS, accessory buildings require 20 foot front, 20 foot corner, 5 foot side, and 5 foot rear setbacks; and

WHEREAS, the R-2 zoning also requires a minimum lot width of 60 feet; and

WHEREAS, the applicant is proposing minimum requirements that are different from the R-2 district, but have not provided specific analysis as to the reasoning of such other than that they believe they are generally consistent with existing homes in the neighborhood; and

WHEREAS, staff would advise that R-2 zoning district minimums be met or that the applicant provide a more thorough analysis of this setback and lot width deviation in their preliminary submittal if further advised by Planning Commission and City Council; and

WHEREAS, there are two proposed site accesses from the existing alleyway access off of 1st Street West and 2nd Street West; and

WHEREAS, the alleyway is shown to be realigned so that on site parking can be accommodated for the gym and apartment sites; and

WHEREAS, it will be important in the preliminary for the developer to indicate the owner of the alleyway and who will be maintaining it as 22 parking stalls will be accessed from it; and

WHEREAS, there are questions surrounding the accessibility these stalls will have specifically in the winter time when snow removal is common; and

WHEREAS, the area which makes up this Concept Plan does not contain areas required for city parks per the Comprehensive Plan or Downtown Master Plan; and

WHEREAS, the Comprehensive Plan and Downtown Master Plan both indicate that there is a park search area defined on the west side of Highway 41, which the Parks and Recreation Commission will review; and

WHEREAS, the developer will be responsible for paying park dedication fees during the platting process; and

WHEREAS, the Parks and Recreation Commission reviewed this concept plan at their May 10, 2022 meeting; and

WHEREAS, the discussion focused on the developer's request that the City obtain and operate the existing GA Gym facility; and

WHEREAS, the Parks and Recreation Commission aligned with staff's recommendations to not pursue the gym facility; and

WHEREAS, they also indicated that the park search area be focused on Hickory Park for potential revisions; and

WHEREAS, because this development abuts residential, it will be important to provide adequate screening and landscaping along the edges of the site that are being redeveloped (primarily near the new parking areas); and

WHEREAS, on June 8, 2022 the Planning Commission recommended approval to the City Council of the Block 42 Concept Plan (PC #2022-30); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Block 42 Concept Plan (PC #2022-30), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Concept Plan (pgs 1-14), submitted by Community Asset Development Group
2. Adherence with the City Engineer's Memo dated May 11, 2022.
3. Creation of a high-quality outdoor gathering space for the office use and to be shown at preliminary submittal.
4. Provision that the storage use is ancillary to the principal use in the convent building.
5. Provision that a definitive agreement, end user/owner, and defined uses occupying the gym space to be specifically defined at preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
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.
8. Provision of a storm water management plan meeting City and Carver County WMO standards.
9. Provision that Planting Islands Section 15.28.070.E4 will be met.
10. Provision that all multi-family uses meet Usable Open Space Section 15.28.120.F1. and be addressed at preliminary submittal.
11. Provision of a parking analysis be provided for the gym and office uses on where parking stalls will be accommodated, and to be submitted at preliminary submittal.
12. Provision that Section 15.28 Special Regulations of the zoning ordinance is complied with in full.
13. Provision to further explore 'paseo' concepts through the site and to be addressed at preliminary submittal.
14. Provision to further evaluate screening along the edges of the site and parking areas, and to be addressed at preliminary submittal.
15. Provision to provide a more detailed analysis of the 12 apartments parking stalls on the alleyway in terms of ownership/maintenance, snow removal, and designated signage, and to be addressed at preliminary submittal.

16. Provision to provide a more detailed analysis of the alleyway and who will be owning/maintaining it, and to be addressed at preliminary submittal.
17. Provision of a detailed analysis of the lot width and setback provisions for the site and the reasoning of such, and to be addressed at preliminary submittal.
18. Provision that the single-family homes meet R-2 zoning standards.
19. Adherence to the following building setbacks for the single-family homes/lots:
    a. Front (house): 20 feet
    b. Rear: 25 feet
    c. Side(house/garage): 5 feet
    d. Side (corner): 20 feet

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **May 11th, 2022**
Subject: **Guardian Angels Block 42 Redevelopment – Assisted Living Concept Plan**

The concept plan development of the new site proposes a number of changes in uses and buildings over the site and assumes changes with adding diagonal parking to streets that currently allow for only parallel. If on-street parking is pursued, a comprehensive review of the overall streets will be necessary to fully understand the impacts with the preliminary design process. The developer should be aware that providing diagonal parking along First Street was considered previously at the request of the Church with the downtown street program. However, due to the impacts to the gym stairs, and entrance this option was found not feasible. The diagonal parking along Pine Street needs to be further vetted since the street was designed for parallel parking and is restricted by retaining walls that would allow for angled parking. To consider adding diagonal parking may require right of way to allow for the street to be reconfigured and provide sidewalk connections.

As a part of the City's downtown street program upgrades to City utilities have been made that would support this type of redevelopment. Sewer and water utilities surround the site and are available however services are not configured in a way to serve the proposed uses. Numerous street cuts may be needed to properly allow for sewer and water services to the proposed uses which are far in excess of what exists today, and full street reconstruction of certain street sections would need to be considered. A comprehensive stormwater analysis that includes the public system would be in order with the preliminary design as the sight is being intensified. The next step with preliminary design in regard to layout, right of way, setbacks, street configurations, sidewalks and utilities should continue to be coordinated with City staff.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

Chaska

Memorandum

Date: May 11, 2022
To: Nate Kabat, Community Development Director
From: Marshall Grange, Parks and Recreation Director
Subject: Summary of the Parks and Recreation Commission's Review of the Guardian Angels School Redevelopment Concept Plan

The Chaska Parks and Recreation Commission reviewed the Guardian Angels School redevelopment concept plan at their meeting last night as it pertains to the gymnasium on the site. The following is a summary.

The City was approached by Community Asset Management Group, the developer, a few months ago to see if the Parks and Recreation Department would be interested in leasing or purchasing the gymnasium. The City was not actively looking for additional gym space at the time but viewed it as an opportunity to evaluate further.

City staff coordinated with RJM Construction to do a facility assessment to get estimated costs to move mechanicals/utilities for the gym to be a stand-alone operation along with necessary improvements given the age of the facility.

The 2040 Comprehensive Plan indicates a future park search area in the downtown west neighborhood area. The Downtown Master Plan recommended a couple options to achieve a neighborhood park in this area; one was to partner with Guardian Angels church/school with their playground area, and the second was to expand the existing Hickory Park and the River Levee into a single neighborhood park.

Given the proposed redevelopment would eliminate the option of partnering with Guardian Angels on their playground area, the City shall look further into expanding Hickory Park. Future "park" opportunities also exist with the planned public plaza within the City Square West redevelopment and the future library site.

Cost Considerations

- $350,000 to purchase
- $2.35 million to set up as stand-alone operation / needed upgrades
- Operating costs (staffing, maintenance, etc)

Timing Considerations

- City is currently embarking on a facilities improvement campaign for public safety center, municipal services, city hall & library
- City is currently conducting a community center master plan

Neighborhood Park Considerations

- Gym an additional recreation facility vs neighborhood park
- Park opportunities in downtown west neighborhood area

Chaska

The Parks and Recreation Commission unanimously approved a motion recommending to the City Council that the City does not enter into an agreement with Community Asset Development Group to purchase or lease the Guardian Angels gymnasium.

The Parks and Recreation Commission agreed that the costs and timing are not a priority. Resources need to be allocated to existing city facilities that are aging.

The Parks and Recreation Commission expressed interest in being a part of the planning for the public plaza space at City Square West and like the idea of some outdoor activation space on the library site. It was mentioned that we should also look at expanding Hickory Park.

Father Tony VanderLoop was present at the meeting. He would like a copy of RJM's cost estimates as it may be helpful for Guardian Angels and any other potential user of the space to understand the financial picture. He was asked what the church's goal is with the gym space to which he responded with the church's continued desire to be able to use it as a community event space but for another entity to be able to utilize it more often throughout the week. He acknowledged that the gym was really an amenity with the school and now that they are going to be a church without a school, they may have to think differently about the gym and consider other locations for the church's community events.

GUARDIAN ANGELS SCHOOL REDEVELOPMENT CONCEPT PLAN



Community Asset Development Group

Overview Community Asset Development Group is proposing to acquire and redevelop the property currently owned by Guardian Angels Parish south of 2nd Street. The Carver County Community Development Agency would own and renovate the building west of the alley and CADG would develop the three homes and facilitate the reuse of the gym and convent..

Project Goals

- *Redevelop the Guardian Angels school block into uses that preserves its historic character and enhance Chaska's downtown*
- *Preserve Guardian Angels Church as a long term community gathering place*
- *Preserve the existing historic buildings with uses that are viable for the long term while at the same time maintaining the architectural integrity of the buildings*
- *Maintain the "community gather" aspects of the existing facilities especially the gymnasium*

Site Because of declining enrollment in the school, Guardian Angle parish elected to permanenting close the school in 2021 and put the church owned property south of 2nd street on the market. The site consists of the following:

- Two story brick convent constructed in 1916 and currently used for church offices
- Three story brick school constructed in 1913
- Single story brick gymnasium and kitchen constructed in 1956
- Playground, open space and interior courtyard
- A church owned single family home on 2nd street that is rented

Also located on the block are two privately owned parcels, a duplex at 201 2ND Street and a single-family home at 115 Pine St.

Neighborhood Context The Guardian Angels Church complex is one of the key activity hubs and community gathering location in downtown Chaska. Historically, small town downtowns developed around small retail, civic buildings and churches which is the case in Chaska. On the north side of 2nd St is the Guardian Angels Church, friary and parish hall. That use in not intended to change. Along Pine street is a large public parking lot, commercial buildings and three single family homes. With the completion of the flood control project in the mid 1990's, redevelopment of land south of First St occurred with the construction of a hotel and the River Bend urban townhome developments. The remaining land on the south side of First St and to the west of the school site on Cedar is single family residential. All of Block 42 is presently zoned R-3 The site is located in the Chaska Downtown Master Plan West Neighborhood. That plan states that *"the future identity of this downtown neighborhood is envisioned as a traditional small-town neighborhood that celebrates its historic character, traditional mix of housing styles, connections to the river's natural open spaces, and convenient access to downtown's services and amenities. Building upon the existing mix of activities along Pine Street, future changes along Pine Street may include higher density housing or neighborhood-friendly businesses."* The Downtown plan further envisions that future development should seek to take advantage of river views. Based on this guidance the proposed redevelopment seeks to preserve the existing character of the neighborhood.

OVERVIEW

Redevelopment Strategy

The proposed redevelopment will consist of four separate elements

- Redeveloping the school building into 22 rental apartment units preserving the exterior architecture
- Utilize the gym as a community gather place owned by a community nonprofit focused on providing activities for youth
- Preserve the convent for offices on the first floor and storage above
- Redeveloping the southeast portion of the site into three single family lots

The original concept plan envisioned removing the two residential structures east of the alley on 2nd Street for townhouses. Because of the challenges in meeting the required parking and open space requirements along with changing economics for the project, the two structures are now proposed to remain.

Details of each element are provided in greater detail in the remaining portion of our plan.

By providing viable alternative uses for the existing church related buildings, the long-term viability of the Church in downtown Chaska will be maintained.

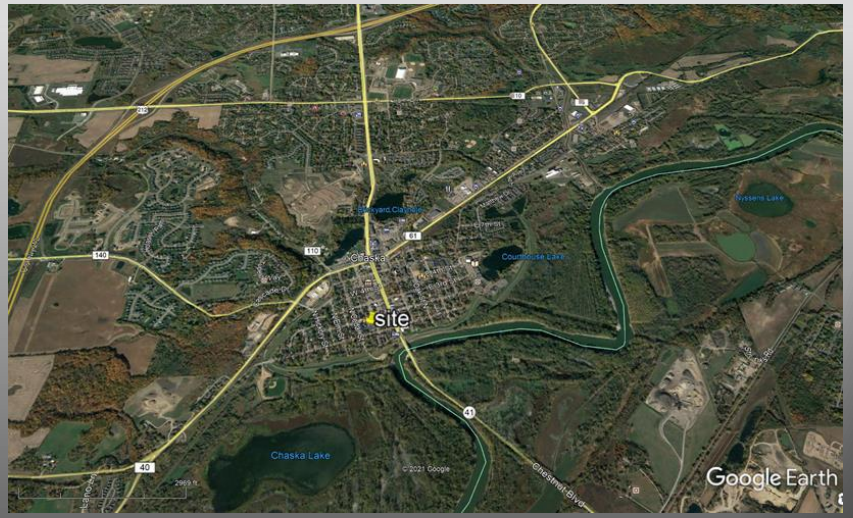
City Utilities

The site is served by City water and sanitary sewer. A new set of connections will be required for the three homes with service coming off Pine Street.

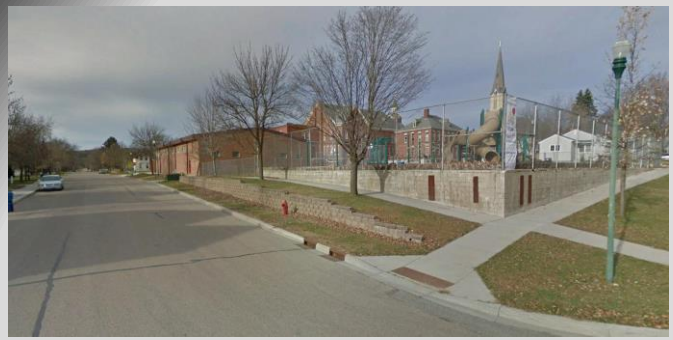
In the mid 1990's the Church with the assistance of the City installed a complete fire sprinkler system in the school, convent and gym.

The topography of the site drops from an elevation of 732 on the north to 720 on First St to the south. The main portion of the site is relatively flat with the grade change on the south side requiring a retaining wall. Currently, stormwater is collected in the existing street stormwater systems and flows into the river. With the recent reconstruction of adjacent streets, the City upgraded the storm sewer pipes to accommodate future redevelopment.

No significant utility or infrastructure changes are required for the redevelopment.



OVERVIEW








West 1st Street
North Pine Street
North Cedar Street
West 2nd Street







Block 42


2nd St W
1st St W
1st St W
Cedar St N
Pine St N
740'
Carver County GIS

TOPOGRAPHY



Cedar St west



Pine St east



First St looking east



First St looking west

NEIGHBORING PROPERTIES



The basic concept of the master plan is to identify desirable reuses for the existing buildings west of the alley and propose alternative new uses for the land east of the alley. As with any redevelopment, planning for adequate parking is one of the key issues. City staff has indicated that the required parking for each of the uses would be as follows:

School apartments	32 spaces
Covent offices	9 spaces
Gym	43 spaces
Single family	6 spaces
Total required	**90 spaces**

The staff further recommended that the residential parking be accommodated off the street. The concept, as now proposed, meets these criteria.

School apartments	32 spaces off street
Covent offices	9 spaces on street
Gym	10 spaces off street
Gym	36 on street
Single family	6 spaces off street
Total provided	**93 spaces**

To address the requirement for 15% useable opens space, a courtyard area which is currently asphalt will be converted to green space east of the school. The portion of the site allocated to the school/apartment is 20,600 sq ft and the useable open space in the courtyard is 4,600 sq ft or 22%. Detailed plans for the courtyard will be developed in the next phase of planning

MASTER PLAN

Church parking

A unique aspect of parking demand in the neighborhood relates to paring for church services. To understand this demand, parking usage was monitored for 4 Sundays during Guardian Angels 10:00 service for the month of December. The map to the right depicts the average parking usage in the various parking areas adjacent to the church for these 4 Sundays.



SCHOOL RENOVATION

The goal of the school renovation will be to convert the three floors of classrooms into a mix of studio, 1 and 2 bedroom rental units. The anticipated unit mix is: 3 studios, 9 one bedroom and 10 two bedroom units.
Little change is envisions for the building exterior. A new front entrance and an elevator will be required with the basic architectural elements being maintained. New mechanical and electrical systems may be necessary for the rental units. Structurally the building is in generally good condition and is fully served by a fire sprinkler system. Based on the PUD requirement of one parking stall per bedroom a total of 32 parking spaces would be required. To the rear of the building 32 off street stalls will be developed with access of the relocated alley A garden courtyard area will be developed for use by residents in the existing courtyard area.

The interior of the building is defined by the high ceilings and numerous windows. By maintaining these characteristics we believe that the renovated units can provide a unique rental experience in Chaska. The target market will be young singles and couples. Rents will be affordable in the range of $1,000 to $1,350/ month.

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Ground Level



1st Floor



2nd Floor



EXAMPLES OF SCHOOL TO APARTMENT CONVERSIONS









EXAMPLES OF SCHOOL TO APARTMENT CONVERSIONS

Constructed in 1956, the gymnasium has been both an integral part of the parish as a community gathering place. One of our goals for the redevelopment to create a structure whereby the gym can continue to be a gathering place for both the parish and community. The gym space includes not only the athletic floor space but also a commercial kitchen, stage and restroom facilities. The building is planned to remain intact, although an upgraded HVAC system may be desirable and added locker/changing rooms may be necessary. The building is structurally sound and has been well maintained by the Church. Recently the Church and City partnered to create handicapped access to the building. Required parking for the use is 43 spaces. To add additional off parking it is proposed that the alley be shifted slightly to the east with 10 spaces developed adjacent to the gym. The remaining parking requirement would be met by using the 24 existing spaces adjacent to the school on Cedar and using the existing 12 spaces on the north side of First Street. The developer has entered into a letter of understanding with two users that would use both the gym and the kitchen. The gym would be rented to youth organizations and the kitchen would be used by a local non profit for meals preparation and food distribution.









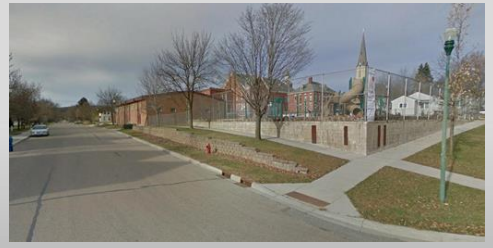
Located on 2nd Street the convent originally was the home for the 20 + nuns who served the Guardian Angels parish and school. This building was constructed in 1916 and is in generally good condition. Currently, the first and second floors used by the parish as their parish offices. As with the other church owned buildings on the block, the heating, water and fire protection services are centrally located in the school building, thus crating a separate ownership opportunity is difficult. The vision for this building lease the first floor for office space and utilize the upper floor for storage. Potential users of the office space would be area non profits.

GYM/CONVENT

To accommodate the open space and off street parking requirements, the apartment concept has been removed from the plan and replaced with 3 single family homes. This portion of the property is currently the school playground and a portion of the parking area. The original concept required the removal of the existing home on Pine Street. Under the revised plan that home would remain.

The new two story single family homes would be designed to be architecturally compatible with the traditional homes in the neighborhood incorporating front porches with a rear garage accessing off of the alley. Lot widths would be 40ft by 120ft with 5ft side yard and 15 ft front yard setbacks which are generally consistent with existing homes in the neighborhood.







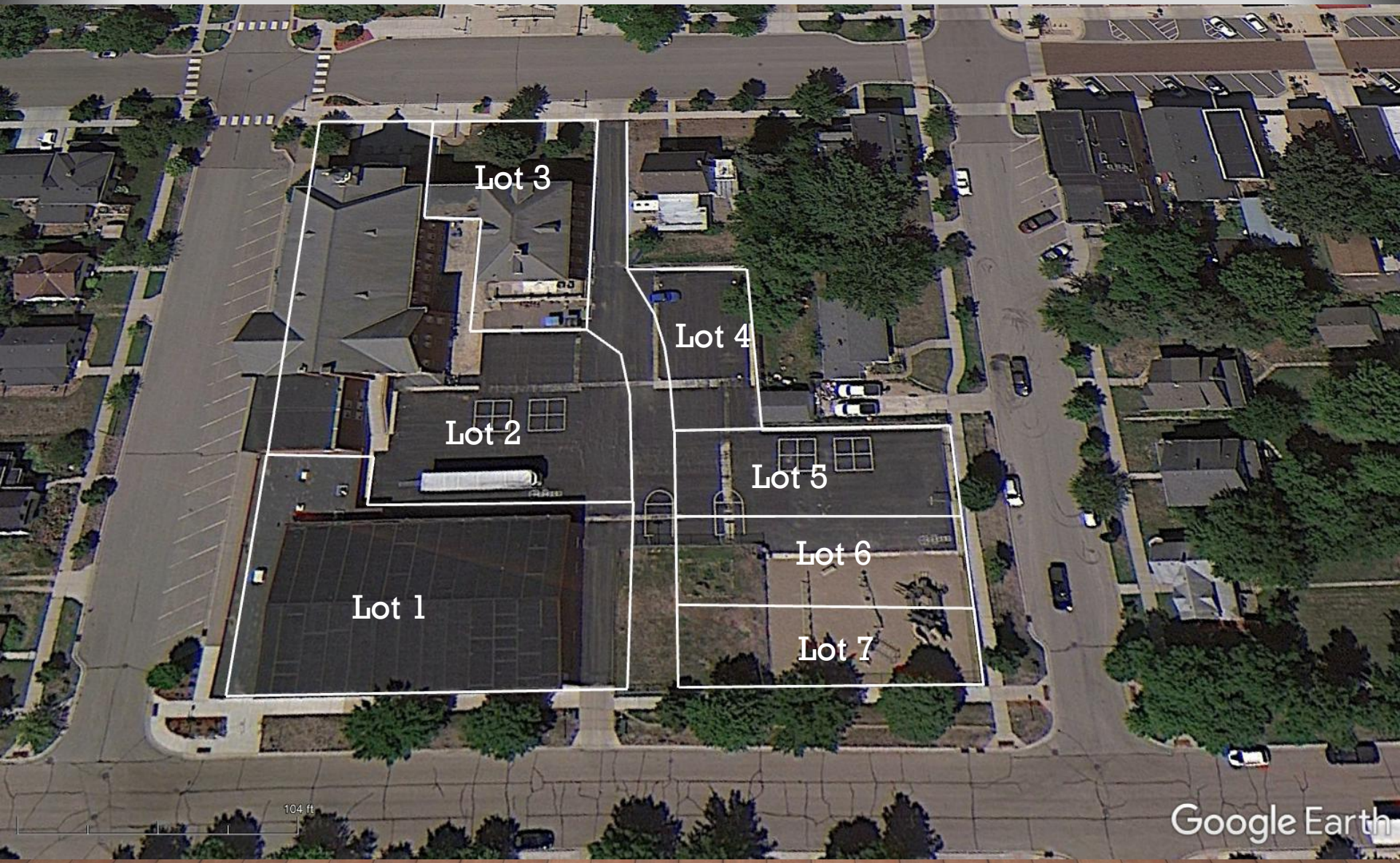








PINE STREET HOMES


Lot 3
Lot 4
Lot 2
Lot 5
Lot 6
Lot 1
Lot 7
104 ft
Google Earth

COMMUNITY ASSET
DEVELOPMENT GROUP
1110 Yellow Brick Road
Chaska, Mn 55318
612-703-5709

5/29/22

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

Dear Ms. Hanson,

In conjunction with our proposed concept plan for the Block 42 Redevelopment staff asked if we could provide addition information on the intended use of the gymnasium and, in particular, how it will impact parking demand. Historically, the Guardian Angles gym has been used for three main purposes:

- School activities
- Church gatherings
- Community activities particularly youth sports

Although we have not yet formally executed agreements regarding the ownership and use of the gym, our discussion with users has been focused on maintaining similar uses in the future. We have identified 3 priority users of the gym. These users would be:

- Guardian Angels Church
- Chaska Junior Olympic volleyball
- Chaska Youth basketball Association.

These users would receive priority in scheduling. Once the priority users are scheduled, gym space would be made available to other organizations on a first come, first serve basis. Other potential users would be youth baseball, youth softball, youth organizations outside of Chaska, Chaska Cubs, adult basketball or volleyball and private parties. We anticipate the gym would be rented on weekdays from 6:00pm to 10:00pm and from 8:00am to 10:00pm on weekends. Daytime use during the weekdays is anticipated to be limited and will be more focused on adult activities such as potentially basketball, pickleball or fitness classes. Another daytime use that is being explored is a pre school and after school program for grade school age students whose parents' work.

Separate from the gym is the commercial kitchen. One use will be using the commercial kitchen for meal and food preparation for programs such as meals on wheels, meal distribution and an on-site weekly free meal. Although the facility has a large commercial kitchen, certain upgrades will be required to bring it up to code. The upgraded kitchen will be of significant value to the Church as they wish to continue the

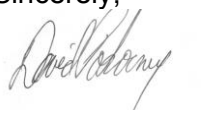
historic uses such as Friday fish fries, pancake breakfasts and Beef and Sausage Dinners.

Prior to submitting plans for preliminary site and building approvals, definitive agreements on the gym ownership and uses will be in place and shared with the City.

The building is roughly 9,200 square feet in size. Based on a “general assembly use”, City staff has calculated the gym would require 43 parking stalls. Use of the gym for the youth organizations will be the primary driver of parking demand. For youth volleyball the facility can accommodate two volleyball courts and assuming 12 players and coaches per team, 48 persons will be participating when volleyball is utilizing the courts. For basketball the facility can accommodate two small courts resulting in a similar number of participants.

If you need additional information, please contact me at your convenience.

Sincerely,



David Pokorney
Community Asset Development Group
davepokorney@gmail.com

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06-20-2022

Subject: **Clover Ridge Apartments – Final Site & Building Plan, Final Plat and Variance**

Applicant: AV Development, LLC

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

Case No.: 2022-35

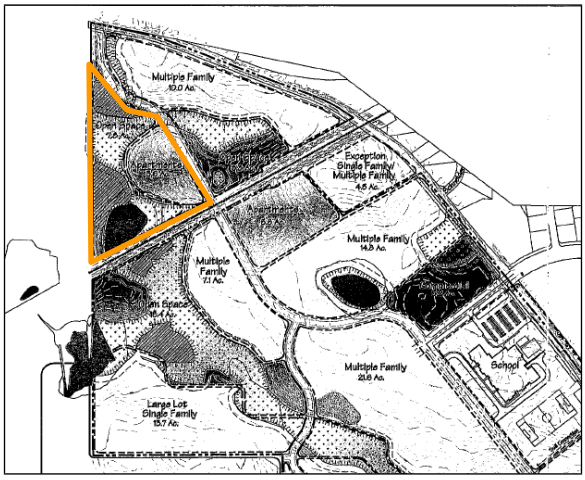
Synopsis: Applicant seeks to obtain approval of a 119-unit apartment development on approximately 6 acres of land just north of Clover Ridge, and approval of a Variance request from zoning section 15.16.020.F.1 regarding PRD building setbacks

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

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.

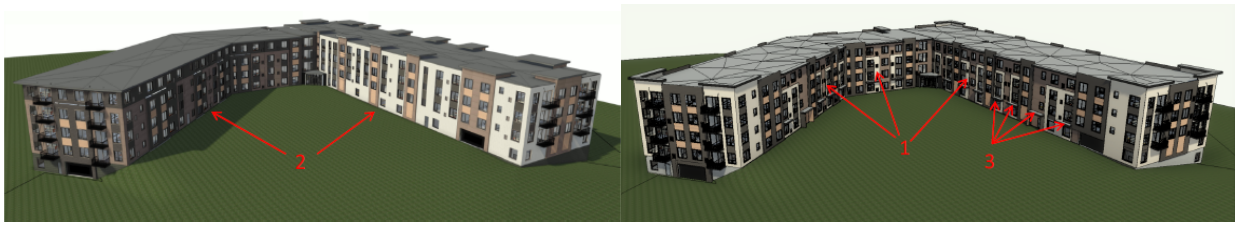


In December 2021, the Concept Plan for Clover Ridge Apartments was approved. In April 2022, the Preliminary Site & Building Plan, Preliminary Plat and Rezoning were approved.

CHANGES SINCE PRELIMINARY APPROVAL

The following are changes that have been done since preliminary approvals:

- **Design**. The architect/developer have worked on providing elements within the building to allow it to fit into the context of Chaska more in order to meet a condition of approval from preliminary. The developer has done the following to meet this condition:
    - Smaller scale through use of materials, rooflines, and groupings to create "townhouse" elements
    - Materials and elements applied to all sides for one building
    - Awnings create horizontal element to break up scale
    - Use of materials, such as Chaska brick and cedar, to tie into city and nature of immediate context



(Left: April 2022 Preliminary Plan; Right: Final Plan)

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

- Provide Chaska with an upscale residential apartment complex close to nearby retail amenities
- Views of the natural amenities
- Provide a welcoming place to live
- Promote an active and healthy lifestyle

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).

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 42 feet; the nearest setback to the property line which forms the perimeter of the total property is 20 feet on the east side of the property. *The applicant is requesting a variance from this section of the code.***
- **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: 6% (35,000 square foot building divided by 552,066 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: 0.25 (140,000 square foot floor area divided by 552,066 square foot gross area of the total site)**
- **Common Open Space.** *400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.) (47,600 square feet required for 119 units)*
    - **Proposed: ~400,000 square feet (includes plazas, trails, and wetland)**

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 12 gross acres in size, approximately 6 of which are to be developable, and is currently vacant open space. There is a wetland complex that surrounds the 6 acre site on its north, west, and south edges. There are a couple stormwater ponds that sprinkle the property on the north side that were put in with the development of Clover Ridge Drive. The topography includes a high point off of Clover Ridge Drive, which is an ideal spot for development, then it gradually slopes 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 final site & building plan, final plat and a variance from zoning section 15.16.020.F.1. The proposed Clover Ridge Apartment project would consist of approximately 119 market-rate units on 3.2 acres of land (38 units/acre net density).

The existing wetland complex is intended to remain undisturbed. The existing stormwater ponds will also remain and may be expanded to incorporate this new development. An amenity and gathering area is proposed on the west edge of the site near the wetland area.

Layout
The apartment site will be directly accessed off the west side of Clover Ridge Drive. The building is angled and will surround the surface parking lot that faces out towards Clover Ridge Drive. The underground parking can be accessed from two different levels and by two separate points on the building; one on the northeast side, and the other on the south side. The northeast access will be at grade and provide 21 sheltered parking stalls. The south access will be below grade and provide 92 underground parking stalls.

Building Design & Height
The building is angled with the front façade facing Clover Ridge Drive. The building will contain approximately 119 units (195 total bedrooms) in four stories (42 feet high). These units will be a mixture of studio, one-bedroom, two-bedroom, and three-bedroom units. There will be one

level of underground parking. Some of the site and project amenities will include a community room with full kitchen, large screen TV and high-quality sound system, fully equipped fitness room, media room, pet washing station and play area.

According to the applicant the target resident for the project will be empty nesters, families, as well as millennials; those that are renting by choice because of their lifestyle and having access to more amenities from an apartment complex.

The building is proposed to be constructed out of glass, modular brick, architectural precast concrete, and fiber cement siding. 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	Glass, face brick modular, fiber cement siding (88%)
Class II	Architectural Precast Concrete (12%)
Class III	Not provided
CLASS I REQUIRED	80%; three different materials
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	88%; three different materials
CLASS III PROVIDED	None

The applicant is showing that their building meets the requirements. The applicant has provided a conceptual renderings of the building. The building's exterior appearance appears to show a well-balanced application of colors and depth. The building will have 360 degree viewsheds and thus the balance of materials and articulation are important. The applicant has provided revisions within their design to show how it can fit into Chaska. That analysis from the applicant is as follows:

1. We are creating more material/color variation around all sides of the building, achieved through additional bump outs, roofline variation with parapets, eaves, and cornices, material variation between brick, split face block, panel siding, and lap siding. We are also proposing some 3-story brick elements (the beige/Chaska brick areas) that group windows together and have an awning element to try to nod to a townhome/rowhome scale since that seemed desirable to several community members. Attached is a snip of a typical area I'm referring to.

2. These materials and elements have been applied throughout the exterior on all sides to create one cohesive building instead of two contrasting buildings.
3. The awnings mentioned in #1 on the courtyard side create a horizontal element that breaks up the tall walls and lends human scale on the courtyard side of the building where pedestrians would interact up close with the building.
4. We are proposing a tan/beige brick very similar to the Chaska type brick found in many buildings in historic Chaska, see elevation page showing our proposed materials. Additionally, we feel that the added detail around the walls and roof tie into the surrounding area better, including the existing 4 story buildings in Clover Ridge. Additionally, the warm/earthy colors with wood-look accent material palette was developed to nod to the unique natural setting, so while that isn't tying into other buildings necessarily, we feel it does tie into the natural setting of the wetlands that will be preserved.

The height of the building will be approximately 42 feet tall and four stories. Generally speaking, four stories fits with other apartment buildings built in Clover Ridge (i.e. Cloverfield Marketplace and Clover Ridge Condominiums).

Setbacks
Namely, the front yard setback should be no less than 20 feet. The rear yard setback should be 20 feet. The side yard setback should be 10 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
195 parking spaces are proposed as a part of this project; 120 underground stalls and 75 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.	119 dwelling units	2ps/dwelling unit	238 parking spaces
		REQUIRED	**238 parking spaces**
		PROVIDED	**195 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 195 stalls (43 stall deficiency) and meets a 1.65 parking stall per dwelling unit ratio (0.35 ratio deficiency). The developer completed a parking analysis which concluded that their size of building would require 148 stalls based on comparable suburban apartment complexes. The building is proposing to provide 195 total bedrooms, which the parking will provide a 1:1 ratio for.

For relatable comparison, the Lake Jonathan Flats project is very comparable in size and parking. 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. Staff has not noticed nor has been notified of any parking issues here.

During the analysis of the Lake Jonathan Flats building it was also determined that a 1 parking stall per bedroom ratio was a sufficient way to provide parking for an apartment. A summary provided 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 one 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 it relates 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 an appropriate way of determining adequate parking.

The Lake Jonathan Flats building incorporates 22% studios, 45% one-bedroom, and 33% two-bedroom units (156 total bedrooms). The Clover Ridge Apartment building incorporates 8% studios, 42% one-bedroom, and 37% two-bedroom, and 13% 3-bedroom units (195 total bedrooms).

Overall, the parking information provided by the applicant, field observations of existing examples (including a very comparable example of Lake Jonathan Flats), and parking based on bedroom counts all suggest that the parking proposed will accommodate the Clover Ridge Apartments project.

The access into the site will be from one ingress/egress point on Clover Ridge Drive. The underground parking lot and surface parking lot will be accessed from this ingress/egress point.

A traffic study was completed for this project. The study concluded that the project the will have appropriate access to the sites and to the surrounding roadway network. The traffic operational analysis indicates there is available capacity on the roadways surrounding the site to accommodate site-generated traffic.

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
Pedestrian systems currently exist on both sides of Clover Ridge Drive. A sidewalk on the east side and a public trail on the west side that stubs up to Pioneer Trail. Internal sidewalks from the site will provide access to the public trail. Another multi-use trail stubs north of the apartment building that provides access to the existing stormwater pond. The site plan shows this stormwater access to be relocated on the north side of the pond.

Landscaping
The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	442 caliper inches	447 caliper inches
Understory Trees	36	36
Shrubs	471	471

Usable Open Space
The site is showing four different areas for usable open space. Open Space A is shown on the west side of the building for an outdoor patio, which can be accessed via the building (0.02 acres). This patio space will be elevated over the underground parking area and contain seating and eating areas. Open Space B, which is the other patio near the southeast portion of the building, will contain grilling area and picnic tables (0.01 acres). Open Space C is situated on the south portion of the site (0.96 acres). It will contain benches, a natural path that will meander through the landscaping, and provide pleasant views of the adjacent wetland area. Open Space D is situated on the west portion of the site for a tot lot, which was a newer add in response to Planning Commission at their June 8th meeting (0.01 acres).

Multi-Family residential building sites are required to provide sufficient, 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 gross site area is approximately 12 acres in (including wetland and stormwater ponds). The apartment site is 3.2 acres when you minus the wetland and ponds. In order to meet usable open space for the gross site area it would have to provide 1.8 acres of the 12 acre site (which cannot include wetlands/ponds). The site is providing 1 acre in usable open space. The intent of the ordinance is so that multi-family

sites are providing adequate amenity facilities for their residents. The applicant is showing that 1 acre (33%) of their 3.2 site, not including the wetlands and ponding area, will be usable open space.

In comparison, the Lake Jonathan Flats project (117 units), is a 2.8 acre site (no wetlands), and provides 0.42 acres of usable open space to meet the requirement. Clover Ridge Apartments far exceeds that ratio by providing 1 acre for their 119 units. In essence, staff believes they are providing adequate amenities on site for the 119 units.

In sum, the site is not meeting the specific definition for usable open space for the 12 acre site (0.8 acres, or 32,503 square foot, deficit). A variance will need to be obtained from zoning section 15.28.120.F.1 for usable open space. The applicant anticipates to come back in July to address this.

Lighting
Any lighting proposed for this plan should be fully screened and face downward. The specs proposed will meet this. Parking lot poles will be 22 feet high.

Utilities
Water and sewer are available to serve this site.

Stormwater
The applicant will work with the City to determine the drainage necessities for the site. They will need to meet City and County standards.

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.

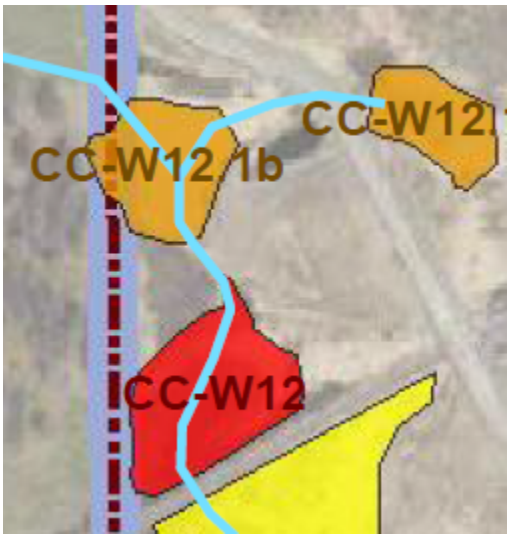
Final Plat
The site will be platted into one lot for the apartment site. The following are the proposed outlots and their dispositions:

- Outlot A: wetland and stormwater ponding to be owned by the City of Chaska

Variance from Zoning Section 15.16.020.F.1
The applicant is requesting a variance from zoning section 15.16.020.F.1. which speaks to building setbacks in PRD zoning districts. The code states as follows: *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.* Based on this code the site would have to meet a 42 foot setback from all site property lines. The site plan is showing a 20 foot setback from the eastern property line, which is the only area that does not meet this requirement.

A variance may be granted if there are conditions on a property that create a hardship that are not present on similar sized lots, and if relationships with abutting property will not be adversely affected by the Variance.

The site has unique physical characteristics that are not similar to others. The wetlands that surround the site are of higher quality, which create larger buffer requirements compared to most wetlands within the City. Wetlands are assessed and classified based on the characteristics they have related to plant diversity, connectivity to habitats, and locations within the watershed. A wetland will get a higher classification if the characteristics are more significant. This site, for example, contains two different classified wetlands; one that is classified as a "Manage 3 Wetland" and one that is classified as a "Unique Wetland". These are the top 2 classifications (out of 4 total) for wetlands with "Unique" being at the top. Both these wetlands flank the west edge of the site. Unique wetlands are only found in 10 other locations within the City. These other Unique Wetlands are only within undevelopable areas primarily.



Excerpt from City of Chaska's Surface Water Management Plan
(Manage 3 Wetland = Orange; Unique Wetland = Red)

Because of the fact that these are top tier wetlands there are significant buffer requirements on the west edge of the site (50 feet on the northwest side and 75 feet on the southwest side). The building and parking are oriented more to the north and east of the site to avoid encroachment into these buffers.

Precedence & Staff Analysis

The request to provide a 20 foot setback on the east edge is not atypical to other building setbacks in the area. For example, Pioneer Vista, which is the multi-family development across the street (Clover Ridge Drive) from this project, also has a 20 foot setback requirement from the property line that abuts Clover Ridge Drive. Other residential facilities in Clover Ridge provide a variety of setbacks from Clover Ridge Drive including zero lot lines for two apartment buildings off of Hundertmark Drive and Clover Ridge Drive. The request to deviate from the 42 foot setback would not set a bad precedent from staff's perspective.

In addition, the applicant's site plan is avoiding the wetlands and their buffer requirements entirely. The priority was to push the building and parking away versus encroaching into the buffer areas with the idea to preserve the quality of the wetlands. If the wetland buffers did not exist the site would be able to meet the 42 foot setback. The applicant has also oriented the building in a way so that it's shortest edge of the building would be encroaching into that building setback. In other words, the building layout towards the street side is minimal.

The preliminary site & building plan was approved in April 2022, which showed the 20 foot setback on the east edge. A discussion also took place at this meeting that indicated a variance would be needed. At this point, the Variance request is a formality based on the previous approvals that have occurred for this project. The variance request to provide a 20 foot setback on the east property line does not pose a concern from staff's perspective as precedence has already been set on neighboring properties and the unique characteristics of the property create a natural hardship that the site plan is adhering to.

