



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, October 12, 2022
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the September 14th Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan for Chaska Tech Center/Amcon Construction/PC #2022-55
 - 6.B. Recommend Approval of the Eitel House Final Plat/Jonathan Association/PC #2022-56
7. Action Items
 - 7.A. CONTINUED FROM SEPTEMBER 14TH PLANNING COMMISSION:
Recommend Approval of the Final Plat for Hidden Maples/Landmark Builders/PC #2022-53
 - 7.B. PUBLIC HEARING: Recommend Approval of the Final Site & Building Plan and Zoning Ordinance Amendments for Hazeltine Plaza Apartments/Trident Development/PC #2022-54
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the August 15th and 29th Meeting Minutes. Receive the September 12th and 19th Meeting Minutes
 - 9.B. Receive the September 12th EDA Meeting Minutes

10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
SEPTEMBER 14, 2022**

1. Call to Order

Vice-Chair Lacey called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Lacey, Olson, Rylee, Aasen, and Gaare.

Members absent: Chair Brass and Commissioners Urbanski and Baswa

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Olson, second by Commissioner Gaare, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the August 10, 2022 Planning Commission Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Olson, to approve the minutes of the August 10, 2022 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Commissioner Olson noted that when Hidden Maples came through Preliminary there was a condition that it would match or at least feel like it was in line with the neighborhood. He noted that this shows one change to one of the houses but nothing to the other three and asked what would be required from the builder as their checkpoint to make sure that happens.

City Planner Hanson stated that the City has only received one design for one of the houses and explained that staff will work with the developer on the remaining three homes. She noted that it can get tricky because they do not always have the house and building plans fully defined by the Final Plat stage until they get their client. She explained that staff would be reviewing those homes as they come in to ensure that they line up with the other homes in the neighborhood. She stated that they intend to work with the developer to make sure that they fit in as best as they can even though there isn't an ordinance that firmly controls the design elements.

Community Development Director Kabat confirmed that staff has had some back and forth conversations with the developer regarding the design but noted that there are legal limitations on how far they can push.

Commissioner Rylee asked for an update on replacement of Fireman's Park II with St. John's.

Community Development Director Kabat stated that this is an item for the Parks Board to be working on and he believes they are still working on reigniting those conversations.

Commissioner Rylee stated that he voted against this in the concept phase and will also be voting against the Final Plat. He explained that the update regarding the park was very disappointing and feels that it was a failure on the City staff's part that no progress has been made. He stated that eliminating a park is a big deal for the community and will have an impact on people.

Motion by Commissioner Olson, second by Commissioner Gaare, to **table action** on the Consent Agenda for one month to allow the developer to come back with final plans for all four homes to coincide with the condition of falling in line with the existing neighborhood:

- a. Recommend Approval of the Final Plat for Hidden Maples/Landmark Builders/PC #2022-53.

Motion carried.

7. Action Items

- a. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to Zoning Section 15.8 Administration and Enforcement/City of Chaska/PC #2022-49

Community Development Director Kabat presented the item to the Commission.

Commissioner Gaare asked about the possibility of creating a basic template that is based on the requirements.

Community Development Director Kabat stated that is probably a phase 2 kind of items surrounding the idea of developing a handbook for developers around best practices, noticing meetings, holding meetings, and could also include a template for recording the meetings.

Vice-Chair Lacey stated that he likes this idea because it gives an opportunity for a lot of concerns and answers to questions to happen way before it gets to the Commission. He noted that as they are educating the developers, he thinks the residents also need to be educated about the process and how they can get involved from the beginning rather than waiting until the end with concerns that could have been addressed earlier in the process.

Commissioner Rylee stated that when this notice comes out he asked if there was the ability to have a brief outline of what the process is so when someone gets the postcard that they understand all the different phases that a project has to pass through before it is officially final and isn't just one kick at the can kind of process. He stated that he thinks many times it is the lack of understanding about the process that creates angst.

Community Development Director Kabat stated that the City can continue to look at the postcard and the information included and how they can, most effectively, get the right message across. He stated that there is also a lot of focus on building the website presence and thinks there is a lot of potential within that arena. He gave the example of when a project is proposed that it would have a dedicated page with some sort of graphic that would help illustrate the full process and where the project is within that process.

Vice-Chair Lacey stated that there is a lot of development happening in the City and people are concerned. He suggested that the City look to hold a few public meetings for the education portion of this but likes the idea of the postcard and more information on where things are within the overall process.

Community Development Director Kabat noted that as the development pages are created for the website, they will be able to put a link on the postcards that will have greater detail. He noted that he fully expects, if this ordinance change is approved and enacted, that when they first start holding these neighborhood meetings they will learn some things which may require further refining of the ordinance. He stated that, in his opinion, this feels like a good place to start and launch this effort. He explained that the proposed ordinance language came out of other communities that have ordinances like this already in place, for example, Shakopee.

Vice-Chair Lacey noted that he had seen the Chanhassen sign coming off of 212 and it really stands out.

Commissioner Olson stated that he thinks this is a good change with relation to the meeting notice, the postcards, and the post write-up piece.

Community Development Director Kabat continued with his presentation regarding recommendations for the Phase 2 update.

Commissioner Rylee noted that he is happy with everything that he has seen and is happy to see staff moving forward with this initiative. He stated that he would like to put a plug in for social media as part of the Phase 2 items, because the world is digital now.

Vice-Chair Lacey opened the public hearing at 7:48 p.m.

There being no public comment, Vice-Chair Lacey closed the public hearing at 7:48 p.m.

Motion by Commissioner Rylee, second by Commissioner Aasen, to recommend the City Council adopt Ordinance No. 1021 approving the Zoning Ordinance Amendment (ZOA) to Chapter 15.08.

Motion carried.

8. Other Business

Community Development Director Kabat noted that at a recent meeting he had mentioned some discussions he had with an individual that conducts training for boards and commissions. He

stated that he has a proposal from this individual outlining a plan for training with the thought to wait until somewhere around February of 2023.

There was a consensus of the Commission to schedule Planning Commission training around February of 2023.

9. Receive Other Meeting Minutes

- a. Receive the August 1, 2022 City Council Meeting Minutes
- b. Receive the May 15, 2022 EDA Draft Meeting Minutes

10. Adjourn

Motion by Commissioner Aasen, second by Commissioner Olson to adjourn the meeting at 7:55 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
10/12/2022

Subject: Chaska Tech Center - Chaska Building Center Phase III – Final Site & Building Plan

Applicant: Amcon Construction

Location: 2930 Chaska Boulevard; East of Formacoat site and west of Fire Lane

Case No.: P.C. No. 2022-55

Synopsis: The applicant is requesting approval of the Final Site & Building Plan and of the Chaska Building Center (Phase III) redevelopment

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In May of 2010, the Concept Plan was reviewed for the redevelopment of the entire Chaska Building Center site, along with approval of the Preliminary Plat. At this time, staff recommended approval of the two westerly lots (Klingelhutz site) of the Concept Plan and approval of the Preliminary Plat, but staff recommended postponing the discussion on the easterly portion of the site (remaining vacant sites) until a more solid development plan was proposed. The City Council voted to approve the Preliminary Plat and table the discussion for the eastern half of the site pending the completion of the Downtown Master Plan, which will serve as a redevelopment guide for the area. In August and October of 2011, the Preliminary and Final Site/Building Plans for the western half of the project were approved.

In June of 2018, the Formacoat project, middle lot of the Chaska Building Center site, was approved for Preliminary Site and Building Plan, Preliminary Plat, and Rezoning (PMD-21). In July of 2018, the Final Site and Building Plan and Final Plat were approved. The plats and rezoning included the easterly lot next to Formacoat. Tonight we are looking at approving the remaining easterly lot of the Chaska Building Center site.

In February of 2022, the Concept Plan was approved for the Chaska Tech Center project. In May 2022, the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) was approved.

Changes Since Preliminary Plan

The following updates have occurred since preliminary plan approval:

- **Building Material:** The applicant requested that the masonry material they were proposing in the preliminary submittal be classified as a Class I material. It was noted at that time that staff would review the material in the field at one of the applicant's previous project sites. Staff had a chance to review and conclude that the masonry material would be classified as Class I. As such, the building will meet the City's Building Material requirements for industrial buildings.

Project Goals

The identified goals for this project include the following:

- To provide affordable spaces for startup businesses that grow into larger firms that create new industries and technologies.
- To provide affordable spaces for home business that are growing into a small business and a main source of income for the owners and families.
- To provide affordable spaces in Chaska that can compete with other cities that provide the same opportunities for startup business.
- To provide an attractive and professional business environment for emerging businesses in the local and surrounding community. This will be a building the tenants are proud to occupy and proud to have customer's visit.

ZONING & DOWNTOWN MASTER PLAN

Currently, the site is zoned PMD-21 (Planned Multi-Use District No. 21). The zoning was put in place during the Formacoat project. An amendment was done to include more specific language related to the use proposed, which was approved with the preliminary approvals.

In January of 2012 the Downtown Master Plan was approved. The area in question tonight is defined in this plan as the 'East Chaska Boulevard District' and a redevelopment site. In order to encourage the concentration and viability of healthy commercial businesses in downtown Chaska and provide opportunities for job growth near downtown, this district is envisioned to transition to more of an employment center. It is specifically guided toward a mix of business park uses, such as light industries, offices, research and development services, and medical. The goal is to increase the diversity and concentration of jobs within the downtown area.

EXISTING CONDITIONS

The site is located on the north side of Chaska Boulevard, between the Formacoat site and Fire Lane. The site is 3.72 acres and is vacant. The parcel is currently owned by the City of Chaska, however, Amcon Construction will be the primary owner once a purchase agreement is solidified.

CURRENT REQUEST

The applicant, Amcon Construction, is requesting Final Site & Building Plan approval for the construction of a multi-tenant office/warehouse/quasi-retail building totaling approximately 41,000 square feet in size and roughly 23 feet in height. This facility will be a 25-tenant building ranging in size from 1,320 to 2,460 square feet per tenant space.

The tenants anticipated are typically small, emerging businesses that don't require a lot of space. Most of these companies are transitioning from working out of their homes or even self-storage spaces, and are in need of larger spaces. The tenants this building is targeted for will range in uses including plumbing contractors, manufacturer's showroom, auto restoration, environmental companies, flooring distribution and installation, small parts manufacturer, on-line retailers (e-tailer), dry wall contractor, aviation equipment, repair personnel, dance studios, etc. These tenants will not include uses with outside storage or overnight parking needs; e.g. auto repair, towing, and car rental.

Adjacent properties

The new building's site is bounded on the south by Chaska Boulevard/CR 61; the north by East Chaska Creek and a City trail; the east by Fire Lane and Cuzzy's; and the west by the Formacoat site.

Site Layout

The site is situated on the east side of the Chaska Building Center site. The building is also situated in the middle of the site with parking circulating around it. It is a U-shaped building so loading and additional parking will be oriented within the internal portion of the building's layout. The front of the building will face south (toward Chaska Boulevard), with loading area in the rear internal area (north). The front of the building will line up similarly to Formacoat's building to the west. Access to the site will be gained from Fire Lane from two points of access; one aligned with Cuzzy's access, and one on the northeast side to provide truck access.

Building Location/Design

The building is U-shaped and will be one-story tall (approximately 23 feet in height). The building will total approximately 41,000 square feet and provide roughly 25 total tenant spaces. The front of the building will face the south toward Chaska Boulevard.

The front (south, west and east sides) of the building will contain mostly storefronts with front doors and windows. There will be 4 visible overhead doors as well; two oriented on both the east and west facades. The applicant states these four overhead doors will be used for flex, quasi-retail space. There is potential that these doors could convert to storefront space in the event that a user prefers that layout; an example of this is shown on the applicant's colored elevation drawing on the west elevation. The other overhead doors will be oriented towards the rear (interior) of the building so that they will be effectively screened from view.

The proposed building will be constructed with stone, EIFS siding, glass, rock faced block, overhead metal doors, and fabric awnings.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Chaska Tech Center Building Materials	
Class I	Glass, Stone (30%)
Class II	EIFs, Rock Faced Block (70%)
Class III	None
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	30% Class I; two different materials 70% Class II; two different materials

The overall building appears to provide some variety in the planes with the use of bump-outs and roof gables. The location of this building is important as it represents a gateway into Downtown Chaska. Because of this it is important that the building design is qualitative and compatible with its context. The applicant is incorporating colors and materials that allow the building to blend in well with the overall context. It will provide compatibility with the two other Chaska Building Center buildings as well as downtown Chaska.

The colors proposed between the masonry and EIFS are very similar (i.e. cream), and thus providing more contrast between those two materials could provide more depth to the building's design. Staff would encourage that the applicant explore color variations in the building permit. The applicant has stated that they will provide updated color variations soon. The pedestrian and overhead doors will be powder coated doors to match the design of the building (Almond color). They will also be providing windows so that the front facades (east, west and south) will be more articulated.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	100 feet from centerline
East Chaska Creek	50 feet from edge
North Property Line	20 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback

ROW	10 feet
East Chaska Creek	50 feet from edge
Interior Property Lines	5 feet

Parking/Access/Circulation

117 parking spaces (87 initial installation; 30 proof of parking) are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Manufacturing	40,903 sf	1ps/350sf	117 parking spaces
		REQUIRED	117 parking spaces
		PROVIDED	117 parking spaces

According to this table the applicant is meeting the required amount of parking spaces.

The access into the site will be from two accesses off of Fire Lane; one will be access for a truck lane, and one will be an employee access that aligns with the Cuzzys' site. A truck lane is oriented on the north side to line up with Formacoat's truck lane and provide access out to Fire Lane. This truck lane needs to be at least 24 feet wide. A cross access easement exists over Formacoat's site, and the same will be required for the Chaska Tech Center.

Cross access easements will be required across this site to allow for the adjoining sites to have the ability to use the Fire Lane truck access. These easements will need to be recorded at time of final plat recording.

Landscaping

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	127 caliper inches (47 trees)	127 caliper inches
Understory Trees	11	11
Shrubs	136	136

The applicant is showing that they meet the landscaping requirements for this site.

Planting islands will be required in the parking lot areas. The planting islands will need to take up at least 10% of the total parking area and be at least 10 feet wide.

The applicant will also need to show on their plans (between the proposed sidewalk and curb) the inclusion of boulevard trees along Fire Lane. These trees will not be expected to be installed with the project (same with the sidewalk), however, the City anticipates that these pieces will be installed when the extension of Fire Lane connects to Yellow Brick Road in an undetermined future. In that regard, a plan needs to show how both elements fit into the existing right-of-way. The applicant has provided a plan that shows this but has relocated the planting island trees to be within the boulevard. The applicant will need to show a plan that has planting island trees and boulevard trees. This will need to be addressed prior to a building permit being issued.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant is showing the building to incorporate wall packs at 10 feet high on the building. It appears that the photometric plan meets zoning.

Signs

The building elevations are showing sign allowances for each potential tenant in the building. Sign areas are shown directly above the pedestrian doors and will be 12 square feet each.

In addition, a monument sign is shown near the southeast corner of the building. It should be noted that a 10 foot setback is required from property lines for monument signs. The sign will need to adhere to this, and be shown on plans when a sign permit is applied for.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site.

Deadline for Agency Actions

The City of Chaska received the complete application for this request on Wednesday, September 28, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Sunday, November 27, 2022 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Thursday, January 26, 2022. The City may, with the petitioner's consent, extend the review period beyond the Thursday, January 26, 2022 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Final Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center), subject to the following conditions:

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

- a. Project Narrative (pgs 1-4), submitted by Amcon Construction, dated September 6, 2022.
 - b. Existing Conditions Plan (pg A103), submitted by Amcon Construction, dated September 6, 2022
 - c. Site Forces Exhibit (pg A102), submitted by Amcon Construction, dated September 6, 2022
 - d. Site Plan (pg A100), submitted by Amcon Construction, dated September 6, 2022
 - e. Grading & Erosion Control Plan (pg C1), submitted by Elliot, dated September 27, 2022
 - f. Site Utilities & Stormwater (pg C2), submitted by Elliot, dated September 27, 2022
 - g. Overlay Plan (Landscape and Site Utilities) (pg C3), submitted by Elliot, dated September 27, 2022
 - h. Landscape Plan (pg L1), submitted by Elliot, dated September 27, 2022
 - i. Truck Turning Radius Diagram (pg TTRD), submitted by Elliott, dated September 27, 2022
 - j. Site Photometrics, submitted by Aid Electric, dated April 8, 2022
 - k. Perspective (pg A303), submitted by Amcon Construction, dated September 6, 2022
 - l. Elevations (pg A301-A302), submitted by Amcon Construction, dated September 6, 2022
 - m. Floor Plan (pg A101), submitted by Amcon Construction, dated September 6, 2022
2. Adherence with the Engineers Memo dated May 11, 2022.
 3. Compliance with the County Memo dated February 2022.
 4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
 5. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
 6. Coordination with the City Engineer with regard to utilities, grading and drainage.
 7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
 8. No exterior storage will be permitted.
 9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
 10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
 11. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
 12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
 13. Provision that signage for all tenants to use similar signing methods and design.
 14. Provision that monument signage adhere to 10 foot property line setbacks.
 15. Provision of a storm water management plan meeting City and Carver County WMO standards.

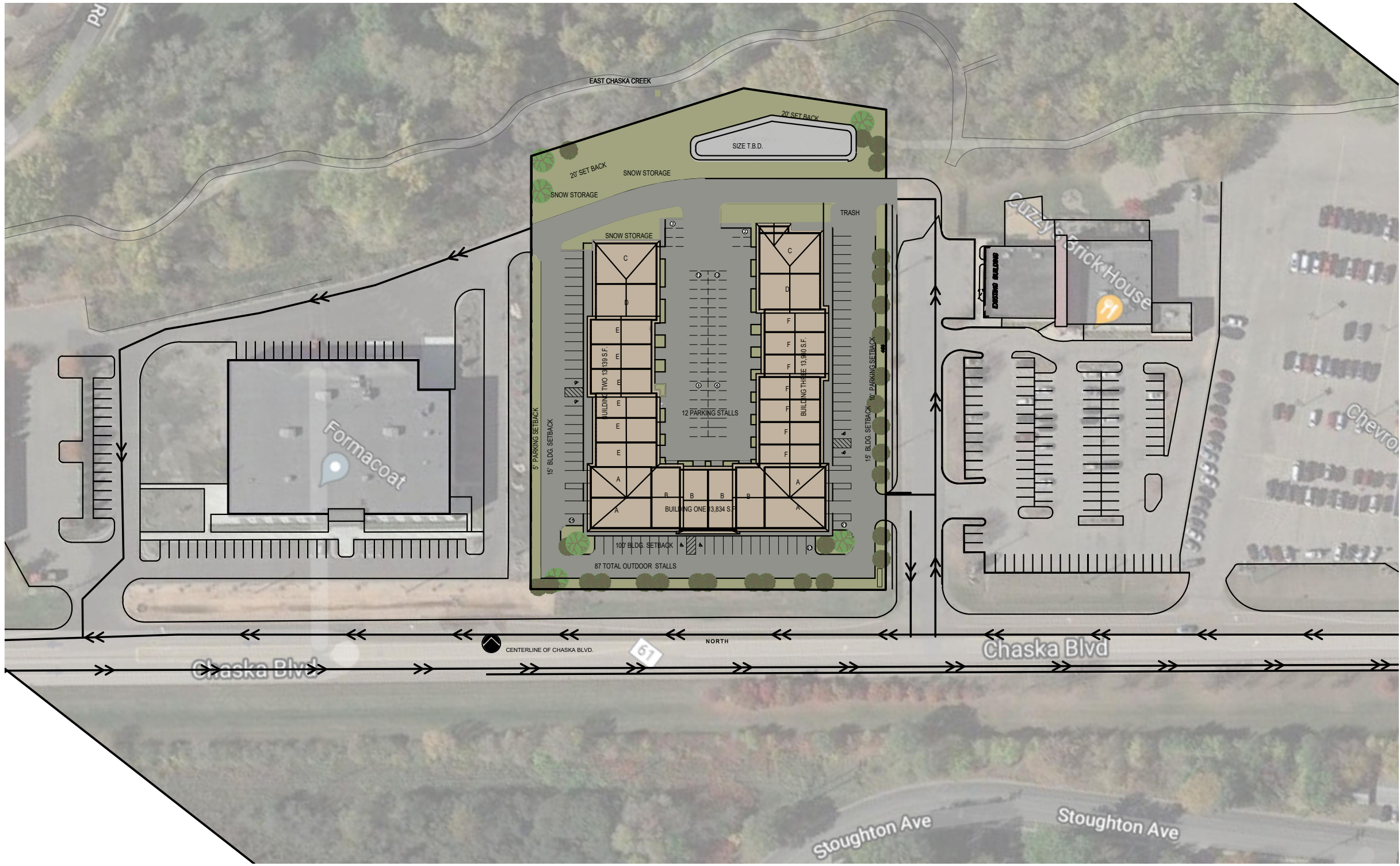
- 16. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).**
- 17. Provision that all mechanical equipment will be fully screened from view.**
- 18. Coordination with Electric Department on service locations.**
- 19. Elimination of un-used driveway accesses on Chaska Boulevard or Fire Lane prior to issuance of a Building Permit.**
- 20. Final Plat to list City of Chaska as a part of the plat.**
- 21. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.**
- 22. Provision of a truck lane on the north side of the site to be at least 24 feet wide.**
- 23. Provision of irrigation for the landscaped and sodded areas of the site.**
- 24. Provision that boulevard trees are shown between the Fire Lane sidewalk and curb and to be shown on the plans prior to issuance of a building permit.**
- 25. Provision that planting island trees are shown on the northeasterly side of the site between the parking lot and northeast property line, and to be shown on the plans prior to issuance of a building permit.**

EXIST. CONDITIONS PLAN

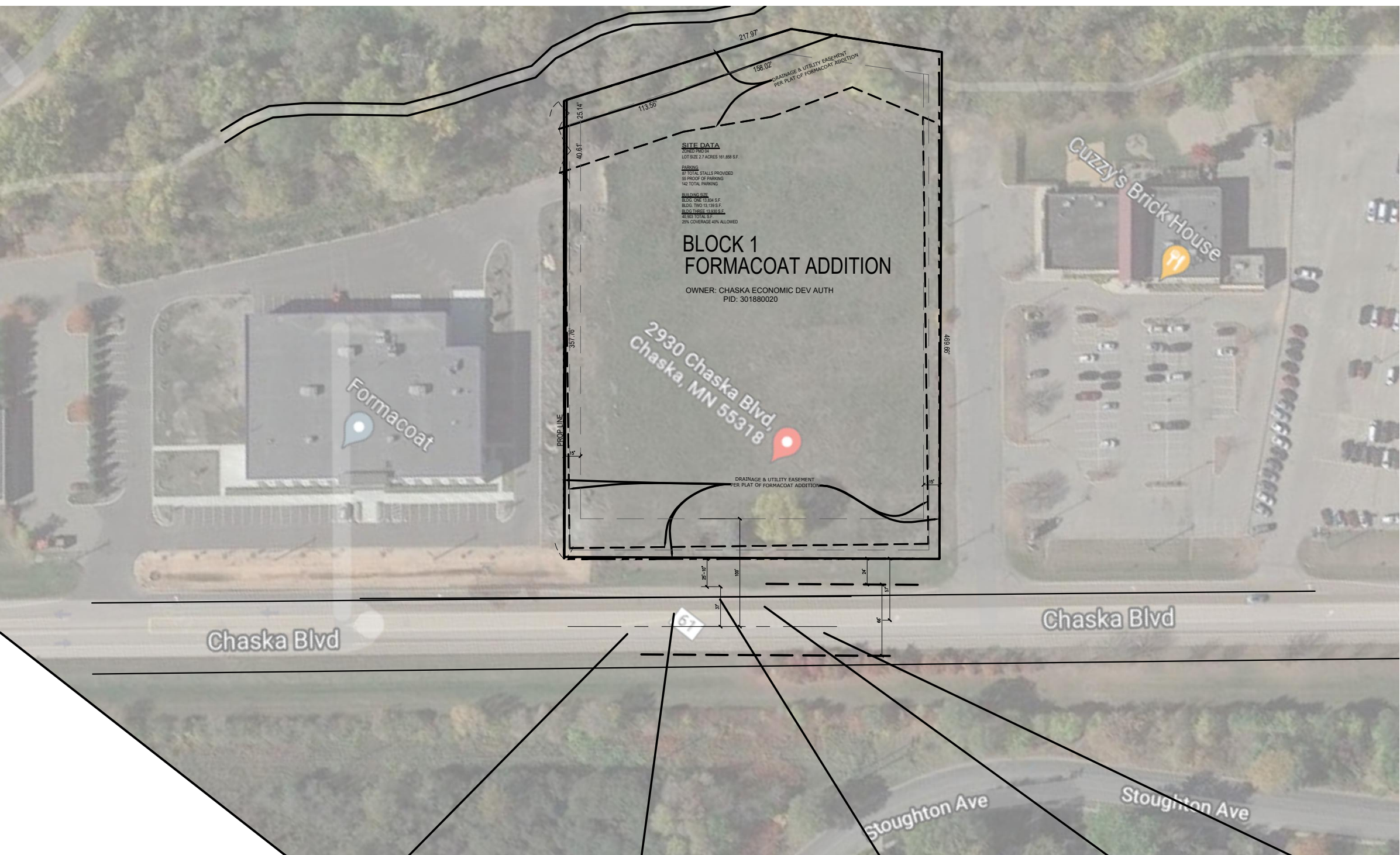
A103

PROJECT NUMBER
21016

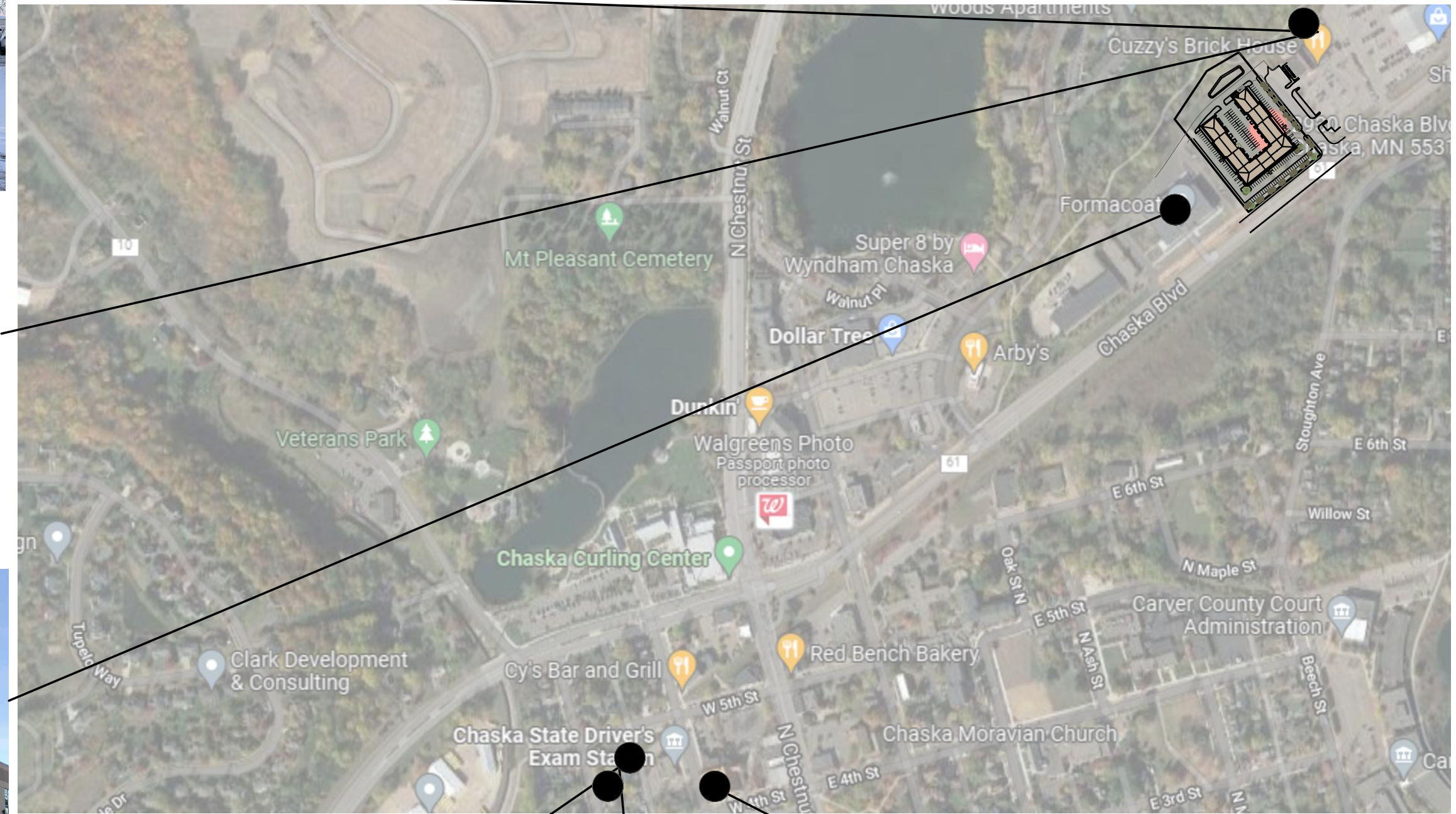




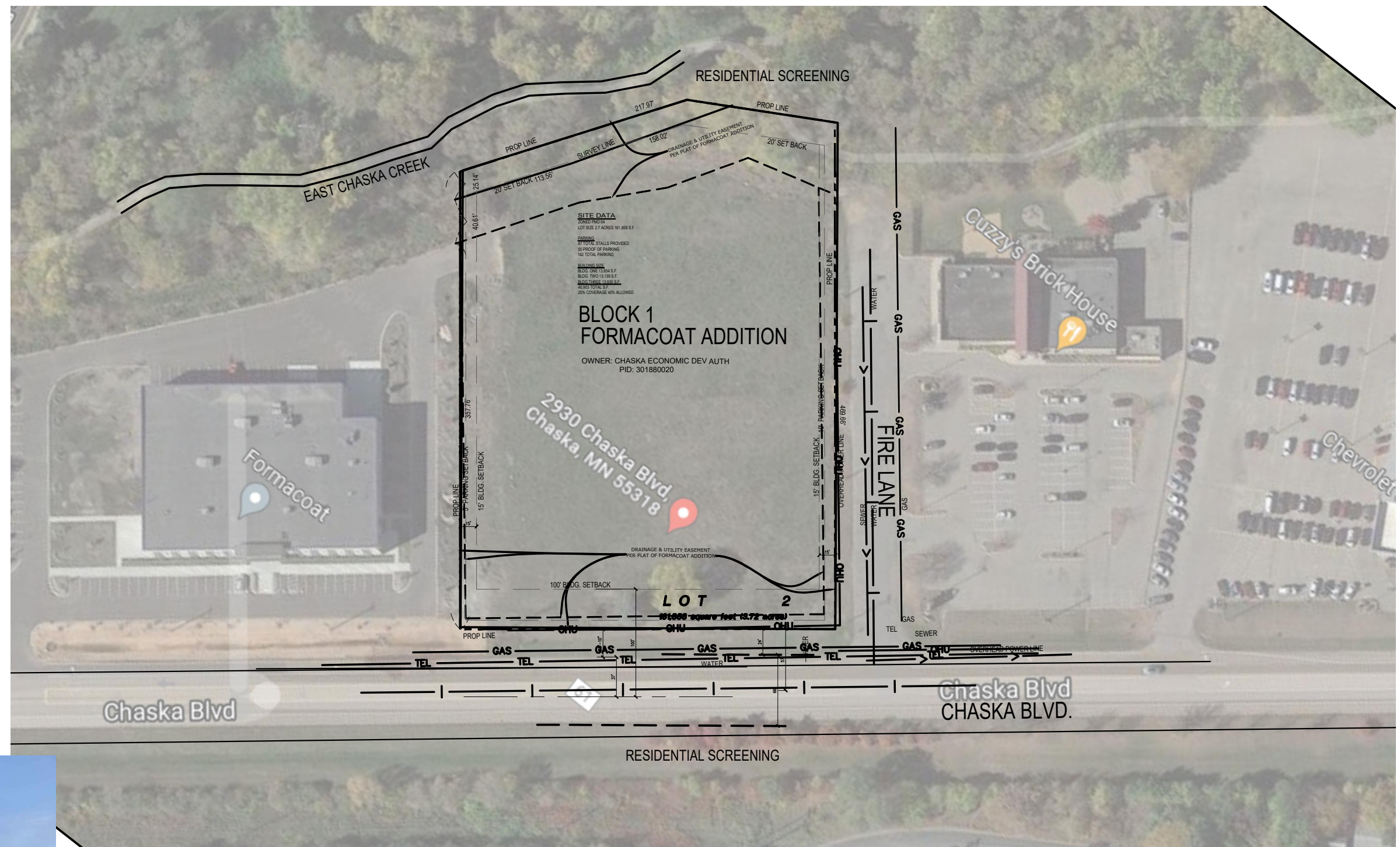
TRAFFIC FLOW
1"=100'



