

Attention Location & Zoom Option

In order to practice social distancing related to the COVID-19 pandemic, the Chaska City Council work session and meeting on Monday, July 20, 2020 will be held at the **Chaska Event Center** and **virtually on a platform called Zoom**. To learn more about participating or watching the meetings, visit www.chaskamn.com. Any questions about how to participate should be directed to the Chaska Communication Department at communications@chaskamn.com or (952)448-9200.

WORK SESSION

Discussion on Chicken Ordinance
5:30 – 7:00 PM



AGENDA
CHASKA CITY COUNCIL
CHASKA EVENT CENTER -3210 CHASKA BLVD & ZOOM
Monday, July 20, 2020
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
 - 5.A. Presentation by Kristen Bartley - Chicken Keeping In Chaska Proposal
6. Approve Previous Meeting Minutes

- 6.A. Approve the July 6, 2020 City Council Meeting Minutes
- 7. Consent Items
 - 7.A. Adopt Resolution 2020-56, Resolution Relating to Supporting an Amendment to the United States Constitution
 - 7.B. Adopt Resolution 2020-58, Supporting the 2021 County Assessment Agreement
- 8. Action Items
 - 8.A. Adopt Resolution 2020-57 and Ordinance 977, Approving the Final Plat and Rezoning for Del Webb at Chaska (Pinnacle)/Pulte Homes/PC #2020-12
 - 8.B. Adopt Resolution 2020-59, Approving the Concept Plan for Harvest West North/Tradition Development/PC #2020-14
 - 8.C. CLOSED SESSION - Attorney/Client review of the Dennis C Lackey v City of Chaska case
 - 8.D. RETURN TO OPEN SESSION
- 9. Bills
 - 9.A. ACCOUNTS PAYABLE COUNCIL ROSTER 7-20-2020
- 10. Other Business
 - 10.A. City Administrator's Report
 - 10.A.i. Biweekly 07-20-2020
 - 10.B. Other Meeting Minutes
 - 10.B.i. Receive the Draft Minutes of the July 8th 2020 Planning Commission Meeting.
- 11. Adjourn



BACKYARD HENS IN THE CITY OF CHASKA

Current Ordinance

- Section 01. "Animals" defined: The term "animals," means cattle, horses, mules, sheep, goats, swine, ponies, ducks, geese, turkeys, chickens, guinea hens, dogs, cats, and all other animals and feathered fowl; provided that this definition shall extend to this article only.
(Ord. No. 281, Sec. 1, 6/18/79)
- Section 02. Keeping animals: It is unlawful for any person to keep any animal, not in transit, in any part of the City not zoned for agricultural purposes, except for household pets not otherwise prohibited by the City Code.
(Ord. No. 281, Sec. 1, 6/18/79)



Current Ordinance (cont.)

The general ordinances in place already protect neighbors against any disruptive animals:

- Section 03. Impoundment of animals authorized; costs for release. Any animal found running at large contrary to the provisions of this chapter may be impounded in a pound designated by the City, from which such animal shall not be released until the owner thereof or some person for him shall pay all fees incurred for such impoundment. (Ord. No. 281, Sec. 1, 6/18/79)

- Section 24. Animal nuisances.

The owner or custodian of any animal shall prevent the animal from committing in the City any act which constitutes a nuisance. It is a nuisance for any animal to habitually or frequently bark or cry, to chase vehicles, to molest or annoy any person at a place away from the property of his owner or custodian, or to damage, defile or destroy public or private property. Failure of the owners or custodian animal to prevent the animal from committing such a nuisance is a violation of this section.



Chickens Are Not Noisy

- Hens are quiet birds. Roosters are known for loud morning crowing, and are not necessary for the production of eggs.
- Occasional clucking of hens is measured at a mere 60 decibels and generally not audible beyond 10 feet. – (normal conversation)
- Some hens may squawk while laying an egg, but this is very short-lived and much quieter than barking dogs (90), lawn mowers (90), leaf blowers (95), passing trucks (80), children playing (80-100), and other common neighborhood sounds.

Chickens & Public Health

- Backyard chickens keep your yard healthier for humans by eating ticks and other insects.
 - Cats and dogs -prime vectors for rabies, parasites, and tick-borne disease
- Salmonella-associated with raw eggs, is more of a problem with factory-farmed eggs, not with backyard chickens.

**According to the CDC on 7/6/2020 there have been 6 cases of Salmonella in 2020 in Minnesota, compared to over 465 cases nationwide. They recommend being mindful with handling of chickens – wash hands before and after handling. [More info from the CDC](#)*



Backyard Coops are Attractive and Clean

- City and Suburban chicken owners tend to have attractive, well maintained enclosures and treat their chickens as pets.
- Backyard coops are no more of an inherent eyesore than a trampoline, play structure, or hot tub.

Chickens Are Not Smelly

- Chickens themselves do not smell, it is typically unkempt coops.
- 5 hens generate less manure than one medium-sized dog.
 - According the American Society of Agricultural and Biological Engineers (ASABE), 1 laying hen will produce 0.11 lbs of excrement/day
 - X 365 days = 40 lbs/year
 - X 5 hens = 200 lbs total
 - + bedding material
- The average chicken keeper is also a gardener, and (unlike the feces of dogs and cats, which carry pathogens and can't be composted) chicken droppings represent an excellent source of free organic fertilizer when composted.
- Commercial poultry facilities often smell due unsanitary conditions from a buildup of ammonia in large-scale operations. This is not the case for small backyard flocks.



Twin Cities Metro Residential Ordinance Data



Chicken Approvals	Metro Cities with Ordinances
NO	11
YES	51
Grand Total	62

TOTAL NO	11
Apple Valley	1
Arden Hills	1
Brooklyn Park	1
Champlin	1
Chanhassen	1
Chaska	1
Ham Lake	1
Hopkins	1
Little Canada	1
Plymouth	1
Woodbury	1

TOTAL YES	51
Andover	1
Anoka	1
Blaine	1
Bloomington	1
Burnsville	1
Cottage Grove	1
Crystal	1
Dayton	1
Eagan	1
Eden Prairie	1
Edina	1
Falcon Heights	1
Farmington	1
Fridley	1
Hastings	1
Inver Grove Heights	1
Jordan	1
Lake Elmo	1
Maple Grove	1
Maplewood	1
Mendota Heights	1
Minneapolis	1
Minnetonka	1
Montrose	1
Mounds View	1
New Brighton	1
Newport	1
North Saint Paul	1
Oakdale	1
Osseo	1
Otsego	1
Prior Lake	1
Ramsey	1
Richfield	1
Robbinsdale	1
Rosemount	1
Roseville	1
Saint Anthony	1
Saint Michael	1
Saint Paul	1
Saint Paul Park	1
Savage	1
Shakopee	1
Shoreview	1
South Saint Paul	1
Stillwater	1
Vadnais Heights	1
Waconia	1
West St. Paul	1
White Bear Lake	1
White Bear Township	1
Grand Total	62



Responses from Neighboring Cities

Questions asked:

Since conception of (Or past 5 years) allowing chickens I am wondering:

- The number of complaints with chickens per year
- The number of complaints with dogs and cats per year
- Does it take long to process an application to apply for a permit?
- Do you believe predators have been drawn in from the chickens?

If you have any positive aspects of owning chickens that you feel has benefited your community? All feedback welcome.



Eden Prairie began allowing residential chicken keeping in 2017 and at this point we have 15 registered chicken keeping properties. (65,000 residents)

Number of Animal Complaints per Year:

Dog at Large = 379 (34% of all animal calls)

Deer Issue = 180 (16%)

Barking Dog = 164 (15%)

Raccoon Issue = 82 (7%)

Cat at Large = 80 (7%)

Rabbit Issue = 48 (4%)

Squirrel Issue = 37 (3%)

Goose Problem = 37 (3%)

Duck Problem = 30 (3%),

Coyote Issue = 25 (2%)

Bat Issue = 10 (0.9%)

Snake Problem = 9 (0.8%)

Fox Problem = 7 (0.6%)

Hawk Issue = 6 (0.5%)

Turtle Problem = 6 (0.5%)

Owl Issue = 5 (0.5%)

Horse at Large = 4 (0.4%).

Projected/Expected number of Chicken Issues per year = 0-2 (0.0-0.2%).

- **Number of chicken complaints per year: none (zero).**
- **Length of Time to Process an Application:** This will vary based upon if the applicant filled out the application correctly. Sometimes it's necessary to contact the applicant, ask questions and request them to resubmit a more accurate depiction of their property/diagram. Assuming it's filled out correctly, the processing of the application takes 10-30 minutes, and the required inspection takes 5-10 minutes or so.
- **Predators:** The City has not received any complaints regarding predators associated with chickens. One of the requirements is that the coop and run be constructed in a manner to prohibit entry of any type of predator, be it fox, coyote, hawk, etc.

Jim Schedin, Zoning Administrator
Eden Prairie Police Department



Shakopee:

5/29/2020

Since 2017 there have been the following numbers of complaints:

Chickens (loose, rooster complaint and free roaming in yard)

2017-4

2018-1

2019-2

2020-0

All other animal-This includes all other animal related calls. I.E. Bites, loose cat/dog, welfare and found/lost animals:

2017-407

2018-372

2019-377

2020-111

*There is no data that could support whether predators have been drawn in from the chickens.

Joe Alessi, Code Enforcement Specialist, Shakopee Police Department

Blaine:

5/22/2020

-The number of complaints with chickens per year **zero** (from the police department records)

-The number of complaints with dogs and cats per year

2020: 273

2019: 836

2018: 719

2017: 623

2016: 119

Complete applications are usually processed within 2-3 business days



Thank you for the inquiry about the chicken regulations. We have had a successful experience with chickens in our city. As for complaints, in the two and half years I have been in this position **I have not had a single complaint about chickens in the city.** The chicken program has been very successful. It does not take long to process the applications and we have not seen an increase in predators with the chickens. When I go out and talk with the owners on the inspection I talk with them about reinforcing the coop by running the coop fencing into the ground a foot or so to help with animals trying to get in. To date I have not heard of an attack on any of the chicken coops in the city.

As a whole the most of the complaints I receive are cat and dog related. I do not have an exact number of the calls that I receive but I can tell you that dogs and cats are the biggest number of calls I deal with.

From what I have seen the chickens seem to bring neighbors together as they are intrigued by them. Home owners are excited to have the opportunity to raise chickens in their yards

Jodie Opstad
Animal Control Officer

3830 Pilot Knob Rd | Eagan, MN 55122

5.A. Presentation by Kristen Bartley -...



We have probably **fewer than 2-3 complaints** per year regarding chickens. Most calls are more inquiries than complaints.

The number of complaints regarding dogs/cats probably range into hundreds. I'd have to run some reports to get more precise numbers.

We do not issue permits for chickens, so there is no process or waiting period.

Predators are undoubtedly drawn to chickens. We get few reports of that, but it is inevitable. They are already present in the area and chickens only provide one additional prey source if the owners do not provide adequate shelter against predators.

Chaska is just over 20,000 people versus Edina's 50,000 and is much more rural. That alone will impact the differences between the two communities. I suspect dog/cat complaints are significantly fewer in Chaska than in Edina. I also suspect that the fox/coyote population is higher. Hawks and owls can also prey on chickens, but the population density of those birds of prey are likely comparable.



Timothy Hunter, Animal Control Officer

952-826-0494 | Fax 952-826-1607
S.A. Presentation by Kristen Bartley -...

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My answers are listed behind your questions below. I have also included the packet of information sent to residents when requested. Because we limit the number of chickens to 4 hens and no roosters, this has limited the number of complaints. It is a positive program with families working together in raising the chickens and enjoying the eggs, if any.

The number of complaints with chickens per year since the inception of the program:

2011, I have received only 3 complaints

-The number of complaints with dogs and cats per year: We don't receive complaints on cats or dogs, Animal Control division is within the police department.

Does it take long to process an application to apply for a permit?

-It is a registration program. The only permit issued would be a zoning permit to construct an accessory structure (coop and run). On average it takes 3 days for zoning approval. Once approved, we issue the zoning permit to construct the coop/run. The resident will contact me directly to inspect the construction and issue a letter of permission to keep the chickens.

Do you believe predators have been drawn in from the chickens?

-Not aware of any increase in predators.

Ann Boettcher

*Property Maintenance & Licensing Manager | City of St. Louis Park
Department of Building & Energy*



Sample application:

[Waconia Application](#)

Complete ordinance (5 pages):

[Waconia Chicken Ordinance](#)

Chicken Coop Checklist

Sample:

[Waconia Checklist](#)

Annual Chicken License Application

Date:

Applicant Name:

Address:

Email:

Home #:

Alternative #:

Type of Residence Structure:

☐ Single Family

☐ Two Family

☐ Own

☐ Rent

List the maximum # of chickens to be kept:

Roosters are prohibited & may not be licensed.

Describe location & method of food storage:

Describe waste disposal plan:

Email Submit

Print Form

City of Waconia

201 Vine Street South

Waconia, MN 55387

Phone: 952-442-2184

Fax: 952-442-2135

www.waconia.org

Location of Coop

(A scaled drawing showing the location, size and dimensions of the coop and run including the distance of the coop and run from other structures on the licensed premises and neighboring property lines must be provided)

No person shall keep a chicken within the corporate limits of the City except as allowed by City Ordinance 694 or Section 710.15 of the Code. This prohibition does not apply to those portions of the City zoned for agricultural purposes.

The City may revoke a chicken license if any requirement set forth in this Chapter is violated or if the Minnesota Department of Revenue sends the City notice requiring revocation. Nothing herein shall be interpreted as preventing the City from also prosecuting any violation of the ordinance as a criminal violation pursuant Chapter 102 of the Waconia City Code.

By signing below Applicant understands the licensed premises may be inspected by the City at any time to ensure compliance and accept the conditions and requirements set forth in City Ordinance 694. The initial license fee is calculated by the date of the license application and the per diem of \$0.41.

Applicant Signature:

If you have any questions, please contact City Hall 952-442-2184.

Office Use Only

Approval Signature:

DATE NAME

Approval Date:

License Fee Amount:

Date:

Receipt:

5.A. Presentation by Kristen Bartley -...
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Chaska Animal Calls (2016-2020)

- Chaska **does not** have animal control. All calls are through the police department (similar to many cities). These calls include animals at large, assistance in relocating (alive or dead), dispatching, noise & defecating complaints
 - 1,267 dog and cat calls
 - 495 other animal calls
 - Woodchuck, turkey, opossum, wolf, pigeon, raccoon, snake, ferret, muskrat, turtle, owl, beaver, emu, squirrel, rabbit, goose, duck, deer, bat, coyote, mountain lion, horse



Community Support

Change.org Petition

We, the undersigned citizens of Chaska, MN, believe that small-scale chicken keeping is a healthy, economic, and sustainable way to feed and enrich our families and our community. Besides making great pets, hens provide us with fresh eggs and encourage local sustainable living. The ability to raise chickens offers educational opportunities for our children. Chickens serve as a natural alternative to pesticides by eating bugs and insects, including fleas and disease-spreading ticks. Chickens also eat weeds, and chicken manure serves as an excellent fertilizer for lawns and gardens. Backyard chickens provide many benefits, which is why many towns and cities across the country now permit their residents to raise backyard chickens.

The backyard chicken movement has been gaining support across the nation in recent years, with over 500 cities and towns changing their ordinances to allow small numbers of chickens in residential areas. This has been motivated by a number of factors, including the public's interest in healthier, locally-sourced food, increased control over and knowledge of food sources, and a growing concern for the humane treatment of animals raised for food. Environmental factors also are a consideration for many. Other benefits for those raising a small flock include an excellent source of natural fertilizer, chemical-free pest control and low-maintenance, charming pets.

Many of the fears that people have regarding allowing chickens in residential areas stem from experience with or knowledge of large-scale chicken farming, which in no way reflects small-scale chicken keeping. Hens are no more disruptive to residential tranquility than a dog that barks, and often are even less so. Just as living next door to someone with a dog is not comparable to living next door to a dog kennel, backyard chicken flocks do not pose the same nuisances as the infamous chicken farms, and on the contrary, would offer many benefits to Chaska residents.

We respectfully request our leaders to act now to allow up to 5 hens (no roosters) in the backyards of residential homes, with certain restrictions as deemed necessary by the Council, with the ability to have citizen input.

Attached to this email is the list of Chaska residents that have signed this petition:

****200 Chaska residents have signed the
petition since May 22, 2020****

Response to working session 2016

There was a working session after an initial interest in changing the city ordinance. Enclosed is a rebuttal to the previous concerns.

“I also worry that it would be troublesome for the police department to keep up with,” said Rohe. “It could be very time consuming and difficult to enforce.”

“I just can’t put it in my mind that we would be putting officers out there to check on chickens,” said Windschitl.

Previous slides reflect the police/animal control responses to chickens, 0-5/year, compared to the hundreds of other animals.

Councilor Paula Geisler worried about the chickens’ well-being in extreme cold.

“Chickens are more fragile than people think ... I just wonder what would happen if we have a cold winter like we’ve had,” she said. “Would they end up freezing to death?”

Chickens have been kept in coops all over the world (Cold weather states, Alaska, etc.) Chickens can withstand winter temperatures without supplemental heat. A chicken's body temperature is around 106 degrees Fahrenheit, and they have their own protective layer of feathers to keep them warm.

Councilors also noted concerns about chickens attracting predators like coyotes, and the potential for disagreements among neighbors over the chickens.

Predators are already here (see previous slide regarding predators). Adhering to guidelines of keeping a proper structure that is predator proof is imperative, that goes for any domestic animal kept outside.

Many cities have spoken to believe it brings neighbors together.

Rohe said that with organic and cage-free options available in local stores, consumers have more choice than ever before, decreasing the need for backyard chickens.

As we have seen in the past few months there have been food shortages - cage free, organic or not. Being able to live sustainability has never been more prevalent and a right we should all have, especially during this unprecedented time.

Rohe responded saying there are other options for people who want to raise chickens. "If you want to do that, buy a hobby farm or move to the country."

We live in Chaska for so many reasons. I grew up here, I'm raising my family here. We can't imagine raising our family in any other community. For a lot of people, picking up and moving for any reason isn't an option. Let's keep this community progressive and loveable.

Proposal to City

- Allow the residents to keep and care for up to five hens.
- The hens shall be provided with a covered enclosure (coop)
- The coop shall be fully enclosed and weather and predator proof.
- All premises on which hens are kept or maintained shall be kept clean from filth.
- All grain and food stored for the use of the hens on a premise, shall be kept in a rodent proof container.
- Slaughtering of chickens shall be forbidden.
- Roosters shall be forbidden.
- Coops must be in the rear or side yard and set back at least 5ft from property lines and not less than 35 feet from principal and neighboring dwelling, unless permission is granted by neighboring property.
- Protection of the rights of neighbors by punishing violations of the chicken ordinance to the same degree as violations by cats and dogs.



Name	City	State	Postal Code	Country	Commented Date	Comment
Judith Koppen	Chaska	MN	55318	US	5/22/2020	"In the time
Kathryn Bakkelund	Chaska	MN	55318	US	5/22/2020	"There is no
Amanda Patterson	Chaska	MN	55318	US	5/23/2020	"Come on -
Stephanie Filreis	Chaska	MN	55318	US	5/23/2020	"They are a
Susan Lee	Chaska	MN	55318	US	5/31/2020	"I love fresh
Amyann Schindhelm	Chaska	MN	55318	US	5/31/2020	"Why not!!"
Lindsay Strot	Chaska	MN	55318	US	6/18/2020	"I think this
Kasja Williamson	Chaska	MN	55318	US	6/19/2020	"It's a good
Kim Whaley	Chaska	MN	55318	US	6/19/2020	"I'm ready!"
Malechai Houston	Chaska	MN	55318	US	6/19/2020	"I like Chick
Amanda Trost	Chaska	MN	55318	US	6/26/2020	"Chickens s
Molly Schwartz	Chaska	MN	55318	US	6/26/2020	"We would
Jacob Thayer	Chaska	MN	55318	US	7/9/2020	"Chicken's a

e of need this will give imus a easy protein source and because they eat left overs and this will help keep
o harm in a small group of hens and no bother to anyone."

· it's a free country right? We want chickens! We're not asking for much."

amazing! Tick and bug control... we need it! Supporting and signed."

h eggs!"

"

s is a great idea for the community! Chickens make great pets and provide sustainable food for families."

I agricultural experience for families and a source of good."

"

chens"

should be allowed in all cities. People should be allowed to have their own gardens and chicken coops. I

I love to have chickens in our backyard!!"

are incredible and help provide families with food."

o food out of the garbage."

,

Everyone deserves fresh and affordable and healthy food that they can provide themselves"

Name	City	State	Postal Code
Kristen Bartley	Chaska	MN	55318
Amie Engels	Chaska	MN	55318
Cara Hobbs	Chaska	MN	55318
Nikki Callin	Chaska	MN	55318
Alice Sweet	Chaska	MN	55318
Amber Clayton	Chaska	MN	55318
Judith Koppen	Chaska	MN	55318
Ashley Godinez	Chaska	MN	55318
Cassidy Lexcen	Chaska	MN	55318
Alicia Williams	Chaska	MN	55318
Sara Briggs	Chaska	MN	55318
Shannon Klingman	Chaska	MN	55318
Amanda Barnes	Chaska	MN	55318
Jonas Sjoberg	Chaska	MN	55318
Jeff Stoebner	Chaska	MN	55318
Kaitze Van Pelt	Chaska	MN	55318
Alyssa Katane	Chaska	MN	55318
Holly Williams	Chaska	MN	55318
Amanda Patterson	Chaska	MN	55318
Nikki Stonerr	Chaska	MN	55318
brian ewalt	chaska	MN	55318
Natesha Judd	Chaska	MN	55318
Stephanie Filreis	Chaska	MN	55318
Anna Warnemunde	Chaska	MN	55318
Wendy Nelson	Chaska	MN	55318
Andy Van sloun	Chaska	MN	55318
Melissa Smith	Chaska	MN	55318
McLanahan Stevens	Chaska	MN	55318
Paula Carpentier	Chaska	MN	55318
Robert Jay Campbell	Chaska	MN	55318
Ashley Kramin	Chaska	MN	55318
Bryce Nunnery	Chaska	MN	55318
Gerardo B	Chaska	MN	55318
Zachary Bartley	Chaska	MN	55318
Kayla Striker	Chaska	MN	55318
Danielle Conlee	Chaska	MN	55318
Amanda King	Chaska	MN	55318
Jeff Grinager	Chaska	MN	55318
Lyle Merdan	Chaska	MN	55318
Jenna Cruz	Chaska	MN	55318
Kasja Williamson	Chaska	MN	55318
Virginia Rutter	Chaska	MN	55318
Prayati Ockenga	Chaska	MN	55318
Terese Haasken	Chaska	MN	55318
Mike Ye	Chaska	MN	55318
Jordan Thompson	Chaska	MN	55318

Mary Myss	Chaska	MN	55318
Ellie	Chaska	MN	55318
Margaret OBrian	Chaska	MN	55318
Emily Hed	Chaska	MN	55318
Anne TISEL	Chaska	MN	55318
Maren Keskey	Chaska	MN	55318
Christopher Marshall	Chaska	MN	55318
Seth Ristow	Chaska	MN	55318
Antonio :)	Chaska	MN	55318
Kristine Westrom MD MS	Chaska	MN	55318
Catherine Thom	Chaska	MN	55318
Ed Coughlin	Chaska	MN	55318
Cameron Pauly	Chaska	MN	55318
Miki Cobb	Chaska	MN	55318
David Lyon	Chaska	MN	55318
Charlie Holcomb	Chaska	MN	55318
Catherine Hull	Chaska	MN	55318
Jay Bradley	Chaska	MN	55318
Tyler Gould	Chaska	MN	55318
Jessica Pacheco	Chaska	MN	55318
Susan Lee	Chaska	MN	55318
Amyann Schindhelm	Chaska	MN	55318
Cynthia Bayt Bradford	Chaska	MN	55318
Katie McCloskey	Chaska	MN	55318
Emma Newell	Chaska	MN	55318
Chris Fuhrman	Chaska	MN	55318
Ashley Drewianka	Chaska	MN	55318
Katie Anderson	Chaska	MN	55318
Annette Johnson	Chaska	MN	55318
Chris Oster	Chaska	MN	55318
Nikki Kripps	Chaska	MN	55318
Alexis Mcguire	Chaska	MN	55318
Patricia Williamson	Chaska	MN	55318
Teresa Garrity	Chaska	MN	55318
Brenda Zachrison	Chaska	MN	55318
Megan Williams	Chaska	MN	55318
ANNE FARRAR	Chaska	MN	55318
Sheri Trif	Chaska	MN	55387
Kelli Schmitz	Chaska	MN	55318
Lily Podany	Chaska	MN	55318
Lisa Lane	Chaska	MN	55318
Kari Nettesheim	Chaska	MN	55318
Katie Garrard	Chaska	MN	55318
Erin Leckie	Chaska	MN	55318
Samantha Ward	Chaska	MN	55318
Blaise Koloc	Chaska	MN	55318
Emily Maxwell	Chaska	MN	55318

Katie Marier	Chaska	MN	55318
Lindsay Strot	Chaska	MN	55318
Tyler Stephens	Chaska	MN	55318
Renee Cavalier	Chaska	MN	55318
Erin Cullinane	Chaska	MN	55318
Riley Cullinane	Chaska	MN	55318
Nick Kripps	Chaska	MN	55318
Melissa Roche	Chaska	MN	55318
Laura Russell	Chaska	MN	55318
Eva Branch	Chaska	MN	55318
Debi barrientos	Chaska	MN	55318
Tina Petcoff	Chaska	MN	55318
Shelby Schwartzbauer	Chaska	MN	55318
Jeff M	Chaska	MN	55318
Taylor Wicklund	Chaska	MN	55318
Samuel Dessalet	Chaska	MN	55318
Anne English	Chaska	MN	55318
Graham Wigley	Chaska	MN	55318
Angie Bolstad	Chaska	MN	55318
Rielle Perttu	Chaska	MN	55318
Tony Swanson	Chaska	MN	55318
Joseph Merten	Chaska	MN	55318
Zach Sternal	Chaska	MN	55318
Kathy Kraemer	Chaska	MN	55318
Elizabeth Wilson	Chaska	MN	55318
Walter Mensen	Chaska	MN	55318
Katie Rotz	Chaska	MN	55318
Julie Spinner	Chaska	MN	55318
Amanda Barnes	Chaska	MN	55318
Donna Ybarra	Chaska	MN	55318
Kelly Conrad	Chaska	MN	55318
David Jamison	Chaska	MN	55318
Anna Staaf	Chaska	MN	55318
Briana Perry	Chaska	MN	55318
Kim Whaley	Chaska	MN	55318
Greg Swan	Chaska	MN	55318
Lisa Connelly	Chaska	MN	55318
Chelsea McSorley	Chaska	MN	55318
Frank Niffenegger	Chaska	MN	55555
lisa jirovec	Chaska	MN	55318
Cory Welch	Chaska	MN	55318
Marilyn Tokach	Chaska	MN	55318
Kris Kelly	Chaska	MN	55318
Nicole Willoughbt	Chaska	MN	55318
Cat Aragon	Chaska	MN	55318
Joseph Schultz	Chaska	MN	55318
Troy Jakobs	Chaska	MN	55318

Lauren Salvato	Chaska	MN	55318
Stuart Cohen	Chaska	MN	55318
Jeri Anne Goodall	Chaska	MN	55318
Allie Vohs	Chaska	MN	55318
Sarah Baxter	Chaska	MN	55318
Allison Anderson	Chaska	MN	55318
Paula Lokken	Chaska	MN	55318
Linnea Glover	Chaska	MN	55318
Malechai Houston	Chaska	MN	55318
Jill Randall	Chaska	MN	55318
Jade Evans	Chaska	MN	55318
Suzie Miller	Chaska	MN	55318
Sarah Davey	Chaska	MN	55318
David Pierce	Chaska	MN	55318
David Bolstad	Chaska	MN	55318
Jaimie Schmidt	Chaska	MN	55318
Karen Oakes	Chaska	MN	55318
Chad Mattson	Chaska	MN	55318
Candido Ramirez	Chaska	MN	55318
Yolanda Ramirez	Chaska	MN	55318
Patty Ormson	Chaska	MN	55318
judith conrad	Chaska	MN	55318
Courtney Wells	Chaska	MN	55318
Kimi Blackledge	Chaska	MN	55318
Ping Honzay	Chaska	MN	55318
ErynSierra Getty	Chaska	MN	55318
Ryan Armstrong	Chaska	MN	55318
Laura DeVries	Chaska	MN	55318
Amanda Trost	Chaska	MN	55318
Dan Trost	Chaska	MN	55318
Laura McDermott	Chaska	MN	55318
Katie Nylund	Chaska	MN	55318
Kate Wermerskirchen	Chaska	MN	55318
Terre Kemble	Chaska	MN	55321
Molly Schwartz	Chaska	MN	55318
Rob McKenna	Chaska	MN	55318
Maryam Yusuf	Chaska	MN	55318
Kristopher Parks	Chaska	MN	55318
Hamdi Abdullahi	Chaska	MN	55318
Brage Hanson	Chaska	MN	55318
Steven Eimer	Chaska	MN	55318
Amy Nelson	Chaska	MN	55318
Lauren Ashburn	Chaska	MN	55318
Anthony Wegleitner	Chaska	MN	55318
Dana Teubert	Chaska	MN	55318
Alexandra Baertsch	Chaska	MN	55318
Anne D'Aprix	Chaska	MN	55318

Deborah LaCombe-Lutz	Chaska	MN	55318
Todd Peterson	Chaska	MN	55318
Tracy Peterson	Chaska	MN	55318
Bonnie Carlson	Chaska	MN	55318
Michael Kimmel	Chaska	MN	55318
John Dahl	Chaska	MN	55318
mary fischer	chaska	MN	55318
Jacob Thayer	Chaska	MN	55318
Lindsey Emmons	Chaska	MN	55318
Mark Kupfer	Chaska	MN	55318
Sarah Olsen	Chaska	MN	55318
Justin Olsen	Chaska	MN	55318
Jen Angell	Chaska	MN	55318

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DRAFT

**- MINUTES -
CHASKA CITY COUNCIL
JULY 6, 2020**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Also Present: Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentation

Mayor Windschitl wished Myrtle Kemp a Happy 105th Birthday on July 12.

5.A. His House Foundation

Martha Brannon provided an update on His House Foundation.

Councilmember Hatfield asked if His House is still working to bridge the gap in homelessness.

Ms. Brannon stated that they are and spoke further regarding how the foundation does this.

Councilmember Hubbard inquired if they are taking donations currently.

Ms. Brannon explained that they certainly are.

Councilmember Hubbard asked how the stay-at-home order affected Families Moving Forward.

Ms. Brannon provided further detail regarding those impacts.

Councilmember Hubbard inquired when the eviction-stay order ends.

Ms. Brannon stated the newest date is July 13, 2020 and spoke about the number of requests for rental assistance for those people who did not qualify for unemployment or stimulus monies.

Councilmember Hatfield asked how the community can best support His House Foundation.

Ms. Brannon replied that donations and volunteering are best.

Mayor Windschitl inquired if there are set hours for people to contact the foundation.

Ms. Brannon explained any time is fine.

6. Minutes

Councilmember Hubbard noted that her comments under Other Business in the June 29, 2020 notes were mistakenly listed under Councilmember Grau's name.

City Administrator Podhradsky explained she should highlight that and email Staff so they can make that change.

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the June 29, 2020 City Council meeting contingent upon the correction listed above. Motion carried.

7. Consent Agenda

The Council referred to City Administrator Podhradsky's annual review last week and noted what an exceptional job he does.

City Administrator Podhradsky commented how amazing the community of Chaska is and that he is proud to serve in his role for the City.

Mayor Windschitl noted specifically how excellent City Administrator Podhradsky's work has been during the COVID-19 process. He then moved on to Consent and asked why there needs to be a lot split in item 7.C.

City Administrator Podhradsky explained it has to do with the amenities center as they want that separate. He noted it is correcting the description in an earlier lot split.

Assistant Administrator Kabat noted the split also helps facilitate closing of the property.

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

A. City Administrator Annual Review

Motion to approve administrator goals for 2020 and adjust the City Administrator's annual salary with a 3.0% performance increase retroactive to January 1, 2020.

B. Adopt Resolution 2020-52 and Resolution 2020-53 Issuance and Sale of Bonds: Series 2020C and 2020D

Motion to adopt Resolution No. 2020-52 authorizing issuance and sale of \$3,54,000 General Obligation Bonds, Series 2020C.

Motion to adopt Resolution No. 2020-53 authorizing issuance and sale of \$10,555,000 Taxable General Obligation Refunding Bonds, Series 2020D.

C. Adopt Resolution 2020-55, Approving the Lot Split for Pinnacle (Del Webb)

Motion to adopt Resolution No. 2020-, approving the Lot Split.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-51, 2020 Overlay Program

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired why the City is doing some of Pioneer Trail if it is a County Road.

City Administrator Podhradsky stated it is a very small section and likely a water main repair.

Mayor Windschitl noted that the lower cost of mobilization is what got GMH the bid.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution 2020-51 awarding the bid for the 2019 Overlay Program to GMH Asphalt in the low bid amount of \$309,669.38. Motion carried.

8.B. Annual 2019 Financial Reports

City Administrator Podhradsky introduced the item to the Council.

Administrative Services Director Graczyk summarized the audit process and the Fire Relief Report.

Jackie Huegel with MMKR presented the findings from the 2019 audit.

Mayor Windschitl noted this report was gone through extensively during the work session held earlier.

Administrative Services Director Graczyk explained the CAFR certificate of achievement the City received and recognized Staff for their hard work on the audit process.

City Administrator Podhradsky noted that receiving this award for 30 years now is incredible and congratulated Staff on their hard work.

Mayor Windschitl congratulated Staff on the work they did with the audit.

Motion by Councilmember Hatfield, second by Councilmember Grau to accept City of Chaska 2019 Comprehensive Annual Financial Reports and Chaska Fire Department Relief Association 2019 Annual Financial Reports. Motion carried.

City Administrator Podhradsky thanked Ms. Huegel for her work with MMKR as well.

8.C. Adopt Resolution 2020-54, Amending 2020 Fund Budgets

City Administrator Podhradsky noted that the City received its allocation from the COVID relief on Friday, July 3, 2020 and went on to explain the amendments to the 2020 fund budgets.

Councilmember Hubbard looked to clarify that the penalties for unpaid items are included in the budget.

City Administrator Podhradsky stated that they are included.

Mayor Windschitl inquired how the City will make up these kinds of numbers.

City Administrator Podhradsky explained that the significant impact comes from the Community Center and they will rely on City reserves to cover it.

Councilmember Hubbard inquired if the two major impacts will be the Community Center and the Curling Rink as the effects from the pandemic continue.

City Administrator Podhradsky explained why he felt the Community Center is the biggest concern for negative impact.

Councilmember Grau asked if the refund for membership fees will cease now that the Community Center will be opening back up.

City Administrator Podhradsky stated that the membership fees were not refunded but delayed and explained that incentive further.

Councilmember Hubbard inquired how many members pay monthly versus annually.

City Administrator Podhradsky provided the multiple payment options.

Administrative Services Director Graczyk explained that monthly fees do not go through utility billing any longer.

City Administrator Podhradsky stated it is hard to know the exact number and provided further detail regarding the decrease in revenue.

Councilmember Grau noted it is nice to see the recent increase in golfing.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution 2020-54 Amending 2020 Fund Budgets. Motion carried.

8.D. Chaska Par 30/Learning Links Chaska Project

City Administrator Podhradsky introduced the item to the Council.

Eric Snyder with Learning Links presented a funding update for the project.

City Administrator Podhradsky asked Mr. Snyder to touch on the conversations Learning Links had with major donors when COVID issues hit.

Mr. Snyder provided further detail regarding those discussions.

Councilmember Hubbard inquired how whole sponsorships are recognized.

Mr. Snyder explained those recognitions.

Councilmember Grau asked if there are more whole sponsorships available.

Mr. Snyder stated there were.

Mayor Windschitl looked to clarify that there are no drivers any longer once the course is redesigned.

City Administrator Podhradsky commented that it would be good to see the design as he believes there are a few holes that would need a driver.

Mr. Snyder commented further about the intentions of the redesign to meet a wider group of players.

Golf Pro, Tim Anderson, stated that there are likely two holes where drivers can be used and explained the purpose of the course architecture.

Eric Lembke with Stantec presented the course design.

City Administrator Podhradsky detailed the next steps of the process.

Mayor Windschitl inquired how rentals would work with no clubhouse.

City Administrator Podhradsky explained that process.

Mayor Windschitl asked what this looks like going into next year's budget shortfall.

City Administrator Podhradsky provided further insight into that.

Mayor Windschitl shared concerns with moving forward in light of the budget shortfall.

City Administrator Podhradsky spoke regarding the factors that hinder this site from being able to be sold for development and thus the monies that need to be spent to keep the asset viable. He then explained the timeline of the project.

Mayor Windschitl inquired if the cross-country teams are aware of the changes to the course.

City Administrator Podhradsky explained they had already determined it would not be used this year.

Councilmember Grau commented that the fact that sponsors are continuing their commitments in such an uncertain time shows how unique this project is.

Councilmember Hubbard share her excitement about the project and explained that with the partnership in funding, moving forward with this project is smart.

Councilmember Hatfield also commented that she is looking forward to this moving forward.

City Administrator Podhradsky noted that Tim Rainey deserves recognition for the all the work he has put into this project.

Motion by Councilmember Hatfield, second by Councilmember Grau to authorize Staff to move forward with releasing construction documents for the Par 30 Learning Links project to go out for public bid, with an anticipated awarding date for bids at the August 17, 2020 City Council meeting. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 7-6-2020

City Administrator Podhradsky read submitted questions requesting further information about bills and provided further information regarding those bills.

Councilmember Hatfield referred to a bill regarding election voting and asked what was being done to ensure safety.

Assistant Administrator Kabat explained the steps Staff have taken to ensure safety in voting locations.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 7-6-2020

Councilmember Grau:

- Noted there was good feedback regarding the 4th of July fireworks.
- Asked if any progress has been made in lining up the joint meeting with the Human Rights Commission. City Administrator Podhradsky stated they are looking to set it up Thursday, August 27, 2020.
- Reminded residents to continue to stay safe in Minnesota regarding COVID-19.

Councilmember Hubbard:

- Noted she is planning to attend the virtual meeting with the Beacon Interfaith Housing Collaborative on July 8, 2020.
- Noted the Arboretum virtual neighborhood meeting for the traffic study has been extended.
- Welcomed Superintendent Lisa Sayles-Adams to Chaska and her new position.

Councilmember Hatfield:

- Noted the Community Center is opening tomorrow, July 7, 2020.
- Also encouraged residents to take COVID-19 seriously and wear masks.
- Noted there is a need for election judges and encouraged younger residents to consider taking these roles so that higher risk residents do not need to.

Mayor Windschitl:

- Noted an EDA meeting follows this meeting tonight.
- Noted Highway 41 is open and commented that it is nicely done and flows well.
- Reported there is a primary election on August 11, 2020.
- Also commented that the fireworks were nicely done.
- Updated the Council on the EOC and noted they will be meeting two days per week.
- Noted Taste of Chaska has cancelled, and River City Days is rescheduled to September 25, 2020.
- Again noted the Community Center opens tomorrow and the Curling Center opens July 27, 2020.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:42 pm.

Motion carried.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/20/2020 **RESOLUTION NO.** 2020-56

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

**A RESOLUTION RELATING TO SUPPORTING AN AMENDMENT OT THE UNITED
STATES CONSTITUTION**

WHEREAS, in 2010 the United States Supreme Court ruled in *Citizens United vs. Federal Election Commission* that corporate entities have the same free speech rights as natural persons; and

WHEREAS, the Supreme Court's decision in *Citizens United* defined independent expenditures as a form of free speech and ruled that corporate entities have the same rights as natural persons to unrestricted spending on political speech; and

WHEREAS, corporations are not people, but artificial entities both nonprofit and for profit, bound by the laws of this country, this state and this city; and

WHEREAS, the Court's decision has the effect of permitting unlimited corporate and undisclosed spending to influence elections, campaigns, and public policy decisions, and

WHEREAS, the Supreme Court's decision which overturned some provisions of the federal Campaign Reform Act enacted in 2002, greatly encumbers the ability of federal, state and local governments to enact and enforce reasonable campaign finance regulations regarding corporate political activity, and

WHEREAS, since the Supreme Court's decision there has been a significant growth in contributions and spending for media messaging and independent electioneering activities, and

WHEREAS, government should require that permissible contributions and expenditures be publicly disclosed; and

WHEREAS, several proposed amendments to the constitution have been introduced in Congress that would allow federal, state and local governments to require the disclosure of money and to regulate the raising and expending of money by corporations to influence elections and public policy decisions; and

WHEREAS, the people of the United States have on several occasions used the constitution amendment process to correct decisions of the United States Supreme Court that are widely deemed to be egregious or wrongly decided or significantly out-of-step with the prevailing values of the populace;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Chaska supports the call for the United States Congress to pass an amendment to the United States Constitution to provide that:

1. Corporations are not natural persons and only natural persons are endowed with Constitutional Rights.
2. Federal, State and local government shall have the power to regulate contributions and expenditures for elections and campaigns and require public disclosure of the sources of contributions and expenditures for elections and campaigns.

BE IT FURTHER RESOLVED, that we hereby instruct our state and federal representatives to enact resolutions and legislation to advance this effort.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of July, 2020.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 7/20/2020

Subject: Resolution Relating to Supporting an Amendment to the United States Constitution

Prepared By: Nate Kabat

Background

At the June 29, 2020, City Council meeting representatives of American Promise presented a resolution to Council during Visitor Presentation. The resolution supports passing a 28th Amendment to the U.S. Constitution which would overturn the outcomes of the Citizens United Supreme Court decision in order to limit corporate support of political campaigns. After hearing the presentation, Council expressed desire to vote on the resolution that was presented.

The resolution presented is attached to this memorandum for Council to consider.

CITY COUNCIL ACTION REQUESTED

Motion to approve resolution 2020-56 relating to supporting an amendment to the United States Constitution.

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/20/2020

Subject: 2021 County Assessment Agreement

Prepared By: Vicki Schmid, Administration Clerk

In the past, it has been Chaska's practice to provide property assessment services through a joint powers agreement with the Carver County Assessor's Office. Under the contract, the fees are assessed on a per parcel basis, with the following fee schedule proposed:

	2020 (Prior Agreement)	2021 (Proposed Agreement)
Residential	\$13.95	\$13.95
Agricultural	\$14.50	\$14.50
Commercial/Industrial	\$15.55	\$15.55

Staff believes this service can be provided more cost effectively through a joint service agreement with Carver County than by doing the assessing in-house. Attached is a copy of the proposed agreement, which is recommended for approval. In addition, a resolution of support that authorizes the Mayor and Clerk to sign the agreement has been requested by Carver County.

Staff recommends that the resolution be adopted, and the agreement be signed and entered into.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2020-58 supporting the 2021 County Assessment Agreement and authorizing the Mayor and City Clerk/Administrator to sign the 2021 Assessment Agreement with Carver County.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/20/2020 **RESOLUTION NO.** 2020-58

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

**A RESOLUTION SUPPORTING THE 2021
COUNTY ASSESSMENT AGREEMENT**

WHEREAS, In the past it has been the City of Chaska's practice to provide property assessment services through a joint powers agreement with the Carver County Assessor's Office, and;

WHEREAS, This service can be provided more cost effectively through a joint service agreement with Carver County, rather than providing the service in-house, and:

WHEREAS, Under the contract the 2021 fees would be assessed on a per parcel basis according to the following fee schedule:

Residential:	\$13.95
Agricultural	\$14.50
Commercial/Industrial	\$15.55

NOW THEREFORE BE IT RESOLVED, that the City Council of Chaska supports the 2021 County Assessment Agreement and authorize the Mayor and City Administrator to execute the 2021 Assessment Agreement with Carver County.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of July 2020.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

SERVICE AGREEMENT FOR JOINT ASSESSMENT

This Agreement is entered into by and between the County of Carver, 600 East 4th Street, Chaska, Minnesota 55318, through Carver County Assessor, (hereafter "County") and City of Chaska, a municipal corporation under the laws of the State of Minnesota, hereinafter referred to as the Town.

WHEREAS, the Town desires to enter into an agreement with the County to provide for the assessment of property in said Town by the County Assessor's Office; and

WHEREAS, Minn.Stat. § 273.072 and Minn.Stat. § 471.59 permit such an agreement for joint assessment;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

- 1) **Term.** That the Town, which is situated in the County of Carver, and which constitutes a separate assessment district, shall have its property within Carver County assessed by the Carver County Assessor for the assessment date of January 2, 2021. All work necessary to the establishment of the estimated market value for each Carver County parcel in the Town shall be performed by the Carver County Assessor or by one or more of the licensed assessors under his/her direction and supervision.
- 2) **Cooperation.** It is hereby agreed that the Town and all of its officers, agents and employees shall render full cooperation and assistance to the County to facilitate the provision of the services contemplated hereby.
- 3) **Payment Amount.** The Town shall pay to the County for the assessment of property with Carver County the sum of thirteen dollars and ninety five cents (\$13.95) per residential valuation, fourteen dollars and fifty cents (\$14.50) per agricultural valuation, and fifteen dollars and fifty five cents (\$15.55) per commercial/industrial valuation (for the assessment of January 2, 2021) existing or created before the closing of the relative assessment year.
- 4) **Payment terms.** Full payment of all claims submitted by the County Assessor for relative assessment dates shall be received by the County no later than November 15th of the respective years.
- 5) The County agrees that in each year of this Agreement it shall, by its County Assessor or one or more of his/her deputies, view and determine the market value of at least twenty percent (20%) of the parcels within this taxing jurisdiction. It is further agreed that the County shall have on file documentation of those parcels – physically inspected for each year of this Agreement.
- 6) **Data Privacy.** Pursuant to Minn. Stat. Chap. 13, the parties agree to maintain and protect data received or to which they have access. No private or confidential data

developed, maintained or received by the Town under this agreement may be released to the public by the Town. The Town agrees to indemnify and hold the County, its agents and employees, harmless from any and all claims or causes of action arising from or in any manner attributable to any violation of the Minnesota Government Data Practices Act by Town or its agents, assigns, or employees, including legal fees and expenses incurred to enforce this provision of this agreement.

- 7) **Mutual Indemnification.** The Parties' total liability under this Agreement shall be governed by Minn. Stat. § 471.59, subd. 1a.

Each Party agrees that it will be responsible for the acts or omissions of its officials, agents, and employees, and the results thereof, in carrying out the terms of this Agreement, to the extent authorized by law and shall not be responsible for the acts/omissions of the other Party and the results thereof. For purposes of determining total liability for damages, the participating governmental units are considered to be a single governmental unit, the total liability of which shall not exceed the limits for a single governmental unit as provided in Minn. Stat. § 466.04, subd. 1.

Each Party agrees to defend, hold harmless, and indemnify the other Party, its officials, agents, and employees, from any liability, loss, or damages the other Party may suffer or incur as the result of demands, claims, judgments, or cost arising out of or caused by the indemnifying Party's negligence in the performance of its respective obligations under this Agreement. This provision shall not be construed nor operate as a waiver of any applicable limitation of liability, defenses, immunities, or exceptions by statute or common law.

To the full extent permitted by law, actions by the parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes, Section 471.59, subd. 1a(a); provided further that for purposes of that statute, each party to this Agreement expressly declines responsibility for the acts or omissions of the other party.

The Parties of this Agreement are not liable for the acts or omissions of the other participants to this Agreement except to the extent to which they have agreed in writing to be responsible for acts or omissions of the other Parties.

- 8) **No Joint Venture.** Nothing contained in this Agreement is intended or should be construed as creating the relationship of co-partners or joint ventures with the County. No tenure or any rights including worker's compensation, unemployment insurance, medical care, sick leave, vacation leave, severance pay, PERA, or other benefits available to County employees, including indemnification for third party personal injury/property damage claims, shall accrue to the Town or employees of the Town performing services under this Agreement.

9) **Records: Availability and Retention.** Pursuant to Minn. Stat. §16C.05, subd. 5, the Town agrees that the County, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, et., which are pertinent to the accounting practices and procedures of the Town and involve transactions relating to this Agreement. Town agrees to maintain these records for a period of six years from the date of termination of this Agreement.

10) **Merger and Modification.** It is understood and agreed that the entire Agreement between the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter. All items referred to in this Agreement are presumed to be incorporated or attached and are deemed to be part of this Agreement. Where the incorporated terms differ with the terms of this Agreement, the terms of this Agreement shall control.

Any material alteration, modification, or variation shall be reduced to writing as an amendment and signed by the parties.

11) **Default and Cancellation.** If the Town fails to perform any of the provisions of this Agreement or so fails to administer the work as to endanger the performance of the Agreement, this shall constitute default. Unless the Town's default is excused by the County, the County may, upon written notice to the Town's representative listed herein, cancel this Agreement in its entirety as indicated in (b.) below.

This Agreement may be cancelled with or without cause by either party upon thirty (30) days written notice.

Representatives for each of the parties to this Agreement are as listed below:

<u>Town/City</u>	<u>County/Division</u>
City of Chaska	Keith R. Kern
One City Hall Plaza	Carver County Assessor
Chaska, MN 55318	600 E 4 th Street Chaska MN 55318
City Administrator Matthew Podhradsky	kkern@co.carver.mn.us

12) **Subcontracting and Assignment.** Neither party shall not enter into any subcontract for the performance of any services contemplated under this Agreement without the prior written approval of the other party and subject to such conditions and provisions as the other party may deem necessary. The party attempting to subcontract or assign its obligations shall be responsible for the performance of all Subcontractors.

No party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other Parties and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this Agreement,

or their successors.

- 13) **Nondiscrimination.** During the performance of this Agreement, the Town agrees to the following: No person shall, on the grounds of race, color, religion, age, sex, disability, marital status, public assistance status, criminal record, creed or national origin be excluded from full employment rights in, participation in, be denied the benefits of or be otherwise subjected to discrimination under any and all applicable Federal and State laws against discrimination.
- 14) **Health and Safety.** Each party shall be solely responsible for the health and safety of its employees and subcontractor's employees in connection with the services performed in accordance with this Agreement. Each party shall ensure that all employees, including those of all subcontractors, have received training required to properly and safely perform services outlined in this Agreement.
- 15) **No Waiver.** Nothing in this Agreement shall constitute a waiver by the either party of any statute of limitations or exceptions on liability. If the either party fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.
- 16) **Severability.** If any part of this Agreement is rendered void, invalid or unenforceable, by a court of competent jurisdiction, such rendering shall not affect the remainder of this Agreement unless it shall substantially impair the value of the entire Agreement with respect to either party. The parties agree to substitute for the invalid provision a valid provision that most closely approximates the intent of the invalid provision.
- 17) **Applicable Laws.** The Laws of the State of Minnesota shall apply to this Agreement.

IN WITNESS WHEREOF, the City of Chaska, has caused this Agreement to be executed by its Chairperson/Mayor and its Town Clerk by the authority of its governing body by a duly adopted resolution on

This the _____ day of _____, 2020.

The County of Carver has caused this Agreement to be executed by its Chairperson and the County Assessor pursuant to the authority of the Board of Commissioners by resolution adopted on

This the _____ day of _____, 2020.

CITY/TOWNSHIP OF CHASKA

COUNTY OF CARVER

By: _____
Chairperson/Mayor

By: _____
James Ische, Chairperson
Board of Commissioners

By: _____
City Administrator Matthew Podhradsky

Attest: _____
Dave Hemze/County Admin.

And: _____
Keith R. Kern
County Assessor

Approved as to form:

Assistant County Attorney/Date

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/20/2020

Subject: Pinnacle – Del Webb at Chaska – Final Plat & Rezoning (RZ)

Applicant: Pulte Homes

Location: West of Highway 41 and south of Highland Drive

Case No.: 2020-12

Synopsis: Applicant seeks to obtain approval of a 92-lot final plat and rezoning for Del Webb at Chaska

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

At its December 12th, 2008 City Council meeting the Victoria Pointe 2nd Addition was approved. This plat encompassed the lots that abut the north side of the proposed development tonight on Moers Drive and Liberty Heights Drive.

Tonight, we are looking at a development concept that will extend the streets on the south side. Please note, this will not be an extension of the existing Victoria Pointe development, rather it will be a new development by Pulte Homes for active adults (55+).

Pulte Group sells homes under the brands Pulte Homes, Centex Homes, and Del Webb. Del Webb is a renowned brand name across the country that exclusively caters to the active adult 55+ market. Del Webb creates extremely popular, high amenity active adult neighborhoods. Many of these neighborhood names (ex. Sun City) are well known across the country. Although they have developed many Del Webb neighborhoods in northern climates to date, they have not developed any in the State of Minnesota. They have recently announced their first Minnesota Del Webb neighborhood which opened in 2019 in the City of Corcoran in the northwest part of the Twin Cities. They have been searching for a location in the southwest Twin Cities to create another large age restricted community that would serve the needs and desires of buyers who are 55 years and older. Many active adult buyers are searching for a neighborhood with the following attributes: single level homes; homeowner's association yard and snow maintenance; a safe and secure feeling; the attractiveness of a resort; and social and recreational opportunities. Pinnacle has been designed to cater to these buyers.

The Concept Plan was approved in September 2018. The preliminary plat was approved in March (Planning Commission) and June of this year (2020). A Negative Declaration for an EIS was approved in June of this year.

CURRENT PROPOSAL

The 92-lot final plat proposal on approximately 34-acres of property is located west of Highway 41 and south of Highland Drive. This new addition will essentially be an extension off of the existing Victoria Pointe development on Moers Drive and Liberty Heights Drive. Again, this will be a new development and not a part of the Victoria Pointe development.

The 92 lots proposed are 90 new detached villa lots, a lot for the amenity center, plus one lot for the Hammers Saloon.

Adjacent properties

The site is bound on the north by single family residential, Moers Drive and Liberty Heights Drive, to the west by bluffs, the south by bluffs and Veterans Park, and the east by Cardinal Street, Crown of Glory Church, Woodland Heights Townhomes and Mount Pleasant Cemetery.

Land Use

The proposed 92 lots have varying lot sizes; 44 feet wide lots, 50 feet wide lots (optional basements), and 60 feet wide lots (basements and 3-car garages); one lot will contain the amenity center and one lot will contain the preserved Hammers Saloon. The dimensions are smaller than the homes to the north of the site since these homes are geared to the active adult and will have HOA maintained yards. Minimum setbacks are proposed to be front setback of 25 feet, side setback of 5 feet, corner lot side setback of 15 feet and rear yard setback of 20 feet.

Layout

Currently, the available access points for the property are Moers Drive to the northwest, Liberty Heights Drive to the north, and Cardinal Street to the northeast. These roads will be extended or re-aligned in some fashion to provide access into the development. An additional right-in access point is being proposed off of Highway 41 to provide stronger access to the development. This additional access will also act as the main entrance to the development providing an arrival drive with landscaping in the median that leads drivers directly from the main entrance to the amenity center. In order to construct the new access off of Highway 41 retaining walls are needed to support the existing grades. This retaining wall will be on average of 6 feet at its westerly edge and averaging 8-13 feet on its southern side. The retaining walls that are needed should be constructed outside the City right of way and maintained by the HOA. The retaining wall will also have to meet the City's Section 9.9.6 of the zoning ordinance.

The amenity center is situated at the westerly edge of the development which will have a clubhouse building with a fitness center, social lounge and activity room(s). It will also provide an outdoor pool, fire pit gathering area, pickleball courts and bocce ball courts.

The model homes will be situated just south of the recreation/amenity center, which will showcase the three different villas (44' wide, 50' wide and 60' wide). The 44' wide lots will be situated mainly in the center of the development; the 50' wide lots will be situated mainly around the internal edges of the site; and the 60' wide lots will be mainly situated around the south and west perimeters of the site to take advantage of the bluff vistas.

Recreation/Amenity Center

The amenity center is strategically placed at the end of the “arrival drive” at the high point of the neighborhood. The developer is proposing to preserve some scattered mature oak and maple trees along the south side the amenity center. These trees will be seen in the distance as drivers gradually approach the amenity center. It is important for the development to create a resort like experience along the arrival drive and within the amenity center in order to deliver the lifestyle expected of a Del Webb neighborhood.

The market research and experience with other Del Webb neighborhoods guides the development in terms of programming of the amenity center. It is likely to include:

- 7,200 sf clubhouse building with:
 - o Fitness center and locker rooms
 - o Social lounge
 - o Activity/craft room
 - o Club meeting rooms
 - o Kitchen
- Outdoor pool
- Outdoor fire pit area
- Outdoor event area
- 6 pickleball courts
- 2 bocce courts

The amenity center will have to meet the City’s building design and materials ordinance for commercial buildings.

Transportation/ROW

The Final Plan proposes to provide for a network of internal residential roadways with connectivity to existing roadways. Cardinal Street is proposed to be realigned with this proposal and will essentially connect to the main entrance drive into the development. This realignment was necessary to accommodate the new entrance into the development due to the extremely steep grades. An item of note is that there is one looping street provided near the main entrance that will access 6 lots. This street is designed to be a one-way, providing ingress at its easterly point and egress at its westerly point; a right-out only turning movement will be provided at the egress to connect into the grand entrance drive. This one-way movement was intentionally done to provide for adequate and safe movements.

There is a new access being proposed on Highway 41, which would provide for a right-in only movement. MnDOT would not allow for a right-in/right-out entrance but approved on a right-in only.

Currently there are two lots (south of the Hammers) that gain driveway access off of Cardinal Street today; the Brodman lot (1066 Cardinal Street) and O’Brien lot. The developer is showing an access point for these properties off the main entrance drive. Access into the driveway will come from the main entrance drive (Del Webb Parkway) from the right-in access on Highway 41; exiting the driveway will require that the homeowners turn left onto the main entrance drive (Del Webb Parkway) and exit the development via Cardinal Street. The right-in access on Highway 41 created a one-way movement only in this section of road.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments. One exception is the entrance drive which provides for an 80-foot wide right-of-way. This is due to the landscaped median that is being added to this entrance drive, which will be maintained by the development's HOA.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood.

The Brodman lot, neighbor to the south of this development at 1066 Cardinal Street, and O'Brien lot, also south of the development, have indicated their desires to gain access to City sewer as the Hammers property gets developed. The development plan currently shows a utility connection for the undeveloped O'Brien property that neighbors the City water tower. The location of the utility extension will need to be coordinated between property owners and City staff. If the Brodman's would still desire connecting to City utilities, they will have to work with their adjacent neighbors on extending utilities to their property.

Stormwater

Stormwater ponding exists on the south side of the site. More ponding is proposed as a part of this plan showing expansion of the existing pond, and additional ponding on the northeasterly areas of the site. Ponding access is shown via trails. The south pond can be accessed via the Mount Pleasant Cemetery driveway to the east. Stormwater ponding will have to meet all applicable agencies, including but not limited to, Carver County WMO, MnDNR, Corps of Engineers, and City of Chaska

Efforts to protect the bluff edge and ravine that exist over the site are important as the site has significant changes in elevation. Site specific areas that propose contributing drainage to into ponding areas must be designed to accommodate the 100-year storm event. No urbanized drainage should be permitted to directly discharge to the bluff or ravine.

Setbacks

The setbacks will be generally consistent with detached townhome developments. Namely, the front yard setback should be no less than 25 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 15 feet. This corner setback is the same found in Victoria Pointe, which is located just north of the subject site.

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

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

Architecture

Pulte Homes will be the sole builder in this development. The proposed homes will be single-story detached townhome designs. They will be providing three different sized detached townhome varieties applicable to the three different sized lots (44', 50', and 60'). Each townhome plan will have multiple elevation options, which will create variety.

The homes planned on the 44' wide lots will be 34 feet wide and range in size from 1,300 to 1,700 square feet. These smaller floor plans are very popular for singles/widows in the active adult neighborhoods. They typically have two bedrooms and two-car garages. These homes will be slab on grade (no basements) and will value from high \$200k's to the mid \$300k's.

The homes planned on the 50' wide lots will be 40 feet wide and range in size from 1,680-1,960 square feet (excluding basements). These homes are typically the largest selling product line in the active adult neighborhoods. They typically have two bedrooms and two-car garages. This product will also offer many options such as a third bedroom, a bonus room, and/or a finished basement. These will value from the mid \$300k's to the mid \$400k's.

The homes planned on the 60' wide lots will have the same product line as for the 50' wide lots. However, all homes on the 60' wide lots will have basements and three-car garages. These lots will be situated in premium locations with the most attractive views. These will value from the high \$300k's to the low \$500k's.

Anti-Monotony Compliance & Analysis

Because the developer is not planning to build all the same product and exterior, City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires LP Smartside (or similar material) be used on all front elevations, maximum 65% garage width ratio, maximum garage protrusion to not exceed 12 feet from the front wall of the home, 4-inch window trim on all windows, and 360 degree architecture be incorporated on corner lots and lots whose sides are visible from public rights of way or across from open spaces.

The Developer plans to adhere to the City's anti-monotony code as noted above with the exception to LP Smartside. The development is not proposing to incorporate LP Smartside (or cementitious siding) on the front elevation, where in other anti-monotony areas this has been required. Instead the fronts of each home will be incorporating three different materials/patterns, which would include cultured stone, and two different patterns of siding. Staff is amenable to this change as the level of articulation and quality is being met. The reason LP Smartside is required on front elevations in other developments is due to the quality and look it provides. The proposal to have cultured stone on all the homes' fronts in addition to two other siding patterns will create a very qualitative and articulative look.

The following lots will be subject to 360 degree architecture per the preliminary plat drawing approved June 1, 2020:

- Lot 9, Block 1
- Lot 12, Block 2
- Lots 2 & 17, Block 3
- Lots 1, 14, 15 & 48, Block 4

- Lots 1, 8, 9 & 15, Block 5
- Lots 1 & 4, Block 6
- Lot 7, Block 7
- Lots 1 & 6, Block 8
- Lot 1, Block 9
- Lot 10, Block 10
- Lots 1, 11, 12 & 22, Block 11
- Lots 1, 20, 22, 26 & 47, Block 12
- Lot 10, Block 13

The following lots will be subject to 360 degree architecture per the final plat drawing:

- Lots 1 and 11, Block 2
- Lot 10, Block 3
- Lots 18, 22, & 24, Block 6

Trails, Sidewalks & Access into the Bluff Areas

The developer is showing private trails in portions of the development around the stormwater ponds, and one on the south side to connect to an overlook. At three private trailhead locations, the development is also planning mini parks that are intended to be small, convenient social gathering places. They anticipate that these areas will include a bench or two, perhaps a decorative trellis, and landscaping.

The plan is proposing to include sidewalks on both sides of the street.

Since the bluff areas are planned to be dedicated to the City, the developer will be required to show an adequate amount of access points into the bluff areas. The preliminary plan showed three access points; one on the northwest edge of the site; one between Lot 10 Block 1 and Lot 1 Block 2; and another just south of the recreation center. These access points are planned to be owned by the HOA.

Screening, Landscaping & Tree Preservation

The main entrance and arrival drive have a large amount of landscaping to deliver a resort-like experience. This includes greenery as well as color in the form of perennials and ornamental trees. Another key aspect of the landscape plan is the landscape buffers in key locations adjacent to existing homes and adjacent to the new homes along the arrival drive.

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. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Although existing tree areas are minimal on this site, Tree Preservation will still be an important piece of discussion for this development, specifically along the west edge area where the bluff is present. The final plan is proposing to preserve the western edge trees. There are also a couple scatterings of oaks and other trees near the central west edge and along the north edge within the proposed park expansion. Staff found during the concept plan that the small cluster of oak trees near the central west edge are significant and would be beneficial to incorporate into the development. The applicant has shown in their tree preservation plan that they intend

to preserve a portion of these central west edge trees. These include seven significant oak and maple trees ranging in size from 28 inch calipers up to 40 inches that will be located along the southern edge of the recreation area. In sum, staff feels that the applicant has provided a plan that incorporates these significant trees well.

Parkland

The final plan does not incorporate any public park space. This was due in part to the feedback received from the Park Board and Parks Department seeing that there was no need for the expansion of Moers Park, and the expansion to Veterans Park on the south side of the site would be problematic due to extreme grades and the proximity of an archery range. The one exception is that the development is showing additional access into Moers Park at its southwest corner, and an expansion to its existing access on its southeast corner. It would appear that those expansion areas could satisfy some park dedication. It should be noted that the southwest corner access should maintain at least 20 feet of opening through this outlot.

A private park space, totaling 3.28 acres, is being proposed in the west edge of the development where the amenity center is located. This area will be for the development's residents only and would not count towards park dedication.

Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City. The Park Board has requested that park dedication fees be paid in lieu of park land dedication with the exception of the small expansion areas proposed to Moers Park.

City Land Conveyance

There is a small sliver of land on the northwesterly portion of the site (0.23 acres) that is currently owned by the City that the developer wishes to add into the development. If it was not added into the development, it would have been required to provide street access to as it is developable land and cannot be made land-locked. The developer has chosen the first option to absorb this area into the development. The developer will have to compensate accordingly for this land as determined by the City Council.

Signage

The developer is proposing two monument signs at the grand entrance drive off of Highway 41, plus four secondary signs near the intersection of Cardinal Street and the grand entrance drive, and the entrances on Moers Drive and Liberty Heights Drive. Detail drawings have been provided and show the main monument signs averaging out at approximately 16 feet in height at the grand entrance, and the secondary signs at approximately 6 feet in height. These are typical of other Del Webb communities. These signs cannot be internally illuminated.

HOA Maintenance

There will be a Homeowners Association (HOA) over the entire development. They will off the following services and maintenance:

- 1. Snow removal** -The HOA clears snow from the driveways, service walks connecting driveways to front doors, and public sidewalks along the streets.
- 2. Lawn service** – This includes regular mowing, treatments, and leaf removal services.

3. Amenity center – HOA dues fund the operation and maintenance of the clubhouse and amenities associated with the amenity center.

4. Facilitation coordinator – One of the most distinguishing aspects of a Del Webb neighborhood is its active and robust lifestyle. Not only are prospective homebuyers attracted by Pulte’s reputation for excellence in customer service and construction of a quality home, they are excited and intrigued by the opportunity to enrich the quality of their lives as residents of a Del Webb neighborhood. Either a part of full-time employee will facilitate a wide variety of activities such as classes, educational workshops, trips and tours, special events, chartered clubs and interest groups that appeal to the diverse social and recreational interests of the active-adult resident.

5. Entrance experience maintenance – This includes the entrance monument and landscaping along the arrival drive, including the medians. The resort-like feel of a Del Webb community relies upon a high level of maintenance and manicuring. It is very common for an HOA to maintain plantings and monuments within public rights-of-way. It reduces the burden on City staff. A simple license agreement will be executed to enable this maintenance.

6. Private open space – Maintenance of the natural plantings in the private open spaces.

7. Private trails and trailheads – We have created some beautiful walking experiences throughout the neighborhood that provide for exercise and beautiful views.

8. Retaining wall – The HOA will maintain the wall at the entrance to the neighborhood.

9. Decorative fencing – Fencing will be placed in some areas of the perimeter of the neighborhood as shown on the landscape plan.

10. Garbage service – We find that there are economies of scale when the HOA bids garbage service for an entire neighborhood. This also benefits the City because garbage trucks create the most wear and tear on City streets. We will have one provider instead of a handful of providers driving through the neighborhood.

Development Costs (Infrastructure Improvements)

Some development area fees are the following:

- Storm Sewer
- Water & Sanitary Sewer
- Parks
- Trails

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

The City is willing to give park credit for the two small slivers being added to Moers Park. However, as stated previously in the concept plan, park dedication will not be given for stormwater ponding areas nor bluff areas as we have not done so in the past. Expansion of the cemetery would not be credited as this is a necessary conveyance to the City to ensure potential burial impacts are being avoided. Expansion of Firemen’s Park shown on the south side of their site would also not be credited as the Park Board already determined that they would not accept parkland credit here, and because the area is not usable public park space. The notion on providing excessive private open space would also not be suitable as park dedication. Trail fees will be required for the development.

Final Plat

The request this evening is for final plat of 92 lots for 90 new detached villa lots, a lot for the amenity center, plus one lot for the Hammers Saloon. The outlots are as follows:

- a. Outlot A: Future 55 years and older single-family development and Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- b. Outlot B: Future 55 years and older single-family development proposed by Pulte Homes
- c. Outlot C: Unbuildable bluff area to be owned by the City of Chaska
- d. Outlot D: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- e. Outlot E: Future 55 years and older single-family development proposed by Pulte Homes
- f. Outlot F: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over pond
- g. Outlot G: Future 55 years and older single-family development proposed by Pulte Homes and Unbuildable Bluff Area
- h. Outlot H: Private Open Space to be owned by the HOA
- i. Outlot I: Private Open Space to be owned by the HOA
- j. Outlot J: Future 55 years and older single-family development proposed by Pulte Homes
- k. Outlot K: Private Open Space/Stormwater Pond to be owned by the City of Chaska; drainage & utility easement over the pond
- l. Outlot L: Monument Sign Area to be owned by the HOA
- m. Outlot M: Monument Sign Area to be owned by the HOA
- n. Outlot N: Private Open Space to be owned by Crown of Glory Church
- o. Outlot O: Future 55 years and older single-family development proposed by Pulte Homes
- p. Outlot P: City-owned Parcel to be sold to Pulte Homes for 55 years and older single-family development

Phasing

The following preliminary schedule for development is envisioned based on current information and the below preliminary phasing plan. As development progresses, phase boundaries will be refined.

- Spring/summer 2020 Preliminary plat approval
- Summer/fall 2020 Development of Phase 1
- July 1, 2021 Grand opening – beginning of sales
- 2022 Development of Phase 2
- 2023 Development of Phase 3
- 2024-2025 Full build out

Many buyers wish to see a completed and beautiful arrival drive prior to purchasing a home. Therefore, the developer will be delaying the beginning of sales until mid-2021. It should also

be noted that they will be building four model homes adjacent to the future amenity center (Block 13, Lots 1, 2, 3, and 4).

Rezoning

The 86 acre property is being rezoned from Open (O) to Planned Residential District (PRD-75).

City Parcel

In 2018, the City of Chaska purchased the property at 3690 Creek Road from the Bontrager's (PID - 300055000) which contains 6.37 acres for a total purchase price of \$83,700. Most of the property is wooded steep slopes and Chaska Creek; however, the property contained a small pole barn (off of Creek Road) that the city is using for storage purposes, and on the easternmost edge of the property exists slightly more than .1 acres of developable land adjacent to the Dell Webb development (noted as Outlot P in the Final Plat). When the city purchased the land it was made clear the easternmost edge of the property contains developable property and that the city would sell that portion of the property for low density residential development and to put this property back on the tax rolls.

Pursuant to Mn State Statutes the Planning Commission has made a finding that the sale of the property would be consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates this portion of the property for Low Density Residential development. The proposed utilization of this property would be for single family residential development that is consistent with that designation.

The developer of the Dell Webb project (Pulte) has offered to purchase the developable portion of the city property for the same purchase price that they are buying the Hammer property. Given that the small piece of city land is in a future phase of the development, the purchase price will have a price escalator that is based on the closing date. The City Attorney and the attorney for the developer will draft the deeds for the purchase.

The City joins in the Plat as the Owner of Outlot P and approves the split of the underlying Parcel owned by the City to create Outlot P and agrees to convey Outlot P to Pulte Homes of Minnesota, LLC ("Pulte") by Quit Claim Deed at such time as Pulte plats individual residential lots on the portion of Outlot B directly to the east of Outlot P and proposes to incorporate Outlot P into such residential lots for the following consideration:

<u>Acquisition During</u>	<u>Price</u>
2020	\$10,841.00
2021	\$11,112.00
2022	\$11,390.00
2023	\$11,959.00
2024	\$12,557.00

If Pulte has not met the criteria for the acquisition and actually acquired Outlot P by December 31, 2024, its rights to acquire such Outlot are terminated. Pulte is solely responsible for all investigation, costs and expenses relating to the acquisition of Outlot P and the City makes no representations or warranties as to the condition of Outlot P other than the City having marketable title.

HPC Meeting March 3, 2020 & Hammers Saloon:

The City conducted a Heritage Preservation Commission meeting on Tuesday, March 3, 2020. At this meeting the HPC reviewed a Site Alteration Permit (SAP) to alter the exterior of the Hammers Saloon (1092 Cardinal Street) that was proposed by Kierstin Case. The HPC approved the SAP, which would allow Kierstin to re-side, re-roof, un-enclose the front porch, and replace the windows on the historic home. Her wishes are to make the property a residential use that could potentially have short-term rental ability. This structure is being parceled out on its own lot. This structure is not planned to be a part of the Del Webb community.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Thursday, May 21, 2020. Pursuant to Minnesota State Statutes the City must act on this request by **Monday, July 20, 2020 (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 Friday, September 18, 2020. The City may with the petitioner's consent extend the review period beyond the Friday, September 18, 2020 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 06/10/2020:

Motion to recommend to City Council approval of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-2), prepared by Del Webb, dated February 22, 2020
 - b. Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - c. Grading Drainage & Erosion Control (pgs 03-07), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - d. Topsoil Management Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - e. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - f. Typical Lot Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - g. Street Profiles (pgs 11-12), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - h. Details (pgs 13-15), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - i. Tree Preservation Plan – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - j. Tree Preservation Plan (pgs 17-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - k. Tree Inventory, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - l. Land Development Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - m. Home Construction Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - n. Home Construction Erosion Control Details, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - o. Overall Landscape Plan, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - p. Landscape Plan (pgs 2-6), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - q. Entry Monument Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020

- r. Secondary Entrance Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - s. Entry Median 1 Planting Detail (pgs 9-10), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - t. Entry Median 2 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - u. Entry Median 3 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - v. Landscape Notes and Details, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - w. Entry Monuments – Elevations, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - x. Del Webb Parkway Illustrative Section, prepared by Westwood, dated May 21, 2020
 - y. Overall Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - z. Casting Schedule, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - aa. Removal and Demolition Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - bb. Sanitary Sewer and Watermain Construction Plan (pgs 05-11), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - cc. Storm Sewer and Street Construction Plan (pgs 12-17), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - dd. Storm Sewer Construction Plan (pgs 18-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ee. Intersection Details (pgs 22-23), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ff. Turn Lane Removal and Geometric Design, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - gg. Turn Lane Stripping and Signage, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - hh. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ii. Details (pgs 27-33), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
2. Adherence with the City Engineer's Memo dated June 5, 2020.
 3. Adherence with MnDOT letter dated February 27, 2020.
 4. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way width for the arrival drive.
 5. Adherence to the City's Boulevard Tree Policy and local street section design.
 6. Provision of sidewalks on both sides of all local streets.
 7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 15 feet
 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 9. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
 10. 30 foot buffer for the wetlands being preserved.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision that adequate maintenance accesses are provided for the stormwater ponds.
 13. Provision that all street names are provided on final plat submittal and approved by City staff prior to final plat recording.
 14. Provision that the proposed entrance retaining wall meet Section 9.9.6 of the zoning ordinance and a detail provided at final submittal.

15. Provision that the amenity center meets Section 9.11.4 of the zoning ordinance for Permitted Materials.
16. Provision to obtain an access permit from MnDOT prior to construction of the right-in entrance at Highway 41.
17. Provision that utility extensions to the Brodman and O'Brien lots will need to be coordinated between property owners, developer, and City staff.
18. Urbanized drainage should be avoided to directly discharge to the bluff or ravine, and reviewed and approved by the City Engineer prior to issuance of a grading permit.
19. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
20. Provision that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question.
21. Provision that the fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding in lieu of using LP Smartsiding siding.
22. Provision that garage walls shall not exceed 65 percent of the length of the front wall of the house.
23. Provision that no garage shall protrude in excess of twelve feet beyond the front wall of the house.
24. Provision that 4 inch window trim is used on all windows.
25. 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 preliminary plat approved June 1, 2020:
 - a. Lot 9, Block 1
 - b. Lot 12, Block 2
 - c. Lots 2 & 17, Block 3
 - d. Lots 1, 14, 15 & 48, Block 4
 - e. Lots 1, 8, 9 & 15, Block 5
 - f. Lots 1 & 4, Block 6
 - g. Lot 7, Block 7
 - h. Lots 1 & 6, Block 8
 - i. Lot 1, Block 9
 - j. Lot 10, Block 10
 - k. Lots 1, 11, 12 & 22, Block 11
 - l. Lots 1, 20, 22, 26 & 47, Block 12
 - m. Lot 10, Block 13
26. Provision of mulch trails to be included in the bluff access outlots and to be installed by the developer.
27. Tree Preservation to be consistent with the Tree Preservation Plan.
28. Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City.
29. Parkland credit will be given for the small slivers of land dedicated to Moers Park.
30. Parkland fees will be required for remainder of park dedication requirement.
31. Provision for developer to pay City for the City's northwest sliver of land being added to lots 4, 5, & 6 of Block 1 for a value determined by City Council.
32. HOA maintenance responsibilities consistent with the items noted in the 'HOA Maintenance' section of this report.
33. Trail credit will not be given for any proposed trails.

34. Trail fees will be required.

35. Provision of a slope analysis (report) of the bluff conditions adjacent to the site will be required as part of the grading plan approval.

Motion to recommend approval of the rezoning of approximately 86 acres of the Hammers property for Del Webb at Chaska from Open (O) to Planned Residential Development District No. 75 (PRD-75).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2020-57 approving the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land.

Motion to adopt Ordinance No. 977 approving the rezoning of approximately 86 acres of the Hammers property for Del Webb at Chaska from Open (O) to Planned Residential Development District No. 75 (PRD-75).

RESOLUTION

MOTION BY COUNCILMEMBER_____SECOND BY COUNCILMEMBER_____

WHEREAS, the development plan currently shows a utility connection for the undeveloped O'Brien property that neighbors the City water tower; and

WHEREAS, the location of the utility extension will need to be coordinated between property owners and City staff as a part of the final plans; and

WHEREAS, if the Brodman's would still desire connecting to City utilities, they will have to work with their adjacent neighbors on extending utilities to their property; and

WHEREAS, efforts to protect the bluff edge and ravine that exist over the site are important as the site has significant changes in elevation; and

WHEREAS, site specific areas that propose contributing drainage to into ponding areas must be designed to accommodate the 100-year storm event; and

WHEREAS, no urbanized drainage should be permitted to directly discharge to the bluff or ravine; and

WHEREAS, because the developer is not planning to build all the same product and exterior, 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; and

WHEREAS, this ordinance also requires LP Smartside (or similar material) be used on all front elevations, 4-inch window trim on all windows, and 360 degree architecture be incorporated on corner lots and lots whose sides are visible from public right's of way or across from open spaces; and

WHEREAS, the development is not proposing to incorporate LP Smartside (or cementitious siding) on the front elevation, where in other anti-monotony areas this has been required; and

WHEREAS, instead the fronts of each home will be incorporating three different materials/patterns, which would include cultured stone, and two different patterns of siding; and

WHEREAS, staff is amenable to this change as the level of articulation and quality is being met; and

WHEREAS, the following lots will be subject to 360 degree architecture per the preliminary plat drawing approved June 1, 2020:

- Lot 9, Block 1
- Lot 12, Block 2
- Lots 2 & 17, Block 3
- Lots 1, 14, 15 & 48, Block 4
- Lots 1, 8, 9 & 15, Block 5
- Lots 1 & 4, Block 6
- Lot 7, Block 7
- Lots 1 & 6, Block 8
- Lot 1, Block 9
- Lot 10, Block 10
- Lots 1, 11, 12 & 22, Block 11
- Lots 1, 20, 22, 26 & 47, Block 12
- Lot 10, Block 13; and

WHEREAS, the following lots will be subject to 360 degree architecture per the final plat drawing:

- Lots 1 and 11, Block 2
- Lot 10, Block 3
- Lots 18, 22, & 24, Block 6; and

WHEREAS, the developer is showing private trails in portions of the development around the stormwater ponds, and one on the south side to connect to an overlook; and

WHEREAS, at three private trailhead locations, the development is also planning mini parks that are intended to be small, convenient social gathering places; and

WHEREAS, they anticipate that these areas will include a bench or two, perhaps a decorative trellis, and landscaping; and

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

WHEREAS, since the bluff areas are planned to be dedicated to the City, the developer will be required to show an adequate amount of access points into the bluff areas; and

WHEREAS, these access points are planned to be owned by the HOA; and

WHEREAS, trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy; and

WHEREAS, although tree areas are minimal on this site, Tree Preservation will still be an important piece of discussion for this development, specifically along the west edge area where the bluff is present; and

WHEREAS, the final plan is proposing to preserve the western edge trees; and

WHEREAS, there are also a couple scatterings of oaks and other trees near the central west edge and along the north edge within the proposed park expansion; and

WHEREAS, staff finds that the small cluster of oak trees near the central west edge are significant and would be beneficial to incorporate into the development; they also appear to be located near or on a 18% slope and thus would be protected by ordinance; and

WHEREAS, the applicant has shown in their tree preservation plan that they intend to preserve a portion of these central west edge trees; and

WHEREAS, these include seven significant oak and maple trees ranging in size from 28 inch calipers up to 40 inches that will be located along the southern edge of the recreation area; and

WHEREAS, the final plan does not incorporate any public park space; and

WHEREAS, this was due in part to the feedback received from the Park Board and Parks

Department seeing that there was no need for the expansion of Moers Park, and the expansion to Veterans Park on the south side of the site would be problematic due to extreme grades and the proximity of an archery range; and

WHEREAS, parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City; and

WHEREAS, a private park space, totaling 3.28 acres, is being proposed in the west edge of the development where the amenity center is located; and

WHEREAS, this area will be for the development's residents only and would not count towards park dedication; and

WHEREAS, the Park Board has requested that park dedication fees be paid in lieu of park land dedication with the exception of the small expansion areas proposed to Moers Park (Outlots B & P in the preliminary plat); and

WHEREAS, there is a small sliver of land on the northwesterly portion of the site (0.23 acres) that is currently owned by the City that the developer wishes to add into the development; and

WHEREAS, the developer will have to compensate accordingly for this land as determined by the City Council; and

WHEREAS, the developer is proposing two monument signs at the grand entrance drive off of Highway 41, plus four secondary signs near the intersection of Cardinal Street and the grand entrance drive, and the entrances on Moers Drive and Liberty Heights Drive; and

WHEREAS, detail drawings have been provided and show the main monument signs averaging out at approximately 16 feet in height at the grand entrance, and the secondary signs at approximately 6 feet in height; and

WHEREAS, these are typical of other Del Webb communities; and

WHEREAS, these signs cannot be internally illuminated; and

WHEREAS, there will be a Homeowners Association (HOA) over the entire development, and they will off the following services and maintenance:

- 1. Snow removal** -The HOA clears snow from the driveways, service walks connecting driveways to front doors, and public sidewalks along the streets.
- 2. Lawn service** – This includes regular mowing, treatments, and leaf removal services.
- 3. Amenity center** – HOA dues fund the operation and maintenance of the clubhouse and amenities associated with the amenity center.
- 4. Facilitation coordinator** – One of the most distinguishing aspects of a Del Webb neighborhood is its active and robust lifestyle. Not only are prospective homebuyers attracted by Pulte's reputation for excellence in customer service and construction of a quality home, they are excited and intrigued by the opportunity to enrich the quality of their lives as residents of a Del Webb neighborhood. Either a part of full-time employee

will facilitate a wide variety of activities such as classes, educational workshops, trips and tours, special events, chartered clubs and interest groups that appeal to the diverse social and recreational interests of the active-adult resident.

5. Entrance experience maintenance – This includes the entrance monument and landscaping along the arrival drive, including the medians. The resort-like feel of a Del Webb community relies upon a high level of maintenance and manicuring. It is very common for an HOA to maintain plantings and monuments within public rights-of-way. It reduces the burden on City staff. A simple license agreement will be executed to enable this maintenance.

6. Private open space – Maintenance of the natural plantings in the private open spaces.

7. Private trails and trailheads – We have created some beautiful walking experiences throughout the neighborhood that provide for exercise and beautiful views.

8. Retaining wall – The HOA will maintain the wall at the entrance to the neighborhood.

9. Decorative fencing – Fencing will be placed in some areas of the perimeter of the neighborhood as shown on the landscape plan.

10. Garbage service – We find that there are economies of scale when the HOA bids garbage service for an entire neighborhood. This also benefits the City because garbage trucks create the most wear and tear on City streets. We will have one provider instead of a handful of providers driving through the neighborhood; and

WHEREAS, expansion of the cemetery would not be credited as this is a necessary conveyance to the City to ensure potential burial impacts are being avoided; and

WHEREAS, expansion of Firemen's Park shown on the south side of their site would also not be credited as the Park Board already determined that they would not accept parkland credit here, and because the area is not usable public park space; and

WHEREAS, the notion on providing excessive private open space would also not be suitable as park dedication; and

WHEREAS, trail fees will be required for the development; and

WHEREAS, the request this evening is for final plat of 92 lots for 90 new detached villa lots, a lot for the amenity center, plus one lot for the Hammers Saloon. The outlots are as follows:

- a. Outlot A: Future 55 years and older single-family development and Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- b. Outlot B: Future 55 years and older single-family development proposed by Pulte Homes
- c. Outlot C: Unbuildable bluff area to be owned by the City of Chaska
- d. Outlot D: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- e. Outlot E: Future 55 years and older single-family development proposed by Pulte Homes
- f. Outlot F: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over pond

- g. Outlot G: Future 55 years and older single-family development proposed by Pulte Homes and Unbuildable Bluff Area
- h. Outlot H: Private Open Space to be owned by the HOA
- i. Outlot I: Private Open Space to be owned by the HOA
- j. Outlot J: Future 55 years and older single-family development proposed by Pulte Homes
- k. Outlot K: Private Open Space/Stormwater Pond to be owned by the City of Chaska; drainage & utility easement over the pond
- l. Outlot L: Monument Sign Area to be owned by the HOA
- m. Outlot M: Monument Sign Area to be owned by the HOA
- n. Outlot N: Private Open Space to be owned by Crown of Glory Church
- o. Outlot O: Future 55 years and older single-family development proposed by Pulte Homes; and
- p. Outlot P: City-owned Parcel to be sold to Pulte Homes for 55 years and older single-family development

WHEREAS, in 2018, the City of Chaska purchased the property at 3690 Creek Road from the Bontrager's (PID - 300055000) which contains 6.37 acres for a total purchase price of \$83,700; and

WHEREAS, most of the property is wooded steep slopes and Chaska Creek; however, the property contained a small pole barn (off of Creek Road) that the city is using for storage purposes, and on the easternmost edge of the property exists slightly more than .1 acres of developable land adjacent to the Dell Webb development; and

WHEREAS, the developer of the Dell Webb project (Pulte) has offered to purchase the developable portion of the city property for the same purchase price that they are buying the Hammer property; and

WHEREAS, the City joins in the Plat as the Owner of Outlot P and approves the split of the underlying Parcel owned by the City to create Outlot P and agrees to convey Outlot P to Pulte Homes of Minnesota, LLC ("Pulte") by Quit Claim Deed at such time as Pulte plats individual residential lots on the portion of Outlot B directly to the east of Outlot P and proposes to incorporate Outlot P into such residential lots for the following consideration:

<u>Acquisition During</u>	<u>Price</u>
2020	\$10,841.00
2021	\$11,112.00
2022	\$11,390.00
2023	\$11,959.00
2024	\$12,557.00

WHEREAS, if Pulte has not met the criteria for the acquisition and actually acquired Outlot P by December 31, 2024, its rights to acquire such Outlot are terminated; and

WHEREAS, Pulte is solely responsible for all investigation, costs and expenses relating to the acquisition of Outlot P and the City makes no representations or warranties as to the condition of Outlot P other than the City having marketable title; and

WHEREAS, the City conducted a Heritage Preservation Commission meeting on Tuesday, March 3, 2020, and at this meeting the HPC reviewed a Site Alteration Permit (SAP) to alter the exterior of the Hammers Saloon (1092 Cardinal Street) that was proposed by Kierstin Case; and

WHEREAS, on June 10, 2020 the Planning Commission recommended approval to the City Council of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land (PC#2020-12); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land (PC#2020-12), subject to the aforementioned stipulations and the following conditions:

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

- a. Narrative (pgs 1-2), prepared by Del Webb, dated February 22, 2020
- b. Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- c. Grading Drainage & Erosion Control (pgs 03-07), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- d. Topsoil Management Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- e. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- f. Typical Lot Sections, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- g. Street Profiles (pgs 11-12), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- h. Details (pgs 13-15), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- i. Tree Preservation Plan – Overall, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- j. Tree Preservation Plan (pgs 17-21), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- k. Tree Inventory, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- l. Land Development Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- m. Home Construction Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- n. Home Construction Erosion Control Details, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- o. Overall Landscape Plan, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- p. Landscape Plan (pgs 2-6), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- q. Entry Monument Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- r. Secondary Entrance Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- s. Entry Median 1 Planting Detail (pgs 9-10), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- t. Entry Median 2 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- u. Entry Median 3 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- v. Landscape Notes and Details, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- w. Entry Monuments – Elevations, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- x. Del Webb Parkway Illustrative Section, prepared by Westwood, dated May 21, 2020
- y. Overall Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- z. Casting Schedule, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
- aa. Removal and Demolition Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020

- bb. Sanitary Sewer and Watermain Construction Plan (pgs 05-11), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
 - cc. Storm Sewer and Street Construction Plan (pgs 12-17), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
 - dd. Storm Sewer Construction Plan (pgs 18-21), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
 - ee. Intersection Details (pgs 22-23), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
 - ff. Turn Lane Removal and Geometric Design, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
 - gg. Turn Lane Stripping and Signage, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
 - hh. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
 - ii. Details (pgs 27-33), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
 - jj. Del Webb at Chaska Final Plat (pgs 1-9), prepared by Westwood
2. Adherence with the City Engineer's Memo dated June 5, 2020.
 3. Adherence with MnDOT letter dated February 27, 2020.
 4. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way width for the arrival drive.
 5. Adherence to the City's Boulevard Tree Policy and local street section design.
 6. Provision of sidewalks on both sides of all local streets.
 7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 15 feet
 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 9. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
 10. 30 foot buffer for the wetlands being preserved.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision that adequate maintenance accesses are provided for the stormwater ponds.
 13. Provision that all street names are provided on final plat submittal and approved by City staff prior to final plat recording.
 14. Provision that the proposed entrance retaining wall meet Section 9.9.6 of the zoning ordinance and a detail provided at final submittal.
 15. Provision that the amenity center meets Section 9.11.4 of the zoning ordinance for Permitted Materials.
 16. Provision to obtain an access permit from MnDOT prior to construction of the right-in entrance at Highway 41.
 17. Provision that utility extensions to the Brodman and O'Brien lots will need to be coordinated between property owners, developer, and City staff.
 18. Urbanized drainage should be avoided to directly discharge to the bluff or ravine, and reviewed and approved by the City Engineer prior to issuance of a grading permit.
 19. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
 20. Provision that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question.
 21. Provision that the fronts of each home will incorporate three different materials/patterns,

which would include cultured stone, and two different patterns of siding in lieu of using LP Smartside siding.

22. Provision that garage walls shall not exceed 65 percent of the length of the front wall of the house.
23. Provision that no garage shall protrude in excess of twelve feet beyond the front wall of the house.
24. Provision that 4 inch window trim is used on all windows.
25. 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 preliminary plat approved June 1, 2020:
 - a. Lot 9, Block 1
 - b. Lot 12, Block 2
 - c. Lots 2 & 17, Block 3
 - d. Lots 1, 14, 15 & 48, Block 4
 - e. Lots 1, 8, 9 & 15, Block 5
 - f. Lots 1 & 4, Block 6
 - g. Lot 7, Block 7
 - h. Lots 1 & 6, Block 8
 - i. Lot 1, Block 9
 - j. Lot 10, Block 10
 - k. Lots 1, 11, 12 & 22, Block 11
 - l. Lots 1, 20, 22, 26 & 47, Block 12
 - m. Lot 10, Block 13
26. Provision of mulch trails to be included in the bluff access outlots and to be installed by the developer.
27. Tree Preservation to be consistent with the Tree Preservation Plan.
28. Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City.
29. Parkland credit will be given for the small slivers of land dedicated to Moers Park.
30. Parkland fees will be required for remainder of park dedication requirement.
31. Provision for developer to pay City for the City's northwest sliver of land being added to lots 4, 5, & 6 of Block 1 for a value determined by City Council.
32. HOA maintenance responsibilities consistent with the items noted in the 'HOA Maintenance' section of this report.
33. Trail credit will not be given for any proposed trails.
34. Trail fees will be required.
35. Provision of a slope analysis (report) of the bluff conditions adjacent to the site will be required as part of the grading plan approval.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of July, 2020.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

ORDINANCE NO. 977

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF
CHASKA FROM THE OPEN (O) ZONING DISTRICT TO PLANNED RESIDENTIAL
DEVELOPMENT DISTRICT NO. 75 (PRD-75) AND BY ESTABLISHING PERMITTED USES
AND REGULATIONS FOR PRD-75 (DEL WEBB AT CHASKA)

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. **Rezoning.** The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate situated in the City of Chaska is hereby removed from the Open Zoning District (O) and rezoned to Planned Residential Development District No. 75 (PRD-75) for all of Blocks 1-6 and Outlots A-P of Del Webb at Chaska.

The following graphic exhibits shall serve as the general guide for development of the Del Webb at Chaska area:

1. Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
2. Grading Drainage & Erosion Control (pgs 03-07), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
3. Topsoil Management Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
4. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
5. Typical Lot Sections, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
6. Street Profiles (pgs 11-12), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
7. Details (pgs 13-15), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
8. Tree Preservation Plan – Overall, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
9. Tree Preservation Plan (pgs 17-21), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
10. Tree Inventory, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
11. Land Development Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
12. Home Construction Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
13. Home Construction Erosion Control Details, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
14. Overall Landscape Plan, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
15. Landscape Plan (pgs 2-6), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020

16. Entry Monument Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
17. Secondary Entrance Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
18. Entry Median 1 Planting Detail (pgs 9-10), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
19. Entry Median 2 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
20. Entry Median 3 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
21. Landscape Notes and Details, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
22. Entry Monuments – Elevations, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
23. Del Webb Parkway Illustrative Section, prepared by Westwood, dated May 21, 2020
24. Overall Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
25. Casting Schedule, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
26. Removal and Demolition Plan, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
27. Sanitary Sewer and Watermain Construction Plan (pgs 05-11), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
28. Storm Sewer and Street Construction Plan (pgs 12-17), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
29. Storm Sewer Construction Plan (pgs 18-21), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
30. Intersection Details (pgs 22-23), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
31. Turn Lane Removal and Geometric Design, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
32. Turn Lane Stripping and Signage, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
33. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
34. Details (pgs 27-33), prepared by Westwood, dated April 23, 2020 and revised June 26, 2020
35. Del Webb at Chaska Final Plat (pgs 1-9), prepared by Westwood

Section II. **PRD-75 District regulations.** Permitted uses and regulations applicable to the PRD-75 District is hereby amended to read as follows:

A. Intent

The intent of PRD-75 is to create a Low Density Residential neighborhood that serves an active older community at 55 years and older.

B. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-6 of the recorded plat of Del Webb at Chaska, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 3.1.2.2, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4.
2. The principle building setbacks for Del Webb at Pinnacle shall be:
 - a. Front, house: 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side, corner: 15 feet
3. The accessory structure setbacks for the development shall be:
 - a. Front: 25 feet
 - b. Rear: 5 feet
 - c. Side, corner: 15 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Preservation of trees as denoted in the Tree Preservation Plan.
5. 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 preliminary plat approved June 1, 2020:
 - a. Lot 9, Block 1
 - b. Lot 12, Block 2
 - c. Lots 2 & 17, Block 3
 - d. Lots 1, 14, 15 & 48, Block 4
 - e. Lots 1, 8, 9 & 15, Block 5
 - f. Lots 1 & 4, Block 6
 - g. Lot 7, Block 7
 - h. Lots 1 & 6, Block 8
 - i. Lot 1, Block 9
 - j. Lot 10, Block 10
 - k. Lots 1, 11, 12 & 22, Block 11
 - l. Lots 1, 20, 22, 26 & 47, Block 12
 - m. Lot 10, Block 13
6. 4" window wrap on all elevations shall be required for each home.
7. The fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding (lap, shakes, or board & batten) in lieu of using LP Smartside siding.
8. The garage walls shall not exceed 65 percent of the length of the front wall of the house.
9. No garage shall protrude in excess of twelve feet beyond the front wall of the house.
10. Maximum height shall be 35 feet for principal structures.

C. Recreation Center

The following described real estate shall be limited in its use to a private recreation center for all of Lot 1, Block 5 of the recorded plat of Del Webb at Chaska, Carver County, Minnesota.

1. Permitted Uses shall be a minimum of 5,000 square feet clubhouse building with:
 - a. Fitness center and locker rooms
 - b. Social lounge
 - c. Activity/craft room
 - d. Club meeting rooms
 - e. Kitchen
 - f. Indoor/Outdoor pool
 - g. Outdoor fire pit area
 - h. Outdoor event area
 - i. 6 pickleball courts
 - j. 2 bocce courts

D. Monument Signs

Monument Signs as regulated by the following:

1. Design of Signs will adhere to exhibit titled 'Entry Monuments – Elevations', prepared by Westwood and dated February 4, 2020 with June 30, 2020 revision
2. Cannot be internally illuminated
3. Will be maintained by the Del Webb HOA

E. Outlots

The following described real estate shall be limited in its use to:

- a. Outlot A: Future 55 years and older single-family development and Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- b. Outlot B: Future 55 years and older single-family development proposed by Pulte Homes
- c. Outlot C: Unbuildable bluff area to be owned by the City of Chaska
- d. Outlot D: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over the pond
- e. Outlot E: Future 55 years and older single-family development proposed by Pulte Homes
- f. Outlot F: Private Open Space/Stormwater Pond to be owned by the HOA; drainage & utility easement over pond
- g. Outlot G: Future 55 years and older single-family development proposed by Pulte Homes and Unbuildable Bluff Area
- h. Outlot H: Private Open Space to be owned by the HOA

- i. Outlot I: Private Open Space to be owned by the HOA
- j. Outlot J: Future 55 years and older single-family development proposed by Pulte Homes
- k. Outlot K: Private Open Space/Stormwater Pond to be owned by the City of Chaska; drainage & utility easement over the pond
- l. Outlot L: Monument Sign Area to be owned by the HOA
- m. Outlot M: Monument Sign Area to be owned by the HOA
- n. Outlot N: Private Open Space to be owned by Crown of Glory Church
- o. Outlot O: Future 55 years and older single-family development proposed by Pulte Homes
- p. Outlot P: City-owned Parcel to be sold to Pulte Homes for 55 years and older single-family development

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of July, 2020.

Windschitl, Mayor

Attest: _____
Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: June 5, 2020
Subject: Pinnacle Residential Development

The Pinnacle Residential Development plan was reviewed by City Council in June of 2020. The Engineering comments on the proposed preliminary site plan are as follows:

1. Street and Utility Improvements

a. Sanitary Sewer

- i. Gravity sanitary sewer exists at the edge of the Woodland Drive that is readily available for extension to service the proposed development. Due to the sensitivity of the cemetery and neighboring property the final construction plans will need to address limiting the grading and construction impacts along Woodland Drive. Any additional easements necessary for extending the sewer will be further reviewed with the final plat submittal.
- ii. The development plan currently shows a utility connection for the undeveloped O'Brien property that neighbors the City water tower. The location of the utility extension will need to be coordinated between property owners and City staff as a part of the final plan approval.
- iii. A Future lift station is being proposed to service six of the future residential properties located near the development entrance due to the sewer depth elevations. When these properties are being incorporated into a future development phase, the lift station and sewer extensions will be privately owned and maintained.

b. Water Main

- i. Two trunk water mains exist that will service the overall property. Water trunk service is available at Cardinal Street as well as with a trunk main pipe that extends through the property today. The property is situated in between two pressure zone areas. The development phasing and the final plans will be dictated by the design of the overall watermain system but overall, the site can be readily served. The final plans will need to ensure the trunk water mains remain intact while work occurs over the site during grading and utility extensions.

2. Site Grading

a. Existing Conditions

- i. The overall site rests on the top of the West Creek ravine bluff area and generally drains into the existing ravine systems, and to a drainage pond that was constructed on the south side of the site. The drainage pond was constructed in 2015 in efforts to protect Veterans Park and Firemens Park Lake from erosion that was occurring over the years. The overall site grading plan proposes new stormwater ponds that will discharge into the existing drainage ravine near the proposed entrance. The plan also includes expansion of the existing pond on the south edge of the property which was planned to be utilized when development occurred as well as a replacement pond for the Crown of Glory Church.

b. Grading Plan

- i. The proposed site grading plan will require mass grading over the entire 80 acre site with changes to the existing topography. The grading and drainage plan propose routing water through storm sewer piping systems and providing treatment with storm water retention ponds which is consistent with the City's stormwater standards. It will be important that as a part of the final grading plan to restrict where possible overland surface drainage to the ravines/bluffs to minimize erosion.
- ii. The applicant has noted that steep wooded slopes do exist and are to be preserved. The overall grading plan shall meet all applicable building (50') and grading (30') setback

requirements. With this in mind, an analysis(report) of the bluff and steep slope conditions will determine any further restrictions for any properties along the bluff edge with the final plat. The slope analysis intends to identify any restrictions where building locations are proposed adjacent to bluff and will be required as part of the grading plan approval and final plat. The bluff/ravine area located along the west edge of the property is susceptible to erosion given the City's experience with the rain event that occurred in 2014.

- iii. In order to construct the new access off of TH 41 retaining walls are needed to support the existing grades. The retaining walls that are needed should be constructed outside the City right of way and maintained by the HOA.
- iv. The retaining wall shown in the ponding area if outlot I needs to be further evaluated for options to eliminate.

3. Storm Water

- a. Efforts to protect the bluff edge and ravine that exist over the site are important as the site has significant changes in elevation. New ponding areas must be designed to accommodate the 100-year storm event.
- b. The stormwater pond that was created on the south edge of the property remain may not be negatively impacted from area development. The design standards that were incorporated with the original design when the pond was constructed will need to be incorporated into the final stormwater design prior to approval of the grading plan.
- c. Over land drainage to the bluff edge will need to be limited and restricted to the residential homes along the bluffs.
- d. Stormwater reuse irrigation is being proposed with the development. Consistent with all previous development plans where stormwater reuse has been implemented, the HOA will be responsible for ownership and maintenance of the system.
- e. All agency regulatory requirements must be met, including but not limited to Carver County WMO, MnDNR, Corps of Engineers, and City of Chaska.

4. Wetlands (See Wetlands Exhibit)

- a. Wetland delineations have been completed for the overall site and are shown on the Exhibit. Three wetlands were identified and are

shown as being directly impacted. In total the wetland area equals .46 acres over the entire 86 plus acre site.

- b. A wetland mitigation plan is required for the overall site with all agency approvals prior to a grading approval.

5. Traffic

- a. The Developer has completed a very detailed traffic study for the property. In summary the proposed development given it's unique character of older active community will have a less intense impact on nearby intersections during peak hours, especially TH 41 and Victoria Drive, when compared to a non-age restricted single-family residential development. Further, the traffic analysis identified that the Project site as proposed will not generate traffic volumes that cannot be handled by the existing or proposed street system. The internal street layout is adequate to handle traffic flow and will connect to Cardinal Street, Liberty Heights Drive and Moers Drive. To lessen the traffic load on Victoria Drive, the developer proposed a right in/right out connection to TH 41. MnDOT has now formally approved a right in access that will require an access permit from the State.
- b. Construction traffic access will need to be restricted to entering the new development via TH 41.

6. Cardinal Street Right of Way Vacation

- a. The proposed right of way vacation will require relocation of City electric distribution facilities and trunk water utilities and other small utilities that exist within the right of way. The developer will need to coordinate the vacation process with utilities and City approvals with the final plat.

Parcels: 300055000

Property Address

3690 CREEK RD
CHASKA, MN 55318

Taxpayer

CITY OF CHASKA
ONE CITY HALL PLAZA
CHASKA, MN 55318-

Property Description

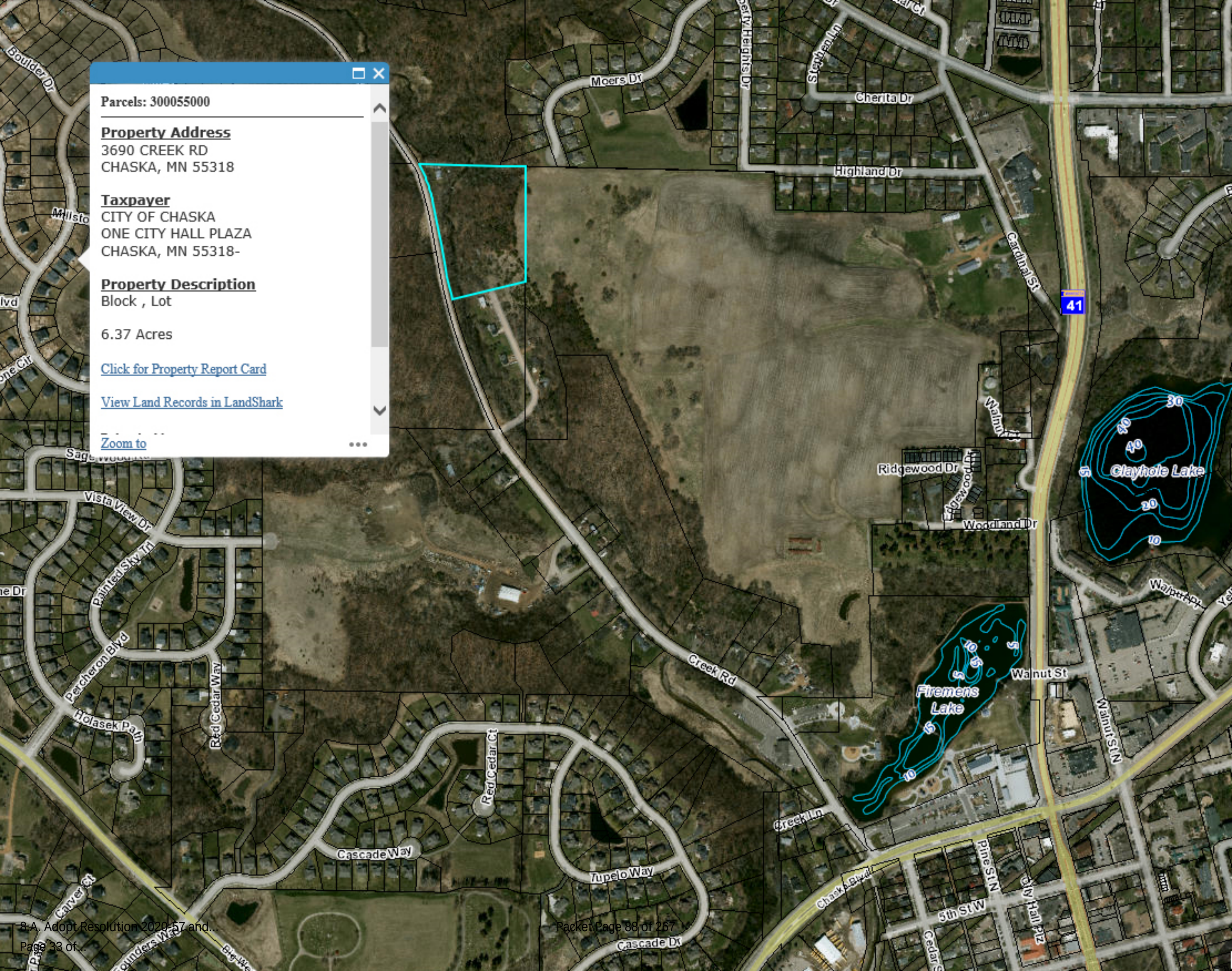
Block , Lot

6.37 Acres

[Click for Property Report Card](#)

[View Land Records in LandShark](#)

[Zoom to](#)





DEL WEBB AT CHASKA

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

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota described as follows:

Beginning at the Northwest corner of the Southeast Quarter of said Section 5; thence on an assumed bearing of South 88 degrees 43 minutes 30 seconds East along the North line of said Southeast Quarter, a distance of 1,253.47 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence South 00 degrees 48 minutes 04 seconds East along the East line of said Northwest Quarter of the Southeast Quarter a distance of 190.17 feet; thence South 88 degrees 43 minutes 30 seconds East a distance of 650.00 feet along the South line of Hammers Addition, according to the recorded plat thereof; thence continuing North 79 degrees 57 minutes 54 seconds East along the South line of said Hammers Addition a distance of 101.98 feet; thence continuing South 88 degrees 43 minutes 30 seconds East along the South line of said Hammers Addition a distance of 200.00 feet; thence continuing North 79 degrees 19 minutes 07 seconds East along the South line of said Hammers Addition a distance of 133.01 feet to the Westerly right of way of Cardinal Street; thence South 22 degrees 31 minutes 30 seconds East along the Westerly right of way line of said Cardinal Street a distance of 485.79 feet to the intersection with the East line of Southeast Quarter of said Section 5; thence South 01 degrees 36 minutes 37 seconds East along the East line of the Southeast Quarter of said Section 5, a distance of 179.83 feet; thence South 88 degrees 23 minutes 23 seconds West a distance of 140.25 feet; thence South 01 degrees 36 minutes 37 seconds East a distance of 162.33 feet; thence North 89 degrees 03 minutes 52 seconds West a distance of 114.20 feet; thence South 03 degrees 25 minutes 56 seconds West a distance of 350.36 feet; thence South 01 degrees 36 minutes 38 seconds East a distance of 70.00 feet; thence South 88 degrees 23 minutes 23 seconds West a distance of 366.68 feet; thence South 00 degrees 15 minutes 44 seconds West a distance of 373.90 feet; thence South 88 degrees 23 minutes 24 seconds West a distance of 151.09 feet; thence South 00 degrees 48 minutes 04 seconds East a distance of 866.78 feet to the South line of the Southeast Quarter of said Section 5; thence North 89 degrees 23 minutes 40 seconds West along the South line of the Southeast Quarter of said Section 5, a distance of 204.34 feet; to a point on said South line, distant 257.66 feet Easterly from the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 03 degrees 35 minutes 04 seconds West a distance of 257.97 feet; thence North 83 degrees 57 minutes 27 seconds West a distance of 147.68 feet; thence North 05 degrees 26 minutes 54 seconds West a distance of 177.20 feet; thence North 72 degrees 39 minutes 14 seconds West a distance of 88.47 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter distant 473.11 feet Northerly from the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 5; thence North 72 degrees 39 minutes 14 seconds West a distance of 408.22 feet; thence North 23 degrees 29 minutes 27 seconds West a distance of 1,215.19 feet; thence North 89 degrees 17 minutes 16 seconds West a distance of 257.54 feet; thence North 17 degrees 00 minutes 00 seconds West a distance of 151.89 feet; thence North 48 degrees 13 minutes 45 seconds West a distance of 144.16 feet to the West line of the Southeast Quarter of said Section 5; thence North 00 degrees 00 minutes 00 seconds West along the West line of the Southeast Quarter of said Section 5, a distance of 704.00 feet to the Point of Beginning.

AND

The South 1.42 feet of that part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, lying Southwesterly of the centerline of Victoria Drive and West of Highland Acres, according to the recorded plat thereof, Carver County, Minnesota.

EXCEPTING THEREFROM THE FOLLOWING FOUR PARCEL DESCRIPTIONS

That part of the Southeast Quarter and that part of the Southwest Quarter of the Northeast Quarter all in Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet to the point of beginning; thence continuing North 00 degrees 07 minutes 37 seconds West, along said west line, a distance of 703.86 feet to the northwest corner of said Southeast Quarter; thence continuing North 00 degrees 07 minutes 37 seconds West, along the west line of said Southwest Quarter of the Northeast Quarter, a distance of 1.42 feet to the north line of the South 1.42 feet of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 50 minutes 49 seconds East, along said north line, a distance of 1,061.22 feet along said north line of the South 1.42 feet; thence South 01 degree 25 minutes 14 seconds West, a distance of 266.32 feet; thence southerly, along a tangential curve, concave to the east, having a central angle of 5 degrees 58 minutes 53 seconds, a radius of 1,031.50 feet for an arc distance of 107.68 feet; thence South 88 degrees 34 minutes 46 seconds East, not tangent to said curve, a distance of 186.67 feet; thence South 10 degrees 23 minutes 37 seconds East, a distance of 102.13 feet; thence South 21 degrees 01 minute 51 seconds East, a distance of 290.85 feet; thence southwesterly, along a non-tangential curve, concave to the southeast, having a central angle of 16 degrees 55 minutes 55 seconds, a radius of 840.00 feet for an arc distance of 248.23 feet; the chord of said curve bears South 64 degrees 45 minutes 51 seconds West; thence South 56 degrees 17 minutes 53 seconds West, tangent to said curve, a distance of 258.20 feet; thence northwesterly along a non-tangential curve concave to the northeast having a central angle of 05 degrees 09 minutes 04 seconds, a radius of 1080.00 feet for an arc distance of 97.10 feet, the chord of said curve bears North 29 degrees 00 minutes 13 seconds West; thence South 68 degrees 09 minutes 56 seconds West, not tangent to said curve, a distance of 282.42 feet; thence North 82 degrees 29 minutes 15 seconds West, a distance of 179.16 feet; thence North 23 degrees 36 minutes 46 seconds West, a distance of 74.32 feet; thence North 89 degrees 24 minutes 35 seconds West, a distance of 257.54 feet; thence North 17 degrees 07 minutes 19 seconds West, a distance of 151.89 feet; thence North 48 degrees 21 minutes 04 seconds West, a distance of 144.20 feet to the point of beginning.

AND

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 71 degrees 09 minutes 28 seconds East, a distance of 1078.83 feet to the point of beginning, thence North 56 degrees 17 minutes 53 seconds East, a distance of 198.15 feet; thence northeasterly, along a tangential curve, concave to the southeast, having a central angle of 03 degrees 50 minutes 03 seconds, a radius of 760.00 feet for an arc distance of 50.86 feet; thence southeasterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 08 minutes 14 seconds, a radius of 770.00 feet for an arc distance of 189.99 feet, the chord of said curve bears South 44 degrees 03 minutes 44 seconds East; thence South 38 degrees 52 minutes 09 seconds West, not tangent to said curve, a distance of 124.77 feet; thence South 51 degrees 12 minutes 13 seconds East, a distance of 3.81 feet; thence South 38 degrees 48 minutes 28 seconds West, a distance of 124.54 feet; thence northwesterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 23 minutes 57 seconds, a radius of 1,020.00 feet for an arc distance of 256.34 feet; the chord of said curve bears North 43 degrees 59 minutes 33 seconds West to the point of beginning.

AND

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence North 85 degrees 41 minutes 07 seconds East, a distance of 1917.55 feet to the point of beginning; thence South 30 degrees 10 minutes 54 seconds East, a distance of 231.02; thence South 68 degrees 21 minutes 52 seconds East, a distance of 389.81 feet to the west line of RLS No. 117, according to the recorded plat thereof, said Carver County; thence North 01 degrees 44 minutes 20 seconds West, along said west line, a distance of 81.16 feet to the north line of said RLS No. 117; thence North 88 degrees 15 minutes 40 seconds East, along said north line, a distance of 140.25 feet to the east line of said Southeast Quarter; thence North 01 degrees 44 minutes 20 seconds West, along said east line, a distance of 223.20 feet to the southwesterly line of Cardinal Street; thence North 24 degrees 07 minutes 42 seconds West, along said southwesterly right of way line, a distance of 101.25 feet; thence westerly along a non-tangential curve, concave to the north, having a central angle of 8 degrees 03 minutes 38 seconds, a radius of 692.70 feet for an arc distance of 97.45 feet, the chord of said curve bears South 86 degrees 43 minutes 45 seconds West; thence North 89 degrees 14 minutes 26 seconds West, tangent to said curve, a distance of 246.30 feet; thence southwesterly along a tangential curve, concave to the south, having a central angle of 29 degrees 06 minutes 54 seconds, a radius of 460.00 feet for an arc distance of 233.75 feet to the point of beginning.

AND

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 61 degrees 13 minutes 41 seconds East, a distance of 1028.00 feet to the point of beginning; thence South 43 degrees 13 minutes 37 seconds East, a distance of 158.25 feet; thence South 32 degrees 32 minutes 40 seconds East, a distance of 67.23 feet; thence South 52 degrees 25 minutes 40 seconds East, a distance of 129.85 feet; thence South 13 degrees 27 minutes 38 seconds East, a distance of 170.03 feet; thence South 76 degrees 32 minutes 22 seconds West, a distance of 131.84 feet; thence South 73 degrees 55 minutes 46 seconds West, a distance of 60.15 feet; thence South 69 degrees 19 minutes 21 seconds West, a distance of 256.47 feet; thence North 23 degrees 36 minutes 46 seconds West, a distance of 249.51 feet; thence North 42 degrees 41 minutes 53 seconds East, a distance of 130.86 feet; thence North 81 degrees 11 minutes 25 seconds East, a distance of 43.72 feet; thence northeasterly along a non-tangential curve concave to the southeast having a central angle of 37 degrees 05 minutes 05 seconds, a radius of 60.00 feet for an arc distance of 38.84 feet, the chord of said curve bears North 09 degrees 43 minutes 58 seconds East; thence North 61 degrees 43 minutes 29 seconds West, a distance of 120.00 feet; thence North 28 degrees 16 minutes 31 seconds East, a distance of 31.39 feet; thence North 48 degrees 03 minutes 42 seconds East, a distance of 62.79 feet; thence North 67 degrees 50 minutes 53 seconds East, a distance of 156.11 feet to the point of beginning.

TOGETHER WITH

That part of the following described property:

All that part of the Southwest Quarter of Section 4, Township 115, Range 23, Carver County, Minnesota, described as follows: Beginning at a point on the West line of said Southwest Quarter of said Section 4, a distance of 495 feet southerly from the Northwest corner of said Southwest Quarter, as measured along the West line thereof; thence North 01 degrees 56 minutes 08 seconds West, assumed bearing, along the West line of said Southwest Quarter 495 feet to the Northwest corner of said Southwest Quarter; thence North 89 degrees 20 minutes 20 seconds East, along the North line of said Southwest Quarter, 208.57 feet to the centerline of State Trunk Highway No. 41; thence South 01 degrees 42 minutes 45 seconds East, along said centerline a distance of 712.86 feet; thence along the arc of a tangential curve concave to the West (radius 1145.92 feet, central angle 04 degrees 58 minutes 12 seconds, a distance of 99.4 feet; thence North 33 degrees 56 minutes 08 seconds West, a distance of 379.39 feet to the point of beginning.

AND

All that part of Section 4 and Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section 4; thence South 01 degrees 56 minutes 08 seconds East, assumed bearing, along the West line of said Southwest Quarter 457.71 feet to an intersection with the Southeasterly extension of the centerline of Cardinal Street, as platted in the plat of Highland Acres, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for Carver County, Minnesota; thence North 24 degrees 19 minutes 28 seconds West, and along said centerline and its Southeasterly extension 764.56 feet; thence North 69 degrees 00 minutes 26 seconds East, and along the center line of a sanitary sewer line, 530.47 feet to the centerline of State Highway no. 41; thence South 01 degrees 42 minutes 45 seconds East along said centerline 426.36 feet to the North line of the Southwest Quarter of said Section 4; thence South 89 degrees 20 minutes 20 seconds West, along said line 208.57 feet, to the point of beginning.

Excepting therefrom the above two parcels, Parcel 3, City of Chaska Right of Way Plat No. 1, according to the recorded plat thereof, Carver County, Minnesota.

Lying Southerly of the following described line:

Commencing at the northwest corner of the Southwest Quarter of Section 4, Township 115, Range 23, Carver County, Minnesota; thence South 01 degrees 44 minutes 20 seconds East, assumed bearing along the west line of said Southwest Quarter, a distance of 457.71 feet to an intersection with the Southeasterly extension of the centerline of Cardinal Street, as platted in the plat Highland Acres, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for said Carver County, Minnesota; thence North 24 degrees 07 minutes 42 seconds West, along said centerline and its southeasterly extension, a distance of 87.09 feet to the point of beginning of the line to be described; thence North 89 degrees 52 minutes 26 seconds East, a distance of 30.71 feet; thence easterly along a tangential curve, concave to the north, having a central angle of 21 degrees 37 minutes 38 seconds, a radius of 275.00 feet for an arc distance of 103.80 feet; thence North 28 degrees 05 minutes 49 seconds West, not tangent to said curve, a distance of 26.34 feet; thence North 61 degrees 54 minutes 11 seconds East, a distance of 27.00 feet; thence South 28 degrees 05 minutes 49 seconds East, a distance of 28.01 feet to the easterly extension of said curve; thence easterly along the easterly extension of said curve and along a non-tangential curve, concave to the north, having a central angle of 07 degrees 15 minutes 34 seconds, a radius of 275.00 feet for an arc distance of 34.84 feet to the westerly right of way line per the CITY OF CHASKA RIGHT OF WAY PLAT NO. 1, according to the recorded plat thereof, said Carver County, and said line there terminating, the chord of said curve bears North 58 degrees 58 minutes 44 seconds East.

TOGETHER WITH

The southwesterly one-half of the following described property:

That part of Cardinal Street lying in the Southeast Quarter of Section 5 and the Southwest Quarter of Section 4, both in Township 115, Range 23, said Carver County, Minnesota lying southerly of the south line of Cardinal Street as dedicated on the plat of HAMMERS ADDITION, according to the recorded plat thereof, Carver County,Minnesota and its easterly extension and also lying northerly of the following described line and its westerly extension:

Commencing at the southeast corner of Lot 1, Block 1, said HAMMERS ADDITION; thence South 24 degrees 07 minutes 42 seconds East, assumed bearing along the southwesterly line of said Cardinal Street, a distance of 319.87 feet to the point of beginning of the line to be described; thence North 89 degrees 14 minutes 26 seconds West, a distance of 39.84 feet; thence easterly along a tangential curve, concave to the north, having a central angle of 05 degrees 40 minutes 53 seconds, a radius of 325.00 feet for an arc distance of 32.23 feet to the northeasterly line of said Cardinal Street and said line there terminating.

KNOW ALL PERSONS BY THESE PRESENTS: That Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, 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 Southwest Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of said North Half of the Southwest Quarter; thence South 00 degrees 07 minutes 37 seconds East, assumed bearing along the east line of said North Half of the Southwest Quarter, a distance of 221.61 feet to the point of beginning; thence South 31 degrees 05 minutes 59 seconds West, a distance of 58.40 feet; thence South 01 degrees 09 minutes 11 seconds West, a distance of 128.65 feet; thence South 32 degrees 11 minutes 29 seconds East, a distance of 62.44 feet to said east line; thence North 00 degrees 07 minutes 37 seconds West, along said east line a distance of 231.48 feet to the point of beginning.

KNOW ALL PERSONS BY THESE PRESENTS: That Hammers 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 Southeast Quarter and that part of the Southwest Quarter of the Northeast Quarter all in Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet to the point of beginning; thence continuing North 00 degrees 07 minutes 37 seconds West, along said west line, a distance of 703.86 feet to the northwest corner of said Southeast Quarter; thence continuing North 00 degrees 07 minutes 37 seconds West, along the west line of said Southwest Quarter of the Northeast Quarter, a distance of 1.42 feet to the north line of the South 1.42 feet of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 50 minutes 49 seconds East, along said north line, a distance of 1,061.22 feet along said north line of the South 1.42 feet; thence South 01 degree 25 minutes 14 seconds West, a distance of 266.32 feet; thence southerly, along a tangential curve, concave to the east, having a central angle of 5 degrees 58 minutes 53 seconds, a radius of 1,031.50 feet for an arc distance of 107.68 feet; thence South 88 degrees 34 minutes 46 seconds East, not tangent to said curve, a distance of 186.67 feet; thence South 10 degrees 23 minutes 37 seconds East, a distance of 102.13 feet; thence South 21 degrees 01 minute 51 seconds East, a distance of 290.85 feet; thence southwesterly, along a non-tangential curve, concave to the southeast, having a central angle of 16 degrees 55 minutes 55 seconds, a radius of 840.00 feet for an arc distance of 248.23 feet, the chord of said curve bears South 64 degrees 45 minutes 51 seconds West; thence South 56 degrees 17 minutes 53 seconds West, tangent to said curve, a distance of 258.20 feet; thence northwesterly along a non-tangential curve concave to the northeast having a central angle of 05 degrees 09 minutes 04 seconds, a radius of 1080.00 feet for an arc distance of 97.10 feet, the chord of said curve bears North 29 degrees 00 minutes 13 seconds West; thence South 68 degrees 09 minutes 56 seconds West, not tangent to said curve, a distance of 282.42 feet; thence North 82 degrees 29 minutes 15 seconds West, a distance of 179.16 feet; thence North 23 degrees 36 minutes 46 seconds West, a distance of 74.32 feet; thence North 89 degrees 24 minutes 35 seconds West, a distance of 257.54 feet; thence North 17 degrees 07 minutes 19 seconds West, a distance of 151.89 feet; thence North 48 degrees 21 minutes 04 seconds West, a distance of 144.20 feet to the point of beginning.

TOGETHER WITH

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 71 degrees 09 minutes 28 seconds East, a distance of 1078.83 feet to the point of beginning; thence North 56 degrees 17 minutes 53 seconds East, a distance of 198.15 feet; thence northeasterly, along a tangential curve, concave to the southeast, having a central angle of 03 degrees 50 minutes 03 seconds, a radius of 760.00 feet for an arc distance of 50.86 feet; thence southeasterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 08 minutes 14 seconds, a radius of 770.00 feet for an arc distance of 189.99 feet; the chord of said curve bears South 44 degrees 03 minutes 44 seconds East; thence South 38 degrees 52 minutes 09 seconds West, not tangent to said curve, a distance of 124.77 feet; thence South 51 degrees 12 minutes 13 seconds East, a distance of 3.81 feet; thence South 38 degrees 48 minutes 28 seconds West, a distance of 124.54 feet; thence northwesterly, along a non-tangential curve, concave to the northeast, having a central angle of 14 degrees 23 minutes 57 seconds, a radius of 1,020.00 feet for an arc distance of 256.34 feet; the chord of said curve bears North 43 degrees 59 minutes 33 seconds West to the point of beginning.

DEL WEBB AT CHASKA

PLAT FILE NO.

C.R. DOC. NO.

TOGETHER WITH

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence North 85 degrees 41 minutes 07 seconds East, a distance of 1917.55 feet to the point of beginning; thence South 30 degrees 10 minutes 54 seconds East, a distance of 231.02; thence South 68 degrees 21 minutes 52 seconds East, a distance of 389.81 feet to the west line of RLS No. 117, according to the recorded plat thereof, said Carver County; thence North 01 degrees 44 minutes 20 seconds West, along said west line, a distance of 81.16 feet to the north line of said RLS No. 117; thence North 88 degrees 15 minutes 40 seconds East, along said north line, a distance of 140.25 feet to the east line of said Southeast Quarter; thence North 01 degrees 44 minutes 20 seconds West, along said east line, a distance of 223.20 feet to the southwesterly line of Cardinal Street; thence North 24 degrees 07 minutes 42 seconds West, along said southwesterly right of way line, a distance of 101.25 feet; thence westerly along a non-tangential curve, concave to the north, having a central angle of 8 degrees 03 minutes 38 seconds, a radius of 692.70 feet for an arc distance of 97.45 feet, the chord of said curve bears South 86 degrees 43 minutes 45 seconds West; thence North 89 degrees 14 minutes 26 seconds West, tangent to said curve, a distance of 246.30 feet; thence southwesterly along a tangential curve, concave to the south, having a central angle of 29 degrees 06 minutes 54 seconds, a radius of 460.00 feet for an arc distance of 233.75 feet to the point of beginning.

TOGETHER WITH

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 07 minutes 37 seconds West, assumed bearing along the west line of said Southeast Quarter, a distance of 1940.08 feet; thence South 61 degrees 13 minutes 41 seconds East, a distance of 1028.00 feet to the point of beginning; thence South 43 degrees 13 minutes 37 seconds East, a distance of 158.25 feet; thence South 32 degrees 32 minutes 40 seconds East, a distance of 67.23 feet; thence South 52 degrees 25 minutes 40 seconds East, a distance of 129.85 feet; thence South 13 degrees 27 minutes 38 seconds East, a distance of 170.03 feet; thence South 76 degrees 32 minutes 22 seconds West, a distance of 131.84 feet; thence South 73 degrees 55 minutes 46 seconds West, a distance of 60.15 feet; thence South 69 degrees 19 minutes 21 seconds West, a distance of 256.47 feet; thence North 23 degrees 36 minutes 46 seconds West, a distance of 249.51 feet; thence North 42 degrees 41 minutes 53 seconds East, a distance of 130.86 feet; thence North 81 degrees 11 minutes 25 seconds East, a distance of 43.72 feet; thence northeasterly along a non-tangential curve concave to the southeast having a central angle of 37 degrees 05 minutes 05 seconds, a radius of 60.00 feet for an arc distance of 38.84 feet, the chord of said curve bears North 09 degrees 43 minutes 58 seconds East; thence North 61 degrees 43 minutes 29 seconds West, a distance of 120.00 feet; thence North 28 degrees 16 minutes 31 seconds East, a distance of 31.39 feet; thence North 48 degrees 03 minutes 42 seconds East, a distance of 62.79 feet; thence North 67 degrees 50 minutes 53 seconds East, a distance of 156.11 feet to the point of beginning.

Has caused the same to be surveyed and platted as **DEL WEBB AT CHASKA** and does 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 Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

PULTE HOMES OF MINNESOTA LLC

By _____

Its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ its _____ of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

By _____

Its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ its _____ of Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, on behalf of the corporation.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

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

HAMMERS FAMILY LIMITED PARTNERSHIP

By _____

Its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ its _____ of Hammers Family Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Craig W. Morse, 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_____.

CRAIG W. MORSE, LICENSED LAND SURVEYOR
MINNESOTA LICENSE NO. 23021

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on _____ by Craig W. Morse, Licensed Land Surveyor, Minnesota License No. 23021.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of **DEL WEBB AT CHASKA** 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_____.

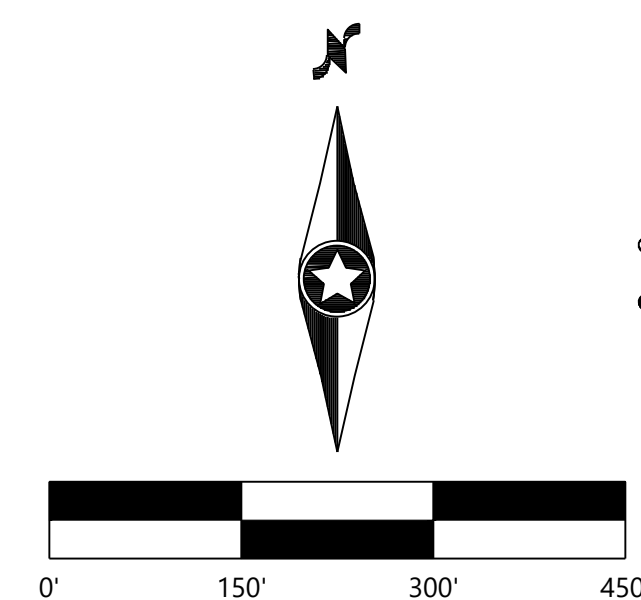
Crystal Campos, County Auditor

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

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

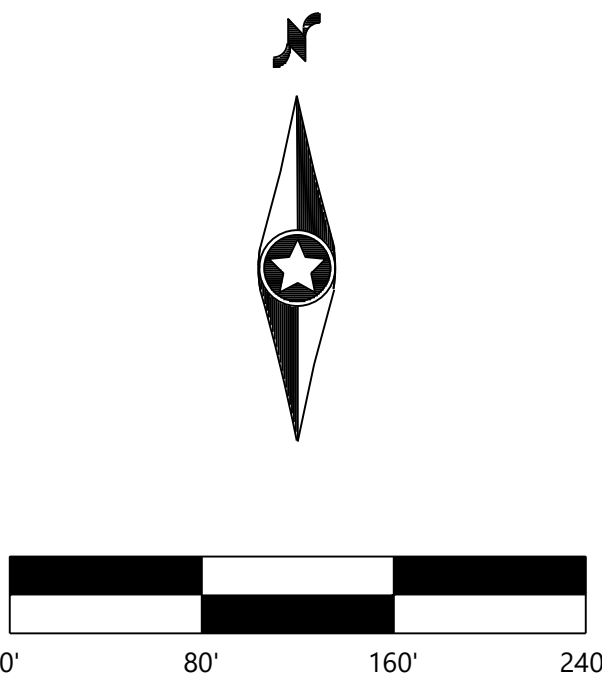
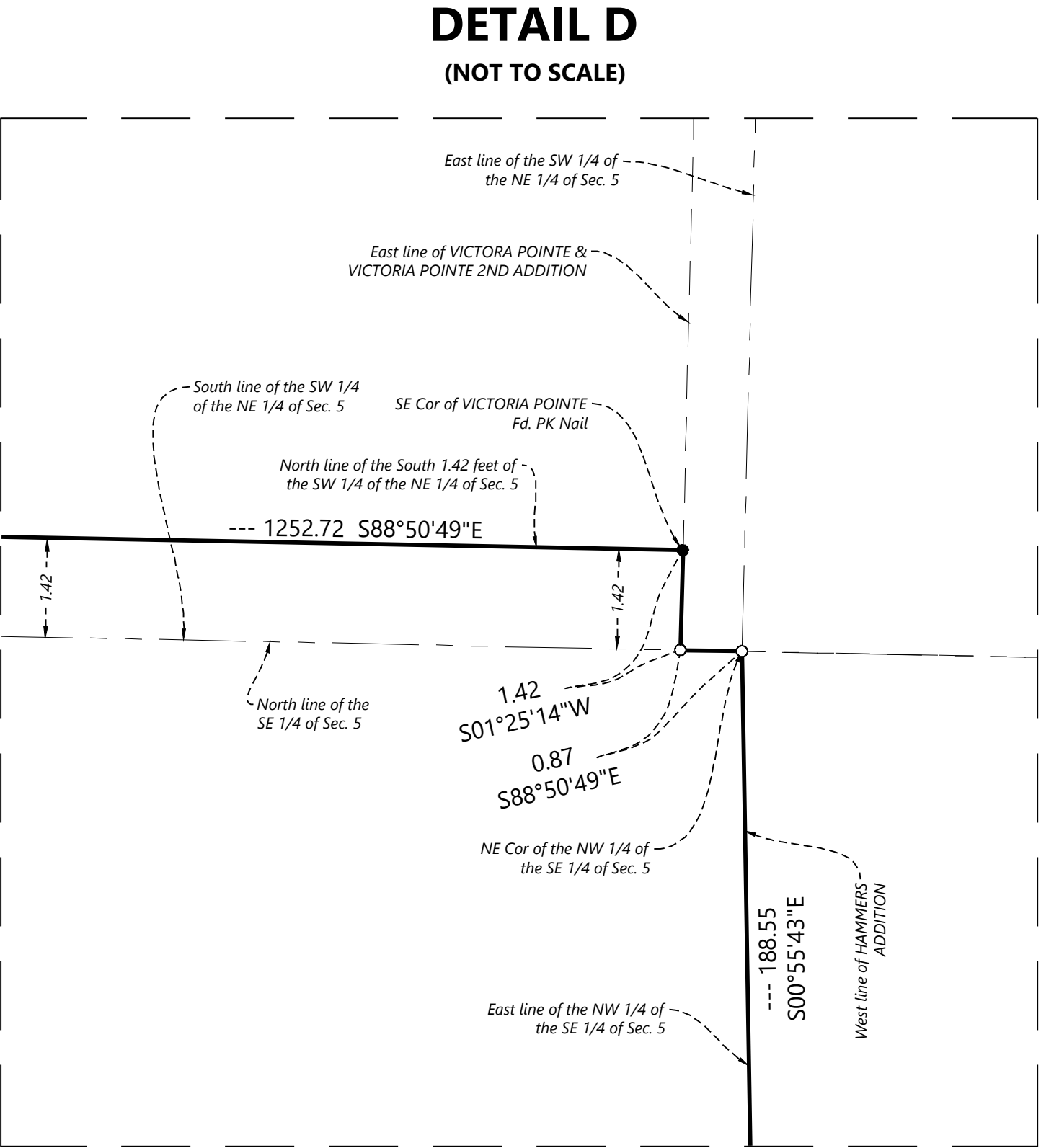
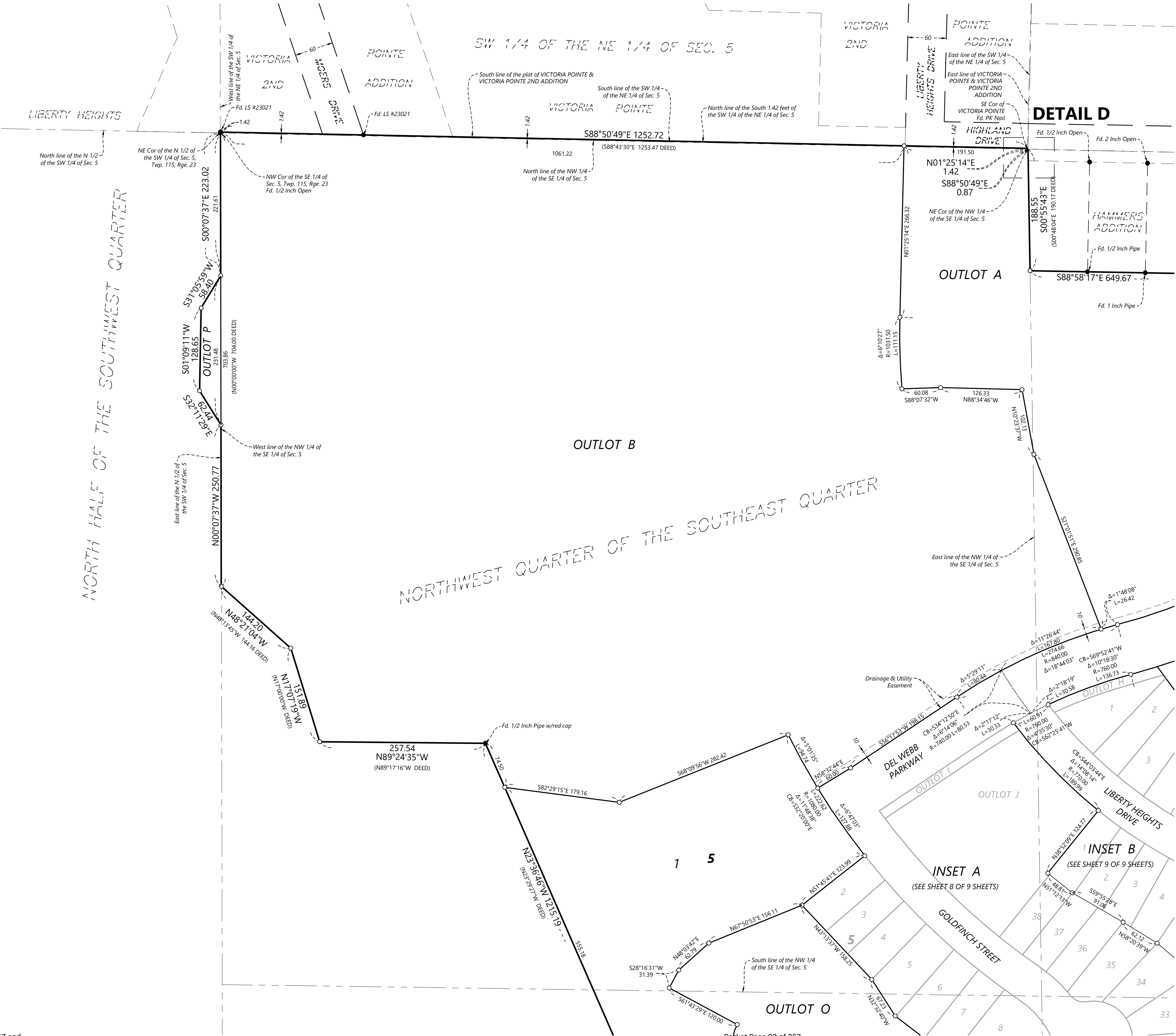


SET 1/2" BY 14" IRON PIPE WITH CAP #LS 23021
FOUND MONUMENT AS NOTED ON SURVEY
THE EAST LINE OF THE SOUTHEAST QUARTER
OF SECTION 5, TOWNSHIP 115, RANGE 23
HAS A BEARING OF S 01°44'20"E
(CARVER COUNTY, NAD83, 1986)

Westwood
Professional Services, Inc.