Schedule
The developer's goal is to start construction of the project at the end of April/beginning of May 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 May 25, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Sunday, July 24, 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 Thursday, July 22, 2022. The City may with the petitioner's consent extend the review period beyond the Thursday, July 22, 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 06/08/2022:
Motion to recommend to City Council approval of the Clover Ridge Apartment Final Site & Building Plan and Final Plat for 119 units, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-4), prepared by AV Development, LLC, dated May 25, 2022
    b. Final Plat (pgs 1-2), prepared by Sambatek, undated
    c. Existing Conditions Survey, prepared by Sambatek, dated January 5, 2021
    d. Construction Access Plan, undated
    e. Photometric Site Plan, prepared by Mlazgar Associates, dated March 7, 2022
    f. Title Sheet (pg C1.01), prepared by Sambatek, dated May 3, 2022
    g. Demolition Plan (pg C2.01), prepared by Sambatek, dated May 3, 2022
    h. Site Plan (pg C3.01), prepared by Sambatek, dated March 31, 2022
    i. Grading Plan (pg C4.01), prepared by Sambatek, dated May 3, 2022
    j. Grading Notes (pg C4.02), prepared by Sambatek, dated May 3, 2022
    k. Phase 1 Erosion Control (pg C5.01), prepared by Sambatek, dated May 3, 2022
    l. Phase 2 Erosion Control (pg C5.02), prepared by Sambatek, dated May 3, 2022
    m. Erosion Notes (pg C5.03), prepared by Sambatek, dated May 3, 2022
    n. SWPP (pgs C5.04-C5.05), prepared by Sambatek, dated May 3, 2022
    o. Utility Plan (pg C6.01), prepared by Sambatek dated May 3, 2022
    p. Details (pgs C9.01-C9.03), prepared by Sambatek, dated May 3, 2022
    q. Landscape Plan (pg L1.01), prepared by Sambatek, dated May 3, 2022
    r. Landscape Details and Notes (pg L1.02), prepared by Sambatek, dated May 3, 2022

s. Fire Truck Turning Exhibit, prepared by Sambatek, dated March 7, 2022
t. Open Space Exhibit, prepared by Sambatek, dated May 3, 2022
u. Clover Ridge Apartments (pgs A101-A105), prepared by J Corp, dated January 28, 2022
v. Clover Ridge Apartments (pgs A201-A202), prepared by J Corp, dated March 7, 2022
w. Clover Ridge Apartments (pg A203), prepared by J Corp, dated March 31, 2022

2. Adherence to the following setbacks for Clover Field Apartments:
    a. Front: 20 feet
    b. Rear: 20 feet
    c. Side: 10 feet
    d. Side (corner): 20 feet
3. Provision of 360 degree architecture be used on all facades.
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. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.
7. Provision that if masonry is used that they are natural stone and/or full face modular brick in order to be considered Class I materials.
8. Provision that mechanical equipment will be completely screened from view.
9. Provision that section 15.28 Special Regulations are complied with.
10. Provision that light poles do not exceed 25 feet in height and comply with zoning section 15.28.250.
11. Provision of a tot lot, or something similar, be incorporated into the plans and approved by the Planning Department.
12. Provision that the applicant obtain a variance for the Usable Open Space deviation (zoning section 15.28.120.F.1)

Motion to recommend approval of the Variance from Section 15.16.020.F.1.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-78 approving the Clover Ridge Apartment Final Site & Building Plan, Final Plat and Variance from Section 15.16.020.F.1 (PC #2022-35).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-78

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Site & Building Plan, Final Plat and Variance from Zoning Section 15.16.020.F.1 for Clover Ridge Apartments/AV Development/PC #2022-35

WHEREAS, the request is for final site & building plan, final plat and a variance from zoning section 15.16.020.F.1; 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 building is proposed to be constructed out of glass, modular brick, architectural precast concrete, and fiber cement siding; and

WHEREAS, if brick is used it needs to be a full face modular brick in order to be classified as a Class I material; and

WHEREAS, 195 parking spaces are proposed as a part of this project; 120 underground stalls and 75 above ground stalls; and

WHEREAS, the site is providing 195 stalls (43 stall deficiency) and meets a 1.65 parking stall per dwelling unit ratio (0.35 ratio deficiency); and

WHEREAS, the developer completed a parking analysis which concluded that their size of building would require 148 stalls based on comparable suburban apartment complexes; and

WHEREAS, the building is proposing to provide 195 total bedrooms, which the parking will provide a 1:1 ratio for; and

WHEREAS, a traffic study was completed for this project, and the study concluded that the project the 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 site is showing four different areas for usable open space; and

WHEREAS, one area is shown on the west side of the building for an outdoor patio, which can be accessed via the building; and

WHEREAS, this patio space will be elevated over the underground parking area and contain seating and eating areas; and

WHEREAS, the other patio near the southeast portion of the building will contain grilling area and picnic tables; and

WHEREAS, the third area for usable open space is situated on the west portion of the site for a tot lot, which was a newer add in response to Planning Commission at their June 8th meeting; and

WHEREAS, and lastly, the fourth area for usable open space is situated on the south portion of the site, and it will contain benches, a natural path that will meander through the landscaping, and provide pleasant views of the adjacent wetland area; and

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

WHEREAS, the site is approximately 12 acres in gross site area (including wetland and stormwater ponds); and

WHEREAS, the site is 3.2 acres minus the wetland and ponds; and

WHEREAS, in order to meet usable open space for the gross site area it would have to provide 1.8 acres of such (not including wetlands/ponds); the site is providing 1.05 acres; and

WHEREAS, the intent of the ordinance is so that multi-family sites are providing adequate amenity facilities for their residents; and

WHEREAS, the applicant is showing that 33% of their 3.2 site, not including the wetlands and ponding area, will be usable open space; and

WHEREAS, the site is not meeting the specific definition for usable open space for the 12 acre site (0.75 acres, or 32,503 square foot, deficit), and variance will need to be obtained from zoning section 15.28.120.F.1 for usable open space; and

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

- Outlot A: wetland and stormwater ponding to be owned by the City of Chaska; and

WHEREAS, the applicant is requesting a variance from zoning section 15.16.020.F.1. which speaks to building setbacks in PRD zoning districts; and

WHEREAS, based on this code the site would have to meet a 42 foot setback from all site property lines; and

WHEREAS, the site plan is showing a 20 foot setback from the eastern property line, which is the only area that does not meet this requirement; and

WHEREAS, the variance request to provide a 20 foot setback on the east property line does not pose a concern from staff's perspective as precedence has already been set on

neighboring properties and the unique characteristics of the property create a natural hardship that the site plan is adhering to; and

WHEREAS, on June 8, 2022 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan, Final Plat and Variance from zoning section 15.16.020.F.1. for Clover Ridge Apartments (PC#2022-35); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Site & Building Plan, Final Plat and Variance from zoning section 15.16.020.F.1. for Clover Ridge Apartments (PC#2022-35), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-4), prepared by AV Development, LLC, dated May 25, 2022
    b. Final Plat (pgs 1-2), prepared by Sambatek, undated
    c. Existing Conditions Survey, prepared by Sambatek, dated January 5, 2021
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    e. Photometric Site Plan, prepared by Mlazgar Associates, dated March 7, 2022
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    n. SWPP (pgs C5.04-C5.05), prepared by Sambatek, dated May 3, 2022
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2. Adherence to the following setbacks for Clover Field Apartments:
    a. Front: 20 feet
    b. Rear: 20 feet
    c. Side: 10 feet
    d. Side (corner): 20 feet
3. Provision of 360 degree architecture be used on all facades.
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. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.
7. Provision that if masonry is used that they are natural stone and/or full face modular brick in order to be considered Class I materials.
8. Provision that mechanical equipment will be completely screened from view.
9. Provision that section 15.28 Special Regulations are complied with.
10. Provision that light poles do not exceed 25 feet in height and comply with zoning section 15.28.250.
11. Provision of a tot lot, or something similar, be incorporated into the plans and approved by the Planning Department.

12. Provision that the applicant obtain a variance for the Usable Open Space deviation (zoning section 15.28.120.F.1)

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

AV Development, LLC
11800 Singletree Lane Suite 301
Eden Prairie, MN 55344

May 25, 2022

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

Re: Request for Final Plat, Final Building/Site Plan Review Approval
Clover Ridge Chaska Apartments

Dear Ms. Hanson,

AV Development, LLC is requesting final plat and final building & site plan approval from the City of Chaska for a new ground up luxury apartment complex on 12.0 acre parcel of land located on Clover Ridge Drive (Outlot B Pioneer Vista, PID #305000560). We are submitting an Application Fee and Processing Fee per the requirements.

Goal of the Project:

The apartment project will provide Chaska with an upscale residential apartment complex closer to everyday conveniences and within a beautiful setting that integrates itself with trails and woodlands. The property's natural attributes and nearby retail amenities make an apartment residential complex the highest and best use of the land / property. As visioned, the apartment project would be a welcoming place to live, promoting an active and healthy lifestyle, which will allow Chaska to continue and realize its vision as "The Best Small Town in Minnesota".

The Property:

The proposed apartment project will occupy approximately 6.0 acres of the total 12.0-acre parcel. Refer to the project documents for further depiction of the site and location.

Existing Conditions:

The site is an undeveloped parcel with the railroad creating the southern boundary and Clover Ridge Drive curving to create the eastern and northern boundary to the site. There are already a couple of storm ponds from the development of the Clover Ridge Rd that could easily be expanded to accommodate storm water from our project. The topography includes high point off of Clover Ridge Drive, an ideal spot for development, and it slopes down to the surrounding wetlands. The site offers beautiful and unobstructed views west of the surrounding wetlands and mature woodlands beyond. These natural features will create a natural buffer for the project from surrounding land uses as half of the site is proposed to remain in its natural state.

Additionally, every effort will be made to preserve natural features adjacent to the building area, including existing trees to the extent feasible.

In order to facilitate development, we anticipate the site will need to export soil to allow for the subsurface parking and allow for natural grades to hit the building at a slope that feels as if the building is emerging from the land.

Description of Apartment Project:

The apartment project will contain 119 market rate units in a four-story structure with a variety of modern floor plan designs including a mixture of bedroom units (studios, one, two, and three). There will be one level of underground parking and additional surface parking which will provide a parking still for each unit. Green space will be maximized with preservation of the wetland, and the inclusion of outdoor patios, grills, and community room that enhance community interaction amongst the residents. Since the proposed complex is not large in scale, the residential units will be easily absorbed with current rental property demand in the community.

The apartment project will be a luxury, market-rate residential complex offering its resident a wide array of amenities within the units themselves as well as within the overall complex. Some of the site and project amenities will include: community room with full kitchen, large screen TV and high-quality sound system, fully equipped fitness room, media room with USB ports, pet washing station and play area. Residential units will include: walk-in closets, high speed internet, in-unit washers and dryers, private balcony or patio, full stainless-steel kitchen appliances.

The target resident for the project will be empty nesters, families, as well as Millennials, those that are renting by choice because of their lifestyle and are seeking more amenities from an apartment complex.

The building and project will fit in with surrounding neighborhoods by utilizing similar and complimentary exterior materials consisting of modular brick and fiber cement lap and panel siding, a complimentary color scheme of warm earth tones, and building massing consisting of parapet walls and low-slope roofs that tie into the multi-family projects in the vicinity as well as smaller portions with varying materials applied to break down the scale of the building.

The project will comply with City of Chaska site lighting requirements. Exterior lighting will not be directed upon adjacent land or the public right-of-way.

Parking:

The project requires a parking ratio of 2 parking stalls per dwelling unit per City requirements. The developable area of the site is prohibitive to provide the amount of surface parking necessary to accomplish this ratio. The building provides for 120 interior parking stalls, while the site provides an additional 74. This totals 194 total stalls, or 1.63 stalls per dwelling unit.

The unit mix totals 194 bedrooms, so the parking count meets a 1:1 stall/bedroom ratio.

A parking study was completed to estimate the peak parking demands for the project and determine if sufficient parking capacity is provided. The results of the parking study indicate a demand of 148 total parking spaces.

Clearing of snow from the surface parking lot is a strategic problem. There is a dedicated location for snow removal in the southeast corner of the parking lot. Snow will be removed from a preferred vendor and will be based on a rotation determined with the vendor and is dependent on snow accumulation levels throughout the day and/or evening.

Architectural Details:

Here is a brief summary of architectural details / features:
1) The exterior finish comprises of a combination of modular brick and fiber cement siding.
2) Exterior windows and doors at residential units are fiberglass or vinyl with U values compliant with Minnesota Energy Conservation Code 2020.
3) Exterior doors at common areas are an aluminum storefront system while the windows are fiberglass or vinyl, with U values compliant with Minnesota Energy Conservation Code 2020.
4) No rooftop mechanical units are proposed
5) All exterior colors / finishes would follow a cohesive and complementary design strategy, delivering an upscale aesthetic to the neighborhood.
6) Interior colors and finishes would also follow a cohesive and complementary design strategy, creating an environment that enhances livability.

In addition, during the Preliminary Site & Building Plan public hearings, there was concern with the northeast façade facing the public trail. There was expressed desire to provide an enhanced buffer in this area. To address this concern, new plantings were selected that will provide year-round buffering from the trail to the building. These plantings were also selected for their height and ability to reach upwards of 30' to more adequately screen the building from the trail.

Access and Connectivity:

Access to the site will be obtained via Clover Ridge Drive. The site can be roughly by reached to Minneapolis-St. Paul International Airport and the Mall of America within a 30-minute drive. The 30-minute drive time also reaches as far as Delano to the north, New Prague to the south, and nearly to Glencoe to the west.

The site is surrounded by a mix of residential, institutional, industrial, and commercial uses and are situated near employment concentrations and retail activity, as well as near the Chaska school system (specifically in the Eastern Carver County School District).

The site will connect pedestrians to adjacent neighborhoods in Chaska via the trail on the west side of Clover Ridge Drive.

Compliance:

The site was approved to be rezoned to Planned Residential District (PRD) at the April 18, 2022 City Council meeting.
The site received conditional approval for Preliminary Site & Building Plan and Preliminary Plat at the April 18, 2022 City Council meeting. There were 12 conditions of approval that needed to be addressed at Final Site & Building Plan application. These conditions were addressed and responses to these conditions are provided with the included memo dated May 3, 2022.

Building Setback Variance Request:

Building setbacks within the PRD are required to be a minimum of 30 feet or the height of the building, whichever is greater. For this project, the height of the building is greater than 30 feet, therefore, the height of the building at 42 feet would be the setback requirement. Due to physical constraints on the property, it is not possible to achieve these setback requirements. The project is constrained on all sides by right of way (east), wetlands (west and south), and a City stormwater facility (north).

The wetlands have specific buffer requirements and additional building setback requirements that limit the developable area for the project. In order to comply with the wetland buffer and setback requirements, the project will need to deviate from the PRD standards for building setbacks on the north and east property lines. The requested variance is as follows:

Building Setback Variance		
	Required	Requested
Front	42’	20’
Rear	42’	20’
Side	42’	10’
Side (corner)	42’	20’

Drainage:

The site is sloped to drain to the Southwest corner which is the sites low point. There is active ponding that takes place within the delineated wetland. There are existing retention ponds on the property constructed with the construction of Clover Ridge Rd.

Proposed stormwater management will comply with City of Chaska and Carver County Watershed Management Organization rules and requirements.

Developer Experience:

Ashish Aggarwal is a full-time real estate owner / operator for the last 20 years, portfolio includes over 1.5 million of square feet under ownership and management in MN and AZ. This includes residential, senior living, office, industrial, and retail. Stonebay of Orono senior living project is the last development completed.

Vishal Dutt has been in real estate for the last 20 years with various real estate owners / operators in various asset types (retail, industrial, office, multi-family housing, senior living housing). Specialization includes ensuring financial and operational diligence for all aspects of real estate.

We look forward to working with the City of Chaska on this application and project. Our goal is to enhance the community and surrounding area, want to do what’s best for the area.

Thank you,

AV Development, LLC

BUILDING EXTERIOR COMPARISON

Main Exterior Concerns

1. Visually reduce the scale of the building
2. Create more variety around all sides rather than a “2 building” look
3. Create human scale where possible
4. Fit the building into the Chaska and immediate context

Main Exterior Proposals

1. Smaller scale through use of materials, rooflines, and groupings to create “townhouse” elements
2. Materials and elements applied to all sides for one building
3. Awnings create horizontal element to break up scale
4. Use of materials, such as Chaska brick and cedar, to tie into city and nature of immediate context





BUILDING EXTERIOR COMPARISON





<u>Clover Field Marketplace</u>

Similarities

- Multistory Residential Building
- 3 Story Elements to Break up Building Mass
- Uses Parapets and Eaves
- Bump outs and Reliefs

BUILDING AESTHETIC

Downtown Chaska

- Chaska Brick Color used throughout Downtown Chaska
- Public side of apartments to correlate to historic Chaska

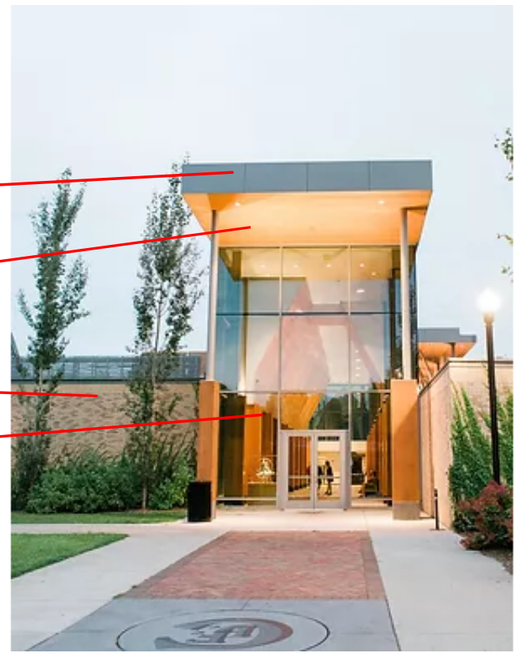
Chaska Event Center

- Material Palette
  - Brick, Glass, Wood
- Main Glass Entry
- Multiple Flat Roof Heights
  - Dark Fascia and Roof Color











CLOVER RIDGE APARTMENTS

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 B, PIONEER VISTA, Carver County, Minnesota
(Abstract property)

Has caused the same to be surveyed and platted as CLOVER RIDGE APARTMENTS and does hereby donate and dedicate to the public for the public use forever the drainage and utility easements as shown on the 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, a Minnesota limited partnership

SIGNED: _____

By: _____, as _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of Chaska Investment Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

_____ _____
Signature Notary Printed Name

Notary Public, _____ County, _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Mark R. Salo 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_____.

_____
Mark R. Salo, Licensed Land Surveyor,
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Mark R. Salo.

_____ _____
Signature Notary Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

_____, Mayor

_____, City Manager

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brain E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____day of _____, 20_____.

Crystal Campos, County Auditor

By: _____, Deputy

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of CLOVER RIDGE APARTMENTS was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock ____ .M.

Kaaren Lewis, County Recorder

By: _____, Deputy

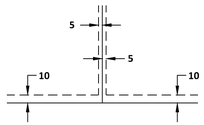
SAMBATEK, INC.
ENGINEERING, PLANNING AND LAND SURVEYING

SHEET 1 OF 2 SHEETS

CLOVER RIDGE APARTMENTS

C.R. DOC. NO. _____

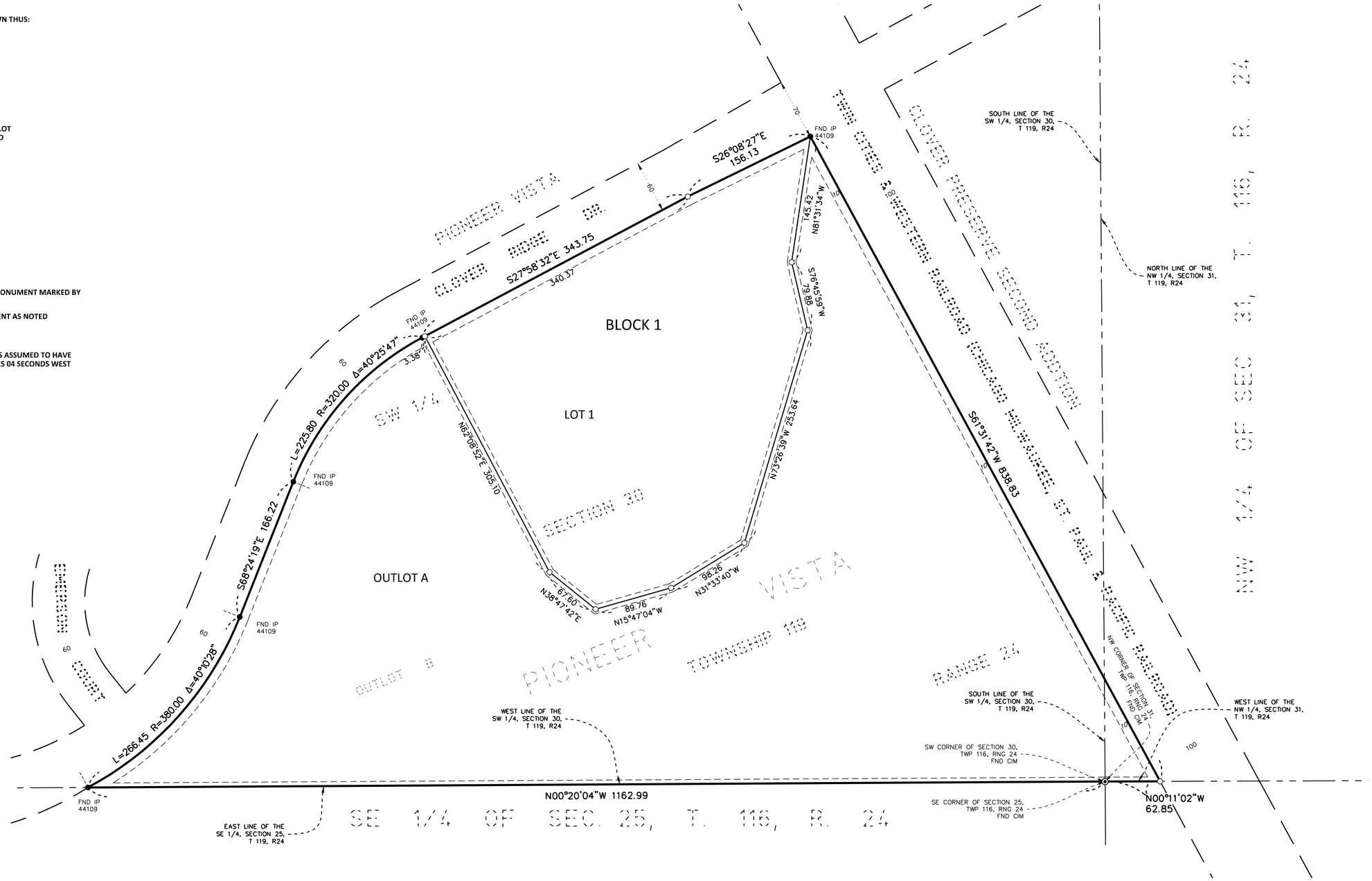
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

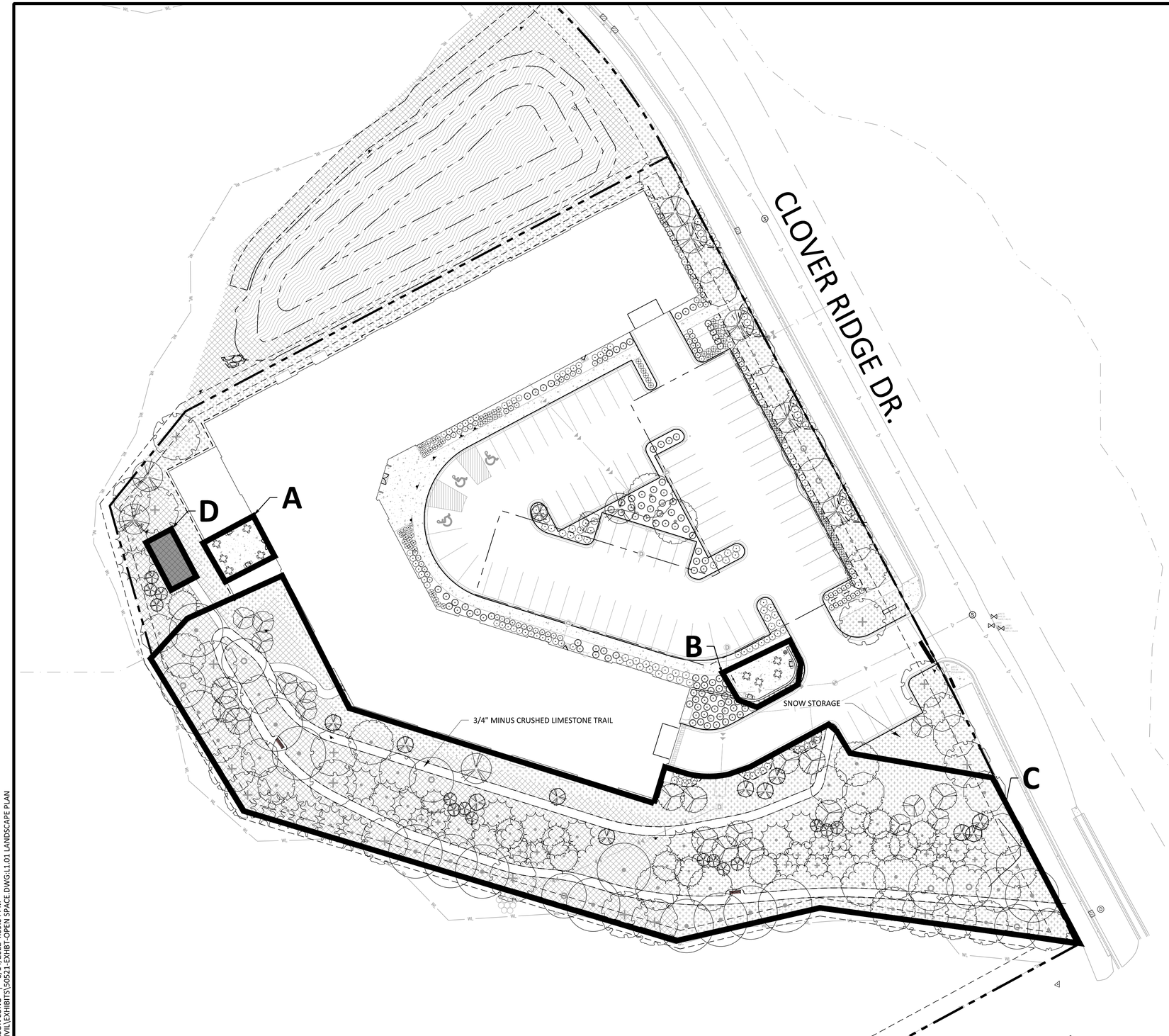
- ◉ DENOTES A FOUND SECTION CORNER
- ○ DENOTES A 1/2 INCH BY 16 INCH SET IRON MONUMENT MARKED BY LICENSE NUMBER 43933
- ● DENOTES A 1/2 INCH FOUND IRON MONUMENT AS NOTED

THE EAST LINE OF OUTLOT B, PIONEER VISTA IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 20 MINUTES 04 SECONDS WEST



SAMBATEK, INC.
ENGINEERING, PLANNING AND LAND SURVEYING

SHEET 2 OF 2 SHEETS



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	LS	FM S
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
TREE PROTECTION FENCE	TP
TREE TO BE REMOVED	
SIGN	
PIPE BOLLARD	
RIPRAP	

CHASKA LANDSCAPE CODE

OPEN SPACE A

- 750 SF
- THIS OPEN SPACE WILL CONSIST OF ROOF TOP PATIO SPACE WITH OUTDOOR FURNITURE, FOR OUTDOOR DINNING AND GATHERING.

OPEN SPACE B

- 611 SF
- THIS OPEN SPACE WILL CONSIST OF A GRILL STATION AND PICNIC TABLES.

OPEN SPACE C

- 41,891 SF
- THIS OPEN SPACE WILL CONSIST OF A BERM WITH A HIGH CONCENTRATION OF CONIFERS AND A LARGE FLAT GRASS AREA. THIS AREA WILL ALSO HAVE A WALKING TRAIL AND BENCHES TROUGH THE WOODLANDS AREA. THIS OPEN SPACE WILL BE USED FOR WINTER RECREATIONAL ACTIVITIES SUCH AS SLEDDING, AND SUMMER ACTIVITIES SUCH AS OPEN FIELD BALL SPORTS, AND FRISBEE.

OPEN SPACE D

- 480 SF
- LOCATED AT THE REAR OF THE BUILDING NEAR THE AMENITY BUMP-OUT. POSSIBLE ENHANCEMENTS INCLUDE EVERGREEN SCREENING AT THE REAR OF THE PLAYGROUND TO PROVIDE SEPARATION FROM THE WETLAND AND TRAIL CONNECTING GARAGE TO PLAY AREA.

OPEN SPACE CALCULATION

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

PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	5" Cal		9
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	3.5" Cal.		13
	WS	Betula papyrifera 'Whitespire' / Whitespire Birch	B & B	2.5"Cal		9
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3"Cal.		15
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	4.5" CAL.		10
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		15
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	4"CAL		11
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6'	15
	LR	Larix laricina / Tamarack	B & B		6'	5
	NS	Picea abies / Norway Spruce	B & B		6'	12
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	15
	PW	Pinus strobus 'Fastigiata' / Pyramidal White Pine	B & B		6'	15
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		11
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		12
	IL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		13
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			69
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			90
	CJ	Juniperus sabina 'Monna' / Calgary Carpet Juniper	5 gal			100
	PM	Pinus mugo 'Slowmound' / Mugo Pine	5 gal			28
	PT	Potentilla fruticosa 'Tango' TM / Fargo Potentilla	5 gal			94
	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			52
	GS	Spiraea japonica 'Goldflame' / Spirea	5 gal			37
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal			17
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed			
	34-262	MNDOT Seed mix 34-262 / Wet Prairie	Seed			
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			

NORTH

0 30 60

SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: Johnnie R. Workman

Date _____ License # _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY

DESIGNED BY

CHECKED BY

PROJECT NO. 50521

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

OPEN SPACE EXHIBIT

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET 1
1 OF 1
REV.

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L:\PROJECTS\50521\CAD\CIVIL\EXHIBITS\50521-EXHBT-OPEN SPACE.DWG;L1.01 LANDSCAPE PLAN | 6/14/2022 4:39:04 PM | MADISON LONG | 2.0S (LMS TECH)

Open Space D: Swing Set Option 1

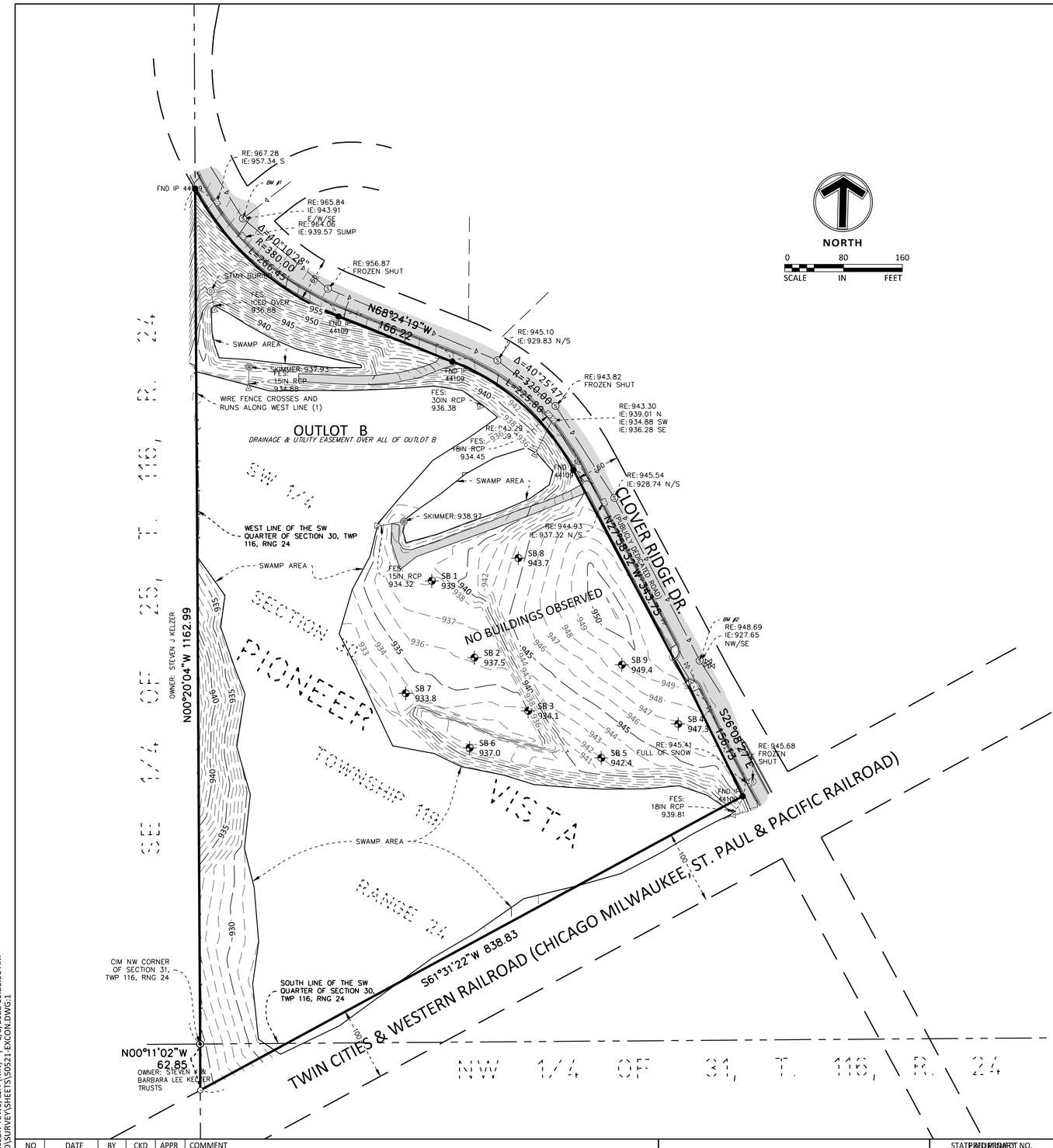


Open Space D: Swing Set Option 2



EXISTING CONDITIONS SURVEY

A SURVEY OF LANDS LOCATED IN THE SW 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 31
IN TWP. 119, RNG. 24, CITY OF CHASKA, CARVER COUNTY, MINNESOTA



PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS IS UNASSIGNED, ITS PROPERTY IDENTIFICATION NUMBER IS 30.5000.560.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 11.9851 Acres or 522,071 SQUARE FEET.
3. THE SUBJECT PROPERTY IS ZONED OPEN DEVELOPMENT, PER CITY OF CHASKA ZONING MAP ON THE CITY OF CHASKA WEBSITE ACCESSED 01/05/2021.

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE CARVER COUNTY COORDINATE SYSTEM, NAD85 (1986 ADJ.)
2. FIELD WORK WAS COMPLETED ON 01/02/2022
3. THIS SURVEY WAS PERFORMED UNDER THE COVER OF SIGNIFICANT SNOW. THE SURVEYOR MAKES NO GUARANTEE THAT ALL IMPROVEMENTS ARE SHOWN HEREON.

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARK IS MNDOT TOWNGOLF, REFERENCED FROM THE MNDOT GEODETIC DATABASE.

BENCHMARK #1 SANITARY MANHOLE N. END OF SITE	ELEV.=965.84
BENCHMARK #2 SANITARY MANHOLE S. END OF SITE	ELEV.=948.69

LEGEND

FOUND MONUMENT	WATERMAIN
SET MONUMENT MARKED	SANITARY SEWER
ELECTRIC METER	STORM SEWER
LIGHT	FLARED END SECTION
AIR CONDITIONER	TELEPHONE PEDESTAL
GUY ANCHOR	ELECTRIC TRANSFORMER
HANDICAP STALL	GAS METER
UTILITY POLE	OVERHEAD WIRE
POST	CHAIN LINK FENCE
SIGN	IRON FENCE
	WIRE FENCE
	WOOD FENCE
	EASEMENT LINE
	SETBACK LINE
	RESTRICTED ACCESS
	CONCRETE CURB
	BUILDING LINE
	BUILDING CANOPY
	STANDARD DUTY ASPHALT PAVING
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	LANDSCAPE SURFACE

NO	DATE	BY	CKD	APPR	COMMENT

Print Name: _____

Date _____ License # _____

STATE PROJECT NO.
STATE PROJECT NO.
COUNTY PROJECT NO.
CONSTRUCTION DOCUMENTS

DRAWN BY DJT
DESIGNED BY
CHECKED BY JCW
PROJECT NO. 50521

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EXISTING CONDITONS
AV DEVELOPMENT, LLC
CHASKA MULTIFAMILY
1/05/2021
CHASKA, CARVER COUNTY, MINNESOTA

SHEET
##
OF
REV. #

I:\2022\05 (LMS TECH) | DILLON TEWS, LSIT (MN) | 1/5/2022 10:21:56 AM
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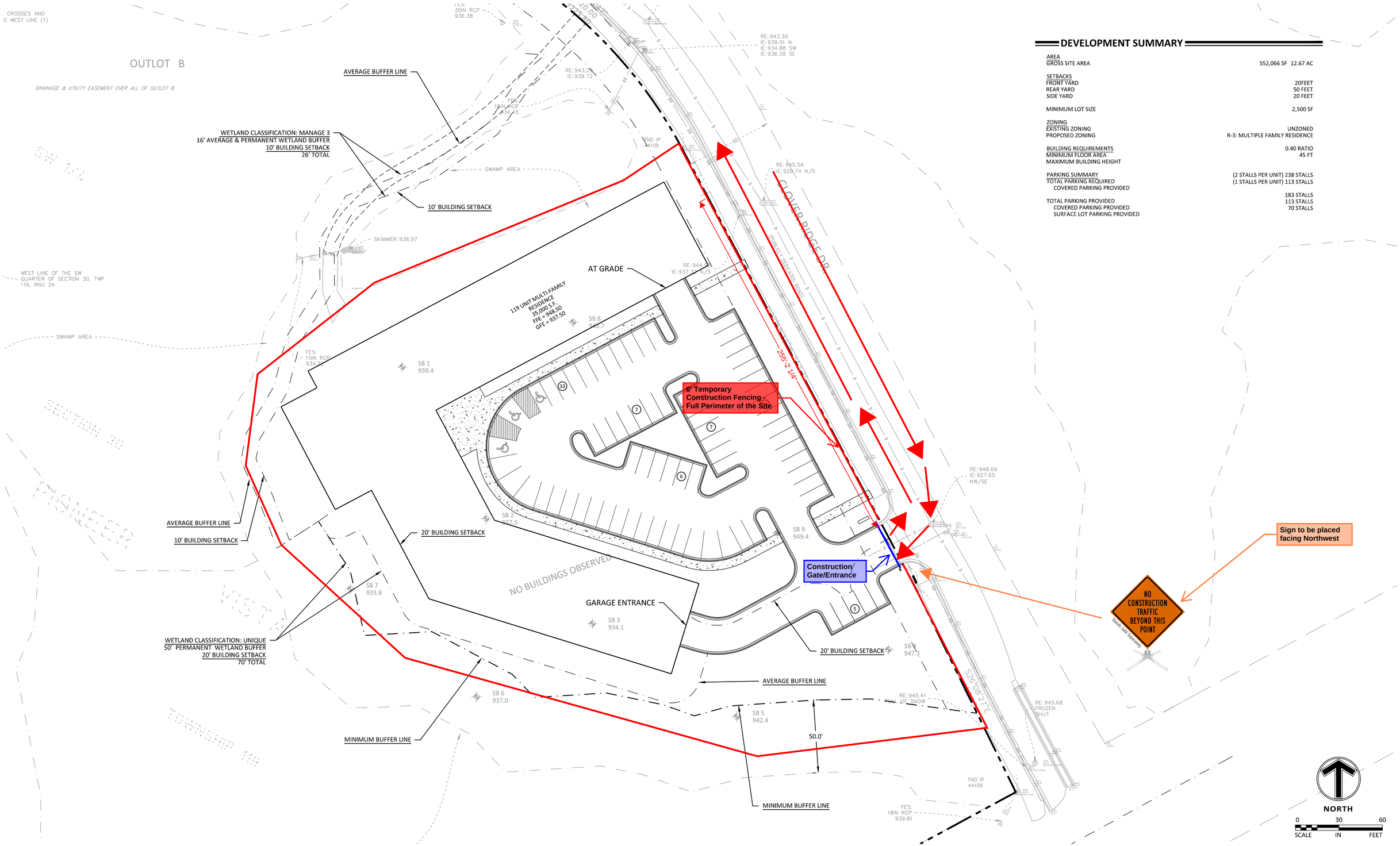
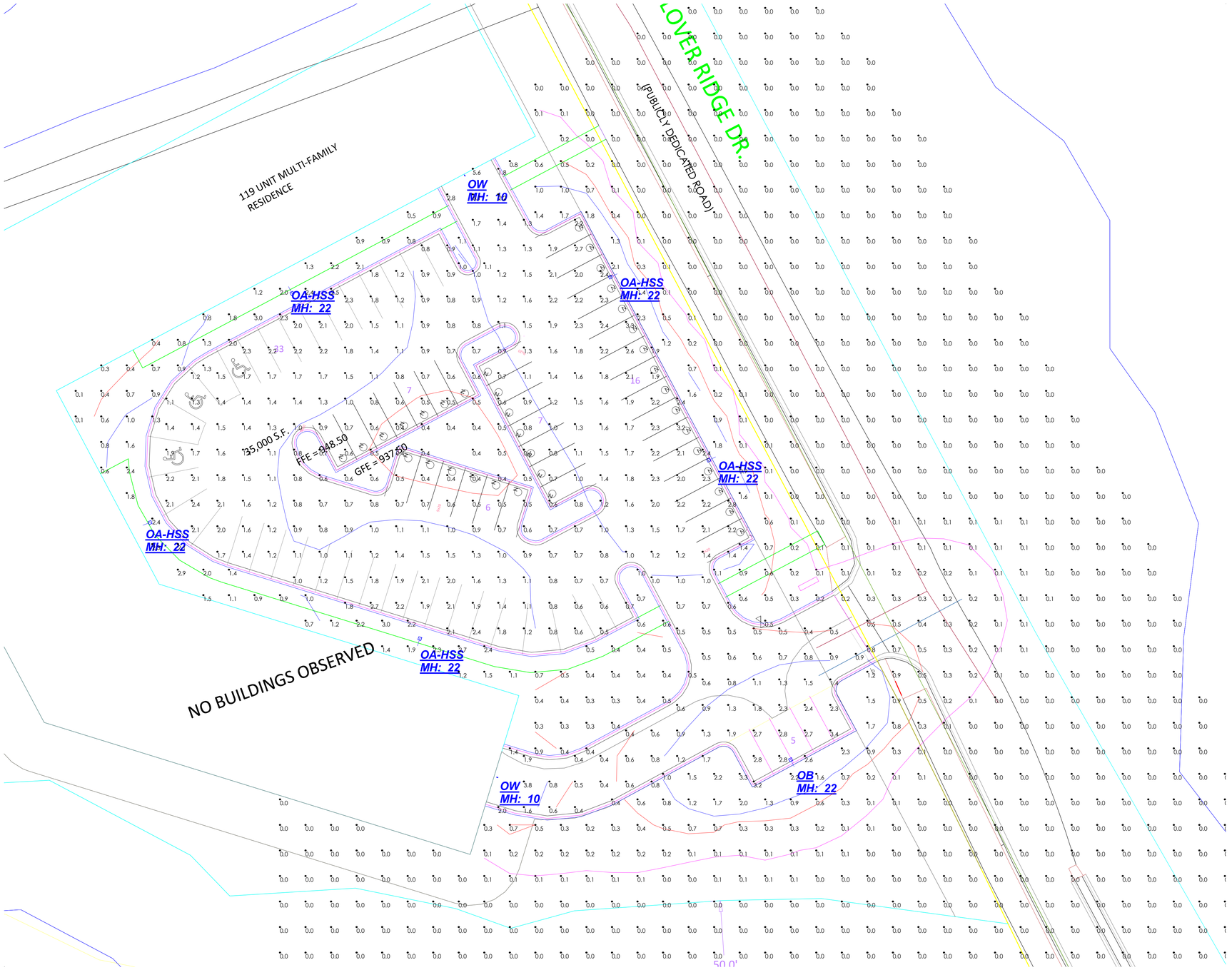


DEVELOPMENT SUMMARY

AREA	
GROSS SITE AREA	552,066 SF 12.67 AC
SETBACKS	
FRONT YARD	20FEET
REAR YARD	50 FEET
SIDE YARD	20 FEET
MINIMUM LOT SIZE	2,500 SF
ZONING	
EXISTING ZONING	UNZONED
PROPOSED ZONING	R-3: MULTIPLE FAMILY RESIDENCE
BUILDING REQUIREMENTS	0.40 RATIO
MINIMUM FLOOR AREA	45 FT
MAXIMUM BUILDING HEIGHT	
PARKING SUMMARY	(2 STALLS PER UNIT) 238 STALLS
TOTAL PARKING REQUIRED	(1 STALLS PER UNIT) 113 STALLS
COVERED PARKING PROVIDED	
	183 STALLS
TOTAL PARKING PROVIDED	113 STALLS
COVERED PARKING PROVIDED	70 STALLS
SURFACE LOT PARKING PROVIDED	



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE	Illuminance	Fc	1.35	6.1	0.4	3.38	15.25
SITE	Illuminance	Fc	0.17	3.3	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	5	OA-HSS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T4-BZ-HSS	Single	11933	96	0.900
	1	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-BZ	Single	13183	96	0.900
	2	OW	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS2A	Single	2561	20.7	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
16350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

MLAZGAR ASSOCIATES

#	Date	Comments
Revisions		

RLMA Project #:123005
Drawn By:MB
Date:3/7/2022
Scale:1"=20'-0"

PHOTOMETRIC SITE PLAN

CHASKA SITE
CHASKA, MN

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
AV DEVELOPMENT LLC
11800 SINGLE TREE LANE, SUITE 301
EDEN PRAIRIE MN 55344
TEL 651-206-4087
EMAIL: VISHALDUTT30@YAHOO.COM
CONTACT: VISHAL DUTT

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: BFRANK@SAMBATEK.COM
CONTACT: BRIAN FRANK

ARCHITECT
J CORP, INC
750 MAIN STREET, #207
MENDOTA HEIGHTS MN 55118
TEL 515-597-5475
EMAIL: HENRY@JCORP.BIZ
CONTACT: HENRY ELGERSMA

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 612-743-4646
EMAIL: MSALO@SAMBATEK.COM
CONTACT: MARK SALO

GEOTECHNICAL
BRAUN INTERTEC
11001 HAMPSHIRE AVENUE
MINNEAPOLIS MN 55348
TEL 952-995-2000
EMAIL: ASCHULZETENBERG@BRAUNINTERTEC.COM
CONTACT: AARON SCHULZETENBERG

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: JWORKMAN@SAMBATEK.COM
CONTACT: JOHN WORKMAN

Final Site Plans

for

Clover Ridge Apartments

Chaska, Minnesota

Presented by:

AV Development, LLC

BENCHMARKS

BM NO. 1
SANITARY MANHOLE N. END OF SITE.
ELEV.=965.84

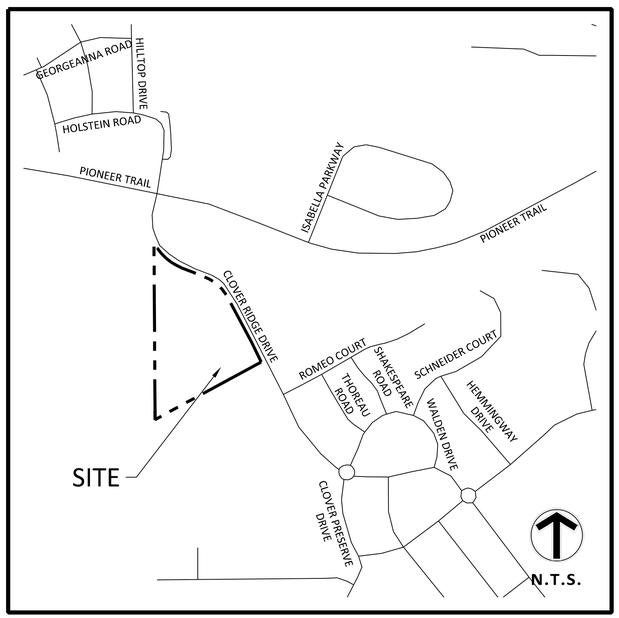
BM NO. 2
SANITARY MANHOLE S. END OF SITE
ELEV.=948.69

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE
C2.01	DEMOLITION PLAN
C3.01	SITE PLAN
C4.01	GRADING PLAN
C4.02	GRADING NOTES
C5.01	PHASE 1 EROSION CONTROL
C5.02	PHASE 2 EROSION CONTROL
C5.03	EROSION NOTES
C5.04	SWPPP
C5.05	SWPPP
C6.01	UTILITY PLAN
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS AND NOTES

GOVERNING SPECIFICATIONS

CITY OF CHASKA SPECIFICATIONS (2019)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)



VICINITY MAP
NO SCALE

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY KLS
DESIGNED BY
CHECKED BY
PROJECT NO. 50521

Sambatek
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TITLE
AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS
CHASKA, MINNESOTA

SHEET
C1.01
1 OF 10
REV.