SITE VIEWS
1"=100'



ADJACENT BUILDINGS



UTILITIES AND SCREENING
1"=100'



7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
BUS: (612) 220-0152
email: info@elliottdesignbuild.com

CHASKA TECH
CENTER

2930 CHASKA BLVD
CHASKA, MN



6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E485

DATE 1-3-22

REVISION	NO.	DATE
CITY COMMENTS	1	04-05-22
CITY COMMENTS	2	04-27-22
FINAL SITE PLAN REVIEW	3	06-07-22
CITY COMMENTS	4	09-27-22

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CIVIL SHEET INDEX

SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

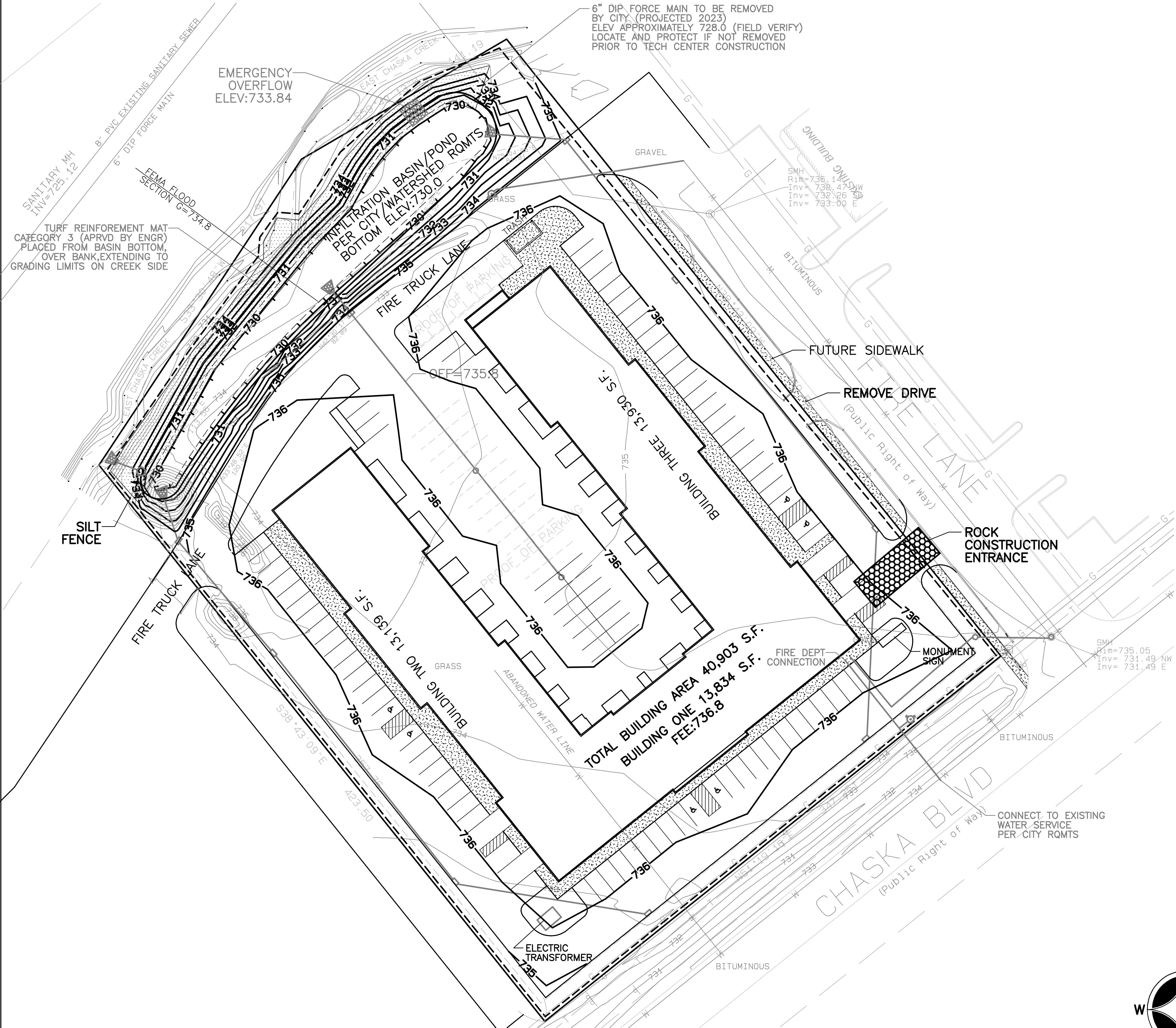
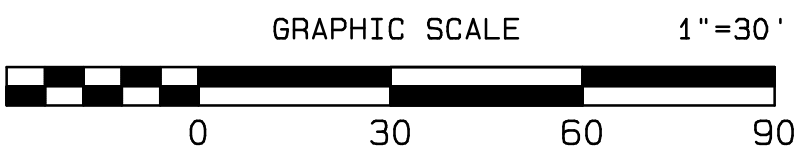
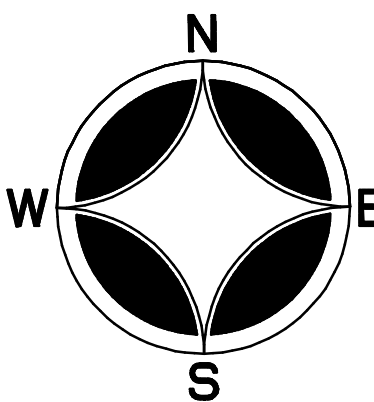
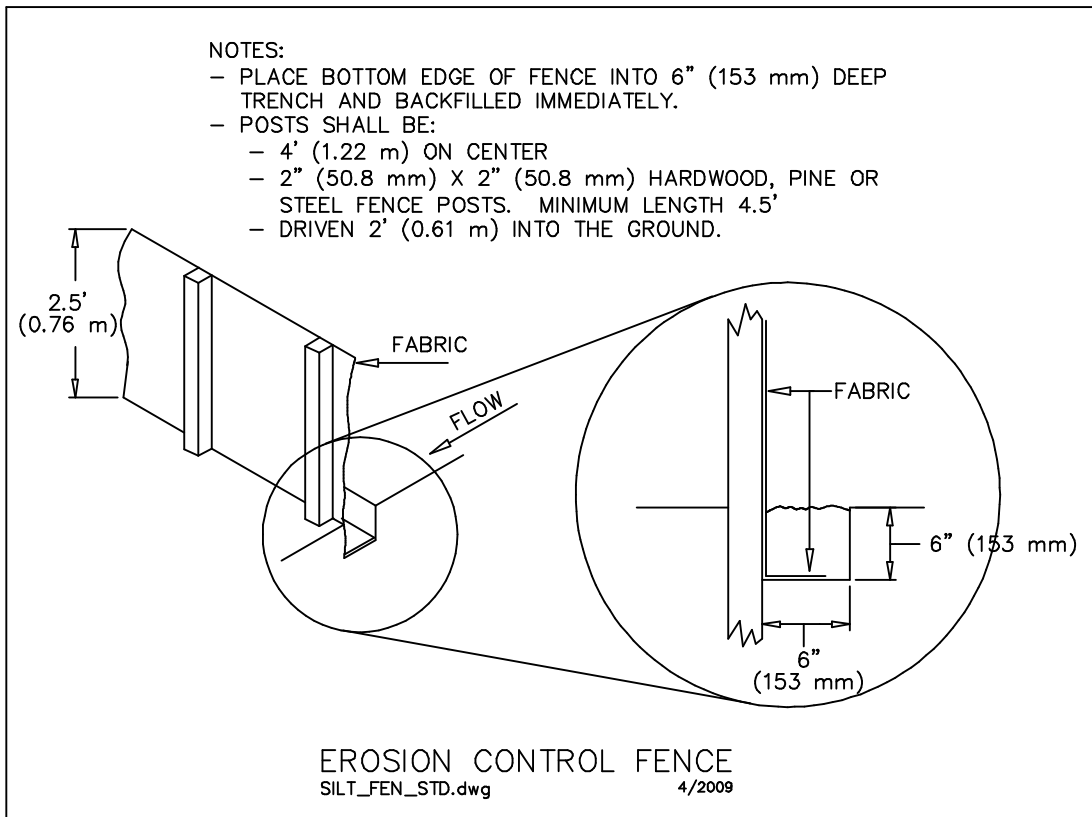
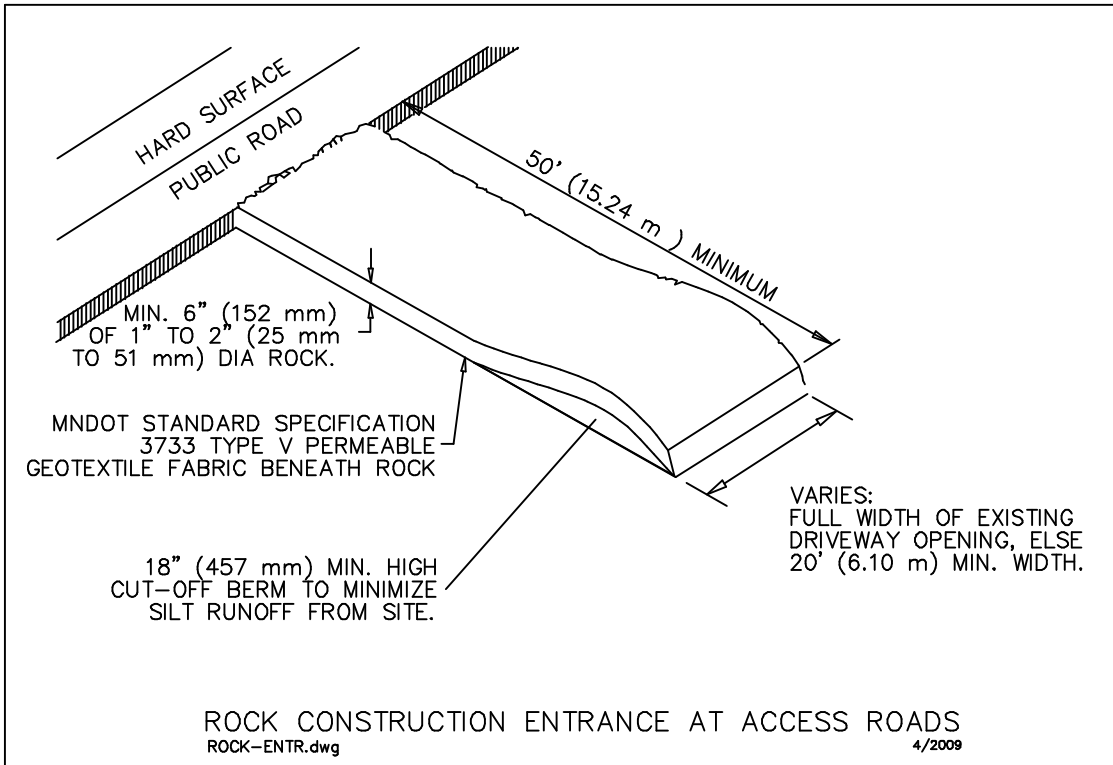
DRAWING TITLE:
GRADING &
EROSION CONTROL
PLAN

DRAWING NUMBER:

C1

GENERAL NOTES:

1. ALL ELEVATIONS ARE FINISH GRADE.
2. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND IS TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITALS.
3. SEE SOIL REPORT FOR PAVEMENT SECTIONS
4. CONTRACTOR TO FOLLOW ALL CITY DESIGN DETAILS AND ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES.
5. ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS
6. SEE SOIL REPORT FOR OTHER GRADING AND COMPACTION REQUIREMENTS
7. STATE LAW REQUIRES NOTIFICATION OF GOPHER ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF GOPHER ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.
8. ALL DOWN GRADIENT SEDIMENT CONTROL BMPs SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBANCE
9. BIO-RETENTION/INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL ARE PROVIDED.
10. SWPPP TO BE PROVIDED PRIOR TO PERMIT





7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
BUS: (612) 220-0152
email: info@elliottdesignbuild.com

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CENTER

2930 CHASKA BLVD
CHASKA, MN



6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E485

DATE 1-3-22

REVISION	NO.	DATE
CITY COMMENTS	1	04-05-22
CITY COMMENTS	2	04-27-22
FINAL SITE PLAN REVIEW	3	06-07-22
CITY COMMENTS	4	09-27-22

**PRELIMINARY
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CIVIL SHEET INDEX

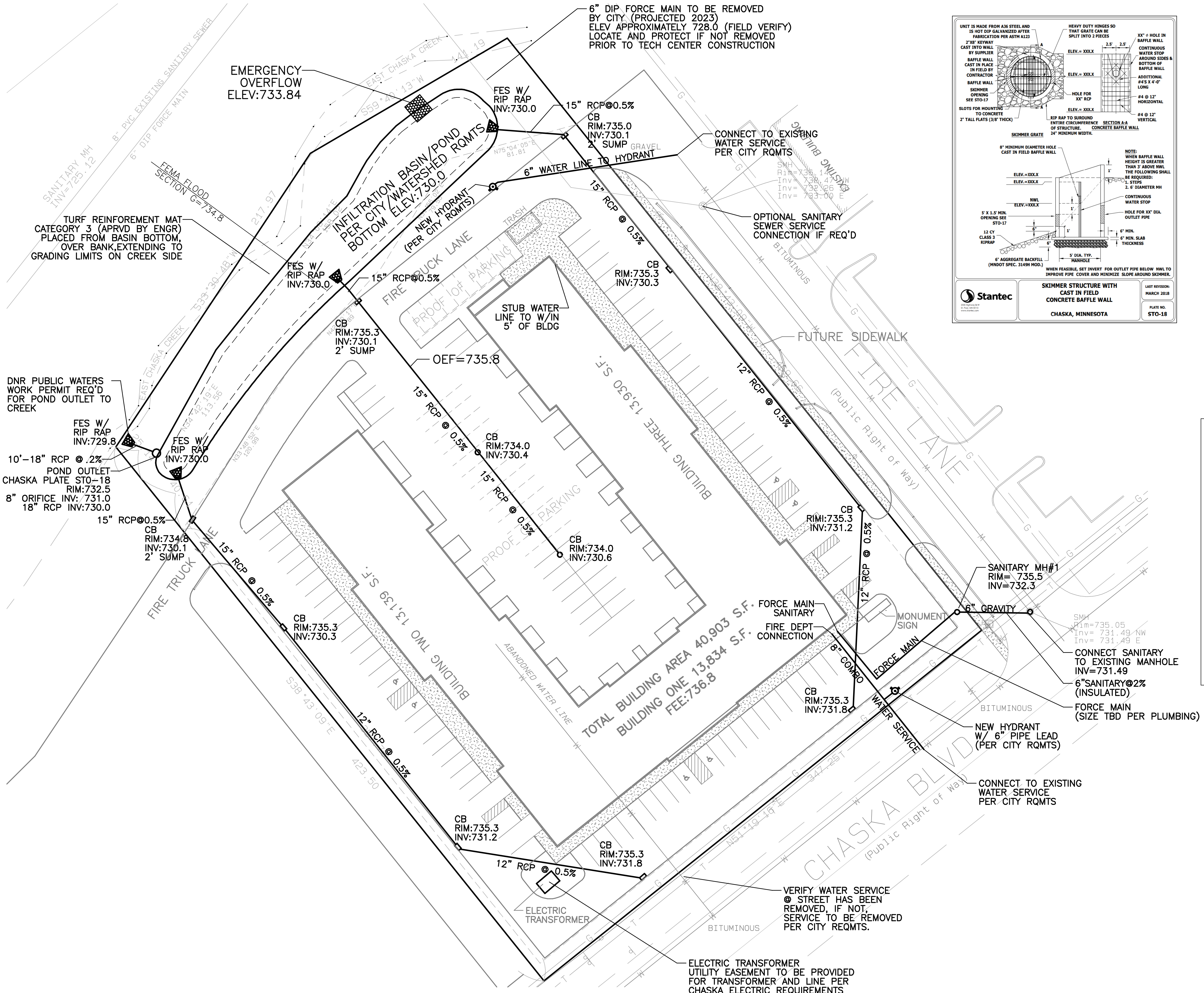
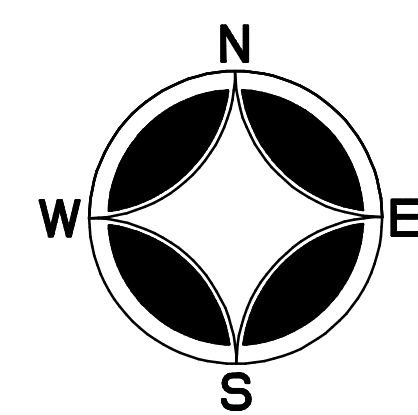
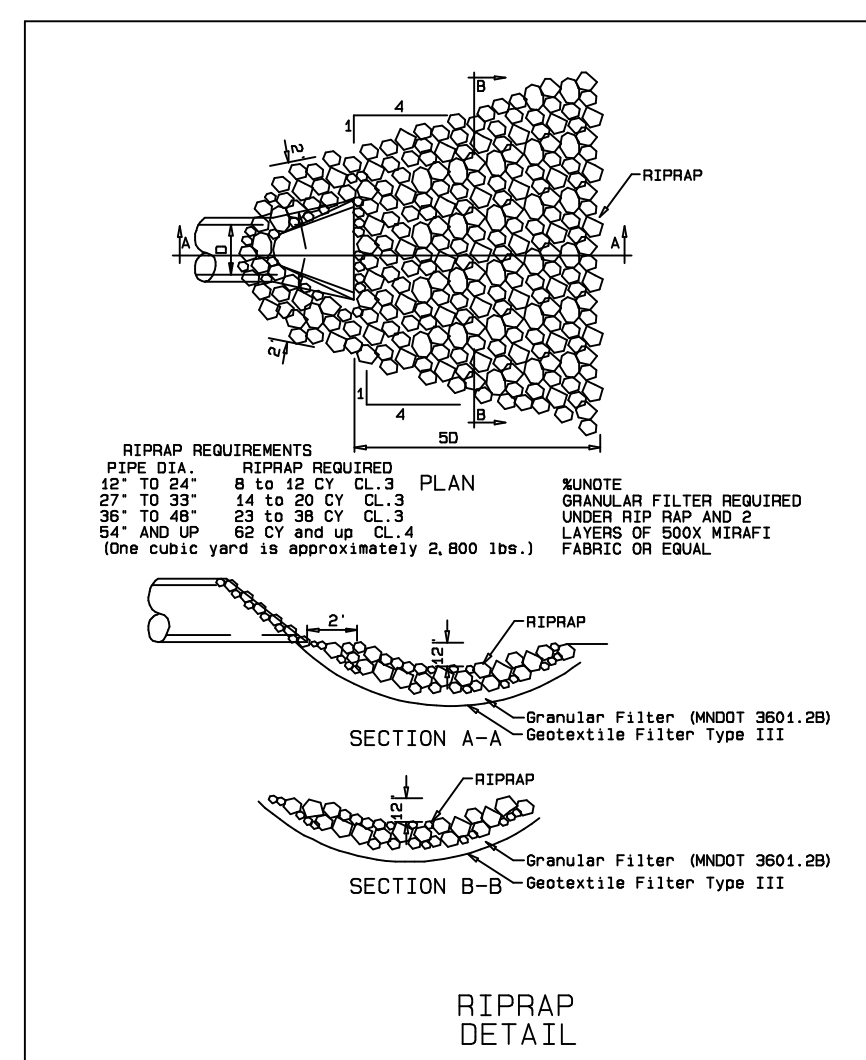
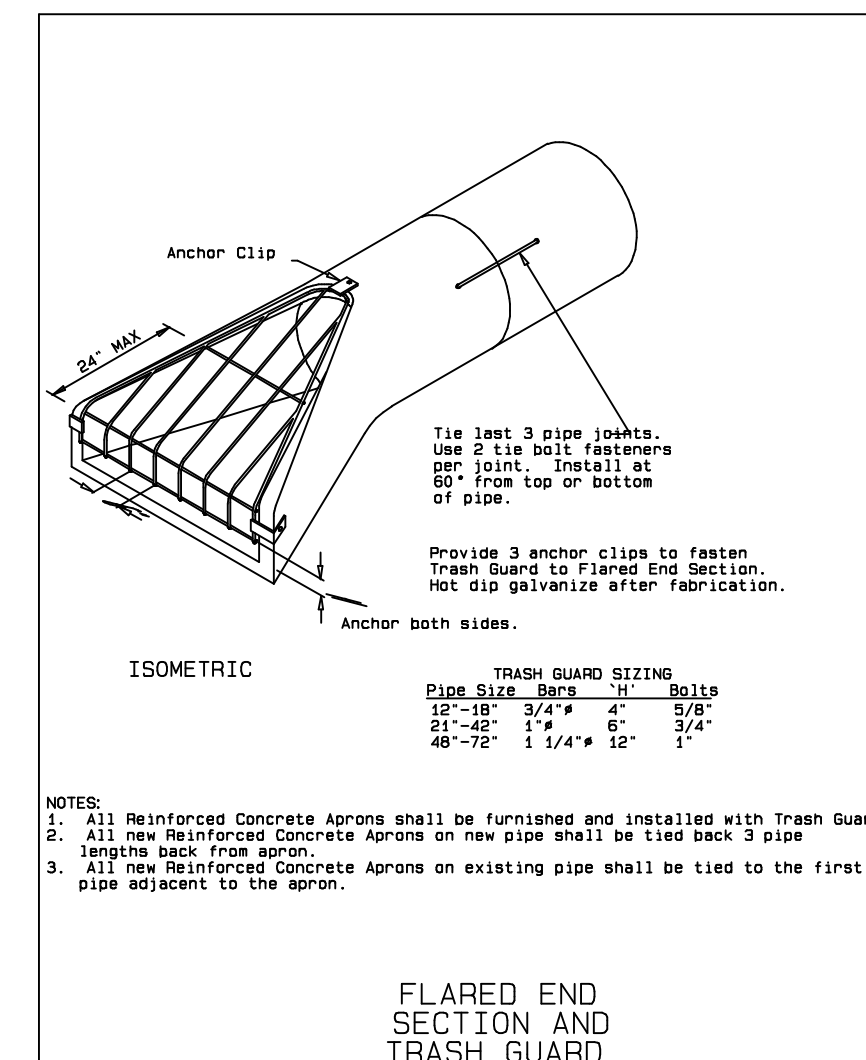
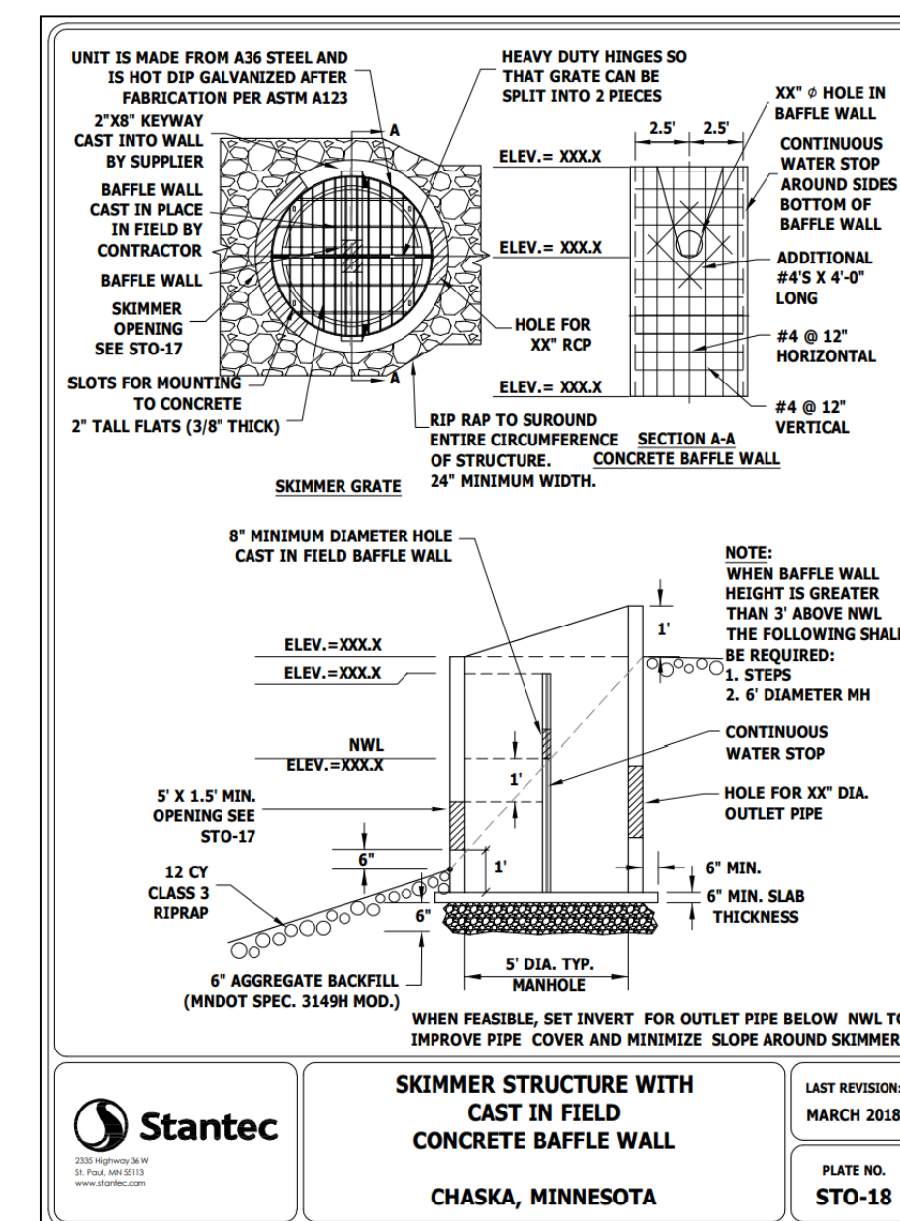
SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:

**SITE UTILITIES &
STORMWATER**

DRAWING NUMBER:

C2





7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
BUS: (612) 220-0152
email: info@ellottdesignbuild.com

**CHASKA TECH
CENTER**

2930 CHASKA BLVD
CHASKA, MN



6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E485

DATE	1-3-22
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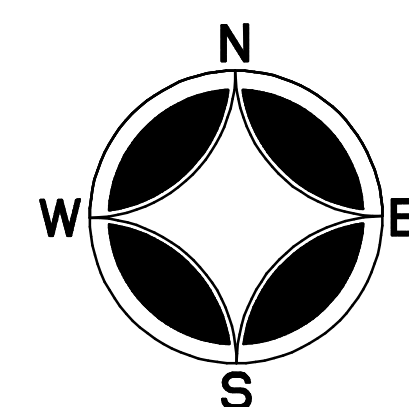
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CITY COMMENTS	2	04-27-22
FINAL SITE PLAN REVIEW	3	06-07-22
CITY COMMENTS	4	09-27-22

**PRELIMINARY
NOT FOR
CONSTRUCTION**

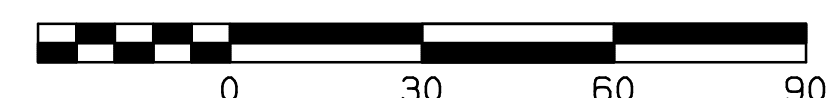
CIVIL SHEET INDEX	
SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