DEL WEBB AT CHASKA

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



○ SET 1/2" BY 14" IRON PIPE WITH CAP RLS 23021
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THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 115, RANGE 23 HAS A BEARING OF S 01°44'20"E (CARVER COUNTY, NAD83, 1986)

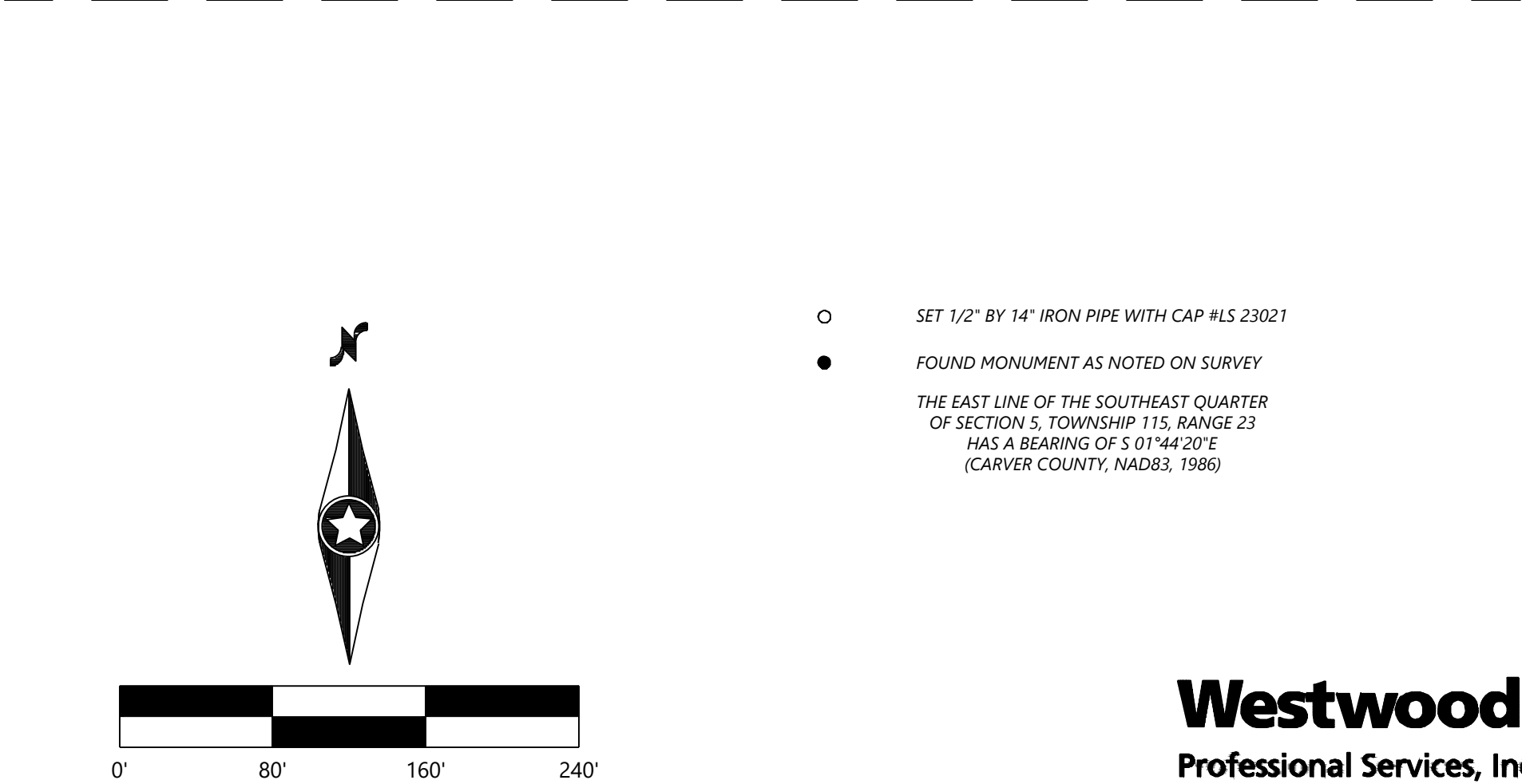
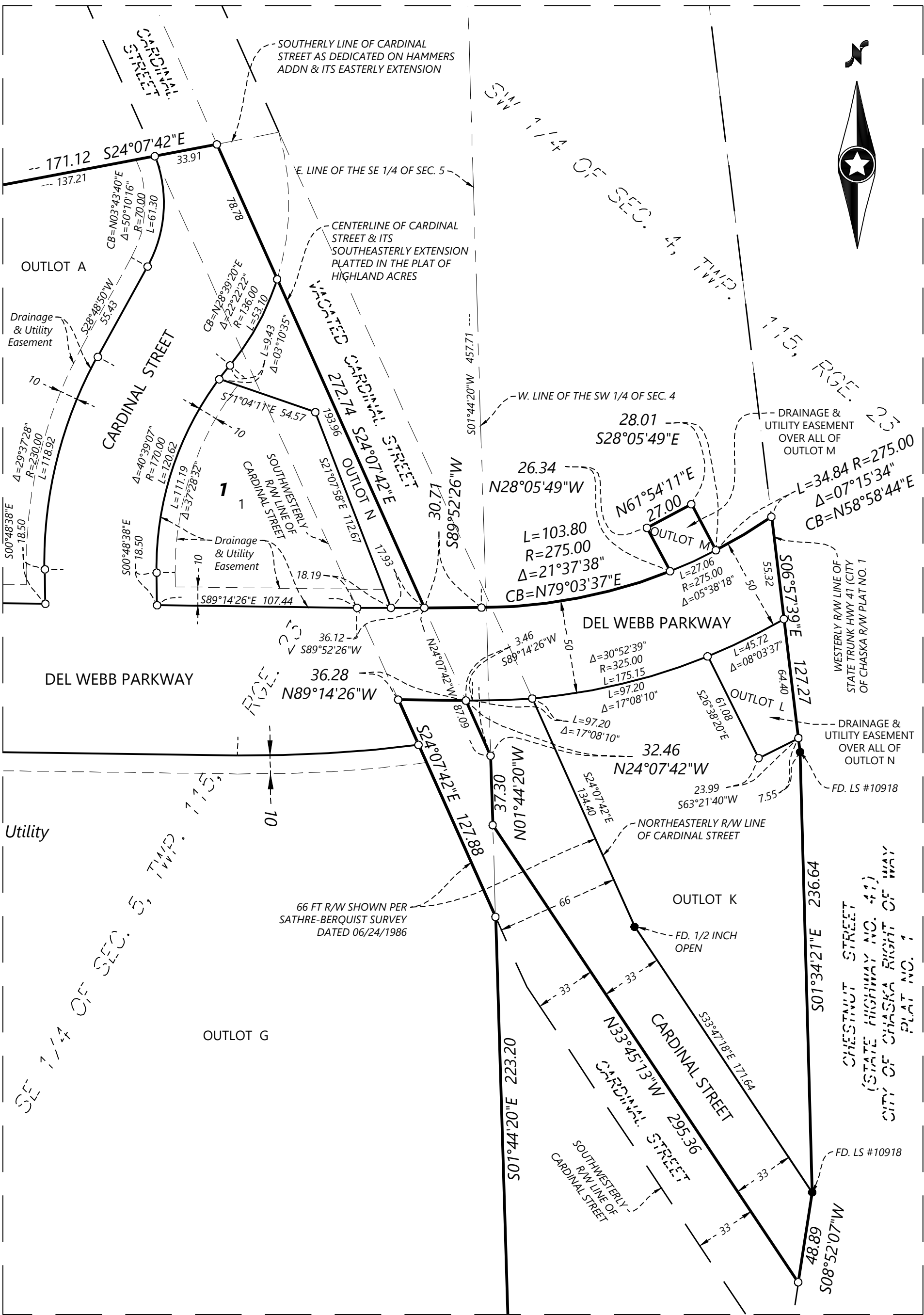
DEL WEBB AT CHASKA

PLAT FILE NO.

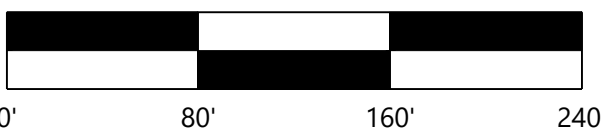
C.R. DOC. NO.

DETAIL E

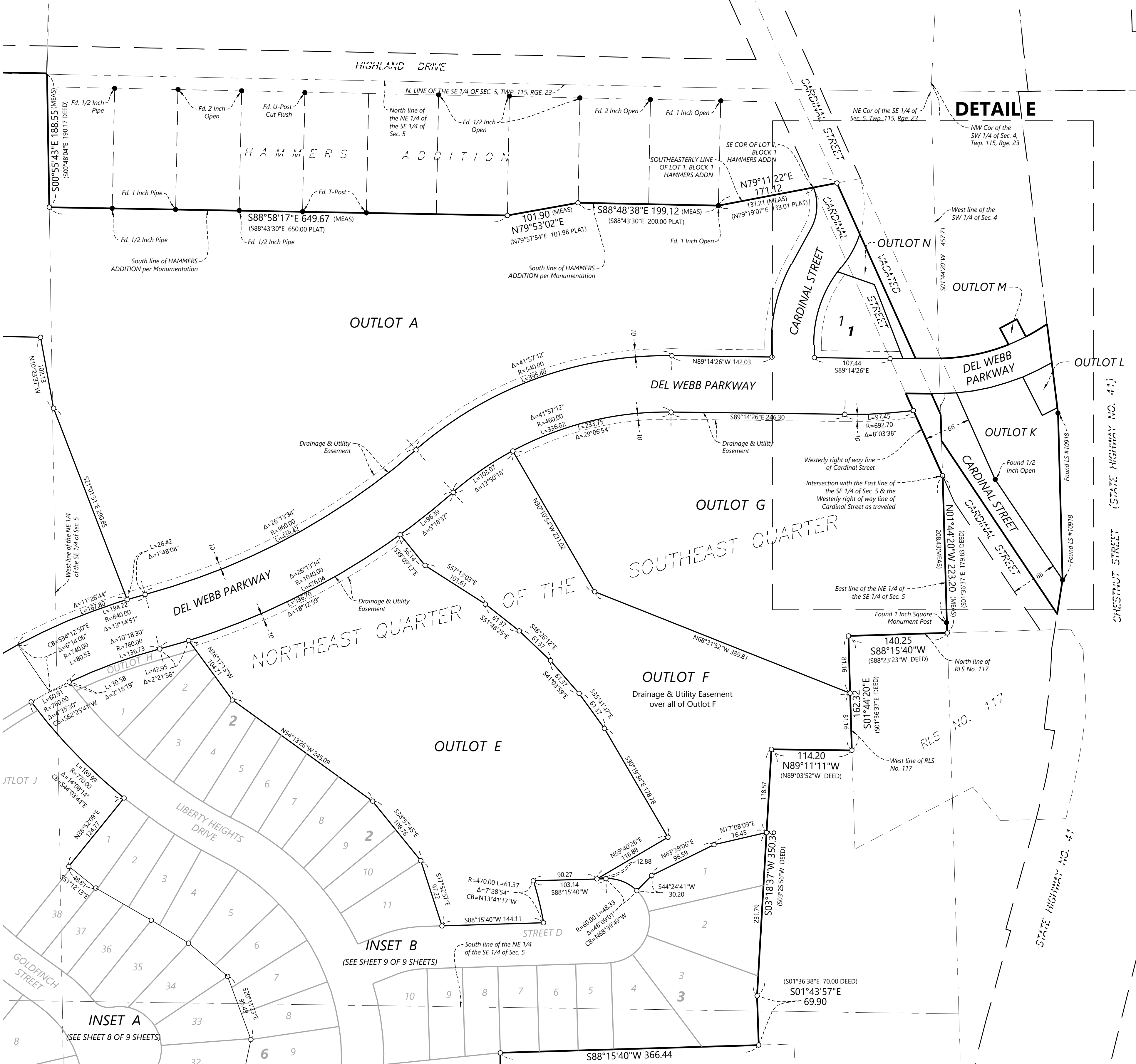
(SCALE: 1 INCH = 50 FEET)



- SET 1/2" BY 14" IRON PIPE WITH CAP #LS 23021
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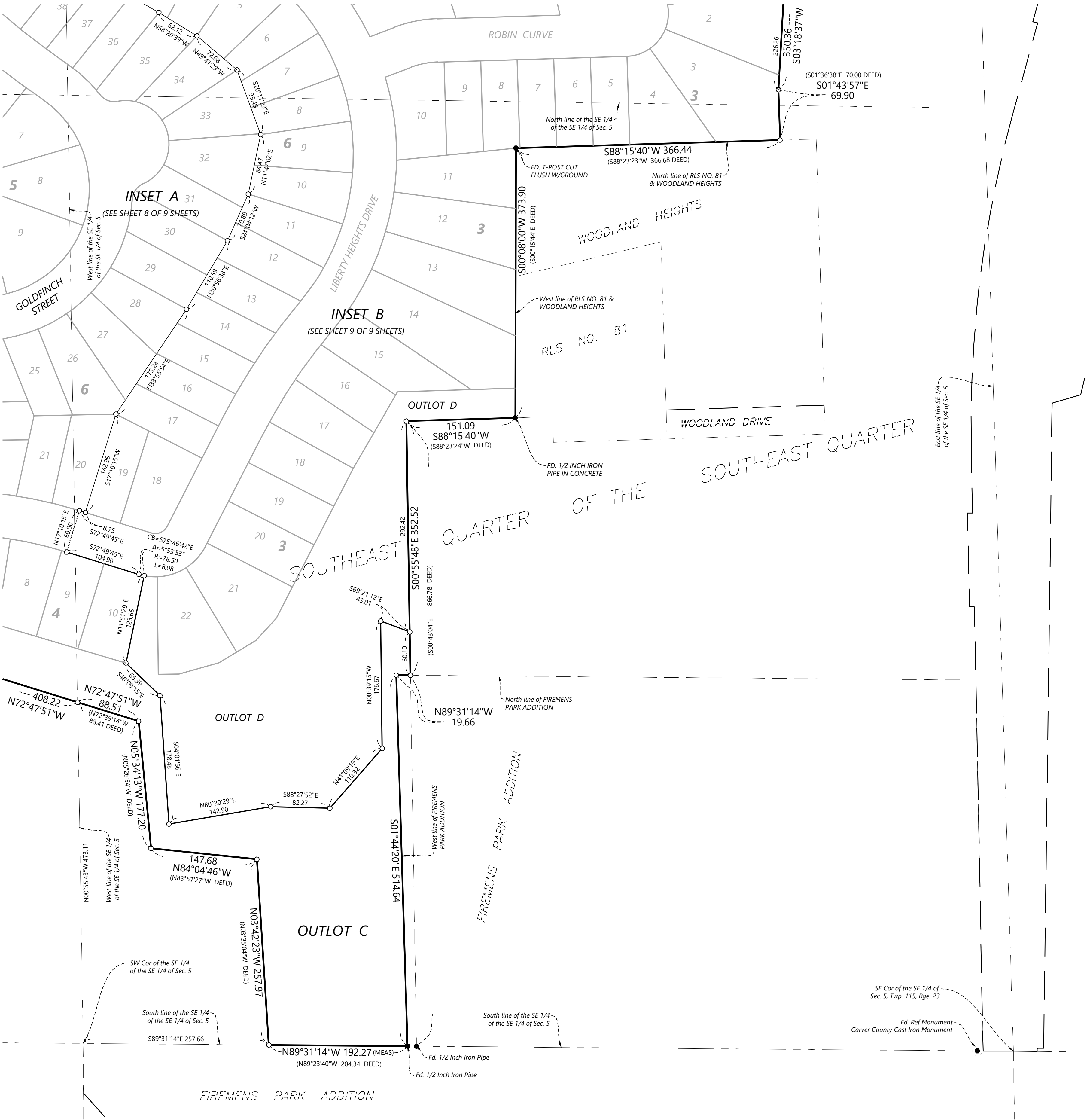


Westwood
Professional Services, Inc.

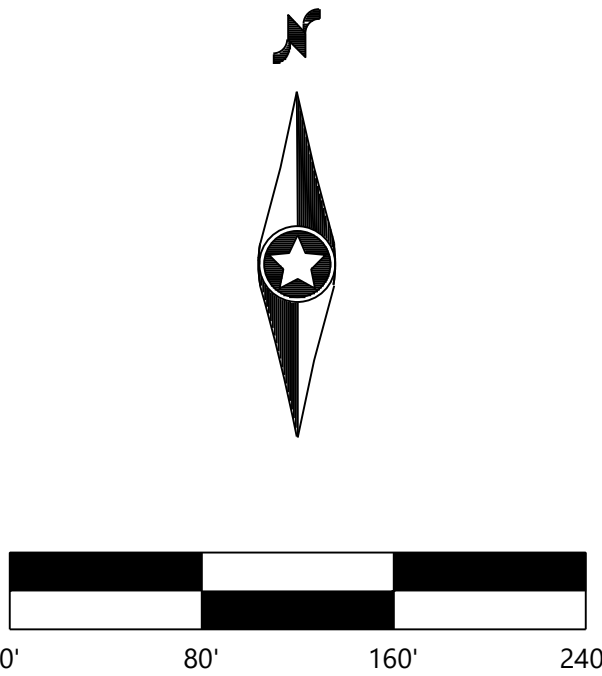


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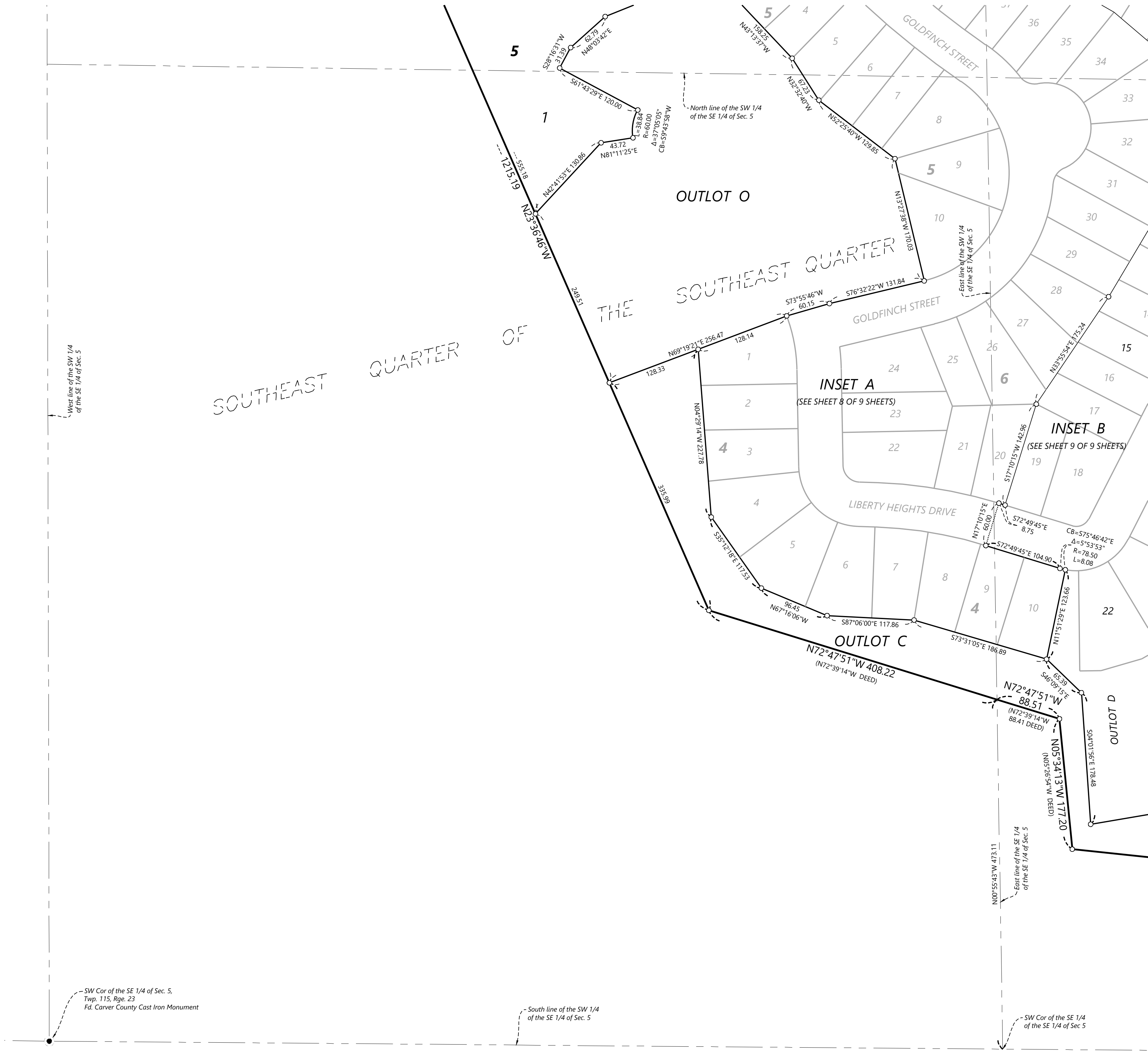


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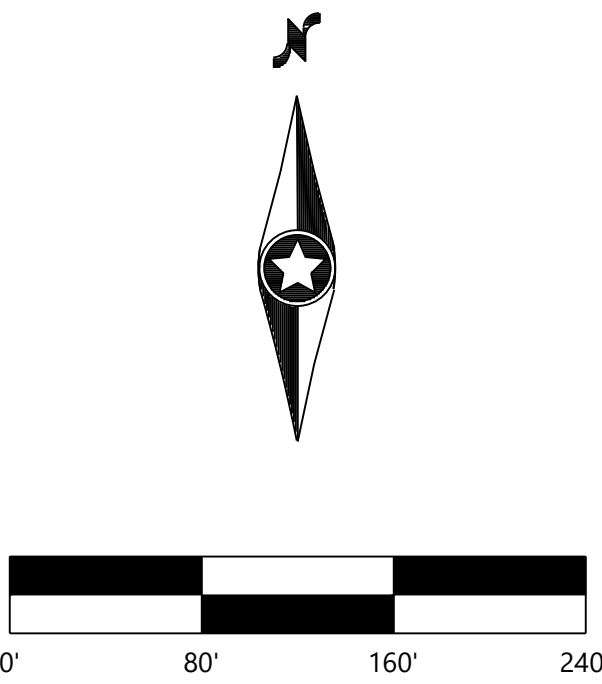


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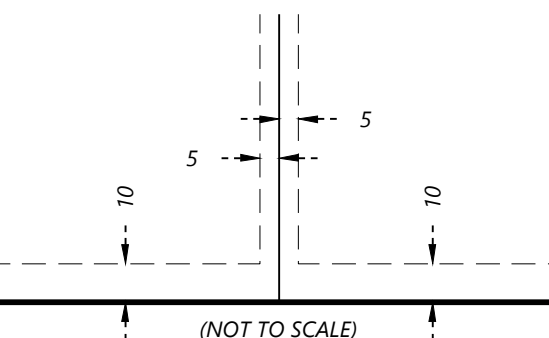
DEL WEBB AT CHASKA

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

INSET A
(FROM SHEETS 4-7 OF SHEET 9)

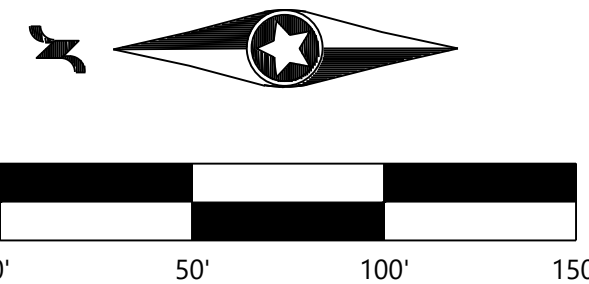


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT

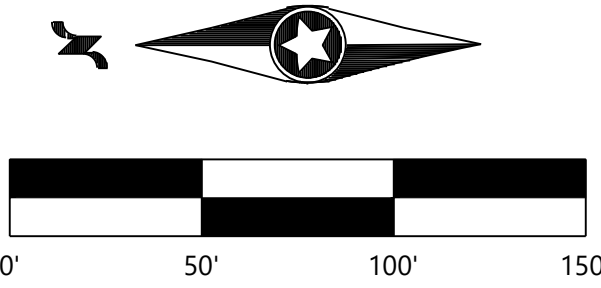
- SET 1/2" BY 14" IRON PIPE WITH CAP #LS 23021
 - FOUND MONUMENT AS NOTED ON SURVEY
- THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11S, RANGE 23 HAS A BEARING OF S 01°44'20"E (CARVER COUNTY, NAD83, 1986)



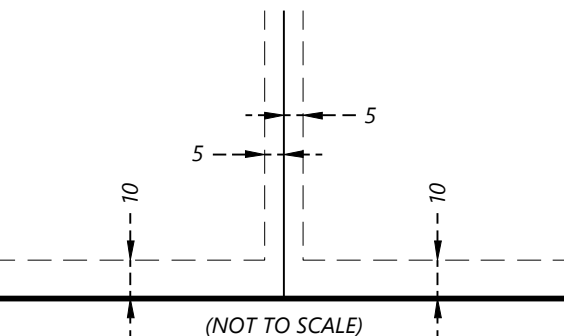
DEL WEBB AT CHASKA

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

INSET B
(FROM SHEETS 4-7 OF 9 SHEETS)

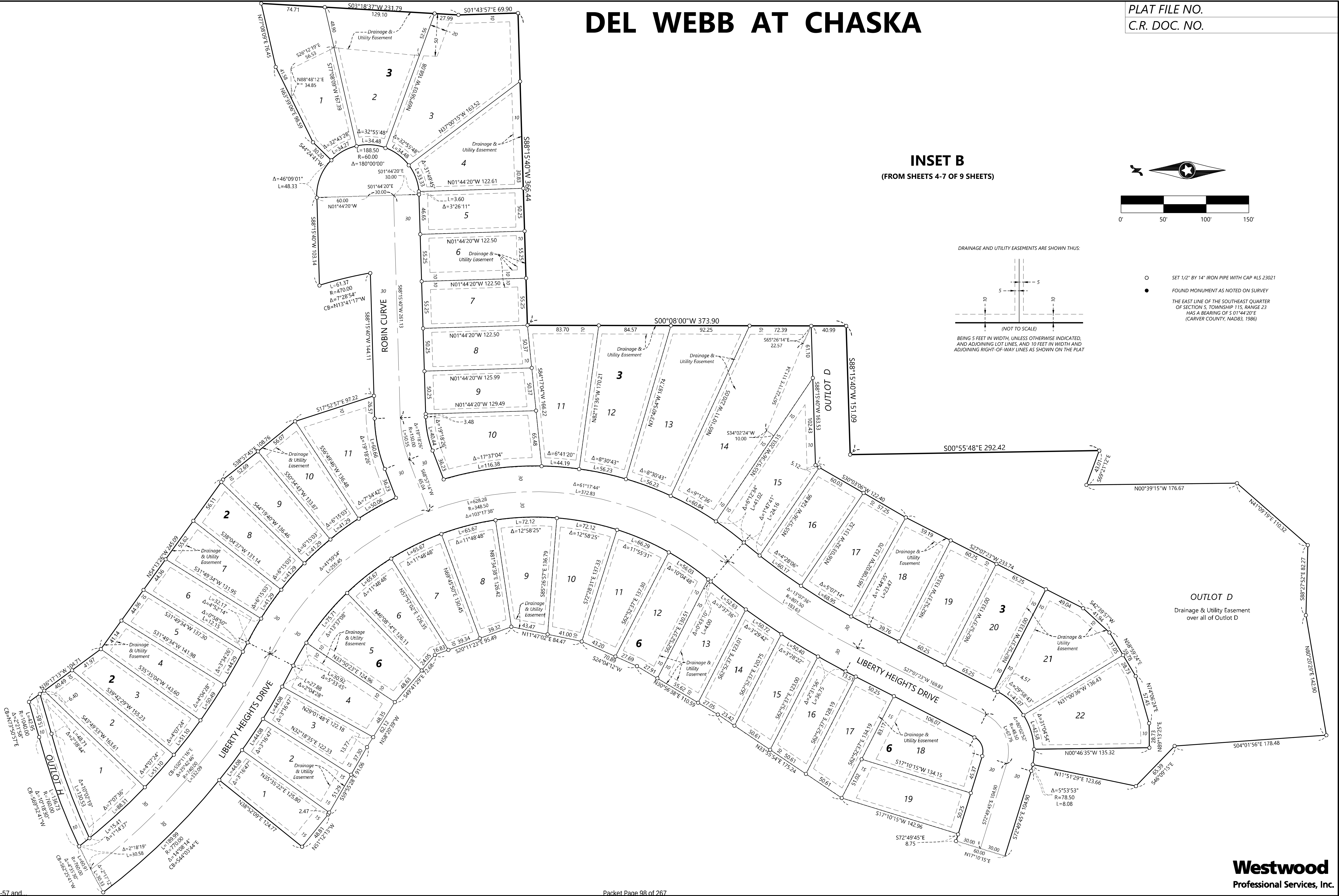


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BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT



OUTLOT D
Drainage & Utility Easement over all of Outlot D

CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE AND EROSION CONTROL

FOR

DEL WEBB AT CHASKA CHASKA, MN

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670

EDEN PRAIRIE, MN 55344

CONTACT: CHAD ONSGARD

PHONE: 952-229-0723

EMAIL: CHAD.ONGSARD@PULTEGROUP.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: 0015521.00

CONTACT: RYAN M. BLUHM



Vicinity Map
(NOT TO SCALE)

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03	Grading Drainage & Erosion Control
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05	Grading Drainage & Erosion Control
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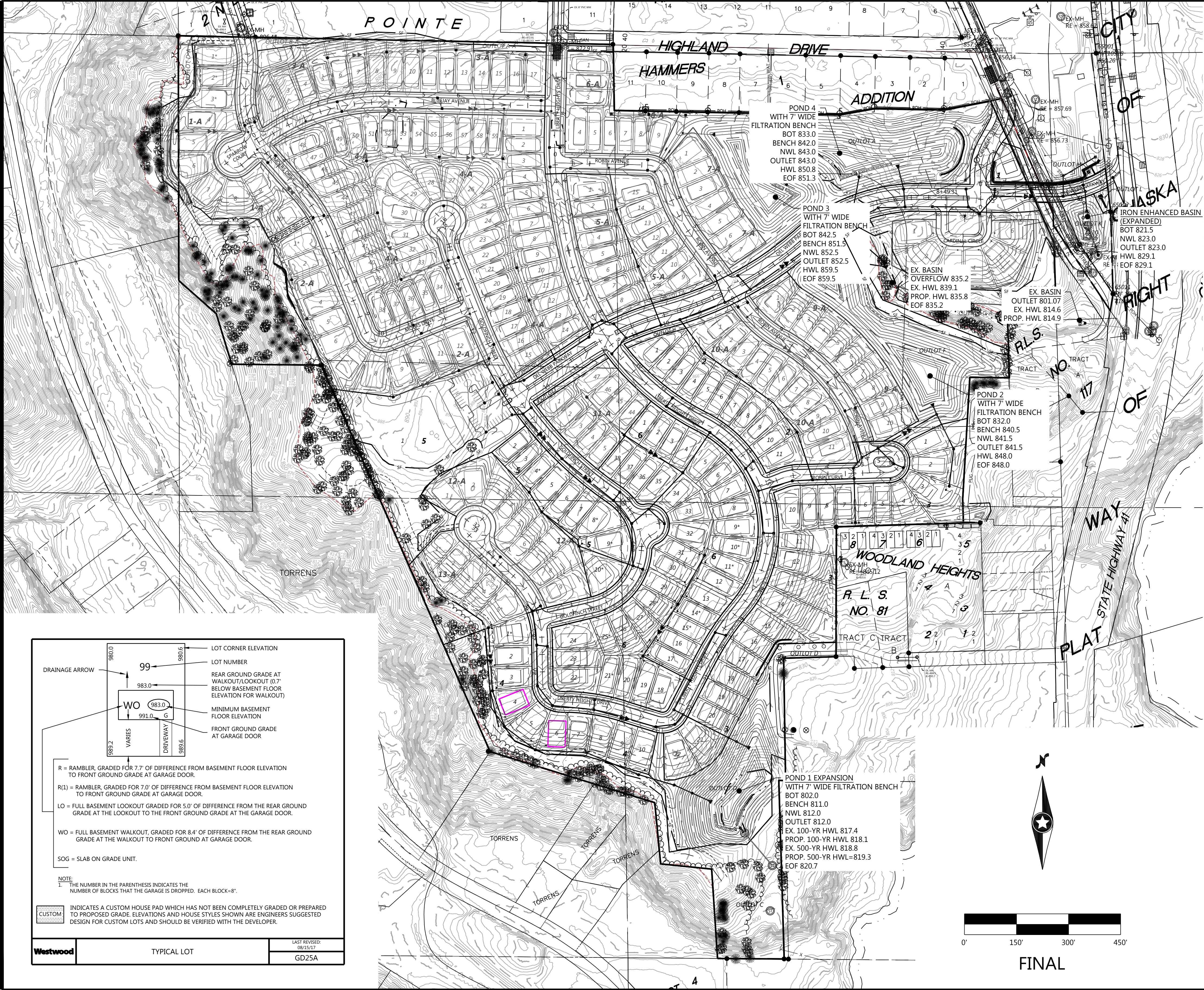
NO.	DATE	REVISION	SHEETS
1	05/21/20	CITY COMMENTS	ALL
2	06/26/20	CITY COMMENTS	ALL
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CONSTRUCTION PLANS

FOR
GRADING, DRAINAGE AND EROSION
CONTROL
FOR
DEL WEBB AT CHASKA
CHASKA, MN

INITIAL SUBMITTAL DATE: 04/23/20 SHEET: 01 OF 25

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GRADING & EROSION CONTROL LEGEND

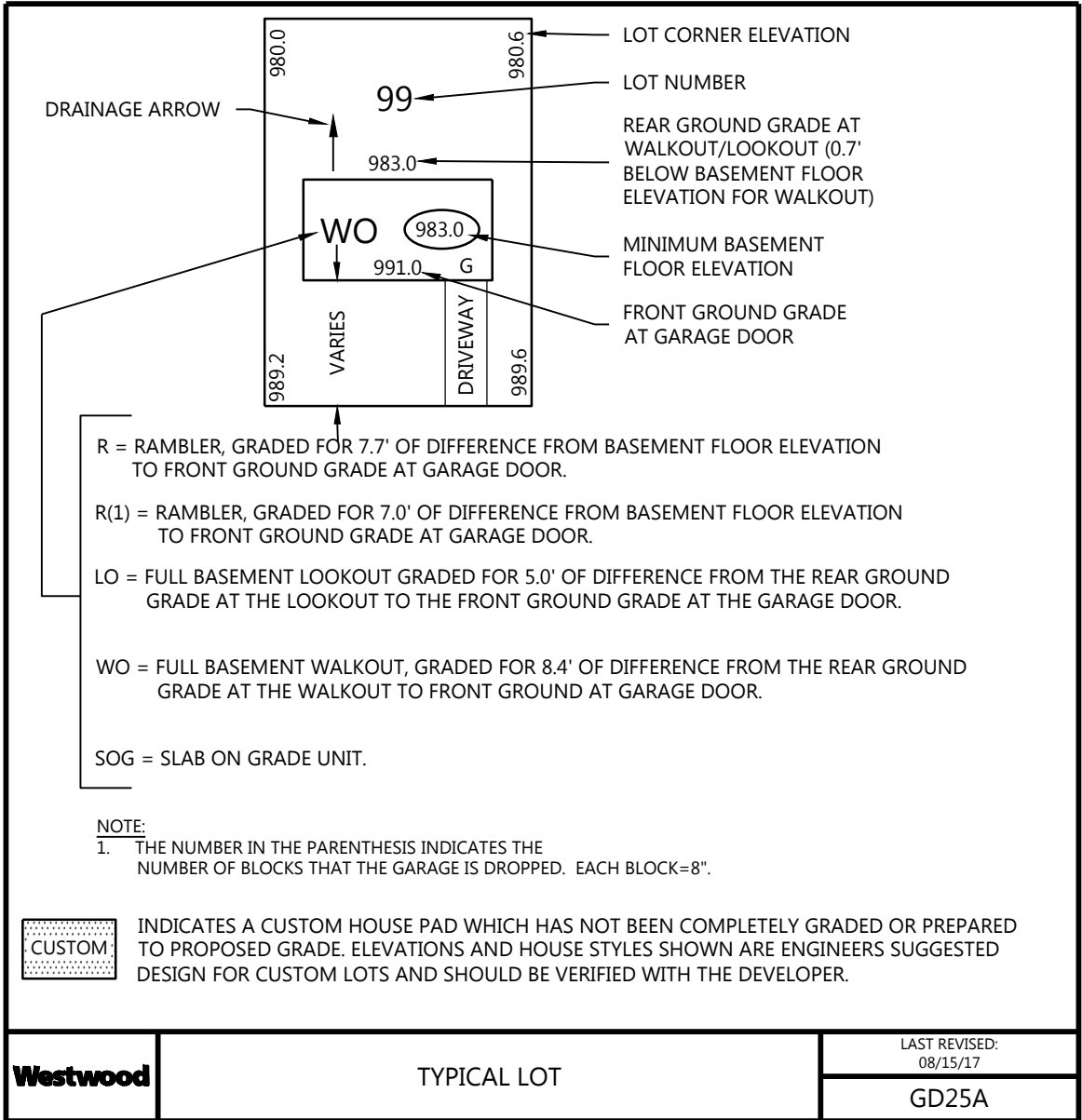
EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		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
		DO NOT DISTURB

DND GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- 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.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- THE CONTRACTOR IS TO CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS AT 651-454-0002.
- THE GRADING CONTRACTOR MUST BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES.
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- 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.
- 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.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.



PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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

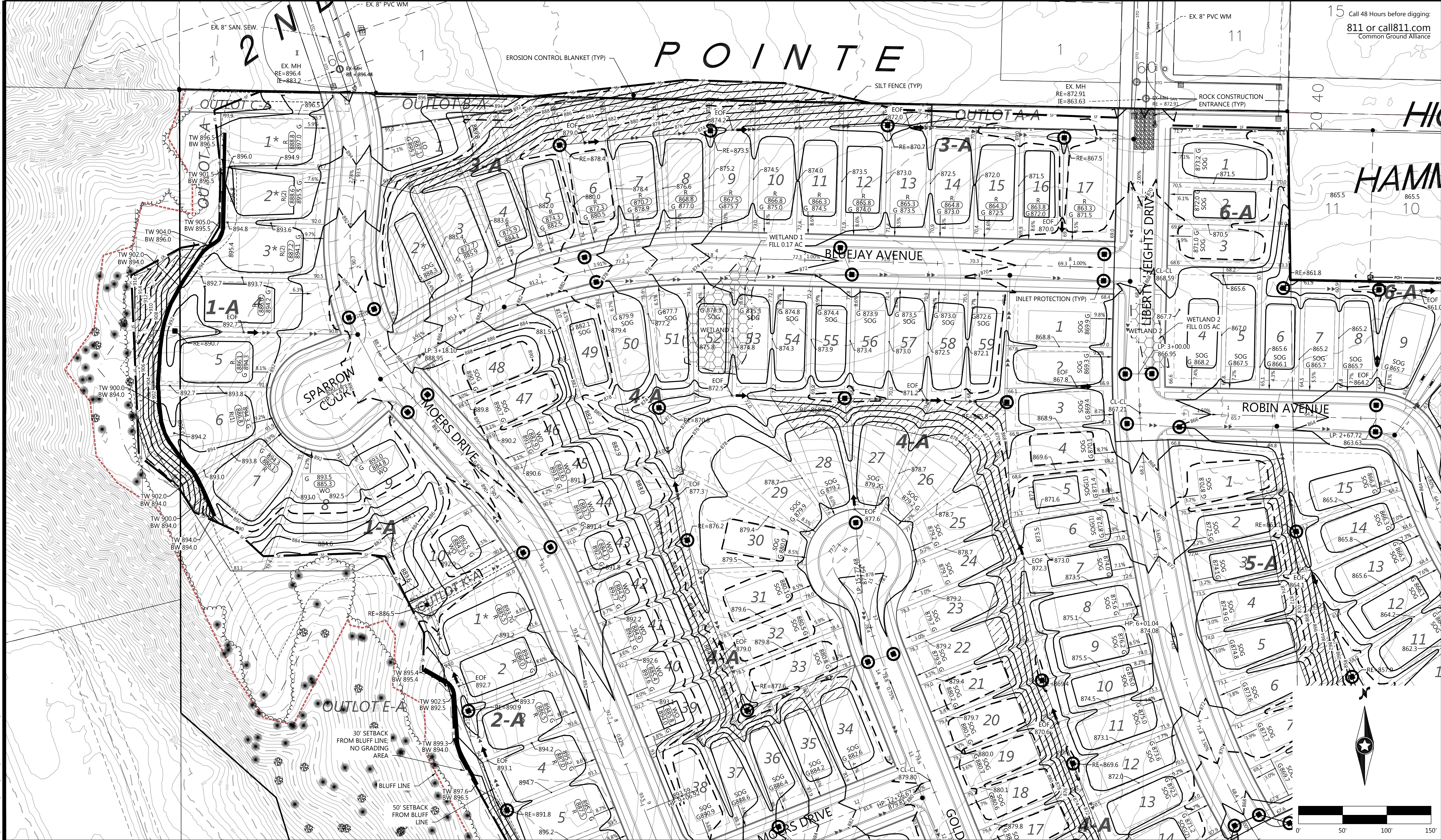
GRADING DRAINAGE &
EROSION CONTROL -
OVERALL

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

02 OF **25**

DATE: 06/26/20



DESIGNED:	INITIAL ISSUE: 04/23/20
CHECKED:	REVISIONS:
DRAWN:	05/21/20 CITY COMMENTS
HORIZONTAL SCALE: 50'	06/26/20 CITY COMMENTS
VERTICAL SCALE: 10' OR 5'	

PREPARED FOR:	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
PULTE GROUP	RYAN M. BLUHM
7500 FLYING CLOUD DRIVE, SUITE 670	DATE: 06/26/20 LICENSE NO. 41257
EDEN PRAIRIE, MN 55344	

DEL WEBB AT CHASKA

CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

GRADING DRAINAGE & EROSION CONTROL	SHEET NUMBER: 03 OF 25
PROJECT NUMBER: 0015521.00	DATE: 06/26/20



DATE: 06/26/20



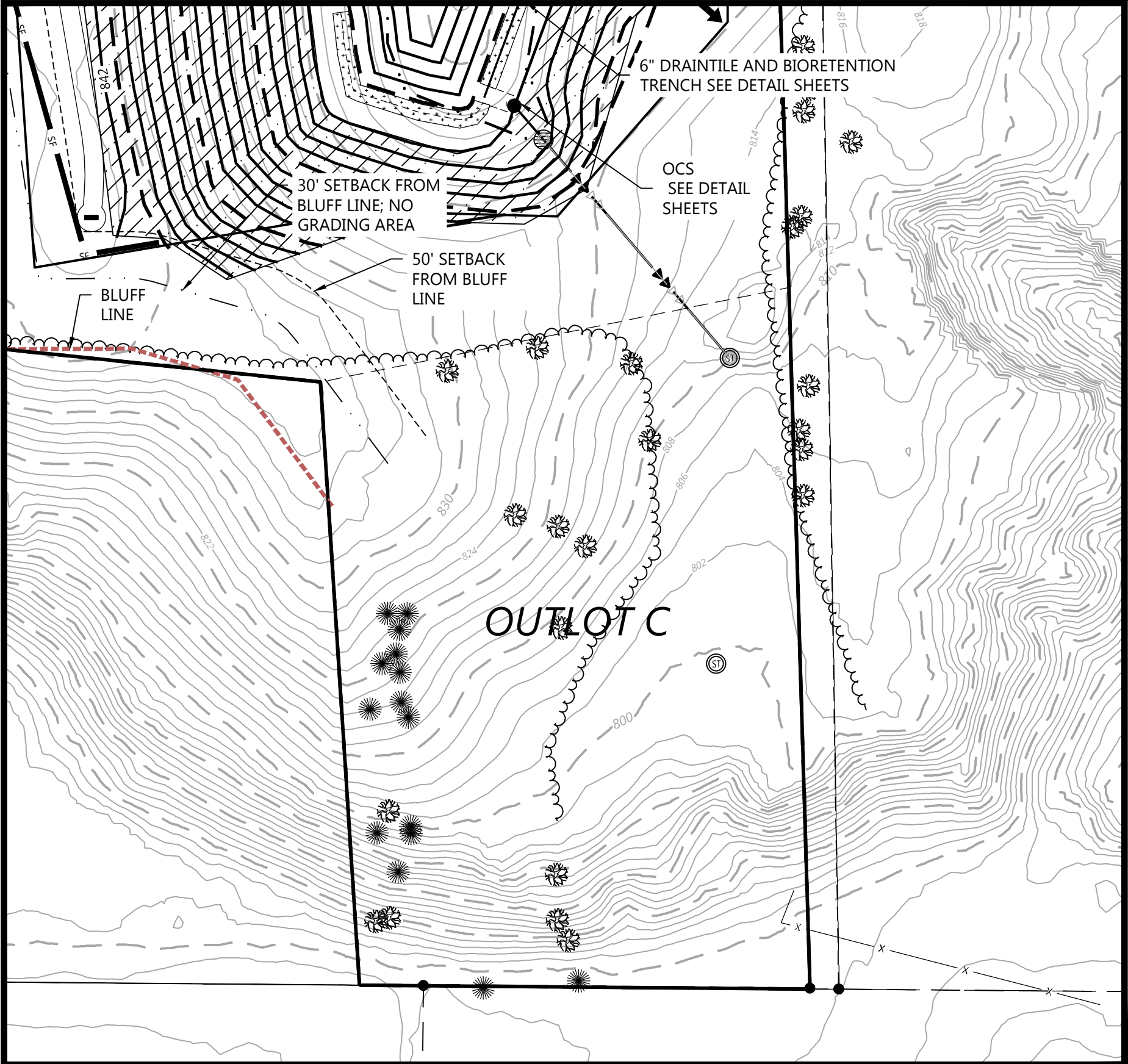
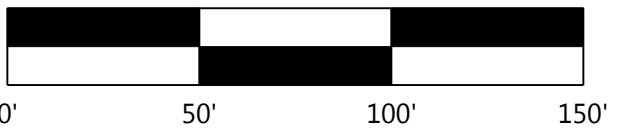


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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS
06/26/20 CITY COMMENTS

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

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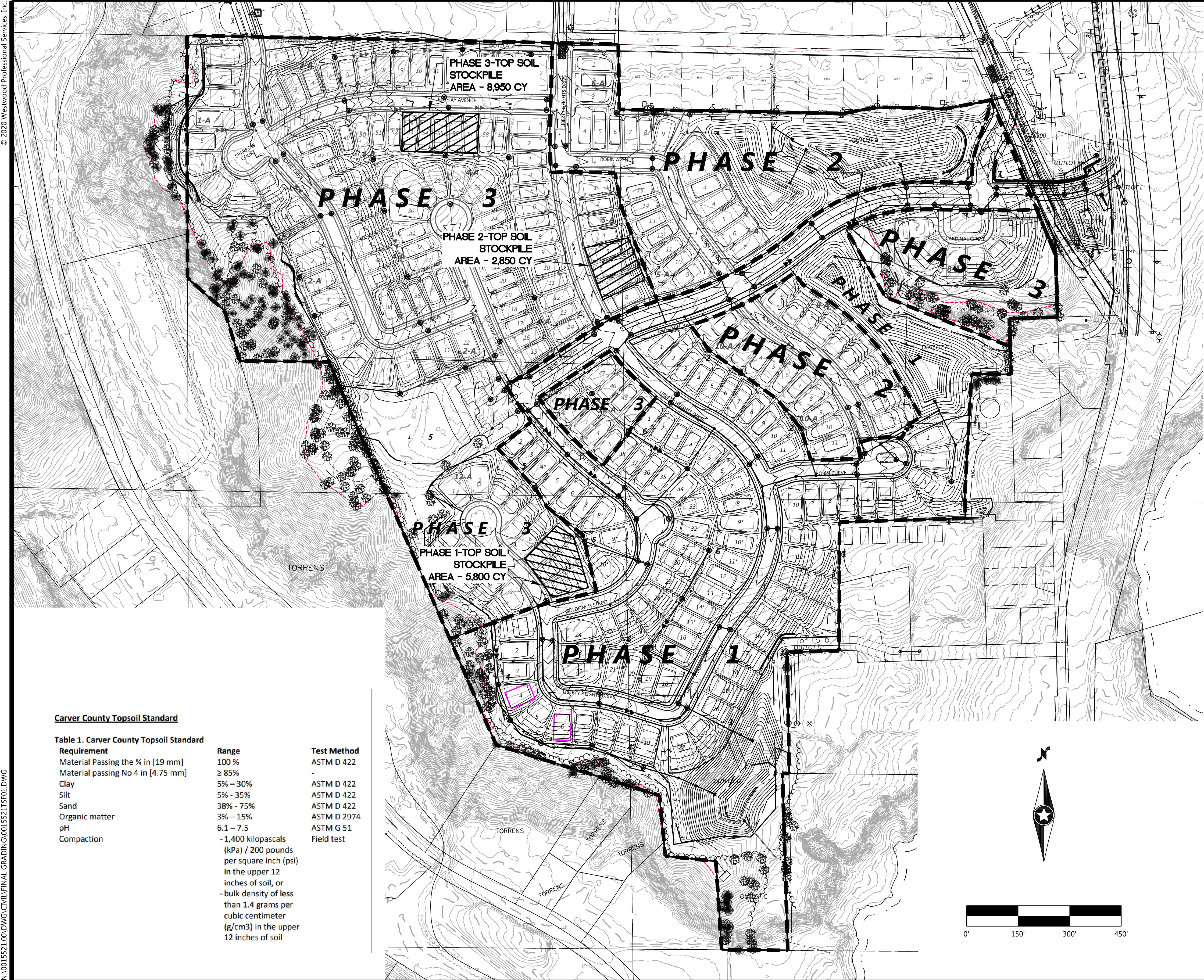
**GRADING DRAINAGE &
EROSION CONTROL**

SHEET NUMBER:

07 OF **25**

DATE: 06/26/20

PROJECT NUMBER: 0015521.00



Carver County Topsoil Standard

Table 1. Carver County Topsoil Standard

Requirement	Range	Test Method
Material Passing the ¾ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85%	-
Clay	5% - 30%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	38% - 75%	ASTM D 422
Organic matter	3% - 15%	ASTM D 2974
pH	6.1 - 7.5	ASTM G 51
Compaction	-1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or -bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		POND NORMAL WATER LEVEL
		WETLAND LINE

TOPSOIL NOTES

- EXISTING ONSITE TOPSOIL WILL BE USED FOR RESPREAD. IN PLACE TESTING HAS BEEN COMPLETED BY BRAUN INTERTEC. THESE RESULTS ARE AVAILABLE FOR REVIEW.
- FOR TOPSOIL STRIPPING AND STOCKPILING
 - EXISTING TOPSOIL AVAILABLE ONSITE: 121,275 CY
 - TOPSOIL NEEDED TO RESTORE GREEN SPACES: 18,812 CY
 - TOTAL LOT AREA: 46.65 AC
 - EXISTING 1 FOOT OF 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.
- STOCKPILING SAMPLING PROCEDURE
 - ONE SAMPLE SHALL BE COLLECTED PER 2,500 CUBIC METERS OF STOCKPILE (A MINIMUM OF ONE SAMPLE SHALL BE TAKEN IF STOCKPILES ARE LESS THAN 2,500 CUBIC METERS)
 - THE CONTRACTOR/SUPPLIER SHALL FORM A FACE FOR THE FULL HEIGHT OF THE STOCKPILE AT FOUR LOCATIONS>
 - A LOAD 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.
 - 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.
- CONSTRUCTION SCHEDULE AND PHASING:
 - STOCKPILING SHOULD BEGIN IN SPRING 2020
 - GREEN SPACES SHALL HAVE 6 INCHES OF TOPSOIL IN-PLACE AFTER GRADING HAS OCCURRED.
 - 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 XXXXX OF 202X, UNTIL XXXX OF 20XX.
 - TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR SOD.
 - IF TOPSOIL IMPACT IS NEEDED, IT SHALL MEET THE CARVER COUNTY TOPSOIL STANDARD.

Call 48 Hours before digging:
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DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 150'
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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
RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
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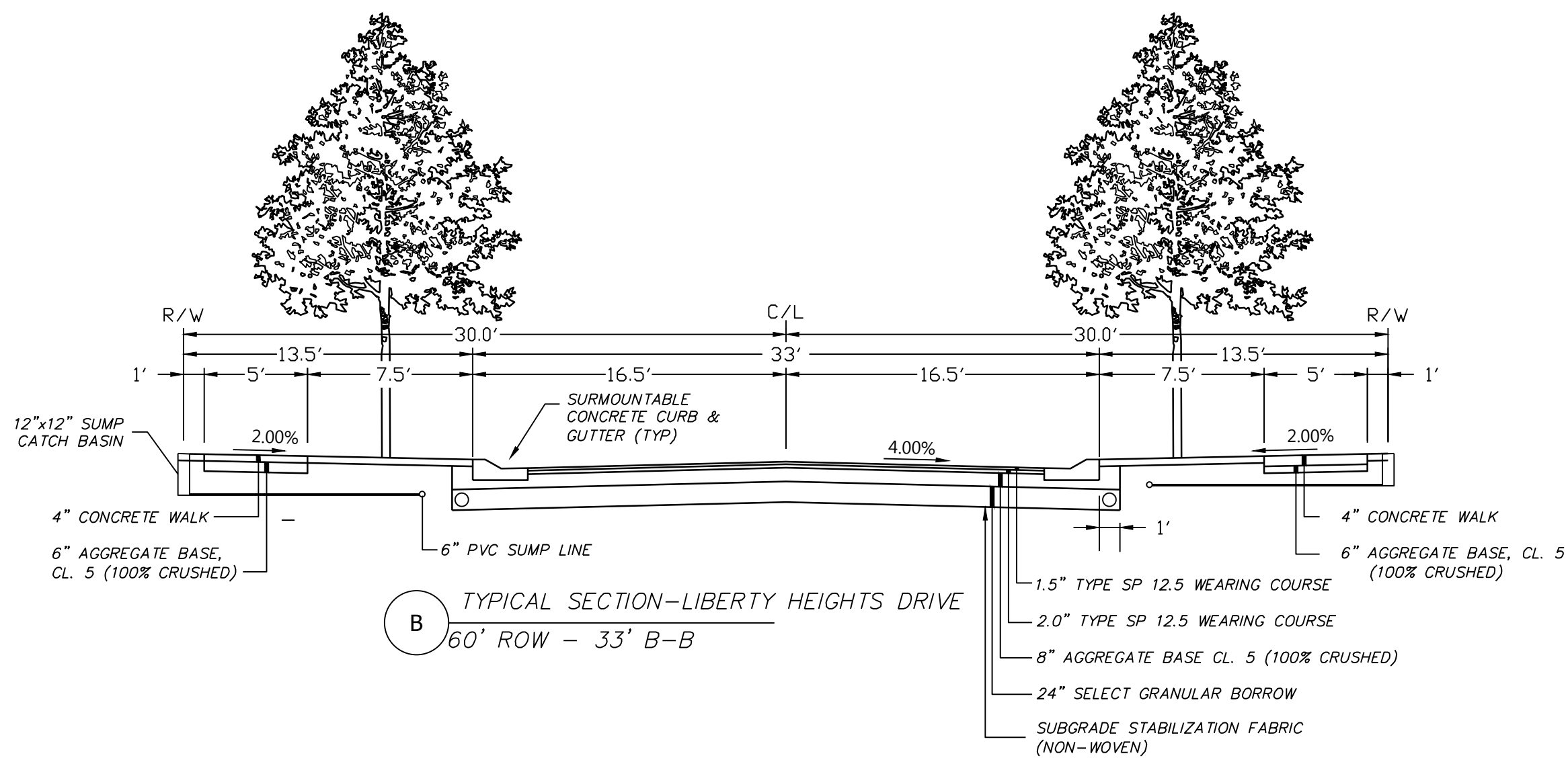
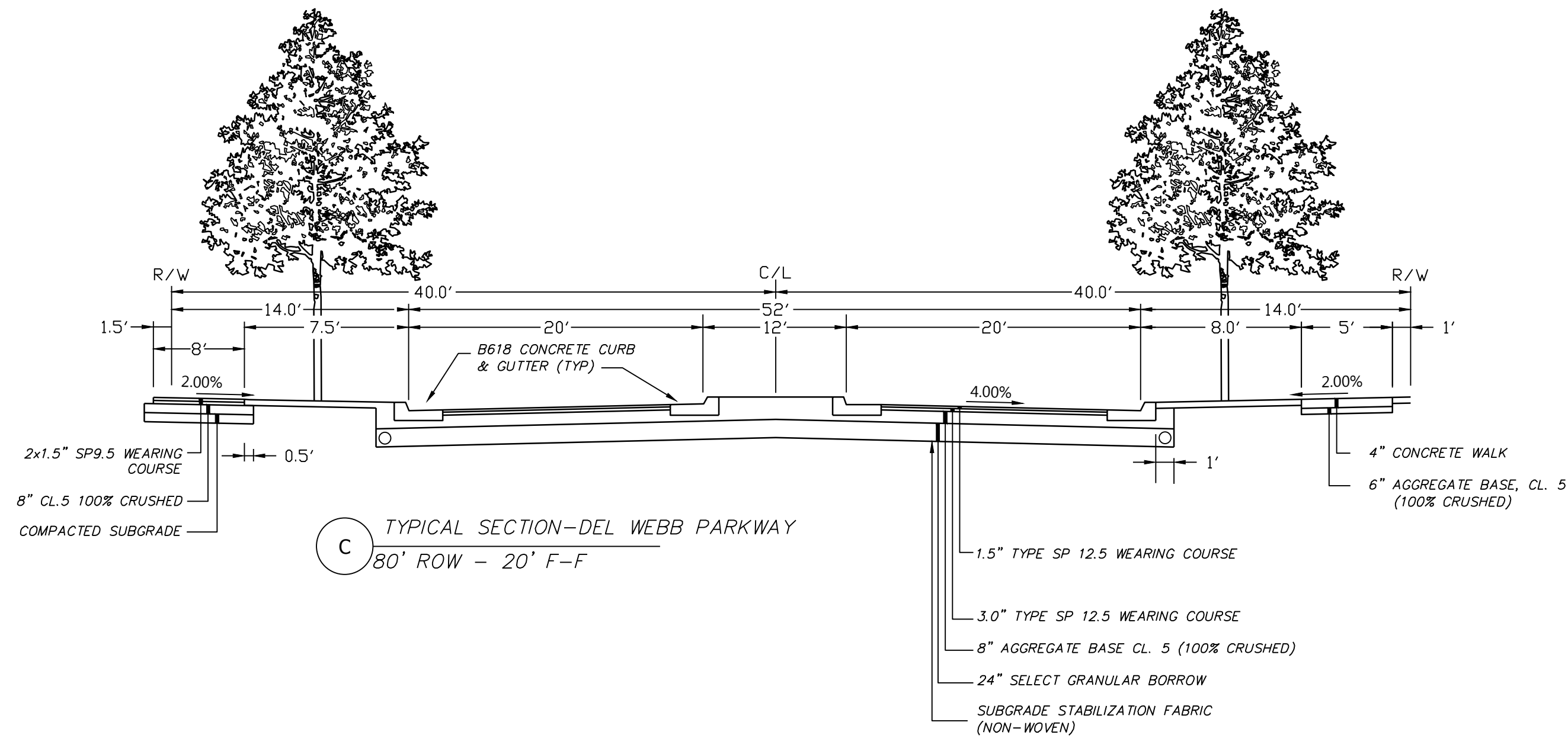
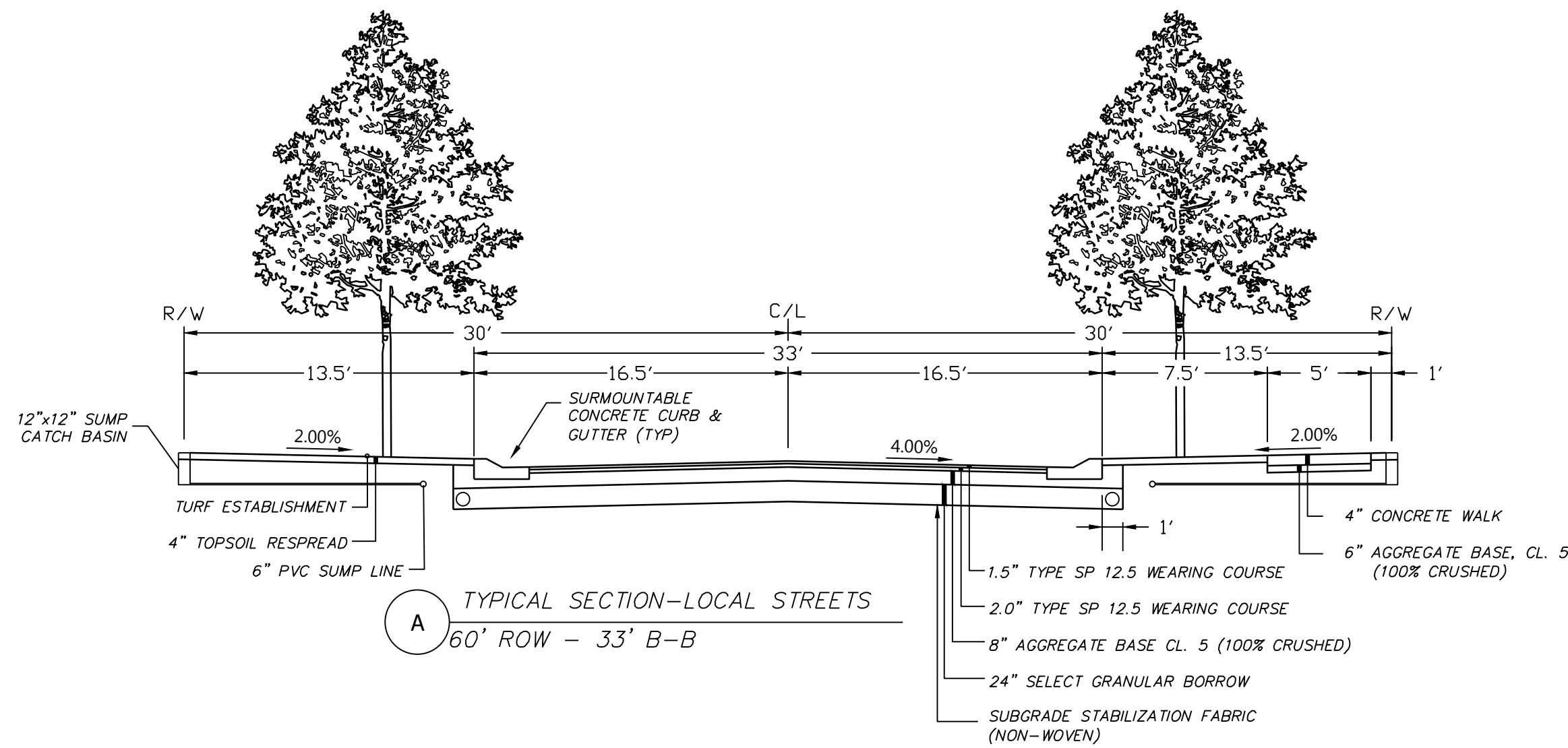
**TOPSOIL MANAGEMENT
PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

08 OF **25**

DATE: 06/26/20



DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	04/23/20
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	06/26/20 CITY COMMENTS
△	----
△	----
△	----

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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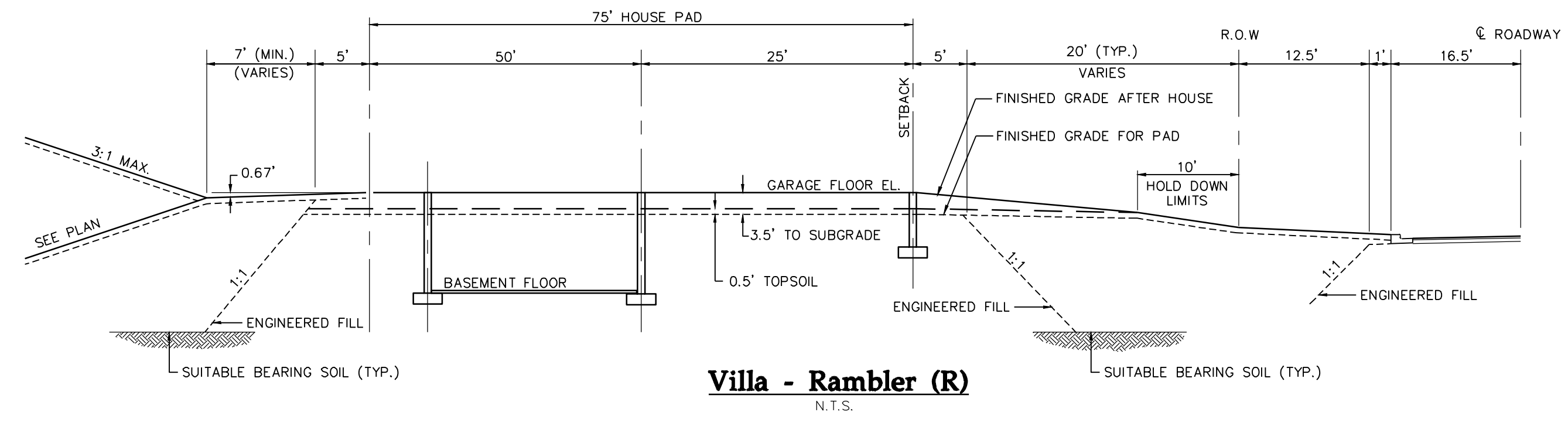
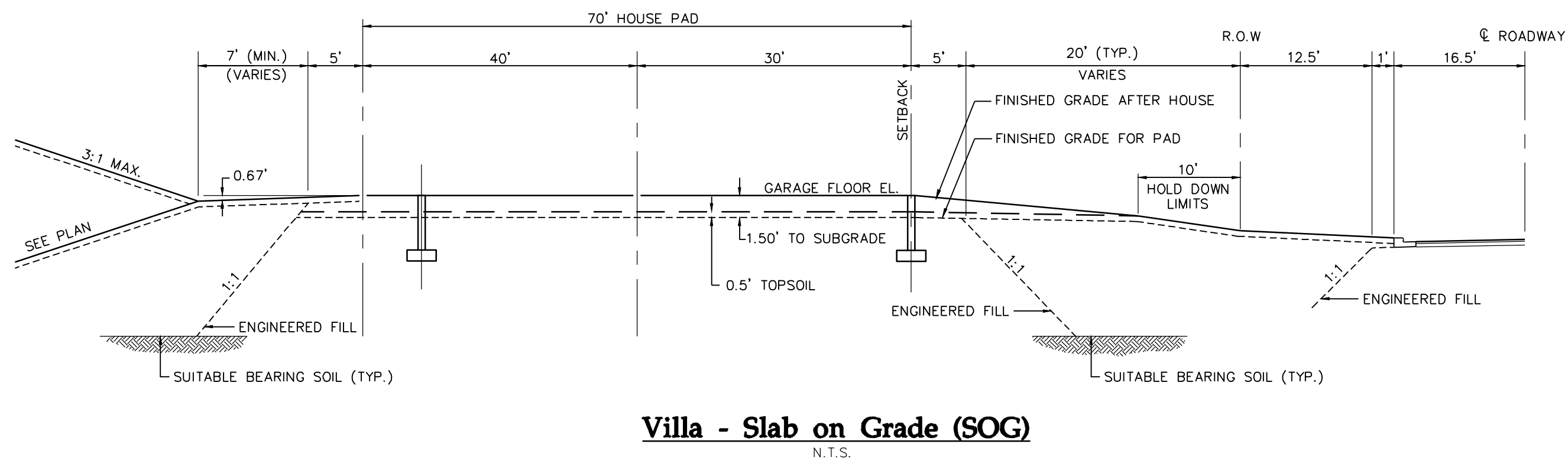
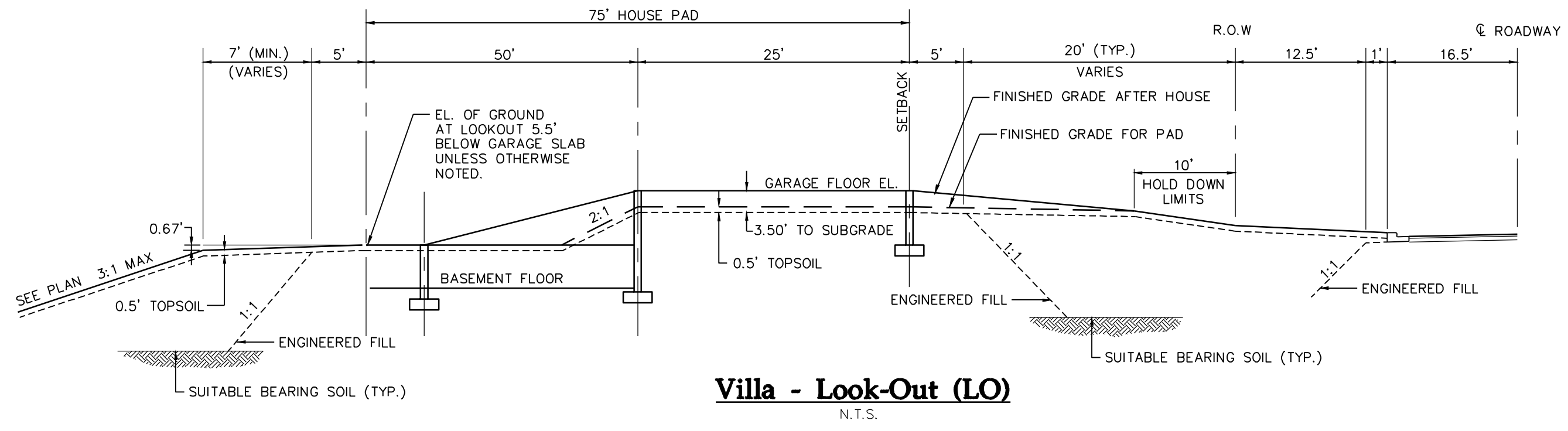
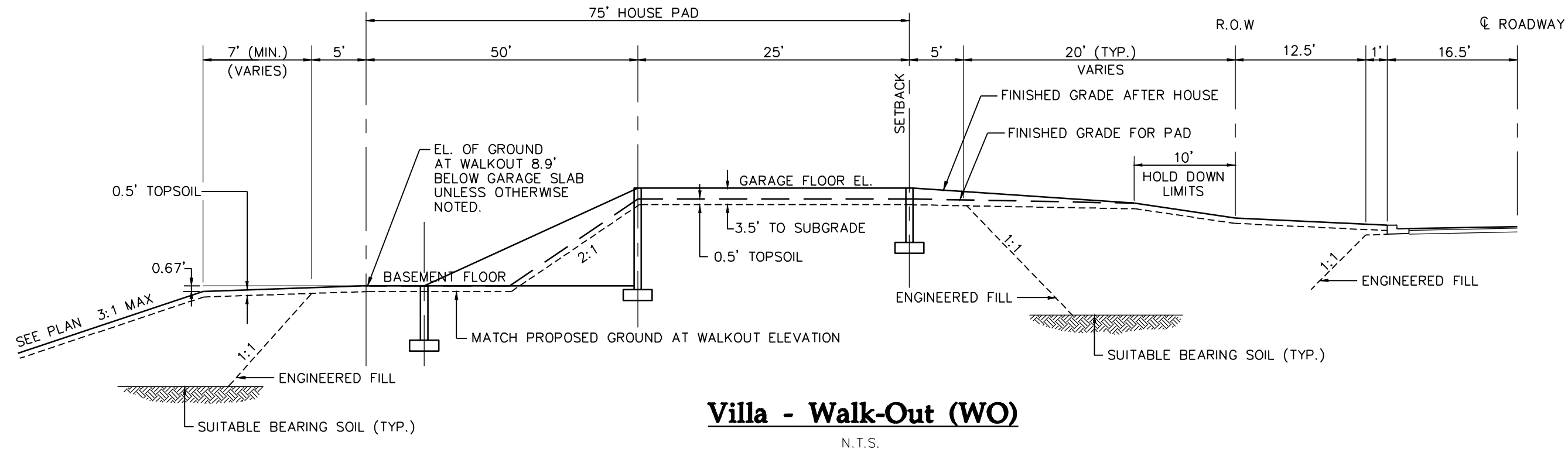
TYPICAL STREET
SECTIONS

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

09 OF 25

DATE: 06/26/20



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ ----
△ ----
△ ----

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DATE: 06/26/20 LICENSE NO. 41257

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CHASKA, MN

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TYPICAL LOT SECTIONS

PROJECT NUMBER: 0015521.00

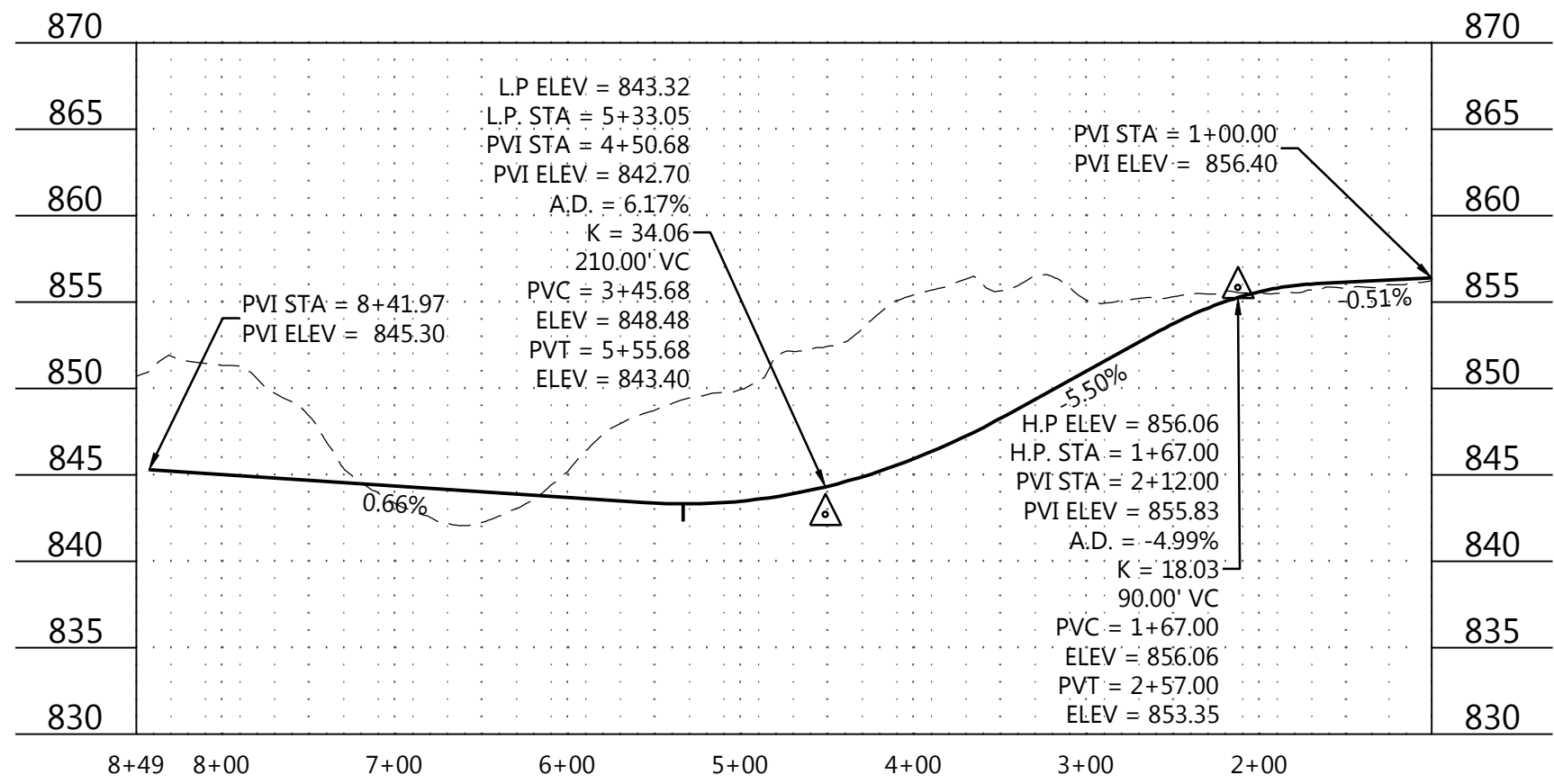
SHEET NUMBER:

10 OF 25

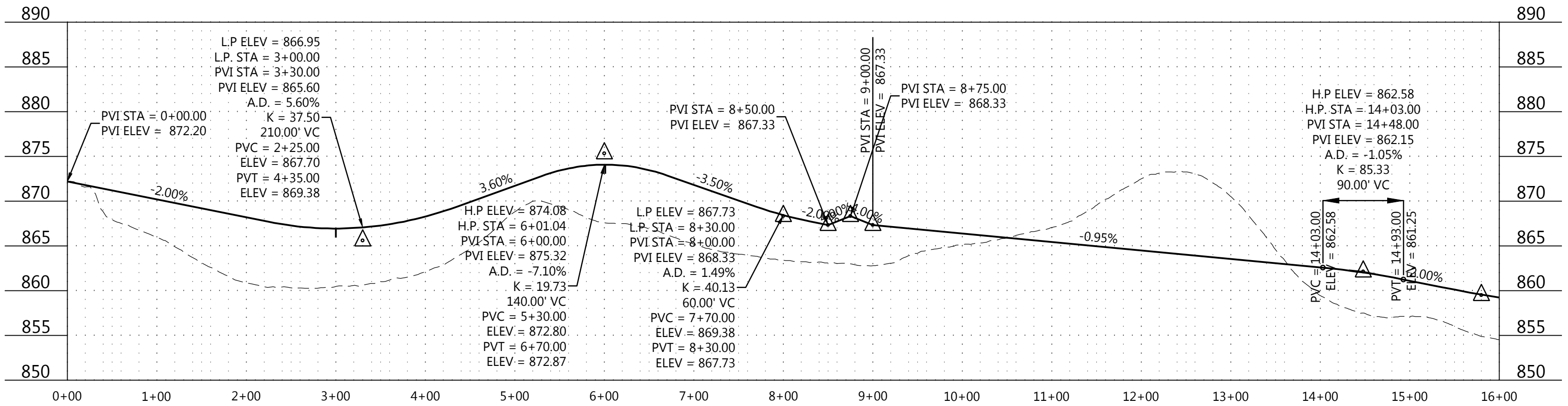
DATE: 06/26/20

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CARDINAL STREET

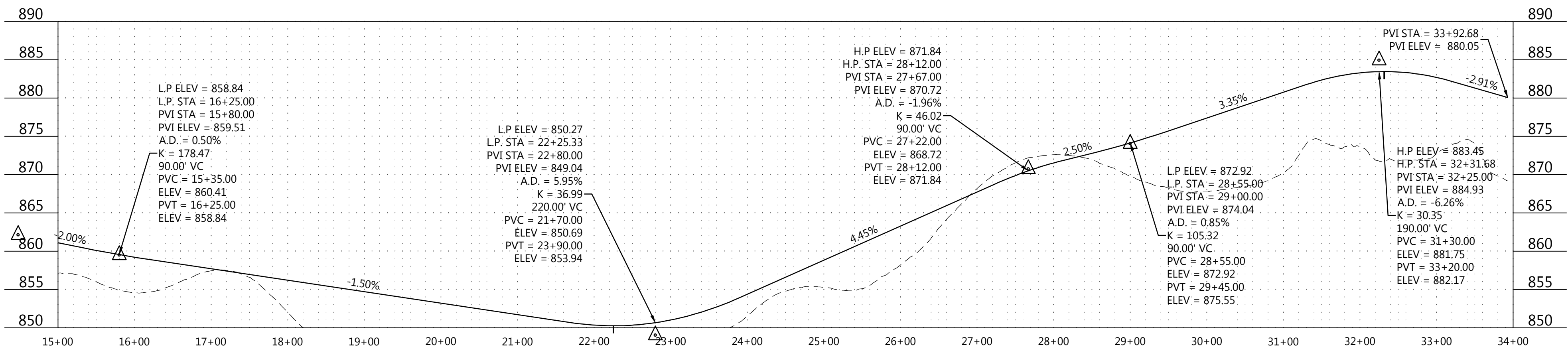


LIBERTY HEIGHTS DRIVE (0+00-16+00)

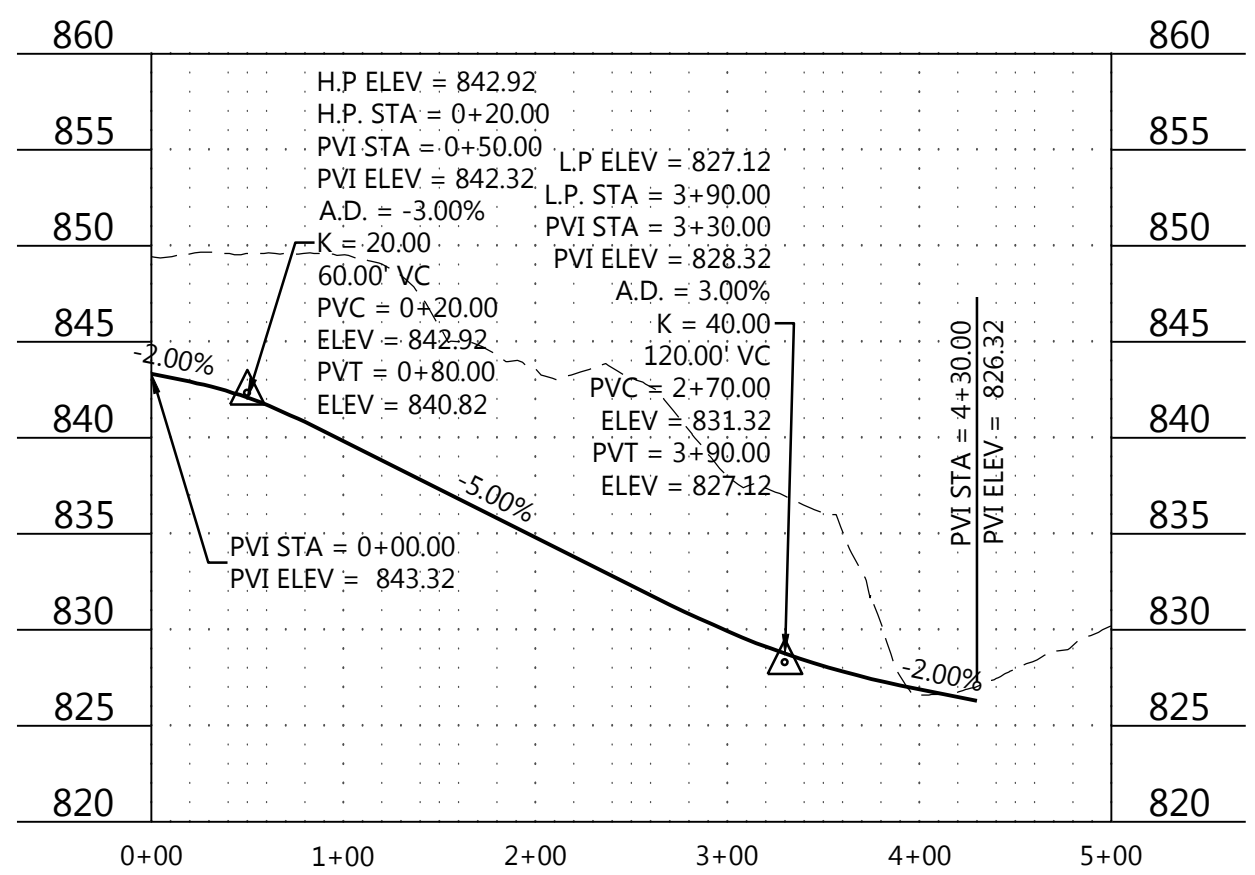


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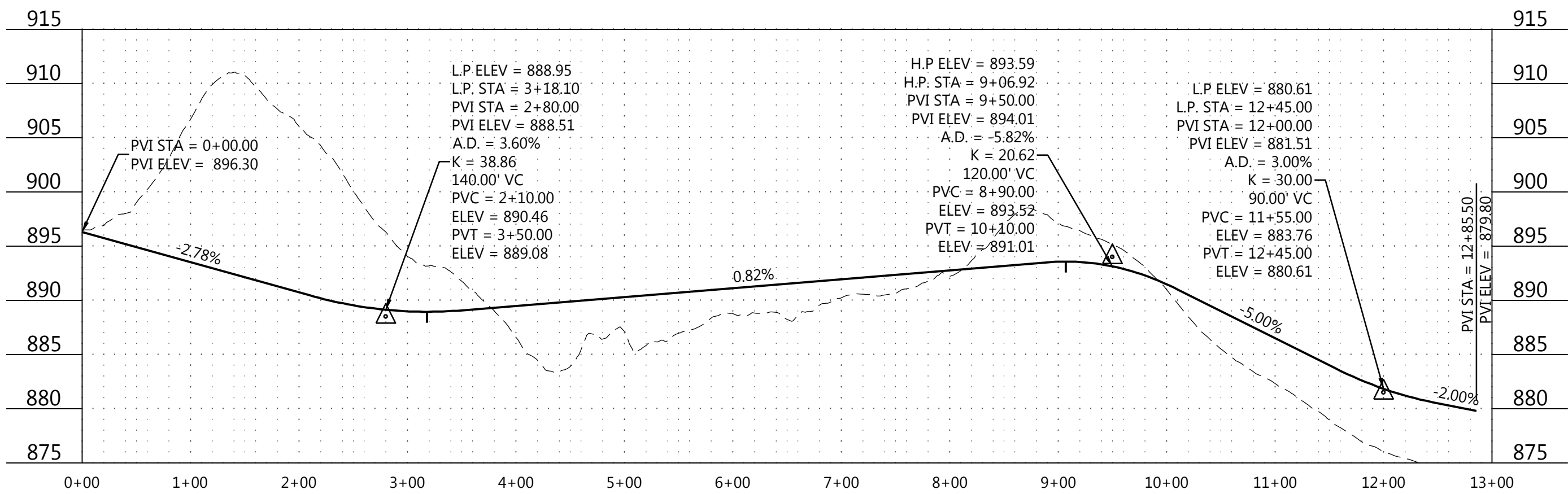
LIBERTY HEIGHTS DRIVE (15+00-34+00)



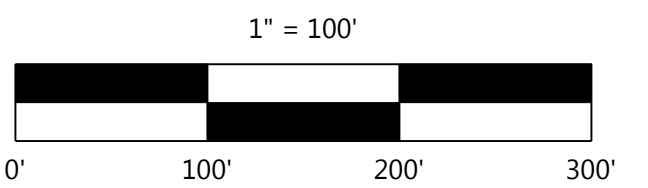
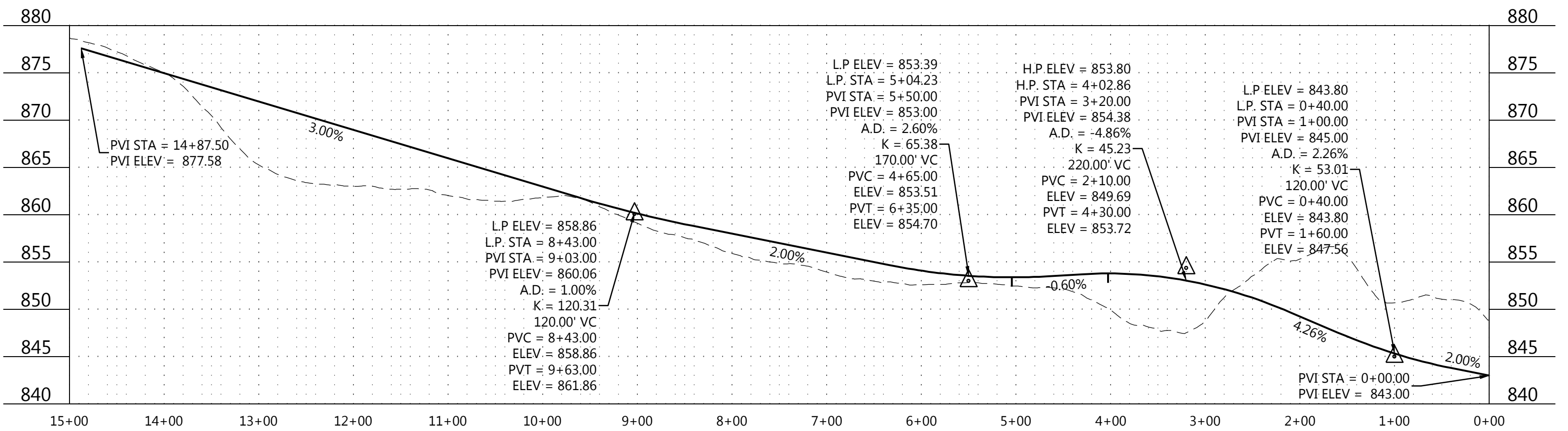
STREET A



MOERS DRIVE



DEL WEBB PARKWAY



FINAL

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/23/20

REVISIONS:

△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM

DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
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SHEET NUMBER:

11 OF

25

STREET PROFILES

PROJECT NUMBER: 0015521.00

DATE: 06/26/20

Packet Page 109 of...

8.A. Adopt Resolution 2020-57 and...

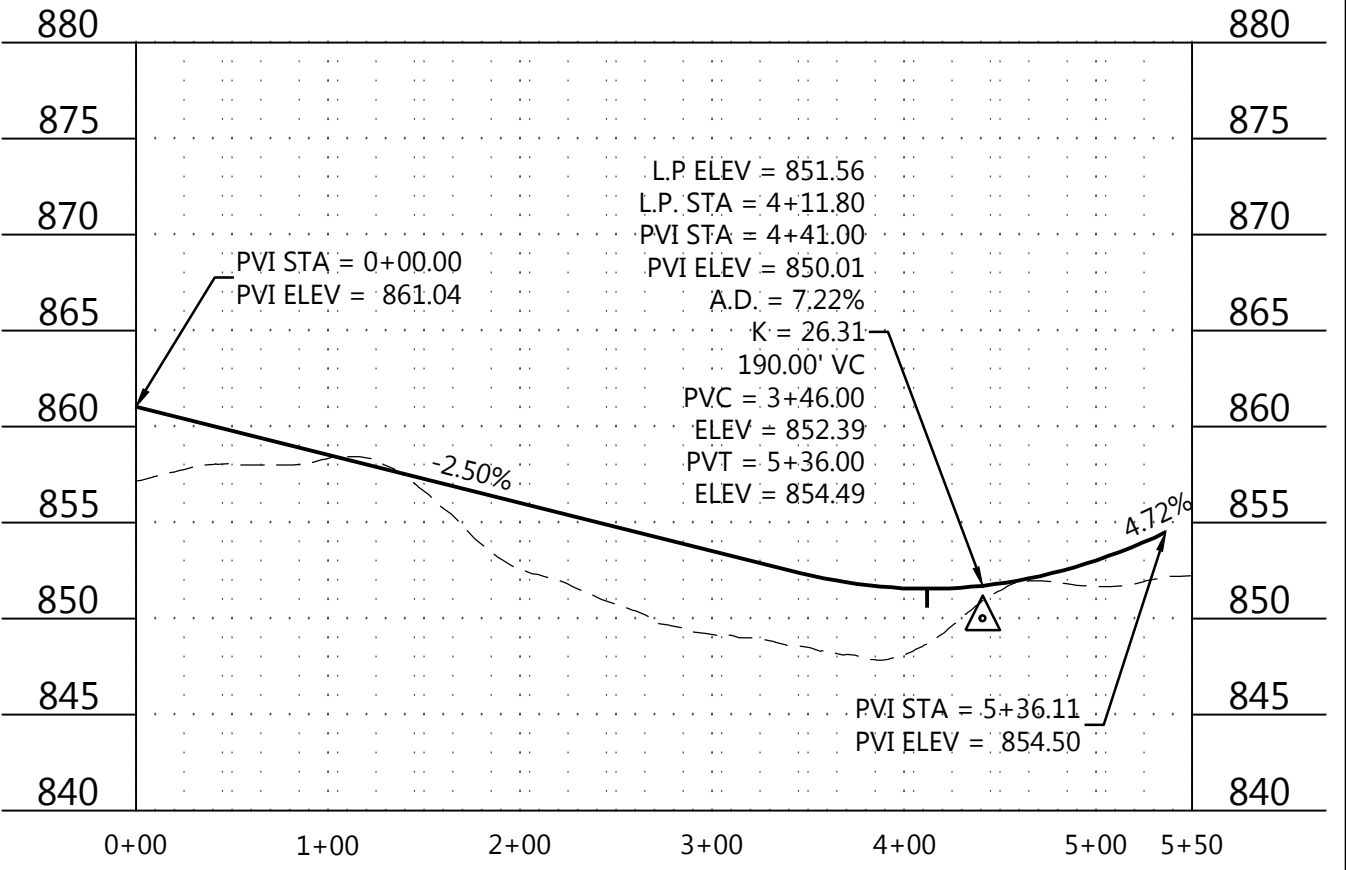
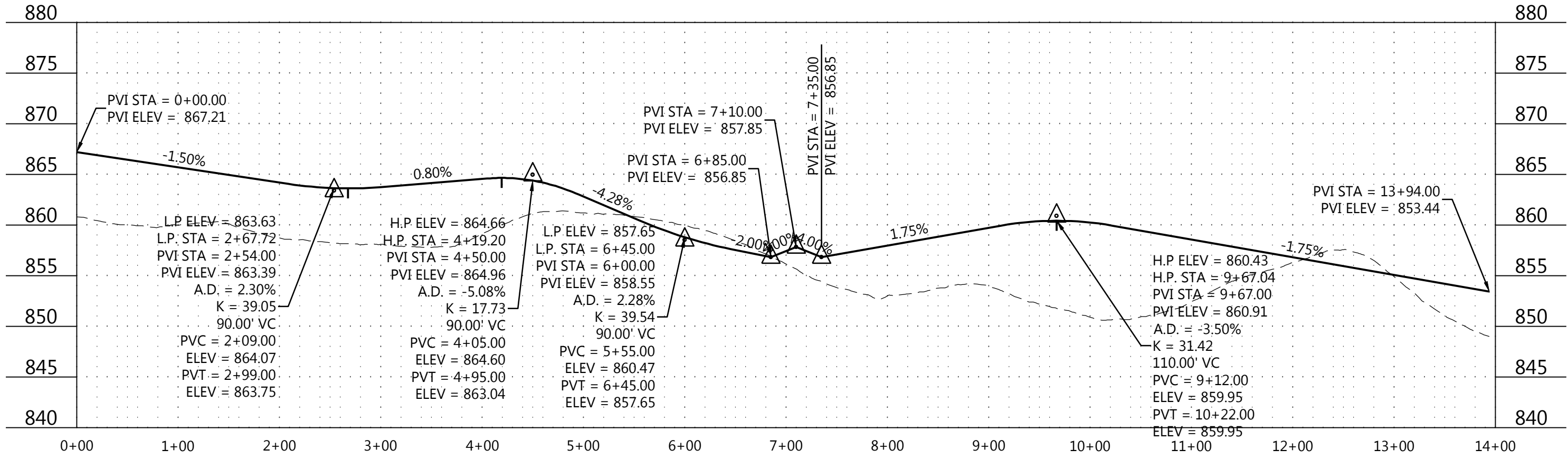
Page 54 of...

DEL WEBB AT CHASKA

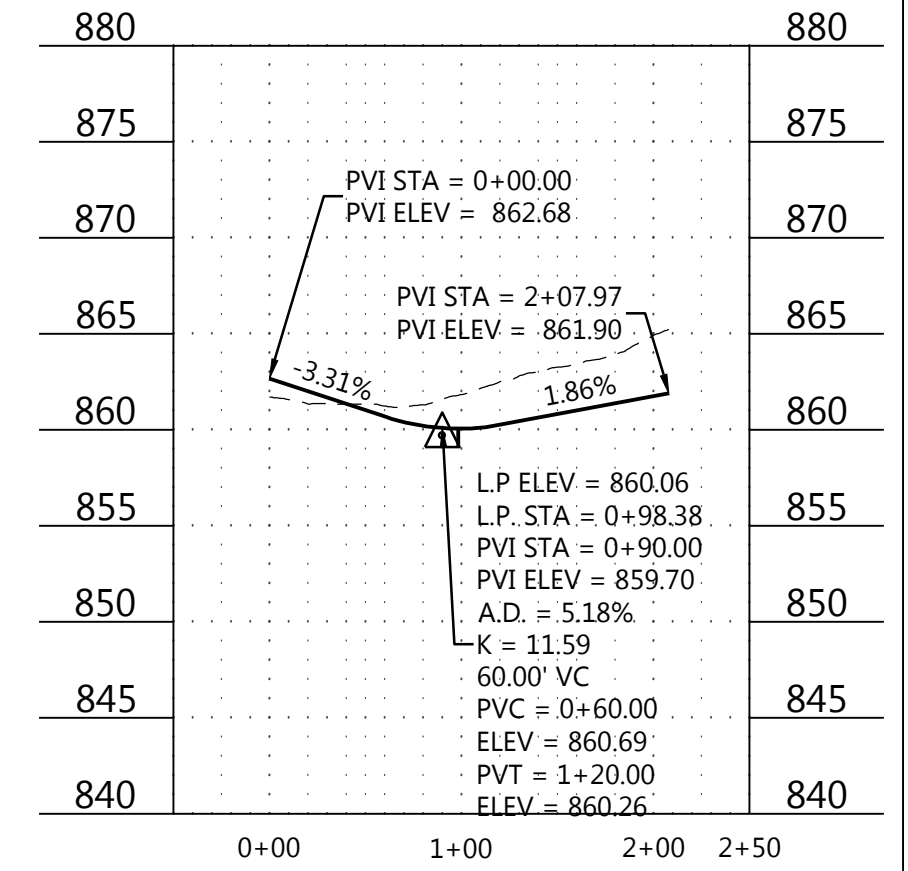
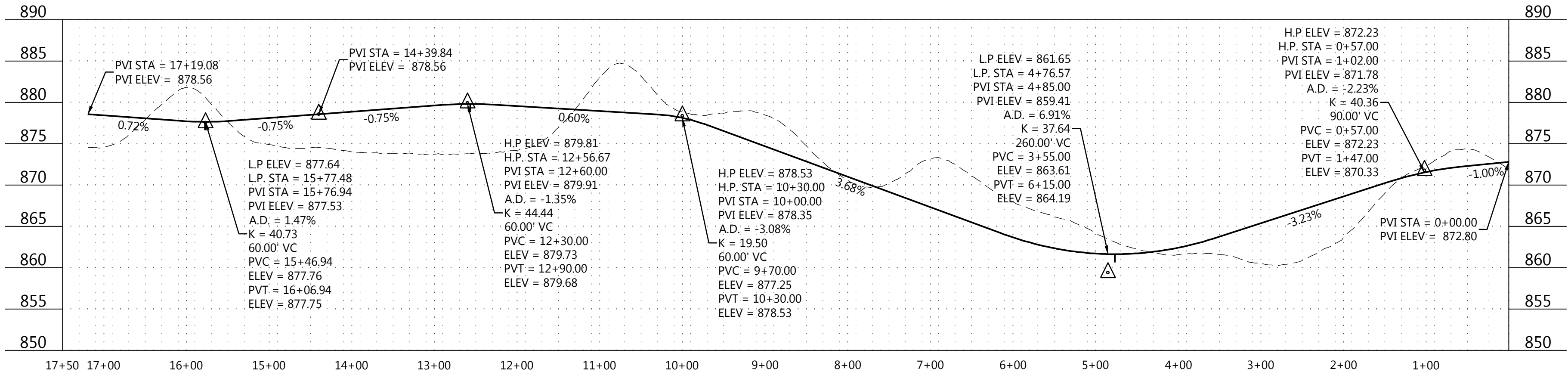
ROBIN AVENUE

ROBIN CURVE

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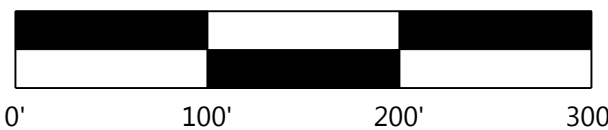
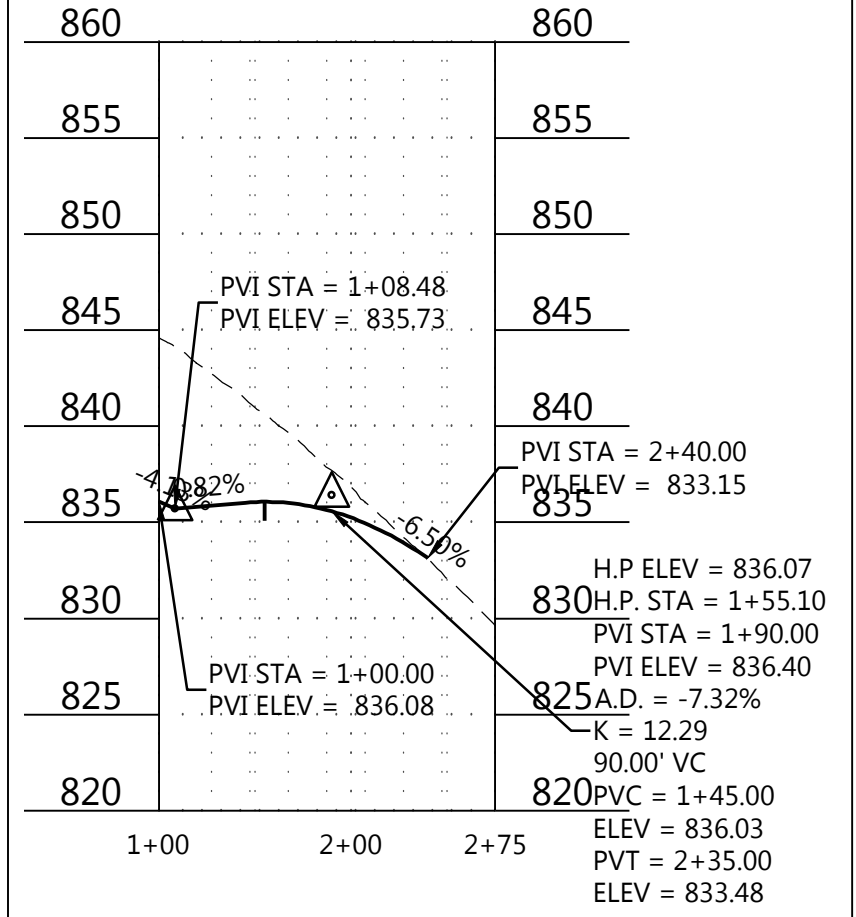
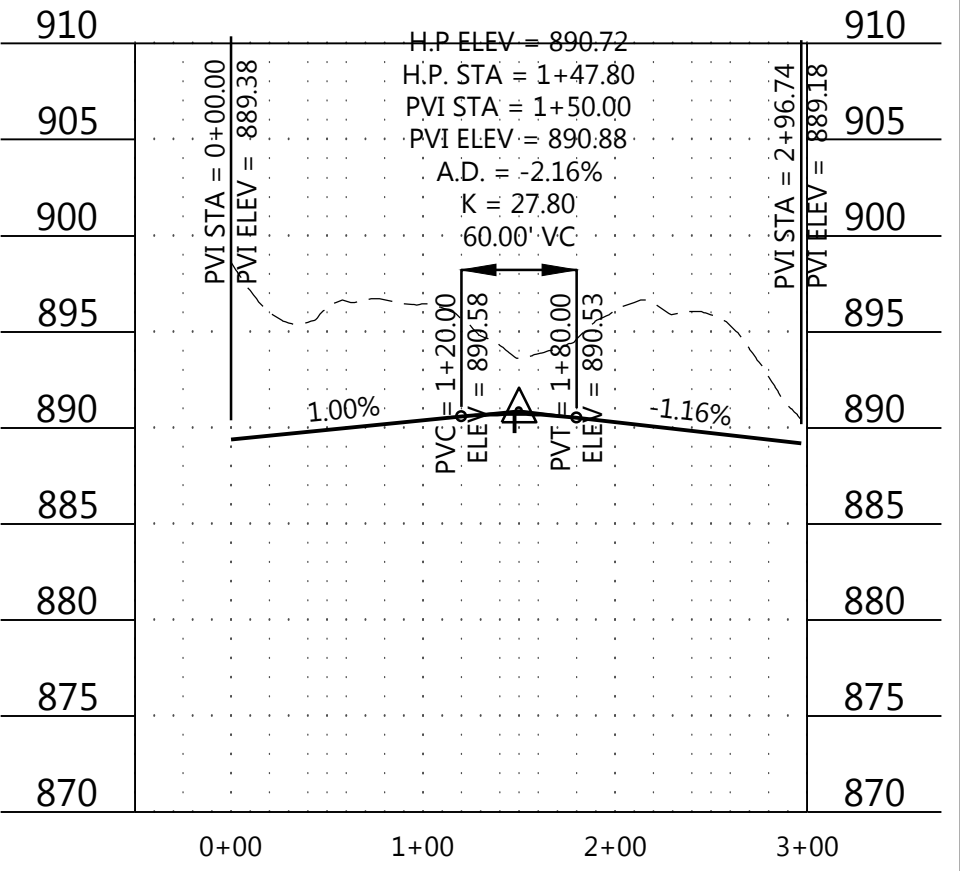
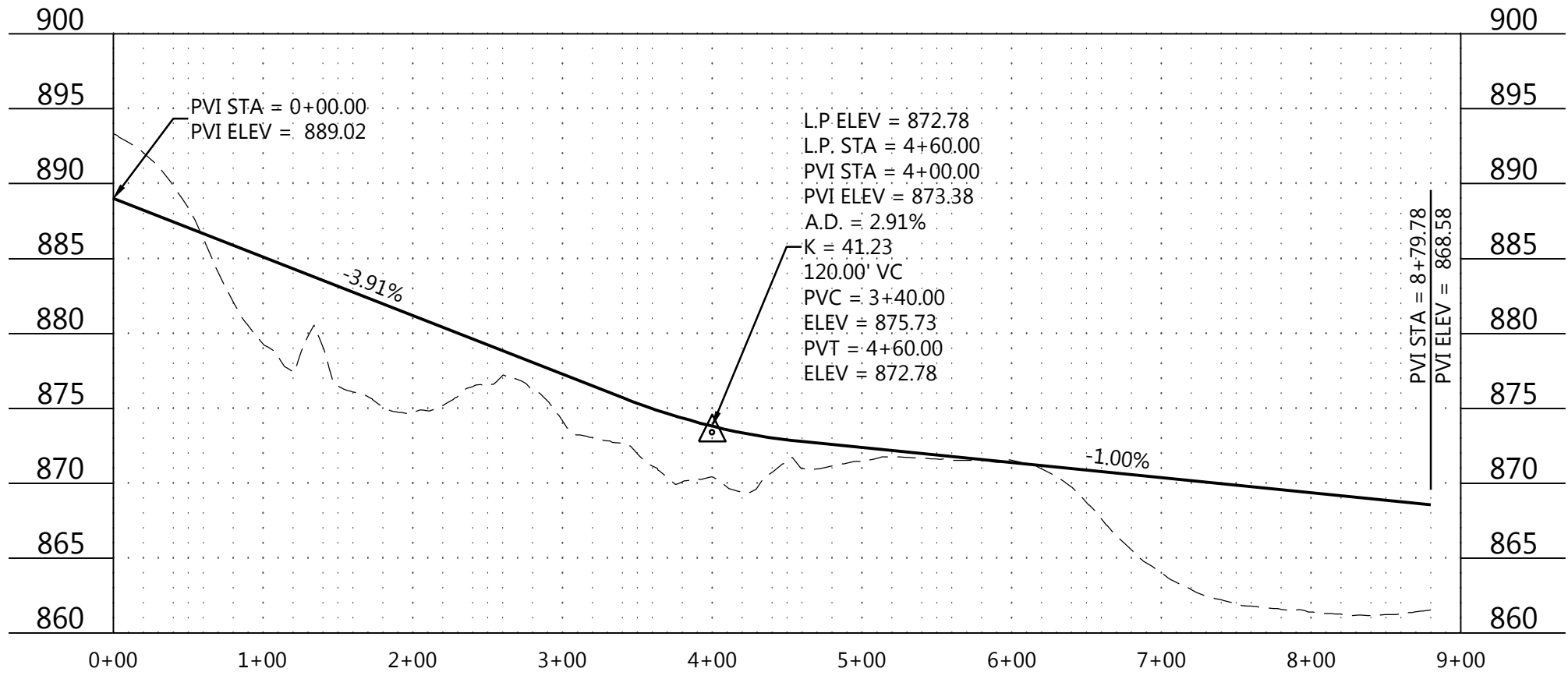
GOLDFINCH STREET



BLUEJAY AVENUE

SPARROW COURT

CARDINAL STREET S



FINAL

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS
06/26/20 CITY COMMENTS

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Westwood

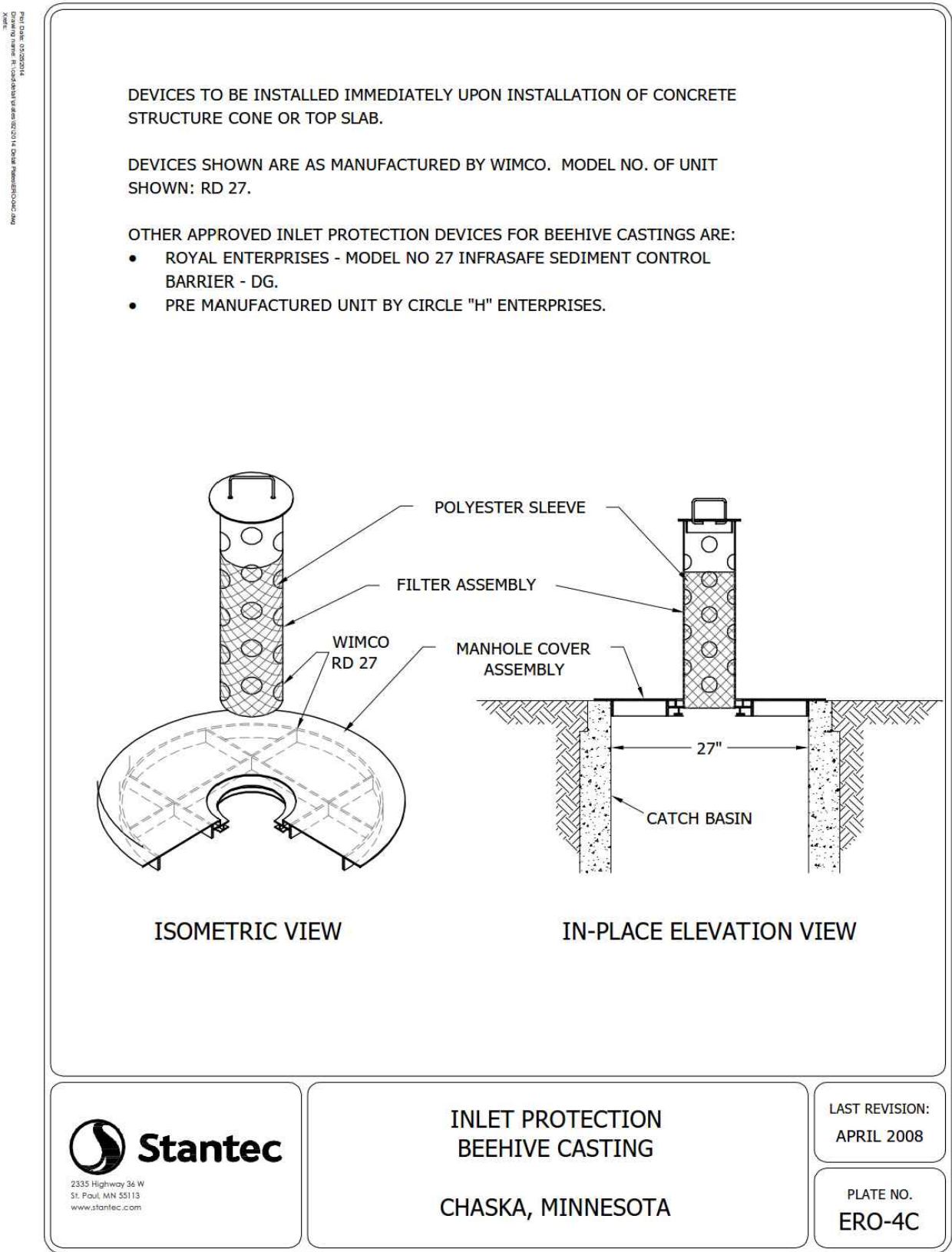
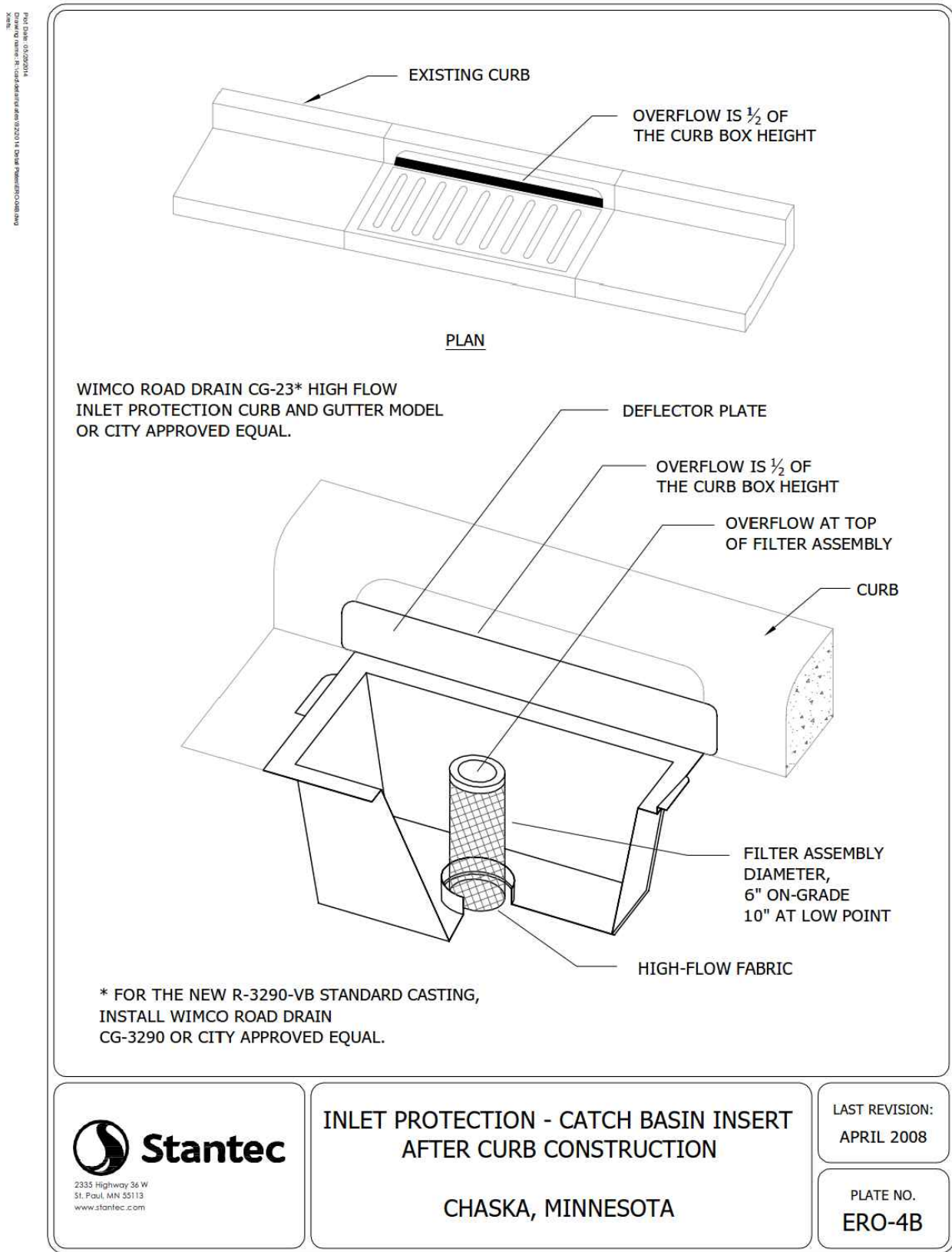
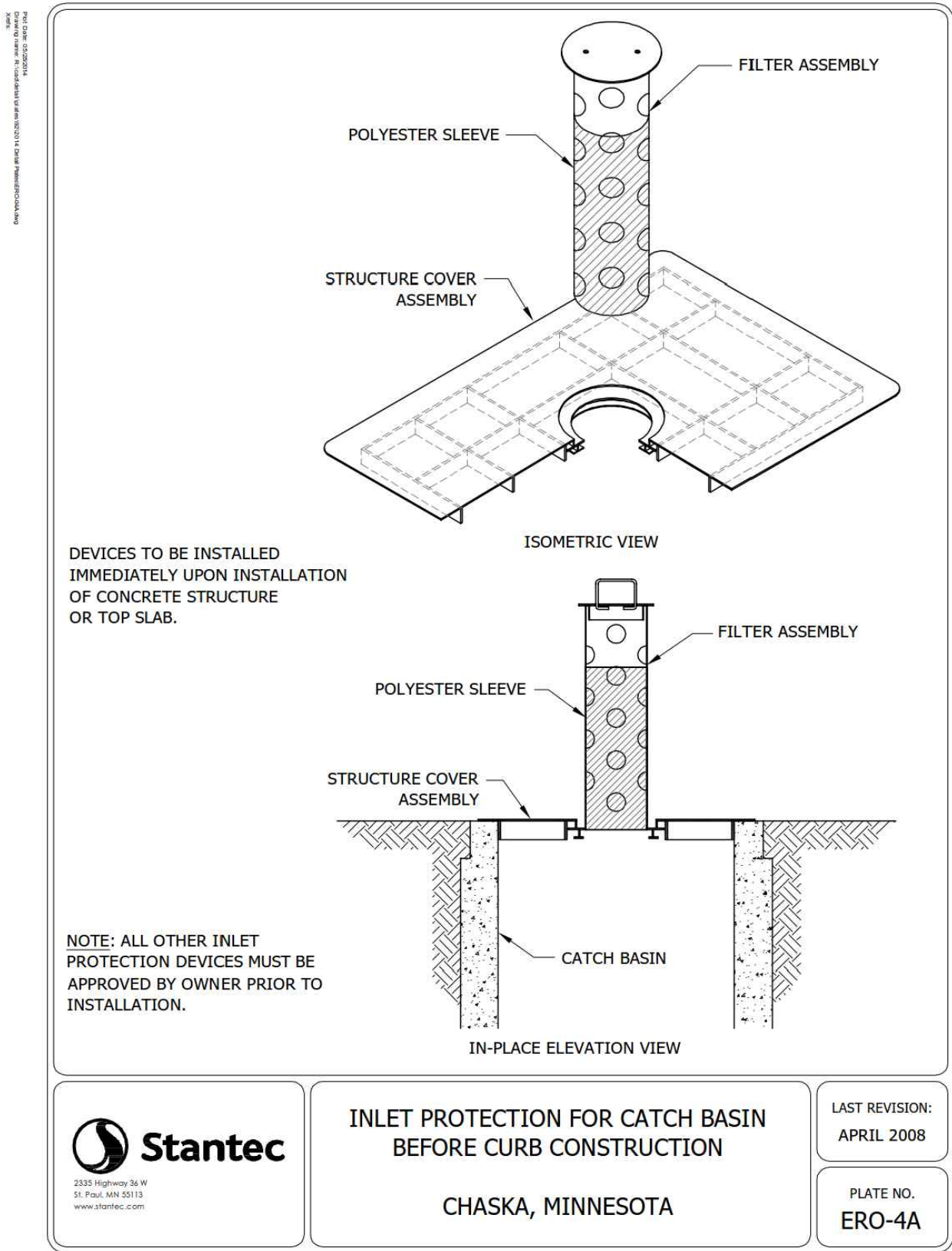
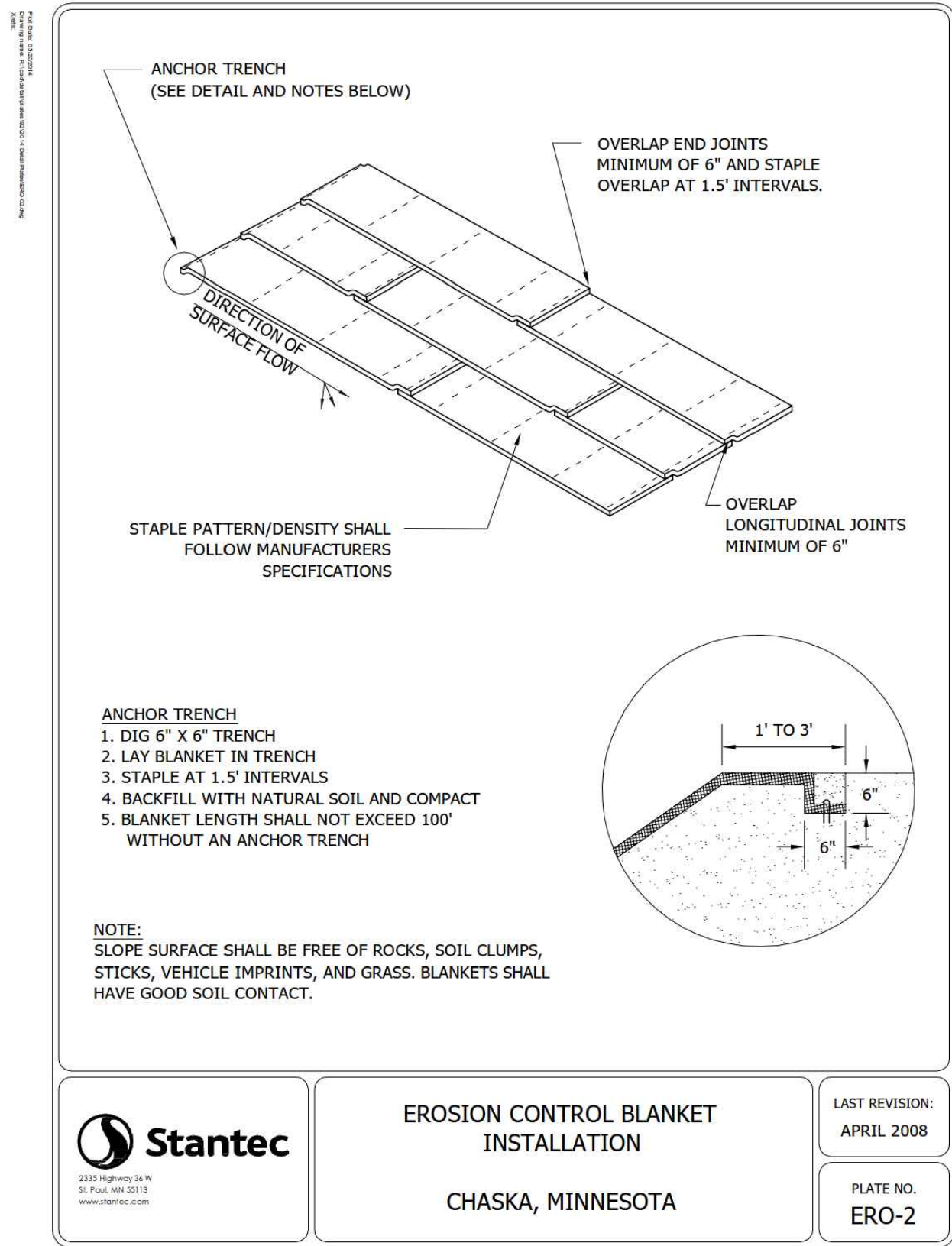
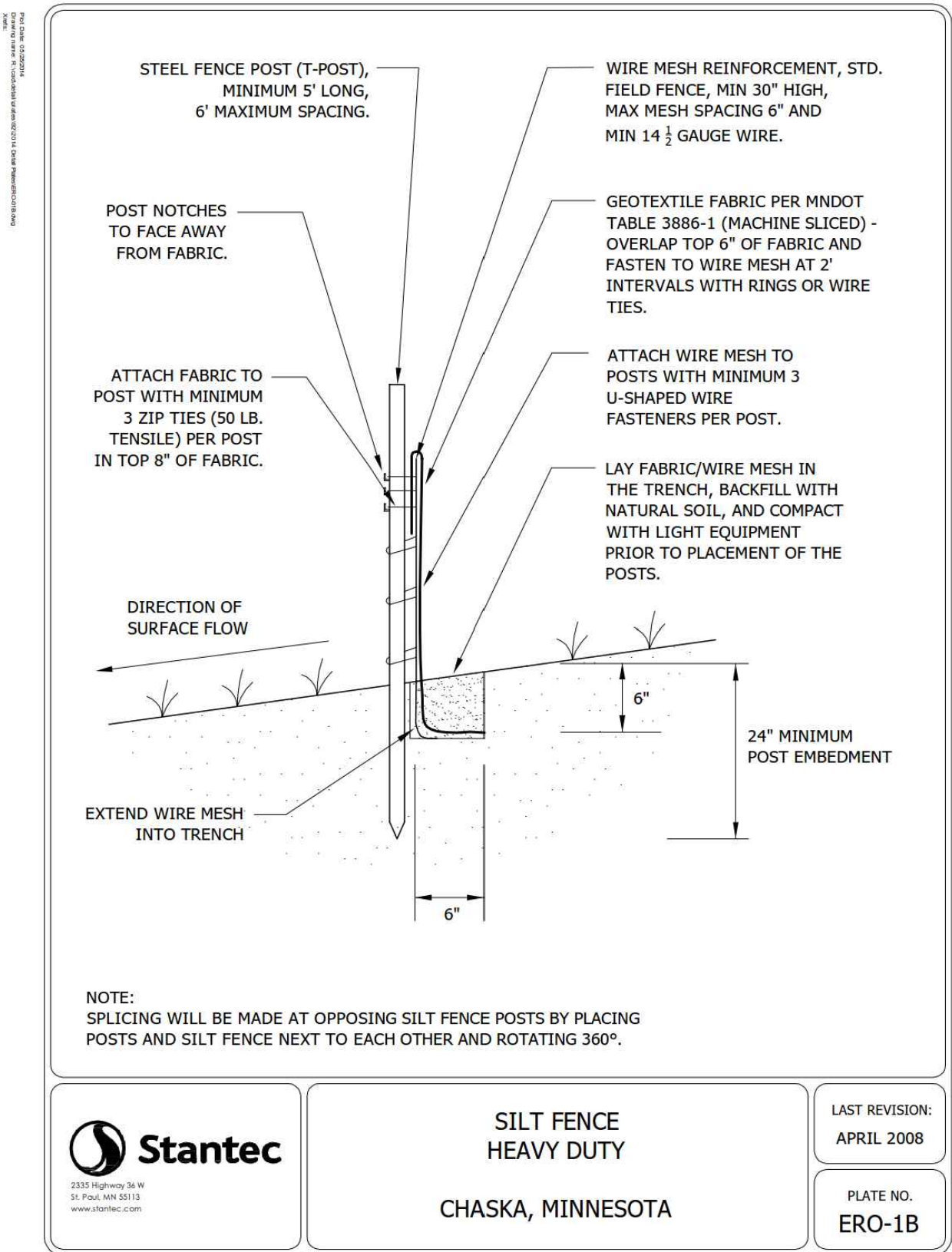
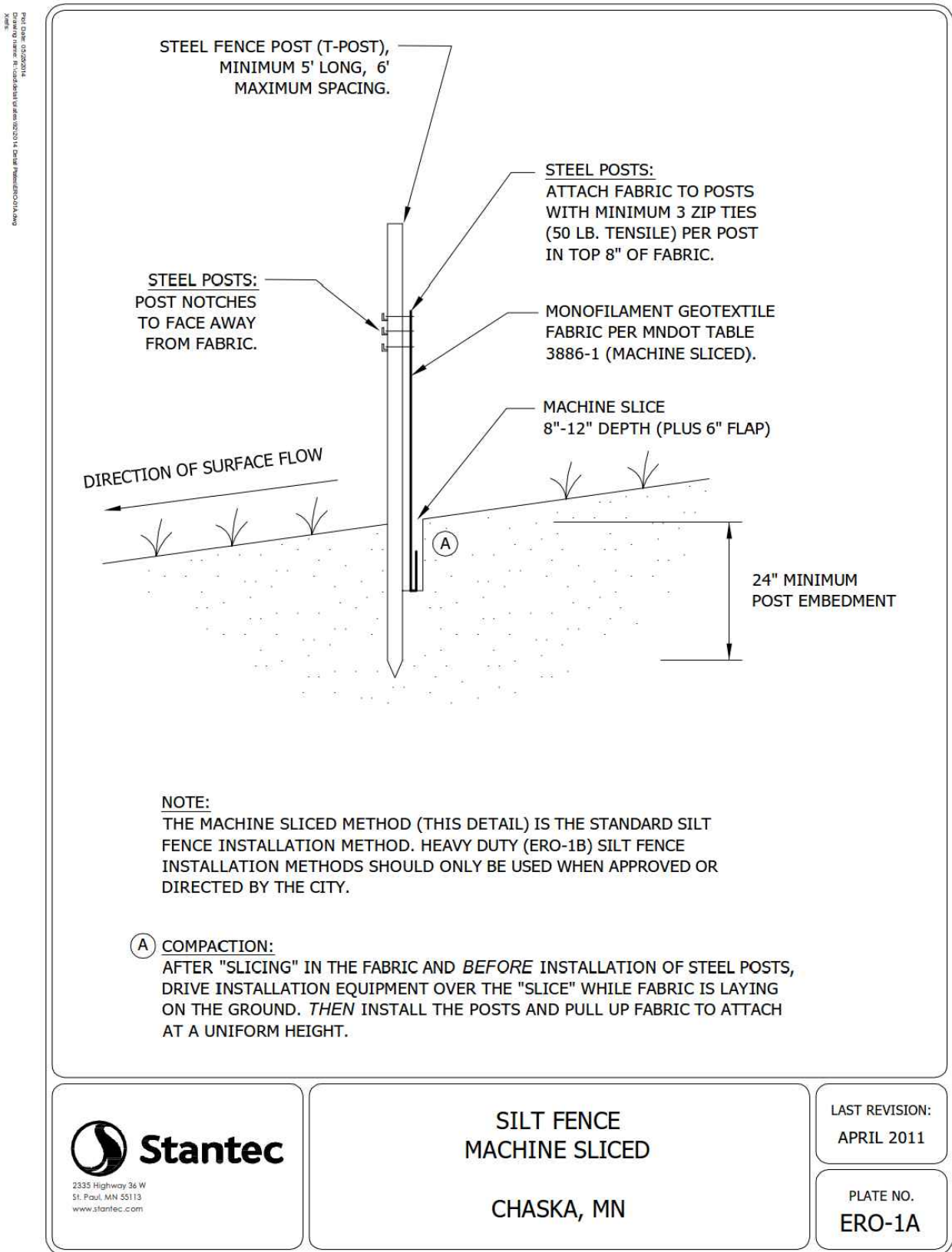
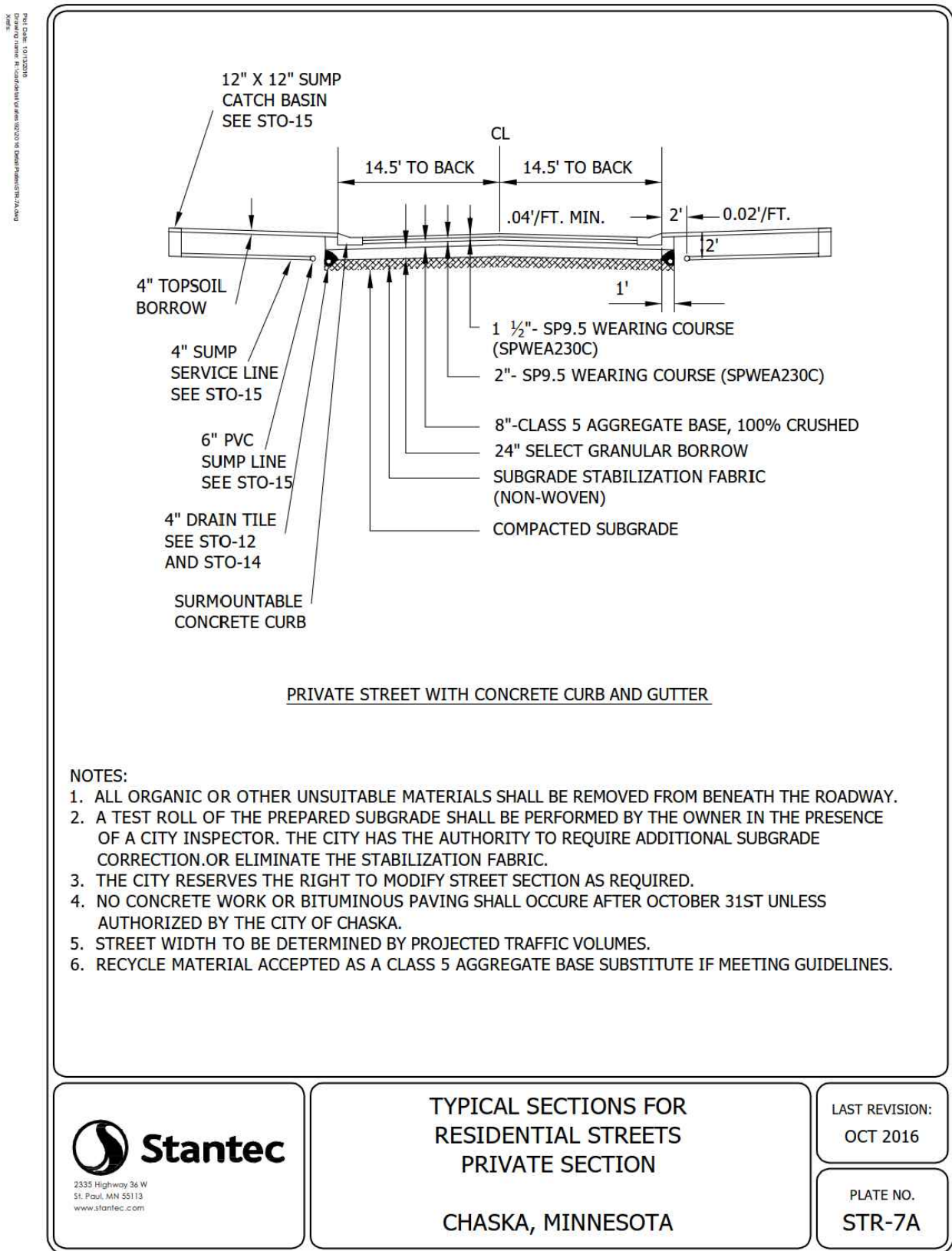
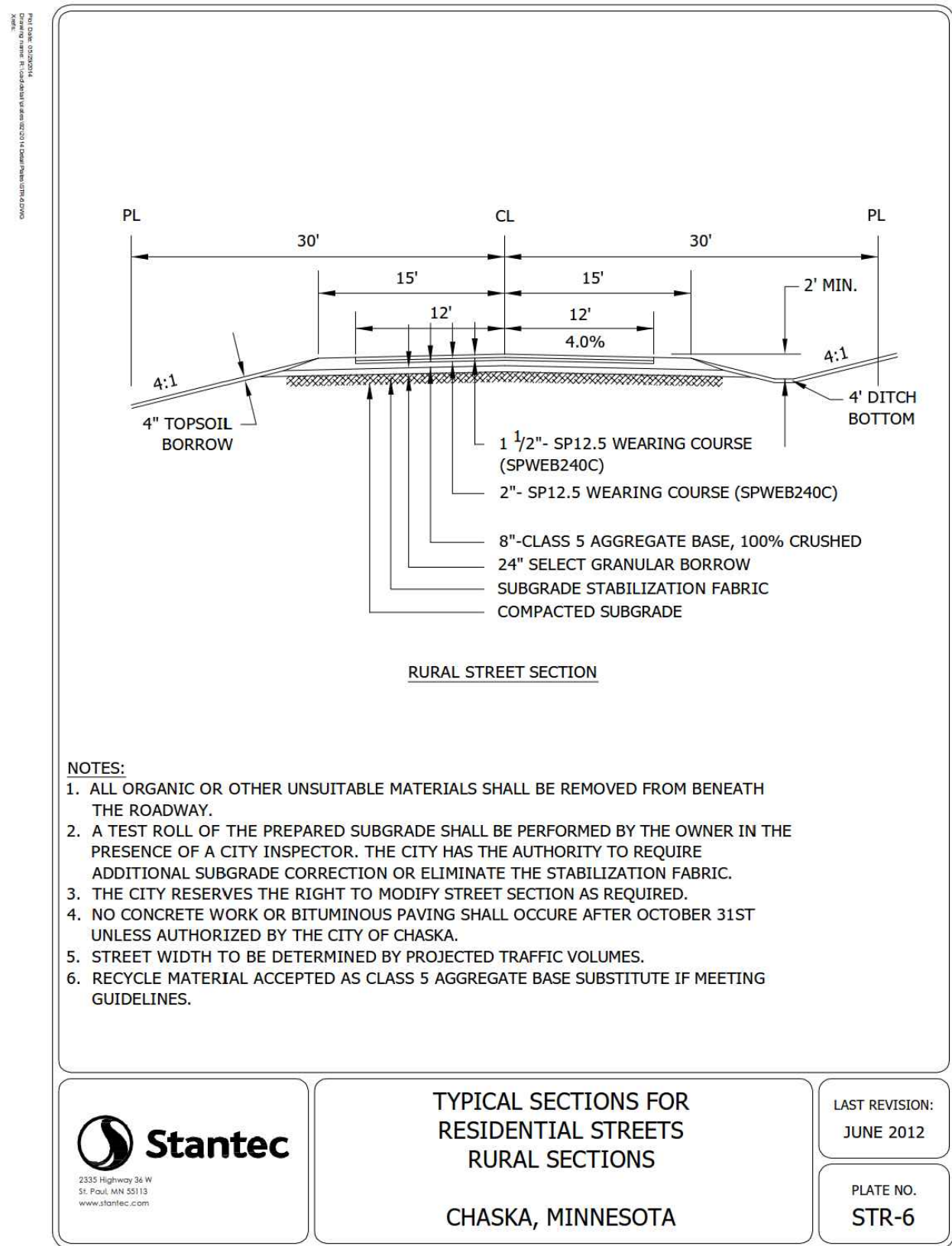
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SHEET NUMBER:

12 OF 25

DATE: 06/26/20

PROJECT NUMBER: 0015521.00



DESIGNED: _____
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DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ ----
△ ----
△ ----

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

Packet Page 111 of...