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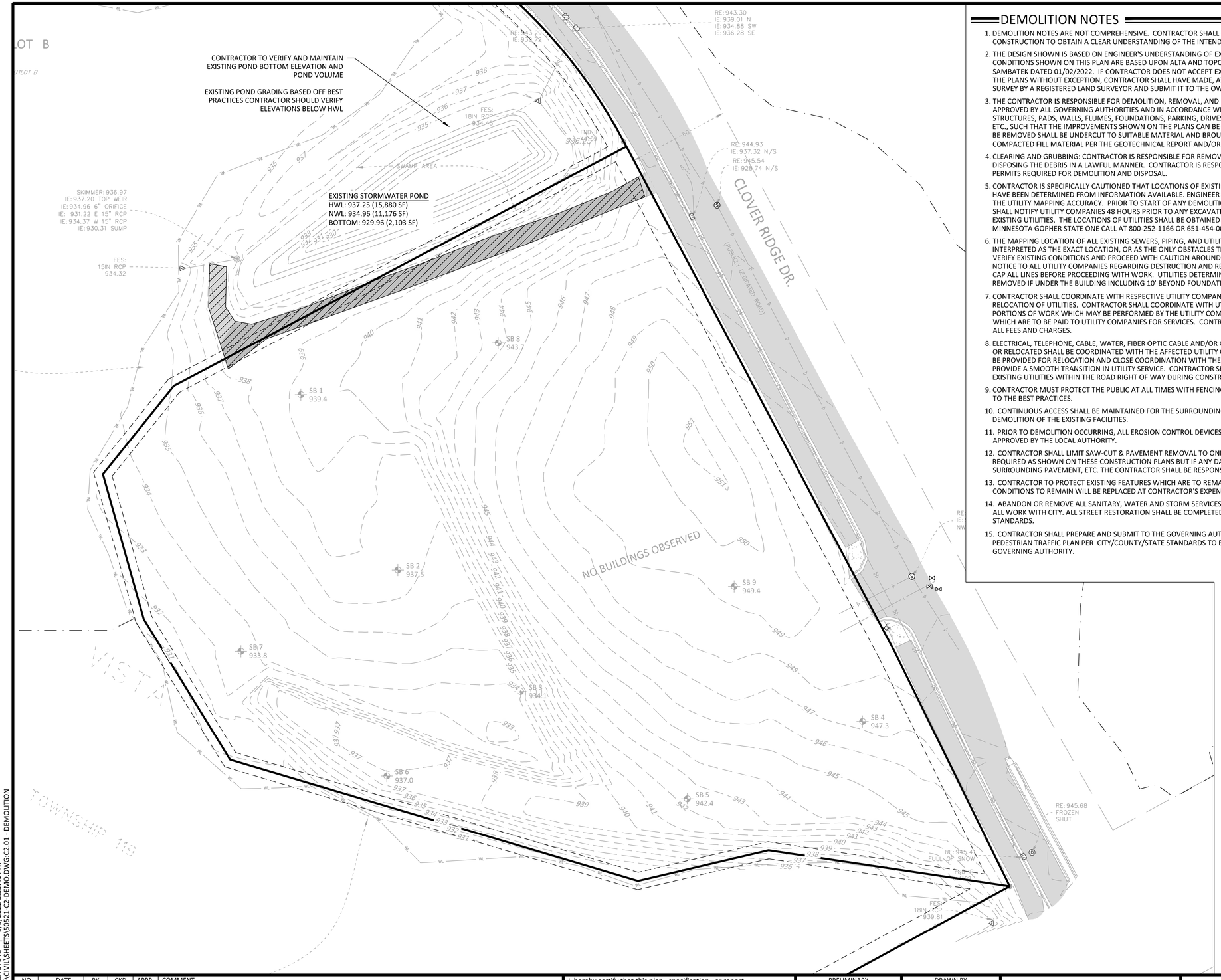

DEMOLITION NOTES

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY SAMBATEK DATED 01/02/2022. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
4. CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
6. THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
7. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
9. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
10. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
11. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
12. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
13. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
15. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

LEGEND

EXISTING

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAINTILE
- WATERMAIN
- FORCEMAIN (SAN.)
- SANITARY SEWER
- OVERHEAD ELECTRIC WIRE
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE TV
- ELECTRIC UNDERGROUND
- GAS LINE
- WIRE FENCE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- STONE RETAINING WALL
- SPRINKLER HEAD
- SPRINKLER VALVE
- GUARDRAIL
- HANDRAIL
- TREE LINE
- GUARD POST
- SIGN
- CONCRETE CURB
- BUILDING LINE
- REMOVE UTILITY STRUCTURE
- REMOVE EXISTING CONCRETE CURB
- SAW CUT EXISTING BITUMINOUS PAVEMENT
- REMOVE EXISTING BITUMINOUS PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL DRIVE
- REMOVE EXISTING LANDSCAPING
- REMOVE EXISTING BUILDING
- DEMO TREE
- REMOVE EXISTING (DEMO LG)
- REMOVE UTILITY STRUCTURE
- DEMO LIGHT
- REMOVE CHAIN LINK FENCE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

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SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

PRELIMINARY | DESIGN REVIEW | PERMIT SUBMITTAL | CONSTRUCTION DOCUMENTS

DRAWN BY KLS | DESIGNED BY | CHECKED BY | PROJECT NO. 50521

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DEMOLITION PLAN

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET C2.01 2 OF 10 REV.

C2.05 (LMS TECH) | ALEA STUTZ | 5/3/2022 8:55:41 AM
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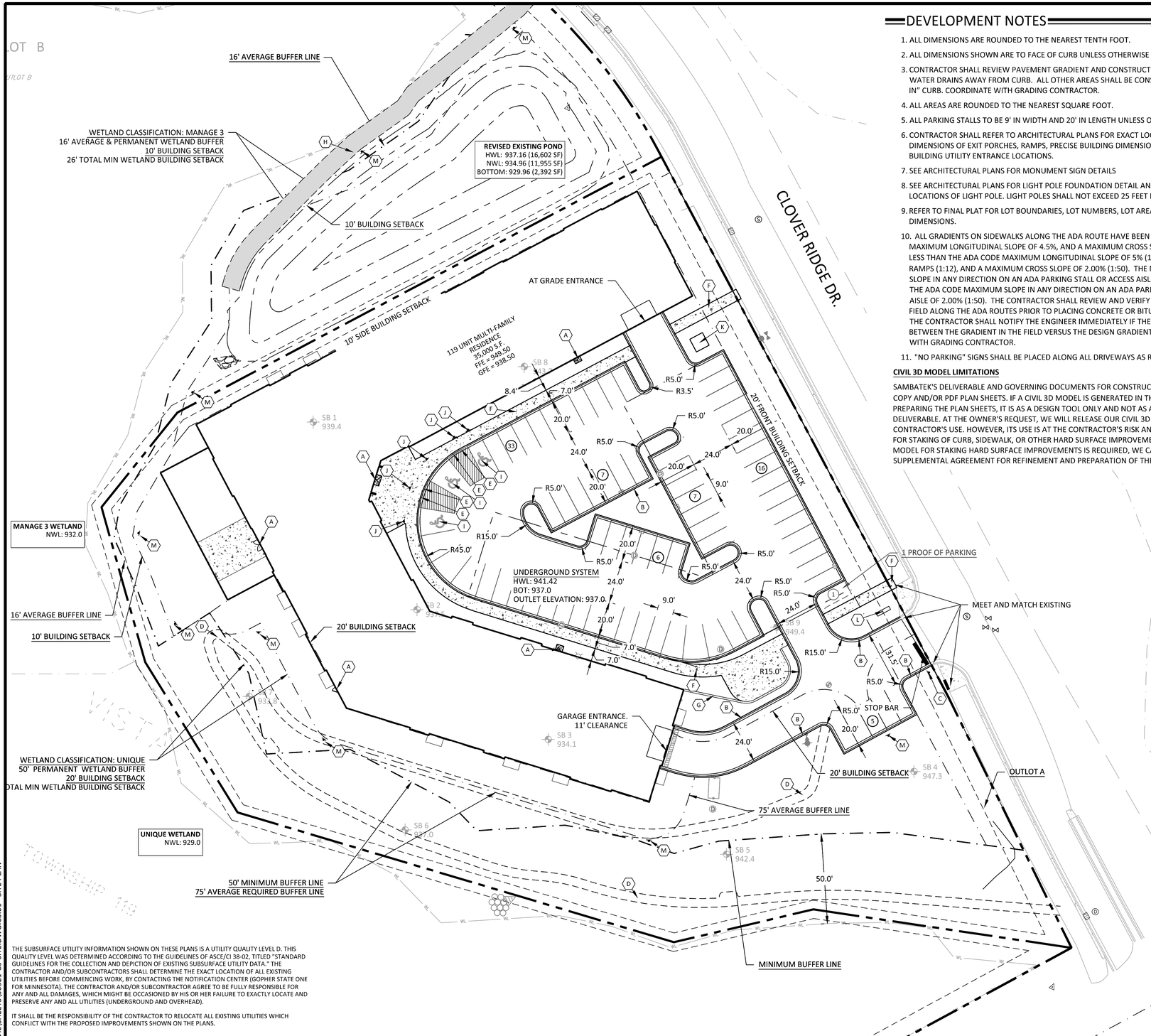

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE. LIGHT POLES SHALL NOT EXCEED 25 FEET IN HEIGHT.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

LEGEND

PROPOSED	EXISTING		
		BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	WT	WET LAND	TURF REINFORCEMENT MAT
		TREE LINE	
		SAW CUT LINE	
		SIGN	
		BOLLARD	
##		REGULAR PARKING STALL COUNT	
1		KEYNOTE	

DEVELOPMENT SUMMARY

AREA		
LOT 1	139,173 SF	3.20 AC
OUTLOT A	382,928 SF	8.79 AC
GROSS SITE AREA	522,101 SF	11.99 AC
SETBACKS		
FRONT YARD	30 FEET, 20 FEET REQUESTED	
REAR YARD	50 FEET	
SIDE YARD	10 FEET	
ZONING		
EXISTING ZONING	R: RURAL	
PROPOSED ZONING	PRD: PLANNED RESIDENTIAL DEVELOPMENT	
BUILDING REQUIREMENTS		
MINIMUM FLOOR AREA	0.50	
MAXIMUM BUILDING HEIGHT	45 FT	
PARKING SUMMARY		
TOTAL PARKING REQUIRED (PER ORDINANCE)	240 STALLS	
TOTAL PARKING REQUIRED (PER PARKING DEMAND MEMO)	119 STALLS	
TOTAL PARKING PROVIDED	194 STALLS	
COVERED PARKING PROVIDED	120 STALLS	
SURFACE LOT PARKING PROVIDED	74 STALLS	
PROOF OF PARKING	1 STALLS	

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER (SEE DETAIL 01, SHEET C9.02)
C. STOP SIGN
D. CRUSHED AGGREGATE PATH
E. FLAT CURB SECTION (SEE DETAIL 06, SHEET C9.02)
F. CONCRETE SIDEWALK (SEE DETAIL 02, SHEET C9.02)
G. SEGMENTAL BLOCK RETAINING WALL
H. GRASS PAVERS ACCESS TRAIL
I. ACCESSIBLE STALL STRIPING (SEE DETAIL 04, SHEET C9.02)
J. ACCESSIBLE PARKING SIGN (SEE DETAIL 05, SHEET C9.02)
K. TRANSFORMER
L. MONUMENT SIGN
M. WETLAND BUFFER SIGN

WETLAND DEVELOPMENT SUMMARY

REQUIRED BUFFER	
MANAGE 3	6,816 SF
UNIQUE	39,832 SF
TOTAL	46,648 SF
PROVIDED BUFFER	
MANAGE 3	6,816 SF
UNIQUE	41,522 SF
TOTAL	48,338 SF

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NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

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SITE PLAN

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET
C3.01
3 OF 10
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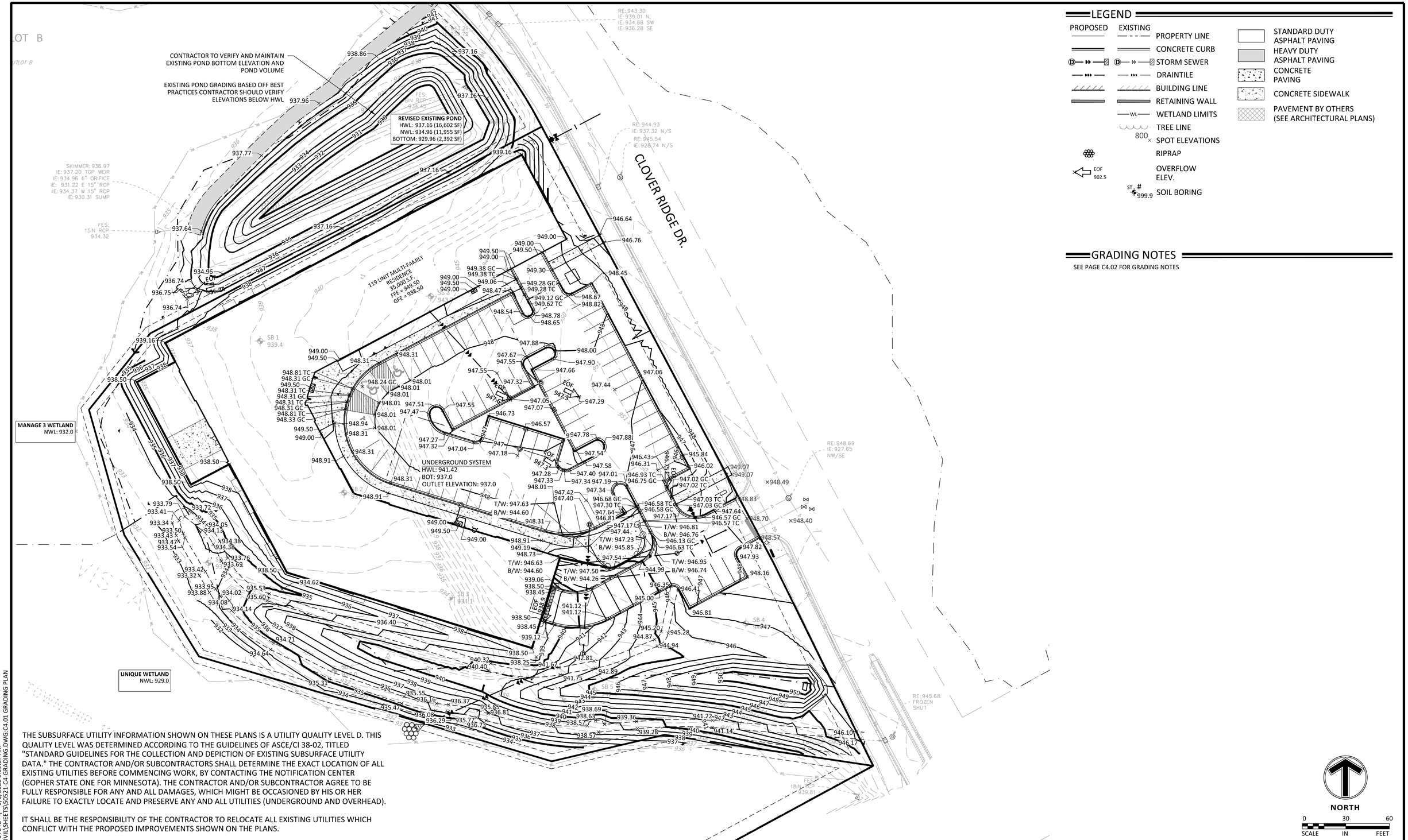

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND LIMITS
	800	TREE LINE / SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

GRADING NOTES

SEE PAGE C4.02 FOR GRADING NOTES

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Print Name: Brian W. Frank

Date _____ License # _____

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DRAWN BY: KLS
DESIGNED BY:
CHECKED BY:
PROJECT NO. 50521

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GRADING PLAN

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

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\PROJECTS\50521\CAD\CIVIL\SHEETS\50521-C4-GRADING.DWG:C4.01 GRADING PLAN

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: BRAUN INTERTEC

   ADDRESS: 11001 HAMPSHIRE AVENUE SOUTH, MINNEAPOLIS, MN 55438

   PHONE: 952.995.2000

   DATE: 03/07/2022

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
    a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
    b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
    c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
    d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
    e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
    f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
    i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
    ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E..., BOBCAT.
    iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
    iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
    g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
    h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
    i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
    a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    b. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    c. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.10 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    d. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

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	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

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GRADING NOTES

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET
C4.02
4 OF 10
REV.

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C:\05 (LMS TECH) | ALEA STUTZ | 5/3/2022 9:09:27 AM
C:\PROJECTS\50521\CAD\CIVIL\SHEETS\50521-C4-GRADING.DWG:C4.01 GRADING PLAN (2)

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	2,870
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	2

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

LEGEND

PROPOSED EXISTING

- CONCRETE CURB
- STORM SEWER
- DRAINTILE
- CONTOUR
- RIPRAP
- EOF 902.5 — OVERFLOW ELEV.
- BIO-ROLL
- SF — SILT FENCE
- SD — SILT DIKE
- LIMITS OF DISTURBANCE
- ST 5 902.5 — SOIL BORINGS
- 2.0% — DIRECTION OF OVERLAND FLOW
- TEMPORARY DIVERSION DITCH
- CHECK DAM
- LIMITS OF DRAINAGE SUB-BASIN
- IP1 — INLET PROTECTION DEVICE
- TEMPORARY STONE CONSTRUCTION ENGRANCE
- SB — TEMPORARY SEDIMENT BASIN
- TSM — TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
- TS — TEMPORARY STORAGE AND PARKING AREA

E-3
0.79 AC
TOTAL: 0.7917 AC
IMPERVIOUS: 0.0808 AC

E-4
1.81 AC
TOTAL: 1.8158 AC
IMPERVIOUS: 0 AC

E-1
0.22 AC
TOTAL: 2.1694 AC
IMPERVIOUS: 1.83 AC

E-2
1.04 AC
TOTAL:0.2218 AC
IMPERVIOUS: 0 AC

TOTAL: 1.0384 AC
IMPERVIOUS: 0 AC

CLOVER RIDGE DR.
(PUBLIC) 7 DEDICATED ROAD)

SKIMMER: 936.97
IE: 937.20 TOP WEIR
IE: 934.96 6" ORIFICE
IE: 931.22 E 15" RCP
IE: 934.37 W 15" RCP
IE: 930.31 SUMP

FES: 15IN RCP 934.32

FES: 18IN RCP 934.45

RE: 943.30
IE: 939.01 N
IE: 934.88 SW
IE: 936.28 SE

RE: 944.93
IE: 937.32 N/S
RE: 945.54
IE: 923.74 N/S

RE: 948.69
IE: 927.65
NW/SE

RE: 945.68
FROZEN
SHUT

RE: 945.4
FULL OF SNOW

FES: 18IN RCP 939.81

SB 1 939.4
SB 2 937.5
SB 3 934.1
SB 4 947.3
SB 5 942.4
SB 6 937.0
SB 7 935.8
SB 8 943.7
SB 9 949.4

NO BUILDINGS OBSERVED

SWAMP AREA

VISTA

TOWNSHIP 113

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Brian W. Frank

Date _____ License # _____

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PHASE 1 EROSION CONTROL

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

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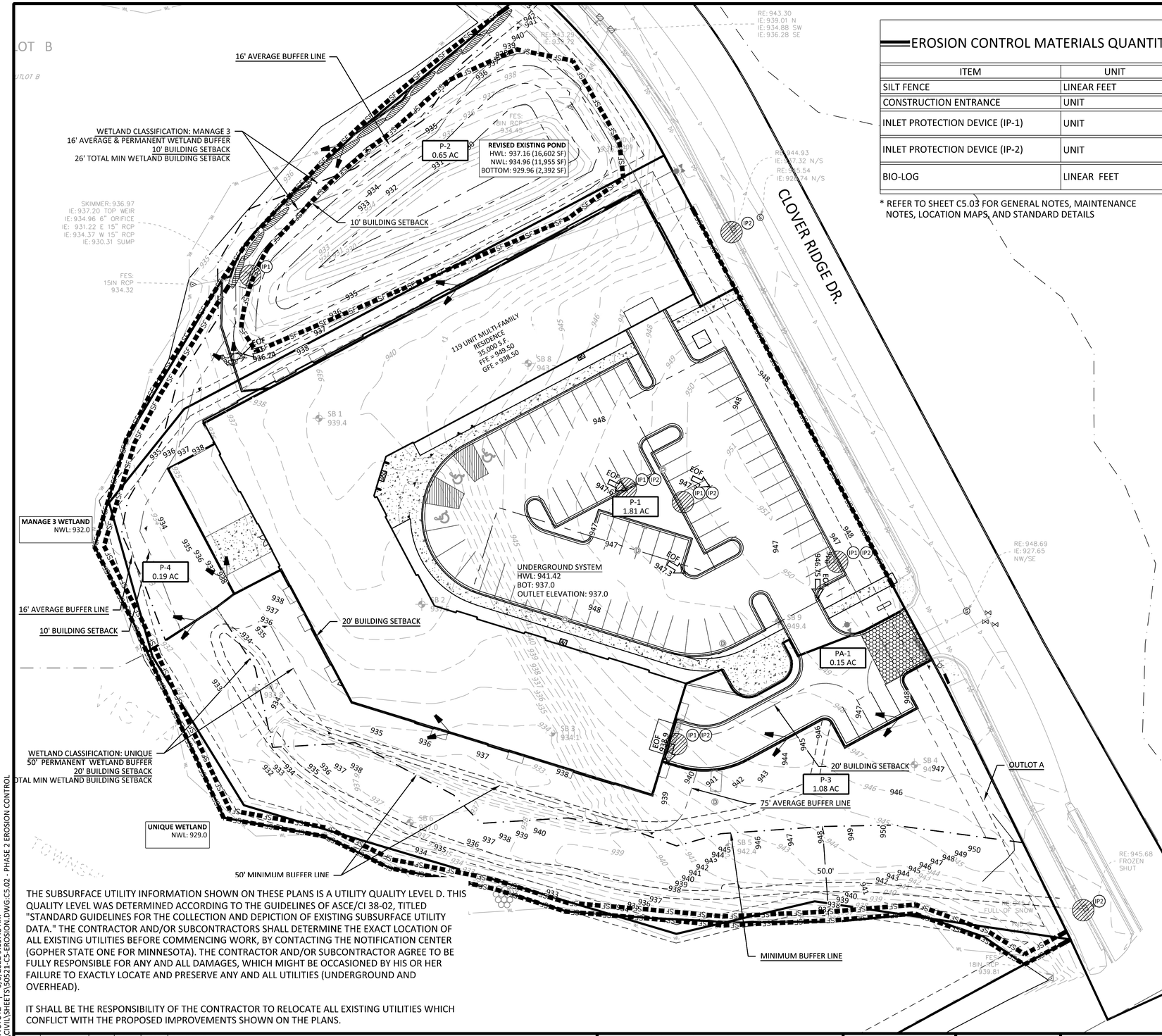

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	2,692
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	5
INLET PROTECTION DEVICE (IP-2)	UNIT	6
BIO-LOG	LINEAR FEET	224

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

LEGEND

PROPOSED EXISTING

- CONCRETE CURB
- STORM SEWER
- DRAINTILE
- CONTOUR
- RIPRAP
- EOF 902.5 — OVERFLOW ELEV.
- BIO-ROLL
- SF — SILT FENCE
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- ST 5 / 902.5 — SOIL BORINGS
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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

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PHASE 2 EROSION CONTROL

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

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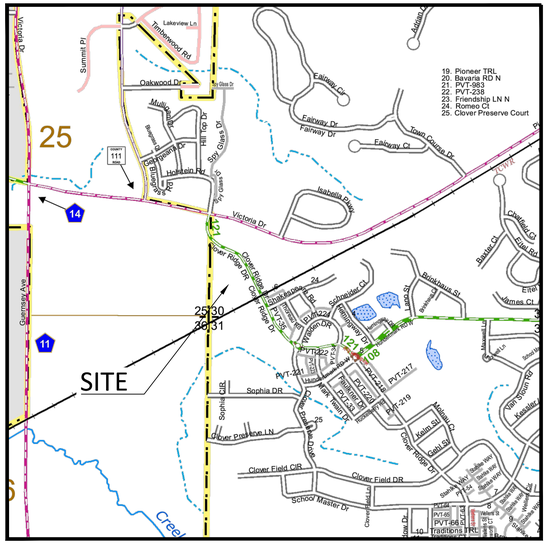
EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT/SITE INFORMATION

CHASKA MULTIFAMILY
CLOVER RIDGE DRIVE & TWIN CITIES RAILWAY
CITY: CHASKA
STATE: MN
ZIP CODE:55318
COUNTY: CARVER

NPDES PERMIT NUMBER:_____

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

COMPANY/ORGANIZATION NAME:AV DEVELOPMENT LLC
CONTACT NAME:VISHAL DUTT
ADDRESS:11800 SINGLETREE LANE
CITY, STATE, ZIP CODE: EDEN PRAIRIE MN, 55344
TELEPHONE NUMBER:
FAX/EMAIL: VISHAL@VENTUREMORTGAGE.COM

GENERAL CONTRACTOR (TO BE COMPLETED BY GENERAL CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:
INSERT AREA OF CONTROL (IF MORE THAN ONE OPERATOR AT SITE):

THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MINNESOTA GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PERMIT PROGRAM (GENERAL PERMIT). THE GENERAL CONTRACTOR MUST COMPLY WITH ANY LOCAL GOVERNING AGENCY (LGU) HAVING JURISDICTION CONCERNING EROSION AND SEDIMENT CONTROL. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO BE A CO-APPLICANT WITH THE OWNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL DEVICES.

THE "APPLICATION FOR GENERAL STORM-WATER PERMIT FOR CONSTRUCTION ACTIVITY (MN R100001)" SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AND SUBMITTED ONLINE, ALONG WITH THE REQUIRED APPLICATION FEE, THROUGH THE MPCA'S WEBSITE.

UNLESS NOTIFIED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) TO THE CONTRARY, APPLICANTS WHO SUBMIT A COMPLETE APPLICATION FORM IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE CONSTRUCTION SITE UNDER THE TERMS AND CONDITIONS OF THIS PERMIT SEVEN (7) CALENDAR DAYS THE ONLINE APPLICATION PROCESS IS COMPLETE(HTTPS://NETWEB.PCA.STATE.MN.US/PRIVATE/).

(NOTE: ALL PROJECTS UNDER 50 ACRES MUST SUBMIT THE PERMIT APPLICATION USING THE ONLINE PROCESS. MAILED APPLICATIONS ARE ONLY ACCEPTED FOR PROJECTS THAT DISTURB 50 OR MORE ACRES, AND HAVE A DISCHARGE POINT WITHIN 1 MILE OF A PROTECTED WATER.)

ADDITIONALLY, AUTHORIZATION WILL BE DELAYED UNDER THE FOLLOWING CIRCUMSTANCES:

- IF THE PROJECT DISTURBS 50 ACRES OR MORE AND HAS A DISCHARGE POINT WITHIN 1 MILE AND FLOWS TO AN IMPAIRED OR SPECIAL WATER WHOSE DISCHARGE MAY REACH AN IMPAIRED OR SPECIAL WATER LISTED IN SECTION 23 OF THE GENERAL PERMIT THE APPLICANT SHALL SUBMIT THE STORM WATER POLLUTION PREVENTION PLAN AND A COMPLETED APPLICATION AT LEAST 30 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. UNLESS NOTIFIED BY THE MPCA TO THE CONTRARY, COVERAGE BECOMES EFFECTIVE 30 CALENDAR DAYS AFTER THE POSTMARKED DATE OF THE COMPLETED APPLICATION.
- IF THE PROJECT INCLUDES ALTERNATIVE METHODS THE APPLICATION AND TWO ALTERNATIVE TREATMENT PLANS MUST BE SUBMITTED A MINIMUM OF 90 DAY BEFORE CONSTRUCTION STARTS.

EROSION & SEDIMENT CONTROL SUBCONTRACTOR (RESPONSIBLE FOR IMPLEMENTING & UPDATING SWPPP - TO BE COMPLETED BY CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

EROSION & SEDIMENT CONTROL INSPECTOR (SEE PART 6.1 OF THIS SWPPP FOR MORE INFORMATION ON INSPECTION RESPONSIBILITIES- TO BE COMPLETED BY CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

GROUND DISTURBING SUBCONTRACTOR(S):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

THE GENERAL CONTRACTOR SHALL PROVIDE A CHAIN OF RESPONSIBILITY WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE AND THE NOT SUBMITTED.

THIS SWPPP WAS PREPARED BY:

COMPANY/ORGANIZATION NAME: SAMBATEK
CONTACT NAME: ALESSANDRA STUTZ
ADDRESS: 12800 WHITEWATER DRIVE, SUITE 300
CITY, STATE, ZIP CODE:MINNETONKA M 55343
TELEPHONE NUMBER:763-520-8460
FAX/EMAIL: ASTUTZ@SAMBATEK.COM

1.3 NATURE OF CONSTRUCTION ACTIVITY

NATURE OF CONSTRUCTION:

THIS SWPPP HAS BEEN PREPARED FOR MAJOR ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF ONE MULTIFAMILY APARTMENT COMPLEX WITH ASSOCIATED HARDSCAPING, LANDSCAPING, AND ONE UNDERGROUND RATE CONTROL SYSTEM.

ANTICIPATED APPROXIMATE TIMELINES:

ESTIMATED PROJECT START DATE: 06/30/22
ESTIMATED PROJECT COMPLETION DATE: 10/30/23

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

SOIL TYPE(S):

ACCORDING TO BORING LOGS PERFORMED BY BRAUN INTERTEC ON JANUARY 24, 2022, SOILS ONSITE CONSIST PRIMARILY OF LEAN CLAYS. THESE SOILS ARE HYDROLOGIC SOIL GROUP (HSG) C/D WHICH ARE UNSUITABLE FOR INFILTRATION. GROUNDWATER WAS OBSERVED AT ELEVATIONS BETWEEN 922.5-929.5.

SLOPES:

EXISTING PERVIOUS SLOES RANGE FROM 2 TO 50%. PROPOSED PERVIOUS SLOPES RANGE FROM 5-33%. PROPOSED IMPERVIOUS SLOPES RANGE FROM 1-10%.

DRAINAGE PATTERNS:

IN EXISTING CONDITIONS, THE SITE IS PRIMARILY OPEN MEADOW AND WETLANDS. EXISTING IMPERVIOUS INCLUDES AN ACCESS AISLE FOR THE EXISTING STORMWATER POND WHICH SERVES AS TREATMENT FOR CLOVER RIDGE DRIVE. MUCH OF THE EXISTING SITE DRAINS OFFSITE TO EXISTING WETLANDS. A PORTION OF THE SITE DRAINS TO CLOVER RIDGE DRIVE AND THE REMAINDER OF THE SITE DRAINS TO THE EXISTING STORMWATER POND.

VEGETATION:

EXISTING VEGETATION WILL REQUIRE CLEARING AND GRUBBING DUE TO ALTERING GRADES.

RAINFALL INFORMATION:

RAINFALL INFORMATION - THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES. OF THIS ABOUT 17.31 INCHES, OR 61 PERCENT, USUALLY FALLS IN MAY THROUGH SEPTEMBER. THE AVERAGE ANNUAL SNOWFALL IS 57.3 INCHES.

1.5 CONSTRUCTION SITE ESTIMATES

PROJECT AREA SUMMARY:

TOTAL PROJECT AREA: 13 ACRES
CONSTRUCTION SITE AREA TO BE DISTURBED: 3.87 ACRES

IMPERVIOUS AREAS:

IMPERVIOUS AREA BEFORE CONSTRUCTION (ACRES): 0.08
IMPERVIOUS AREA AFTER CONSTRUCTION (ACRES): 1.68

1.6 RECEIVING WATERS

CONSTRUCTION PHASE STORM WATER SYSTEM DESCRIPTION:

RUNOFF FROM THE SITE WILL BE COLLECTED IN THE PROPOSED STORM SEWER SYSTEM, SENT TO AN UNDERGROUND RATE CONTROL FACILITY, AND DISCHARGED THROUGH A PROPRIETARY TREATMENT DEVICE BEFORE DISCHARGING TO THE EXISTING WETLANDS.

DESCRIPTION OF RECEIVING WATERS:

RUNOFF FROM THE SITE DISCHARGES TO TWO EXISTING WETLANDS LOCATED ON SITE. THESE WETLANDS ARE CLASSIFIED AS MANAGE 3 AND UNIQUE. THESE WETLANDS ULTIMATELY DISCHARGE TO CHASKA CREEK. THE SITE IS LOCATED WITHIN 1 MILE OF BAVARIA LAKE WHICH HAS EPA APPROVED IMPAIRMENT FOR FISHES BIOASSESSMENTS; MERCURY IN FISH TISSUE.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED

PROTECT THE EXISTING WETLANDS LOCATED WEST OF THE PROPOSED DEVELOPED AREA.

1.8 POTENTIAL SOURCES OF POLLUTION

POTENTIAL SOURCES OF SEDIMENT AND OTHER POLLUTANTS TO STORMWATER RUNOFF:

CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THE SITE ARE DISTURBED (BARE) SOIL, VEHICLE FUELS AND LUBRICANTS, CHEMICALS ASSOCIATED WITH BUILDING CONSTRUCTION, AND BUILDING MATERIALS. WITHOUT ADEQUATE CONTROL THERE IS THE POTENTIAL FOR EACH TYPE OF POLLUTANT TO BE TRANSPORTED BY STORM WATER.

1.9 ENDANGERED/THREATENED SPECIES

NO KNOWN THREATENED OR ENDANGERED SPECIES ARE PRESENT ON SITE.

1.10 HISTORIC PRESERVATION

THERE ARE NO KNOWN HISTORIC SITES ON OR NEAR THE CONSTRUCTION SITE.

1.11 APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS

LOCAL GOVERNING UNIT (LGU) REQUIREMENTS:

THE PROJECT IS LOCATED WITHIN THE CARVER COUNTY WATER MANAGEMENT ORGANIZATION (CCWMO) AND THE CITY OF CHASKA. ONSITE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF CHASKA, CCWMO, AND MPCA THROUGH THE CONSTRUCTION OF ONE UNDERGROUND DETENTION SYSTEM DISCHARGING TO A PROPRIETARY FILTRATION DEVICE. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT ARE:

O RATE CONTROL: PEAK STORMWATER RUNOFF RATE SHALL NOT INCREASE FROM THE EXISTING CONDITIONS FOR THE 2-, 10-, 100-YEAR RAINFALL EVENTS (CCWMO). THE NET 100-YEAR PEAK FLOW PER ACRE FROM NEW DEVELOPMENT MUST MEET THE CALCULATED CITY AVERAGE OF 0.2 CFS/ACRE (CITY OF CHASKA).

O VOLUME CONTROL: THE STORMWATER MANAGEMENT PLAN SHOULD PROVIDE VOLUME CONTROL FOR 1 INCH FROM THE IMPERVIOUS SURFACE (CCWMO).

O WATER QUALITY: THE STORMWATER MANAGEMENT PLAN MUST PROVIDE WATER QUALITY TREATMENT FOR 1 INCH OF RAINFALL FROM THE SITE'S NEW IMPERVIOUS SURFACE (CCWMO). NUTRIENT REMOVAL SHALL BE GREATER THAN OR EQUAL TO THE EQUIVALENT TREATMENT PROVIDED BY A NURP POND (CITY OF CHASKA).

1.12 MITIGATION MEASURES FROM ENVIRONMENTAL REVIEWS/TMDLS/IMPAIRED WATERS

1.13 MAPS

EROSION AND SEDIMENT CONTROL PLANS:

THE FOLLOWING SITE DEVELOPMENT PLAN SHEETS ARE AN INTEGRAL PART OF THIS SWPPP:

C-5.01 - PHASE I EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.02 - PHASE II EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.03 - EROSION AND SEDIMENTATION CONTROL DETAILS
C-5.03 - EROSION AND SEDIMENTATION CONTROL NOTES/"SITE MAP"

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

EROSION CONTROL BMPS:

THE PURPOSE OF EROSION CONTROL IS TO PREVENT SOIL PARTICLES FROM BECOMING SUSPENDED IN WATER AND BEING TRANSPORTED TO EITHER DOWNSTREAM SURFACE WATERS OR DOWNSTREAM PROPERTIES.

APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION MUST BE PLANNED FOR AND IMPLEMENTED.

IN THE NATURAL CONDITION, SOIL IS STABILIZED BY NATIVE VEGETATION. THE PRIMARY TECHNIQUE TO BE USED AT THIS PROJECT FOR FINAL STABILIZATION OF SITE SOIL WILL BE TO PROVIDE A PROTECTIVE COVER OF VEGETATION, PAVEMENT, OR BUILDING.

ALL EXPOSED AREAS MUST BE STABILIZED AS SOON AS POSSIBLE (BUT NO LATER THAN THE NEXT WORK DAY) 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. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATED STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT, BUT MUST COMPLY WITH SECTION 2.7 OF THIS SWPPP (SECTION 8.4, 9.9, 9.10, AND 23.9 OF THE GENERAL PERMIT).

SEDIMENT CONTROL BMPS:

THE PURPOSE OF SEDIMENT CONTROL IS TO PREVENT SOIL PARTICLES THAT HAVE BEEN SUSPENDED IN WATER FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. SEDIMENT CONTROL BMPS HAVE BEEN DESIGNED AS PART OF THIS SWPPP.

IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND MUST AMEND THE SWPPP TO IDENTIFY THE ADDITIONAL PRACTICES.

SEDIMENT CONTROL PRACTICES MUST ALWAYS BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS AND BE LOCATED UPGRADIENT OF ANY BUFFER ZONES. THE PERIMETER SEDIMENT CONTROL PRACTICES MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED (SEE SECTION 8 OF THIS SWPPP).

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 RE-INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT RAIN EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

2.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

GROUND DISTURBANCE SHALL BE PHASED IN ACCORDANCE WITH THE SCHEDULE SHOWN ON C5.03. PROTECT EXISTING UNIQUE AND MANAGE 3 WETLANDS WITH REDUNDANT SILT FENCE.

2.2 PRESERVE 50 FOOT NATURAL BUFFER

THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER (OR IF A BUFFER IS INFEASIBLE ON THE SITE PROVIDE REDUNDANT SEDIMENT CONTROLS) WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. THE CONTRACTOR IS NOT REQUIRED TO ENHANCE THE QUALITY OF THE VEGETATION THAT ALREADY EXISTS IN THE BUFFER OR PROVIDE VEGETATION IF NONE EXISTS. (SHOW 50 FOOT BUFFERS ON PHASE I EROSION & SEDIMENT CONTROL PLAN)

2.3 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

MEASURES SHOULD BE TAKEN TO ENSURE THAT "CLEAN" RUNOFF FROM OFF SITE IS DIVERTED AROUND DISTURBED AREAS ON SITE. CARE SHOULD BE TAKEN THAT RE-ROUTING OFF SITE RUNOFF DOES NOT RESULT IN FLOODING OR OTHER ISSUES ON ADJACENT PROPERTIES.

BMP DESCRIPTION: TEMPORARY DIVERSION DITCH

INSTALLATION SCHEDULE: INSTALL TEMPORARY DIVERSION DITCHES AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO UP GRADIENT GROUND DISTURBING ACTIVITIES

MAINTENANCE AND INSPECTION REQUIREMENTS: THE WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. THIS STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 7 DAYS OF CONNECTING TO A SURFACE WATER AND AFTER CONSTRUCTION HAS CEASED.

TEMPORARY OR PERMANENT DITCHES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED, BUT MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

DITCHES MUST BE INSPECTED EVERY 7 DAYS, AND WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. ANY SEDIMENT DEPOSITED IN DIVERSION DITCHES MUST BE REMOVED AND ANY EXPOSED SOILS STABILIZED WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, NOTE REASON FOR DELAY ON MAINTENANCE LOG.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.4 STABILIZE SOILS

1. **TEMPORARY SEEDING** - DISTURBED AREAS THAT ARE NOT YET AT FINAL GRADE BUT THAT WILL NOT BE ACTIVELY WORKED FOR 7 DAYS OR MORE MUST BE TEMPORARILY STABILIZED. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHERE WORK HAS TEMPORARILY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER WORK IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3C. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3E MAY BE USED IN PLACE OF TEMPORARY MULCH.