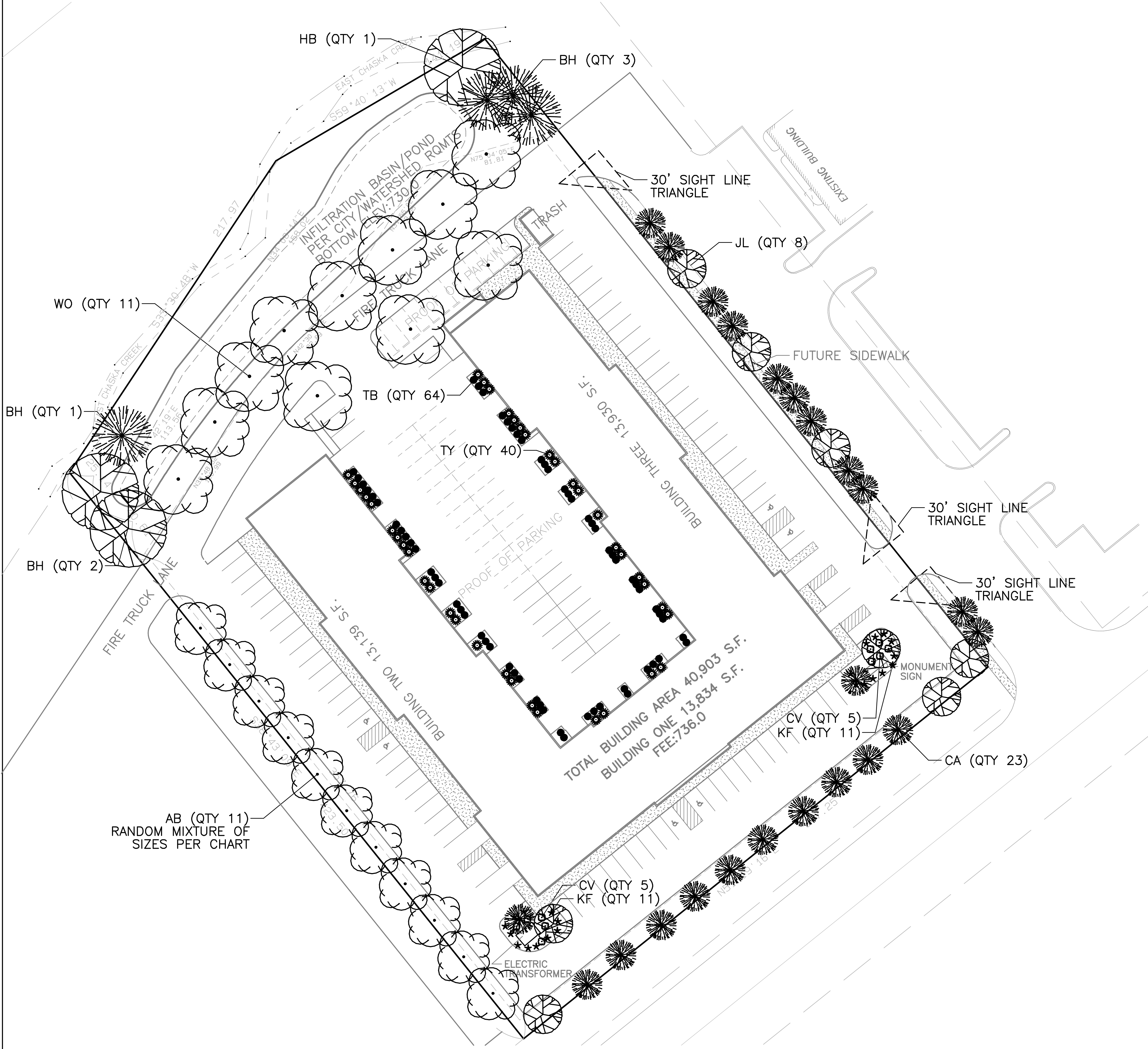
DRAWING TITLE:
OVERLAY PLAN
(LANDSCAPE AND
SITE UTILITIES)

DRAWING NUMBER:

C3

GRAPHIC SCALE





- LANDSCAPE NOTES:
- SOD ALL DISTURBED AREAS OTHER THAN BASIN BOTTOMS (ABOVE ELEV. 853, SEE GRADING PLAN)
 - SEED BASIN BOTTOMS (BELOW ELEV. 853) SEEDED WITH MNDOT 33-262 SEED
 - ALL SOD AND LANDSCAPING TO BE IRRIGATED
 - PROVIDE 4" DEPTH DARK BROWN HARDWOOD MULCH IN ALL LANDSCAPED AREAS
 - SEE LIGHTING PLAN FOR ALL SITE LIGHTING AMENITIES
 - MIN. 6" SALVAGED TOPSOIL FOR ALL LAWN AND LANDSCAPED AREAS

OVERSTORY TREE CALCULATIONS:

40,688 SF BUILDING/320=127 TOTAL CALIPER INCHES TREES

70% 2.5" CALIPER= 36 TREES REQ'D
10% 3.0" CALIPER= 5 TREES REQ'D
10% 3.5" CALIPER= 3 TREES REQ'D
10% 4.0" CALIPER= 3 TREES REQ'D

TOTAL OVERSTORY TREES REQ'D: 47 (25 PROVIDED)

NOTE: DUE TO POWER LINES ON TWO SIDES, THE REQ'D NUMBER OF OVERSTORY TREES ARE NOT ATTAINABLE. ADDITIONAL UNDERSTORY TREES ARE PROPOSED TO MEET THE TOTAL CALIPER INCH REQ'T.

UNDERSTORY TREE CALCULATIONS:

25% OF REQ'D OVERSTORY TREES
.25x47=11 TOTAL UNDERSTORY TREES REQ'D

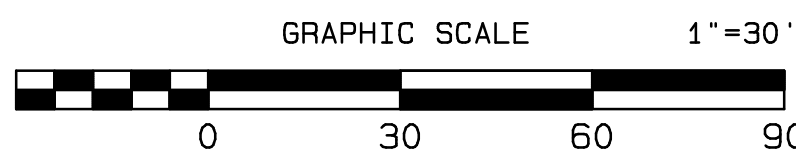
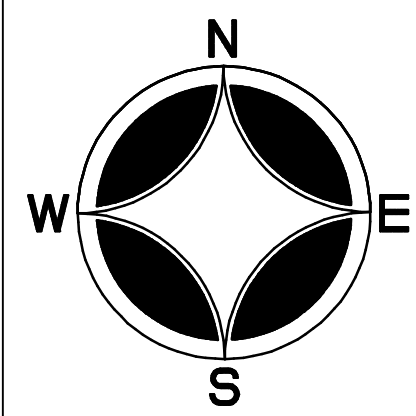
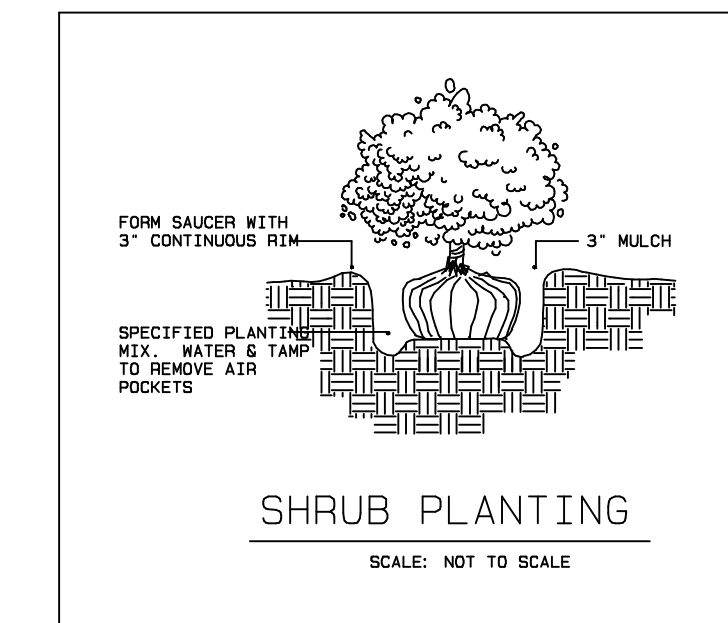
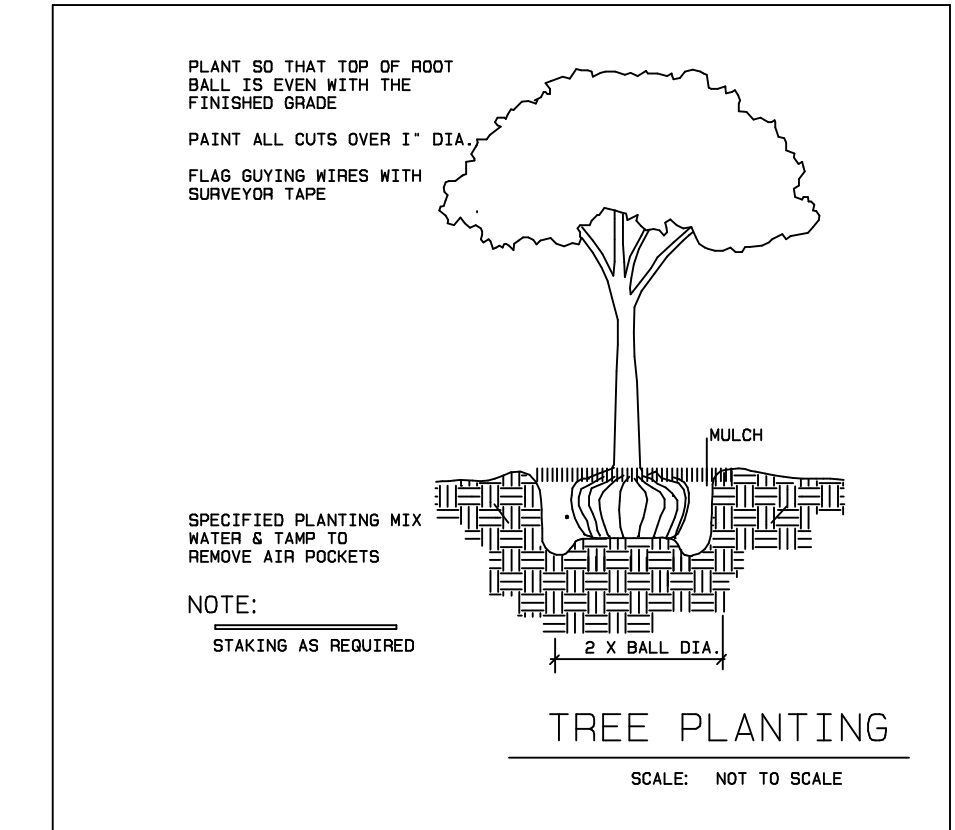
SHRUB CALCULATIONS

GREATER OF 1 PER 30' OF SITE PERIMETER OR 1 PER 300 SF OF BLDG
1599/30=53 SHRUBS VS 40,903/300=136 SHRUBS
TOTAL SHRUBS REQ'D=136

TREES		
COMMON NAME	SIZE	QTY
AB Autumn Blaze Maple	4.0" Diam	3
AB Autumn Blaze Maple	3.5" Diam	3
AB Autumn Blaze Maple	3.0" Diam	3
HB Hackberry	2.5" Diam	9
WO Swamp White Oak	2.5" Diam	11
JT Japanese Tree Lilac	2.5" Diam	8
CA Prairiefire Crabapple	2.0" Diam	12
CA Spring Snow Crab	2.0" Diam	11
BH Black Hills Spruce	6' HT	4

SITE LANDSCAPING		
COMMON NAME	SIZE	QTY
TY Taunton Yew	#5	40
TB Tor Birchleaf Spirea	#5	64
CV Compact Cranberry Viburnum	#5	10
KF Karl Foerster	#5	22
Total		136

ALL LANDSCAPED AREAS 4" DEPTH OF BROWN HARDWOOD MULCH



7514 OLIVER AVE S
MINNEAPOLIS, MN 55423
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email: info@elliottdesignbuild.com

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2930 CHASKA BLVD
CHASKA, MN

AMCON
6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO.		E485	
DATE 1-3-22			
REVISION		NO.	DATE
CITY COMMENTS		1	04-05-22
CITY COMMENTS		2	04-27-22
FINAL SITE PLAN REVIEW		3	06-07-22
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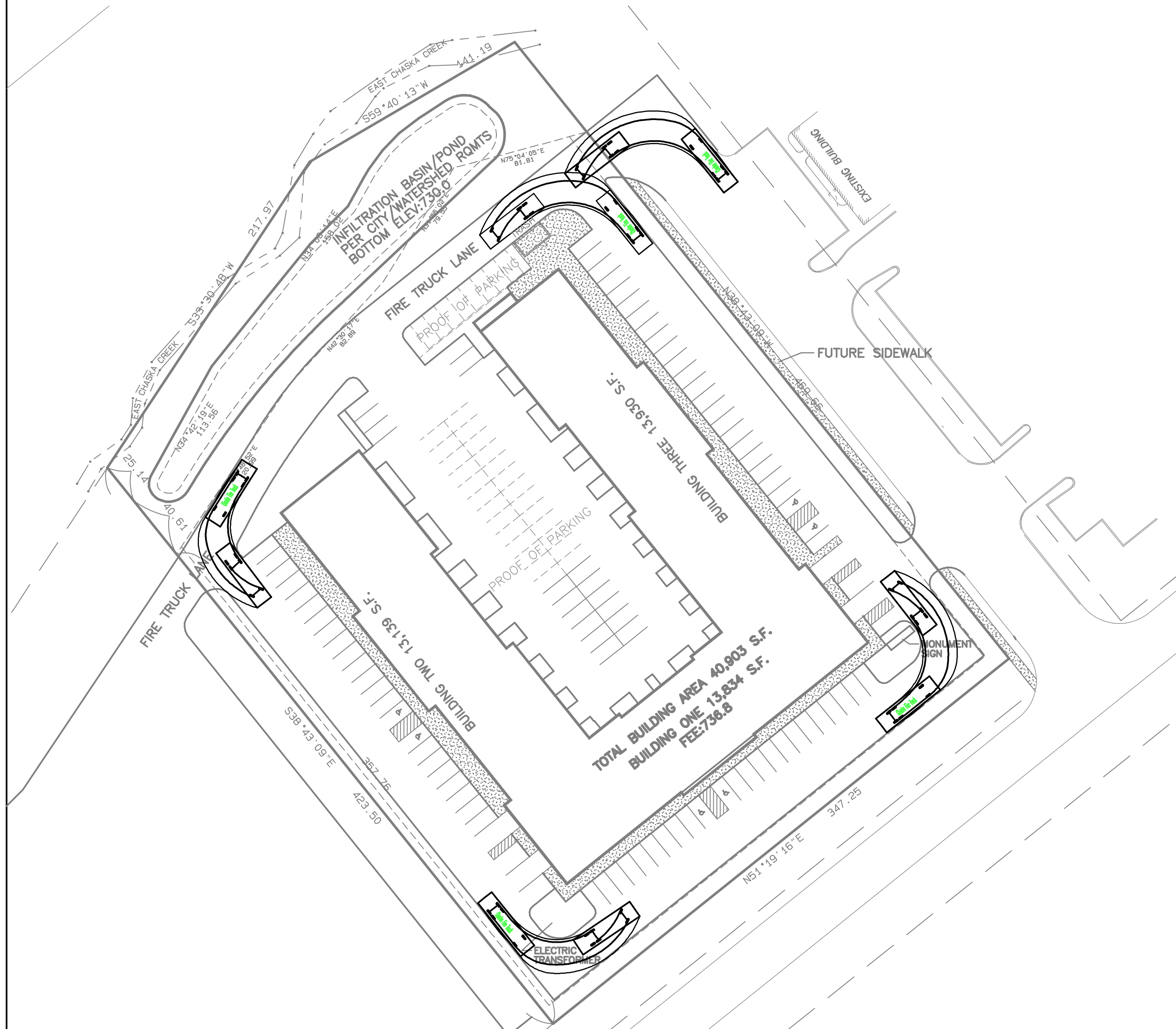
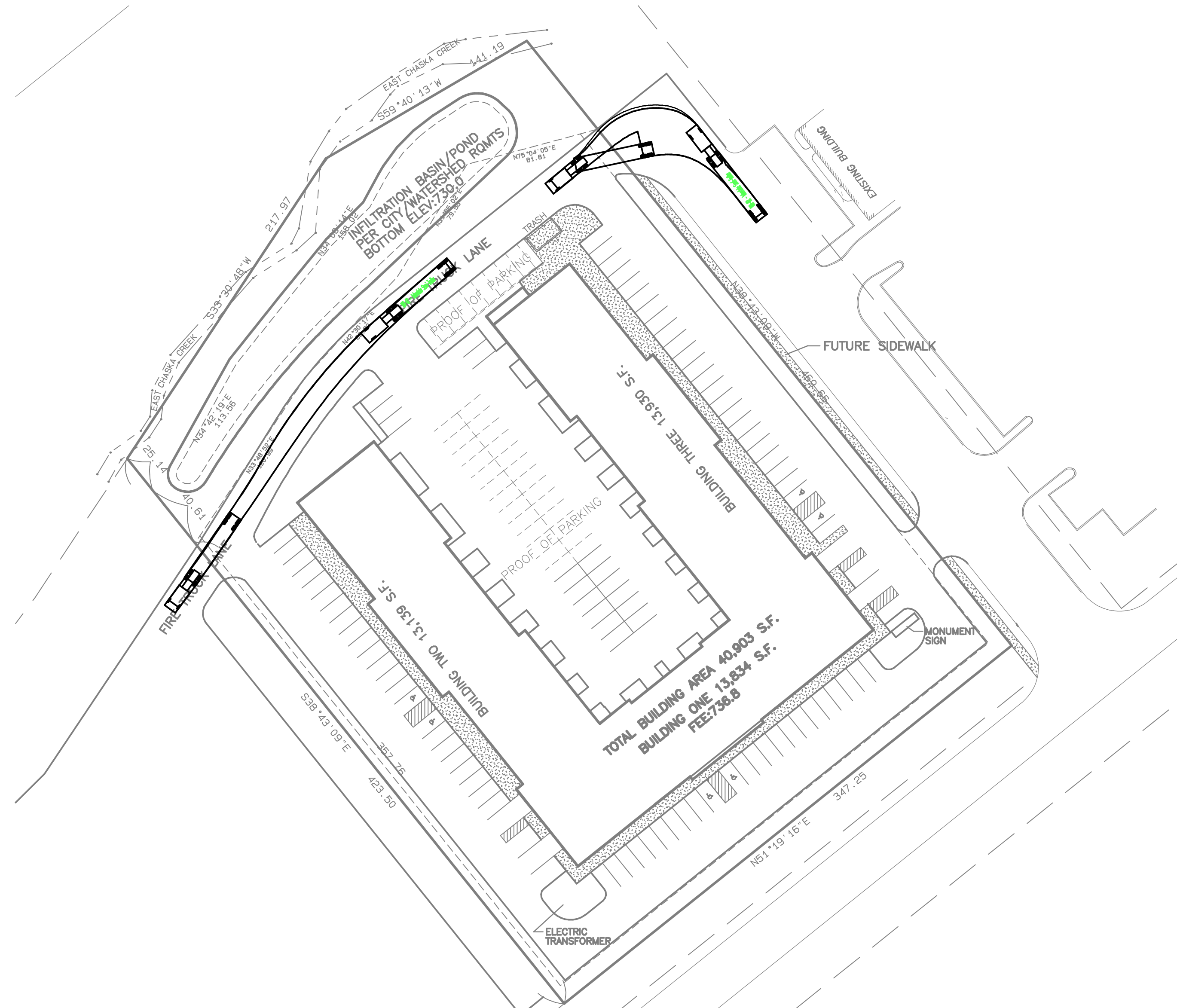
**PRELIMINARY
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CIVIL SHEET INDEX	
SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NUMBER:
L1

CHASKA FIRE TRUCK TURING RADIUS

SEMI-TRUCK
TURNING RADIUS

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MINNEAPOLIS, MN 55423
BUS: (612) 220-0152
email: info@elliottdesignbuild.com

**CHASKA TECH
CENTER**

2930 CHASKA BLVD
CHASKA, MN



6121 Baker Road, Suite 101
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PROJECT NO. E485

DATE	1-3-22
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REVISION	NO.	DATE
CITY COMMENTS	1	04-05-22
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FINAL SITE PLAN REVIEW	3	06-07-22
CITY COMMENTS	4	09-27-22

**PRELIMINARY
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CIVIL SHEET INDEX

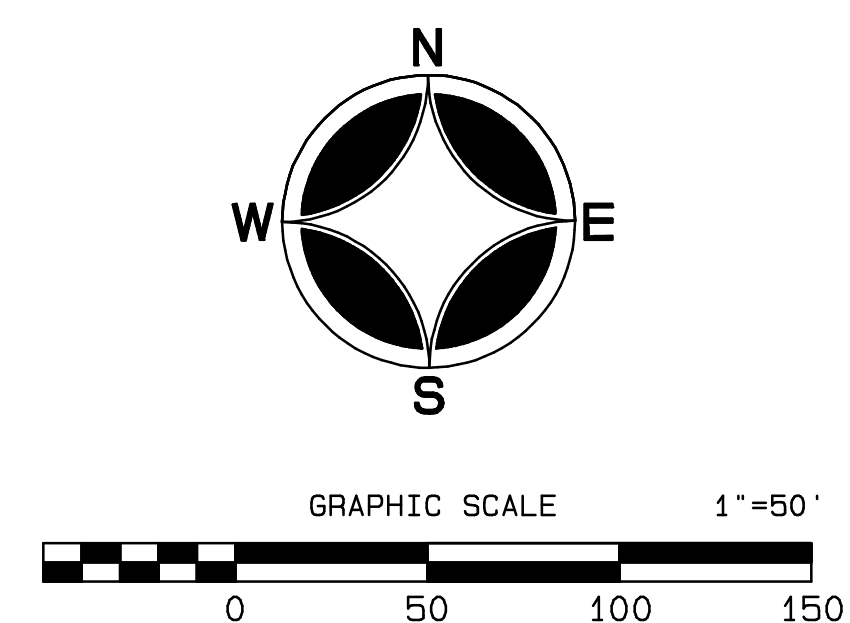
SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:

TRUCK TURNING RADIUS DIAGRAM

DRAWING NUMBER:

TTRD





VIEW LOOKING EAST
NO SCALE



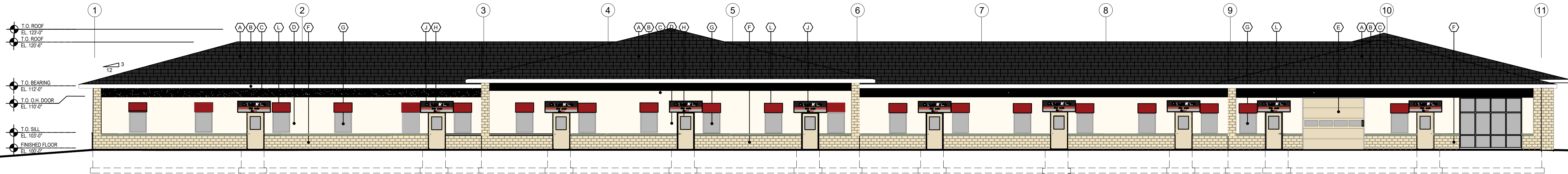
MATERIALS



VIEW LOOKING WEST
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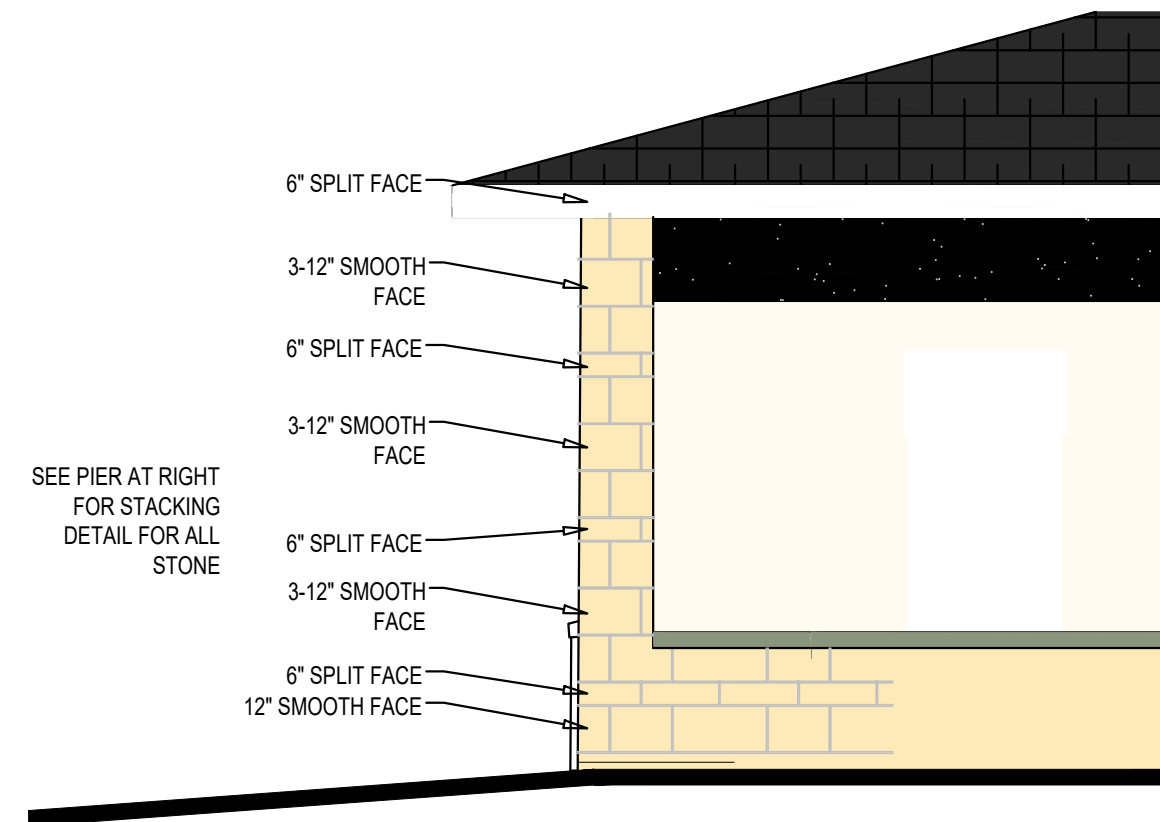
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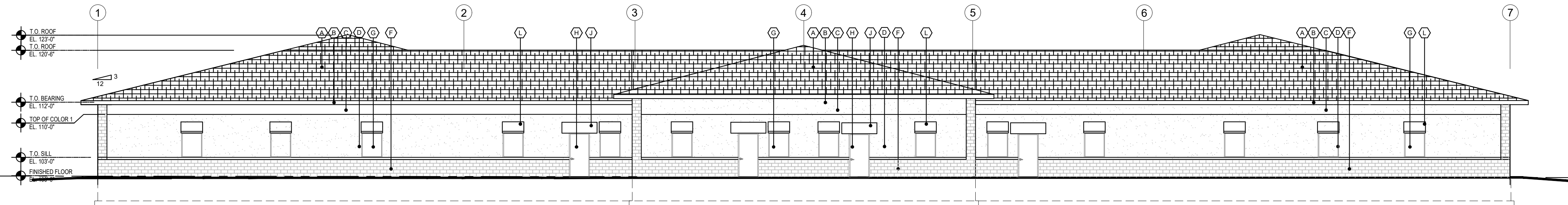
1 WEST ELEVATION
A301 3/32" = 1'-0"

3,344 S.F. ELEVATION
30% OF 3,344=1003.2 S.F.
745 S.F. OF MASONRY VENEER
1948 S.F. OF EIFS
202 S.F. PREFINISHED METAL FASCIA
2 OVERHEAD DOORS @ 117S.F. EH = 234 S.F.
20 WINDOWS @ 13.3 S.F. EH = 266 S.F.
10 MAN DOORS @ 24S.F. EH = 240 S.F.

3,344 S.F. ELEVATION
30% OF 3,344=1003.2 S.F.
CLASS 1 STONE 745S.F. + 266S.F. GLASS=1,011 S.F.
GREATER THAN 1,003.2 S.F.
CLASS 2 EIFS 1,948 S.F. GREATER THAN 1,003.2 S.F.



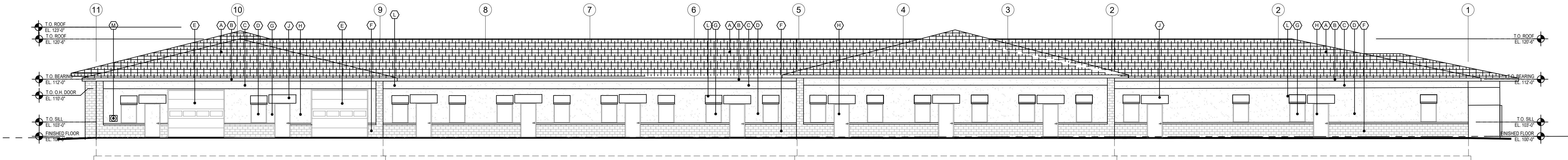
4 STONE DETAIL
A301 1/4" = 1'-0"



2 SOUTH ELEVATION
A301 3/32" = 1'-0"

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
740 S.F. OF MASONRY VENEER
1948 S.F. OF EIFS
161 S.F. PREFINISHED METAL FASCIA
14 WINDOWS @ 13.3 S.F. EH = 186.2 S.F.
4 MAN DOORS @ 24S.F. EH = 96 S.F.

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
CLASS 1 STONE 740S.F. + 186.2S.F. GLASS=926.2
S.F. GREATER THAN 835.5 S.F.
CLASS 2 EIFS 1,948 S.F. GREATER THAN 835 S.F.