DEL WEBB AT CHASKA

CHASKA, MN

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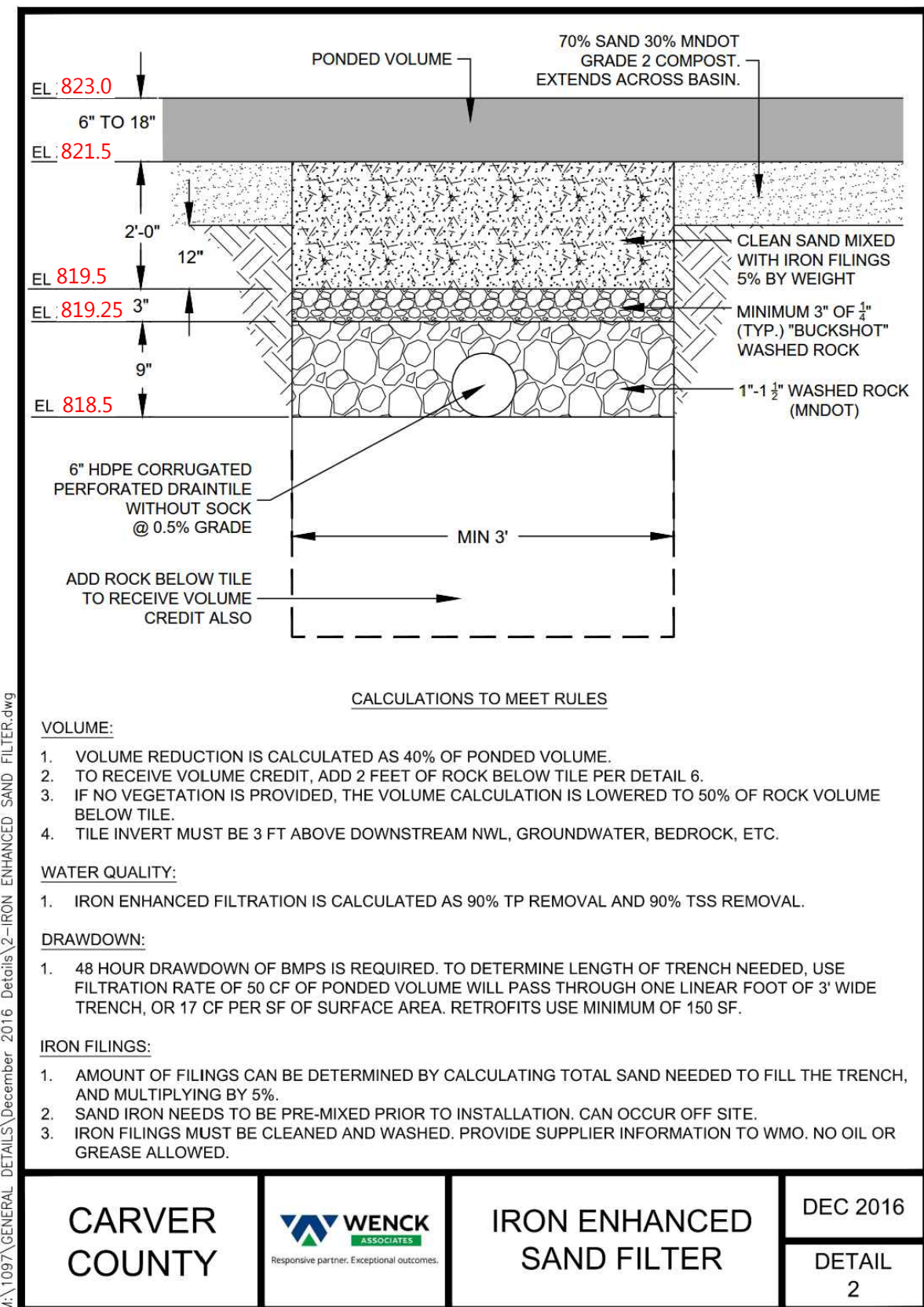
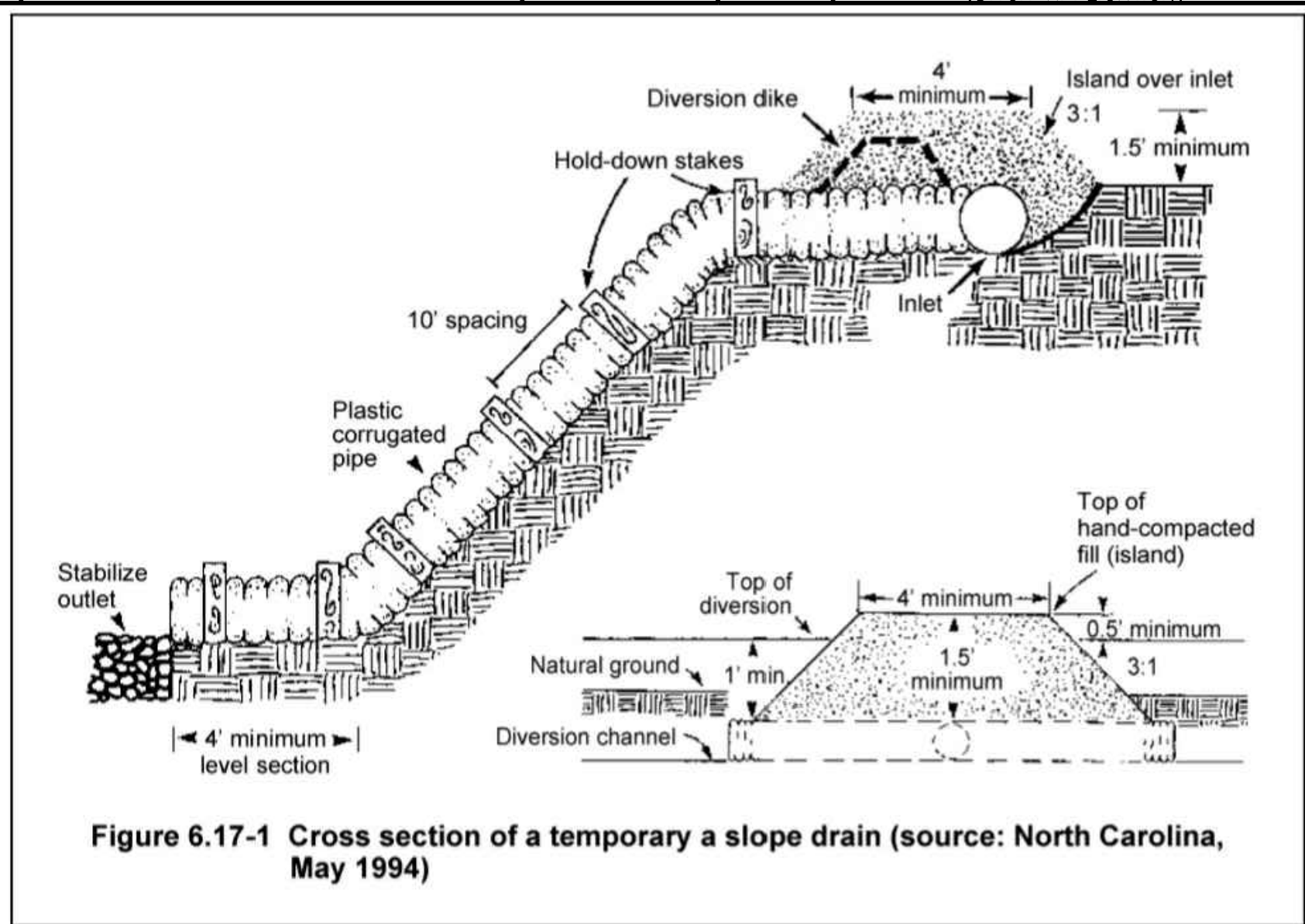
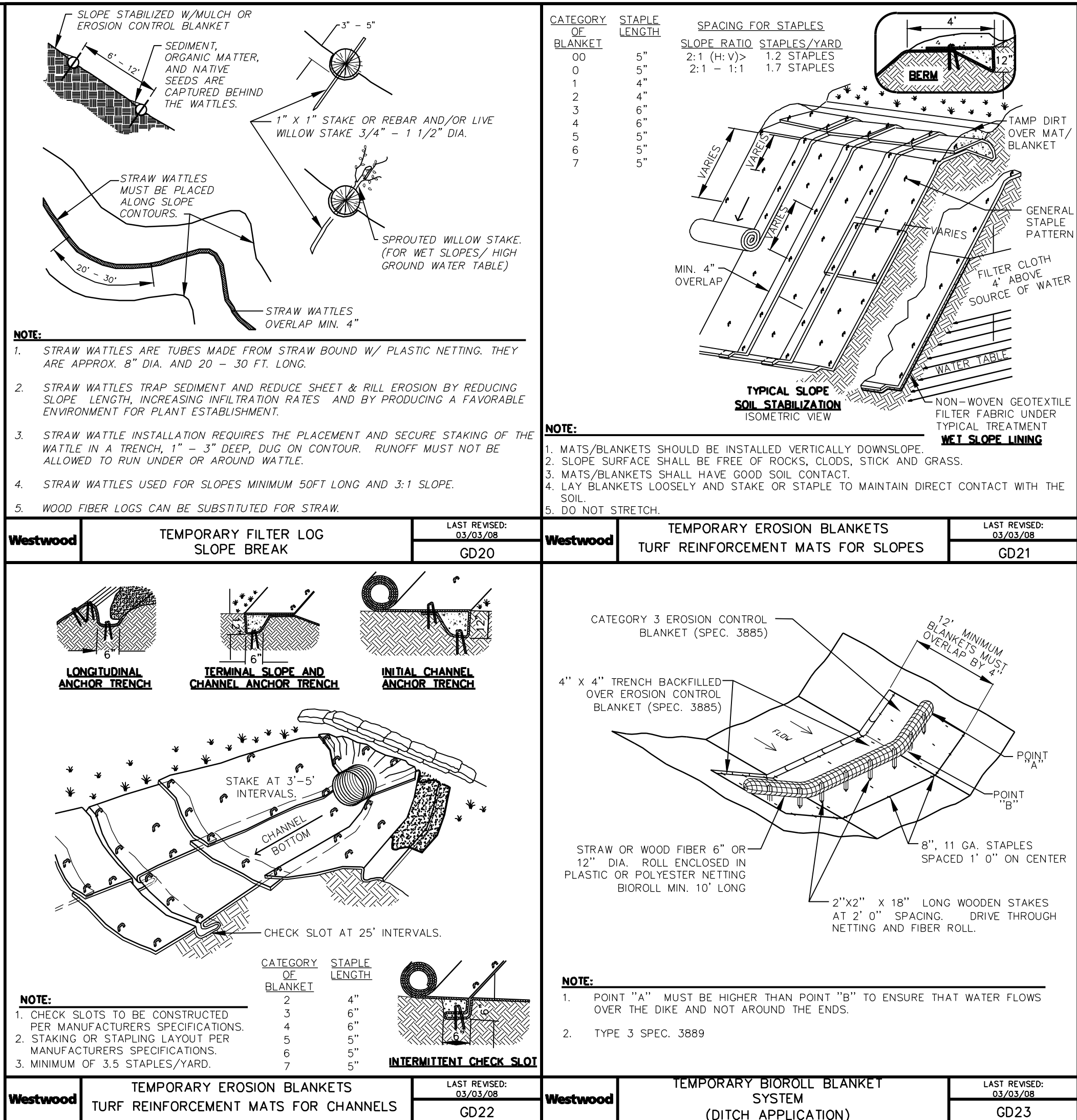
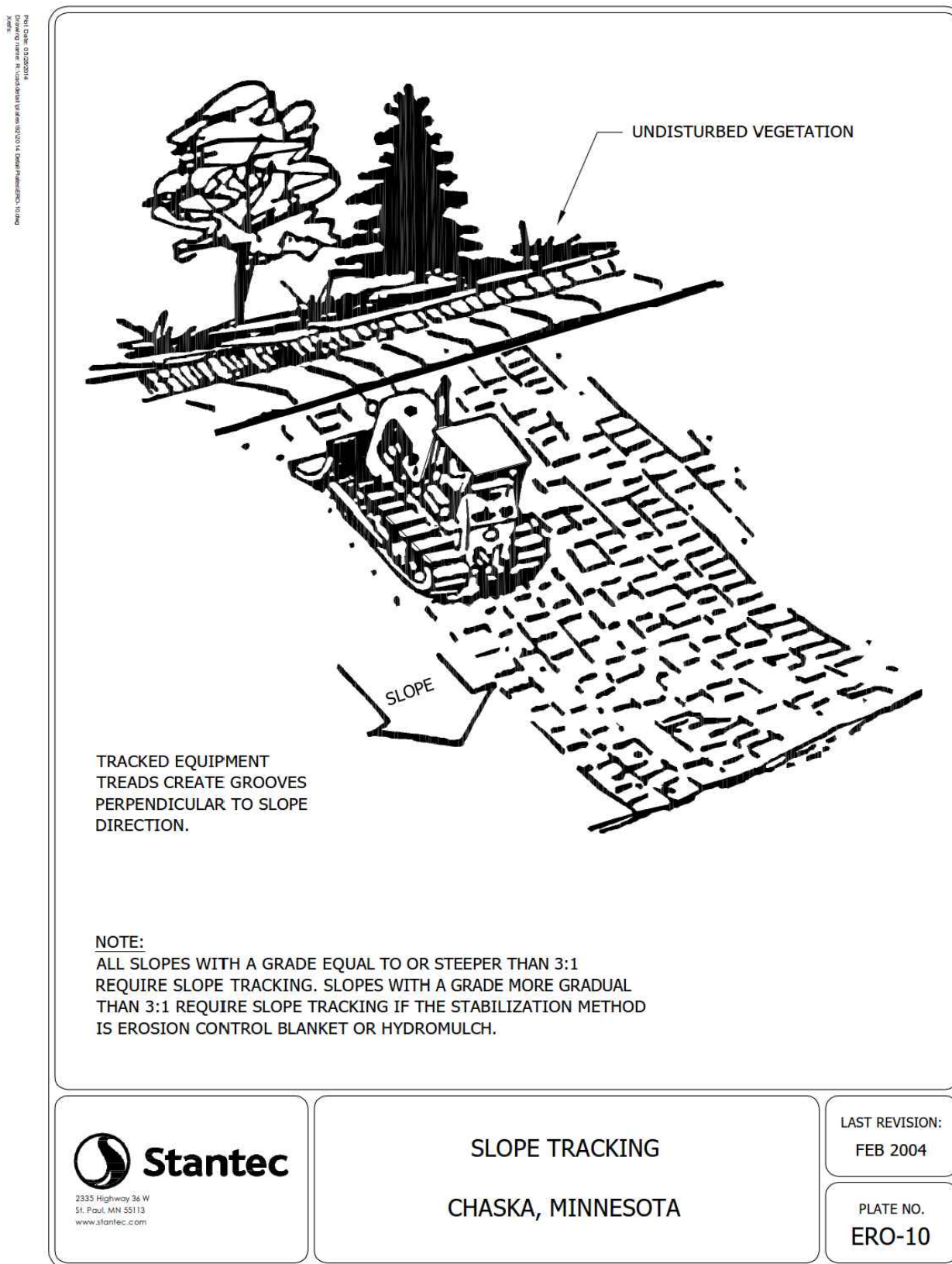
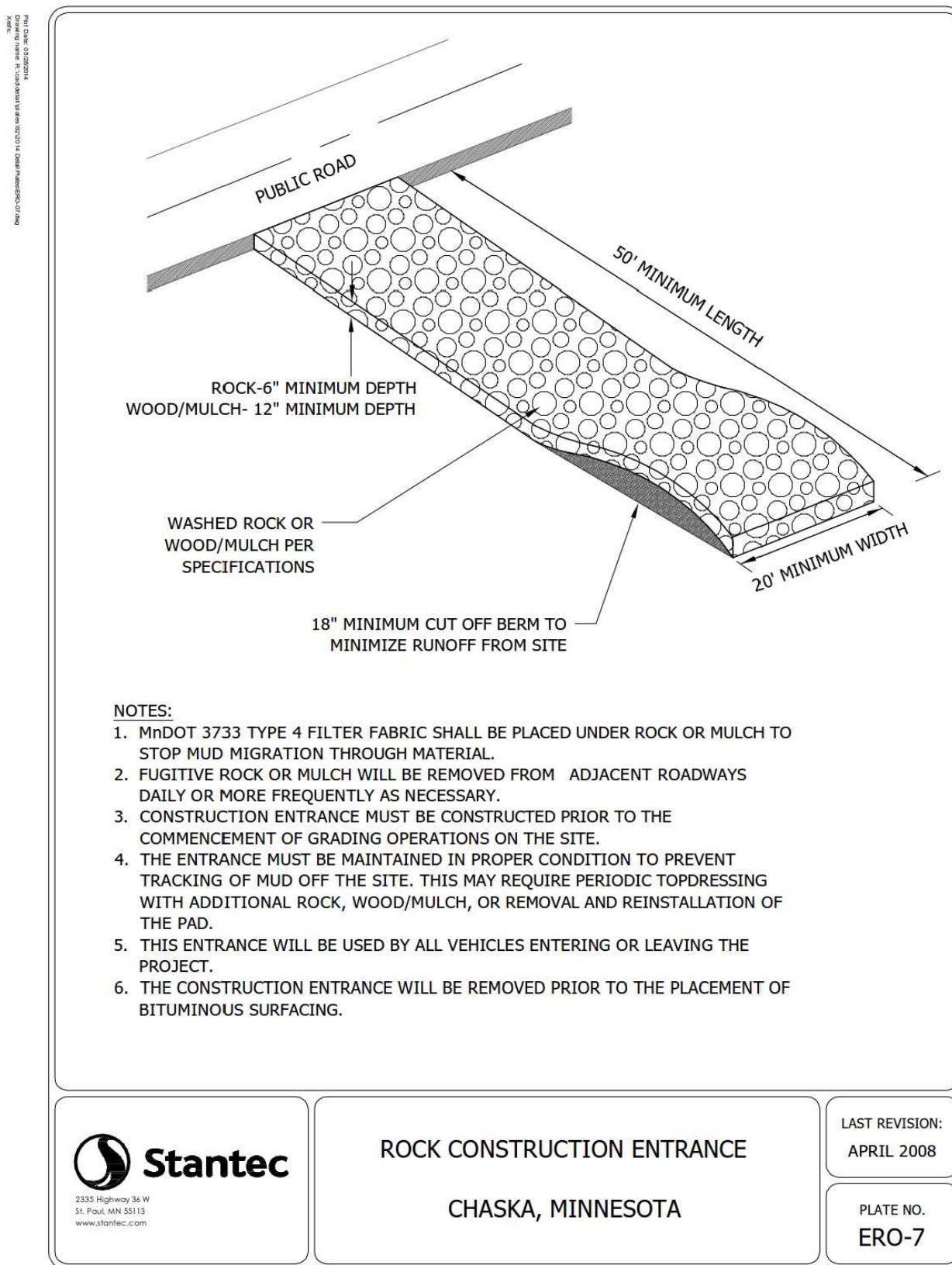
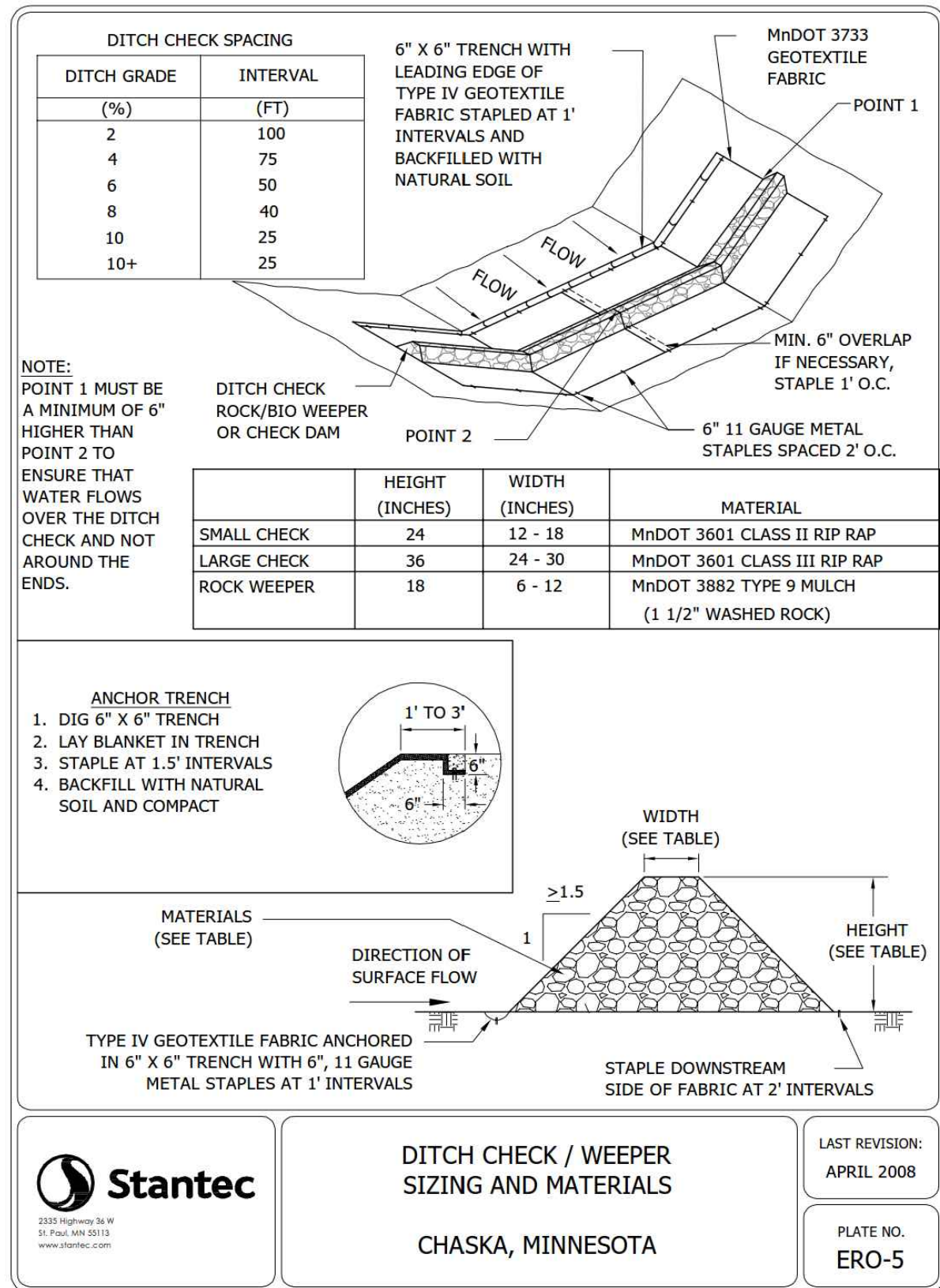
DETAILS

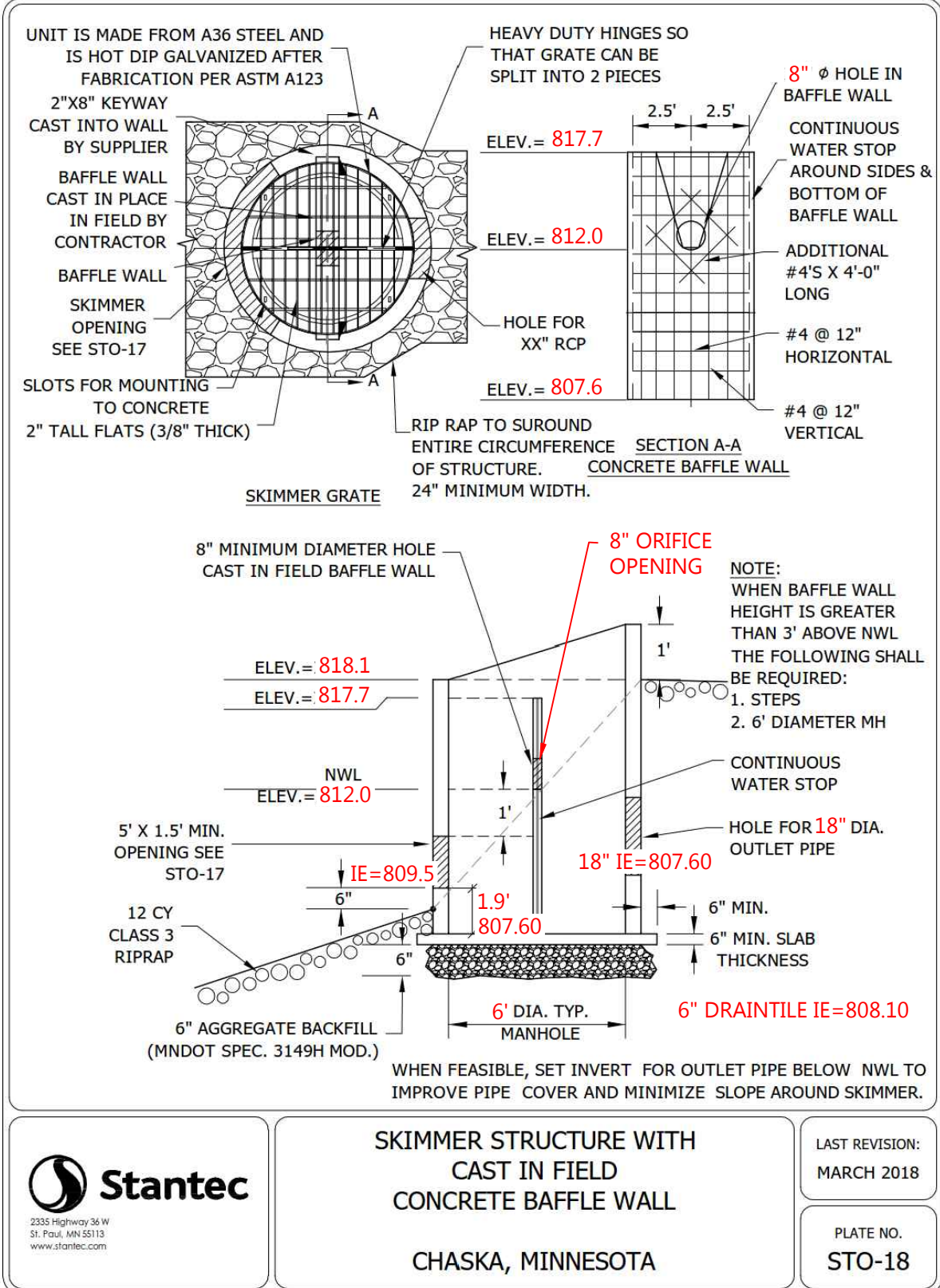
PROJECT NUMBER: 0015521.00

SHEET NUMBER:

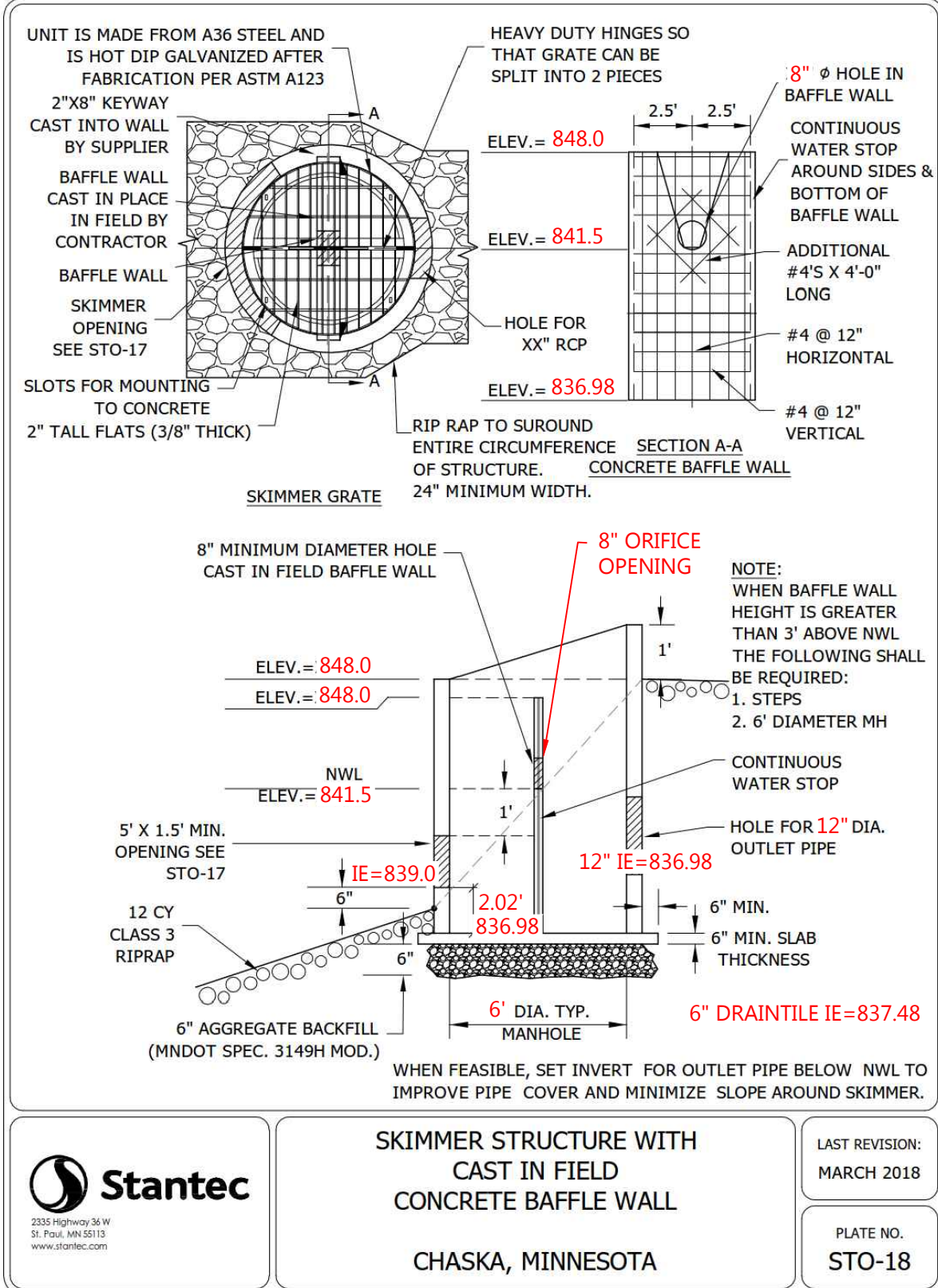
13 OF 25

DATE: 06/26/20

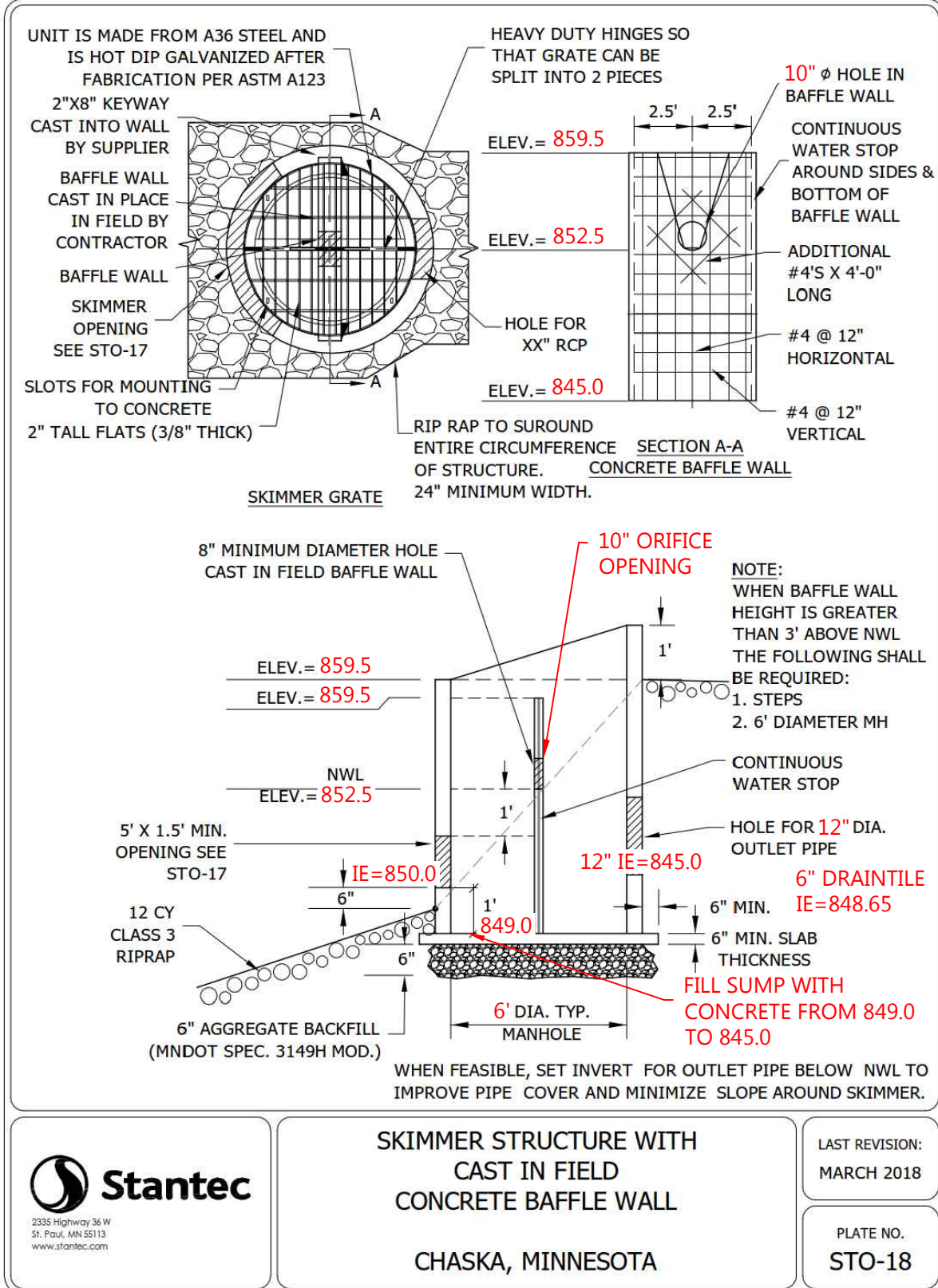




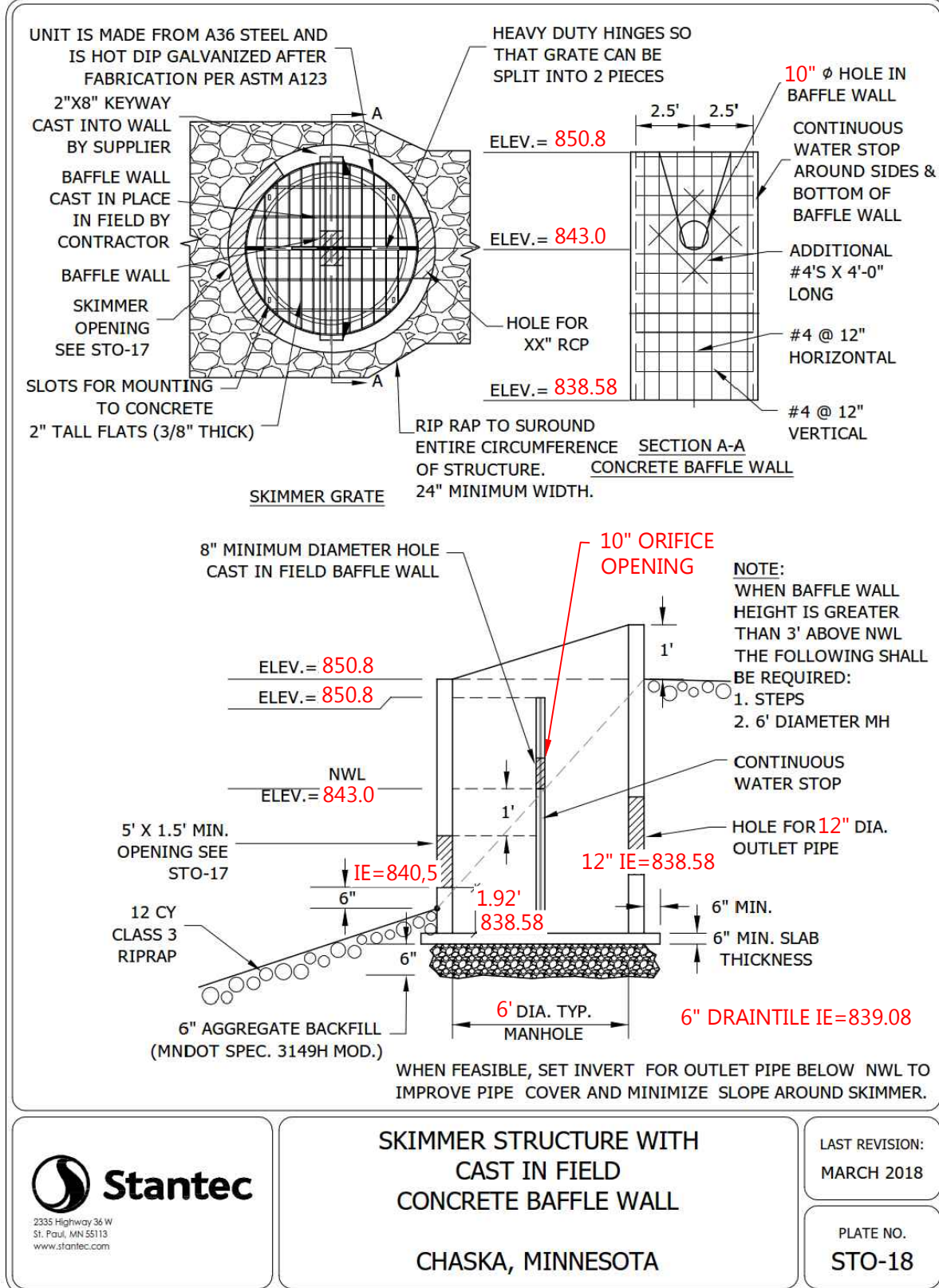
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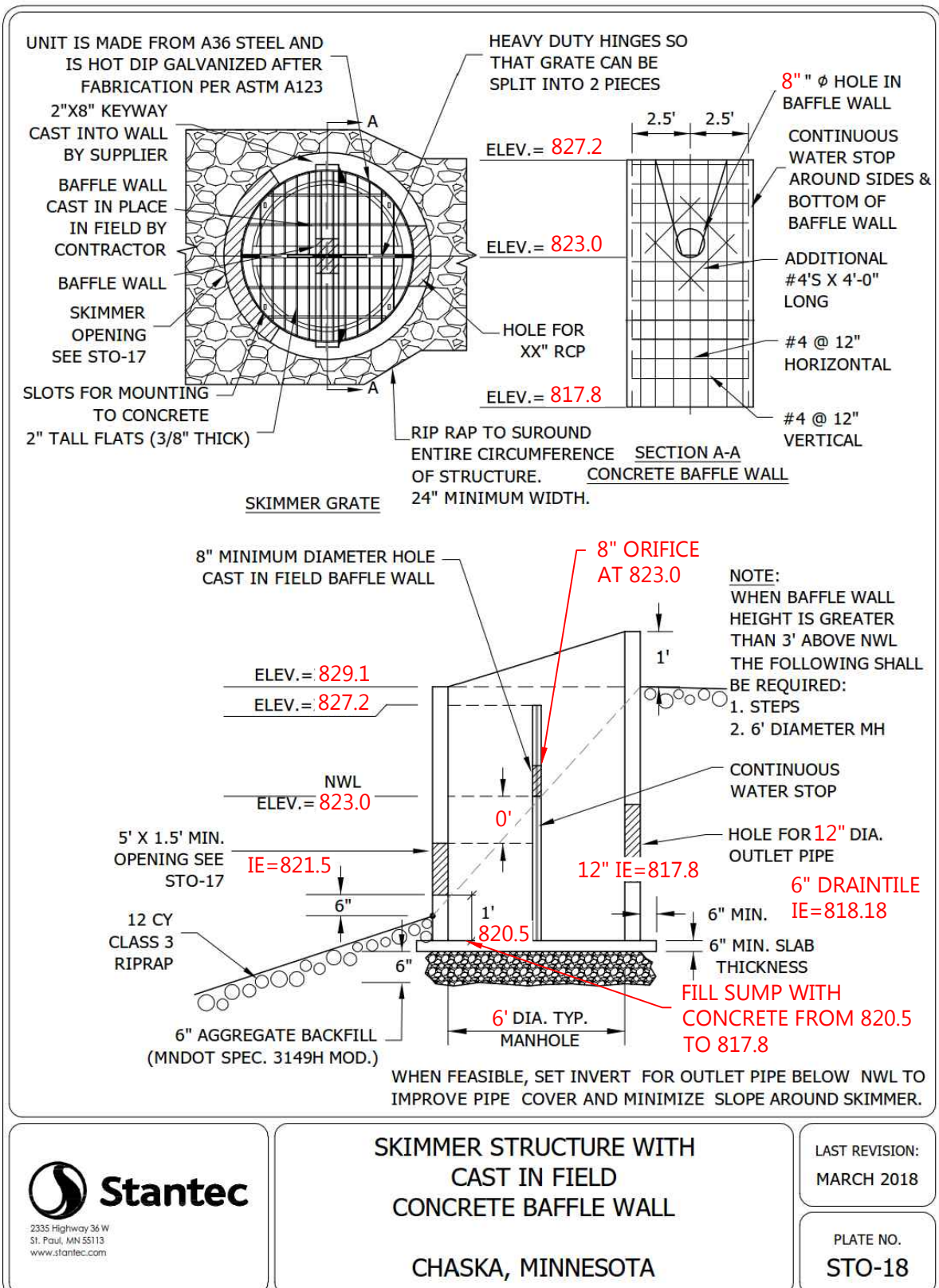
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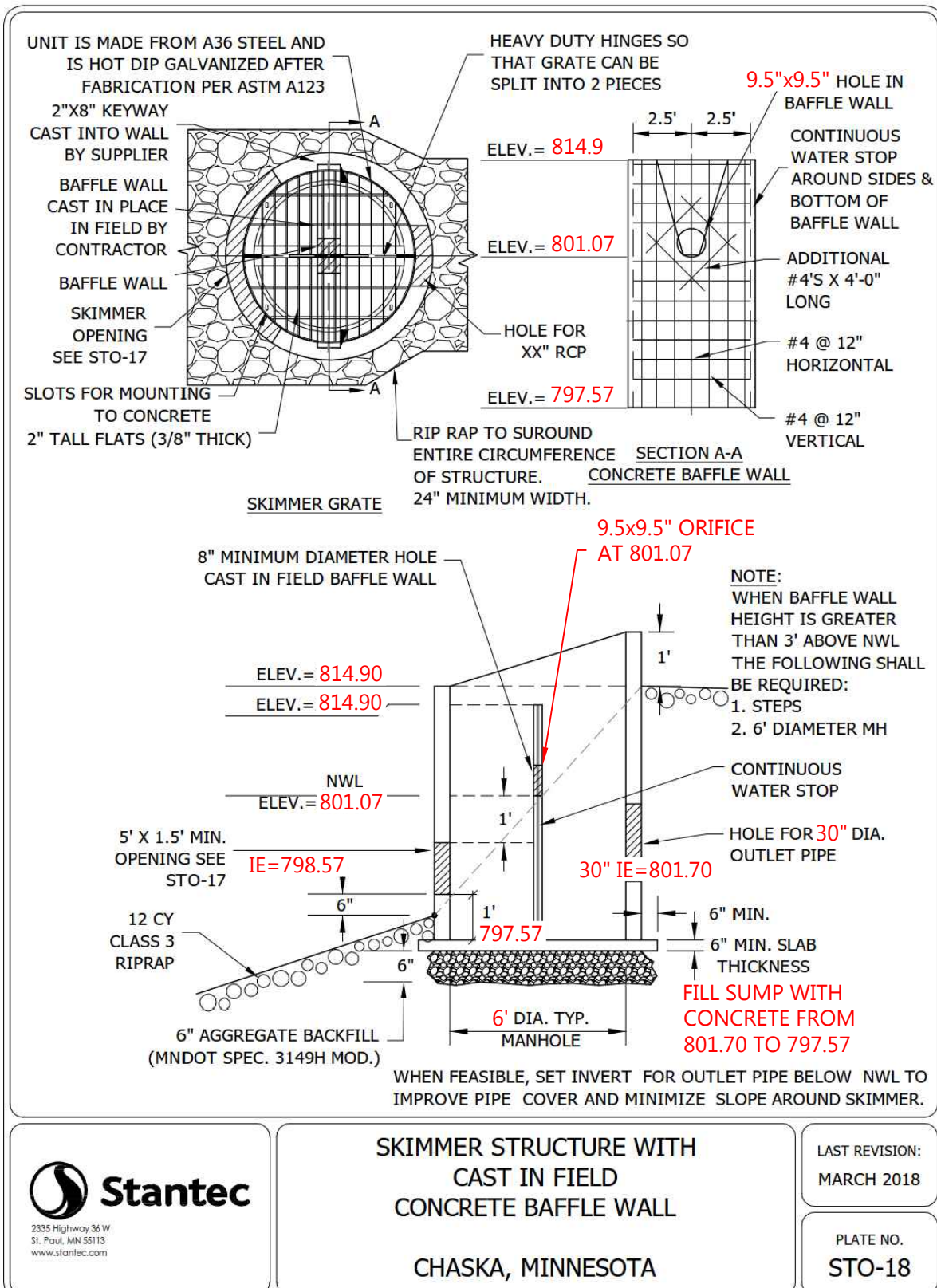
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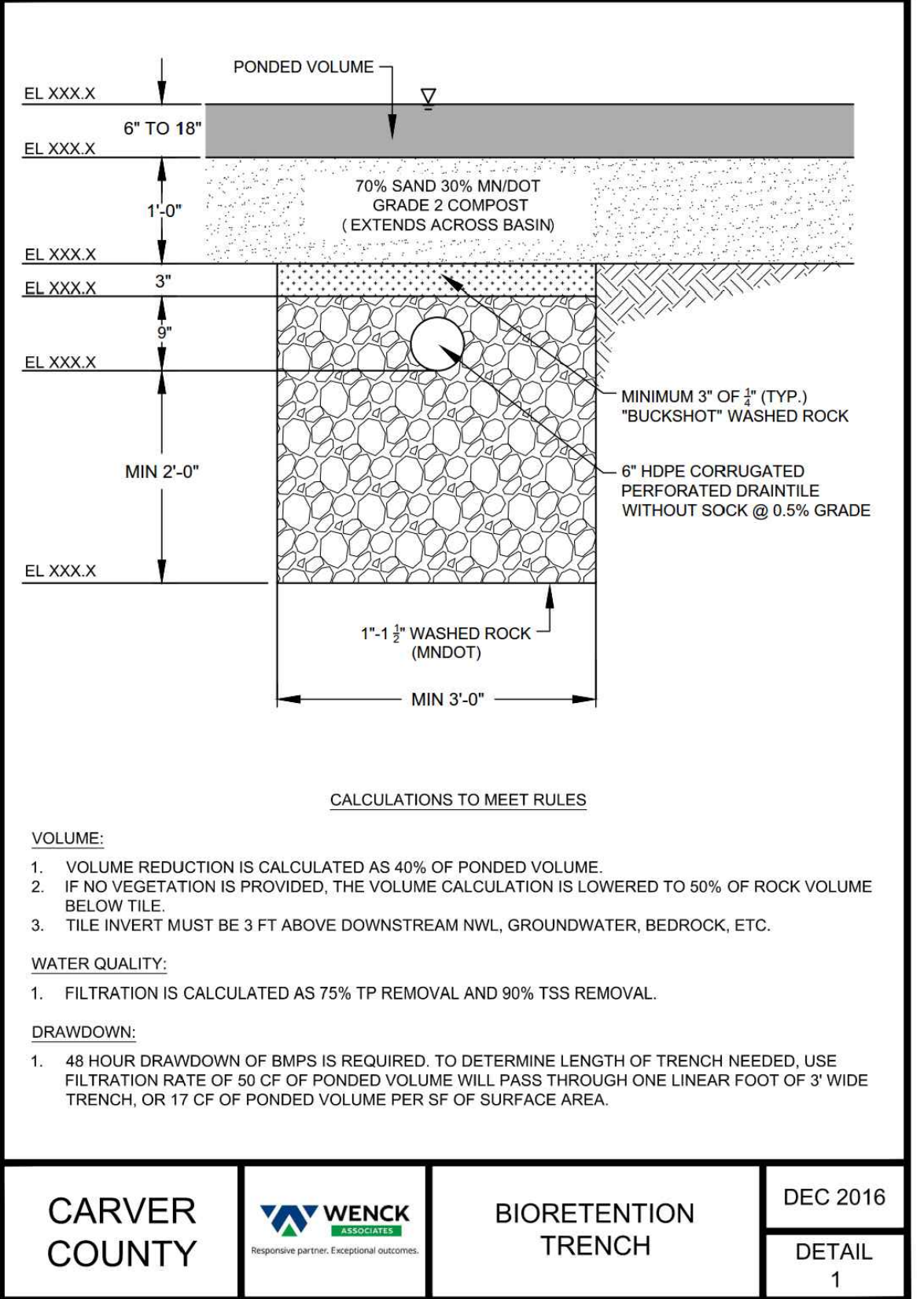
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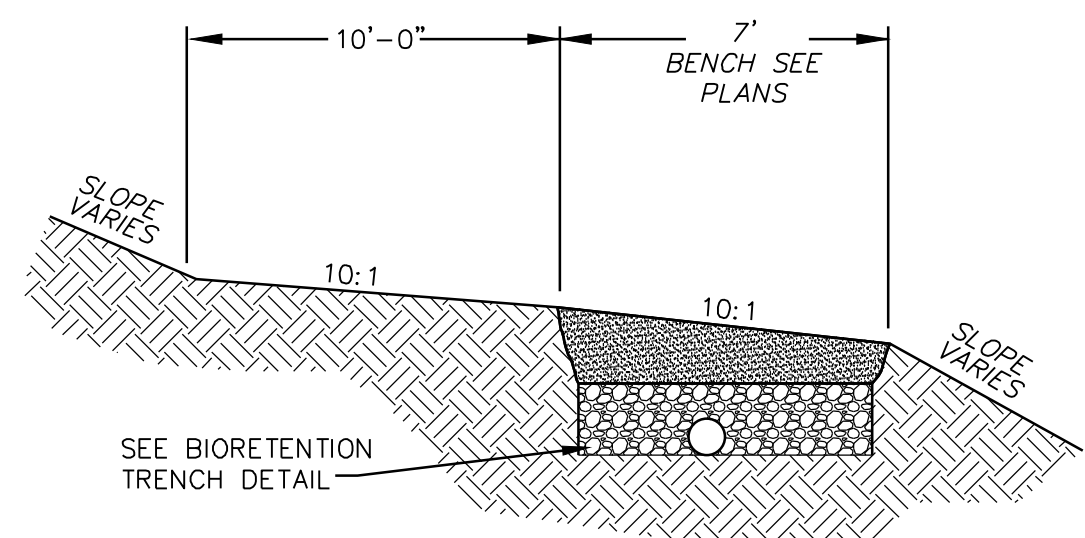
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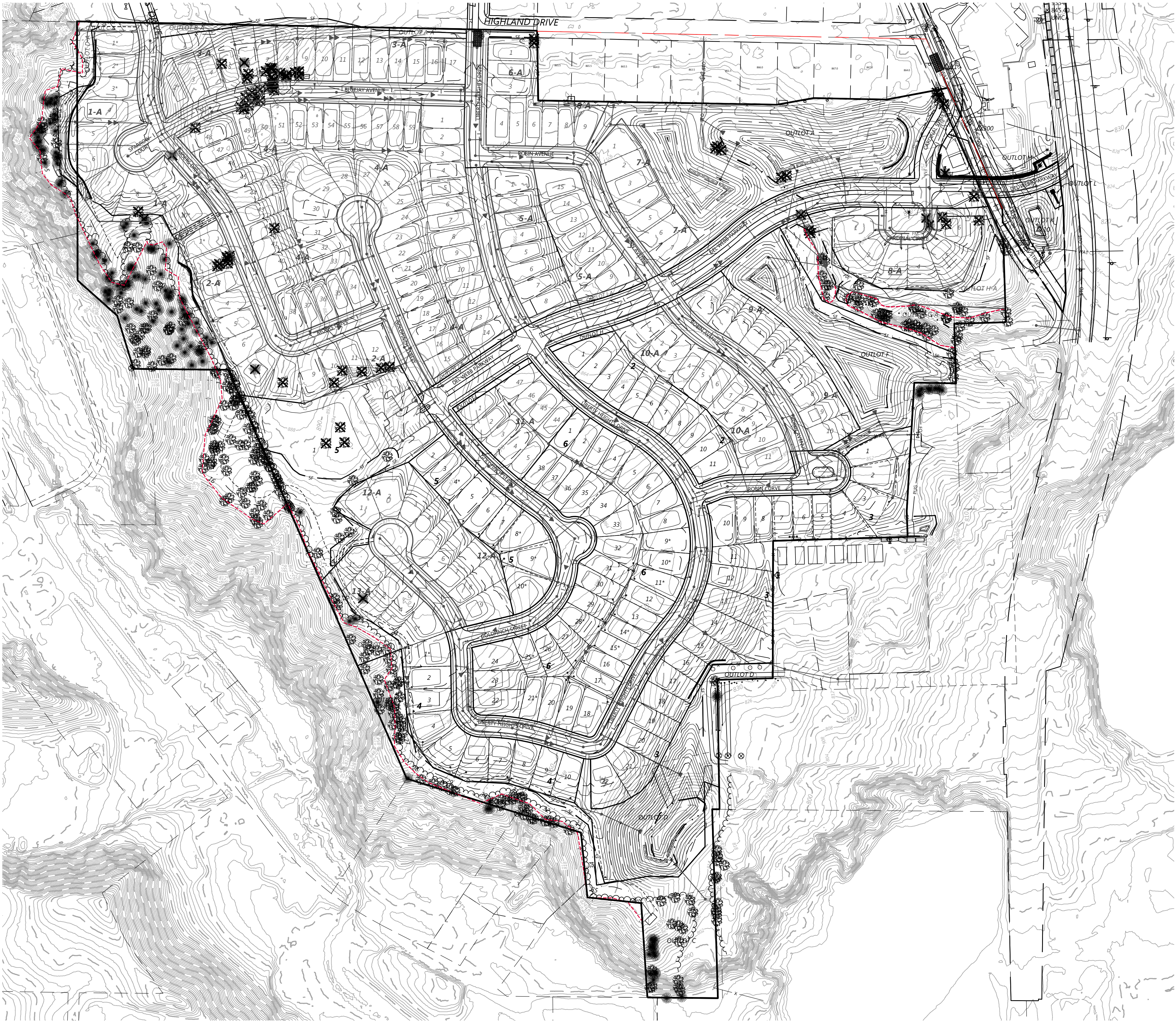
RAVINE - OCS-601



PONDS 1, 2, 3 and 4

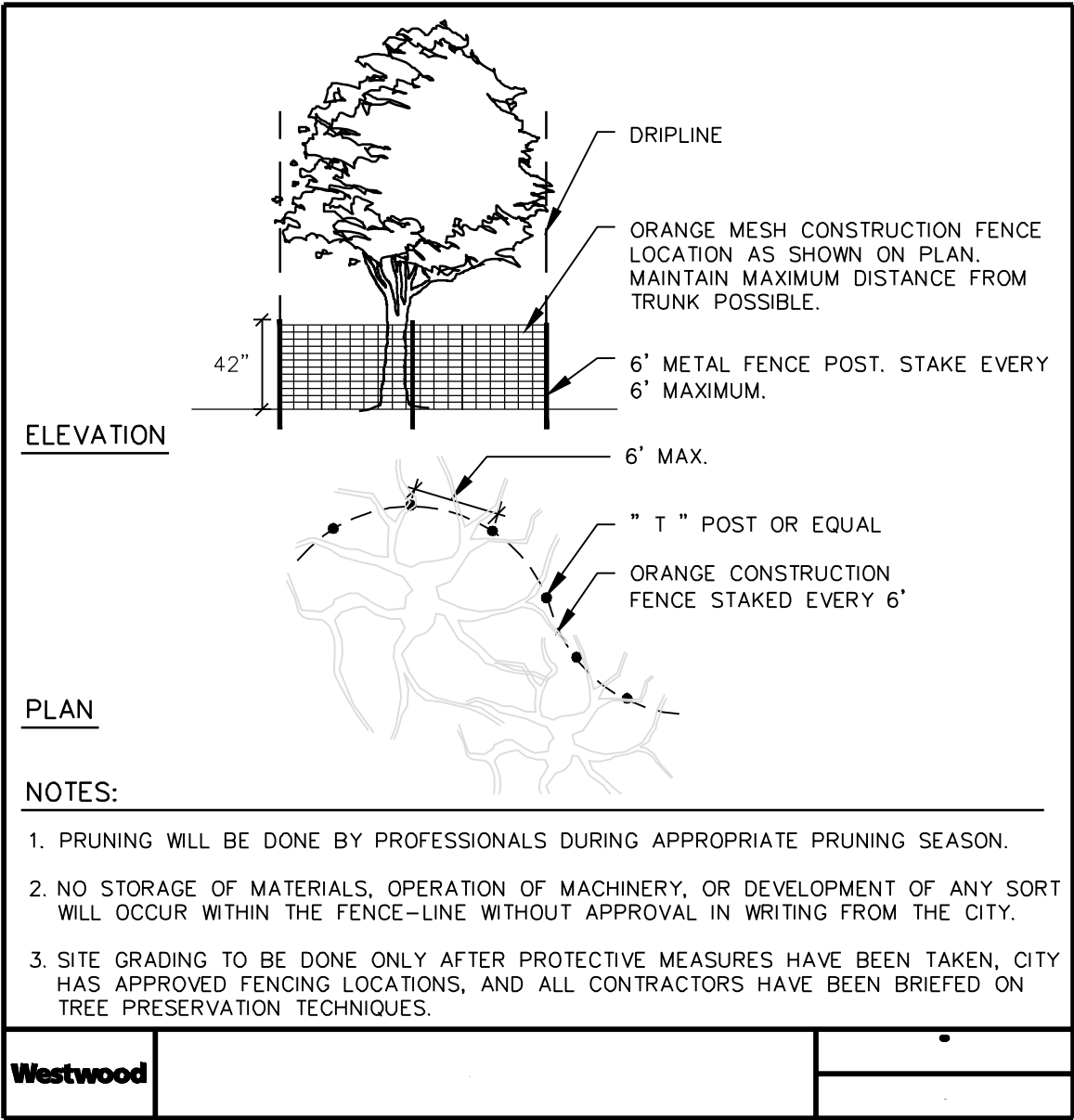


POND BENCH DETAIL
FOR PONDS 1, 2, 3, and 4



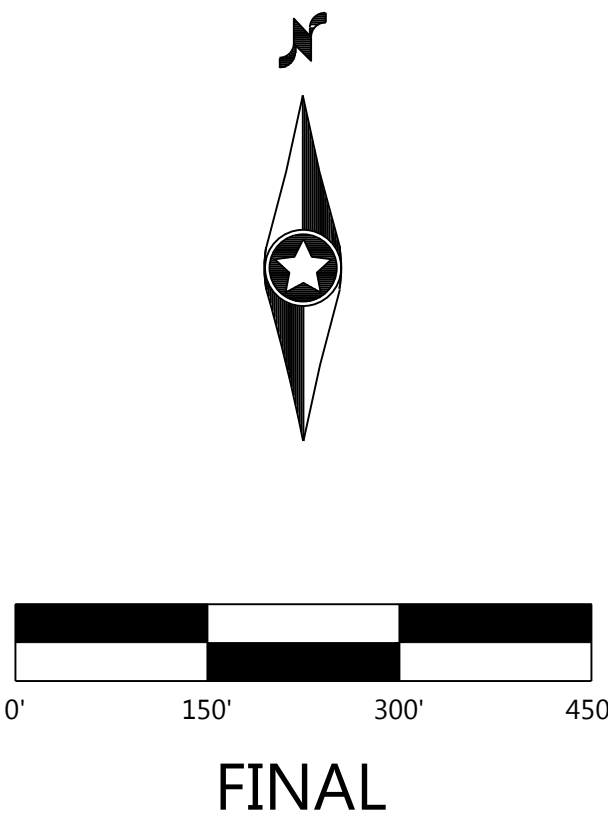
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TREE PROTECTION DETAIL



TREE INVENTORY CALCULATIONS

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



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1/8" = 1'-0"
VERTICAL SCALE: 1/8" = 1'-0"

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA

NICHOLAS T. MEYER
DATE: 06/26/20 LICENSE NO. 53774

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CHASKA, MN

Westwood

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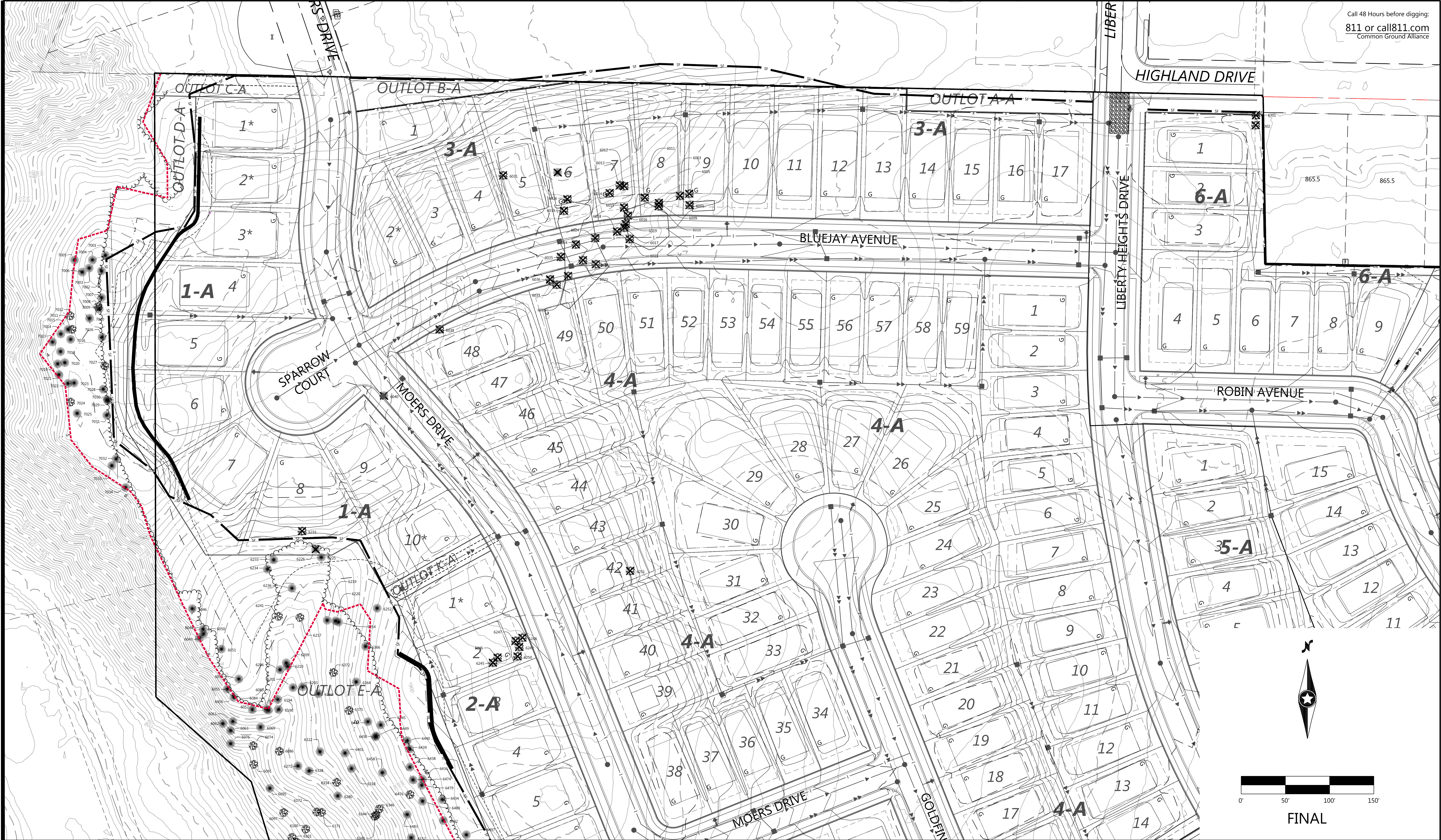
**TREE PRESERVATION
PLAN - OVERALL**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

16 OF **25**

DATE: 06/26/20



DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 50.000002"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS
06/26/20 CITY COMMENTS

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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NICHOLAS T. MEYER
DATE: 06/26/20 LICENSE NO. 53774

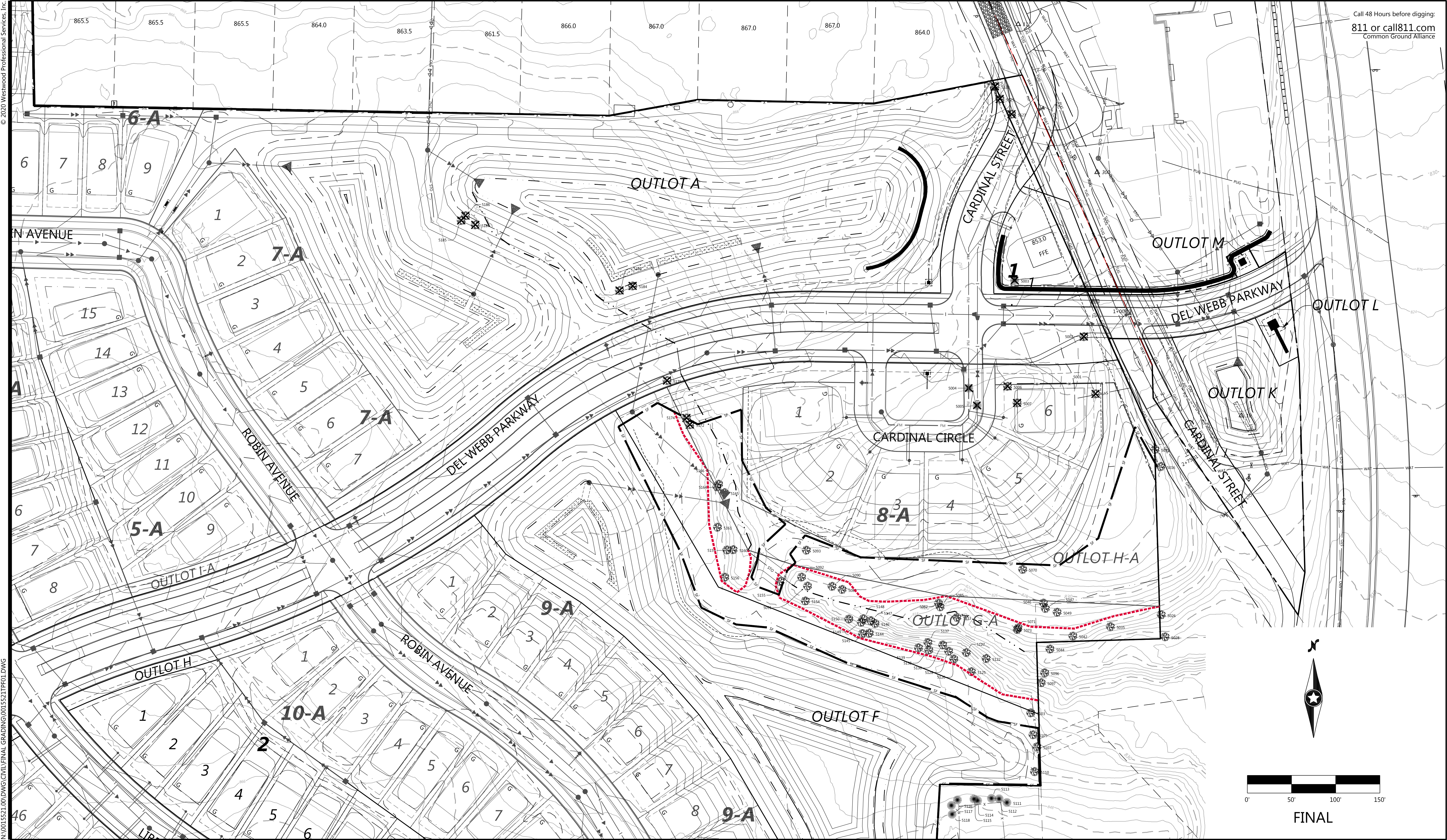
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Toll Free (888) 937-5150 westwoodsps.com
Westwood Professional Services, Inc.

**TREE PRESERVATION
PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:
17 OF **25**
DATE: 06/26/20





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Common Ground Alliance

DESIGNED:	INITIAL ISSUE: 04/23/20
CHECKED:	REVISIONS:
DRAWN:	△ 05/21/20 CITY COMMENTS
HORIZONTAL SCALE: 50.0000002"	△ 06/26/20 CITY COMMENTS
VERTICAL SCALE: 10' OR 5'	△ ----
	△ ----
	△ ----

PREPARED FOR:

PULTE GROUP
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EDEN PRAIRIE, MN 55344

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DEL WEBB AT CHASKA
CHASKA, MN

Westwood

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

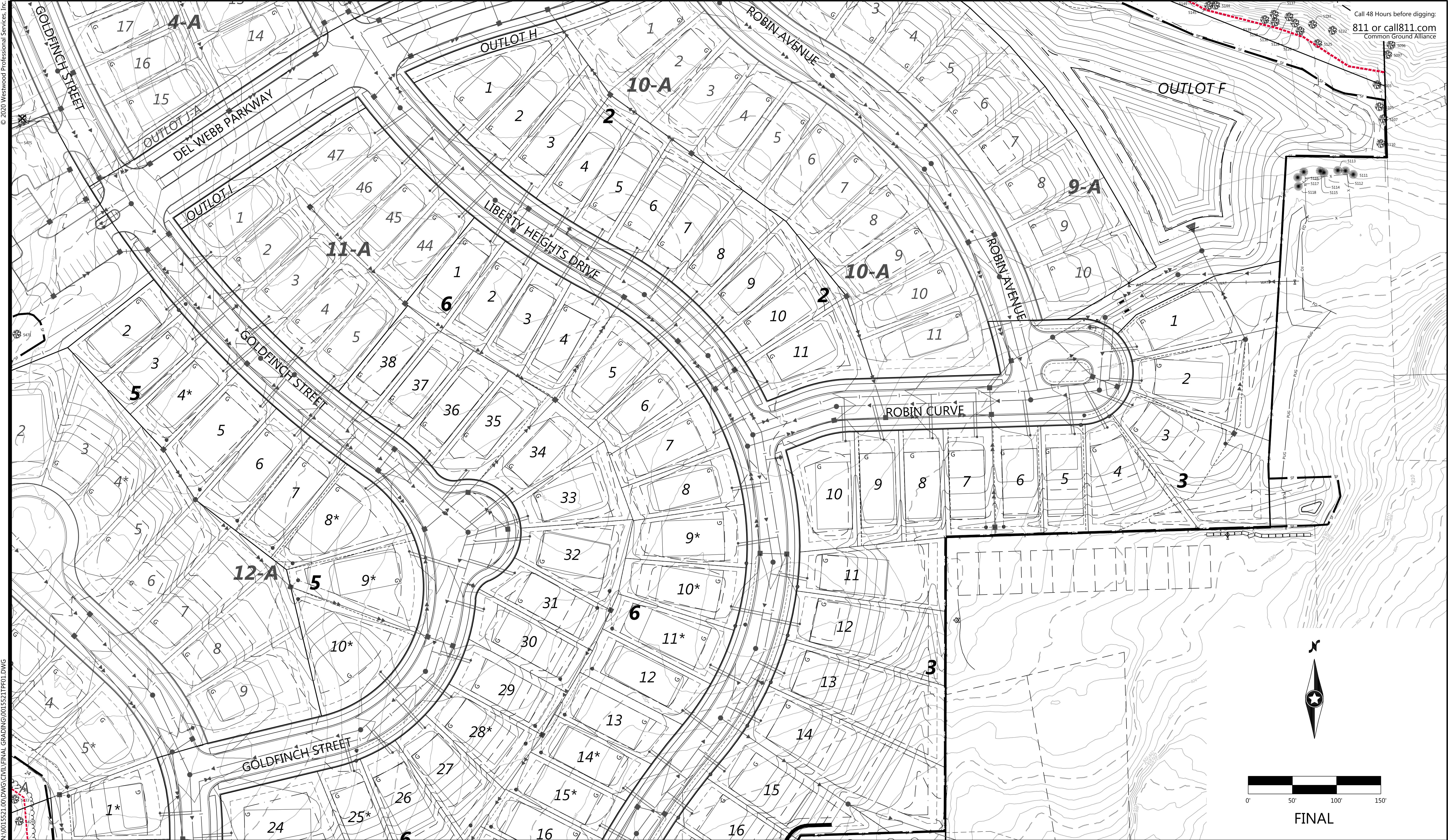
**TREE PRESERVATION
PLAN**

SHEET NUMBER:

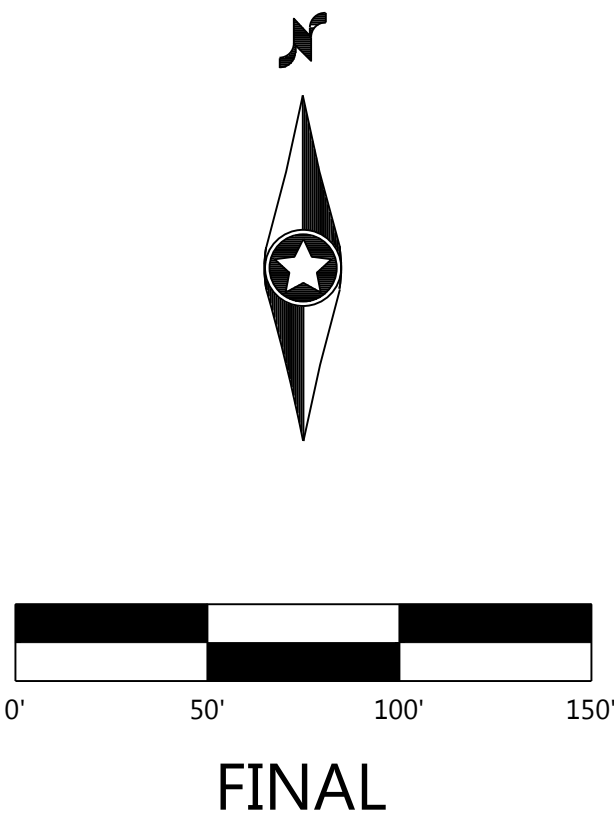
19 OF **25**

DATE: 06/26/20

PROJECT NUMBER: 0015521.00



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



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000002'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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: 06/26/20 LICENSE NO. 53774

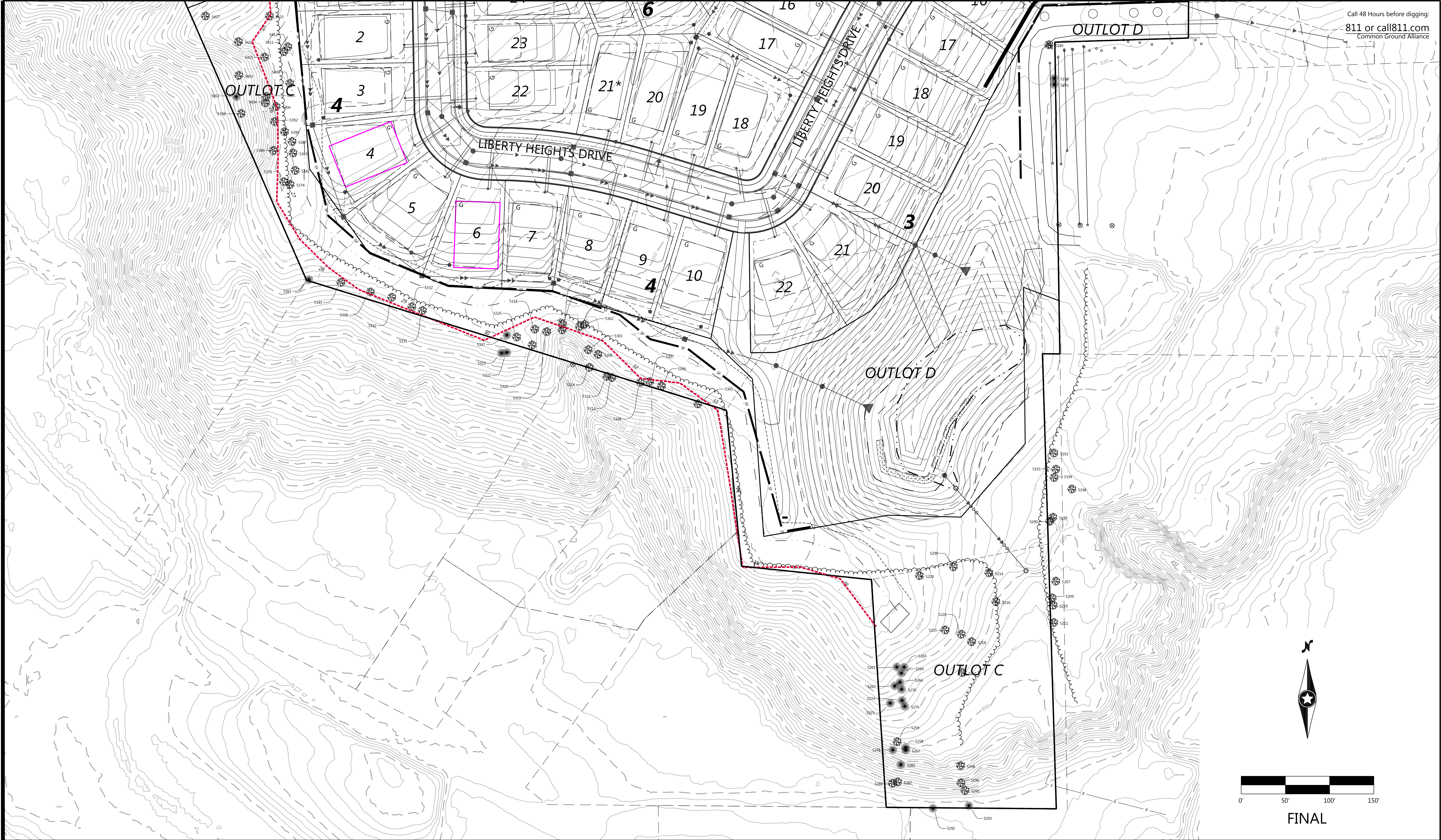
DEL WEBB AT CHASKA
CHASKA, MN

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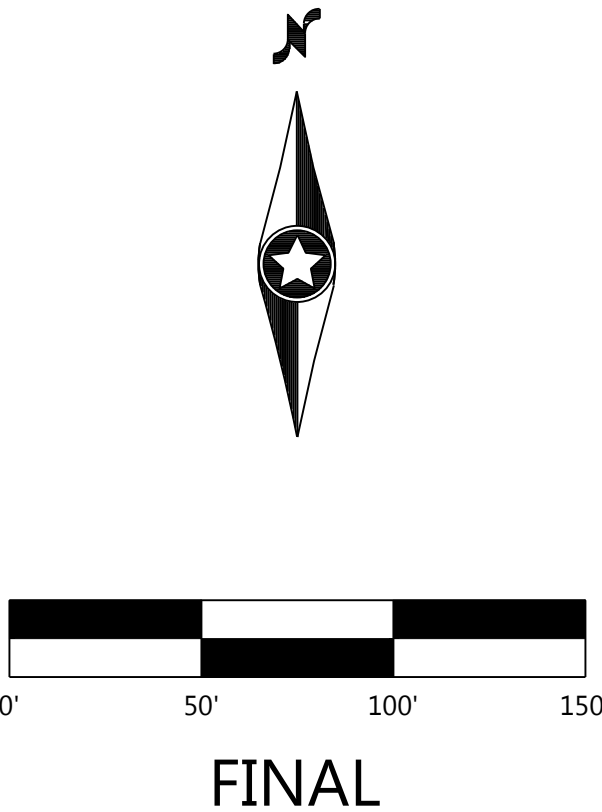
**TREE PRESERVATION
PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:
20 OF **25**
DATE: 06/26/20



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



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.0000002"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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NICHOLAS T. MEYER
DATE: 06/26/20 LICENSE NO. 53774

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**TREE PRESERVATION
PLAN**

SHEET NUMBER:
21 OF **25**
DATE: 06/26/20
PROJECT NUMBER: 0015521.00

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT	STATUS
5001	Sugar Maple	20			REMOVED
5002	Sugar Maple	23			REMOVED
5003	Colorado Spruce	16			REMOVED
5004	Colorado Spruce	12			REMOVED
5005	Colorado Spruce	10			REMOVED
5006	Sugar Maple	15			REMOVED
5007	Sugar Maple	35			REMOVED
5013	Hackberry	15			SAVED(OFFSITE)
5016	Ash	12		EAB	SAVED(OFFSITE)
5026	Hackberry	32			SAVED(OFFSITE)
5028	Ash	12		EAB	SAVED(OFFSITE)
5035	American Elm	17	BD		SAVED
5042	Sugar Maple	12			SAVED
5044	Hackberry	16			SAVED(OFFSITE)
5046	Boxelder	14			SAVED
5047	Boxelder	12			SAVED
5049	Boxelder	12			SAVED
5070	Sugar Maple	13			SAVED
5071	Hackberry	19			SAVED
5073	Boxelder	17			SAVED
5082	Ash	23		EAB	SAVED
5085	Ash	18		EAB	SAVED
5089	Boxelder	28			SAVED
5090	American Elm	18			SAVED
5091	Black Willow	30			SAVED
5092	Hackberry	21			SAVED
5093	Boxelder	20			SAVED
5096	American Elm	13	BD		SAVED(OFFSITE)
5097	Sugar Maple	17			SAVED(OFFSITE)
5103	Hackberry	13			SAVED
5105	Hackberry	15			SAVED
5107	Boxelder	15			SAVED
5110	Hackberry	18			SAVED
5111	Red Pine	8			SAVED(OFFSITE)
5112	Red Pine	9			SAVED(OFFSITE)
5113	Red Pine	8			SAVED(OFFSITE)
5114	Red Pine	12			SAVED(OFFSITE)
5115	Red Pine	9			SAVED(OFFSITE)
5116	Red Pine	11			SAVED(OFFSITE)
5117	Red Pine	9			SAVED(OFFSITE)
5118	Red Pine	9			SAVED(OFFSITE)
5122	Sugar Maple	36			SAVED
5125	Basswood	14			SAVED
5126	Hackberry	16			SAVED
5127	Siberian Elm	17		INVASIVE	SAVED
5128	Siberian Elm	14		INVASIVE	SAVED
5130	Ash	12		EAB	SAVED
5133	Cottonwood	28			SAVED
5137	Sugar Maple	14			SAVED
5138	Sugar Maple	12			SAVED
5139	Ash	15		EAB	SAVED
5144	Ash	27		EAB	SAVED
5145	Boxelder	14	PD		SAVED
5146	American Elm	12			SAVED
5147	American Elm	18			SAVED
5148	American Elm	18			SAVED
5149	Boxelder	21			SAVED
5150	Boxelder	20			SAVED
5154	Boxelder	18			SAVED
5155	Boxelder	18			SAVED
5156	Boxelder	13			SAVED
5159	American Elm	12			SAVED
5160	American Elm	15			SAVED
5161	American Elm	32			SAVED
5164	Hackberry	13			SAVED
5165	Hackberry	12			SAVED
5166	Hackberry	13			SAVED
5172	Boxelder	14			REMOVED
5174	Boxelder	16			REMOVED
5175	Hackberry	16			REMOVED
5183	Black Willow	12			REMOVED
5184	Black Willow	28			REMOVED
5185	Boxelder	12			REMOVED
5186	Boxelder	15			REMOVED
5187	Boxelder	13			REMOVED
5189	Boxelder	35			SAVED
5190	Eastern Red Cedar	14			SAVED
5191	Eastern Red Cedar	15			SAVED
5192	Boxelder	21			SAVED(OFFSITE)
5193	Boxelder	13			SAVED(OFFSITE)
5194	Boxelder	12			SAVED(OFFSITE)
5198	Boxelder	12			SAVED(OFFSITE)
5199	Boxelder	23			SAVED(OFFSITE)
5200	Boxelder	16			SAVED(OFFSITE)
5207	Boxelder	15			SAVED(OFFSITE)
5209	Boxelder	18			SAVED(OFFSITE)
5210	Boxelder	19			SAVED(OFFSITE)
5211	Boxelder	15			SAVED(OFFSITE)
5214	Boxelder	13			SAVED
5216	Boxelder	18			SAVED
5218	Boxelder	12			SAVED
5220	Boxelder	14	BD		SAVED
5225	Boxelder	12			SAVED
5229	Boxelder	15			SAVED
5241	American Elm	12			SAVED
5257	Eastern Red Cedar	9			SAVED
5258	Eastern Red Cedar	8			SAVED
5259	Bur Oak	14			SAVED
5261	Eastern Red Cedar	10			SAVED
5264	Eastern Red Cedar	8			SAVED

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT	STATUS
5265	Eastern Red Cedar	11			SAVED
5266	Eastern Red Cedar	9			SAVED
5267	Eastern Red Cedar	12			SAVED
5270	Eastern Red Cedar	10			SAVED
5274	Eastern Red Cedar	8			SAVED
5275	Eastern Red Cedar	8			SAVED
5276	Eastern Red Cedar	8			SAVED
5278	Eastern Red Cedar	10			SAVED
5281	Eastern Red Cedar	11			SAVED
5287	American Elm	12			SAVED
5288	American Elm	12			SAVED
5292	Colorado Spruce	14			SAVED(OFFSITE)
5293	Colorado Spruce	13			SAVED
5295	Siberian Elm	13		INVASIVE	SAVED
5296	Siberian Elm	75		INVASIVE	SAVED
5298	Hackberry	12			SAVED
5299	Boxelder	26	BD		SAVED
5300	Ash	23		EAB	SAVED
5301	Boxelder	16			SAVED
5302	Siberian Elm	18		INVASIVE	SAVED
5305	Boxelder	13			SAVED(OFFSITE)
5306	Boxelder	12	BD		SAVED
5307	Boxelder	18			SAVED
5308	Boxelder	13			SAVED
5311	Boxelder	12			SAVED(OFFSITE)
5312	Boxelder	13			SAVED(OFFSITE)
5314	Ash	16		EAB	SAVED
5315	Boxelder	13			SAVED
5316	Boxelder	13			SAVED
5317	Boxelder	12			SAVED
5318	Boxelder	15			SAVED
5319	Boxelder	12	PD		SAVED
5320	Ash	18		EAB	SAVED
5322	Eastern Red Cedar	11			SAVED(OFFSITE)
5323	Eastern Red Cedar	7			SAVED(OFFSITE)
5325	Siberian Elm	13		INVASIVE	SAVED
5327	Eastern Red Cedar	8			SAVED
5331	Siberian Elm	22		INVASIVE	SAVED
5332	Siberian Elm	24		INVASIVE	SAVED
5337	Boxelder	16			SAVED
5338	Boxelder	12			SAVED
5345	Hackberry	13			SAVED
5361	Eastern Red Cedar	9			SAVED
5374	Siberian Elm	12		INVASIVE	SAVED
5377	Basswood	20			SAVED
5378	Basswood	18			SAVED
5382	Red Oak	16			SAVED
5385	American Elm	20			SAVED
5386	Red Oak	30			SAVED
5387	Basswood	14			SAVED
5390	Basswood	12			SAVED
5392	Siberian Elm	13		INVASIVE	SAVED
5398	Cottonwood	29			SAVED
5402	Eastern Red Cedar	7			SAVED
5403	Sugar Maple	17			SAVED
5404	Siberian Elm	14		INVASIVE	SAVED
5405	Siberian Elm	12		INVASIVE	SAVED
5406	Hackberry	14			SAVED
5408	Basswood	29			SAVED
5411	Hackberry	18			SAVED
5412	Hackberry	20			SAVED
5415	Bur Oak	22	BD		SAVED
5416	Bur Oak	38			SAVED
5425	Siberian Elm	14		INVASIVE	SAVED
5427	Siberian Elm	12		INVASIVE	SAVED
5429	Siberian Elm	20		INVASIVE	SAVED
5433	American Elm	13			SAVED
5436	American Elm	16			SAVED
5438	Siberian Elm	18		INVASIVE	SAVED
5440	Ironwood	14			SAVED
5442	Siberian Elm	20		INVASIVE	SAVED
5451	Bur Oak	31			SAVED
5455	Eastern Red Cedar	7			SAVED
5457	Eastern Red Cedar	12			SAVED
5458	Eastern Red Cedar	10			REMOVED
5459	Sugar Maple	40	BD		SAVED
5460	Red Oak	28			SAVED
5465	Sugar Maple	32			SAVED
5466	Sugar Maple	38			SAVED
5467	Sugar Maple	32			SAVED
5468	Bur Oak	28			SAVED
5469	Eastern Red Cedar	9			SAVED
5470	Sugar Maple	38			SAVED
5471	Bur Oak	40			SAVED
5472	Bur Oak	33			REMOVED
5473	Sugar Maple	28			REMOVED
5474	Bur Oak	28			REMOVED
5475	Basswood	23			REMOVED
5476	Hackberry	18			REMOVED
5483	Boxelder	15			REMOVED
5488	Sugar Maple	43			REMOVED
5489	Ash	22		EAB	REMOVED
5492	Sugar Maple	36			REMOVED
5493	Eastern Red Cedar	8			REMOVED
5494	Red Oak	20			SAVED(OFFSITE)
5496	Bur Oak	28			SAVED
5522	Hackberry	20			REMOVED(OFFSITE)
5525	Siberian Elm	25		INVASIVE	REMOVED(OFFSITE)
5527	Hackberry	13			REMOVED(OFFSITE)
6001	American Elm	13			REMOVED

TREE TAG	SPECIES	SIZE (DBH)	NOTES	EXEMPT	STATUS
6003	American Elm	13			REMOVED
6005	American Elm	18			REMOVED
6009	American Elm	16			REMOVED
6010	American Elm	16			REMOVED
6011	Boxelder	19			REMOVED
6012	Boxelder	12			REMOVED
6013	Boxelder	12			REMOVED
6014	Boxelder	22			REMOVED
6015	Boxelder	14			REMOVED
6016	Boxelder	14			REMOVED
6017	Boxelder	20			REMOVED
6018	Boxelder	17			REMOVED
6019	Boxelder	24			REMOVED
6021	American Elm	19			REMOVED
6022	American Elm	14			REMOVED
6023	Boxelder	13			REMOVED
6024	Boxelder	26			REMOVED
6026	Boxelder	18			REMOVED
6027	Eastern Red Cedar	7			REMOVED
6031	Boxelder	26			REMOVED
6033	Cottonwood	26			REMOVED
6034	American Elm	16			REMOVED
6035	Boxelder	22			REMOVED
6036	Boxelder	26			REMOVED
6037	American Elm	16			REMOVED
6038	Boxelder	12			REMOVED
6039	Boxelder	26			REMOVED
6040	Eastern Red Cedar	7			REMOVED
6046	Eastern Red Cedar	8			SAVED
6048	Eastern Red Cedar	8			SAVED
6049	Eastern Red Cedar	10			SAVED
6050	Eastern Red Cedar	8			SAVED
6051	Eastern Red Cedar	7			SAVED
6054	Eastern Red Cedar	10			SAVED
6055	Eastern Red Cedar	12			SAVED
6056	Eastern Red Cedar	10			SAVED
6057	Eastern Red Cedar	8			SAVED
6061	Eastern Red Cedar	9			SAVED
6062	Eastern Red Cedar	10			SAVED
6063	Eastern Red Cedar	7			SAVED
6069	Eastern Red Cedar	8			SAVED
6074	Ash	14		EAB	SAVED
6076	Eastern Red Cedar	20			SAVED
6083	Eastern Red Cedar	8			SAVED
6084	Eastern Red Cedar	7			SAVED
6086	Ash	16		EAB	SAVED
6091	Siberian Elm	13		INVASIVE	SAVED
6095	Eastern Red Cedar	18			SAVED
6097	American Elm	18			SAVED
6100	Boxelder	16			SAVED
6101	American Elm	16			SAVED
6103	Boxelder	12			SAVED
6107	American Elm	12			SAVED
6109	Hackberry	20			SAVED
6111	Ash	22		EAB	SAVED
6112	American Elm	14			SAVED
6115	American Elm	22			SAVED
6119	Boxelder	14			SAVED
6120	Eastern Red Cedar	7			SAVED
6121	Siberian Elm	12		INVASIVE	SAVED
6125	Eastern Red Cedar	18			SAVED
6129	Eastern Red Cedar	10			SAVED
6133	Eastern Red Cedar	14			SAVED
6140	Eastern Red Cedar	8			SAVED
6141	Eastern Red Cedar	7			SAVED
6142	Eastern Red Cedar	7			SAVED
6151	Eastern Red Cedar	11			SAVED
6152	Eastern Red Cedar	12			SAVED
6154	Eastern Red Cedar	20			SAVED
6171	Boxelder	14			SAVED
6172	American Elm	14			SAVED
6190	Eastern Red Cedar	8			SAVED
6194	Eastern Red Cedar	8			SAVED
6201	Eastern Red Cedar	8			SAVED
6203	Eastern Red Cedar	8			SAVED
6206	Eastern Red Cedar	7			SAVED
6209	Eastern Red Cedar	8			SAVED
6210	Eastern Red Cedar	7			SAVED
6217	Birch	14			SAVED
6219	Eastern Red Cedar	10			SAVED
6220	Eastern Red Cedar	13			SAVED
6225	Eastern Red Cedar	7			SAVED
6226	Eastern Red Cedar	8			REMOVED
6231	American Elm	14			REMOVED
6233	Eastern Red Cedar	10			SAVED
6234	Eastern Red Cedar	8			SAVED
6236	Eastern Red Cedar	7			SAVED
6241	American Elm	12			SAVED
6245	Boxelder	13			REMOVED
6246	American Elm	13			REMOVED
6247	Boxelder	20			REMOVED
6248	American Elm	12			REMOVED
6249	Boxelder	20			REMOVED
6250	Boxelder	18			REMOVED
6251	Sugar Maple	22			REMOVED
6252	Eastern Red Cedar	8			SAVED
6254	Eastern Red Cedar	11			SAVED
6263	Eastern Red Cedar	10			SAVED
6271	Eastern Red Cedar	8			SAVED
6280	Eastern Red Cedar	7			SAVED



LEGEND:

	DENOTES SOIL BORING
	DENOTES PRE-GRADING SEDIMENT BARRIER
	DENOTES POST-GRADING SEDIMENT BARRIER
	DENOTES EXISTING CONTOURS
	DENOTES PROPOSED CONTOURS
	DENOTES EXISTING STORM SEWER
	DENOTES PROPOSED STORM SEWER
	DENOTES INLET SEDIMENT CONTROL
	DENOTES AREA INLET PROTECTION DEVICE
	ANTI-TRACKING CONTROL
	DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
	DND DENOTES DO NOT DISTURB

PULTE HOMES ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY.

	Stockpiles		Inlet Protection Devices
	Curb Logs		Pavement (driveways)
	Silt Fence		Sod (with install date)
	Temporary Mulch Cover		Port-O-Potty
	Temporary Hydromulch		Dumpsters
	Erosion Control Blanket		
	Active Construction Rock Driveway (with install date)		

GENERAL NOTES:

1. GRADING DESIGN SHOWN ON THIS PLAN IS BY OTHERS. REFER TO APPROVED GRADING PLAN FOR DETAILS.
2. BASINS SHALL NOT BE LOCATED IN WETLAND, OR BUFFER AREAS.
3. GRADE SITE TO DRAIN TO TEMPORARY BASIN DURING MASS GRADING AND UTILITY PHASE.
4. MULCH AND SEED EXPOSED SOILS FOLLOWING MASS GRADING.

CONSTRUCTION STAGING

STAGE	BMP
MASS GRADING	PERIMETER CONTROL, EXISTING INLET PROTECTION DEVICES, STREET SWEEPING, ANTI-TRACKING CONTROL, TEMPORARY SEDIMENTATION BASINS, STABILIZATION BMP'S.
UTILITY	PERIMETER CONTROL, INLET PROTECTION DEVICES, STREET SWEEPING, ANTI-TRACKING CONTROL, TEMPORARY SEDIMENTATION BASINS, TEMPORARY STABILIZATION BMP'S.
HOME CONSTRUCTION	PERIMETER CONTROL, INLET PROTECTION DEVICES, STREET SWEEPING, ANTI-TRACKING CONTROL, TEMPORARY AND PERMANENT STABILIZATION BMP'S.

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Common Ground Alliance

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL.

Aaron R. Mlynec
DATE: 06/26/20 CPESC NO. 3344

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 150'
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS
06/26/20 CITY COMMENTS

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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

**LAND DEVELOPMENT
EROSION CONTROL PLAN**

SHEET NUMBER:

23 OF **25**

DATE: 06/26/20

PROJECT NUMBER: 0015521.00



LEGEND:

- DENOTES SOIL BORING
- PRE-GR PRE-GR DENOTES PRE-GRADING SEDIMENT BARRIER
- POST-GR POST-GR DENOTES POST-GRADING SEDIMENT BARRIER
- 980 980 DENOTES EXISTING CONTOURS
- 980 980 DENOTES PROPOSED CONTOURS
- S10 — DENOTES EXISTING STORM SEWER
- — DENOTES PROPOSED STORM SEWER
- □ DENOTES INLET SEDIMENT CONTROL
- ● DENOTES AREA INLET PROTECTION DEVICE
- ■ ANTI-TRACKING CONTROL
- ■ DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DND DENOTES DO NOT DISTURB

PULTE HOMES ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY.

□ Stockpiles	□ Inlet Protection Devices
□ Curb Logs	□ Pavement (driveways)
□ Silt Fence	□ Sod (with install date)
□ Temporary Mulch Cover	□ Port-O-Potty
□ Temporary Hydromulch	□ Dumpsters
□ Erosion Control Blanket	
□ Active Construction Rock Driveway (with install date)	

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811 or call811.com
Common Ground Alliance

GENERAL NOTES:

MULCH AND SEED EXPOSED SOILS FOLLOWING MASS GRADING.

CONSTRUCTION STAGING

STAGE	BMP
HOME CONSTRUCTION	PERIMETER CONTROL, INLET PROTECTION DEVICES, STREET SWEEPING, ANTI-TRACKING CONTROL, TEMPORARY AND PERMANENT STABILIZATION BMP'S.

* SEE LANDSCAPE PLAN BY WESTWOOD FOR PERMANENT SEED MIXES AND LOCATIONS.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL.

Aaron R. Mlynec
DATE: 06/26/20 CPESC NO. 3344

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 150'
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△
△

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

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.

HOME CONSTRUCTION
EROSION CONTROL PLAN

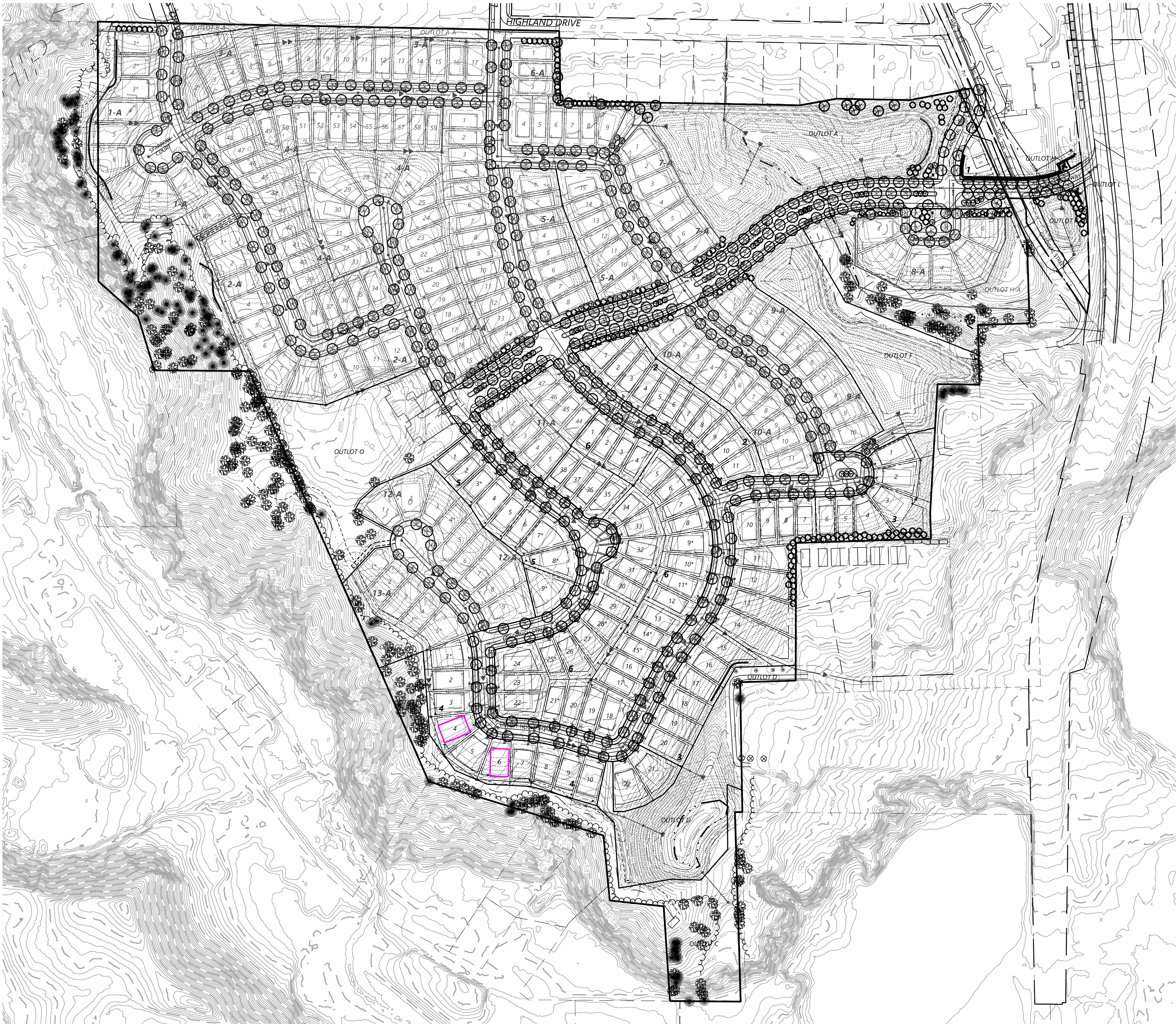
PROJECT NUMBER: 0015521.00

SHEET NUMBER:

24 OF 25

DATE: 06/26/20





Final Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	SPACING O.C.
OVERSTORY DECIDUOUS TREES					
ABM	27	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN	H 50'-60' W 40'
SUM	37	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
RSM	31	Red Sunset Maple / Acer rubrum 'Franksred'	2.5" BB	AS SHOWN	H 45' W 35'
FFM	41	Fall Fiesta Maple / Acer saccharum 'Bailista'	2.5" BB	AS SHOWN	H 50'-75' W 50'
SKH	21	Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN	H 50' W 35'-40'
REO	31	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
NPO	40	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN	H 50'-60' W 40'-50'
SWO	19	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60' W 40'
WHO	15	White Oak / Quercus alba	2.5" BB	AS SHOWN	H 50'-60' W 40'
BUO	6	Swamp White Oak / Quercus macrocarpa	2.5" BB	AS SHOWN	H 50'-60' W 40'
PRE	24	Princeton Elm / Ulmus americana 'Princeton'	2.5" BB	AS SHOWN	H 60'-80' W 40'-60'
ACE	35	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
FYL	31	Frontyard Linden / Tilia americana 'Frontyard'	2.5" BB	AS SHOWN	H 60'-70' W 30'-40'
REL	27	Redmond Linden / Tilia americana 'Redmond'	2.5" BB	AS SHOWN	H 40'-60' W 30'
SEL	18	Sentry Linden / Tilia americana 'McKsentry'	2.5" BB	AS SHOWN	H 50' W 30'-40'
HAK	5	Hackberry / Celtis occidentalis	2.5" BB	AS SHOWN	H 50'-75' W 50'
AGG	23	Autumn Gold Ginkgo / Ginkgo biloba 'Autumn Gold'	2.5" BB	AS SHOWN	H 50' W 30'
ELP	20	Exclamation London Planetree / Plantanus acerifolia 'Morton Circle'	2.5" BB	AS SHOWN	H 55'-65' W 40'-50'

BUFFER EVERGREEN TREES					
BHS	8	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
BHS8	1	Black Hills Spruce / Picea glauca densata	8' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
BHS10	7	Black Hills Spruce / Picea glauca densata	10' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
BHS12	6	Black Hills Spruce / Picea glauca densata	12' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
NOS	18	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
COS	21	Colorado Spruce / Picea pungens	6' HT., BB	AS SHOWN	H 40'-60' W 15'-30'
WHP	18	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
NOP	26	Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP	25	Ponderosa Pine / Pinus ponderosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP8	2	Ponderosa Pine / Pinus ponderosa	8' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP10	3	Ponderosa Pine / Pinus ponderosa	10' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP12	1	Ponderosa Pine / Pinus ponderosa	12' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
CCF	23	Concolor Fir / Abies concolor	6' HT., BB	AS SHOWN	H 40'-50' W 15'-30'

ORNAMENTAL TREES					
TCH	12	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	H 15'-20' W 15'-20'
JTL	18	Japanese Tree Lilac / Syringa reticulata	2" BB	AS SHOWN	H 25'-30' W 20'-25'
ALS	27	Allegheny Serviceberry / Amelanchier laevis	8' HT., BB CLUMP, 5-7 STEMS	AS SHOWN	H 15'-25' W 15'-25'
SDC	13	Snowdrift Crab / Malus 'Snowdrift'	2" BB	AS SHOWN	H 20' W 20'
PRC	6	Prairie Rose Crab / Malus 'Prairie Rose'	2" BB	AS SHOWN	H 20' W 20'
QUA	4	Quaking Aspen / Populus tremuloides	2" BB	AS SHOWN	H 20' W 20'
QUA*	3	Quaking Aspen / Populus tremuloides	12" HT. BB CLUMP, 3-5 STEMS	AS SHOWN	H 20' W 20'

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES.

Single Family Landscape Requirements

SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS: 417 TREES
- ONE OVERSTORY DECIDUOUS TREE PER EVERY FIFTY (50) FEET
ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2 1/2" CALIPER.
THE TREES MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION
AND NEED NOT NECESSARILY BE SPACED FIFTY (50) FEET APART.
(20,917 LINEAR FEET OF FRONTAGE)

Native Seeding Legend

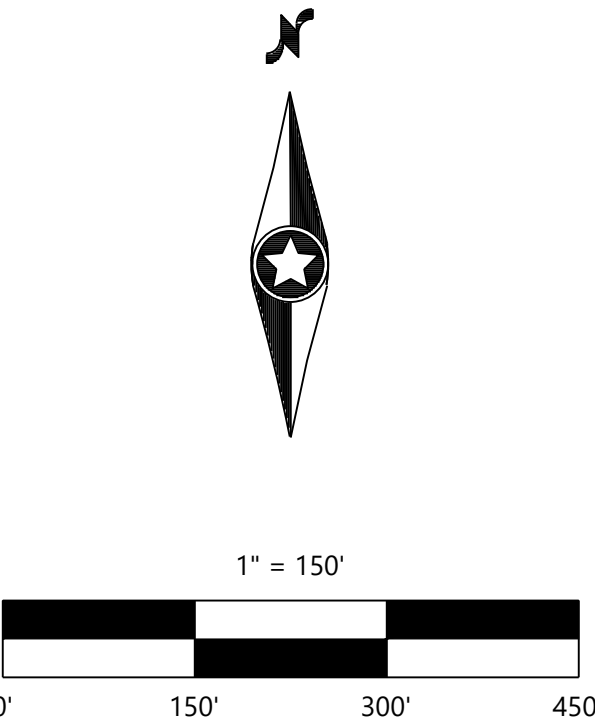
STORMWATER NATIVE SEED MIX (33-261)
TOTAL AREA (X.X AC)
MESIC PRAIRIE GENERAL SEED MIX (35-241)
TOTAL AREA (X.X AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

Single Family Landscape Provisions

TOTAL SINGLE FAMILY LANDSCAPING PROVIDED: 697 TREES
* STREET TREES: 438 TREES
* BUFFER DECIDUOUS TREES: 17 TREES
* BUFFER EVERGREEN TREES: 159 TREES
* BUFFER ORNAMENTAL TREES: 83 TREES

- NOTES:
- TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
 - ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
 - NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL STREET TREES NOT APART OF THE MAIN ENTRY BOULEVARD SHALL BE INSTALLED ON FRONT OF INDIVIDUAL SINGLE FAMILY LOTS 16.5' FROM BACK OF CURB OR 3' BACK OF SIDEWALK/TRAIL IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL SEWER & WATER CONNECTIONS, OR DRIVEWAY LOCATIONS.
 - ALL STREET TREES THAT ARE PART OF ENTRY BOULEVARD SHALL BE INSTALLED 4' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL SEWER & WATER CONNECTIONS, OR DRIVEWAY LOCATIONS.



DESIGNED:	02/04/20
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	150.0000002"
VERTICAL SCALE:	30' OR 15'

INITIAL ISSUE:	02/04/20
REVISIONS:	
02/26/20	CITY COMMENTS

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

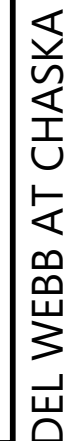
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 04/06/20 LICENSE NO. 53774

DEL WEBB AT CHASKA
CHASKA, MN

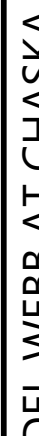
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Westwood Professional Services, Inc.

**OVERALL LANDSCAPE
PLAN**

SHEET NUMBER:
1 OF **14**
DATE: 04/06/20
PROJECT NUMBER: 0015521.00



PROJECT NUMBER: 0015521.00

PROJECT NUMBER: 0015521.00



DESIGNED:
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DRAWN:
HORIZONTAL SCALE: #####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE:	02/04/20
REVISIONS:	
△ 02/26/20	CITY COMMENTS
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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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OF THE STATE OF MINNESOTA

NICHOLAS T. MEYER

DATE: 04/06/20 LICENSE NO. 53774

DEL WEBB AT CHASKA

CHASKA, MN

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LANDSCAPE PLAN

SHEET NUMBER:

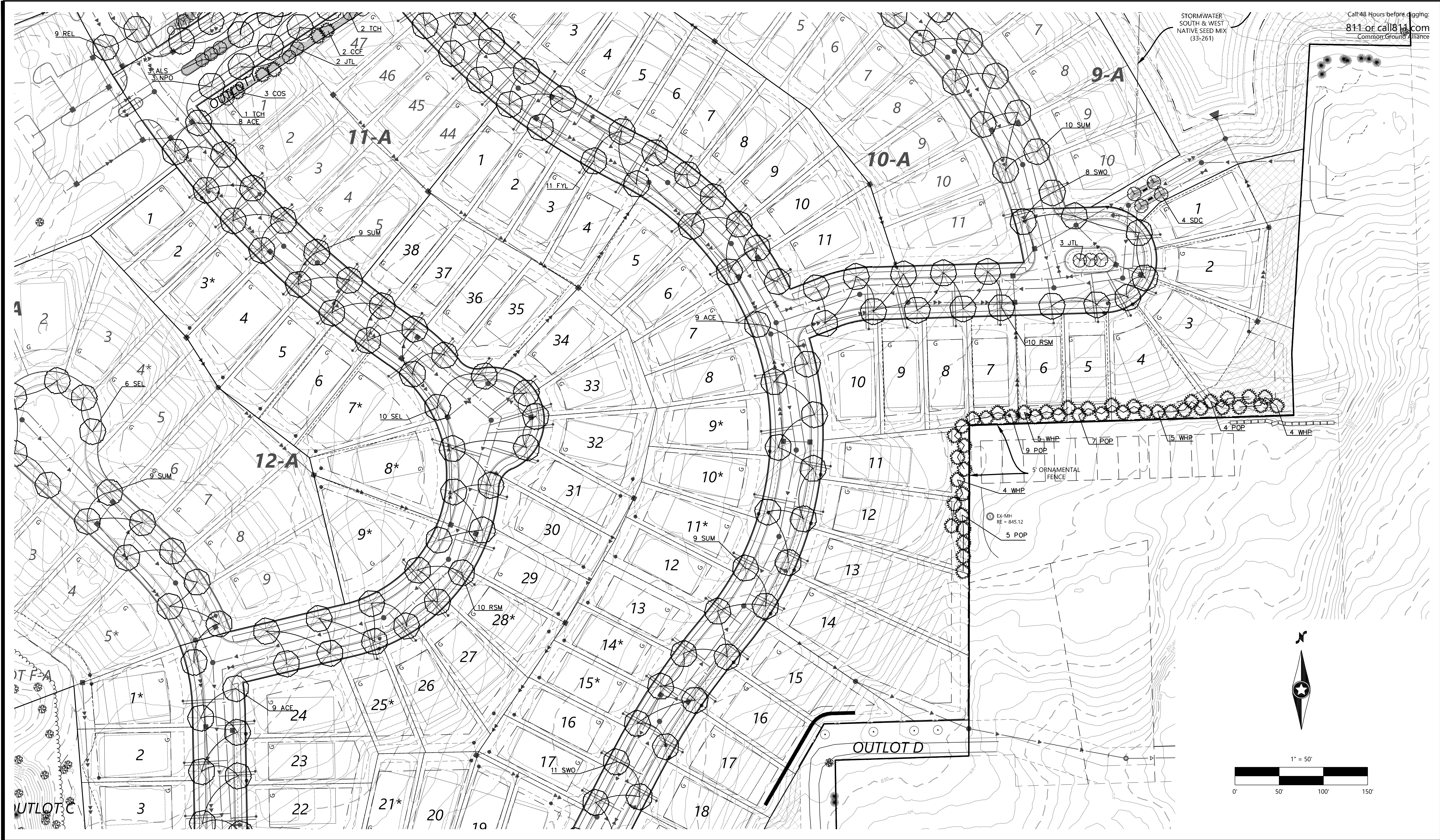
4

OF

14

PROJECT NUMBER: 0015521.00

DATE: 04/06/20



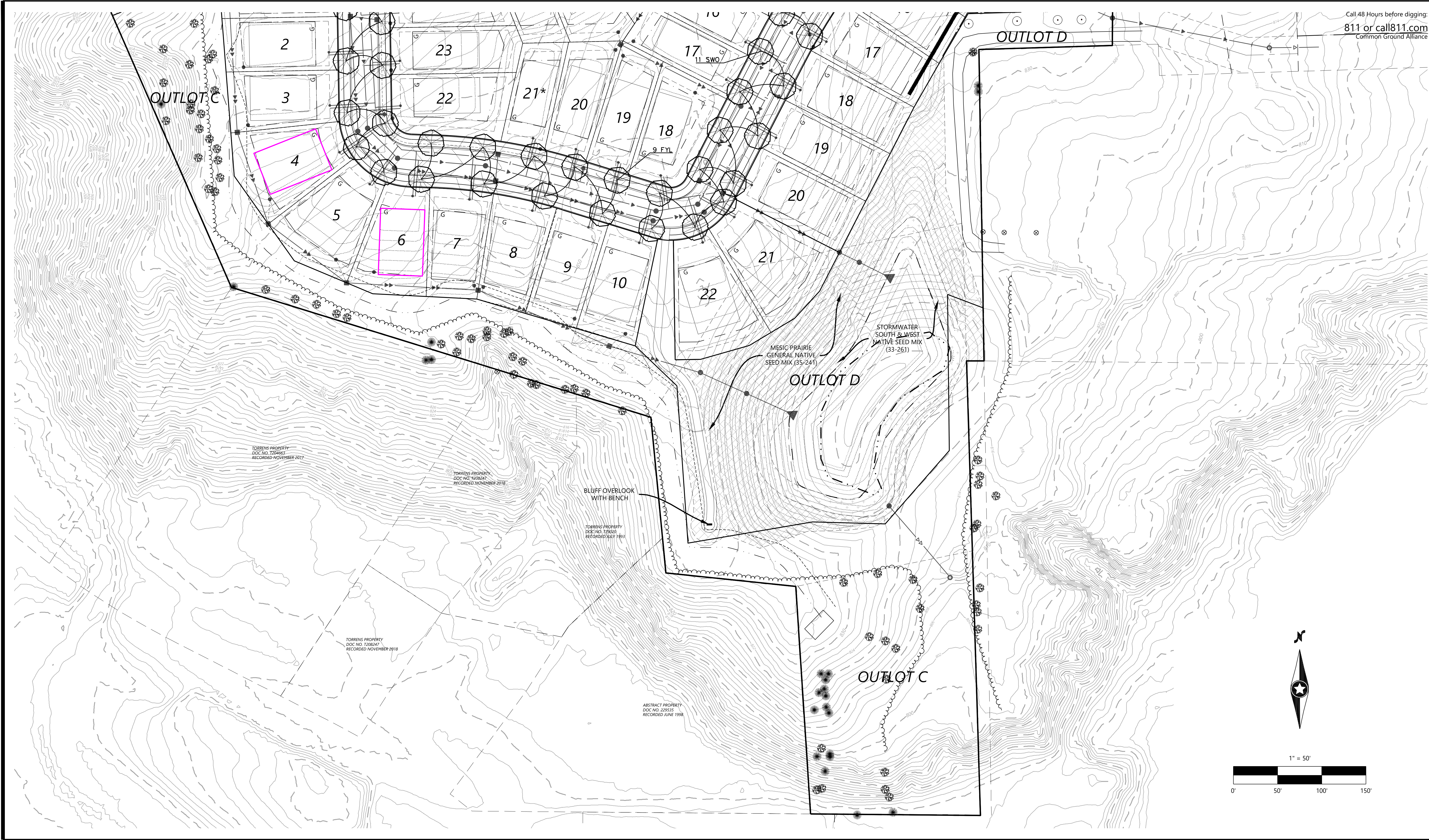
DESIGNED:	INITIAL ISSUE: 02/04/20
CHECKED:	REVISIONS:
DRAWN:	02/26/20 CITY COMMENTS
HORIZONTAL SCALE: #####	
VERTICAL SCALE: ### OR ###	

PREPARED FOR:	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
PULTE GROUP	NICHOLAS T. MEYER
7500 FLYING CLOUD DRIVE, SUITE 670	DATE: 04/06/20 LICENSE NO. 53774
EDEN PRAIRIE, MN 55344	

DEL WEBB AT CHASKA
CHASKA, MN

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LANDSCAPE PLAN	SHEET NUMBER:
	5 OF 14
PROJECT NUMBER: 0015521.00	DATE: 04/06/20



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: #####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 02/04/20
REVISIONS:
△ 02/26/20 CITY COMMENTS
△ ----
△ ----
△ ----
△ ----

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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NICHOLAS T. MEYER
DATE: 04/06/20 LICENSE NO. 53774

DEL WEBB AT CHASKA
CHASKA, MN

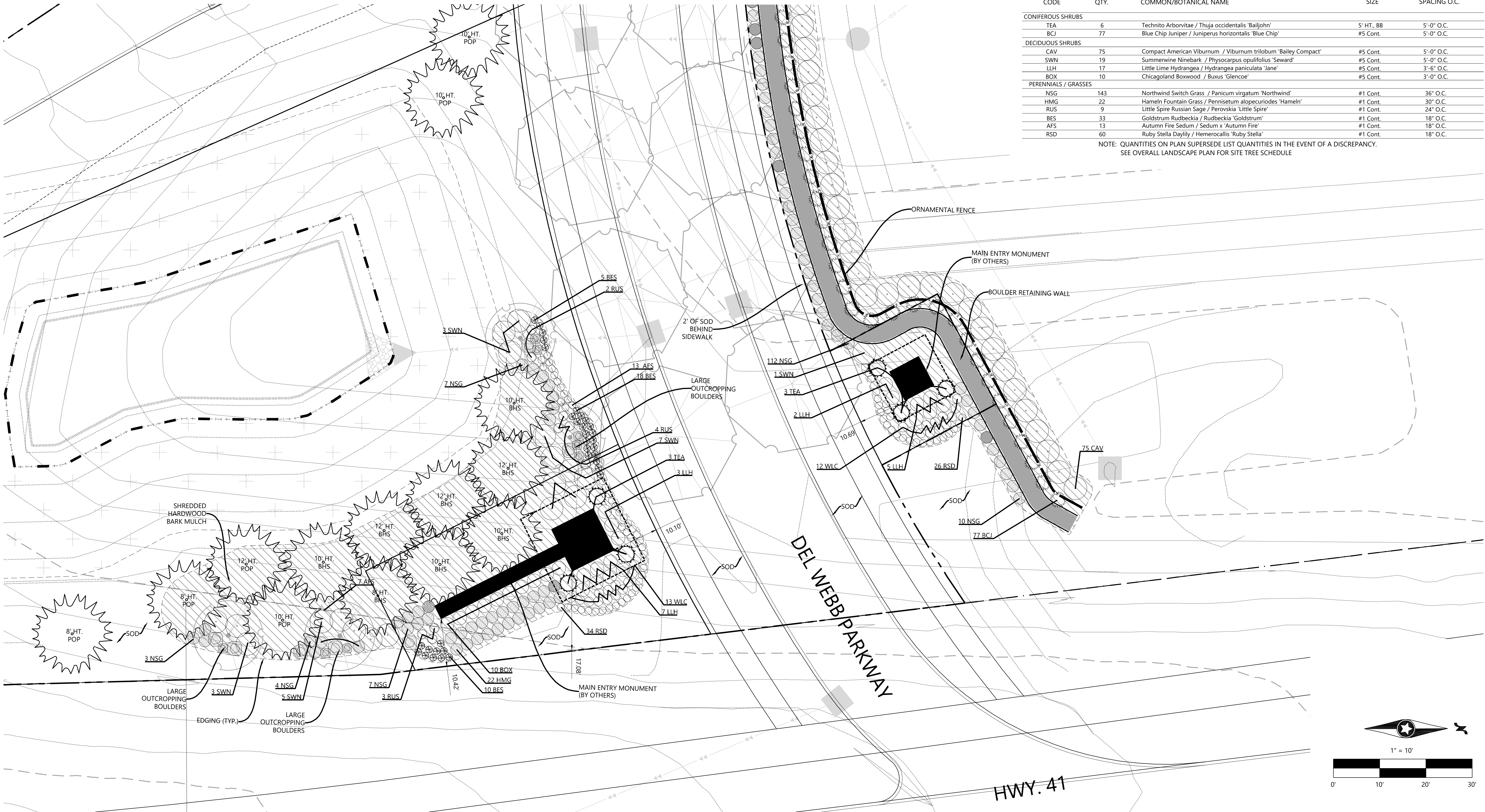
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LANDSCAPE PLAN

SHEET NUMBER:
6 OF **14**
DATE: 04/06/20
PROJECT NUMBER: 0015521.00

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
CONIFEROUS SHRUBS				
TEA	6	Technito Arborvitae / Thuja occidentalis 'Bailjohn'	5' HT., BB	5'-0" O.C.
BCJ	77	Blue Chip Juniper / Juniperus horizontalis 'Blue Chip'	#5 Cont.	5'-0" O.C.
DECIDUOUS SHRUBS				
CAV	75	Compact American Viburnum / Viburnum trilobum 'Bailey Compact'	#5 Cont.	5'-0" O.C.
SWN	19	Summerwine Ninebark / Physocarpus opulifolius 'Seward'	#5 Cont.	5'-0" O.C.
LLH	17	Little Lime Hydrangea / Hydrangea paniculata 'Jane'	#5 Cont.	3'-6" O.C.
BOX	10	Chicagoland Boxwood / Buxus 'Glencoe'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
NSG	143	Northwind Switch Grass / Panicum virgatum 'Northwind'	#1 Cont.	36" O.C.
HMG	22	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
RUS	9	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
BES	33	Goldstrum Rudbeckia / Rudbeckia 'Goldstrum'	#1 Cont.	18" O.C.
AFS	13	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
RSD	60	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY
SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE



Secondary Entrance Planting Detail

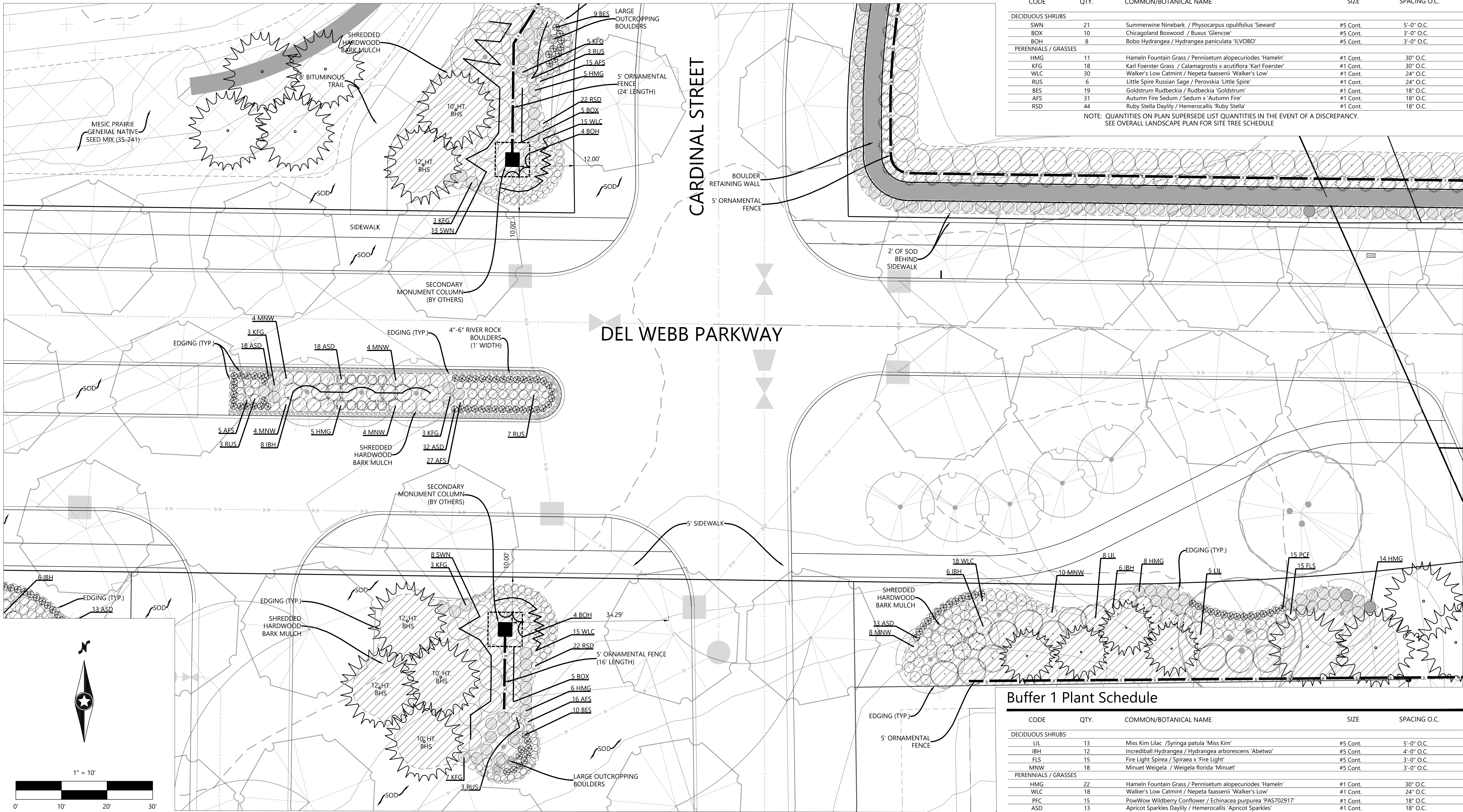
Secondary Monument Plant Schedule

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
SWN	21	Summerwine Ninebark / <i>Physocarpus opulifolius</i> 'Seward'	#5 Cont.	5'-0" O.C.
BOX	10	Chicagoland Boxwood / <i>Buxus</i> 'Glencoe'	#5 Cont.	3'-0" O.C.
BOH	8	Bobo Hydrangea / <i>Hydrangea paniculata</i> 'ILVOBO'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	11	Hameln Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hameln'	#1 Cont.	30" O.C.
KFG	18	Karl Foerster Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	#1 Cont.	30" O.C.
WLC	30	Walker's Low Catmint / <i>Nepeta faassenii</i> 'Walker's Low'	#1 Cont.	24" O.C.
RUS	6	Little Spire Russian Sage / <i>Perovskia</i> 'Little Spire'	#1 Cont.	24" O.C.
BES	19	Goldstrum Rudbeckia / <i>Rudbeckia</i> 'Goldstrum'	#1 Cont.	18" O.C.
AFS	31	Autumn Fire Sedum / <i>Sedum</i> x 'Autumn Fire'	#1 Cont.	18" O.C.
RSD	44	Ruby Stella Daylily / <i>Hemerocallis</i> 'Ruby Stella'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY
SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE



Buffer 1 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
LIL	13	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	#5 Cont.	5'-0" O.C.
IBH	12	Incrediball Hydrangea / <i>Hydrangea arborescens</i> 'Abetwo'	#5 Cont.	4'-0" O.C.
FLS	15	Fire Light Spirea / <i>Spiraea x</i> 'Fire Light'	#5 Cont.	3'-0" O.C.
MNW	18	Minuet Weigela / <i>Weigela florida</i> 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	22	Hameln Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hameln'	#1 Cont.	30" O.C.
WLC	18	Walker's Low Catmint / <i>Nepeta faassenii</i> 'Walker's Low'	#1 Cont.	24" O.C.
PCF	15	PowWow Wildberry Conflower / <i>Echinacea purpurea</i> 'PAS702917'	#1 Cont.	18" O.C.
ASD	13	Apricot Sparkles Daylily / <i>Hemerocallis</i> 'Apricot Sparkles'	#1 Cont.	18" O.C.

DESIGNED: _____ .
 CHECKED: _____ .
 DRAWN: _____ .
 HORIZONTAL SCALE: #####
 VERTICAL SCALE: ### OR ###

INITIAL ISSUE:	02/04/20	
REVISIONS:		
	02/26/20	CITY COMMENTS
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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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NICHOLAS T. MEYER
DATE: 04/06/20 LICENSE NO. 53774

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Westwood Professional Services, Inc.

Westwood Professional Services, Inc.

SHEET NUMBER

8

OF

14

SECONDARY ENTRANCE PLANTING DETAIL

PROJECT NUMBER: 0015521.00

DATE: 04/06/20

Median 1 and Buffer Planting Detail

Call 48 Hours before digging:

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Common Ground Alliance

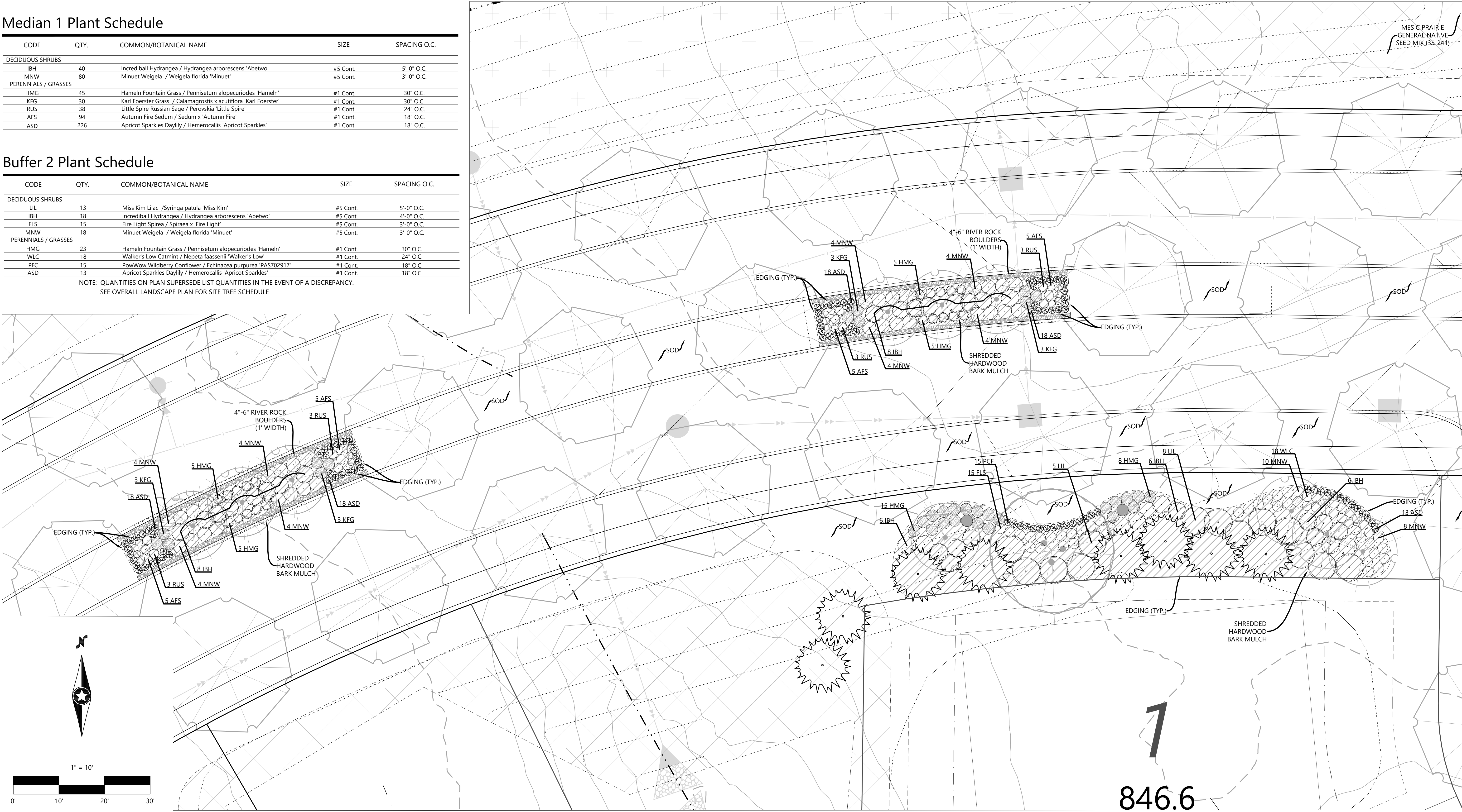
Median 1 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
IBH	40	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	5'-0" O.C.
MNW	80	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	45	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
KFG	30	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
RUS	38	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
AFS	94	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	226	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

Buffer 2 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
LIL	13	Miss Kim Lilac / Syringa patula 'Miss Kim'	#5 Cont.	5'-0" O.C.
IBH	18	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	4'-0" O.C.
FLS	15	Fire Light Spirea / Spirea x 'Fire Light'	#5 Cont.	3'-0" O.C.
MNW	18	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	23	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
WLC	18	Walker's Low Catmint / Nepeta faassenii 'Walker's Low'	#1 Cont.	24" O.C.
PFC	15	PowWow Wildberry Conflower / Echinacea purpurea 'PAS702917'	#1 Cont.	18" O.C.
ASD	13	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE



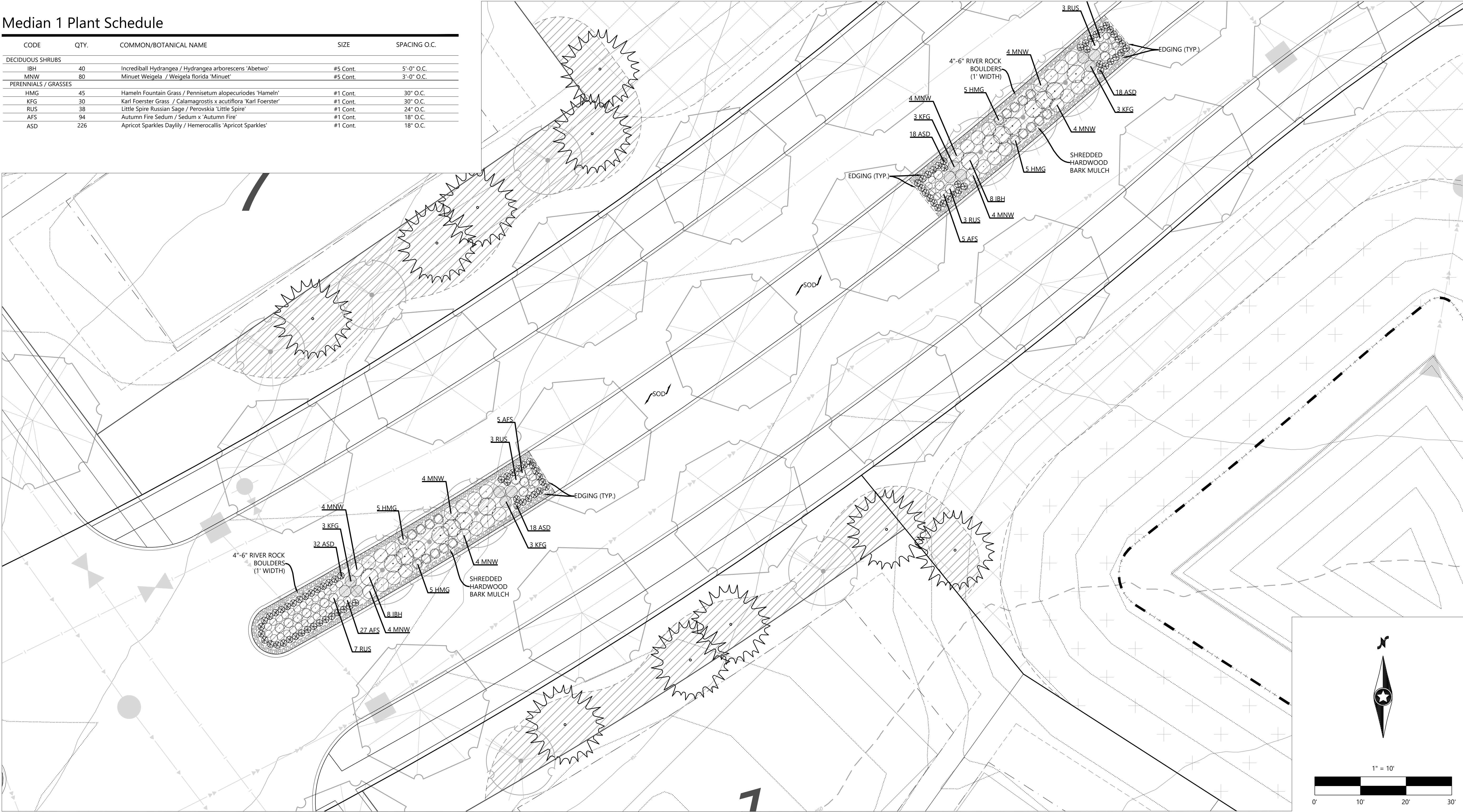
Median 1 Planting Detail

Call 48 Hours before digging:

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Common Ground Alliance

Median 1 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
IBH	40	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	5'-0" O.C.
MNW	80	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	45	Hameln Fountain Grass / Pennisetum alopecuroides 'Hameln'	#1 Cont.	30" O.C.
KFG	30	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
RUS	38	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
AFS	94	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	226	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.



Median 2 Plant Schedule

Bioswale Cross-Section Details:

- Top Bioswale (Left Side):**
 - 4"-6" RIVER ROCK BOULDERS (1' WIDTH)
 - 28 ASD
 - 18 ASD
 - 3 KFG
 - 4 MNW
 - 5 HMG
 - SHREDDED HARDWOOD BARK MULCH
 - EDGING (TYP.)
- Bottom Bioswale (Right Side):**
 - 4 MNW
 - 5 HMG
 - SHREDDED HARDWOOD BARK MULCH
 - EDGING (TYP.)
 - 28 ASD
 - 18 ASD
 - 3 KFG
 - 4 MNW
 - 5 HMG
 - SHREDDED HARDWOOD BARK MULCH
 - EDGING (TYP.)

Plant Quantities and Materials:

- 28 ASD
- 18 ASD
- 3 KFG
- 4 MNW
- 5 HMG
- SHREDDED HARDWOOD BARK MULCH
- EDGING (TYP.)

Scale and Orientation:

- North Arrow pointing up.
- Scale Bar: 0' to 30'.

Median 3 Planting Detail

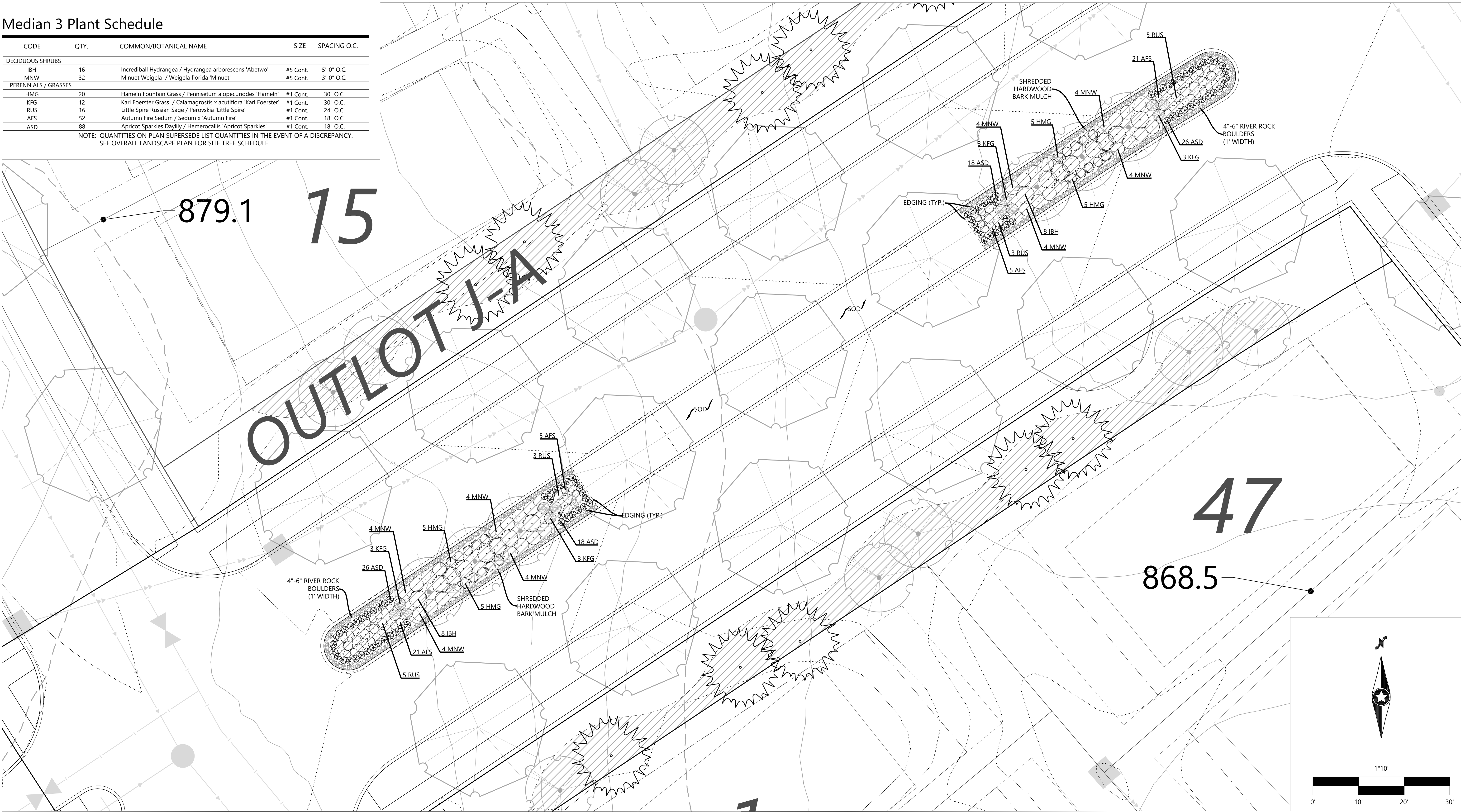
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Median 3 Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
IBH	16	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	#5 Cont.	5'-0" O.C.
MNW	32	Minuet Weigela / Weigela florida 'Minuet'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
HMG	20	Hameln Fountain Grass / Pennisetum alopecuriodes 'Hameln'	#1 Cont.	30" O.C.
KFG	12	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
RUS	16	Little Spire Russian Sage / Perovskia 'Little Spire'	#1 Cont.	24" O.C.
AFS	52	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	88	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
SEE OVERALL LANDSCAPE PLAN FOR SITE TREE SCHEDULE



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: #####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 02/04/20
REVISIONS:
△ 02/26/20 CITY COMMENTS
△ ----
△ ----
△ ----
△ ----

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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: 04/06/20 LICENSE NO. 53774

DEL WEBB AT CHASKA

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.