2. **PERMANENT STABILIZATION** - ALL AREAS AT FINAL GRADE MUST BE STABILIZED WITHIN 7 DAYS AFTER COMPLETION OF THE MAJOR CONSTRUCTION ACTIVITY. PERMANENT STABILIZATION MUST BE INITIATED IMMEDIATELY WERE WORK HAS PERMANENTLY CEASED AND MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. SEEDED AREAS SHALL BE PROTECTED WITH MULCH. PERMANENT MULCH SHALL CONFORM TO MN/DOT SPECIFICATION 3882, TYPE 3 AT 2 TONS/ACRE AND SHALL BE DISK ANCHORED. HYDRAULIC SOIL STABILIZER MAY BE USED IN PLACE OF MULCH IF APPROVED BY CIVIL ENGINEER. IF HYDRAULIC SOIL STABILIZER IS USED, IT SHALL BE MN/DOT TYPE 6.

2.5 PROTECT SLOPES

STEEP SLOPE AREAS - THE CONTRACTOR MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT THAT HAVE STEEP SLOPES (3:1 OR STEEPER). FOR THOSE SLOPED AREAS WHICH MUST BE DISTURBED, THE CONTRACTOR MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES, SUCH AS DRAINING AND TERRACING. SLOPES STEEPER THAN 3:1 MUST BE PROTECTED BY EROSION CONTROL BLANKETS.

BMP DESCRIPTION: EROSION CONTROL BLANKET

INSTALLATION SCHEDULE: INSTALL EROSION CONTROL BLANKETS AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, WITHIN THE TIMEFRAME ALLOWED FOR STABILIZATION AFTER WORK HAS CEASED IN AN AREA, DEPENDING ON THE LOCATION (I.E. 24 HOURS, 7 DAYS, 14 DAYS)

MAINTENANCE AND INSPECTION REQUIREMENTS: TO FUNCTION PROPERLY, EROSION CONTROL BLANKETS MUST BE IN CONTACT WITH THE SOIL BENEATH THE BLANKET. BLANKETS MUST BE SECURED PER THE CONSTRUCTION DETAIL PROVIDED WITH THE SWPPP PLAN SHEETS.

INSPECT BLANKETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE, OR SUPPLEMENT NON-FUNCTIONAL BLANKETS WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.6 PROTECT STORM DRAIN INLETS

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE MEANS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT/ETC.) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THIS SWPPP.

BMP DESCRIPTION: SILT FENCE INLET PROTECTION

INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: INLET PROTECTION (INLET INSERT DEVICE)

INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT INLET PROTECTION EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE CAPACITY OF THE DEVICE, OR, IF MORE STRINGENT, IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.7 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

ALL STRUCTURAL SEDIMENT CONTROLS INTENDED TO RECEIVE AND TREAT CONSTRUCTION RUNOFF MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND ALTERATION CAN BEGIN AND MUST STAY IN OPERATION UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

BMP DESCRIPTION: SILT FENCE

INSTALLATION SCHEDULE: INSTALL SILT FENCE AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: BIOLOGS

INSTALLATION SCHEDULE: INSTALL BIOLOGS AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT BIOLOGS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE BIOLOG. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.8 RETAIN SEDIMENT ON-SITE

ANY OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT (E.G. FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. TEMPORARY SEDIMENTATION BASINS AND SEDIMENT TRAPS ARE TO BE UTILIZED DURING CONSTRUCTION TO CAPTURE AND TREAT SEDIMENT LADEN RUN OFF. THE TEMPORARY SEDIMENTATION BASINS HAVE BEEN DESIGNED TO PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN. THE OUTLET STRUCTURE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE IN ACCORDANCE WITH SECTION 14.5 AND 14.6 OF THE GENERAL PERMIT. PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER A CONNECTION TO A SURFACE WATER (SECTION 14.7 OF THE GENERAL PERMIT)

BMP DESCRIPTION: TEMPORARY SEDIMENTATION BASIN

INSTALLATION SCHEDULE: INSTALL TEMPORARY SEDIMENTATION BASIN PRIOR TO BEGINNING UPSLOPE LAND DISTURBING ACTIVITIES. IF THIS IS NOT POSSIBLE DUE TO EXISTING TOPOGRAPHY, LIMIT DISTURBANCE TO ONLY THOSE AREAS NECESSARY TO INSTALL TEMPORARY SEDIMENTATION BASIN.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT TEMPORARY SEDIMENTATION BASINS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE VOLUME OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. THIS MAINTENANCE MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. IF CONDITIONS DO NOT ALLOW MAINTENANCE TO BE PERFORMED WITHIN 72 HOURS, DOCUMENT THE CAUSE OF DELAY ON THE MAINTENANCE FORM. REFER TO SECTION 3.1 OF THIS SWPPP FOR BASIN DRAINING GUIDELINES.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.9 ESTABLISH VEHICLE TRACKING PADS

VEHICLE TRACKING PADS HAVE BEEN DESIGNED TO PREVENT SEDIMENT TRACK OFF. IF THERE IS EVIDENCE OF SEDIMENT TRACKING FROM VEHICLES IN PAVED AREAS, THE SEDIMENT MUST BE REMOVED BY STREET SWEEPING OR OTHER METHOD AS SOON AS FEASIBLY POSSIBLE, BUT NO LONGER THAN 24 HOURS AFTER DISCOVERY. (SECTION 9.11 AND 9.12 OF THE GENERAL PERMIT)

BMP DESCRIPTION: VEHICLE TRACKING PAD

INSTALLATION SCHEDULE: INSTALL VEHICLE TRACKING PAD AS SHOWN ON THE SWPPP PLAN SHEETS AS SOON AS POSSIBLE AT THE BEGINNING OF CONSTRUCTION ACTIVITIES. INSTALL ADDITIONAL VEHICLE TRACKING PADS AS NEEDED THROUGHOUT CONSTRUCTION.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT VEHICLE TRACKING PADS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. VEHICLE TRACKING PADS MUST BE PERIODICALLY 'REFRESHED' TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD BE PERFORMED WHEN THE EXIT APPEARS SMOOTH AND COMPACTED OR WHEN THE VEHICLE TRACKING PAD CEASES TO FUNCTION PROPERLY. VEHICLE TRACKING PAD LOCATIONS SHOULD BE INSPECTED FOR SIGNS OF OFF-SITE SEDIMENT TRACKING. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MUST BE USED IF VEHICLE TRACKING PADS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED

2.10 CONTROL STORMWATER DISCHARGE POINTS

1. PIPE OR OTHER TEMPORARY OR PERMANENT OUTLETS MUST BE STABILIZED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
2. STABILIZE THE NORMAL WETTED PERIMETER OF A DRAINAGE DITCH OR SWALE WITHIN 200 FEET OF THE PROPERTY EDGE WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 7 CALENDAR DAYS OF CONNECTION.

BMP DESCRIPTION: RIPRAP

INSTALLATION SCHEDULE: INSTALL RIPRAP AS SHOWN ON SWPPP PLANS AND/OR GRADING PLANS. INSTALLATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT OUTLETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING RIPRAP ENERGY DISSIPATION WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST. ANY OFF SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED IN MANNER AND AT A FREQUENCY TO MINIMIZE OFF-SITE IMPACTS.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE)

2.11 CHEMICAL EROSION AND SEDIMENT CONTROL BMPS

POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS MUST BE APPLIED AFTER CONVENTIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE UTILIZED. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. CONSIDERATION MUST BE GIVEN WHEN SELECTING CHEMICALS TO THE EXPECTED SOIL TYPES TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA. IF CHEMICALS ARE PART OF THE EROSION CONTROL PLAN, THEY MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

SECTION 3: DEWATERING & BASIN DRAINING

3.1 DEWATERING AND BASIN DRAINING

ALLOWABLE NON-STORMWATER DISCHARGES, AS DEFINED BY THE GENERAL PERMIT, ARE LIMITED TO DEWATERING AND BASIN DRAINING. DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS. ALL WATER FROM DEWATERING OR BASIN DRAINING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. IF THE CONTRACTOR ELECTS TO UTILIZE FILTERS WITH BACKWASH WATER, THE CONTRACTOR MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN REQUIRED TO RETAIN ADEQUATE FUNCTION. CONTRACTOR SHALL OBTAIN A WATER USE (APPROPRIATION) PERMIT FROM THE MINNESOTA DNR FOR DEWATERING ACTIVITIES THAT WILL WITHDRAW MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.

SECTION 4: GOOD HOUSEKEEPING BMPS

4.1 MATERIAL HANDLING AND WASTE MANAGEMENT

1. **SOLID WASTE DISPOSAL** - NO SOLID MATERIALS, INCLUDING CONSTRUCTION AND DEMOLITION MATERIALS, COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, SHALL BE ALLOWED TO BE CARRIED FROM THE SITE WITH STORM WATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE. DISPOSAL OF SOLID WASTES MUST COMPLY WITH MPCA REQUIREMENTS.
2. **GROUNDWATER PROTECTION** - SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
3. **SANITARY FACILITIES** - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE WHERE REQUIRED BY STATE OR LOCAL REGULATIONS. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND BE SERVICED BY A COMMERCIAL OPERATOR.

4.2 ESTABLISH PROPER STORAGE, HANDLING & DISPOSAL PRACTICES

HAZARDOUS MATERIALS & TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN WATERPROOF CONTAINERS WITH SECONDARY CONTAINMENT, AND THEIR LOCATION(S) MUST BE NOTED ON THE SWPPP MAP. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES IN ACCORDANCE WITH SECTION 12.4 OF THE GENERAL PERMIT. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS AND PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS AND LANDSCAPE MATERIALS MUST BE UNDER COVER BY PLASTIC SHEETING OR TEMPORARY ROOFS TO PREVENT DISCHARGE, OR PROTECTED BY SIMILAR EFFECTIVE MEANS TO PREVENT CONTACT WITH STORMWATER.

4.3 DESIGNATE WASHOUT AREAS

THE CONTRACTOR SHALL DESIGNATE AREAS FOR CONCRETE AND OTHER (STUCCO, PAINT, FOR RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS RELATED TO THE CONSTRUCTION ACTIVITY) WASHOUTS, AND NOTE THE LOCATIONS ON THE SITE MAP. ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LAYER. A COMPACTED CLAY LINER IS NOT AN ACCEPTABLE IMPERMEABLE LAYER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM SITE WORKERS TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.

BMP DESCRIPTION: CONCRETE WASHOUT

INSTALLATION SCHEDULE: PRIOR TO CONCRETE WORK.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT CONCRETE WASHOUTS FOR EVIDENCE OF DISCHARGE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING CONCRETE WASHOUTS WITHIN 3 DAYS OR BY THE NEXT USE, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

4.4 ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

THE CONTRACTOR SHALL DESIGNATE AREAS FOR EQUIPMENT FUELING, CLEANING, MAINTENANCE AND REPAIR, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAPS. RUNOFF MUST BE CONTAINED WITHIN THE DESIGNATED AREAS (I.E. THROUGH USE OF A TEMPORARY BERM). THE AREAS MUST NOT BE LOCATED IN ANY SURFACE WATER. SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. NO ENGINE DEGREASING IS ALLOWED ON SITE.

4.5 CONTROL EQUIPMENT/VEHICLE WASHING

THE CONTRACTOR SHALL DESIGNATE LOCATION(S) FOR VEHICLE WASHING, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAP. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS AND SOLVENTS. ENGINE DEGREASING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS ALSO PROHIBITED.

4.6 SPILL PREVENTION AND CONTROL PLAN

1. **ACCIDENTAL SPILL** - DISCHARGE OF OIL OR OTHER HAZARDOUS SUBSTANCES IS SUBJECT TO REPORTING AND CLEAN UP REQUIREMENTS. IN CASE OF AN ACCIDENTAL SPILL, THE MINNESOTA POLLUTION CONTROL AGENCY IS TO BE NOTIFIED AT THEIR **24-HOUR TELEPHONE NUMBER: 651-649-5451**. REFER TO SECTION 12 OF THE GENERAL PERMIT.
2. **GROUNDWATER PROTECTION** - SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

SECTION 5: POST-CONSTRUCTION BMPS

PERMANENT STORMWATER TREATMENT FOR THIS PROJECT CONSISTS OF SUMP MANHOLES, AN UNDERGROUND RATE CONTROL SYSTEM, AND A PROPRIETARY TREATMENT DEVICE FOR WATER QUALITY.

BMP DESCRIPTION: UNDERGROUND INFILTRATION BASIN

INSTALLATION SCHEDULE: DURING GRADING ACTIVITIES

MAINTENANCE AND INSPECTION REQUIREMENTS: PRACTICE SHOULD BE INSPECTED SEMI-ANNUALLY TO ENSURE THE DRAWDOWN TIME OF 48-HOURS IS MAINTAINED. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSPECTION AND MAINTENANCE.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: SUMP MANHOLE

INSTALLATION SCHEDULE: ALONG WITH STORM SEWER NETWORK

MAINTENANCE AND INSPECTION REQUIREMENTS: PRACTICE SHOULD BE INSPECTED (AND CLEANED OUT IF DEEMED NECESSARY) SEMI-ANNUALLY TO ENSURE THAT SEDIMENT IS NOT BEGINNING TO WASH OUT DURING STORM EVENTS. DEVICES SHOULD BE CLEANED OUT AT LEAST ONCE PER YEAR OR AS NEEDED.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: INFILTRATION BASIN

INSTALLATION SCHEDULE: AFTER SITE IS STABILIZED

MAINTENANCE AND INSPECTION REQUIREMENTS: NO HEAVY EQUIPMENT TO BE PLACED IN THESE AREAS, MINIMIZING THE COMPACTION. PERIODIC CHECK OF FLOW CONDITIONS TO TRACK DRAWDOWN OF THE WATER IN THE BASIN.

THE DEVICE WILL BE INSPECTED AND CLEARED OF SEDIMENT BUILD UP TWICE PER YEAR AND AS NEEDED. PLANTED VEGETATION ALSO NEEDS TO BE INSPECTED PERIODICALLY AND REPLACED AS NECESSARY. INSPECTION WILL ALSO INCLUDE CHECKING FOR ANY PROBLEMATIC EROSION TAKING PLACE ON THE SLOPES OF THE BASIN. EROSION ISSUES WILL BE REPAIRED AS THEY ARE FOUND.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: FILTRATION BASIN

INSTALLATION SCHEDULE: THE FILTRATION BASIN WILL BE INSTALLED DURING THE INITIAL GRADING FOR THE SITE. THE STORM SEWER SYSTEM WILL THEN BE CONNECTED INTO THE FILTRATION BASIN.

MAINTENANCE AND INSPECTION REQUIREMENTS: ONCE CONSTRUCTION IS COMPLETE, THE BASIN WILL BE INSPECTED AND CLEARED OF ANY SEDIMENT BUILD-UP TWICE PER YEAR AND AS NEEDED. INSPECTION WILL ALSO INCLUDE CHECKING FOR EROSION ISSUES ALONG THE SLOPES OF THE BASIN AND CLEANING ANY DEBRIS FROM THE INLET PIPES.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

SECTION 6: INSPECTIONS

6.1 INSPECTIONS

1. **INSPECTION FREQUENCY AND RESPONSIBILITY**

BETWEEN THE TIME THIS SWPPP IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED AND THE NOTICE OF TERMINATION FILED WITH THE MPCA, ALL DISTURBED AREAS AND POLLUTANT CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. THE PURPOSE OF SITE INSPECTIONS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTIONS WILL BE CONDUCTED BY THE CONTRACTOR'S DESIGNATED REPRESENTATIVE. BASED ON THESE INSPECTIONS, THE CONTRACTOR WILL DECIDE WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE STRUCTURAL BMPS, OR WHATEVER ELSE MAY BE NEEDED IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. IF THE SWPPP REQUIRES MODIFICATION, THOSE CHANGES TO THE SWPPP MUST BE DOCUMENTED. THE CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

2. **INSPECTION PROCEDURES** - EXAMPLES OF PARTICULAR ITEMS TO EVALUATE DURING SITE INSPECTIONS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. DURING EACH INSPECTION THE INSPECTOR MUST EVALUATE OVERALL POLLUTANT CONTROL SYSTEM PERFORMANCE AS WELL AS PARTICULAR DETAILS OF INDIVIDUAL SYSTEM COMPONENTS. ADDITIONAL FACTORS SHOULD BE CONSIDERED AS APPROPRIATE TO THE CIRCUMSTANCES.

A. PRE-INSPECTION PREPARATION:

1. INSPECTORS SHOULD BE FAMILIAR WITH THE SWPPP, INCLUDING THE EROSION AND SEDIMENT CONTROL PLANS, PAST INSPECTION REPORTS, AND MAINTENANCE LOGS.
2. PAY SPECIAL ATTENTION TO STORM WATER DISCHARGE TO SPECIAL/IMPAIRED WATERS AND WETLANDS; DISCHARGES TO SPECIAL/IMPAIRED WATERS AND WETLANDS HAVE ADDITIONAL REQUIREMENTS THAT ARE DESCRIBED IN SECTION 23 OF THE GENERAL PERMIT, AND ADDRESSED IN THIS SWPPP.

B. SITE ENTRY:

1. BEFORE ENTERING THE SITE, OBSERVE THE SURROUNDINGS AND VARIOUS STAGES OF CONSTRUCTION. NOTE AREAS FOR IN-DEPTH REVIEW AND ANY POTENTIAL ISSUES.
2. THIS IS A GOOD TIME TO VIEW CONSTRUCTION SITE VEHICLE TRACKING PAD LOCATIONS AND PERIMETER CONTROLS.

C. RECORDS REVIEW:

1. VERIFY THAT A COPY OF THE SWPPP AND APPLICATION FOR THE NPDES STORM WATER PERMIT, AND COPIES OF ALL CONSTRUCTION SITE INSPECTIONS ARE ON SITE.
2. VERIFY THAT THE TIMING FOR INSTALLATION OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AS WELL AS CONSTRUCTION PHASING, IS GENERALLY BEING FOLLOWED.
3. SWPPPS ARE INTENDED TO BE DYNAMIC DOCUMENTS, VERIFY THAT AMENDMENTS OR CHANGES TO THE SWPPP ARE BEING MADE WHEN:
   A. A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVE A SIGNIFICANT EFFECT ON STORM WATER DISCHARGES
   B. INSPECTIONS INDICATE THE SWPPP IS NOT EFFECTIVE
   C. THE SWPPP IS NOT CONSISTENT WITH THE TERMS OF THE GENERAL PERMIT

D. SITE INSPECTION (NOTE TIMELINES FOR MAINTENANCE INCLUDED IN INSPECTION/MAINTENANCE REPORT)

1. INSPECT DISCHARGE POINTS DOWNSTREAM AND OFF-SITE AREAS FOR SIGNS OF IMPACT.
2. INSPECT PERIMETER CONTROLS:
   A. HAVE PERIMETER CONTROLS BEEN PROPERLY INSTALLED AND MAINTAINED?
   B. ARE VEHICLE TRACKING PADS FUNCTIONING PROPERLY? ARE ADDITIONAL ENTRANCES/EXITS BEING USED THAT ARE NOT STABILIZED?
   C. ALL STORM DRAINS MUST BE PROTECTED AND TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROLS INSTALLED.
   D. ALL EXPOSED SOILS MUST HAVE TEMPORARY OR PERMANENT EROSION PROTECTION WITHIN 7 DAYS OF INACTIVITY.
3. COMPARE BMPS IN THE SWPPP WITH CONSTRUCTION SITE CONDITIONS: ARE REQUIRED BMPS IN PLACE; ARE ADDITIONAL BMPS NEEDED; ARE BMPS IN PLACE PROPERLY INSTALLED AND MAINTAINED?
4. INSPECT AREAS THAT HAVE BEEN DISTURBED AND ARE NOT CURRENTLY BEING WORKED. ANY UNSEEDED OR UNMULCHED BARE AREAS THAT HAVE BEEN IDLE FOR 7 DAYS SHOULD BE NOTED.
5. INSPECT AREAS WITH FINAL STABILIZATION. IN ORDER FOR FINAL STABILIZATION TO BE ACHIEVED, AREAS MUST HAVE A UNIFORM COVER WITH A DENSITY OF 70% OVER ENTIRE AREA. TEMPORARY BMPS SHOULD BE REMOVED AND AREAS DISTURBED BY REMOVAL SEEDED AS NECESSARY.

E. EXIT INTERVIEW:

1. DEBRIEF THE PERSON IN CHARGE. EXPLAIN THE IDENTIFIED DEFICIENCIES AND ANY AREAS OF CONCERN.

F. A COPY OF THE COMPLETED INSPECTION REPORT MUST BE KEPT WITH THE SWPPP ON SITE.

THE INSPECTION REPORT USED SHOULD INCLUDE, AT A MINIMUM, THE FOLLOWING:

- DATE & TIME OF INSPECTION
- NAME OF INSPECTOR(S)
- FINDINGS OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
- CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES AND NAMES OF PARTY COMPLETING MAINTENANCE
- DATE & AMOUNT OF RAINFALL
- RECORD OF ALL POINTS OF DISCHARGE FROM THE PROPERTY AND DESCRIPTION OF DISCHARGE
- NOTE TO UPDATE THE SWPPP

6.2 DELEGATION OF AUTHORITY

DULY AUTHORIZED REPRESENTATIVE(S) OR POSITION(S):

COMPANY OR ORGANIZATION NAME:
NAME:
POSITION:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

6.3 CORRECTIVE ACTION LOG

THE INSPECTION/MAINTENANCE FORM, AVAILABLE UPON REQUEST, INCORPORATES BOTH INSPECTION AND MAINTENANCE REPORTING INTO A SINGLE FORM. THIS FORM ALSO SPECIFIES THE TIME ALLOWED FOR CORRECTIONS TO BE PERFORMED. IF THE PARTY PERFORMING INSPECTIONS CHOOSES TO USE ANOTHER INSPECTION FORM, A SEPARATE CORRECTIVE ACTION LOG MUST BE PROVIDED.

SECTION 7: RECORD KEEPING AND TRAINING

7.1 RECORDKEEPING

RECORD RETENTION - THE OWNER MUST KEEP THE SWPPP INCLUDING ALL CHANGES MADE TO IT DURING CONSTRUCTION (SEE SECTION 7.2 OF THIS SWPPP), ALONG WITH THE FOLLOWING ADDITIONAL RECORDS ON FILE FOR THREE YEARS AFTER COMPLETION OF THE CONSTRUCTION PROJECT (FINAL STABILIZATION AND NOTICE OF TERMINATION):

1. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT
2. RECORDS OF ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
3. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS

7.2 AMENDMENTS

THE CONTRACTOR SHALL KEEP A RECORD LOG OF ALL MODIFICATIONS TO THE SWPPP. AN EXAMPLE OF A SWPPP UPDATE LOG FORM CAN BE PROVIDED UPON REQUEST.

MODIFICATIONS TO THE SWPPP - THIS SWPPP INTENDS TO CONTROL WATER-BORNE AND LIQUID POLLUTANT DISCHARGES BY SOME COMBINATION OF INTERCEPTION, FILTRATION, AND CONTAINMENT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS IMPLEMENTING THIS SWPPP MUST REMAIN ALERT TO THE NEED TO PERIODICALLY REFINE AND UPDATE THE SWPPP IN ORDER TO ACCOMPLISH THE INTENDED GOALS. THIS SWPPP MUST BE AMENDED AS NECESSARY DURING THE COURSE OF CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AT THE SITE. AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, AND/OR REVISED DRAWINGS. THIS SWPPP MUST BE UPDATED AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS.
2. INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS OR THAT THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES.
3. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE GENERAL PERMIT.
4. THE MPCA HAS DETERMINED THAT THE PROJECT'S STORM WATER DISCHARGES MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE REQUIREMENTS RELATED TO AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL) IMPLEMENTATION PLAN. IN THIS CASE, THE SWPPP MUST BE UPDATED OR A SUPPLEMENTAL BMP ACTION PLAN DEVELOPED TO ADDRESS THE IDENTIFIED CONCERNS.

7.3 TRAINING

THE PERMITTEE(S) MUST FULFILL TRAINING REQUIREMENTS AND INCLUDE RECORDS OF TRAINING IN THE SWPPP. REFRESHER TRAINING MUST BE ATTENDED EVERY THREE YEARS STARTING THREE YEARS, FROM THE ISSUANCE OF THE 2018 GENERAL PERMIT (ISSUED 8/1/18). INDIVIDUALS REQUIRED TO BE TRAINED INCLUDE:

1. INDIVIDUALS PREPARING THE SWPPP
2. INDIVIDUALS OVERSEEING IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ON SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
3. INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THESE JOB DUTIES.

THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THE GENERAL PERMIT. AT LEAST ONE INDIVIDUAL TRAINED IN THE JOB DUTIES LISTED ABOVE MUST BE PRESENT ON THE SITE OR AVAILABLE TO THE SITE IN 72 HOURS.

TRAINING DOCUMENTATION MUST INCLUDE:

1. NAMES OF PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED
2. DATES OF TRAINING AND NAMES OF INSTRUCTOR AND ENTITY PROVIDING TRAINING
3. CONTENT OF TRAINING COURSE, INCLUDING NUMBER OF HOURS OF TRAINING
4. DOCUMENTATION MUST BE KEPT WITH THE SWPPP. TRAINING RECORD/CERTIFICATION TEMPLATE IS AVAILABLE UPON REQUEST.

INDIVIDUALS MUST BE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT SUCH AS THE UNIVERSITY OF MINNESOTA, MINNESOTA EROSION CONTROL ASSOCIATION, SOIL AND WATER CONSERVATION DISTRICTS, OR THE MPCA.

SECTION 8: FINAL STABILIZATION / PERMIT TERMINATION

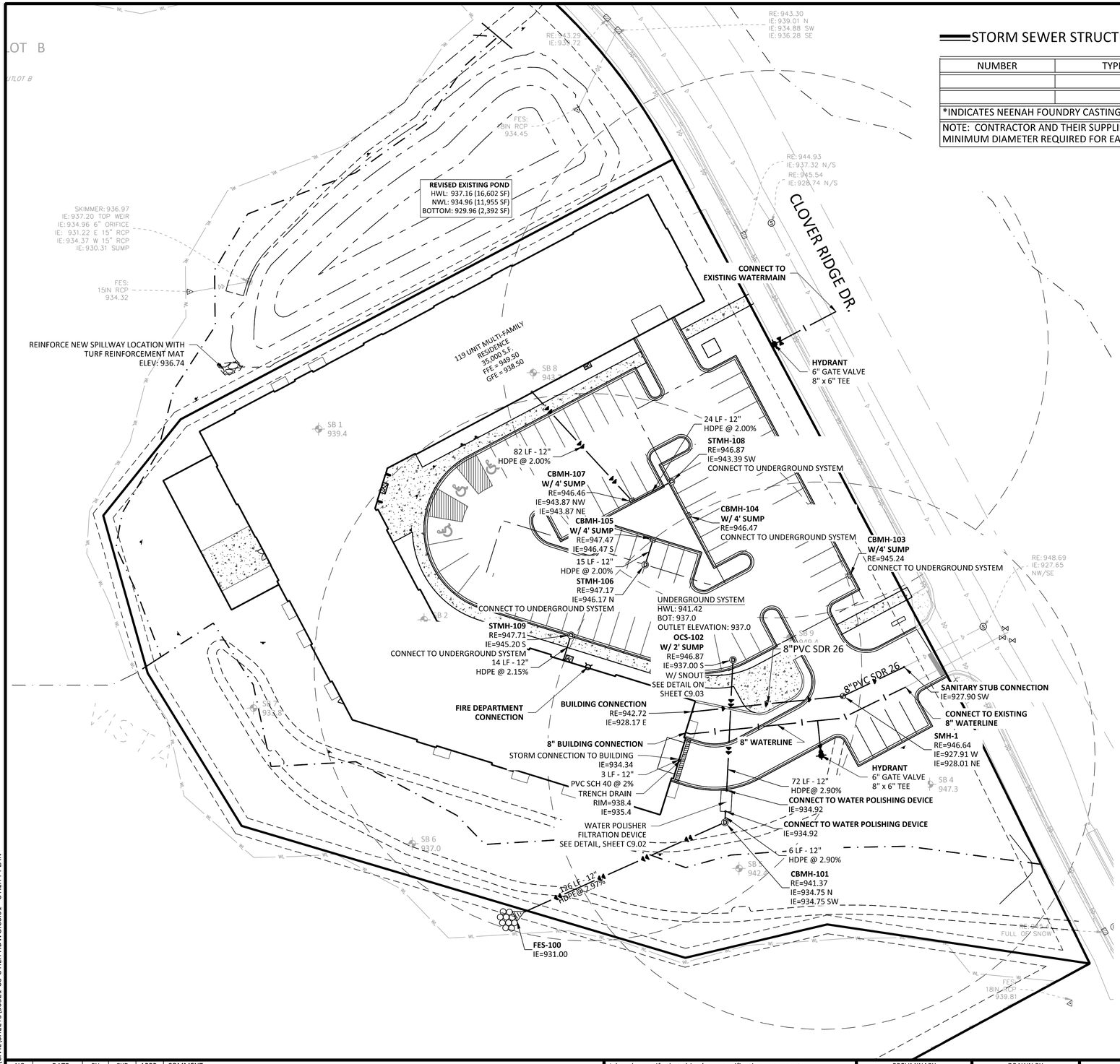
FINAL STABILIZATION - TO ACHIEVE FINAL STABILIZATION OF THE SITE, THE CONTRACTOR WILL IMPLEMENT THE FOLLOWING MEASURES AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED.

1. ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR BY OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO LANDSCAPING PLANS/SPECIFICATIONS FOR TYPE OF VEGETATIVE COVER.
2. THE PERMANENT STORMWATER MANAGEMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS IN SECTIONS 15, 16, 17, 18, AND 19 OF THE GENERAL PERMIT AND IS OPERATING AS DESIGNED. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES ARE STABILIZED WITH PERMANENT COVER. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
3. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE.
4. FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED AND TEMPORARY EROSION PROTECTION AND DOWNGRADIENT PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ADDITIONALLY, THE PERMITTEE HAS DISTRIBUTED THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, PERMANENT COVER.

PERMIT TERMINATION - TO ACHIEVE PERMIT TERMINATION FOR THE SITE, PERMITTEES MUST COMPLY WITH SECTIONS 4 & 13 OF THE GENERAL PERMIT.

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

I hereby certify that this plan, specification, or



STORM SEWER STRUCTURE SCHEDULE

NUMBER	TYPE	CASTING*
*INDICATES NEENAH FOUNDRY CASTING NO., OR APPROVED EQUAL		
NOTE: CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.		

LEGEND

- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- DRAINTILE
- WATERMAIN
- UG — UNDERGROUND GAS LINE
- UT — UNDERGROUND TELEPHONE
- UE — ELECTRIC
- CONCRETE CURB
- EASEMENT LINE

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIRMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
   i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, or PVC C-900, UNLESS NOTED OTHERWISE.
   i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
   ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
   i. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   e. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:COMPANY: BRAUN INTERTEC
   ADDRESS: 11001 HAMPSHIRE AVENUE S, MINNEAPOLIS, MN 55438
   PHONE:952.995.2000
   DATED: 03/07/2022
   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO SAMBATEK. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
12. THE UNDERGROUND STORMWATER SYSTEM SHOWN ON THE UTILITY PLAN AND THE DETAIL SHEETS IS FOR INFORMATIONAL PURPOSES ONLY AND DEPICTS THE MINIMUM STORAGE REQUIREMENTS AND THE SYSTEM ELEVATIONS. THE CONTRACTOR (WITH THEIR SUPPLIER OR DESIGNER) SHALL SUBMIT DESIGN DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE DESIGN DRAWINGS SHALL DEPICT THE FINAL LAYOUT AND DETAILS FOR CONSTRUCTION. THE DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER FOR THE STATE IN WHICH THE PROJECT IS CONSTRUCTED. THE SUBMITTAL SHALL INCLUDE ALL NECESSARY PRODUCT INFORMATION, DESIGN CALCULATIONS AND BEDDING REQUIREMENTS FOR THE PROPOSED STORMWATER SYSTEM. FOLLOWING CONSTRUCTION, THE CERTIFYING ENGINEER SHALL SUBMIT A LETTER TO THE OWNER AND ENGINEER INDICATING THEY OBSERVED THE INSTALLATION AND THE INSTALLATION OF THE STORMWATER SYSTEM WAS IN CONFORMANCE WITH THE CERTIFIED DRAWINGS.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 30 60
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

PRELIMINARY	DRAWN BY KLS
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 50521

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UTILITY PLAN

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET
C6.01
5 OF 10
REV.

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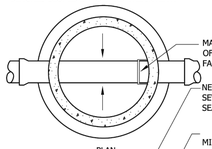
J:\PROJECTS\50521\CADCIVIL\SHEETS\50521-C6-UTILITY.DWG:C6.01 - UTILITY PLAN

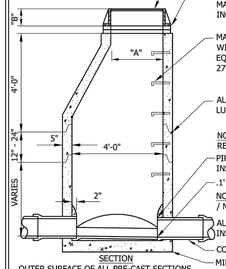
PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



PLAN



SECTION

- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
- NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATION FOR CASTING NUMBER.
- MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.
- MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL)
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS AND RAMNECK.
- NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.
- PIPE SHALL BE CUT 2" FROM INSIDE FACE OF WALL.
- .1' DROP ACROSS INVERTS MIN.
- NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.
- ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.
- COMPACT TO TOP OF PIPE, TO FIRST JOINT.
- MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

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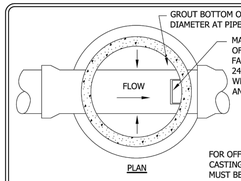
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. SAN-1

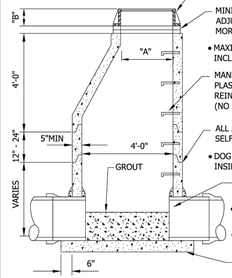
- GROUT BOTTOM OF MANHOLE TO A MINIMUM OF 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.
- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24 " AND OVER.



PLAN

FRAME	A	B
R1642-2310B	27"	7"

FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER". COVERS MUST BE SECURED TO PREVENT REMOVAL.



SECTION

- NEENAH COVER **R1642-5040** LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.
- MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.
- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL.)
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS.
- DOG HOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.
- PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.
- NOTE: KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
- NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.
- MINIMUM SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH PER MNDOT STD 4011

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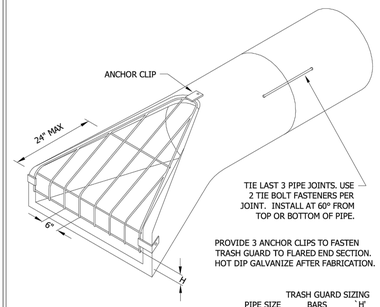
STORM SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-1

SEE CITY PLATE NO. STO-10 FOR RIPRAP PLACEMENT.



ISOMETRIC

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

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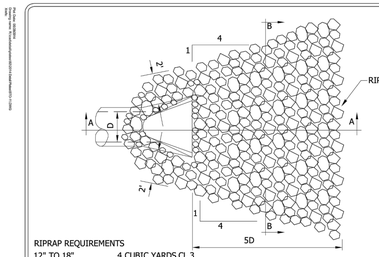
FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: FEB. 1995

PLATE NO. STO-10

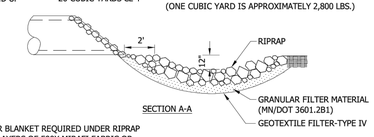


RIPRAP REQUIREMENTS

12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

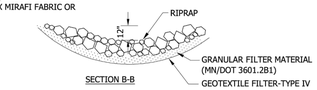
PLAN

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



SECTION A-A

NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL



SECTION B-B

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RIPRAP AT OUTLETS

CHASKA, MINNESOTA

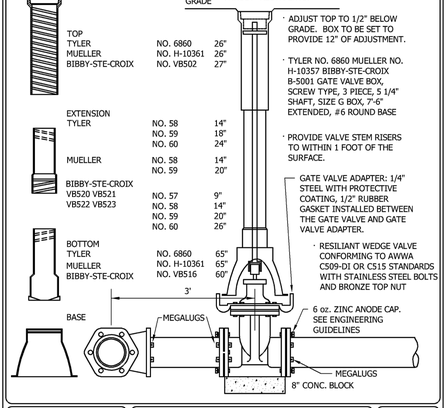
LAST REVISION: APRIL 2004

PLATE NO. STO-11

DROP LID
TYLER NO. 6860
MUELLER NO. H-10361
BIBBY-STE-CROIX NO. B-5160

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.



- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.
- GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.
- RESILIANT WEDGE VALVE CONFORMING TO AWWA C509-DI OR C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT
- 6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

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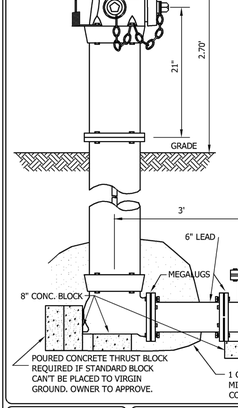
GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-1

HYDRANT MARKER WITH FLEX SPRING HYDRA/FINDER (CANDY CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASKA UTILITIES.)



ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

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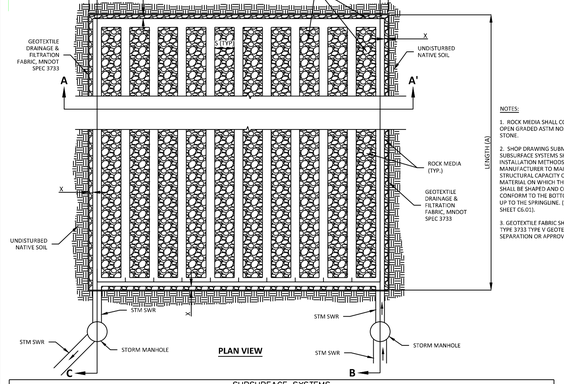
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-2



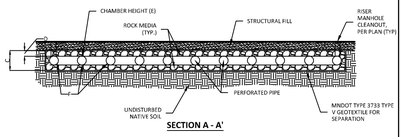
PLAN VIEW

NOTES:

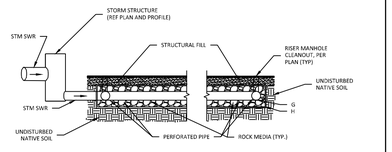
1. ROCK MEDIA SHALL CONSIST OF AN OPEN GRADED ASTM NO. 2 CRUSHED STONE.
2. SHOP DRAWING SUBMITTALS FOR SUBSURFACE SYSTEMS SHALL INCLUDE INSTALLATION METHODS PER PIPE MANUFACTURER TO MAINTAIN STRUCTURAL CAPACITY OF PIPES. THE SMALL ORIFICE OUTLET SHALL BE BEDDED AND BACKFILLED AND COMPACTED TO CONFORM TO THE BOTTOM OF THE PIPE, UP TO THE SPRINGLINE. (SEE NOTE #12 ON SHEET C6.01)
3. GEOTEXTILE FABRIC SHALL BE MNDOT TYPE 3733 TYPE V GEOTEXTILE FOR SEPARATION OR APPROVED EQUIVALENT.

SUBSURFACE SYSTEMS

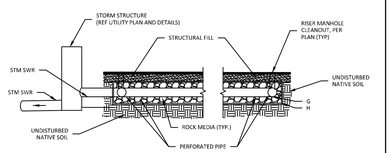
BMP	TYPE OF SYSTEM	LENGTH, FT (A)	WIDTH, FT (B)	SYSTEM DEPTH, FT (C)	PIPE COVER, IN (D)	PIPE SIZE, IN (E)	ROWS (F)	PIPE INVERT (G)	BOTTOM OF ROCK (H)	EDGE SPACING, IN (X)	PIPE SPACING, IN (S)	TOTAL STORAGE (CF)
1P	PERF. CMP PIPE	184.00	90.00	5.00	6.0	48	15	937.50	937.00	12.0	24.0	34306.0



SECTION A - A'



SECTION B - B'



SECTION C - C'

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY KLS

DESIGNED BY

CHECKED BY

PROJECT NO. 50521

Sambatek
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DETAILS

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET C9.01 9 OF 10 REV.

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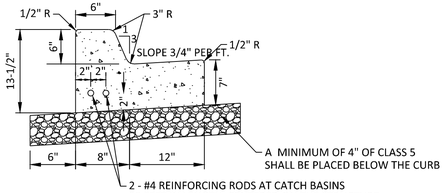
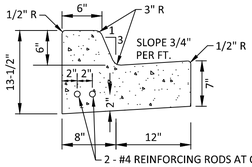
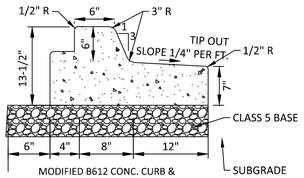
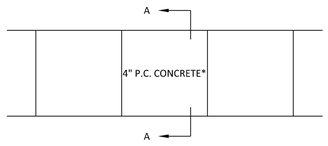
C:\PROJECTS\50521\CAD\CIVIL\SHEETS\50521-C9-DETAILS.DWG 5/3/2022 9:11:11 AM | ALEA STUTZ | LMS TECH)

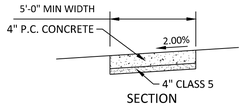






01 B612 CONCRETE CURB & GUTTER
N.T.S.





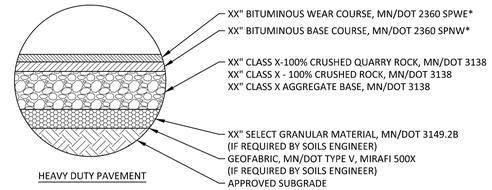
SECTION
A-A

GENERAL NOTES FOR CONCRETE CONSTRUCTION:

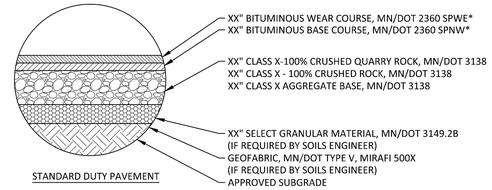
1. THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.

*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF __INCHES AT DRIVEWAY CROSSINGS.

02 CONCRETE SIDEWALK
N.T.S.



HEAVY DUTY PAVEMENT

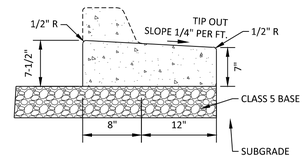


STANDARD DUTY PAVEMENT

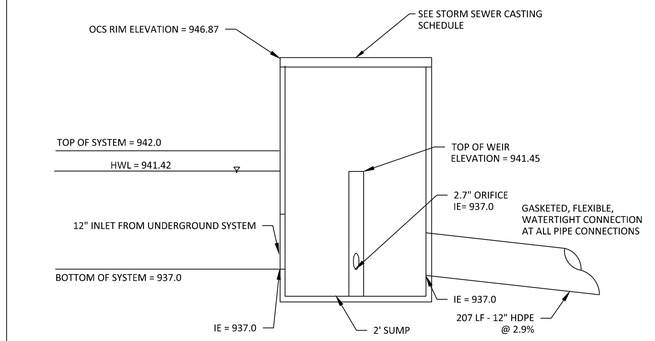
* REFER TO BITUMINOUS MIX DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT

NOTES:
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION", AND ALSO THE REQUIREMENTS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MN/DOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.