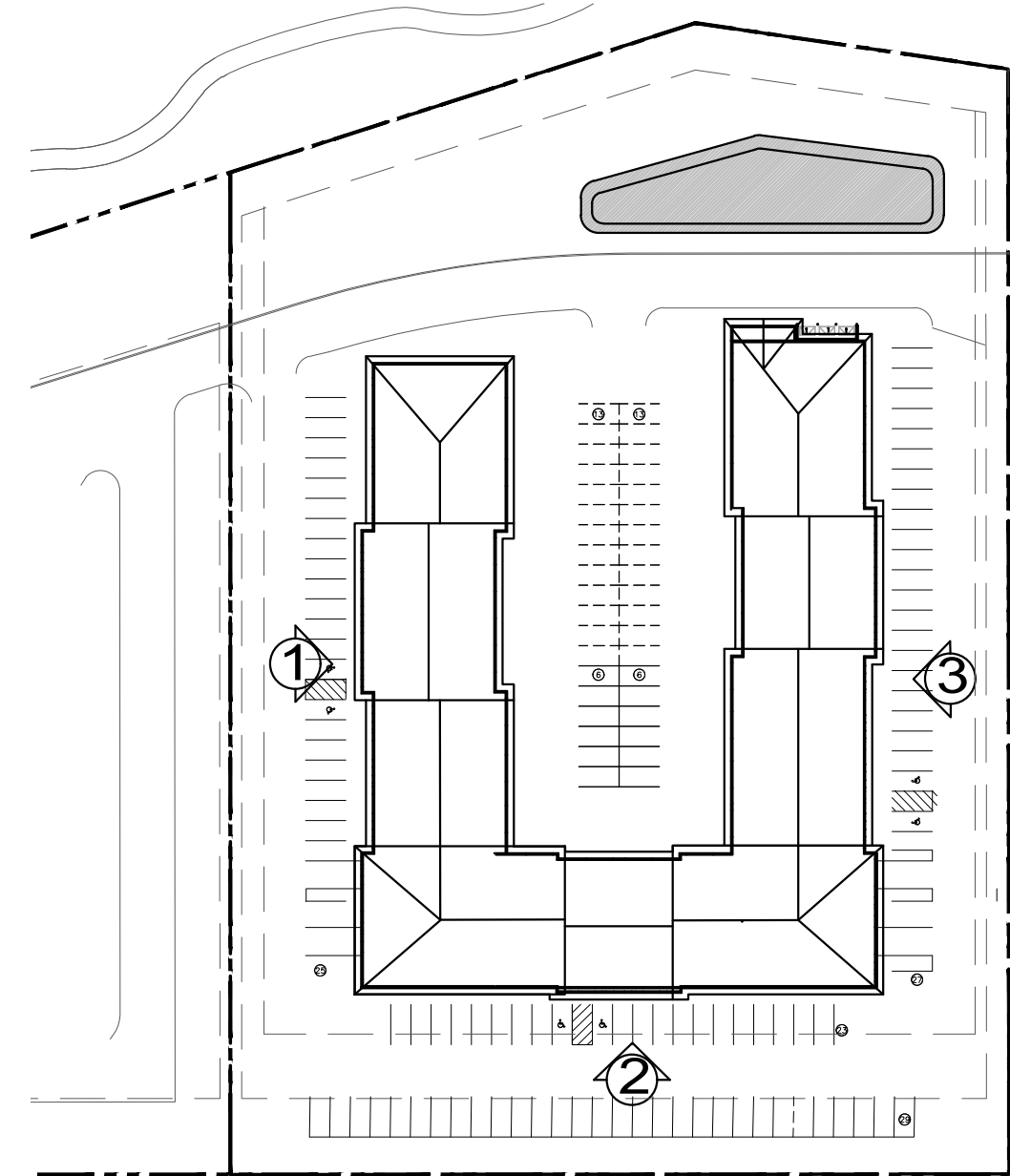
3 EAST ELEVATION
A301 3/32" = 1'-0"

3,612 S.F. ELEVATION
30% OF 3,612=1,083.6S.F.
800 S.F. OF MASONRY VENEER
2,282 S.F. OF EIFS
206 S.F. PREFINISHED METAL FASCIA
2 OVERHEAD DOORS@ 117S.F. EH =234S.F.
20 WINDOWS @ 13.3 S.F. EH = 266 S.F.
11 MAN DOORS @ 24S.F. EH = 264 S.F.

2,785 S.F. ELEVATION
30% OF 2,785=835.5 S.F.
CLASS 1 STONE 740S.F. + 186.2S.F. GLASS=926.2
S.F. GREATER THAN 835.5 S.F.
CLASS 2 EIFS 1,948 S.F. GREATER THAN 835 S.F.

KEY NOTES

- (A) TIMBERLINE ASPHALT SHINGLES, COLOR-BLACK
- (B) PREFINISHED 8" GUTTERS AND DOWNSPOUTS, COLOR-WHITE
- (C) EIFS SYSTEM FINISH, COLOR-BLACK
- (D) EIFS SYSTEM FINISH, COLOR-LIGHT TAN
- (E) PREFINISHED METAL OVERHEAD DOOR, COLOR-ALMOND
- (F) MANUFACTURED STONE VENEER, E STONEWORKS COLOR-CREAM TIVOLI
- (G) PREFINISHED DOUBLE HUNG VINYL WDO, COLOR-BLACK
- (H) HOLLOW METAL DOOR, COLOR-ALMOND WITH HOLLOW METAL FRAME-COLOR BLACK
- (J) BUSINESS SIGNAGE 2'x6' OVER EACH DOOR
- (K) ROCK FACED BLOCK, COLOR CREAM
- (L) AWNING, FABRIC WITH ALUMINUM FRAME
- (M) FIRE DEPT CONNECTION



ELEVATION KEY



2,669 S.F. ELEVATION	CLASS 1 STONE 846 S.F. + 0 S.F. GLASS=846 S.F.
30% OF 2,669=801 S.F.	GREATER THAN 801 S.F.
846 S.F. OF MASONRY VENEER	CLASS 2 EFIS 1,331 S.F. GREATER THAN 835 S.F.
2,282 S.F. OF EIFS	
156 S.F. PREFINISHED METAL FASCIA	
4 OVERHEAD DOORS @117S F. EH = 468 S.F.	
0 WINDOWS @ 13.3 S.F. EH = 0 S.F.	
1 MAN DOORS @ 24S F. EH = 24 S.F.	



2,618 S.F. ELEVATION CLASS 2 ROCK FACED 368 S.F. = 14%
30% OF 2,618=785 S.F. CLASS 2 EFIS 860 S.F. GREATER THAN 30% S.F.
368 S.F. OF ROCK FACED VENEER
1,261 S.F. OF EIFS
151 S.F. PREFINISHED METAL FASCIA
6 OVERHEAD DOORS @100S.F. EH = 600 S.F.
2 OVERHEAD DOORS @ 120 S.F. EH = 240 S.F.
2 MAN DOORS @ 21S.F. EH = 42 S.F.

KEY NOTES	
(A)	TIMBERLINE ASPHALT SHINGLES, COLOR-BLACK
(B)	PREFINISHED 8" GUTTERS AND DOWNSPOUTS, COLOR-WHITE
(C)	EIFS SYSTEM FINISH, COLOR-BLACK
(D)	EIFS SYSTEM FINISH, COLOR-LIGHT TAN
(E)	PREFINISHED METAL OVERHEAD DOOR, COLOR-ALMOND
(F)	MANUFACTURED STONE VENEER, E STONEWORKS COLOR-CREAM TIVOLI
(G)	PREFINISHED DOUBLE HUNG VINYL WDO, COLOR-BLACK
(H)	HOLLOW METAL DOOR, COLOR-ALMOND WITH HOLLOW METAL FRAME-COLOR BLACK
(J)	BUSINESS SIGNAGE 2'x6' OVER EACH DOOR
(K)	ROCK FACED BLOCK, COLOR CREAM
(L)	AWNING, FABRIC WITH ALUMINUM FRAME
(M)	FIRE DEPT CONNECTION



2,785 S.F. ELEVATION	CLASS 2 ROCK FACED 397 S.F. = 14%
30% OF 2,618=835 S.F.	CLASS 2 EFIS 1,403 S.F. GREATER THAN 30% S.F.
397 S.F. OF ROCK FACED VENEER	
1,403 S.F. OF EIFS	
156 S.F. PREFINISHED METAL FASCIA	
7 OVERHEAD DOORS @100S.F. EH = 700 S.F.	
2 OVERHEAD DOORS @ 120 S.F. EH = 240 S.F.	
2 MAN DOORS @ 21S.F. EH = 42 S.F.	

ISSUES / REVISIONS:	
PRICING SET	12.17.21
CONCEPT REVIEW	01.04.22
CONCEPT REVISION	01.25.22
TY APPROVALS	04.05.22
TY APPROVALS	04.27.22
IAL APPROVALS	09.06.22

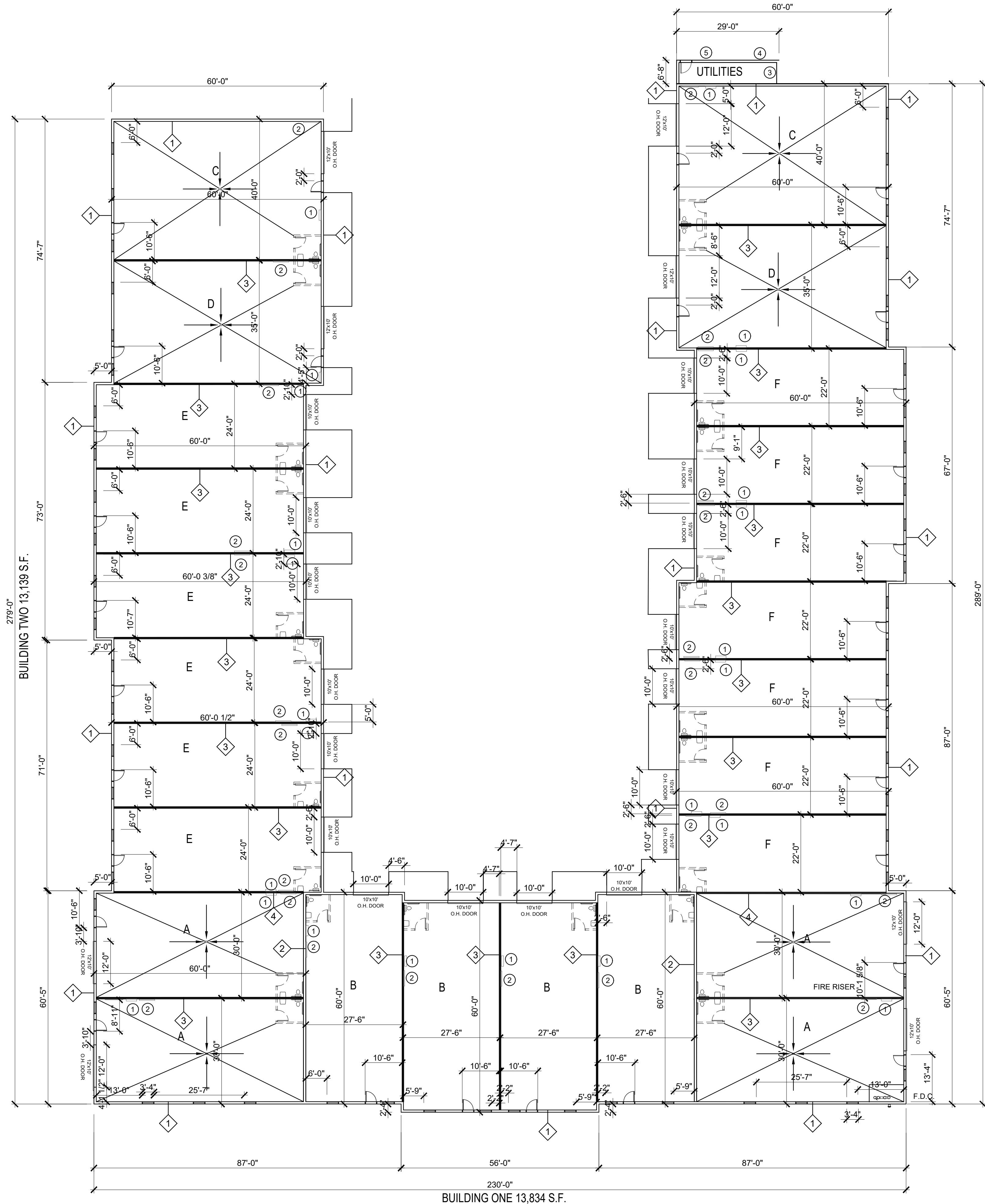
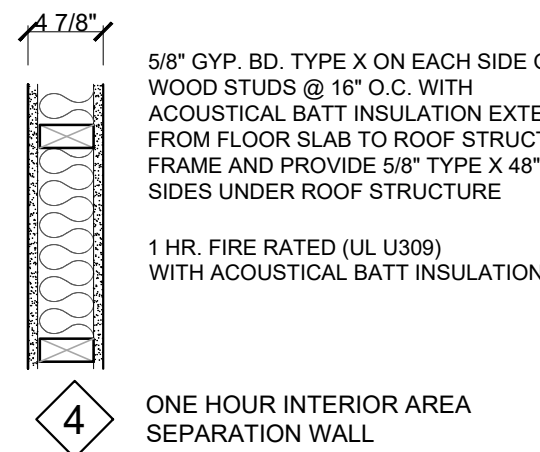
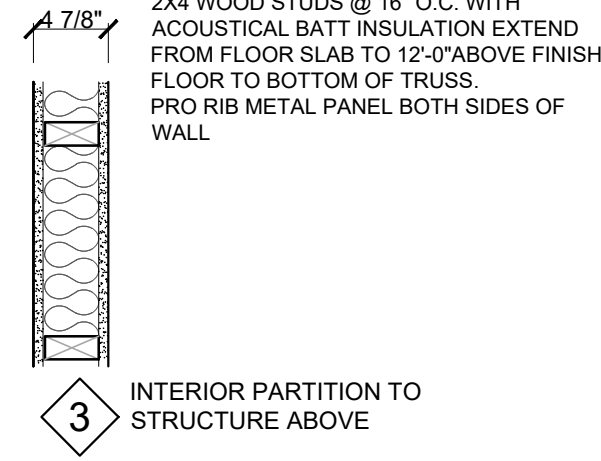
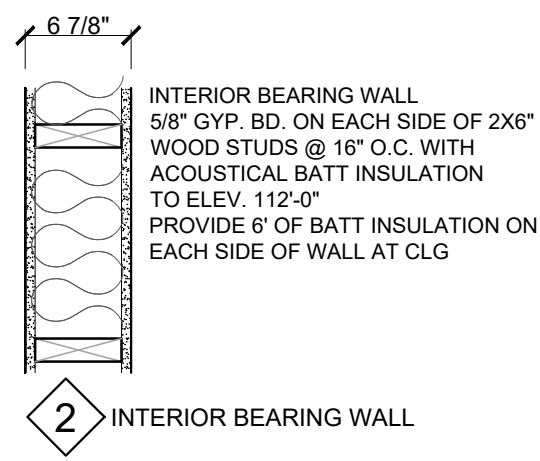
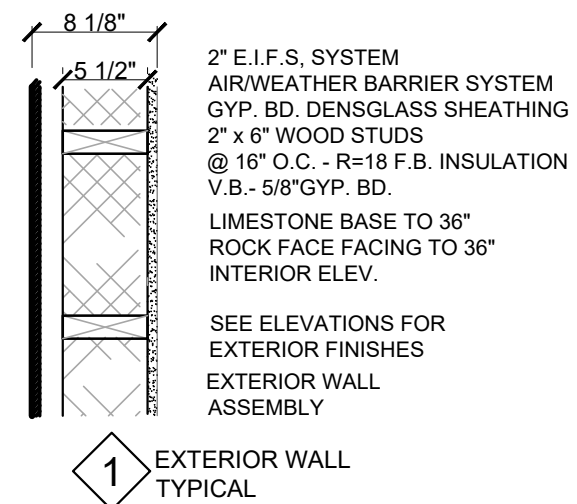
KEY NOTES

- 1 ELECTRICAL PANELS (SEE ELECTRICAL PLANS)
- 2 4' x 8' x 3/4" PLYWOOD COMMUNICATIONS BOARD
- 3 SPRINKLER RISER (SEE FIRE PROTECTION PLANS)
- 4 FIRE DEPARTMENT CONNECTION COORDINATE WITH FIRE PROTECTION SUBCONTRACTOR AND FIRE MARSHAL
- 5 FIRE DEPARTMENT KEY BOX COORDINATE WITH FIRE MARSHAL. VERIFY LOCATION WITH CITY. PURCHASE KEY BOX FROM BUILDING INSPECTIONS DEPARTMENT & INSTALL 5' ABOVE GRADE IMMEDIATELY BELOW HORN & STROBE.
- 6 STRUCTURAL STOOP @ DOORS 5'-0" X 5'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT- HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS) (TYPICAL)
- 7 STRUCTURAL STOOP @ DOORS 6'-0" X 5'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT- HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS)
- 8 2' x 2' FLOOR MOUNTED MOP SINK WITH WALL MOUNT FAUCET & HOSE. SET 8" HIGH FRP ON NORTH & WEST WALL. EXTEND FRP FROM NW CORNER TO WEST EDGE OF DOOR 118A.
- 9 FROST-FREE HOSE BIB (SEE PLUMBING PLANS).
- 10 SECURITY ALARM PANEL, COORDINATE WITH TENANTS VENDOR.
- 11 INSTALL WATER HEATER.
- 12 INSTALL ROOM SIGNAGE NEXT TO DOOR, SEE 10/A103 FOR ADDITIONAL INFORMATION.
- 13 PROVIDE A RAISED LETTERS AND BRAILLE "EXIT" SIGN ADJACENT TO EACH DISCHARGE DOOR PER ICC A117.1
- 14 FIRE EXTINGUISHER - MOUNT ON WALL IN KITCHEN 107, ALL OTHERS MOUNTED IN SEMI-RECESSED ENCLOSED CABINET.

UNIT SIZES
A-30'X60'=1,800 SF
B-27'5X60'=1,650 SF
C-40'X60'=2,400 SF
D-35'X60'=2,100 SF
E-24'X60'=1,450 SF
F-22'X60'=1,320 SF

WALL TYPES

NOTE: SEE STRUCTURAL PLANS FOR STUD SPACING AT ALL EXTERIOR, BEARING & SHEER WALLS.



1
A1.1

FLOOR PLAN

1/16" = 1'-0"

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

10/12/2022

Subject: Eitel House – Final Plat

Applicant: The Jonathan Association

Location: 112300 Eitel Circle – Four Outlots on the North Side of Eitel Road Related to the Eitel House Site

Case No.: 2022-56

Synopsis: Applicant seeks to obtain approval of a final plat that creates one residential lot and two outlots – one for an existing Jonathan playground and one for a Jonathan trail segment

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

The Jonathan Association, the applicant, is the owner of the 112300 Eitel Circle property which includes both the historic Eitel House and a Jonathan playground. This property is located on Outlot K of the Neighborhood 8 Plat. The Jonathan Association has submitted an application for a Final Plat to separate the Eitel House on its own residential lot, while leaving the adjacent Jonathan playground land as an outlot. The purpose of this final plat is to enable The Jonathan Association to sell the new residential lot while retaining the Jonathan playground. Since the Jonathan Association no longer uses the Eitel House for Association purposes, it is interested platting the house as a lot, rather than an outlot, and selling it to a private owner.

The Eitel House was designated a historic property by the City of Chaska in 2006. This Chaska brick farmhouse was built in 1876 and was used as a single-family residence and farmstead approximately 90 years. The house was purchased by The Jonathan Association in 1967 related to the development of Neighborhood 8. Since that time, the house has not been used as a single-family residence. The Jonathan Association has used the house for civic/Association purposes until the early 2000s, including a day care facility and a co-op store. The house has been vacant for some time.

The preliminary plat for the Eitel House was approved in May 2022. Since then the Jonathan Association has removed the bituminous pavement trails that used to encompass the Eitel House site.

FINAL PLAT

The applicant's consideration of different options for the boundaries of this new residential lot involved four adjacent outlots under its ownership, including the following:

- Outlots I, J, and K (Neighborhood 8 Plat)
- Outlot W (Tuscany Hills Plat)

Outlot K includes the historic Eitel House and a Jonathan playground. Outlots I and J are used for the Jonathan trail system. Outlot W is directly adjacent to Outlot K and has been used as part of the Eitel House/Jonathan playground open space. Outlot W is undevelopable and is also adjacent to the City of Chaska trail outlot to the north. The Jonathan Association anticipates that including Outlot W, Tuscan Hills, as part of the new residential lot will increase the value and enjoyment of the Eitel House residential property for its future owner. Additionally, if Outlot W is excluded from the Eitel House plat, then it will be separated from the Jonathan playground open space by the new residential lot.

The Eitel House Final Plat proposes one residential lot (Lot 1, Block 1) and two outlots. Outlot A is for the existing Jonathan playground and Outlot B is for the existing Jonathan Trail (connection to Hutchins Court, along Eitel Rd, along Hutchins Court).

This land is located in the PRD-2 zoning district and the R-4-14 density group with PRD-2. R-4-14 allows a maximum density of 3 units per gross acre. The proposed lot area of Lot 1, Block 1 is 38,066 sq. ft. or 0.87 acres, which equates to a density of 1.14 units per gross acre. PRD-2 does not regulate a minimum lot width. The proposed lot width of Lot 1, Block 1 is 52.18 ft. which is consistent with other cul-de-sac lots in Neighborhood 8.

PRD-2 has the following minimum setback standards:

- Front- 10 Feet
- Side - 5 Feet
- Rear - 20 Feet

The proposed final plat is showing drainage and utility easements of 10 ft. (front) and 5 ft. (sides and rear).

CONCEPT PLAN

The purpose of the concept plan is to illustrate the potential placement and size of a future detached garage and driveway. The concept plan for the detached garage shows the maximum size allowed for an accessory structure, which 768 sq. ft. The applicant is showing the placement of the garage as far west as it can go before topography becomes an issue. Driveway access and garage doors are oriented on the northeasterly side of the structure. The location of the garage was selected to minimize the garage's impacts on views from the Eitel House, from the Jonathan playground, and from the street. The intent of the concept is orient the more architecturally interesting sides of the garage to the playground and street by having the garage doors primarily facing inward to the property. Due to the location of the garage and driveway, the existing windmill would need to be relocated on site, which is shown as relocated just to the east of the Eitel House.

The conceptual location for a future driveway is designed to preserve green space adjacent to the playground and to maximize the distance between the playground and the driveway for safety.

HERITAGE PRESERVATION COMMISSION REVIEW

The Eitel House Preliminary Plat was a discussion item on the HPC's May 3, 2022 meeting agenda. The purpose of the discussion was to give the HPC the opportunity to provide input related to the potential addition of a garage on the Eitel House property in the future, which

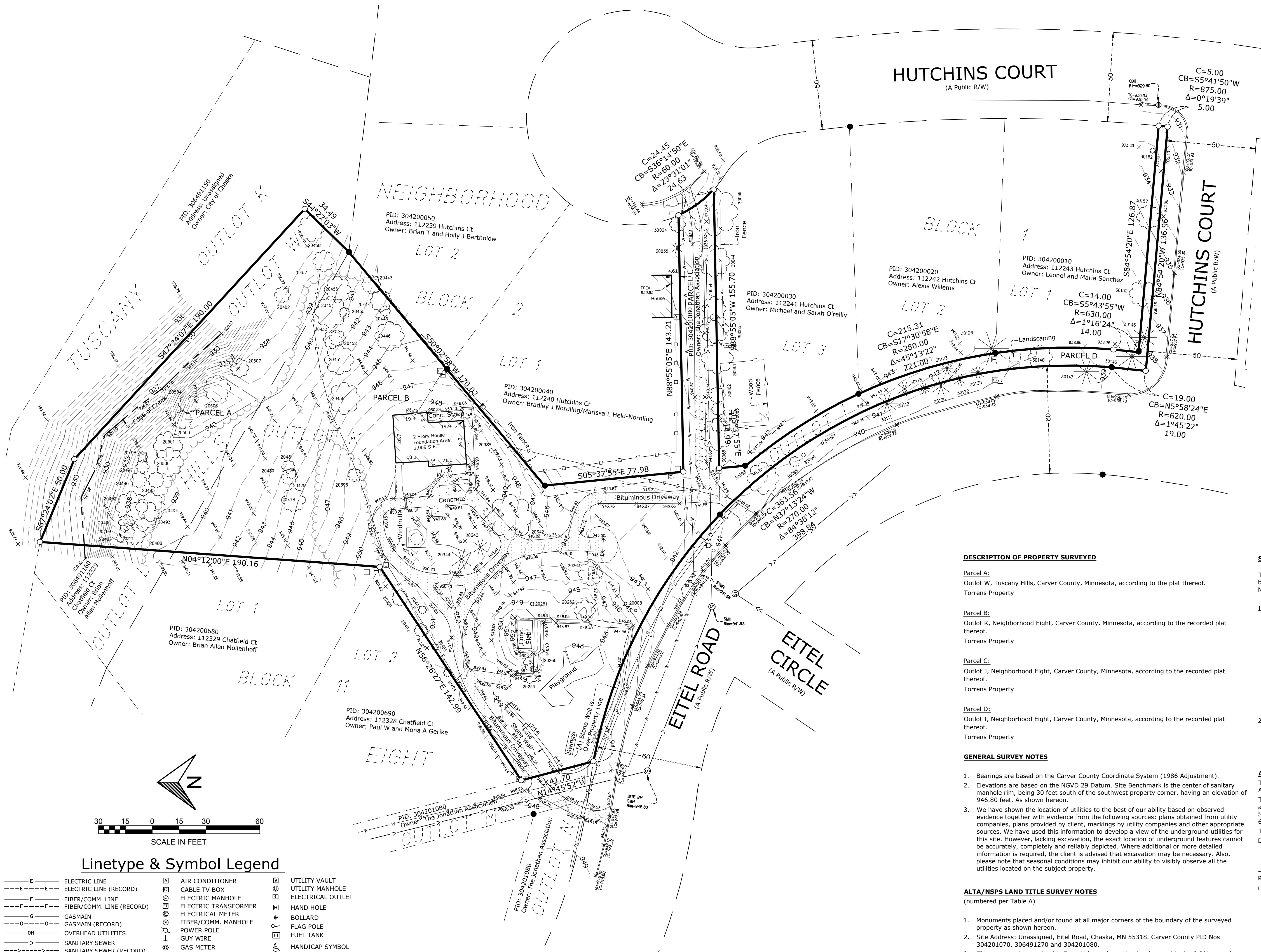
would require submittal of a Site Alteration Permit to the HPC. The HPC reviewed and discussed the Eitel House Preliminary Plat application materials, providing the following input:

- Future property owner will need to work on a design/plan for the detached garage that takes into account the size, scale, materials, and overall design of the garage so that it fits in appropriately with the historic Eitel House.
- The windmill will have to be discussed in more detail at the time a plan is pursued for a garage/driveway and the relocation of the windmill.
- Some concerns with the overall structural integrity of the windmill and if it is more of a hazard to the property than a beacon.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Eitel House Final Plat for one residential lot and two outlots on the current Eitel House site, subject to the following conditions:

- 1. Approvals shall be based on the following exhibits:**
 - a. ALTA/NSPS Land Title Survey, prepared by Civil Site Group, dated March 21, 2022;**
 - b. Aerial Site Exhibit (V1.2), prepared by Civil Site Group, undated but based on the March 21, 2022 ALTA/NSPS Land Title Survey;**
 - c. Conceptual Site Plan/Site Plan Exhibit (V1.1), prepared by Civil Site Group, dated April 26, 2022;**
 - d. Final Plat (V2.0), prepared by Civil Site Group.**
- 2. Future construction of a garage and driveway, which is likely to involve relocation of the windmill structure, shall require future property owner to submit applications for a Site Alteration Permit and Building Permit.**
- 3. Future construction of a garage will require that the size, scale, materials, and overall design fits in appropriately with the Eitel House.**
- 4. Driveway shall be set back a minimum of five (5) feet from interior side lot lines.**
- 5. Since the existing windmill is identified as elements of the property's historic designation, future alterations will require a Site Alteration Permit.**
- 6. Prior to a future relocation of the windmill, the structural integrity of the windmill shall be evaluated.**



Linetype & Symbol Legend			
—E—	ELECTRIC LINE	⊠	AIR CONDITIONER
---E---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX
—F—	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE
---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRICAL OUTLET
—G—	GASMAIN	⊠	HAND HOLE
---G---	GASMAIN (RECORD)	⊠	BOLLARD
—OH—	OVERHEAD UTILITIES	⊠	FLAG POLE
—S—	SANITARY SEWER	⊠	FUEL TANK
---S---	SANITARY SEWER (RECORD)	⊠	HANDICAP SYMBOL
—SS—	STORM SEWER	⊠	LIGHT POLE
---SS---	STORM SEWER (RECORD)	⊠	MAIL BOX
—T—	TELEPHONE LINE	⊠	SIGN
---T---	TELEPHONE LINE (RECORD)	⊠	CONIFEROUS TREE
—W—	WATERMAIN	⊠	DECIDUOUS TREE
---W---	WATERMAIN (RECORD)	⊠	SOIL BORING
—X—	CHAINLINK FENCELINE	⊠	FOUND IRON MONUMENT
—O—	WOODEN FENCELINE	⊠	SET IRON MONUMENT
—G—	GUARDRAIL	⊠	CAST IRON MONUMENT
⊠	CONCRETE SURFACE	⊠	
⊠	PAVER SURFACE	⊠	
⊠	BITUMINOUS SURFACE	⊠	
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	

DESCRIPTION OF PROPERTY SURVEYED

Parcel A:
Outlot W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.
Torrens Property

Parcel B:
Outlot K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
Torrens Property

Parcel C:
Outlot J, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
Torrens Property

Parcel D:
Outlot I, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
Torrens Property

GENERAL SURVEY NOTES

- Bearings are based on the Carver County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the center of sanitary manhole rim, being 30 feet south of the southwest property corner, having an elevation of 946.80 feet. As shown hereon.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES
(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: Unassigned, Eitel Road, Chaska, MN 55318. Carver County PID Nos 304201070, 306491270 and 304201080.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27019C0228D, effective date of December 21, 2018. (Map not printed)
- The Gross land area is 54,953 +/- square feet or 1.262 +/- acres.
- The current Zoning for the subject property was not provided. Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- (a) Exterior dimensions of buildings at ground level as shown hereon.
(b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- We did not observe any striped parking stalls on this site.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Carver County GIS.

Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description
20008	2" MAP	20457	16" ASH	30044	24" CHE
20259	14" ASH x2	20458	20" ASH	30054	18" MAP
20260	14" ASH	20462	12" BOX	30055	22" MAP
20261	3" 14 12	20478	18" ASH	30061	24" MAP
20262	16" ASH	20479	12" ASH	30062	12" ASH
20263	18"	20480	8" ASH	30063	10" ASH
20342	34" MAP	20481	10" ASH	30064	12" ASH
20343	12" SPR	20487	6" BOX	30065	24" MAP
20344	16" SPR	20488	16" ASH	30088	24" ASH
20388	3" CRA	20489	12" ASH	30095	8" ASH
20395	10" OAK	20490	12" ASH	30096	3-18" MAP
20400	12" CRA	20492	24" ASH	30097	2-12" ASH
20401	6" 3 CRA	20493	24" ASH	30111	15" SPR
20402	10" CRA	20494	22" ASH	30112	12" SPR
20403	5" CRA	20495	12" ASH	30118	8" SPR
20404	6" CRA	20496	12" ASH	30120	15" SPR
20443	14" ASH	20497	10" ASH	30122	9" SPR
20444	16" ASH	20498	8" ASH	30123	8" SPR
20445	8" ASH	20500	22" ASH	30126	24" SPR
20446	22" ASH	20501	22" ASH	30130	10" SPR
20450	24" ASH	20503	14" BOX	30145	18" SPR
20451	22" ASH	20504	14" ASH	30146	22" SPR
20452	12" BOX	20506	20" ASH	30147	18" SPR
20453	14" BOX	20507	14" ASH	30148	18" MAP
20454	24" ASH	30034	12" HAC	30152	20" BIR
20455	8" BOX	30035	9" SPR	30157	18" ASH
20456	20" ASH	30039	36" ASH	30162	4-3" BIR

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Hellmuth & Johnson, PLLC, as agent for Attorneys Title Guaranty Fund, Inc., Commitment No. PCMN202203003602, File No. 13231.0001, Revision Number 4, dated October 15, 2021.