ENTRY MEDIAN 3
PLANTING DETAIL

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

12 OF 14

DATE: 04/06/20

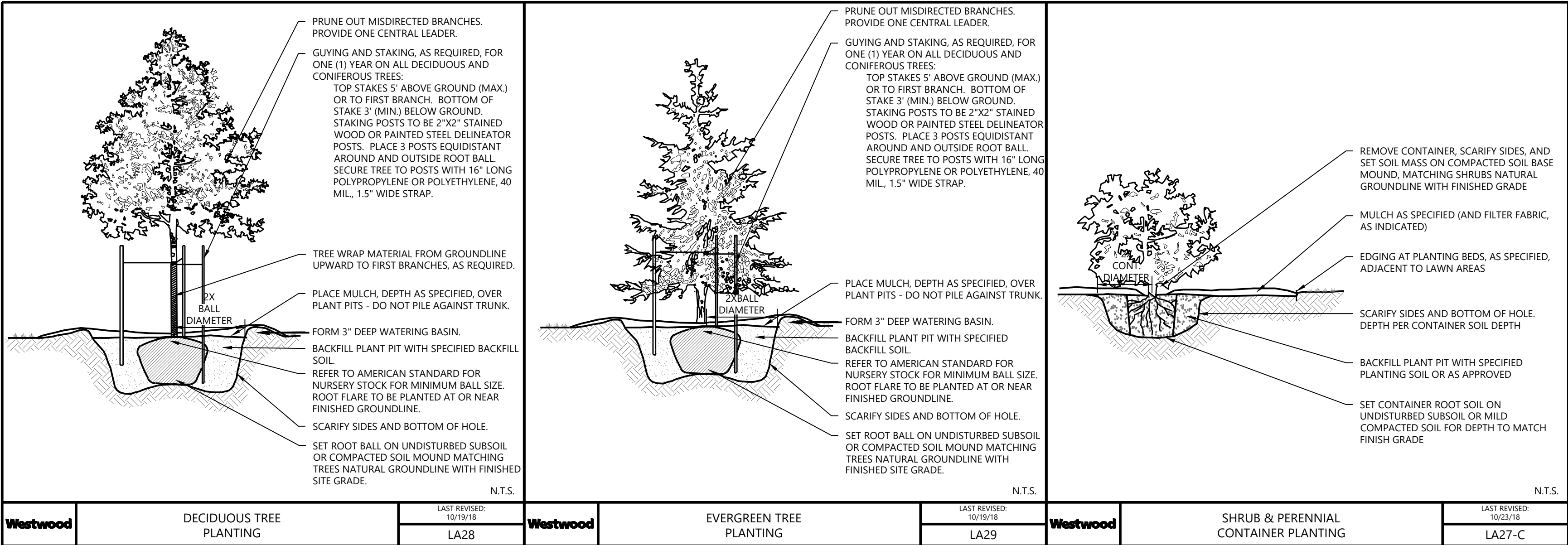
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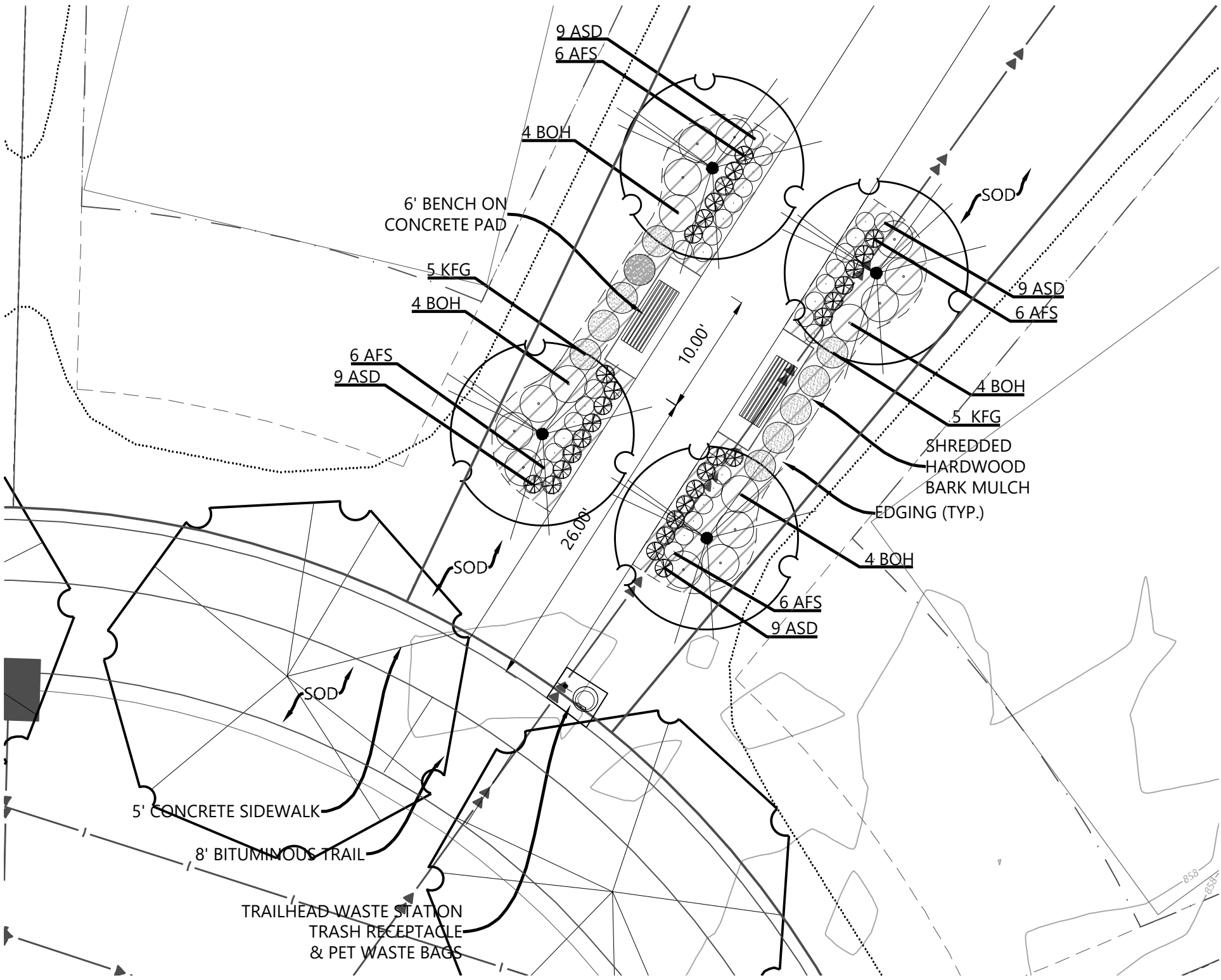
Planting Notes

- 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.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECTS' OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- 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.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- 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/RO FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 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.
- 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.
- 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).
- 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).
- 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.
- 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.
- 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.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- 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.

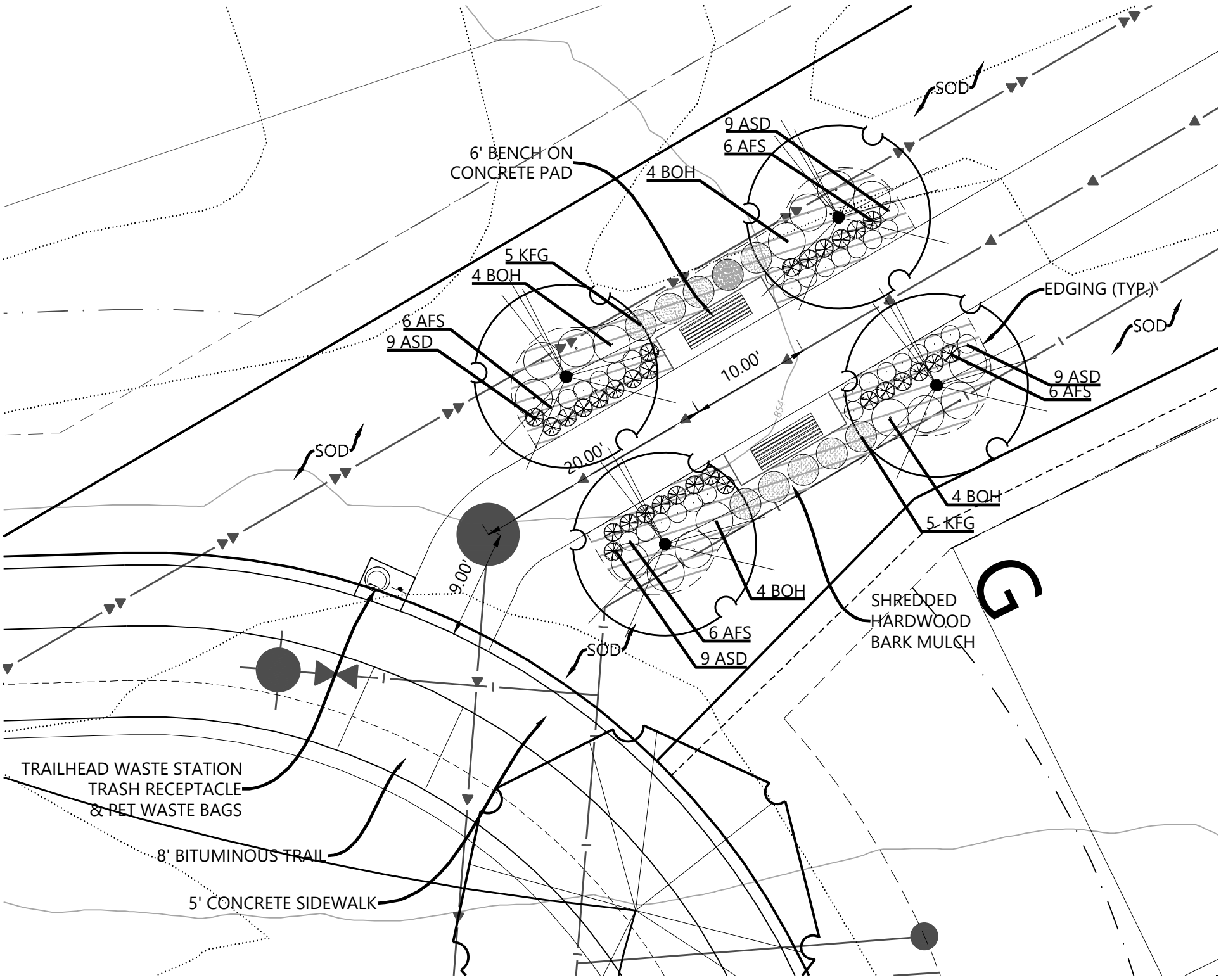
Landscape Planting Details



Trailhead Detail North



Trailhead Detail South



Trailhead Plant Schedule (x2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS SHRUBS				
BOH	16	Bobo Hydrangea / Hydrangea paniculata 'ILVOBO'	#5 Cont.	3'-0" O.C.
PERENNIALS / GRASSES				
KFG	10	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 Cont.	30" O.C.
AFS	24	Autumn Fire Sedum / Sedum x 'Autumn Fire'	#1 Cont.	18" O.C.
ASD	36	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.

Typical Ornamental Fence



ALUMINUM ORNAMENTAL FENCE TO BE USED TO DEFINE PROJECT BOUNDARY OR ACCENT. COLOR: BLACK HEIGHT: 5' TALL

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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: 04/06/20 LICENSE NO. 53774

DEL WEBB AT CHASKA

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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LANDSCAPE NOTES AND
DETAILS

PROJECT NUMBER: 0015521.00

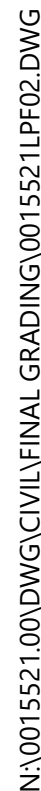
SHEET NUMBER:

13

OF

14

DATE: 04/06/20



8.A. Adopt Resolution 2020-57 and...

DATE: 04/06/20

DEL WEBB PARKWAY ILLUSTRATIVE SECTION





CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS

FOR

DEL WEBB AT CHASKA

CHASKA, MN

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670

EDEN PRAIRIE, MN 55344

CONTACT: CHAD ONSGARD

PHONE: 952-229-0723

EMAIL: CHAD.ONGSARD@PULTEGROUP.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: 0015521.00

CONTACT: RYAN M. BLUHM

Sheet List Table	
SHEET NUMBER	SHEET TITLE
01	Cover
02	Overall Plan
03	Casting Schedule
04	Removal and Demolition Plan
05	Watermain Removal Plan
06	Sanitary Sewer and Watermain Construction Plan
07	Sanitary Sewer and Watermain Construction Plan
08	Sanitary Sewer and Watermain Construction Plan
09	Sanitary Sewer and Watermain Construction Plan
10	Sanitary Sewer and Watermain Construction Plan
11	Sanitary Sewer and Watermain Construction Plan
12	Sanitary Sewer and Watermain Construction Plan
13	Storm Sewer and Street Construction Plan
14	Storm Sewer and Street Construction Plan
15	Storm Sewer and Street Construction Plan
16	Storm Sewer and Street Construction Plan
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24	Intersection Details
25	Intersection Details
26	Turn Lane Removal and Geometric Design
27	Turn Lane Stripping and Signage
28	Typical Street Sections
29	Details
30	Details
31	Details
32	Details
33	Details
34	Details
35	Details



Vicinity Map
(NOT TO SCALE)

NO.	DATE	REVISION	SHEETS
1	05/21/20	CITY COMMENTS	ALL
2	06/26/20	CITY COMMENTS	ALL
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CONSTRUCTION PLANS

FOR
SANITARY SEWER, WATERMAIN,
STORM SEWER AND STREETS
FOR

DEL WEBB AT CHASKA
CHASKA, MN

INITIAL SUBMITTAL DATE: 04/23/20 SHEET: 01 OF 35

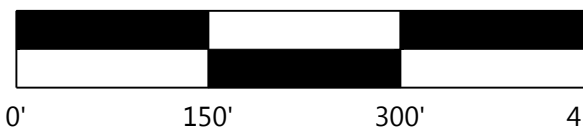
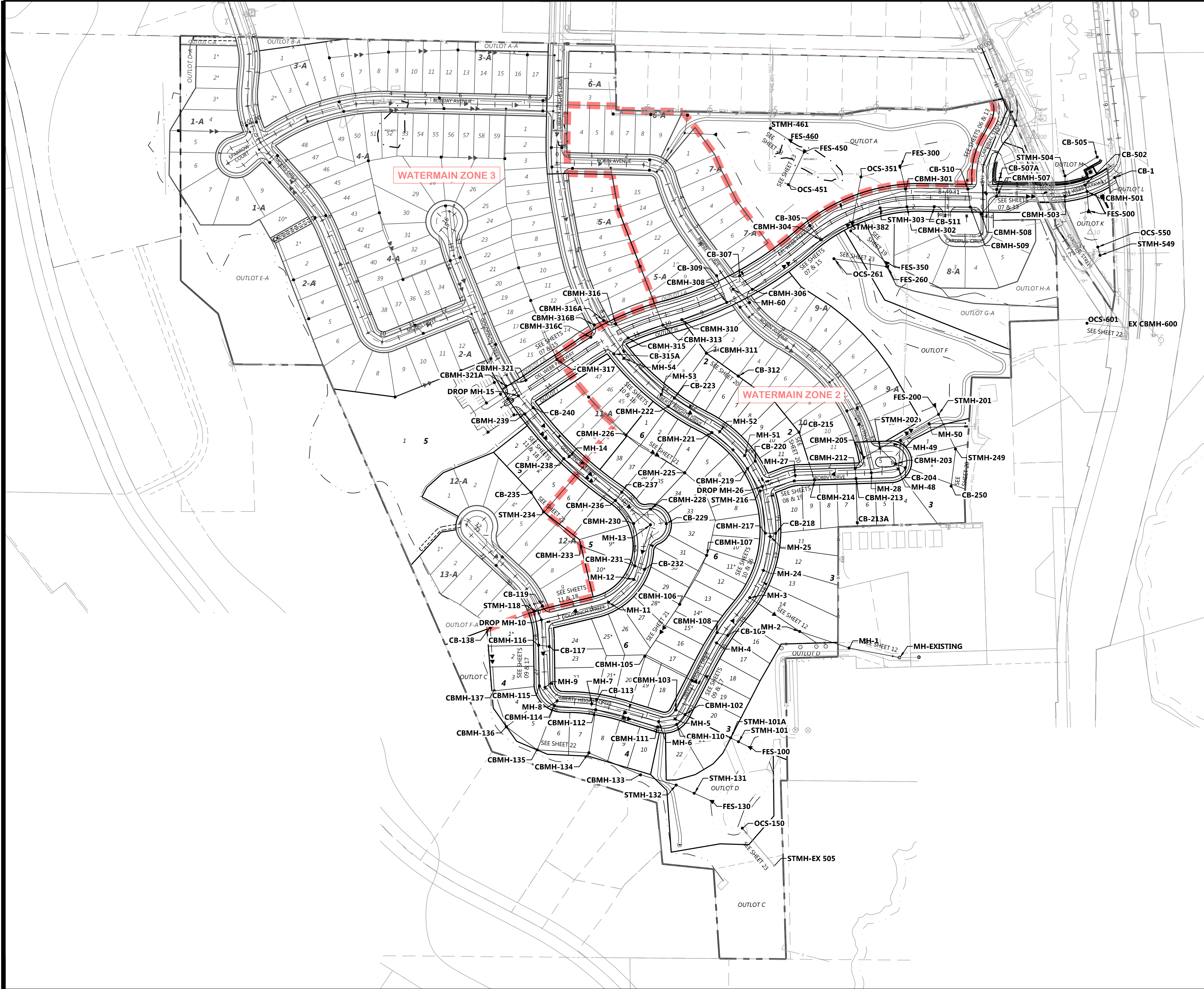
PROJECT NUMBER: 0015521.00

OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
STD			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- 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 FOR 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.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 150'
VERTICAL SCALE: 30' OR 15'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:

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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

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
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OVERALL PLAN

SHEET NUMBER:

02 OF 35

DATE: 06/26/20

PROJECT NUMBER: 0015521.00

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Common Ground Alliance

STORM SEWER CASTING SCHEDULE			
Structure			Casting Type
Number	Type	Dia.	
1	CB	2'x3'	R-3067-V
100	FES	27"	TRASHGUARD
101	STMH	48"	R-1642B
101A	STMH	48"	R-1642B
102	CBMH	48"	R-3067-VB
103	CBMH	48"	R-3067-VB
104	STMH	48"	R-1642B
105	CBMH	48"	R-4342
106	CBMH	48"	R-4342
107	CBMH	27"	R-4342
108	CBMH	48"	R-3067-V
109	CB	2'x3'	R-3067-V
110	CBMH	48"	R-3067-V
111	CBMH	48"	R-3067-V
112	CBMH	48"	R-3067-V
113	CB	2'x3'	R-3067-V
114	CBMH	48"	R-3067-V
115	CBMH	48"	R-3067-V
116	CBMH	48"	R-3067-V
117	CB	2'x3'	R-3067-V
118	STMH	48"	R-1642B
119	CB	2'x3'	R-3067-V
130	FES	12"	TRASHGUARD
131	STMH	48"	R-1642B
132	STMH	48"	R-1642B
133	CBMH	48"	R-4342
134	CBMH	48"	R-4342
135	CBMH	48"	R-4342
136	CBMH	48"	R-4342
137	CBMH	48"	R-4342
138	CB	27"	R-4342
150	OCS	72"	SEE DETAIL
200	FES	36"	TRASHGUARD
201	STMH	84"	R-1642B
202	STMH	60"	R-1642B
203	CBMH	48"	R-3067-VB
204	CB	2'x3'	R-3067-VB
205	CBMH	60"	R-3067-V
212	CBMH	60"	R-3067-V
213	CBMH	72"	R-3067-V
213A	CB	27"	R-4342
214	CBMH	48"	R-3067-V
214A	CBMH	48"	R-3067-V
215	CB	27"	R-4342
216	STMH	60"	R-1642B
217	CBMH	48"	R-3067-V
218	CB	2'x3'	R-3067-V
219	CBMH	48"	R-3067-V
220	CB	2'x3'	R-3067-V
221	CBMH	84"	R-3067-V
221A	CBMH	48"	R-3067-V
222	CBMH	48"	R-3067-V
223	CB	27"	R-3067-V
225	CBMH	48"	R-4342

226	CBMH	48"	R-4342
228	CBMH	48"	R-3067-V
229	CB	2'x3'	R-3067-VB
230	CBMH	60"	R-3067-VB
231	CBMH	60"	R-3067-V
232	CB	2'x3'	R-3067-V
233	CBMH	48"	R-4342
234	STMH	48"	R-1642B
235	CB	27"	R-4342
236	CBMH	48"	R-3067-V
237	CB	2'x3'	R-3067-V
238	CBMH	48"	R-3067-V
239	CBMH	48"	R-3067-V
240	CB	2'x3'	R-3067-V
249	STMH	48"	R-1642B
250	CB	27"	R-4342
260	FES	12"	TRASHGUARD
261	OCS	72"	SEE DETAIL
262	FES	12"	-
300	FES	30"	TRASHGUARD
301	CBMH	60"	R-3067-V
302	CBMH	72"	R-3067-V
303	STMH	48"	R-1642B
304	CBMH	48"	R-3067-VB
305	CB	2'x3'	R-3067-VB
306	CBMH	48"	R-3067-V
307	CB	2'x3'	R-3067-V
308	CBMH	48"	R-3067-V
309	CB	2'x3'	R-3067-V
310	CBMH	72"	R-3067-V
311	CBMH	48"	R-4342
312	CB	27"	R-4342
313	CBMH	60"	R-3067-V
315	CBMH	60"	R-3067-V
315A	CB	2'x3'	R-3067-V
316	CBMH	48"	R-3067-V
316A	CBMH	48"	R-3067-V
316B	CBMH	48"	R-3067-V
316C	CBMH	48"	R-3067-V
317	CBMH	60"	R-3067-V
321	CB	48"	R-3067-V
321A	CBMH	60"	R-3067-V
350	FES	12"	TRASHGUARD
351	OCS	72"	SEE DETAIL
352	FES	12"	-
382	STMH	48"	R-1642B
450	FES	12"	TRASHGUARD
451	OCS	72"	SEE DETAIL
452	FES	12"	-
460	FES	12"	TRASHGUARD
461	STMH	48"	R-1642B
500	FES	21"	TRASHGUARD
501	CBMH	60"	R-3067-V
502	CBMH	2'x3'	R-3067-V
503	CBMH	48"	R-3067-V
504	STMH	48"	R-1642B

505	CB	27"	R-4342
507	CBMH	48"	R-3067-V
507A	CB	2'x3'	R-3067-V
508	CBMH	48"	R-3067-V
509	CBMH	48"	R-3067-V
510	CB	2'x3'	R-3067-V
511	CB	2'x3'	R-3067-V
549	STMH	48"	R-1642B
550	OCS	72"	SEE DETAIL
601	OCS	72"	SEE DETAIL

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 04/23/20
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RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

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CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**
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CASTING SCHEDULE

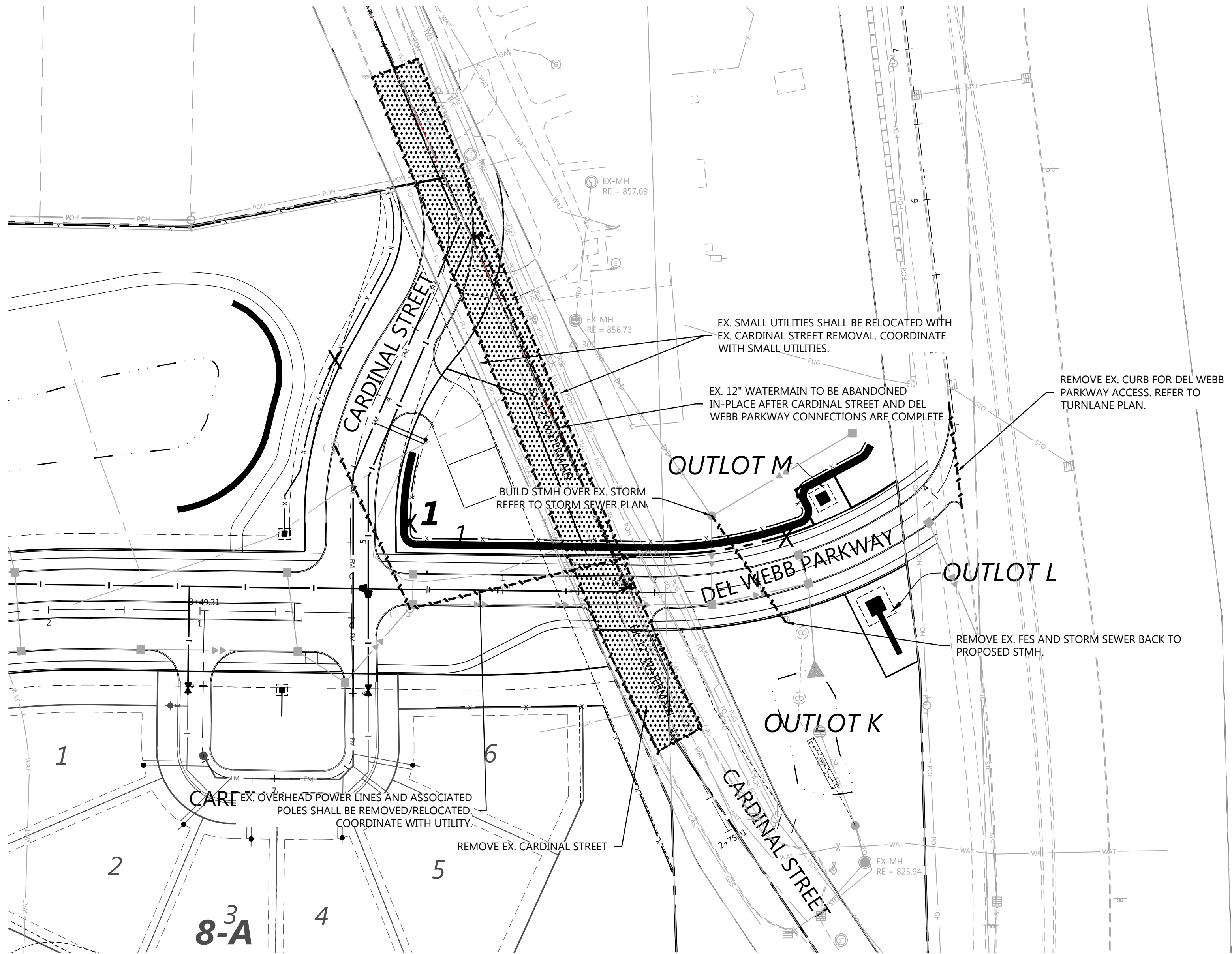
PROJECT NUMBER: 0015521.00

SHEET NUMBER:

03 OF 35

DATE: 06/26/20

DEL WEBB AT CHASKA



WATERMAIN CONNECTION NOTE:
WATERMAIN CONNECTIONS TO EXISTING 12" WATERMAIN SHALL BE COORDINATED WITH THE CITY OF CHASKA. EXISTING 12" WATERMAIN SHALL REMAIN AND STAY IN OPERATION UNTIL DEL WEBB PARKWAY AND CARDINAL STREET CONNECTIONS ARE COMPLETE. CONNECTION AT CARDINAL STREET WILL HAVE A TEMPORARY WET TAP TO ALLOW FOR INSTALLATION AT WATERMAIN INTO THE PROJECT. WATERMAIN CONNECTION AND LOWERING WORK IN DEL WEBB PARKWAY WILL NEED TO BE COMPLETED IN A 24 HOUR PERIOD. ONCE THIS CONNECTION IS COMPLETED THE TEMPORARY WET TAP WILL NEED TO BE REPLACED WITH A 10"x8" TEE AND THE EXISTING WATERMAIN BETWEEN THE DEL WEB PARKWAY AND CARDINAL STREET CONNECTIONS SHALL BE ABANDONED.

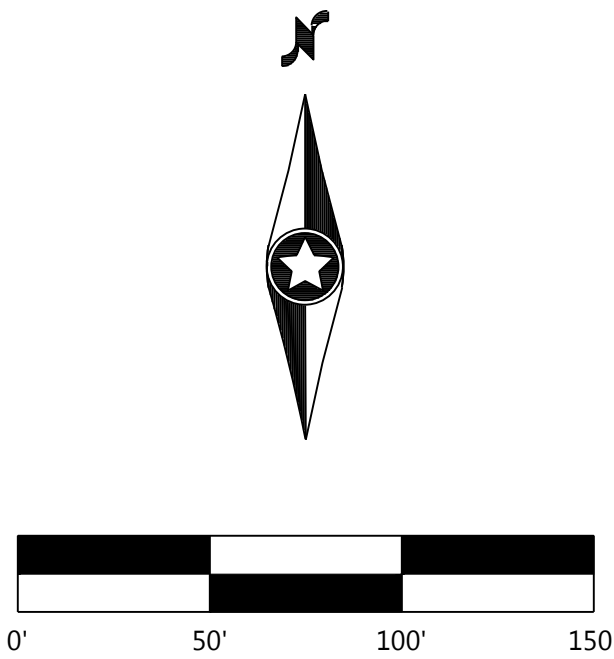
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Common Ground Alliance

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
SAN		CURB & GUTTER
WAT		SANITARY SEWER
WAT		WATER MAIN
STO		HYDRANT
GAS		STORM SEWER
PUG		GAS
PDH		UNDERGROUND ELECTRIC
TUG		OVERHEAD ELECTRIC
TGH		UNDERGROUND TELEPHONE
FD		OVERHEAD TELEPHONE
CTV		TELEPHONE FIBER OPTIC
X		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		SOIL BORING LOCATION
		TREE LINE

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



DESIGNED: _____
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VERTICAL SCALE: ### OR ###

INITIAL ISSUE:	04/23/20
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△	05/21/20 CITY COMMENTS
△	06/26/20 CITY COMMENTS
△	----
△	----
△	----

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

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.

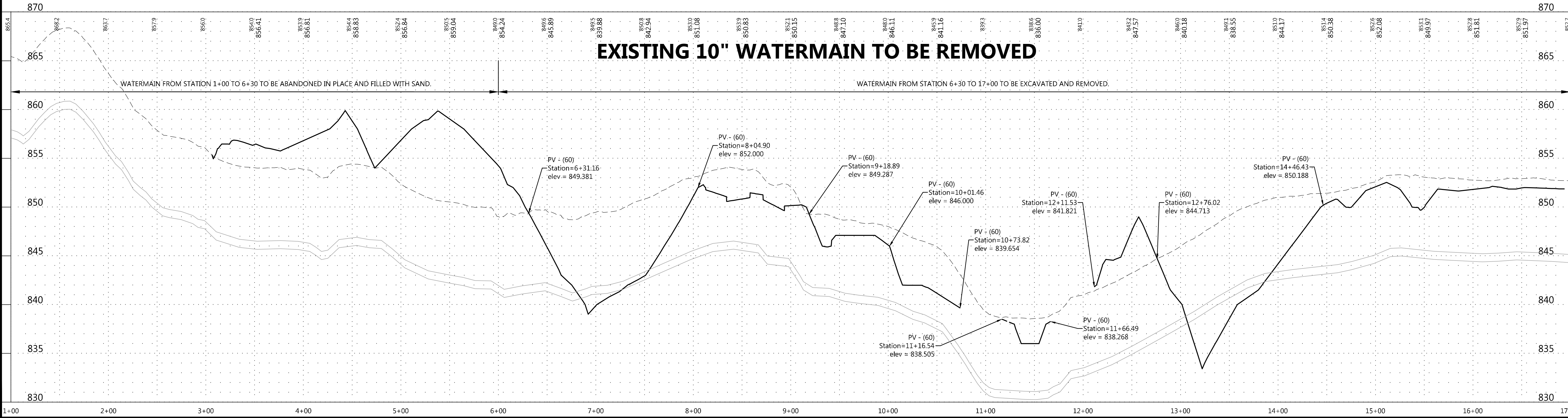
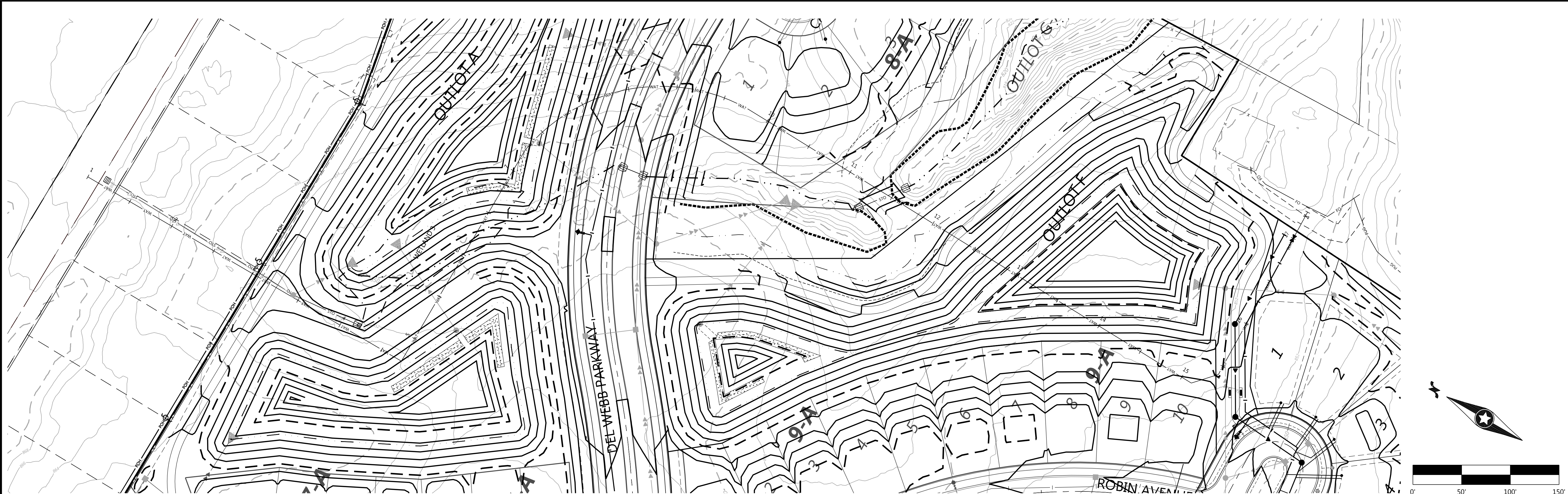
REMOVAL AND
DEMOLITION PLAN

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

04 OF 35

DATE: 06/26/20



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DRAWN:
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VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 04/23/20
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06/26/20 CITY COMMENTS
07/27/20
08/28/20

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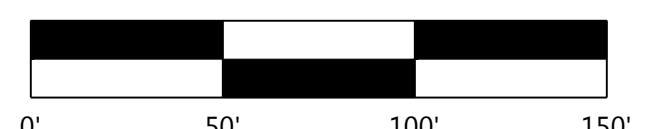
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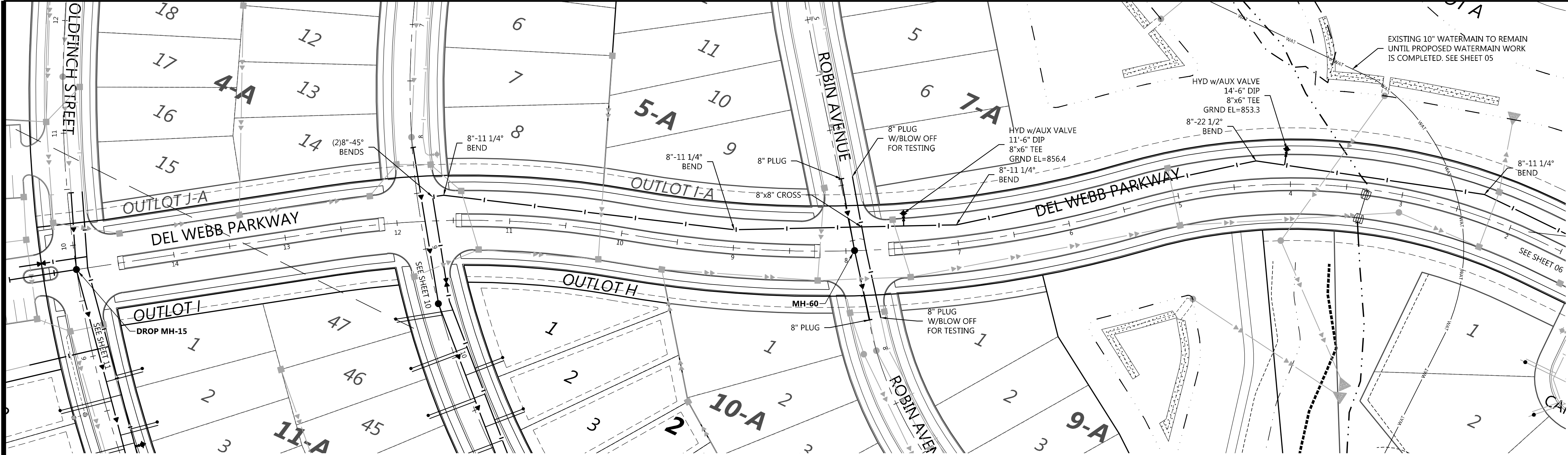
**WATERMAIN REMOVAL
PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:
05 OF **35**
DATE: 06/26/20



SHEET NUMBER:
06 OF 35
DATE: 06/26/20



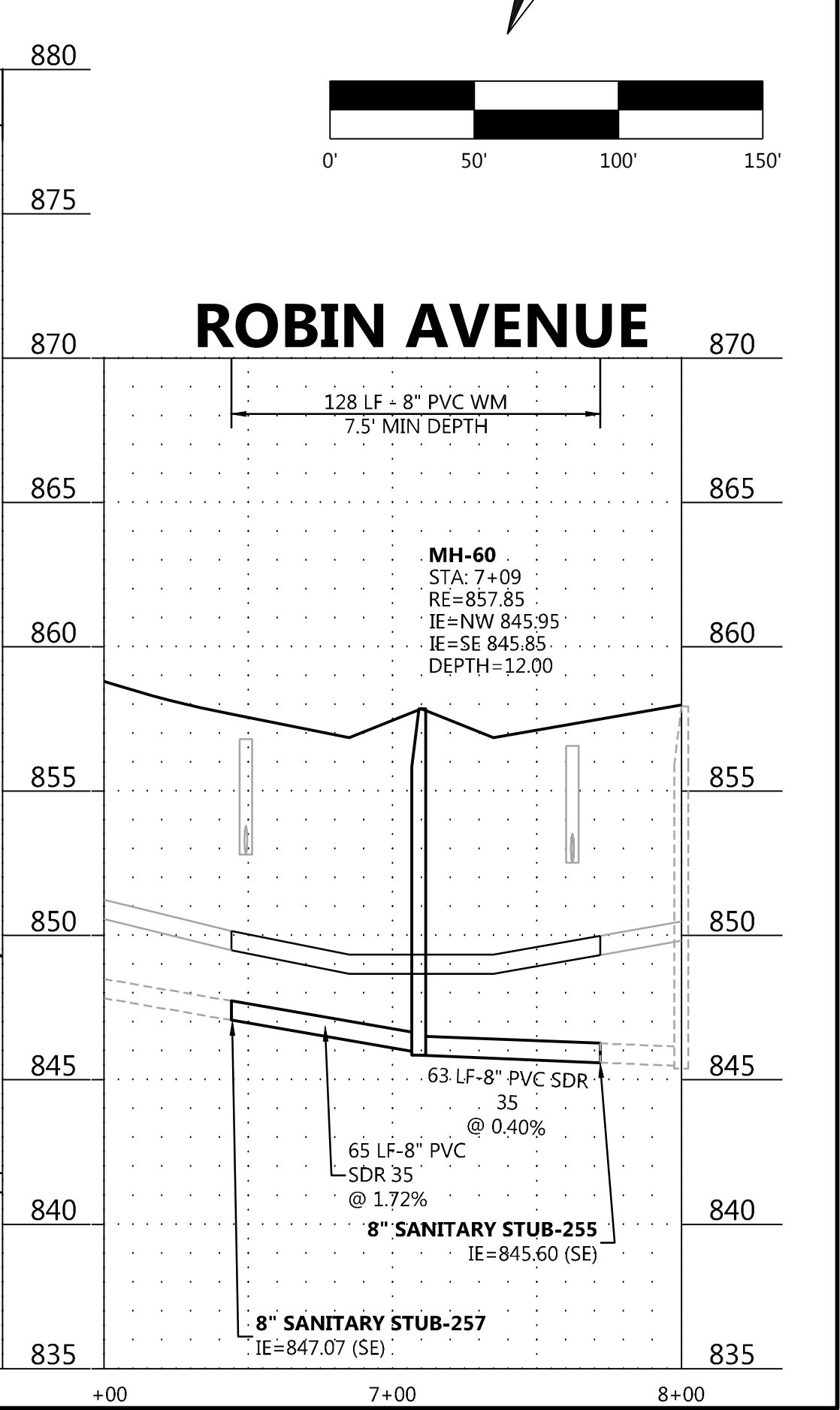
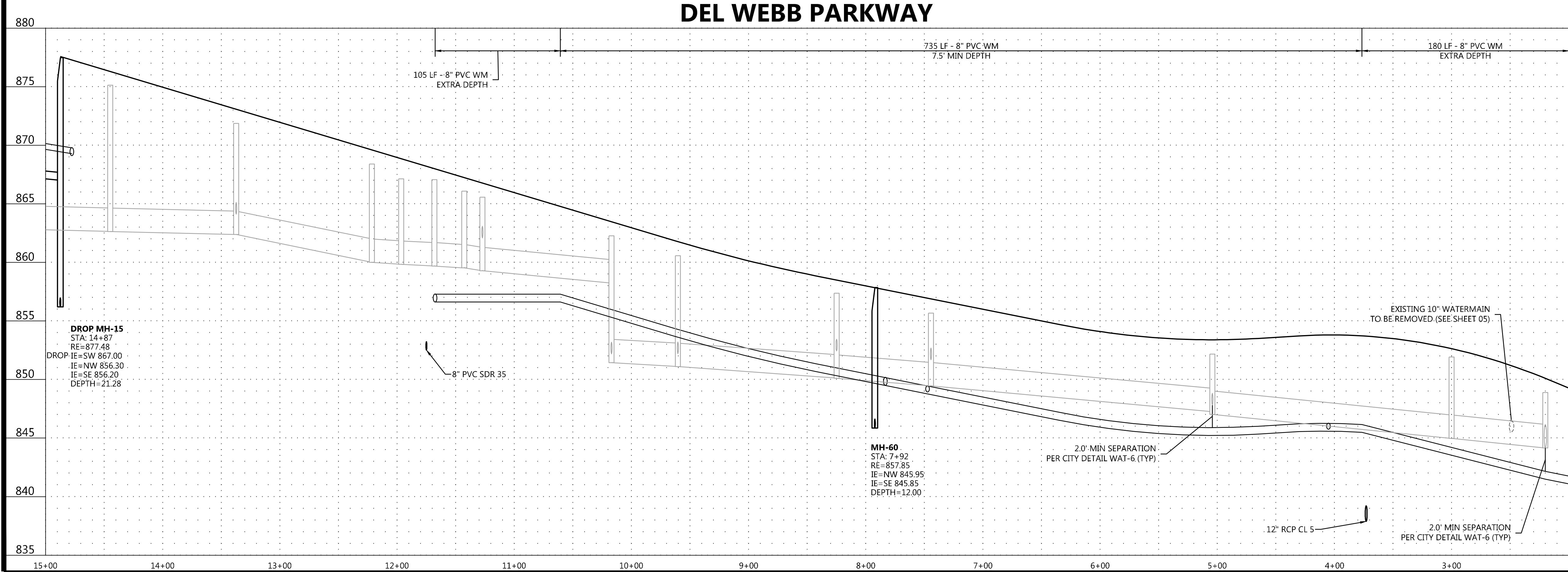
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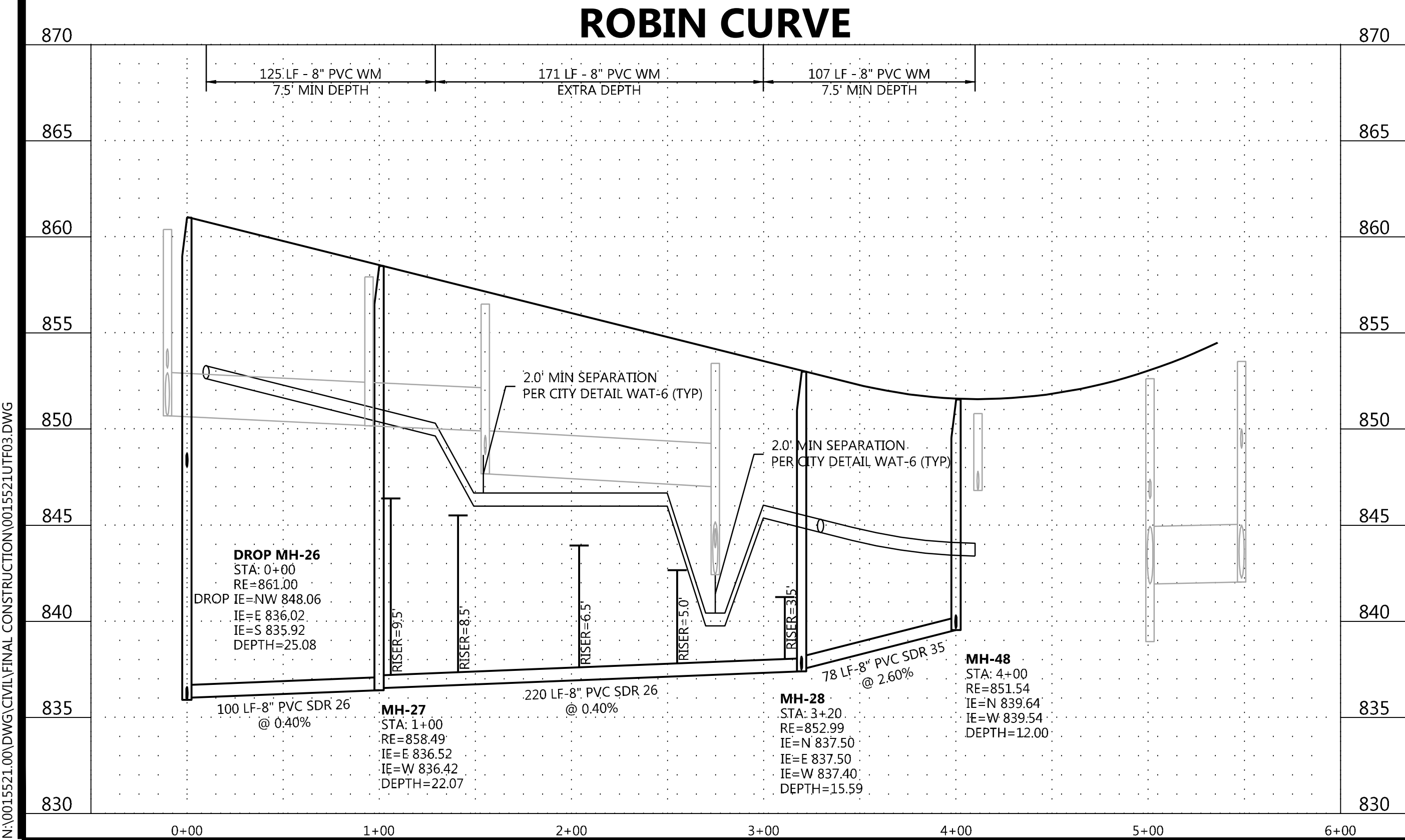
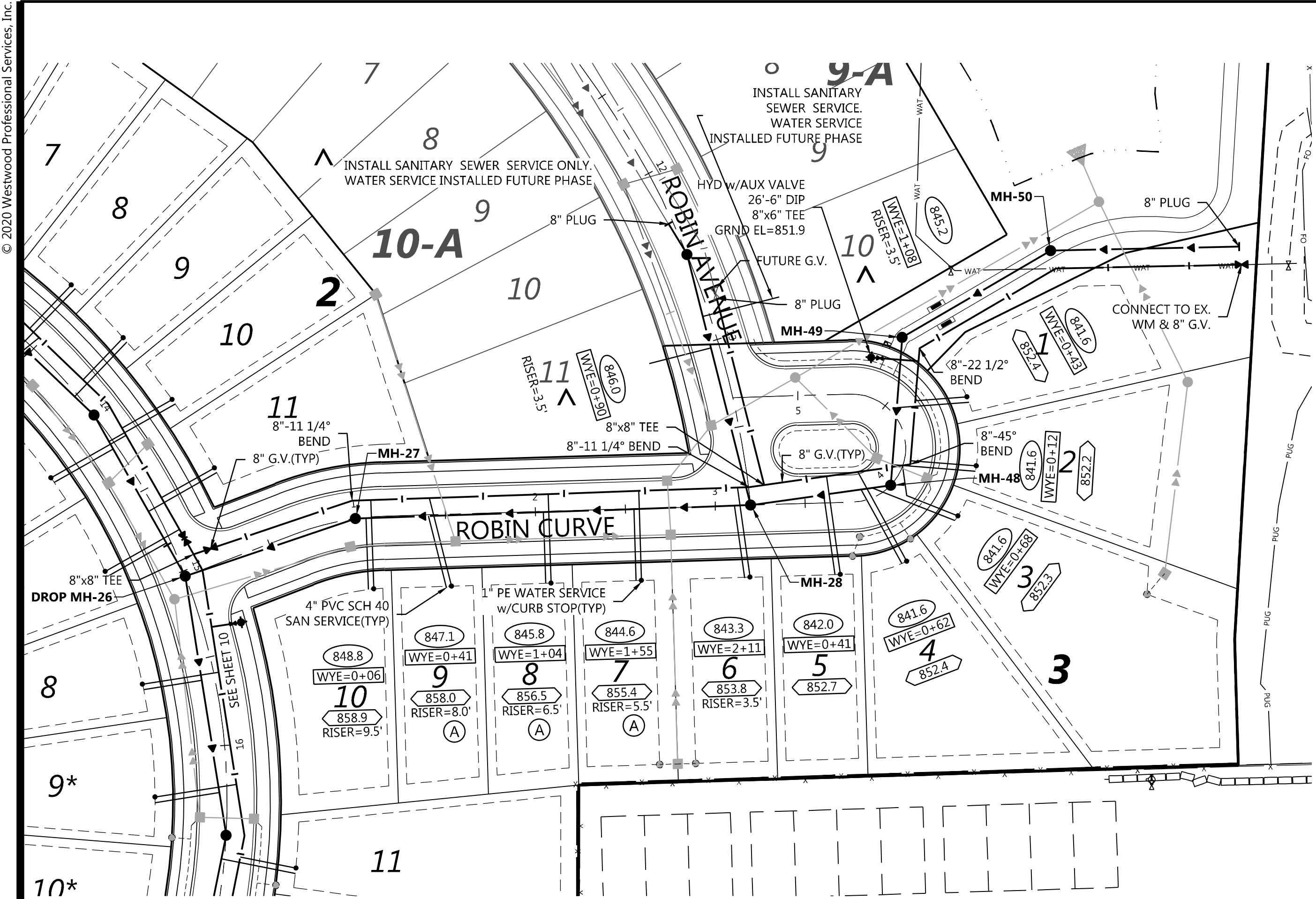
LEGEND

- XXXX SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
- X.X' RISER DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
- XXXX DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
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- (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 OVER DEPTH VALVES.
- 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





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SANITARY SEWER AND
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PROJECT NUMBER: 0015521.00

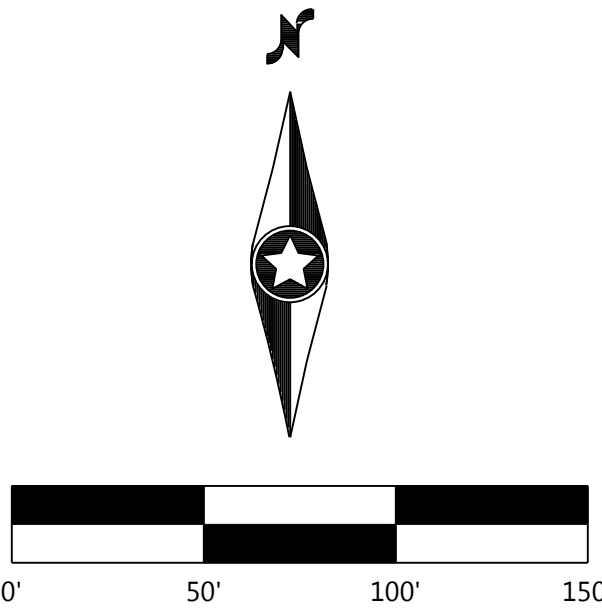
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DATE: 06/26/20

LEGEND

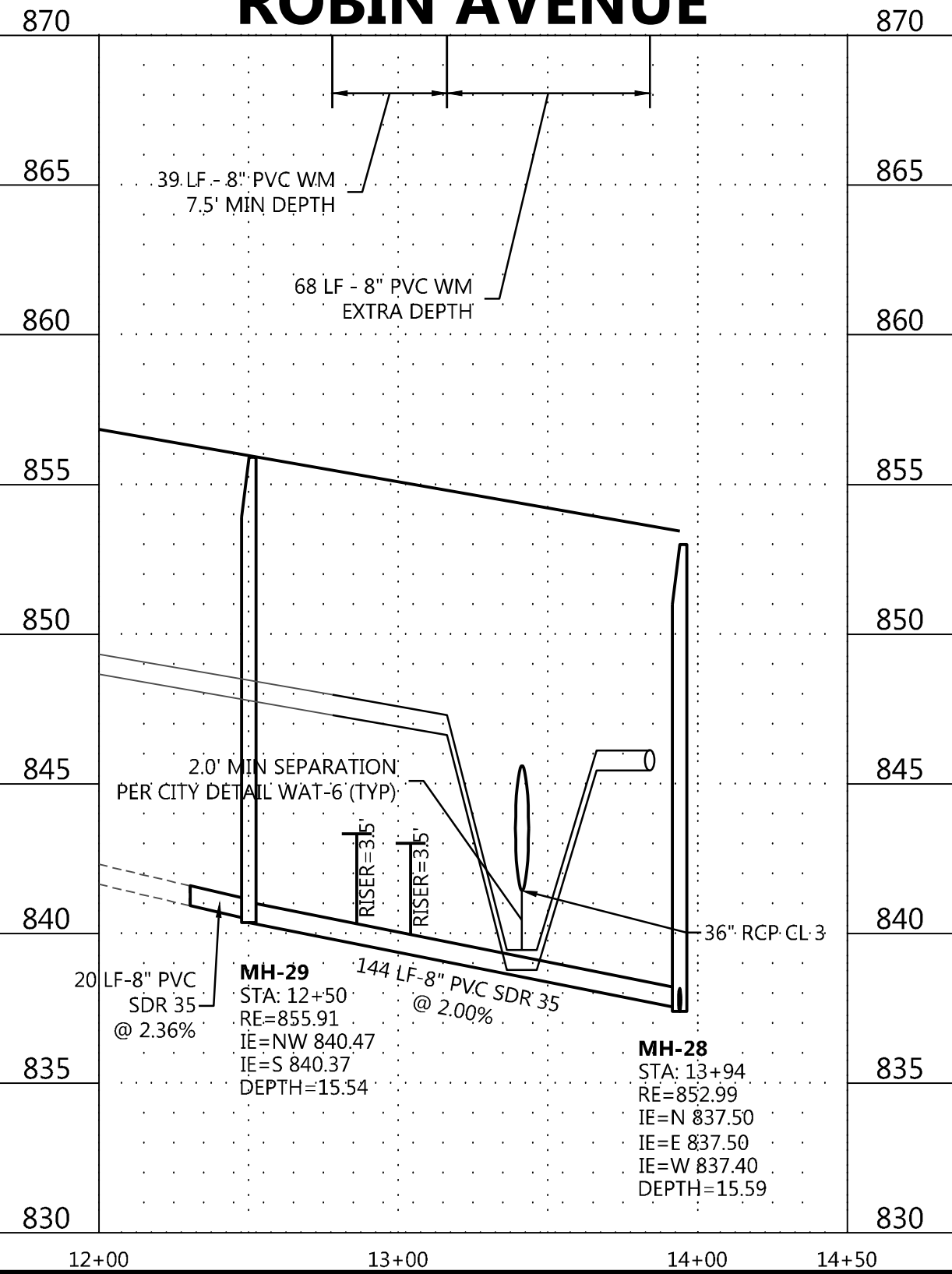
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- WYE = X+XX
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GENERAL NOTES

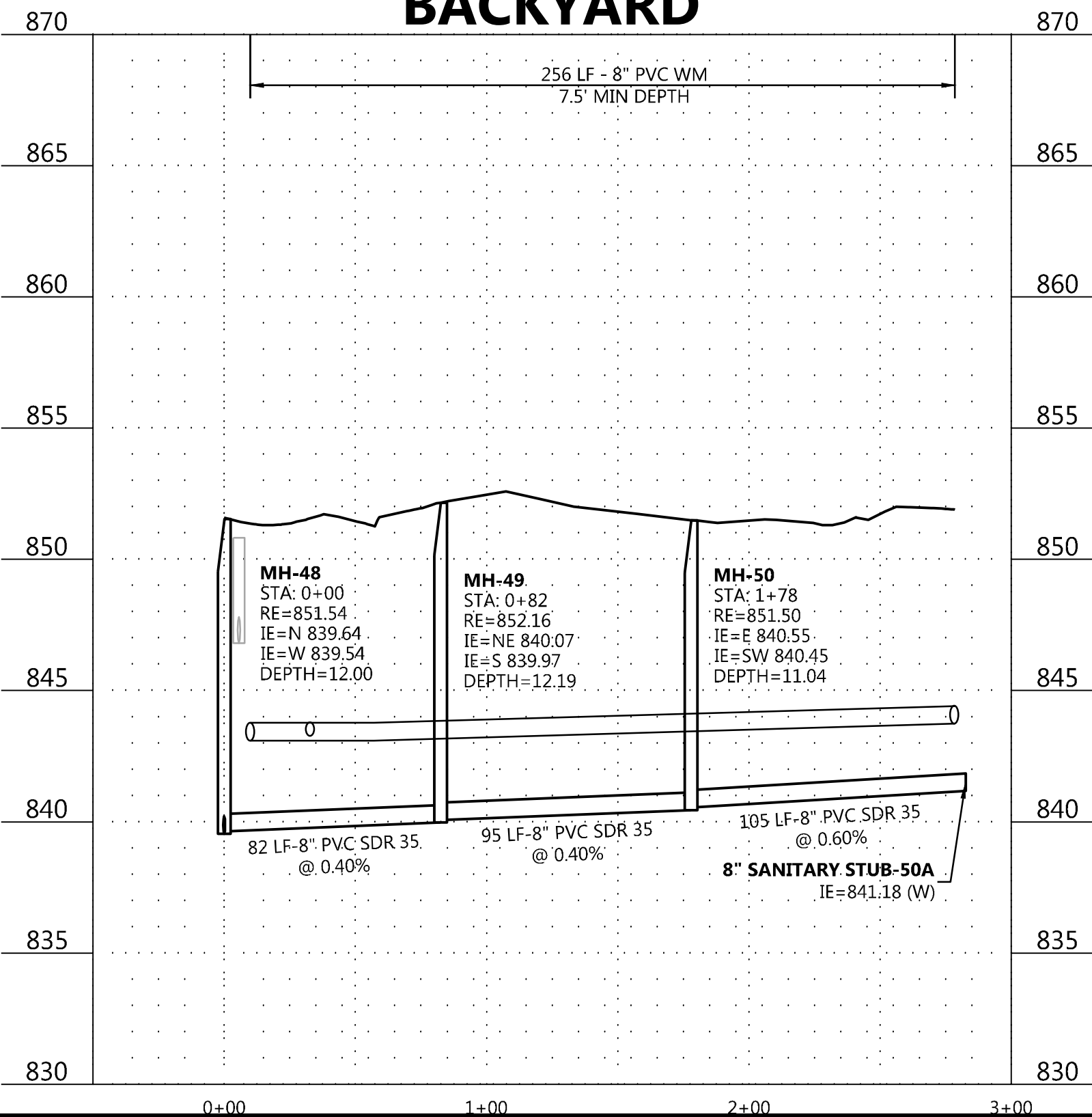
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- ALL DROP MANHOLES TO BE LINED PER CITY DETAIL SAN-04
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PER CITY DETAIL SER-3
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ROBIN AVENUE

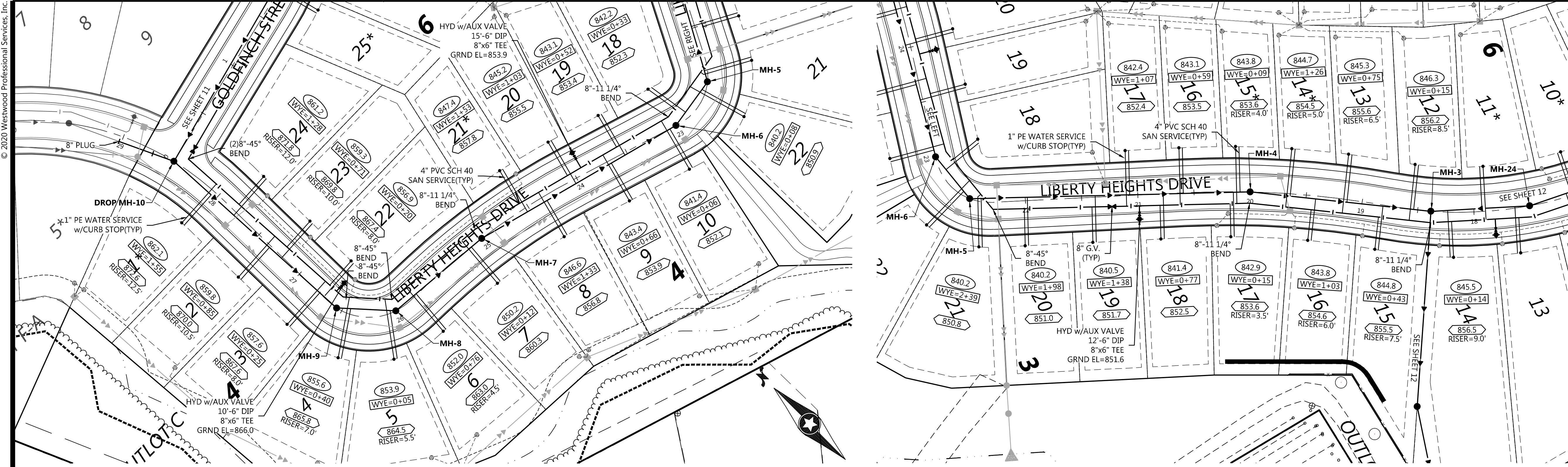


BACKYARD



DEL WEBB AT CHASKA

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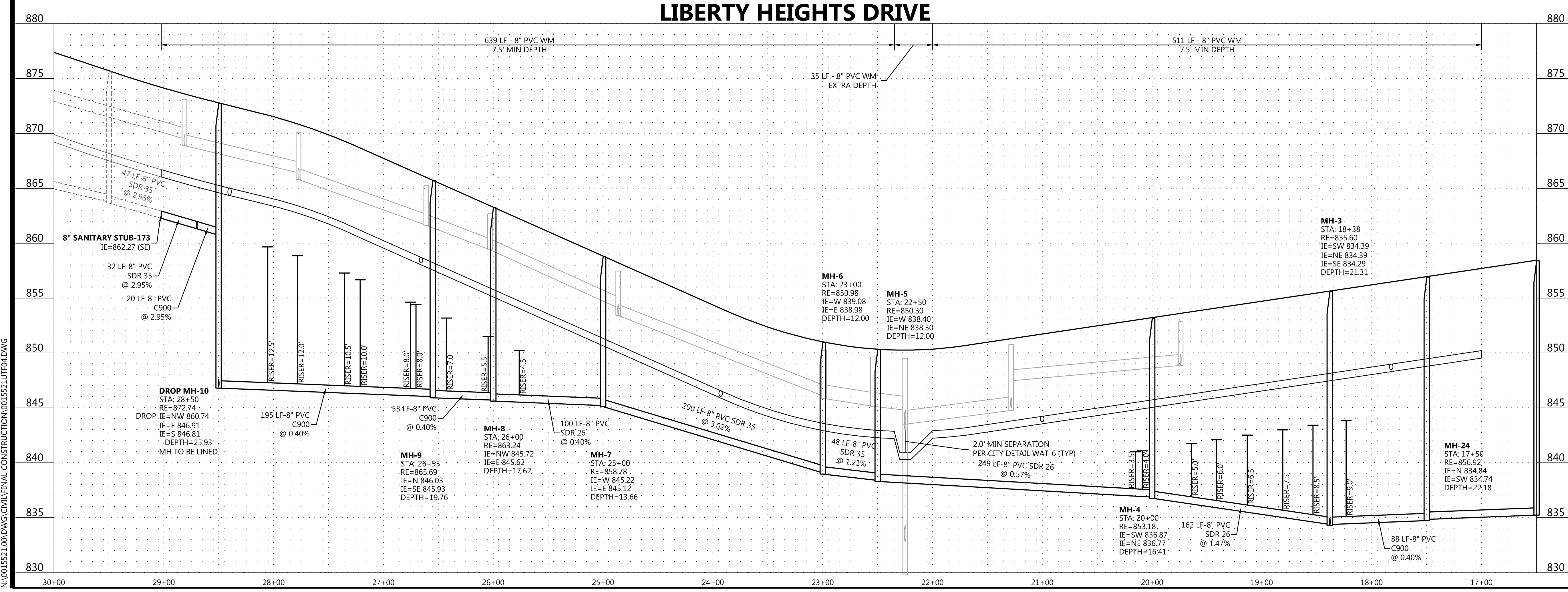
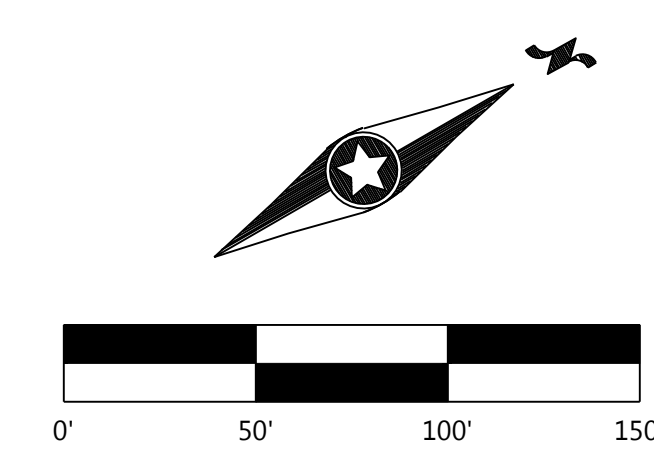
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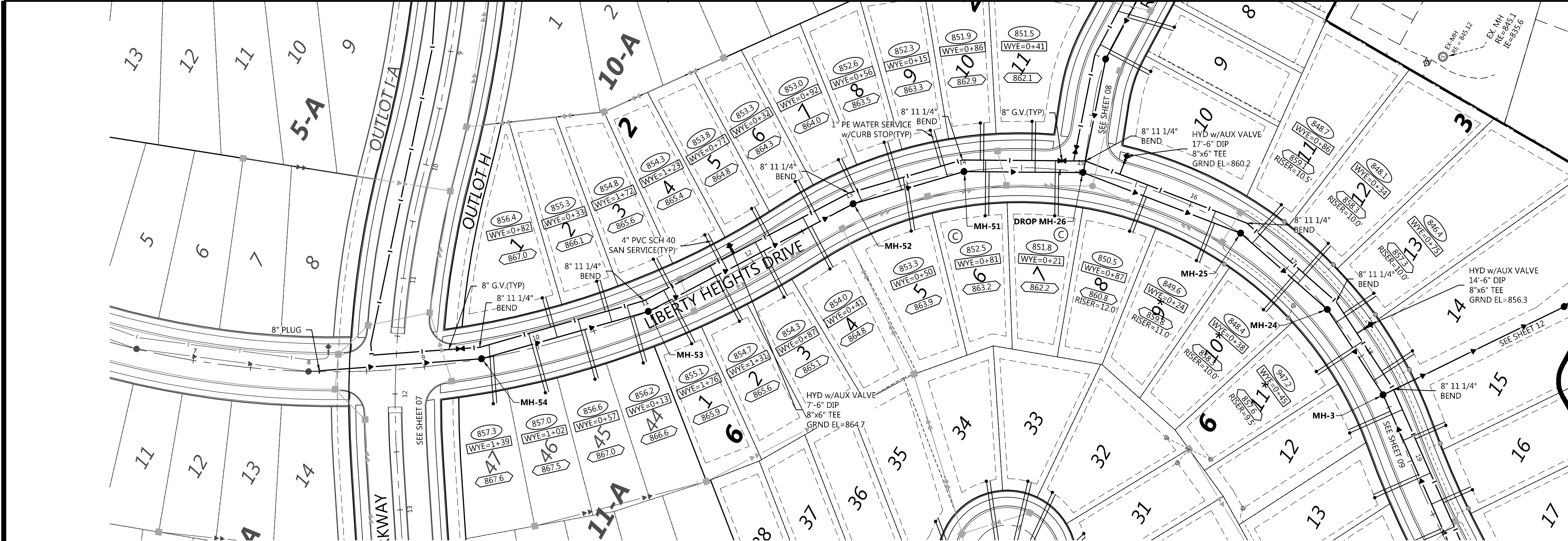
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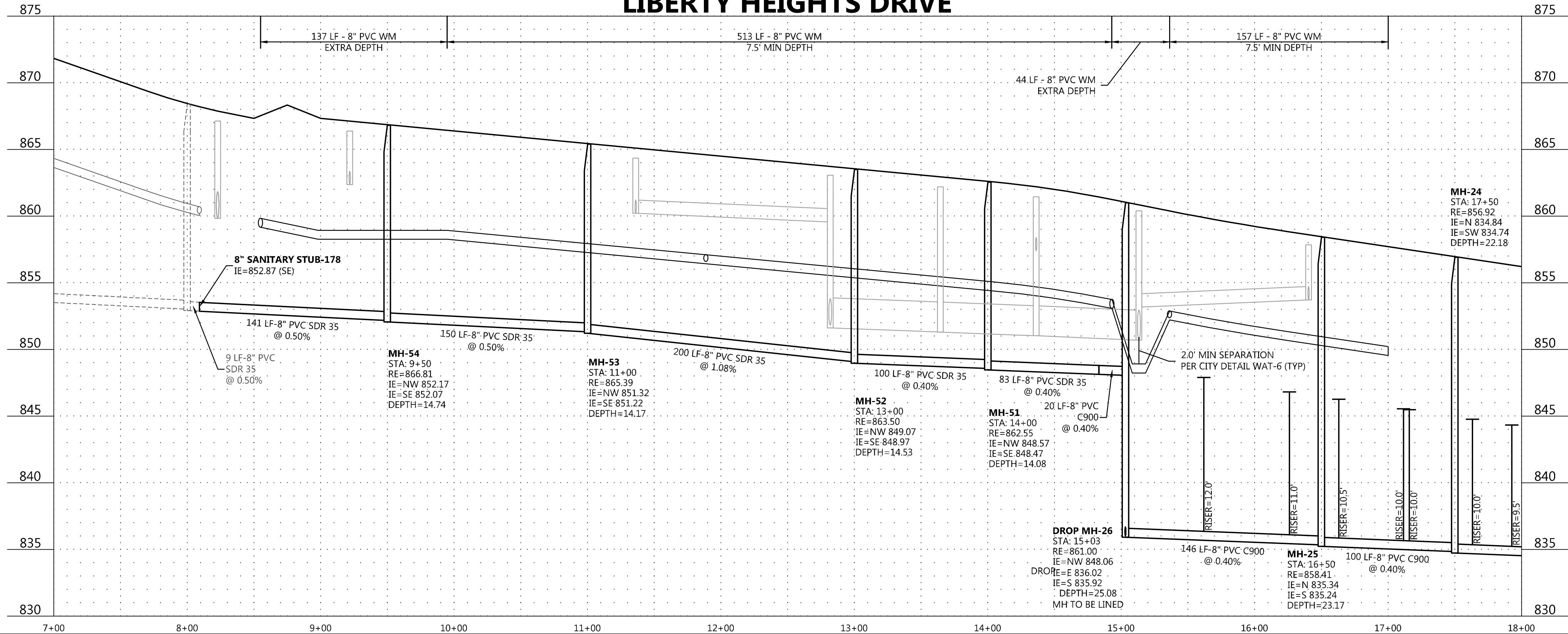
DESIGNED: CHECKED: DRAWN: HORIZONTAL SCALE: #### VERTICAL SCALE: ### OR ###	INITIAL ISSUE: 04/23/20 REVISIONS: 05/21/20 CITY COMMENTS 06/26/20 CITY COMMENTS ----- ----- -----	PREPARED FOR: PULTE GROUP 7500 FLYING CLOUD DRIVE, SUITE 670 EDEN PRAIRIE, MN 55344	RYAN M. BLUHM DATE: 06/26/20 LICENSE NO. 41257	DEL WEBB AT CHASKA 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.	SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN PROJECT NUMBER: 0015521.00	SHEET NUMBER: 09 OF 35 DATE: 06/26/20
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8.A. Adopt Resolution 2020-57 and...
Page 93 of...

Packet Page 148 of...



LIBERTY HEIGHTS DRIVE

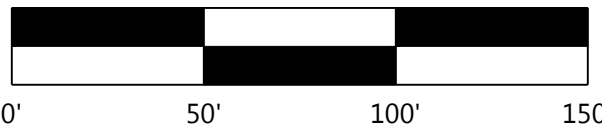
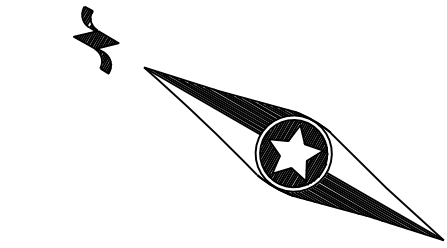


LEGEND

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- WYE = X+XX SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
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PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DATE: 06/26/20 LICENSE NO. 41257

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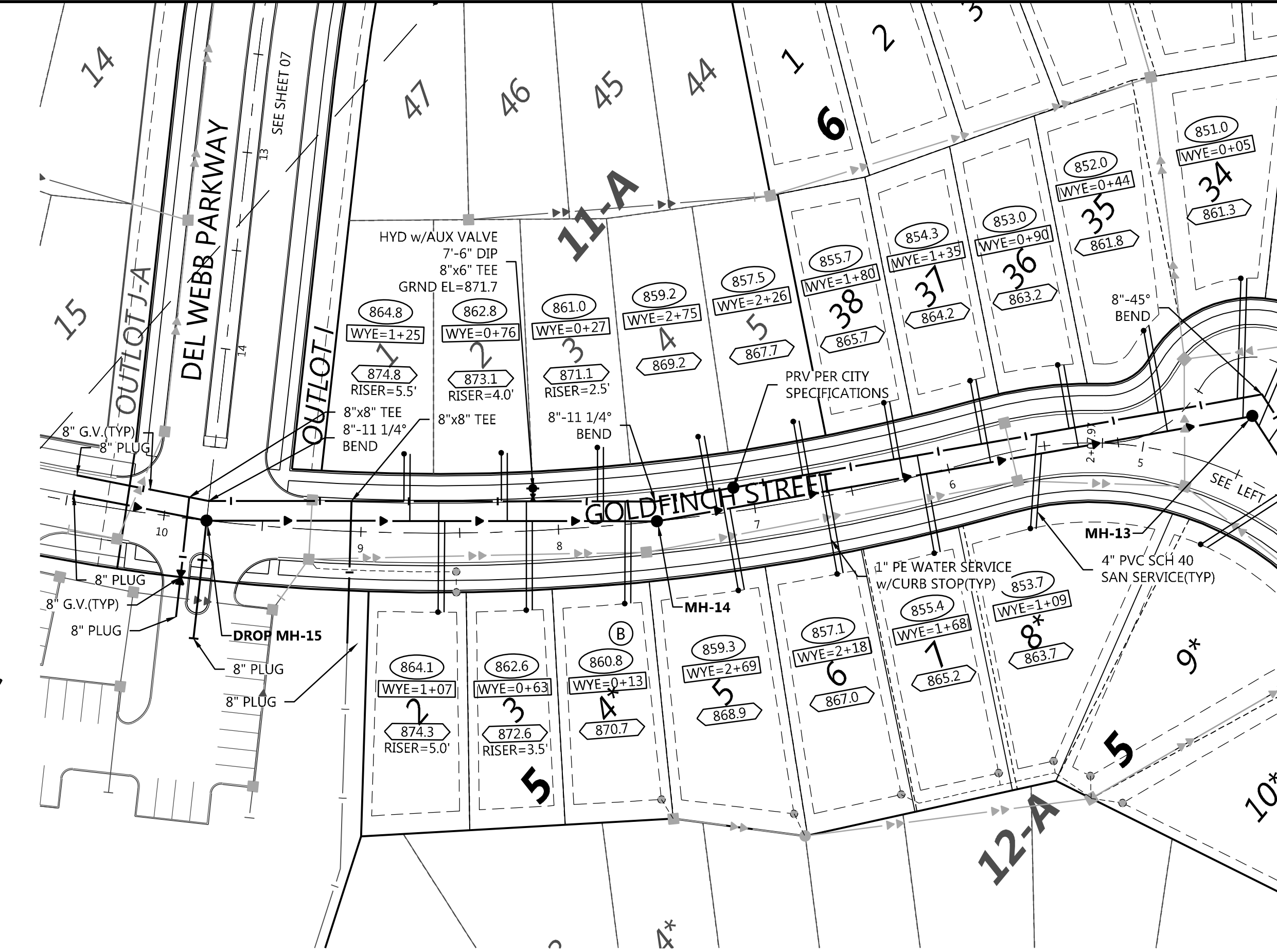
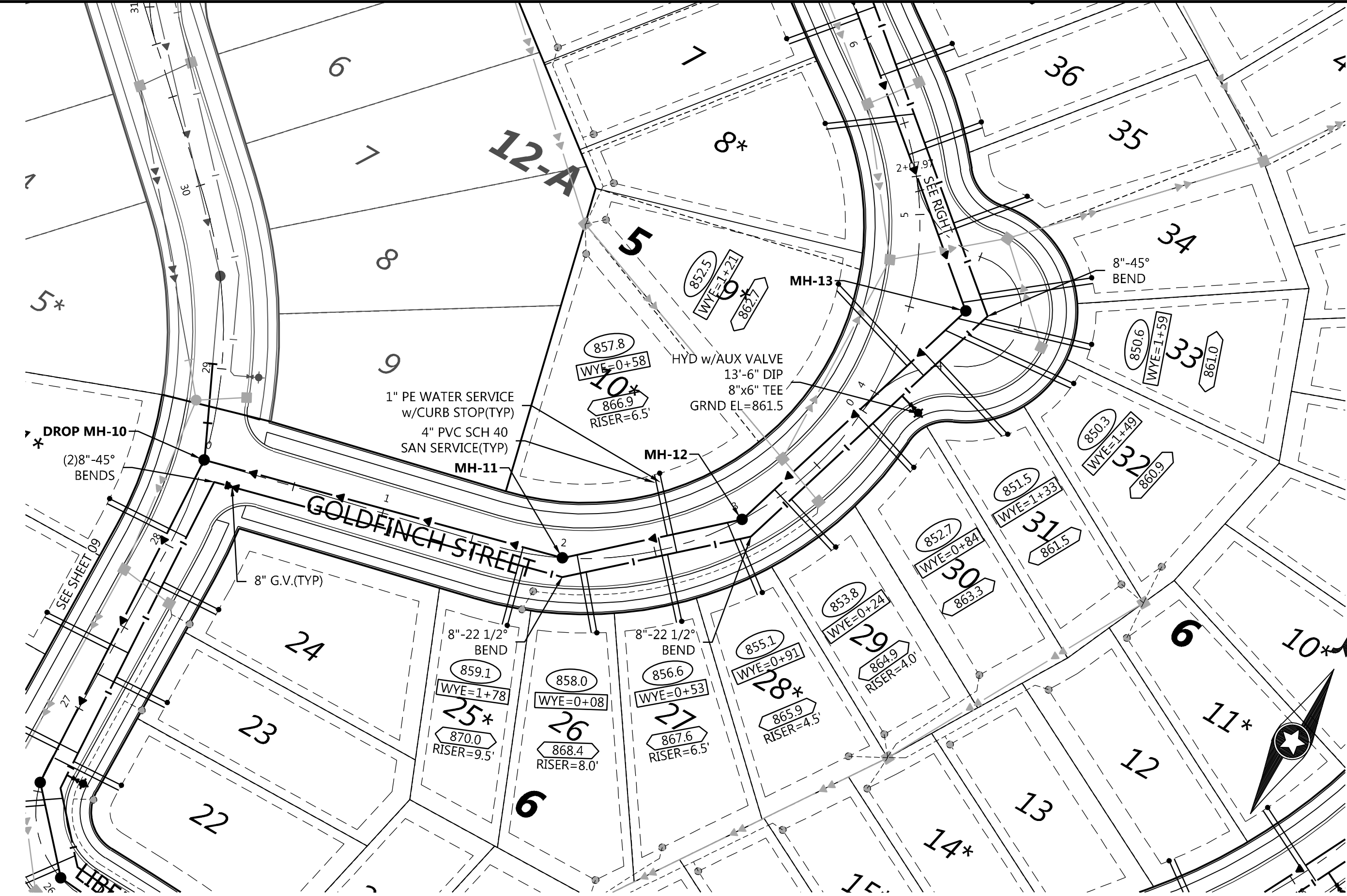
SANITARY SEWER AND WATERMAIN CONSTRUCTION PLAN

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

10 OF 35

DATE: 06/26/20



LEGEND

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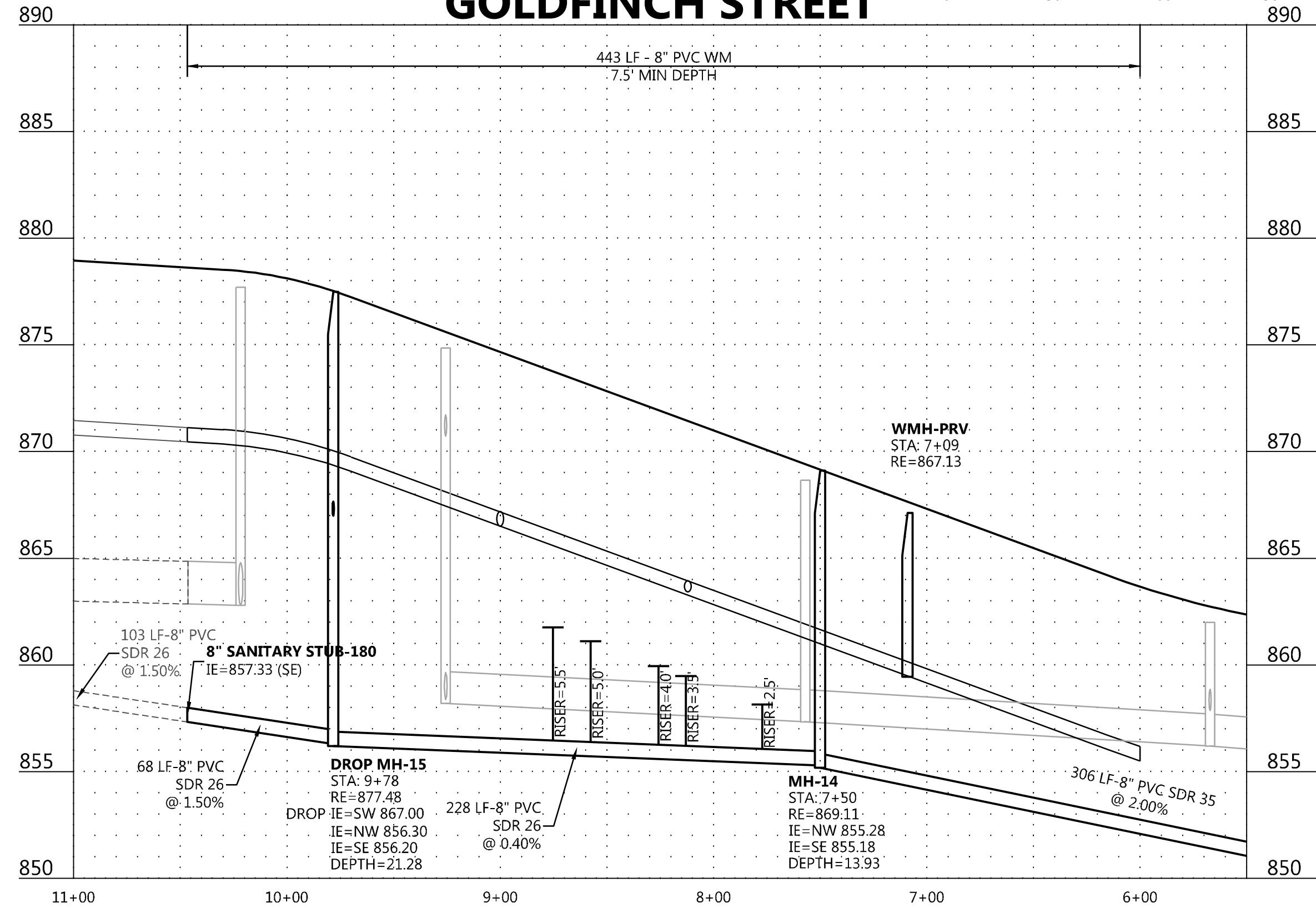
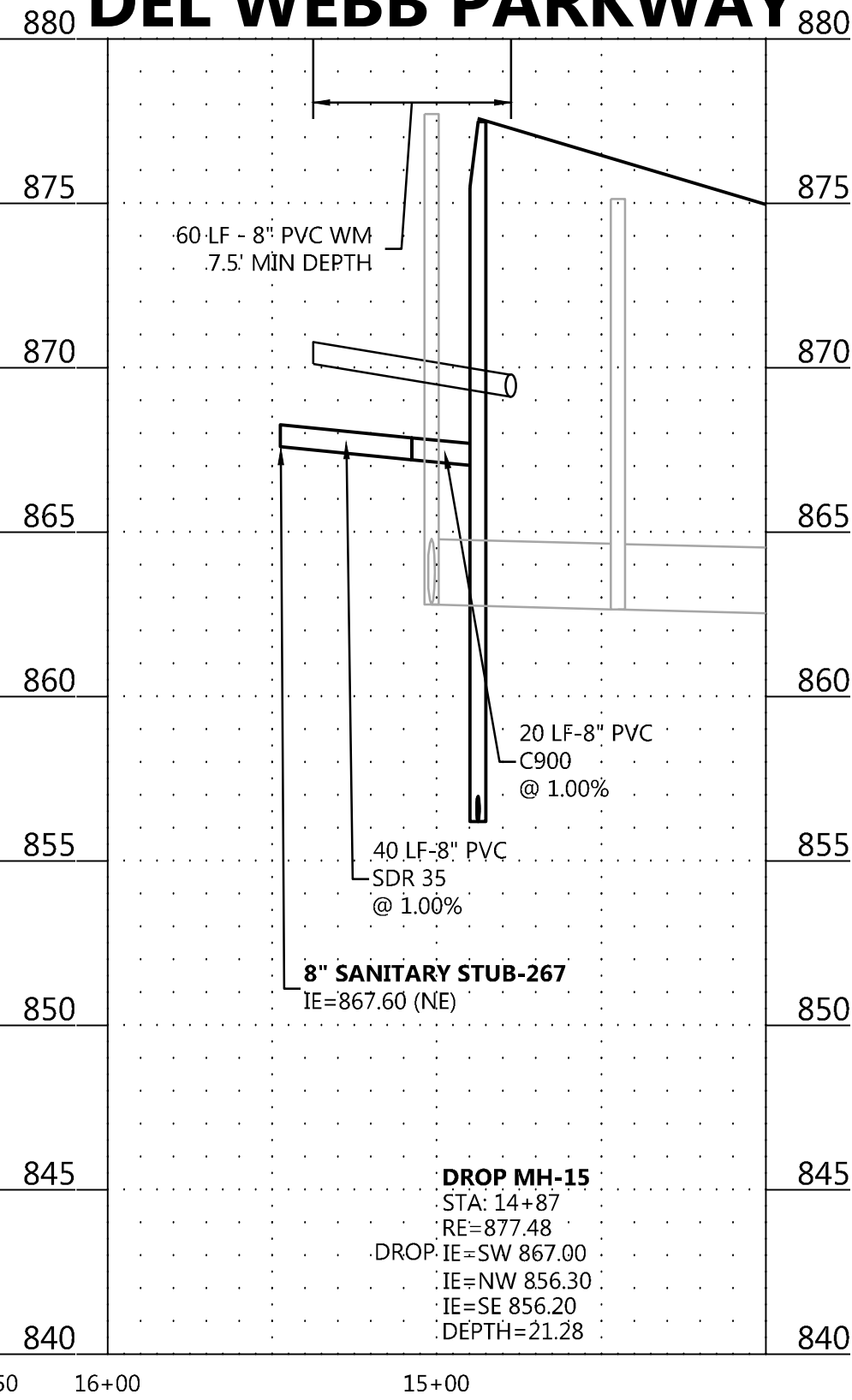
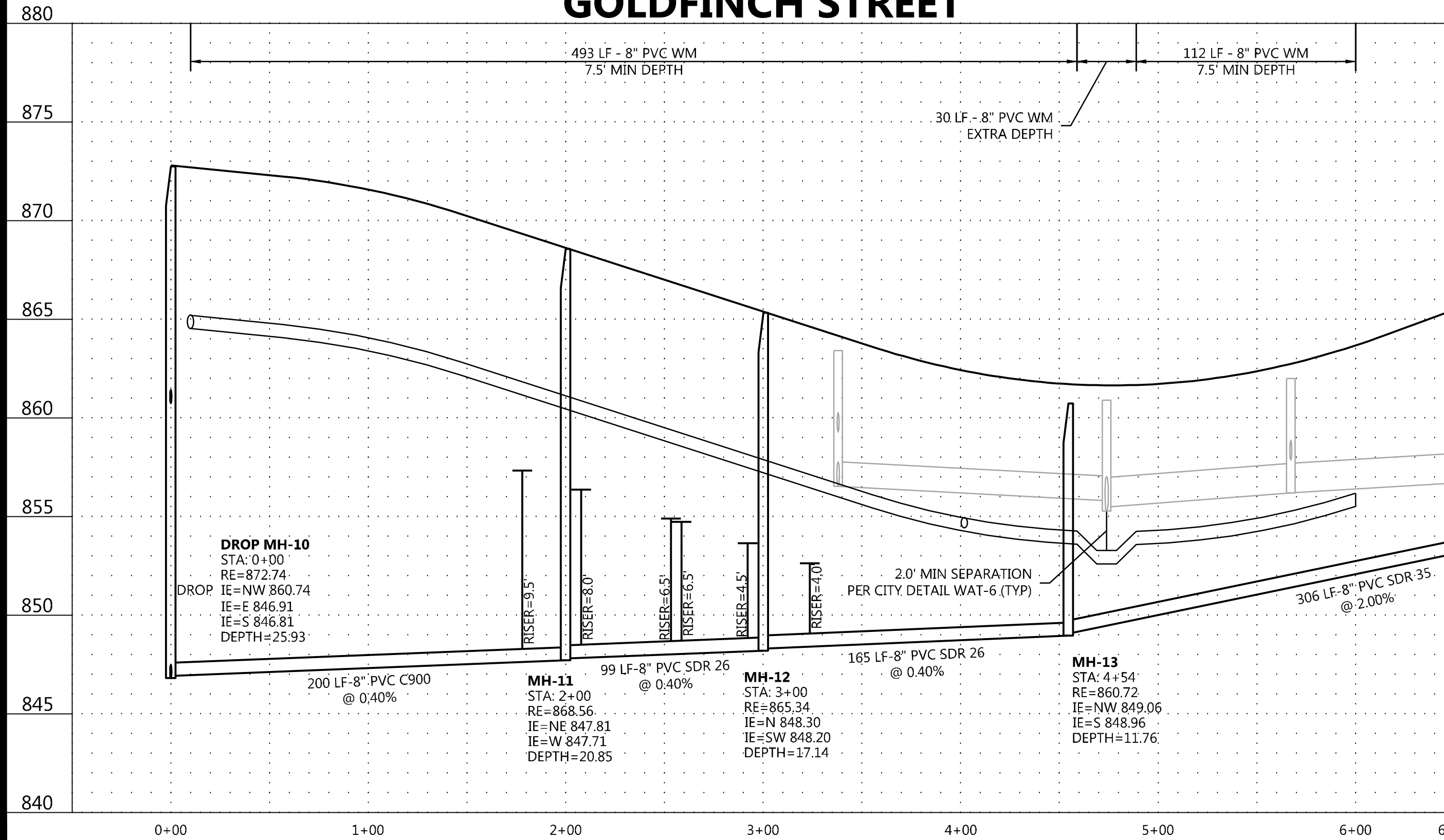
GENERAL NOTES

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GOLDFINCH STREET

DEL WEBB PARKWAY

GOLDFINCH STREET



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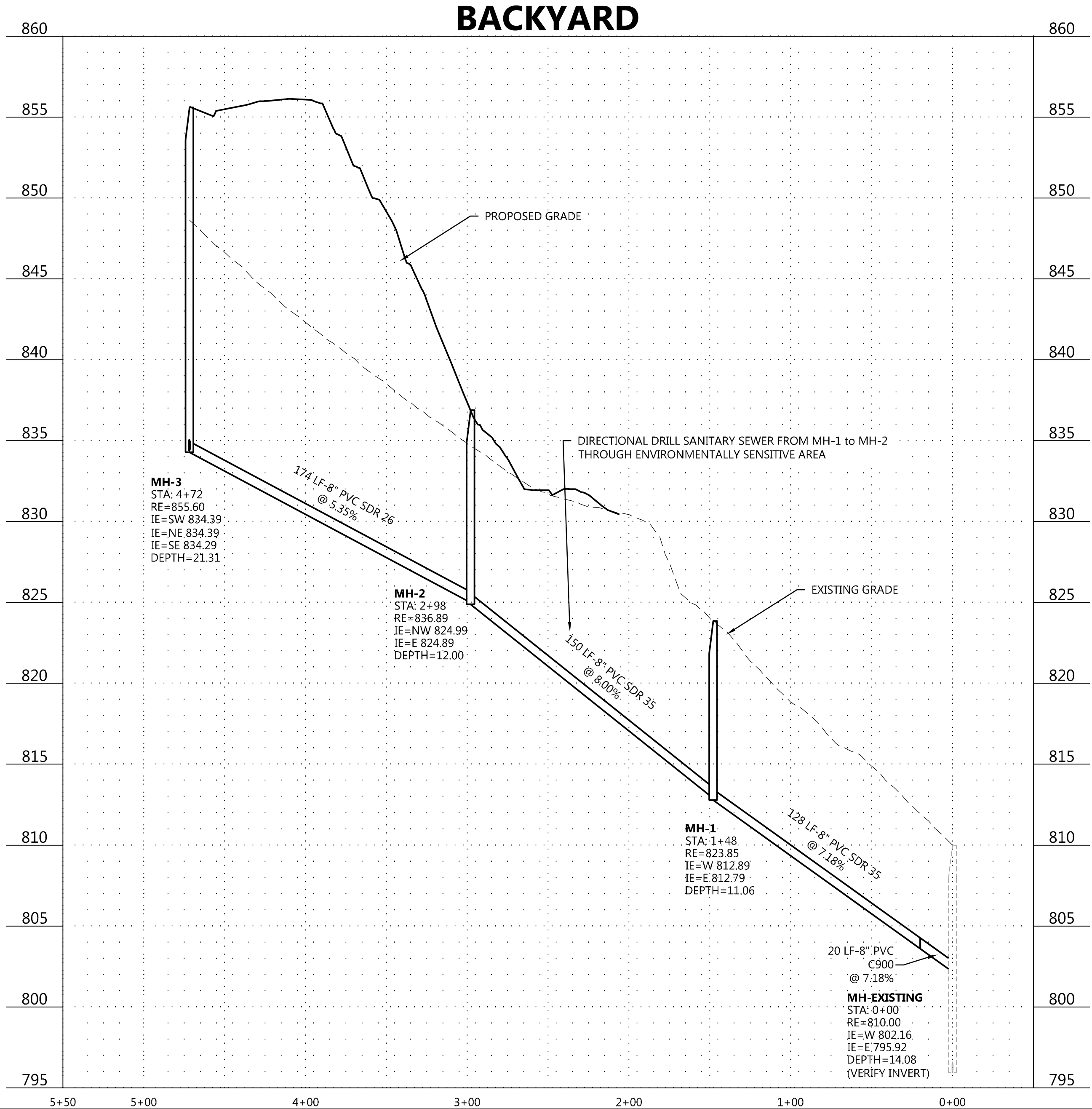
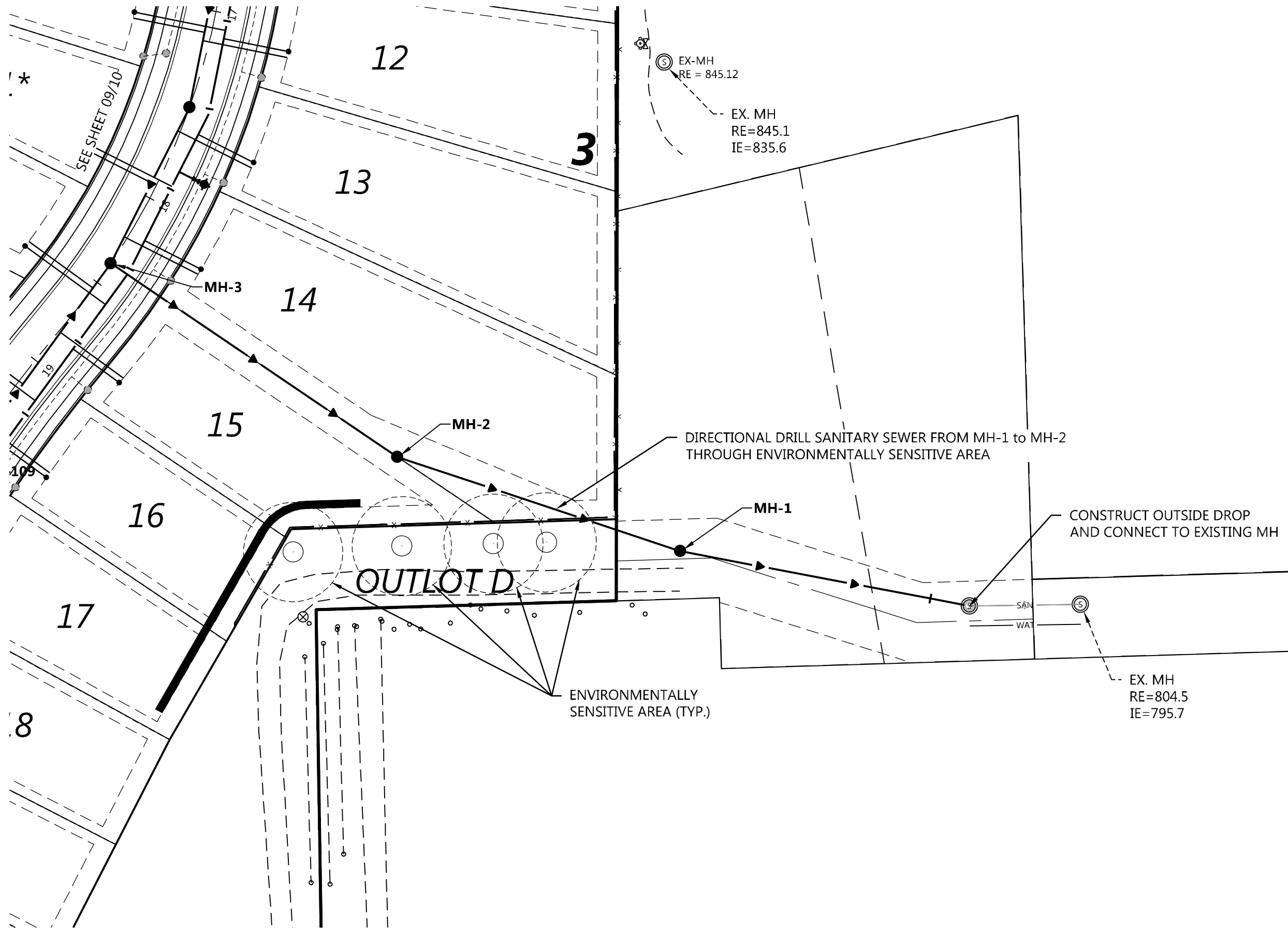
**SANITARY SEWER AND
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PROJECT NUMBER: 0015521.00

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DATE: 06/26/20

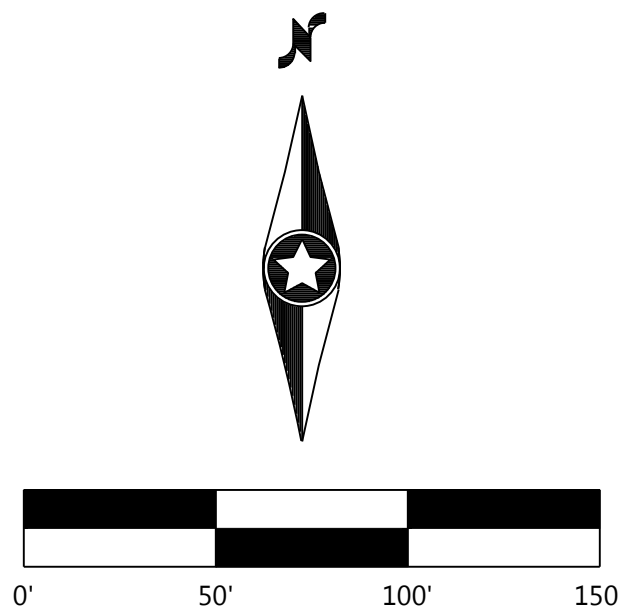


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**SANITARY SEWER AND
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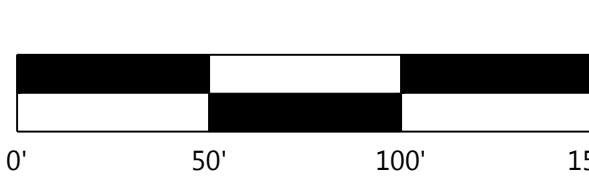
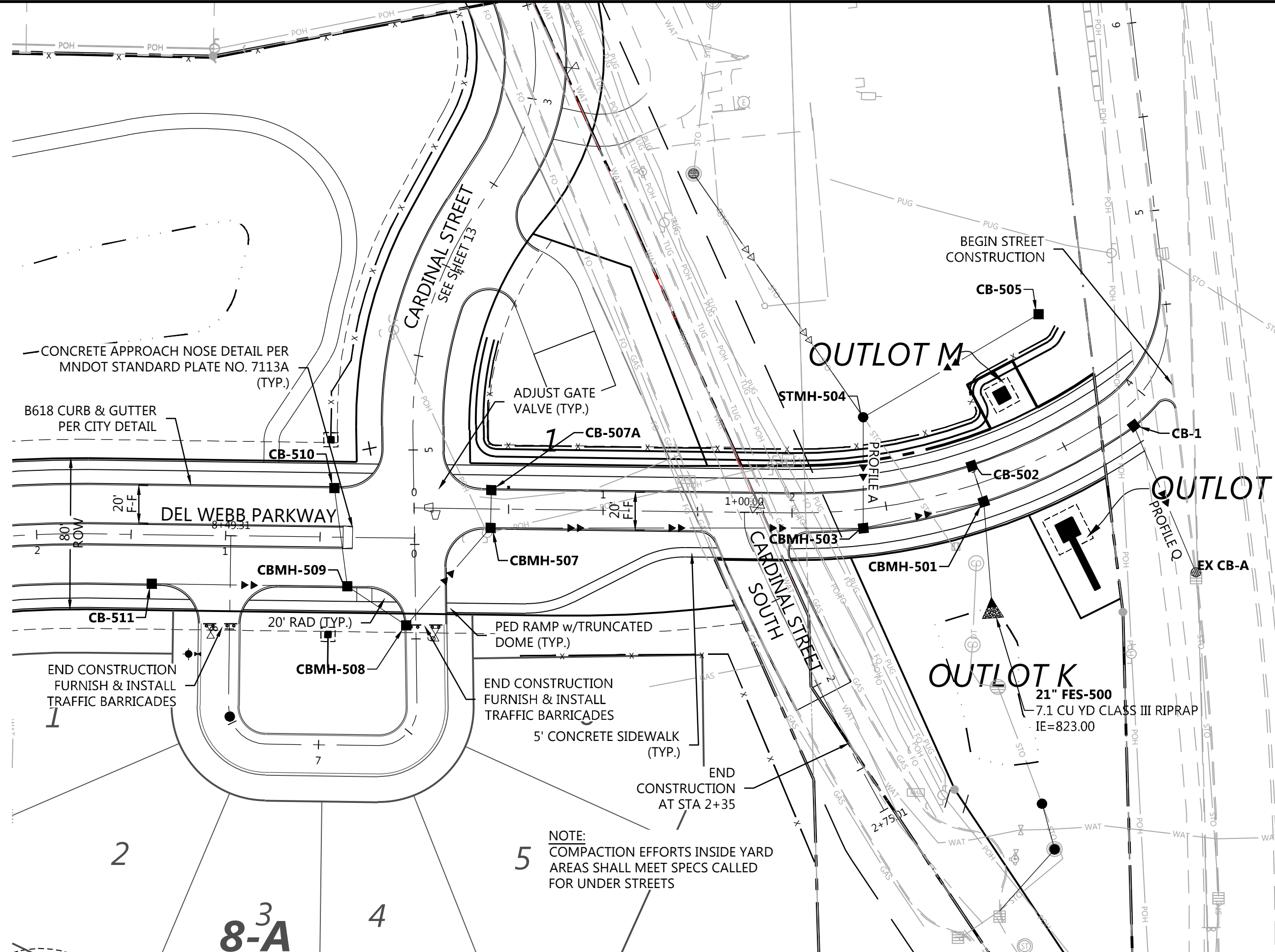
GENERAL NOTES

- ## PROFILE Q



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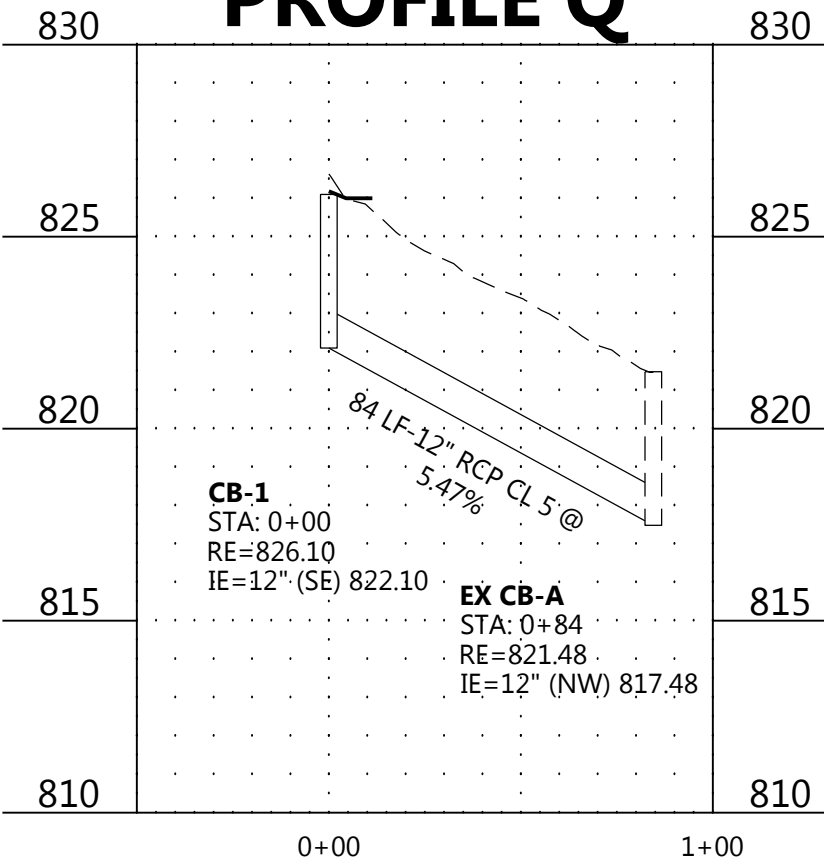
LEGEND

EXISTING PROPOSED
+ 900.00 × 900.00 GUTTER ELEVATION

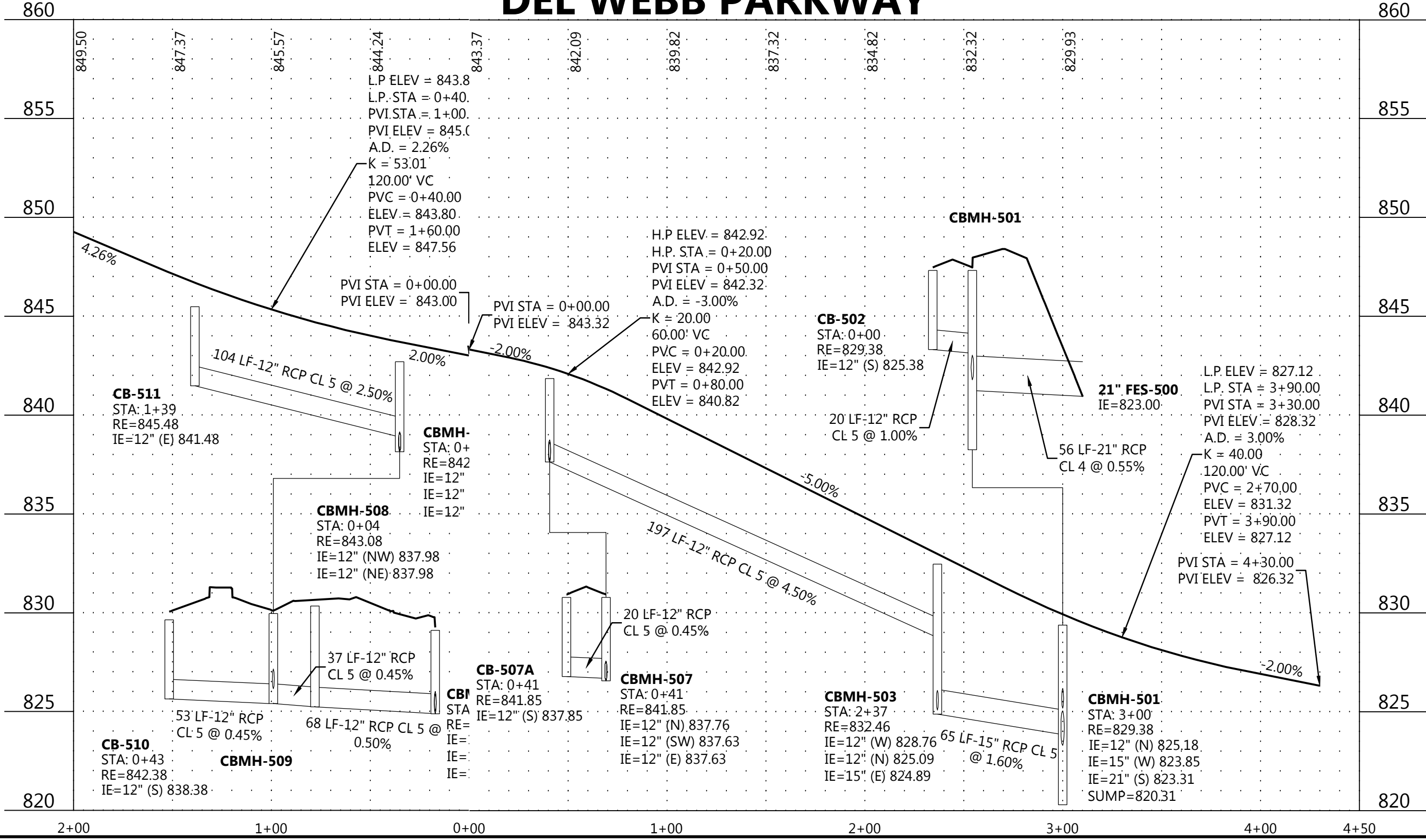
GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- 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.

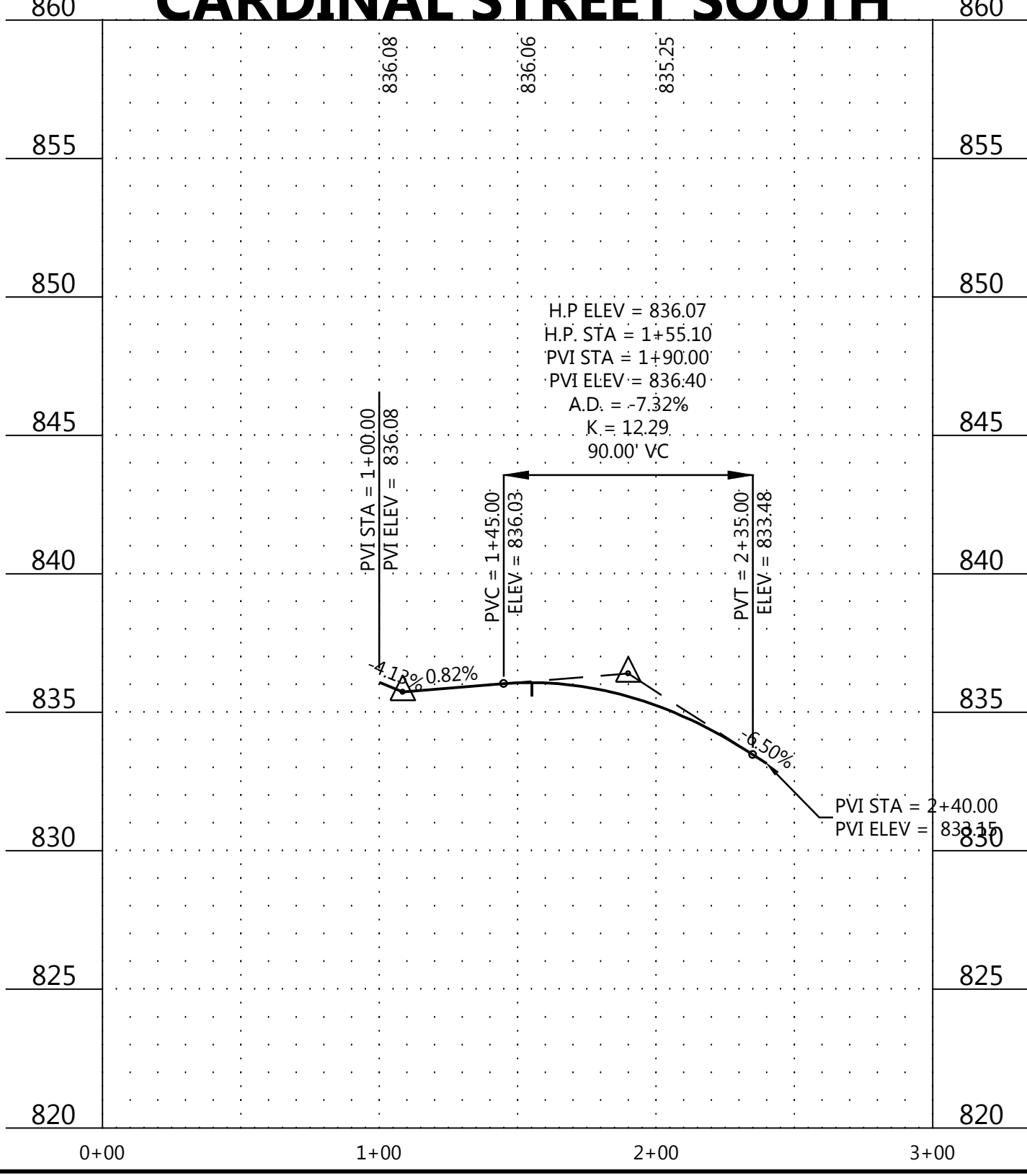
PROFILE Q



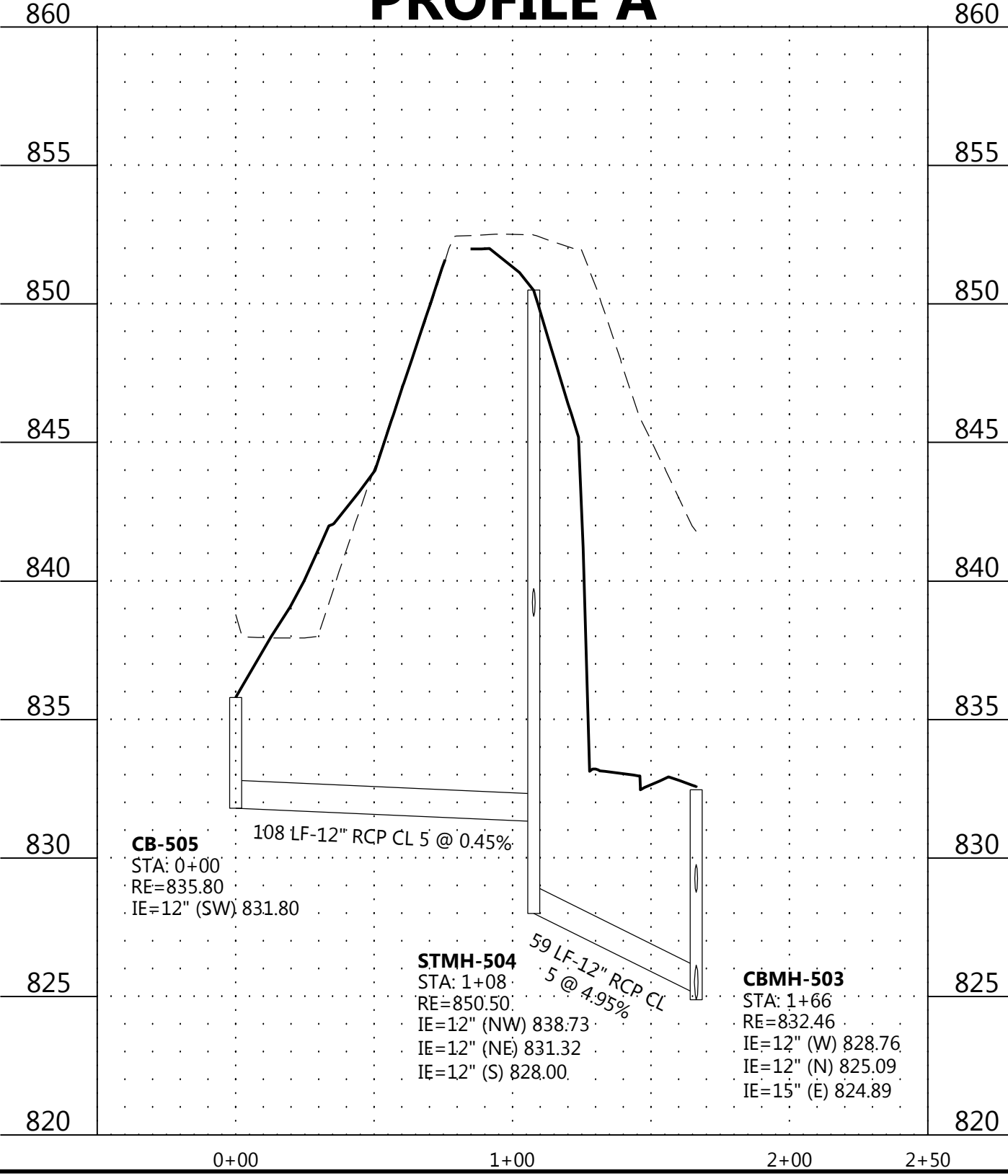
DEL WEBB PARKWAY



CARDINAL STREET SOUTH



PROFILE A



N:\0015521\00\DWG\CIVIL\FINAL CONSTRUCTION\0015521ST1.F1L.DWG

DEL WEBB AT CHASKA

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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
RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

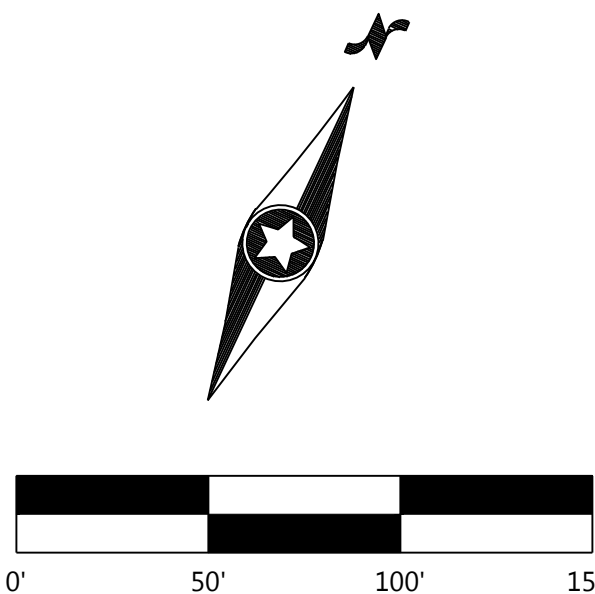
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**STORM SEWER AND
STREET CONSTRUCTION
PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:
14 OF **35**
DATE: 06/26/20

N:\0015521.00\DWG\CIVIL\FINAL CONSTRUCTION\0015521STF02.DWG

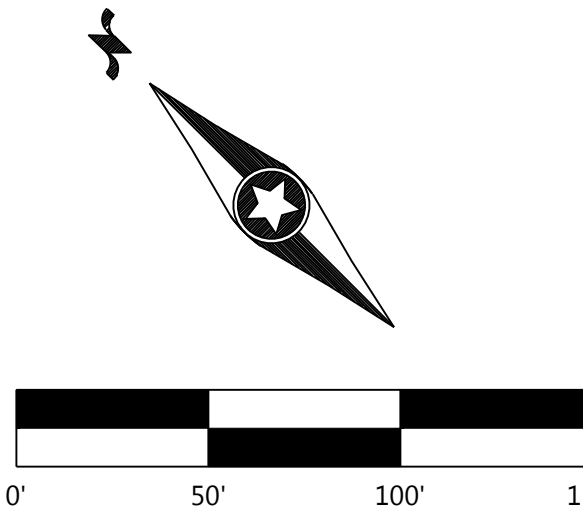


DEI WEBB AT CHASKA

DATE: 06/26/20

<u>EXISTING</u>	<u>PROPOSED</u>	
* 900.00	* 900.00	GUTTER ELEVATIO

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.



DEI WEBB AT CHASKA

INITIAL ISSUE:	04/23/20
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	06/26/20 CITY COMMENTS
△	----
△	----
△	----

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

CHASKA, MN

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: 0015521.00

16 OF 35

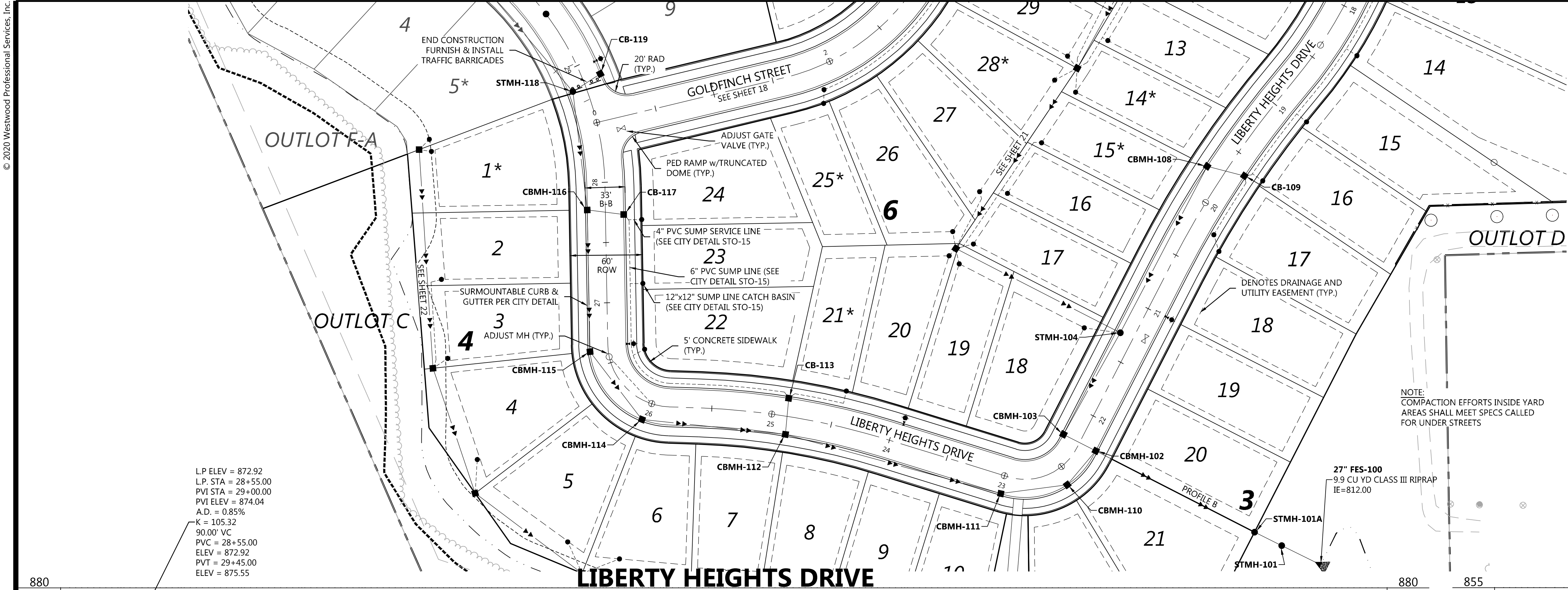
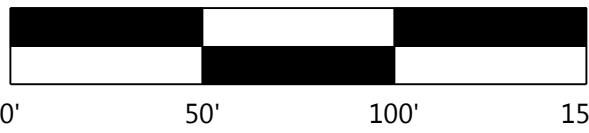
DATE: 06/26/20

LEGEND

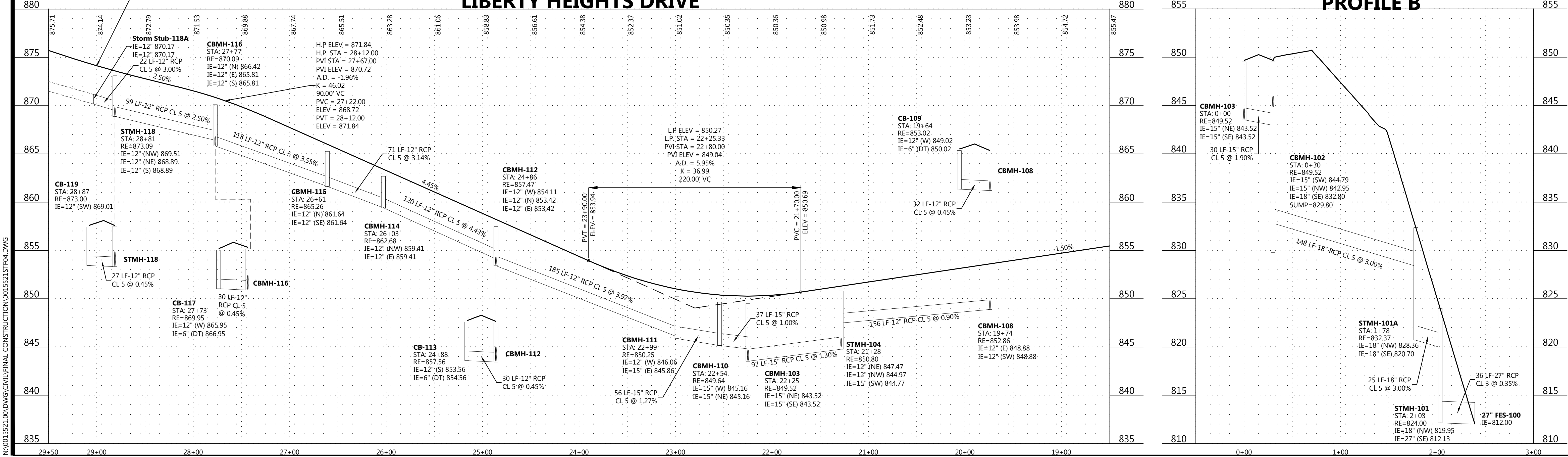
EXISTING PROPOSED
+ 900.00 × 900.00 GUTTER ELEVATION

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- 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.



PROFILE B



N:\0015521\00\DWG\CIVIL\FINAL CONSTRUCTION\0015521STR04.DWG

DEL WEBB AT CHASKA

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

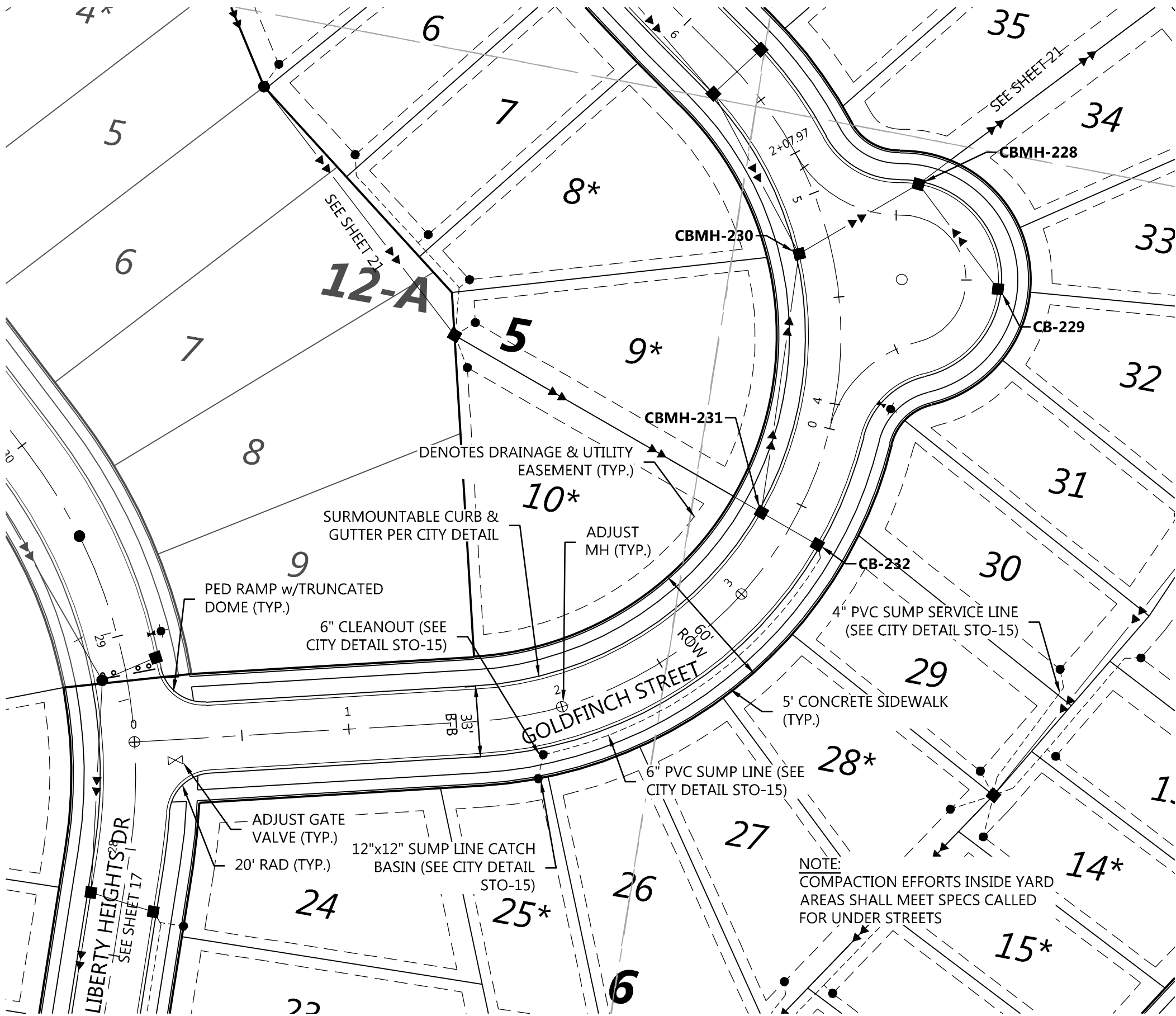
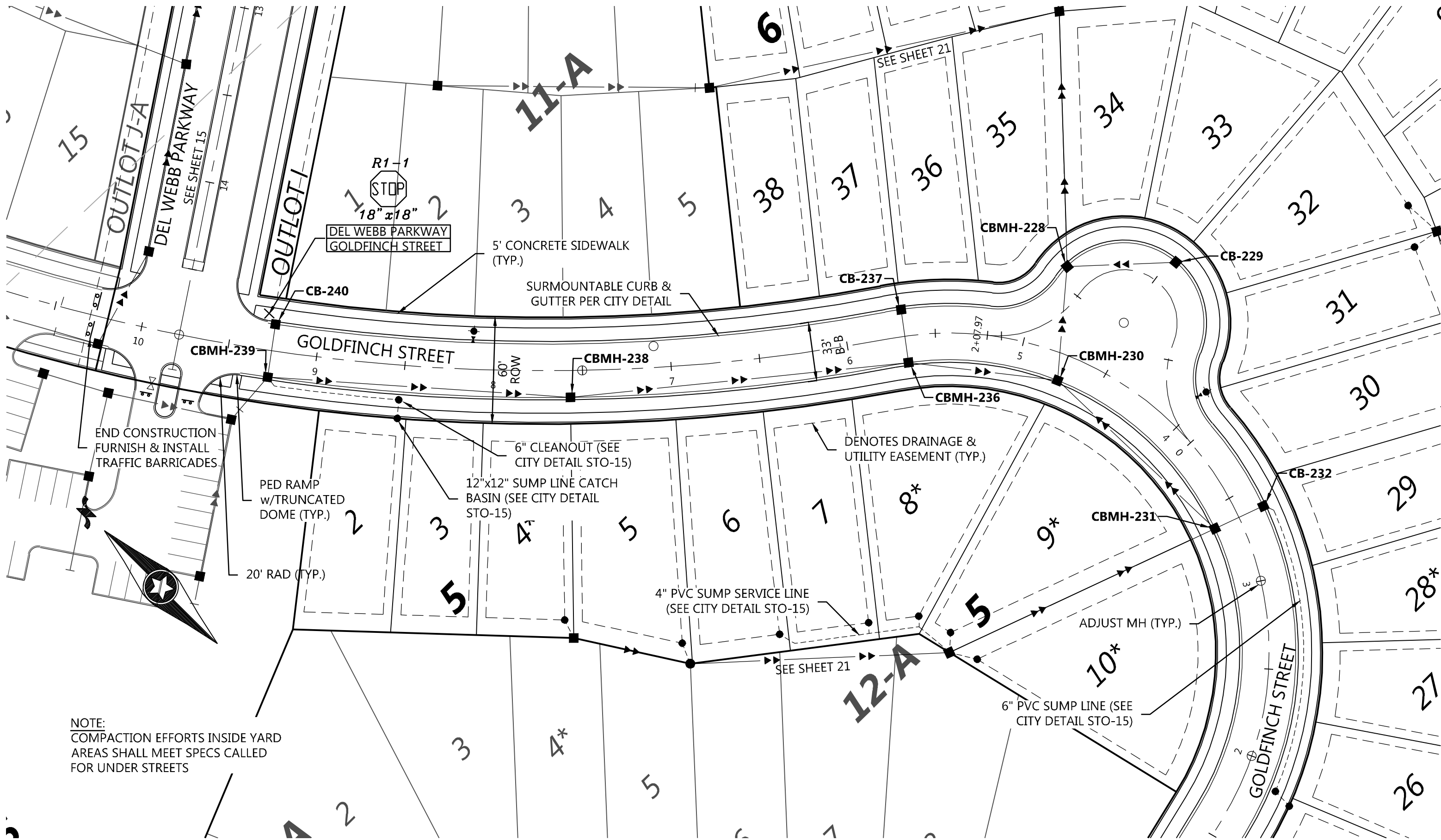
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
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
PLAN
PROJECT NUMBER: 0015521.00

SHEET NUMBER:
17 OF **35**
DATE: 06/26/20



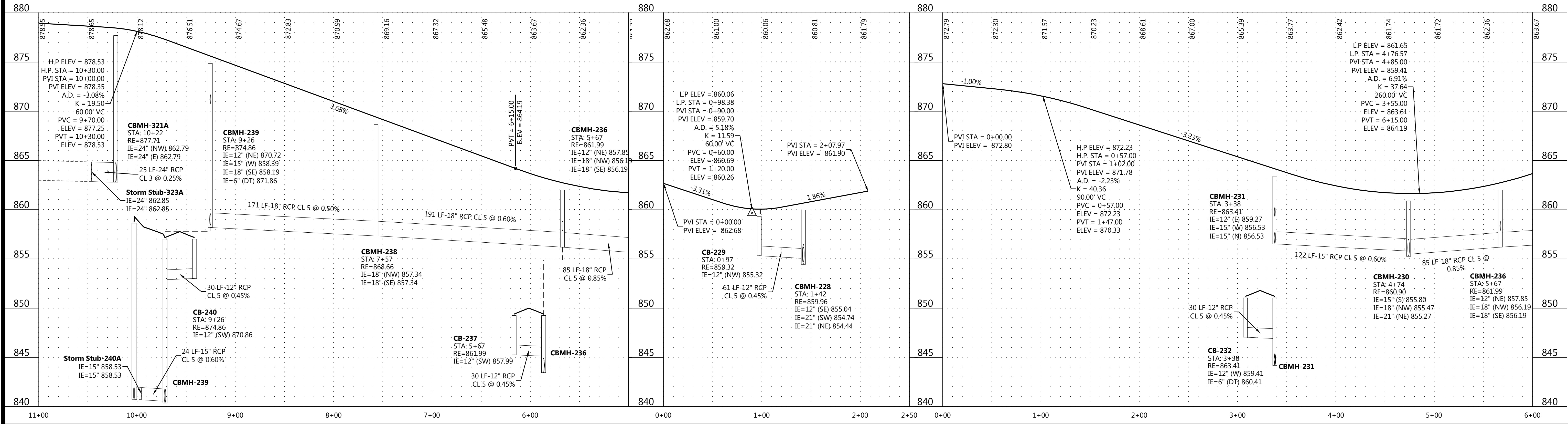
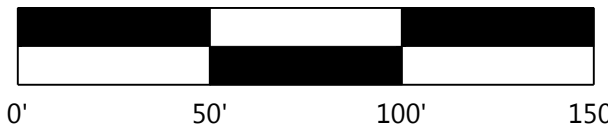
LEGEND

EXISTING
PROPOSED
GUTTER ELEVATION

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- 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.

GOLDFINCH STREET



DESIGNED:	04/23/20
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ###

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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OF THE STATE OF MINNESOTA

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

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.