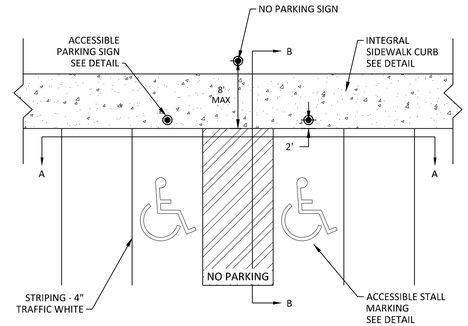
03 PAVEMENT SECTIONS
N.T.S.



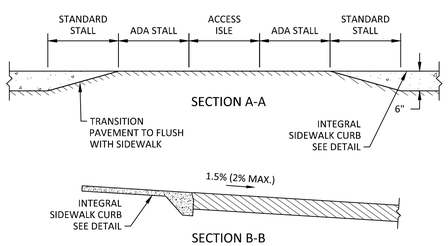
06 B612 FLAT CURB & GUTTER
N.T.S.



UNDERGROUND DETENTION PIPE OUTLET CONTROL STRUCTURE DETAIL/CROSS SECTION
N.T.S.



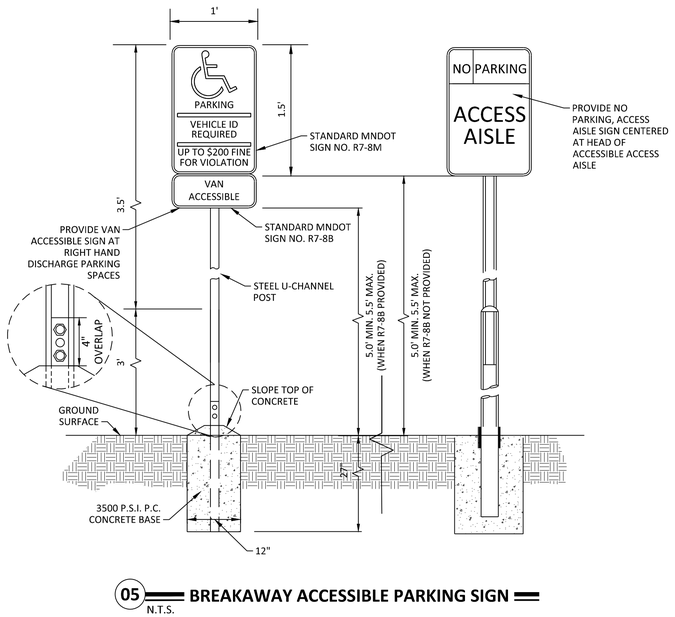
PLAN VIEW OF ADA PARKING



SECTION A-A

SECTION B-B

04 ADA PARKING
N.T.S.



05 BREAKAWAY ACCESSIBLE PARKING SIGN
N.T.S.

SITE SPECIFIC DATA*

PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS)	
PEAK FLOW RATE (CFS)	
PEAK STORM DURATION (YEARS)	

PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
OUTLET PIPE 1			
RIM ELEVATION			

SURFACE LOADING REQUIREMENT	
FRAME AND COVER	#30"
CORROSIVE SOIL CONDITIONS	
KNOWN GROUNDWATER ELEVATION	
NOTES:	

*PER ENGINEER OF RECORD

WP PERFORMANCE DATA

TREATMENT FLOW RATE (CFS)	0.60
MEDIA SURFACE AREA (SF)	25
LOADING RATE (GPM/SF)	–
SEDIMENT STORAGE CAPACITY (CF)	90.50

WP STORAGE CAPACITIES

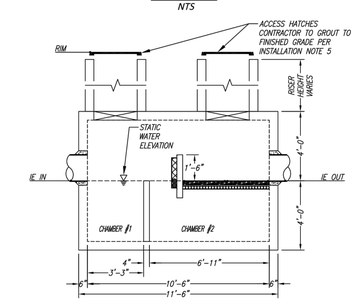
SEDIMENT CHAMBER CAPACITY	LENGTH (FT)	WIDTH (FT)	HEIGHT (FT)	TOTAL (CF)
CHAMBER 1	3.25	5.00	3.44	55.90
CHAMBER 2	6.92	5.00	1.00	34.60

GENERAL NOTES

1. BIO CLEAN TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS, AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS, AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE NSBB UNIT AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. MANUFACTURER RECOMMENDS A 6"–12" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH).
4. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON–SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. ALL COVERS SHALL BE SHIPPED LOOSE. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.



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WP-5-10.5
WATER POLISHER-UP FLOW MEDIA FILTER
STANDARD DETAIL

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY KLS
DESIGNED BY
CHECKED BY
PROJECT NO. 50521

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DETAILS

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET
C9.02
10 OF 10
REV.

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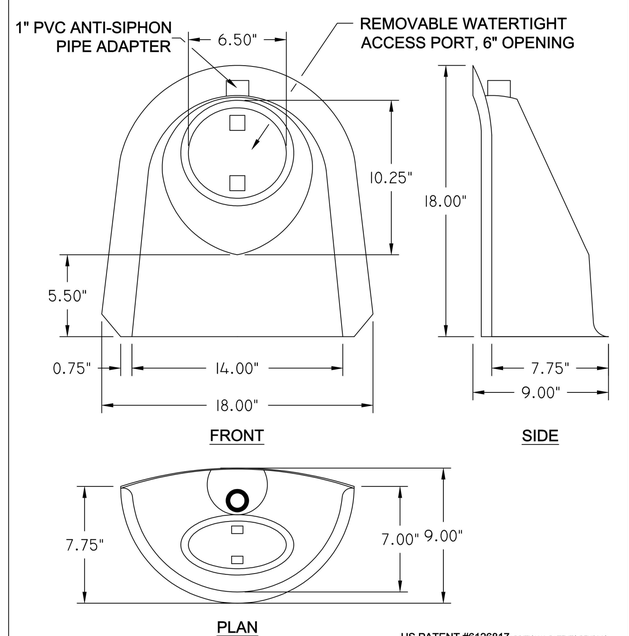


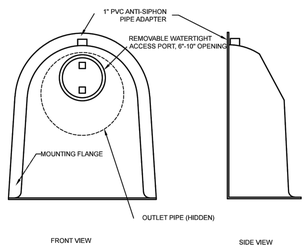
DESIGNED TO FIT 36"-48" DIAM. STRUCTURES

US PATENT #6126817 ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

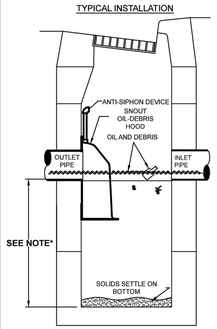
DESCRIPTION	DATE	SCALE
12R SNOUT OIL & DEBRIS STOP	09/09/99	NONE
	DRAWING NUMBER 12R	

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



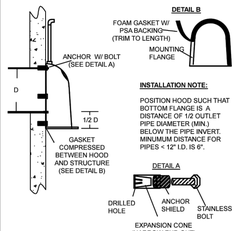
*NOTE- SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE OUTLET. FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   9 MATHEWS DRIVE, UNIT A-1-A2.
   EAST HADDAM, CT 06423
   TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

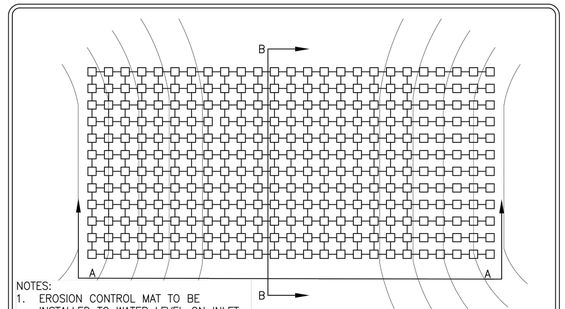
US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending

INSTALLATION DETAIL



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

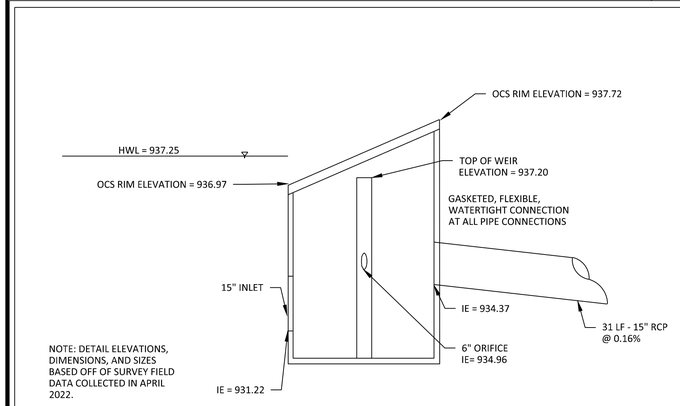
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
	DRAWING NUMBER SP-SN	



NOTES:
1. EROSION CONTROL MAT TO BE INSTALLED TO WATER LEVEL ON INLET SIDE AND DISCHARGE ELEVATION ON OUTLET SIDE.
2. EROSION CONTROL MAT TO BE SLOPETAME2, OR GRASSPAVE2 BY INVISIBLE STRUCTURES OR CITY APPROVED EQUAL

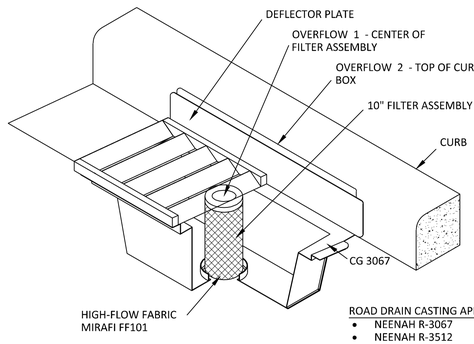
POND SPILLWAY TURF REINFORCEMENT

N.T.S.



EXISTING STORMWATER POND OUTLET CONTROL STRUCTURE DETAIL

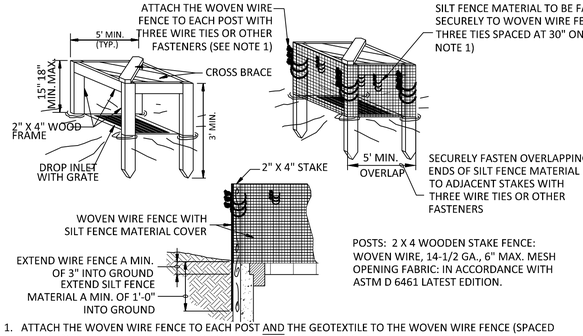
N.T.S.



ROAD DRAIN CASTING APPLICABILTY
- NEENAH R-3067
- NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)

NOT TO SCALE



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)

NOT TO SCALE

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	05/03/2022				Final Site and Building Plan Application

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 W. Frank

Date _____ License # _____

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DRAWN BY	KLS
DESIGNED BY	
CHECKED BY	
PROJECT NO.	50521

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CLOVER RIDGE APARTMENTS

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SHEET C9.03 10 OF 10 REV.

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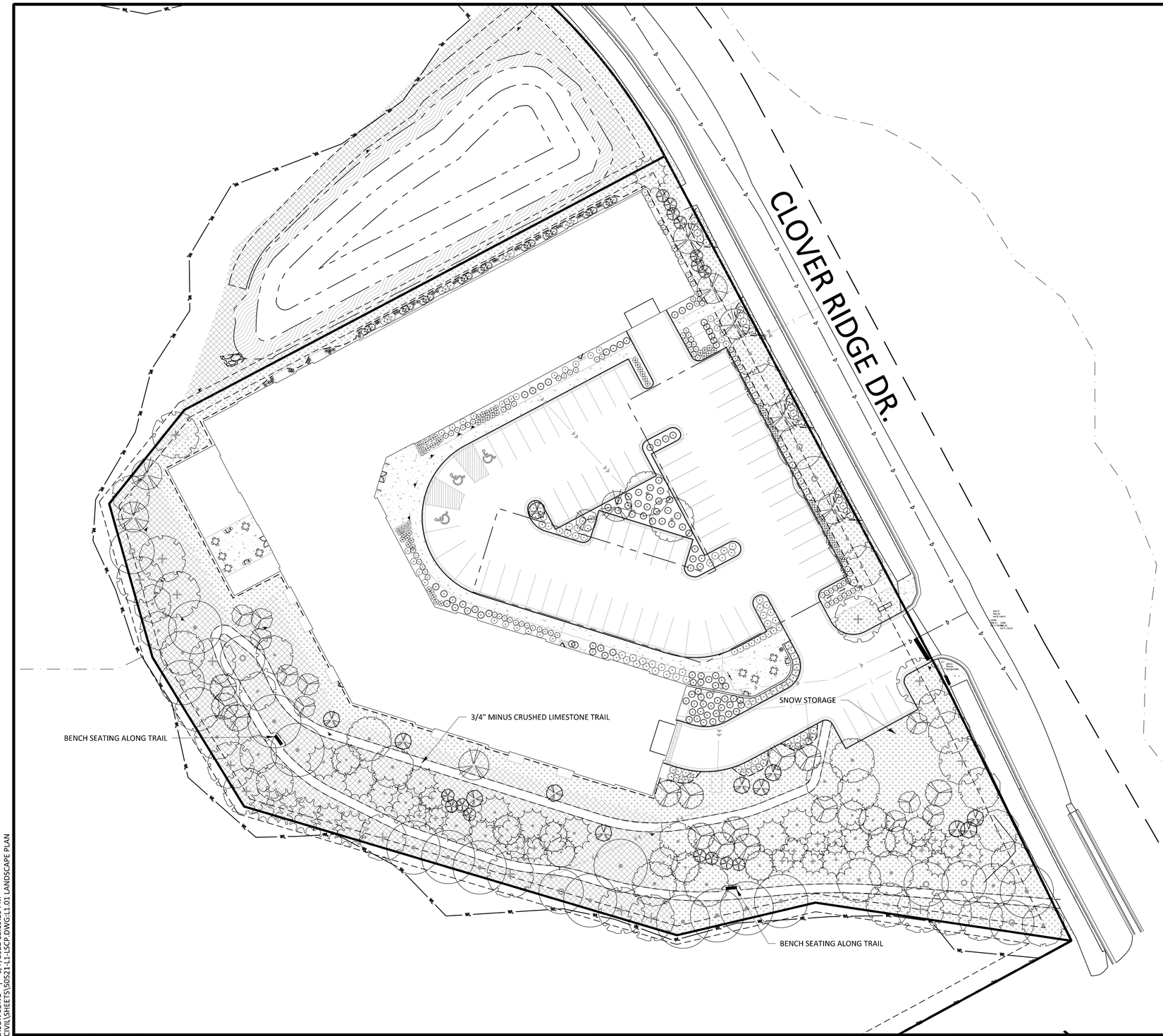

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	
FORCEMAIN (SAN.)	LS FM	S
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		

STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK
TREE PROTECTION FENCE — TP —
TREE TO BE REMOVED
SIGN
PIPE BOLLARD
RIPRAP

CHASKA LANDSCAPE CODE

1. Total Caliper Inches of Overstory Trees Required. In order to achieve landscaping which is appropriate in scale with the size of a building site, the minimum number of caliper inches of overstory trees required shall be determined by dividing the total gross square footage of all floors of a building by 320.
2. Understory Trees and Shrubs. In addition to the required number of overstory trees listed above, a full complement of understory trees and shrubs shall be provided to complete a quality landscape treatment of the site. A minimum number of understory trees and shrubs are required as follows:
   - 2.1. The number of understory trees shall be equal to twenty-five (25) percent of the required number of overstory trees; and
   - 2.2. The number of shrubs shall be equal to one (1) shrub per thirty (30) feet of site perimeter or one (1) shrub per three-hundred (300) square feet of building footprint, whichever is greater.
3. For the purpose of satisfying the total caliper inch requirement, coniferous trees can be considered equivalent to overstory trees by dividing the height of a coniferous tree's six (6) foot height minimum by 2.4 to determine equivalent caliper inches.

TOTAL NUMBER OF STORIES ON BUILDING: 4

TOTAL CALIPER INCHES REQUIRED: 442"

CALCULATIONS	INCHES REQUIRED	INCHES PROPOSED	TREES PROPOSED
2.5" CAL. OVERSTORY TREES REQUIRED(40%)	176.8	177.5	71
3" CAL. OVERSTORY TREES REQUIRED(20%)	88.4	90	30
3.5" CAL. OVERSTORY TREES REQUIRED(10%)	44.2	45.5	13
4" CAL. OVERSTORY TREES REQUIRED(10%)	44.2	44	11
4.5" CAL. OVERSTORY TREES REQUIRED(10%)	44.2	45	10
5" CAL. OVERSTORY TREES REQUIRED(10%)	44.2	45	9
UNDERSTORY TREES REQUIRED		36	36
SHRUBS REQUIRED		471	471

	REQUIRED	PROPOSED
LANDSCAPE ISLAND CALCULATION (5,475SF / 37,223SF)	10%	14%

OPEN SPACE CALCULATION
BALCONIES (2,560 SF)
OPEN SPACE A,B,AND C (43,252 SF)

TOTAL (CALCULATION: 45,812 SF/ 139,173 SF)	15% (20,876 SF)	33% (45,812 SF)

PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AS	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	3" Cal		9
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	3.5" Cal.		13
	WS	Betula papyrifera 'Whitespire' / Whitespire Birch	B & B	2.5"Cal		9
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3"Cal.		15
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	4.5" CAL.		10
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		15
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	4"CAL		11
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6'	15
	LA	Larix laricina / Tamarack	B & B		6'	5
	NS	Picea abies / Norway Spruce	B & B		6'	12
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	15
	PW	Pinus strobus 'Fastigiata' / Pyramidal White Pine	B & B		6'	75
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	3"Cal		11
	RE	Cercis canadensis / Eastern Redbud	B & B	3"Cal		12
	IL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	3"Cal		13
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal			12
	BK	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			62
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			73
	CJ	Juniperus sabina 'Monna' / Calgary Carpet Juniper	5 gal			96
	PM	Pinus mugo 'Slowmound' / Mugo Pine	5 gal			28
	PT	Potentilla fruticosa 'Fargo' TM / Fargo Potentilla	5 gal			78
	CL	Rhus aromatica 'Gro-Low ' / Gro-Low Fragrant Sumac	5 gal			52
	GS	Spiraea japonica 'Goldflame' / Spirea	5 gal			37
	TAX	Taxus x media 'Dark Green Pyramidalis' / Dark Green Pyramidal Anglojap Yew	5 gal			27
	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal			6
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal			37
	VRA	Astilbe chinensis 'Visions In Red' / Chinese Astilbe	1 gal			38
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed			
	34-262	MNDOT Seed mix 34-262 / Wet Prairie	Seed			
	TUR HGL	Turf Sod Highland Sod / Sod	Sod			

NORTH
0 30 60
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: Johnnie R. Workman

Date _____ License # _____

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PROJECT NO. 50521

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LANDSCAPE PLAN
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CLOVER RIDGE APARTMENTS
CHASKA, MINNESOTA

SHEET
L1.01
3 OF 10
REV.

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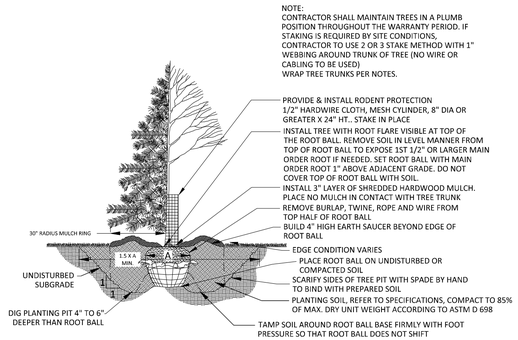
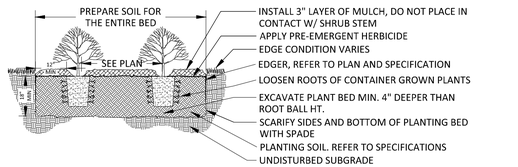


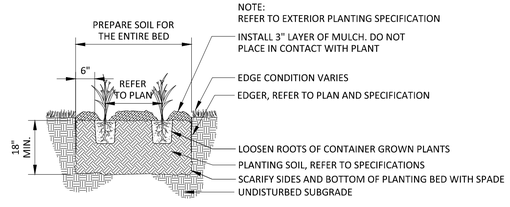
1 C3.01 TREE PLANTING DETAIL

1/4" = 1'-0" P-01



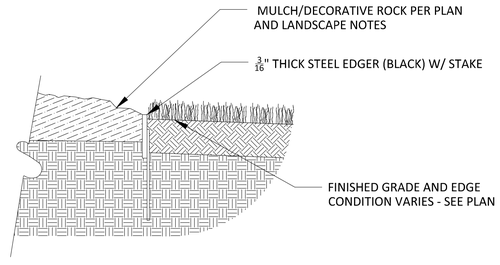
2 C3.01 SHRUB PLANTING DETAIL

3/8" = 1'-0" P-02



3 C3.01 PERENNIAL PLANTING DETAIL

1/2" = 1'-0" P-03



4 C3.01 STEEL EDGER

1 1/2" = 1'-0" P-06

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1"-3" DRESSER TRAP ROCK, GREY IN COLOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.

22.1.	POTTED PLANTS:	4/1 - 6/1; 9/21 - 11/1
22.2.	DECIDUOUS /B&B:	4/1 - 6/1; 9/21 - 11/1
22.3.	EVERGREEN POTTED PLANTS:	4/1 - 6/1; 9/21-11/1
22.4.	EVERGREEN B&B:	4/1 - 5/1; 9/21 - 11/1
22.5.	TURF/LAWN SEEDING:	4/1 - 6/1; 7/20 - 9/20
22.6.	NATIVE MIX SEEDING:	4/15 - 7/20; 9/20-10/20

23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 ½" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
   - 1.2. 3" CAL + TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
   - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
   - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
4. CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

LOW MAINTENANCE FESCUE NOTES:

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
3. OVERSEED THIN,BARE SPOTS IN FALL
4. ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
5. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

1. ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
2. YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
3. YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.

NO	DATE	BY	CKD	APPR	COMMENT
	05/03/2022				Final Site and Building Plan Application

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: Johnnie R. Workman

Date _____ License # _____

PRELIMINARY | DESIGN REVIEW | PERMIT SUBMITTAL | CONSTRUCTION DOCUMENTS

DRAWN BY | DESIGNED BY | CHECKED BY | PROJECT NO. 50521

Sambatek www.sambatek.com
Engineering | Surveying | Planning | Environmental

LANDSCAPE DETAILS AND NOTES

AV DEVELOPMENT, LLC
CLOVER RIDGE APARTMENTS

CHASKA, MINNESOTA

SHEET L1.02 3 OF 10 REV.

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C:\PROJECTS\50521\CAD\CIVIL\SHEETS\50521-L1-LSCP.DWG L1.02 LANDSCAPE DETAILS AND NOTES
5/2/2022 3:33:34 PM | ALEA STUTZ | 22.0S (LMS TECH)



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTHEAST ELEVATION - 1
SCALE: 3/32" = 1'-0"

B1 - Modular Brick



B2 - Split Face Concrete Masonry Block



S1 - Fiber Cement Panels



S2 - Fiber Cement Lap Siding - Dark



S3 - Fiber Cement Lap Siding - Cedar



PRELIMINARY- NOT FOR CONSTRUCTION

JCorp
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www.jcorpdesignbuild.com

PROJECT:
Clover Ridge Apartments
Chaska, MN 55318

REVISIONS:

05 / 24 / 2022

PROJECT NO: 21-043

CONTENTS:
Elevations

SHEET NO:
A201



1 NORTHWEST ELEVATION

SCALE: 3/32" = 1'-0"



2 SOUTHEAST ELEVATION

SCALE: 3/32" = 1'-0"



3 NORTHEAST ELEVATION - 2

SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

B1 - Modular Brick



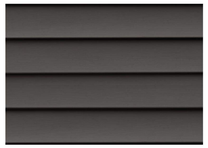
B2 - Split Face Concrete Masonry Block



S1 - Fiber Cement Panels



S2 - Fiber Cement Lap Siding - Dark



S3 - Fiber Cement Lap Siding - Cedar



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05 / 24 / 2022

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CONTENTS:
Elevations

SHEET NO:
A202



1 **NORTHWEST ELEVATION**
SCALE: 3/32" = 1'-0"



2 **NORTHEAST ELEVATION - 1**
SCALE: 3/32" = 1'-0"

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PROJECT NO: **21-043**

CONTENTS:
ELEVATIONS

SHEET NO:
200





1 **EAST AERIAL**
SCALE:



2 **MAIN ENTRY**
SCALE:



3 **NORTH AERIAL**
SCALE:

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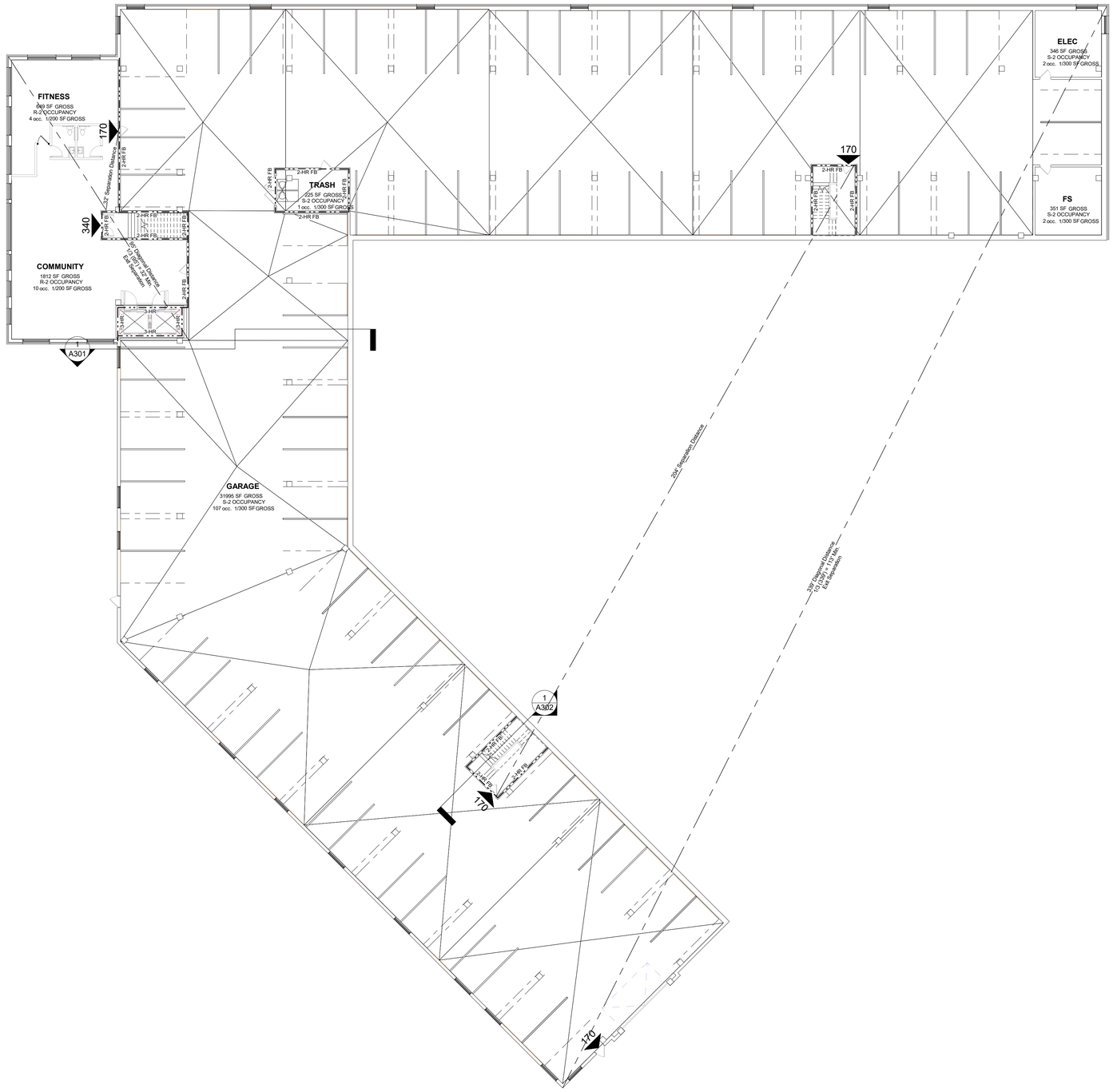
PROJECT NO: 21-043

CONTENTS:
3D Views

SHEET NO:
A203



1 BASEMENT - CODE REVIEW

SCALE: 1/16" = 1'-0"

CODE - FIRE SEPARATIONS

- 1/2 HR FIRE PARTITION
- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 1 HR FIRE RATED
- 2 HR FIRE WALL

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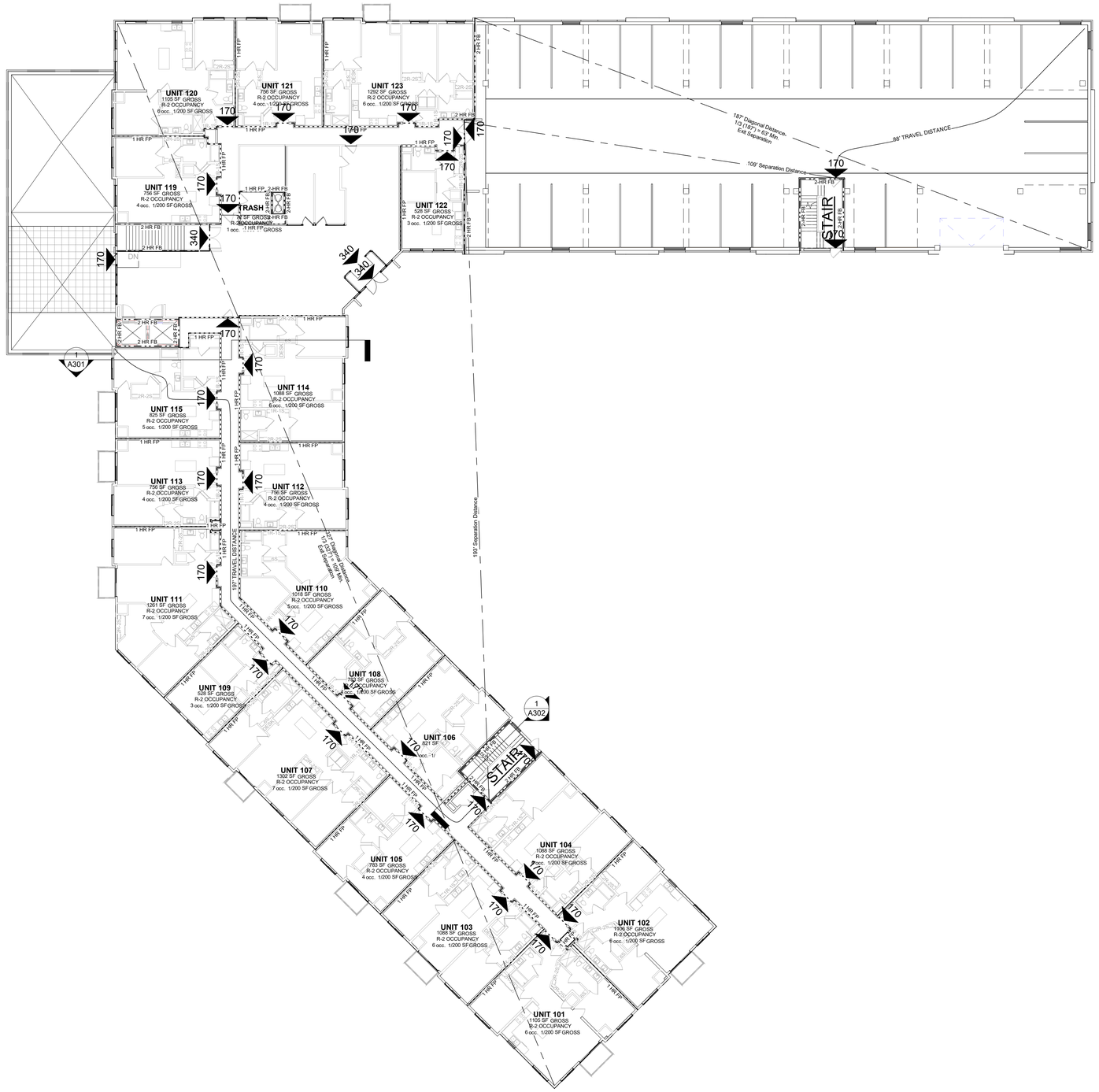
04 / 18 / 2022

PROJECT NO: 21-043

CONTENTS:
Code Review Plan

SHEET NO:
G201



1 1ST FLOOR - CODE REVIEW

SCALE: 1/16" = 1'-0"

CODE - FIRE SEPARATIONS

- 1/2 HR FIRE PARTITION
- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 1 HR FIRE RATED
- 2 HR FIRE WALL

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04 / 18 / 2022

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CONTENTS:
Code Review Plan

SHEET NO:
G202



1 2ND FLOOR - CODE REVIEW

SCALE: 1/16" = 1'-0"

CODE - FIRE SEPARATIONS

- 1/2 HR FIRE PARTITION
- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 1 HR FIRE RATED
- 2 HR FIRE WALL

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04 / 18 / 2022

PROJECT NO: 21-043

CONTENTS:
Code Review Plan

SHEET NO:
G203



1 3RD FLOOR - CODE REVIEW

SCALE: 1/16" = 1'-0"

CODE - FIRE SEPARATIONS

- 1/2 HR FIRE PARTITION
- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 1 HR FIRE RATED
- 2 HR FIRE WALL

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REVISIONS:

04 / 18 / 2022

PROJECT NO: 21-043

CONTENTS:
Code Review Plan

SHEET NO:
G204



1 4TH FLOOR - CODE REVIEW

SCALE: 1/16" = 1'-0"

CODE - FIRE SEPARATIONS

- 1/2 HR FIRE PARTITION
- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 1 HR FIRE RATED
- 2 HR FIRE WALL

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04 / 18 / 2022

PROJECT NO: 21-043

CONTENTS:
Code Reivew Plan

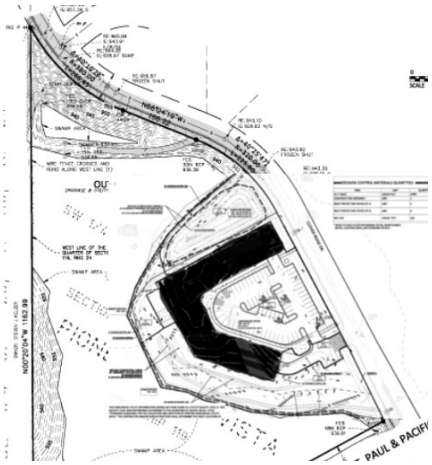
SHEET NO:
G205

Part 1: Request to Deny Building Setback Variance – Wade Sorenson, 1456 Sophia Drive

There has not been a reasonable justification provided to grant this variance. The city's reasoning has to do with the wetlands on the west side of the property. The need for this variance has nothing to do with the wetlands! This variance is needed because they have proposed to put a very tall building right next to a major road -- discussion of the wetland is a non-sequitur argument.

The city should require the building to fit on the lot according to the zoning requirements. The developer has simply proposed a structure that is too big for the lot and the building must be reduced**. Any other 3 acre lot with a <u>42' tall building that abuts a road would have similar setback requirement</u>. This has nothing to do with the wetland on the west side of the property.** This is an **economic-based** variance request as they want to put more units on the property. With a 42' setback, they can still have ~114 units **which is a reasonable use of the property.**

In addition, the key reasons to reject this variance include:



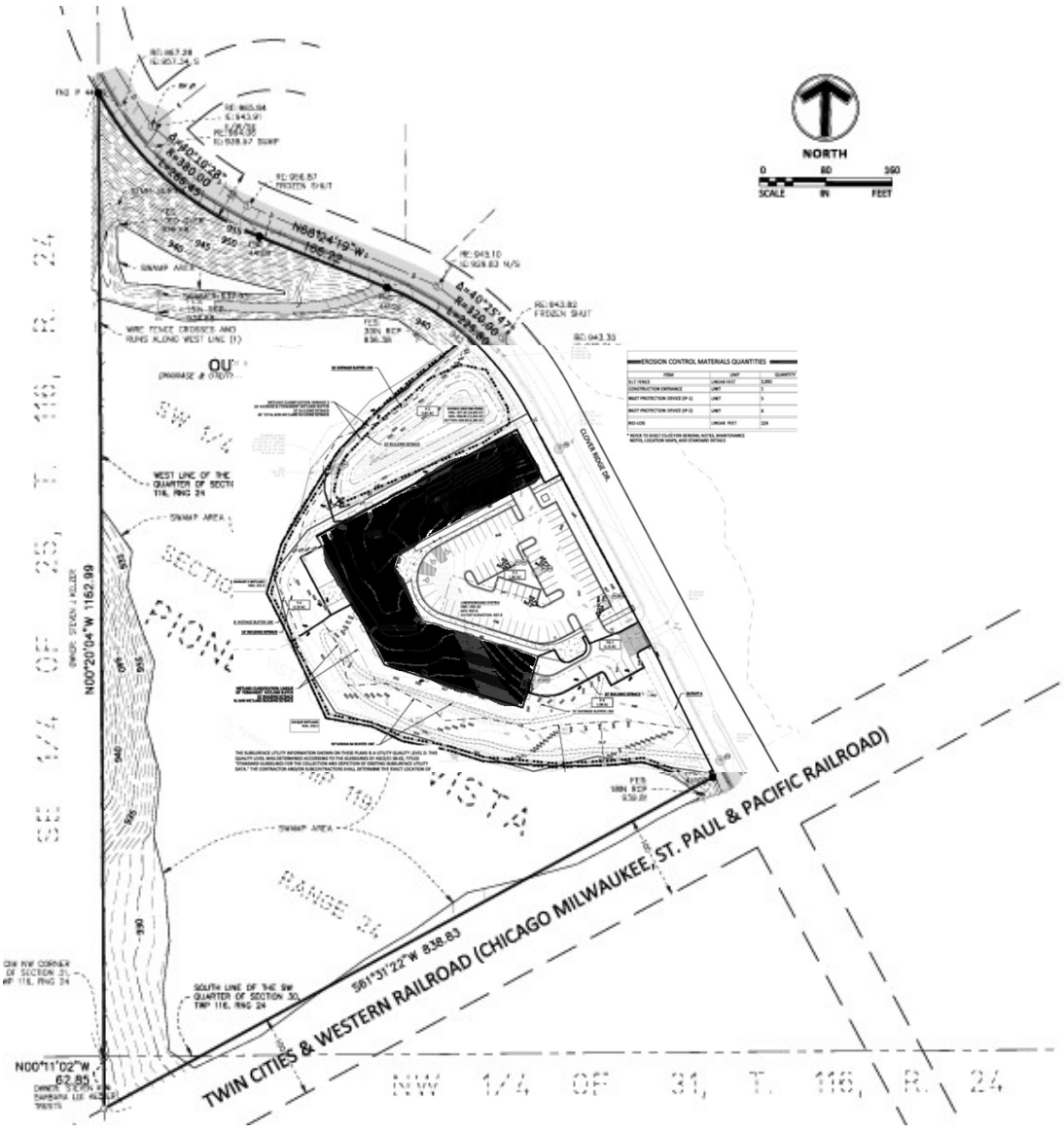
- **SAFETY**: this building sits next to a curve in the Clover Ridge Drive. For southbound traffic from Pioneer Trail, **this tall building <u>will be is a safety risk as it will block the driver's view of what is around the corner</u>. The building is too close to the road and will impede driver visibility.**
- **AESTHETICS:** this building provides a negative experience as you enter the Clover Ridge development from the north – the first thing you will see is a giant wall that is 55' tall and 275' long. Keeping the structure further back from the street will make it look less "imposing".
- **COMPARABLES:** The variance granted for the townhome to the north was for a small corner section of a townhouse and that variance did not impact driver visibility on Clover Ridge Drive.

To date, the need for this variance has only been discussed at the City Council. This is the first time the Planning Commission has reviewed this variance and the City has called this a "formality". To call it a "formality" is to greatly discount the role of the Planning Commission. The City did not inform the Planning Commission about this requirement and they only acknowledged it after a resident emailed the entire city council.

The developer has stated in their May 25 response to the city (page 4):

Due to physical constraints on the property, it is not possible to achieve these setback requirements.

That is false -- there is nothing (<u>except economics</u>) stopping the developer from eliminating 22' of the northeast section of this building. It will reduce the building footprint by ~5% (impacting 4-6 units). They are currently at 119 units (39 units per acre), it is not unreasonable to reduce that count by 6 units to make this a safer neighborhood. As they have not provided any other sufficient justification, this variance request should be denied.



City Zoning Ordinance Section 15.08.080 Variances

Purpose/Standards. *The City Council may grant variances from the literal provisions of this Ordinance where their strict enforcement would cause undue hardship because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of this Ordinance.*

"Undue hardship" as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under conditions required by the official controls, the plight of the landowner is due to circumstances unique to his property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Undue hardship also includes, but is not limited to, inadequate access to direct sunlight for solar energy systems.

Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of this Ordinance. *Variances shall be granted for earth sheltered construction as defined herein when in harmony with this Ordinance.*

Commentary Part 2: Significant Useable Open Space Deficiency

Per City Code:
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; the minimum dimensions for such open spaces shall be 75 feet in length and 75' in width.

The city confirmed to me via email that the **Site Gross Area is 522,101 sf**. (approx. 12 acres)
As stated, the developer claims to be providing 45,812 sf of useable open space.
Required Open Space = 15% * 522,101 = 78,315 sf.

The developer is including 2560 sf of private balconies in their total, however Chaska code does not allow private balconies to be considered as useable open space (as it is not available to all residents). To be accurate, they are only providing 43,252 of open space.

Per city definition, the correct calculation would show the developer is providing 8% of the site as usable open space. **They are deficient by 35,063 sf (45% short of the 78,315 sf required).**

In April, the city stated (page 6) that the developer is providing 28% of the site as useable open space. In the draft report for June (page 7), the city has stated that the developer is providing 33% of the site as useable open space. Those are both materially incorrect values. **The actual value is 8%, well short of the 15% requirement.**

The Planning Commission and the City Council **have been provided *materially incorrect information*** regarding Usable Open Space and as such, **all prior approvals should be nullified**.

For this project to be approved, a new variance should be required to acknowledge the Useable Open Space deficiency. Since this is more than 30% short of the requirement, a public hearing would be required to determine if such a variance is warranted.

What you're really seeing here is the relationship between Floor Area Ratio and Useable Open Space. They made the site larger to pass the Floor Area Ratio test, but that has impacted the Useable Open Space Requirement.

Ultimately, a variance is required for either the Floor Area Ratio or the Useable Open Space. Both of these variances indicate that the building is too large for the lot.

Site Acres	Gross Site Square Feet	Floor Area Ratio	Useable Open Space
1	43560	321%	99%
2	87120	161%	50%
3	**130680**	**107%**	**33%**
4	174240	80%	25%
5	217800	64%	20%
6	261360	54%	17%
7	304920	46%	14%
8	348480	40%	12%
9	392040	36%	11%
10	435600	32%	10%
11	479160	29%	9%
12	**522720**	**27%**	**8%**

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06-20-2022

Subject: **Concept Plan for Outlot H Chaska Creek Center/Wabash Farms, LLC/PC #2022-31**

Applicants: Wabash Chaska Farm

Location: Outlot H (PID 302040100), Chaska Creek Center; east of Chaska Creek Boulevard, west of Trunk Highway 212, north of West Chaska Creek, south of Lot 1, Block 1

Case No.: 2022-31

Synopsis: Applicant seeks to obtain approval of a Concept Plan for a 115,000 square foot industrial building with loading docks and truck/trailer parking on Outlot H of the Chaska Creek Business Park.