- We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-9 are not survey related.
 - The following are numbered per the referenced title Commitment:
 - Subject to the drainage and utility easements of the plats of Tucany Hills and Neighborhood Eight. Please note there are no drainage and utility easements noted in said plats for the subject property.
 - Subject to an encroachment of a stone retaining wall that crosses the southerly property line, as shown on the survey. Please note this item is also listed in the conflicts section below.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - Please note there is a stone retaining wall that crosses the southerly property line, as shown hereon.

ALTA CERTIFICATION

To: The Jonathan Association, a Non-profit Corporation; Hellmuth & Johnson, PLLC; and Attorneys Title Guaranty Fund, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof.

The fieldwork was completed on 3-9-2022.

Dated this 21st day of March, 2022.

Rory L. Synsteliën
rory@civilsitegroup.com
Minnesota License No. 44565

CivilSite
G R O U P
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

XX Eitel Road
Chaska, Carver County, MN 55318

Hellmuth & Johnson
8050 West 78th Street, Edina, MN 55439

PROJECT

CLIENT

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.

RORY L. SYNSTELIËN
DATE 3-21-2022 LICENSE NO. 44565

QA/QC

FIELD CREW	OF
DRAWN BY	JRN
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 21474

ALTA/NSPS LAND TITLE SURVEY

V1.0

©COPYRIGHT 2022 CIVIL SITE GROUP INC.

[illegible]

	ELECTRIC LINE		AIR CONDITIONER		UTILITY VAULT
	ELECTRIC LINE (RECORD)		CABLE TV BOX		UTILITY MANHOLE
	FIBER/COMM. LINE		ELECTRIC MANHOLE		ELECTRICAL OUTLET
	FIBER/COMM. LINE (RECORD)		ELECTRIC TRANSFORMER		HAND HOLE
	GASMAIN		ELECTRICAL METER		BOLLARD
	GASMAIN (RECORD)		FIBER/COMM. MANHOLE		FLAG POLE
	OVERHEAD UTILITIES		POWER POLE		FUEL TANK
	SANITARY SEWER		GUY WIRE		HANDICAP SYMBOL
	SANITARY SEWER (RECORD)		GAS METER		LIGHT POLE
	STORM SEWER		GAS MANHOLE		MAIL BOX
	STORM SEWER (RECORD)		GAS VALVE		SIGN
	TELEPHONE LINE		ROOF DRAIN		CONIFEROUS TREE
	TELEPHONE LINE (RECORD)		SEWER CLEAN OUT		DECIDUOUS TREE
	WATERMAIN		SANITARY MANHOLE		SCRUBBY TREE
	WATERMAIN (RECORD)		STORM MANHOLE		SOIL BORING
	CHAINLINK FENCELINE		CATCH BASIN		SET IRON MONUMENT
	WOODEN FENCELINE		FLARED END SECTION		FOUND IRON MONUMENT
	GUARDRAIL		TELEPHONE BOX		CAST IRON MONUMENT
	CONCRETE SURFACE		TELEPHONE MANHOLE		
	PAVER SURFACE		TRAFFIC SIGNAL		
	BITUMINOUS SURFACE		HYDRANT		
	GRAVEL/LANDSCAPE SURFACE		FIRE CONNECTION		
			POST INDICATOR VALVE		
			WATER MANHOLE		
			WATER VALVE		
			WELL		

612-615-0060

8050 west 78th Street, Edina, MN 55439

CLIENT

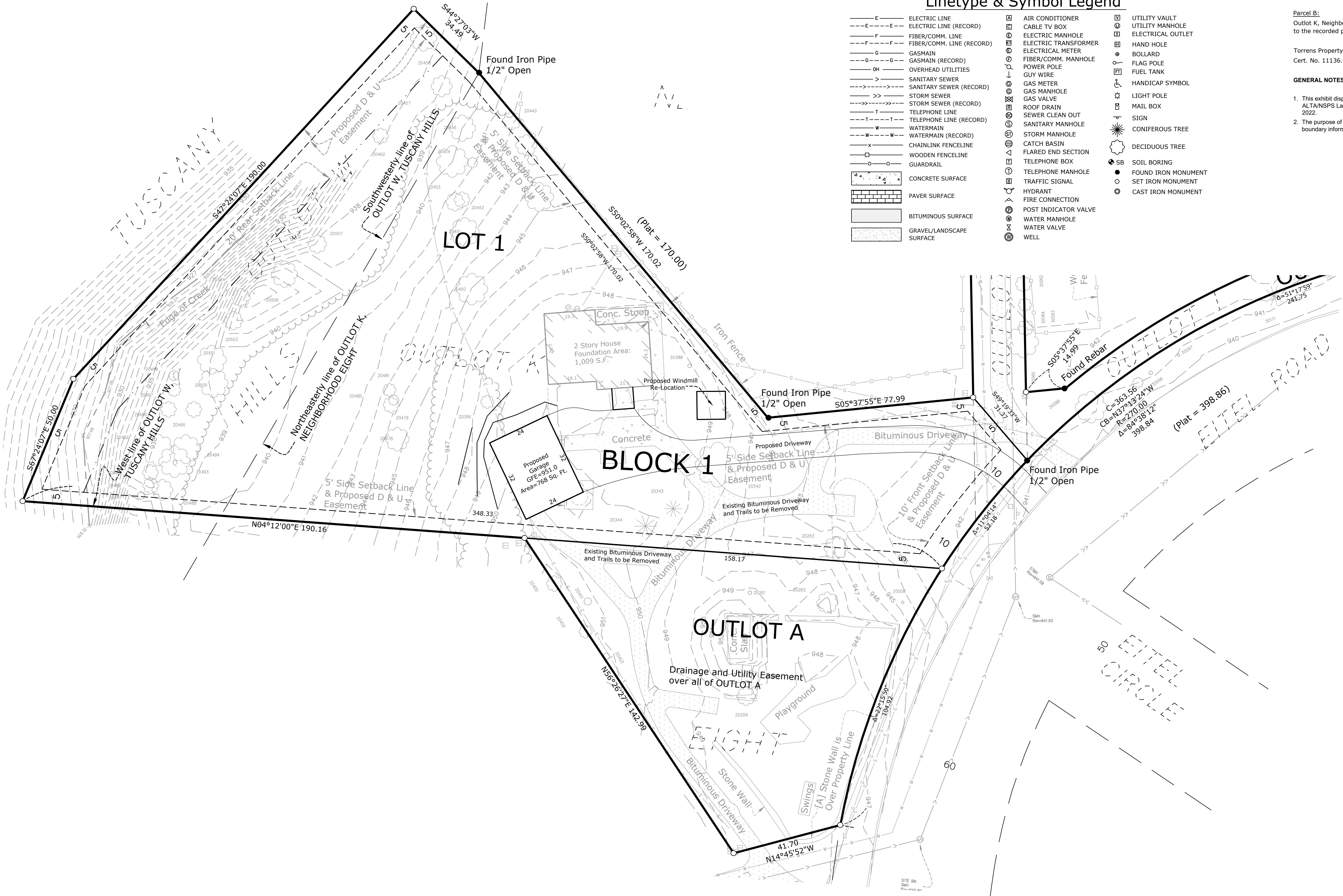
FIELD CREW	CF
DRAWN BY	SW
REVIEWED BY	CJ
UPDATED BY	SW

[illegible]

AERIAL SITE EXHIBIT

© COPYRIGHT 2022 CIVIL SITE GROUP INC

EITEL HOUSE
ADDITION
CONCEPT SITE PLAN



PROPERTY DESCRIPTION:

Parcel A:
Outlot W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.

Torrens Property
Cert. No. 23452.0

Parcel B:
Outlot K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

Torrens Property
Cert. No. 11136.0 (cover additional land)

GENERAL NOTES

- This exhibit displays background information as shown on the ALTA/NSPS Land Title Survey of the subject property, dated January 6th, 2022.
- The purpose of this exhibit is to show the existing conditions and boundary information with an aerial photo overlay.

CONCEPT SITE PLAN

Chaska, Carver County, MN 55318

Hellmuth & Johnson

8050 west 78th Street, Edina, MN 55439

PROJECT

CLIENT

QA/QC	
FIELD CREW	OF
DRAWN BY	Craig J.
REVIEWED BY	RS
UPDATED BY	SW



REVISION SUMMARY	
DATE	DESCRIPTION
04-26-22	Revise Driveway

PROJECT NO. - 21474

SITE PLAN EXHIBIT

V1.1

EITEL HOUSE

PLAT FILE NO.
R.T. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That The Jonathan Association, a Minnesota non-profit corporation, fee owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

OUTLOT W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof. (Cert. No. 23452)

And

OUTLOT K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof. (Cert. No. 11136)

And

OUTLOT J, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof. (Cert. No. 11136)

And

OUTLOT I, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof. (Cert. No. 11136)

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

In witness whereof said The Jonathan Association, a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

By: _____ its _____

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____ of The Jonathan Association, a Minnesota non-profit corporation, on behalf of the corporation.

My Commission Expires: _____

Notary Public, Signature _____ Notary Public, Printed Name _____

Notary Public _____ County, _____

SURVEYORS CERTIFICATE

I Rory L. Synsteliien 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 the plat; that all monuments depicted on the plat have been or will be 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____.

Rory L. Synsteliien, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Rory L. Synsteliien, Licensed Land Surveyor, Minnesota License Number 44565.

My Commission Expires: _____

Notary Public, Signature _____ Notary Public, Printed Name _____

Notary Public _____ County, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR, Carver County, Minnesota

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

Brian Praske, Carver County Surveyor

By: _____

COUNTY AUDITOR, Carver County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described in this plat.

Dated this _____ day of _____, 20____.

Crystal Campos, County Auditor

By: _____

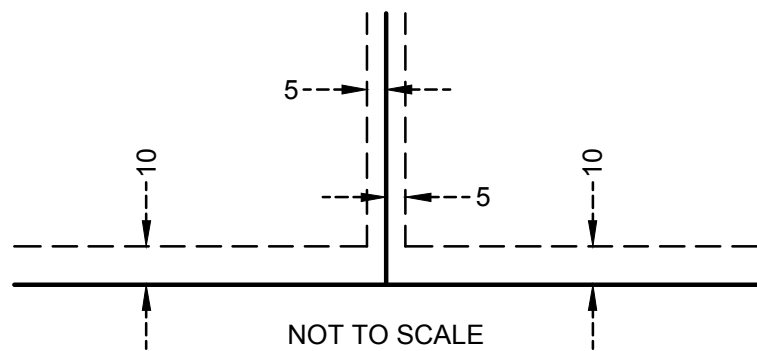
REGISTRAR OF TITLES, Carver County, Minnesota

I hereby certify that this plat of EITEL HOUSE was filed this _____ day of _____, 20____, at _____ O'Clock _____ M. as Document No. _____.

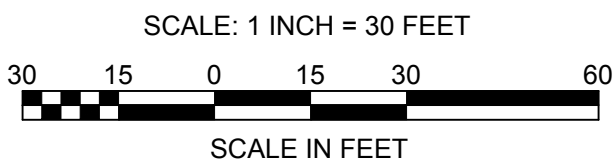
Kaaren Lewis, Registrar of Titles

By: _____

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



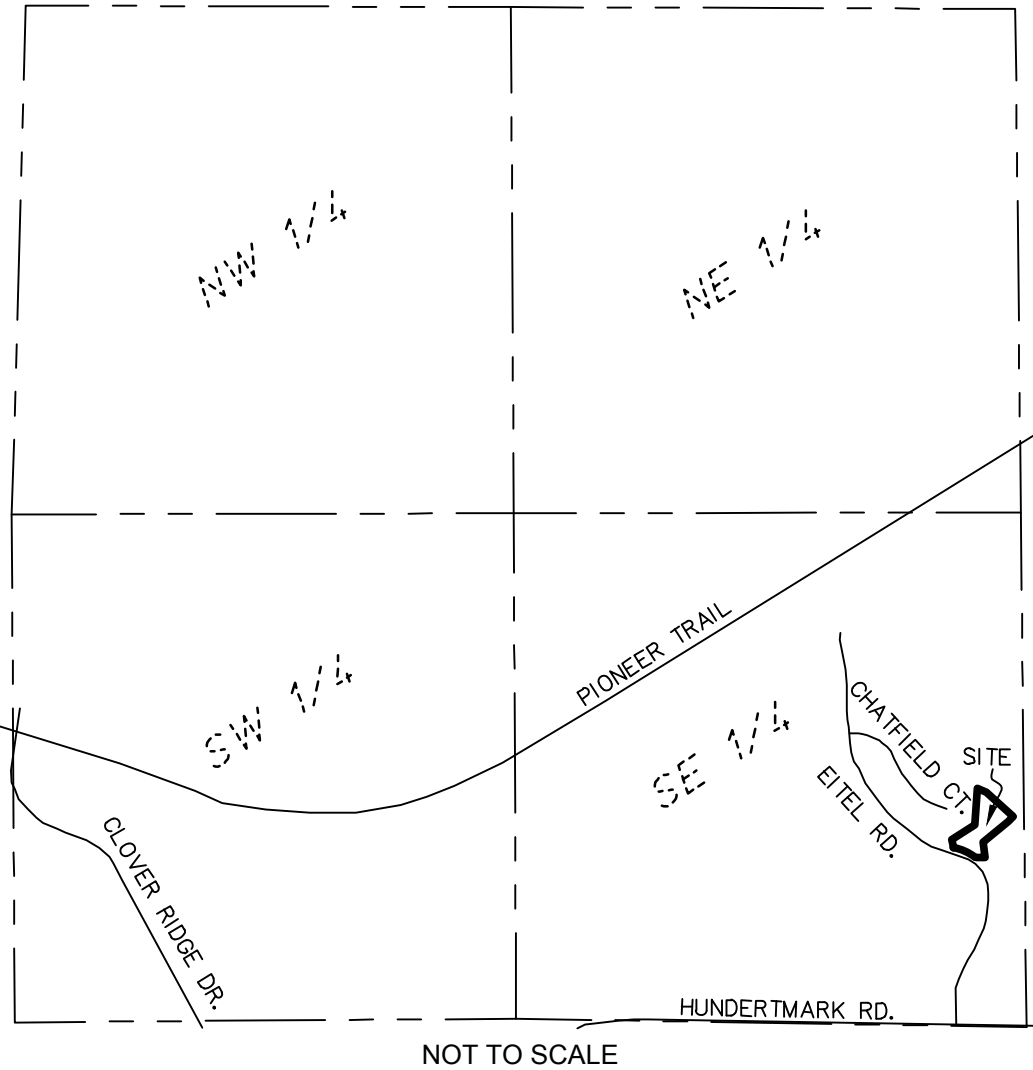
Bearings are based on the West line of OUTLOT W, TUSCANY HILLS, having an assumed bearing of N 04°12'00" E

○ Denotes a 1/2 inch by 14 inch Rebar Marked "RLS 44565"

● Denotes a Found Iron Monument (Type as shown on plat)

(Plat =) Denotes a record dimension per the plat of NEIGHBORHOOD EIGHT

VICINITY MAP
SEC. 30 - T116- R23



REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

10/12/2022

Subject: Hidden Maples – Final Plat

Applicant: Landmark Builders Inc.

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

Case No.: 2022-53

Synopsis: CONTINUATION FROM 09/14/2022 PLANNING COMMISSION: Applicant seeks to obtain approval of 4 single-family lots on approximately 1 acre of land in downtown Chaska

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

PREVIOUS APPROVALS

In January 2022, the project received Concept Plan approval for 5 single-family lots. In July 2022, the Preliminary Plat was approved for 4 single-family lots.

At their September 14th meeting the Planning Commission decided to table the Final Plat so that the developer could work on more home designs for the lots since only one house design was provided. Tonight, the developer has come forward with additional house designs that can be considered for the 4 lots.

UPDATES SINCE SEPTEMBER 14th PLANNING COMMISSION

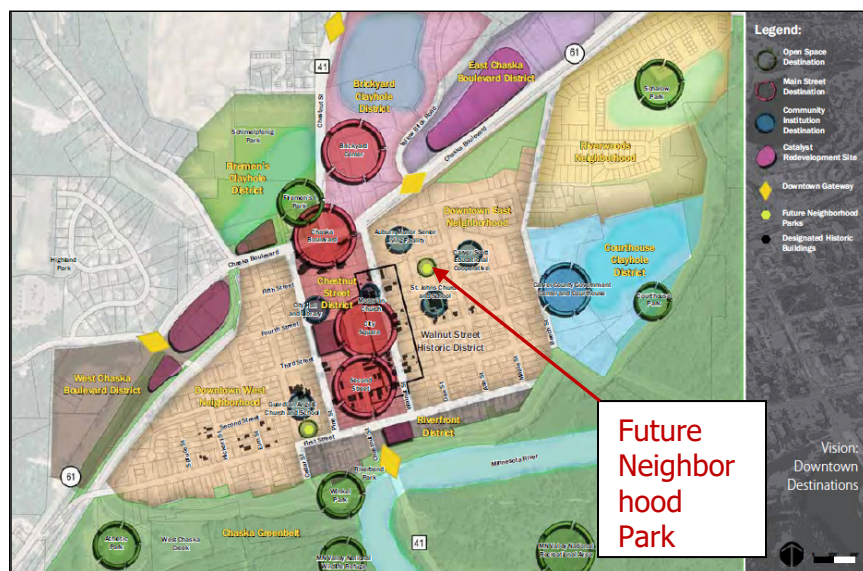
The following are updates since the September 14th meeting:

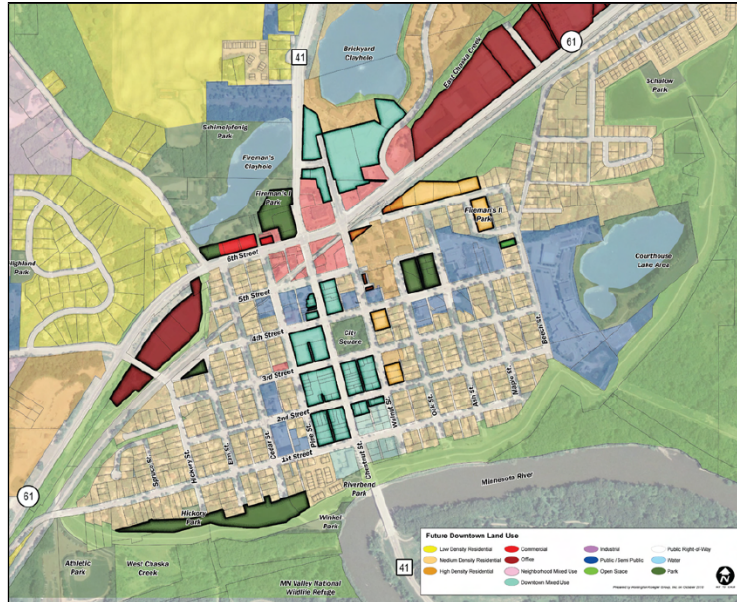
- House Designs; It was noted in the planning commission review of the final plat that the developer should work on providing more house designs for the 4 lots. There are 8 different house designs provided; some are ramblers, some are 2-story, some have 2 car garages, and some have 3 car garages. 2 of the lots will have ability for 2 car garages, and 2 of the lots will have ability for 3 car garages. It should be noted that as building permits are applied for that these designs may be the same or slightly different than shown on the plans. Buyers can make changes depending on the home they want, which is no different than any other building permit process for homes. The developer has revised their designs so that most of the designs will have smaller roof profiles (ie. hip style roofs), and front porches so that they bring in a scale and elements more reminisce of downtown Chaska. It is not to be mistaken that these homes will still differ from downtown Chaska's existing homes. The homes will be newer and have their garages oriented towards the front/street since an alleyway is not present to serve these lots, where much of the homes in downtown access their garages from the rear of the property from an alleyway. Staff has determined that the designs presented meet requirements of City Ordinance.
- Park Update: As a reminder, the Park and Recreation Commission reviewed this property as a possible park acquisition at their March, April, and June 2019 meetings following

the School District's action to place it on the market for sale. At that time, the Park and Recreation Commission determined not to proceed with purchasing the property with a desire to focus on establishing a park in partnership with the St. John's Lutheran Church property. Discussions have been ongoing with the church for many years with all parties generally in agreement with that direction when financing and timing are appropriate. A recent substantial donation was made to St John's Church to support the park locating on their property. Conversations are ongoing with St. John's and all parties continue to be interested in the goal of establishing a neighborhood park as has been long planned. The Parks and Recreation Commission and City Council will continue to advise staff on this process.

BACKGROUND

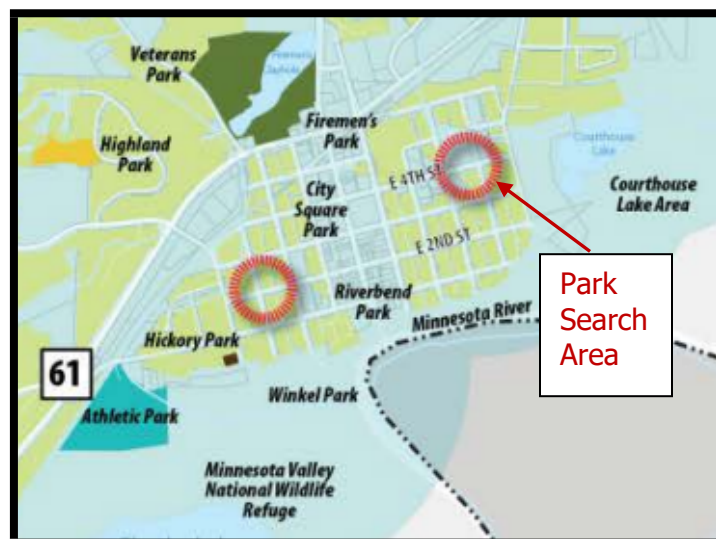
The site being looked at this evening is the former site of Firemen's Park II in downtown Chaska. It was owned by the school district (ISD 112), and thus has never actually been a public park (although it previously looked and operated that way). The school district listed the site for sale a couple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





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

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



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

Project Goals

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

- Create new single – family homes.
- Save trees and environmental features of the site where possible.

- Design these new homes with a sense of community and connection.
- Create a development for a unique, high-quality housing product that stands out in its custom designs while at the same time fits into Chaska's sense of community and small-town values.

Comprehensive Plan

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

CURRENT PROPOSAL

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

Adjacent properties

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

Existing Conditions

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

Land Use

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

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

Layout

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

Transportation/ROW/Construction Traffic

The final plan does not propose any new streets, and will utilize the existing street systems in downtown Chaska. The current plan appears to show road right-of-way widths that are

consistent with the City's typical 80 foot wide ROWs found in downtown. As part of the proposed development, an 80' wide right-of-way (40' ½ right-of-way adjacent to the subject property) is planned to be dedicated to accommodate the existing utilities and street as well as future infrastructure improvements. The home proposed on the southern lot will be adjusted to the east to avoid utility and right of way conflicts and to accommodate required minimum building setbacks. The final plat addresses this layout by pulling back the lot lines appropriately.

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

Utilities

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

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

Stormwater

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

Setbacks

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

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

SETBACKS	
Direction	Setback
Chaska Creek	50 feet from edge

Architecture & Anti Monotony

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

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires that homes provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages on homes within one home on each side and directly across the street. In addition, 360 architecture will be required on homes/elevations on corners and/or homes/elevations that abut major roadways. This ordinance has been very successful in other newer residential developments.

These will all be homes with no basements (in other words, slab on grade homes). The applicant will not be providing basements due to being in the flood zone. Flood zones have lower floor elevation limitations so that buildings mitigate potential flood hazards. The applicant has provided a collection of house plans that could be built on the 4 lots. The designs range from ramblers to two-stories. The outer lots will have two-car garages, while the inner lots will have three-car garages. The home designs show articulation with use of board & batten and lap siding, which is shown on all four sides.

The house design has generally responded to comments received in the preliminary submittal to better fit in with the downtown context. A hipped roof has now been incorporated on most of the designs to provide a smaller massing profile. Front porches are also incorporated on some of the designs to bring in an element reminiscent of downtown.

Trails & Sidewalks

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

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

Landscaping & Tree Preservation

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

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

Parkland

Parkland is not proposed as a part of this development. It will be required of the developer to pay park dedication fees. The nearest neighborhood park is Schalow Park. As noted before the general area that this development sits in is slated as a future park search area. There will be a closer park in the future when a site has been determined by the City, which is currently being evaluated near St. John's school.

Flood Plain

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

Development Costs (Infrastructure Improvements)

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

- Storm Sewer
- Trails
- Parks

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

Neighborhood Meeting

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

Deadline for Agency Action

The City of Chaska received the complete application for this request on August 2, 2022. Pursuant to Minnesota State Statutes the City must act on this request by Saturday, October 1, 2022 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. Since this item was tabled at the September 14th Planning Commission meeting, the 60-day review period was requested to be extended another 60 days. The additional review period has been extended to **Wednesday, November 30, 2022**. The City may with the petitioner's consent extend the review period beyond the Wednesday, November 30, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

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

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Cover Sheet (pg C0.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - b. Existing Conditions (pg C1.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - c. Site Layout (pg C2.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - d. Grading & Utility Plan (pg C5.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - e. Erosion & Sediment Control Plan (pg C6.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - f. SWPPP Narrative (pg C6.02), submitted by Civil Methods, Inc., dated July 29, 2022
 - g. Details (pg C7.0X), submitted by Civil Methods, Inc., dated July 29, 2022
 - h. Tree Inventory (pg C8.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - i. Landscaping Plan (pg C8.02), submitted by Civil Methods, Inc., dated July 29, 2022
 - j. House Plans (pgs 1-16), submitted by AVA Studio, dated September 23, 2022
 - k. Final Plat, submitted by Schoborg Land Services, Inc.
- 2. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 3. Adherence to the following building setbacks:**
 - a. Front (house): 20 feet
 - b. Rear: 25 feet
 - c. Side(house/garage): 5 feet
 - d. Side (corner): 20 feet
 - e. Chaska Creek: 50 feet from edge
- 4. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development**

costs.

5. **Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).**
6. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
7. **Provision of a construction traffic plan to be reviewed and approved by the City Engineer.**
8. **Adherence with Zoning Code Section 15.20 Flood Protection.**
9. **Provision differentiated designs between all the homes to meet zoning section 15.28.290.**
10. **Provision of developer responsibility to coordinate with the City to remove any hazardous trees or limbs on or near the site as determined by the Public Works Director, prior to issuance of a building permit.**
11. **Provision that all grading/building plans provide sufficient elevation above the regulatory flood protection elevation, and to be addressed at building permit submittal.**

HIDDEN MAPLES

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: Landmark Builders Inc, a Minnesota corporation, owner of the following described property situated in the County of Carver, State of Minnesota to wit:

Lots 6-10, Block 16, THE TOWNSITE (now City) OF CHASKA, Carver County, Minnesota.

Has caused the same to be surveyed and platted as HIDDEN MAPLES and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as created by this plat.

In witness whereof said Landmark Builders Inc, a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Landmark Builders Inc

Landmark Builders Inc.
Yevegeniy Vorobey, Chief Executive Officer

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Yevegeniy Vorobey, Chief Executive Officer, Landmark Builders Inc, a Minnesota corporation.

Printed Notary Name

Signature

Notary Public, _____ County, Minnesota.

My Commission Expires _____

SURVEYOR'S CERTIFICATION

I, Kelly L. Brouwer, 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 the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by Kelly L. Brouwer, a Licensed Land Surveyor.

Printed Notary Name

Signature

Notary Public, _____ County, Minnesota.

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota.

By _____ Mayor

By _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify that the 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

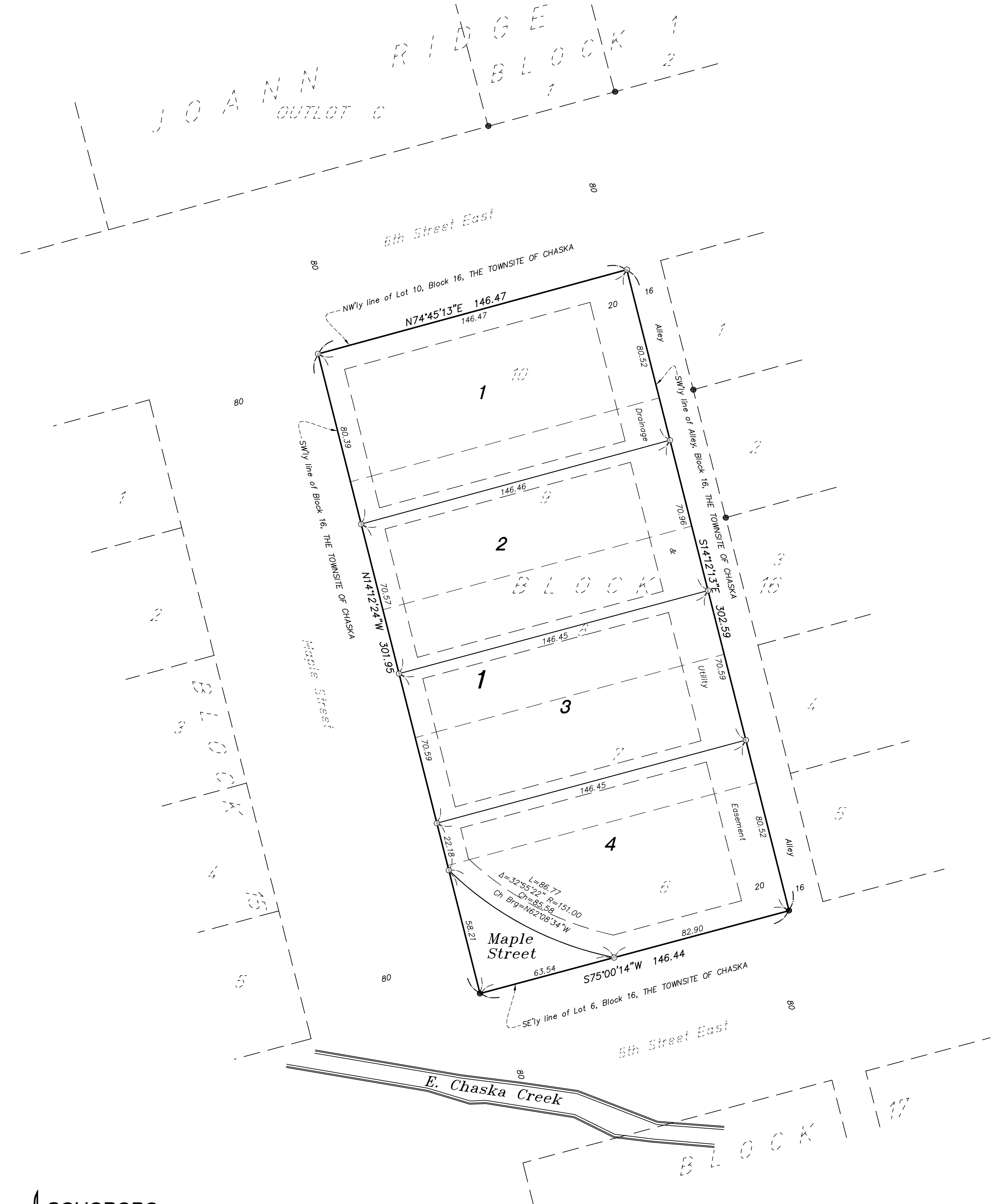
By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

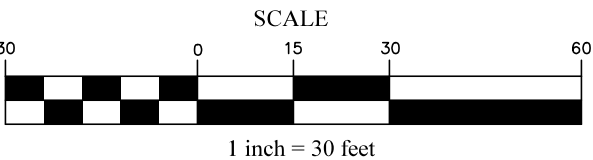
I hereby certify that this plat of HIDDEN MAPLES was filed this ____ day of _____, 20____, at ____ o'clock ____M. as Document No. _____.