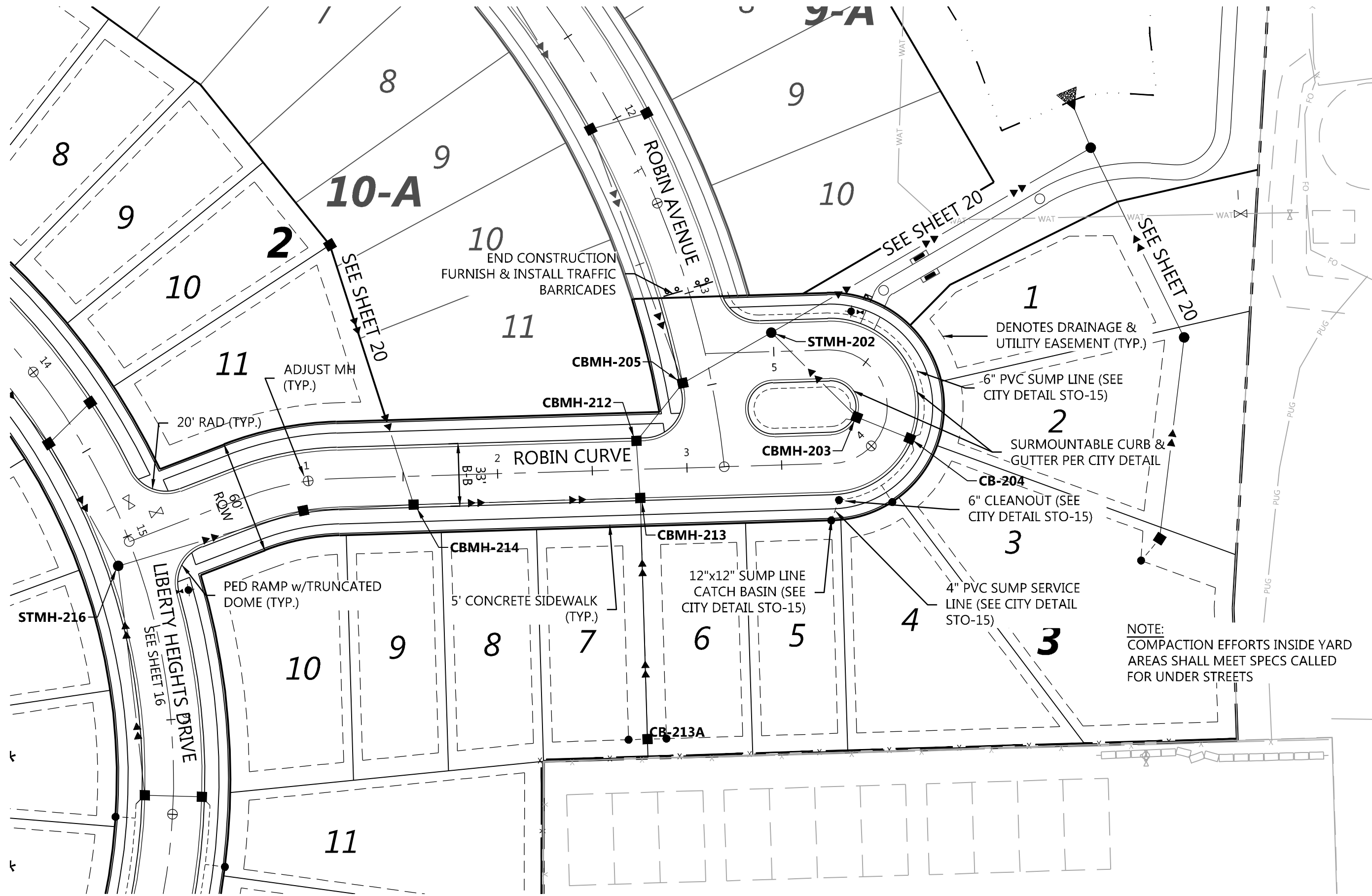
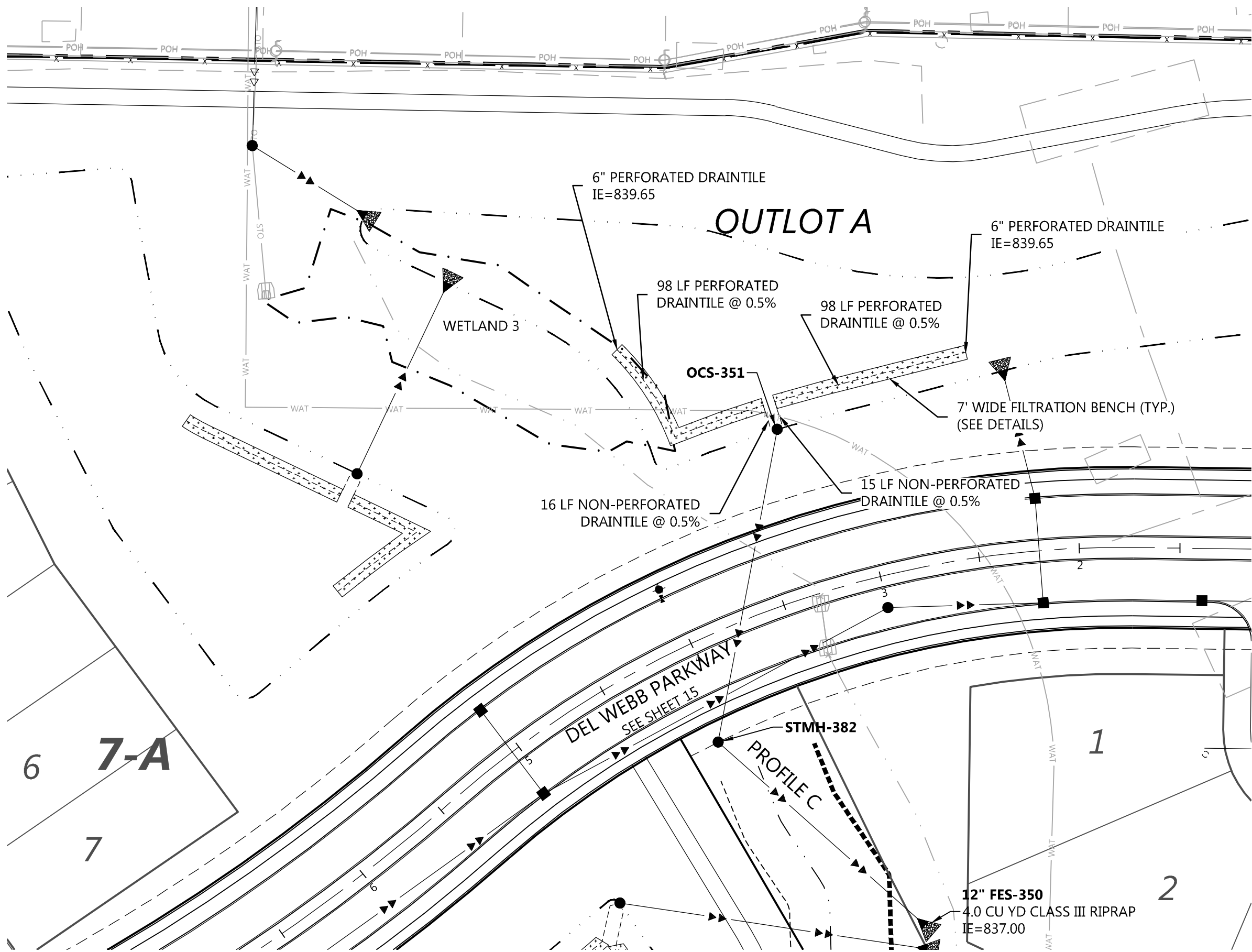
STORM SEWER AND STREET CONSTRUCTION PLAN

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

18 OF 35

DATE: 06/26/20

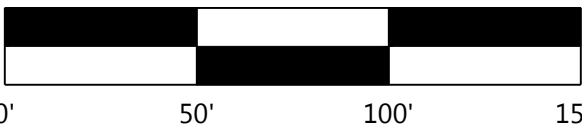


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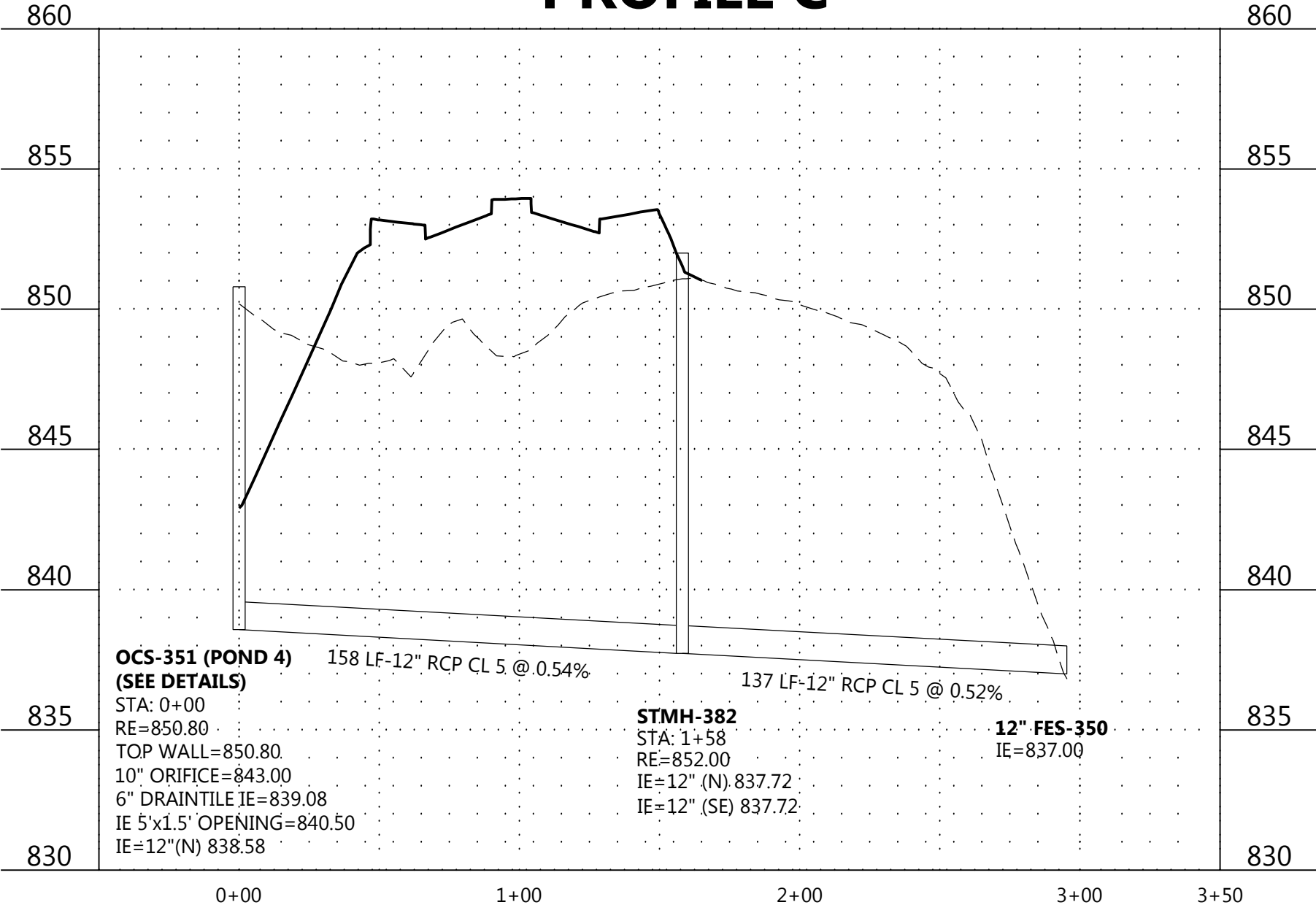
EXISTING PROPOSED GUTTER ELEVATION

GENERAL NOTES

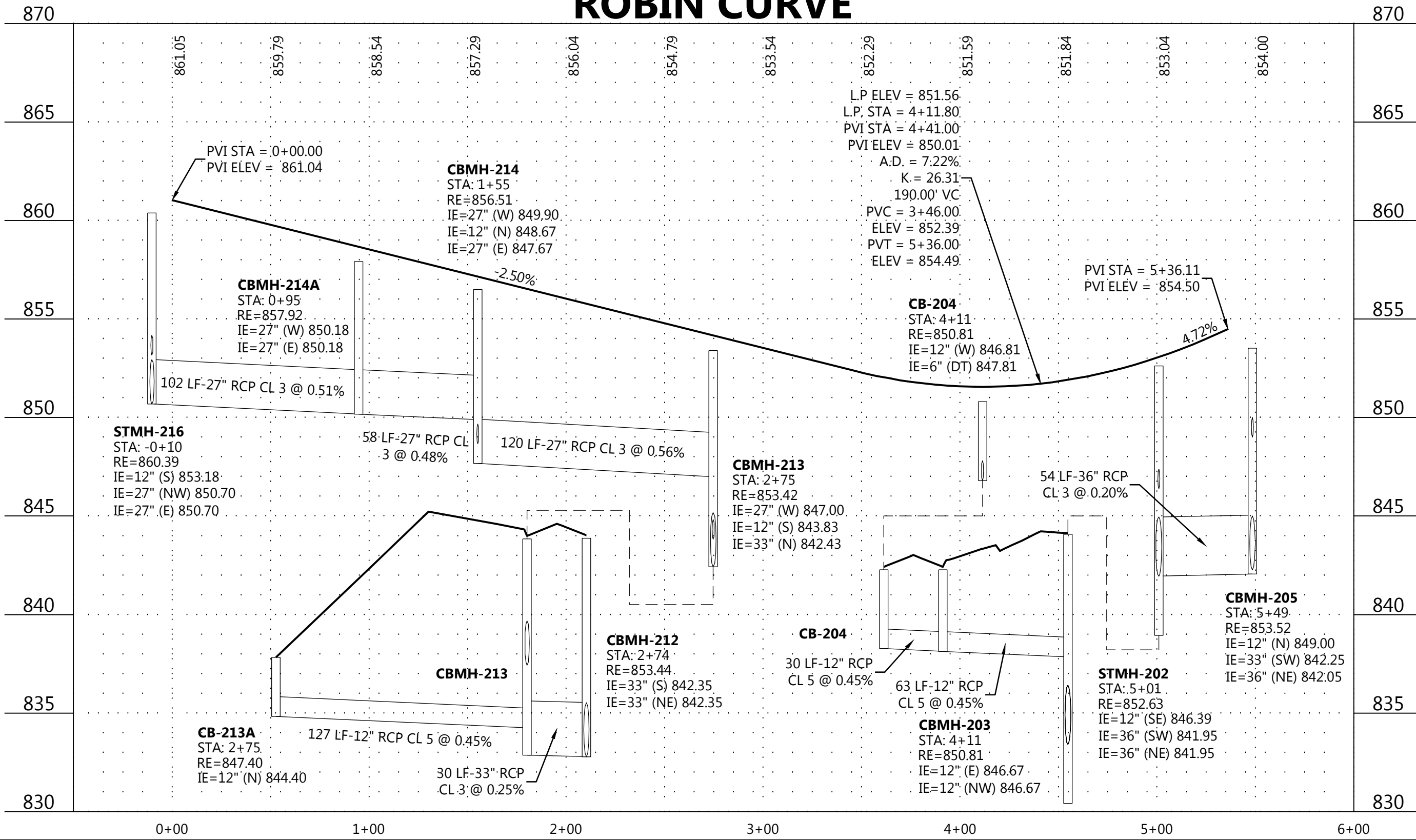
- RADIUS TO BE 8618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.



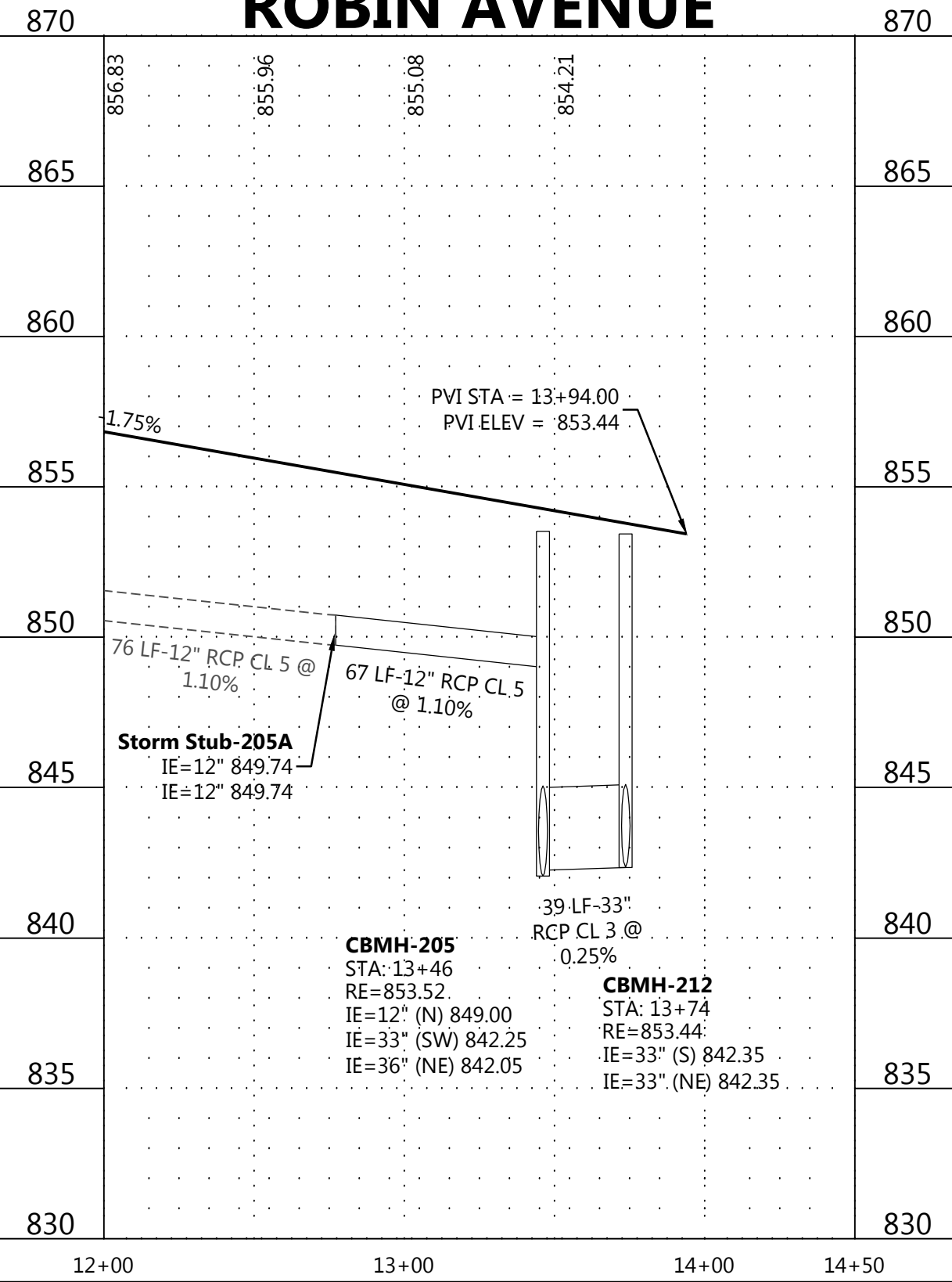
PROFILE C



ROBIN CURVE



ROBIN AVENUE



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS
06/26/20 CITY COMMENTS

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

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
PLAN

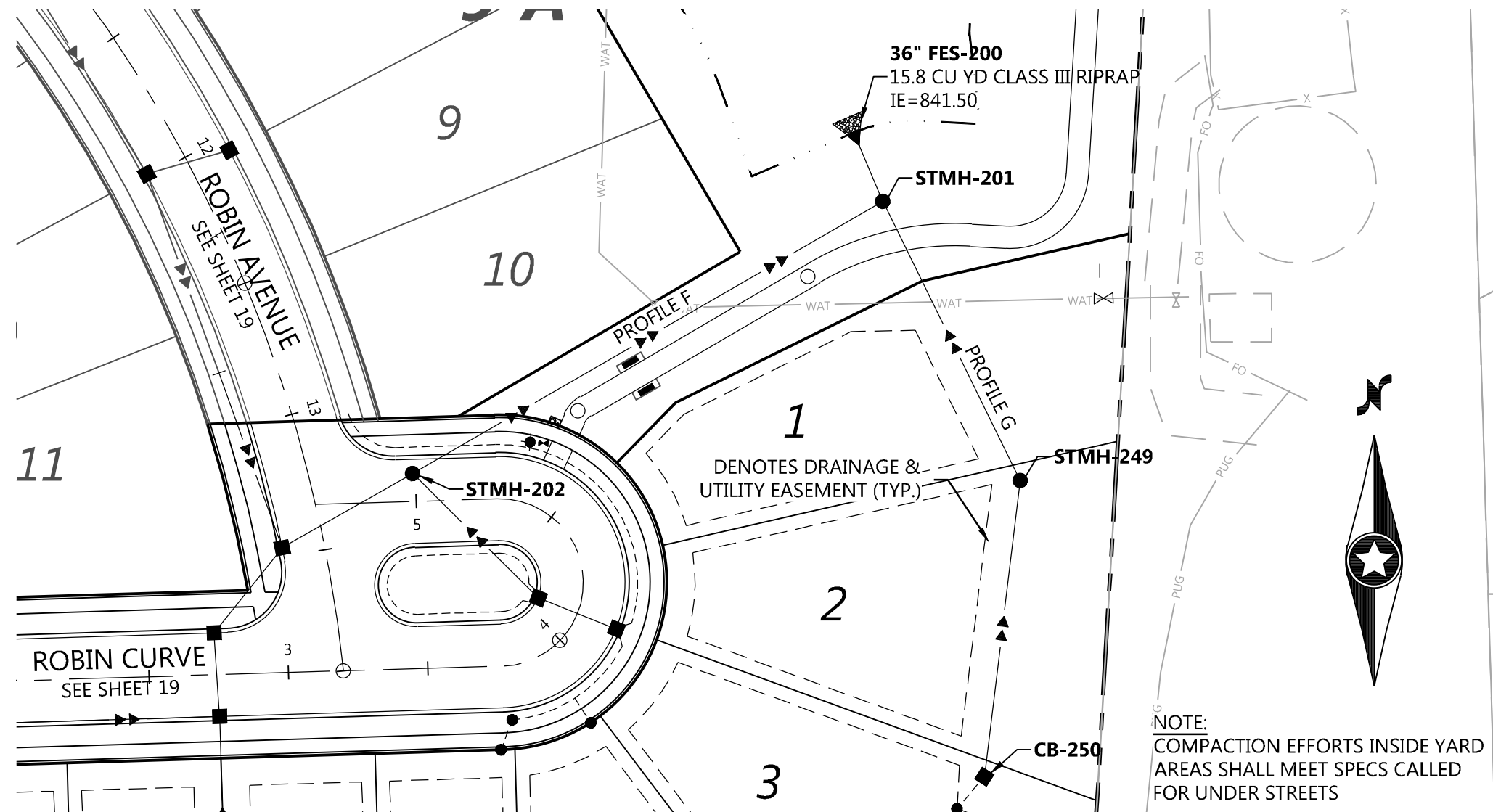
PROJECT NUMBER: 0015521.00

SHEET NUMBER:

19 OF 35

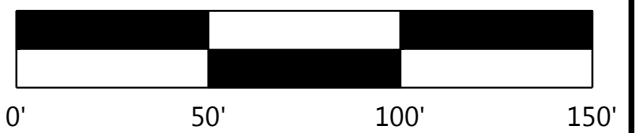
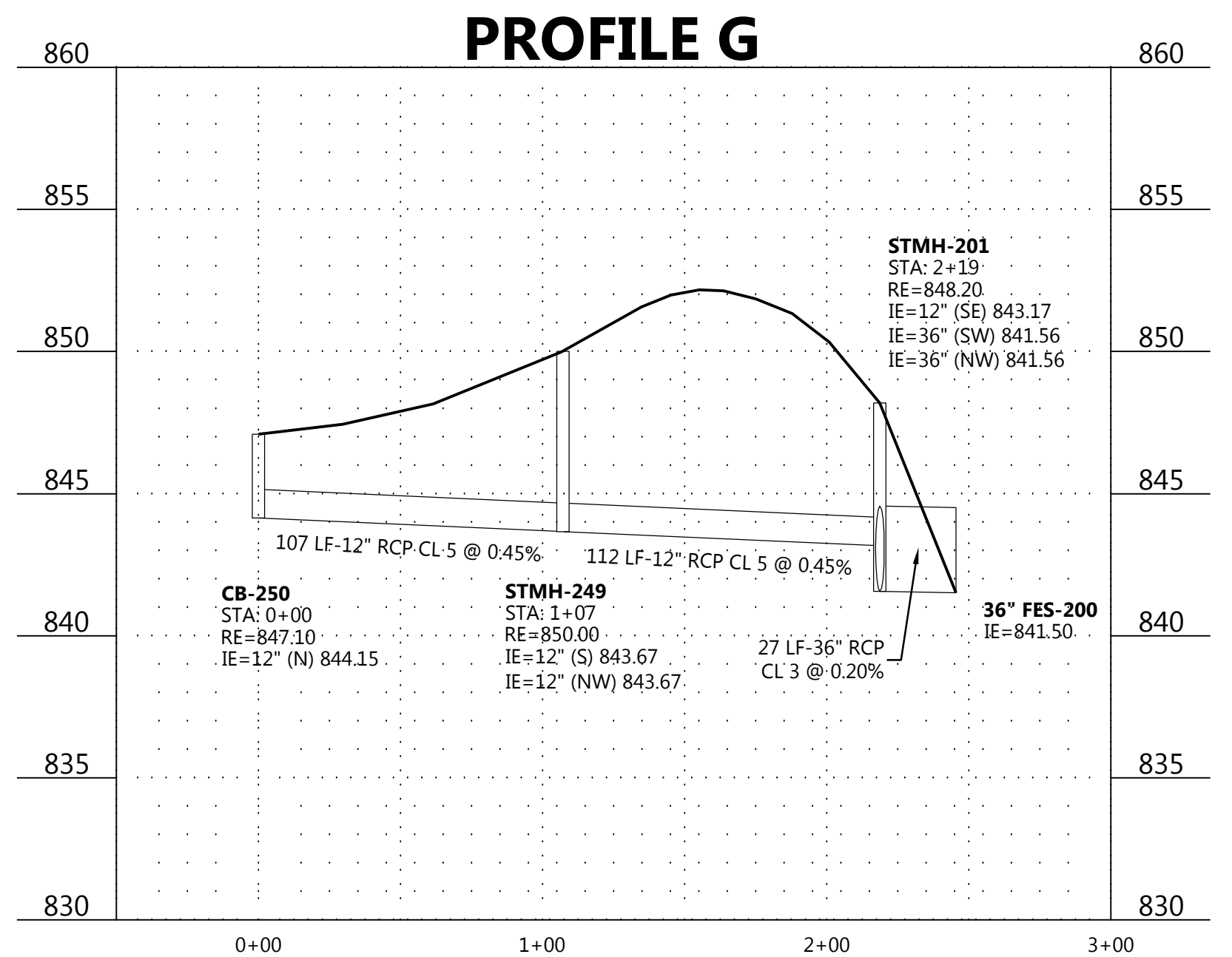
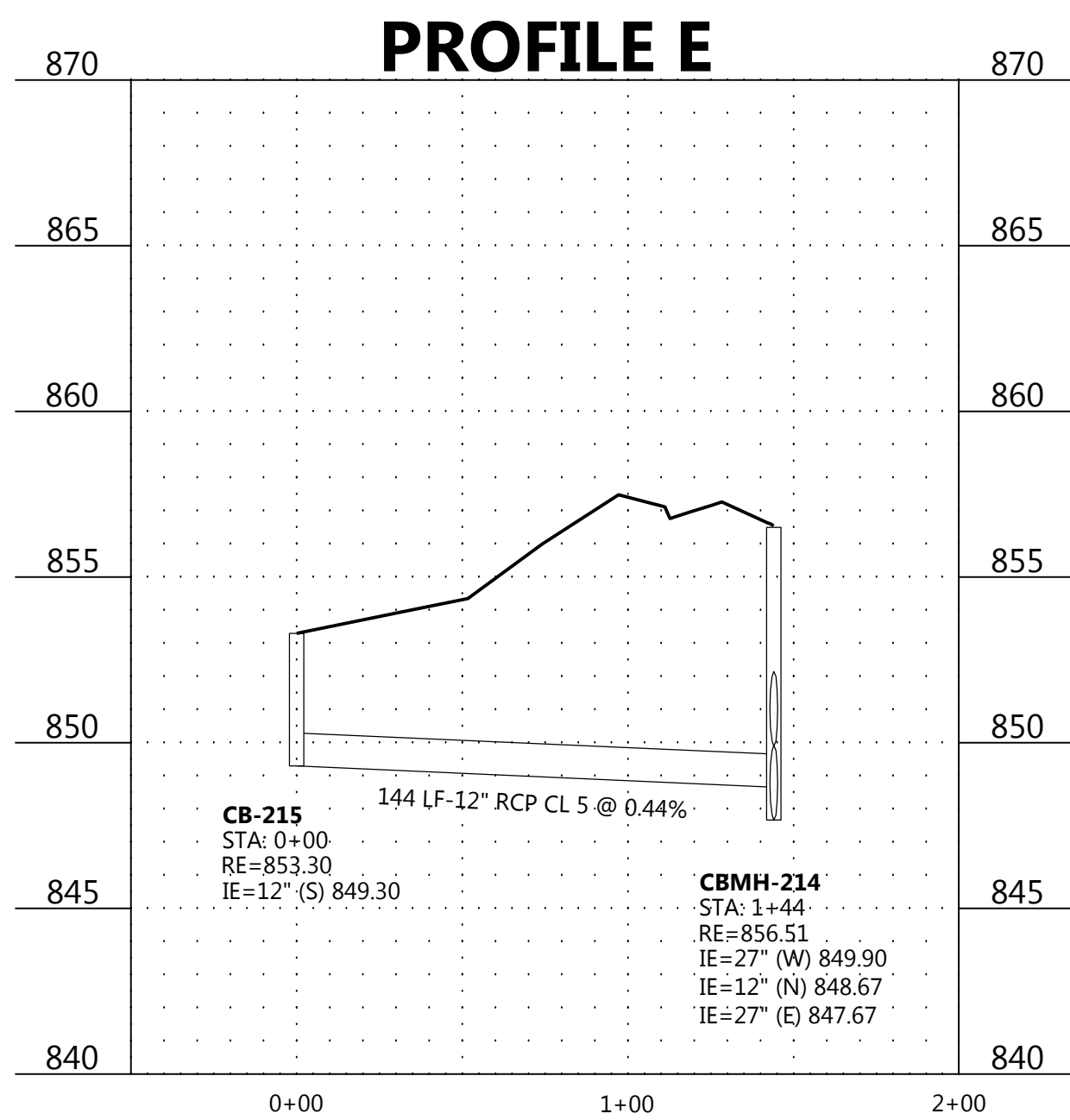
DATE: 06/26/20

DEL WEBB AT CHASKA



EXISTING	PROPOSED	
* 900.00	* 900.00	GUTTER ELEVATION

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 RIM ELEVATIONS.



DEL WEBB AT CHASKA

INITIAL ISSUE: 04/23/20	
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	06/26/20 CITY COMMENTS
△	----
△	----
△	----

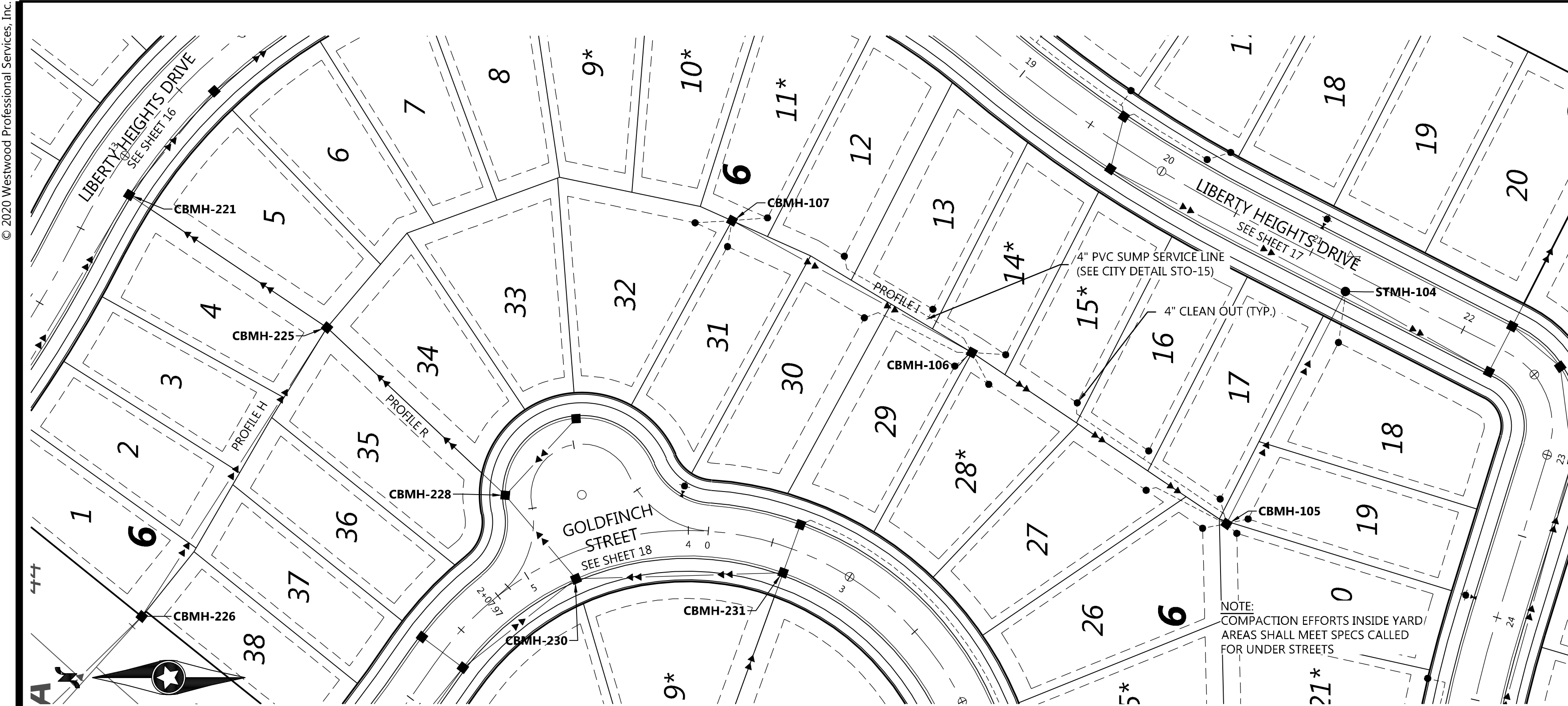
RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

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

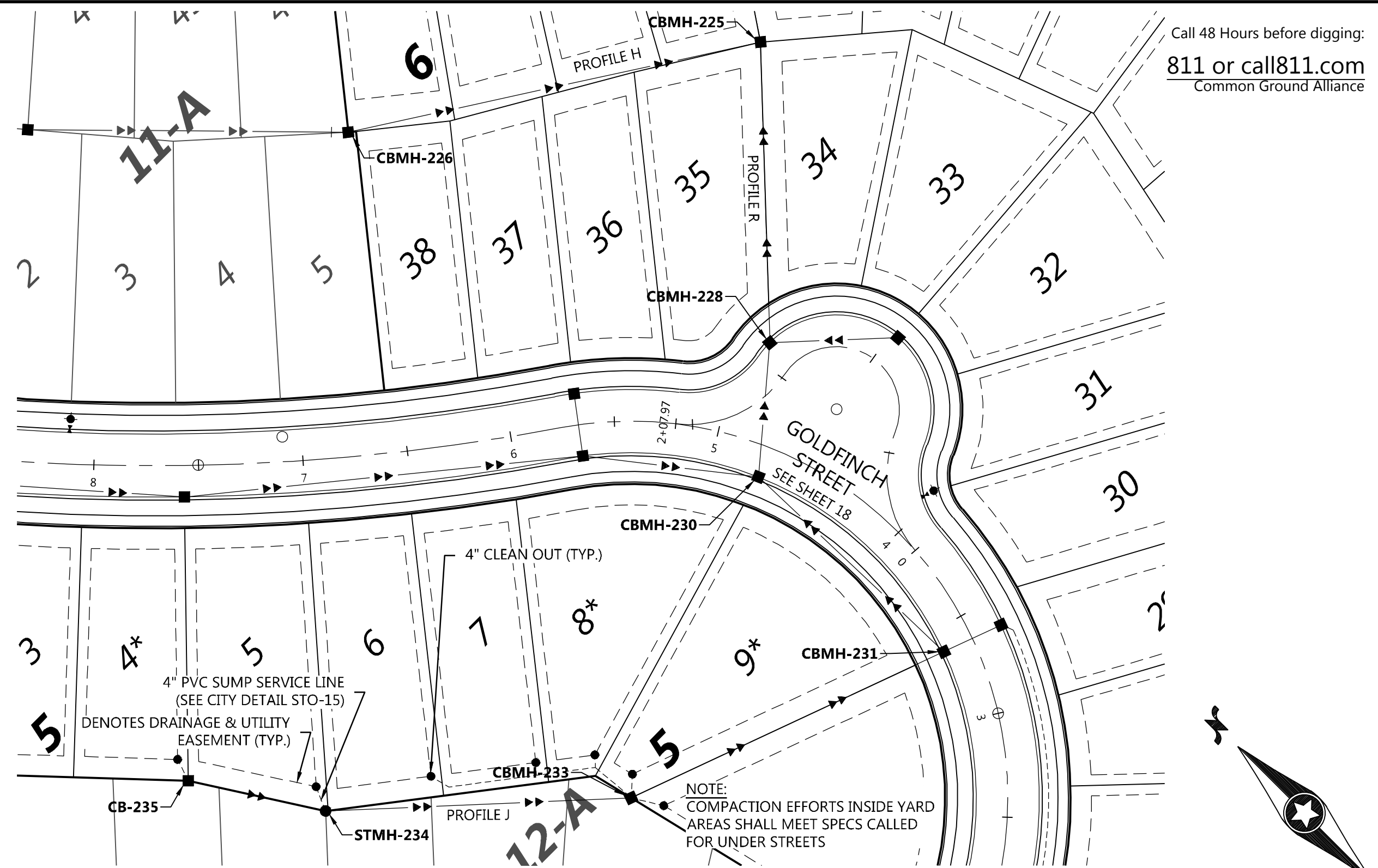
Westwood Professional Services, Inc.

DATE: 06/26/20

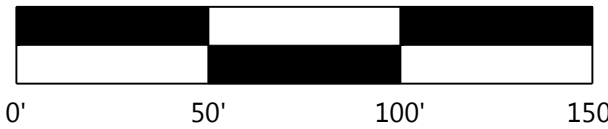
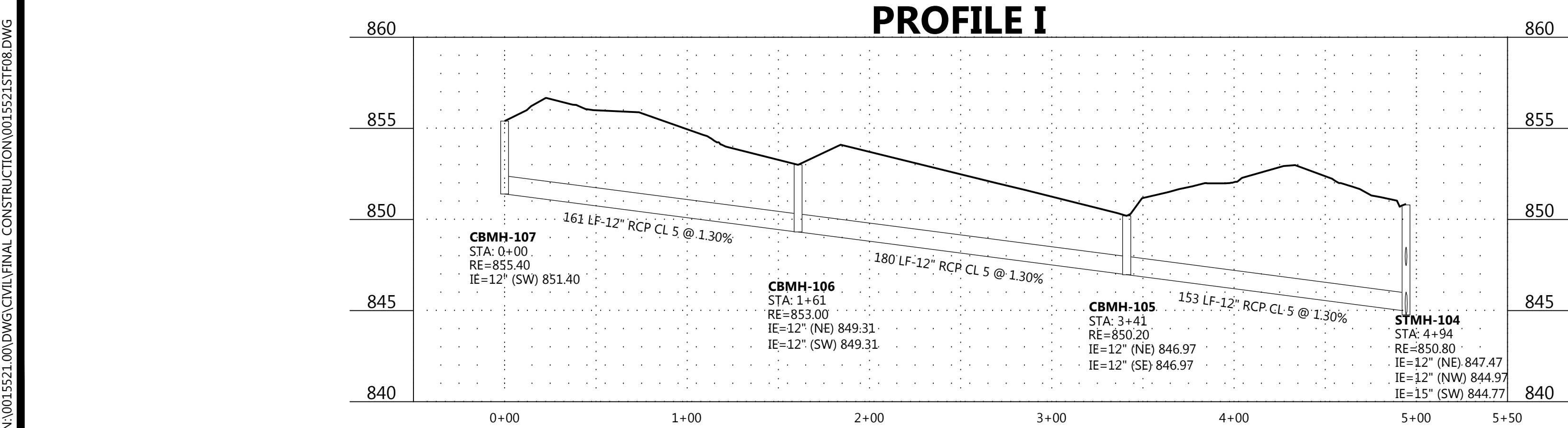
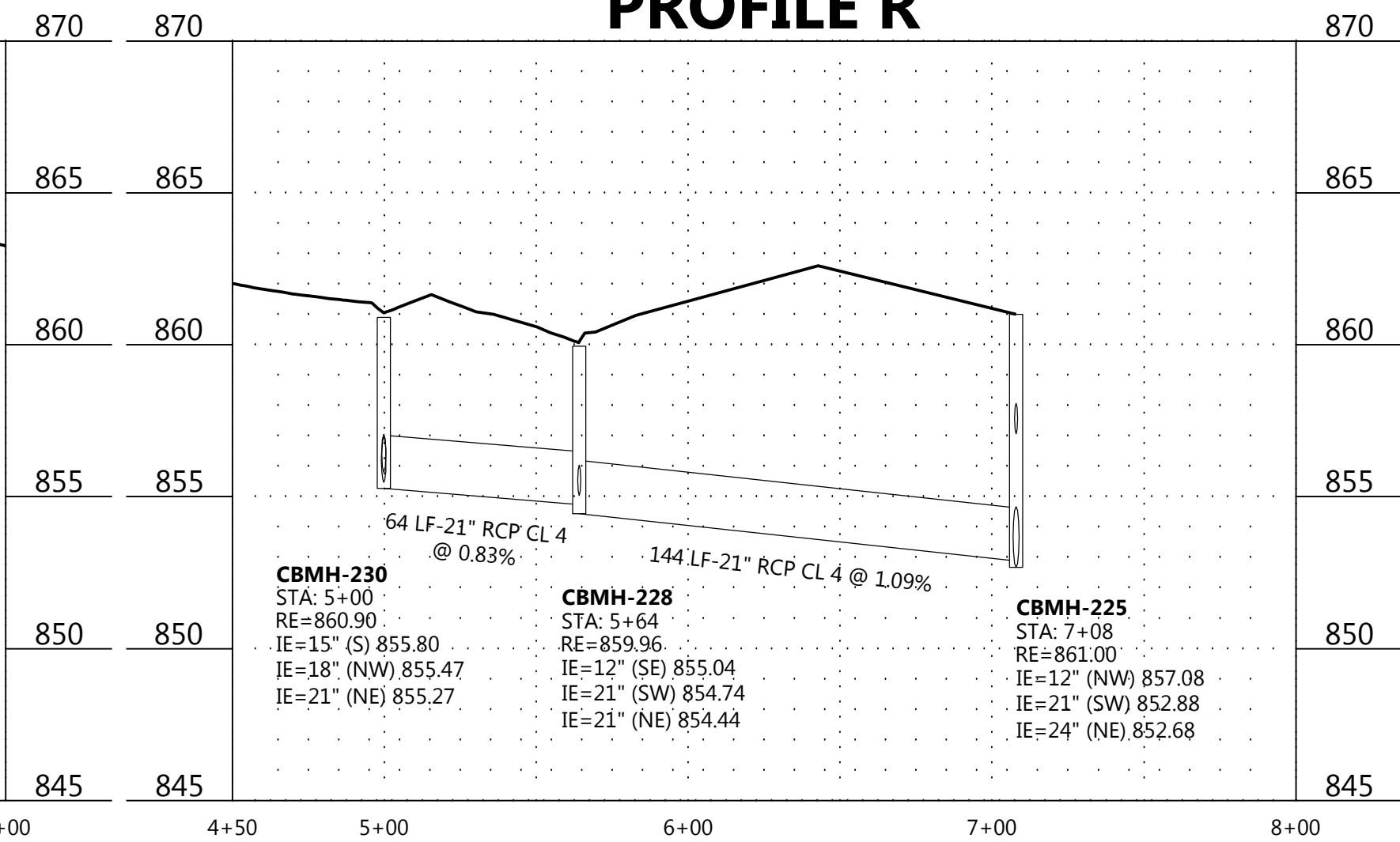
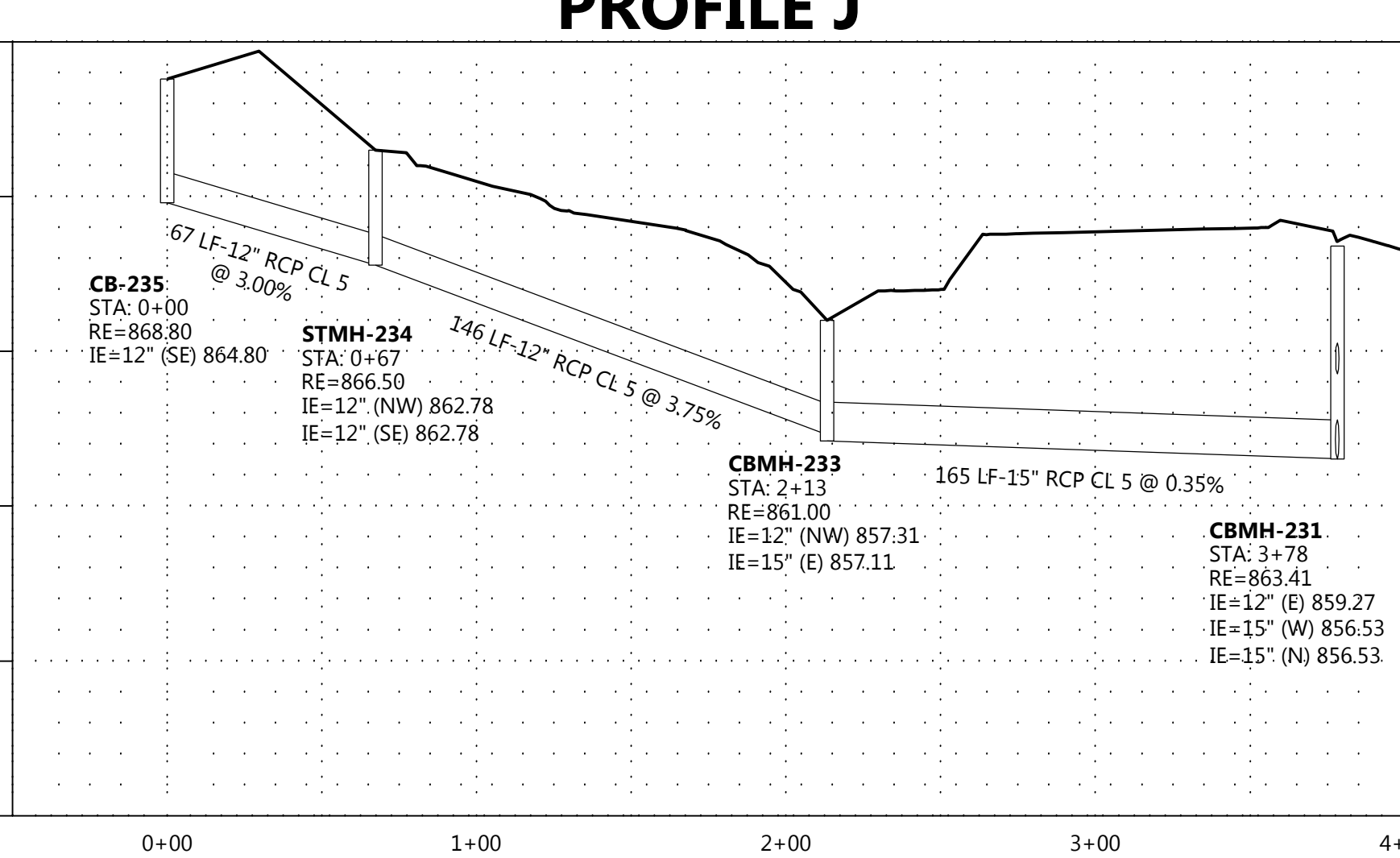
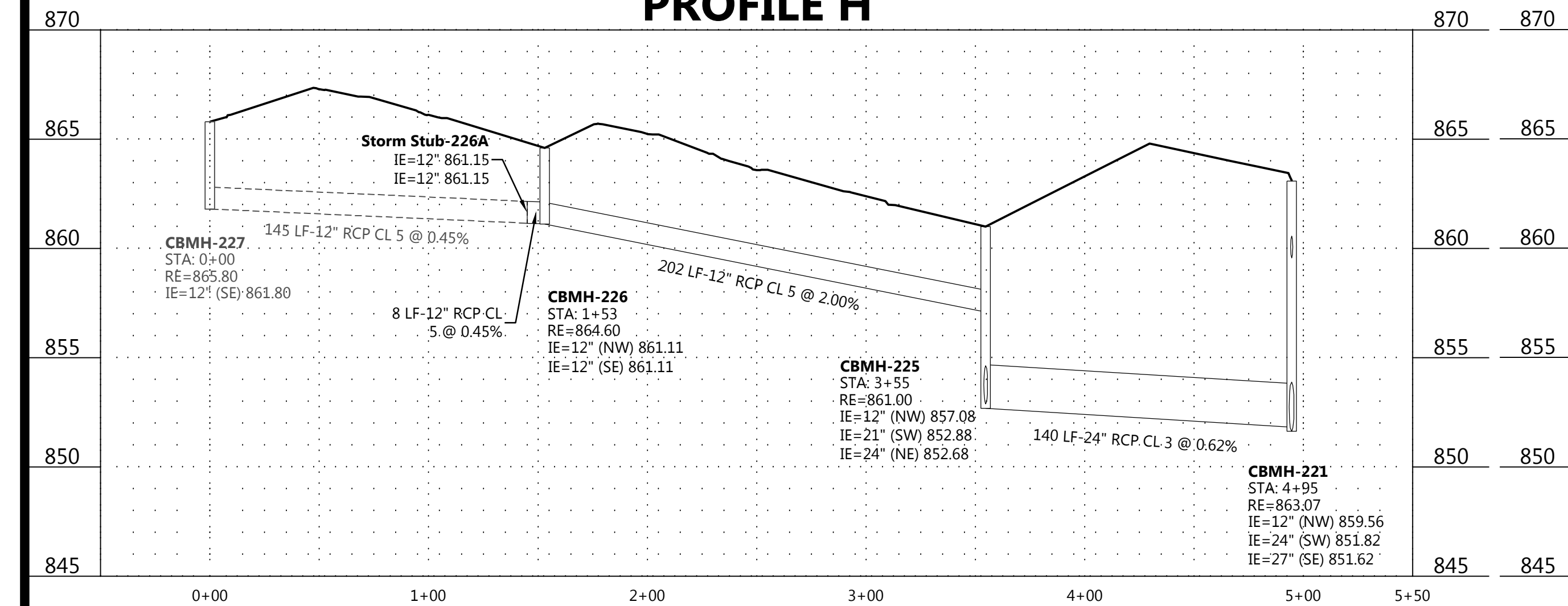
PROJECT NUMBER: 0015521.00



PROFILE H



PROFILE R



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA
RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

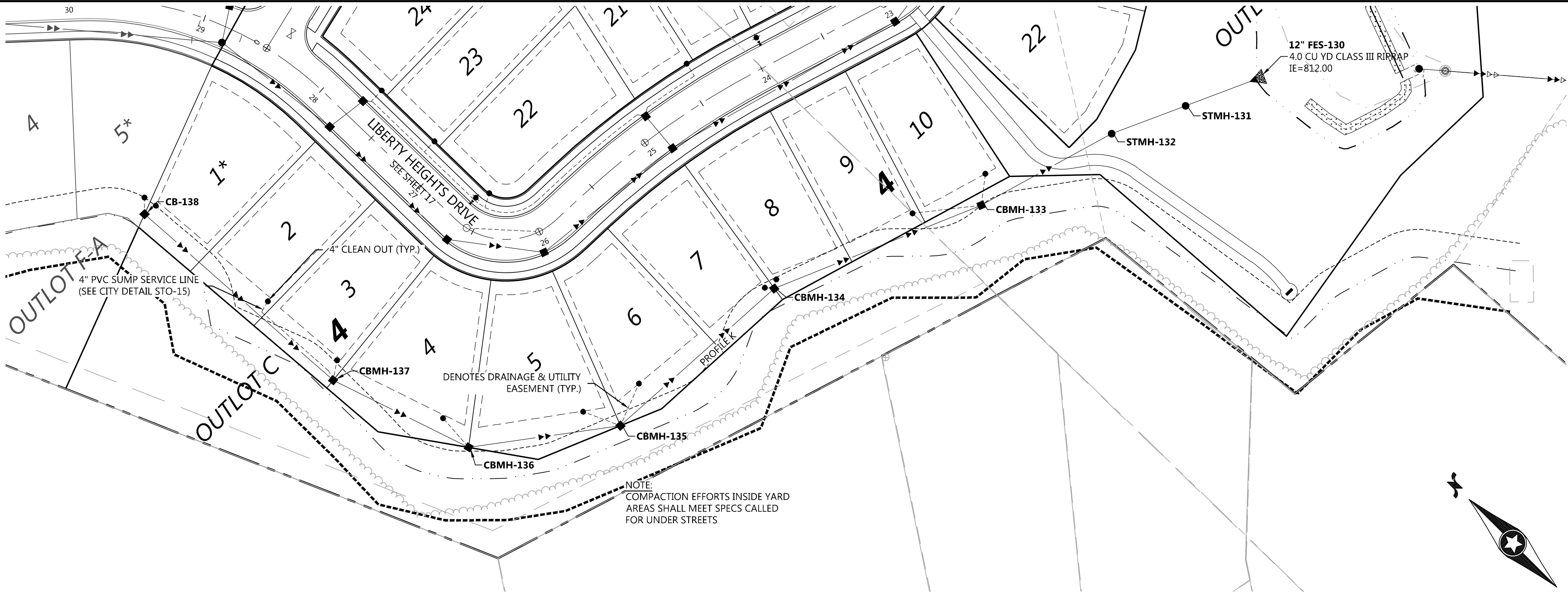
DEL WEBB AT CHASKA
CHASKA, MN

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.

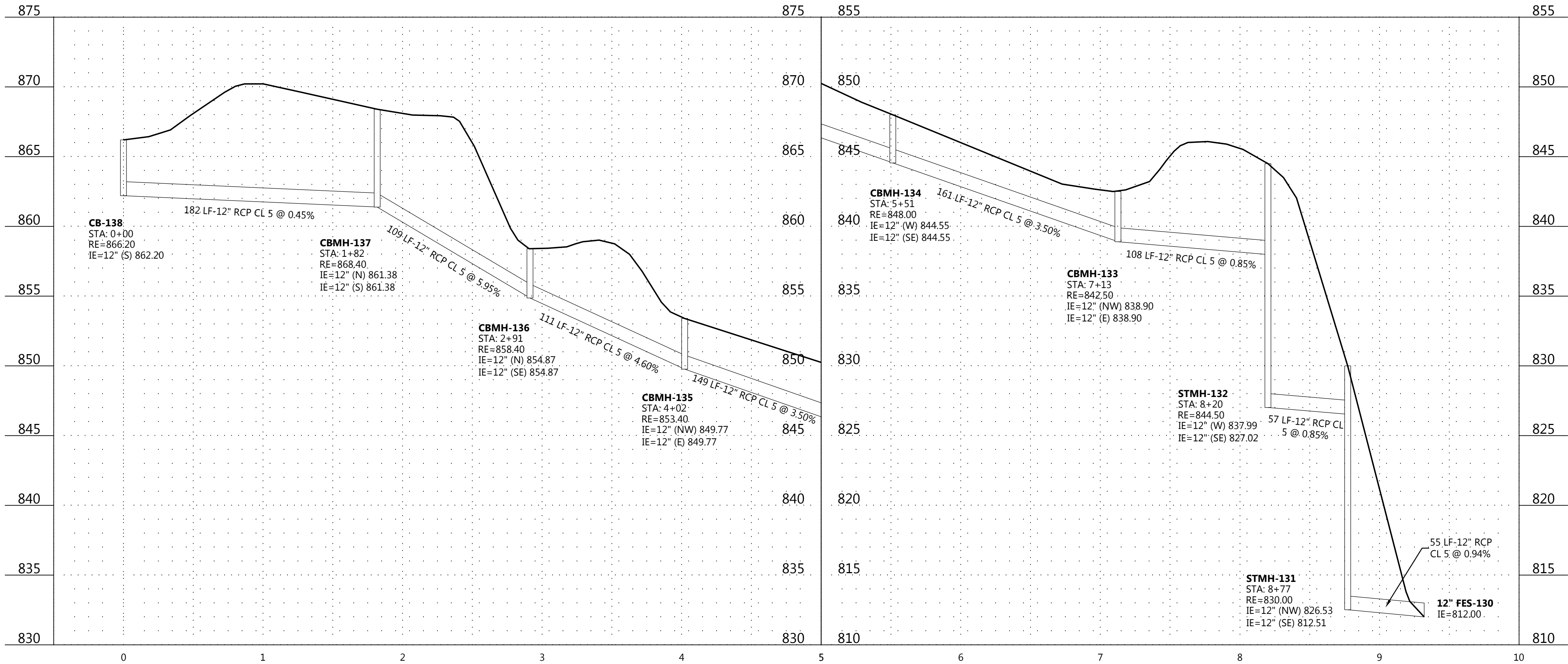
STORM SEWER
CONSTRUCTION PLAN

PROJECT NUMBER: 0015521.00

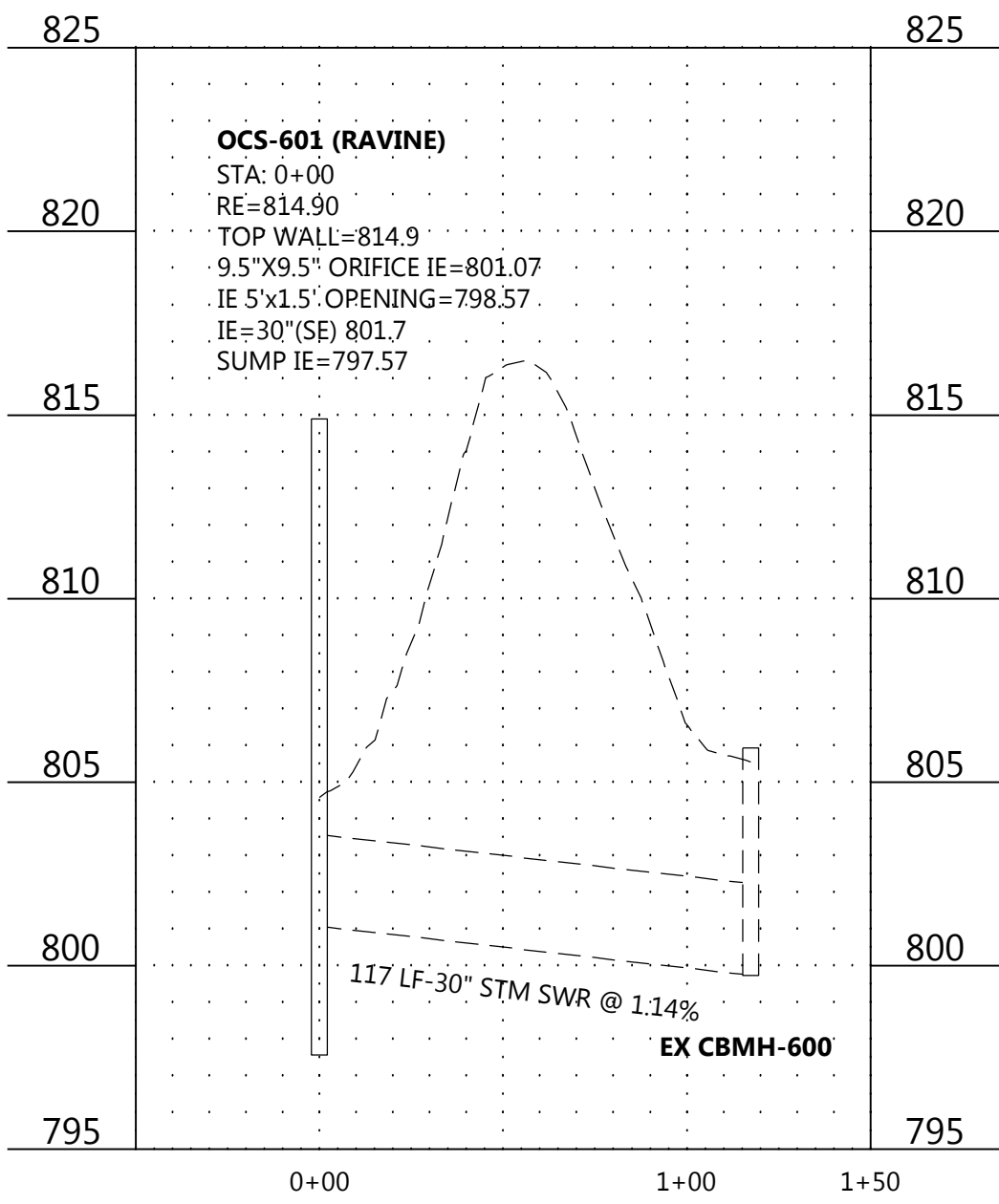
SHEET NUMBER:
21 OF **35**
DATE: 06/26/20



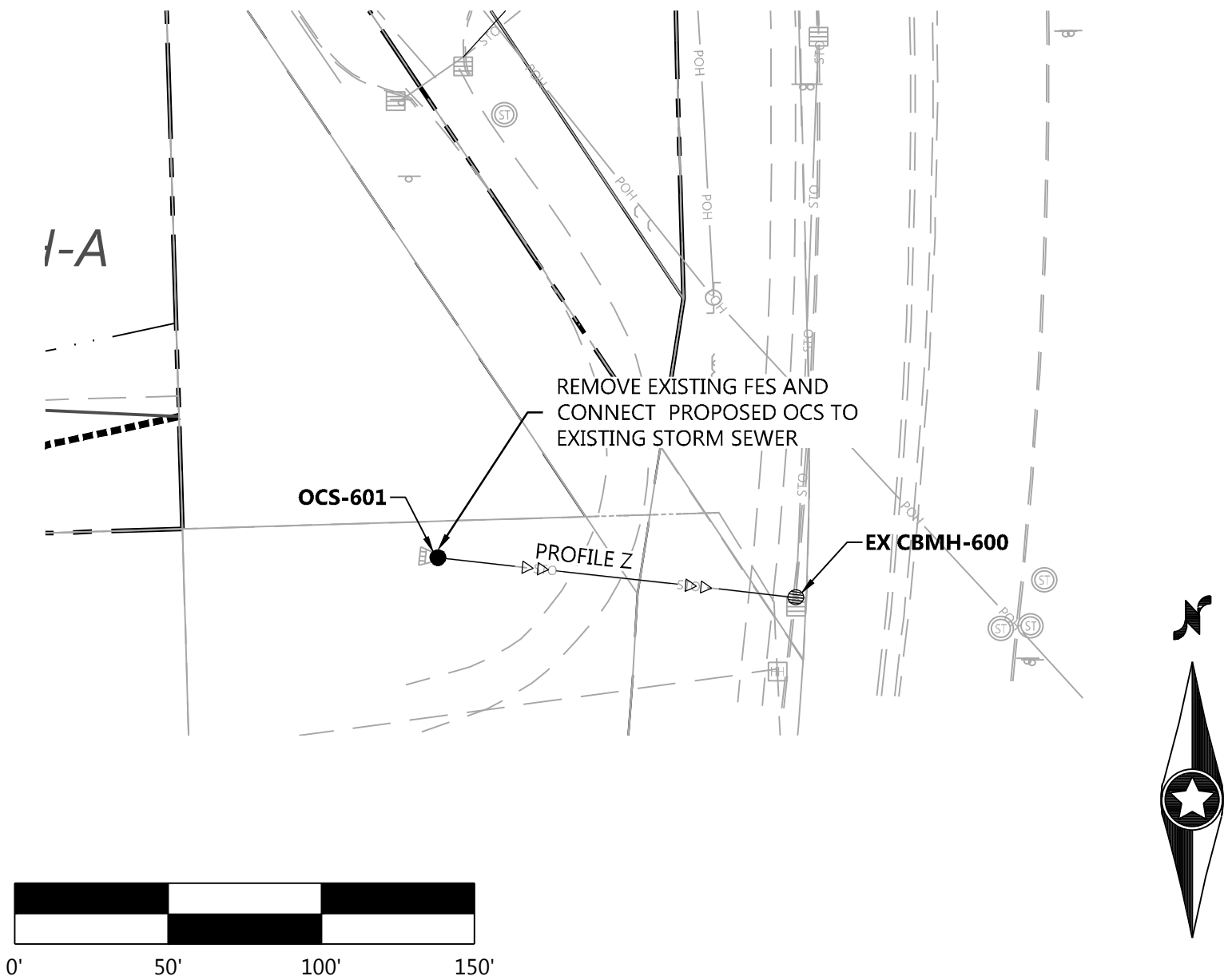
PROFILE K



PROFILE Z



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



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
△ 05/21/20 CITY COMMENTS
△ 06/26/20 CITY COMMENTS
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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OF THE STATE OF MINNESOTA
RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

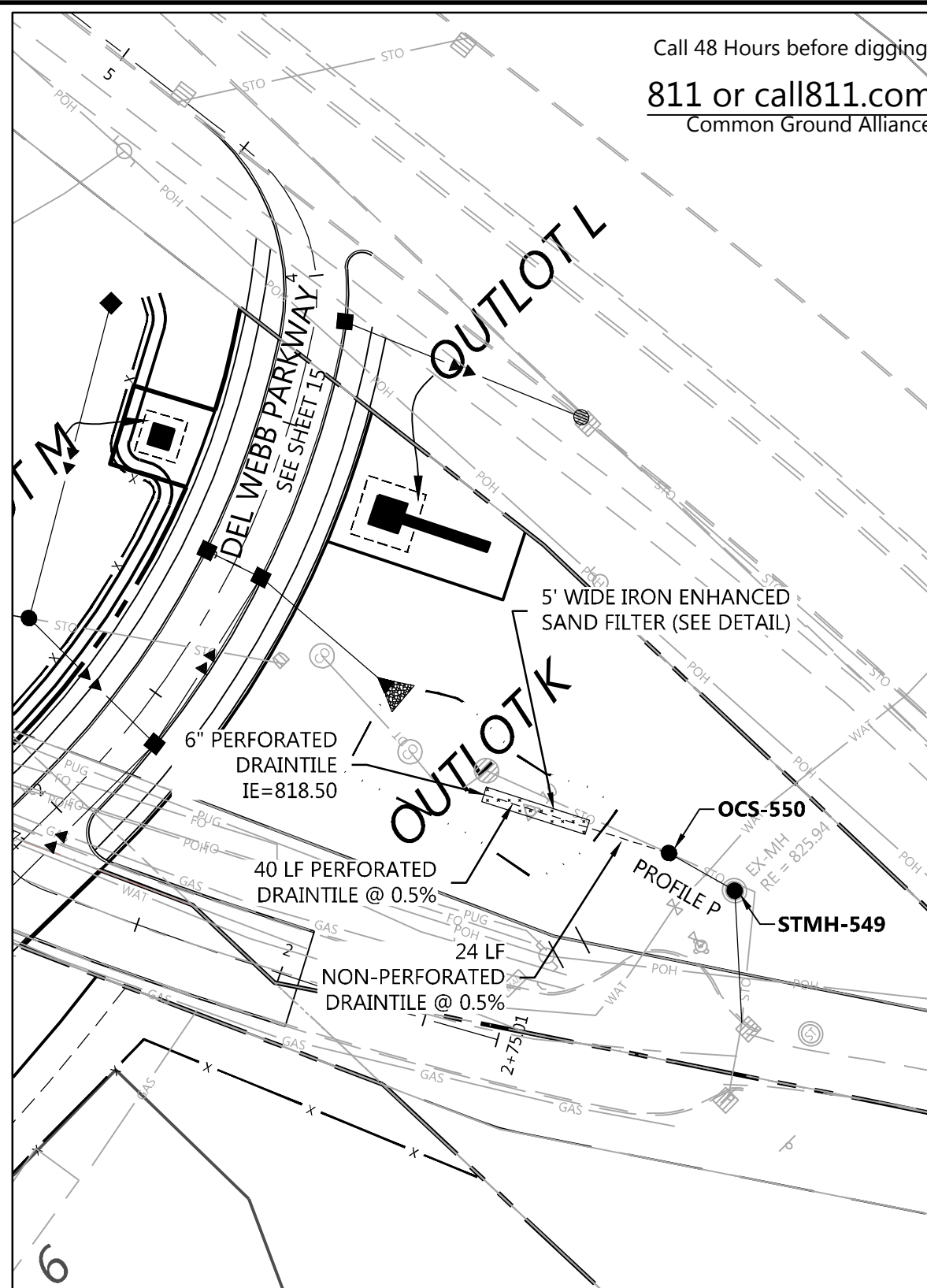
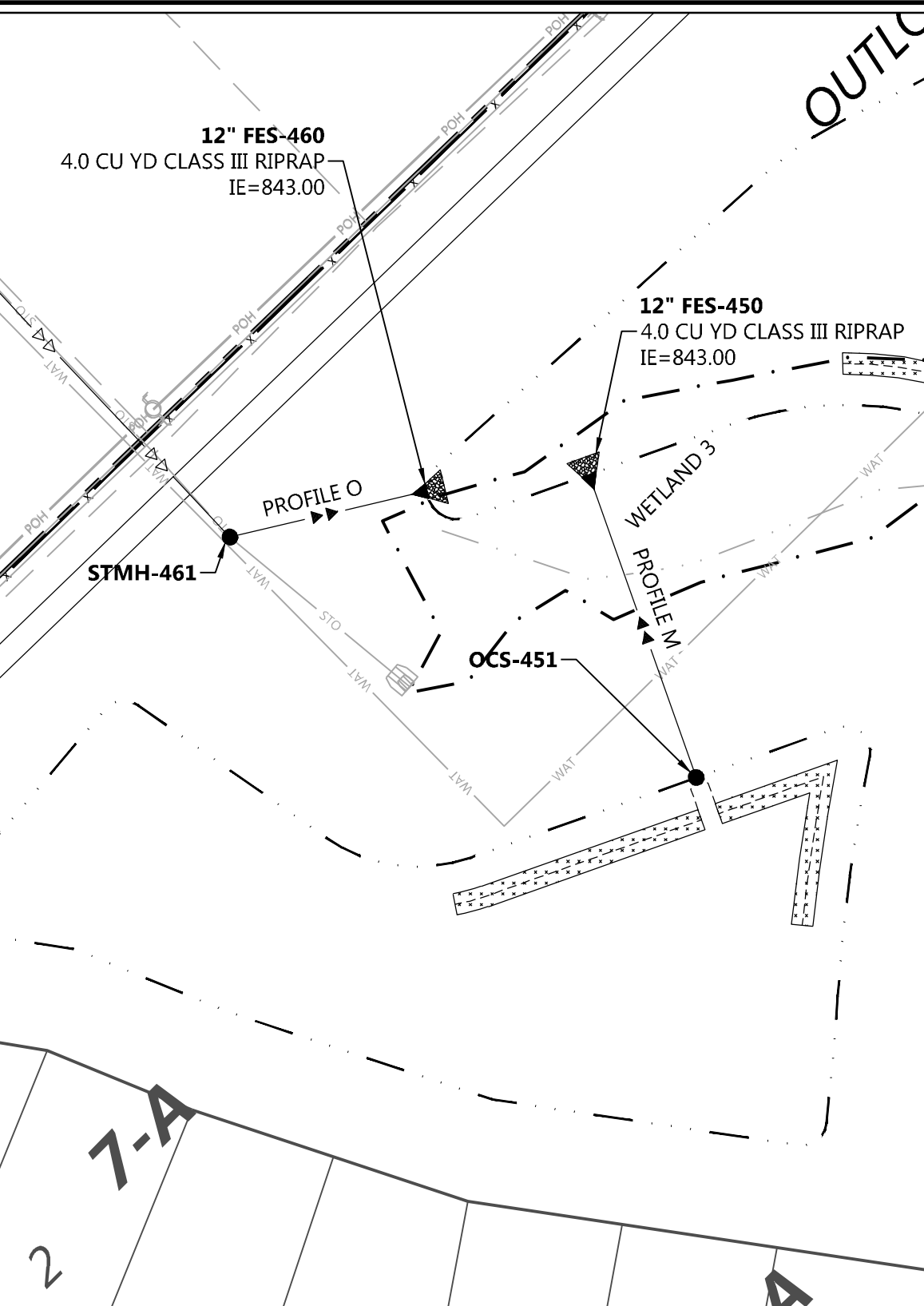
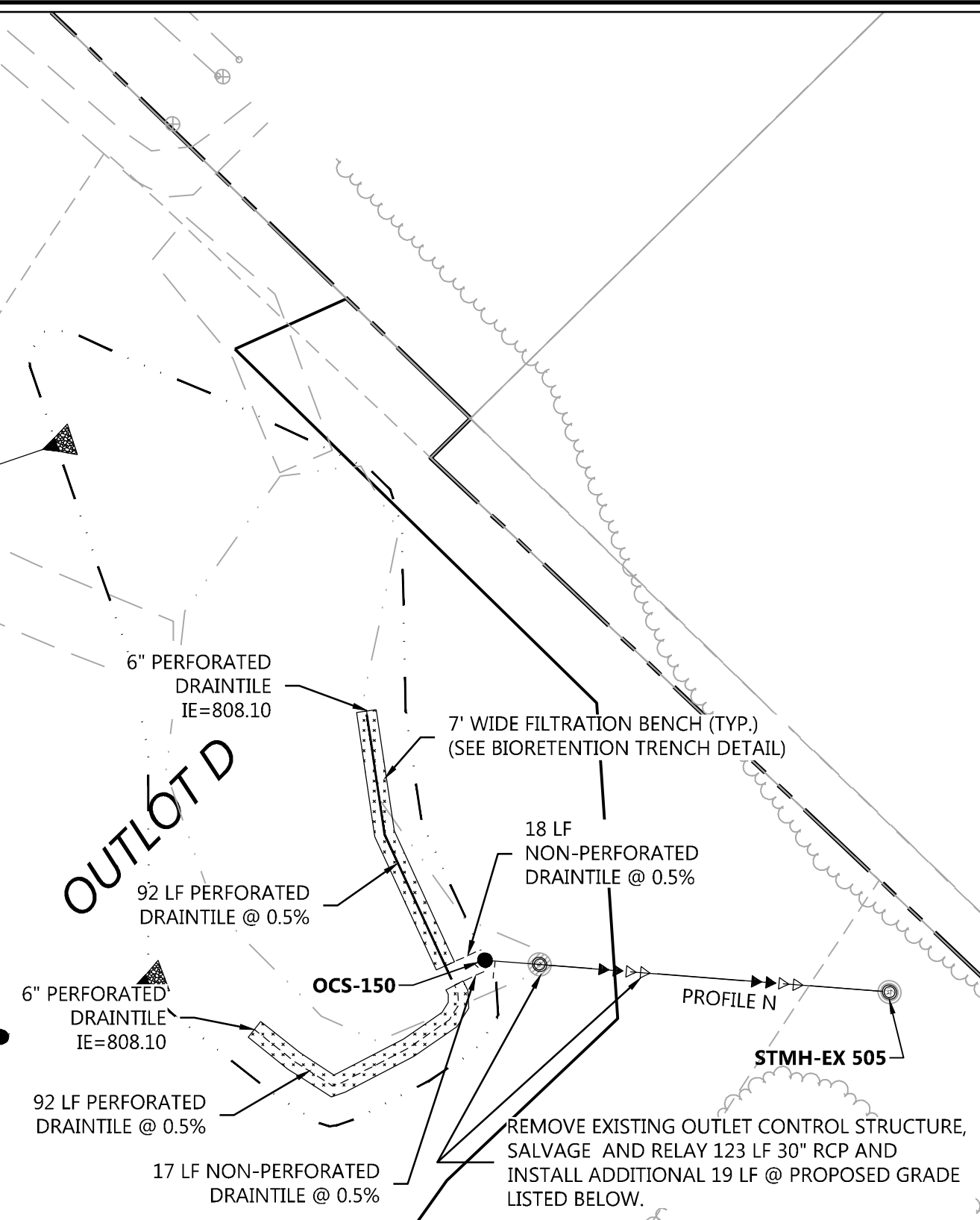
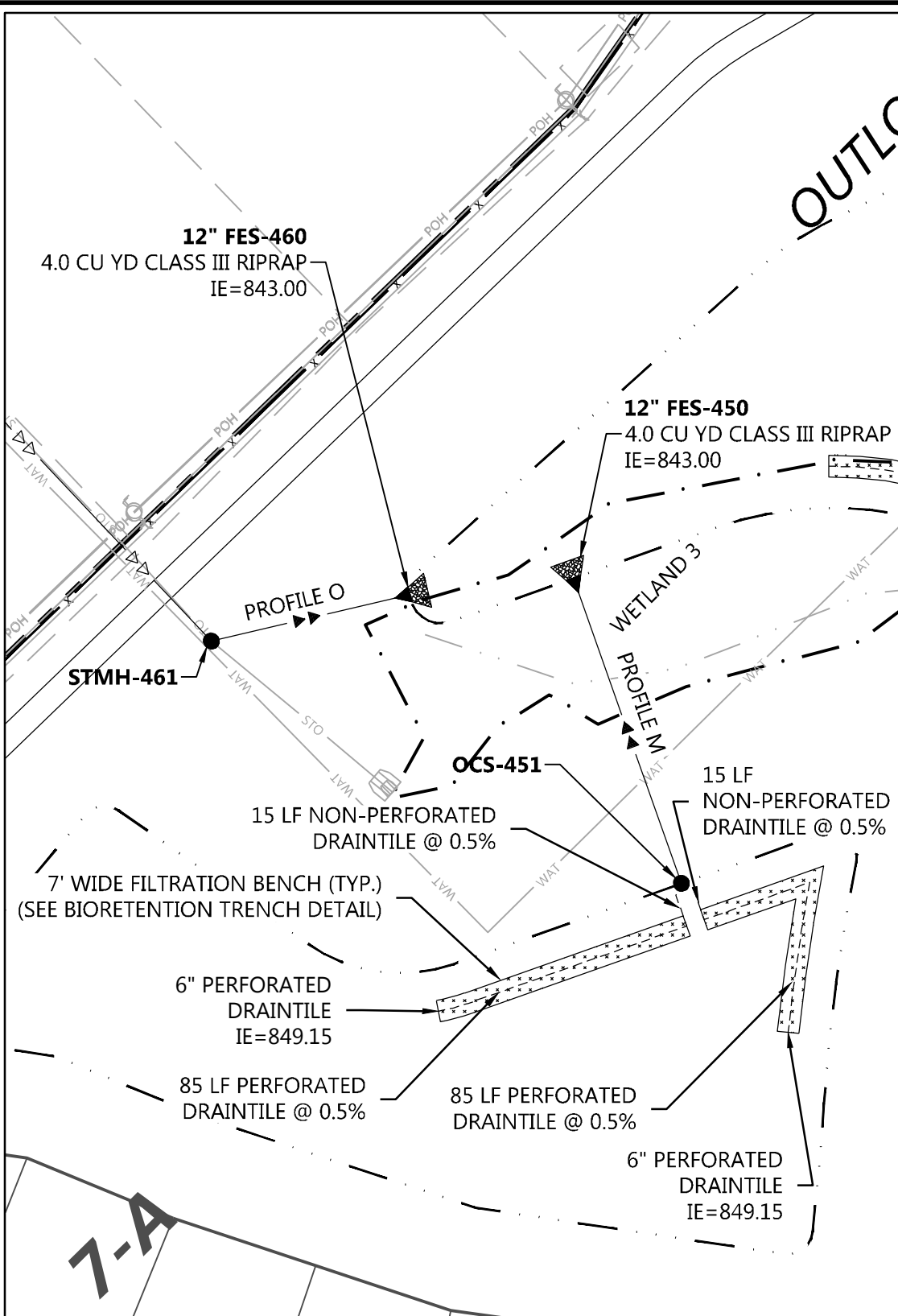
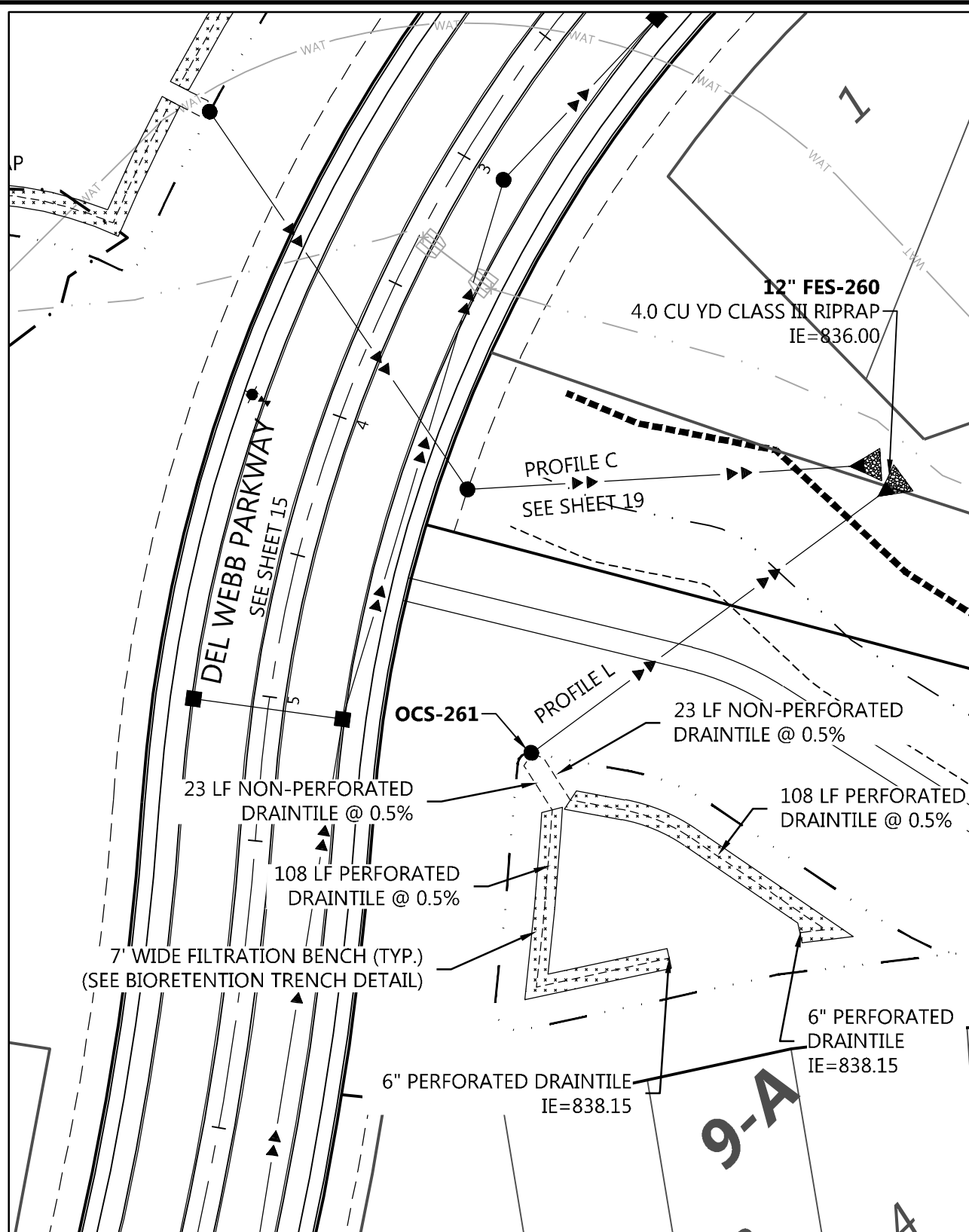
DEL WEBB AT CHASKA
CHASKA, MN

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

STORM SEWER
CONSTRUCTION PLAN

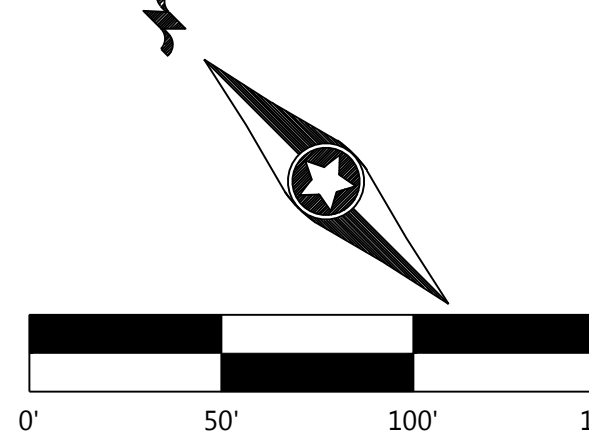
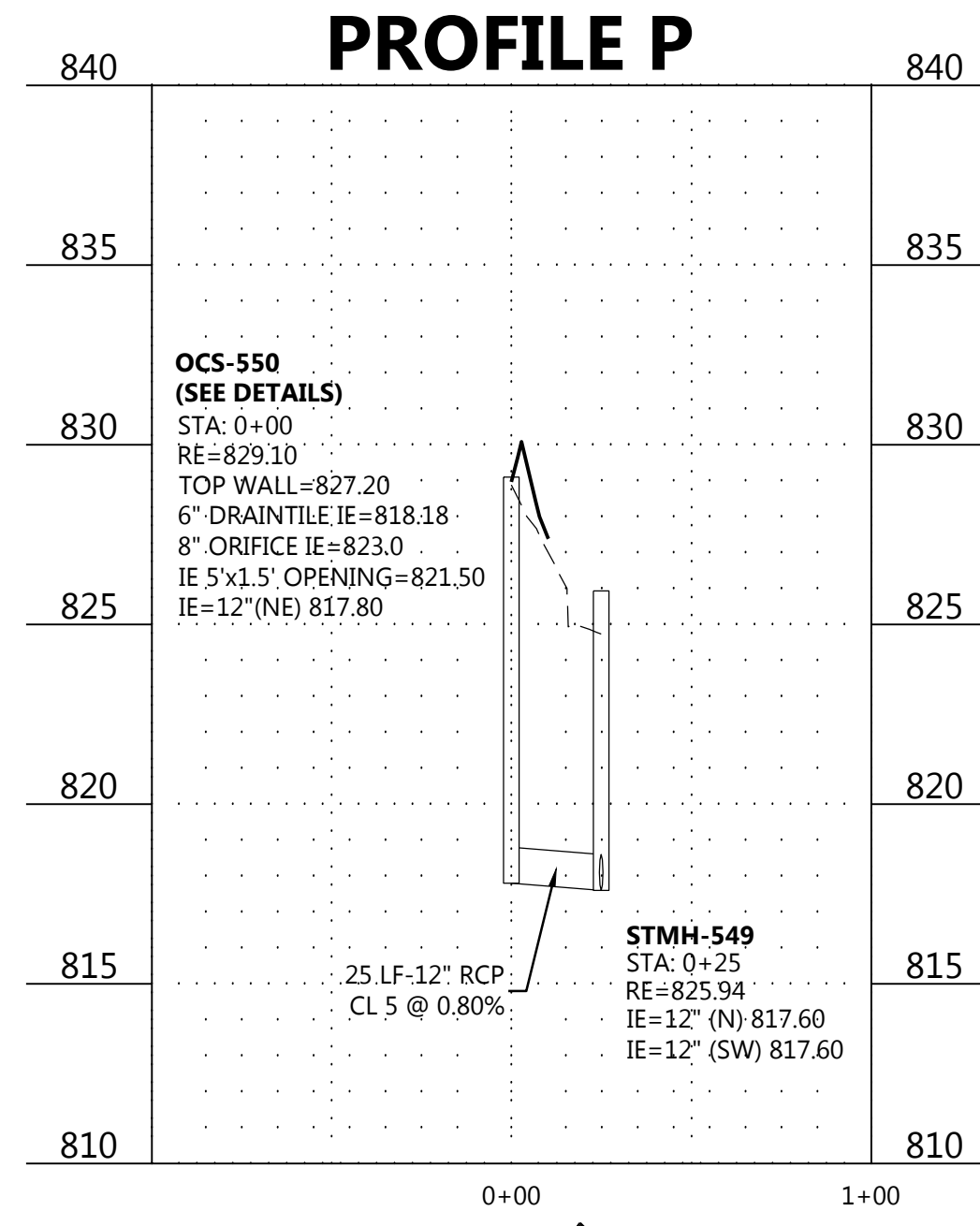
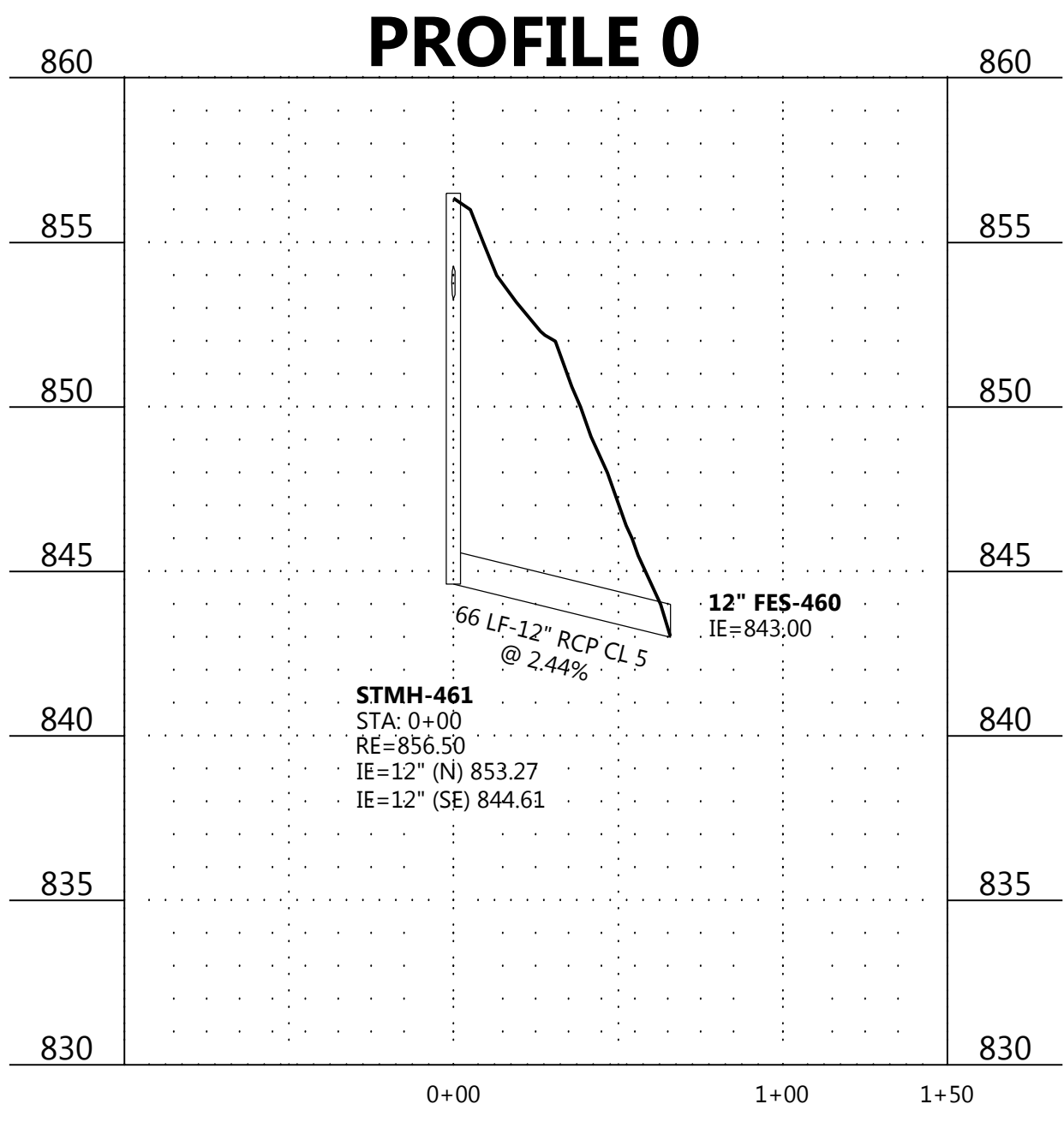
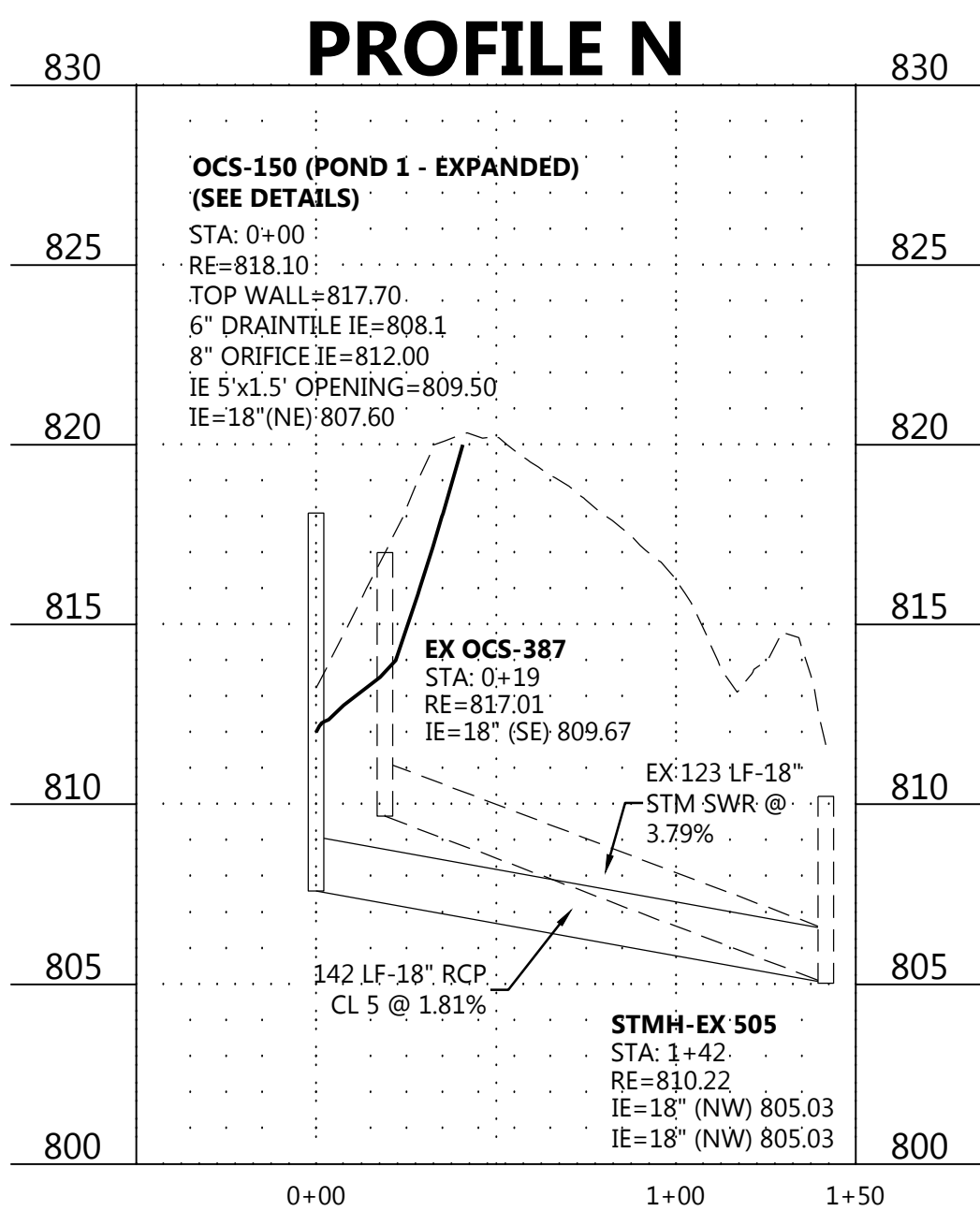
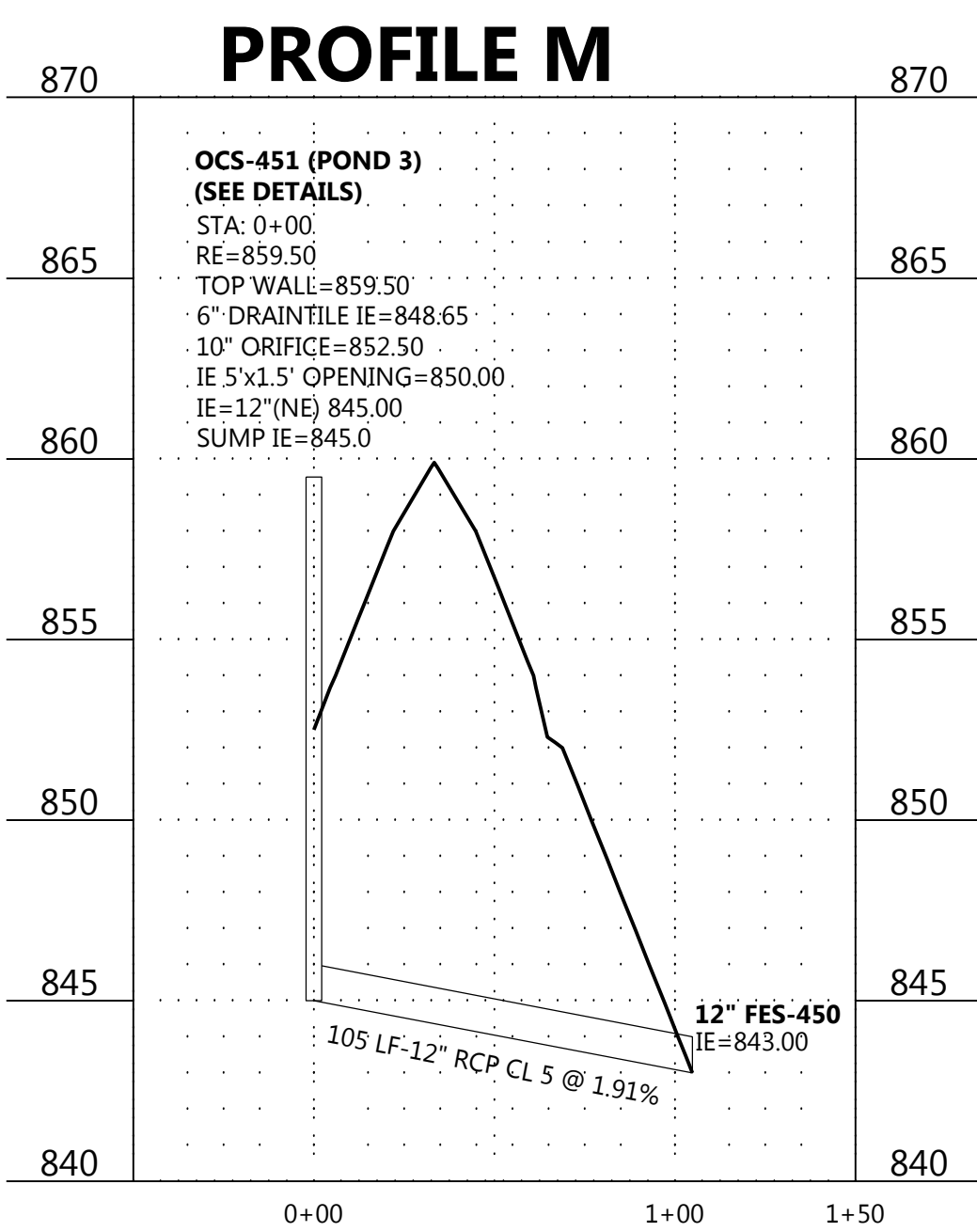
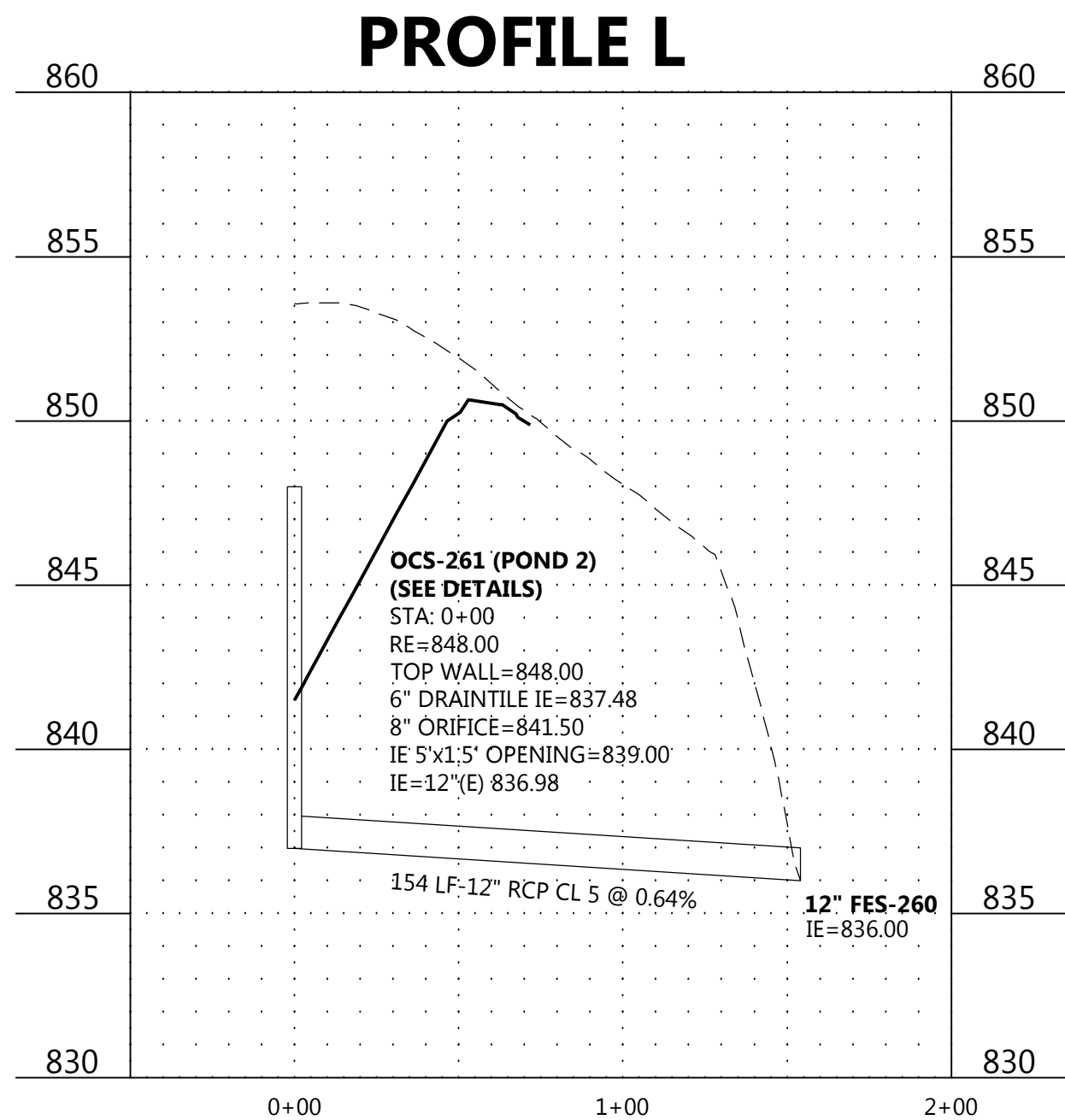
PROJECT NUMBER: 0015521.00

SHEET NUMBER:
22 OF 35
DATE: 06/26/20



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

NOTE:
COMPACTION EFFORTS INSIDE YARD
AREAS SHALL MEET SPECS CALLED
FOR UNDER STREETS



N:\0015521\100 DWG\CIVIL\FINAL CONSTRUCTION\0015521STFLO.DWG

DEL WEBB AT CHASKA

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/23/20
REVISIONS:
05/21/20 CITY COMMENTS
06/26/20 CITY COMMENTS

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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OF THE STATE OF MINNESOTA

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

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.

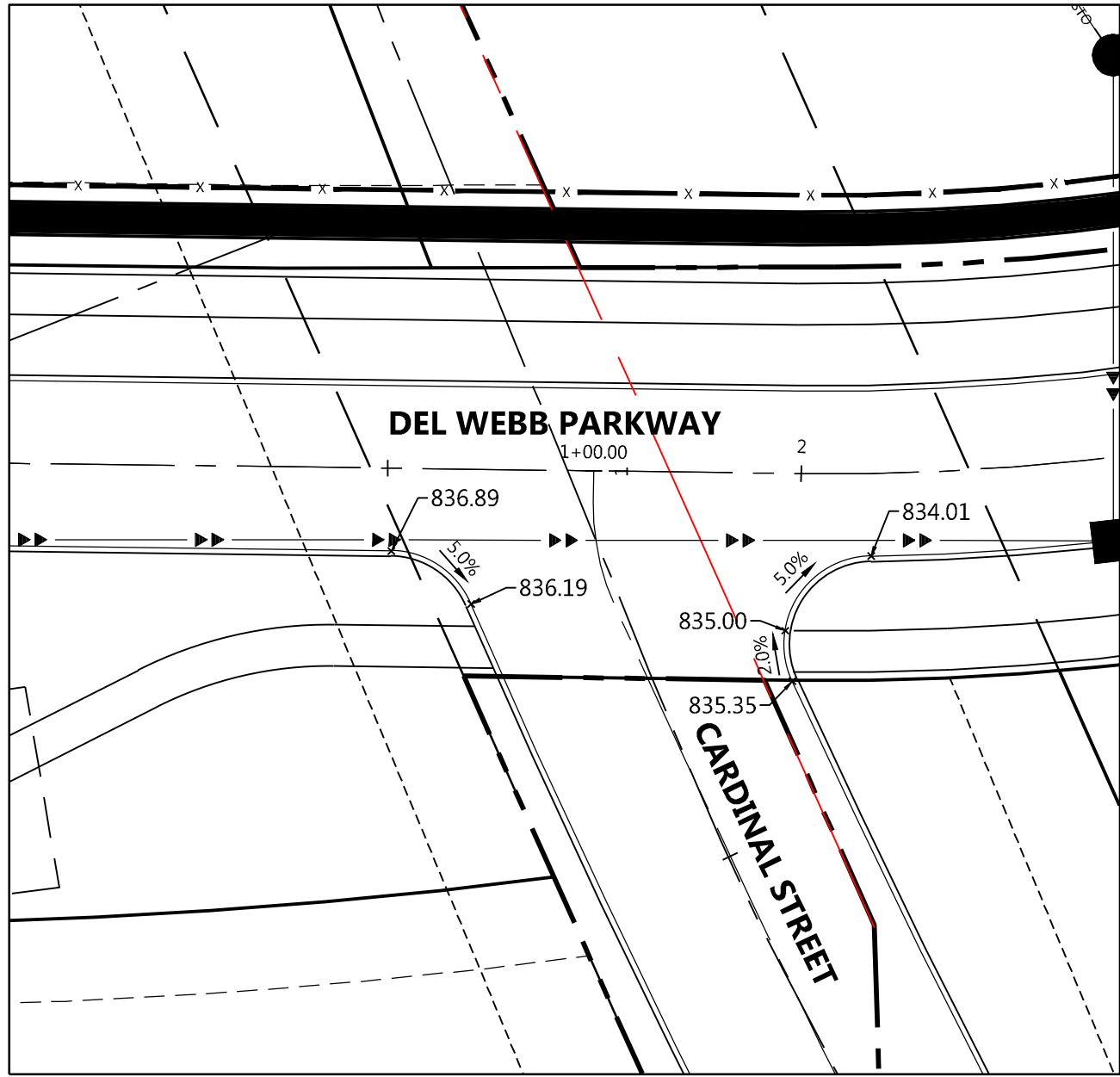
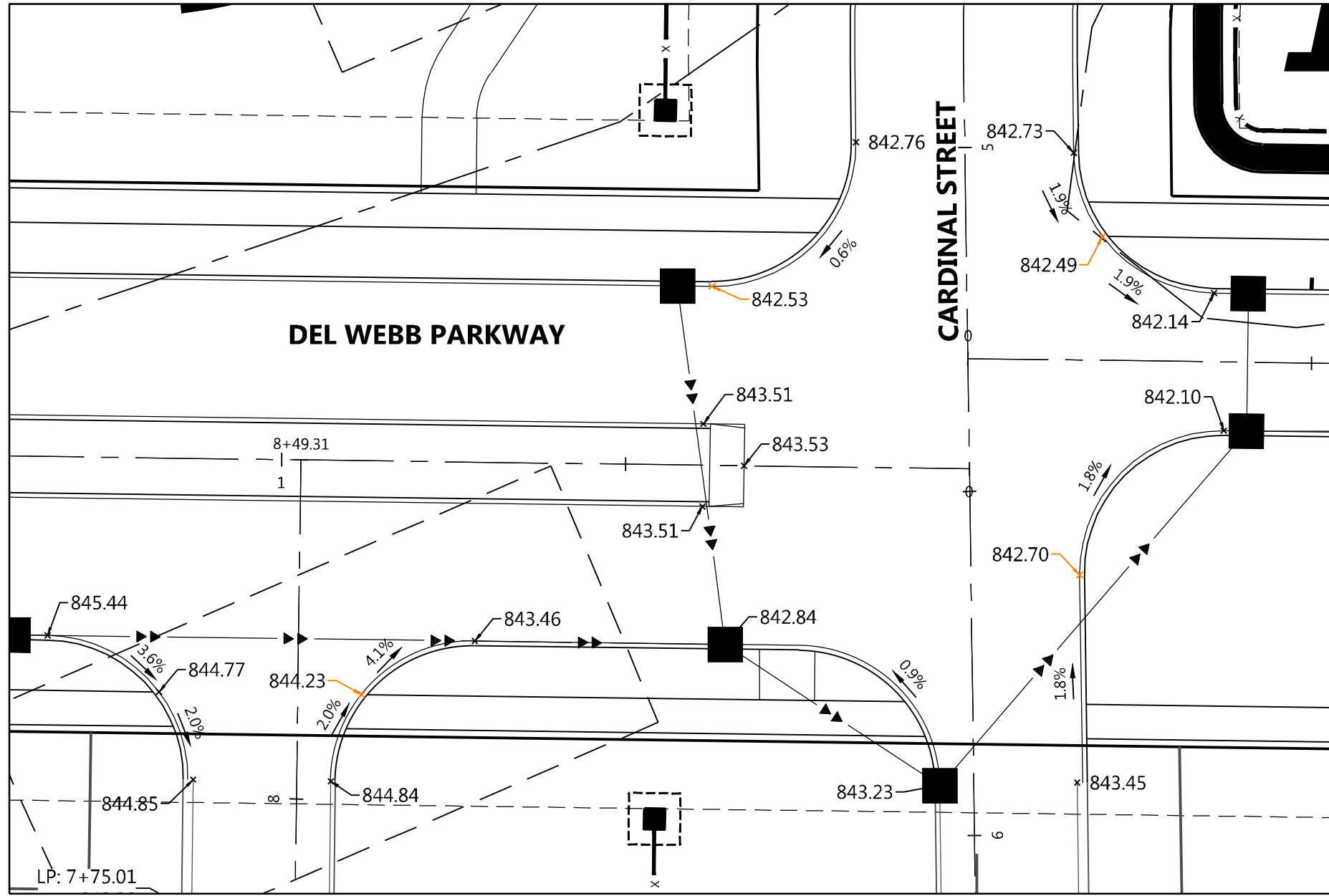
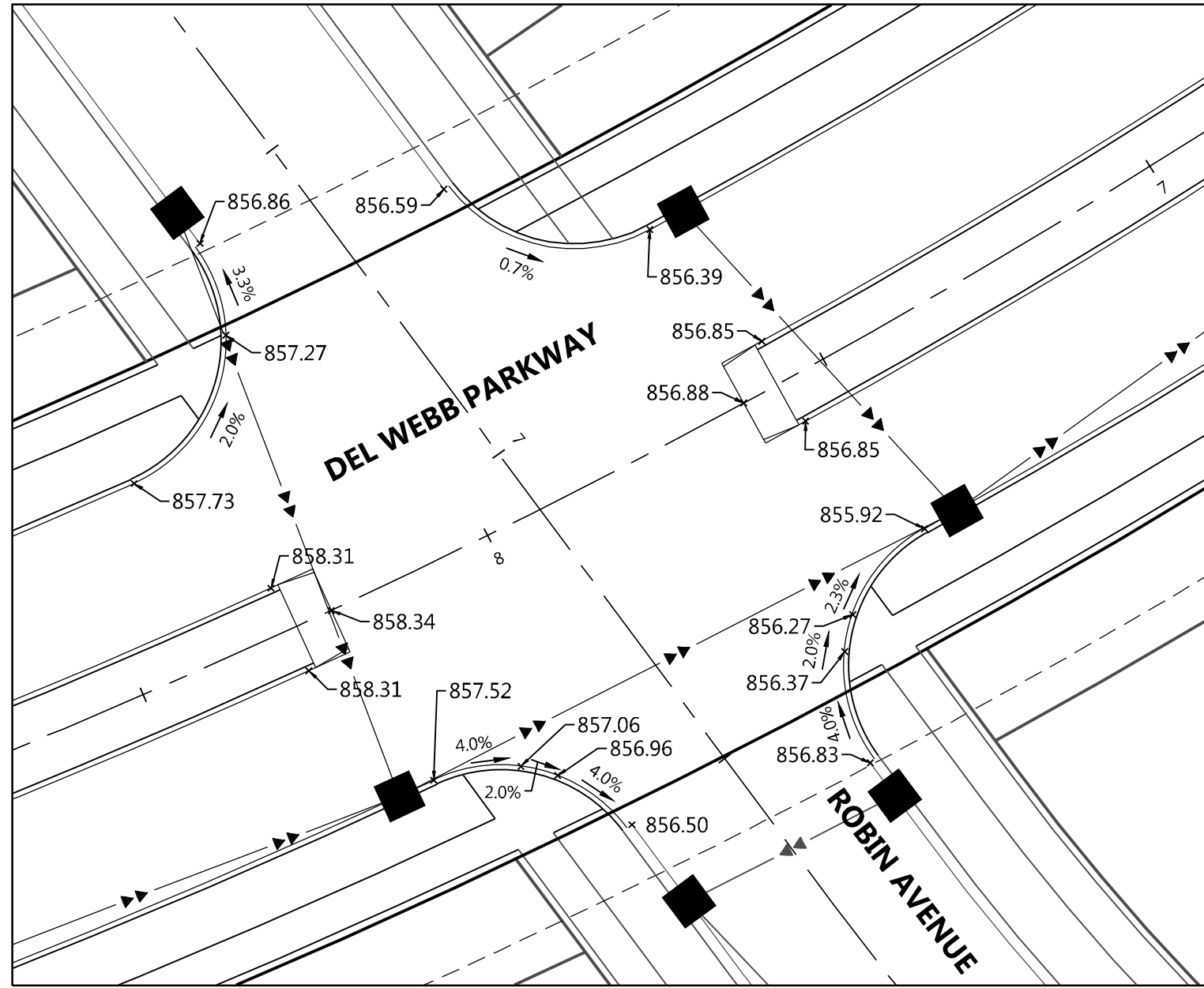
**STORM SEWER
CONSTRUCTION PLAN**

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

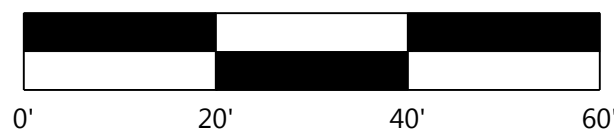
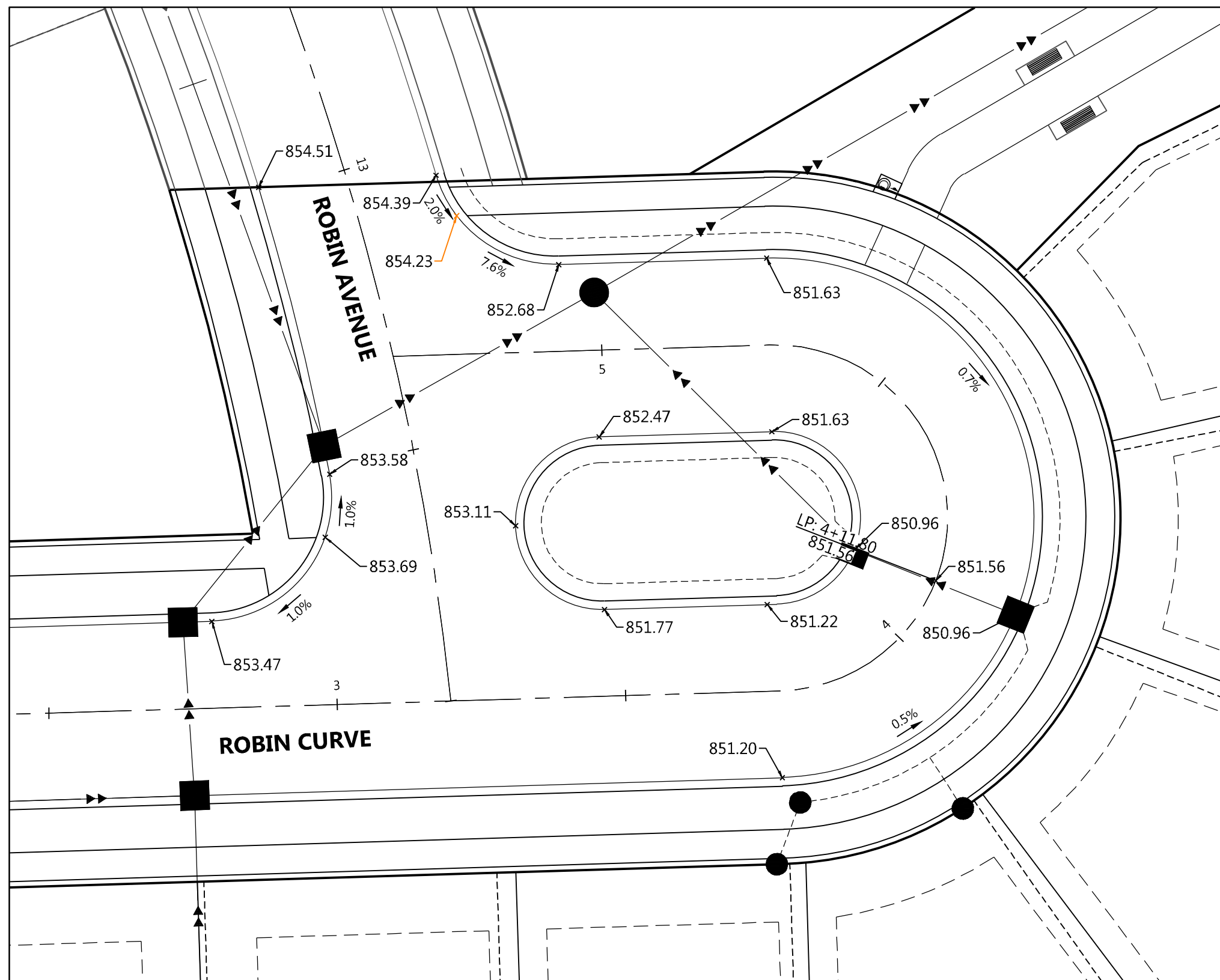
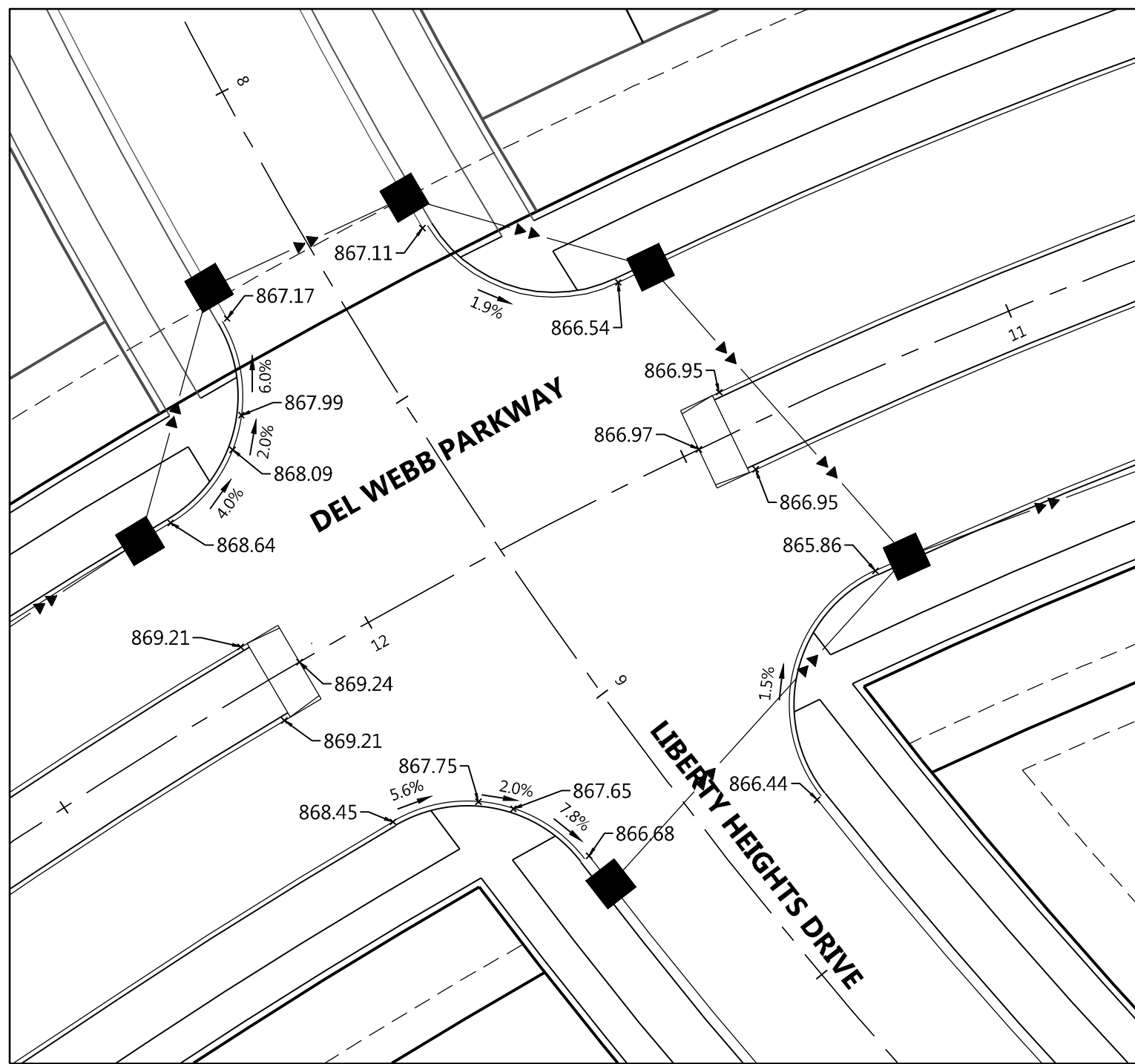
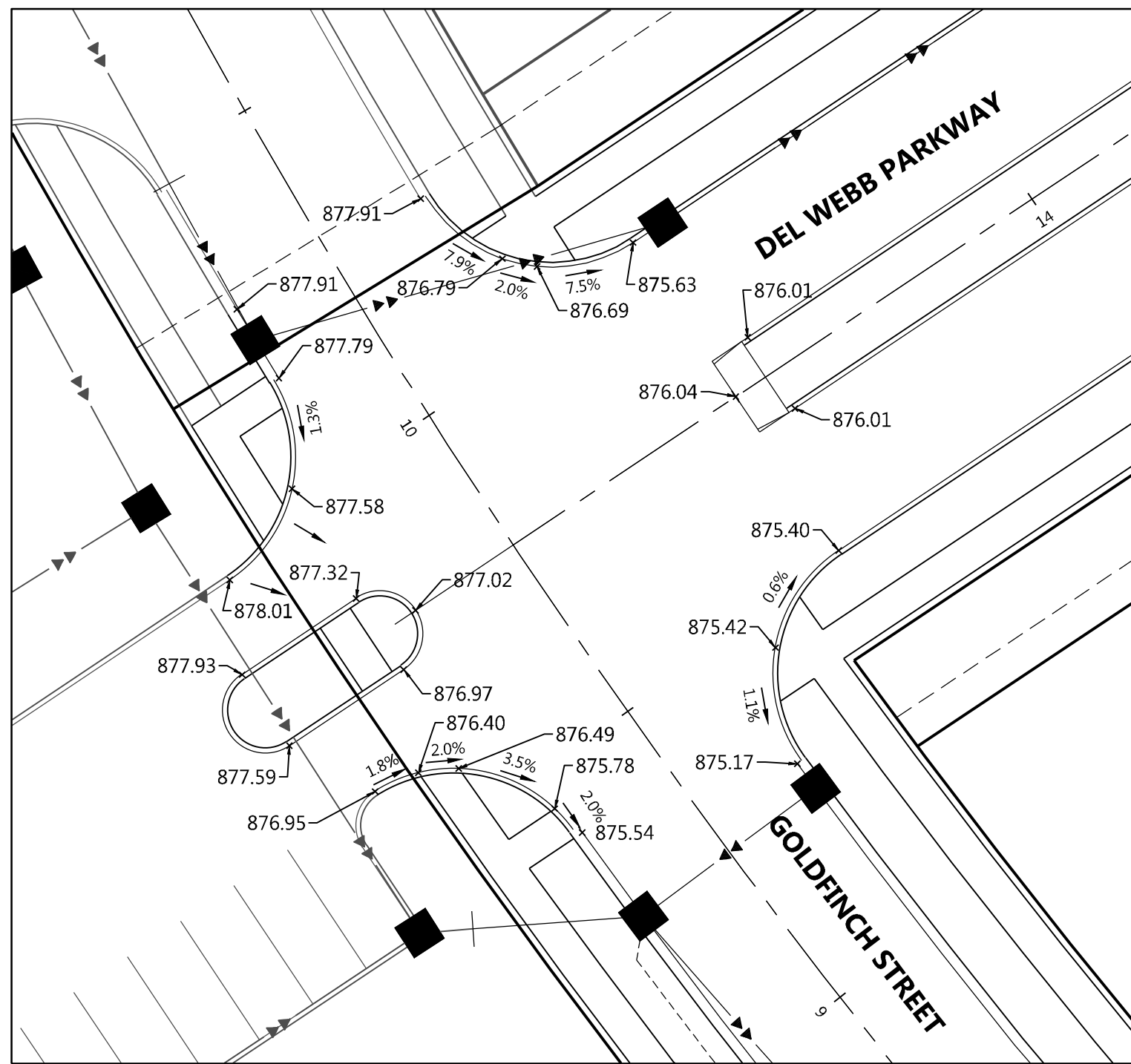
23 OF **35**

DATE: 06/26/20



LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>	
× 900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	<u>0.00%</u> →	FLOW DIRECTION
-----	=====	FLOW LINE
-----	=====	BACK OF CURB
----- STD [Manhole Symbol]	===== [Arrow] [Manhole Symbol]	STORM SEWER



DESIGNED: _____ .

CHECKED: _____ .

DRAWN: _____ .

HORIZONTAL SCALE: _____ ###

VERTICAL SCALE: _____ ### OR ###

INITIAL ISSUE:	04/23/20
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	06/26/20 CITY COMMENTS
△	----
△	----
△	----

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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

RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

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.

Westwood Professional Services, Inc.

INTERSECTION DETAILS

SHEET NUMBER:

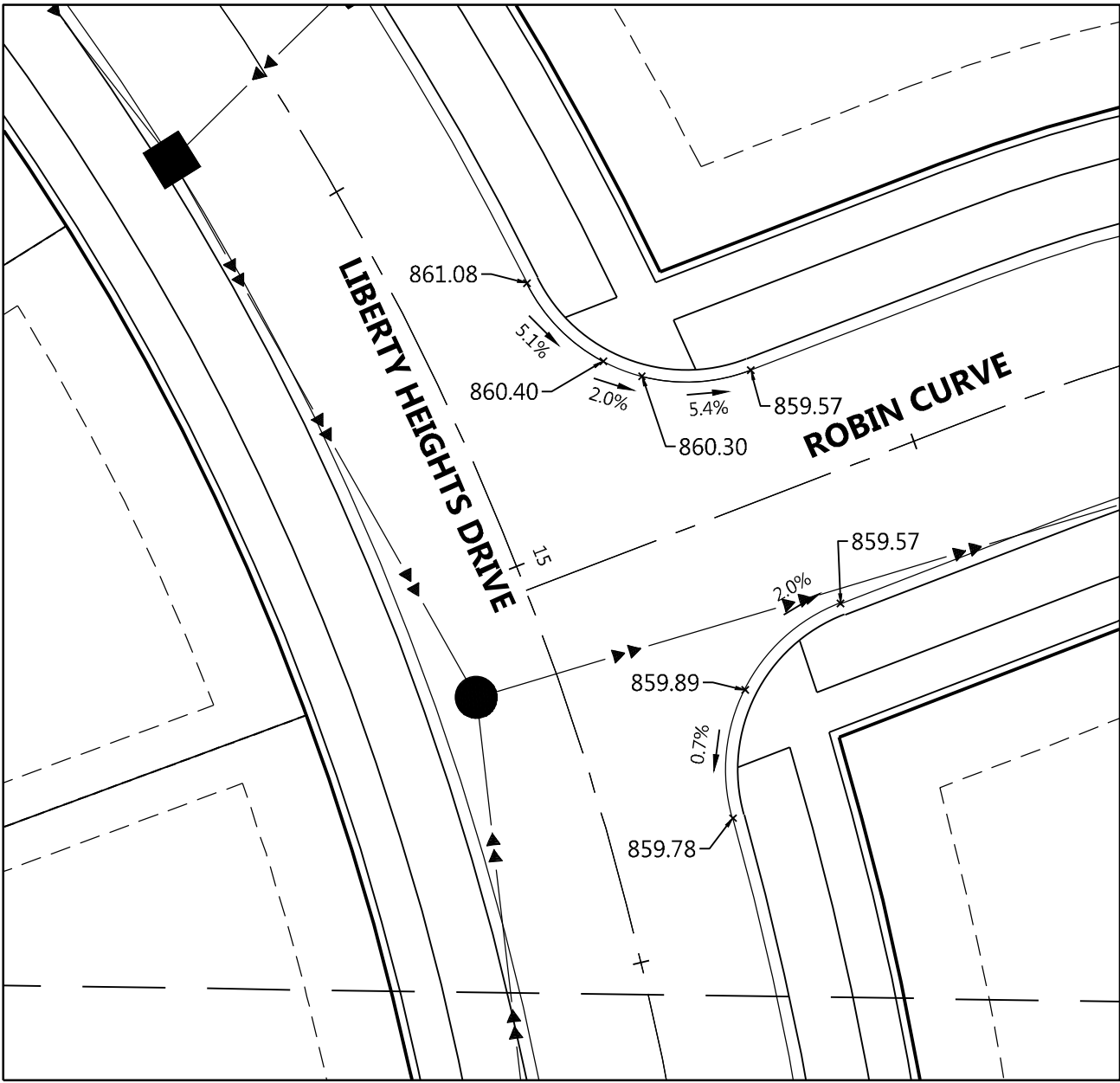
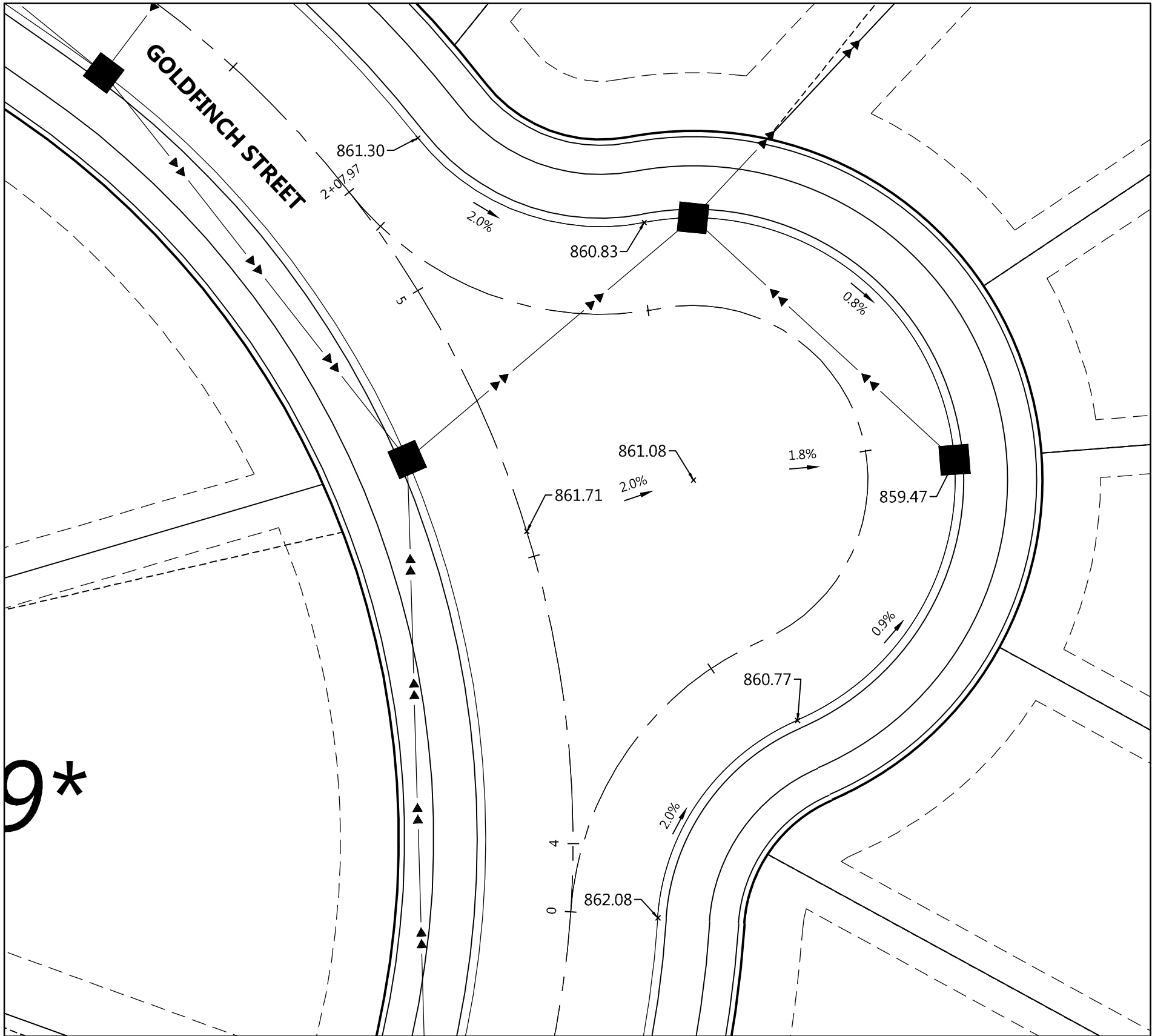
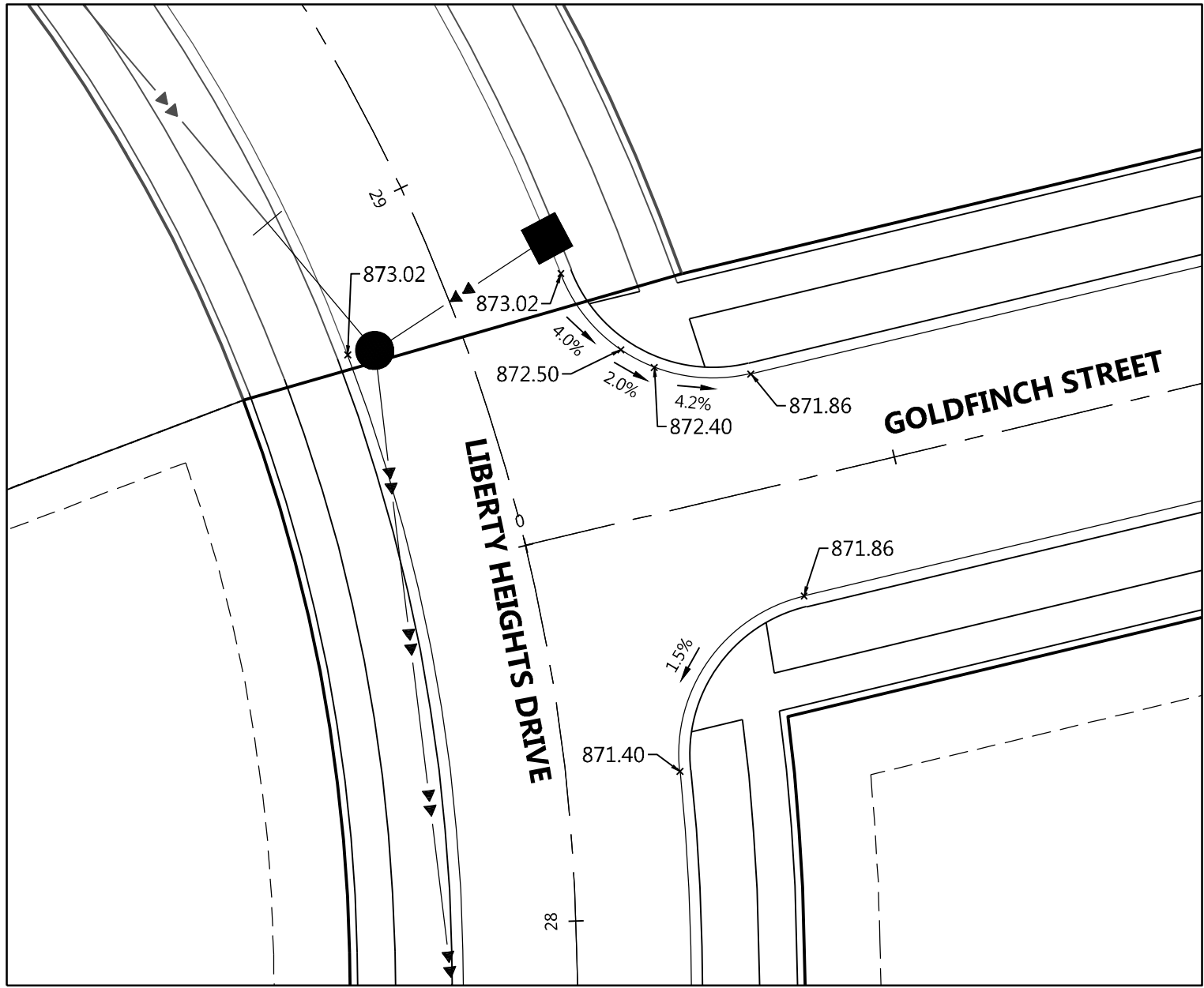
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OF

35

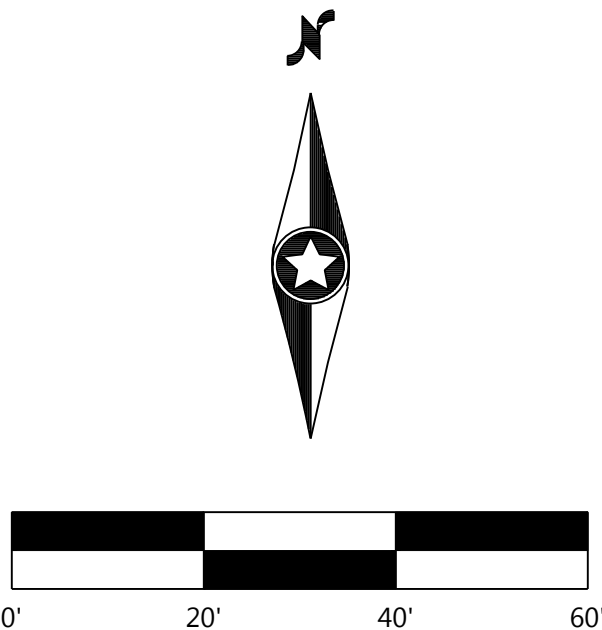
DATE: 06/26/20

PROJECT NUMBER: 0015521.00



811 or call811.com
Common Ground Alliance

<u>EXISTING</u>	<u>PROPOSED</u>	
× 900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	<u>0.00%</u> →	FLOW DIRECTION
-----	_____	FLOW LINE
-----	_____	BACK OF CURB
----- STD [manhole symbol]	———▶▶▶ [manhole symbol]	STORM SEWER



DESIGNED: _____ .
 CHECKED: _____ .
 DRAWN: _____ .
 HORIZONTAL SCALE: _____ ####
 VERTICAL SCALE: _____ ### OR ###

INITIAL ISSUE:	04/23/20
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	06/26/20 CITY COMMENTS
△	----
△	----
△	----

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

RYAN M. BLUHM
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CHASKA, MN

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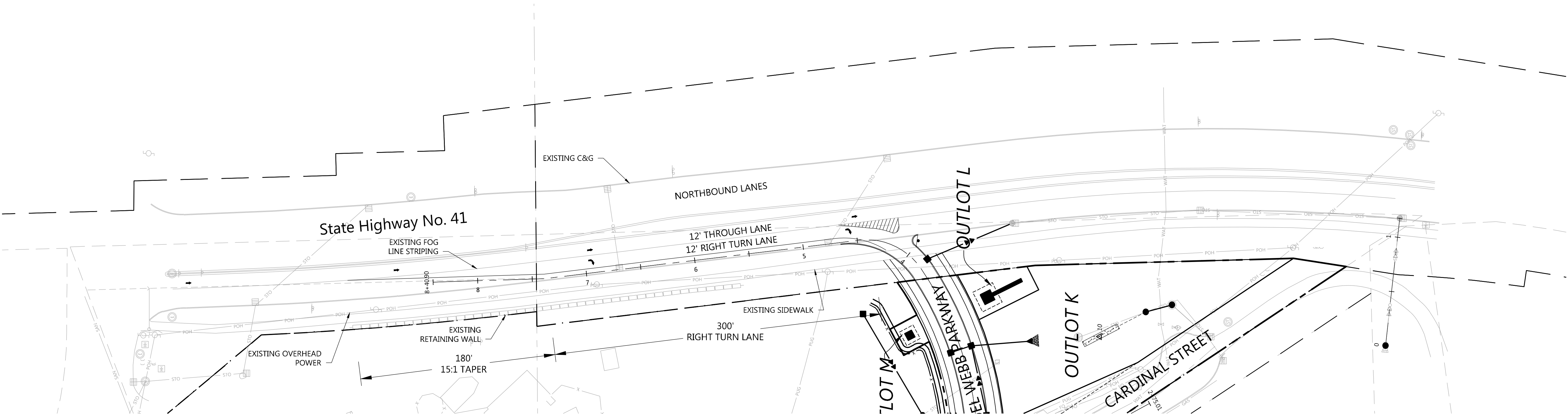
INTERSECTION DETAILS

24 OF 35

DATE: 06/26/20

PROJECT NUMBER: 0015521.00

Geometric Layout

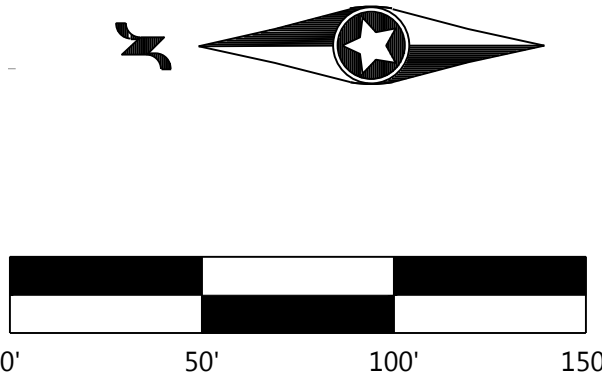


Removals Plan



Legend

- Existing Pavement
- Removal Limits
- New Pavement
- Limits



DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ###

INITIAL ISSUE:	04/23/20
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	06/26/20 CITY COMMENTS
△	
△	
△	

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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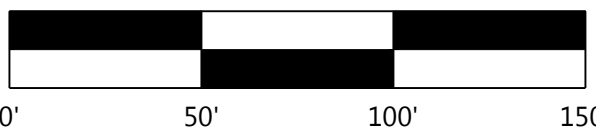
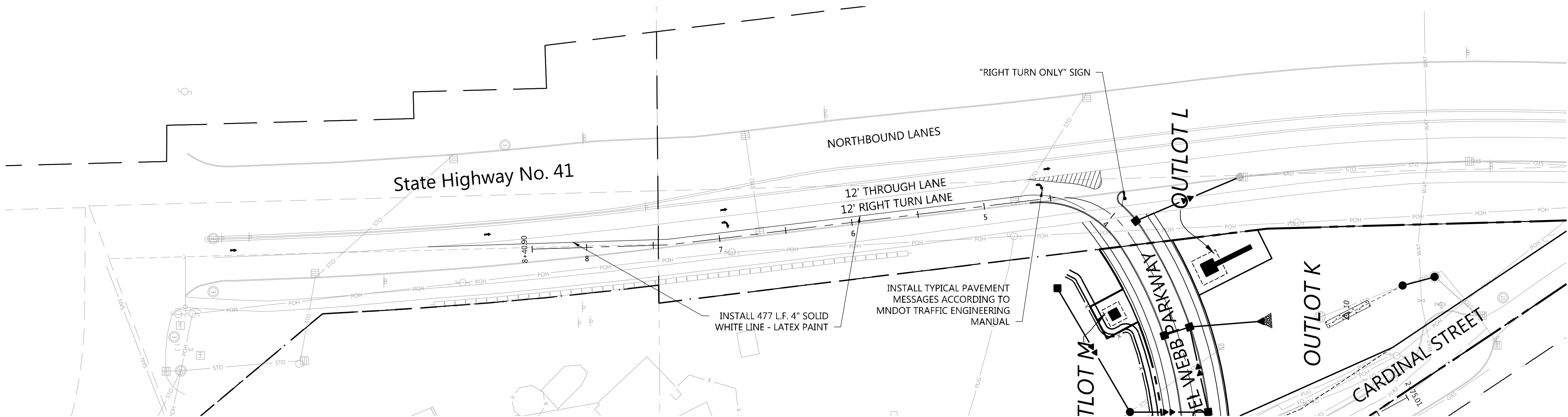
TURN LANE REMOVAL
AND GEOMETRIC DESIGN

SHEET NUMBER:
26 OF **35**
DATE: 06/26/20
PROJECT NUMBER: 0015521.00

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
XX.XX	XX.XX	FLOW LINE ELEVATION
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		FLOW DIRECTION
		RETAINING WALL (MODULAR BLOCK)
		SILT FENCE
		INLET PROTECTION
		EROSION CONTROL BLANKET

Striping and Signage Plan



N:\0015521\00 DWG\CIVIL\FINAL CONSTRUCTION\0015521\TLF01.DWG

DEL WEBB AT CHASKA

DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ###

INITIAL ISSUE:	04/23/20
REVISIONS:	
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△ 06/26/20	CITY COMMENTS
△	
△	
△	

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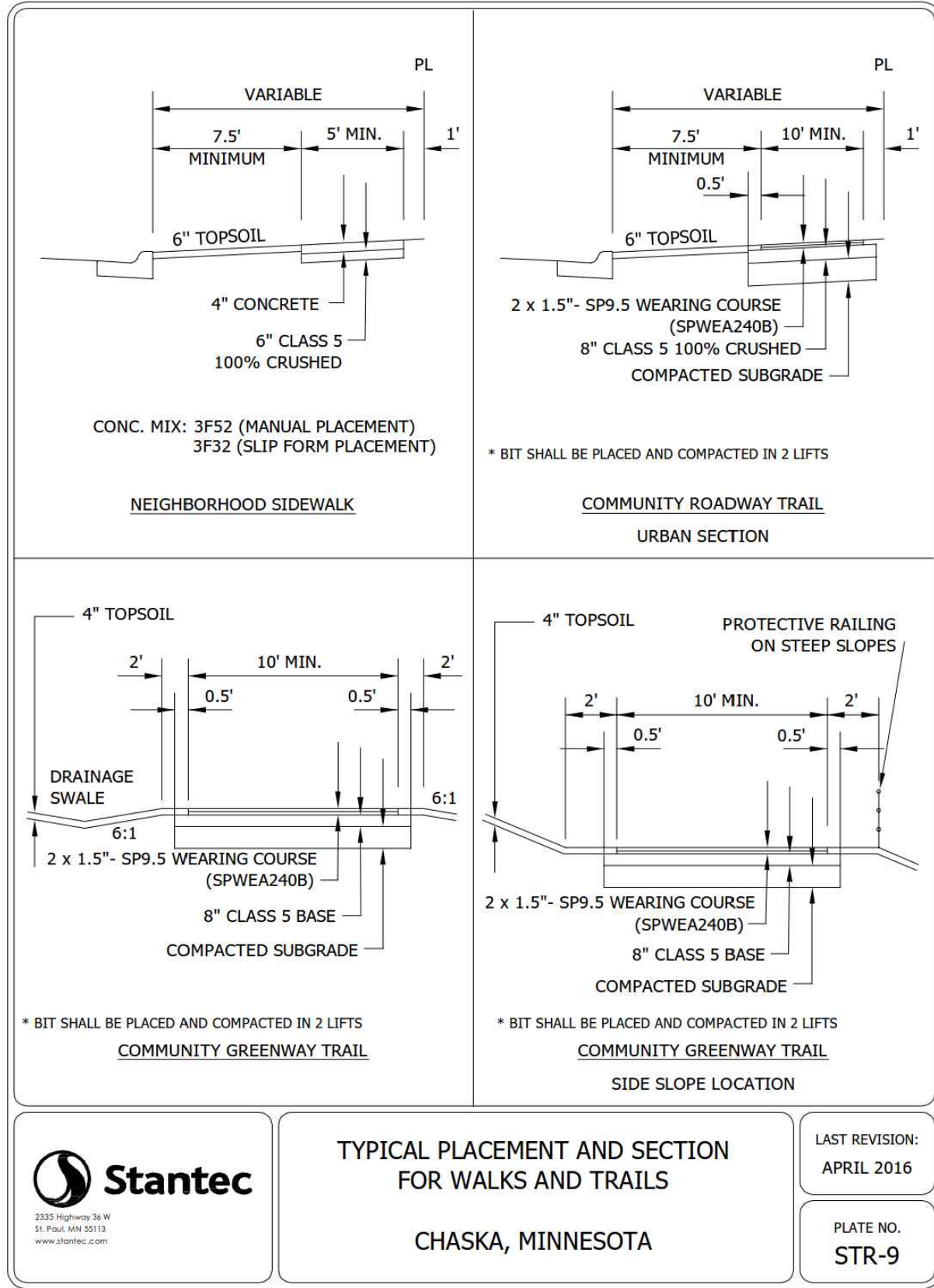
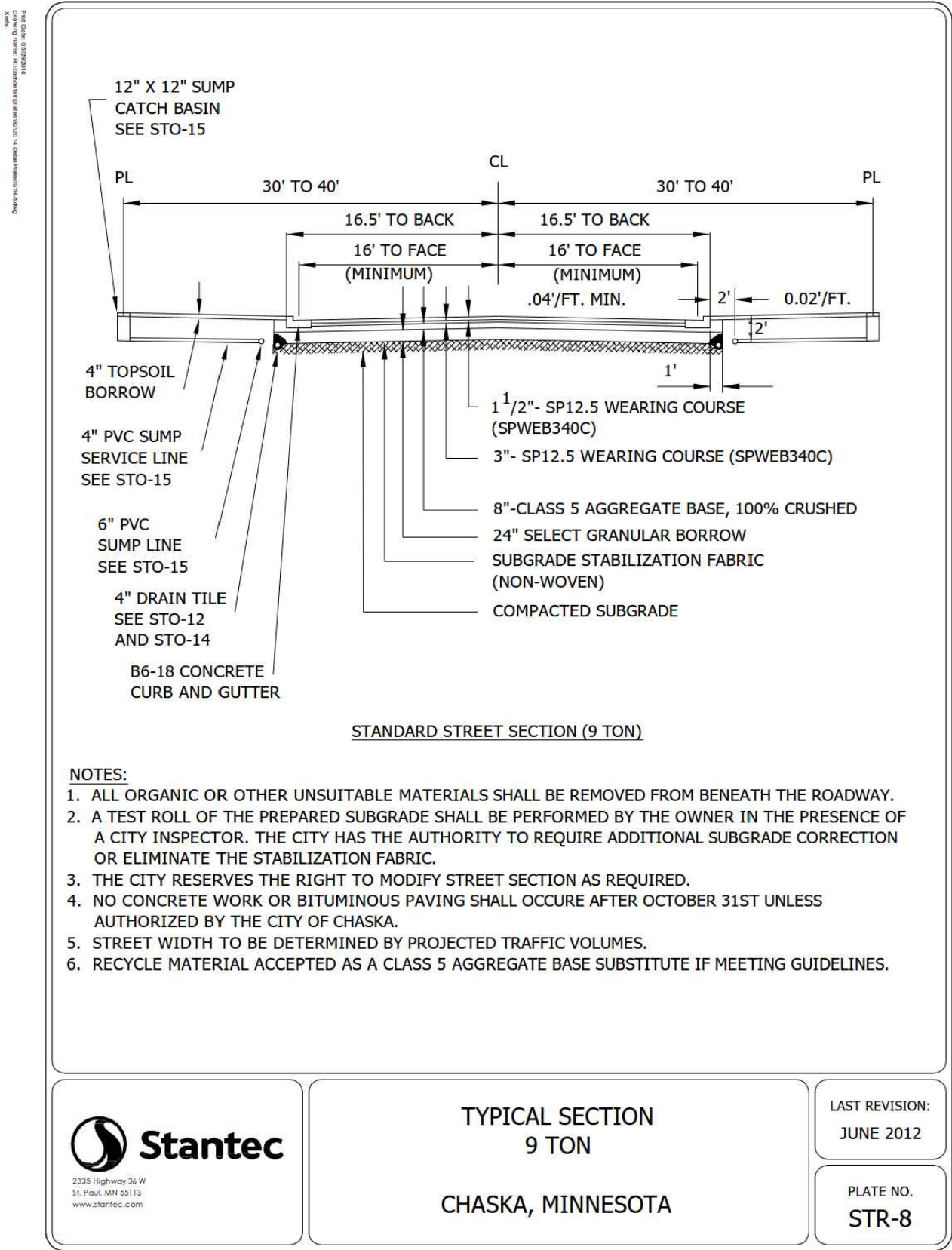
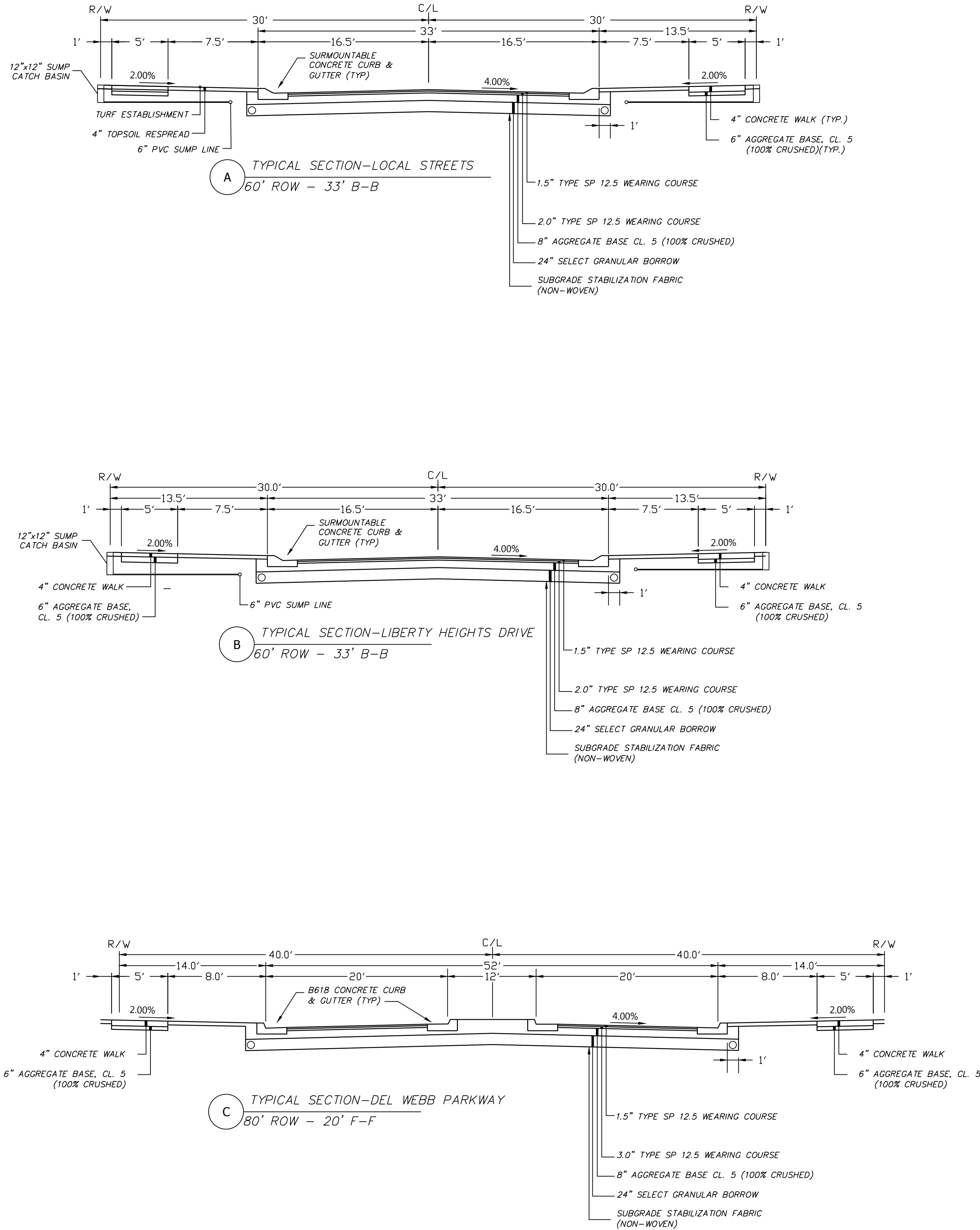
TURN LANE STRIPPING
AND SIGNAGE

PROJECT NUMBER: 0015521.00

SHEET NUMBER:

27 OF 35

DATE: 06/26/20



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 04/23/20
REVISIONS:
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△ 06/26/20 CITY COMMENTS
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△ ----
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EDEN PRAIRIE, MN 55344

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Westwood Professional Services, Inc.