Prepared By: Nate Kabat

Staff Recommendation: Motion to recommend denial to City Council
Planning Commission Recommendation, May 11, 2022 meeting: Approval

BACKGROUND – Previous Planning Approvals

In early 2013, The City Council approved the Southwest Area Growth & Development Plan which served to establish the vision for the Business Park, which is discussed in more detail later in this report.

In October 2013, the existing concept plan for the Chaska Creek Business Center was approved. Chaska Creek Center Outlot H (~9.42-acre site), which is the subject of this application, is contained within the existing concept plan for the Chaska Creek Business Center (~87-acre site in total). The approved concept plan defines 5 distinct districts: ***Chaska Creek Retail District, Chaska Creek Professional Office District (Low Rise), Chaska Creek Professional Office District (Mid Rise), Chaska Creek Corporate Industrial District, and the Chaska Creek High-Bay Industrial District.*** The existing concept plan identifies Outlot H as the Chaska Creek Professional Office District (Mid Rise), as displayed in the following visual.



The concept plan approved in October 2013 provided the following description and analysis of the area guided for Professional Office District (Mid Rise).

The Mid-rise Professional Office District offers unique, flexible and prominent opportunities for Chaska Creek Business Park. This area is proposed to encourage development from 2 to 6 stories in height. The office building(s) is accompanied by either all surface parking or a combination of surface and structured parking for its users.

Superbly sited with the most prominent views to and from Highway 212, this site provides an important presence to highway drivers that corporate user's desire. A serene bluff overlook to the south provides a vegetative cushion to neighboring properties. While a direct connection to the Retail District provides ultimate convenience for its users.

Having an opportunity to increase density on-site and along Highway 212 brings the highest and best use to this portion of the site.

Staff notes:

- *Comprehensive Plan & SW Chaska Plan. Generally speaking, the proposed use is consistent with both plans. The applicant has done a nice job of trying to incorporate the direction from these plans into their plan. Staff would agree that locating these buildings near the wooded ravine provides a very nice setting for this office complex. However, there still is some work to do as this plan moves forward, which is described below.*

- *Low Density vs High Density option. This land use contains a low density and a high-density option. The low-density option can be characterized as the option that the developer believes where the marketplace is for this type of a site in our location in the metro area. The high-density option was pushed by staff and can be characterized as "what if we hit a home run in marketplace" and how do we plan for that eventuality. The developer, property owner and the City have agreed as we market the site, we should "swing for the fence", but we may have to settle for a "head-first-slide, just-under-the-tag triple".*

- *Importance of having "People Places". These office areas are enhanced by having well placed and designed people places (someplace to have a meeting, take a break or eat your lunch). As such, they should not be located in hidden or heavy shade areas. This site has the spaces nicely located on the south side of the building adjacent to the amenity (i.e., wooded ravine).*

- *"People Places" have convenient and easily understood connections from employment areas and to the pedestrian and open space networks. As pedestrians move from this use towards the grocery store (or restaurants) you walk through the parking lot(s). There should be a clearly defined pedestrian way that encourages utilization (i.e., expand out the planting areas and put a sidewalk in the center). Also, in terms of wayfinding, maybe these pedestrian routes should have a distinct material/color – something to differentiate them from a sidewalk that gets you from your car to the front door.*

Staff analysis of the existing concept plan, noted that, "the applicant has done a nice job of trying to incorporate the direction from the Comprehensive Plan and SW Chaska Growth and Development plan into their plan." Notably, the approving resolution states that, "Business Park in SW Chaska shall be reserved for large site, high-quality light business park development at such time that market conditions, infrastructure, and land acquisition are in place to accommodate such development," and goes on to specify, "the SW Chaska Growth and Development Plan identifies the primary purpose of the Business Park designation as to broaden Chaska's variety of jobs, increase the number of jobs per acre, achieve high quality site/architectural design, and generate higher tax revenues and that the land uses in that designation would be: office, office-showroom, research and development services, high-tech electronic manufacturing, and medical."

In February 2017, the preliminary site plans, preliminary plat and rezoning were approved, and in May 2017 the final site plans and plat were approved for the Retail District for a Hy-Vee and for a portion of the Chaska Creek Professional Office District (Low Rise) for a new medical office building. The medical office building has been constructed. The Hy-Vee site is currently vacant but still owned by the company. Recently Hy-Vee announced intentions to sell the site rather than develop the city approved grocery store building.

In March 2018, a preliminary plat and concept plan amendment was approved for the professional office (low rise) district to include a medical office building and daycare building just west of the existing medical office building north of Chaska Creek Way. The final plat for Chaska Creek Center 2nd was approved in May 2018, which platted two lots for the future medical office building and daycare building. Among the reasons that staff supported this concept amendment included that the daycare use would complement and provide an amenity to the density of office uses proposed in this business center. Staff also noted that the location of the proposed daycare building is significant as it has high exposure on Engler Boulevard.

In March 2021, City Council approved the final site and building plan and final plat for two industrial buildings (133,000 square feet and 168,000 square feet) being developed by Oppidan on properties in the corporate industrial and high-bay industrial areas of the existing concept plan.

In May 2022, Planning Commission considered a concept application to change the area guided in the existing concept plan as Professional Office District (Mid Rise) to Industrial. This concept application is being presented to the City Council on June 20, 2022.

COMPREHENSIVE PLAN

2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan, which is the plan that is currently in effect guiding the City of Chaska's development, guides Outlot H as Business Park. This use is defined by the Comprehensive Plan as:

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

The 2040 Comprehensive Plan further notes that areas guided for Business Park are, "larger development areas [that] offer the potential to create employment centers that are characterized by a complementary mix of business uses."

The applicant notes in their narrative, "Since approval of the original concept plan, the City of Chaska adopted a revised Comprehensive Plan and the current land use designation for this property is now "Business Park"." The applicant is correct about the current designation. Staff has determined that the current concept plan complies with the guidance established by the 2040 Comprehensive Plan, particularly as applied to the Outlot H.

To provide an historic perspective of the guidance previously applied to the area developed as the Chaska Creek Business Center, land use designations that were applied by the 2030 Comprehensive Plan and the 2020 Comprehensive Plan follow. While these plans are no longer the adopted plans for the City of Chaska, this information is intended to provide context for the Planning Commission's review of the proposal given the developer's reference to the previous plans.

2030 COMPREHENSIVE PLAN

The 2030 Comprehensive Plan, which was in effect from 2010-2020, guided the land use for the subject property and surrounding properties as Business Park. While the definition language for Business Park in the 2030 plan has some very slight changes from the 2040 Business Park definition, the broader direction remains consistent. The existing concept plan for the Chaska Creek Business Center was approved in 2013 when the 2030 Comprehensive Plan was in effect and remains compatible with the 2040 Comprehensive Plan.

The 2030 Comprehensive Plan defined Business Park as follows:

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses.

2020 COMPREHENSIVE PLAN

The 2020 Comprehensive Plan, which was in effect from 2000-2010, guided the land use for the subject property and surrounding properties as Office. Both the 2030 and 2040 Comprehensive Plans have broadened the land use guidance for this area with the Business Park guidance with the intent to support a more diversified mix of uses as compared to the Office use guided by the 2020 Comprehensive Plan.

The 2020 Comprehensive Plan defined Office as follows:

Lots or parcels containing stand-alone office buildings as opposed to offices and administrative facilities associated with industrial uses, or to retail goods and merchandise outlets.

SW CHASKA PLAN

Approved by City Council in early 2013, the Southwest Area Growth & Development Plan provides a guide for future land use decision-making, public infrastructure investments, and review of proposed development projects in the southwest growth area.

Guiding principles established in that plan for employment districts include:

- *Employment districts that can accommodate significant job growth in the community, 8,000 to 10,000 new jobs.*
- *Employment districts that offer a greater diversity of jobs that are generally high-skilled, head-of-household and living-wage jobs.*
- *Employment districts that strengthen the industrial/commercial share of the community's tax base.*
- *Employment districts that take advantage of Chaska's convenient freeway interchange access/visibility and wealth of green space amenities to create "world class" business campuses.*
- *Employment districts that are developed with strong physical connections to the overall community, including workforce housing options, historic downtown, community facilities and parks, street network, open space and trails network.*
- *Employment districts that attract a higher number of jobs per acre, higher site development densities, and higher site/building design quality.*
- *Employment districts that can attract medical, technology and bioscience businesses and the clustering of related businesses.*
- *Employment districts that align with the State's Bioscience Initiative for expanding the bioscience industry within Minnesota.*

The SW Chaska Plan identifies the primary purpose of the Business Park designation is to broaden Chaska's variety of jobs, increase the number of jobs per acre, achieve high quality

site/architectural design, and generate higher tax revenues. The land uses in that designation would be office, office-showroom, research and development services, high-tech electronic manufacturing, and medical. The plan specifically highlights the influence of Highway 212 which provides stating, "the city is targeting the Hwy 212 interchanges for higher intensity business park development rather than traditional industrial." Key elements identified in the plan's vision for the business park include:

- Desired business park uses include office, office-showroom, research and development services, high-tech electronic manufacturing, and medical.
- Business Park uses intended to broaden Chaska's variety of jobs, increase the number of jobs per acre, achieve high quality site/architectural design, and generate higher tax revenues.
- Three distinct business park areas oriented to the three Hwy 212 interchanges, reflecting their unique regional roadway access, visibility, land use mix, traffic patterns and boundaries.
- Business Park buildings present an attractive identity for Chaska along major roadways and community entrances.
- Opportunities for flexible parcel sizes, regional highway access and visibility, and access to attractive open space system.

Notably, the SW Chaska Plan includes an alternatives analysis, which finds that the best use for Outlot H is mid-rise office buildings. This finding is based on the excellent visibility from Hwy 212, access to adjacent retail commercial development, and integration with "people places."

ZONING

The current zoning for this project site is Rural Residential Open (O). The site will be rezoned to be incorporated into the existing PMD-20 district, which currently applies to the surrounding development.

CURRENT REQUEST

The request this evening is for a Concept Site Plan on Outlot H of the Chaska Creek Business Park. Outlot H consists of 9.42 acres to the west of Highway 212, to the south of property owned by Hy-Vee, to the east of Chaska Creek Boulevard, and to the north of a wooded ravine. The site is visible from the freeway and benefits from proximity to the full interchange at Engler Boulevard and Highway 212. The developer notes that the site's, "strong visibility from the freeway will attract users seeking visibility and good access."

The proposal is for a 115,000 square foot multi-tenant industrial building with loading docks and truck/trailer parking. The intended height of the building is not defined in this application and will need to be defined in a preliminary should the project proceed.

The developer notes that a tenant is not yet identified for the building and the final building footprint will be determined once an end user is identified. The developer anticipates approximately 20% of the building will be office/research with the remaining area being used for manufacturing and warehouse.

The developer states the goals associated with this facility are:

- To fully comply with the Chaska 2040 Comprehensive Land Use Plan;
- To provide a progressive, new building that brings both commerce and job opportunities to the residents of Chaska;
- To offer a site that has been thoughtfully designed to enhance the Chaska Business Park;
- To design the building on the site in order to maintain as much existing greenspace as possible while offering and efficient flow of people, products, and vehicles;
- To assure that the facility design and use is compatible with neighboring properties.

The Southwest Area Growth & Development Plan sets goals for creating high densities of employment particularly in areas adjacent to the Hwy 212 with high visibility like this site. To advance these goals, the building should be designed to emphasize office/research and manufacturing uses over warehouse and distribution. As such staff recommends at least 25% of the building be office/research with the remaining area being used for manufacturing/warehouse with an emphasis on manufacturing.

BUILDING DESIGN
The developer states that, "the building concept coordinates with two other building within the development area. The entry design and materials allows for more of a human scale for staff and guests." The developer provides several building image types in line with the direction they anticipate. Specifics will need to be defined if the project proceeds to preliminary.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

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

The applicant will have to show in their preliminary submittal how they meet these requirements.

ACCESS/PARKING/LOADING DOCKS
The property would be served by a single access off Chaska Creek Boulevard. The building is planned with employee parking and the office front to the north facing the commercial site owned by HyVee. Truck loading docks and overflow parking will be located to the south facing the City owned wooded ravine with visibility to Hwy 212 and Chaska Creek Boulevard. Sides of the building will face Chaska Creek Boulevard and Hwy 212.

One area of focus for the access will be ensuring truck and car traffic are adequately and safely accommodated given the shared single access for this site. Given this factor, the building should not be designed for high truck traffic uses with a higher focus on production and manufacturing space. To ensure an appropriate balance of truck traffic compared to other vehicular traffic, the building should be designed with limited loading docks tailored to meet the needs of the manufacturing emphasis. Staff recommend no more than no 20% of the linear exterior wall length be dedicated to loading dock facilities.

A semi-truck turning exhibit will be needed in the preliminary submittal, showing how trucks turn/turnaround in the site. It will also need to show how they turn onto Chaska Creek Boulevard.

The applicant has not provided parking counts in this application and will need to define parking to meet Chaska's parking code requirements if the project proceeds to preliminary. The following table provides the requirements set in City Ordinance for the uses the applicant has indicated for this building.

Uses	Code Req.
Office	1ps/250sf
Manufacturing	1ps/350sf
Warehouse	1ps/2,000sf

Of note, the City parking code requires site plans to still show 1 parking space per 350 square feet for the warehouse use in the event that the use changes to manufacturing in the future. Because this building does not have determined end-users it is difficult to determine the raw parking need at this time, and as such it will be important to show how additional parking can be added to the site if needed. The applicant will be required to show proof of parking in their preliminary site plan that meets a 1 parking space per 350 square foot requirement for any warehouse portions.

LANDSCAPING AND SCREENING

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site assuming a 115,000 square foot industrial building and how the applicant meets or does not meet them:

OUTLOT H LANDSCAPING		
	Required	**Proposed**
Overstory Trees	359 caliper inches (144 trees)	unknown
Understory Trees	36	unknown
Shrubs	383	unknown

The applicant will have to show in their preliminary submittal how they meet these requirements. It should be noted that during the final review of the Chaska Creek Industrial buildings Phase 1&2 it was determined that these buildings would be treated as one-story buildings (as opposed to two stories). With this proposal being of a similar use and style of building, precedent would be for the same landscaping requirements to apply here, and is reflected in the values noted in the previous table.

Planting islands will need to be incorporated in the parking lots. The City's code requires 10% of the parking lots to be allocated for planting islands. These islands need to be at least 10 feet wide.

Boulevard trees will be required along the side that abuts Chaska Creek Boulevard. The landscaping plan will need to reflect that in the preliminary submittal.

The concept design orients the loading dock areas for high exposure to Hwy 212 and Chaska Creek Boulevard. These corridors, according to the Southwest Area Growth & Development Plan are important gateways to the community with a high expectation for design treatments. As a result, loading docks should be fully screened from public right-of-way via architectural walls and/or heavy landscaping and berming. Likewise, attention will need to be given to the residential property to the south of this site to ensure appropriate screening is provided.

LIGHTING

Any lighting proposed for this plan should be fully screened and face downward. All exterior lighting will need to meet Section 15.28.250 of the zoning ordinance. Any wall mounts are limited to 18 feet in height on buildings at points of entry. The lighting fixtures and photometric need to be provided in the preliminary submittal.

SIGNS

The applicant will be required to meet all of Section 10 of the zoning ordinance for signs; specifically Section 10.8 as it relates to Industrial Sign Regulations; and they will be required to meet a 10 foot setback from property lines/ROW. Sign permits will need to be obtained prior to the installation of any sign.

For tenants sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade. Staff would require that signs cannot be internally illuminated.

TRAFFIC

There is one principal access spine (Chaska Creek Boulevard) as it moves from Engler Boulevard (CR 10) south to Creek Road. A roundabout is currently being built at the Chaska Creek Boulevard and Creek Road intersection. This site would have a single access directly onto Chaska Creek Boulevard. Given that Chaska Creek Boulevard was designed under the concept of this site becoming an office facility which is the highest type of traffic generator, the roadway contains ample capacity for this proposed downscaled use.

SETBACKS

Buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
Highway 212	225 feet from centerline or 50 feet from ROW, whichever greater
Chaska Creek Blvd	100 feet from centerline
Interior Property Lines	10 feet
Wooded Steep Slope	50 feet from edge; 30 feet no grade/no mow

Wetlands	75 feet
Chaska Creek	75 feet from edge

PARKING SETBACKS	
Direction	**Setback**
Interior Property Lines	5 feet
Property Lines Abutting ROW or residential	10 feet

The Master Concept Plan provided by the applicant shows the southern access drive, parking and stormwater pond encroaching into the City owned wooded steep slope area. The preliminary plan will need to contain all facilities on the development property and cannot include City property.

UTILITIES
Utilities are available to service the project.

The subject property *is not* located within the service territory of Chaska Electric, but of Minnesota Valley Electric Cooperative (MVEC).

STORMWATER
The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements. The Master Concept Plan provided by the applicant shows the stormwater pond encroaching into the City owned wooded steep slope area. The preliminary plan will need to incorporate all stormwater treatment on the development property and cannot include City property.

The Southwest Area Growth & Development Plan calls for the wooded ravine area to be utilized as an amenity to the site by allowing access for people. With this goal in mind, attention will need to be given to the placement of stormwater ponds so that they do not impede access to this amenity area.

WOODED STEEP SLOPE
The southern boundary of Outlot H is adjacent to City owned wooded steep slope area. The applicant will need to work with staff to define the wooded steep slope edge to ensure the required 50-foot building and 30-foot no grade/mow setback are appropriately applied to the edges of these slopes. Building and stormwater pond locations will need to adhere to these setbacks.

PEDESTRIAN SIDEWALKS/CONNECTIONS/TRAILS
Sidewalks will be required along local public streets, which includes Chaska Creek Boulevard. The Southwest Area Growth & Development Plan places a priority on creating connections to the natural amenities of this area, specifically the wooded ravine adjacent to this site. The Plan also prioritizes creating "People Places" that result in attractive outdoor gathering and activity spaces for employees and other uses of the business park to enjoy and connect with. With this goal in mind, the applicant will need to connect with the wooded ravine space and create high quality outdoor amenity areas in their preliminary plan should this project proceed.

DEVELOPMENT COSTS (INFRASTRUCTURE IMPROVEMENTS)
The area-wide development costs would include but not be limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final platting, the developer will need to work with Staff to determine which of these are applicable and what those fees will be. It should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication.

STAFF RECOMMENDATION/ANALYSIS

Outlot H of Chaska Creek Center is currently guided by a concept plan that was designed to contribute to the full scope of the Chaska Creek Center development and was approved in 2013. This concept plan has guided implementation of the existing medical office building, the two phases of Oppidan's industrial building project, and significant infrastructure investment by the City of Chaska to serve this development. In addition, the applicant has requested and received reapportionment of assessments to Outlot H with the existing concept plan being a factor in the City Council's evaluation of those requests. The existing concept plan represents implementation of the guidance provided in the 2030 Comprehensive Plan which is continued by the 2040 Comprehensive Plan and the Southwest Area Growth & Development Plan. Key guiding factors for Business Park developments in these plans include:

- Integration of office and light industrial uses
- Create employment centers on large sites that provide a greater diversity of jobs
- Take advantage of Chaska's convenient freeway interchange access/visibility
- Targeting the Hwy 212 interchanges for higher intensity business park development rather than traditional industrial
- Present an attractive identity for Chaska along major roadways and community entrances
- Preservation of the wooded ravine provides a very nice setting for this office complex
- Provide significant numbers of head of household jobs (jobs per square foot)
- Significantly and immediately (non-TIF user) contribute to the city's tax base
- Use enhances community image along TH 212 (large employer vs truck loading bays)

The existing concept plan for the Chaska Creek Center development as applied to Outlot H lists some specific goals for Outlot H as Mid-rise Professional Office District:

- Mid-rise Professional Office District offers unique, flexible and prominent opportunities for Chaska Creek Business Park
- Superbly sited with the most prominent views to and from Highway 212, this site provides an important presence to highway drivers that corporate users desire

The proposed concept plan would downgrade the previously approved concept plan with its proposal to accommodate:

- One-story warehouse/distribution use;
- Extensive amounts of loading bays visible from TH212;

- Negatively impact the wooded steep slope (Master Concept Plan);
- Require the acquisition of city-owned open space property;
- Provide little or no room to screen parking, building or loading bays from TH 212;
- Underutilize public-supported infrastructure built to accommodate approved concept plan;
- Provide an uninspiring visual edge along TH 212;
- Provide significantly reduced job levels (quality & number) from the approved concept plan; and
- Requires additional public investment into the site to offset land costs and assessments previously levied against the property.

Accounting for the goals identified in both the 2040 and the 2030 Comprehensive Plans, as well as the SW Chaska Plan and the existing concept plan, Staff has determined that Outlot H, due to its unique location, can contribute additional diversity to the surrounding business park use and better utilize the infrastructure and capitalize on the planned integration of uses in the Chaska Creek Business Center by introducing a product to the market that does not exist elsewhere in Chaska. Namely, high end office uses that benefit from prominent views to and from Highway 212 and proximity to one of two full interchanges in Chaska. With that unique location understood, the site has long been viewed by the Planning Commission and City Council as an important visual gateway to the community that is critical to establishing the community's desired identity.

Staff recognizes that the existing concept plan has experienced occasional change since originally approved in 2013. The concept plan was amended in 2018 to add a daycare building into the area guided for Professional Office (Low Rise). This amendment added the daycare use while continuing to accommodate a second medical office building neighboring the existing facility at that location. This amendment diversified the concept plan by adding a use that was in line with the original vision. The daycare was found to complement and provide an amenity to the density of office uses proposed in the business center. City Council may also note that the development approved in 2021 for the area guided for Corporate Industrial, is ultimately a single facility as opposed to two separate buildings originally anticipated in the concept plan. This change was to maximize the buildable area available to industrial development on the site and was determined to be consistent with the intended use as originally approved in the concept plan.

Unlike those prior amendments, however, the applicant's proposal here is not consistent with the overarching vision originally established for the Chaska Creek Business Center by the 2040 Comprehensive Plan and the Southwest Area Growth & Development Plan and detracts from the district by reducing diversity of uses. While staff is supportive of entertaining options for Outlot H, staff seeks to find alternatives that continue to more directly advance the goals articulated

The city has relied on the standing concept plan for this area to guide its significant investments of public tax dollars. As example, the collector road immediately to the west of this site and its intersection with Engler Boulevard were significantly enhanced to accommodate the proposed development on this site (and the Hy-Vee site). These precious public resources need to be considered when evaluating the developer's request to ensure wise investment of public resources towards the desired vision for the site. The downgrading of the land use (as

requested) would result in additional public investment into the site to offset high land costs and assessments already levied against the property at the developer's request based on the existing concept plan.

Additionally important context to this analysis is the status of the site adjacent north of Outlot H currently owned by Hy-Vee. As noted earlier, this site was approved for a Hy-Vee grocery store in 2017. Recently, Hy-Vee announced that they do not intend to pursue development of that site and will see to sell the property. This change in strategy by Hy-Vee presents an opportunity to further evaluate this prominent location with its significant frontage to Hwy 212 and direct access to the full interchange at Engler to ensure the site is developed to its full potential. Downgrading the guidance on Outlot H to an industrial facility will also influence the neighboring Hy-Vee site. Conversely, looking at the two sites together may present opportunities to achieve more than previously anticipated.

When reviewing the current request, staff concludes the following:

- The proposed change from the established concept plan is not in line with the guiding documents of the Comprehensive Plan and SW Chaska Plan;
- The timing is too early-on in the development process of this area to consider such a significant downward departure from the approved concept plan;
- The proposal to convert Outlot H from its current guidance as Professional Office District (Mid Rise) to Industrial reduces diversity of uses and job types in the industrial park;
- The provision of significantly lower job levels (quality & number) from the approved concept plan is not acceptable; and
- The proposal does not maximize the site's access and visibility to and from Trunk Highway 212;
- The provision of little or no room to screen parking, building or loading bays from TH 212 is not acceptable;
- The proposal does not contribute to the desired identity along major roadways and community entrances;
- Extensive amounts of loading bays visible from TH212 are not acceptable from a visual perspective;
- Impact of the wooded steep slope is not acceptable (Master Concept Plan);
- Acquisition of city-owned open space property is not acceptable (Master Concept Plan);
- Underutilization of existing public supported infrastructure is not acceptable;
- Requirement of additional public investment into the site to offset land costs and assessments previously levied against the property is not acceptable.

Based on review of the proposal against the established vision that is set by the 2040 Comprehensive Plan and the Southwest Area Growth & Development Plan, and for the Chaska Creek Business Center as set by the existing concept plan approved in 2013 and amended in 2018, staff recommends denial of this concept proposal for Outlot H for a 115,000 square foot multi-tenant industrial building with loading docks and truck/trailer parking.
Staff has included a resolution of denial for Council's consideration with this report.

PLANNING COMMISSION ACTION TAKEN 05/11/2021

The application for a Concept Plan for a 115,000 square foot industrial building with loading docks and truck/trailer parking on Outlot H of the Chaska Creek Business Park was presented to

the Planning Commission on May 11, 2021. City staff presented their recommendation for denial to the Planning Commission at that meeting. Having heard the presentation from the City staff and comments from the applicant, Planning Commission observed they heard very different and opposed positions from staff and the applicant. The acting chair at the meeting expressed desire for the two sides to explore workable outcomes that could be supported. Commissioners also expressed feelings of not being qualified to decide based on the diverging legal interpretations that were presented by the City's attorney and the applicants attorney at the meeting. Based on these factors, Planning Commission felt that the best course of action was to approve the concept plan for the City Council to consider the application as the more qualified body to make a determination. Planning Commission recommended conditions be added to their approval that would be in line with ensuring the project meets City ordinances.

Staff has included a resolution of approval for Council's consideration with this report. As recommended by the Planning Commission, the resolution includes conditions to ensure compliance with ordinances. The resolution also includes conditions to ensure focus is placed on details to advance goals stated in the Comprehensive Plan and Southwest Area Growth & Development Plan.

CITY COUNIL ACTION REQUESTED

Planning Commission Recommendation:
Motion to approve Resolution No. 2022-82 approving the concept plan for a 115,000 square foot industrial building with loading docks and truck/trailer parking on Outlot H of the Chaska Creek Business Park.

Staff Recommendation:
Motion to approve Resolution No. 2022-83 denying the concept plan for a 115,000 square foot industrial building with loading docks and truck/trailer parking on Outlot H of the Chaska Creek Business Park.

CONCEPT PLAN
OUTLOT H
CHASKA BUSINESS PARK

Wabash Chaska Farm, property owner

As required by the City of Chaska's Concept Site Plan Review Requirements, we have prepared the following narrative describing our proposed concept plan for Out Lot H, Chaska Creek Business Park. This narrative accompanies the enclosed site plans, images and elevations to further describe the concept plan.

Overview Wabash Chaska Farms is requesting concept plan approval for a 115,000 sq ft multi-tenant building on Outlot H.

Goals The goals associated with this new facility are :

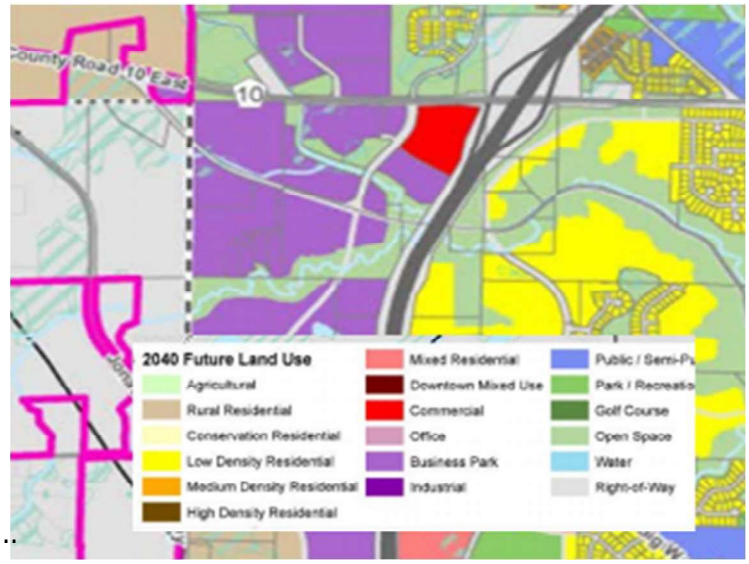
- *to fully comply with the Chaska 2040 Comprehensive Land Use Plan*
- *to provide a progressive, new building that brings both commerce and job opportunities to the residents of Chaska;*
- *to offer a site that has been thoughtfully designed to enhance the Chaska Business Park;*
- *to design the building on the site in order to maintain as much existing greenspace as possible while offering an efficient flow of people, products and vehicles.*
- *To assure that the facility design and use is compatible with neighboring properties*

Chaska Comprehensive Plan and Zoning In 2013 Wabash Capital Farms in partnership with Opus Development prepared a comprehensive concept plan for the Chaska Creek Business Park. Although development has been slow, recently activity has increase significantly. Previously, we were successful in attracting HyVee to the 16-acre retail site as designated by the City and over the past year, two of the large office industrial sites were acquired by Oppidan. The original concept envisioned that Outlot H would be developed as office/ corporate headquarters. To date we have had no interest from the development community in that type of use and with the recent changes in the office market, our consultants are telling us they would not envision demand in the Chaska market for office only buildings in the ten-year horizon.

Since approval of the original concept plan, the City of Chaska adopted a revised Comprehensive Plan and the current land use designation for this property is now "Business Park". The 2040 Chaska Comprehensive Plan defines business park uses as:

Business Park

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



The use as we are now proposing meets the City's current guided use for the property and will meet the community's goal of adding tax base and growing a diverse job base.

Surroundings Outlot H consists of 9.42 acres. To the east of the site is the Hwy 212 corridor, to the north the future HyVee center and to the south is a wooded ravine. The site is visible from the freeway but is not visible from any residential neighborhoods. The site is pad ready and is fully served by a collector road and utilities. Last summer we completed rough grading of the parcel and only minimal grading will be required for construction. In developing the park, a regional storm water plan was implemented which serves this site. Based on that plan a small retention pond will be required at the southwest corner of the site. In developing the road corridor an access point was constructed for access to the parcel. The site will have strong visibility from the freeway which we believe will attract users seeking visibility and good access.

The Proposed Development The proposed development would consist of a 115,000 sq ft multi-tenant building. The final building foot print will be determined once an end user is identified. Based on current demands we anticipate that approximately 20 % of the building will be office/research with the remaining area being used for manufacturing and warehouse. The property would be served by a single access off of Clover Ridge Dr. The building is planned with employee parking and the office front facing to the north to present a quality image to the HyVee retail. Truck loading docks and overflow parking will be located to the rear. The site will be graded to preserve the wooded ravine to the south. Pedestrian access will be provided to the community trail on Clover Ridge Drive and we will work with HyVee to provide an internal pedestrian link to the shopping area. The site will be designed in accordance with the City of Chaska development and architectural requirements as well as meet the Carver County Watershed Management Organization and the MPCA's requirements for stormwater management.

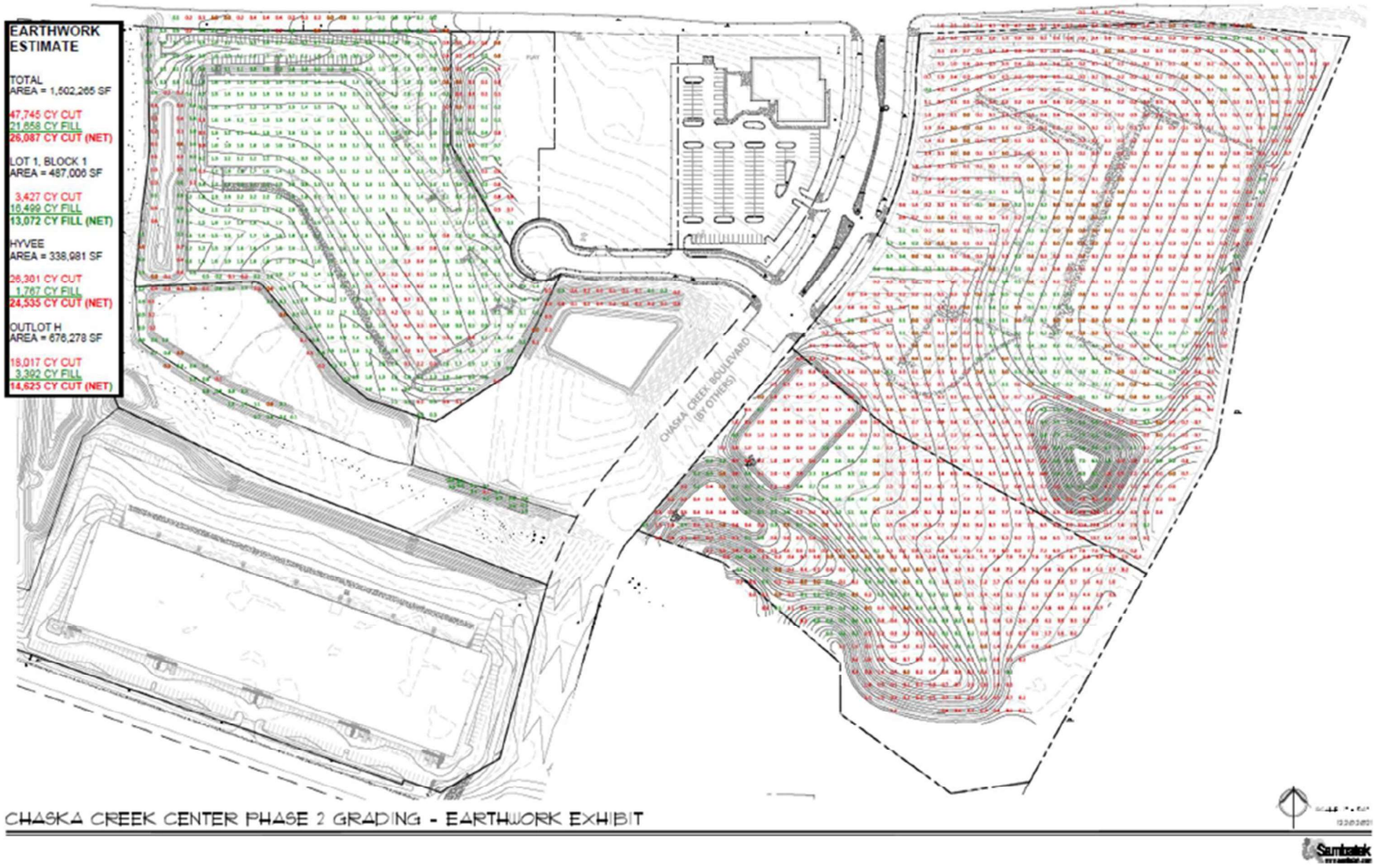
Building Image Preliminary building design concepts offer a fresh, progressive building exterior. The building concept coordinates with two other building within the development area. The entry design and materials allows for more of a human scale for staff and guests. Included in our submittal are examples of the building image types we anticipate. The building will be designed to fully comply with Chaska's architectural, landscaping and setback requirements.

We firmly believe that this new building meets the overall mission and goals of the City of Chaska and that it will support well-planned, orderly growth while maintaining the high quality we have attempted to achieve for the Chaska Creek Business Park.

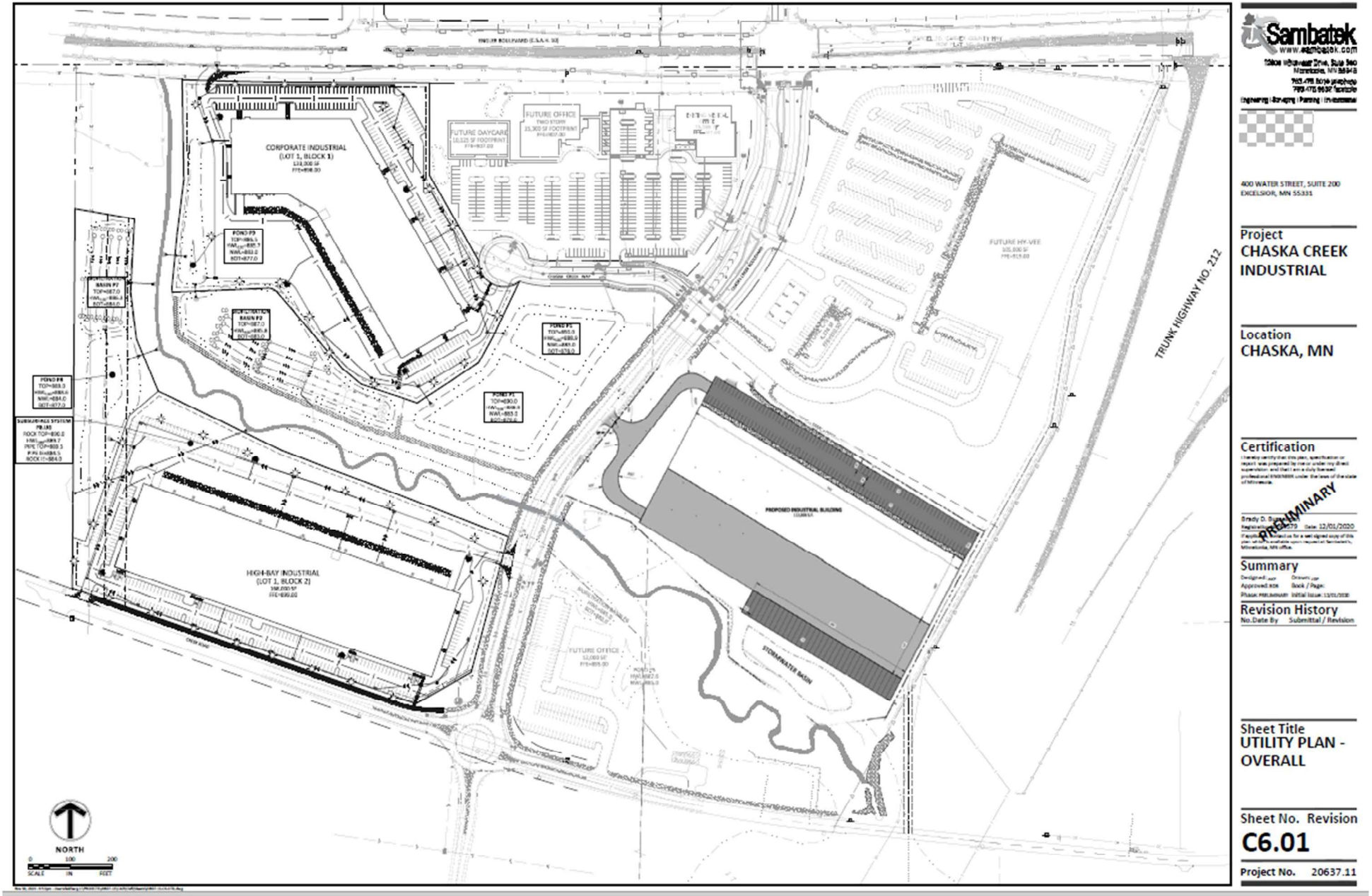
Location



Existing Topography



Existing Utilities



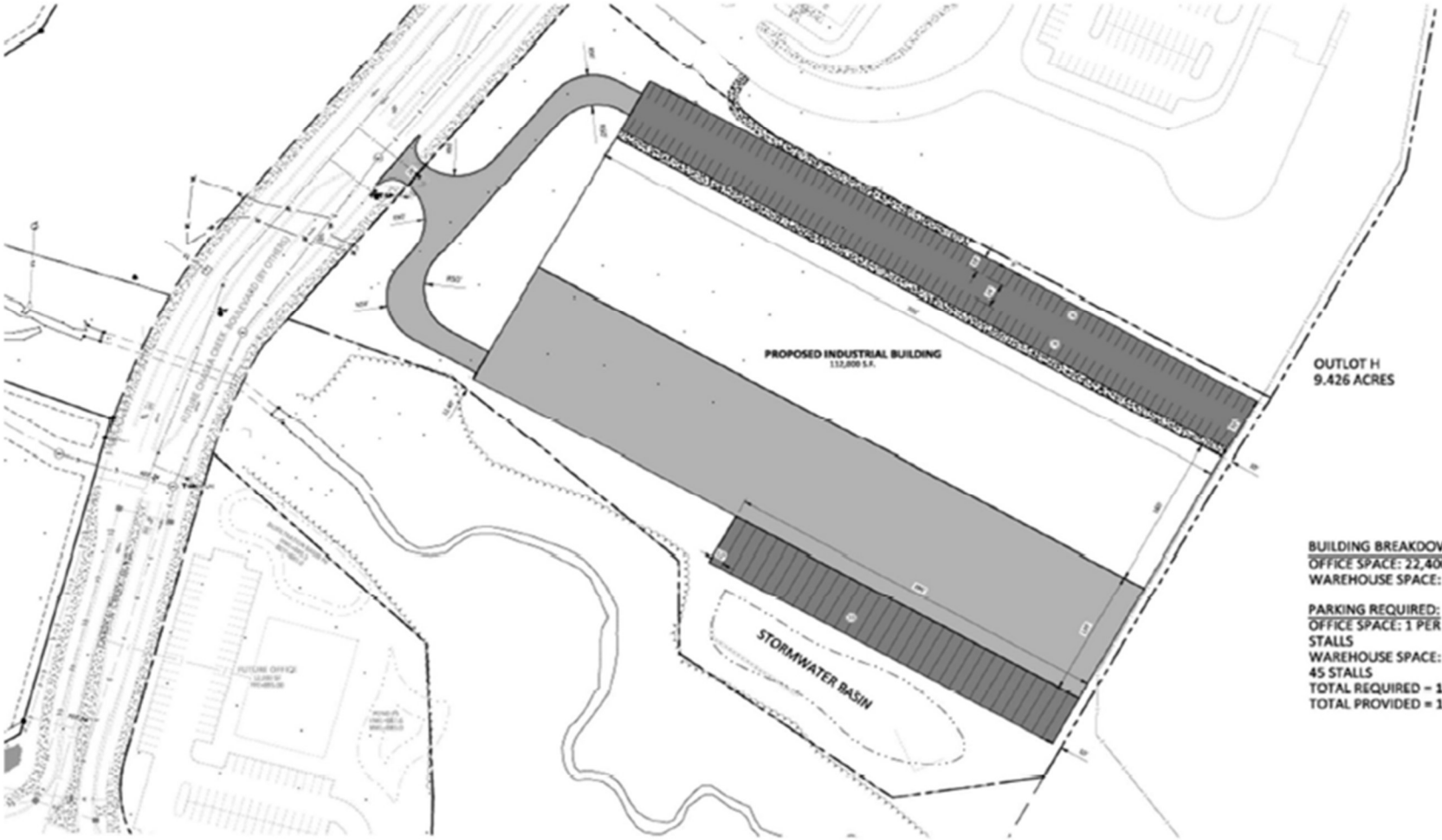
2013 Concept Plan



Master Concept Plan



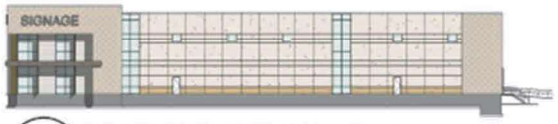
Concept Site Plan



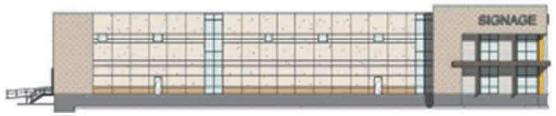
Concept Elevations



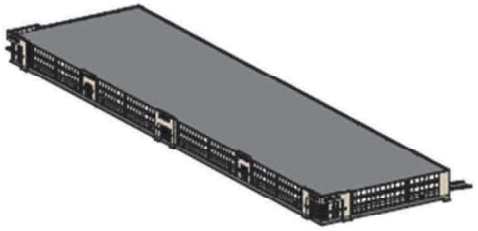
1 P002 SOUTH ELEVATION - Presentation
1" = 50'-0"