Kaaren Lewis, County Recorder

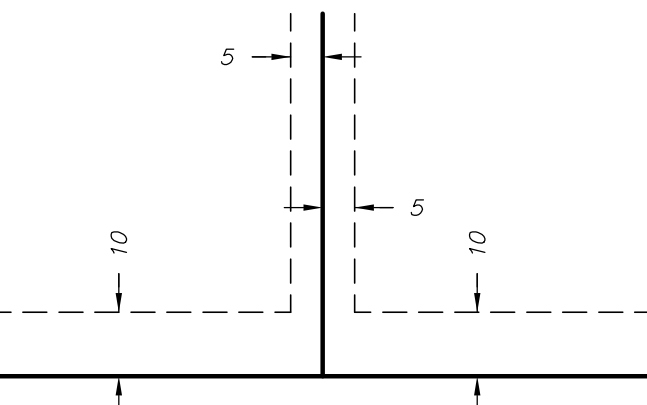
By: _____



- Legend
- Denotes monument found 1/2 inch open iron pipe, unless otherwise shown.
 - Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 48328.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:

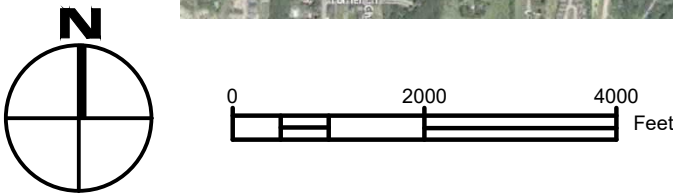


Drainage and Utility Easements being 10 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining lot lines, unless otherwise indicated.

SCHOBORG
LAND SERVICES
INC.

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

FINAL PLANS FOR
HIDDEN MAPLES
CHASKA, MN
JUNE 2022



VICINITY MAP

PROJECT TITLE

CONTACTS

INDEX

NOTES

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

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

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

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

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

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

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

LEGEND:

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



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St. Paul, MN 55128
o: 763.210.5713 | www.civilmethods.com

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

DAVID M. POGGI
DATE: 07-29-2022
LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

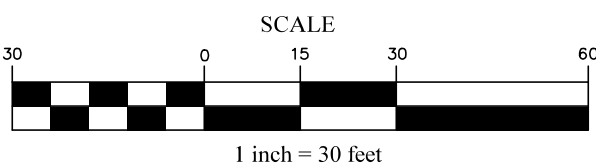
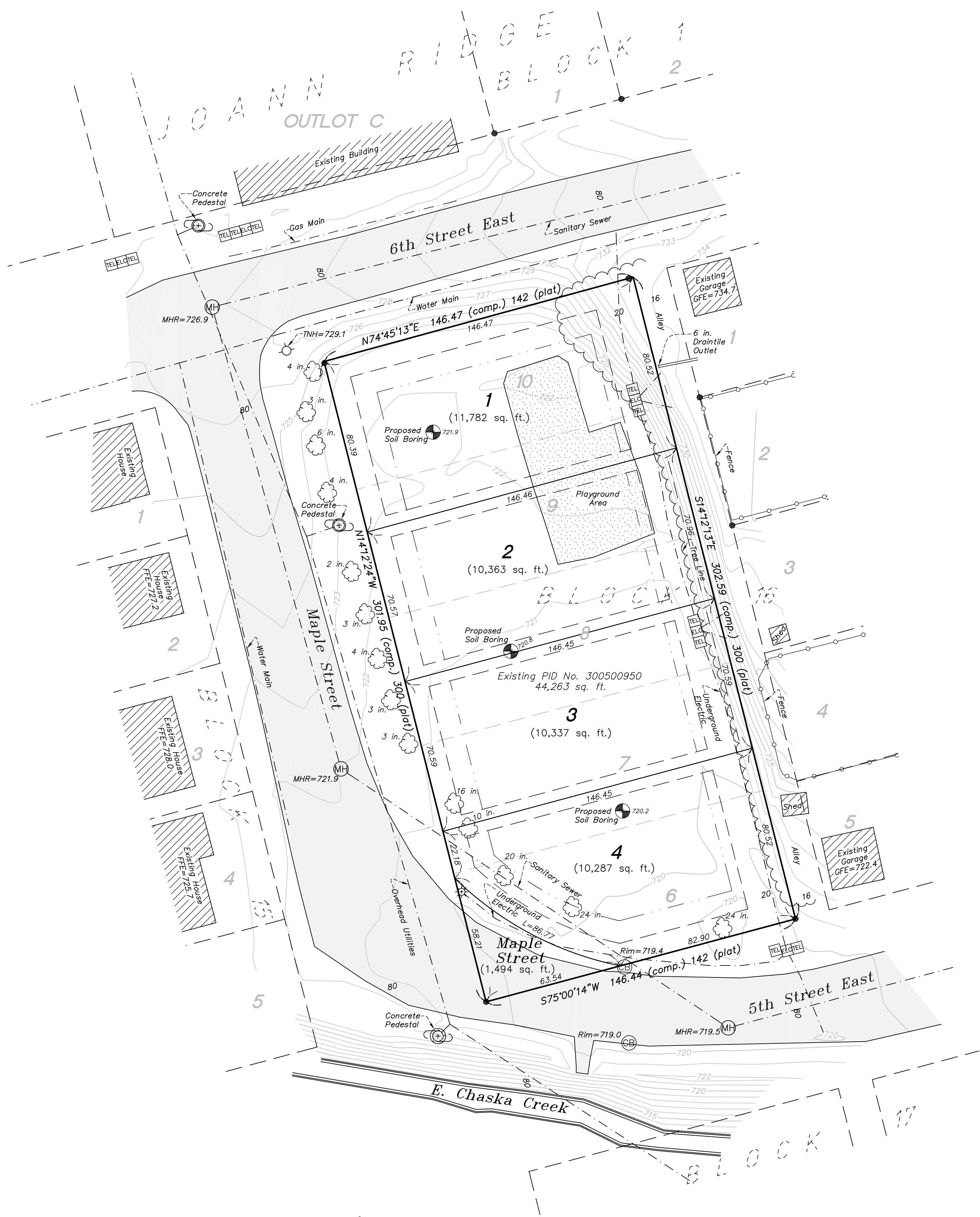
DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

COVER SHEET

SHEET NO:
C0.01

EXISTING CONDITIONS & PRELIMINARY PLAT



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

PID No.: 300500950

Parcel Area: 44,263 sq. ft.

Zone: R2 - Medium Density Residence

Flood Zone: X

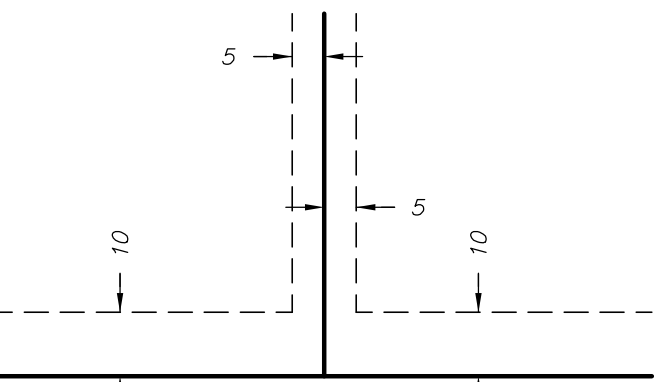
Benchmark:
MnDOT Geodetic Monument: 728 ADJ USGS
Elevation = 728.57 NAVD88 (per MnDOT)

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

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

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

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



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

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

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

C1.01

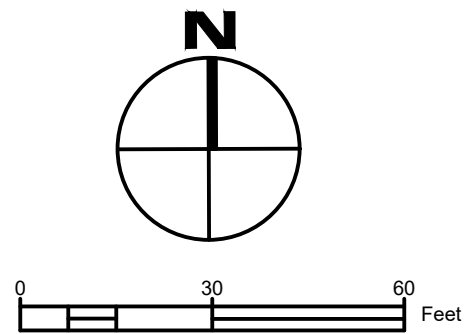
SCHOBORG
LAND SERVICES
INC.

763-972-3221
www.SchoborgLand.com

8997 Co. Rd. 13 SE
Delano, MN 55328

Prepared for:
Landmark Builders Inc.

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



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

LEGEND:

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

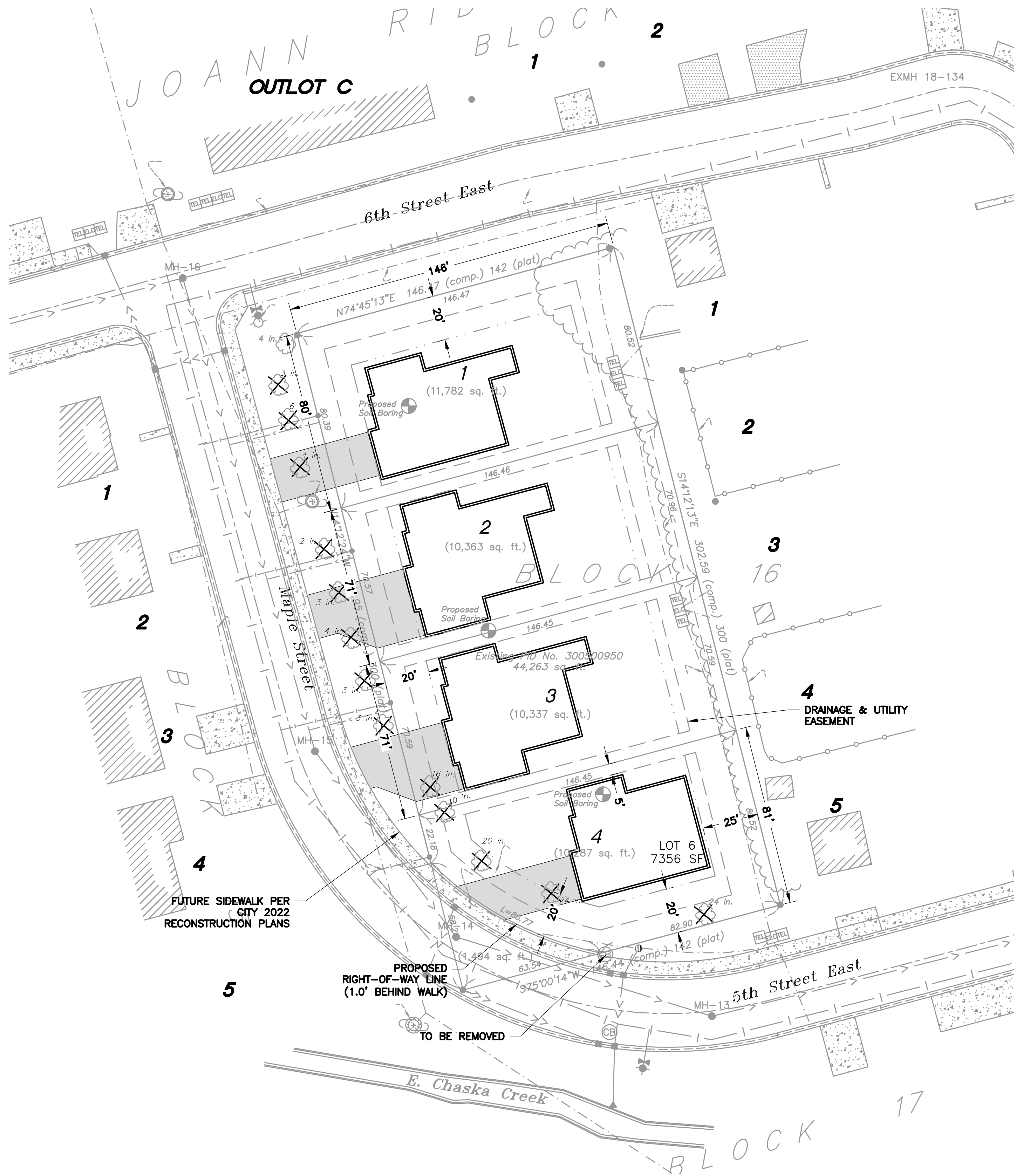
SITE DATA:

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

PROPOSED HARD SURFACE: ±18,000 SQ FT

NOTES:

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



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DAVID M. POGGI

DATE: 07-29-2022

LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

SITE LAYOUT

SHEET NO:

C2.01

Print Date: 7/29/2022 9:07 AM
File Loc: C:\CIVIL\Methods, Inc\CM - Documents\17 Projects\2023 Maple Street Residential\08 DRAWINGS AND SPECIFICATIONS\CD Sheets\FINAL\08_Grading.dwg

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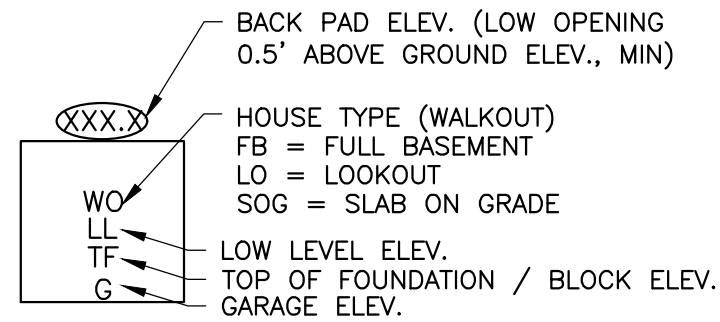
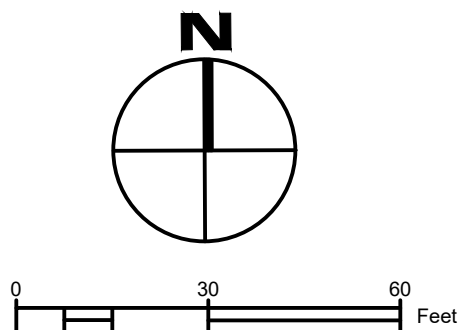
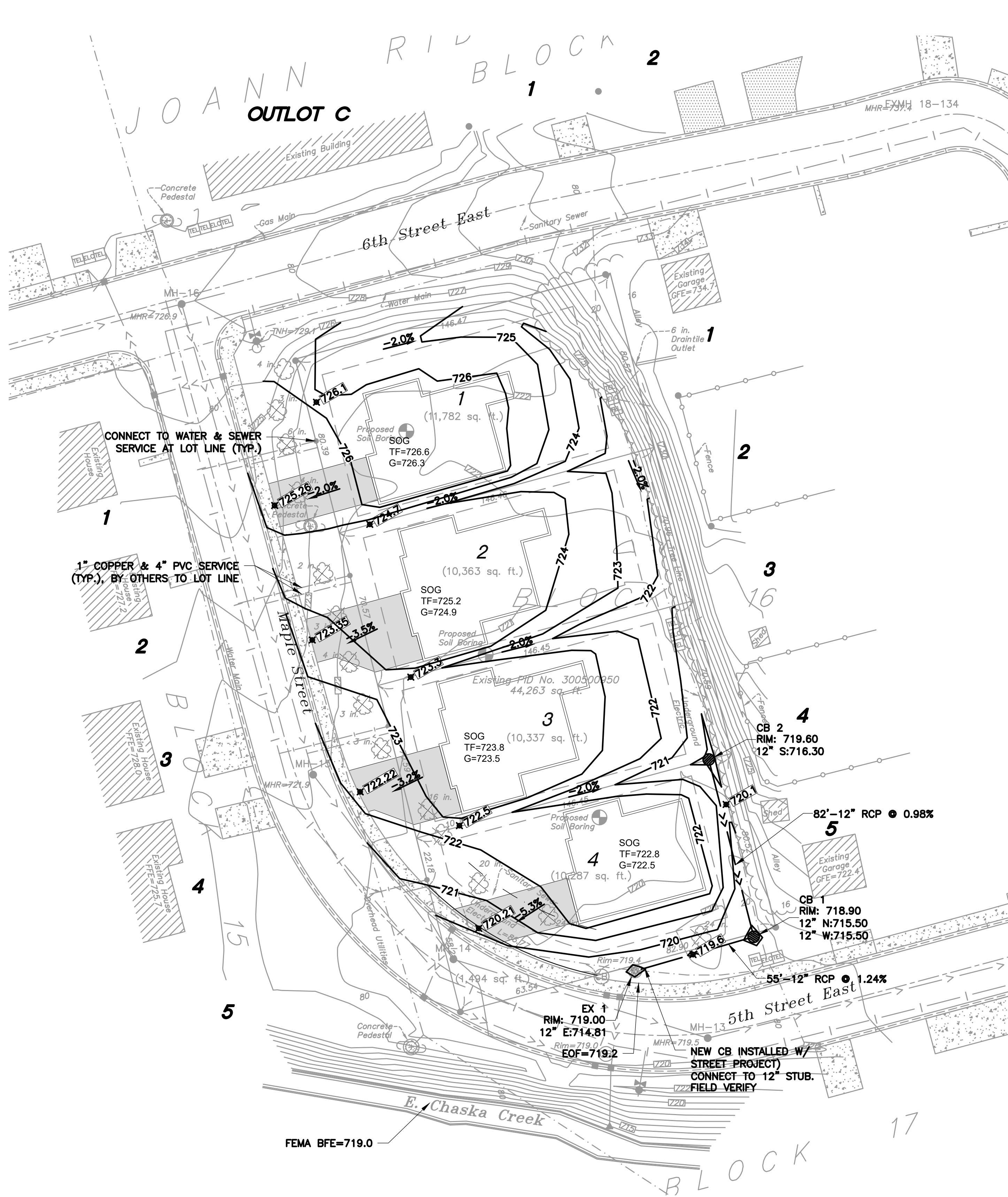
DESIGNED: DMP
DRAWN: DMP
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HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

GRADING & UTILITY PLAN

SHEET NO:
C5.01



TYPICAL LOT & HOUSE PAD

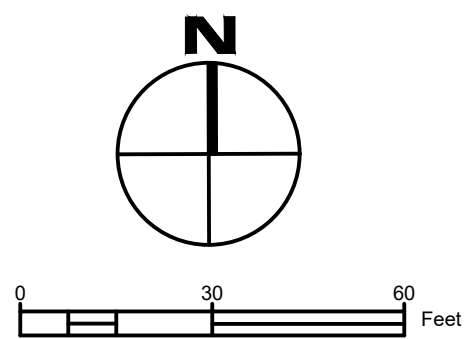
GENERAL NOTES:

- The subsurface utility location information in this plan is utility quality level D. This utility quality level was determined according to the guidelines of CI/ASCE 38-02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." Engineer does not guarantee the accuracy of utility locations or that all existing utilities are shown; Contractor is responsible for locating utilities prior to digging.
- Protect light poles and other existing utilities, signs, trees, etc. Relocation of any private utilities not directed on these plans shall be coordinated with the utility owner. If drain tile is encountered, Engineer shall be notified immediately; reconnection or rerouting will be required.
- Damaged items or property shall be repaired or replaced at Contractor's expense.
- Street layout and utility information per Stantec Design Plan, 2022 Downtown Reconstruction Project (4-24-2022). Field verify all locations and elevations for connections.

GRADING & UTILITY NOTES:

- Unless otherwise noted, all proposed grades and elevations shown are to finished grade surface.
- See architectural prints for detailed home information.
- FEMA BFE=719.00; therefore, lowest allowable grade adjacent to home=721.0.
- Maximum graded slope in green space to be 3:1.
- Yard swales to have 1.5% grade, min.
- Grading includes stripping topsoil and replacing subgrade at home pads with suitable material as recommended by geotechnical engineer.
- At locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
- Topsoil shall be stockpiled and respread to minimum thickness of 6"; excess material hauled off as directed.
- Maple Street centerline stationing and elevations are per City's 2022 Downtown Reconstruction Project plans (4-14-2022). Driveway grades reflect anticipated elevation at edge of sidewalk. Curb cuts and sidewalk to be installed with City project.
- Compaction densities per Geotechnical Report. Contractor to coordinate testing with Owner & Engineer.
- Field verify existing water service, sewer service, and storm sewer location, material, and condition. The services to lot line, and storm sewer yard drain, are to be installed with the City 2022 Downtown Reconstruction project.
- Sanitary sewer services shall consist of solid-wall PVC SDR 26 / Schd 40 with joints of elastomeric or solvent cement as recommended by the manufacturer for water-tight connection. 4" service to be laid no flatter than 2.0%.
- Water service to be 1" copper, Type K.
- A minimum of 7.5 feet of cover shall be provided over all water main and service pipe.
- Storm sewer per Mn/DOT 2503 and structures per Mn/DOT 2506
- RCP pipe shall be Class V (unless noted otherwise).
- RCP joints shall include o-ring rubber gaskets and be water-tight.
- An adequate coupling shall be used to connect to existing pipe with a water-tight connection.

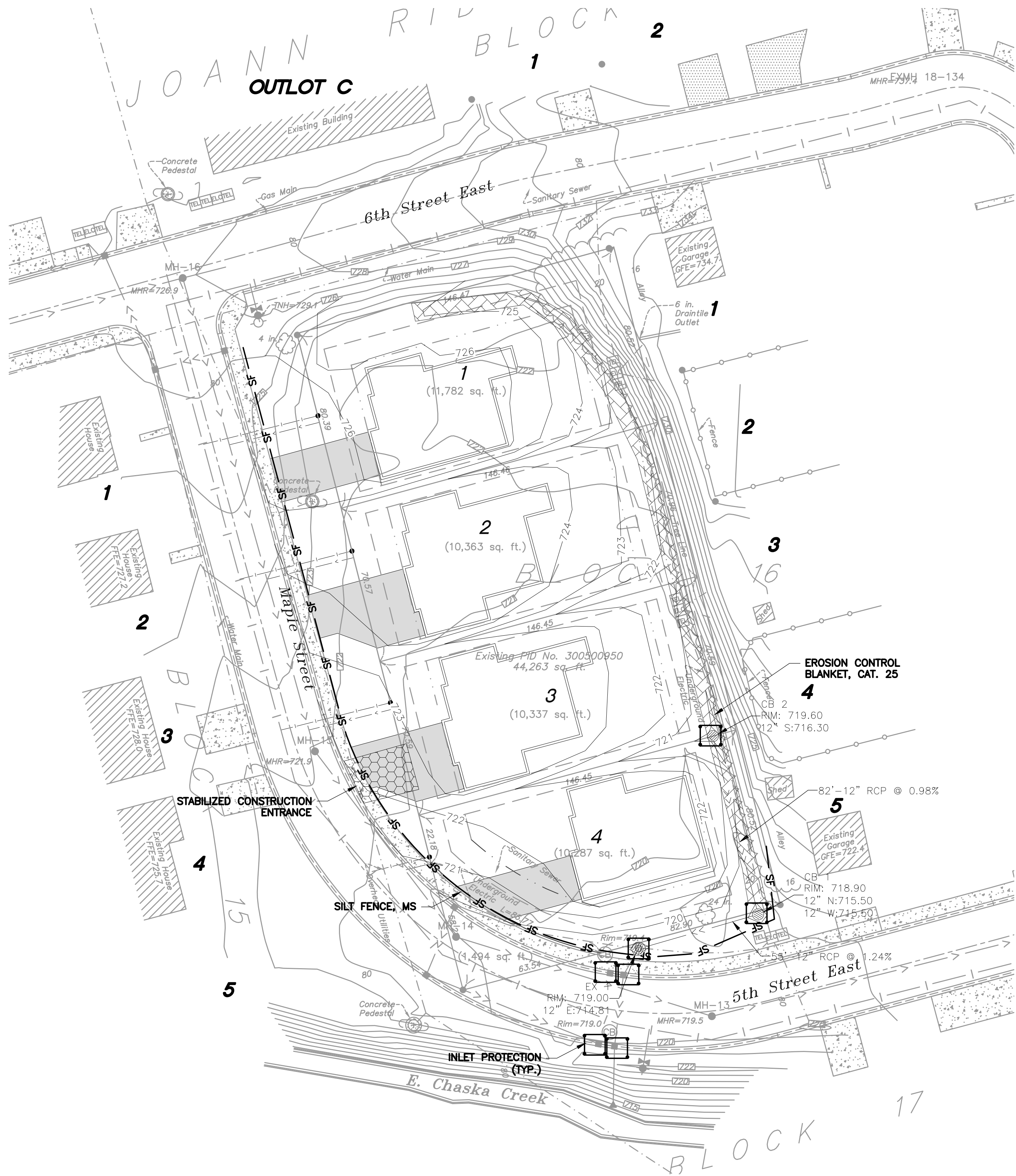
STORM STRUCTURE SCHEDULE		
ID:	SIZE:	CASTING:
CB 1	48" DES G	R-1642
CB 2	27" DES H	R-1642



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

SEDIMENT CONTROL & TURF RESTORATION NOTES:

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



CIVIL METHODS, INC.

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DAVID M POGGI

DATE: 07-29-2022

LIC. NO.: 44573

DESIGNED: DMP

DRAWN: DMP

CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

EROSION CONTROL PLAN

SHEET NO:

C6.01

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

SITE AND CONSTRUCTION DESCRIPTION:

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

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

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

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

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

PERMANENT STORMWATER MANAGEMENT:

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

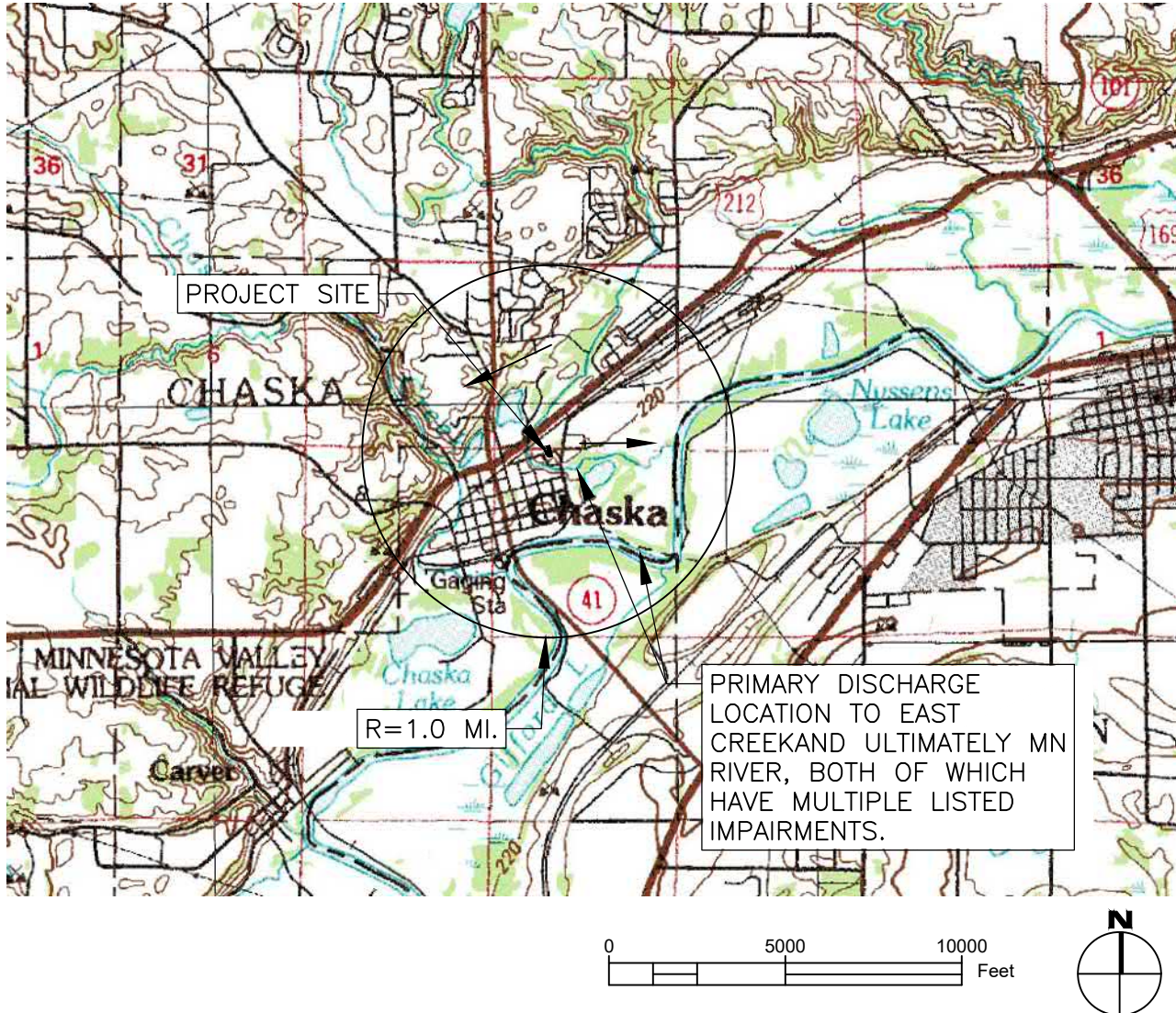
Seasonal high water table (SHWT) elevations have been approximated with soil borings indicating mottled soils. In addition, the site is adjacent to East Creek with a FEMA BFE=719.0.