TYPICAL STREET
SECTIONS

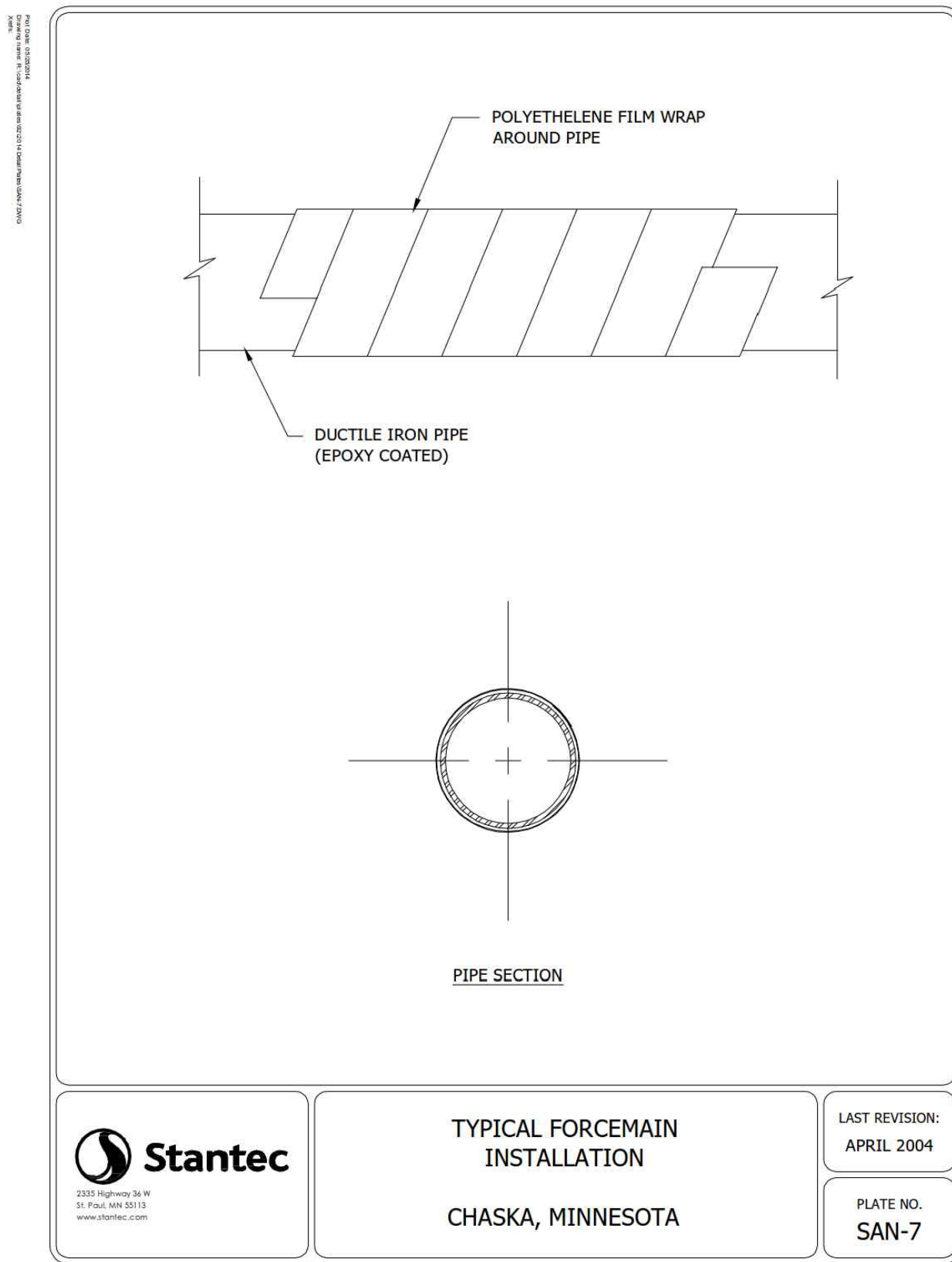
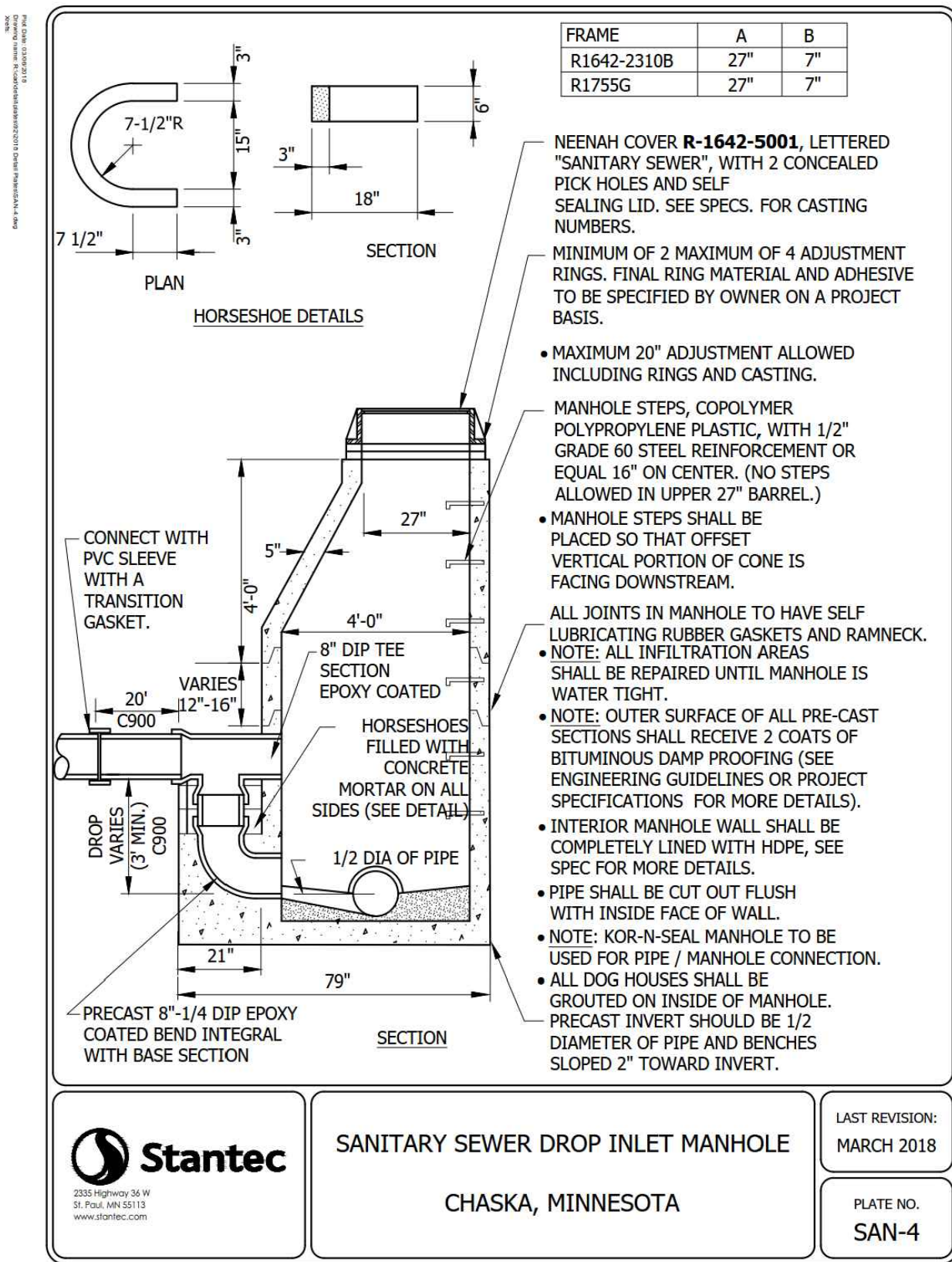
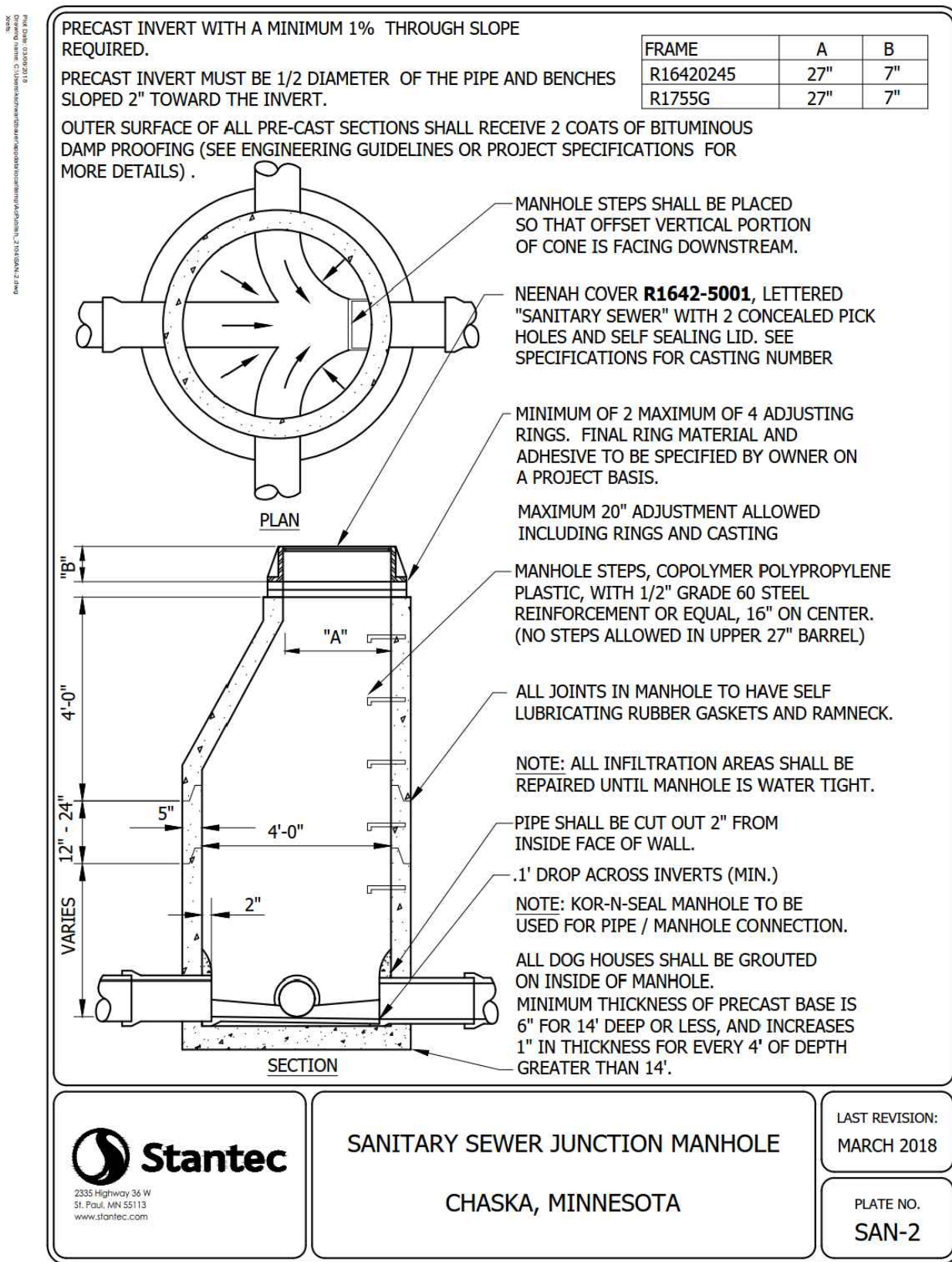
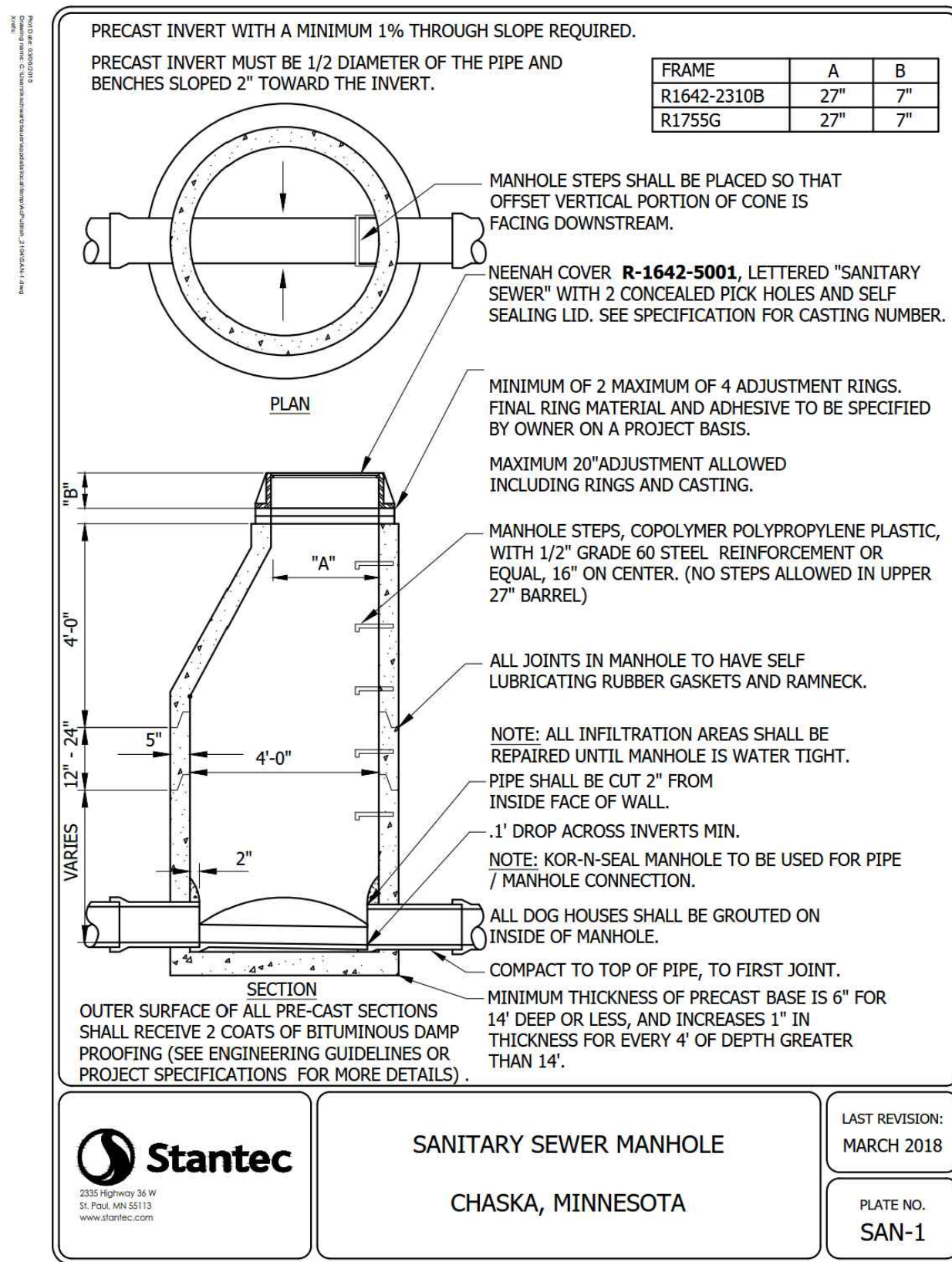
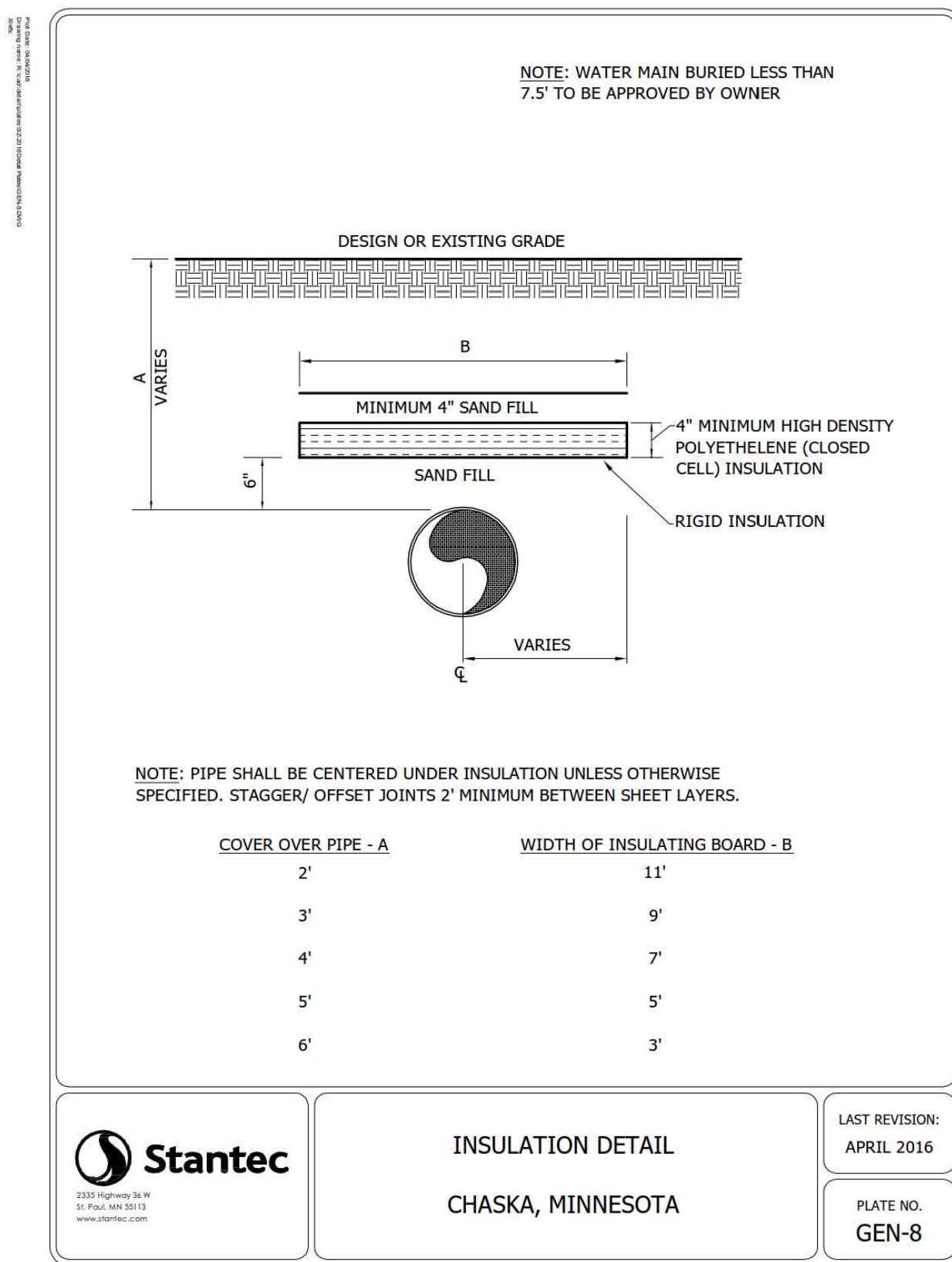
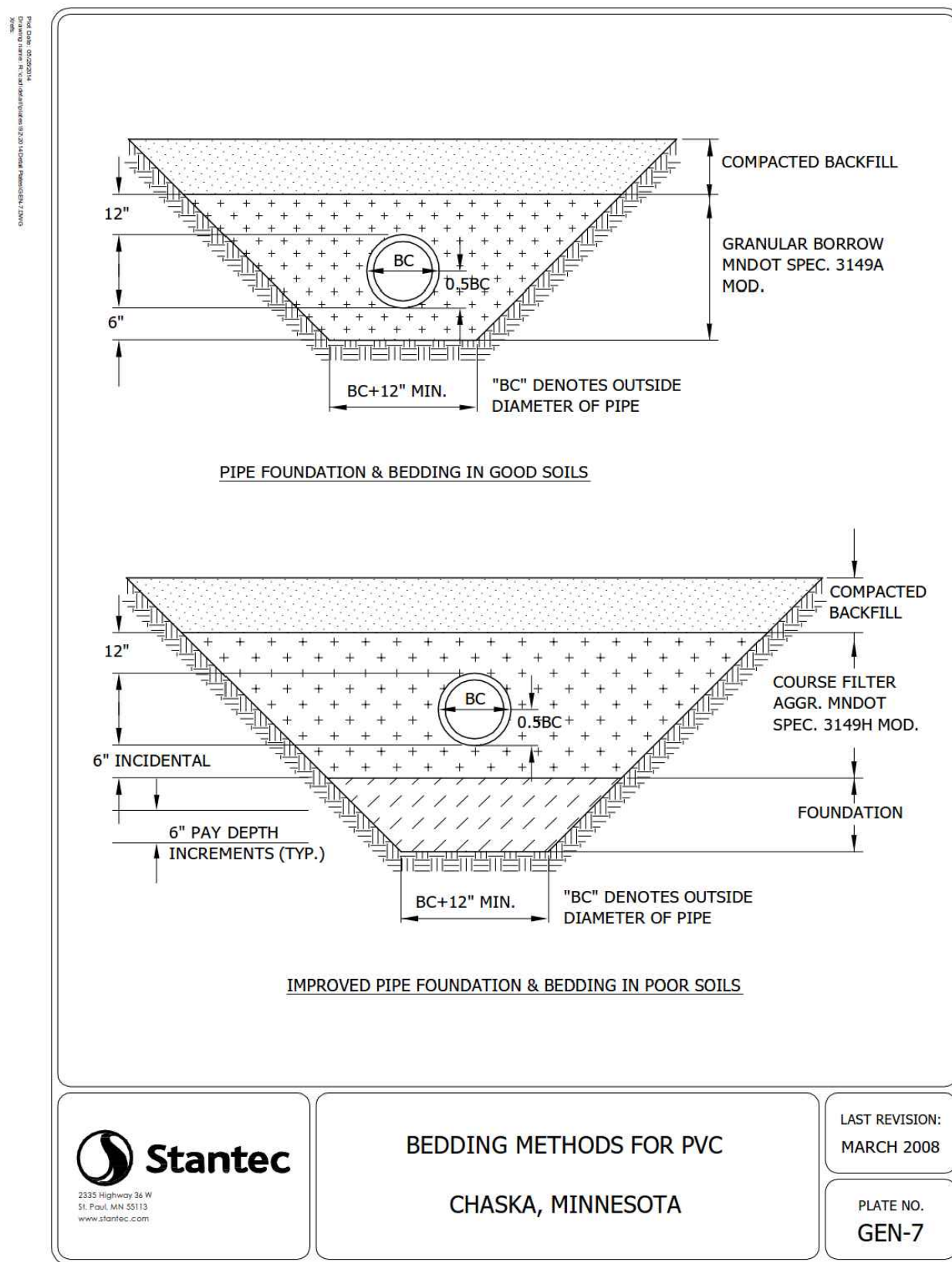
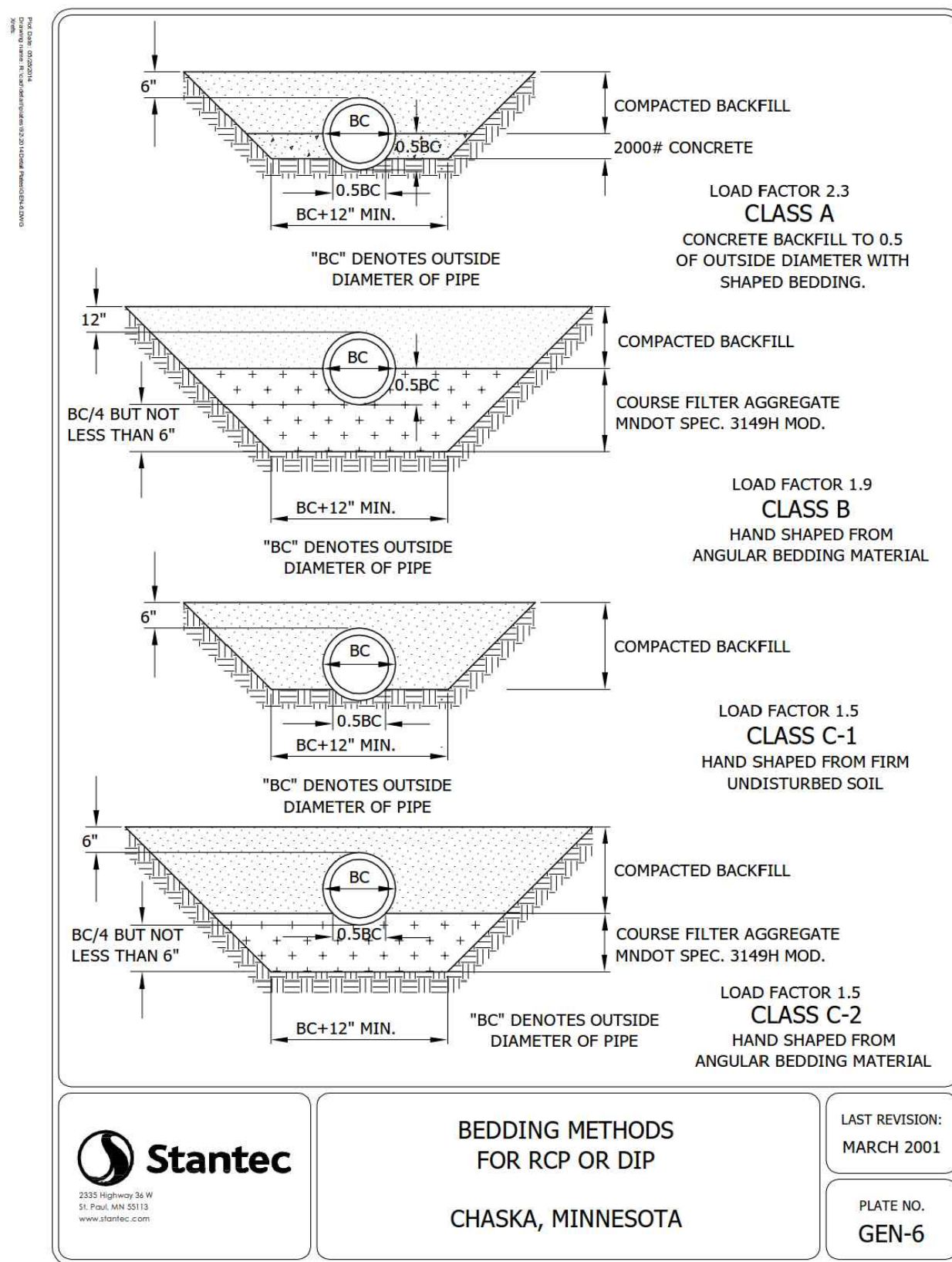
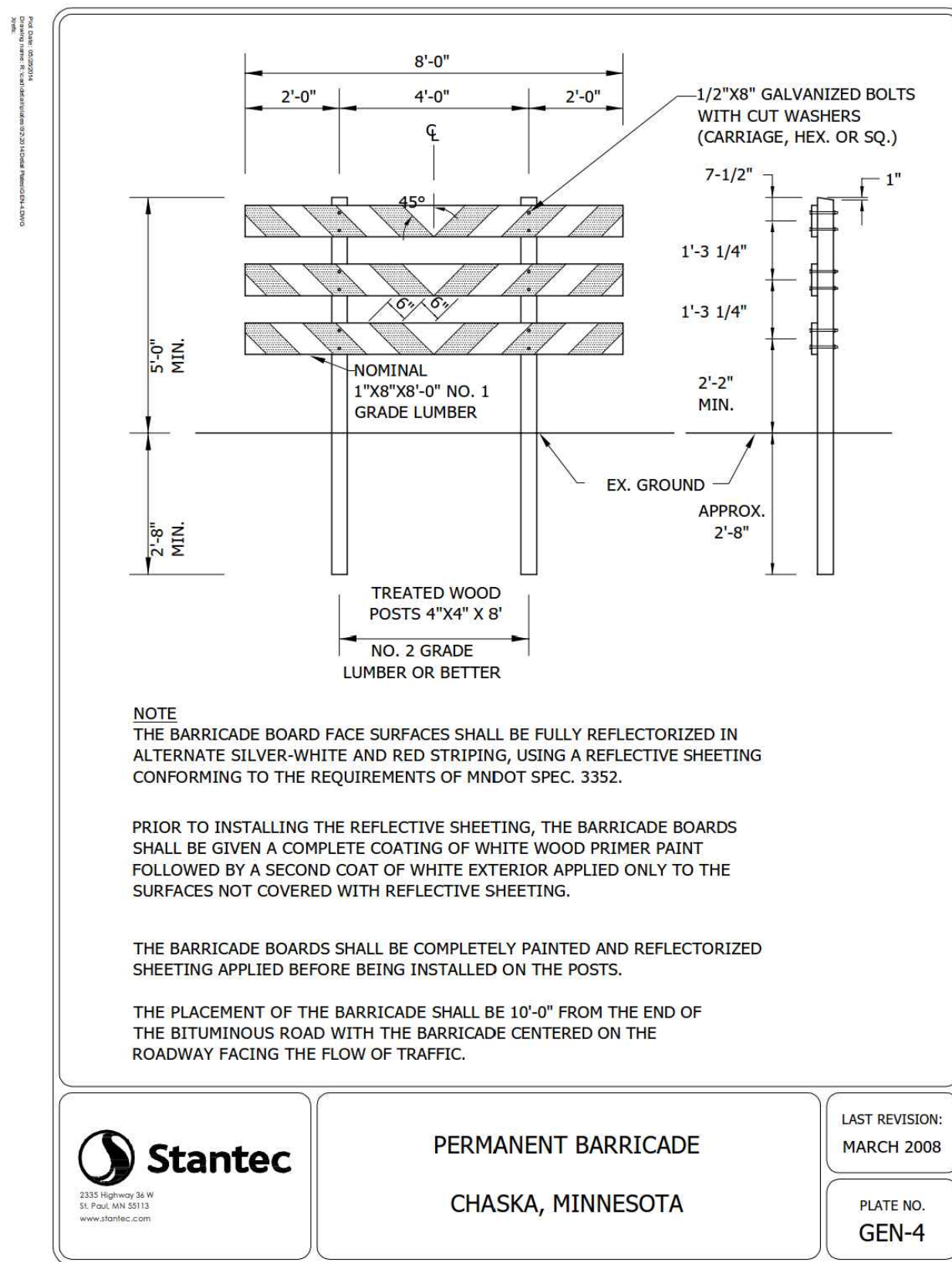
PROJECT NUMBER: 0015521.00

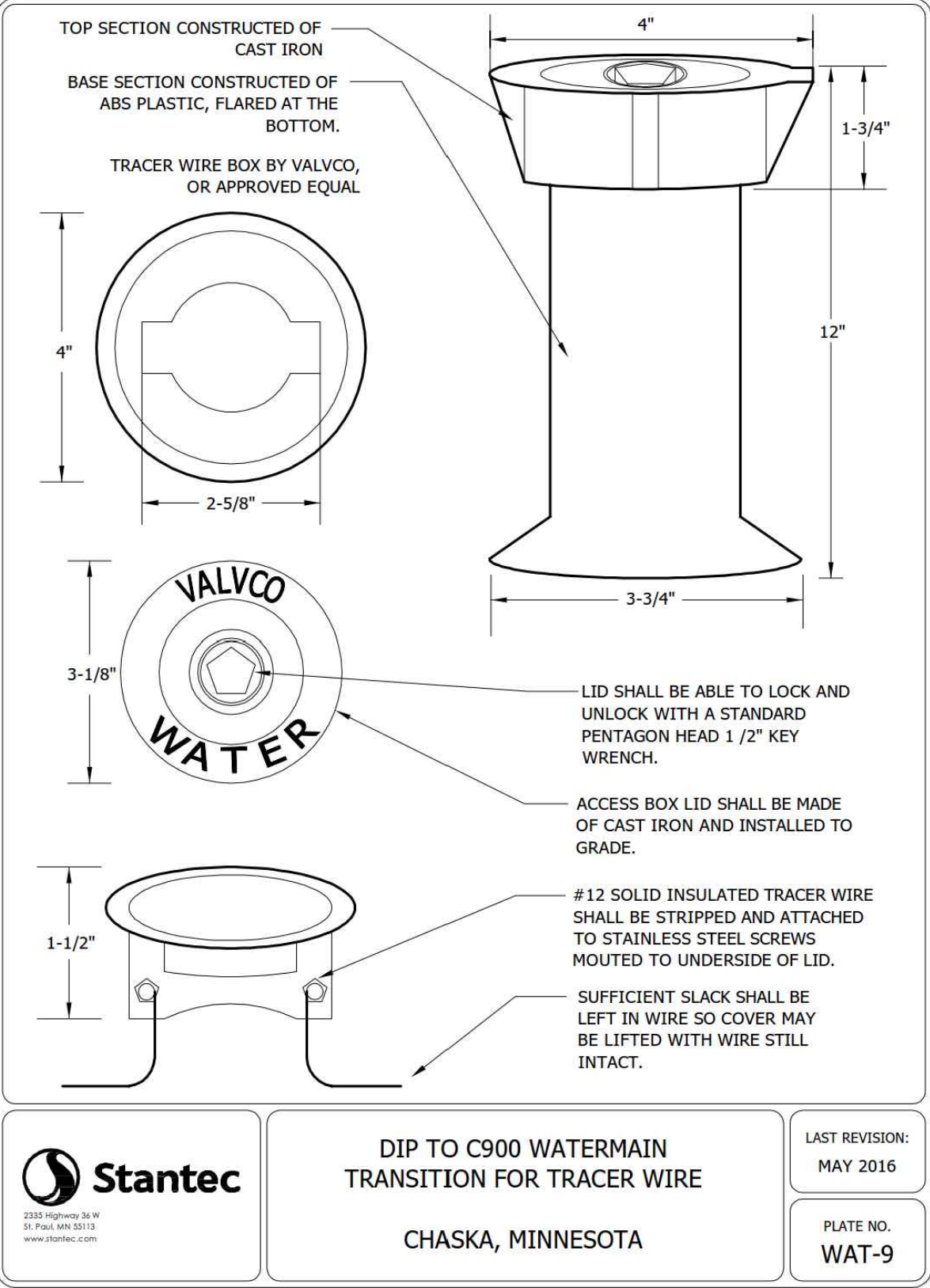
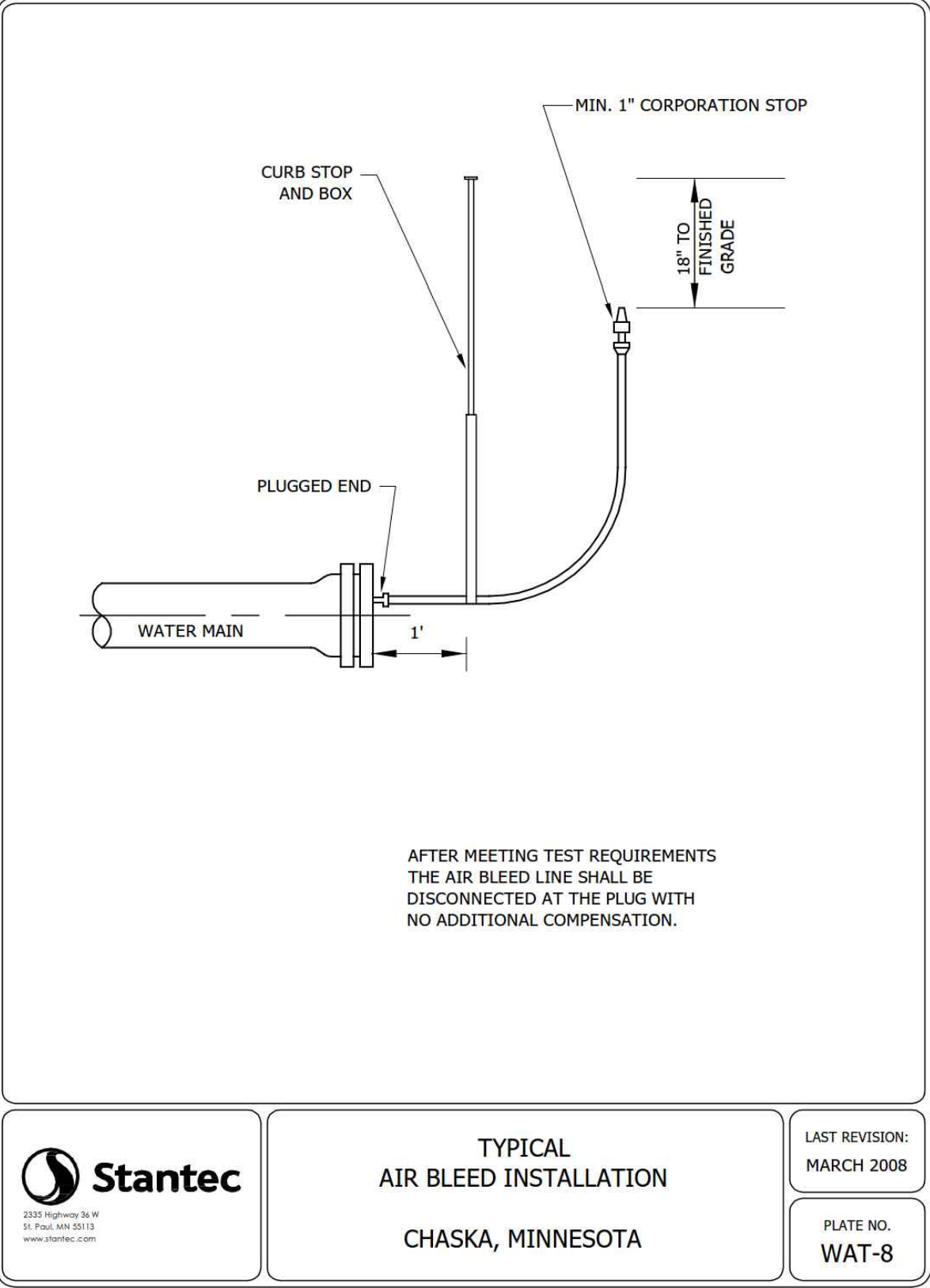
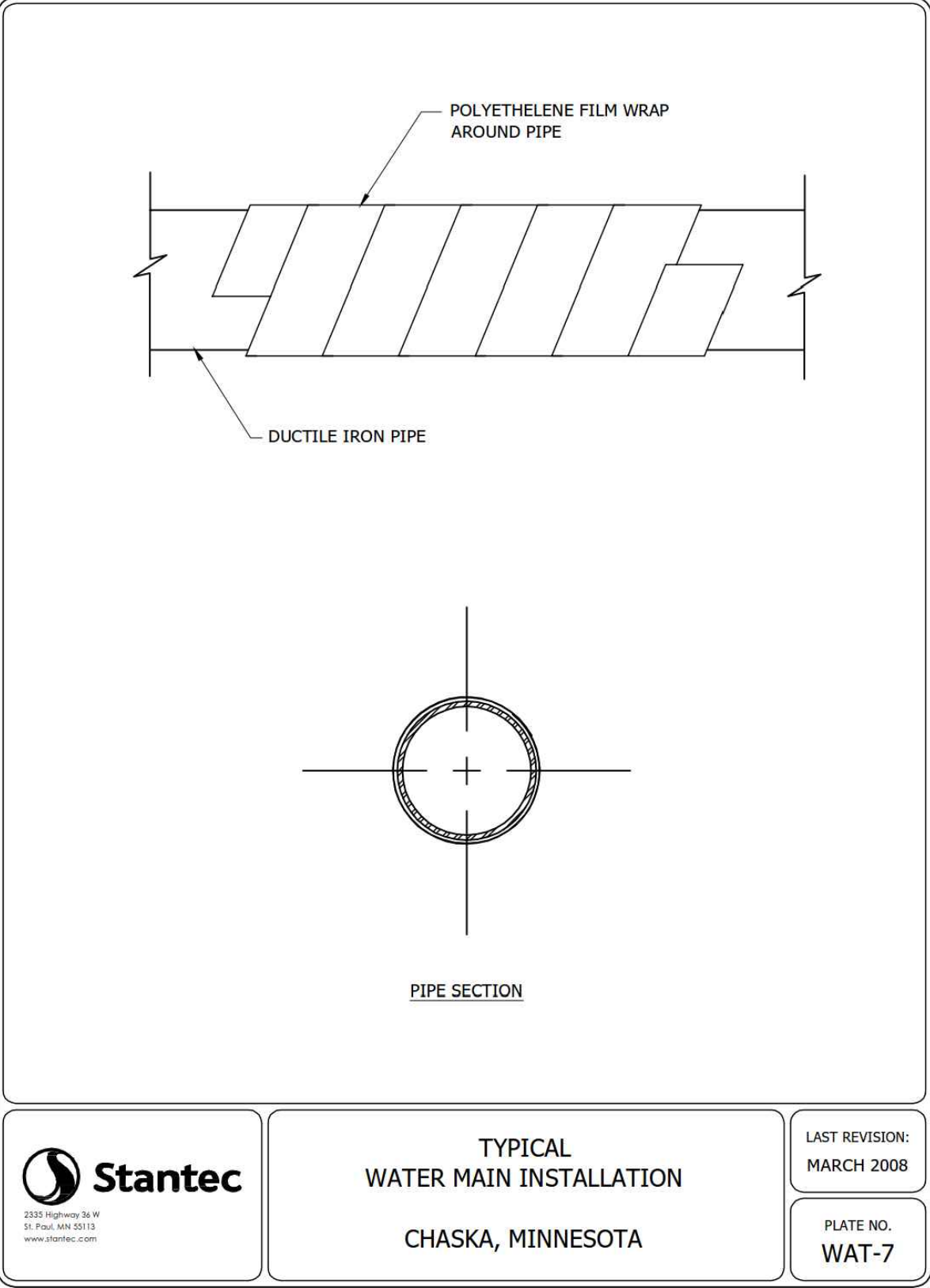
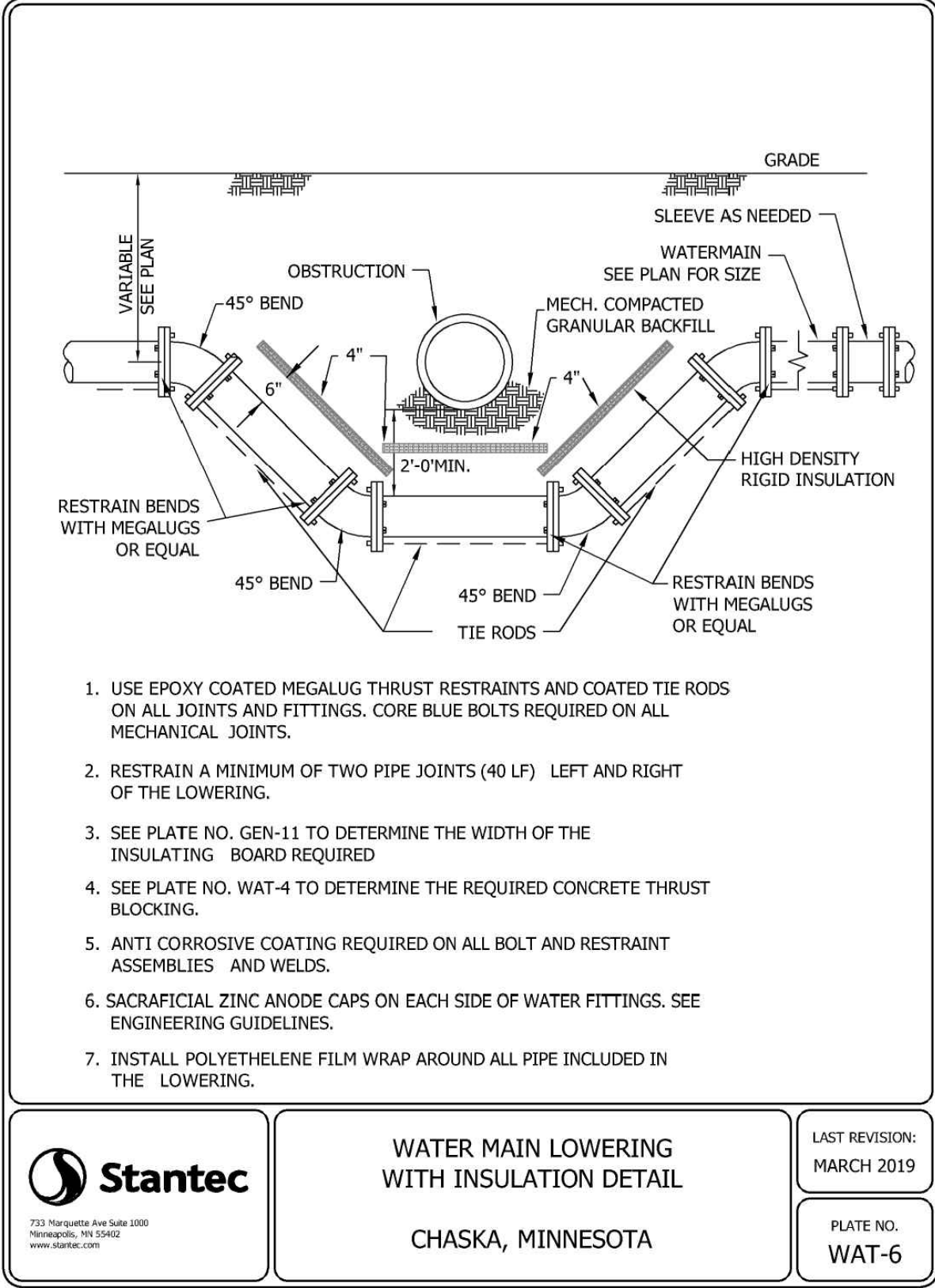
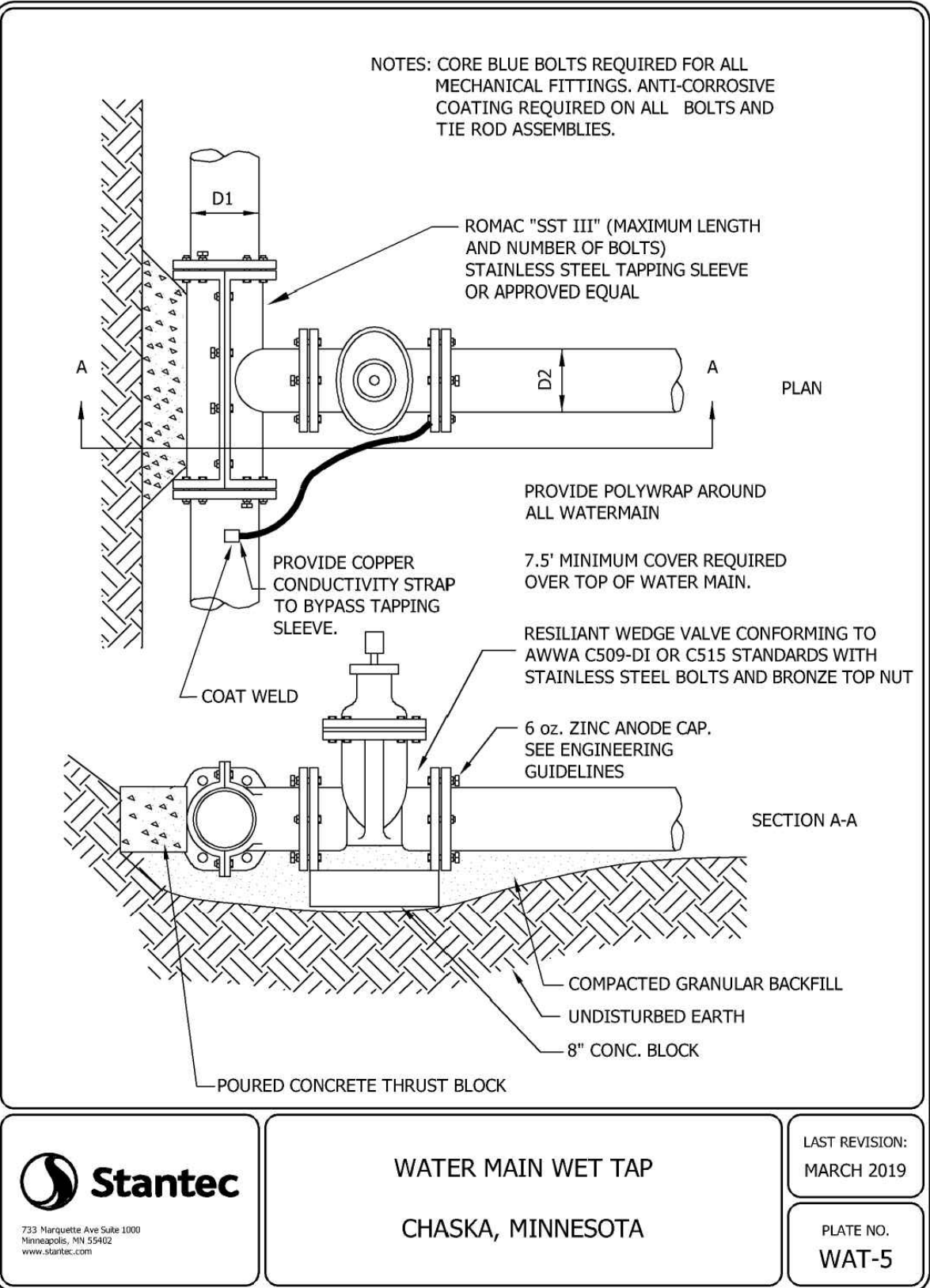
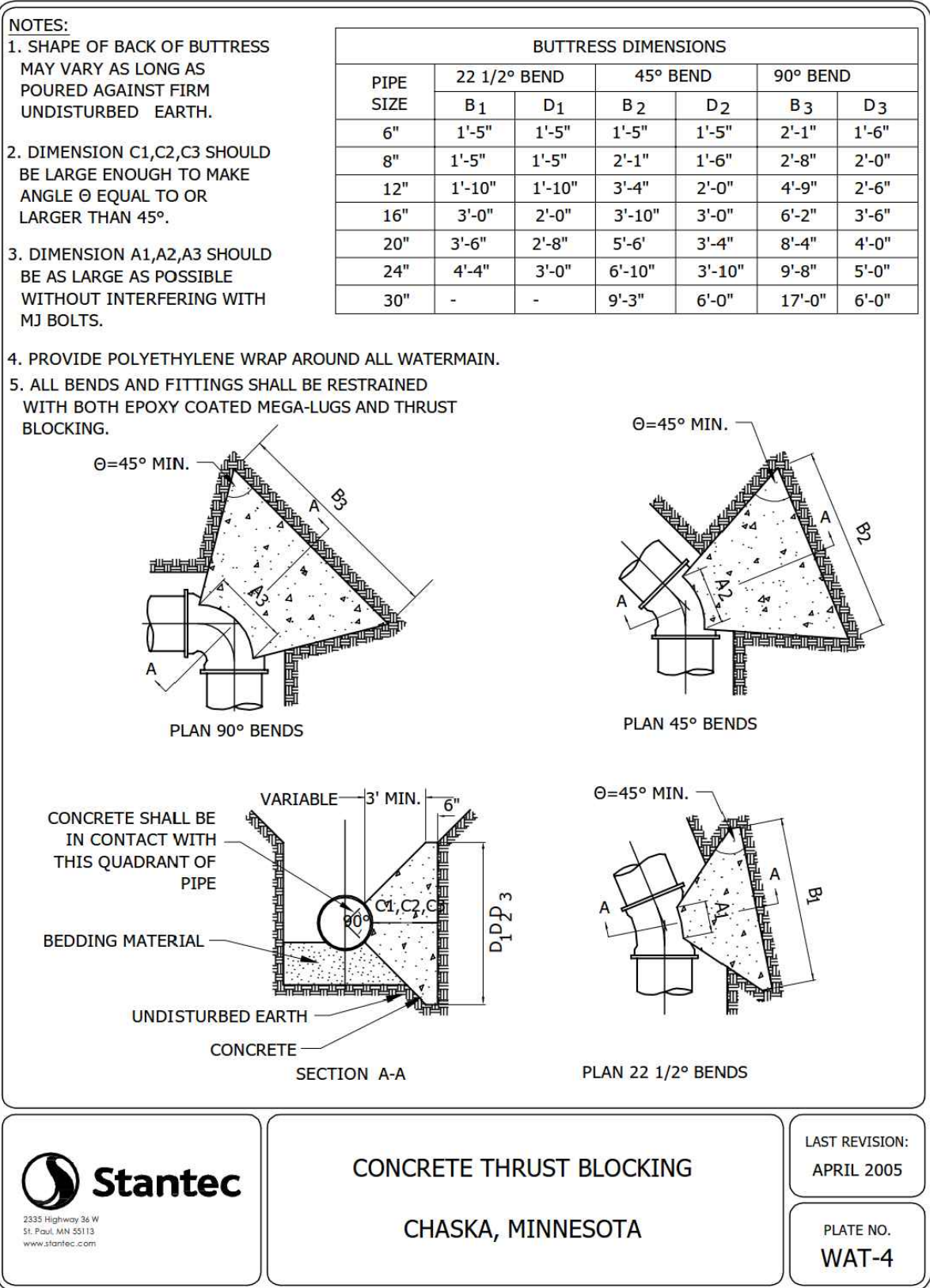
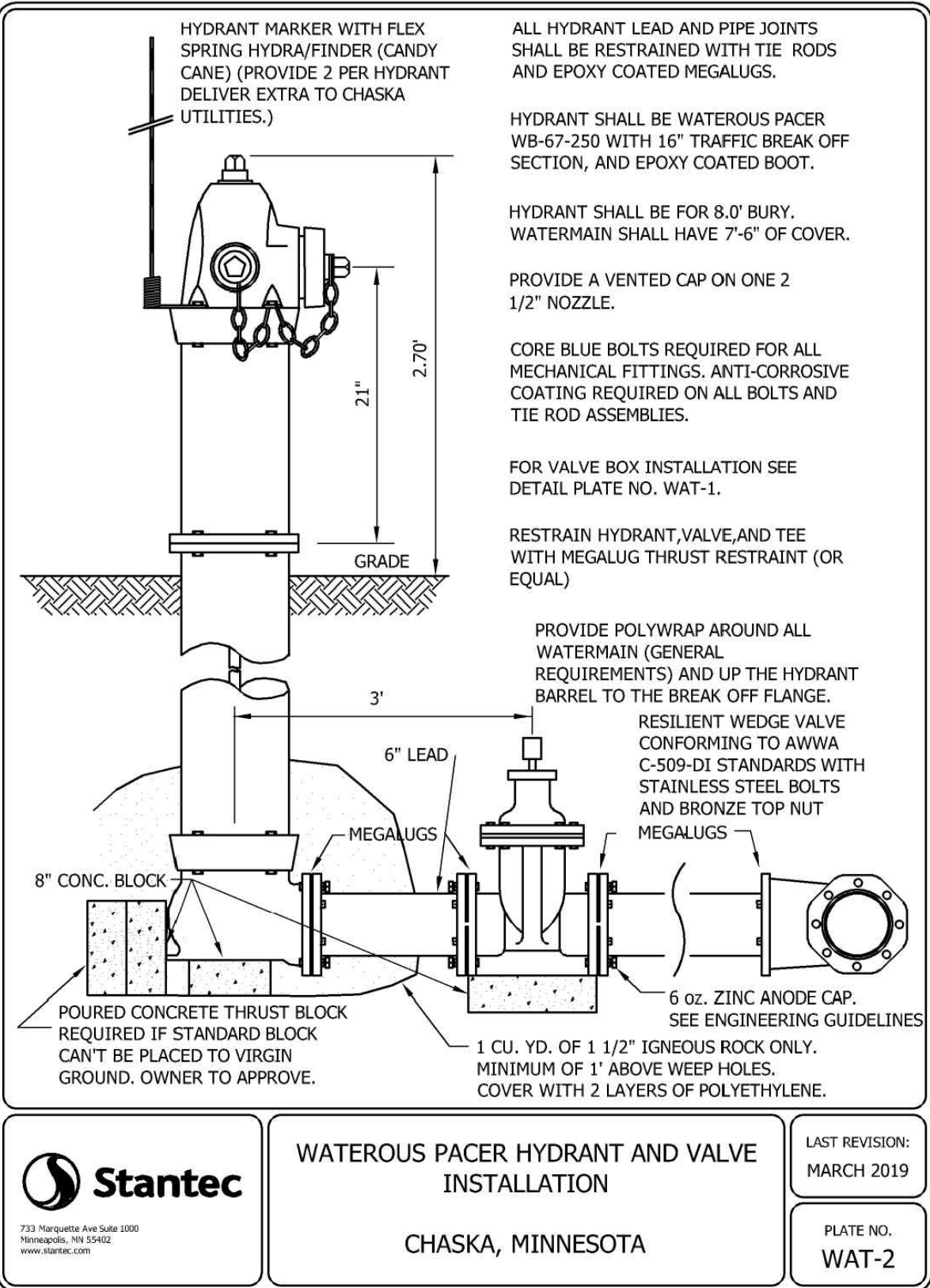
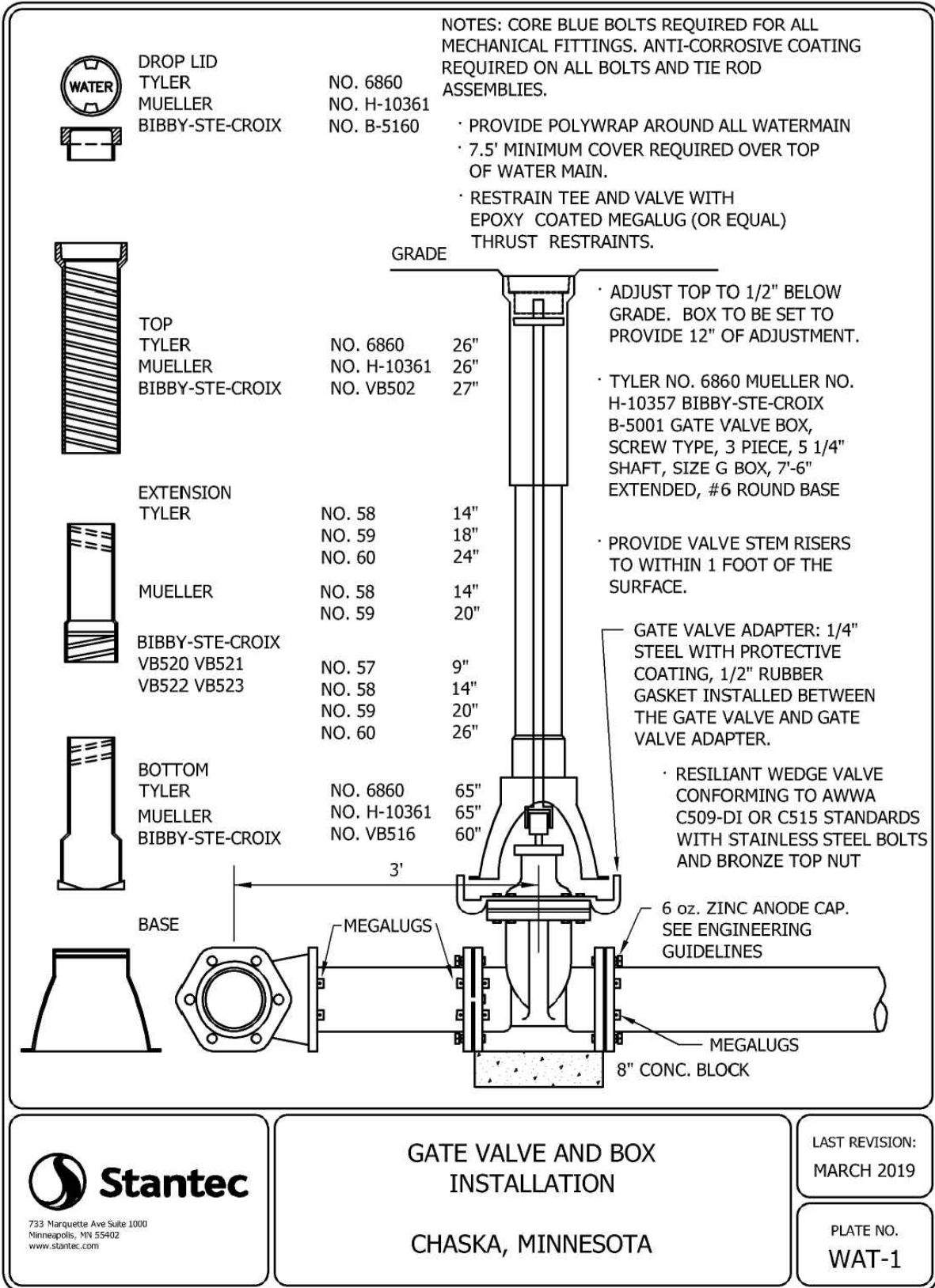
SHEET NUMBER:

28 OF 35

DATE: 06/26/20

811 or call811.com
Common Ground Alliance





PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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DATE: 06/26/20 LICENSE NO. 41257

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CHASKA, MN

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Toll Free (888) 937-5150 westwoods.com

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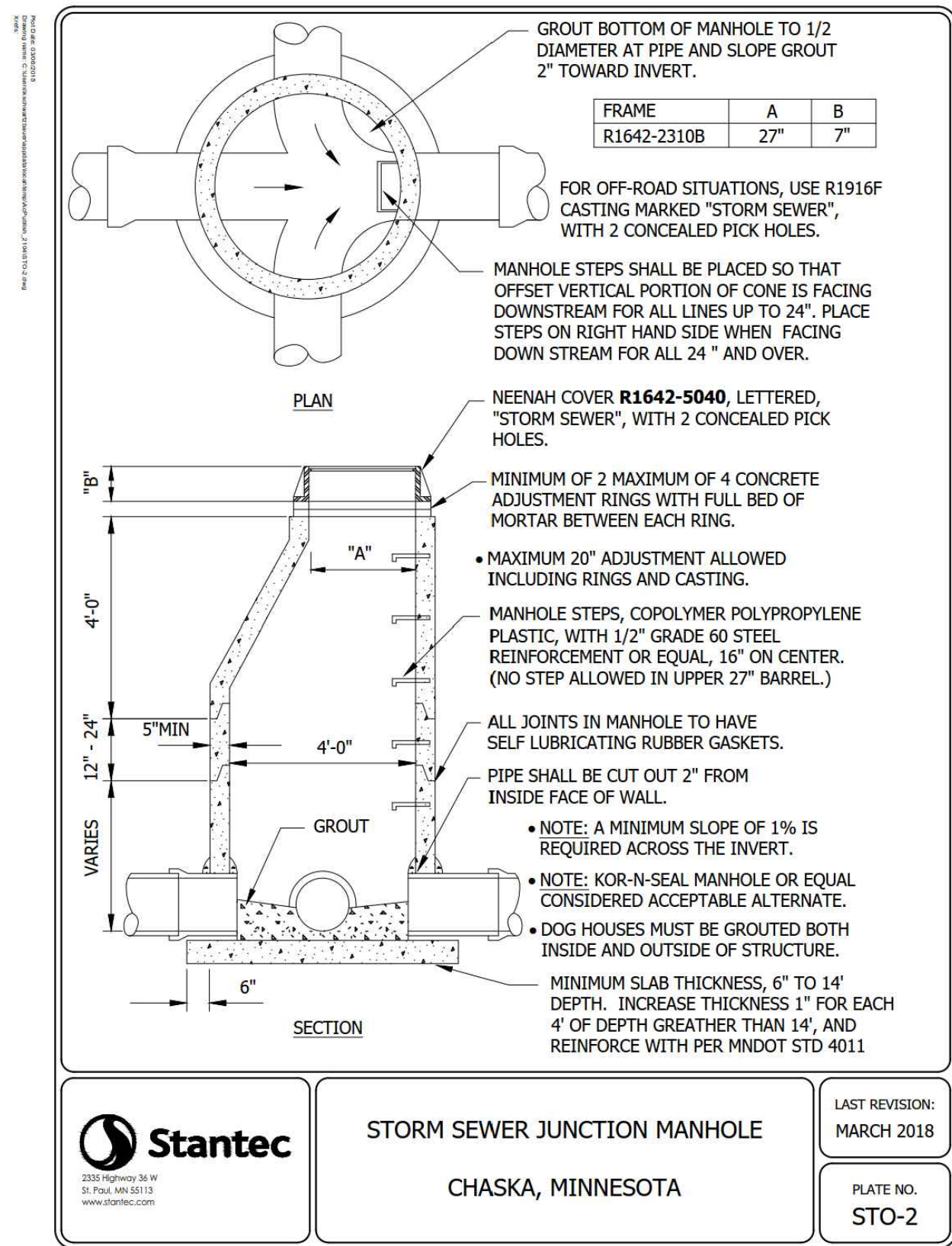
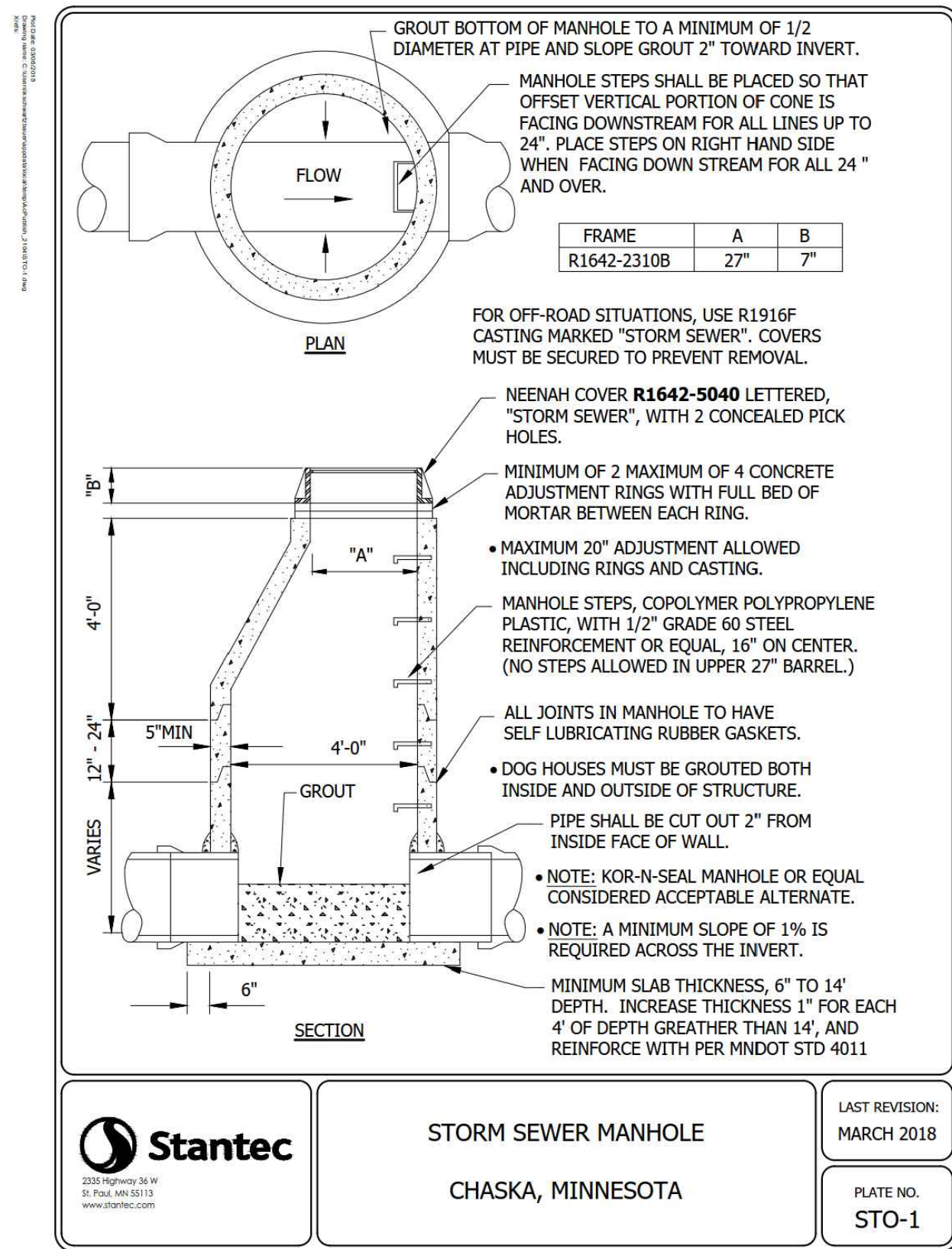
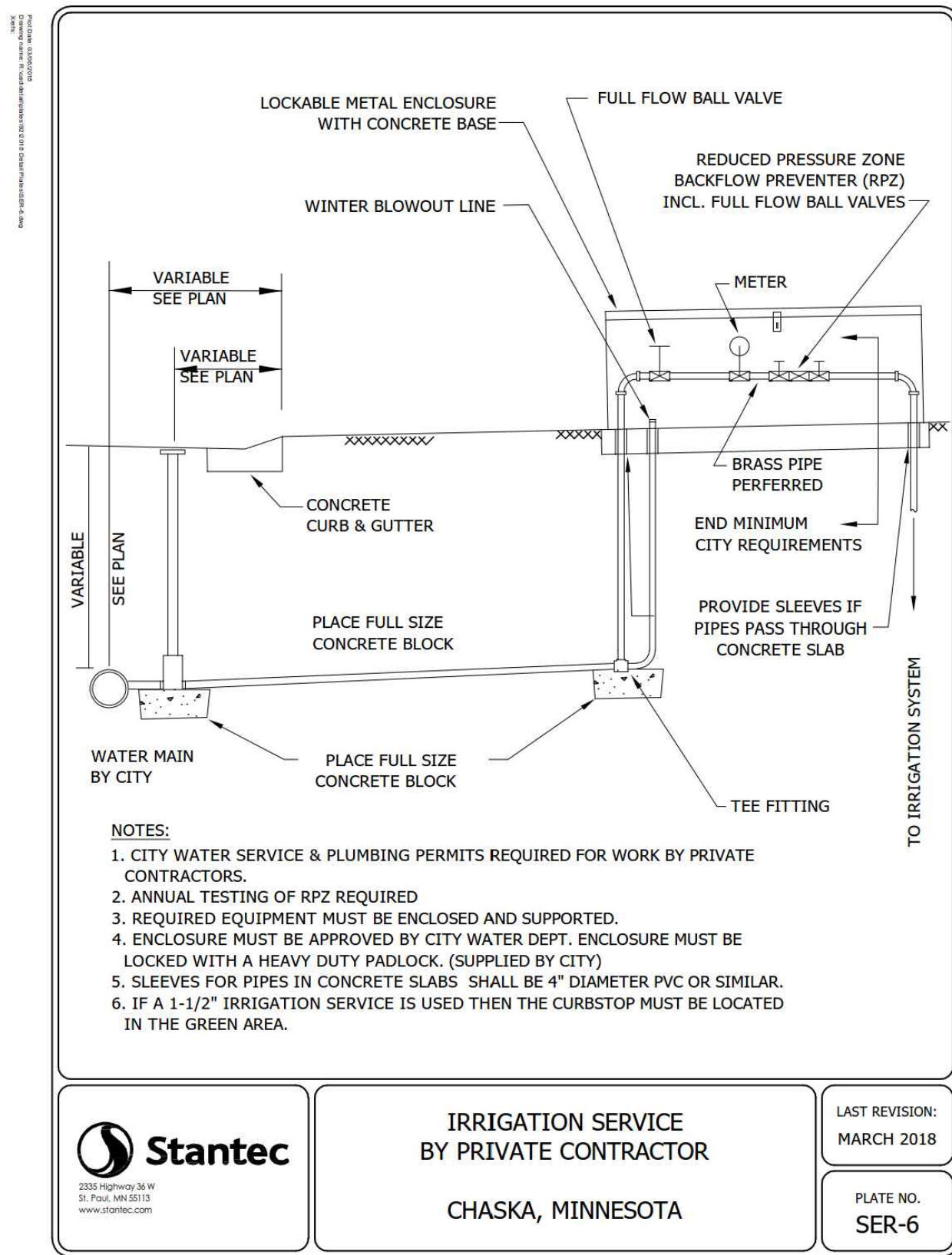
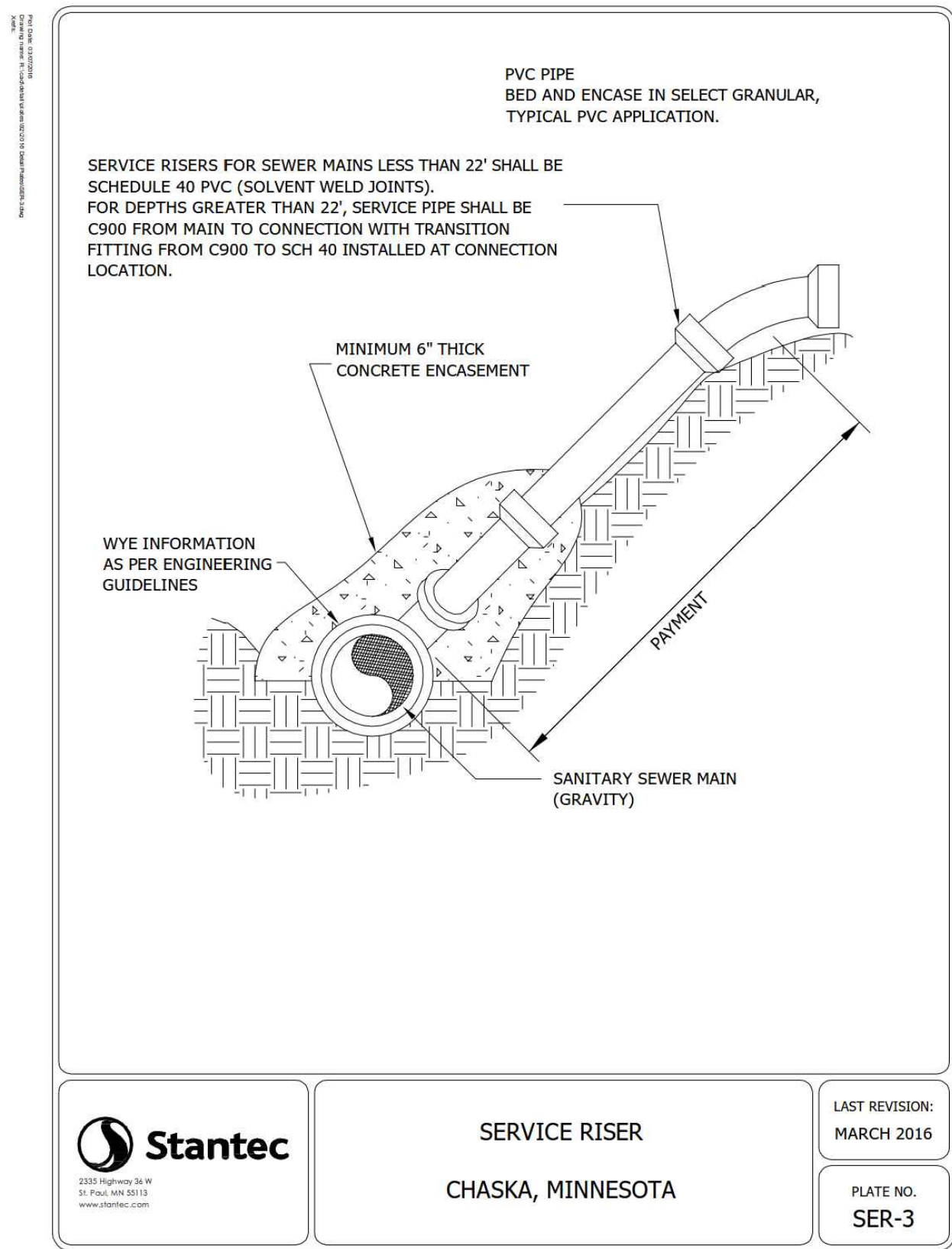
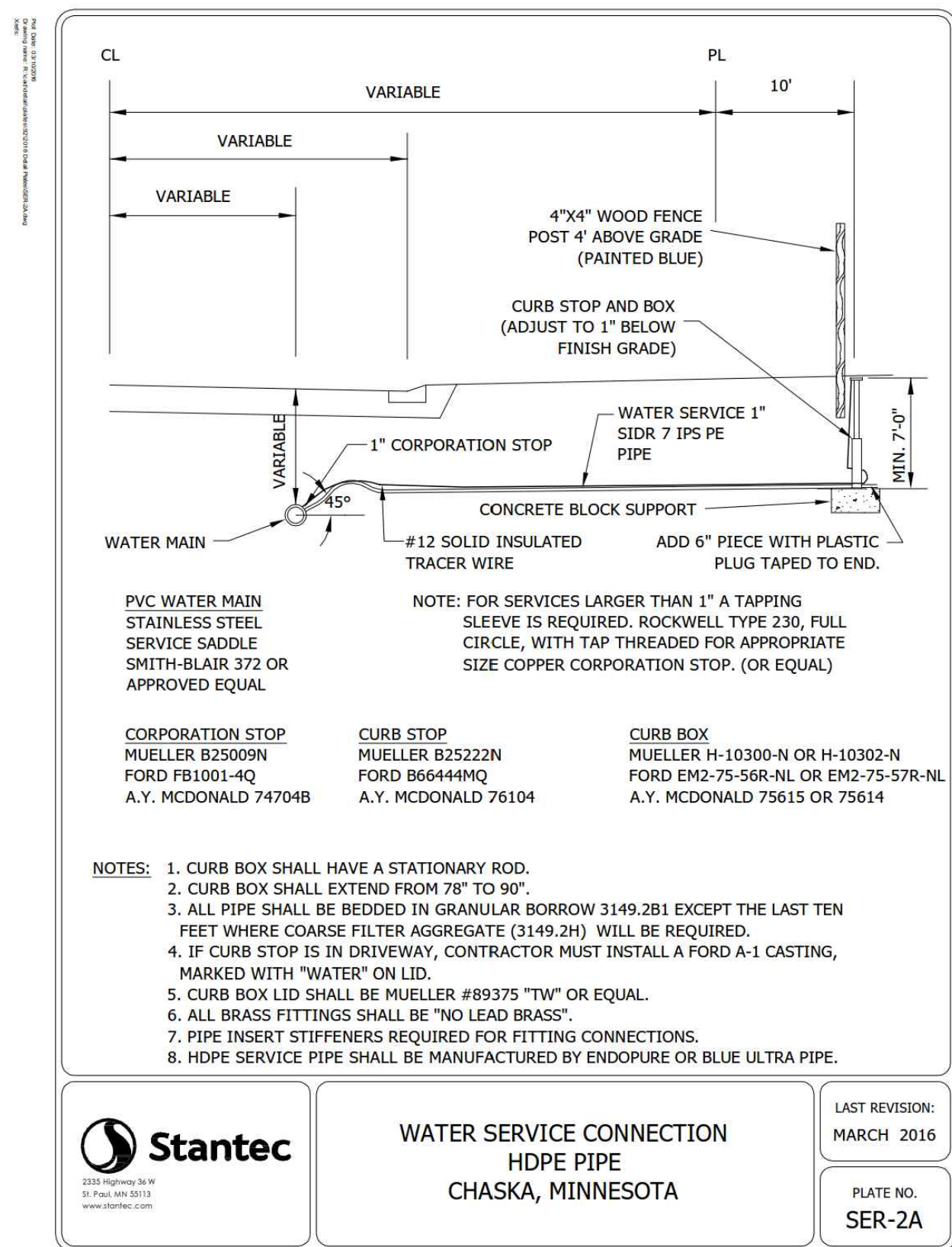
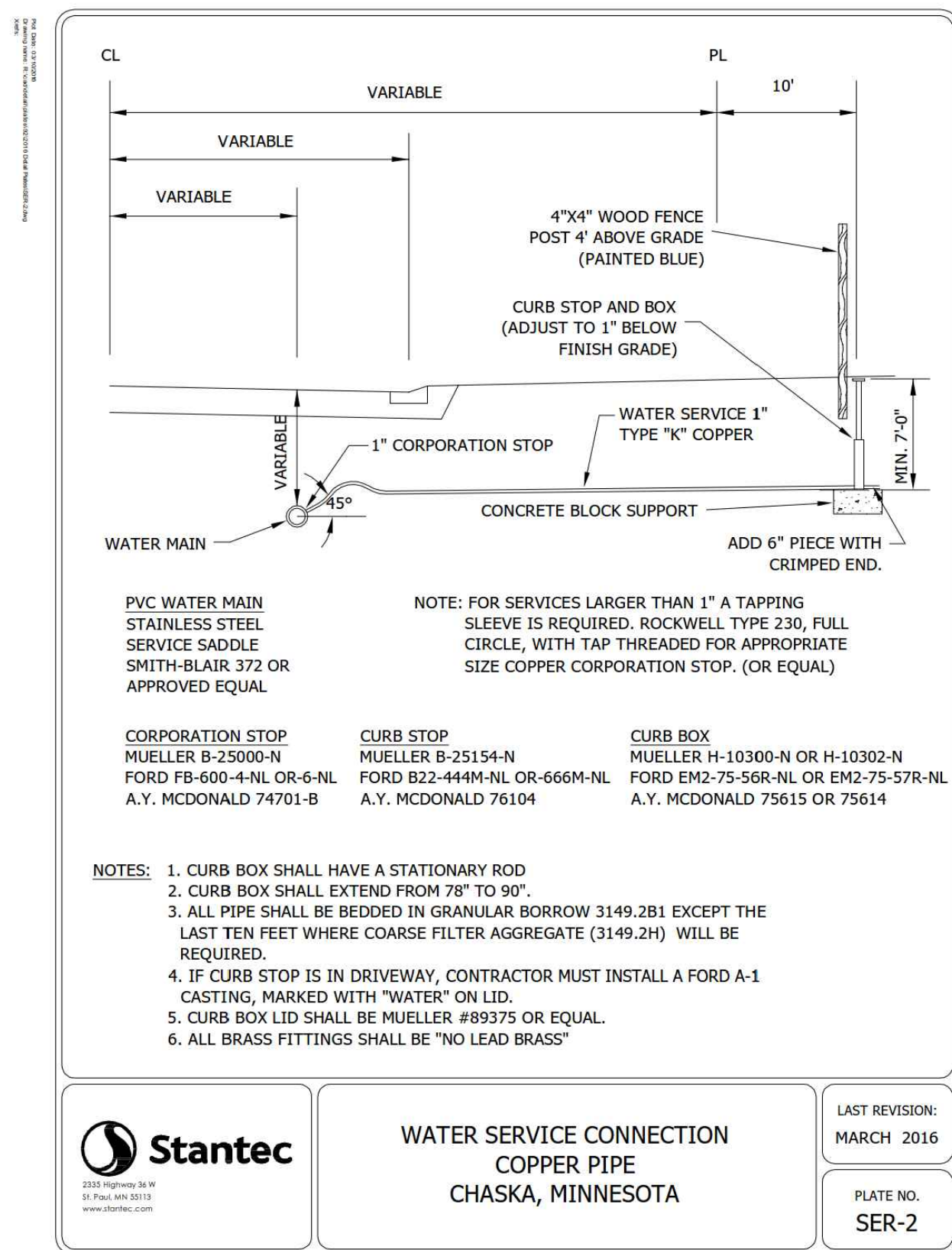
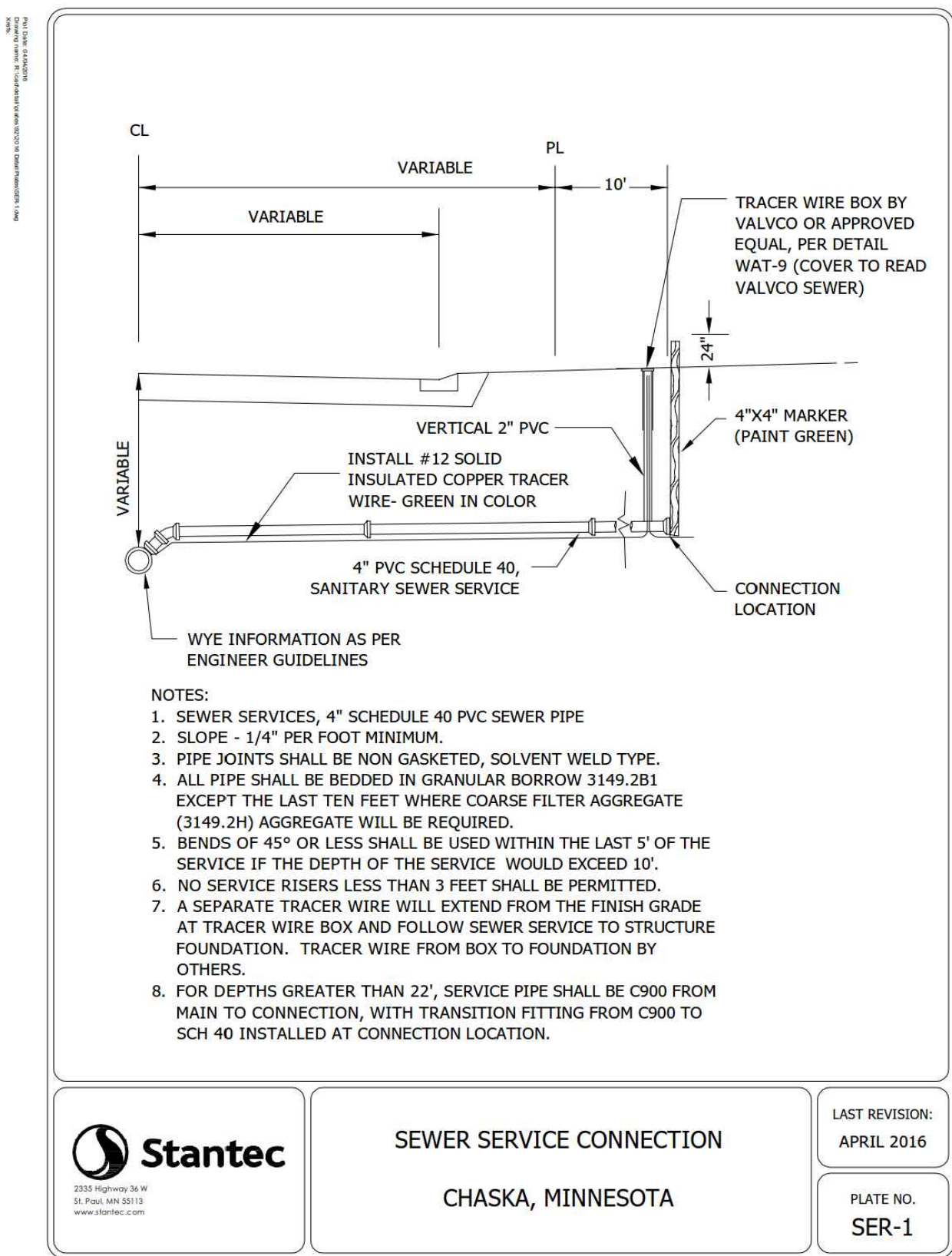
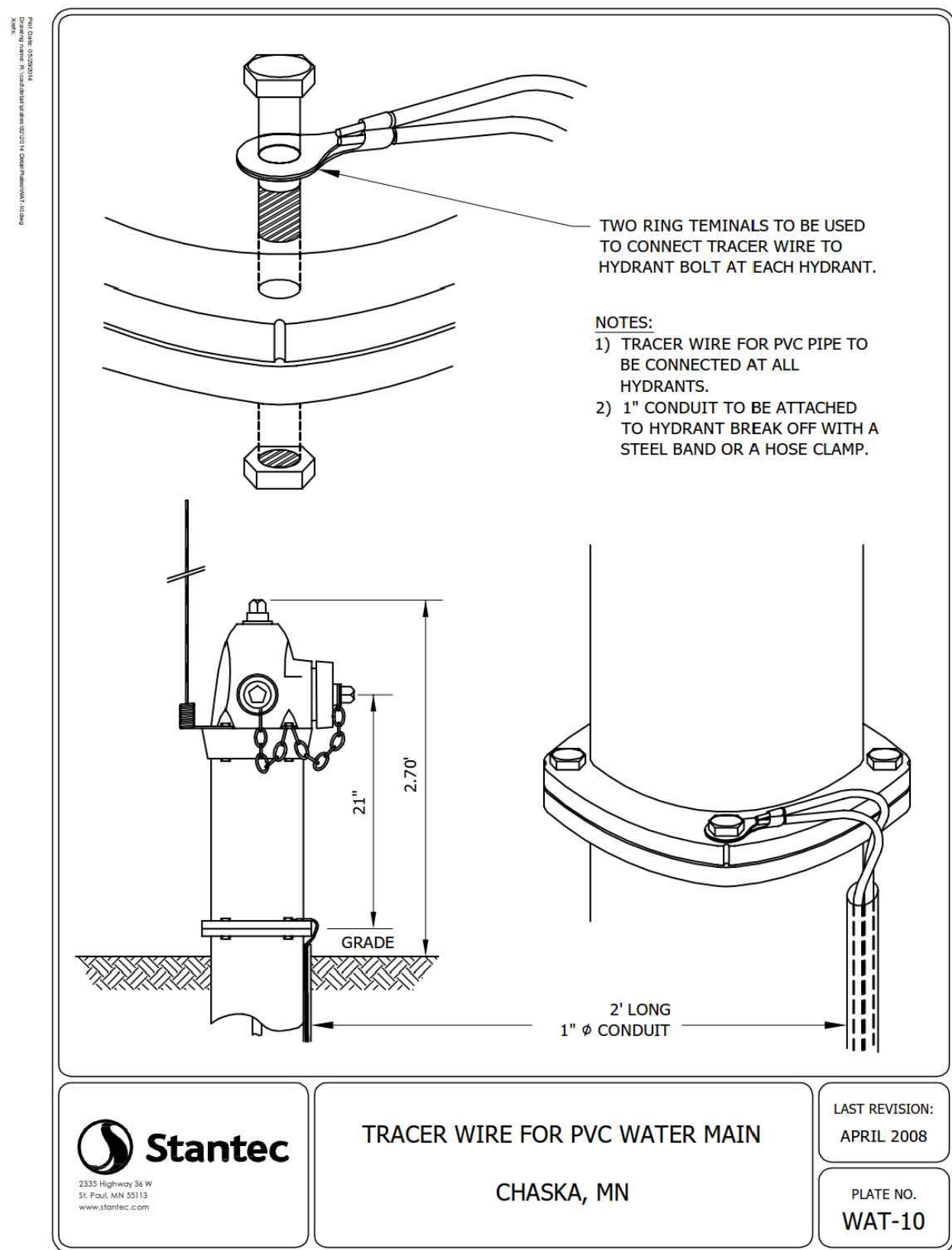
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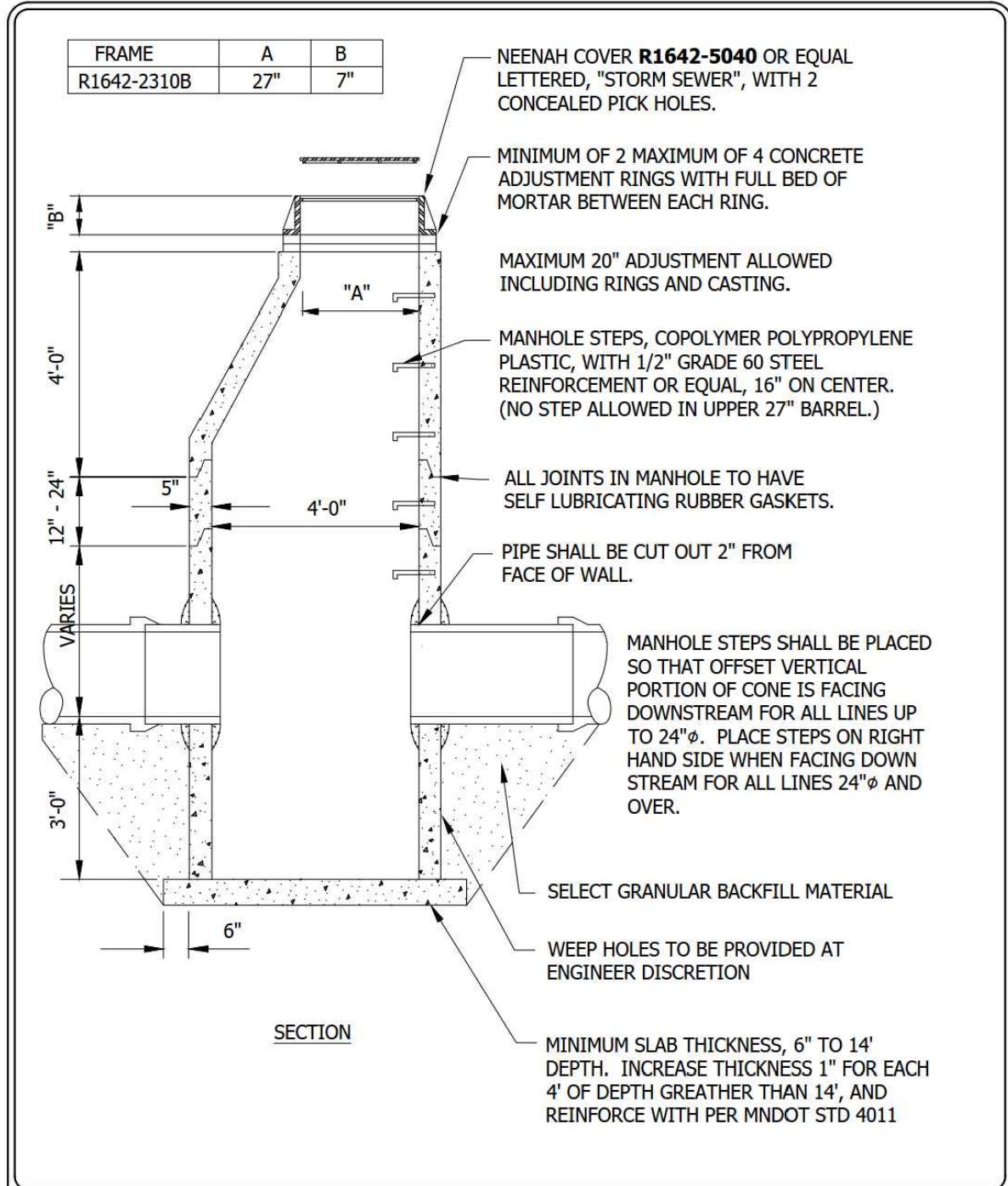
30 OF 35

DETAILS

PROJECT NUMBER: 0015521.00

DATE: 06/26/20

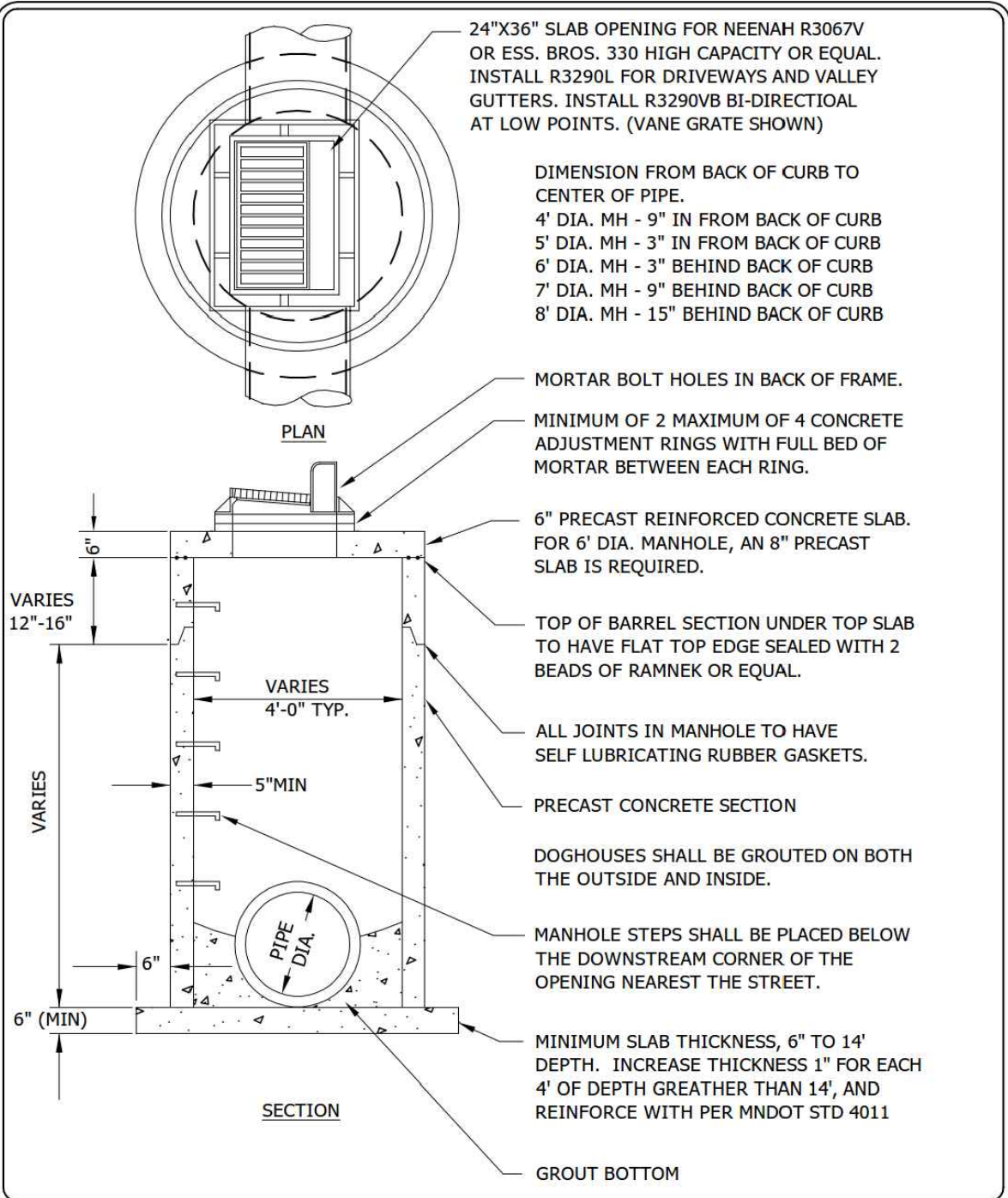




Stantec
2333 Highway 36 W
St. Paul, MN 55113
www.stantec.com

PERFORATED SUMP MANHOLE
CHASKA, MINNESOTA

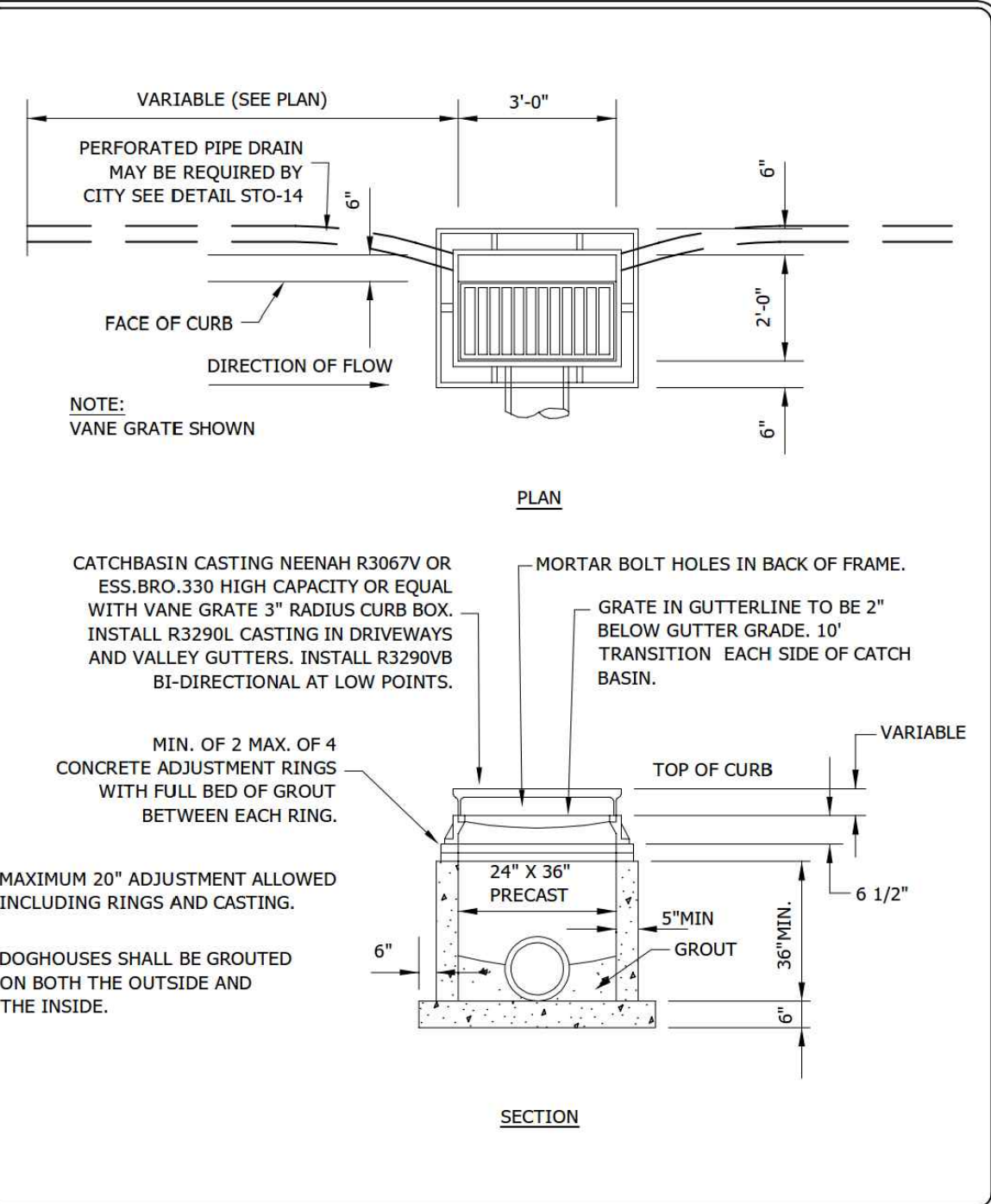
LAST REVISION:
MARCH 2018
PLATE NO.
STO-4



Stantec
2333 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPE II
CATCHBASIN MANHOLE
CHASKA, MINNESOTA

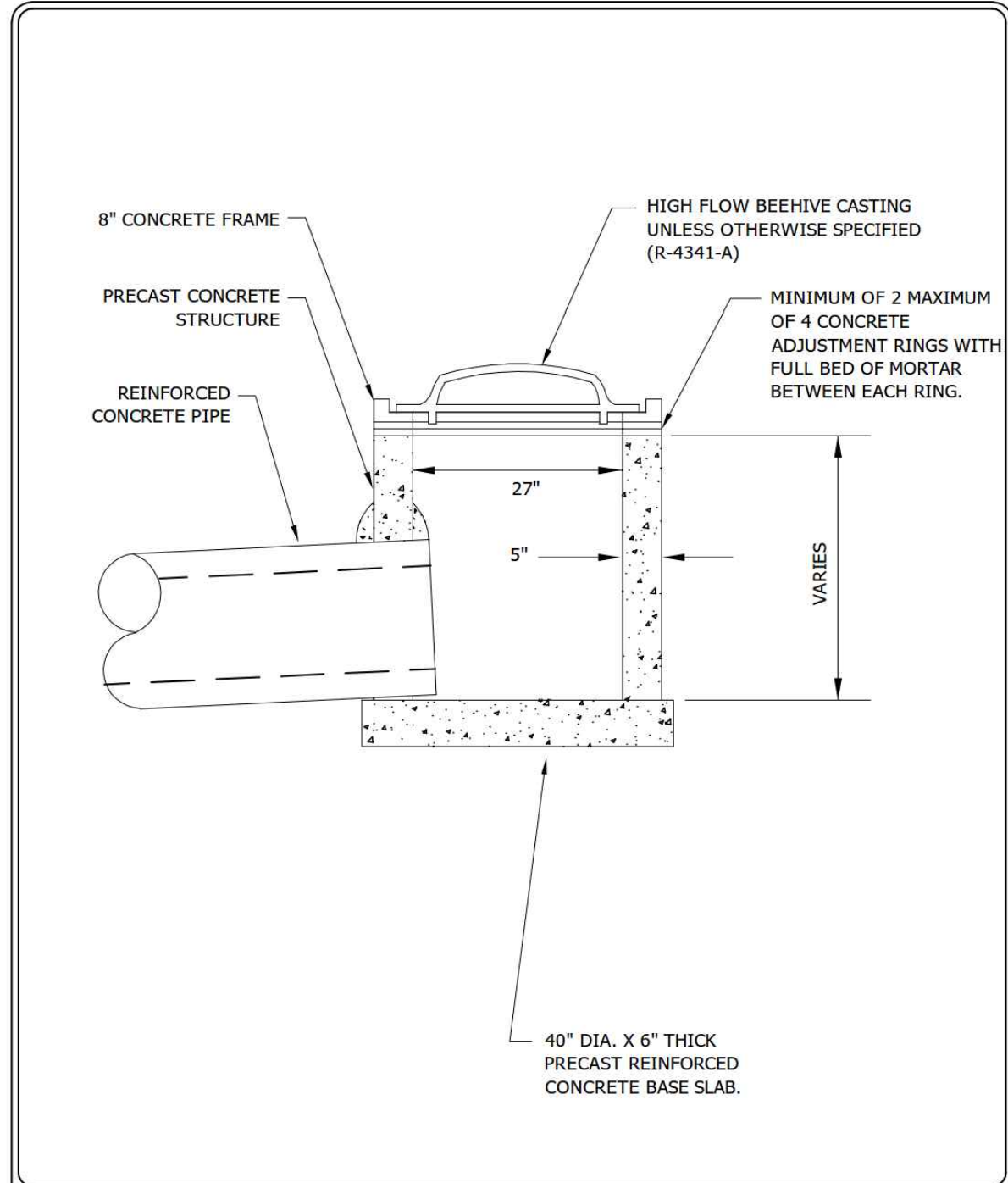
LAST REVISION:
MARCH 2018
PLATE NO.
STO-5



Stantec
2333 Highway 36 W
St. Paul, MN 55113
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TYPE II
CATCHBASIN
CHASKA, MINNESOTA

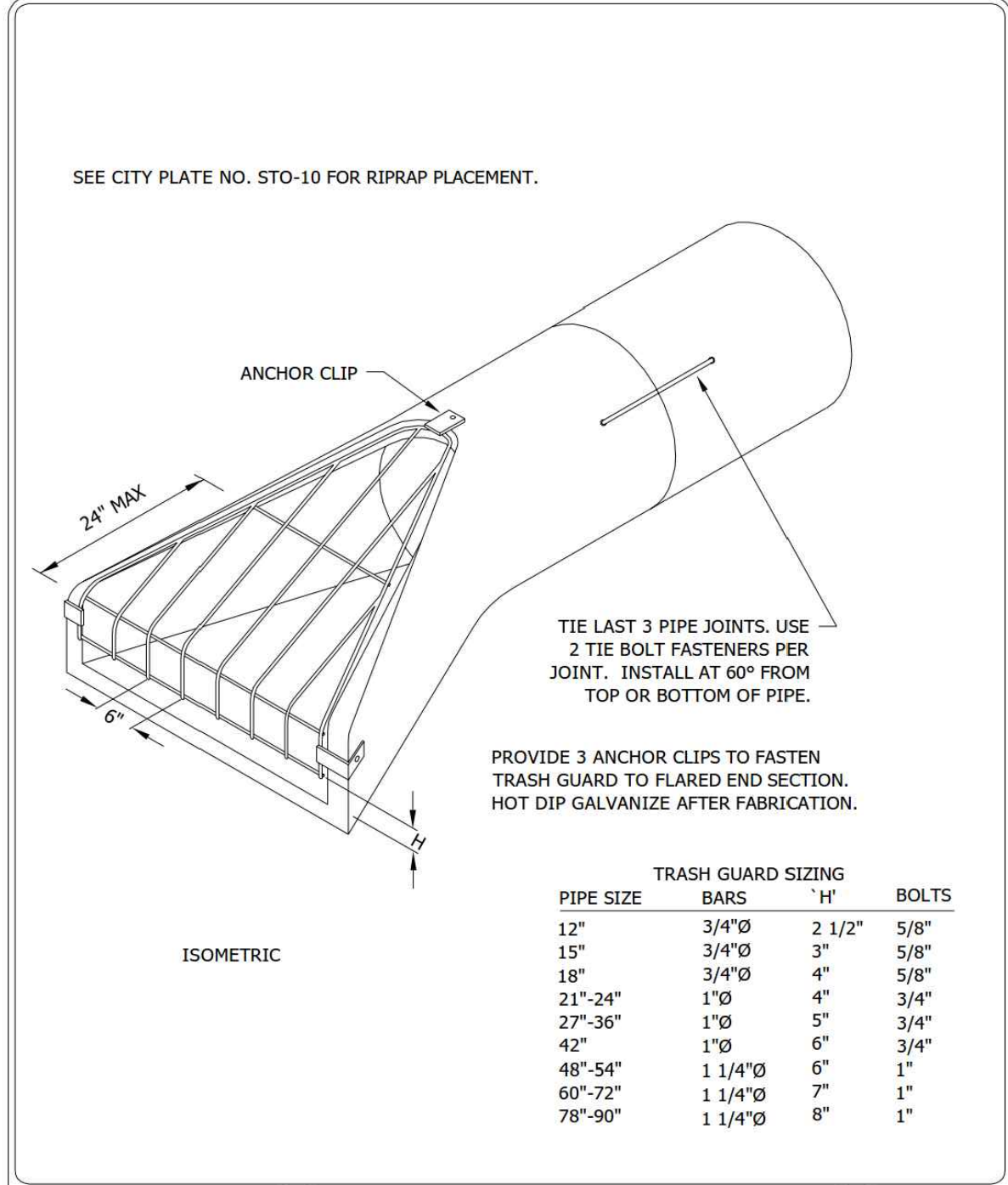
LAST REVISION:
MARCH 2018
PLATE NO.
STO-6



Stantec
2333 Highway 36 W
St. Paul, MN 55113
www.stantec.com

PRECAST 27" SHALLOW
DEPTH BEEHIVE
CHASKA, MINNESOTA

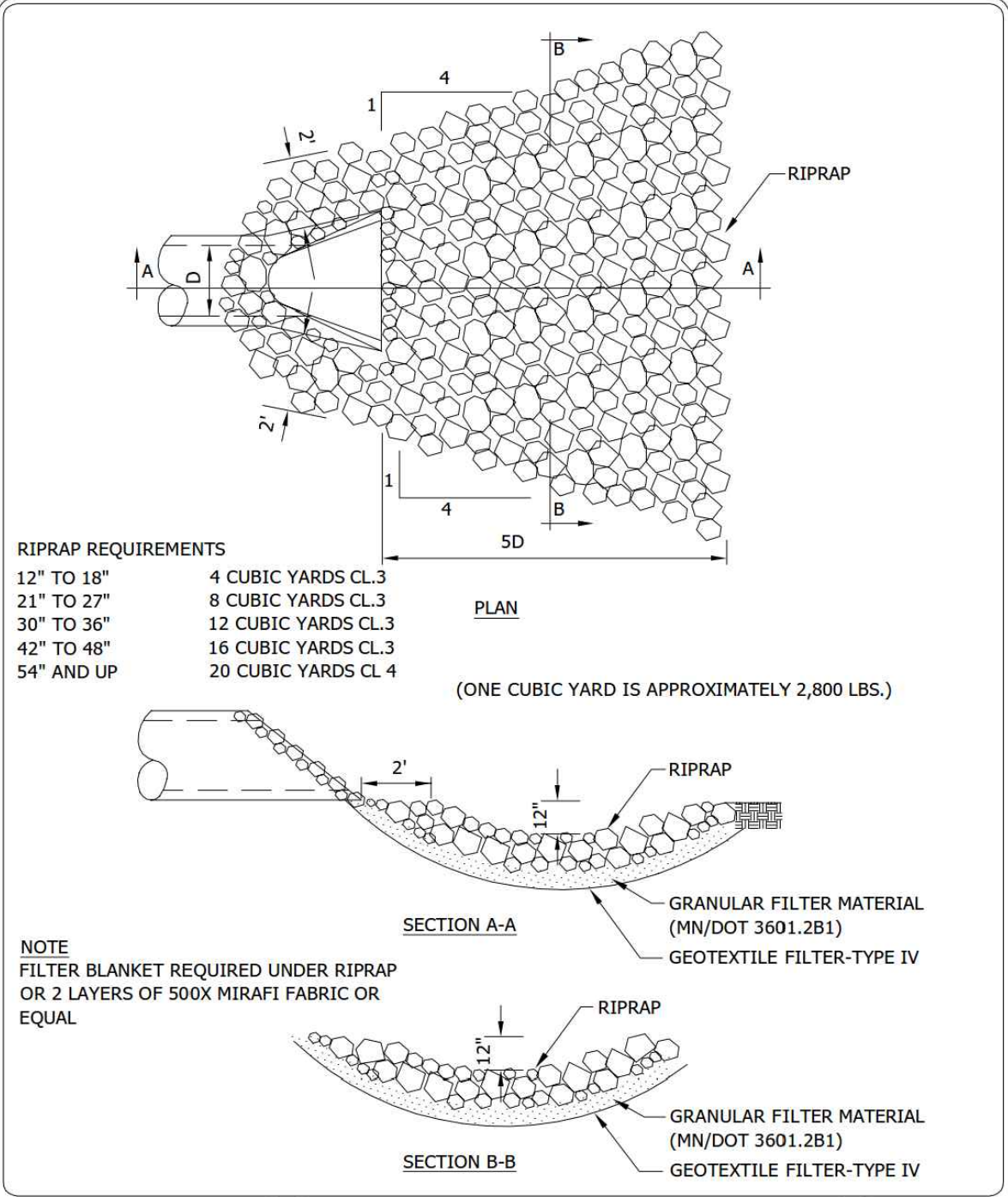
LAST REVISION:
MARCH 2018
PLATE NO.
STO-9



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2333 Highway 36 W
St. Paul, MN 55113
www.stantec.com

FLARED END SECTION
AND TRASH GUARD
CHASKA, MINNESOTA

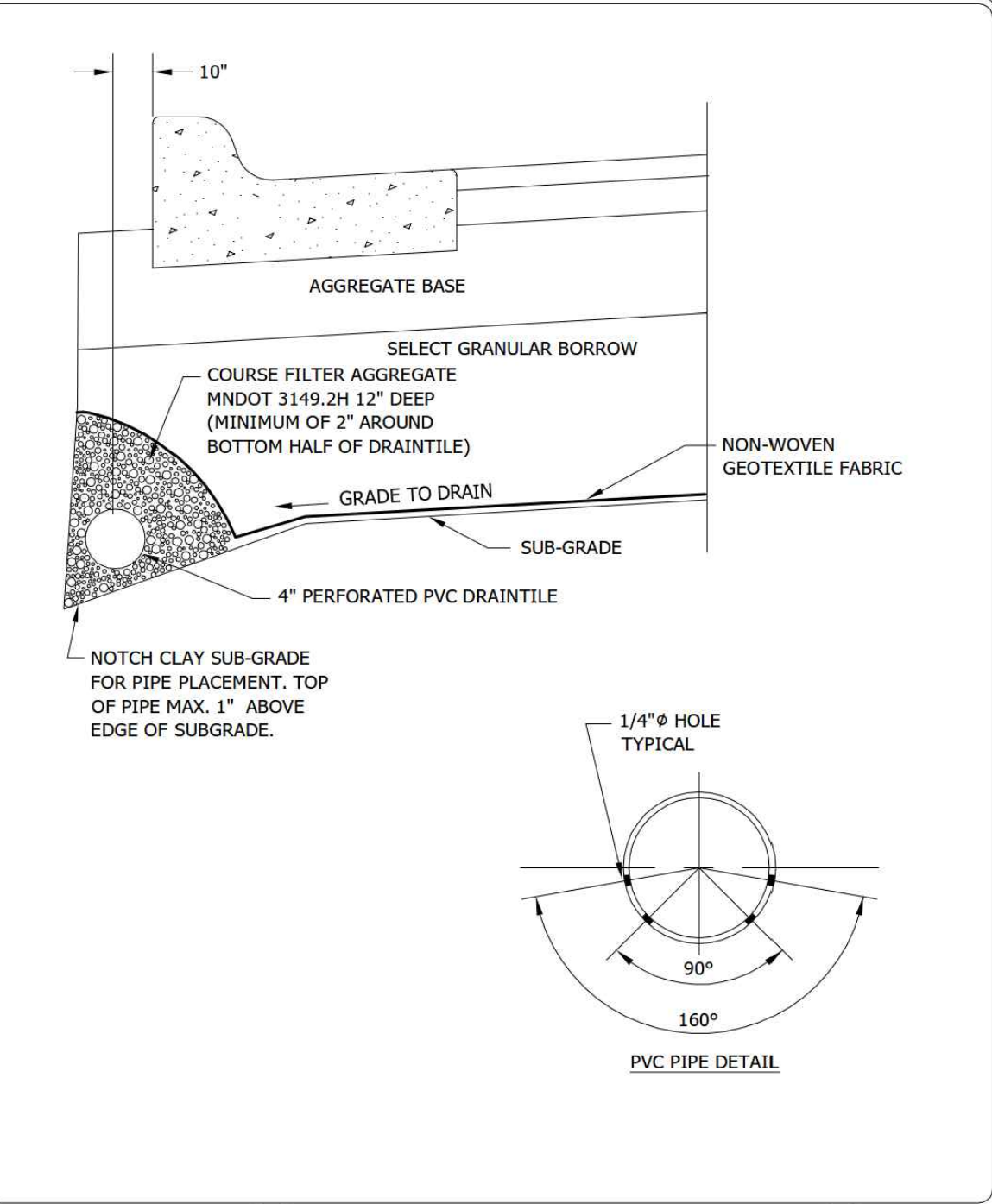
LAST REVISION:
FEB. 1995
PLATE NO.
STO-10



Stantec
2333 Highway 36 W
St. Paul, MN 55113
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RIPRAP AT OUTLETS
CHASKA, MINNESOTA

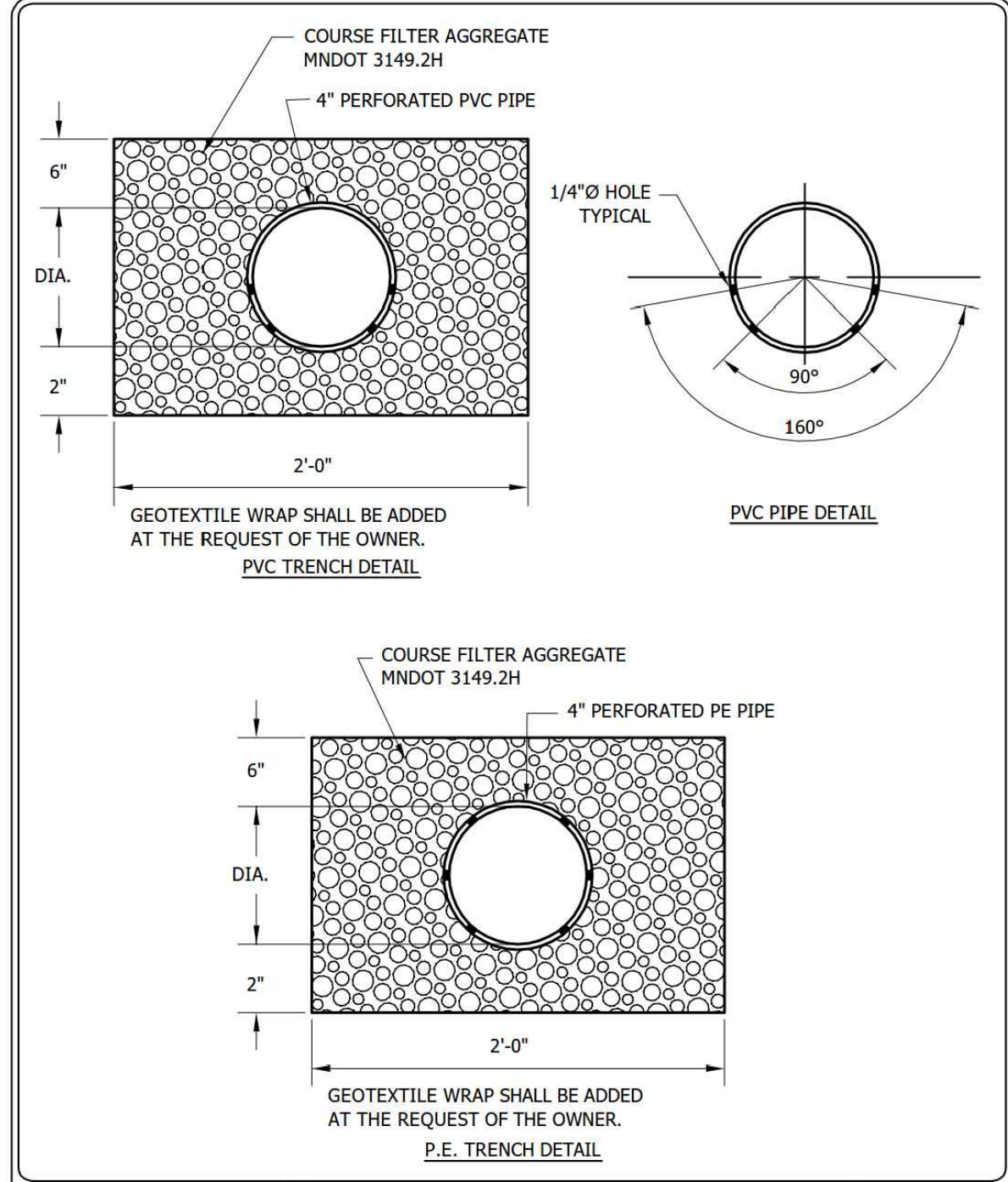
LAST REVISION:
APRIL 2004
PLATE NO.
STO-11



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St. Paul, MN 55113
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PERFORATED PVC DRAIN TILE PIPE
BELOW CONCRETE CURB
CHASKA, MINNESOTA

LAST REVISION:
NOV. 2016
PLATE NO.
STO-12



Stantec
2333 Highway 36 W
St. Paul, MN 55113
www.stantec.com

PERFORATED PIPE
TRENCH DETAIL
CHASKA, MINNESOTA

LAST REVISION:
NOV. 2014
PLATE NO.
STO-13

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/23/20
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06/26/20 CITY COMMENTS
07/21/20 CITY COMMENTS
08/21/20 CITY COMMENTS
09/21/20 CITY COMMENTS
10/21/20 CITY COMMENTS
11/21/20 CITY COMMENTS
12/21/20 CITY COMMENTS

PREPARED FOR:

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RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Packet Page 171 of...