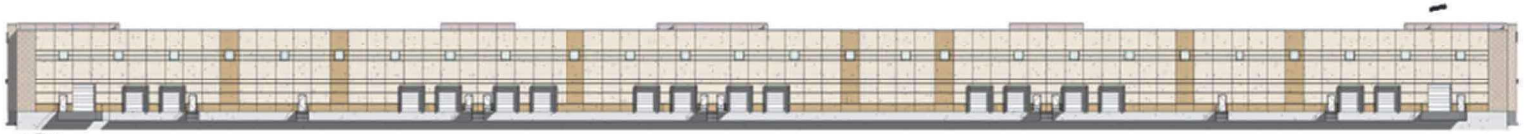


2 P002 EAST ELEVATION - Presentation
1" = 50'-0"



3 P002 WEST ELEVATION - Presentation
1" = 50'-0"





4 P002 NORTH ELEVATION - Presentation
1" = 50'-0"



5 P002 Side Entry



6 P002 Middle Entry

CONCEPTUAL EXTERIOR
CHASKA, MN

CREEK LANE INDUSTRIAL

MH MORAGEN HANSEN

Examples Potential Elevations













CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-82

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Outlot H Chaska Creek Center/Wabash Farms, LLC/PC #2022-31

WHEREAS, Wabash Farms, LLC ("Applicant") has requested Concept Plan approval for the construction of a new, approximately 115,000 square foot industrial building on Outlot H, CHASKA CREEK CENTER, Carver County, Minnesota (the "Property"). The Property is located in the Chaska Creek Business Park in Southwest Chaska along Minnesota Trunk Highway 212 ("Highway 212") at the interchange with Engler Boulevard; and

WHEREAS, the 2040 Comprehensive Plan for the City of Chaska (the "City") states that a reason the City pursued annexation of Chaska Township was to, "control development along future Highway 212, particularly around the interchanges at Engler Boulevard and existing Highway 212;" and

WHEREAS, the 2040 Comprehensive Plan incorporates the SW Chaska Growth & Development Plan (the "Southwest Plan") by reference and provides a vision, guiding principles, preferred development pattern, key concept elements, and design guidelines as guidance for the City's southwest growth area ("Southwest Growth Area"), which includes the Property; and

WHEREAS, the Southwest Plan sets goals for employment districts that include: Employment districts that can accommodate significant job growth in the community, 8,000 to 10,000 new jobs; Employment districts that offer a greater diversity of jobs that are generally high-skilled, head-of-household and living-wage jobs; Employment districts that strengthen the industrial/commercial share of the community's tax base; Employment districts that take advantage of Chaska's convenient freeway interchange access/visibility and wealth of green space amenities to create "world class" business campuses; Employment districts that are developed with strong physical connections to the overall community, including workforce housing options, historic downtown, community facilities and parks, street network, open space and trails network; Employment districts that attract a higher number of jobs per acre, higher site development densities, and higher site/building design quality; Employment districts that can attract medical, technology and bioscience businesses and the clustering of related businesses; Employment districts that align with the State's Bioscience Initiative for expanding the bioscience industry within Minnesota; and

WHEREAS, the Southwest Plan states, "the City is targeting the Highway 212 interchanges for higher intensity business park development rather than traditional industrial;" and

WHEREAS, the Southwest Plan sets key elements for areas guided for Business Park that include: Desired business park uses include office, office-showroom, research and development

services, high-tech electronic manufacturing, and medical; Business park uses intended to broaden Chaska's variety of jobs, increase the number of jobs per acre, achieve high quality site/architectural design, and generate higher tax revenues; Three distinct business park areas oriented to the three Highway 212 interchanges, reflecting their unique regional roadway access, visibility, land use mix, traffic patterns and boundaries; Business park buildings present an attractive identity for Chaska along major roadways and community entrances; and

WHEREAS, based on the objectives of the Southwest Plan, the City Council finds that:

- At least 25% of the building on the Property should be office/research with the remaining area being used for manufacturing; and
- no more than 20% of the linear exterior wall length should be dedicated to loading dock facilities; and

WHEREAS, the height of the building is not defined by the developer in the Concept submission and will need to be defined to meet City Code at preliminary; and

WHEREAS, the building materials are not defined by the developer in the Concept submission and will need to be defined, meet goals for buildings along major roadways and community entrances set by the Southwest Plan, be compatible with surrounding buildings, and meet City Code at preliminary; and

WHEREAS, parking spaces are not defined by the developer in the Concept submission and will need to be defined to meet City Code at preliminary; and

WHEREAS, the City parking code requires site plans to show 1 parking space per 350 square feet for the warehouse/manufacturing space in the event that the use changes to manufacturing in the future; and

WHEREAS, because this building does not have determined end-users it is difficult to determine the raw parking need at this time, and as such it will be important to show how additional parking can be added to the site if needed; and

WHEREAS, the applicant will be required to show proof of parking in their preliminary site plan that meets a 1 parking space per 350 square foot requirement for the warehouse portion; and

WHEREAS, the Property abuts commercial property to the north, Highway 212 to the east, a wooded steep slope ravine to the south and Chaska Creek Boulevard to the west; and

WHEREAS, because of this it will be important that screening is achieved effectively using berming and landscaping between the site and the commercial property and the community entry points of Highway 212 and Chaska Creek Boulevard; and

WHEREAS, the screening to the aforementioned areas should screen the view to the height of the top of the loading dock doors and/or light wall packs, whichever is greater; and

WHEREAS, the loading dock is oriented to the south side of the site, and the use of berming and landscaping will be imperative on the west and south and west edges; and

WHEREAS, the Southwest Plan places a priority on optimizing valuable site assets including open space and natural amenities; and

WHEREAS, the south site of the proposed development site is boarded by a wooded steep slope ravine that should be optimized as an asset for employees and other visitors to the site; and

WHERAS, amenity areas and "people places" should be created to connect people using the proposed development to the wooded steep slope ravine; and

WHERAS, stormwater ponding should not create a barrier to access of the wooded steep slope ravine amenity area; and

WHEREAS, a residential lot exists to the south of the proposed development site; and

WHEREAS, a cross section exhibit between the proposed development site and the residential lot to the south showing adequate screening methods from the parking and loading dock area will be required at preliminary to evaluate potential impacts to the residential lot; and

WHEREAS, light pole heights will need to be determined at preliminary based on the outcomes of the section cut drawing; and

WHEREAS, a semi-truck turning exhibit will be needed in the preliminary submittal, showing how trucks turn/turnaround in the site, and it will also need to show how they turn onto Chaska Creek Boulevard; and

WHEREAS, sidewalks are required along both sides of local public streets, which would include frontage along Chaska Creek Boulevard; and

WHEREAS, on May 11, 2022 the Planning Commission recommended approval to the City Council of the Concept Plan for Outlot H Chaska Creek Center/Wabash Farms, LLC/PC #2022-31;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Outlot H Chaska Creek Center/Wabash Farms, LLC/PC #2022-31, based on the aforementioned findings and subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Concept Plan Outlot H Chaska Business Park, Wabash Chaska Farm, Property Owner, prepared by Community Asset Development Group dated March 31, 2022
2. Adherence with the City Engineer's Memo dated June 20, 2022.
3. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
4. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
5. Provision that wall signs cannot be internally illuminated on the west and south facades.
6. Mechanical equipment to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.

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.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all exterior lighting meet Section 15.28.250 of the zoning ordinance.
10. Provision of a parking plan that meets zoning and to show 1 parking stall per 350 square feet of manufacturing and warehouse space, to be submitted at preliminary submittal.
11. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
12. Provision that stormwater ponding placement does not create a barrier to access of the wooded steep slope ravine amenity area.
13. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
14. Adherence to the City's Boulevard Tree Policy and local street section design, with the inclusion of boulevard trees on the side of Chaska Creek Boulevard to be addressed at preliminary submittal.
15. Provision of sidewalks on Chaska Creek Boulevard.
16. Provision of a 60 feet Right of Way width for all local streets.
17. Provision of a truck turning exhibit to be submitted at preliminary submittal.
18. Provision of adequate berming and/or screening to be achieved on the north, south, east, and west edges of the site to the height of the top of the loading dock doors and/or light wall packs, whichever is greater, and to be addressed at preliminary submittal.
19. Provision that loading docs are fully screened from public right-of-way via architectural walls and/or heavy landscaping and berming.
20. Provision of a cross section exhibit showing the screening methods from the parking and loading dock area from the residential lot to the south, and to be submitted at preliminary submittal.
21. Provision of an access to Chaska Creek Boulevard no greater than 24 feet.
22. Provision of a steep slope delineation for the site to be provided at preliminary.
23. Provision of wooded steep slopes preservation, including 30-foot no grade/no mow buffer and a 50-foot building setback from that wooded steep slope.
24. Provision of amenity areas and "people places" to connect users of the proposed development to the wooded steep slope ravine.
25. Provision that minimum building setbacks and minimum setbacks for impervious surfaces for on-site parking, loading and driving be met as follows:
    a. Minimum building setbacks:
        i. From Highway 212: 225 feet from centerline, or 50 feet from ROW, whichever is greater
        ii. From Engler Boulevard: 125 feet from centerline
        iii. From Chaska Creek Boulevard: 100 feet from centerline
        iv. From Creek Road: 100 feet from centerline
        v. Interior Property Lines: 10 feet
        vi. Wooded Steep Slopes (18% or greater): 50 feet from edge and 30 feet no grade/no mow from edge
        vii. Wetlands: 75 feet
        viii. Chaska Creek: 75 feet from edge
    b. Minimum setback for impervious surfaces for on-site parking, loading and driving:

i. Interior Property Lines: 5 feet
ii. Property Lines Abutting Public Right of Way: 10 feet.

26. Provision that any building constructed on the property meet the following requirements:
    i. At least 25% of the building on the Property must be office/research with the remaining area being used for manufacturing.
    ii. no more than 20% of the linear exterior wall length may be dedicated to loading dock facilities.
27. City property will not be contributed to the project site as displayed in the Master Concept Plan (page 8) of Concept Plan Outlot H Chaska Business Park, Wabash Chaska Farm, Property Owner, prepared by Community Asset Development Group dated March 31, 2022.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/20/2022 RESOLUTION NO. 2022-83

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Denying the Concept Plan for Outlot H Chaska Creek Center/Wabash Farms, LLC/PC #2022-31

WHEREAS, Wabash Farms, LLC ("Applicant") has requested Concept Plan approval for the construction of a new, approximately 115,000 square foot industrial building on Outlot H, CHASKA CREEK CENTER, Carver County, Minnesota (the "Property"). The Property is located in the Chaska Creek Business Park in Southwest Chaska along Minnesota Trunk Highway 212 ("Highway 212") at the interchange with Engler Boulevard; and

WHEREAS, on May 11, 2022, the Planning Commission recommended Concept Plan approval for Outlot H Chaska Creek Center/Wabash Farms, LLC/PC #2022-31, but did not provide detailed findings; and

WHEREAS, the City Council has reviewed materials and comments submitted by Applicant, the Planning Commission's recommendation, the report and information provided by City staff, input provided at the public hearing, the 2040 Comprehensive Plan for the City of Chaska (the "City"), the City's SW Chaska Growth & Development Plan (the "Southwest Plan"), applicable City ordinances, and other relevant information; and

WHEREAS, based upon its review the City Council finds:

- The 2040 Comprehensive Plan for the City of Chaska states that a reason the City pursued annexation of Chaska Township was to, "control development along future Highway 212, particularly around the interchanges at Engler Boulevard and existing Highway 212;"
- The 2040 Comprehensive Plan incorporates the Southwest Plan by reference and provides a vision, guiding principles, preferred development pattern, key concept elements, and design guidelines as guidance for the City's southwest growth area (the "Southwest Growth Area"), which includes the Property;
- The Southwest Plan sets goals for employment districts that include: Employment districts that can accommodate significant job growth in the community, 8,000 to 10,000 new jobs; Employment districts that offer a greater diversity of jobs that are generally high-skilled, head-of-household and living-wage jobs; Employment districts that strengthen the community's tax base; Employment districts that take advantage of Chaska's convenient freeway interchange access/visibility and wealth of green space amenities to create "world class" business campuses; Employment districts that are developed with strong physical

connections to the overall community, including workforce housing options, historic downtown, community facilities and parks, street network, open space and trails network; Employment districts that attract a higher number of jobs per acre, higher site development densities, and higher site/building design quality; Employment districts that can attract medical, technology and bioscience businesses and the clustering of related businesses; Employment districts that align with the State's Bioscience Initiative for expanding the bioscience industry within Minnesota;

- The Southwest Plan identifies the areas along the Highway 212 interchanges as the last remaining land areas for office development within the City and the best areas for higher intensity development;
- The 2040 Comprehensive Plan and the Southwest Plan seek to drive balanced and diverse development of employment opportunities throughout the Southwest Growth Area;
- The Southwest Plan specifically calls for higher intensity development adjacent to Highway 212 and its interchanges rather than traditional industrial;
- The goals of Business Park development within the Southwest Plan are to create larger development areas that are characterized by a complementary and diverse mix of uses in each development phase rather than a singular concept across each development phase;
- The areas guided as Business Park within the first development phase of the Southwest Plan include guidance for mid-rise office buildings upon the real property adjacent to Highway 212;
- The Southwest Plan specifically calls for higher density development along Highway 212 and its interchanges with a specific desire for office, office-showroom, research and development services, high-tech electronic manufacturing, and medical uses in order to broaden the variety of jobs in the community, generate a higher number of jobs per acre, and drive higher tax revenues on property with the highest potential land use;
- The Southwest Plan identifies the Property and the adjacent properties within the first phase of Business Park development; and
- The real estate surrounding the Property has developed or is currently being developed in accordance with the guidance set out by the Southwest Plan and the previously approved Chaska Creek Business Center concept plan;
- Various prior concept plans, including those previously submitted by the Applicant, specifically guide the Property for mid-rise office use; and
- The City designed and constructed the intersection of Engler Boulevard and Chaska Creek Parkway, which includes double left turn lanes from Engler, to support the increased peak traffic volume from office users upon the Property; and

WHEREAS, the City Council further finds:

- The Property is located immediately adjacent to Highway 212 with direct access to an interchange with Highway 212 and is highly visible from both directions of travel thereon;
- The Property is highly visible from Engler Boulevard and along Chaska Creek Parkway;
- The Southwest Plan calls for high quality site and architectural designs for sites along Highway 212 in order to optimize the unique visibility along Highway 212;

- It is the intent of the 2040 Comprehensive Plan and the Southwest Plan to minimize the visibility of parking areas from Highway 212;
- The Applicant's proposed Concept Plan features two prominent parking areas, one for parking passenger vehicles and another for parking and loading/unloading semi-trucks and trailers along the Highway 212 corridor, which is inconsistent with the 2040 Comprehensive Plan guidance to optimize the visibility offered along Highway 212;
- The Applicant's proposed Concept Plan would require screening to obscure the proposed loading docks and parking areas from Highway 212;
- The Southwest Plan encourages parking to be either behind or beneath the primary buildings;
- The Southwest Plan seeks to avoid linear building massing and to reduce perceived scale by breaking large buildings into smaller modules;
- The 2040 Comprehensive Plan and the Southwest Plan guide and encourage uses for the Property that are highly visible from the adjacent Highway 212;
- The proposed Concept Plan envisions a single-story building to extend across the full width of the subject property in a single, massed structure; and
- The Southwest Plan prioritizes open space and natural amenities to complement the Property with the intent of integrating the development with natural amenities to create opportunities for people to interact with nearby natural amenities like the wooded slopes of the West Chaska Creek ravine and the City trail system, as well as circulate within and through the Property;
- WHEREAS, development of the subject property should optimize the valuable natural assets of the subject property and facilitate circulation through the subject property by employees and visitors; and
- The two proposed surface parking lots would extend fully across the Property from west to east, on both the north and south sides of the proposed building, and will eliminate any opportunity for pedestrian connectivity and circulation through the Property;
- The ravine to the south of the Property is particularly sensitive to excessive stormwater runoff and two large surface parking lots and a single, horizontally-massed structure will require the extensive use of stormwater detention ponds upon the Property; and

WHEREAS, the City Council further finds that Applicant's proposed Concept Plan:

- Fails to adequately identify how it will broaden Chaska's variety of jobs, result in increased job density, or take advantage of the highly unique visibility and convenience due to its unique location at a Highway 212 interchange;
- Results in lower job density than currently existing throughout the City;
- Fails to enhance or protect existing views and vistas from and upon the Property or the surrounding properties;
- Fails to adequately optimize the unique location of the Property along Highway 212 and bring visibility to the development of the site and would instead require significant screening of parking lots and loading docks to prevent visibility of those features from Highway 212;

- Fails to adequately balance the long-term mixture and diversity of employment opportunities available within the community;
- Fails to put the Property to its highest and best use;
- Fails to deliver higher density development and instead seeks to deliver traditional industrial uses;
- Fails to enhance, and is in fact detrimental to, the existing landforms in and around the Property;
- Fails to address linear building massing and scale on the Property adjacent to nearby commercial uses, Highway 212, and the West Chaska Creek ravine as part of the Chaska Creek Business Center;
- Fails to limit parking to either behind or beneath the Property.
- Fails to adequately screen parking, loading, and unloading facilities from Highway 212 and adjacent commercial uses;
- Fails to integrate the Property with the natural environment, connect with and utilize natural amenities like the West Chaska Creek ravine, and provide landscaping and visual screening sufficient to buffer pedestrian views of parking areas;
- Fails to follow the development pattern established by the Chaska Creek Business Center concept plan and adhered to by the properties developed within the first development phase of the Southwest Plan; and

WHEREAS, based on the above, the City Council further finds Applicant's proposed Concept Plan does not meet the objectives of the City's Southwest Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota:

1. The recitals and findings set forth above are incorporated as part of this resolution.

2. Applicant's Concept Plan for Outlot H, CHASKA CREEK CENTER/Wabash Farms, LLC/PC #2022-31 is hereby denied.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of June, 2022.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska

Memorandum

To: **City Council**
From: **Matt Clark, City Engineer**
Date: **June 20, 2022**
Subject: **Concept Plan Outlot H Chaska Creek Center/Wabash Farm, LLC**

Previous phases of Chaska Creek Center Corporate Center have provided street and utility improvements that would allow for development to occur of the site. While public utilities exist, this portion of land requires onsite storm water management. The ponding that exists within the campus did not account for this area and the developer is aware they will need to provide onsite stormwater treatment.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **June 20, 2022**

Paid and Unpaid Invoices:
Check #'s 342704-342896 **$1,712,663.83**

Paid Electronic Invoices:
Wire #'s 3271-3282 **$385,802.44**

Amount for Approval-Council Meeting:
June 20, 2022 **$2,098,466.27**

Checks

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CHECK DATE: 06/21/2022									
913417077		05/31/2022	062122	342728	152.39	06/30/2022	INV	PD	RESALE
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110592 EVAN NEUMANN									
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CHECK DATE: 06/21/2022									
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CHECK DATE: 06/21/2022									
					364.48				
100103 ANCOM TECHNICAL CENTER									
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110615 ANDREWS, MEGAN									
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CHECK DATE: 06/21/2022									
100190 BERMUDA SANDS APPAREL LLC									
106204		05/26/2022	062122	342739	84.60	06/25/2022	INV	PD	RESALE
CHECK DATE: 06/21/2022									
100188 BERRY COFFEE COMPANY									
902481		06/01/2022	062122	342740	148.58	07/01/2022	INV	PD	CCC coffee
CHECK DATE: 06/21/2022									
902482		06/01/2022	062122	342740	81.00	07/01/2022	INV	PD	Lodge coffee
CHECK DATE: 06/21/2022									
					229.58				
110591 BIO-TEC EMERGENCY SERVICES LLC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
133569		05/25/2022	062122	342741	150.00	06/24/2022	INV	PD	Decon Squad 1163
CHECK DATE: 06/21/2022									
107753 BITUMINOUS ROADWAYS INC									
15770		05/26/2022	062122	342742	1,282.66	06/26/2022	INV	PD	IRRIGATION REPAIRS AT FIR
CHECK DATE: 06/21/2022									
100201 BCBSM INC									
220602306905		06/02/2022	061422	342713	171,444.43	06/20/2022	INV	PD	JUL EMP INS PREM-MEDICAL
CHECK DATE: 06/14/2022									
102279 BOLTON & MENK INC									
0289934		05/24/2022	062122	342743	7,578.00	06/24/2022	INV	PD	2022 FUNDING ASSISTANCE
CHECK DATE: 06/21/2022									
0290225		05/23/2022	062122	342743	225.00	06/23/2022	INV	PD	TWO TWELVE MEDICAL CENTER
CHECK DATE: 06/21/2022									
					7,803.00				
100214 BORDER STATES INDUSTRIES INC									
924282990	220067	05/26/2022	062122	342744	220.98	06/25/2022	INV	PD	20 - CONNECT TRANS 6 5/8
CHECK DATE: 06/21/2022									
924282992	220074	05/26/2022	062122	342744	455.59	06/26/2022	INV	PD	10-PHOTOEYE, 6-CONNCT TR
CHECK DATE: 06/21/2022									
924282995	220073	05/26/2022	062122	342744	445.91	06/26/2022	INV	PD	20-PHOTOEYE, 6-CONNCT TRN
CHECK DATE: 06/21/2022									
924282997	220070	05/26/2022	062122	342744	488.53	06/25/2022	INV	PD	12-CONNT PED 6 COV,1-CONN
CHECK DATE: 06/21/2022									
924299248	220072	05/31/2022	062122	342744	319.55	06/30/2022	INV	PD	10 - CONNECT TRANS 6 5/8
CHECK DATE: 06/21/2022									
924299250	220071	05/31/2022	062122	342744	278.15	06/25/2022	INV	PD	3 - ARRESTOR UD ELBLOW 10
CHECK DATE: 06/21/2022									
924342286	220078	06/07/2022	062122	342744	615.53	07/25/2022	INV	PD	PHOTO EYE 1000W 10/130, A
CHECK DATE: 06/21/2022									
924342292	220078	06/07/2022	062122	342744	83.88	07/25/2022	INV	PD	PHOTO EYE 1000W 10/130, A
CHECK DATE: 06/21/2022									
924342295	220078	06/07/2022	062122	342744	104.84	07/25/2022	INV	PD	PHOTO EYE 1000W 10/130, A
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					3,012.96				
100226 BRAUN INTERTEC CORPORATION									
B295554		05/24/2022	062122	342745	1,733.00	06/24/2022	INV	PD	2021 DT RECON-CMT & VIBRA
CHECK DATE: 06/21/2022									
110572 BRIGHTLY SOFTWARE INC									
INV-116327		05/31/2022	062122	342746	2,147.95	06/30/2022	INV	PD	SMARTGOV PROJECT MGMT
CHECK DATE: 06/21/2022									
100275 CALLAWAY GOLF									
934946462		05/31/2022	062122	342747	234.96	09/28/2022	INV	PD	RESALE
CHECK DATE: 06/21/2022									
934968115		06/03/2022	062122	342747	372.60	10/01/2022	INV	PD	RESALE
CHECK DATE: 06/21/2022									
					607.56				
110598 CANADA, TISHA									
10011159		06/14/2022	062122	342748	69.63	07/14/2022	INV	PD	METER DEPOSIT REFUND-1105
CHECK DATE: 06/21/2022									
100323 CDW GOVERNMENT INC									
X749682		05/25/2022	062122	342749	212.20	06/24/2022	INV	PD	SURFACE PENS FOR IT INVEN
CHECK DATE: 06/21/2022									
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/MAY22		06/02/2022	061622	342718	4,461.47	06/30/2022	INV	PD	MAY 3210 CHASKA BLVD GAS
CHECK DATE: 06/16/2022									
109045922/MAY22		06/03/2022	061622	342718	11,759.45	07/01/2022	INV	PD	MAY 1661 PARK RIDGE DR GA
CHECK DATE: 06/16/2022									
109052076/MAY22		06/03/2022	061622	342718	5,182.30	07/01/2022	INV	PD	MAY 1611 PARK RIDGE DR GA
CHECK DATE: 06/16/2022									
					21,403.22				
100337 QWEST CORPORATION									
313692512/JUN22		06/01/2022	061622	342719	254.83	06/27/2022	INV	PD	JUN TC CLUBHS LOC PHN SVC
CHECK DATE: 06/16/2022									
313773369/JUN22		06/01/2022	061622	342719	108.63	06/27/2022	INV	PD	JUN CCC BURGLAR ALARM

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/16/2022									
					363.46				
100338 QWEST CORPORATION									
202001327/MAY22		05/21/2022	060922	342710	44.84	06/17/2022	INV	PD	MAY T1 FOR PHONE SYSTEM
CHECK DATE: 06/09/2022									
100374 CHANHASSEN, CITY OF									
017242-000 5/31/22		05/31/2022	062122	342750	22.53	06/21/2022	INV	PD	STORMWATER 3/1/22-5/31/22
CHECK DATE: 06/21/2022									
May 2022		06/09/2022	062122	342750	28.13	07/01/2022	INV	PD	MAY HWY 41/82ND ST SIGNAL
CHECK DATE: 06/21/2022									
					50.66				
100368 CHASKA LAUNDRY CENTER									
2223		05/31/2022	061622	342720	141.40	06/20/2022	INV	PD	MAY TC TOWELS
CHECK DATE: 06/16/2022									
100350 CHASKA, CITY OF									
CONCESSION 2022		06/07/2022	060922	342711	200.00	06/10/2022	INV	PD	FIREMANS PK START-UP CASH
CHECK DATE: 06/09/2022									
110614 CHELSEY, DANA									
36482		06/14/2022	062122	342751	91.50	07/14/2022	INV	PD	METER DEPOSIT REFUND-707
CHECK DATE: 06/21/2022									
110240 CINTAS CORPORATION NO 2									
4120823939		05/31/2022	062122	342752	90.71	06/30/2022	INV	PD	CCC Rug Rental Service
CHECK DATE: 06/21/2022									
5109170888		05/20/2022	062122	342753	1,198.60	06/20/2022	INV	PD	First Aid Supplies
CHECK DATE: 06/21/2022									
9179055178		06/01/2022	062122	342752	545.00	06/30/2022	INV	PD	AED Maintenance
CHECK DATE: 06/21/2022									
					1,834.31				
102293 CITY OF CHASKA-ELECT									
XMAS IN MAY 2022		06/02/2022	062122	342754	7,501.99	07/02/2022	INV	PD	MAY REBATE-XMAS IN MAY PR
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103458 CITY OF CHASKA-PUBLIC WORKS									
133013001-2022-2		06/03/2022	062122	342755	5,209.61	07/09/2022	INV	PD	MAY REBATE-ST LIGHT CONSE
CHECK DATE: 06/21/2022									
133013001-2022-3		06/06/2022	062122	342755	2,459.00	07/09/2022	INV	PD	MAY REBATE-CLAYHOLE POND
CHECK DATE: 06/21/2022									
					7,668.61				
100404 CITY OF EDEN PRAIRIE									
101741		06/08/2022	062122	342756	300.00	06/20/2022	INV	PD	City Square Park Concert
CHECK DATE: 06/21/2022									
100419 CLOVER CONDOMINIUM ASSOCIATION									
000794		05/31/2022	061622	342721	7.00	06/30/2022	INV	PD	COUPON BOOK FOR CLOVER CO
CHECK DATE: 06/16/2022									
498838-7	220002	06/15/2022	061622	342721	419.95	07/01/2022	INV	PD	JUL COMMUNITY ROOM DUES
CHECK DATE: 06/16/2022									
					426.95				
109691 PRO-SHOPKEEPER COMPUTER SOFTWARE COMPANY									
382622		06/02/2022	062122	342757	625.00	07/02/2022	INV	PD	JUN TC SOFTWARE
CHECK DATE: 06/21/2022									
107634 CRAIG MICHAEL HARRINGTON									
101811		06/11/2022	062122	342758	931.01	07/13/2022	INV	PD	COMMISSIONER SITE VISITS
CHECK DATE: 06/21/2022									
100436 COMCAST CORPORATION									
101898		06/09/2022	061622	342722	79.78	07/04/2022	INV	PD	Jun PD Cable
CHECK DATE: 06/16/2022									
102867 TILLER CORPORATION									
220531		05/31/2022	062122	342759	1,588.72	06/30/2022	INV	PD	ROAD PATCHES FROM CURB/CA
CHECK DATE: 06/21/2022									
110602 COOMBE, BERKLEY									
34227		06/14/2022	062122	342760	51.71	07/14/2022	INV	PD	METER DEPOSIT REFUND-1112

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/21/2022									
106301 CORE AND MAIN LP									
Q956833		06/01/2022	062122	342761	69.66	07/01/2022	INV	PD	PIPE CONNECTORS
CHECK DATE: 06/21/2022									
107485 CROWN COLLEGE									
31		06/06/2022	062122	342762	700.00	06/24/2022	INV	PD	EMT/EMR REFRESHER CLASSES
CHECK DATE: 06/21/2022									
110584 DAHLSTROM, LINDEN									
10015084		06/01/2022	062122	342763	157.59	07/01/2022	INV	PD	CREDIT BALANCE REFUND-416
CHECK DATE: 06/21/2022									
100520 DEM CON COMPANIES LLC									
11154		05/31/2022	062122	342764	81.45	06/30/2022	INV	PD	XMAS IN MAY 621 W 82ND ST
CHECK DATE: 06/21/2022									
110603 DHAKNE, NAJMA									
34347		06/14/2022	062122	342765	65.15	07/14/2022	INV	PD	METER DEPOSIT REFUND-2910
CHECK DATE: 06/21/2022									
107812 SCOTT CONGDON									
6033		06/08/2022	062122	342766	215.00	07/08/2022	INV	PD	INSPECTION SLIPS
CHECK DATE: 06/21/2022									
100548 DON WHERLEY MASONRY INC									
101801		05/03/2022	062122	342767	2,000.00	06/10/2022	INV	PD	CURB REPLACEMENT ON VALLE
CHECK DATE: 06/21/2022									
105629 DICKS SANITATION SERVICE INC									
DT0004654448		05/31/2022	062122	342768	902.53	06/30/2022	INV	PD	MSB
CHECK DATE: 06/21/2022									
DT0004654449		05/31/2022	062122	342768	198.84	06/30/2022	INV	PD	FIRE STATION
CHECK DATE: 06/21/2022									
DT0004654450		05/31/2022	062122	342768	625.75	06/30/2022	INV	PD	CITY HALL
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
DT0004654451		05/31/2022	062122	342768	147.42	06/30/2022	INV	PD	LION'S PARK
CHECK DATE: 06/21/2022									
DT0004654452		05/31/2022	062122	342768	188.92	06/30/2022	INV	PD	VETERAN'S PARK
CHECK DATE: 06/21/2022									
DT0004654453		05/31/2022	062122	342768	147.42	06/30/2022	INV	PD	COMMUNITY PARK
CHECK DATE: 06/21/2022									
DT0004654454		05/31/2022	062122	342768	133.38	06/30/2022	INV	PD	MCKNIGHT PARK
CHECK DATE: 06/21/2022									
DT0004654455		05/31/2022	062122	342768	133.38	06/30/2022	INV	PD	SUNSET PARK
CHECK DATE: 06/21/2022									
					2,477.64				
108006 ELIZABETH HANSON									
2020-03		06/06/2022	062122	342769	150.00	06/07/2022	INV	PD	Website Headshots (5) Adm
CHECK DATE: 06/21/2022									
110104 RALNY FALLS VENTURES LLC									
287		06/13/2022	062122	342770	739.00	07/13/2022	INV	PD	FF GEAR DECON
CHECK DATE: 06/21/2022									
110595 ALLEN O ARNESON									
101808		05/08/2022	061422	342714	340.00	06/08/2022	INV	PD	DEEJAY FOR PRIDE PICNIC 6
CHECK DATE: 06/14/2022									
103643 EROSION PRODUCTS LLC									
10780/9-1100		05/26/2022	062122	342771	195.50	06/26/2022	INV	PD	STRAW BLANKET
CHECK DATE: 06/21/2022									
100619 ESS BROTHERS & SONS INC									
CC2666		05/16/2022	062122	342772	3,858.80	06/30/2022	INV	PD	REPLACEMENT CATCH BASINS
CHECK DATE: 06/21/2022									
100649 FEDERAL EXPRESS CORPORATION									
7-780-89969		06/08/2022	061622	342723	62.76	06/23/2022	INV	PD	SHIPPING
CHECK DATE: 06/16/2022									
110169 FELHABER LARSON FENLON AND VOGT PA									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
689448		06/06/2022	062122	342773	23,121.00	07/06/2022	INV	PD	TH 41 Project-Property Ac
CHECK DATE: 06/21/2022									
100653 FERGUSON ENTERPRISES INC									
9336630		05/27/2022	062122	342774	124.48	06/27/2022	INV	PD	FIRE DEPT WATER LINE REPA
CHECK DATE: 06/21/2022									
100655 FERRELLGAS 7780961									
1119440031		05/04/2022	062122	342775	53.67	06/04/2022	INV	PD	PROPANE
CHECK DATE: 06/21/2022									
1119560277		05/18/2022	062122	342775	53.59	06/18/2022	INV	PD	PROPANE
CHECK DATE: 06/21/2022									
RNT9311554		05/26/2022	062122	342775	48.00	06/26/2022	INV	PD	SAVANNAH WAY RENTAL 5/1/2
CHECK DATE: 06/21/2022									
RNT9311555		05/26/2022	062122	342775	12.00	06/26/2022	INV	PD	RENT FOR FD PROPANE CAGE
CHECK DATE: 06/21/2022									
RNT9311556		05/26/2022	062122	342775	12.00	06/26/2022	INV	PD	PROPANE CYLINDER RENTAL 5
CHECK DATE: 06/21/2022									
RNT9311557		05/26/2022	062122	342775	12.00	06/26/2022	INV	PD	PROPANE CYLINDER RENTAL 5
CHECK DATE: 06/21/2022									
RNT9311558		05/26/2022	062122	342775	12.00	06/26/2022	INV	PD	CYLINDER RACK RENTAL 5/1/
CHECK DATE: 06/21/2022									
					203.26				
106319 CHAD JEREMY FIGG									
May 2022		06/07/2022	062122	342776	445.20	07/07/2022	INV	PD	May Tae Kwon Do
CHECK DATE: 06/21/2022									
110585 FOGARTY, GABRIEL									
35746		06/01/2022	062122	342777	81.75	07/01/2022	INV	PD	CREDIT BALANCE REFUND-800
CHECK DATE: 06/21/2022									
100690 WADE FRADENBURGH									
101531		06/01/2022	062122	342778	175.00	06/30/2022	INV	PD	entertainment for Lodge S
CHECK DATE: 06/21/2022									
110605 FUENTES, RUTH									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
35339		06/14/2022	062122	342779	180.61	07/14/2022	INV	PD	METER DEPOSIT REFUND-265
CHECK DATE: 06/21/2022									
100717 GENERAL PARTS LLC									
6343431		05/25/2022	062122	342780	317.21	06/25/2022	INV	PD	WALK-IN COOLER REPAIR
CHECK DATE: 06/21/2022									
100737 GMH ASPHALT CORPORATION									
52492200-7		05/24/2022	062122	342781	65,289.21	06/24/2022	INV	PD	2021 DT RECONSTRUCTION
CHECK DATE: 06/21/2022									
109953 SUMMER RUSTAD									
1257		06/01/2022	062122	342782	2,449.22	07/01/2022	INV	PD	MAY TC FLOWERS & PLANTING
CHECK DATE: 06/21/2022									
101463 GOPHER STATE ONE CALL									
2050281		05/31/2022	062122	342783	785.70	06/30/2022	INV	PD	MAY LOCATES
CHECK DATE: 06/21/2022									
100763 GRACZYK, NOEL									
101782		06/08/2022	062122	342784	720.08	07/08/2022	INV	PD	FLIGHT, MILEAGE-GFOA CONF
CHECK DATE: 06/21/2022									
101802		06/08/2022	062122	342784	31.22	07/08/2022	INV	PD	AIRPORT UBER-GFOA CONF IN
CHECK DATE: 06/21/2022									
					751.30				
100759 WW GRAINGER INC									
9324605485		05/25/2022	062122	342785	345.84	06/24/2022	INV	PD	PRELUBE SHUT OFF (VALVE)
CHECK DATE: 06/21/2022									
9337696190		06/08/2022	062122	342785	215.54	07/08/2022	INV	PD	CONNECTORS FOR METERS
CHECK DATE: 06/21/2022									
					561.38				
100758 GRAYBAR ELECTRIC COMPANY INC									
9327079209	220076	05/26/2022	062122	342786	16,087.13	06/26/2022	INV	PD	1420 - 4" CONDUIT DB PVC,
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
108947 H & J ELECTRIC LLC									
58599		06/06/2022	062122	342787	733.20	07/06/2022	INV	PD	WO# 1010 CTYWD 2022 OH TO
CHECK DATE: 06/21/2022									
100807 HARTMAN COMPANIES INC									
11547		06/02/2022	062122	342788	15,161.00	07/02/2022	INV	PD	2022 SHADE TREE PROGRAM
CHECK DATE: 06/21/2022									
100810 HAWKINS INC									
6191999		05/20/2022	062122	342789	4,789.24	07/04/2022	INV	PD	WTP CHEMICALS
CHECK DATE: 06/21/2022									
110594 HAZELTINE SHORES APARTMENTS									
230008202-2022-1		06/02/2022	062122	342790	800.00	07/09/2022	INV	PD	MAY REBATE-BUSINESS LIGHT
CHECK DATE: 06/21/2022						PAYEE: HAZELTINE SHORES APARTMENTS			
100827 HEGERS DAIRY LLC									
1309		06/08/2022	062122	342791	200.12	06/30/2022	INV	PD	Ice Cream at HRC Pride Pi
CHECK DATE: 06/21/2022									
104805 HELLO! BOOKING INC									
101577		05/12/2022	060922	342712	6,000.00	06/12/2022	INV	PD	Fire & Ice Sound & Stage
CHECK DATE: 06/09/2022									
100848 HIGH TECH CLEANING INC									
17777		06/01/2022	062122	342792	3,294.00	07/01/2022	INV	PD	CITY HALL
CHECK DATE: 06/21/2022									
17778		06/01/2022	062122	342792	520.00	07/01/2022	INV	PD	COMMUNITY ROOM - CLOVER R
CHECK DATE: 06/21/2022									
17780		06/01/2022	062122	342792	1,215.00	07/01/2022	INV	PD	HISTORY CENTER
CHECK DATE: 06/21/2022									
17781		06/01/2022	062122	342792	215.00	07/01/2022	INV	PD	IT DEPARTMENT
CHECK DATE: 06/21/2022									
17782		06/01/2022	062122	342792	2,100.00	07/01/2022	INV	PD	MSB
CHECK DATE: 06/21/2022									
17783		06/01/2022	062122	342792	185.00	07/01/2022	INV	PD	STANTEC WAREHOUSE
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
17784		06/01/2022	062122	342792	665.00	07/01/2022	INV	PD	WTP
CHECK DATE: 06/21/2022									
					8,194.00				
105907 JOSEPH PETER SWARTZER JR									
2151		06/01/2022	062122	342793	290.00	07/01/2022	INV	PD	Food for CERT/Chaplain ye
CHECK DATE: 06/21/2022									
100878 HUEBSCH									
84176/MAY2022		05/31/2022	062122	342794	1,604.22	06/10/2022	INV	PD	MAY RUG/MAT SVC
CHECK DATE: 06/21/2022									
100879 PRAIRIE TECHNOLOGIES INC OF MN									
220421		05/31/2022	062122	342795	3,485.00	06/30/2022	INV	PD	CCC RTU-1 Repairs Buildin
CHECK DATE: 06/21/2022									
220422		06/03/2022	062122	342795	2,369.95	07/08/2022	INV	PD	CCC HVAC Unit #2 Repairs
CHECK DATE: 06/21/2022									
					5,854.95				
108162 HYDRO-DESIGNS INC									
0067049-IN		05/31/2022	062122	342796	680.96	06/30/2022	INV	PD	RPZ TESTING MGT MAY 2022
CHECK DATE: 06/21/2022									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2022/0603-ICMA		06/03/2022	060722-2	342704	5,861.61	06/03/2022	INV	PD	060322 Payroll - 457 & Ro
CHECK DATE: 06/07/2022									
104751 IMPACT MAILING OF MINNESOTA INC									
200142		05/31/2022	062122	342797	9,924.85	06/30/2022	INV	PD	May Bills
CHECK DATE: 06/21/2022									
200175		06/03/2022	062122	342797	1,255.86	06/30/2022	INV	PD	May Final Bills
CHECK DATE: 06/21/2022									
200470		06/14/2022	062122	342797	416.78	07/14/2022	INV	PD	Jun Disconnects
CHECK DATE: 06/21/2022									
					11,597.49				
102982 INTERNATIONAL SOCIETY OF ARBORICULTURE									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
MN-4646A		05/16/2022	062122	342798	120.00	06/30/2022	INV	PD	S. OLSON ISA CERTIFIED AR
CHECK DATE: 06/21/2022									
110606 JAMA, SURI									
35728		06/14/2022	062122	342799	63.69	07/14/2022	INV	PD	METER DEPOSIT REFUND-2910
CHECK DATE: 06/21/2022									
100002 2ND WIND EXERCISE EQUIPMENT INC									
21-070893		04/29/2022	062122	342800	27.99	06/27/2022	INV	PD	Fitness equipment parts
CHECK DATE: 06/21/2022									
108948 AUDRANN INC									
1369002-001		05/27/2022	062122	342801	71.38	07/11/2022	INV	PD	TREATMENT TABS FOR HVAC
CHECK DATE: 06/21/2022									
100972 JT SERVICES OF MINNESOTA									
JT22-151-05	220069	05/31/2022	062122	342802	3,003.97	06/30/2022	INV	PD	50- SPLICE SECD 2/0 HOMAC
CHECK DATE: 06/21/2022									
JT22-152-01	220068	06/01/2022	062122	342802	11,045.53	07/01/2022	INV	PD	15 - STREET LIGHT STD 23'
CHECK DATE: 06/21/2022									
					14,049.50				
110607 KAYATI, JASON									
36026		06/14/2022	062122	342803	100.11	07/14/2022	INV	PD	METER DEPOSIT REFUND-3000
CHECK DATE: 06/21/2022									
100992 KEYS WELL DRILLING COMPANY									
WELL 4-1		06/02/2022	062122	342804	80,880.63	07/02/2022	INV	PD	WELL 4 REHAB
CHECK DATE: 06/21/2022									
110601 KNOBLAUCH, JANET									
32331		06/14/2022	062122	342805	42.46	07/14/2022	INV	PD	METER DEPOSIT REFUND-325
CHECK DATE: 06/21/2022									
101007 KODRU EQUIPMENT INC									
22305		06/08/2022	062122	342806	1,505.62	07/08/2022	INV	PD	WTP MAINTENANCE SUPPLIES
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102925 KORTERRA INC									
22363		06/01/2022	062122	342807	4,500.00	07/01/2022	INV	PD	KORWEB FACILITY MAPPING F
CHECK DATE: 06/21/2022									
103247 RACHAEL KROOG									
06/2022-01		06/01/2022	062122	342808	360.00	06/30/2022	INV	PD	Pickleball Clinic - Instr
CHECK DATE: 06/21/2022									
101050 LAW ENFORCEMENT LABOR SERVICES INC									
Jun-22		06/03/2022	060722-2	342705	1,560.00	06/03/2022	INV	PD	Jun-22 Police Union Dues
CHECK DATE: 06/07/2022									
101056 LEAGUE OF MINNESOTA CITIES									
10003277-JUN22		06/06/2022	062122	342809	89,548.00	07/01/2022	INV	PD	PROPERTY/CASUALTY INSURAN
CHECK DATE: 06/21/2022									
101057 LEAGUE OF MINNESOTA CITIES									
10002436/JUN22		06/06/2022	062122	342810	138,973.00	07/01/2022	INV	PD	WORKERS COMPENSATION INSU
CHECK DATE: 06/21/2022									
101694 RUSSELL LEISTIKO									
20220600		06/01/2022	062122	342811	14,160.00	07/01/2022	INV	PD	2022 SPRING CLEANUP DAY
CHECK DATE: 06/21/2022									
101071 LENZEN CHEVROLET BUICK INC									
85180		06/06/2022	062122	342812	270.46	07/06/2022	INV	PD	#90 SEWER - LAMP
CHECK DATE: 06/21/2022									
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
52210		06/01/2022	062122	342813	804.00	07/01/2022	INV	PD	JUN SA SUPPORT
CHECK DATE: 06/21/2022									
101101 LORENTE LLC									
295044		03/22/2022	062122	342814	139.44	04/21/2022	INV	PD	RESALE
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105139 LUBE TECH AND PARTNERS LLC									
2928223		05/27/2022	062122	342815	316.56	06/26/2022	INV	PD	#142 OIL FOR ELGIN SWEEPE
CHECK DATE: 06/21/2022									
110608 LY, MAI N									
36043		06/14/2022	062122	342816	78.03	07/14/2022	INV	PD	METER DEPOSIT REFUND-133
CHECK DATE: 06/21/2022									
103449 MADDEN GALANTER HANSEN LLP									
101784		06/09/2022	062122	342817	226.55	07/10/2022	INV	PD	MAY LEGAL
CHECK DATE: 06/21/2022									
104521 MANGOLD GROUP LLC									
5251		05/31/2022	062122	342818	2,402.16	06/30/2022	INV	PD	MAY MOUNT PLEASANT MANAGE
CHECK DATE: 06/21/2022									
103176 MANSFIELD OIL COMPANY									
23341748		06/13/2022	062122	342819	14,667.63	07/13/2022	INV	PD	DYED DIESEL
CHECK DATE: 06/21/2022									
23341749		06/13/2022	062122	342819	18,013.50	07/13/2022	INV	PD	UNLEADED
CHECK DATE: 06/21/2022									
					32,681.13				
101168 MELCHERT HUBERT SJODIN PLLP									
161890		05/18/2022	062122	342820	2,545.85	06/18/2022	INV	PD	HWY 41 DT REDEVELOPMENT
CHECK DATE: 06/21/2022									
161893		05/18/2022	062122	342820	2,413.95	06/18/2022	INV	PD	CREEK RD PROJECT
CHECK DATE: 06/21/2022									
					4,959.80				
101183 METROPOLITAN COUNCIL									
MAY 2022 SAC		05/31/2022	062122	342821	34,442.10	06/30/2022	INV	PD	MAY SAC CHARGES
CHECK DATE: 06/21/2022									
101182 METROPOLITAN COUNCIL									
0001141134		06/07/2022	062122	342822	236,023.00	07/01/2022	INV	PD	JUL SEWER SERVICES FOR ME
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101187 METRO SALES INC									
INV2059521		06/06/2022	062122	342823	197.00	07/06/2022	INV	PD	Contract Invoice
CHECK DATE: 06/21/2022									
INV2061640		06/08/2022	062122	342823	2,099.87	07/08/2022	INV	PD	QTRLY RICOH CONTRACT
CHECK DATE: 06/21/2022									
INV2061643		06/08/2022	062122	342823	314.05	07/08/2022	INV	PD	Contract Invoice
CHECK DATE: 06/21/2022									
					2,610.92				
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES									
49974		05/25/2022	062122	342824	259.00	06/25/2022	INV	PD	4 Hr Drivers Safety- Chas
CHECK DATE: 06/21/2022									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR060322001510208001		06/03/2022	060722-2	342706	184.58	06/03/2022	INV	PD	060322 Payroll - Child Su
CHECK DATE: 06/07/2022									
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									
Jun-22		06/03/2022	060722-2	342707	4,674.00	06/03/2022	INV	PD	Jun-22 Local #320 Union D
CHECK DATE: 06/07/2022									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/MAY22		05/27/2022	061422	342715	815.65	06/22/2022	INV	PD	MAY ST LITES-TOWN COURSE
CHECK DATE: 06/14/2022									
121770311/MAY22		05/27/2022	061422	342715	24.31	06/22/2022	INV	PD	MAY 4255 CREEK RD
CHECK DATE: 06/14/2022									
778377500/MAY22		06/07/2022	062122	342825	47.50	07/02/2022	INV	PD	MAY 12500 CTY RD 11 SIGNA
CHECK DATE: 06/21/2022									
778377800/MAY22		06/07/2022	062122	342825	35.22	07/02/2022	INV	PD	MAY 4250 ENGLER BLVD SIGN
CHECK DATE: 06/21/2022									
778377900/MAY22		06/07/2022	062122	342825	32.80	07/02/2022	INV	PD	MAY 4100 ENGLER BLVD SIGN
CHECK DATE: 06/21/2022									
781385500/MAY22		06/07/2022	062122	342825	10.38	07/02/2022	INV	PD	MAY 4463 CTY RD 44
CHECK DATE: 06/21/2022									
					965.86				
107755 STATE OF MINNESOTA									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
00000702925		05/27/2022	062122	342826	250.00	06/26/2022	INV	PD	Data Practice Workshop
CHECK DATE: 06/21/2022									
101192 STATE OF MINNESOTA									
1000047885		06/01/2022	062122	342827	9,078.62	07/02/2022	INV	PD	1ST QTR FISCAL YR 2023 IN
CHECK DATE: 06/21/2022									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
MAY0190352022		05/31/2022	062122	342828	2,719.48	06/30/2022	INV	PD	MAY PERMIT SURCHARGES
CHECK DATE: 06/21/2022									
105853 MOR GOLF AND UTILITY INC									
32821		06/01/2022	062122	342829	183.41	07/01/2022	INV	PD	CART SUPPLIES
CHECK DATE: 06/21/2022									
32842		05/31/2022	062122	342829	1,200.00	06/30/2022	INV	PD	RENTAL CARS
CHECK DATE: 06/21/2022									
32850		06/02/2022	062122	342829	52.43	07/02/2022	INV	PD	CART PARTS
CHECK DATE: 06/21/2022									
					1,435.84				
101261 MINNESOTA RECREATION & PARK ASSOC									
10463		05/27/2022	062122	342830	125.00	06/27/2022	INV	PD	JOB POSTING-GUEST SERVICE
CHECK DATE: 06/21/2022									
101356 MTI DISTRIBUTING INC #31380									
1347918-00		06/09/2022	062122	342831	280.35	07/09/2022	INV	PD	#232 FUEL PUMP FOR LAWN M
CHECK DATE: 06/21/2022									
101354 MTI DISTRIBUTING INC #700767									
1346688-00		06/03/2022	062122	342832	475.19	07/03/2022	INV	PD	TIRES FOR GTX CART
CHECK DATE: 06/21/2022									
110600 MUELLER, RICHARD									
31950		06/14/2022	062122	342833	117.83	07/14/2022	INV	PD	METER DEPOSIT REFUND-2756
CHECK DATE: 06/21/2022									
101365 STAR GROUP LLC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
4472/MAY2022 CHECK DATE: 06/16/2022		05/31/2022	061622	342724	2,236.62	06/10/2022	INV	PD	MAY PARTS & SUPPLIES
106198 NAVIANT INC									
0145157-IN CHECK DATE: 06/16/2022		05/31/2022	061622	342725	3,272.00	06/20/2022	INV	PD	MAY ONBASE HOSTING FEE
105875 NETWORKFLEET INC									
OSV000002787558 CHECK DATE: 06/16/2022		06/01/2022	061622	342726	259.04	07/01/2022	INV	PD	Dat Processing - GPS
102654 NORTH AMERICAN SAFETY INC									
INV65759 CHECK DATE: 06/21/2022		06/01/2022	062122	342834	61.96	08/01/2022	INV	PD	L. MONTUFAR SAFETY SHIRTS
INV65872 CHECK DATE: 06/21/2022		06/03/2022	062122	342834	44.40	08/03/2022	INV	PD	SEWER PPE (GLOVES)
INV65893 CHECK DATE: 06/21/2022		06/06/2022	062122	342834	149.93	07/06/2022	INV	PD	SAFETY CLOTHING FOR SUMME
INV65993 CHECK DATE: 06/21/2022		06/07/2022	062122	342834	210.64	08/07/2022	INV	PD	SUMMER EMPLOYEES SAFETY C
INV66204 CHECK DATE: 06/21/2022		06/14/2022	062122	342834	256.00	07/14/2022	INV	PD	HATS
					722.93				
110570 ODP BUSINESS SOLUTIONS LLC									
240906657001 CHECK DATE: 06/21/2022		05/19/2022	062122	342835	121.79	06/18/2022	INV	PD	Cash Drawer for Bldg Insp
245160738001 CHECK DATE: 06/21/2022		05/24/2022	062122	342835	93.72	06/25/2022	INV	PD	OFFICE SUPPLIES
246451680001 CHECK DATE: 06/21/2022		05/26/2022	062122	342835	52.12	06/25/2022	INV	PD	Board, fan and markers fo
					267.63				
101465 ON SITE SANITATION INC									
0001320077 CHECK DATE: 06/21/2022		05/02/2022	062122	342836	146.00	06/06/2022	INV	PD	XMAS IN MAY 38 EHLERS AVE
0001320079		05/02/2022	062122	342836	146.00	06/06/2022	INV	PD	XMAS IN MAY 621 W 82ND ST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/21/2022									
0001320080		05/02/2022	062122	342836	146.00	06/06/2022	INV	PD	XMAS IN MAY 306 N MAPLE S
CHECK DATE: 06/21/2022									
0001344868		06/11/2022	062122	342836	172.00	07/11/2022	INV	PD	TOWN COURSE MAINTENANCE
CHECK DATE: 06/21/2022									
0001344869		06/11/2022	062122	342836	146.00	07/11/2022	INV	PD	SUNSET PARK
CHECK DATE: 06/21/2022									
0001344870		06/11/2022	062122	342836	146.00	07/11/2022	INV	PD	CLOVER RIDGE SOCCER FIELD
CHECK DATE: 06/21/2022									
0001344871		06/11/2022	062122	342836	172.00	07/11/2022	INV	PD	TOWN COURSE
CHECK DATE: 06/21/2022									
					1,074.00				
110508 PEDERSON, RONALD									
10001974		04/28/2022	060722-3	342709	101.05	05/28/2022	INV	PD	CREDIT BALANCE REFUND-111
CHECK DATE: 06/07/2022									
108564 PERSONNEL EVALUATION INC									
44282		05/31/2022	062122	342837	16.00	06/30/2022	INV	PD	PEP Zachman - Other PEP r
CHECK DATE: 06/21/2022									
110597 DAVID PHILP									
101810		06/13/2022	062122	342838	937.44	07/13/2022	INV	PD	COMMISSIONER SITE VISITS
CHECK DATE: 06/21/2022									
101535 PITNEY BOWES INC									
1020858188		06/07/2022	062122	342839	237.98	07/07/2022	INV	PD	RED INK FOR POSTAGE MACHI
CHECK DATE: 06/21/2022									
110590 POINT AND PAY LLC									
APR 2022		05/18/2022	062122	342840	550.00	07/03/2022	INV	PD	BLDG INSP CREDIT CARD SWI
CHECK DATE: 06/21/2022									
101557 POWER SYSTEM ENGINEERING INC									
9041808		06/02/2022	062122	342841	1,207.50	07/02/2022	INV	PD	ENG FOR MAY - CHASKA DEVE
CHECK DATE: 06/21/2022									
9041814		06/02/2022	062122	342841	7,897.50	07/02/2022	INV	PD	ENG FOR BLUFF CRK SUB REL