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

SOILS MAP



DOWNSTREAM SURFACE WATERS AND WETLANDS



EROSION & SEDIMENT CONTROL QUANTITIES

ROCK CONSTRUCTION ENTRANCE	1	EACH
INLET PROTECTION	7	EACH
SILT FENCE, MS OR HI (3886)	450	LIN FT
EROSION CONTROL BLANKET (3885)	300	SQ YD
SEED & MULCH (OR SOD)	0.7	AC

INSPECTIONS & MAINTENANCE

- The contractor must routinely inspect the construction site once every 7 days during construction, and within 24 hrs of receiving more than ½" of rain in 24 hrs. Rainfall amounts must be measured by a properly installed rain gage onsite, or from a weather station within 1 mile of the project, or from a weather reporting system with site specific radar rainfall summaries (11.11).
- All inspections and rainfalls > ½" must be recorded and retained onsite with the SWPPP. Inspections shall include: date/time, name of individual, date & amount of rainfall, findings, corrective actions, observed discharge/location/description, any proposed SWPPP amendments.
- Inspections may be suspended when work is stopped due to frozen conditions. The Contractor's inspector must resume inspections within 24 hours after runoff occurs at the site or prior to resuming construction, whichever comes first.
- Silt fence (or related perimeter control device) must be maintained when accumulated sediment reaches ½ the height of the device, or if device becomes ineffective (by the end of the next business day following discovery).
- Permanent and temporary sediment basins, if applicable, shall be drained and cleaned when sediment depth reaches ½ of original storage volume; complete within 72 hrs of discovery. Must be cleaned prior to project completion.
- Non-functional BMPs must be repaired or replaced by the end of the next business day following discovery.
- Inspect downstream ditch / drainage system for signs of erosion or sediment buildup during each inspection; stabilize within 7 days.
- Inspect vehicle exit locations and adjacent streets; remove sediment from surfaces within 1 day.

POLLUTION PREVENTION

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

FINAL STABILIZATION

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

RECORD RETENTION

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

TRAINING REQUIREMENTS

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

RESPONSIBLE PARTIES & TRAINING SUMMARY

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

CIVIL METHODS, INC.

P.O. Box 28038
St. Paul, MN 55128
o:763.210.5713 | www.civilmethods.com

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

DAVID M POGGI

DATE: 07-29-2022

LIC. NO.: 44573

DESIGNED: DMP

DRAWN: DMP

CHECKED: KEB

DATE / REVISION:

06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

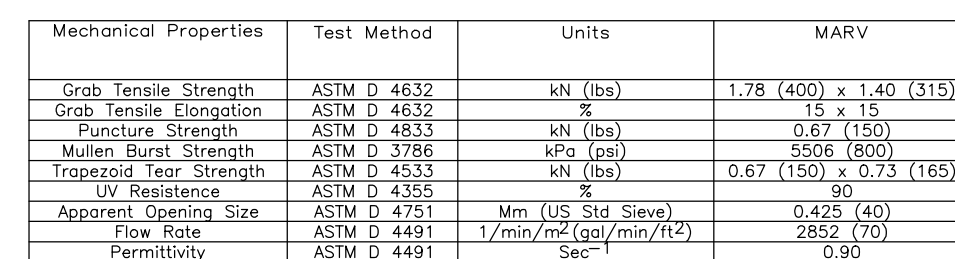
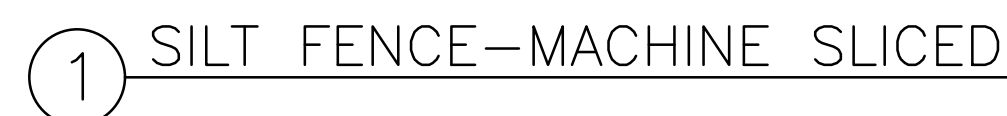
HIDDEN MAPLES

LANDMARK BUILDERS, INC.
CHASKA, MN

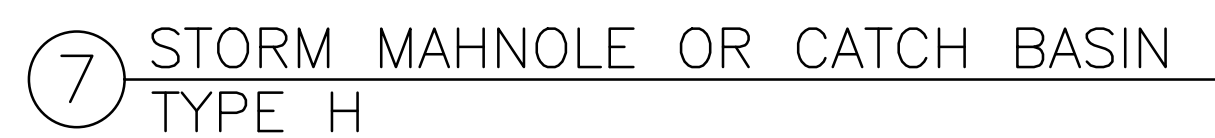
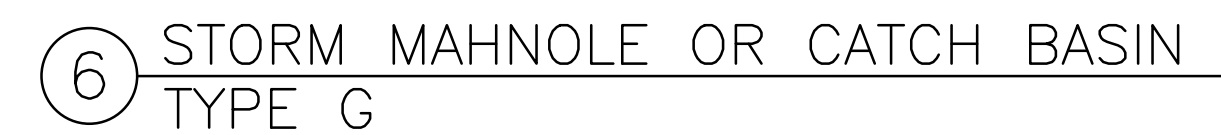
SWPPP

SHEET NO:

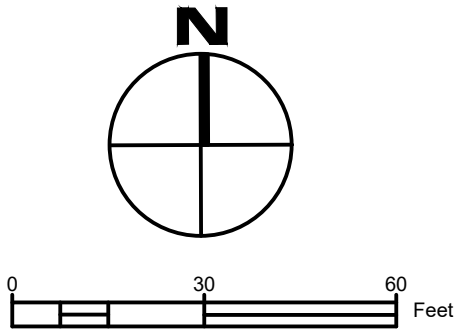
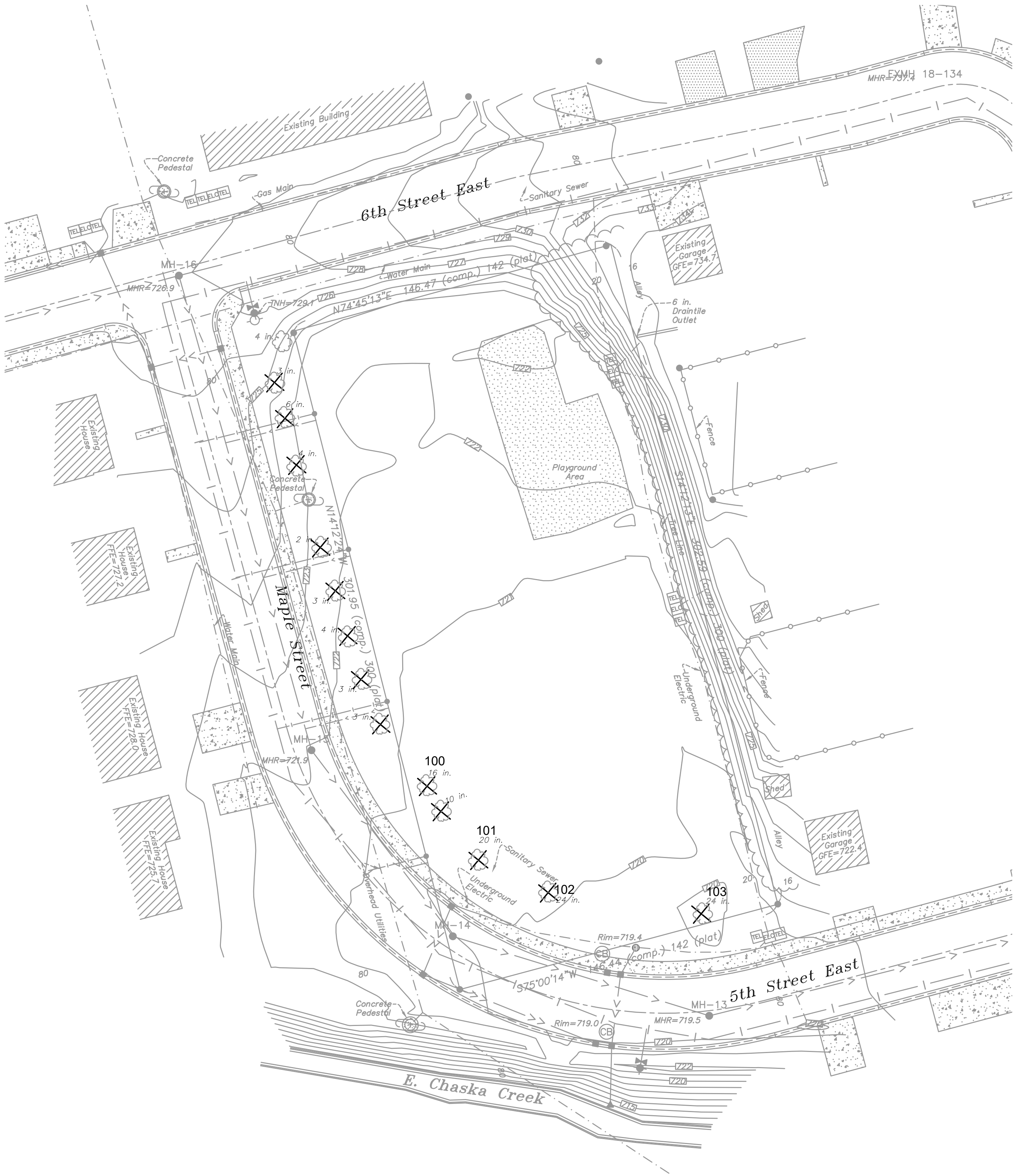
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④ INLET PROTECTION—SEDIMENT SACK



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

LEGEND:

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

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

*Identification by others

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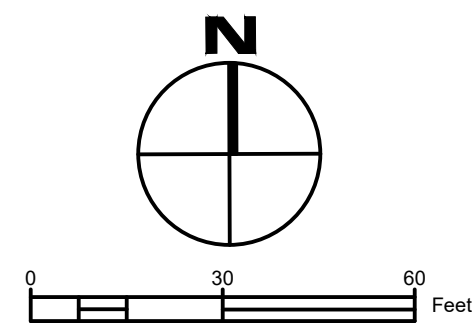
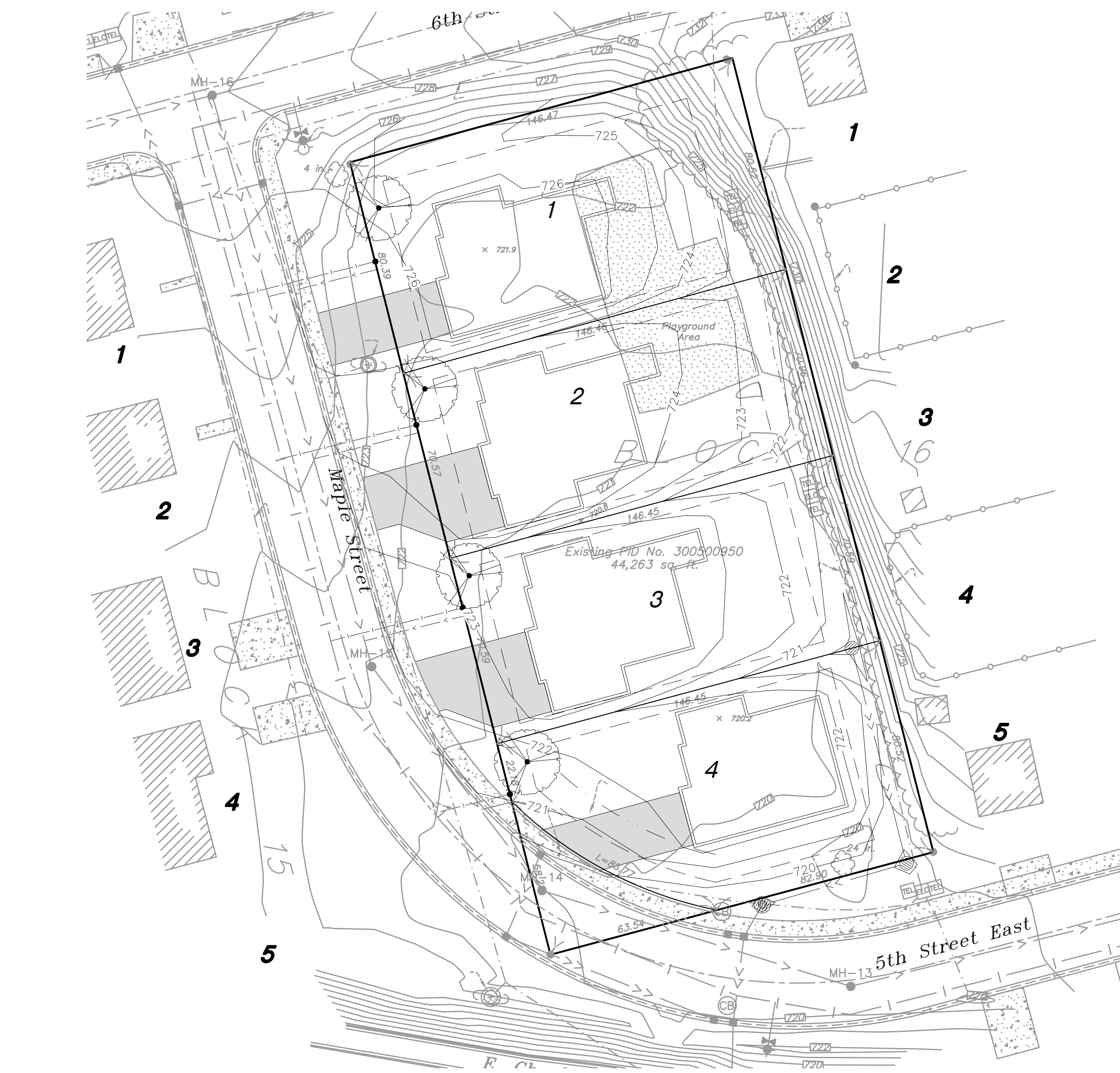
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HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

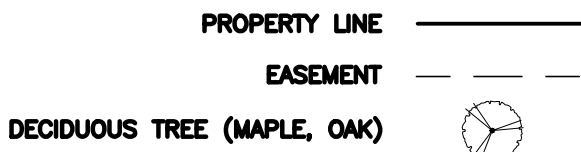
TREE INVENTORY

SHEET NO:
C8.01

Print Date: 7/29/2022 9:09 AM
File Loc: C:\CIVIL\Methods, Inc\CDM - Documents\7 Projects\22023 Maple Street Residential\08 DRAWINGS AND SPECIFICATIONS\CD Sheets\FINAL\01_Landscaping.dwg



LEGEND:



LANDSCAPING SUMMARY:

R2 - MEDIUM DENSITY RESIDENTIAL

1 TREE / LOT (40' MIN. SPACING)

REQUIRED: 4 TREES

PROVIDED: 4 TREES

PLANT SCHEDULE

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

NOTES:

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

BALLED & BURLAPPED STOCK

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

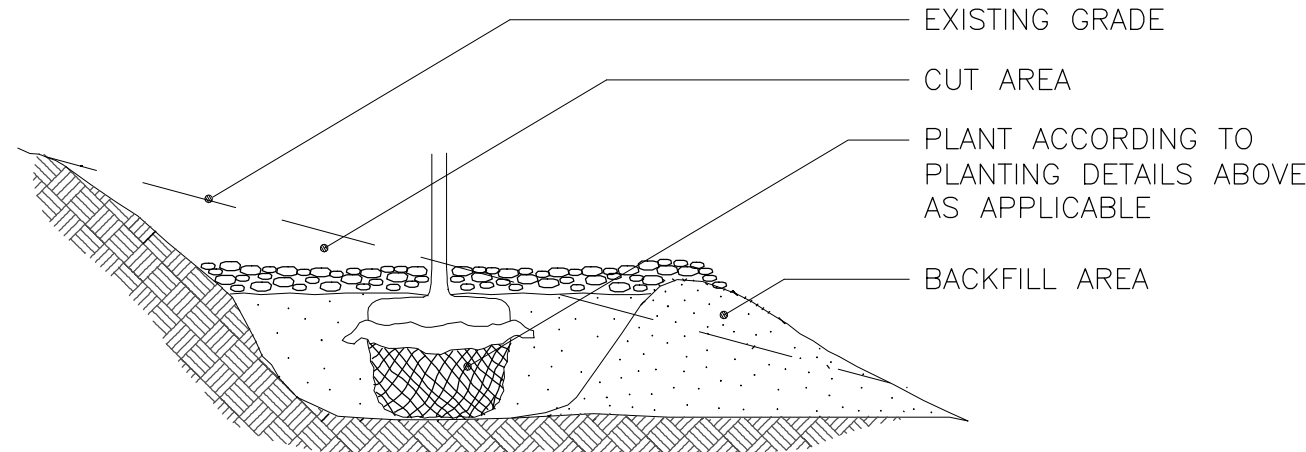
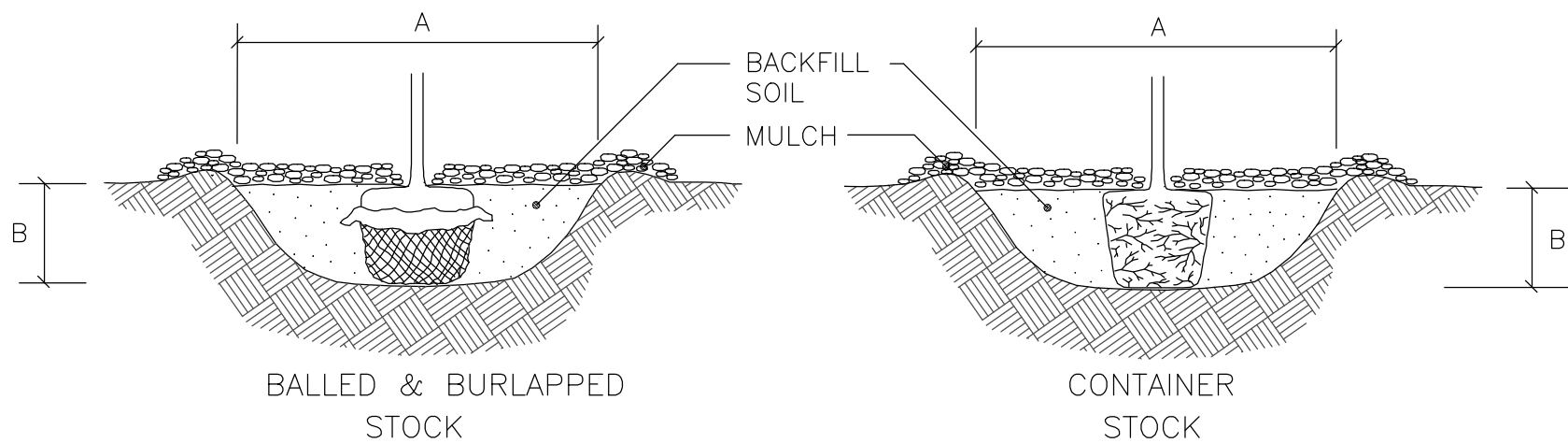
CONTAINER STOCK

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

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

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

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



NOTE:

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

FOR STEEP SLOPES

1 ISOLATED PLANTINGS

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HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

LANDSCAPING PLAN

SHEET NO:

C8.02



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

PLAN INFORMATION

FRAMING NOTES:

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

CONCRETE NOTES:

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

INSULATION:

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

DOORS AND WINDOWS:

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

MECHANICAL & ELECTRICAL:

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

CODE INFORMATION

CODE INFORMATION:

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

SOIL TYPE:

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

WIND EXPOSURE:

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

GENERAL NOTES:

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

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

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

Sheet List

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

Area Schedule

Area	Level	Name
2081 SF	Main Level	Main Level
84 SF	Main Level	Front Porch
566 SF	Main Level	Garage
186 SF	Main Level	Patio
50 SF	Main Level	Mech Room
1275 SF	Upper Level	Upper Level



AVA STUDIO

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

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Design 1

Chaska Cover Page

Project number Chaska
Date 9/23/2022
Drawn by Alexander Bocharnikov

A101

Scale 12" = 1'-0"



② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
3/16" = 1'-0"



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PHONE 612.532.8159
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Design 1

Chaska
Elevations

Project number Chaska
Date 9/23/2022
Drawn by Alexander Bocharnikov

A102

Scale 3/16" = 1'-0"

10/9/2022 10:55:51 AM



① 3D View 1
12" = 1'-0"

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

DOORS AND WINDOWS:

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

CODE INFORMATION

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SOIL TYPE:

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

WIND EXPOSURE:

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

GENERAL NOTES:

- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS.
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- WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER**
- GLASS SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.28 OR BETTER**

Sheet List

Sheet Number	Sheet Name
A101	Cover Page
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A103	Foundation Plan
A104	First Floor Plan
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A107	Detail Plan
A108	Braced Wall Notes

Area Schedule

Area	Level	Name
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186 SF	Main Level	Patio
50 SF	Main Level	Mech Room
1223 SF	Upper Level	Upper Level



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Design 2

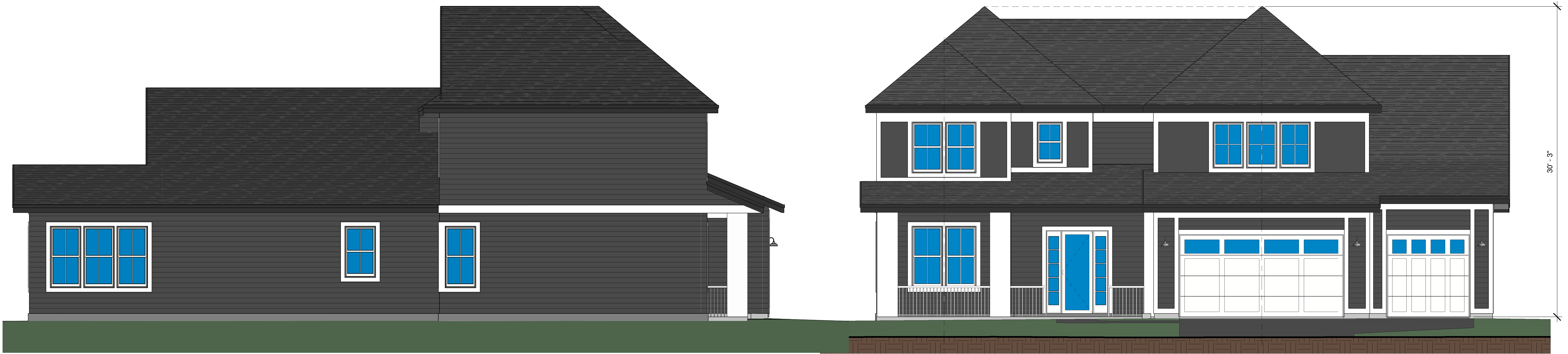
Chaska Cover Page

Project number Chaska
Date 9/23/2022
Drawn by Alexander Bocharnikov

A101

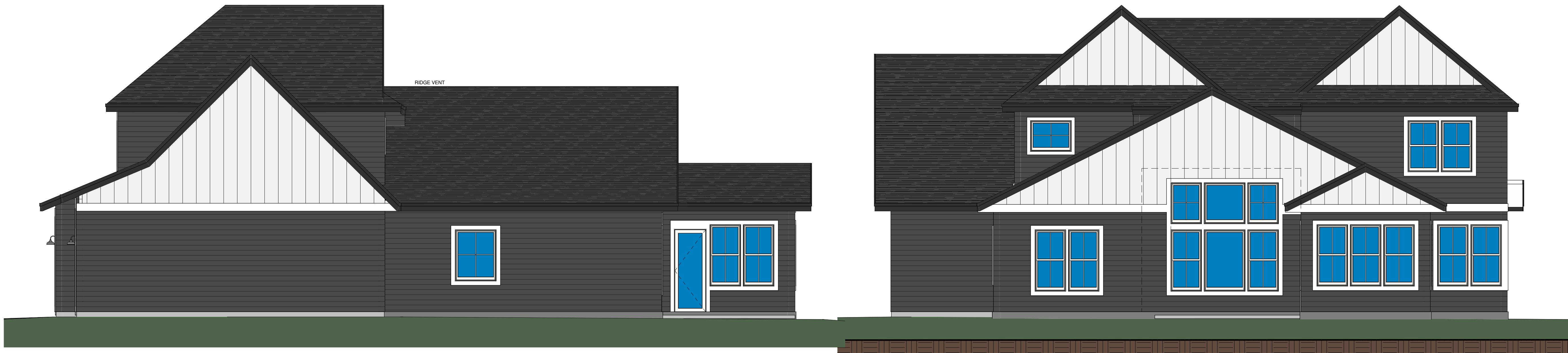
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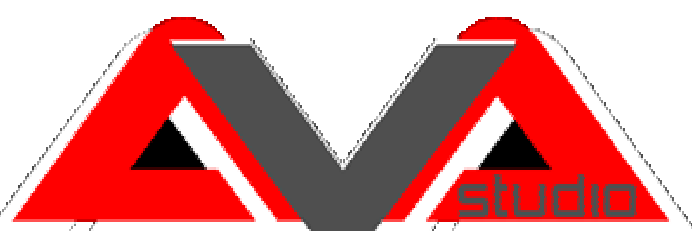
② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
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③ Rear
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Design 2

Chaska

Elevations

Project number	Chaska
Date	9/23/2022
Drawn by	Alexander Bocharnikov

A102

Scale	3/16" = 1'-0"
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1 3D View 1
12" = 1'-0"

PLAN INFORMATION

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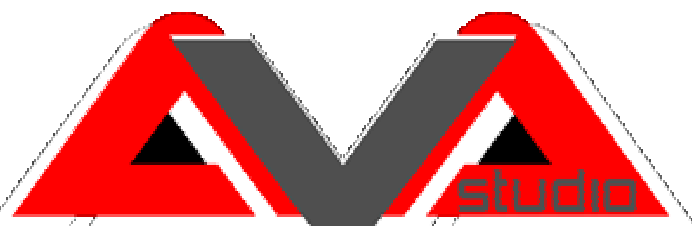
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Design 7

Chaska Cover Page

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

A101

Scale 12" = 1'-0"

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② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
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③ Rear
3/16" = 1'-0"



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Design 7

Chaska
Elevations

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

A102

Scale	3/16" = 1'-0"
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1 3D View 1
12" = 1'-0"

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**WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER
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Design 6

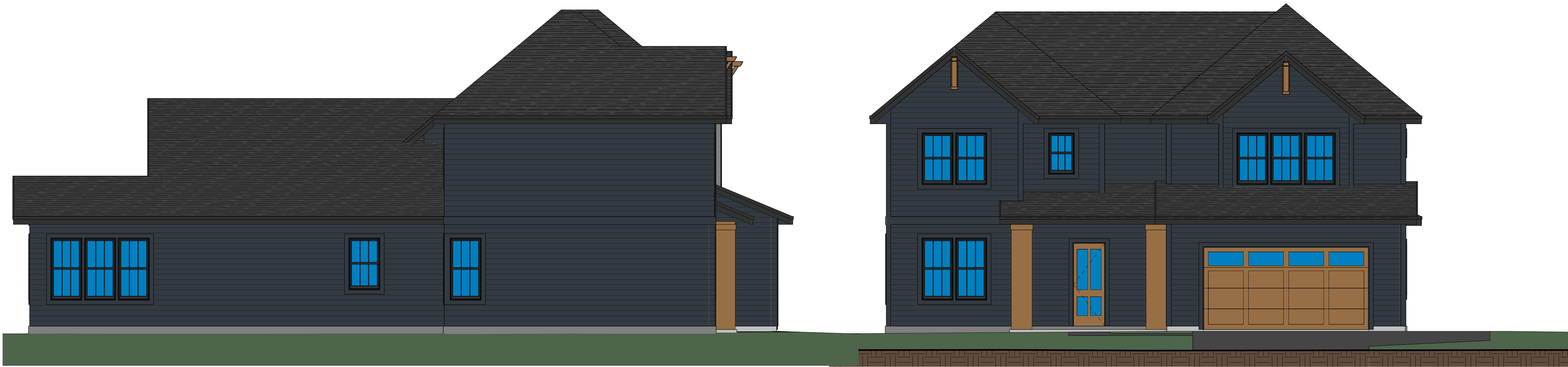
Chaska Cover Page

Project number Chaska
Date 9/23/2022
Drawn by Alexander Bocharnikov

A101

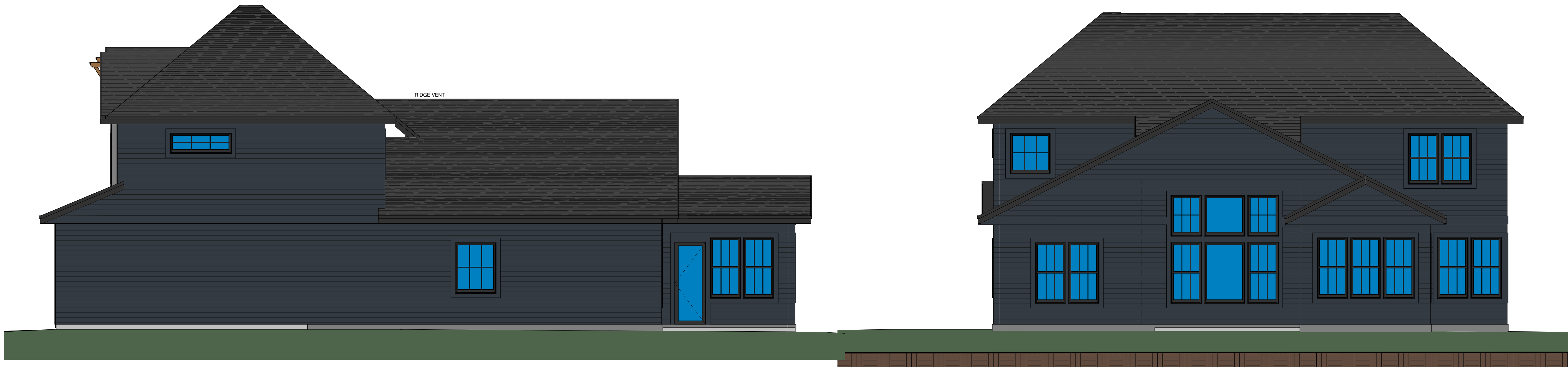
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② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
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Design 6

Chaska
Elevations

Project number	Chaska
Date	9/23/2022
Drawn by	Alexander Bocharnikov

A102

Scale	3/16" = 1'-0"
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① 3D View 1
12" = 1'-0"

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A106	Section
A107	Detail Plan
A108	Braced Wall Notes