Westwood

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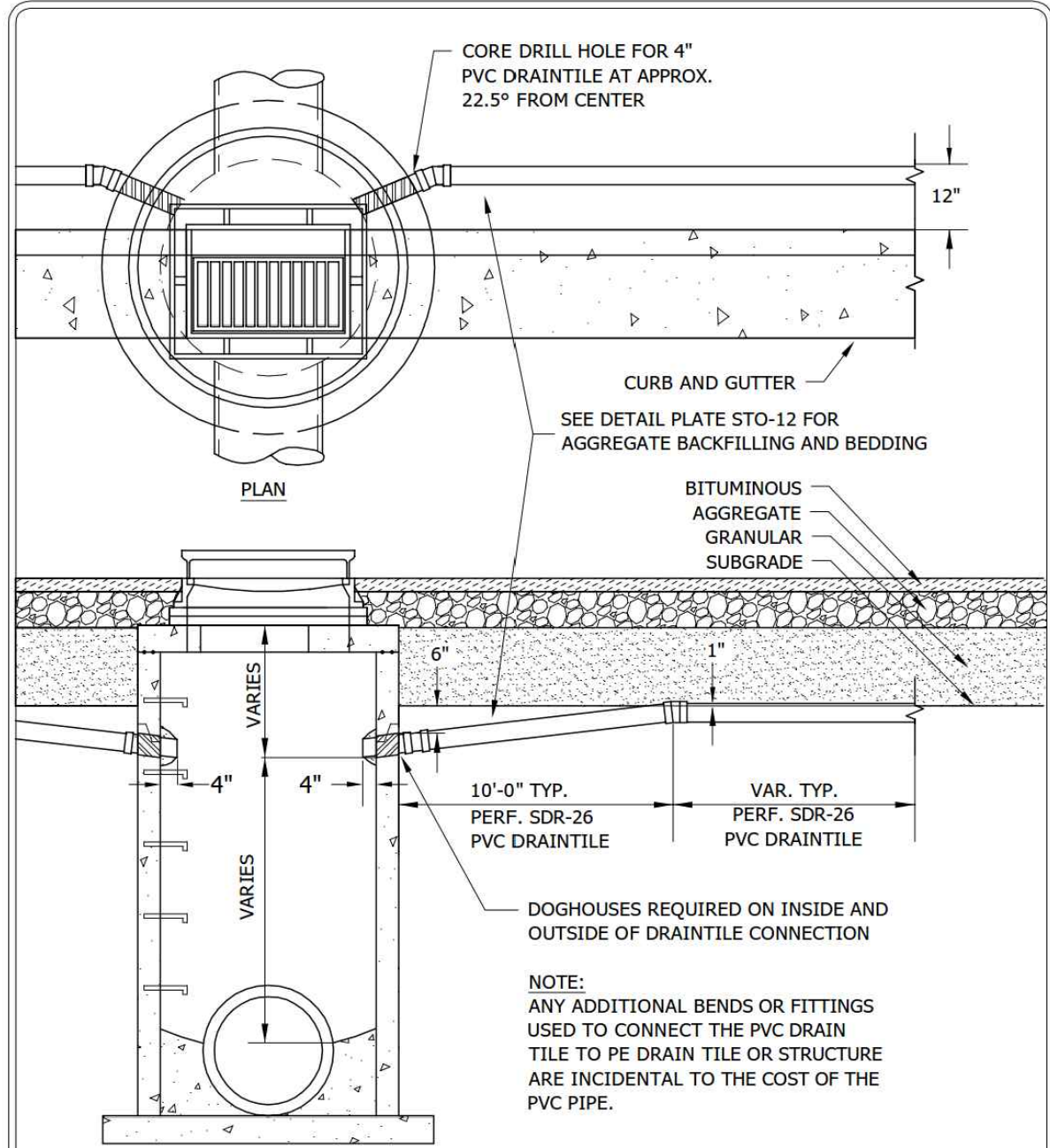
DETAILS

SHEET NUMBER:

32 OF 35

PROJECT NUMBER: 0015521.00

DATE: 06/26/20

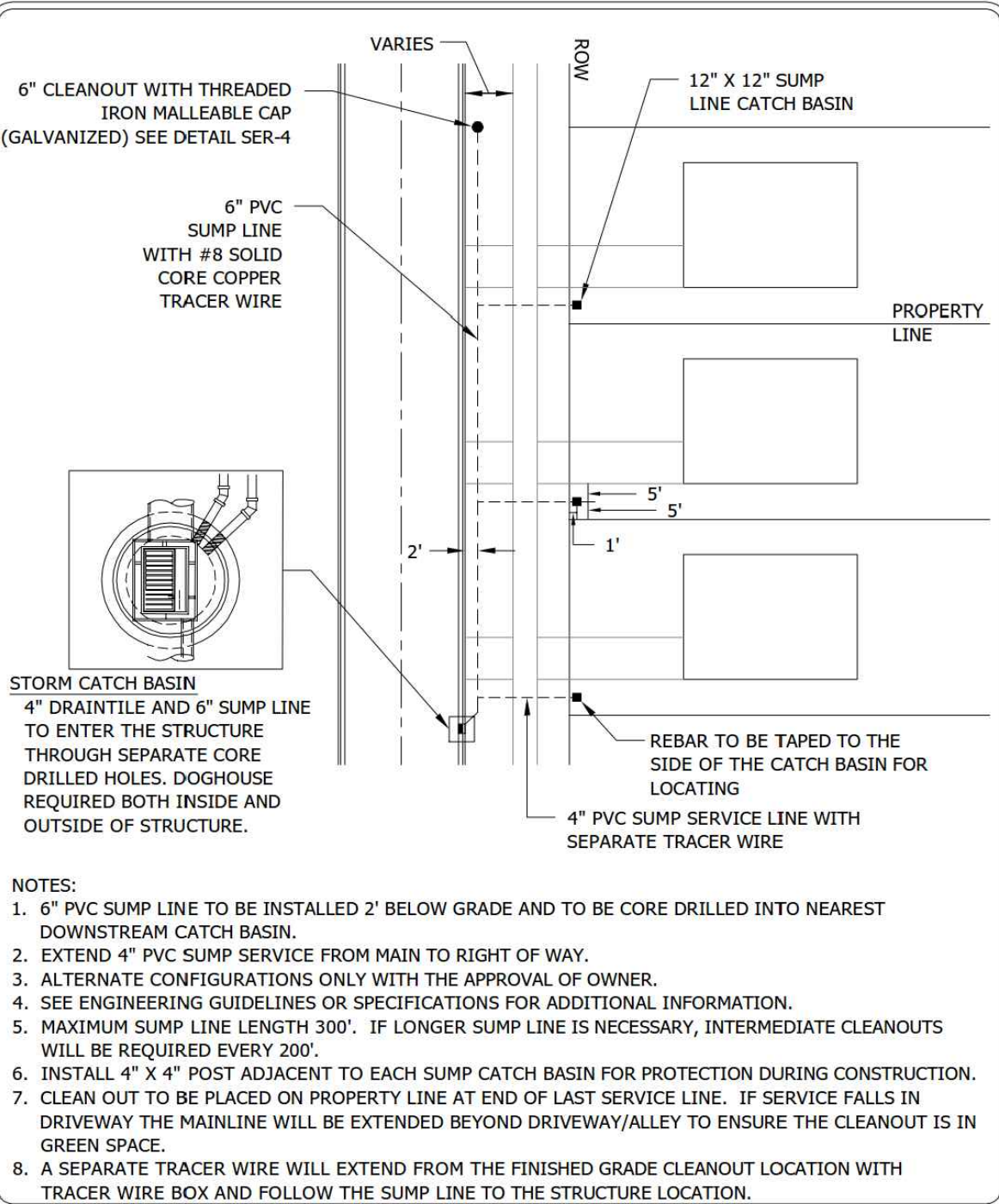


DRAINTILE INSTALLATION INTO
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STO-14

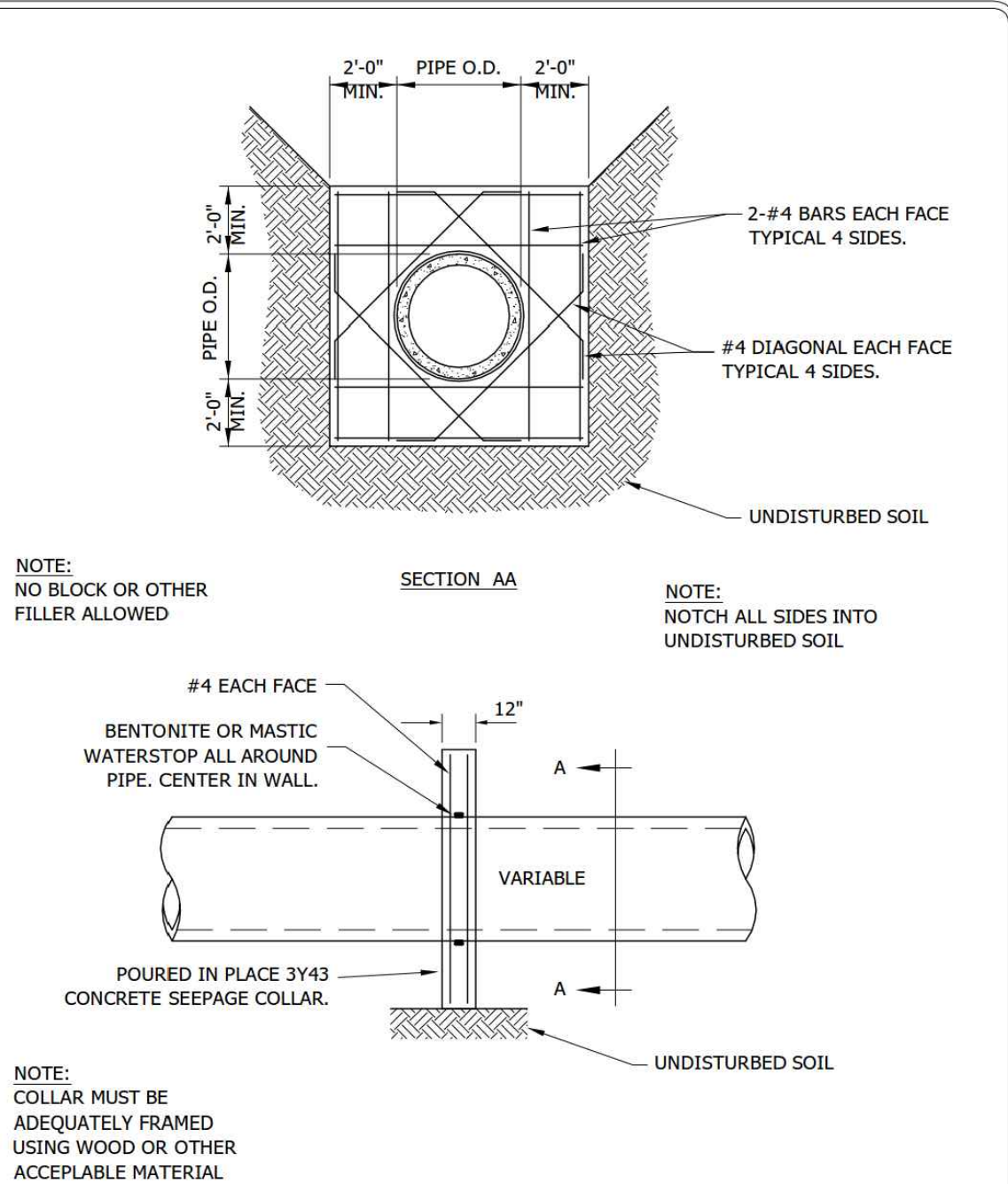


PVC SUMP LINE
BEHIND CURB

CHASKA, MINNESOTA

LAST REVISION:
MAY 2016

PLATE NO.
STO-15

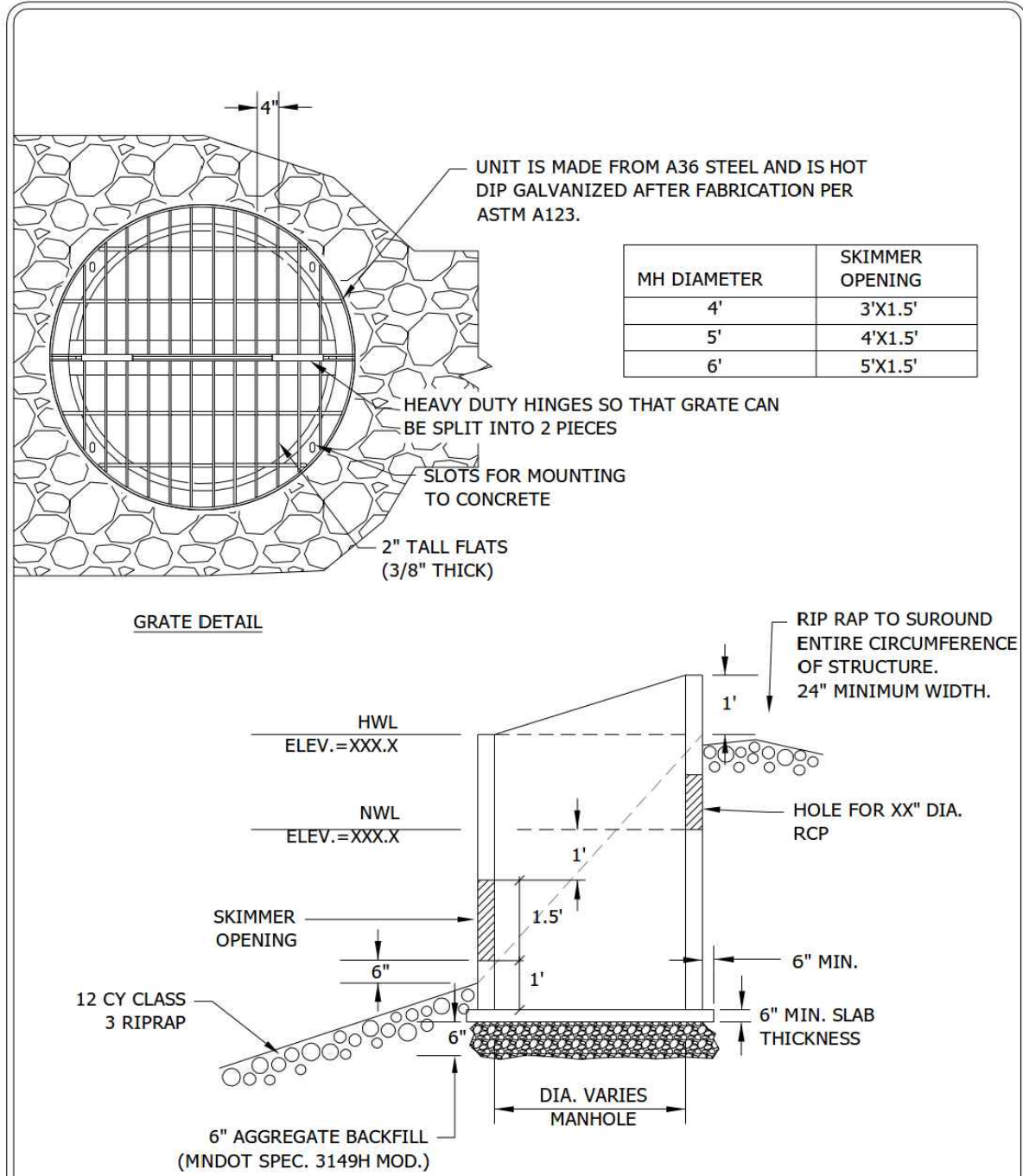


SEEPAGE COLLAR

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
STO-16

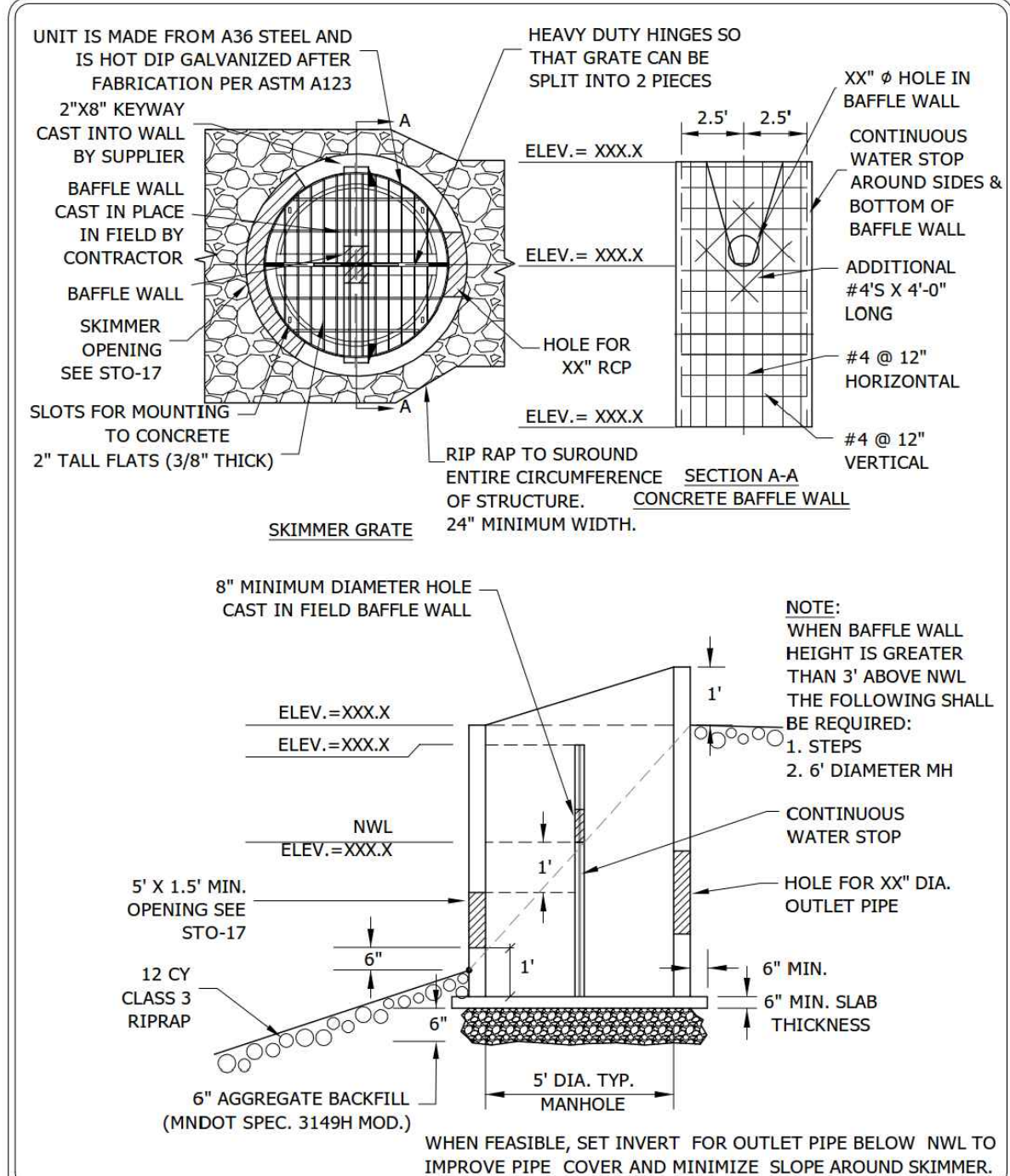


STANDARD SKIMMER STRUCTURE

CHASKA, MINNESOTA

LAST REVISION:
JUNE 2018

PLATE NO.
STO-17

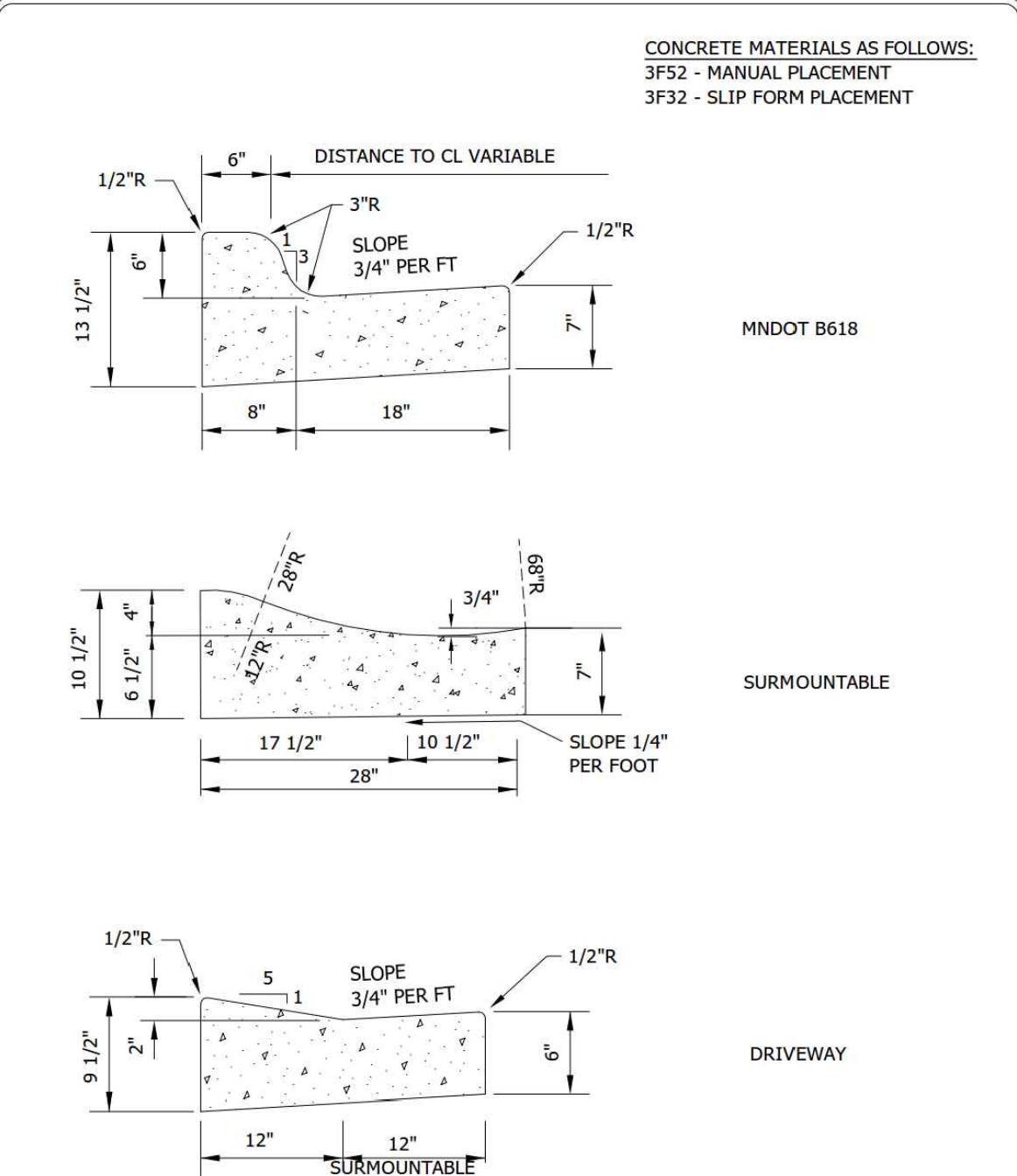


SKIMMER STRUCTURE WITH
CAST IN FIELD
CONCRETE BAFFLE WALL

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-18

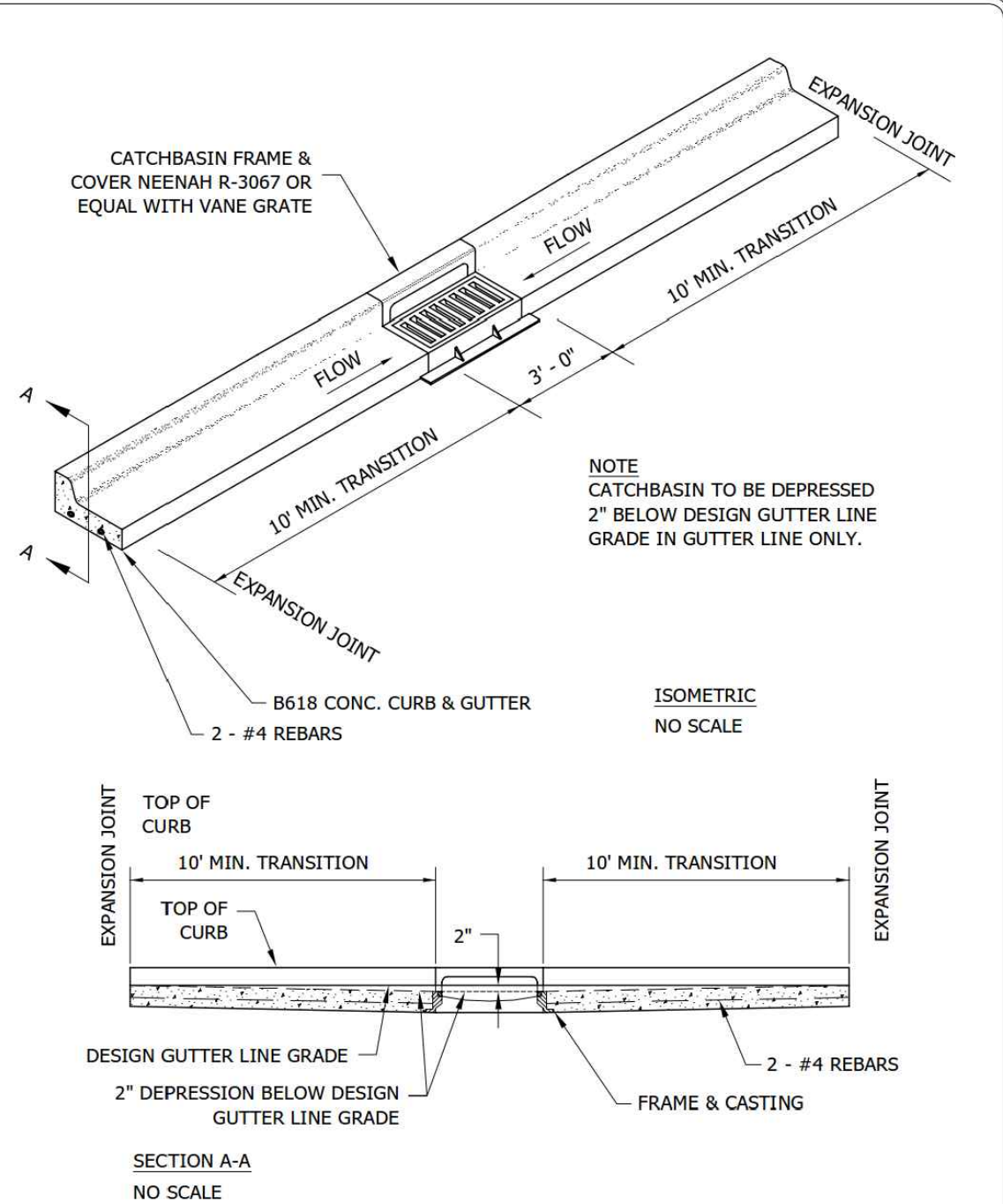


CURB AND GUTTER

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STR-1

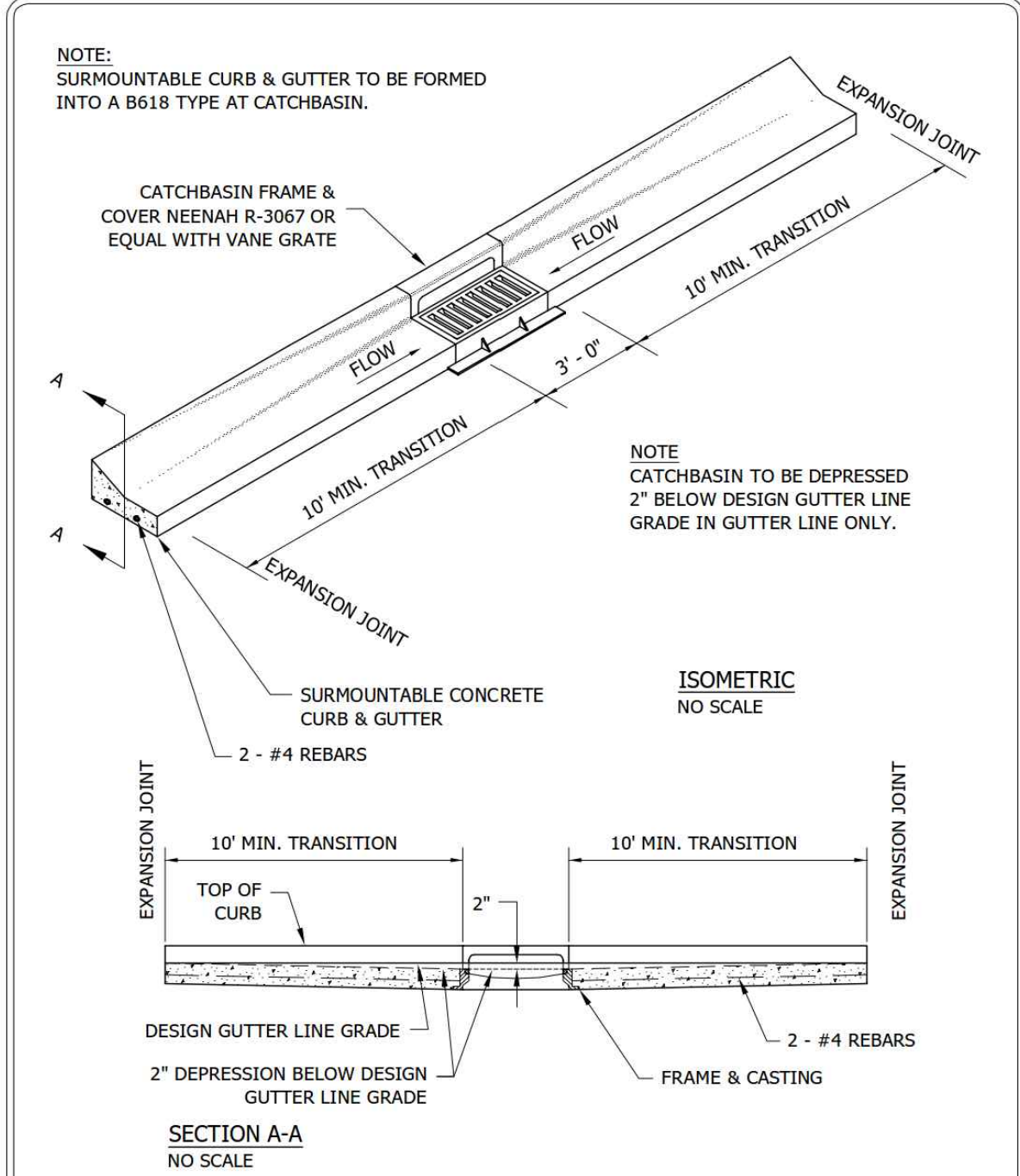


B618 CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

PLATE NO.
STR-4



SURMOUNTABLE CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

PLATE NO.
STR-5

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 04/23/20
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06/26/20 CITY COMMENTS
07/21/20 CITY COMMENTS
08/21/20 CITY COMMENTS
09/21/20 CITY COMMENTS

PREPARED FOR:

PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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
RYAN M. BLUHM
DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA
CHASKA, MN

Packet Page 172 of...

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.

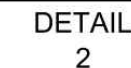
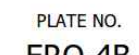
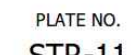
DETAILS

PROJECT NUMBER: 0015521.00

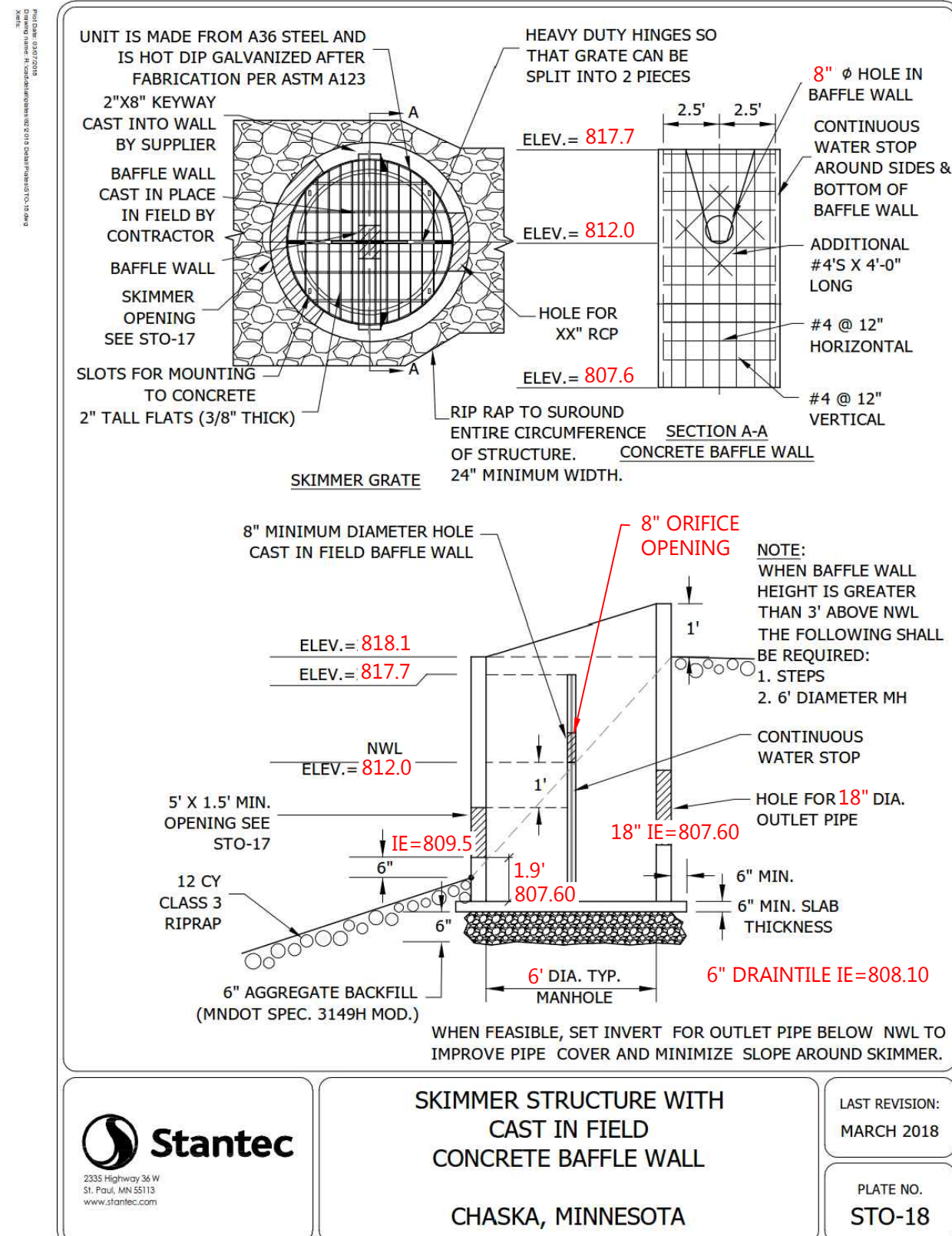
SHEET NUMBER:

33 OF 35

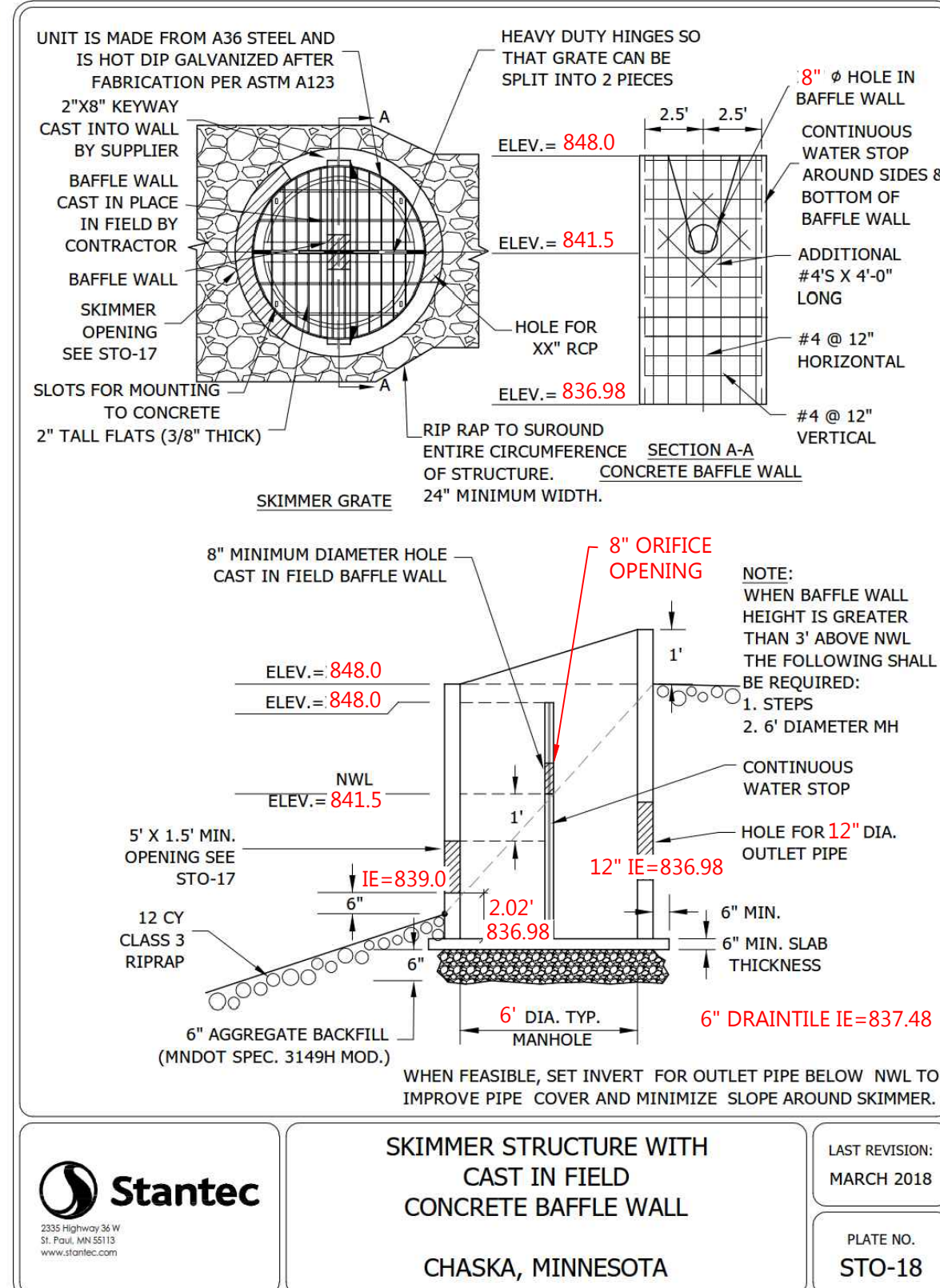
DATE: 06/26/20



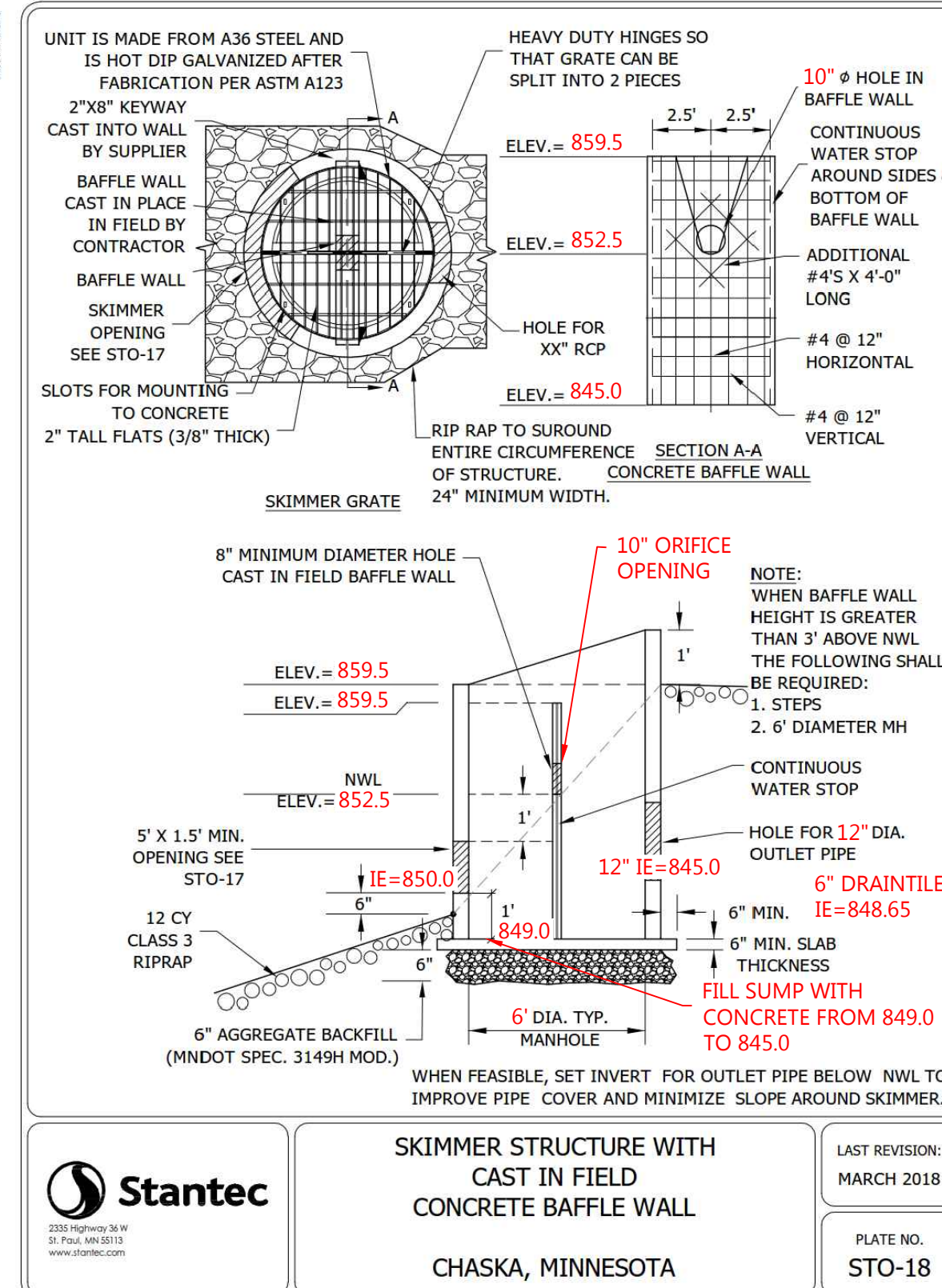
IRON ENHANCED BASIN 5



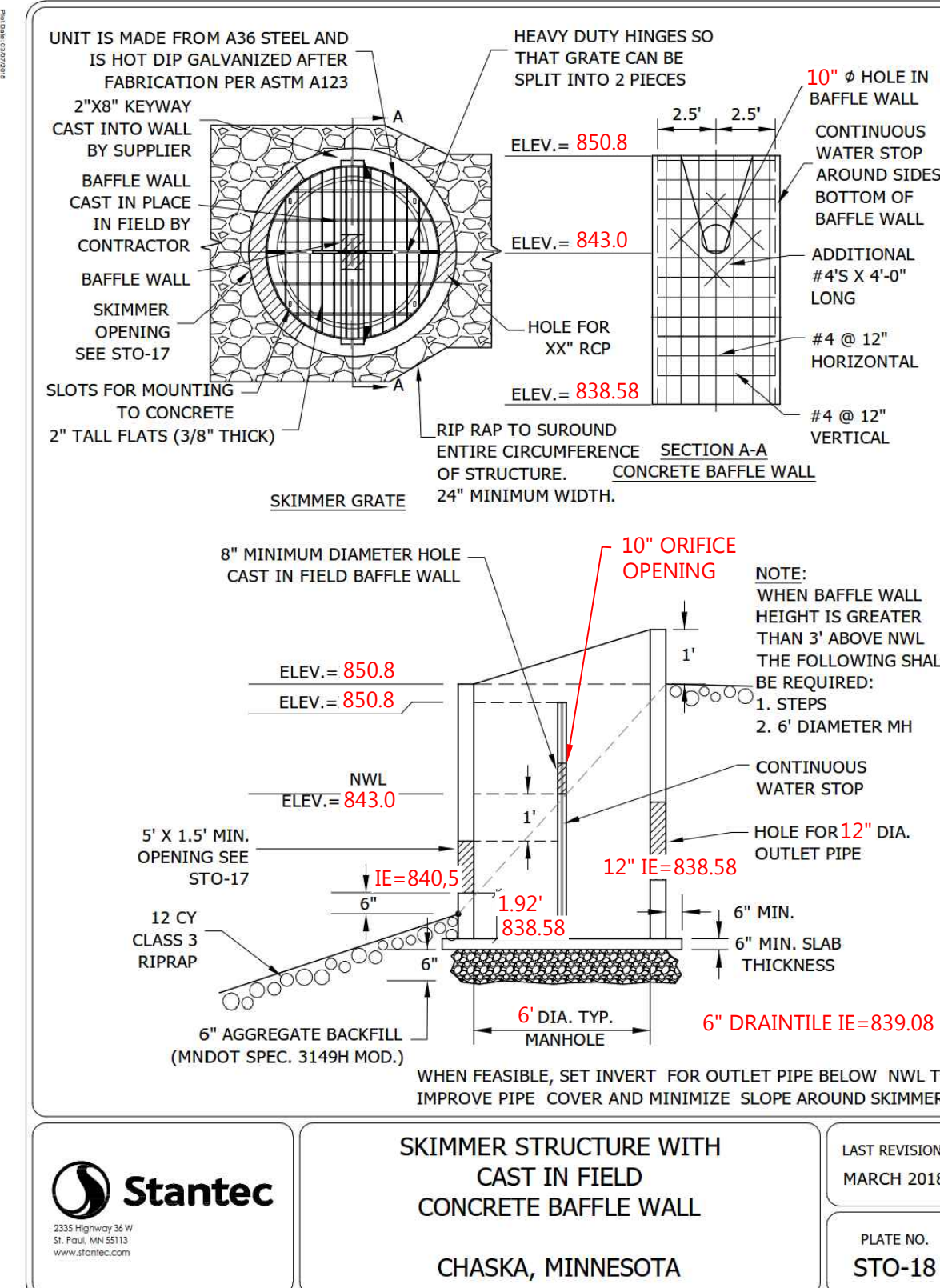
POND 1 EXPANDED - OCS-150



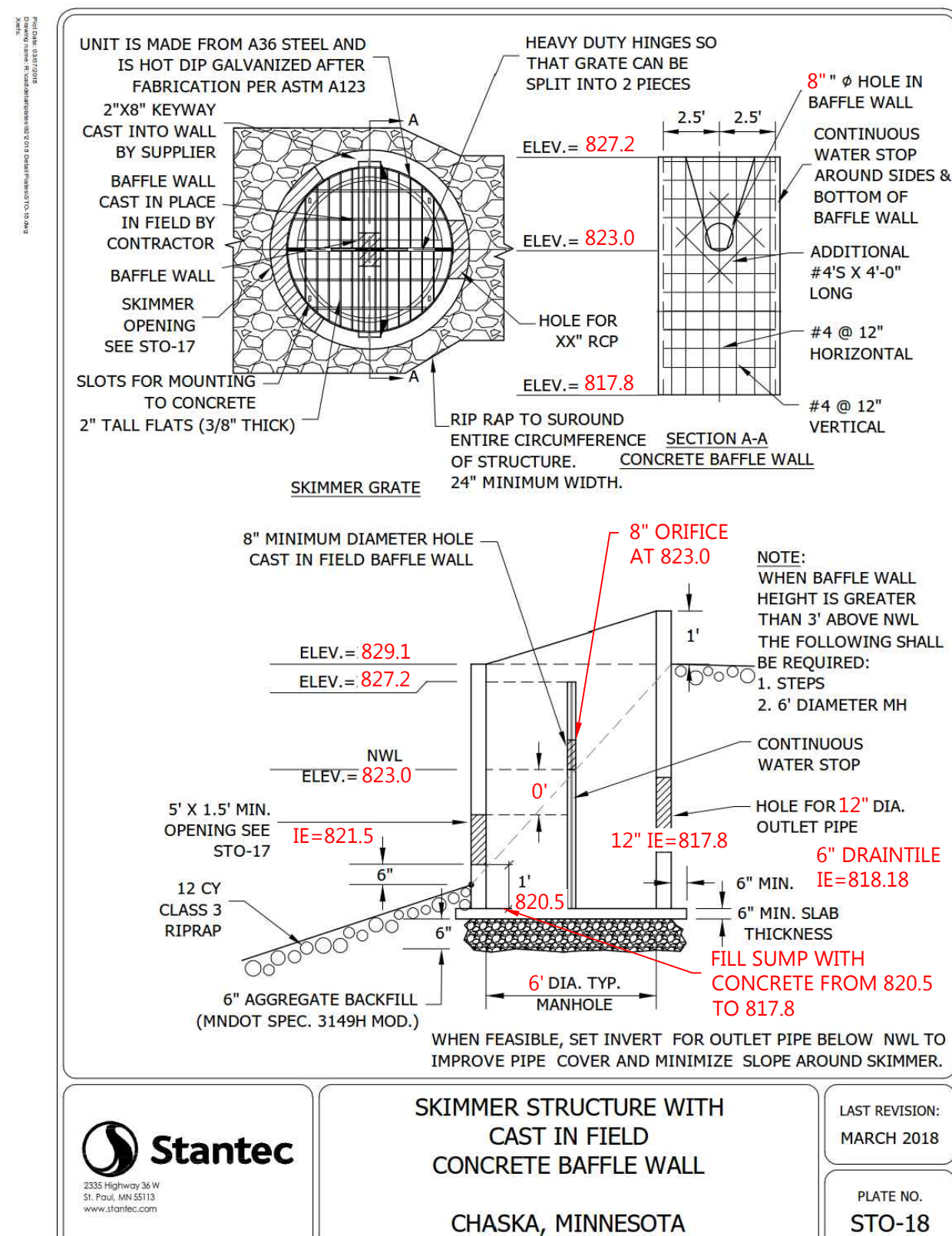
POND 2 - OCS-261



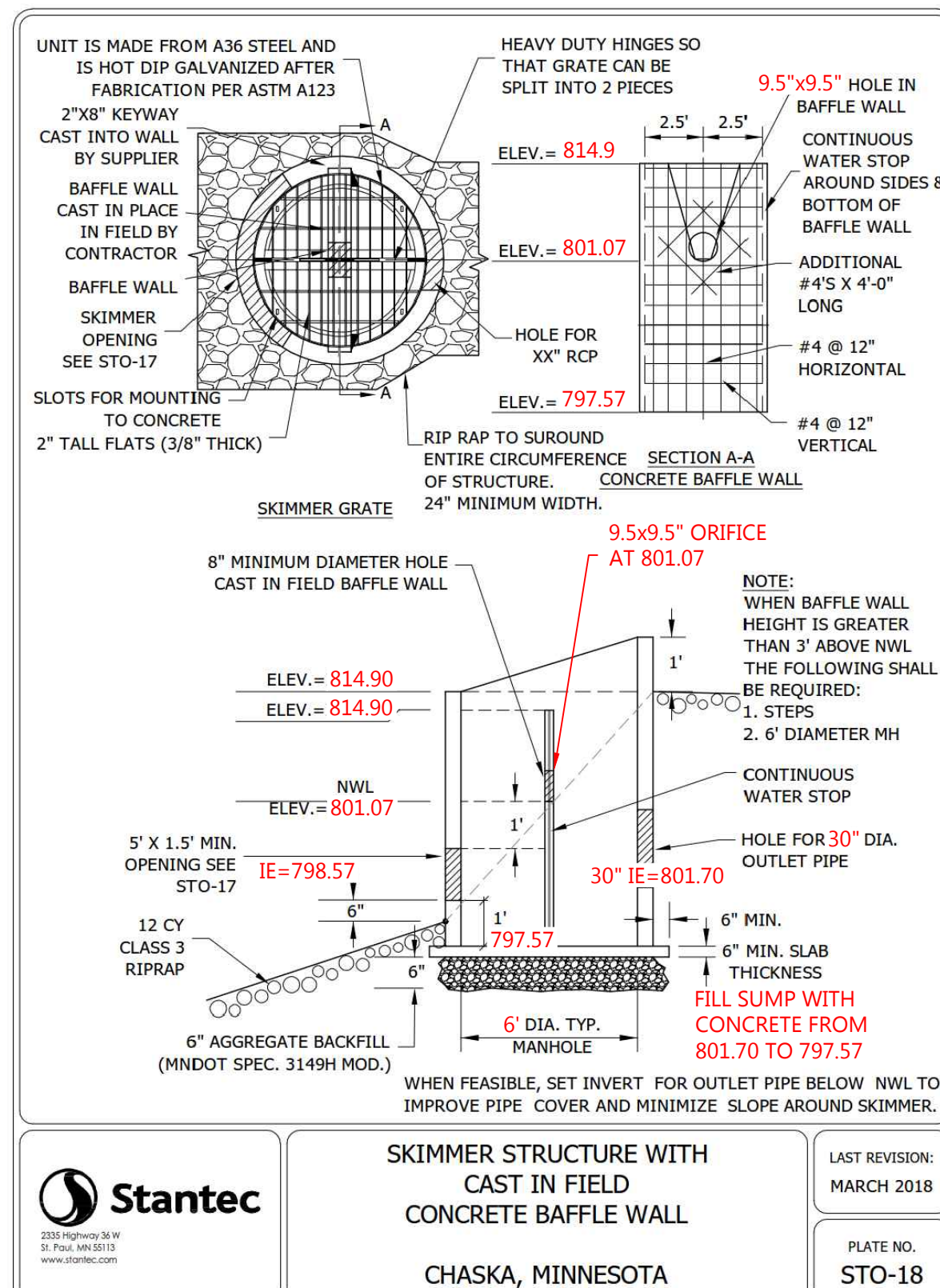
POND 3 - OCS-451



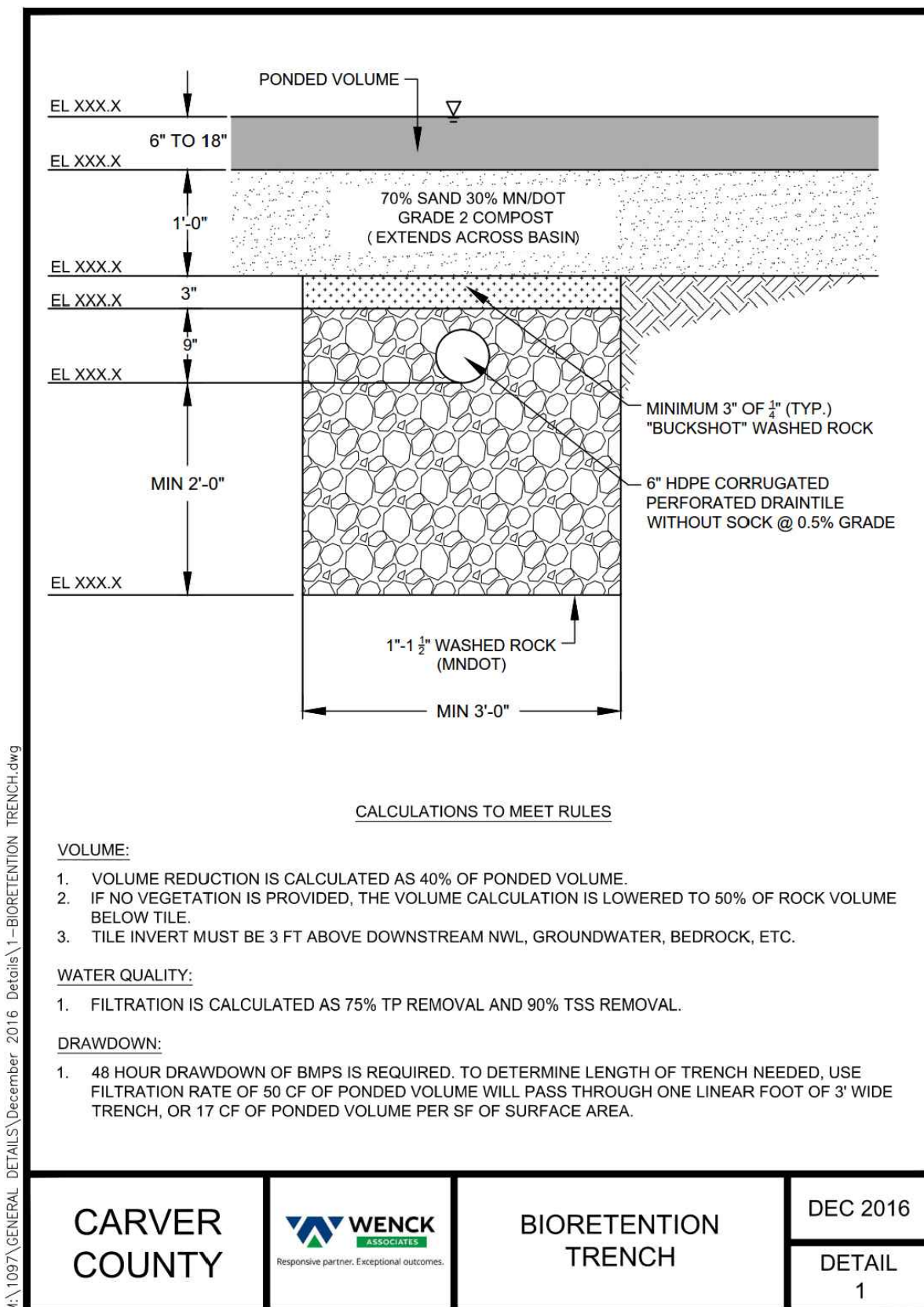
POND 4 - OCS-351



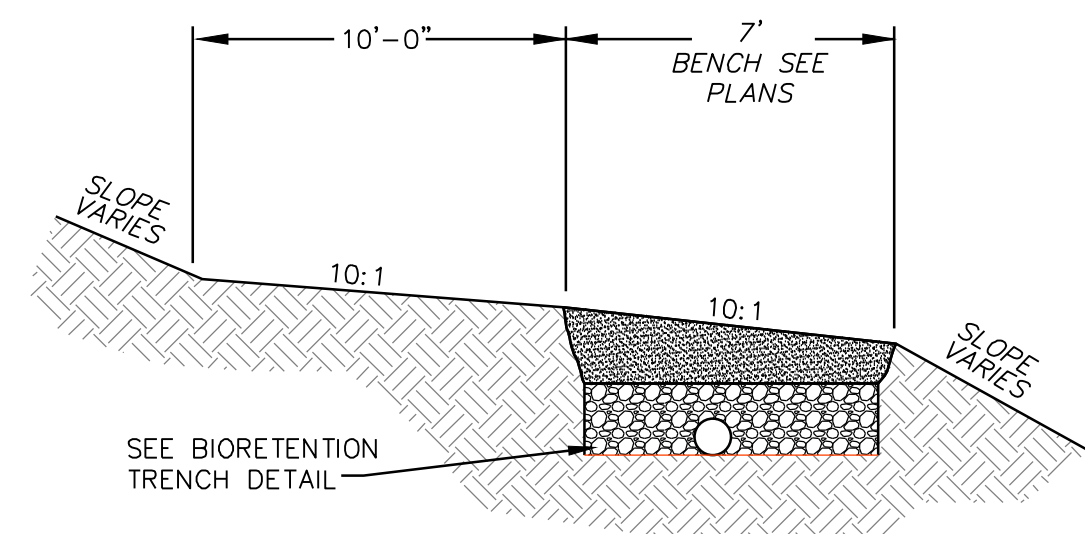
POND 5 - OCS-550



RAVINE - OCS-601



PONDS 1, 2, 3 and 4



POND BENCH DETAIL
FOR PONDS 1, 2, 3, and 4

DESIGNED: _____ .
 CHECKED: _____ .
 DRAWN: _____ .
 HORIZONTAL SCALE: _____ ###
 VERTICAL SCALE: _____ ### OR ##

INITIAL ISSUE: 04/23/20	
REVISIONS:	
△	05/21/20 CITY COMMENTS
△	06/26/20 CITY COMMENTS
△	---- "
△	---- "
△	---- "

PREPARED FOR:

PULTE GROUP

7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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

RYAN M. BLUHM

DATE: 06/26/20 LICENSE NO. 41257

DEL WEBB AT CHASKA

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.

SHEET NUMBER

35

OF

35

DETAILS

PROJECT NUMBER: 0015521.00

DATE: 06/26/20



April 9, 2020

City of Chaska
Attn: Liz Hanson, City Planner
One City Hall Plaza
Chaska, MN 55318-1962

RE: Del Webb at Chaska – Entrance Monument Sign

Dear Liz:

The purpose of this letter is to provide additional information about our entrance monument in response to planning commission preliminary plat condition #36.

Del Webb Entrance Monuments

Traditionally, Del Webb neighborhoods are large, consisting of 500 to 10,000 homes. The brand utilizes scale to create resort-like entrance monuments, heavily landscaped arrival drives, open space, and large amenities centers used for recreational and social activities. Del Webb neighborhoods cater to the “active adult” 55+ demographic group. This home buyer is seeking a neighborhood full of beauty, activity, and security.

Historically, entrance monuments for Del Webb neighborhoods (see attached examples) are larger than monuments for other neighborhoods. This is due to the size of the neighborhoods and because the active adult buyer is seeking a resort-like environment. The entrance monument and arrival drive are key characteristics in creating the attractive resort-like environment and secure feeling that active adult buyers are seeking.

Bellwether – 1st in MN

The Twin Cities has an artificial growth boundary governed by the Metropolitan Council. This boundary rations available land for development and makes it very difficult to create large neighborhoods. As we evaluated the potential of creating Del Webb neighborhoods in the Twin Cities, it was apparent that we would not be able to create neighborhoods at the typical large scale of traditional Del Webb neighborhoods.

Our first Del Webb neighborhood created in the Twin Cities is Bellwether which is located on the border of Corcoran and Maple Grove. This neighborhood will have between 400 and 600 homes. The primary entrance monument (see attached drawings and graphics) was scaled down from what is typical for a Del Webb neighborhood, but is still larger than most seen in the Twin Cities. It provides the necessary impact desired by Del Webb buyers. Please note that for Bellwether, we constructed virtually the same monument on both sides of the entrance.

Del Webb at Chaska

For Del Webb at Chaska, we have conceptualized a sizable entrance monument off MN 41, a matching small pillar on the other side of the entrance, and matching pillars potentially placed in other areas (see marked up site plan showing monument and pillar locations).

We have completed early conceptual drawings for the entrance monument for Del Webb at Chaska (see attached). Since this neighborhood will be smaller than even Bellwether, the size of the monument will be scaled down to be smaller than at Bellwether. Our goal is to maintain the generally expected Del Webb branding and feel but to scale it appropriate to the smaller neighborhood size.

Conclusion

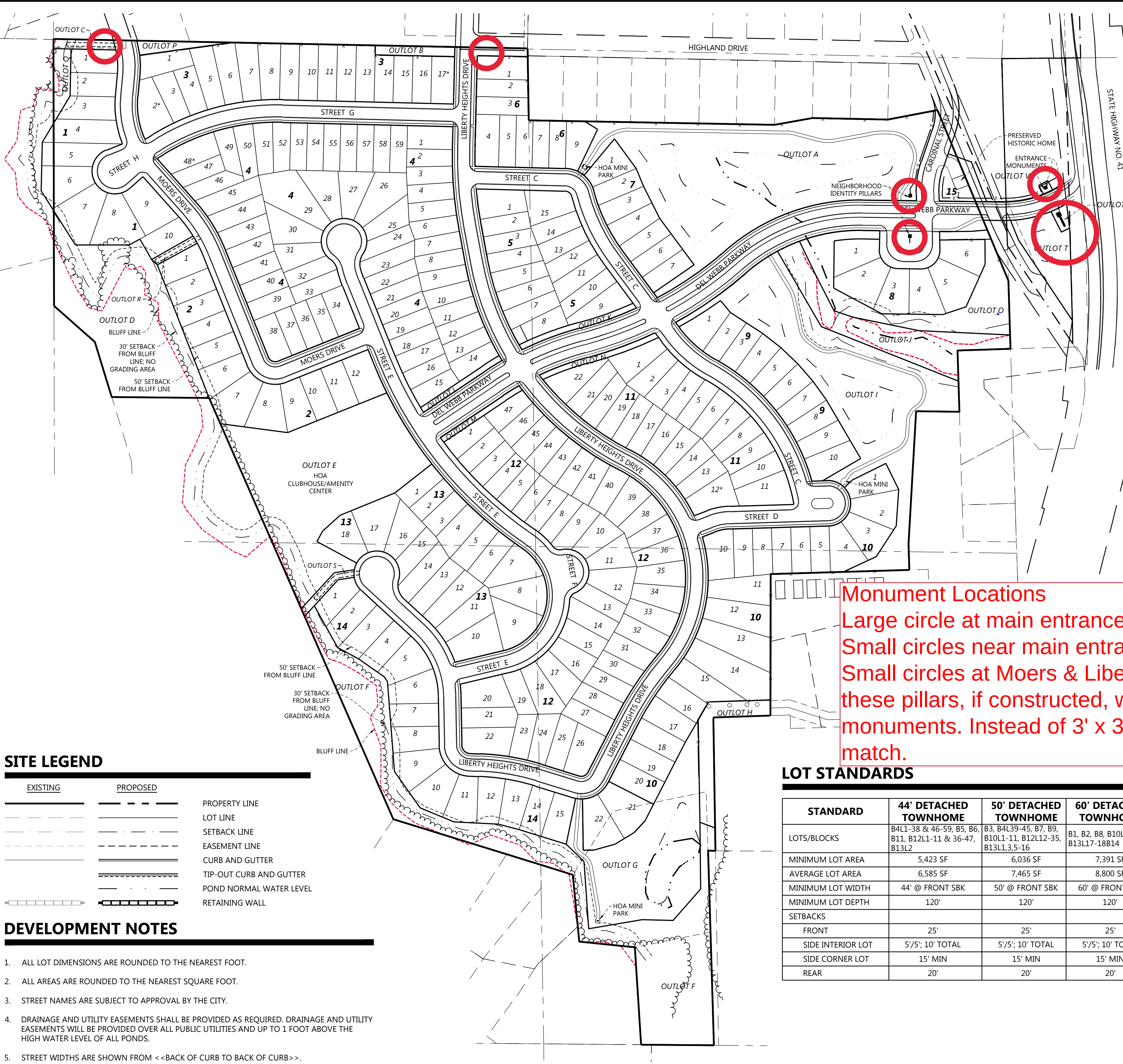
Additional detailed design will be necessary on our proposed entrance monument for Del Webb at Chaska. Some dimensions are not yet available. We are seeking general approval of the materials outlined in this memo and associated exhibits. Perhaps some discretion can be left for City staff to review and approve these plans later. Thank you for your consideration.

Sincerely,



Paul Heuer
Director of Land Planning & Entitlement

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SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL

DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
- STREET WIDTHS ARE SHOWN FROM <<BACK OF CURB TO BACK OF CURB>>.

PROPERTY DESCRIPTION

That part of the Southeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota described as follows:

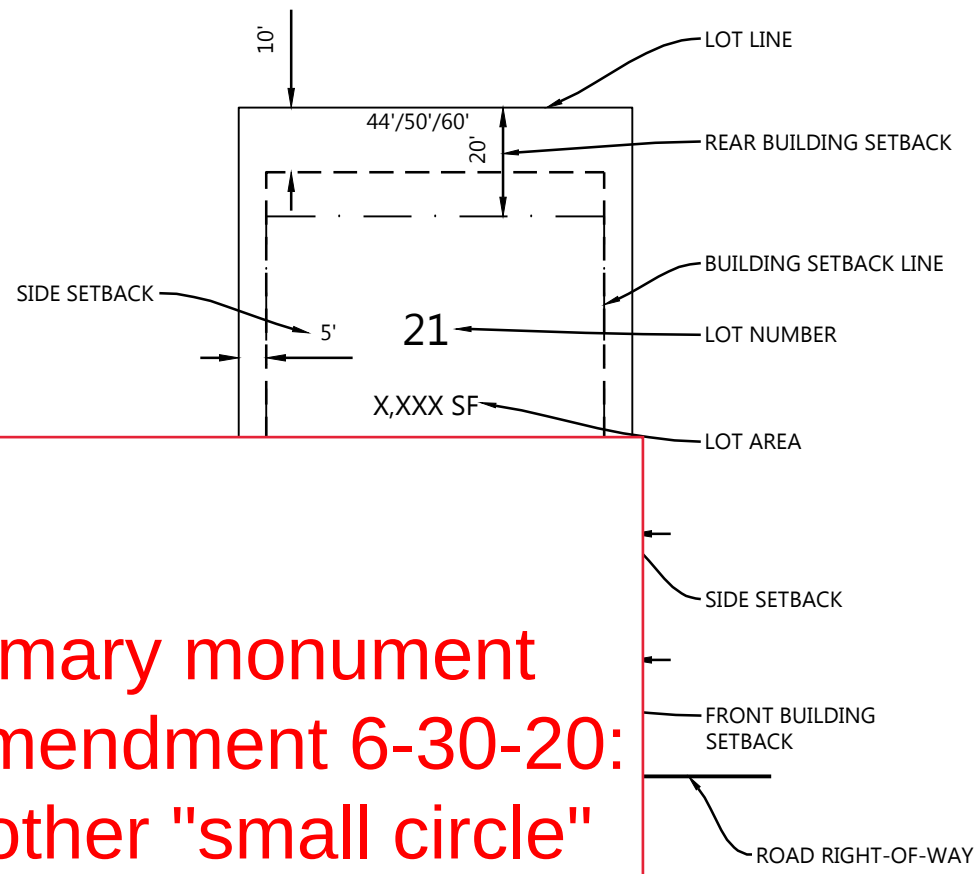
Beginning at the Northwest corner of the Southeast Quarter of said Section 5; thence on an assumed bearing of South 88 degrees 43 minutes 30 seconds East along the North line of said Southeast Quarter, a distance of 1,253.47 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence South 00 degrees 48 minutes 04 seconds East along the East line of said Northwest Quarter of the Southeast Quarter a distance of 190.17 feet; thence South 88 degrees 43 minutes 30 seconds East a distance of 650.00 feet along the South line of said Hammers Addition, according to the recorded plat thereof; thence continuing North 79 degrees 57 minutes 54 seconds East along the South line of said Hammers Addition a distance of 101.98 feet; thence continuing South 88 degrees 43 minutes 30 seconds East along the South line of said Hammers Addition a distance of 200.00 feet; thence continuing North 79 degrees 19 minutes 07 seconds East along the South line of said Hammers Addition a distance of 133.01 feet to the Westerly right of way of Cardinal Street; thence South 22 degrees 31 minutes 30 seconds East along the Westerly right of way line of said Cardinal Street a distance of 485.79 feet to the intersection with the East line of Southeast Quarter of said Section 5; thence South 01 degrees 36 minutes 37 seconds East along the East line of the Southeast Quarter of said Section 5, a distance of 179.83 feet; thence South 88 degrees 23 minutes 23 seconds West a distance of 140.25 feet; thence South 01 degrees 36 minutes 37 seconds East a distance of 162.33 feet; thence North 89 degrees 03 minutes 52 seconds West a distance of 114.20 feet; thence South 03 degrees 25 minutes 56 seconds West a distance of 350.36 feet; thence South 01 degrees 36 minutes 38 seconds East a distance of 70.00 feet; thence South 88 degrees 23 minutes 23 seconds West a distance of 366.68 feet; thence South 00 degrees 15 minutes 44 seconds West a distance of 373.90 feet; thence South 88 degrees 23 minutes 24 seconds West a distance of 151.09 feet; thence South 00 degrees 48 minutes 04 seconds East a distance of 866.78 feet to the South line of the Southeast Quarter of said Section 5; thence North 89 degrees 23 minutes 40 seconds West along the South line of the Southeast Quarter of said Section 5, a distance of 204.34 feet; to a point on said South line, distant 257.66 feet Easterly from the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 03 degrees 35 minutes 04 seconds West a distance of 257.97 feet; thence North 83 degrees 57 minutes 27 seconds West a distance of 147.68 feet; thence North 05 degrees 26 minutes 54 seconds West a distance of 177.20 feet; thence North 72 degrees 39 minutes 14 seconds West a distance of 88.47 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter distant 473.11 feet Northerly from the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 5; thence North 72 degrees 39 minutes 14 seconds West a distance of 408.22 feet; thence North 23 degrees 29 minutes 27 seconds West a distance of 1,215.19 feet; thence North 89 degrees 17 minutes 16 seconds West a distance of 257.54 feet; thence North 17 degrees 00 minutes 00 seconds West a distance of 151.89 feet; thence North 48 degrees 13 minutes 45 seconds West a distance of 144.16 feet to the West line of the Southeast Quarter of said Section 5; thence North 00 degrees 00 minutes 00 seconds West along the West line of the Southeast Quarter of said Section 5, a distance of 704.00 feet to the Point of Beginning.

The South 142 feet of that part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota, lying Southwesterly of the centerline of Victoria Drive and West of Highland Acres, according to the recorded plat thereof, Carver County, Minnesota.

SITE DEVELOPMENT DATA

EXISTING ZONING:	O - OPEN DEVELOPMENT
PROPOSED ZONING:	PDD/PRD PLANNED RESIDENTIAL DISTRICT
GROSS SITE AREA:	86.05 AC
BLUFF AREAS:	7.67 AC
NET SITE AREA:	78.38 AC
DEVELOPMENT SUMMARY	
44' DETACHED TOWNHOME LOT:	122 HOMES
50' DETACHED TOWNHOME LOT:	89 HOMES
60' DETACHED TOWNHOME LOT:	58 HOMES
PRESERVED HISTORIC HOME LOT:	1 HOME
TOTAL HOMES:	270 HOMES
PROJECT OPEN SPACE:	24.04 AC (30.12%)
SEE OUTLOT TABLE BELOW	
TOTAL LENGTHS OF TRAILS:	
PRIVATE TRAILS:	2,500 LF
CITY TRAILS (DEL WEBB PKWY; NAT. BLUFF TRLS):	2,200 LF
LIBERTY HEIGHTS DR (SECOND SWK):	2,200 LF
PROJECT DENSITY:	

TYPICAL DETACHED TOWNHOME DETAIL

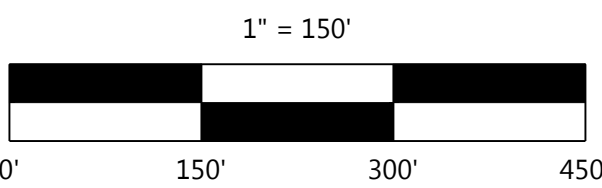
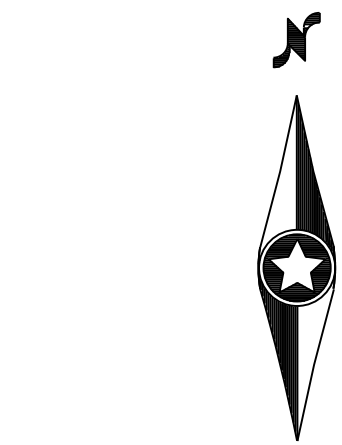


Monument Locations
Large circle at main entrance is primary monument
Small circles near main entrance are individual pillars matching the primary monument
Small circles at Moers & Liberty are pillars that may be constructed; amendment 6-30-20: these pillars, if constructed, will be constructed at 2/3 the scale of the other "small circle" monuments. Instead of 3' x 3', these will be 2' x 2' with other elements scaled down to match.

LOT STANDARDS

STANDARD	44' DETACHED TOWNHOME	50' DETACHED TOWNHOME	60' DETACHED TOWNHOME
LOTS/BLOCKS	B4L1-38 & 46-59, B5, B6, B11, B12L1-11 & 36-47, B13L2	B3, B4L39-45, B7, B9, B10L1-11, B12L12-35, B13L1,3,5-16	B1, B2, B8, B10L12-21, B13L17-18B14
MINIMUM LOT AREA	5,423 SF	6,036 SF	7,391 SF
AVERAGE LOT AREA	6,585 SF	7,465 SF	8,800 SF
MINIMUM LOT WIDTH	44' @ FRONT SBK	50' @ FRONT SBK	60' @ FRONT SBK
MINIMUM LOT DEPTH	120'	120'	120'
SETBACKS			
FRONT	25'	25'	25'
SIDE INTERIOR LOT	5'/5'; 10' TOTAL	5'/5'; 10' TOTAL	5'/5'; 10' TOTAL
SIDE CORNER LOT	15' MIN	15' MIN	15' MIN
REAR	20'	20'	20'

F	PARK/BLUFF	CITY	3.71 AC
G	OPEN/SPACE STORMWATER	HOA/CITY EASEMENT	2.16 AC
H	CEMETERY	CITY	0.43 AC
I	OPEN SPACE/STORMWATER	HOA/CITY EASEMENT	3.36 AC
J	BLUFF	CITY	1.07 AC
K	OPEN SPACE	HOA	0.11 AC
L	OPEN SPACE	HOA	0.09 AC
M	OPEN SPACE	HOA	0.09 AC
N	OPEN SPACE	HOA	0.11 AC
O	OPEN SPACE	HOA	1.15 AC
P	PARK	CITY	0.11 AC
Q	BLUFF	CITY	0.17 AC
R	PARK	CITY	0.06 AC
S	PARK	CITY	0.08 AC
T	OPEN SPACE/STORMWATER	HOA/CITY EASEMENT	0.51 AC
U	MONUMENT SIGN	HOA	0.05 AC
V	MONUMENT SIGN	HOA	0.02 AC



NOT FOR CONSTRUCTION

DESIGNED:	02/04/20
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	1/50,000,000"
VERTICAL SCALE:	30' OR 15'

PREPARED FOR:
PULTE GROUP
7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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: 02/04/20 LICENSE NO. 53774

DEL WEBB AT CHASKA
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT -
OVERALL

SHEET NUMBER:
3 OF **40**
DATE: 02/04/20
PROJECT NUMBER: 0015521.00



Example Del Webb Entrance Monument



Example Del Webb Entrance Monument



Example Del Webb Entrance Monument



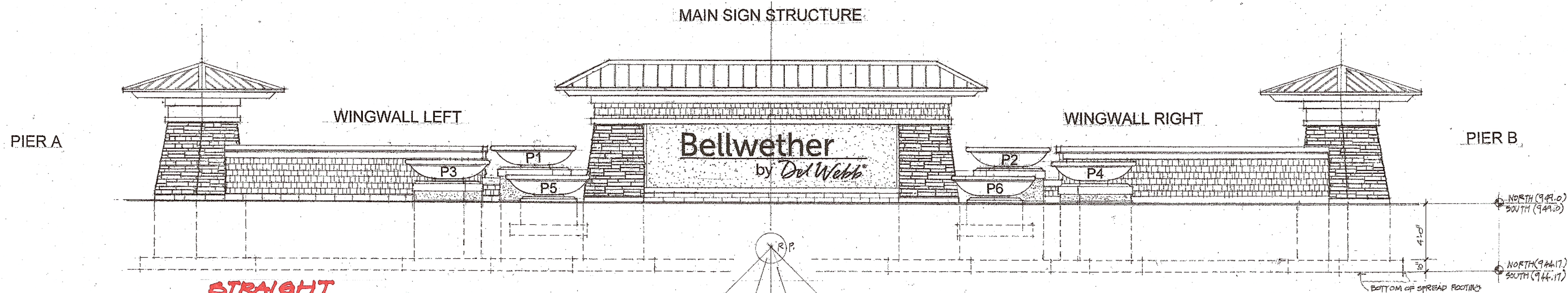
Example Del Webb Entrance Monument



Example Del Webb Entrance Monument



One of two monuments at the entrance to Bellwether in Maple Grove/Corcoran, MN



1 FRONT - TRUE ~~CURVED~~ **STRAIGHT** ELEVATION
1/4" = 1'-0"

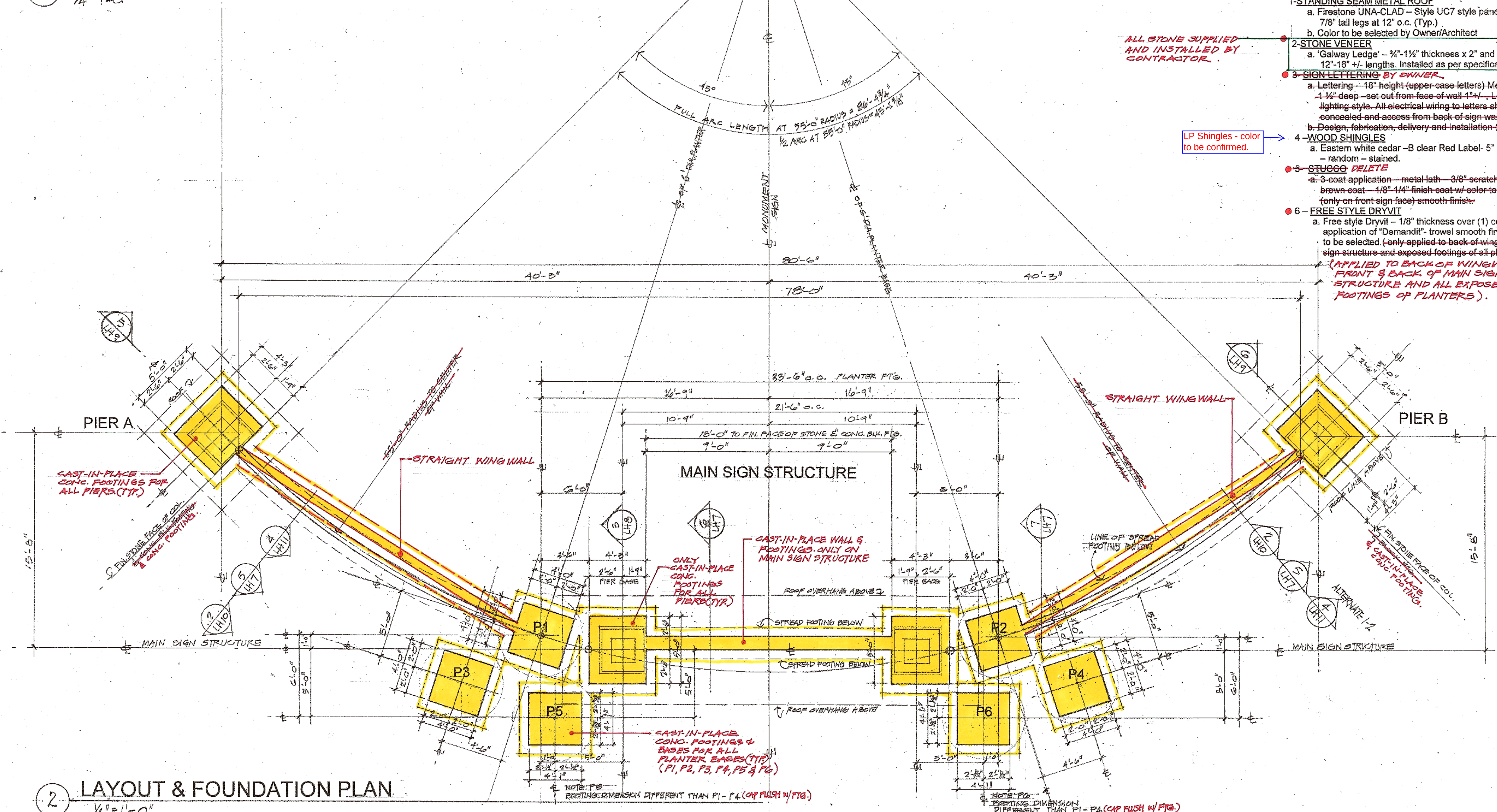
GENERAL NOTES

- 1-STANDING SEAM METAL ROOF
 - a. Firestone UNA-CLAD - Style UC7 style panel system- 7/8" tall legs at 12" o.c. (Typ.)
 - b. Color to be selected by Owner/Architect
- 2-STONE VENEER
 - a. 'Galway Ledge' - 3/4"-1 1/2" thickness x 2" and 3" hts. X 12"-16" +/- lengths. Installed as per specifications.
- 3-SIGN LETTERING BY OWNER
 - a. Lettering - 18" height (upper case letters) Metal channel- 1 1/2" deep - set out from face of wall 1/4". Led Halo lighting style. All electrical wiring to letters shall be concealed and access from back of sign wall.
 - b. Design, fabrication, delivery and installation (By others)
- 4-WOOD SHINGLES
 - a. Eastern white cedar - B clear Red Label- 5" to weather - random - stained.
- 5-STUCCO DELETE
 - a. 3-coat application - metal lath - 3/8" scratch coat - 3/8" brown coat - 1/8" 1/4" finish coat w/ color to be selected (only on front face) smooth finish.
- 6-FREE STYLE DRYVIT
 - a. Free style Dryvit - 1/8" thickness over (1) coat application of "Demandit" - trowel smooth finish w/ color to be selected (only applied to back of wingwalls, main sign structure and exposed footings of all planters)

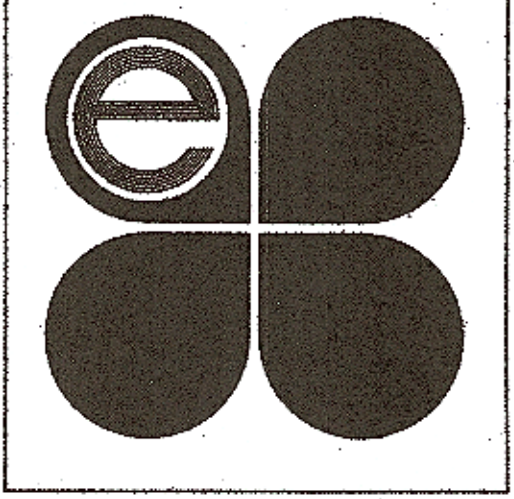
ALL STONE SUPPLIED AND INSTALLED BY CONTRACTOR.

LP Shingles - color to be confirmed.

(APPLIED TO BACK OF WINGWALLS, FRONT & BACK OF MAIN SIGN STRUCTURE AND ALL EXPOSED FOOTINGS OF PLANTERS).



2 LAYOUT & FOUNDATION PLAN
1/4" = 1'-0"



ERNST ASSOCIATES
landscape architecture and planning
1949 Woodlawn St. Minneapolis, MN 55405
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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Gene F. Ernst
DATE: 11.12.18 REG. NO.: 12297

REVISIONS
3.7.19 RED LINE CDS.

DESIGN NUMBER
PROJECT NUMBER
FA 1802
DATE
11/12/18
PROJECT NUMBER
CPE
DRAWN BY
CPE
CHECKED BY
CPE

PROJECT
BELLWETHER
1ST ADDITION

LOCATION
CORCORAN, MN.

SHEET TITLE
MAIN ENTRANCE
MONUMENTS
LAYOUT &
FOUNDATION PLAN.

SHEET NUMBER
LH5



James F. Cooper

GENE F. ERNST

REASONS

3.7.19 RED LINE CD'S

DESIGN NUMBER

PROJECT NUMBER _____

FA 1802

DATE _____

11/12/18

PROJECT MANAGER

GFE

200001 24

GFE

CHECKED BY _____

GFE

PROJECT

BEL WETTER

BELLEVUE HILL

1st ADDITION

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

100

LOCATION 1

CORCORAN, MN

100

**SHEET THE
MAIN ENTRANCE**

MAIN ENTRANCE

MONUMENTS

PL 96-13, 1979, 100 Stat. 12

BLOCK & POURED CO

FOOTING DETAILS

CLARK'S SUBORDINATES

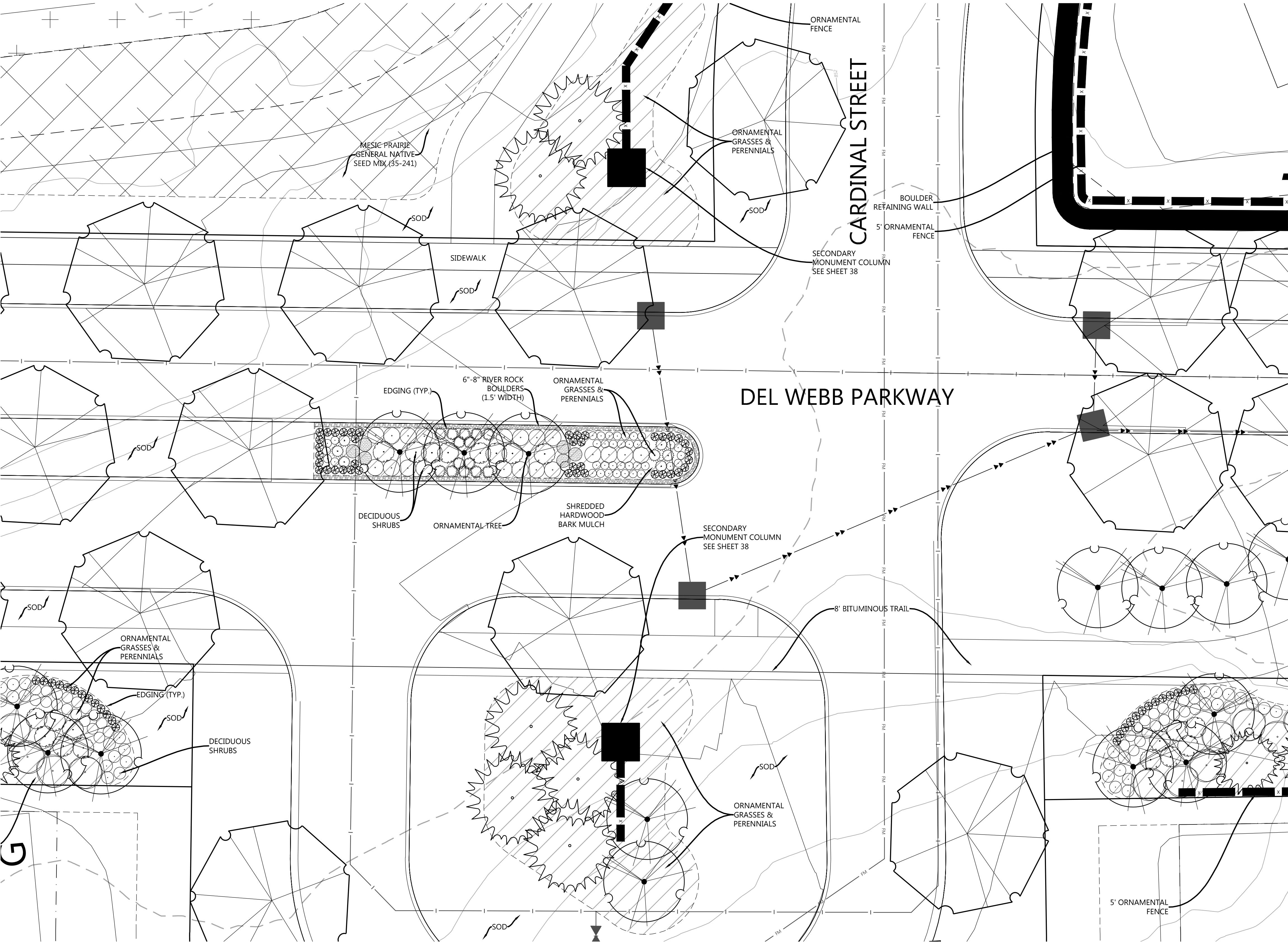
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11. IUCN

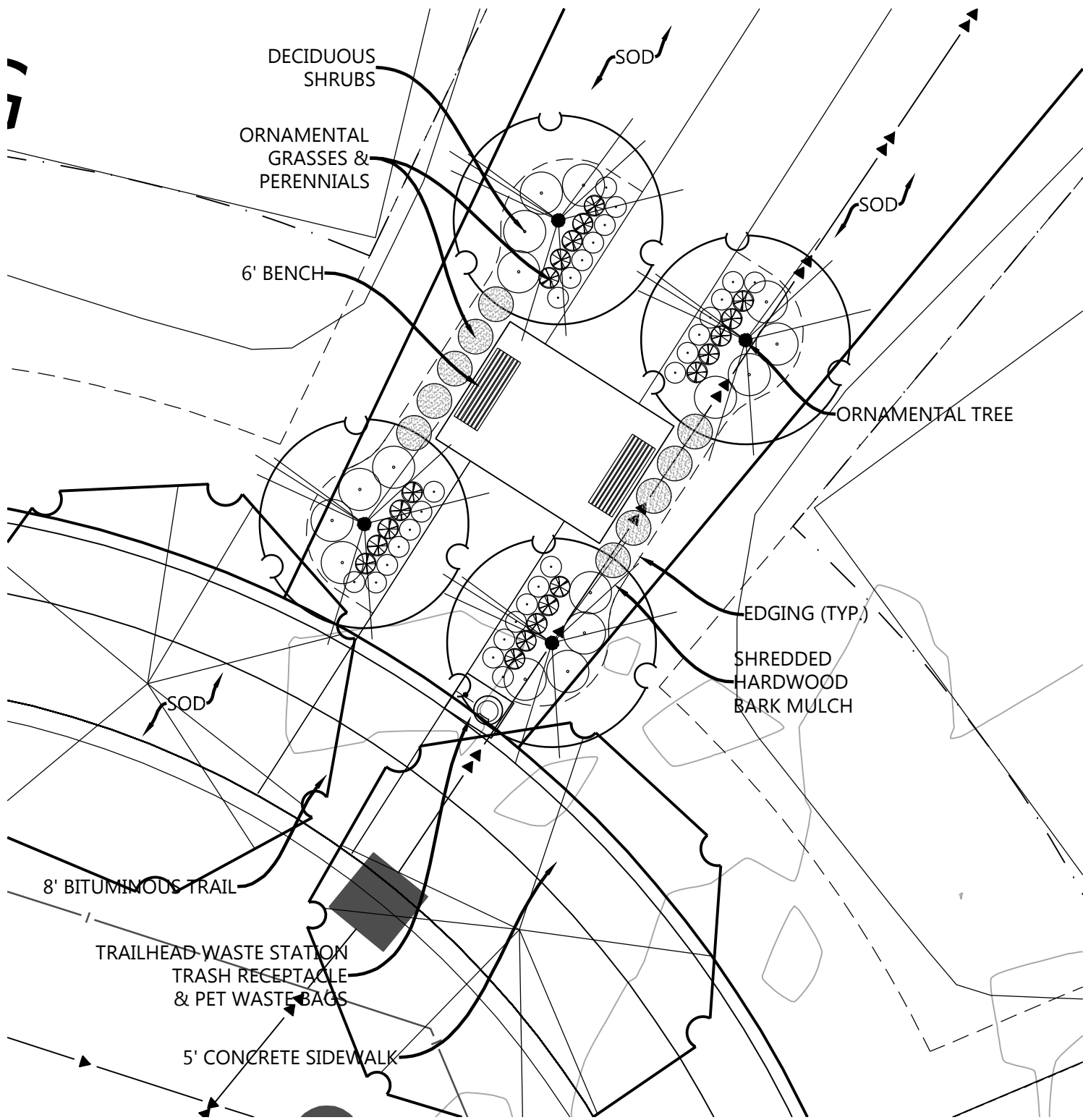
11. 476

10

Secondary Monument & Median Planting Detail



Trailhead Detail (Typ.)



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

NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: #####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 02/04/20
REVISIONS:
△ 02/26/20 CITY COMMENTS
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
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7500 FLYING CLOUD DRIVE, SUITE 670
EDEN PRAIRIE, MN 55344

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NICHOLAS T. MEYER
DATE: 02/04/20 LICENSE NO. 53774

DEL WEBB AT CHASKA
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.

**LANDSCAPE PLANTING
DETAIL**

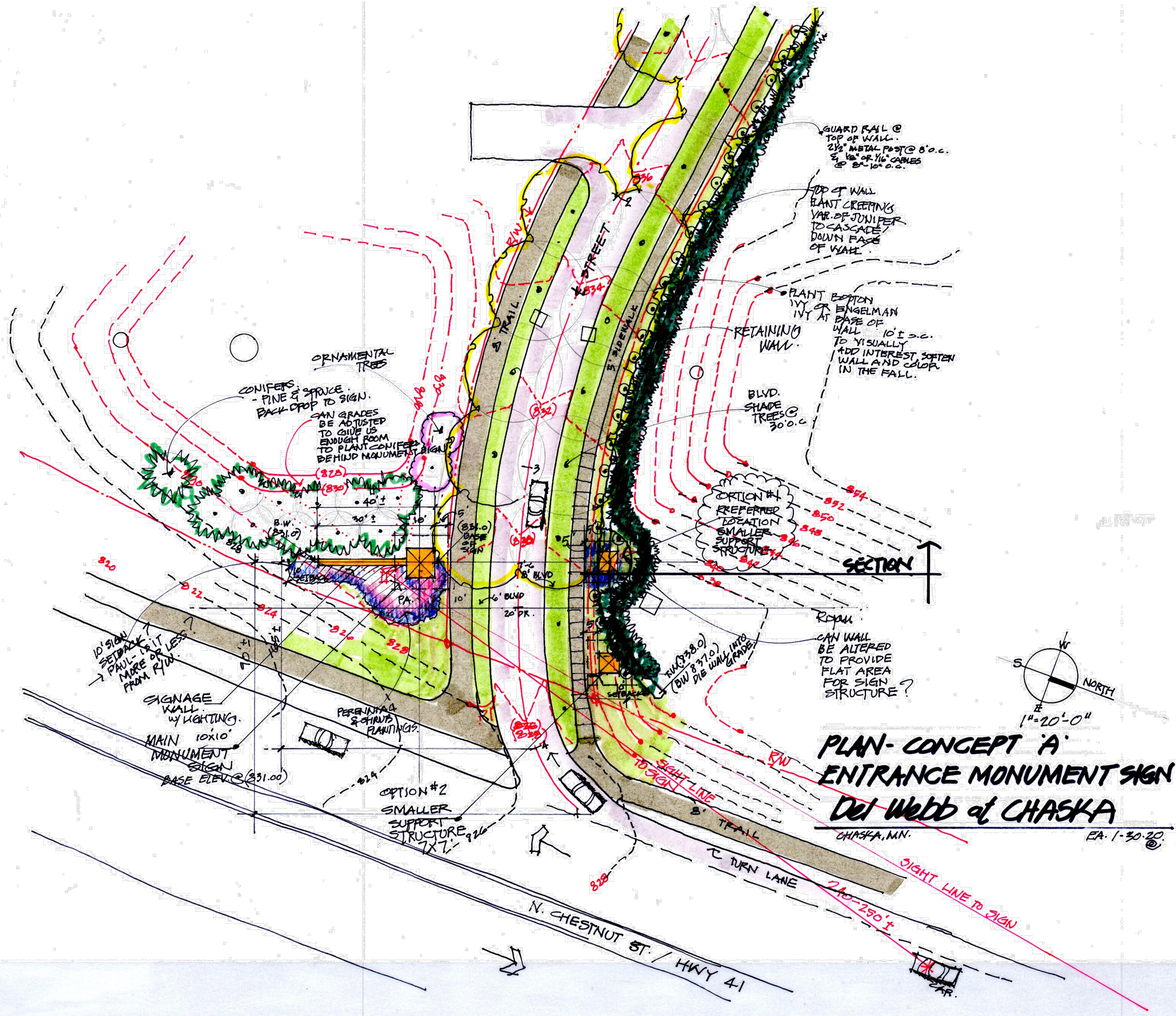
PROJECT NUMBER: 0015521.00

SHEET NUMBER:
35 OF **40**
DATE: 02/04/20

Example Image



PROPOSED SCREENING VINES GROWING OVER FENCE.



NOT FOR CONSTRUCTION

DEL WEBB AT CHASKA

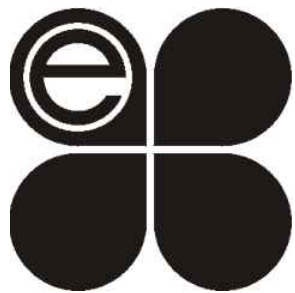
DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: #####
VERTICAL SCALE: ### OR ###

INITIAL ISSUE: 02/04/20
REVISIONS:
△ 02/26/20 CITY COMMENTS
△ _____
△ _____
△ _____
△ _____

PREPARED FOR:
PULTE GROUP
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EDEN PRAIRIE, MN 55344

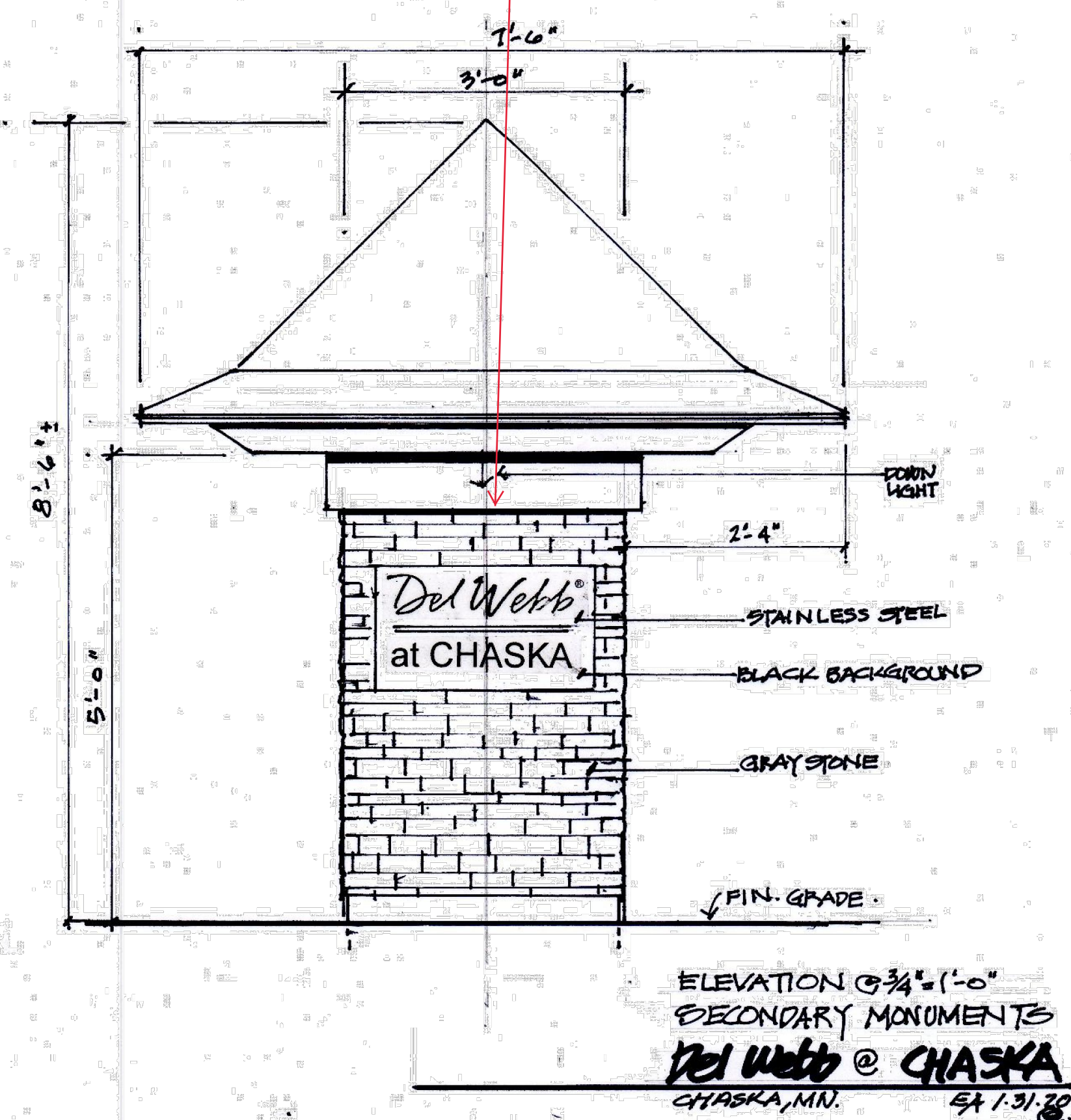
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DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA
DATE: 02/04/20 LICENSE NO. _____

DEL WEBB AT CHASKA
CHASKA, MN



**MAIN ENTRY
MONUMENT CONCEPT
PLAN**
PROJECT NUMBER: 0015521.00

SHEET NUMBER:
37 OF **40**
DATE: 02/04/20



NOT FOR CONSTRUCTION

Concerned Residents of Chaska

April 1, 2020

City of Chaska

Attn: City Council, Planning Commission, Park Board & City Staff, et al.

One City Hall Plaza

Chaska, MN 55318

RE: Preliminary Plat for Pinnacle on the Hammers Site/Pulte Homes/PC #2020-05

Dear Honorable Mayor, Council, Commission & Board Members and City Staff:

As homeowners and taxpayers in the great City of Chaska we understand and appreciate the need for growth and development, however the proposed Pinnacle development is simply not the right fit for this location. We respect the right for citizens to sell their property to whomever they choose, and we have grown accustomed to developers wanting to maximize their profits by squeezing in as many houses as possible. Our only hope is that Commissioners, City Staff and elected officials can look beyond the excitement of a new project and have the foresight to see the negative impacts this project will have on the residents of this community and understand that this proposed development just doesn't make sense.

The Developer has championed their multiyear effort and are seeking sympathy for the number of obstacles they have attempted to overcome in moving this project forward. After hitting all of these obstacles and roadblocks, one must ask the question or face the reality that, perhaps this particular project just isn't the right fit for this specific location. To that end, we hope that you will consider the following facts and concerns before any decisions are made pertaining to the approval of this development:

Major Changes from the Preliminary Concept Plan

- At the 9/17/18 Council Meeting, the Mayor asked the City Planner, regarding the right-in and right-out access to Hwy 41 "What if the access isn't approved?", in response, the City Planner stated "Then they wouldn't move forward with the project, so this is a pretty pivotal piece to their project in order to make it work". As it stands right now, the access, as proposed within the Concept plan, has been denied by MnDOT. It is understood that MnDOT has allowed for "right-in" access from Hwy 41, however, the denial of the "right-

out” access severely impacts surrounding neighborhoods, traffic patterns, and as originally stated, should prevent this development from moving forward as currently proposed.

- As currently proposed, all traffic entering this development has no other option but to drive North, utilizing only existing neighborhood streets. Is it customary to approve developments without properly planned ingress and egress?
- Other changes from the Concept vs. Preliminary include:
 - More houses (268 vs. 257)
 - Less parks
 - Less green space
 - Less Public Trails
 - Less accessibility (ingress and egress roads)

Land Use / Zoning

- The 2030 Comprehensive Plan identifies this property as Low Density Residential.
- While the proposed development claims to meet this criterion, it is abundantly clear that previous commissions, councils and City staff members did not envision nor plan for a development of this type. The record is clear, this development was, and still is, best suited for traditional, single-family homes. The existing road infrastructure was simply not designed and cannot safely support a development with this density.
- The concept sketch plan for this project could easily be mistaken for a mobile home community as the proposed project has a greater density (homes/per acre) than almost any other residential development in the City. Many of the proposed lots are less than 1/2 to 1/3 the size of the existing lots that adjoin this development, meaning that for every existing house to the North of this development, two or three homes would be constructed on the same size lot. This does not fit in the with the aesthetics of the existing neighborhoods and would look like a planning mistake, without extensive transitional screenings.
- As previously stated, the Planned Land Use of this property is Low Density Residential, however the proposed amenity center includes a 7,200 SF commercial building, which is clearly at odds with the residential land use classification. In addition, the proposed (private) community pool, fire pit, event spaces, bocce ball and pickleball courts are nonstandard and are not present in other residential neighborhood throughout the community. How can these commercial elements be considered residential?

Traffic, Layout & Accessibility

- As noted above, the approved access to Hwy 41 was critical for the developer, but it was, and still is, critical for the existing residents that surround this development. In our opinion, this project went from bad to worse with the requested “right-out” access being denied. As such, all traffic leaving this development will have no choice but to funnel North and utilize existing residential streets.
- Our current residential streets and neighborhoods will go from being quiet, peaceful and safe to a never-ending thoroughfare of traffic. This project will bring years of continuous

construction traffic, which will then transition into an endless parade of service, maintenance and delivery vehicles. Not to mention the 500+ vehicles of the new residents.

- Simply stated, this proposed development cannot support its own traffic volume and should not be approved without careful consideration and modifications.
- We do not agree with many of the opinions expressed within the Traffic Impact Study that was submitted with this proposed project. We also believe that a conflict of interest exists, as the traffic engineering firm is hired by and paid for by the developer. The study includes numerous unsupported opinions, lacks objectivity and is clearly crafted to fit the narrative and/or preferred conclusions of the developer.
- According to the traffic study conducted by Westwood, the figures on the amount of traffic generated by an active adult neighborhood were "given to them by Pulte" based on a study from 2004. Traffic patterns were different 16 years ago. There is more recent data available which indicates higher traffic rates and therefore put the entire study in question. For example a slightly more recent 2006 study of 55+ communities indicates the travel is expected to increase at least 10% from 2006 to 2010 (<https://pdfs.semanticscholar.org/fb75/d77b26dae3d70a87678fe1b9c9955c215cf8.pdf>).
- We believe the study severely underestimates the amount of traffic this proposed neighborhood will create and we believe more information should be presented, utilizing more recent data, especially as it relates to the expected impact on the existing neighborhood streets.
- As current residents of this area, we are very aware of the present traffic patterns and volumes. Common sense tells us that the increased level of traffic and volume of cars from this proposed development will have major negative impacts on all of the surrounding neighborhoods.
- As opposed to all of the generalities and beneficial stereotypes presented by the developer, here are some commonsense traffic related realities:
 - People 55+ still own and drive cars. This is supported by the fact that all proposed houses have 2 or 3 car garages. (2 cars x 268 houses = 538 cars)
 - People 55+ are still employed and drive to and from work each day. Including during "peak traffic times".
 - People are living and working longer.
 - During the summer, children play at all times, not just during "peak times"
 - Per the study, it claims this type of development will have ~64% less traffic than a traditional single-family home development. But would that still be true if you have 100+ more houses, as proposed in this development, versus the number of traditional single-family homes that would fit in this same area?
 - As referenced, this is an "Active Community" not a retirement home or a nursing home as the traffic study alludes to. They will have cars and they will drive them.
 - This development will not bring more people to Downtown. As proposed, you are required to drive North in order to go South. It will be easier and more convenient to leave and return home from anywhere but downtown.
 - Expect a lot of U-turns on Hwy 41
 - Cars need gas and the nearest gas station will require these residents to cut through multiple existing neighborhood streets.

- Access to 212? Again, only through existing neighborhoods.
- The greatest impact will be on the 100+ kids that live and play in this area. The safe, secure and tranquil neighborhood that the developer is proposing will upend our currently safe, secure and tranquil neighborhood.

Public versus Private

- It has been stated that the proposed development is a “gateless” gated community. However, there will be no obvious distinction or transition between the existing homes and the proposed homes, except for the stark contrast in the home and lot sizes. This proposed community, intended or not, will become an awkward extension to the current neighborhood and not gated, secluded or “separated from the world” as presented by the developer.
- How do we explain to the 100+ children that live in this neighborhood that they are not allowed to use these private trails, private parks or the private amenities that are located right there in our neighborhood?
- Will there be signs indicating which trails/sidewalks are public?
- Who will police/enforce these private areas?

Moers/Hammers Park Expansion

- Many of us counted on, relied on and expected the City to follow the 2030 City Land Use Plan, which designated, set aside and planned for the expansion (near doubling) of Moers Park, once the land to the South was developed. Why is this not being followed?
- The developer’s preliminary concept plan even included this additional park space but is now absent per the City’s request. Why?
- So instead of 3.3 Acres of planned additional green space/expanded park, we get the enjoyment/benefit of 20 dense homes?
- In response to the previous Park Board and Planning Commission’s comments that “...the Pinnacle Development is targeting the 55+ population and includes a private park vs. a single-family home development, staff feels the proposed park is not needed as Moers Park can continue to serve the neighborhood”, we must ask:
 - Do people 55+ not use parks?
 - Do people 55 + not have pets?
 - Do people 55+ not have children and/or grandchildren?
- The reality is that these new residents and their guests WILL utilize the neighborhood park. If not, why are two new access points being proposed.
- The current park does “serve” the neighborhood, because it is all that we have. However, the park is already at capacity with the 100+ kids that live in the neighborhood and considerations should be made for the increase in population, regardless of their age.

General Notes & Comments

- The developer has continuously referenced and compared this proposed project to another Del Webb community that is currently being built in Corcoran, MN. While the two developments might be similar on paper, much like apples and oranges, they are completely different.
- Corcoran is a mostly undeveloped City with a population of approximately 6,000 people. The vast areas of open and developable land that surround the Corcoran project provide for the infrastructure to be designed and built around their project. Conversely, the proposed Chaska project is being shoe-horned into a mostly developed City and neighborhood where the infrastructure is insufficient to handle a project of this density, especially as it relates to accessibility and traffic.
- Is there another Del Webb Community in the entire country that doesn't have a main entrance and exit off their main "Parkway"?
- As reported by the developer, residents of these types of communities love dead-end roads as it provides the feeling of safety, seclusion and separation from the world. The current residents that surround this development currently enjoy and support this concept.

We respectfully thank you in advance for your attention and understanding of our concerns. Please let us know if you have any questions or if you should require any additional information, as we are open to working with all interested parties.

Sincerely,

The Concerned Residents of Chaska

(The names and addresses of the Chaska residents that created and support this letter are attached. We ask that this list be redacted and/or not be published for security purposes.)

REQUEST FOR ACTION CHASKA CITY COUNCIL JULY 20, 2020

Subject: **The Harvest West North - Concept Plan in the SW Chaska Growth Area**

Applicant: Tradition Development

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

Case No.: 2020-14

Synopsis: Applicant seeks to obtain approval of a 119 lot (85 single family lots, 34 villa lots) development on 48 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

BACKGROUND

Club West Partners, LLC/Tradition Development hopes to continue their major role in the implementation of the SW Chaska Growth and Development Plan. Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 375 acres in this area generally lying North of CR 44 and East of 212. The concept plan for the south side of Harvest West was approved in March of 2018. Final Plats have since been approved for the south area. Tonight, we are looking at the concept plan for the north side of Harvest West, which is the full build-out of the Harvest West development.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's mission statement and core strategies. The five development goals include: connecting to the greater community, preserving existing vegetation, utilizing site topography, creating public and community space, and providing quality architecture.

Connecting to the greater Community

One overarching goal of the project is to connect the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 44 and possibly Creek Road will allow residents of surrounding developments and neighborhoods to bike downtown Chaska for services and entertainment.

Preserve Existing Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the central portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

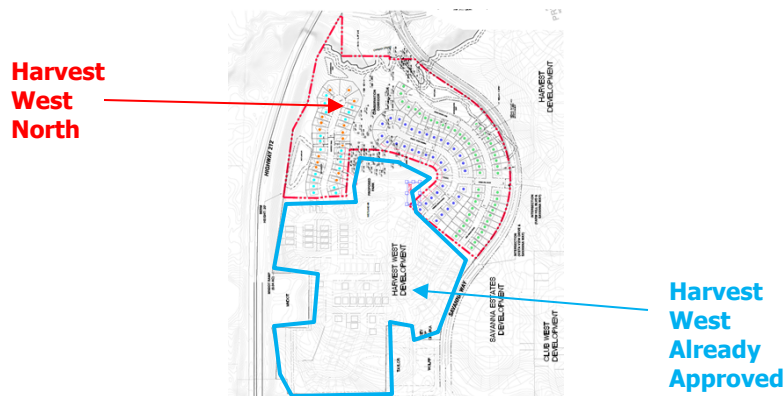
The project proposes creating a Conservation Corridor in the central area consisting of nearly 7 acres. This will include the existing woods and sloped natural areas, accessed with sidewalks and trail corridors leading through this large open area. The open area is characterized by dense tree stands and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design are intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

CURRENT PROPOSAL

The 119-lot (34 villa lots, 84 single family lots) proposal on approximately 48-acres of property is located north of County Road 44, west of Savanna Way, and north of the existing Harvest West neighborhood.



Adjacent properties

The site is bound on the north by land owned by Creek Road and a couple single family residences; to the west by Highway 212, the south by County Road 44 and the existing Harvest West neighborhood, and the east by Savanna Way, and The Harvest.

Existing Conditions

The proposed project area is approximately 48 acres and located directly of the recently platted Harvest West Phase 1 and 2 neighborhoods. The project is confined to the south by Harvest West 2nd. To the north is Chaska Creek. To the west and east are Trunk Highway 212 and Savanna Way. A 20-foot berm exists on the west side abutting the highway. The land making up the entirety of the planned development is comprised of parcels owned by Club West Partners, LLC.

The majority of the property is currently open farmland and consistent with surrounding land uses. There are wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees, mainly oaks, that exist to the center of the development. The majority of the wooded areas will be preserved with the development and dedicated to the City of Chaska for future park uses.

Topography of the site currently varies from a peak elevation of 950 feet near the central portion of the property and falls off towards Chaska Creek at the north end of the property, approaching an elevation of 860 near the creek, totaling nearly 100 feet of elevation across the site. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains north and entering Chaska Creek.

Land Use

The applicant is proposing 119 lots: 34 villa lots (Cottage lots) at 53 feet in width, 50 traditional single-family lots at 55 feet in width (Legacy lots), and 35 traditional single-family lots at 65 feet in width (Heritage lots). This is similar in dimensions to the existing neighborhood to the south and consistent with the SW Chaska Growth & Development Plan, as this area was shown as "Mixed Residential" and "Residential". The Heritage style homes have been built throughout Harvest and Harvest West. The new Legacy styles will provide an added housing option for the development.

The "Mixed Residential" area is described in the Plan as follows:

"The neighborhood center located east of the CR 140 interchange with Hwy 212 is guided for a broader mix of housing types, as well as uses non-residential, appropriate for a neighborhood center. This area is guided for the Mixed Residential designation, which allows a mix of residential land uses from low to high density plus limited commercial, office, civic, park and open space."

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

Layout

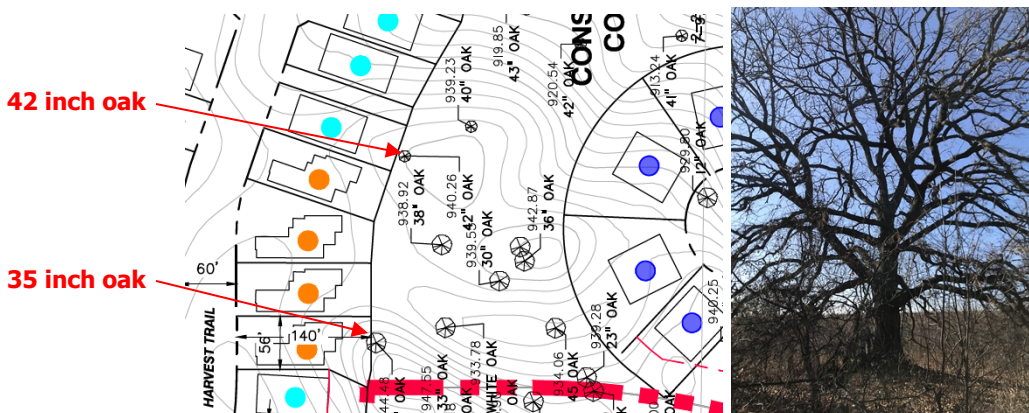
The initial access to the property will be from Farm Hill Boulevard to the east from the adjacent collector road, Savanna Way. This entrance will line up with the existing Harvest entrance to the east and will provide access to the two cul de sacs on the east side of the site. Additional access will also be provided on the south of the site from Vista View Drive. The easterly most cul de sac will back up to a wetland and Savanna Way. The west side cul de sac will gain access from the internal local streets installed in the 1st and 2nd additions and will back up to a large berm on the west side that screens the development from Highway 212. The lots on the east side of Harvest trail will overlook a natural wooded area that will be preserved and serve as a future City natural park land. The design of this addition to the development was intentional to preserve a conservation corridor in the center of the site. Instead of providing looping streets along the north side of the park area, the applicant has opted for three cul de sacs to preserve the conservation corridor. This will ultimately create an extension to the 12-acre park area proposed and preserve significant oak trees.

The villa lots will be situated on the west side cul de sac abutting Highway 212. The single-family lots are situated on the east side cul de sacs and will abut Savanna Way.

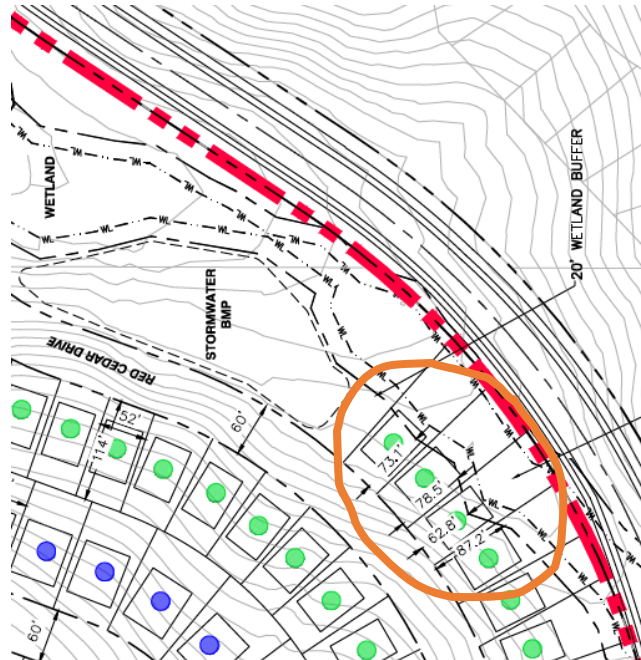
The concept plan shows three wetlands in the subject area. The layout appears to incorporate the wetlands into the overall development, with the exception of the smaller wetland just west of the proposed Harvest Trail extension. The applicant will be required to submit a wetland report during their preliminary submittal. 30 foot buffers/setbacks are required from these elements.

Staff Analysis/Recommendations

The westerly cul de sac provides a curvilinear extension off of Harvest Trail. The purpose of this is to avoid impacts into the westerly most wetland. There are a couple areas on the east edge of the lots that abut the conservation corridor area that are of concern to staff. The first one being the lot that abuts a 35 inch oak near the northwesterly edge of the proposed park area. There is another 42 inch oak a couple lots north of this one that is near the edge of the lot lines. Staff would emphasize the importance in trying to orient the lots, and street alignment, so that both tree's drip edges fall outside of the lot lines and potential grading limits. Doing this will allow less impact on the root systems when grading occurs. There appears to be room for the lots on the bulb of the cul de sac to move and potentially re-orient the street westerly to help preserve the trees more. The applicant will have to address this in their preliminary submittal.



Another comment on the layout is the orientation of the easterly most lots that abut the wetland near Savanna Way and north of Farm Hill Boulevard. The applicant has stated that the wetland will be preserved, however, it appears that there are 4 lots that impact the wetland buffer (see below photo and lots circled in orange). The lots adjacent to this wetland are rather tight. Staff would emphasize that the wetland buffer remain intact and that these lots be re-oriented outside of the wetland buffer or removed entirely.



The easterly cul de sacs are in a relatively steep area. Staff anticipates that retaining walls will be needed between the rear yards of the Legacy and Heritage lots. It will be important that the grading plan shows what will be needed in these significant sloping areas, and how they will be maintained once these lots are sold.

Transportation/ROW

The Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the east is proposed and will be the primary access to the neighborhood. The development will benefit from the recent addition of entrance ramps to US Highway 212 and future improvements on County Road 44.

The current concept plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood. Utility connections will also be available from the collector road to the east.

It should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line. There is a 20 foot easement on top of that line. The applicant will need to make sure their plans do not encroach into this area or its easement, and it should be shown on the civil plans when they submit for preliminary.

Phasing

It is the applicant's desire to be able to begin site grading by mid-summer of 2020. The project will be conducted in at least two phases.

Setbacks

The setbacks will be generally consistent with the existing Harvest West development. For the Villa (Cottage) lots, the front yard setback should be no less than 20 feet. The rear yard setback should be 30 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 20 feet. For the Legacy lots, the front yard setback should be no less than 23 feet, with the unenclosed front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The rear yard setback should be 30 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 23 feet. For the Heritage Lots, the front yard setback should be no less than 23 feet, with the unenclosed front porch being allowed to encroach into the setback up to 8 feet. The rear yard setback should be 30 feet. The side yard setback should be 10 feet for the house and 5 feet for the garage. Corner lots should have a side yard setback of 23 feet.

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

SETBACKS	
Direction	Setback
Highway 212	225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Savanna Way	100 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet (rear yard only)

The lots that abut the public park would need to adhere to the 40 foot rear setback and provide a buffer where the public trails will access this area. In addition, there appear to be wooded steep slopes near the north edge of the public park. It will be important that lots abutting this area meet the required setbacks.

All other setbacks will be required to be shown and adhered to on all plans moving forward.

Architecture

Robert Thomas Homes will be the primary builder in this neighborhood for both the single-family and villa homes proposed. One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership".

City policy 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 policy has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture. With the future rezoning of the property staff would include the City's typical language with regard to house design, 360-degree architecture and anti-monotony.

Parkland

The current plan proposes to provide a central conservation corridor that is connecting to the 12-acre park area preserved with the Harvest West original plat. The corridor will extend the natural amenities to the north and connect to the Chaska Creek corridor. The trees to be preserved within the Conservation Corridor are mainly significant oak trees with some of the trunk diameters reaching over 40 inches in diameter.

Access into the Park & Conservation Corridor

Because the conservation corridor and park are a public park area it will be important to provide proper access into it so that people can reach it adequately. The 12-acre park is nestled in the center of the overall Harvest West neighborhood. The conservation corridor will extend on the north side of the park area to preserve the grove of significant oak trees. Currently the concept plan shows homes around the perimeter of this park and conservation corridor. Several accesses are shown on the west and east sides to access the park and conservation corridor. The westerly cul de sac is showing an outlot area that will provide access to the conservation corridor area. This outlot is approximately 20 feet wide and situated near the start of the cul de sac bulb. The location of this appears to make sense in terms of an equitable access standpoint. Additionally, the northeasterly most cul de sac is showing an opening at the bulb of the cul de sac to provide access into the conservation corridor. The location of this appears to be following the easiest path from a topography standpoint. The access is located in the least steep area of the easterly side of the development. The east side shows an additional park entrance that runs in line with the Farm Hill Boulevard street entrance. This will be an approximately 60 foot wide access into the park area. An additional park access is shown 5 lots south in line with the Vista View Drive street entrance. 40 foot rear setbacks will be required along all edges of the public park.

Parkland Credit

Parkland credit will be given for the areas of the conservation corridor that are usable. It should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given.

Trails & Sidewalks

The concept plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks shall also provide connection to the trail proposed along Savanna Way.

There is a public trail that is planned on the east side of Savanna Way, plus a typical sidewalk on the west side. It will be important to provide an adequate and clear pedestrian connection from Savanna Way into the development off of Farm Hill Boulevard to connect people with the public park. There should also be a safe connection across Savanna Way by way of a cross walk or other suitable alternative as determined by the Engineering and Public Works Departments.

Screening, Landscaping & Tree Preservation

Because this development abuts two major roadways (i.e. Savanna Way and Highway 212) it will be important in the preliminary submittal to address screening. The sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes. The screening provided on Savanna Way should be consistent with the same screening done on the east side of Savanna Way and the south side of the site.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Landscaping will be required to enhance the development entrances, consistent with the adjacent Harvest development. Landscaping may also be necessary on the home sites that abut the Public Park and trails to provide further buffering between these two uses.

Tree Preservation will be an important piece of this development, specifically in the conservation corridor area. The plan shows that a majority of the significant oaks are planning to be saved in this corridor. There are a couple oaks on the perimeter of the corridor that need to be further evaluated in terms of layout of the westerly cul de sac; please see exhibit and photo on page 4 above. As noted previously, it would be worth exploring the potential of moving the cul de sac more west to further separate the lots from the trees in the conservation corridor. The applicant will have to address this in their preliminary submittal how they plan to preserve these trees. The applicant will be required to submit a tree survey and preservation plan during their preliminary submittal so that staff can review and advise on the significant and quality tree areas in the development.

Development Costs (Infrastructure Improvements)

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

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

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

PLANNING COMMISSION ACTION TAKEN 07/08/2020:

Motion to recommend to City Council approval of The Harvest West North Concept Plan for a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area, subject to the following conditions:

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

- a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated June 2, 2020
 - b. Existing Conditions Survey, prepared by Alliant Engineering, dated April 30, 2018
 - c. Concept Site Plan, prepared by Alliant Engineering, dated June 2, 2020
 - d. Site Features Map, prepared by Alliant Engineering, dated June 25, 2020
 - e. Site Features Photo Map, prepared by Alliant Engineering, dated June 25, 2020
 - f. Harvest West/Harvest North – Park Plan, prepared by Alliant Engineering, dated June 2, 2020
 - g. Front Elevations (Single Family and Villas), prepared by Robert Thomas Homes
2. Adherence with the City Engineer’s Memo dated July 8, 2020.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Provision that the westerly street and cul de sac be oriented more west so that the 35 inch and 42 inch oaks are protected and unimpacted by grading, to be addressed at preliminary submittal.
5. Provision that the 4 lots north of Farm Hill Boulevard on Red Cedar Drive are re-oriented or removed to be outside of the wetland buffer, and to be addressed at preliminary submittal.
6. Adherence to the City’s Boulevard Tree Policy and local street section design.
7. Provision of adequate screening and landscaping along edges abutting Savanna Way and to be addressed at Preliminary submittal.
8. Provision of sidewalks on both sides of all local streets.
9. Adherence to the following building setbacks:
 - a. Cottage Lots:
 - i. Front (house): 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Heritage Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 10 feet house/5 feet garage
 - v. Side (corner): 23 feet
 - c. Legacy Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 5 feet
 - v. Side (corner): 23 feet
 - d. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - e. Savanna Way: 100 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet
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 existing anti-monotony housing policy.

12. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope, specifically for the lots that abut the public park.
13. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park.
14. 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.
15. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
16. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
17. Provision that an adequate buffer and landscaping is provided between the public trails and homes into the public park and conservation corridor area.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.
19. Provision that the City watermain line and its easement on the west edge of the property is delineated and shown on the civil plans at time of preliminary submittal.
20. Provision of a tree survey and preservation plan during the preliminary submittal.
21. Provision of a grading plan showing proposed retaining walls, if applicable, and a maintenance summary of retaining walls to be submitted at preliminary submittal.
22. Provision that stormwater ponds, wooded steep slopes, and wetlands will not factor into the parkland credit given.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2020-59 approving The Harvest West North Concept Plan for a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area (PC #2020-14).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/20/2020 **RESOLUTION NO.** 2020-59

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

**Resolution approving the Concept Plan for The Harvest West North/Tradition
Development/PC #2020-14**

WHEREAS, the 119-lot (34 villa lots, 84 single family lots) proposal on approximately 48-acres of property is located north of County Road 44, west of Savanna Way, and north of the existing Harvest West neighborhood; and

WHEREAS, the applicant is proposing 119 lots: 34 villa lots (Cottage lots) at 53 feet in width, 50 traditional single-family lots at 55 feet in width (Legacy lots), and 35 traditional single-family lots at 65 feet in width (Heritage lots); and

WHEREAS, the initial access to the property will be from Farm Hill Boulevard to the east from the adjacent collector road, Savanna Way; and

WHEREAS, the easterly most cul de sac will back up to a wetland and Savanna Way; and

WHEREAS, the west side cul de sac will gain access from the internal local streets installed in the 1st and 2nd additions and will back up to a large berm on the west side that screens the development from Highway 212; and

WHEREAS, instead of providing looping streets along the north side of the park area, the applicant has opted for three cul de sacs to preserve the conservation corridor; and

WHEREAS, the concept plan shows three wetlands in the subject area; and

WHEREAS, the layout appears to incorporate the wetlands into the overall development, with the exception of the smaller wetland just west of the proposed Harvest Trail extension; and

WHEREAS, the applicant will be required to submit a wetland report during their preliminary submittal. 30 foot buffers/setbacks are required from these elements; and

WHEREAS, there are a couple areas on the east edge of the westerly cul de sac lots that abut the conservation corridor area that are of concern to staff; and

WHEREAS, the first one being the lot that abuts a 35 inch oak near the northwesterly edge of the proposed park are; and

WHEREAS, there is another 42 inch oak a couple lots north of this one that is near the edge of the lot lines; and

WHEREAS, staff would emphasize the importance in trying to orient the lots, and street alignment, so that both tree's drip edges fall outside of the lot lines and potential grading limits; and

WHEREAS, another comment on the layout is the orientation of the easterly most lots that abut the wetland near Savanna Way and north of Farm Hill Boulevard; and

WHEREAS, the applicant has stated that the wetland will be preserved, however, it appears that there are 4 lots that impact the wetland buffer; and

WHEREAS, staff would emphasize that the wetland buffer remain intact and that these lots be re-oriented outside of the wetland buffer or removed entirely; and

WHEREAS, the easterly cul de sacs are in a relatively steep area; and

WHEREAS, staff anticipates that retaining walls will be needed between the rear yards of the Legacy and Heritage lots; and

WHEREAS, it will be important that the grading plan shows what will be needed in these significant sloping areas, and how they will be maintained once these lots are sold; and

WHEREAS, the lots that abut the public park would need to adhere to the 40 foot rear setback and provide a buffer where the public trails will access this area; and

WHEREAS, in addition, there appear to be wooded steep slopes near the north edge of the public park; and

WHEREAS, it will be important that lots abutting this area meet the required setbacks; and

WHEREAS, the conservation corridor will extend on the north side of the park area to preserve the grove of significant oak trees; and

WHEREAS, several accesses are shown on the west and east sides to access the park and conservation corridor; and

WHEREAS, the westerly cul de sac is showing an outlot area that will provide access to the conservation corridor area; and

WHEREAS, this outlot is approximately 20 feet wide and situated near the start of the cul de sac bulb; and

WHEREAS, the northeasterly most cul de sac is showing an opening at the bulb of the cul de sac to provide access into the conservation corridor; and

WHEREAS, the east side shows an additional park entrance that runs in line with the Farm Hill Boulevard street entrance; and

WHEREAS, this will be an approximately 60 foot wide access into the park area; and

WHEREAS, parkland credit will be given for the areas of the conservation corridor that are usable; and

WHEREAS, because this development abuts two major roadways (i.e. Savanna Way and Highway 212) it will be important in the preliminary submittal to address screening; and

WHEREAS, the sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes; and

WHEREAS, the screening provided on Savanna Way should be consistent with the same screening done on the east side of Savanna Way and the south side of the site; and

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

WHEREAS, it should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given; and

WHEREAS, on July 8, 2020 the Planning Commission recommended approval to the City Council of The Harvest West North Concept Plan for a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area (PC#2020-14); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves The Harvest West North Concept Plan for a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area (PC#2020-14), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated June 2, 2020
 - b. Existing Conditions Survey, prepared by Alliant Engineering, dated April 30, 2018
 - c. Concept Site Plan, prepared by Alliant Engineering, dated June 2, 2020
 - d. Site Features Map, prepared by Alliant Engineering, dated June 25, 2020
 - e. Site Features Photo Map, prepared by Alliant Engineering, dated June 25, 2020
 - f. Harvest West/Harvest North – Park Plan, prepared by Alliant Engineering, dated June 2, 2020
 - g. Front Elevations (Single Family and Villas), prepared by Robert Thomas Homes
2. Adherence with the City Engineer's Memo dated July 8, 2020.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Provision that the westerly street and cul de sac be oriented more west so that the 35 inch and 42 inch oaks are protected and unimpacted by grading, to be addressed at preliminary submittal.
5. Provision that the 4 lots north of Farm Hill Boulevard on Red Cedar Drive are re-oriented or removed to be outside of the wetland buffer, and to be addressed at preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision of adequate screening and landscaping along edges abutting Savanna Way and to be addressed at Preliminary submittal.
8. Provision of sidewalks on both sides of all local streets.
9. Adherence to the following building setbacks:
 - a. Cottage Lots:
 - i. Front (house): 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Heritage Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 10 feet house/5 feet garage
 - v. Side (corner): 23 feet
 - c. Legacy Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet

- iii. Rear: 30 feet
 - iv. Side: 5 feet
 - v. Side (corner): 23 feet
 - d. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - e. Savanna Way: 100 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet
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 existing anti-monotony housing policy.
 12. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope, specifically for the lots that abut the public park.
 13. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park.
 14. 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.
 15. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
 16. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
 17. Provision that an adequate buffer and landscaping is provided between the public trails and homes into the public park and conservation corridor area.
 18. Provision of a storm water management plan meeting City and Carver County WMO standards.
 19. Provision that the City watermain line and its easement on the west edge of the property is delineated and shown on the civil plans at time of preliminary submittal.
 20. Provision of a tree survey and preservation plan during the preliminary submittal.
 21. Provision of a grading plan showing proposed retaining walls, if applicable, and a maintenance summary of retaining walls to be submitted at preliminary submittal.
 22. Provision that stormwater ponds, wooded steep slopes, and wetlands will not factor into the parkland credit given.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of July, 2020.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: July 8, 2020
Subject: Harvest West North Concept Plan

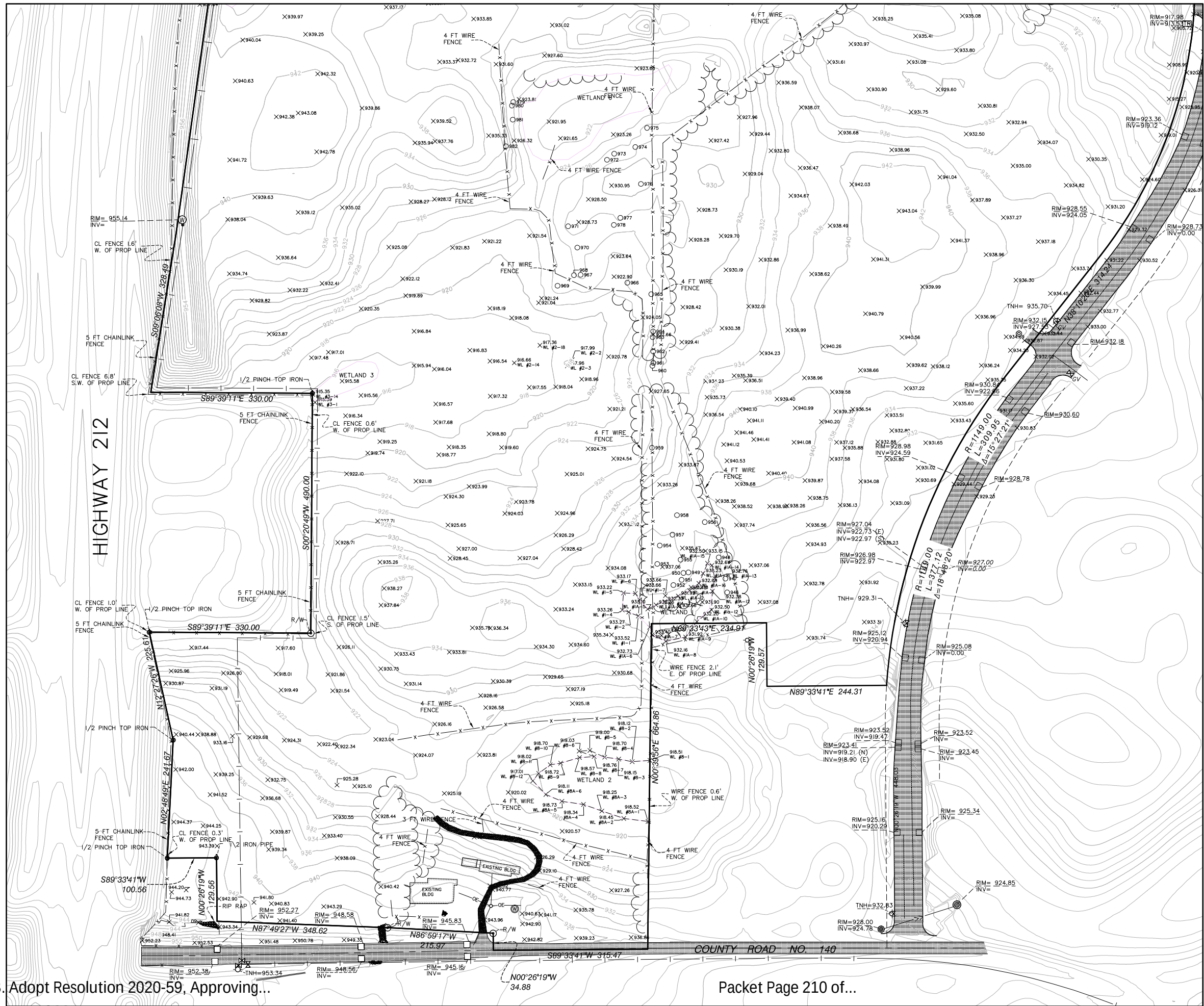
In anticipation of this development, the City has been implementing trunk sanitary sewer and water main utilities to service the proposed development. Gravity sanitary sewer along with water main is currently in place to service the proposed property. Wetlands exist over portions of the property and will need to be considered with the overall layout. Approval of the final storm water plan by the Carver County Watershed will be required.

Access into the planned development was previously accounted for with the construction of the City collector road Savanna Way. The new interchange at CSAH 44/TH 212 is now finished and the reconstruction of the county highway will be completed by the summer of this year. Required right of way procurement will be incorporated with the planned development layout for the extension of Savanna Way to Creek Road.

With access, sanitary sewer and water service already available to service the site, engineering issues related to the development focus on the following as the preliminary layout is prepared:

- 1) The relationship between the top of the steep slopes and the rear lot lines.
- 2) Protection of the two (2) high quality wetlands
- 3) Storm Water Management Plan





LEGAL DESCRIPTION

Lots 1 and 2, Block 1, Westwind Bluffs, Hennepin County, Minnesota.