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/21/2022									
9041817		06/02/2022	062122	342841	4,798.91	07/02/2022	INV	PD	MRS SUB - RELAY UPGRADE E
CHECK DATE: 06/21/2022									
9041818		06/02/2022	062122	342841	20,301.57	07/02/2022	INV	PD	BLUFF CRK SUB - RELAY UPG
CHECK DATE: 06/21/2022									
					34,205.48				
101564 PRAIRIE RESTORATIONS INC									
32480		05/27/2022	062122	342842	410.00	06/26/2022	INV	PD	WTP 2022 VEGETATION MANAG
CHECK DATE: 06/21/2022									
109207 PTE GOLF LLC									
209521		06/10/2022	062122	342843	444.81	07/10/2022	INV	PD	WATER BUCKETS 1 & 10
CHECK DATE: 06/21/2022									
110587 PULTE HOMES									
30527		06/01/2022	062122	342844	110.74	07/01/2022	INV	PD	CREDIT BALANCE REFUND-960
CHECK DATE: 06/21/2022									
107855 STAPLES INC									
25540796		06/03/2022	062122	342845	14.49	07/03/2022	INV	PD	Panel Wall Clips for work
CHECK DATE: 06/21/2022									
101684 R & R SPECIALTIES OF WISCONSIN INC									
0075857-IN		06/03/2022	062122	342846	42.50	07/03/2022	INV	PD	Zamboni Blade Sharpening
CHECK DATE: 06/21/2022									
101609 RANGE SERVANT AMERICA INC									
116370		06/03/2022	062122	342847	287.00	07/03/2022	INV	PD	GOLF TOKENS
CHECK DATE: 06/21/2022									
101631 REINDERS INC									
3087263-00		05/20/2022	062122	342848	10,150.00	06/19/2022	INV	PD	FERTILIZER/GRASS SEED FOR
CHECK DATE: 06/21/2022									
3087264-00		05/20/2022	062122	342848	10,790.00	06/19/2022	INV	PD	FERTILIZER/GRASS SEED FOR
CHECK DATE: 06/21/2022									
3176096-00		05/10/2022	062122	342848	18,709.11	06/24/2022	INV	PD	EARLY ORDER CHEMICALS

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/21/2022									
3176097-00		05/09/2022	062122	342848	14,522.99	06/24/2022	INV	PD	EARLY ORDER CHEMICALS
CHECK DATE: 06/21/2022									
3176098-00		05/09/2022	062122	342848	5,471.20	06/09/2022	INV	PD	EARLY ORDER CHEMICALS
CHECK DATE: 06/21/2022									
					59,643.30				
110616 REW, GREGORY									
36646		06/14/2022	062122	342849	34.80	07/14/2022	INV	PD	METER DEPOSIT REFUND-800
CHECK DATE: 06/21/2022									
110612 REYES, MARIA									
36317		06/14/2022	062122	342850	160.36	07/14/2022	INV	PD	METER DEPOSIT REFUND-407
CHECK DATE: 06/21/2022									
107697 RIVERS EDGE CONCRETE LLC									
C2488536		05/04/2022	062122	342851	901.00	06/04/2022	INV	PD	CCC Sidewalk Repair
CHECK DATE: 06/21/2022									
C2488743		05/05/2022	062122	342851	1,112.00	06/05/2022	INV	PD	CCC Sidewalk Repair
CHECK DATE: 06/21/2022									
C2493950		05/16/2022	062122	342851	553.00	06/16/2022	INV	PD	CURB REPAIRS SKYVIEW DRIV
CHECK DATE: 06/21/2022									
C2496514		05/19/2022	062122	342851	773.50	06/19/2022	INV	PD	CURB REPAIRS MAXWELL/SCHO
CHECK DATE: 06/21/2022									
					3,339.50				
101669 ROBERT HALF TECHNOLOGY									
60100701		06/02/2022	062122	342852	3,301.25	07/02/2022	INV	PD	PR TEMP-RADDATZ W/E 5/27/
CHECK DATE: 06/21/2022									
60113599		06/06/2022	062122	342852	833.28	07/06/2022	INV	PD	UB TEMP-WALKER W/E 6/3/22
CHECK DATE: 06/21/2022									
60114385		06/06/2022	062122	342852	1,030.32	07/06/2022	INV	PD	BLDG INSP TEMP-KLEHR W/E
CHECK DATE: 06/21/2022									
60120452		06/07/2022	062122	342852	3,040.00	07/07/2022	INV	PD	PR TEMP-RADDATZ W/E 6/3/2
CHECK DATE: 06/21/2022									
60158089		06/13/2022	062122	342852	1,388.80	07/13/2022	INV	PD	UB TEMP-WALKER W/E 6/10/2
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
60161067		06/13/2022	062122	342852	1,287.90	07/13/2022	INV	PD	BLDG INSP TEMP-KLEHR W/E
CHECK DATE: 06/21/2022									
60165924		06/14/2022	062122	342852	3,800.00	07/14/2022	INV	PD	PR TEMP-RADDATZ W/E 6/10/
CHECK DATE: 06/21/2022									
					14,681.55				
101673 ROCHESTER MIDLAND CORP									
INV00320846		05/25/2022	062122	342853	22.86	06/24/2022	INV	PD	FIREMAN'S PARK
CHECK DATE: 06/21/2022									
INV00322801		06/05/2022	062122	342853	752.64	07/05/2022	INV	PD	ATHLETIC PARK JUNE-MAY
CHECK DATE: 06/21/2022									
					775.50				
101696 RYAN CONTRACTING CO									
53290190-6		05/20/2022	062122	342854	111,883.41	06/20/2022	INV	PD	CLOVER RDG DR/FREY PROPER
CHECK DATE: 06/21/2022									
101703 SALVATION ARMY									
MAY/22 HS		05/31/2022	062122	342855	147.00	06/30/2022	INV	PD	MAY HEAT SHARE CONTRIBUTI
CHECK DATE: 06/21/2022									
110604 SAUTER, COLE									
34843		06/14/2022	062122	342856	33.54	07/14/2022	INV	PD	METER DEPOSIT REFUND-1064
CHECK DATE: 06/21/2022									
101724 SCHMIDT, ELROY									
101620		05/26/2022	062122	342857	23.61	06/26/2022	INV	PD	FLASH DRIVE FOR INVESTIGA
CHECK DATE: 06/21/2022									
101720 SCHMIEG, CRAIG									
101762		06/01/2022	062122	342858	152.29	07/01/2022	INV	PD	REIMB DOT PHYSICAL-MEDICA
CHECK DATE: 06/21/2022									
101744 SCOTT COUNTY TREASURER									
IN28253		05/11/2022	062122	342859	450.00	06/07/2022	INV	PD	Department Training - Ran
CHECK DATE: 06/21/2022									
110596 JOEL SELTZ									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101813		06/11/2022	062122	342860	944.46	07/13/2022	INV	PD	COMMISSIONER SITE VISITS
CHECK DATE: 06/21/2022									
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
119906015-001		06/02/2022	062122	342861	316.96	07/15/2022	INV	PD	IRRIGATION PARTS/SUPPLIES
CHECK DATE: 06/21/2022									
119928973-001		06/03/2022	062122	342861	216.04	07/15/2022	INV	PD	IRRIGATION PARTS & SUPPLI
CHECK DATE: 06/21/2022									
120030750-001		06/06/2022	062122	342861	2.75	07/15/2022	INV	PD	IRRIGATION PARTS FOR PARK
CHECK DATE: 06/21/2022									
120107298-001		06/08/2022	062122	342861	910.21	07/15/2022	INV	PD	IRRIGATION SUPPLIES FOR P
CHECK DATE: 06/21/2022									
					1,445.96				
107756 GREGORY J SMITH									
1		06/02/2022	062122	342862	500.00	06/20/2022	INV	PD	Firemen's Park Concert 6/
CHECK DATE: 06/21/2022									
110613 SOPPELAND, JONATHAN									
36356		06/14/2022	062122	342863	175.13	07/14/2022	INV	PD	METER DEPOSIT REFUND-202
CHECK DATE: 06/21/2022									
101828 SOUTHWEST NEWS MEDIA									
2160436		05/05/2022	062122	342864	113.93	06/25/2022	INV	PD	2ND/PINE RETAINING WALL B
CHECK DATE: 06/21/2022									
2160604		05/12/2022	062122	342864	95.56	06/25/2022	INV	PD	LIONS PARK SHELTER BIDS
CHECK DATE: 06/21/2022									
2161133		05/26/2022	062122	342864	224.18	06/25/2022	INV	PD	ORD REZONE FORMACOAT ADDI
CHECK DATE: 06/21/2022									
2161134		05/26/2022	062122	342864	66.15	06/25/2022	INV	PD	APT BLDG FINAL PLOT, PLAN
CHECK DATE: 06/21/2022									
2161135		05/26/2022	062122	342864	58.80	06/25/2022	INV	PD	CUP HIS HOUSE
CHECK DATE: 06/21/2022									
					558.62				
110583 SPEER, DIETRICH									
10012226		06/01/2022	062122	342865	115.99	07/01/2022	INV	PD	CREDIT BALANCE REFUND-135

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/21/2022									
101847 SRF CONSULTING GROUP INC									
12504.00-34		05/31/2022	062122	342866	1,045.60	07/08/2022	INV	PD	TH 212 INTERCHANGE & CSAH
CHECK DATE: 06/21/2022									
101850 STANTEC CONSULTING SERVICES INC									
1919402		05/06/2022	062122	342867	543.00	06/06/2022	INV	PD	MAR-SEMINARY FEN C2 RAVIN
CHECK DATE: 06/21/2022									
1919404		05/06/2022	062122	342867	5,706.09	06/06/2022	INV	PD	MAR-WELL 7 WTP
CHECK DATE: 06/21/2022									
1919408		05/06/2022	062122	342867	6,714.00	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-OAK
CHECK DATE: 06/21/2022									
1919409		05/06/2022	062122	342867	6,158.25	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-CHA
CHECK DATE: 06/21/2022									
1919410		05/06/2022	062122	342867	288.00	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-CAN
CHECK DATE: 06/21/2022									
1919411		05/06/2022	062122	342867	1,728.00	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-RES
CHECK DATE: 06/21/2022									
1919421		05/06/2022	062122	342867	3,552.00	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-ENS
CHECK DATE: 06/21/2022									
1919423		05/06/2022	062122	342867	720.00	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-RIV
CHECK DATE: 06/21/2022									
1919424		05/06/2022	062122	342867	192.00	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-OAK
CHECK DATE: 06/21/2022									
1919425		05/06/2022	062122	342867	192.00	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-CLO
CHECK DATE: 06/21/2022									
1919426		05/06/2022	062122	342867	2,399.25	06/06/2022	INV	PD	MAR-STORMWATER REVIEW-GAL
CHECK DATE: 06/21/2022									
1927657		06/01/2022	062122	342867	12,863.00	07/01/2022	INV	PD	MAR-NE COLLECTOR IN SW AR
CHECK DATE: 06/21/2022									
1927658		06/01/2022	062122	342867	5,809.50	07/01/2022	INV	PD	MAR-SW COMMUNITY PARK
CHECK DATE: 06/21/2022									
1927659		06/01/2022	062122	342867	2,997.13	07/01/2022	INV	PD	MAR-WELL NOS 4,6 AND 8 RE
CHECK DATE: 06/21/2022									
1927660		06/02/2022	062122	342867	135,141.33	07/02/2022	INV	PD	MAR-2022 DT RECONSTRUCTIO
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1927661		06/01/2022	062122	342867	90.50	07/01/2022	INV	PD	MAR-MSA
CHECK DATE: 06/21/2022									
1927662		06/01/2022	062122	342867	481.50	07/01/2022	INV	PD	MAR-RECORD PLAN/ BASE MAP
CHECK DATE: 06/21/2022									
1927663		06/01/2022	062122	342867	2,679.16	07/01/2022	INV	PD	MAR-2021 DT RECONSTRUCTIO
CHECK DATE: 06/21/2022									
1927667		06/01/2022	062122	342867	10,734.50	07/01/2022	INV	PD	MAR-CREEK RD INDUSTRIAL S
CHECK DATE: 06/21/2022									
1927668		06/01/2022	062122	342867	5,593.50	07/01/2022	INV	PD	MAR-2ND & PINE PKG LOT RE
CHECK DATE: 06/21/2022									
1927690		06/01/2022	062122	342867	3,462.87	07/01/2022	INV	PD	MAR-CLOVER RIDGE DR/FREY
CHECK DATE: 06/21/2022									
1927695		05/06/2022	062122	342867	442.25	06/06/2022	INV	PD	MAR-OAK ST PUMPING STATIO
CHECK DATE: 06/21/2022									
1931843		06/10/2022	062122	342867	19,887.96	07/10/2022	INV	PD	MAR-PAR 30 GOLF COURSE
CHECK DATE: 06/21/2022									
1931844		06/10/2022	062122	342867	79,322.75	07/10/2022	INV	PD	MAR-CREEK RD TRUNK SEWER
CHECK DATE: 06/21/2022									
					307,698.54				
101864 STAR TRIBUNE									
3609527-22		06/05/2022	062122	342868	272.90	06/20/2022	INV	PD	ANNUAL SUBSCRIPTION-CITY
CHECK DATE: 06/21/2022									
101888 STREICHERS									
I1570959		05/27/2022	062122	342869	7.99	06/27/2022	INV	PD	Nadeau-Initial Issue-Tie
CHECK DATE: 06/21/2022									
I1571882		06/02/2022	062122	342869	291.92	07/02/2022	INV	PD	Cadet Program-Initial Iss
CHECK DATE: 06/21/2022									
					299.91				
101892 STUART C IRBY CO									
S013017036.001	220077	05/26/2022	062122	342870	3,890.52	06/25/2022	INV	PD	9,695ft COND ACSR #2 SPAR
CHECK DATE: 06/21/2022									
105959 PRINCE CONTRACTING INC									
202226		05/24/2022	062122	342871	473.22	06/24/2022	INV	PD	TURF TAPE FOR SUNSET PARK

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/21/2022									
101932 TAYLOR MADE GOLF CO INC									
35976559		05/31/2022	062122	342872	654.80	07/30/2022	INV	PD	RESALE
CHECK DATE: 06/21/2022									
35976704		05/31/2022	062122	342872	416.55	07/15/2022	INV	PD	RESALE
CHECK DATE: 06/21/2022									
35996294		06/06/2022	062122	342872	976.05	07/21/2022	INV	PD	RESALE
CHECK DATE: 06/21/2022									
					2,047.40				
110593 TELUSMA, MEGAN									
350030340-2022-1		06/06/2022	062122	342873	2,160.00	07/09/2022	INV	PD	MAY REBATE-SOLAR PANEL
CHECK DATE: 06/21/2022					PAYEE: TELUSMA, MEGAN				
109943 TEREX USA LLC									
7227494		06/09/2022	062122	342874	1,223.42	07/09/2022	INV	PD	#704 ANNUAL BOOM INSPECTI
CHECK DATE: 06/21/2022									
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M27351		05/30/2022	062122	342875	1,079.00	06/06/2022	INV	PD	Park & Rec, Planning, HRC
CHECK DATE: 06/21/2022									
110586 TOLLACKSON, PATRICIA									
10009136		06/01/2022	062122	342876	183.20	07/01/2022	INV	PD	CREDIT BALANCE REFUND-445
CHECK DATE: 06/21/2022									
110618 TORRES, DEVON									
36955		06/14/2022	062122	342877	6.76	07/14/2022	INV	PD	METER DEPOSIT REFUND-800
CHECK DATE: 06/21/2022									
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									
1549467-202205-1		06/01/2022	062122	342878	135.40	07/15/2022	INV	PD	Data Processing
CHECK DATE: 06/21/2022									
102027 TWIN CITIES & WESTERN RAILROAD CO									
M900263-IN		06/10/2022	062122	342879	642.94	07/10/2022	INV	PD	RXR CROSSING ON LYMAN FOR

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/21/2022									
106577 TWIN CITY HARDWARE COMPANY INC									
PSI2122038		05/31/2022	062122	342880	1,225.00	06/30/2022	INV	PD	DOOR CLOSERS FOR MISC DOO
CHECK DATE: 06/21/2022									
103085 TWIN CITY SEED CO									
51817		05/27/2022	062122	342881	7,500.00	06/27/2022	INV	PD	GRASS SEED-THE LOOP
CHECK DATE: 06/21/2022									
102028 TWIN CITY WATER CLINIC INC									
17543		05/31/2022	062122	342882	510.00	06/30/2022	INV	PD	MAY WTP SAMPLES
CHECK DATE: 06/21/2022									
17561		06/01/2022	062122	342882	100.00	07/01/2022	INV	PD	WELL #4 SAMPLES
CHECK DATE: 06/21/2022									
17575		06/01/2022	062122	342882	100.00	07/01/2022	INV	PD	WELL #4 SAMPLES (TEST 2)
CHECK DATE: 06/21/2022									
					710.00				
110053 TX CHILD SUPPORT SDU									
PR0603220012725283		06/03/2022	060722-2	342708	147.69	06/03/2022	INV	PD	060322 Payroll - Child Su
CHECK DATE: 06/07/2022									
102037 ULINE INC									
149736485		06/03/2022	062122	342883	430.86	07/03/2022	INV	PD	JOB TICKET HOLDERS
CHECK DATE: 06/21/2022									
104522 US FOODS INC									
4599547		06/03/2022	062122	342884	264.13	07/03/2022	INV	PD	TP & TOWELS
CHECK DATE: 06/21/2022									
5974632		06/01/2022	062122	342884	176.34	07/01/2022	INV	PD	APR OAK 19 DISH MACHINE R
CHECK DATE: 06/21/2022									
					440.47				
102061 USA BLUE BOOK									
991444		05/25/2022	062122	342885	305.47	06/25/2022	INV	PD	WTP TEST STRIPS
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110610 VANOVERBEKE, CARRIE									
36114		06/14/2022	062122	342886	78.20	07/14/2022	INV	PD	METER DEPOSIT REFUND-2915
CHECK DATE: 06/21/2022									
102227 ONVOY LLC									
0009426220601		06/01/2022	061422	342716	406.03	06/25/2022	INV	PD	JUN EDU CTR INTERNET/ETHE
CHECK DATE: 06/14/2022									
0009486220601		06/01/2022	061422	342716	1,015.08	06/25/2022	INV	PD	JUN CITY HALL ETHERNET
CHECK DATE: 06/14/2022									
					1,421.11				
102141 WASTE MANAGEMENT OF MINNESOTA INC									
7653490-1593-1		06/03/2022	061622	342727	173.90	07/03/2022	INV	PD	TOWN COURSE DUMPSTER REMO
CHECK DATE: 06/16/2022									
7655193-1593-9		06/03/2022	061622	342727	105.71	07/03/2022	INV	PD	PAR 30 DUMPSTER REMOVAL
CHECK DATE: 06/16/2022									
					279.61				
102146 WATER SPECIALTY OF MINNESOTA INC									
12699		06/08/2022	062122	342887	292.60	07/08/2022	INV	PD	Pool Chemicals
CHECK DATE: 06/21/2022									
102166 WESCO DISTRIBUTION INC									
046206	220075	05/31/2022	062122	342888	660.00	06/30/2022	INV	PD	100 - SPLT BOLT ALL PURPO
CHECK DATE: 06/21/2022									
050435		06/06/2022	062122	342888	165.84	07/06/2022	INV	PD	PVC GLUE
CHECK DATE: 06/21/2022									
					825.84				
102174 WHEELER HARDWARE COMPANY									
SPI130494		05/31/2022	062122	342889	2,847.61	06/30/2022	INV	PD	REKEYING LOCKS
CHECK DATE: 06/21/2022									
110254 WIESE USA INC									
75013670		05/23/2022	062122	342890	934.95	06/22/2022	INV	PD	#2700 MUFFLER FOR FORKLIF
CHECK DATE: 06/21/2022									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110617 WINTER, LORI									
36841		06/14/2022	062122	342891	77.70	07/14/2022	INV	PD	METER DEPOSIT REFUND-3000
CHECK DATE: 06/21/2022									
110609 WITCRAFT, RYAN									
36100		06/14/2022	062122	342892	41.05	07/14/2022	INV	PD	METER DEPOSIT REFUND-325
CHECK DATE: 06/21/2022									
110599 WOLF, SHERRYL									
10006719		06/14/2022	062122	342893	214.86	07/14/2022	INV	PD	METER DEPOSIT REFUND-1103
CHECK DATE: 06/21/2022									
102220 XIGENT SOLUTIONS LLC									
83605		06/02/2022	062122	342894	6,715.00	07/07/2022	INV	PD	JUN RECOVERY SVC
CHECK DATE: 06/21/2022									
83606		06/02/2022	062122	342894	13,914.69	07/07/2022	INV	PD	JUN SUPPORT SVC
CHECK DATE: 06/21/2022									
83607		06/02/2022	062122	342894	1,778.44	07/07/2022	INV	PD	JUN VULNERABILITY SVC
CHECK DATE: 06/21/2022									
					22,408.13				
110310 KATHERINE YANDELL									
06072022		06/07/2022	062122	342895	1,200.00	07/07/2022	INV	PD	Staff Water Safety Instru
CHECK DATE: 06/21/2022									
105150 ZAYO GROUP HOLDINGS INC									
2022060011266		06/01/2022	061422	342717	1,619.35	06/30/2022	INV	PD	JUN FIBER MAINT
CHECK DATE: 06/14/2022									
102231 ZIEGLER INC									
IN000558090		05/28/2022	062122	342896	51.31	06/28/2022	INV	PD	#142 HYDRAULIC HOSE & FIT
CHECK DATE: 06/21/2022									
					51.31				
323 INVOICES					1,712,663.83				

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION

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

Electronic Payments

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110462 EDGE STRATEGY LTD									
INV_CityofChaska-202		03/08/2022	060222	3279	35,986.68	06/02/2022	DIR	PD	GENDER PAY STUDY
CHECK DATE: 06/02/2022									
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
101561		06/03/2022	060722	3278	3,387.82	06/07/2022	DIR	PD	060322 Payroll - HCSP Con
CHECK DATE: 06/07/2022									
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
101562		06/03/2022	060622	3277	450.00	06/06/2022	DIR	PD	060322 Payroll - MNDCP Co
CHECK DATE: 06/06/2022									
101756 MII LIFE INCORPORATED									
40253850		05/31/2022	060222	3271	208.34	06/02/2022	DIR	PD	6/2/22 FSA REIMB-DAYCARE
CHECK DATE: 06/02/2022									
40256073		06/07/2022	060922	3280	443.48	06/09/2022	DIR	PD	6/9/22 FSA REIMB-HEALTHCA
CHECK DATE: 06/09/2022									
					651.82				
100927 INTERNAL REVENUE SERVICE									
101555		06/03/2022	060322	3272	162,762.19	06/03/2022	DIR	PD	060322 Payroll - SS, Medi
CHECK DATE: 06/03/2022									
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
101556		06/03/2022	060622	3275	31,704.58	06/06/2022	DIR	PD	060322 Payroll - MN State
CHECK DATE: 06/06/2022									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
101557		06/03/2022	060322	3273	15,398.14	06/03/2022	DIR	PD	060322 Payroll - 457 Cont
CHECK DATE: 06/03/2022									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
101560		06/03/2022	060322	3274	5,282.58	06/03/2022	DIR	PD	060322 Payroll - Roth Con
CHECK DATE: 06/03/2022									
104668 OPTUM BANK INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101559		06/03/2022	061422	3281	17,127.20	06/14/2022	DIR	PD	060322 Payroll-HSA Contri
CHECK DATE: 06/14/2022									
109689 PLANSOURCE BENEFITS ADMINISTRATION INC									
JUN2022		06/01/2022	061522	3282	4,442.09	06/15/2022	DIR	PD	JUN INS PREM0LTD/CI/ACC
CHECK DATE: 06/15/2022									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
101558		06/03/2022	060622	3276	108,609.34	06/06/2022	DIR	PD	060322 Payroll - PERA Con
CHECK DATE: 06/06/2022									
					108,609.34				
12 INVOICES					385,802.44				

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

Biweekly Report
June 20, 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:

June 20th: Reminder – City Council and Planning Commission CivicClerk training via zoom 5:45 to 6:15. There will be no Work Session prior to the Council meeting on Monday. This is the second meeting of the month, and we have several Planning items on the agenda, so it will likely be a longer meeting.

July 4th: Although this is the first Monday of the month, we will not have a Council meeting on this evening. Happy 4th of July!

July 11th: We will have a Work Session prior to the Council meeting from 5:45-7. The purpose of this Work Session will be to get our annual report from our Auditors at MMKR on the finished Audit for the 2021 budget year. There will be a regular Council meeting to follow.

July 18th: We will have joint Work Session with the Planning Commission from 5:30-7. 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 we would have to discuss 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 the Building Plan will impact the upcoming levy and prepare 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.

MIRACLE LEAGUE FIELD/UNIVERSAL DESIGNED PLAYGROUND

As we have been discussing for the past couple of years, a project that the Chaska Rotary has been working on with the City is to build a Miracle League Baseball Park with a Universal Designed Playground adjacent to it. A Miracle League Field is a baseball park designed to accommodate children with disabilities to be able to play baseball or other field sports in a setting that is conducive to accommodating their disability. The Universal Designed playground is one that is built to allow play between all children, regardless or the ability to play side by side. The goal of the Rotary has been to create a model Miracle League Park and the largest Universal Designed playground in the State to make it a destination for many. The plan has been to locate this facility in the new SW Community Park, in an area that would be adjacent to the proposed new Elementary School site.

With the City likely being within about 1 year of starting to phase construction of this park, the Rotary has as a goal this year to complete the fundraising to allow this park to move forward. With the total cost being in the $900,000-$1,000,000 range, the Rotary has already raised over $250,000, with another approximately $100,000 in in-kind construction services being donated. The goal would be between July 1st of this year and July 1st of next year that the rest of this fundraising is completed.

To continue with this process, one thing that the City is working on in conjunction with the Rotary is to have a design process for the facility. This process would not only include Staff and Park Board members from the City and Rotary members but would also include the parents and children of those that currently participate in the Miracle League program, along with community experts in adaptive programming from the School District and our own Park and Recreation Staff. Our hope is to make this a true "community project" and get as much broad community support for the project as possible.

The kickoff for this design process with be on Wednesday June 29th from 6-8 pm at The Lodge. If there is any interest from the Council in wanting to become involved in this, please let me know. We could have up to 2 Council members be part of this process to avoid issues with Open Meeting laws. If you have any questions on this project, please let me know.

HIGHWAY 41 IMPROVEMENTS-PONDVIEW ADDITION

As part of the planning process for the Costco site, one of the major components that we have been working on is the traffic improvements that will be occurring on Highway 41-namely the new Round-about at Peavey Road and Highway 41. As part of the approvals for this process, MnDOT only required that work be done at this round-about and nothing going further to the

north. As part of this overall planning process, the properties in the Pondview Addition to the north have requested that we consider putting in place safety improvements to limit access into their site to help improve safety for ingress and egress into the site. I am pleased to say that after working with MnDOT and the property owners in the Pondview Addition that we have been able to develop a solution that both the properties owners support and that MnDOT will allow to be built. It will involve creating a three-quarter access at their entrance, providing a protected left turn lane for people coming north on Highway 41 to turn into the site, and not allowing a left hand to turn out of their site to go north on Highway 41. This is a solution that will no-doubt be safer for everyone, still provides some flexibility for entrance into the site that the property owners desire, and one that MnDOT has indicated that they can even pay for as part of the overall project they will be doing at a similar timeline to the roundabout construction, which will likely occur early next summer. One final issue we must address is local access into their site as the round-about is constructed, which we are confident will be able to be figured out as part of the construction phasing on the round-about construction.

If you have any questions on this, please let me know.

CCC Master Plan Open House

As I mentioned at the last Council meeting, our first public Open House for the CCC Masterplan process was this past Wednesday, June 15th. I am really happy to say that we had a terrific turn out for this event, with close to 150 people signing up. Many of the 150 people also brought several family members with them, including their children who were able to provide really good feedback at multiple stations throughout the building about what they like, dislike, want to see changed or stay the same at our CCC facility in the future. It was very clear that people who attended very much cared about the CCC and its future, with many of them indicating that it was a major reason they moved to Chaska as opposed to other Metro area communities. Our consultants at Perkins and Will are compiling the results of this open house and I will have them available to share in the near future.

If you have any questions on this, please let me know.

BUILDING PROGRAM PARK OPEN HOUSES

Recently, Kevin Wright sent to you the following email regarding our planned Park Open houses in each of our Wards that we hope to use in our process to get information out to our residents about our upcoming proposed program. I wanted to make sure to get it in the Bi-Weekly too to make sure that everyone sees it and ask that you please get back to him with your preferred times so that we can get things formally planned and make sure we get out notification to everyone in the community about these opportunities. Our hope is that this becomes a good way for each of you to connect with residents of your ward to talk about this important program.

As Matt mentioned at the last Council meeting, we are looking to hold facility park parties (working title) in each ward in early August. We thought this would be a good way for residents to learn more about our facilities plan in a fun setting. We'd bring the Parks & Rec Block Party Wagon, so we'd have games for the families/kids and music. We would also have a pop-tent for the facility information.

This way, we can attract more residents to attend. They can bring their families/kids for a fun night and learn more about the future of our facilities. As a bonus, we can promote the block party wagon.

Since June is almost over and July is packed with events and vacations, we are looking at hosting these parties during the first few weeks in August. We figured it is best to hold these on a weeknight from 5:30pm-7:30pm. Below are the dates we identified. If you could reply to me with your preferred date for your ward's facility park party, that would be great.

- *Wednesday, August 3, 5:30-7:30pm*
- *Tuesday, August 9, 5:30-7:30pm*
- *Wednesday, August 10, 5:30-7:30pm*
- *Thursday, August 11, 5:30-7:30pm*
- *Tuesday, August 16, 5:30-7:30pm (backup option if none of the others work)*

Here are the parks we identified for each ward. We went with community parks to make sure there was adequate parking space. If you would prefer a different park, let us know, and we can check availability.

- *Ward 1: Veterans Park*
- *Ward 2: Community Park (not technically in Ward 2, but it is pretty close)*
- *Ward 3: Lions Park*
- *Ward 4: McKnight Park*

We would promote these events at Fire and Ice, our River City Days booth, and by sending a postcard to residents.

Let me know if you have any questions.

Thanks,
Kevin

SUMMER IS FINALLY HERE!

Just a reminder that with summer finally being here, our park programing for entertainment also begins. As a reminder, every Tuesday morning, we hold a kid's concert and activities in Fireman's Park. On Wednesday evenings, we hold concert in Fireman's Park at the main park stage. And one Friday evenings, we have our tradition concerts in City Square Park that have been occurring there in the summers since the late 1890s! In addition, the SW Metro Chamber of Commerce will once again be holding the Farmer's Markets in City Square Park on Wednesday evenings. These are starting next Wednesday, June 22nd and will run through September 7th. The times are from 3-6 pm, prior to our concerts in Firemen's Park.

In addition, do not forget that we will once again be hosting Fireworks in McKnight Park on July 4th starting at 10 pm. The park, along with the parking lots in Chaska Commons and Hazeltine Plaza are good places to view the display.

If you have any questions about activities coming up, feel free to contact me.