NOTES

1. This survey and the property description shown herein are based upon information found in the commitment for title insurance prepared by Custom Home Builders Title, LLC as issuing agent for Old Republic National Title Insurance Company, Commitment no. HB-27004 Supplemental No. 1, dated December 18, 2013.
2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. The orientation of this bearing system is based on the Carver County Coordinate System NAD83. Coordinates are Carver County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 (non HARN values).
4. All distances are in feet.
5. The area of the above described property is 4,644,186 square feet or 106.616 acres.
6. Official bench mark Station "MnDot 728 ADJ USGS" is a steelrod at the southeast corner of the junction of Highways 212 and 42 in the city of Chaska having an elevation of 728.47 feet NGVD29.
7. Wetland Delineation completed by KES - report dated 3/2/2018

LEGEND

- | | |
|-------------------------------|---------------------------|
| ○ SET CAP IRON MONUMENT 18425 | —>—> SANITARY SEWER |
| ● FOUND IRON MONUMENT | —>—> STORM SEWER |
| ○ HYDRANT | — WATERMAIN |
| ○ WATER VALVE | — E UNDERGROUND ELECTRIC |
| □ TELEPHONE BOX | — T UNDERGROUND TELEPHONE |
| ○ SANITARY MANHOLE | — OE OVERHEAD ELECTRIC |
| □ SIGN | — X FENCE |
| □ CATCH BASIN | — Edge of TREELINE |
| □ ELECTRIC BOX | — WETLAND |
| ★ LIGHT | — CONCRETE |
| ○ STORM MANHOLE | — Edge of GRAVEL |
| ○ WELL | — BITUMINOUS SURFACE |
| ○ RIGHT OF WAY MON. | |
| 564 ○ TREE | |
| ○ POWER POLE | |
| □ CABLE BOX | |
| (D) DEED DIMENSION | |
| (M) MEASURED DIMENSION | |
| 905.41 SPOT ELEVATION | |



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

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD

FOR REVIEW

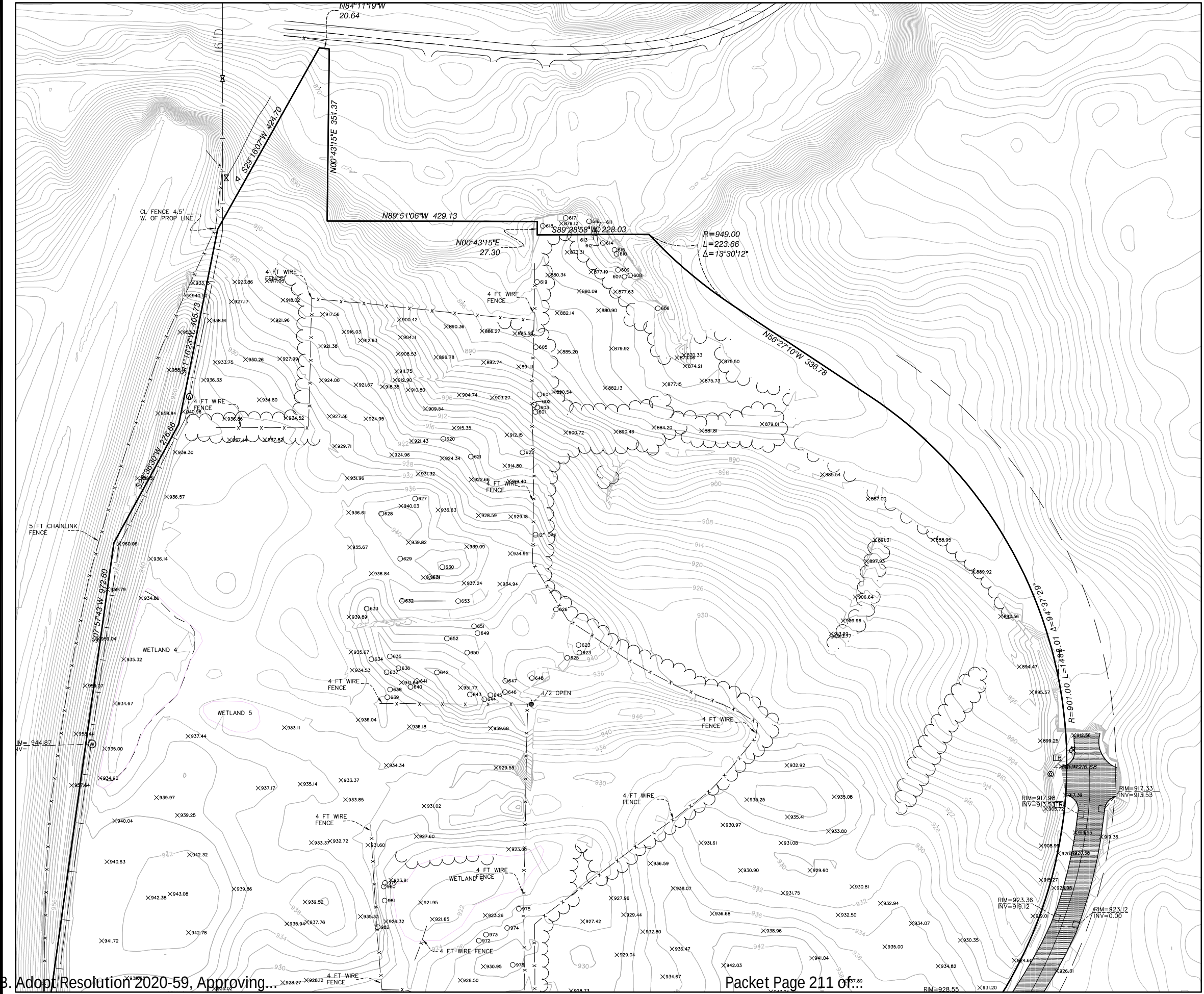
Signature

Date License Number

HARVEST WEST

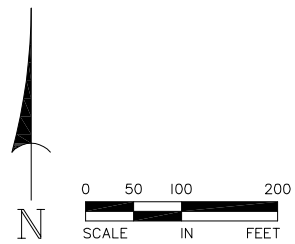
EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	TJ.JDT
CHECKED BY	DBO
DATE ISSUED	01/01/04
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	ELDD



LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- HYDRANT
- ⊗ WATER VALVE
- ⊞ TELEPHONE BOX
- ⊙ SANITARY MANHOLE
- ⊞ SIGN
- ⊞ CATCH BASIN
- ⊞ ELECTRIC BOX
- ⊞ LIGHT
- ⊞ STORM MANHOLE
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- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- FENCE
- EDGE OF TREELINE
- WETLAND
- CONCRETE
- EDGE OF GRAVEL
- BITUMINOUS SURFACE



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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD
Print Name
FOR REVIEW
Signature
Date License Number

HARVEST WEST

EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY TJ, JDT
CHECKED BY DBO
DATE ISSUED 01/01/04
SCALE 1"=100'
JOB NO. 16-0028.2
FIELD CREW EL, DD

1



5



2



6



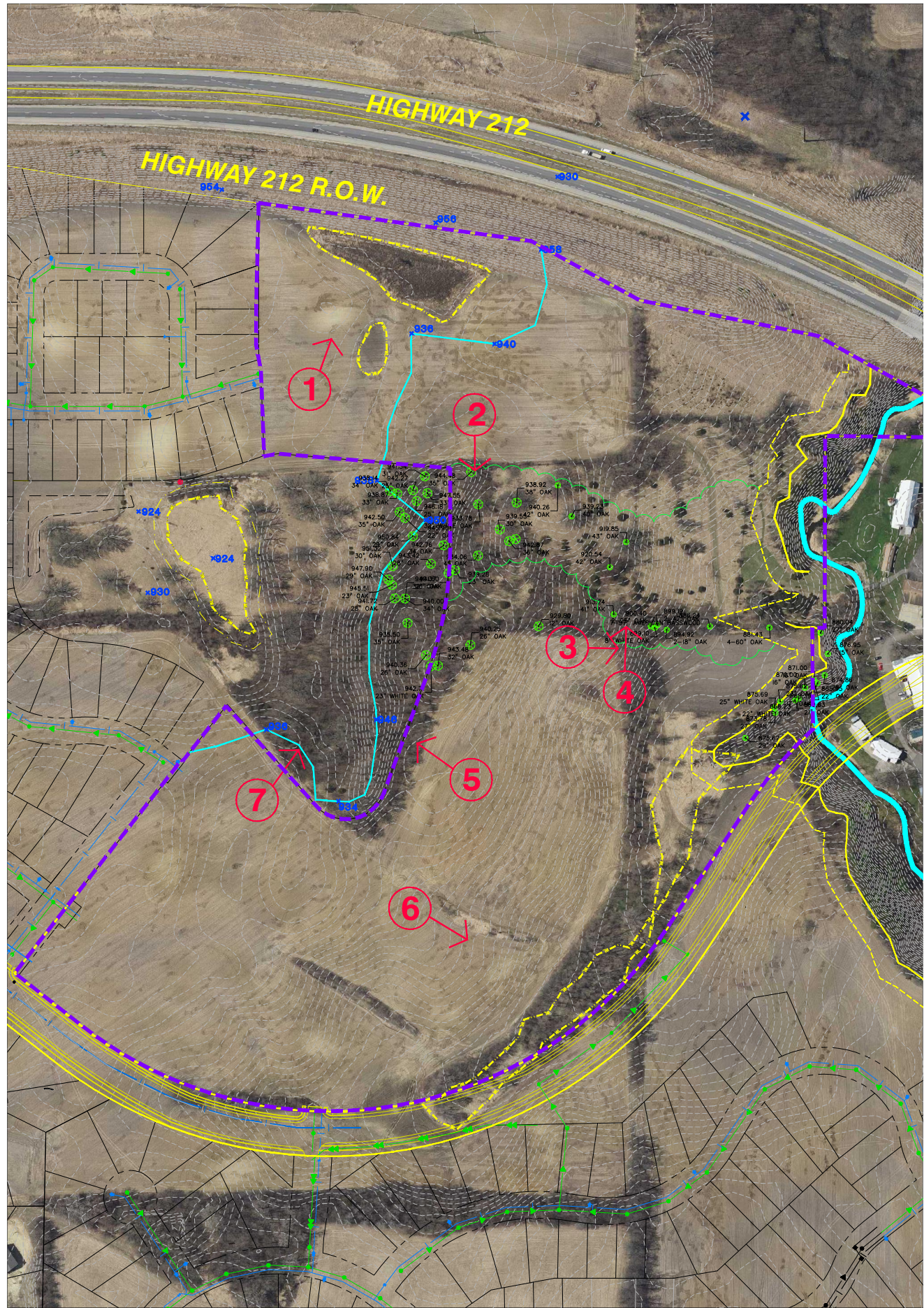
3



7



4



ALLIAN

733 Marquette Ave
Suite 700
Minneapolis, MN 5
612.758.3080
www.alliant-inc.com

HARVEST NORTH

CHASKA, MN

SITE FEATURES PHOTO MAP

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

DAVE NASH, PE

Date _____ Lice _____

QUALITY ASSURANCE/CC

BY _____ DATE _____

DATE _____ ISSUE _____

06/25/20 EXHIBIT

PROJECT TEAM DATA

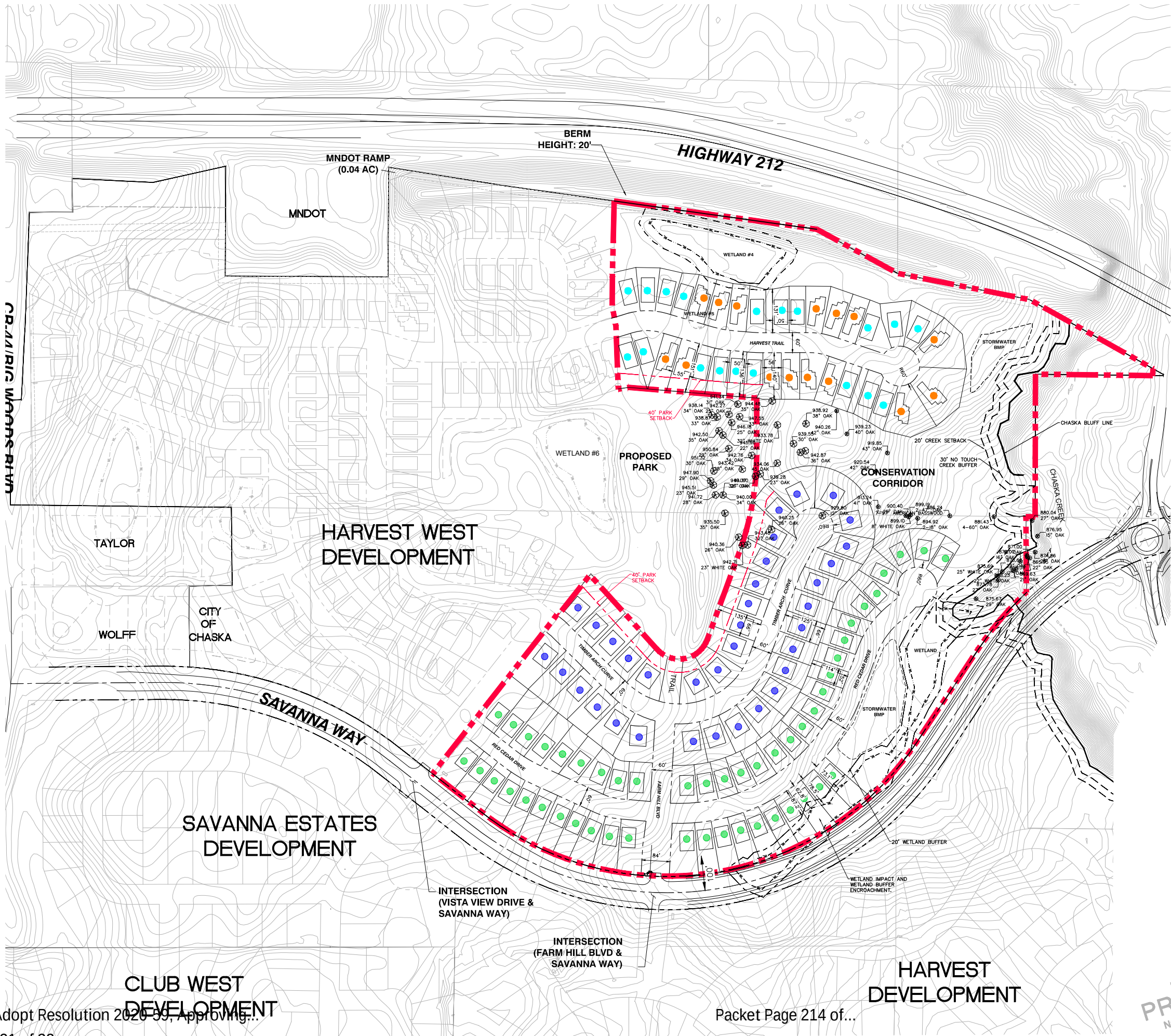
DESIGNED:

DRAWN:

PROJECT NO: 216-002

1

SHEET 1 of 1



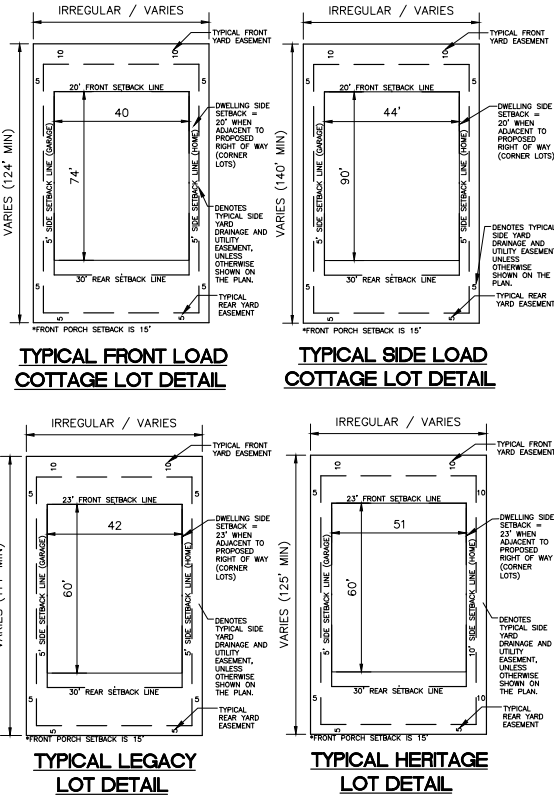
CONCEPT DATA

TOTAL SITE AREA	=48.16 AC
RESIDENTIAL R.O.W	= 6.45 AC
LOT AREA	= 24.99 AC
OUTLOT AREA	= 16.43 AC
TRAIL CONNECTION	= 0.29 AC
WETLAND IMPACT AREA	= 6,247 SF
RESIDENTIAL R.O.W	= 60' WIDTH
STREET LENGTH	= 4,492 L.F.
PARK SETBACK	= 40'
COLLECTOR ROAD SETBACK	= 100' FROM CL
COUNTY ROAD 44 SETBACK	= 125' FROM CL
HWY 212 SETBACK	= GREATER OF 225' FROM ADJACENT LANE CL OR 50' FROM ROW
WETLAND BUFFER	= 20' AVG.
STRUCTURE SETBACK FROM WETLAND BUFFER	= 10'

LOT COUNT

- 50 LEGACY VILLA LOTS
52'X114' SINGLE FAMILY
- 35 HERITAGE SINGLE FAMILY LOTS
66'X125' SINGLE FAMILY
- 34 COTTAGE LOTS
19 - FRONT LOAD - 50'X124'
15 - SIDE LOAD - 54'X140
- 114 TOTAL LOTS
24.99 TOTAL ACRES
(exclude outlots, row, trail)
4.76 UNITS/ACRE

LOT DETAILS



ALLIANT
ENGINEERING

233 Park Ave S, Ste
Minneapolis, MN 55401
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

HARVEST NORTH
CHASKA, MN
CONCEPT SITE PLAN

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

DAVE NASH, PE

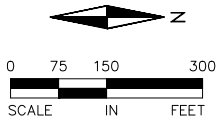
Date License

QUALITY ASSURANCE/CONTROL

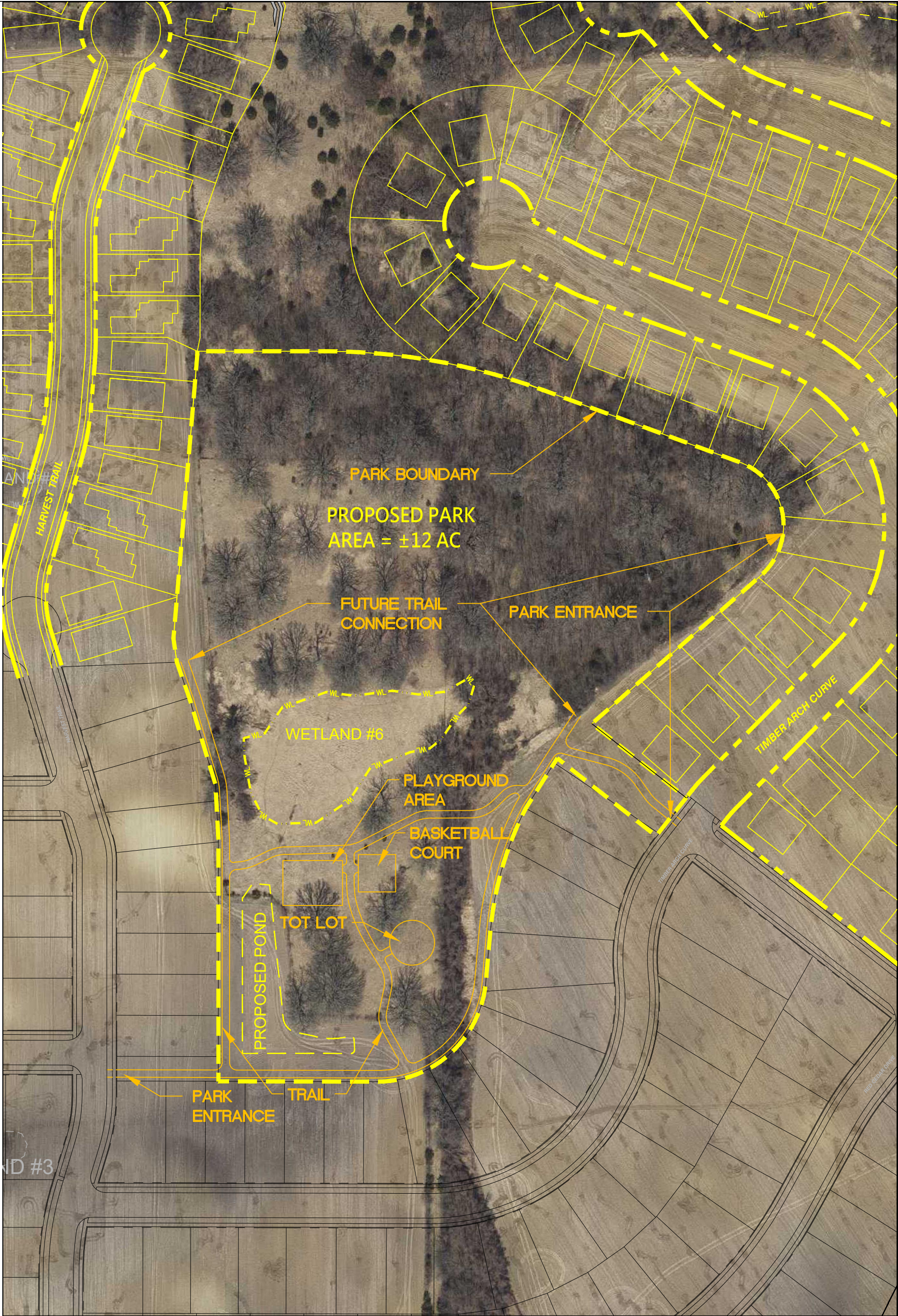
BY	DATE
DATE	ISSUE
6-2-20	CONCEPT REVIEW

PROJECT TEAM DATA
DESIGNED:
DRAWN:
PROJECT NO: 216-002

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

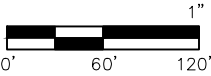


x:\2016\160028.2\exhibits\harvest north concept submittal\park area with aerial.dwg



HARVEST WEST/HARVEST NORTH - PARK PLAN

CHASKA, MINNESOTA



DATE: 6-2-20
DRAWN BY: AKA



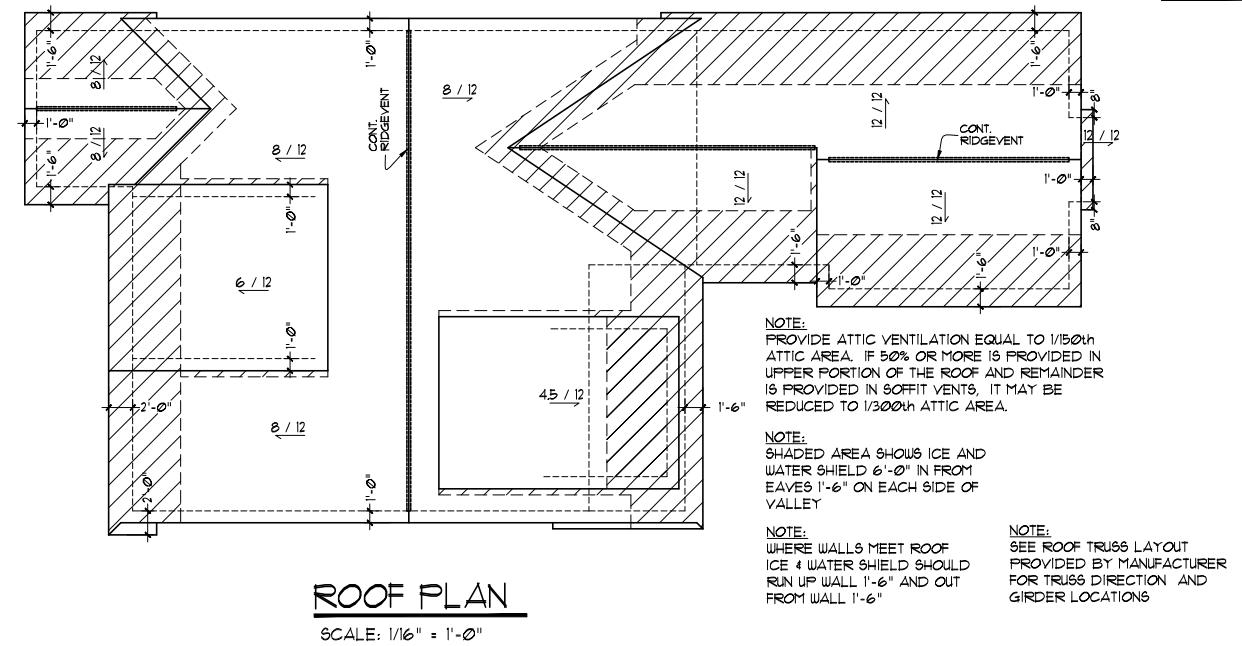
- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- * PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- * INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- * FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- * ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- * SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- * UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- * INSTALL SHOWER HEADS AT 1'-0" HEIGHT.

 SOLID STUD BEARING FOR POINT LOADS

- * PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- * VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- * SEE PLANS FOR CEILING HEIGHTS.
- * ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- * NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- * TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- * ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- * EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- * ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- * **THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.**

- * AIR SEALING REQUIREMENTS:
 - ** HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - ** INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWER STALLS ON OUTSIDE WALLS.
 - ** POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - ** RIM JOIST WILL BE SEALED.
 - ** CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- * A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - ** ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - ** ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
 - ** ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
 - ** VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
 - ** ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
 - ** FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

[illegible]

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

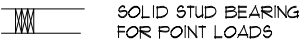
Signed x _____ Dated _____

Signed x _____ Dated _____

Packet Page 216 of...

GENERAL NOTES

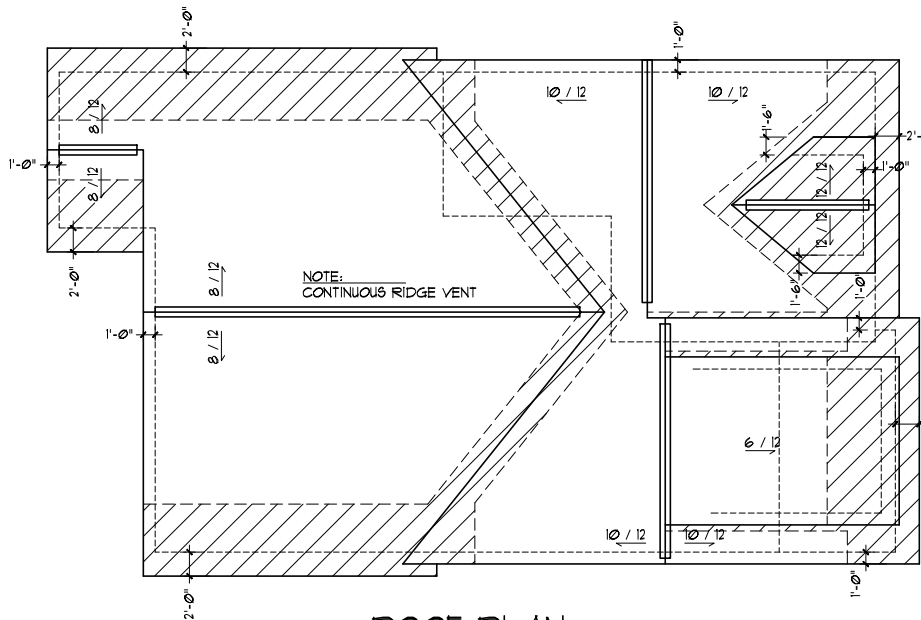
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- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-0" HEIGHT.



- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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 - RIM JOIST WILL BE SEALED.
 - CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM FLATES.
 - ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
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 - ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
 - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



NOTE: SHADED AREA SHOWS ICE AND WATER SHIELD 6'-0" IN FROM EAVES 1'-6" ON EACH SIDE OF VALLEY

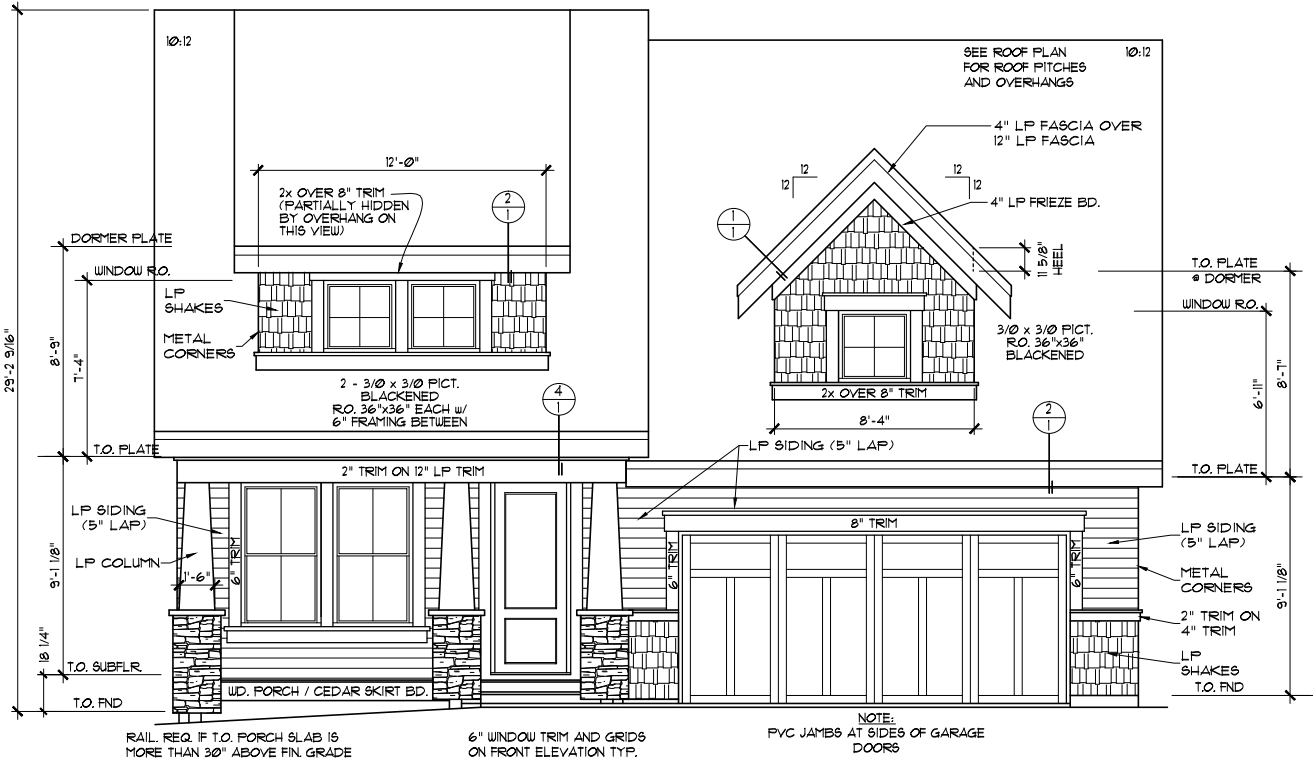
NOTE: WHERE WALLS MEET ROOF ICE & WATER SHIELD SHOULD RUN UP WALL 1'-6" AND OUT FROM WALL 1'-6"

NOTE: SEE ROOF TRUSS LAYOUT PROVIDED BY MANUFACTURER FOR TRUSS DIRECTION AND GIRDER LOCATIONS

NOTE: PROVIDE ATTIC VENTILATION EQUAL TO 1/150th ATTIC AREA. IF 50% OR MORE IS PROVIDED IN UPPER PORTION OF THE ROOF AND REMAINDER IS PROVIDED IN SOFFIT VENTS, IT MAY BE REDUCED TO 1/300th ATTIC AREA.

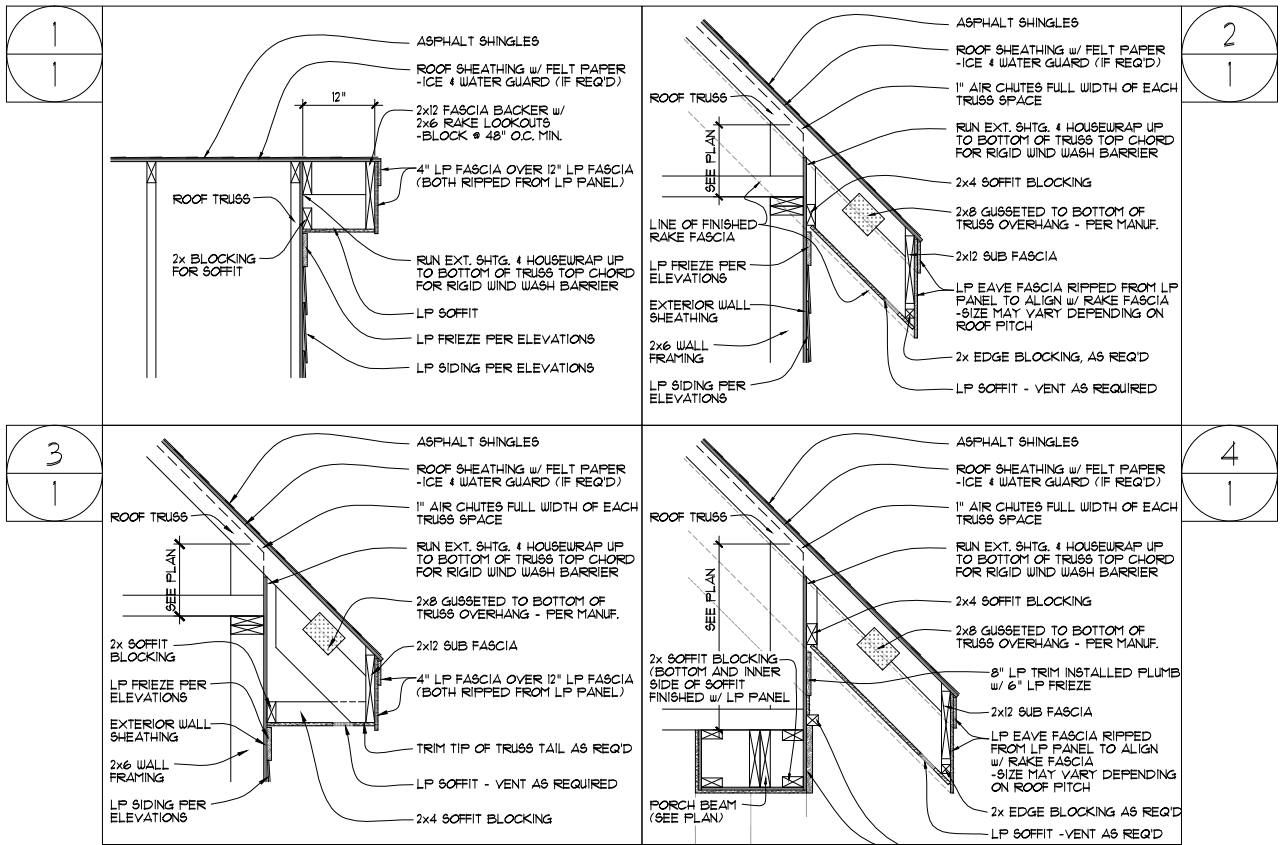
ROOF PLAN

SCALE: 1/16" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,697 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,697 SQ. FT.
GARAGE	667 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____

Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
8/7/18 - P.C. 1	C.O.
9/13/18 - P.C. 2	CUSTOMER
9/27/18 - FX RM. #2	C.O.
1/22/19 - PORCH WDW	PERMIT
2/22/19 - P.C.L. 4	
4/12/19 - F.P.	

THE HAMILTON - ELEVATION B
BASE PLAN
VILLA COLLECTION

GENERAL NOTES

- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.

* PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.

* INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.

* FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.

* ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.

* SOLID BLOCK FLUES AT FLOORS & CEILINGS.

* UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.

* INSTALL SHOWER HEADS AT 1'-0" HEIGHT.

 SOLID STUD BEARING FOR POINT LOADS

* PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- * VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.

* SEE PLANS FOR CEILING HEIGHTS.

* ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

* NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.

* TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.

* ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.

* EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.

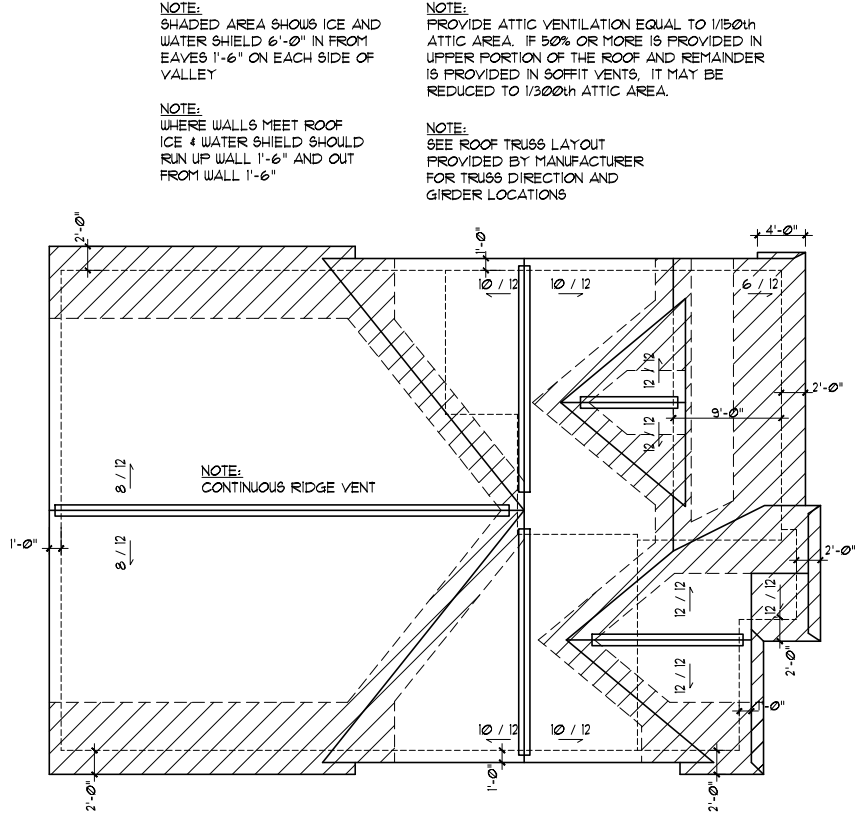
* ALL EXTERIOR PENETRATIONS WILL BE SEALED.

* THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.
- * AIR SEALING REQUIREMENTS:

 - ** HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - ** INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
 - ** POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - ** RIM JOIST WILL BE SEALED.
 - ** CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.

* A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.

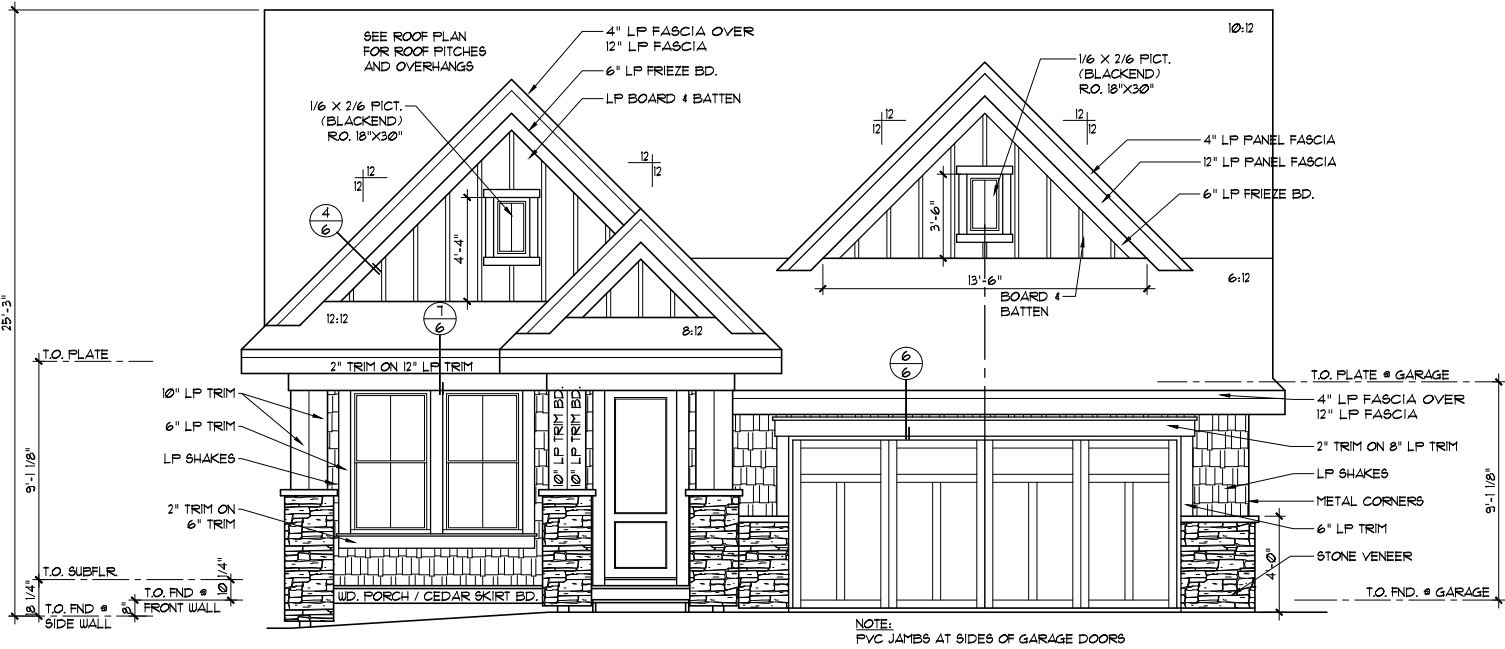
 - ** ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - ** ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
 - ** ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
 - ** VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
 - ** ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
 - ** FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



ROOF PLAN
SCALE: 1/16" = 1'-0"

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,619 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,619 SQ. FT.
GARAGE	573 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS:	DRAWN BY:
11/12/18	C.O.
	CUSTOMER
	C.O.
	PERMIT
	SHEET
	1 OF 11

Packet Page 219 of...

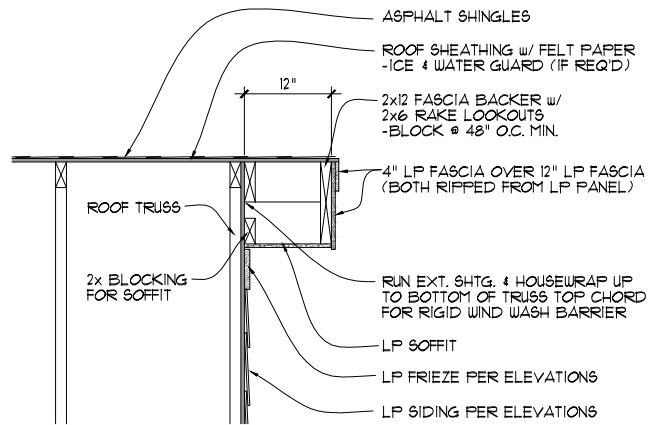
- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-0" HEIGHT.

SOLID STUD BEARING
FOR POINT LOADS

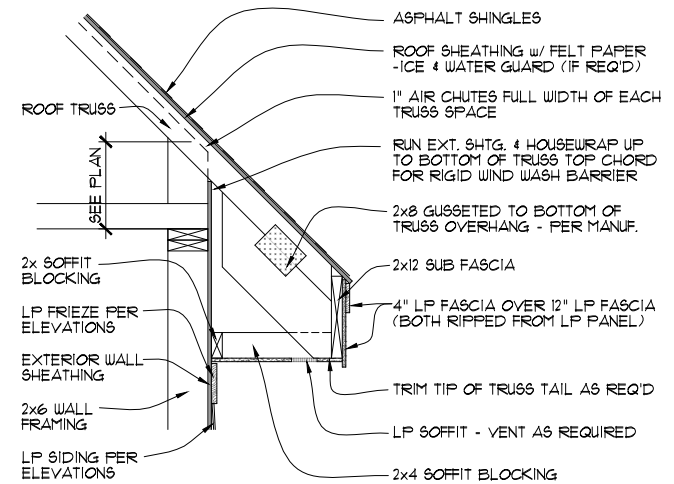
- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
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- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY; HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

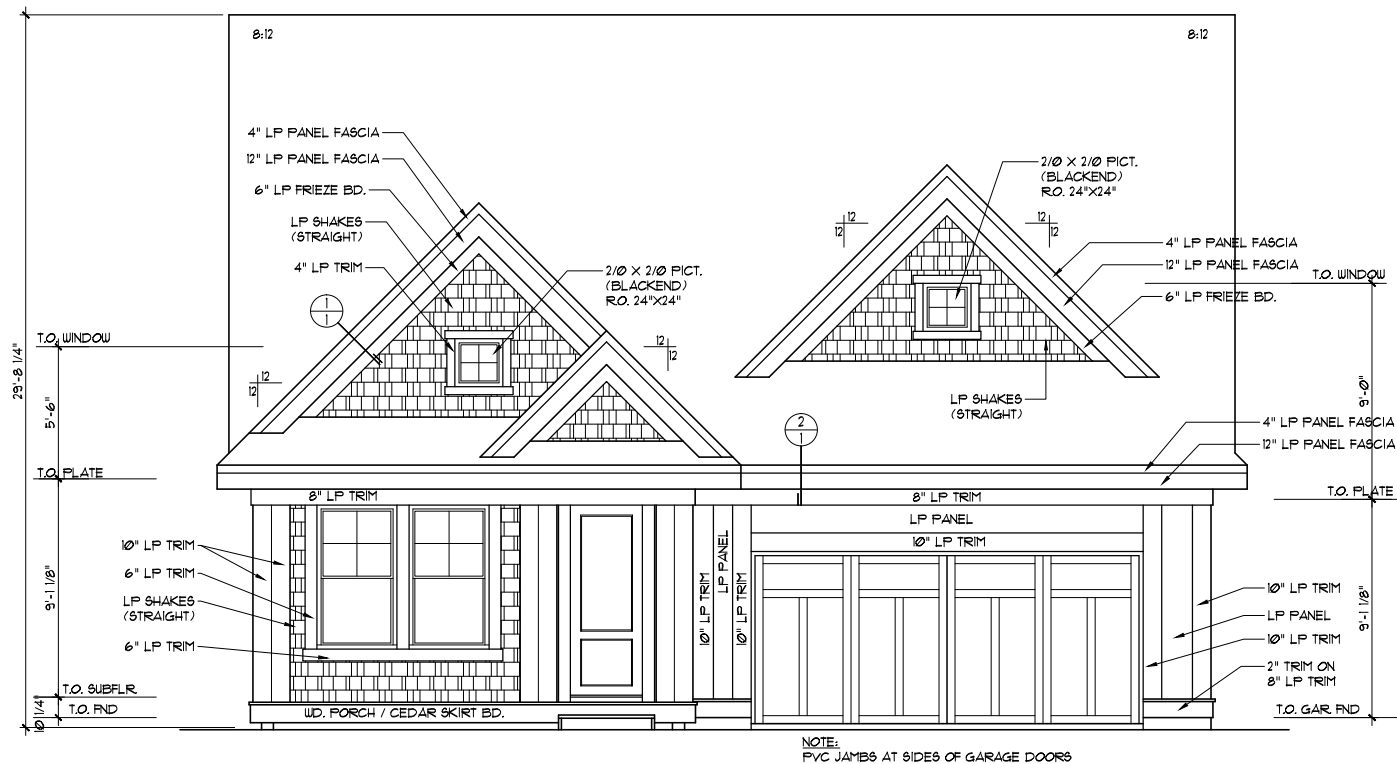
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 - " CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
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 - " FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



1 RAKE DETAIL
1 SCALE: NOT TO SCALE

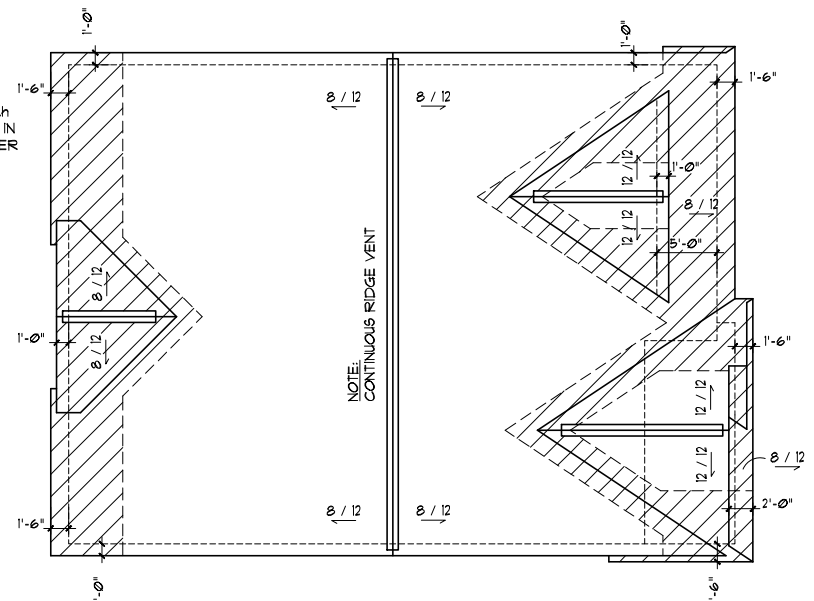


2 EAVE DETAIL
1 SCALE: NOT TO SCALE



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/16" = 1'-0"

ABOVE GRADE FINISHED: 1,556 SQ. FT.
BELOW GRADE FINISHED: 0 SQ. FT.
BELOW GRADE UNFINISHED: 1,556 SQ. FT.
GARAGE: 510 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

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REVISONS:	DRAWN BY:	..
8/8/18 - PLAN CHANGE	C.O. ..	..
9/13/18 - P.C.	CUSTOMER	..
11/9/18	C.O. ..	..
4/12/19- F.P.	PERMIT	..
	SHEET 1 OF 11	

GENERAL NOTES

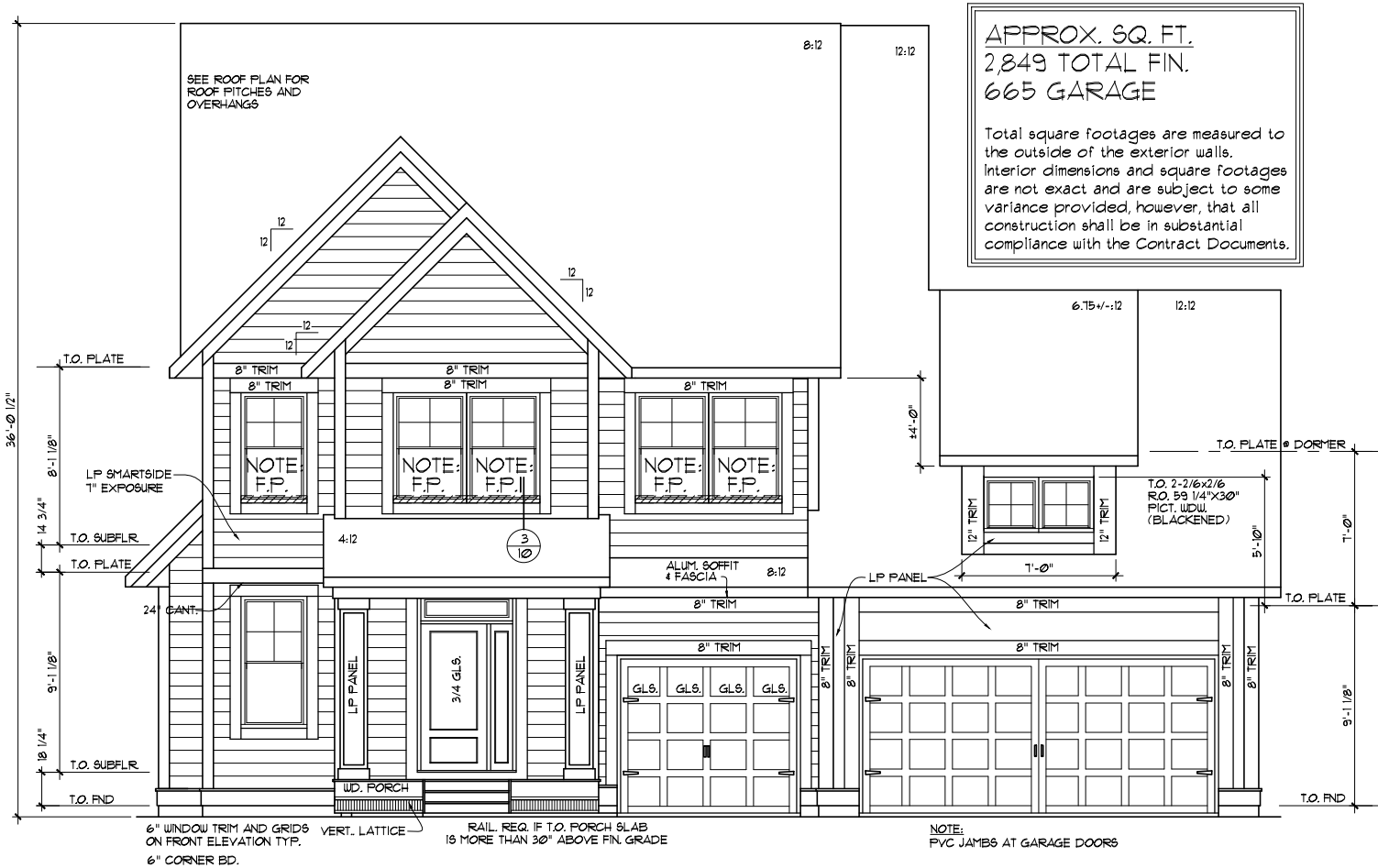
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 - SOLID BLOCK FLUES AT FLOORS & CEILINGS.
 - UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
 - INSTALL SHOWER HEADS AT 1'-0" HEIGHT.



SOLID STUD BEARING FOR POINT LOADS

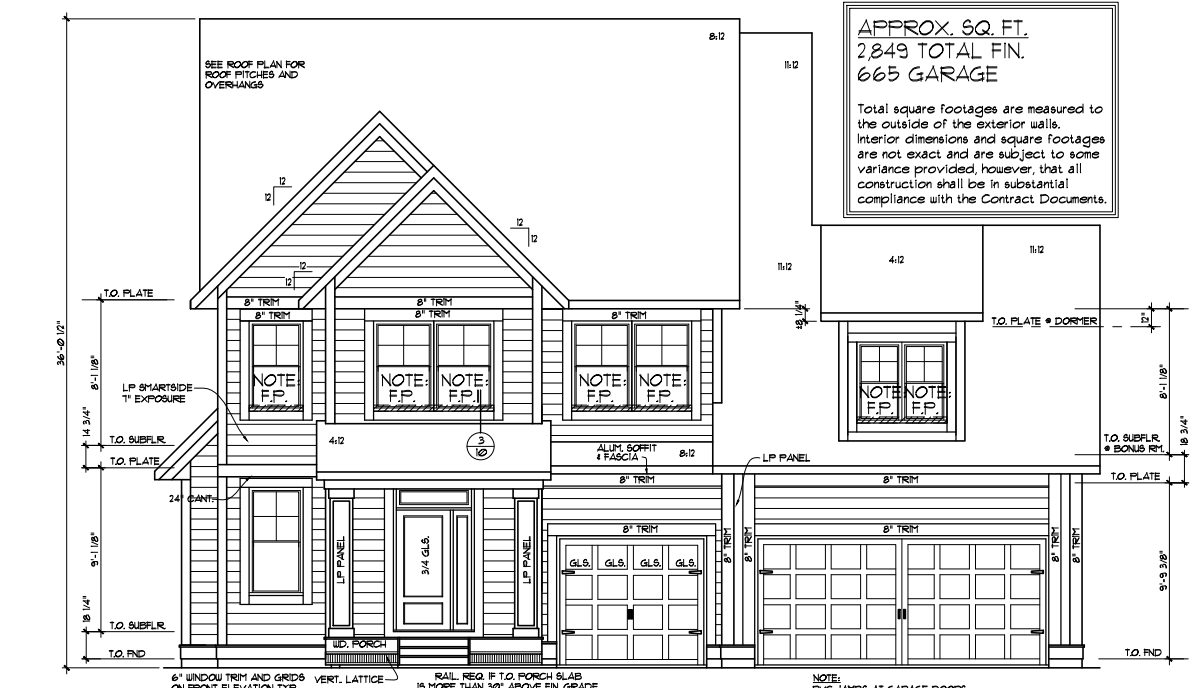
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 - ALL WALLS MORE THAN 10' H. TO BE S.F.F. #2 OR BETTER.
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 - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

HERITAGE HOMES



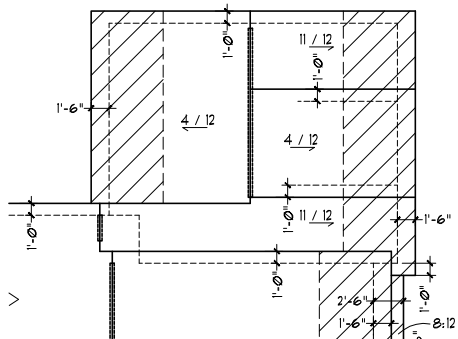
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - OPT. BONUS RM.

SCALE: 3/32" = 1'-0"



ROOF PLAN - OPT. BONUS RM.



THE BIRCHWOOD - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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REVISIONS:	DRAWN BY:
11/18/15	C.O.
8/12/16	CUSTOMER
10/13/17	C.O.
11/29/18	PERMIT
3/12/19 - SHWR OPT.	
5/28/20 - SPORT CRT.	

SHEET
1 OF 13

- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- * PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
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SOLID STUD BEARING
FOR POINT LOADS

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 - ** FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.





Page 29 of 32

REVISIONS:	DRAWN BY: ..
7/25/10	C O

	C.O. ..	..
	PERMIT	..

	1 OF 14
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THE SOMERSET - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

GENERAL NOTES

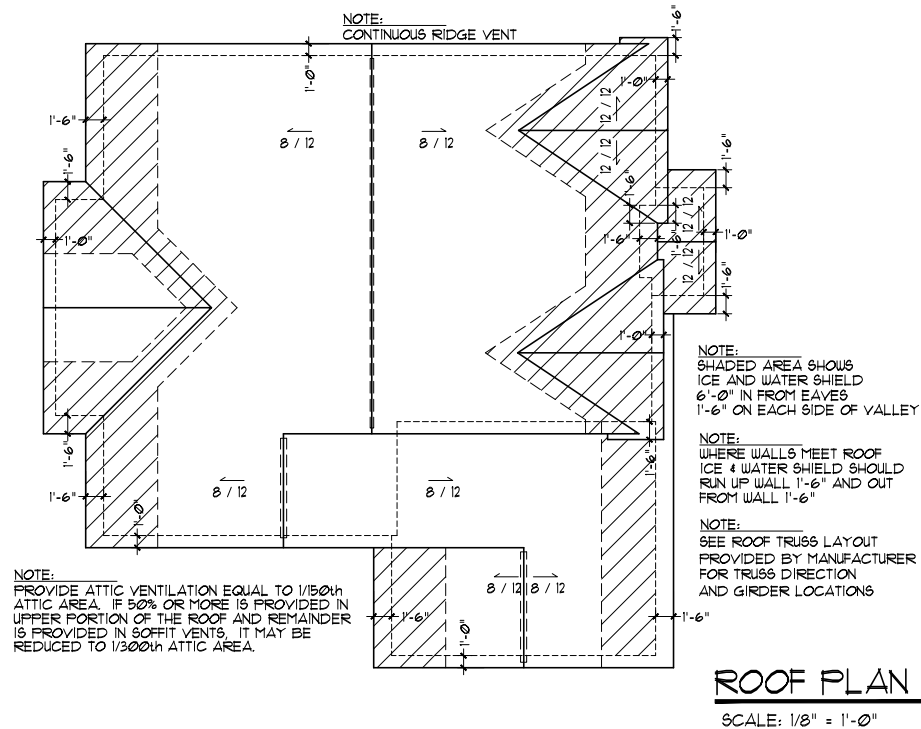
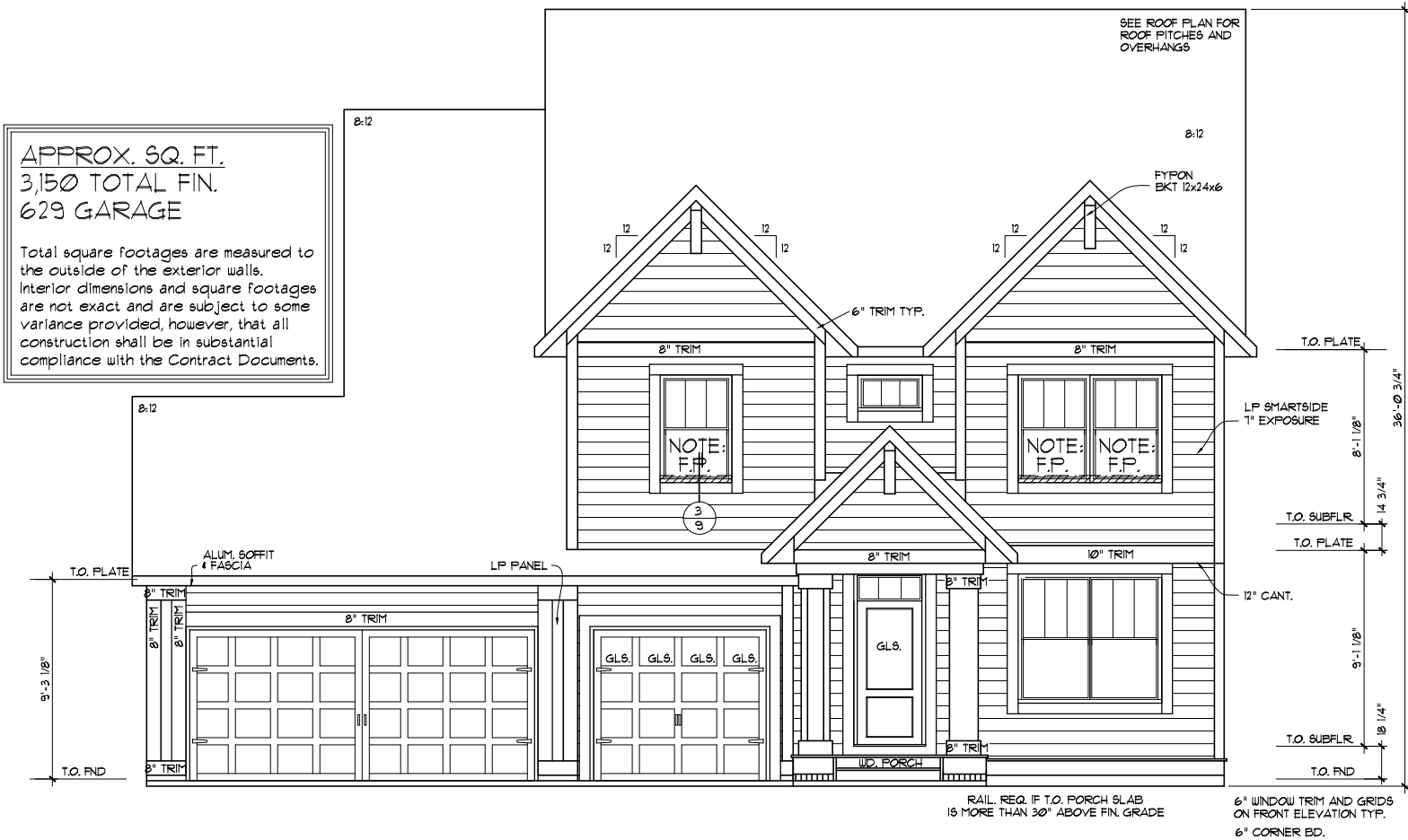
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SOLID STUD BEARING FOR POINT LOADS

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REVISIONS:	DRAWN BY:
10/26/15	C.O.
11/23/15	CUSTOMER
9/2/16	C.O.
12/8/18 - Extd. Fr. Porch	PERMIT
2/1/19 - 4' OPTION	
SHEET	
1 OF 14	

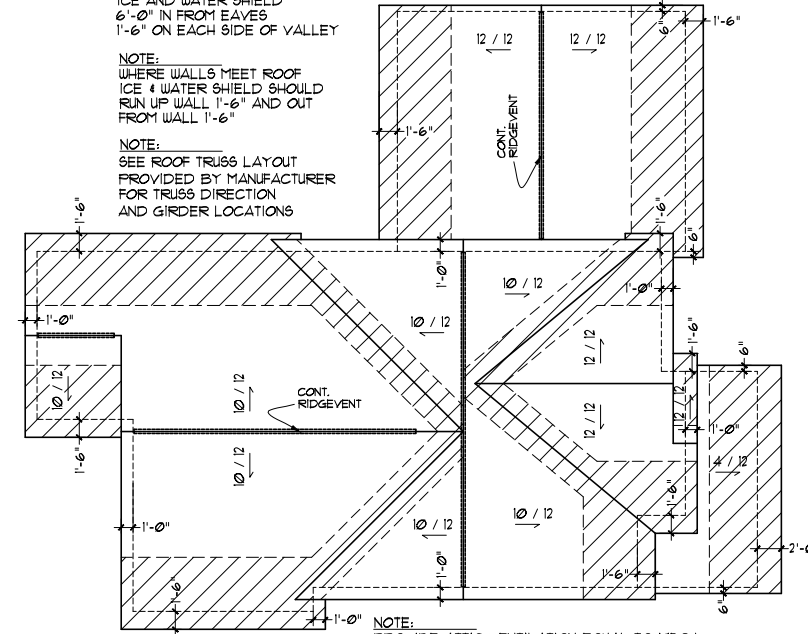
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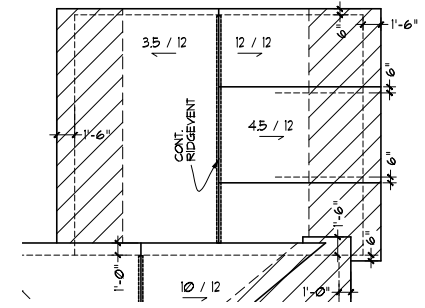
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- AIR SEALING REQUIREMENTS:
 - " HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - " INSULATION, POLY (SEALED TO SUB-FLOOR) AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
 - " POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - " RIM JOIST WILL BE SEALED.
 - " CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - " ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - " ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
 - " ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
 - " VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
 - " ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
 - " FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

NOTE:
SEE ROOF TRUSS LAYOUT
PROVIDED BY MANUFACTURER
FOR TRUSS DIRECTION
AND GIRDER LOCATIONS



NOTE:
PROVIDE ATTIC VENTILATION EQUAL TO 1/150th ATTIC AREA. IF 50% OR MORE IS PROVIDED IN UPPER PORTION OF THE ROOF AND REMAINDER IS PROVIDED IN SOFFIT VENTS, IT MAY BE REDUCED TO 1/300th ATTIC AREA.

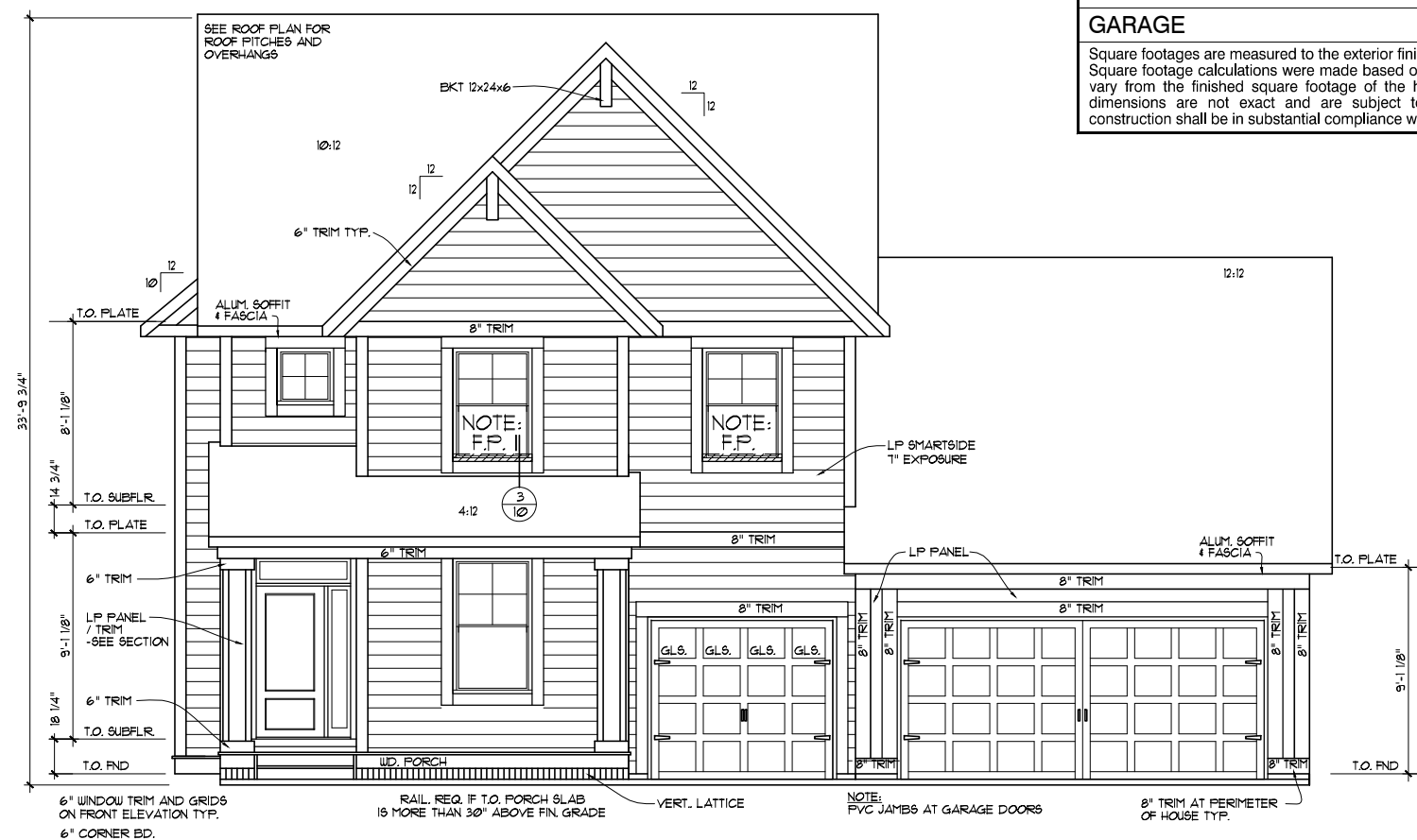


OPT. BONUS RM.
ROOF PLAN
SCALE: 1/16" = 1'-0"

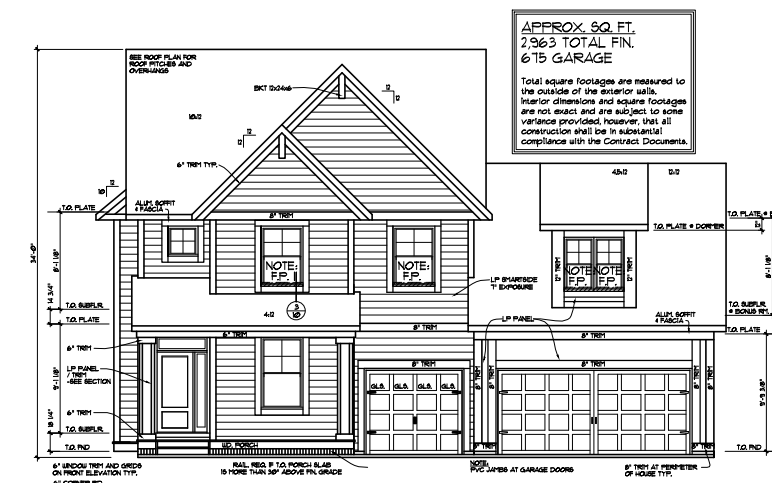
APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	2,477 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,161 SQ. FT.
GARAGE	675 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.



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FRONT ELEVATION - OPT. BONUS RM.
SCALE: 1/16" = 1'-0"

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Copyright of these documents is owned by **Robert Thomas Homes, Inc.**, and reserves ALL rights. These plans may not be re-used, copied or assigned to another party nor shall they be modified or used in part in other designs without the prior written consent of **Robert Thomas Homes, Inc.**

REVISONS:	DRAWN BY:	..
9/8/16	C.O. ..	..
7/3/18 - SPORT CT.	CUSTOMER	..
9/6/18 - LRGR. SHWR.	C.O. ..	..
12/6/18 - OPT. F.S. TUB	PERMIT	..
2/6/19 - SPORT CT.	SHEET	
3/5/19 - WET BAR	1 OF 13	
4/11/19		

THE WOODBRIDGE - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

LEGACY HOMES



STREETSCAPE

3. 15. 20

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

July 20, 2020

Paid and Unpaid Invoices:

Check #'s 334017-334209

\$1,949,038.16

Paid Electronic Invoices:

Wire #'s 2397-2410

\$4,897,569.68

Amount for Approval-Council Meeting:

July 20, 2020

\$6,846,607.84

Checks



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City of Chaska
VENDOR INVOICE LIST

P 1
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100002 2ND WIND EXERCISE EQUIPMENT INC									
22-034775		06/18/2020	072120	334034	3,675.00	07/18/2020	INV	PD	weight equipment-CCC
CHECK DATE: 07/21/2020									
103825 ACUSHNET COMPANY									
909060528		06/25/2020	072120	334035	313.81	08/24/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909060539		06/25/2020	072120	334035	3,095.34	08/24/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909069207		06/26/2020	072120	334035	166.36	07/26/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909072467		06/27/2020	072120	334035	994.65	08/26/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909084119		06/29/2020	072120	334035	129.08	07/29/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909084460		06/29/2020	072120	334035	103.18	07/29/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909097139		06/30/2020	072120	334035	129.08	07/30/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909097174		06/30/2020	072120	334035	3,027.98	07/30/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909106562		07/01/2020	072120	334035	119.72	07/31/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909106571		07/01/2020	072120	334035	116.78	07/31/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909106586		07/01/2020	072120	334035	119.72	07/31/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909106756		07/01/2020	072120	334035	128.38	07/31/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909114455		07/02/2020	072120	334035	116.78	08/01/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909122854		07/06/2020	072120	334035	116.78	08/05/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909133795		07/07/2020	072120	334035	116.78	08/06/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909134074		07/07/2020	072120	334035	116.78	08/06/2020	INV	PD	RESALE



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City of Chaska
VENDOR INVOICE LIST

IP 2
lapinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/21/2020									
909134075		07/07/2020	072120	334035	116.78	08/06/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909153447		07/09/2020	072120	334035	1,484.08	09/07/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909153828		07/09/2020	072120	334035	119.72	08/08/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909153829		07/09/2020	072120	334035	119.72	08/08/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909153831		07/09/2020	072120	334035	119.72	08/08/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909162578		07/10/2020	072120	334035	119.72	08/09/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909166896		07/13/2020	072120	334035	119.72	08/12/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909178127		07/13/2020	072120	334035	119.72	08/12/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909178134		07/13/2020	072120	334035	116.78	08/12/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
909178578		07/13/2020	072120	334035	122.09	08/12/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
100036 ADAM'S PEST CONTROL INC					11,469.25				
3144440		06/08/2020	072120	334036	15.00	08/02/2020	INV	PD	OAK 19 BIO-DRAIN SERVICE
CHECK DATE: 07/21/2020									
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC									
5519		07/01/2020	072120	334037	59.29	07/31/2020	INV	PD	Jun Collection Commission
CHECK DATE: 07/21/2020									
100101 AMERICAN PUBLIC WORKS ASSOCIATION									
777725-2020		07/08/2020	072120	334038	260.00	08/08/2020	INV	PD	B. JUNG - ANNUAL MEMBERSH
CHECK DATE: 07/21/2020									
103908 APEX INTERNATIONAL									
264700000-2020		07/10/2020	072120	334039	21,897.00	08/10/2020	INV	PD	JUL REBATE-BUSINESS LIGHT



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City of Chaska
VENDOR INVOICE LIST

IP 3
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/21/2020									
100119 SHAKOPEE VALLEY FORD									
271437FOW		06/30/2020	072120	334040	96.14	07/30/2020	INV	PD	#106 STREET-SWITCH
CHECK DATE: 07/21/2020									
CM265777FOW		04/14/2020	072120	334040	-71.84	05/14/2020	CRM	PD	CREDIT PARK #204 FOR CAME
CHECK DATE: 07/21/2020									
					24.30				
100174 BAUER BUILT TIRE AND BATTERY									
518002623		06/25/2020	072120	334041	314.95	07/25/2020	INV	PD	ST LOADER TIRE REPAIR
CHECK DATE: 07/21/2020									
518003092		07/09/2020	072120	334041	400.45	08/15/2020	INV	PD	#141 TIRE REPAIR
CHECK DATE: 07/21/2020									
					715.40				
108782 BIG ASS HOLDING LLC									
808966		06/20/2020	072120	334042	1,650.00	07/20/2020	INV	PD	fan pool area
CHECK DATE: 07/21/2020									
107753 BITUMINOUS ROADWAYS INC									
53290160-4/FINAL		06/20/2020	072120	334043	15,593.57	08/06/2020	INV	PD	PIONEER TRL IMPROVEMENTS
CHECK DATE: 07/21/2020									
100201 BCBSM INC									
200702255359		07/02/2020	071620	334207	197,127.77	07/20/2020	INV	PD	AUG EMP INS PREM-MEDICAL
CHECK DATE: 07/16/2020									
108912 BNR IRRIGATION SERVICES INC									
39222		06/15/2020	072120	334044	1,100.78	07/15/2020	INV	PD	IRRIGATION REPAIR AT CCC
CHECK DATE: 07/21/2020									
100214 BORDER STATES INDUSTRIES INC									
920189102		06/23/2020	072120	334204	169.94	07/25/2020	INV	PD	(2) PAILS OF PULLING LUBE
CHECK DATE: 07/21/2020									
920223008	200133	06/29/2020	072120	334045	1,211.27	07/25/2020	INV	PD	(10) ELBOW 2 WAY FEED THR
CHECK DATE: 07/21/2020									

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City of Chaska
VENDOR INVOICE LIST



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apinvlst

INVOICE	P. O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
920239801 CHECK DATE: 07/21/2020		07/01/2020	072120	334045	125.76	08/25/2020	INV	PD	END SEALING CAP (QTY 24)
920239802 CHECK DATE: 07/21/2020	200134	07/01/2020	072120	334045	567.40	08/25/2020	INV	PD	(20) ELBOW STAND OFF PLUG
920280395 CHECK DATE: 07/21/2020	200136	07/09/2020	072120	334045	908.64	08/25/2020	INV	PD	(6) ELBOW 2 WAY FEED THRU
					2,983.01				
100254 BRYAN ROCK PRODUCTS INC 41932 CHECK DATE: 07/21/2020		06/30/2020	072120	334046	1,913.52	07/30/2020	INV	PD	AG LIME ATHLETIC PK/GRAVE
102474 STATE OF MINNESOTA; DEPARTMENT OF PUBLIC SAFETY									
00000615361 CHECK DATE: 07/21/2020		06/30/2020	072120	334047	270.00	07/30/2020	INV	PD	Data Processing-CJDN Acce
108953 BURNET TITLE									
10007149 CHECK DATE: 07/21/2020		07/09/2020	072120	334048	13.55	08/10/2020	INV	PD	REFUND-1190 BLUFF CREEK D PAYEE: BURNET TITLE
107733 C-D PRODUCTS INC									
75990 CHECK DATE: 07/21/2020		07/02/2020	072120	334049	4,929.00	08/02/2020	INV	PD	COVID - Election Barriers
100285 CARVER COUNTY									
79967 CHECK DATE: 07/21/2020		07/07/2020	072120	334050	566.77	07/28/2020	INV	PD	Forfeiture payout -190076
79968 CHECK DATE: 07/21/2020		07/07/2020	072120	334050	146.77	07/28/2020	INV	PD	Forfeiture payout - 19001
79969 CHECK DATE: 07/21/2020		07/07/2020	072120	334050	959.96	07/28/2020	INV	PD	Forfeiture payout - 18002
80181 CHECK DATE: 07/21/2020		07/06/2020	072120	334050	16,508.44	07/14/2020	INV	PD	2ND QTR PROSECUTION FEES
					18,181.94				
100323 CDW GOVERNMENT INC									
ZFF8770 CHECK DATE: 07/21/2020		06/22/2020	072120	334051	289.28	07/22/2020	INV	PD	CCC PRINTER



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VENDOR INVOICE LIST

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apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
ZGZ4711 CHECK DATE: 07/21/2020		06/30/2020	072120	334051	514.35	07/30/2020	INV	PD	SURFACE PRO MONITORS, DOC
ZHB4400 CHECK DATE: 07/21/2020		06/30/2020	072120	334051	-94.50	08/08/2020	CRM	PD	CISCO LICENSING REFUND
ZR00137283 CHECK DATE: 07/21/2020		06/25/2020	072120	334051	49.00	07/25/2020	INV	PD	WEBEX LICENSING
					758.13				
100337 QWEST CORPORATION									
313692512/JUL20 CHECK DATE: 07/14/2020		07/01/2020	071420	334023	262.36	07/27/2020	INV	PD	JUL TC CLUBHS LOC PHN SVC
313773369/JUL20 CHECK DATE: 07/14/2020		07/01/2020	071420	334023	87.07	07/27/2020	INV	PD	JUL CCC BURGLAR ALARM
					349.43				
100338 QWEST CORPORATION									
202000790/JUN20 CHECK DATE: 07/14/2020		06/21/2020	071420	334024	3,646.55	07/20/2020	INV	PD	JUN PHONE & LONG DIST SVC
202001327/JUN20 CHECK DATE: 07/16/2020		06/21/2020	071620	334208	40.95	07/20/2020	INV	PD	JUN T1 FOR PHONE SYSTEM
					3,687.50				
100346 CHASKA DOWNTOWN BUSINESS ALLIANCE									
Q2 2020 CHECK DATE: 07/21/2020		07/07/2020	072120	334052	14,525.00	08/01/2020	INV	PD	2ND QTR SPECIAL SERVICES
100368 CHASKA LAUNDRY CENTER									
2188 CHECK DATE: 07/14/2020		06/30/2020	071420	334025	204.40	07/20/2020	INV	PD	TOWEL SERVICE-TC
100377 CHASKA ROTARY CLUB									
5195 CHECK DATE: 07/21/2020		07/08/2020	072120	334053	50.00	08/08/2020	INV	PD	3RD QTR DUES-PODHRADSKY
100418 CLEARSOFT INC									
129-325 CHECK DATE: 07/21/2020		07/01/2020	072120	334054	75.00	07/27/2020	INV	PD	JUL FD WATER SOFTENER REN



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City of Chaska
VENDOR INVOICE LIST

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lapinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104831 PACIFIC RIM VENTURES INC									
1123343-01		05/13/2020	072120	334055	895.00	08/13/2020	INV	PD	RESALE
CHECK DATE:	07/21/2020								
1123343-02		05/19/2020	072120	334055	537.00	08/13/2020	INV	PD	RESALE
CHECK DATE:	07/21/2020								
1158319-00		07/02/2020	072120	334055	70.27	08/02/2020	INV	PD	RESALE
CHECK DATE:	07/21/2020								
					1,502.27				
100428 COBRA GOLF INC									
G2100786		06/26/2020	072120	334056	60.42	08/26/2020	INV	PD	RESALE
CHECK DATE:	07/21/2020								
G2122286		07/08/2020	072120	334056	408.78	09/06/2020	INV	PD	2020 DEMO/RENTALS
CHECK DATE:	07/21/2020								
					469.20				
100436 COMCAST CORPORATION									
0033141Jul20CCC		06/25/2020	071620	334209	42.00	07/20/2020	INV	PD	Jul CCC Cable
CHECK DATE:	07/16/2020								
0033141Jun20CCC		05/25/2020	071620	334209	42.00	06/19/2020	INV	PD	Jun CCC Cable
CHECK DATE:	07/16/2020								
0036243/JUL20-TC		07/07/2020	071620	334209	247.47	08/01/2020	INV	PD	TC CABLE
CHECK DATE:	07/16/2020								
0318609Jul20Fitness		06/23/2020	071620	334209	301.87	07/18/2020	INV	PD	Jul Fitness Cable
CHECK DATE:	07/16/2020								
					633.34				
102867 TILLER CORPORATION									
200615		06/15/2020	072120	334058	3,102.44	07/15/2020	INV	PD	CCC TRAIL RESTORATION AND
CHECK DATE:	07/21/2020								
200630		06/30/2020	072120	334057	1,275.94	07/30/2020	INV	PD	POTHOLE PATCHING 4TH & WA
CHECK DATE:	07/21/2020								
					4,378.38				
100450 COOL AIR MECHANICAL									
17793		06/26/2020	072120	334059	281.75	07/26/2020	INV	PD	Exhaust fan controls/valv
CHECK DATE:	07/21/2020								



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100429 COORDINATED BUSINESS SYSTEMS LTD									
INV92987 CHECK DATE: 07/21/2020		06/17/2020	072120	334060	27.62	08/13/2020	INV	PD	HP/HP M401N
INV95810 CHECK DATE: 07/21/2020		07/06/2020	072120	334060	64.49	08/06/2020	INV	PD	HP Color Printer M452DW
INV95958 CHECK DATE: 07/21/2020		07/06/2020	072120	334063	286.52	08/06/2020	INV	PD	JUL PRINTER CONTRACT
INV96315 CHECK DATE: 07/21/2020		07/09/2020	072120	334062	611.48	07/19/2020	INV	PD	Contract Invoice-PD
INV96329 CHECK DATE: 07/21/2020		07/09/2020	072120	334061	54.60	08/09/2020	INV	PD	TC COPIER CONTRACT
					1,044.71				
106301 CORE AND MAIN LP									
M601464 CHECK DATE: 07/21/2020	200135	07/01/2020	072120	334064	274.09	08/01/2020	INV	PD	WATER STOCK GASKETS AND N
M630057 CHECK DATE: 07/21/2020	200137	07/09/2020	072120	334064	1,774.68	08/09/2020	INV	PD	WATER STOCK CASTING LIDS
					2,048.77				
108952 COSTELLO, BETH									
2008218.002 CHECK DATE: 07/21/2020		07/02/2020	072120	334065	31.50	08/02/2020	INV	PD	REFUND ACCOUNT BALANCE PAYEE: COSTELLO, BETH
100464 PAUL LARSON									
15186 CHECK DATE: 07/21/2020		07/01/2020	072120	334066	285.00	07/31/2020	INV	PD	CCC Web Hosting-3rd Qtr
100475 CRYSTEEL TRUCK EQUIPMENT INC									
LP197640 CHECK DATE: 07/21/2020		06/25/2020	072120	334067	180.00	07/25/2020	INV	PD	#709 HOIST PUMP RESERVOIR
LP197667 CHECK DATE: 07/21/2020		06/29/2020	072120	334067	345.00	07/29/2020	INV	PD	PORTABLE AIR COMPRESSOR H
					525.00				
100477 CTM SERVICES INC									
4555		06/22/2020	072120	334068	1,384.56	07/22/2020	INV	PD	CCC #44 OLYMPIA WATER TAN



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City of Chaska
VENDOR INVOICE LIST

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lapinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/21/2020									
100479 CULLIGAN-METRO BROOKLYN PARK									
114-01594506-5	JUN20	06/30/2020	071420	334026	74.63	07/20/2020	INV	PD	TC COOLER RENT AND WATER
CHECK DATE: 07/14/2020									
100478 CULLIGAN-METRO MINNETONKA									
101X33952303		06/30/2020	071420	334027	4,094.98	07/30/2020	INV	PD	Replaced 2 Water Softener
CHECK DATE: 07/14/2020									
103057 CUSTOMIZED FIRE RESCUE TRAINING INC									
1671		06/29/2020	072120	334069	1,600.00	07/29/2020	INV	PD	OFFICER & INSTRUCTOR CLAS
CHECK DATE: 07/21/2020									
105724 CYBERGOLF LLC									
SI-36561		07/01/2020	072120	334070	285.00	07/21/2020	INV	PD	WEBSITE HOSTING
CHECK DATE: 07/21/2020									
100555 D R HORTON INC									
2655		07/10/2020	072120	334071	750.00	08/10/2020	INV	PD	BLDR DEP REF-2655 CLOVER
CHECK DATE: 07/21/2020									
2667		07/10/2020	072120	334071	750.00	08/10/2020	INV	PD	BLDR DEP REF-2667 CLOVER
CHECK DATE: 07/21/2020									
2680		07/10/2020	072120	334071	750.00	08/10/2020	INV	PD	BLDR DEP REF-2680 CLOVER
CHECK DATE: 07/21/2020									
					2,250.00				
106328 DANCO COMMERCIAL PAINTING INC									
2170		05/09/2020	072120	334072	22,275.00	06/09/2020	INV	PD	FINAL PMT PAINTING CCC PO
CHECK DATE: 07/21/2020									
100520 DEM CON COMPANIES LLC									
4825		06/30/2020	072120	334073	80.23	07/30/2020	INV	PD	DISPOSAL OF RETAINING WAL
CHECK DATE: 07/21/2020									
105629 DICKS SANITATION SERVICE INC									
DT0003388178		06/30/2020	072120	334074	270.04	07/30/2020	INV	PD	Jul CCC Garbage Svc



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City of Chaska
VENDOR INVOICE LIST

IP 9
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/21/2020									
DT0003391751 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	1,664.92	07/30/2020	INV	PD	MSB
DT0003391752 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	178.32	07/30/2020	INV	PD	FIRE STATION
DT0003391753 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	488.21	07/30/2020	INV	PD	CITY HALL
DT0003391754 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	213.42	07/30/2020	INV	PD	ATHLETIC PARK
DT0003391755 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	475.02	07/30/2020	INV	PD	LION'S PARK
DT0003391756 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	144.73	07/30/2020	INV	PD	VETERAN'S PARK
DT0003391757 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	147.42	07/30/2020	INV	PD	COMMUNITY PARK
DT0003391758 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	133.38	07/30/2020	INV	PD	MCKNIGHT PARK
DT0003391759 CHECK DATE: 07/21/2020		06/30/2020	072120	334074	142.96	07/30/2020	INV	PD	SUNSET PARK
100577 EASY PICKER GOLF PRODUCTS INC					3,858.42				
0145838-IN CHECK DATE: 07/21/2020		06/19/2020	072120	334075	320.79	07/19/2020	INV	PD	PICKER PARTS
100602 EMERGENCY APPARATUS MAINTENANCE INC									
112386 CHECK DATE: 07/21/2020		06/24/2020	072120	334076	403.27	07/24/2020	INV	PD	#328 FIRE TRUCK REPAIR
112400 CHECK DATE: 07/21/2020		06/24/2020	072120	334076	808.22	07/24/2020	INV	PD	#327 FIRE TRUCK REPAIR
112436 CHECK DATE: 07/21/2020		06/24/2020	072120	334076	1,584.19	07/24/2020	INV	PD	#312 FIRE TRUCK REPAIR
112437 CHECK DATE: 07/21/2020		06/24/2020	072120	334076	942.65	07/24/2020	INV	PD	#311 FIRE TRUCK REPAIR
					3,738.33				
102657 ENERGY MANAGEMENT SOLUTIONS INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9928		07/01/2020	072120	334077	6,973.95	08/25/2020	INV	PD	JULY MONTHLY RETAINER
CHECK DATE: 07/21/2020									
103643 EROSION PRODUCTS LLC									
8017		06/29/2020	072120	334078	580.00	07/29/2020	INV	PD	TOWN COURSE DRAIN TILE
CHECK DATE: 07/21/2020									
100619 ESS BROTHERS & SONS INC									
AA5111		07/02/2020	072120	334079	10,632.60	08/01/2020	INV	PD	2020 OVERLAY PROGRAM MANH
CHECK DATE: 07/21/2020									
100643 FASTENAL COMPANY									
MNT 1078264		04/22/2020	072120	334080	44.43	08/01/2020	INV	PD	ACCT ADJUSTMENTS NOT ISSU
CHECK DATE: 07/21/2020									
MNT1078320		09/07/2017	072120	334080	-137.94	08/02/2020	CRM	PD	CONCRETE ANCHORS FOR ATHL
CHECK DATE: 07/21/2020									
MNT1096393		07/01/2020	072120	334080	303.27	07/31/2020	INV	PD	EPOXY/APPLICATOR-PICKLEBA
CHECK DATE: 07/21/2020									
MNT1096409		07/02/2020	072120	334080	162.36	08/01/2020	INV	PD	EPOXY-PICKLEBALL CRT IMPR
CHECK DATE: 07/21/2020									
					372.12				
100655 FERRELLGAS 7780961									
1112221129		07/01/2020	072120	334081	133.19	08/01/2020	INV	PD	PROPANE FORKLIFT
CHECK DATE: 07/21/2020									
107763 FLAGS USA LLC									
81340		07/10/2020	072120	334082	486.00	08/10/2020	INV	PD	FLAGS
CHECK DATE: 07/21/2020									
106150 SAWTOOTH HOLDINGS									
F8315		07/02/2020	072120	334205	182.00	08/02/2020	INV	PD	CLAMPS FOR MCKNIGHT PARK
CHECK DATE: 07/21/2020									
100673 FLEETPRIDE INC									
54693347		07/02/2020	072120	334083	160.56	08/02/2020	INV	PD	#114 STREET BRAKE PARTS
CHECK DATE: 07/21/2020									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
108002 FORMACOAAT LLC									
2960-2 CHECK DATE: 07/21/2020		07/07/2020	072120	334084	30,000.00	08/07/2020	INV	PD	BALANCE BLDR DEP REF-2960
100692 FRIENDS OF LAKE BAVARIA									
107 CHECK DATE: 07/21/2020		06/05/2020	072120	334085	3,100.00	08/02/2020	INV	PD	2020 DUES & CONTRIBUTION
100693 FS3 INC									
67590 CHECK DATE: 07/21/2020	200131	06/29/2020	072120	334086	2,400.00	07/29/2020	INV	PD	(8000) CONDUIT 1 1/4" CON
67595 CHECK DATE: 07/21/2020	200132	06/29/2020	072120	334086	543.88	07/29/2020	INV	PD	(30) CONDUIT COUPLER SHUR
					2,943.88				
100717 GENERAL PARTS LLC									
6180961 CHECK DATE: 07/21/2020		06/24/2020	072120	334087	893.30	07/24/2020	INV	PD	OAK 19 OVEN REPAIR
106901 INFLECTION.COM INC									
CIT02939025 CHECK DATE: 07/21/2020		06/30/2020	072120	334088	41.00	07/15/2020	INV	PD	BACKGROUND CHECK-TC
101463 GOPHER STATE ONE CALL									
0060280 CHECK DATE: 07/21/2020		06/30/2020	072120	334089	926.10	07/30/2020	INV	PD	JUNE LOCATES
100759 GRAINGER									
9579384919 CHECK DATE: 07/21/2020		07/06/2020	072120	334090	34.98	08/05/2020	INV	PD	Hazard tape to cover wire
100785 HACH COMPANY									
12013306 CHECK DATE: 07/21/2020		06/25/2020	072120	334091	526.95	07/25/2020	INV	PD	CHLORINE WTP
108951 HANSEL, JOE									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2008217.002 CHECK DATE: 07/21/2020		07/02/2020	072120	334092	10.25	08/02/2020	INV	PD	REFUND ACCOUNT BALANCE PAYEE: HANSEL, JOE
100810 HAWKINS INC									
4740676 CHECK DATE: 07/21/2020		06/25/2020	072120	334093	10.00	08/09/2020	INV	PD	DEMURRAGE
100821 HEALTHPARTNERS INC									
98431894 CHECK DATE: 07/14/2020		07/08/2020	071420	334028	6,149.08	08/01/2020	INV	PD	AUG EMP INS PREM-DENTAL
107645 HENNING PROFESSIONAL SERVICES INC									
955-13 CHECK DATE: 07/21/2020		07/07/2020	072120	334094	392.50	08/07/2020	INV	PD	CREEK RD-COTTRELL PROPERT
100848 HIGH TECH CLEANING INC									
15883 CHECK DATE: 07/21/2020		07/01/2020	072120	334095	3,092.25	08/01/2020	INV	PD	CITY HALL
15884 CHECK DATE: 07/21/2020		07/01/2020	072120	334095	485.16	08/01/2020	INV	PD	COMMUNITY ROOM - CLOVER R
15885 CHECK DATE: 07/21/2020		07/01/2020	072120	334095	1,495.91	08/01/2020	INV	PD	FIRE STATION
15886 CHECK DATE: 07/21/2020		07/01/2020	072120	334095	1,140.83	08/01/2020	INV	PD	HISTORY CENTER
15887 CHECK DATE: 07/21/2020		07/01/2020	072120	334095	202.15	08/01/2020	INV	PD	IT DEPARTMENT
15888 CHECK DATE: 07/21/2020		07/01/2020	072120	334095	1,971.55	08/01/2020	INV	PD	MSB
15889 CHECK DATE: 07/21/2020		07/01/2020	072120	334095	161.72	08/01/2020	INV	PD	STANTEC BUILDING
15890 CHECK DATE: 07/21/2020		07/01/2020	072120	334095	625.00	08/01/2020	INV	PD	WTP
15934 CHECK DATE: 07/21/2020		07/06/2020	072120	334095	3,795.06	08/06/2020	INV	PD	PARK SHELTER CLEANING (CO
15938 CHECK DATE: 07/21/2020		07/09/2020	072120	334095	171.88	08/09/2020	INV	PD	CITY HALL HAND SANITIZERS



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100859 HOISINGTON KOEGLER GROUP INC					13,141.51				
019-053-7 CHECK DATE: 07/21/2020		07/15/2020	072120	334096	415.00	08/15/2020	INV	PD	LION'S PARK SHELTER DESIG
100878 HUEBSCH									
84176/JUN2020 CHECK DATE: 07/21/2020		06/30/2020	072120	334097	1,641.31	07/10/2020	INV	PD	JUN RUG/MAT SVC
108162 HYDRO-DESIGNS INC									
0057715-IN CHECK DATE: 07/21/2020		06/30/2020	072120	334098	648.58	07/30/2020	INV	PD	INSP AND REPORTING SERVIC
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2020/0703-ICMA CHECK DATE: 07/07/2020		07/03/2020	070720-2	334017	4,820.72	07/03/2020	INV	PD	PR 7/3/20 457 & ROTH Cont
104729 J & R LARSON GROUNDS MAINTENANCE									
2025429 CHECK DATE: 07/21/2020		06/23/2020	072120	334099	1,597.00	07/23/2020	INV	PD	WO# 741 HYDRO SEEEDING UG
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
86875914 CHECK DATE: 07/21/2020		07/02/2020	072120	334100	256.00	08/02/2020	INV	PD	WTP ALARM & DETECTION CAL
108948 AUDRANN INC									
1262718 CHECK DATE: 07/21/2020		06/30/2020	072120	334102	1,693.28	07/30/2020	INV	PD	SMALL TOOLS FOR MAINTENAN
1262757 CHECK DATE: 07/21/2020		06/30/2020	072120	334101	407.88	08/14/2020	INV	PD	TOOLS FOR MAINT DEPT
100972 JT SERVICES OF MINNESOTA					2,101.16				
JT20-057-02 CHECK DATE: 07/21/2020		02/26/2020	072120	334103	4,639.87	08/13/2020	INV	PD	BRACKETS FOR FLOWER BASKE
105136 KALI CONCRETE LLC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1587		07/03/2020	072120	334104	1,400.00	08/03/2020	INV	PD	REPLACE CURB MEADOW LANE
CHECK DATE: 07/21/2020									
102949 KENNEDY AND GRAVEN CHARTERED									
CH145-00019	APR	06/30/2020	072120	334105	1,922.50	07/30/2020	INV	PD	TIF 19 CHASKA HEIGHTS
CHECK DATE: 07/21/2020									
105271 KLEITSCH, JOSHUA OR CHELSEY									
2008259.002		07/13/2020	072120	334106	139.59	08/13/2020	INV	PD	RFD-ULTIMATE BIRTHDAY REN
CHECK DATE: 07/21/2020									
PAYEE: KLEITSCH, CHELSEY									
101018 KRISS PREMIUM PRODUCTS INC									
167398		06/19/2020	072120	334206	145.00	07/19/2020	INV	PD	5 gls treatment for boile
CHECK DATE: 07/21/2020									
167472		06/26/2020	072120	334107	908.50	07/26/2020	INV	PD	Condensing Tower Treatmen
CHECK DATE: 07/21/2020									
					1,053.50				
101043 LANO EQUIPMENT INC									
01-764028		07/06/2020	072120	334108	50.92	08/06/2020	INV	PD	#129 BOBCAT PARTS (STREET
CHECK DATE: 07/21/2020									
01-764033		07/06/2020	072120	334108	310.00	08/06/2020	INV	PD	MOWER BLADE KIT
CHECK DATE: 07/21/2020									
01-764544		07/07/2020	072120	334108	440.00	08/07/2020	INV	PD	#177 MOWER BLADE KIT
CHECK DATE: 07/21/2020									
01-764718		07/08/2020	072120	334108	31.40	08/08/2020	INV	PD	WEED WHIP PARTS
CHECK DATE: 07/21/2020									
					832.32				
101050 LAW ENFORCEMENT LABOR SERVICES INC									
July 2020		07/03/2020	070720-2	334018	1,426.00	07/03/2020	INV	PD	July 2020 Police Union Du
CHECK DATE: 07/07/2020									
101071 LENZEN CHEVROLET BUICK INC									
81132		06/22/2020	072120	334109	10.64	07/22/2020	INV	PD	#705 ELECTRIC (COVERS)
CHECK DATE: 07/21/2020									
81189		07/01/2020	072120	334109	122.21	08/01/2020	INV	PD	#2705 ELECTRIC BELT KIT



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/21/2020									
81217		07/07/2020	072120	334109	166.77	08/07/2020	INV	PD	#718 MAINTENANCE PARTS
CHECK DATE: 07/21/2020									
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS					299.62				
48988		07/01/2020	072120	334110	752.00	07/31/2020	INV	PD	JUL SA SUPPORT
CHECK DATE: 07/21/2020									
105139 LUBE TECH AND PARTNERS LLC									
1640899		06/29/2020	072120	334111	816.44	07/29/2020	INV	PD	FUELS AND LUBES (EQUIPMEN
CHECK DATE: 07/21/2020									
102361 LYDER, TINA & HENRIK									
365062037-2020		07/01/2020	072120	334112	3,000.00	08/01/2020	INV	PD	JUL REBATE-RENEWABLES-SOL
CHECK DATE: 07/21/2020									
103449 MADDEN GALANTER HANSEN LLP									
80225		06/24/2020	072120	334113	1,627.95	07/24/2020	INV	PD	MAY LEGAL
CHECK DATE: 07/21/2020									
104521 MANGOLD GROUP LLC									
17387		06/30/2020	072120	334114	2,040.00	07/30/2020	INV	PD	JUN MAINT MT PLEASANT
CHECK DATE: 07/21/2020									
108950 MAPSTONE, ROBERT									
2008176.002		06/09/2020	072120	334115	235.00	08/09/2020	INV	PD	RFD-RENTAL FEES FOR ANNIV
CHECK DATE: 07/21/2020									
PAYEE: MAPSTONE, ROBERT									
108511 MEADOW SPRING CHURCH									
2008214.002		07/01/2020	072120	334116	80.54	08/01/2020	INV	PD	RFD-FACILITY RENTAL-VETER
CHECK DATE: 07/21/2020									
PAYEE: MEADOW SPRING CHURCH									
101183 METROPOLITAN COUNCIL									
JUN 2020 SAC		06/30/2020	072120	334117	22,141.35	07/30/2020	INV	PD	JUN SAC CHARGES
CHECK DATE: 07/21/2020									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101182 METROPOLITAN COUNCIL									
0001112020		07/07/2020	072120	334118	222,961.60	08/01/2020	INV	PD	AUG SEWER SERVICES FOR ME
CHECK DATE: 07/21/2020									
101187 METRO SALES INC									
INV1622531		07/06/2020	072120	334119	197.00	08/05/2020	INV	PD	Contract Invoice-PD
CHECK DATE: 07/21/2020									
101196 MID COUNTY COOP #122622									
2002		06/22/2020	072120	334120	101.54	07/31/2020	INV	PD	FOAM MARKER FOR SPRAYER-T
CHECK DATE: 07/21/2020									
101204 MIDWEST PLAYSCAPES INC									
8817		06/30/2020	072120	334121	1,648.00	07/30/2020	INV	PD	YELLOW FENCE TOP RAIL-COM
CHECK DATE: 07/21/2020									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR070320#0014172152		07/03/2020	070720-2	334019	195.66	07/03/2020	INV	PD	070320 Payroll Child Supp
CHECK DATE: 07/07/2020									
PR070320001510208001		07/03/2020	070720-2	334020	179.04	07/03/2020	INV	PD	070320 Payroll Child Supp
CHECK DATE: 07/07/2020									
					374.70				
101227 MINNESOTA ELEVATOR INC									
862566		07/01/2020	072120	334122	394.10	08/01/2020	INV	PD	Jul CCC Elevator Contract
CHECK DATE: 07/21/2020									
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD									
7736		06/30/2020	072120	334123	260.00	07/30/2020	INV	PD	INSTRUCTOR EXAM-BONNEMA,
CHECK DATE: 07/21/2020									
7743		06/30/2020	072120	334123	240.00	07/30/2020	INV	PD	OFFICER EXAM-TARMAN, SCHR
CHECK DATE: 07/21/2020									
					500.00				
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
55510		07/07/2020	072120	334124	1,350.00	08/06/2020	INV	PD	TRAINING & SAFETY PROGRAM
CHECK DATE: 07/21/2020									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101265 MINNESOTA ROADWAYS CO									
83385		07/07/2020	072120	334125	1,446.00	08/01/2020	INV	PD	#2115 TACK OIL
CHECK DATE: 07/21/2020									
101303 MINNESOTA TEAMSTERS LOCAL #320									
July 2020		07/03/2020	070720-2	334021	4,560.00	07/03/2020	INV	PD	July 2020 Local #320 Unio
CHECK DATE: 07/07/2020									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/JUN20		06/29/2020	071420	334029	797.17	07/22/2020	INV	PD	JUN ST LITES-TOWN COURSE
CHECK DATE: 07/14/2020									
121770311/JUN20		06/29/2020	071420	334029	39.73	07/22/2020	INV	PD	JUN 4255 CREEK RD
CHECK DATE: 07/14/2020									
778377500/JUN20		07/07/2020	072120	334126	79.03	08/02/2020	INV	PD	JUN 12500 CTY RD 11 SIGNA
CHECK DATE: 07/21/2020									
778377800/JUN20		07/07/2020	072120	334126	51.06	08/02/2020	INV	PD	JUN 4250 ENGLER BLVD SIGN
CHECK DATE: 07/21/2020									
778377900/JUN20		07/07/2020	072120	334126	52.87	08/02/2020	INV	PD	JUN 4100 ENGLER BLVD SIGN
CHECK DATE: 07/21/2020									
781385500/JUN20		07/07/2020	072120	334126	10.00	08/02/2020	INV	PD	JUN 4463 CTY RD 44
CHECK DATE: 07/21/2020									
					1,029.86				
101134 MALLOY MONTAGUE KARNOWSKI .RADOSEVICH & CO PA									
48529		07/08/2020	072120	334127	5,820.00	08/08/2020	INV	PD	2019 CFDRA AUDIT-FINAL
CHECK DATE: 07/21/2020									
48530		07/08/2020	072120	334127	1,375.00	08/08/2020	INV	PD	2019 AUDIT-FINAL
CHECK DATE: 07/21/2020									
					7,195.00				
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
JUNE0190352020		06/30/2020	072120	334128	2,399.39	07/30/2020	INV	PD	JUN PERMIT SURCHARGES
CHECK DATE: 07/21/2020									
101351 MN DEPARTMENT OF TRANSPORTATION									
P00011705		06/30/2020	072120	334129	453.55	07/30/2020	INV	PD	INTERCHANGE-PLANT INSPECT
CHECK DATE: 07/21/2020									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101327 MP NEXLEVEL LLC								
1119021		06/23/2020	072120	334130	3,114.10 07/23/2020	INV	PD	WO# 738 - 2020 CITYWIDE O
CHECK DATE: 07/21/2020								
103088 SID TOOL CO INC								
3933545001		06/25/2020	072120	334131	2,152.50 07/25/2020	INV	PD	STOCK SHOP SUPPLIES
CHECK DATE: 07/21/2020								
3933545002		07/01/2020	072120	334131	15.43 08/01/2020	INV	PD	SHOP STOCK (SYRINGES)
CHECK DATE: 07/21/2020								
3933595001		06/25/2020	072120	334131	553.50 07/25/2020	INV	PD	STOP STOCK SUPPLIES
CHECK DATE: 07/21/2020								
					2,721.43			
101356 MTI DISTRIBUTING INC #31380								
1251165-00		04/22/2020	070820	334022	340.89 05/22/2020	INV	PD	PARK MOWER PARTS
CHECK DATE: 07/08/2020								
1251304-00		04/22/2020	070820	334022	98.64 05/29/2020	INV	PD	#242 PARK MOWER PARTS
CHECK DATE: 07/08/2020								
1262858-00		06/19/2020	072120	334132	117.20 07/19/2020	INV	PD	#234 PARK - SWITCH (2)
CHECK DATE: 07/21/2020								
1264466-00		06/30/2020	072120	334132	198.99 07/30/2020	INV	PD	#232 PARK TORO 5910 PARTS
CHECK DATE: 07/21/2020								
1265096-00		07/01/2020	072120	334132	425.78 08/01/2020	INV	PD	PAR 30 WORKMAN PARTS
CHECK DATE: 07/21/2020								
					1,181.50			
101354 MTI DISTRIBUTING INC #700767								
1264597-00		06/29/2020	072120	334133	148.10 07/29/2020	INV	PD	IRRIGATION PARTS
CHECK DATE: 07/21/2020								
1264597-01		06/30/2020	072120	334133	447.70 07/30/2020	INV	PD	WORKMAN BUMPER
CHECK DATE: 07/21/2020								
1264770-00		07/02/2020	072120	334133	384.60 08/02/2020	INV	PD	GATE VALVE-TC
CHECK DATE: 07/21/2020								
1265292-00		07/02/2020	072120	334133	132.19 08/02/2020	INV	PD	PIVOT SHAFT-TC
CHECK DATE: 07/21/2020								

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106198 NAVIANT INC					1,112.59			
0140961-IN CHECK DATE: 07/21/2020		07/01/2020	072120	334134	2,955.00 07/21/2020	INV	PD	JUN ONBASE HOSTING FEE
102654 NORTH AMERICAN SAFETY INC INV51823 CHECK DATE: 07/21/2020		06/29/2020	072120	334135	206.55 08/29/2020	INV	PD	S/W GLOVES, RAINSUITS, HE
101409 BIESANZ CHEMICALS INC 5854 CHECK DATE: 07/21/2020		06/22/2020	072120	334136	176.60 07/22/2020	INV	PD	cleaning supplies-CCC
5996 CHECK DATE: 07/21/2020		07/10/2020	072120	334136	181.71 08/10/2020	INV	PD	Cleaning Supplies-CCC
101436 NUCO2 INC					358.31			
63286296 CHECK DATE: 07/21/2020		07/01/2020	072120	334137	169.56 08/01/2020	INV	PD	Pool Chemicals
63452784 CHECK DATE: 07/21/2020		06/29/2020	072120	334137	73.66 07/29/2020	INV	PD	Pool Chemicals
101437 NUSS EQUIPMENT GROUP LLC					243.22			
2205111P CHECK DATE: 07/21/2020		07/10/2020	072120	334138	402.55 08/10/2020	INV	PD	#115 STREET AC HOSE
101470 O'REILLY AUTOMOTIVE STORES INC 556275/JUN2020 CHECK DATE: 07/14/2020		06/28/2020	071420	334030	321.39 07/20/2020	INV	PD	JUN PARTS & SUPPLIES
101445 OFFICE DEPOT 100822854001 CHECK DATE: 07/21/2020		06/26/2020	072120	334139	39.90 07/31/2020	INV	PD	Binders
103617840001 CHECK DATE: 07/21/2020		07/08/2020	072120	334139	119.97 08/07/2020	INV	PD	Copier paper



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101454 OLSEN CHAIN AND CABLE CO INC					159.87				
657299 CHECK DATE: 07/21/2020		07/02/2020	072120	334140	268.25	08/02/2020	INV	PD	LIFTING CHAINS (2)
101456 OLSEN FIRE PROTECTION INC									
Z139813 CHECK DATE: 07/21/2020		06/22/2020	072120	334141	455.00	07/22/2020	INV	PD	ANNUAL FIRE SPRINKLER INS
101530 PING INC									
15230191 CHECK DATE: 07/21/2020		07/10/2020	072120	334142	216.49	09/09/2020	INV	PD	RESALE
101536 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC									
3104052938 CHECK DATE: 07/21/2020		06/29/2020	072120	334143	499.14	07/29/2020	INV	PD	POSTAGE METER RENTAL 4/30
101539 PLAISTED COMPANIES INC									
34274 CHECK DATE: 07/21/2020		06/30/2020	072120	334144	2,774.68	07/30/2020	INV	PD	TOPDRESSING & BUNKER SAND
101543 PLUNKETTS PEST CONTROL INC									
6669085 CHECK DATE: 07/21/2020		06/01/2020	072120	334145	65.06	07/30/2020	INV	PD	FD PEST CONTROL
101557 POWER SYSTEM ENGINEERING INC									
9034039 CHECK DATE: 07/21/2020		07/02/2020	072120	334146	26,107.00	08/02/2020	INV	PD	MRS 115KV BRKR ADDITION -
101571 PREMIUM WATERS INC									
317613259 CHECK DATE: 07/21/2020		06/30/2020	072120	334148	59.85	07/31/2020	INV	PD	Water cooler-PD Qtrly
417080-06-20 CHECK DATE: 07/21/2020		06/30/2020	072120	334147	217.81	07/31/2020	INV	PD	TC WATER
103055 QUALITY PROPANE INC					277.66				



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
200902 CHECK DATE: 07/21/2020		07/06/2020	072120	334149	51.08	08/05/2020	INV	PD	LP Gas-CCC
201583 CHECK DATE: 07/21/2020		06/22/2020	072120	334149	109.25	07/22/2020	INV	PD	LP Gas-CCC
201767 CHECK DATE: 07/21/2020		06/29/2020	072120	334149	111.20	07/29/2020	INV	PD	LP Gas-CCC
					271.53				
107855 STAPLES INC									
8247349 CHECK DATE: 07/21/2020		07/01/2020	072120	334151	97.88	08/01/2020	INV	PD	OFFICE SUPPLIES
8415507 CHECK DATE: 07/21/2020		07/08/2020	072120	334150	47.98	08/07/2020	INV	PD	Ink Catridges for Vicki S
					145.86				
101616 RDO EQUIPMENT COMPANY									
P6474470 CHECK DATE: 07/21/2020		06/22/2020	072120	334152	495.00	07/22/2020	INV	PD	#710 VAC HOUSE
101631 REINDERS INC									
3162129-02 CHECK DATE: 07/21/2020		06/23/2020	072120	334153	3,274.32	07/23/2020	INV	PD	FUNGICIDE
101638 RURAL ELECTRIC SUPPLY COOPERATIVE									
790365-00 CHECK DATE: 07/21/2020		07/07/2020	072120	334154	471.35	08/07/2020	INV	PD	MISC LINE HRDWR - #2 ACS
102401 RICHLIND METAL FABRICATORS									
260240001-2020 CHECK DATE: 07/21/2020		07/10/2020	072120	334155	13,800.00	08/10/2020	INV	PD	JUL REBATE-BUSINESS LIGHT
107697 RIVERS EDGE CONCRETE LLC									
C2197622 CHECK DATE: 07/21/2020		06/04/2020	072120	334156	799.50	07/05/2020	INV	PD	LYMAN & 41 BOOSTER CONCRE
101668 ROBBS ELECTRIC INC									
36176		07/01/2020	072120	334157	14,675.00	08/01/2020	INV	PD	CCC UPGRADES TO POOL AREA



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/21/2020									
36211		07/08/2020	072120	334157	214.28	08/08/2020	INV	PD	CONTACTOR FOR LION'S PARK
CHECK DATE: 07/21/2020									
					14,889.28				
101703 SALVATION ARMY									
JUN/20 HS		07/10/2020	072120	334158	141.00	08/10/2020	INV	PD	JUN HEATSHARE CONTRIBUTIO
CHECK DATE: 07/21/2020									
101738 SCHILLING SUPPLY COMPANY									
764428-01		06/24/2020	072120	334159	83.81	07/24/2020	INV	PD	Disinfectant & Sanitizer
CHECK DATE: 07/21/2020									
780560-00		06/24/2020	072120	334159	461.25	07/24/2020	INV	PD	Gym wipes
CHECK DATE: 07/21/2020									
782650-00		07/13/2020	072120	334159	640.64	08/13/2020	INV	PD	Hand Sanitizer-CCC
CHECK DATE: 07/21/2020									
					1,185.70				
105713 TOWING SERVICES INC									
79970		07/07/2020	072120	334160	1,970.00	07/28/2020	INV	PD	Various Forfeiture payout
CHECK DATE: 07/21/2020									
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
8689-4		06/29/2020	072120	334161	1,401.65	07/20/2020	INV	PD	PAINT FOR X-WALKS CITY WI
CHECK DATE: 07/21/2020									
101779 LAKE MINNETONKA HARDWARE INC									
144425		06/26/2020	072120	334162	104.96	07/26/2020	INV	PD	PAR 30 SPRINKLERS
CHECK DATE: 07/21/2020									
101790 SIGN SOURCE INC									
65224		06/22/2020	072120	334163	2,850.00	07/22/2020	INV	PD	Building signs for pool,
CHECK DATE: 07/21/2020									
65450		07/01/2020	072120	334163	147.31	07/31/2020	INV	PD	OAK19 KITCHEN HRS SIGN-CO
CHECK DATE: 07/21/2020									
					2,997.31				
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101004067-001 CHECK DATE: 07/21/2020		06/25/2020	072120	334164	125.80	07/25/2020	INV	PD	IRRIGATION PARTS/SUPPLIES
101300968-001 CHECK DATE: 07/21/2020		07/06/2020	072120	334164	373.60	08/15/2020	INV	PD	IRRIGATION PARTS/SUPPLIES
101376710-001 CHECK DATE: 07/21/2020		07/08/2020	072120	334164	481.98	08/15/2020	INV	PD	IRRIGATION SUPPLIES/HERBI
					981.38				
106596 SIWEK LUMBER JORDAN INC 20063 CHECK DATE: 07/21/2020		06/29/2020	072120	334165	2,087.72	07/29/2020	INV	PD	REBAR FOR CONCRETE PROJEC
101803 SM HENTGES & SONS INC SP1017-108-11 CHECK DATE: 07/21/2020		07/10/2020	072120	334166	901,605.00	08/10/2020	INV	PD	TH 212 INTERCHANGE & CSAH
107195 SOCIAL INDOOR LLC 3872 CHECK DATE: 07/21/2020		06/29/2020	072120	334167	500.00	07/29/2020	INV	PD	TC ADVERTISING
101914 SOUTHWEST METRO CHAMBER OF COMMERCE 322301 CHECK DATE: 07/21/2020		07/06/2020	072120	334168	6,000.00	08/06/2020	INV	PD	CHASKA FARMERS MARKET
101828 SOUTHWEST NEWS MEDIA 2103548 CHECK DATE: 07/21/2020		06/18/2020	072120	334169	13.58	07/15/2020	INV	PD	PD COMMUNITY CONVERSATION
2104630 CHECK DATE: 07/21/2020		06/25/2020	072120	334169	95.06	07/15/2020	INV	PD	BIDS FOR 2020 OVERLAY PRO
2104631 CHECK DATE: 07/21/2020		06/25/2020	072120	334169	20.37	07/15/2020	INV	PD	PD COMMUNITY CONVERSATION
					129.01				
101916 SOUTHWEST POWER EQUIPMENT 1-523673 CHECK DATE: 07/21/2020		06/25/2020	072120	334170	1,680.00	07/25/2020	INV	PD	EDGING MACHINE FOR PARK D
1-523749		06/30/2020	072120	334170	358.05	07/31/2020	INV	PD	CORE DRILL RENTAL-PICKLEB

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/21/2020									
101847 SRF CONSULTING GROUP INC					2,038.05				
12504.00-14		06/30/2020	072120	334171	119,007.01	08/07/2020	INV	PD	TH 212 INTERCHANGE & CSAH
CHECK DATE: 07/21/2020									
101884 STOP PROCESSING CENTER									
18854		06/30/2020	072120	334172	112.93	07/31/2020	INV	PD	Auto Bill Payment Sign Up
CHECK DATE: 07/21/2020									
101892 STUART C IRBY CO									
S011805460.003	200128	06/25/2020	072120	334173	2,998.00	07/25/2020	INV	PD	(2) 37.5KVA TRANSFORMERS
CHECK DATE: 07/21/2020									
S011845879.001	200129	06/25/2020	072120	334173	2,530.00	07/25/2020	INV	PD	(2) 25KVA TRANSFORMERS
CHECK DATE: 07/21/2020									
S011887208.001	200130	06/23/2020	072120	334173	14,970.65	07/23/2020	INV	PD	(2568) COND UD ALUM 750 M
CHECK DATE: 07/21/2020									
105849 SUBURBAN ELEVATOR OF MINNESOTA					20,498.65				
5019		07/01/2020	072120	334174	427.58	08/01/2020	INV	PD	3RD QTR FD ELEVATOR MAINT
CHECK DATE: 07/21/2020									
101925 TALLMAN EQUIPMENT CO INC									
3255753		06/25/2020	072120	334175	326.20	07/25/2020	INV	PD	(2) MEASURING WHEELS
CHECK DATE: 07/21/2020									
101932 TAYLOR MADE GOLF CO INC									
34317892		07/01/2020	072120	334176	371.52	07/31/2020	INV	PD	RESALE
CHECK DATE: 07/21/2020									
101956 THE HARTFORD									
858568435846		06/29/2020	071420	334031	2,862.37	07/15/2020	INV	PD	JUL EMP INS PREM-LTD
CHECK DATE: 07/14/2020									
101831 SPECIALIZED ENVIRONMENTAL TECHNOLOGIES INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105005877 CHECK DATE: 07/21/2020		04/20/2020	072120	334177	77.50 07/08/2020	INV	PD	GARDEN COMPOST-WINKLE PK
105005881 CHECK DATE: 07/21/2020		04/20/2020	072120	334177	77.50 07/08/2020	INV	PD	GARDEN COMPOST-WINKLE PK
					155.00			
102151 THE WEATHER APPAREL COMPANY LLC A48613 CHECK DATE: 07/21/2020		07/01/2020	072120	334178	275.00 07/31/2020	INV	PD	RESALE
101954 THEIS CONSTRUCTION COMPANY INC 20543 CHECK DATE: 07/21/2020		07/09/2020	072120	334179	1,096.00 08/09/2020	INV	PD	TC GARAGE DOOR/FRAME
101966 THYSSENKRUPP ELEVATOR CORPORATION 3005351626 CHECK DATE: 07/21/2020		07/01/2020	072120	334180	584.46 08/01/2020	INV	PD	WTP ELEVATOR SVC 7/1/20-9
104908 TIMESAVER OFF SITE SECRETARIAL INC M25719 CHECK DATE: 07/21/2020		06/30/2020	072120	334181	681.75 07/30/2020	INV	PD	6-10 Planning, 6-15 Counc
101995 TRANE 310935519 CHECK DATE: 07/21/2020		07/01/2020	072120	334182	1,444.00 08/01/2020	INV	PD	CITY HALL QUARTERLY SERVI
101999 TRANS UNION LLC 06035654 CHECK DATE: 07/21/2020		06/27/2020	072120	334183	11.08 07/30/2020	INV	PD	Data Processing
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC 1549467/JUN20 CHECK DATE: 07/21/2020		07/01/2020	072120	334184	129.30 08/15/2020	INV	PD	Data Processing
102007 TRENCHERS PLUS INC IT98671 CHECK DATE: 07/21/2020		07/06/2020	072120	334185	926.50 08/06/2020	INV	PD	#715 TRENCHER TEETH



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102008 TRI-CITY/WILLIAM LLOYD ANALYTICAL LAB									
2000142		07/07/2020	072120	334186	104.00	08/07/2020	INV	PD	Clayhole water testing-Ju
CHECK DATE: 07/21/2020									
102027 TWIN CITIES & WESTERN RAILROAD CO									
M014419-IN		06/29/2020	072120	334187	875.66	07/29/2020	INV	PD	WATERMAIN CROSSING - JONA
CHECK DATE: 07/21/2020									
108940 TWIN CITIES BOILER REPAIR INC									
34561		06/09/2020	072120	334188	12,750.00	07/09/2020	INV	PD	REPAIRS TO OLD SECTION OF
CHECK DATE: 07/21/2020									
102028 TWIN CITY WATER CLINIC INC									
14733		06/30/2020	072120	334189	510.00	07/30/2020	INV	PD	JUNE SAMPLES
CHECK DATE: 07/21/2020									
102037 ULINE INC									
121440520		06/25/2020	072120	334190	411.89	07/25/2020	INV	PD	Microfiber Towels, Latex
CHECK DATE: 07/21/2020									
121666469		07/02/2020	072120	334190	184.39	08/02/2020	INV	PD	Microfiber Towels, Spray
CHECK DATE: 07/21/2020									
					596.28				
105730 PROVIDENT LIFE & ACCIDENT INSURANCE COMPANY									
E0665216-JUN20		06/23/2020	071420	334032	709.02	07/23/2020	INV	PD	JUN EMP INS PREMIUMS
CHECK DATE: 07/14/2020									
104522 US FOODS INC									
5346510		06/26/2020	072120	334191	510.36	07/26/2020	INV	PD	TP, SOAP-TC
CHECK DATE: 07/21/2020									
5389870		06/30/2020	072120	334191	283.24	07/30/2020	INV	PD	HAND TOWELS-TC
CHECK DATE: 07/21/2020									
5550393		07/10/2020	072120	334191	432.13	08/09/2020	INV	PD	MASKS, SOAP, PAPER TOWELS
CHECK DATE: 07/21/2020									
5913702		07/01/2020	072120	334191	-476.00	08/01/2020	CRM	PD	CREDIT-ENTRY ERROR
CHECK DATE: 07/21/2020									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
5998677 CHECK DATE: 07/21/2020		06/25/2020	072120	334191	-149.57 07/25/2020	CRM	PD	CREDIT MAY DISHWASHER LEA
					600.16			
102102 VERIZON WIRELESS								
9857259722 CHECK DATE: 07/14/2020		06/23/2020	071420	334033	608.14 07/15/2020	INV	PD	JUN CRADLEPOINTS
102109 VICTORIA REPAIR & MANUFACTURING								
9373 CHECK DATE: 07/21/2020		06/04/2020	072120	334192	196.00 08/08/2020	INV	PD	#99 S/W TRUCK SET-UP
102117 VILLAGE PLUMBING INC								
8320 CHECK DATE: 07/21/2020		06/19/2020	072120	334193	1,780.00 07/19/2020	INV	PD	RPZ TESTING AT PARKS AND
102227 ONVOY LLC								
009426/JUL20 CHECK DATE: 07/21/2020		07/01/2020	072120	334194	1,853.53 07/25/2020	INV	PD	JUL EDU CTR ETHERNET/INTE
009486/JUL20 CHECK DATE: 07/21/2020		07/01/2020	072120	334194	889.21 07/25/2020	INV	PD	JUL CITY HALL ETHERNET
					2,742.74			
102133 WAGNER PRESS & GRAPHICS								
33192 CHECK DATE: 07/21/2020		07/06/2020	072120	334195	151.00 08/05/2020	INV	PD	SEWER AND WATER PERMITS
33193 CHECK DATE: 07/21/2020		07/06/2020	072120	334195	85.00 07/21/2020	INV	PD	72 Hour hold forms-PD
					236.00			
102141 WASTE MANAGEMENT OF MINNESOTA INC								
7384146-1593-5 CHECK DATE: 07/21/2020		07/06/2020	072120	334196	1,419.73 08/05/2020	INV	PD	JUL CLUBHOUSE GARBAGE SVC
7384151-1593-5 CHECK DATE: 07/21/2020		07/06/2020	072120	334196	306.56 08/06/2020	INV	PD	TOWN COURSE MAINT
8313701-2282-0 CHECK DATE: 07/21/2020		07/06/2020	072120	334196	204.48 08/05/2020	INV	PD	JUL PAR 30 GARBAGE SVC



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102192 WILSON SPORTING GOODS CO					1,930.77				
4531284308		07/02/2020	072120	334197	299.88	08/01/2020	INV	PD	PAR 30 RESALE
CHECK DATE: 07/21/2020									
102189 WM MUELLER & SONS									
256449		06/26/2020	072120	334198	515.84	07/25/2020	INV	PD	TRAIL PATCHES @ COMMUNITY
CHECK DATE: 07/21/2020									
256556		06/30/2020	072120	334198	115.29	07/25/2020	INV	PD	SAND FOR FIREMAN'S PARK B
CHECK DATE: 07/21/2020									
256605		07/03/2020	072120	334198	74.16	08/25/2020	INV	PD	BRANDENBURG DR CATCH BASI
CHECK DATE: 07/21/2020									
108954 WOLFF, STEPHEN					705.29				
2008226.002		07/06/2020	072120	334199	29.00	08/06/2020	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 07/21/2020					PAYEE: WOLFF, STEPHEN				
102220 NORTHLAND SYSTEMS INC									
78949		07/03/2020	072120	334200	6,895.00	08/07/2020	INV	PD	JUL RECOVERY SVC
CHECK DATE: 07/21/2020									
78950		07/03/2020	072120	334200	16,010.00	08/07/2020	INV	PD	JUL SUPPORT SVC
CHECK DATE: 07/21/2020									
105150 ZAYO GROUP HOLDINGS INC					22,905.00				
2020070011266		07/01/2020	072120	334201	23,102.74	07/31/2020	INV	PD	FIBER MAINTENANCE
CHECK DATE: 07/21/2020									
102228 ZEE MEDICAL SERVICE INC									
54127430		07/07/2020	072120	334202	694.50	07/17/2020	INV	PD	first aid supplies-CCC
CHECK DATE: 07/21/2020									
102231 ZIEGLER INC									
PC002161189		06/26/2020	072120	334203	652.40	07/26/2020	INV	PD	BUCKET TEETH FOR CAT (EXC
CHECK DATE: 07/21/2020									
PC002163136		07/04/2020	072120	334203	71.64	08/04/2020	INV	PD	SHOP (KEYS)

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/21/2020								
PC002163992		07/09/2020	072120	334203	274.94 08/09/2020	INV	PD	STOCK (EYEBOLTS)
CHECK DATE: 07/21/2020								
PC002164380		07/10/2020	072120	334203	149.38 08/10/2020	INV	PD	#141 STREET LOADER PARTS
CHECK DATE: 07/21/2020								
=====					=====			
317 INVOICES					1,949,038.16			
=====					=====			

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

Electronic Payments

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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100005 MINNESOTA MUNICIPAL MONEY MARKET FUND								
79966		07/02/2020	070220	2398	1,000,000.00 07/02/2020	DIR	PD	XFER ONB TO 4M-TAX SETTLE
CHECK DATE: 07/02/2020								
80174		07/06/2020	070620	2408	2,082,618.00 07/06/2020	DIR	PD	XFER ONB TO 4M-CASHFLOW
CHECK DATE: 07/06/2020								
80184		07/13/2020	071320	2409	1,500,000.00 07/13/2020	DIR	PD	XFER ONB TO 4M-CASHFLOW
CHECK DATE: 07/13/2020								
					4,582,618.00			
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY								
79891		07/03/2020	070720	2405	1,384.03 07/07/2020	DIR	PD	070320 Payroll HCSP Contr
CHECK DATE: 07/07/2020								
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY								
79892		07/03/2020	070720	2406	200.00 07/07/2020	DIR	PD	070320 Payroll MNDCP Cont
CHECK DATE: 07/07/2020								
101756 MII LIFE INCORPORATED								
39475350		06/30/2020	070220	2397	967.68 07/02/2020	DIR	PD	7/2/20 FSA REIMBURSEMENTS
CHECK DATE: 07/02/2020								
39481356		07/07/2020	070920	2407	532.39 07/09/2020	DIR	PD	7/9/20 FSA REIMBURSEMENTS
CHECK DATE: 07/09/2020								
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100927 INTERNAL REVENUE SERVICE								
79885		07/03/2020	070320	2399	131,289.54 07/03/2020	DIR	PD	070320 Payroll FICA Feder
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101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES								
79886		07/03/2020	070720	2404	25,366.96 07/07/2020	DIR	PD	070320 Payroll MN State T
CHECK DATE: 07/07/2020								
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
79887		07/03/2020	070620	2401	11,525.58 07/06/2020	DIR	PD	070320 Payroll 457 Contri
CHECK DATE: 07/06/2020								
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)								



07/16/2020 11:09
8482mrob

City of Chaska
VENDOR INVOICE LIST

IP 2
lapinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
79890		07/03/2020	070620	2403	2,313.87 07/06/2020	DIR	PD	070320 Payroll ROTH Contr
CHECK DATE: 07/06/2020								
107499 OLD NATIONAL BANK								
6334832-MAR-MAY/20		06/01/2020	060120	2410	34,318.30 06/01/2020	DIR	PD	INTEREST ON TEMPORARY BON
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104668 OPTUM BANK INC								
79889		07/03/2020	070620	2402	14,669.49 07/06/2020	DIR	PD	070320 Payroll HSA Contri
CHECK DATE: 07/06/2020								
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION								
79888		07/03/2020	070320	2400	92,383.84 07/03/2020	DIR	PD	070320 Payroll PERA Contr
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					92,383.84			
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14 INVOICES					4,897,569.68			
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** END OF REPORT - Generated by Michelle Robbin **

**Biweekly Report
July 20, 2020
By
Matt Podhradsky**

UPCOMING COUNCIL MEETING SCHEDULE

Below is a schedule of what to expect for the next few Council meeting dates:

July 20th: We will have a Work Session starting at 5:30 pm. The purpose of this work session will be to discuss the topic of chickens being allowed in residential areas of our City. This will be an opportunity to look at the pros and cons of the topic, and to explore what other cities who have allowed this since our last work session on this topic in 2015 have experienced as they have moved to allow this in their communities. I should also note that we are planning to have a closed portion of our meeting on Monday for our attorney from the League of Minnesota Cities to update us on a case we are involved in regarding the bank robbery at Klein Bank in downtown Chaska a couple of years ago. A closed meeting is allowed for attorney-client privilege in active litigation cases.

At this point we are planning on having Council meetings for all three regular August dates, including August 3rd, August 17th and August 31st. At this time we do not have planned Work Session topics for either of the August 3rd or 17th meetings, but we will be planning to have a work session on August 31st to start talking about our 2021 budget process and things we will have to consider before setting our preliminary tax levy at the end of September.

For all these meetings we will continue to be at the Chaska Event Center with a Zoom option.

If there are any questions or concerns as we move back into a live format of meetings, please let me know so that we can adjust, as necessary.

FEDERAL CARES DOLLARS

Staff continues to work on identifying the priorities we will recommend to Council for use of our \$2.08 million from Federal CARES Act dollars. As I shared at our last meeting, the bulk of the money that we are receiving we plan to use to reimburse ourselves for any expenses we have occurred directly related to the COVID 19 response, and to make improvements to our facilities to help make our buildings safer for employees and customers to use. We have utilized the services of architect Leo A Daly to help us develop a list of priorities as it relates to meeting needs within our facilities. The focus has been on making improvements that will help spread people apart, move non-City Hall traffic of customers away from our employees and customers, to install "touchless" devices and to help purify the air in areas of our buildings that are an issue. The main projects that we are looking at now include:

1. Creating separate entrance and vestibule for Library patrons

2. Consolidating our services down to one main desk in City Hall (currently have two), making this space larger and more protected and eliminating unnecessary interaction between Staff and those visiting City Hall
3. Wall off second floor Community Development/Admin/Engineering area to help secure area from too many customers needing to be in this area
4. Installing Ionizers in the HVAC System in both the Finance and Police Departments to help filter things like virus particles (currently our HVAC system struggles to keep adequate air movement in these areas)
5. Install touchless slider doors at all the main entrances at the CCC
6. Install touchless facets, toilettes, towel and soap dispensers in our City Facilities to make them safer

In addition to these internal items, we are hoping to have some dollars remaining to be used to help support assistance to local businesses suffering from the effects of COVID 19. This is something that we are looking at working with the Carver County CDA to implement.

As a reminder, these dollars need to be used by November 15th, so there is a quick turnaround to get these projects completed and funded. Please refer any questions you have on this to me.

ELECTION JUDGE RECRUITMENT

As you are aware, 2020 is a major election year, meaning that we will be having both Primary Elections (August 11th), and a General Election (November 3rd). While we would typically have a large pool of election judge applicants to choose from to fill the necessary spots, this is an unusual year as many of our long-time election judges are choosing not to serve this year because of the concern of COVID 19 exposure. With a push of marketing over the last couple of weeks, we have been able to get this down to 4 full day shifts remaining to be completely staffed. These could turn to half-day shifts which would require an additional 9 people. This is not an unusual situation in Chaska, as many communities are running into the same issue primarily because election judges tend to fall into the same demographics from an age perspective as those at the most serious risk of serious issues arising from contracting COVID 19.

While we are looking at contingencies now to utilize City Staff to help backfill positions if necessary, I would ask that if you know someone willing to serve that you point out the opportunity to them, and to ask them to contact Denise Beebe at 952-227-7511 to express their interest. Most judges work for a half day period, and we are looking for judges that would be able to work both the Primary and General Elections.

If you have any questions on this, please let me know.

Ryder Cup Change

As you are likely aware, the Ryder Cup is an event that is coming to Hazeltine once again during this decade. This will be the first time a US Course has hosted the Ryder Cup twice, which is a sporting event that is only beat in attendance and viewership by the Super Bowl, Olympics and World Cup Soccer. While the next event was scheduled for 2028, it has now been moved back to 2029 because of it needing to be postponed in Kohler Wisconsin for this

current summer. The Ryder Cup was originally on odd years but went to even years when it had to be postponed in 2001 because of the September 11th attacks.

If you have any questions about this, please let me know.

Joint Council/Human Rights Commission Work Session

As you know, we have been talking about having a joint Council/HRC Work Session for some time. While we originally planned to have it in April of this year, it did get postponed because of COVID 19 issues. We are now looking at Thursday August 27th as the revised date. The timing of the meeting we are shooting to be from 6-8 on that evening. While there will be additional information, we will be following up with you on as far as the process for preparing, I did want to first get out this date to make sure it works for everyone.

If you could please let me know if this date will be a conflict for you, I would greatly appreciate it. You can either email Nate or me with this information.

Community Center Re-Opening

I am happy to report that the re-opening of the Chaska Community Center has gone very well over the last two weeks, with us continuing to see an increase in patrons coming back each day. While the overall numbers are still quite low, with their only being about 120 visitors each day, it has been good in that our processes have worked well and we have heard from most patrons both that they like the system we have put in place, and feel safe while working out there. The Chaska Herald did a nice article this past Thursday highlighting the opening, using quotes from users that indicate how safe they feel while using the facility. Staff ultimately feels that it will be this feeling of safety and structure that will make people continue to come back, especially as it gets colder outside.

As for the Curling Center, we will see it opening back up again on July 27th. While it will open then, we are currently in the process of registering people for the 2nd Summer League session, with returning customers being ok. With our registration being open for about 1 week, we are seeing about 50% of our League spots being filled. The second summer season tends to be our least attended session of leagues in a normal year, so we are generally please with what we are seeing so far. The true test will be as we get into the 1st Winter League Season.

If there are any questions about the opening of both facilities, please let me know.

CHASKA PLANNING COMMISSION MINUTES JULY 08, 2020

1. Call to Order

Chairperson Dahlke called the meeting to order at 7:00 pm.

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public can still be involved in the meeting and discussions.

2. Roll Call

Roll call was taken. Members present: Commissioners Brass, Cross, Lacey, Olson, Rylee, Sailer, Bowe, and Urbanski and Chairperson Dahlke

Members absent: None

Also present: Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Sailer, second by Commissioner Bowe, to adopt the agenda as presented.

Roll Call Vote – Ayes – all. Motion carried.

4. Visitor Presentation

None.

5. Minutes

Motion by Commissioner Lacey, second by Commissioner Cross to approve the Minutes of the June 10th 2020, Planning Commission meeting as presented.

Roll Call Vote – Ayes – all. Motion carried.

6. Consent Items:

6. A. Recommend Approval of the Sale of Excess City Property in Southwest Chaska.

Commissioner Cross asked how much property, if any, will be available to be developed after the road comes through.

Community Development Director Ringwald stated that most of it is bluff and except for the southeast corner, there is not an excess of developable land remaining.

Chair Dahlke suggested that the Consent Items be considered separately.

Motion by Commissioner Bowe, second by Commissioner Brass, to approve the Consent Item 6A.
Roll Call Vote – Ayes – all. Motion carried.

6.B. Recommend Approval of the Sale of Excess City Property Near Del Webb.

Commissioner Sailer asked if this sale was needed for the Final Plat for Del Webb.

Community Development Director Ringwald stated that it is not needed, but there is also no possible other use for the land.

Motion by Commissioner Lacey, second by Commissioner Sailer, to approve the Consent Item 6B.
Roll Call Vote – Ayes – all. Motion carried.

7. Action Items:

7. A. Recommend approval of the Concept Plan for Harvest West North/Tradition Development/PC#2020-14.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Sailer stated that he is a bit concerned about the density and not really having yards or places for the water to go. He stated that he lives in the area and many of his neighbors are still putting in drain tile to help with water issues four years after the homes were built. He stated that the lots in this concept plan are very tight and he feels certain that there will be future drainage issues in the area and would like to see larger lots. He asked if there would be an association with these lots.

City Planner Hanson stated that she believes they will have associations but will have the applicant answer that question when they speak.

Commissioner Urbanski stated that he would echo Commissioner Sailer's concerns. He stated that he would like to see how the conservation corridor and park is finished. He asked if it would be a mowed lawn with park and grass area or something else. He stated that the water table is pretty high in this area and doesn't think the field area gets a lot of use because it is pretty wet. He asked if the landscaping plans would match up with what they have done in their other developments. He asked how long the developer will be responsible for the trees and at what point does the association or homeowners step in and take responsibility.

City Planner Hanson stated that typically the developer is responsible until the City accepts the improvements to the development. She noted that sometimes there are warranties in place for some of the trees with the landscaping companies. She explained that after this, the homeowners association would have perpetual responsibility for the trees.

Commissioner Cross stated that she noticed that in the already developed area there are a lot of piles of dirt, which she understands is normal when you are developing a property. She expressed concern about their location next to trees that the developer is supposed to be saving. She stated that is a big fear for her with this development because there are some very nice, big trees in the

area that won't do well if there is a pile of dirt near them because oaks really do not like sogginess. She stated that the drainage needs to be directed away from the center.

Commissioner Rylee stated that most of the concerns raised are about the water table, mushy soils and the need for drain tiles on properties. He asked if the City should request that the development report include soil borings with details of where the water table is in the entire area.

Chair Dahlke asked about City requirements for the water table.

Community Development Director Ringwald explained that there are building code issues related to water tables depths and foundations and other things like that. He stated that many of the concerns that are being raised by the Commission is part of the blessing and curse of Chaska clay. He stated that there will be a lot of detail work between the engineers and inspectors in the building department in terms of looking at house plans to make sure there is grading and that drainage is happening away from homes to try and minimize those potential issues as much as possible.

Commissioner Sailer asked if yard size would offer any solutions.

Community Development Director Ringwald stated that yard size does not really offer a solution because it really depends on the soil types and the tightness of the lens within clay soils. He stated that the concerns being raised are valid and the development can show more detailed analysis during the Preliminary Plat phase of the process.

Motion by Commissioner Olson, second by Commissioner Urbanski, to recommend to City Council approval of the Concept Plan for Harvest West North/Tradition Development a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area/PC#2020-14. subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated June 2, 2020
 - b. Existing Conditions Survey, prepared by Alliant Engineering, dated April 30, 2018
 - c. Concept Site Plan, prepared by Alliant Engineering, dated June 2, 2020
 - d. Site Features Map, prepared by Alliant Engineering, dated June 25, 2020
 - e. Site Features Photo Map, prepared by Alliant Engineering, dated June 25, 2020
 - f. Harvest West/Harvest North – Park Plan, prepared by Alliant Engineering, dated June 2, 2020
 - g. Front Elevations (Single Family and Villas), prepared by Robert Thomas Homes
2. Adherence with the City Engineer's Memo dated July 8, 2020.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Provision that the westerly street and cul-de-sac be oriented more west so that the 35 inch and 42-inch oaks are protected and unimpacted by grading, to be addressed at preliminary submittal.
5. Provision that the 4 lots north of Farm Hill Boulevard on Red Cedar Drive are re-oriented or removed to be outside of the wetland buffer, and to be addressed at preliminary submittal.

6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision of adequate screening and landscaping along edges abutting Savanna Way and to be addressed at Preliminary submittal.
8. Provision of sidewalks on both sides of all local streets.
9. Adherence to the following building setbacks:
 - a. Cottage Lots:
 - i. Front (house): 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Heritage Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 10 feet house/5 feet garage
 - v. Side (corner): 23 feet
 - c. Legacy Lots:
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Side: 5 feet
 - v. Side (corner): 23 feet
 - d. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - e. Savanna Way: 100 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet
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 existing anti-monotony housing policy.
12. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope, specifically for the lots that abut the public park.
13. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park.
14. 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.
15. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
16. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
17. Provision that an adequate buffer and landscaping is provided between the public trails and homes into the public park and conservation corridor area.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.
19. Provision that the City watermain line and its easement on the west edge of the property is delineated and shown on the civil plans at time of preliminary submittal.

20. Provision of a tree survey and preservation plan during the preliminary submittal.
21. Provision of a grading plan showing proposed retaining walls, if applicable, and a maintenance summary of retaining walls to be submitted at preliminary submittal.
22. Provision that stormwater ponds, wooded steep slopes, and wetlands will not factor into the parkland credit given.

Commissioner Cross stated that it always makes her nervous that even in the Concept Plan the Commission comes up with a certain number of lots. She stated that she realizes that this plan is not written in stone but does not think there is enough room for 119 lots.

Roll call vote: Ayes – all. Motion carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the Minutes of the June 1st, and June 15th 2020 City Council Meetings.

8 A i.i. Receive the Minutes of the June 15th, 2020 EDA Meeting.

Commissioner Brass

- Stated that he thinks the construction project on 41 with the roundabout has turned out very well

Commissioner Cross

- Noted that now that the roundabout on 41 is in place, they will be working on the underpass before Highway 5

Chairperson Dahlke

- Commended Commissioner Lacey for taking a leadership role in participating on the round table with the police department.

Commissioner Lacey

- Noted that there was good discussion at the round table with the police department and was a good opportunity for people to meet the new Chief of Police, Ryan Seibert and discuss their concerns.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Brass, to adjourn the meeting at 8:01 pm.

Roll Call Vote: Ayes – all. Motion carried.