Area Schedule

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186 SF	Main Level	Patio
50 SF	Main Level	Mech Room
1223 SF	Upper Level	Upper Level



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Design 5

Chaska Cover Page

Project number Chaska
Date 9/23/2022
Drawn by Alexander Bocharnikov

A101

Scale 12" = 1'-0"

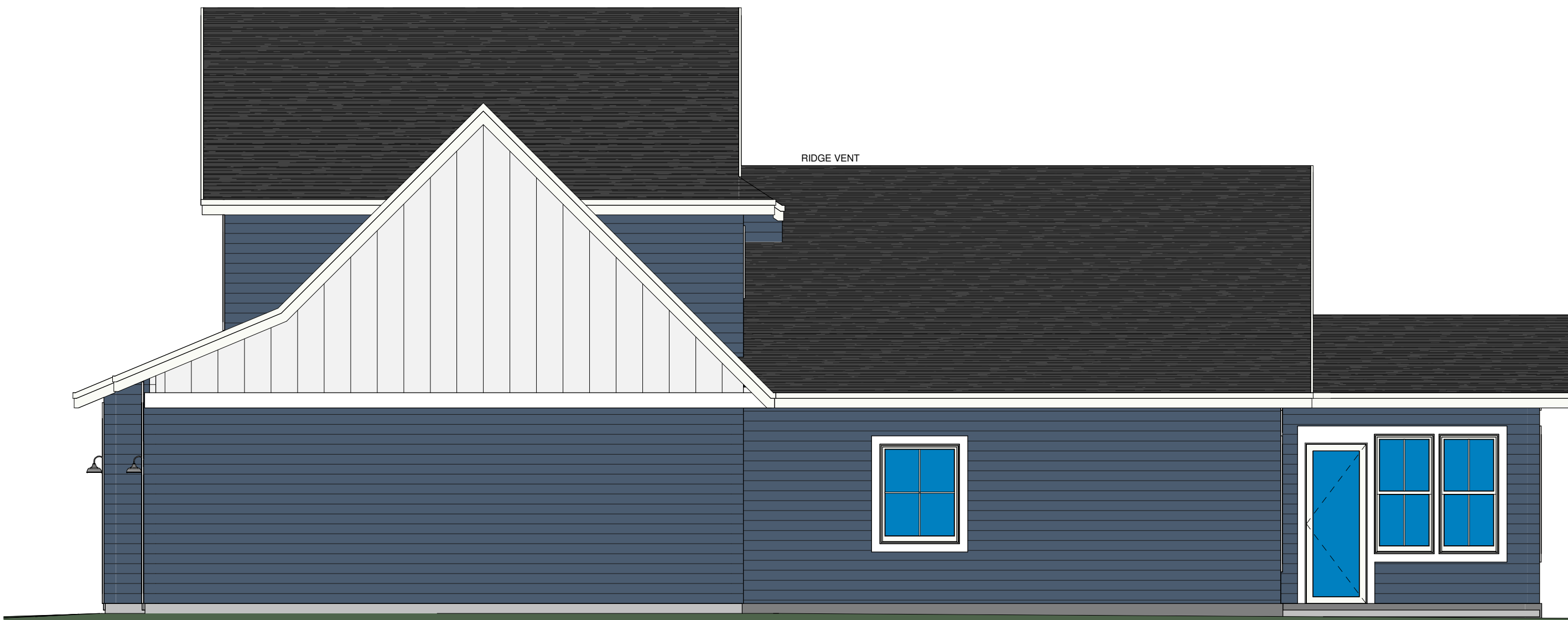
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② Left
3/16" = 1'-0"



① Front
3/16" = 1'-0"



④ Right
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③ Rear
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Design 5

Chaska
Elevations

Project number Chaska
Date 9/23/2022
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A102

Scale 3/16" = 1'-0"

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

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Design 8

Chaska Cover Page

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

A101

Scale 12" = 1'-0"

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② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
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Chaska
Elevations

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

A102

Scale	3/16" = 1'-0"
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3D View 1
12" = 1'-0"

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Chaska Cover Page

Project number Chaska
Date 9/23/2022
Drawn by Alexander Bocharnikov

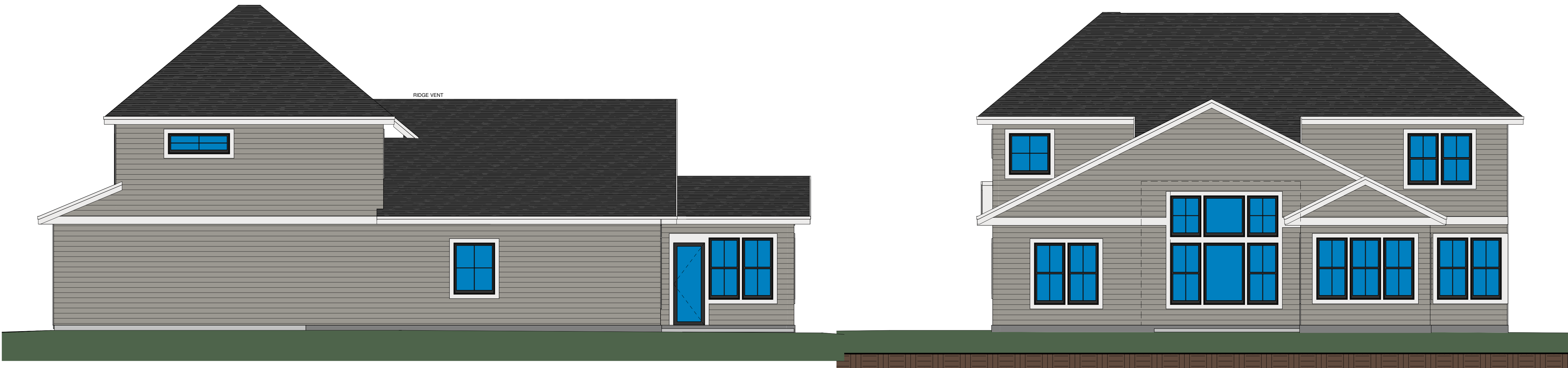
A101

Scale 12" = 1'-0"



② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
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③ Rear
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Design 4

Chaska
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Project number Chaska
Date 9/23/2022
Drawn by Alexander Bocharnikov

A102

Scale 3/16" = 1'-0"

10/9/2022 11:01:59 AM



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

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Chaska Cover Page

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Drawn by	Alexander Bocharnikov

A101

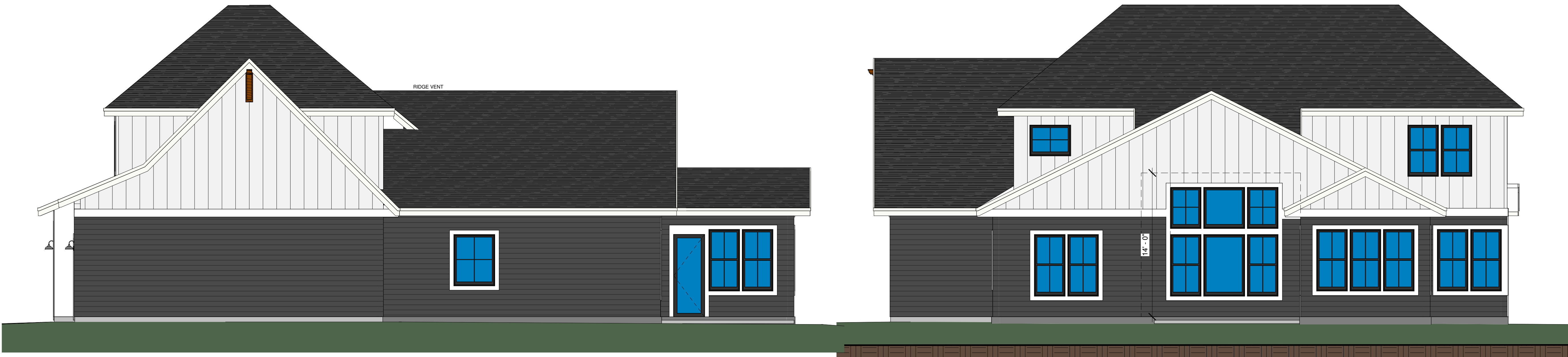
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④ Right
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A102

Scale	3/16" = 1'-0"
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10/9/2022 10:59:58 AM

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 10/12/2022

Subject: Hazeltine Plaza Apartments – Final Site & Building Plan and Zoning Ordinance Amendments (ZOA)

Applicant: Trident Development, LLC, Roger Fink

Locations: Southwest corner of Hazeltine Blvd. and Hundertmark Rd. in Hazeltine Plaza

Case No.: PC No. 2022-54

Synopsis: The applicant is requesting approval of a final site & building plan and zoning ordinance amendments (ZOA) that would allow them to locate an apartment complex on the vacant parcel (PID: 302190030) at the southwest corner of Hazeltine Blvd. and Hundertmark Rd. in Hazeltine Plaza.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Final Site & Building Plan, Zoning Ordinance Amendment to PCD-15, and Zoning Ordinance Amendment to Section 15.16.030

BACKGROUND

In March 2022, the City approved (Resolution #2022-29) the Concept Plan for Hazeltine Apartments (PC #2022-18). The Concept Plan showed a 4-story apartment for 116-128 units.

In August 2022, the City approved (Resolution #2022-100 and Ord. No. 1020) the Preliminary Site & Building Plan and Zoning Ordinance Amendment to PCD-15 for a 4-story apartment totaling 112 units. During that time, Staff noted that final approval would require an ordinance amendment to accommodate use of utility brick and variances or ordinance changes for setbacks and floor to area ratio (FAR). While City Council expressed support for the project and a belief that the project should proceed as proposed because the design and scale fits with the existing surrounding commercial district, City Council also expressed a desire to pursue a solution other than a variance if possible. Based on Council's direction, staff is recommending more narrow and tailored ordinance amendments rather than variances.

Tonight, we are looking at a Final Site & Building Plan, Zoning Ordinance Amendment to PCD-15 for the utility brick, and a Zoning Ordinance Amendment to Section 15.16.030 PCD for the building setbacks and FAR that apply to residential uses in PCDs.

CHANGES SINCE PRELIMINARY APPROVALS

The following are changes that have occurred since preliminary approvals:

- Breezeway Safety; a pedestrian crossing was added immediately west of the breezeway to provide a safer connection between the main entrance and surface parking lot area. Safety railings will be included at the walkways under the breezeway to deter pedestrians from crossing the drive lane within the breezeway. In addition, a speed bump will be included at the in-bound entrance, pedestrian crossing and vehicular signage will be installed, and convex mirrors will be added for pedestrians to see oncoming traffic.

Goals

As expressed at Concept and Preliminary review, the Developer has described goals for this development as follows:

The proposed housing community will transform an underutilized retail lot into a high-quality housing option for citizens of Chaska. Residents will enjoy a sense of community among their neighbors, together with a close connection to one of Chaska's most significant amenities – Hazeltine Golf Course. The location of the proposed development will take advantage of the existing pedestrian connections to retail, employment and recreation destinations, creating a sense of neighborhood connection and walkability.

The proposed development will utilize existing public utilities, while increasing tax base. Contributions from this development, in the form of impact fees, will also serve to improve public parks and infrastructure.

The architectural design is intended to create a timeless façade and incorporating high quality exterior materials, including elements of "Chaska Brick" that will enhance the immediate neighborhood and reinforce community values.

The Developer has set the following principles to guide their development of the site:

- *Provide a quality rental housing option at a reasonable price.*
- *Assure the safety and security of residents and staff using the latest technology.*
- *Engage professional property management services to maintain quality appearance and quality resident base.*
- *Develop mechanisms to allow reciprocal cooperation with retail neighbors.*
- *Design resident amenities that take advantage of nearby golf courses.*
- *Direct the site plan design to meet or exceed the minimum open space and useable green space as specified in the PCD-15 district.*
- *Pursue a landscape plan that visually delineates the housing use, creating a sense of place.*

Existing Conditions

The site is 4.74 acres at the southwest corner of Hazeltine Blvd. and Hundertmark Rd. and comprises approximately the eastern third of the Hazeltine Plaza commercial development site. The subject property is zoned as Planned Commercial District (PCD-15) and is owned by Chaska Investment Limited Partnership. The intent of this district is to "create high-quality, pedestrian-friendly, lifestyle retail center that serves the day-to-day needs of Chaska residents for retail goods and services."

Presently, the site consists of paved parking at the northern half, a green space area intended for a commercial development pad, and includes two access points connecting Hazeltine Plaza to Hundertmark Rd. The site is surrounded by a mix of uses including residential, recreational, and office/commercial. Hazeltine Plaza currently includes Kohl's as the primary anchor, McDonald's, Starbucks, Chipotle, Aldi's, and Park Dental as occupants of the commercial development. Hazeltine National Golf Course neighbors the site to the east, Hazeltine Shores townhomes is a residential rental development to the northeast, the City's newly renovated Loop executive golf course is to the north, and the Goodman Group office building is northwest of the site. The two neighboring golf courses provide an opportunity for the proposed apartments to create attractive views for units on the north and west sides. City trails currently exist along Hazeltine Blvd and Hundertmark Rd. adjacent to the site.

The parking lot of Hazeltine Plaza contains a Reciprocal Easement Agreement (REA) that is held by Kohl's. Kohl's has been advised of this proposed development and has expressed their consent to the project. A formal revision to the existing REA is being reviewed at this time.

Adjacent properties

Hazeltine Plaza currently includes Kohl's as the primary anchor, McDonald's, Starbucks, Chipotle, Aldi's, and Park Dental as occupants of the commercial development. Hazeltine National Golf Course neighbors the site to the east, Hazeltine Shores townhomes is a residential rental development to the northeast, the City's newly renovated Loop executive golf course is to the north, and the Goodman Group office building is northwest of the site. Chaska Commons is located to the south of the site, and is separated by a stormwater complex.

Use

The 2040 Comprehensive Plan guides this site for mixed residential, which is defined as follows:

Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area rather than each property or development site. A lower residential percentage, in terms of acres, may be allowed where medium and high density residential is part of the development. The important natural resource systems and open spaces within the area must be identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these natural resource systems and open spaces is required.

The site is currently zoned PCD-15, and the current intent of the zoning district is as follows:

The intent of the PCD-15 district is to create high-quality, pedestrian-friendly, lifestyle retail center that serves the day-to-day needs of the Chaska residents for retail goods, and services. The PCD-15 district also allows high-quality multi-family that is complementary and supportive to the vitality of the retail center.

Following direction given to staff at concept by the City Council, the PCD-15 zoning ordinance was amended during the preliminary approvals to include multi-family residential as a permitted use in the district. The proposal this evening meets the guidance of the Comprehensive Plan and the zoning district's intent and permitted uses.

CURRENT REQUEST

Trident Development proposes a Final Site & Building Plan and Zoning Ordinance Amendments (ZOA) to develop, construct and operate a market-rate, rental housing community containing 112 dwelling units, contained within one (1) four-story apartment building. Based on direction provided to staff by the City Council at preliminary review, the Zoning Ordinance Amendments will include an amendment to the PCD-15 zoning district to include language for the utility brick proposed, and an amendment to Section 15.16.030 Planned Commercial District Development to eliminate the PRD requirements on Building Setbacks and FAR for residential uses in planned commercial districts.

The final plan maintains the existing entrance drives from Hundertmark Road, by creating a drive-under/breezeway for vehicular and pedestrian traffic to travel from Hundertmark to the retail stores located west. The project creates useable open space and pedestrian connections, as well as contemporary amenities for the residents. No retail uses are proposed within the apartment building.

ZONING ORDINANCE AMENDMENT (ZOA) TO SECTION 15.16.030 PLANNED COMMERCIAL DEVELOPMENT DISTRICT

The property is located in the PCD-15 zoning district, which was amended with the preliminary approval to permit residential as a use. For residential uses within a PCD district, Section 15.16.030.C.5 Residential Development reverts to the PRD district standards for density and development standards (sections E & F of 15.16.020). Section F of 15.16.020 PRD includes standards for building setbacks, lot coverage, floor area ratio (FAR), building/site design, and common open space. As proposed, and as discussed during preliminary review, this project does not meet building setback and floor area ratio for the Planned Residential District section of the zoning ordinance which is referenced by the Planned Commercial District section of the zoning ordinance. Those calculations for building setbacks and FAR for the project are noted below.

- **Building Setbacks.** *Building setbacks from all property lines which form the perimeter of the total property in the PRD or from all exterior dedicated street right-of-way lines shall be at least 30 feet or the height of the building, whichever is greater. Minimum spacing between principal buildings shall be 25 feet.*
 - **Proposed: Building height is 43 feet; the nearest setback to the property line which forms the perimeter of the total property is 20 feet.**
- **Floor Area Ratio (FAR).** *There shall be a maximum floor area ratio of 0.5. Floor area ratio shall be determined by dividing the sum total of the building floor area by the gross area of the total site.*
 - **Proposed: 0.68 (141,047 square foot floor area divided by 206,751 square foot gross area of the total site area)**

At the preliminary review, staff suggested that the project would need a variance for setback and a variance for FAR in order to proceed with final. While City Council expressed support for the project and a belief that the project should proceed as proposed because the design and scale fits with the existing surrounding commercial district and meets setbacks set in the zoning district and FAR set by the PCD section of the zoning ordinance, City Council also expressed a desire to pursue a solution other than a variance if possible. Based on Council's direction, staff is recommending a narrow and tailored ordinance amendment.

As this project proposal and Lake Jonathan Flats have demonstrated, the market has shifted in recent years towards a high desire for residential uses within commercial districts. These projects create a lifestyle opportunity that is less auto dependent and locates commercial and retail opportunities at the resident's doorstep. Residents of these projects appreciate the ability to walk to the grocery store, coffee shop, healthcare services and so forth. Likewise, this project and Lake Jonathan Flats have demonstrated that the City's zoning code needs to adjust to better guide this desirable housing product.

This amendment will create development standards that are more appropriate for residential uses in planned commercial districts. Commercial districts tend to have different scales and building densities. The setback and FAR standards referenced in the PRD section are intended to result in a scale that is more appropriate to a purely residential area. To better calibrate the zoning code for residential products within a PCD, the amendment would eliminate the need for residential uses in planned commercial districts to adhere to the residential oriented building setbacks and FAR identified in Section 15.16.020F 1&3. Instead, building setbacks and FAR will be established within the commercial districts that they are located in.

Importantly, staff recognizes that residential developments within a commercial district do need to meet expectations for livability by providing for common open space, meeting a design that feels residential in nature, and meeting community expectations for density. For this reason, the amendment leaves in place the existing reference to the PRD section of the zoning code that sets requirements for density, lot coverage, building/site design, and common open space. Leaving these requirements in place will serve to ensure that although a residential use is within a primarily commercial district and is in line with the scale of the district, it still needs to meet the community's expectations for livability in order to serve as an effective home.

The proposed project meets the building setbacks defined in the PCD-15 district. The proposed project has a FAR of 0.68 which meets requirements of the PCD section of the zoning code.

It should be noted that staff sees this amendment as a minimal change for the community. Commercial areas take up 1.2% of the ultimate City area. Most commercial districts have been built out, and just a handful of those are PCDs. Resultantly, there are very few PCDs that have vacant areas for development. From what staff can observe, there is only one site on White Oak Drive a part of North Meadow 8th Addition (PCD-5). In addition, most PCD sites would have to be amended in order to include residential as a permitted use, thus affording the Planning Commission and Council additional review of such projects.

Adherence With Section 15.16.020.E-F Planned Residential Development District Density and Development Standards

If the above amendment moves forward the project has to meet certain standards laid out in sections E & F of 15.16.020 for Density, Building/Site Design, Lot Coverage and Common Open Space which emphasize the project's livability. Those standards and the project's proposal are defined below.

- **Density.** *A PRD may provide for a variety of housing types, densities, and cost levels, but such variety shall not be considered a condition required for approval. The total number of housing units allowable in a development shall be as established or determined by:*
 1. *The area standards of the zoning district in which the proposed development is to be located;*
 2. *The density standards and criteria which are a part of the City's Comprehensive Plan; or*
 3. *The density specified by the Planning Commission and City Council based upon the particular development characteristics of each PRD proposal.*
 - **Proposed: 23.6 units/acre. This density is consistent with the Comprehensive Plan's guidance for this parcel which allows up to 3-40 units per acre.**
- **Lot Coverage.** *The total ground area occupied by multi-family buildings in a PRD is recommended to not exceed 20 percent of the total site area. If the total project is to be staged over a period of time, open space should be provided so that the ground coverage of any one stage is recommended to not exceed 30 percent of the applicable site.*
 - **Proposed: 18% (35,565 square foot building divided by 206,751 square foot total site area)**
- **Common Open Space.** *400 square feet per multiple family unit, (walkup apartments, high rise apartments, etc.) (44,800 square feet required for 112 units)*
 - **Proposed: ~62,000 square feet (includes plazas/patios, tot lot, dog run, and common open space areas on the north and east sides)**

Setbacks & Development Standards

The required setbacks and development standards for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Hundertmark Road	100 feet from centerline
From southernmost property line	30 feet
From northernmost property line	25 feet

PARKING SETBACKS	
Direction	Setback
Hundertmark Road	10 feet from right-of-way
Hazeltine Boulevard	10 feet from right-of-way
Interior Property Lines	5 feet

PCD-15 DEVELOPMENT STANDARDS		
	Requirement	Proposed
Building Coverage	25 percent maximum	18 percent
Minimum amount of open landscaped area on each lot not covered by impervious surfaces	25 percent of total lot	39 percent

Hazeltine Plaza Housing Development Location/Design

The building design laid out under this section has not changed from preliminary submittal, nor were changes requested to be addressed at final. The proposal is for one four-story, market-rate, rental housing apartment building containing 112 dwelling units. The property will offer a mix of studio (15), one-bedroom (53), two-bedroom (31), and three-bedroom (13) floor plans. The site plan proposes to maintain the existing entrance drives from Hundertmark Road, by creating a drive-under/breezeway above and across the northly access for vehicular and pedestrian traffic to travel from Hundertmark to the retail stores located west. No retail uses are proposed within the apartment building.

Pertaining to the proposed building height, the developer acknowledges that the current surrounding uses are of a variety of building heights and mass. The adjacent retail buildings are all 1-story (Kohl's reads as 2 stories at approximately 30 feet in height); however a number of nearby surrounding buildings including Lake Jonathan Flats (4 stories), Highland Shores apartments and condos (3-4 stories), Chaska Heights Senior Living (3 stories), and the Hazeltine Center/Goodman Group building (4-5 stories) provide a number of examples of similarly scaled buildings near this site. The developer proposes to incorporate a variation in roof line and exterior façade to soften the visual impact. Exterior materials consist of Chaska brick blend, limestone colored split faced block, LP Smartside lap siding, and board and batten. 4 inch window trim will also be incorporated.

Analysis

The location of the proposed building is appropriate in utilizing the connection to the surrounding golf courses and in relationship to the existing residential located to the northeast. This location will provide an amenity to the residents and optimize the views and connections to the golf courses, in addition to walkable access to the businesses at Hazeltine Plaza and Chaska Commons.

The design of the building uses a series of "bump-outs", "insets" and contrasting colors to soften the massing and emulate traditional, timeless architecture. The buff-colored Chaska brick and flat roof elements compliment the Kohl's department store and other retail buildings in

Hazeltine Plaza. The black, oversized commercial style windows reflect the professional feel established by Hazeltine Plaza. The use of exterior details such as alternating widths of lap siding, board and batten panels and soldier course brick add additional visual interest to the building. In other words, the building is providing a 360-degree architectural design.

The City of Chaska has certain building design and material requirements for multi-family buildings. A portion of it is stated as follows:

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

Building Materials	
Class I	Brick (utility), Glass, LP Smartside siding (91%)
Class II	Split-faced block (9%)
Class III	Not provided
CLASS I REQUIRED	80%; three different materials
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	91%; three different materials
CLASS III PROVIDED	None

The applicant is meeting the building design/materials requirements for Class I materials. With the Zoning Ordinance Amendment to PCD-15, it will include the allowance of Utility Brick as a Class I material for 4-story apartments in Hazeltine Plaza.

ZONING ORDINANCE AMENDMENT (ZOA) TO PCD-15

A request is being made to amend zoning district PCD-15 to include language within the zoning regulations for building materials. As noted during the preliminary approvals, the applicant was requesting an exception to the Multi-Family Residential Building Design & Materials for utility brick to be classified as Class I. It was concluded during the preliminary approvals that the utility brick would be acceptable for this project. It was noted that this exception was acceptable due to the precedence of utility brick on the Kohl's building within this commercial district. In addition, a commercial district was considered a more appropriate context to allow utility brick. As such, the amendment to PCD-15 would allow utility brick for this apartment building to be classified as Class I.

Parking/Access/Circulation

The site is currently paved for a parking lot. The parking lot that exists on this site was intended to serve additional commercial space originally planned to be built adjacent to Kohl's.

Hazeltine Plaza was originally planned with the intention that all parking would be shared among the commercial developments on the site. With this objective in mind, the expectation

has been that each development contributes its share of parking to ensure that the development can park itself as a whole. City requirements for retail parking are one parking space per 200 square feet. The Kohl's development was originally approved with 5.6 parking spaces per 1,000 square feet of retail, which exceeds the 1 space per 200 square feet requirement. Kohl's currently contains 444 spaces on its property; a 1 space per 200 square foot ratio would require 450 spaces. However, shared parking easements with the balance of the development results in ample parking.

The Aldi's/Starbuck's/Chipotle development was approved with 135 total spaces, which is five spaces lower than the 1 space per 200 square feet requirement but was found sufficient based on the cross-parking access with the surrounding development and based on staff observations of similar developments.

The site plan is proposing 237 parking stalls for the apartment site (106 surface; 131 underground). The make up of this is stated below:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family	112 Units	2ps/dwelling unit	224 parking spaces
		PROVIDED	237 parking spaces (106 surface, 131 underground)

According to this table the applicant is providing more parking spaces than required for multi-family residential.

Analysis

The above ground parking areas provide clear separation from the overall Hazeltine Plaza shopping center. The only exception area are the existing 23 stalls on the northwest side of the lot, which are from the existing shopping center's parking area. Although the parking areas are well defined from the overall shopping area it will still be important that the plan shows designated parking signage for these areas. The applicant has provided a plan showing the intended signage for the development; designated signage will be installed in the parking areas to indicate which are apartment stalls.

With the north-south drive aisle and east-west drive aisle both providing connections to the overall shopping area it will be required that these provide the appropriate cross access easements over them.

The two access points onto Hundertmark Road will be maintained with this plan. The southern Hundertmark access is currently primarily used as a truck access to accommodate deliveries into Kohl's today. Truck deliveries occur ~1-3 times per week. The apartment proposal shows two connection points to this access; one to access the underground parking and one that will provide access to the apartment's surface parking lot and main drive into Hazeltine Plaza.

The northern Hundertmark access is currently and primarily used by shopping center patrons as the primary access from Hundertmark, and a secondary access to the shopping center by volume as compared to the access onto Hazeltine Blvd. The project proposes to create a

drive-under/breezeway across this access point. Attention to design and use has been given to this area of the building. The first floor areas adjacent to the breezeway will be common space and covered parking areas. The building exterior wall assembly will also achieve an average 38 STC (Sound Transmission Class) rating and the overhead bridge construction is designed to achieve a 54 STC rating to mitigate noise sound to the dwelling units above.

There is a Reciprocal Easement Agreement (REA) in place for Hazeltine Plaza which requires the approval of Kohl's for any proposed development within Hazeltine Plaza and also provides Kohl's with approval authority for proposed changes to the access points to Hazeltine Plaza. The applicant has engaged with Kohl's and have received consent (attached in the packet). The developer will need to continue to coordinate with Kohl's on the impacts to the access and construction phasing.

The applicant has provided a traffic study for the proposed apartment use, which looked at traffic movements and parking. In conclusion, the proposed development has appropriate access to the site and to the surrounding roadway network. The proposed development will provide 237 parking spaces exceeding the traffic study's anticipated demand for 131 parking spaces. In other words, the roadway network serving the proposed development will function well with the proposed addition of the apartment development and site has more parking than forecast demand for spaces.

A truck turning analysis was included with this submittal. This analysis showed several scenarios for trucks accessing the loading dock for Kohl's. The analysis shows that turning movements/access are still adequate with the new apartment layout adjacent.

The applicant will need to complete a sight-line analysis to ensure adequate sightlines are provided for drivers and pedestrians at the primary access points. The applicant is working with engineering staff on this.

Signage

The existing pylon sign located at the northern access onto Hundertmark Road identifies the existing commercial establishments on the site. The site plan shows this sign remaining in its current location.

The applicant is also showing signage for the site in the form of a monument sign, which will be located in the landscape island near the front entrance of the apartment building.

Staff Recommendation/Analysis

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City. It should also be noted that the City's sign ordinance will dictate the amount and scale of signs on for the apartment building.

Landscaping, Screening & Tree Preservation

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed

Overstory Trees	439 caliper inches	439 caliper inches (313 new; 126 existing)
Understory Trees	35	35
Shrubs	122	368

The landscape plan is sufficient in meeting the landscape ordinance. The existing trees on site that are being saved are evergreen trees near the loading dock area. These will be transplanted to the edge of the Kohl's building and loading dock area to provide a lush and mature buffer between the residential and commercial.

In addition to the existing evergreens, the applicant is proposing the inclusion of new coniferous trees around the edge of the green space adjacent to the loading dock and truck access areas. This edge will help provide additional buffering from the residential and commercial.

Parking areas of 25 stalls or more require planting islands that make up at least 10% of the parking area. Planting islands are being proposed in this development area and will consist of 17% of the pervious surface area.

As noted above evergreen trees will be saved and transplanted on site. 20 total evergreens will be saved which range in size from 6-8 inches in caliper. In addition to the evergreens, 25 deciduous trees will be saved on site. These are mainly situated at the east and north edges of the site. 25 total trees will be removed from the site.

Usable Open Space

The City Code requires multi-family residential building sites to provide "Usable Open Space," which is defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use." A minimum of 15% of the gross site area shall be shared open area. The intent of the ordinance is to allow multi-family sites to provide adequate open areas and amenity facilities for their residents to enjoy outdoor spaces. The City Code calls for 0.71 acres (31,012 square feet) of usable open space for an ordinary 4.74-acre site. The proposal is showing 0.73 acres (32,055 square feet).

Usable open space is shown in four different areas on the site. One is a dog run area on the north side of the building. One is shown as a patio, tot lot and putting green directly west of the main entrance into the building. One is shown as a courtyard space with pedestrian connections, benches and a pergola, which is on the south side of the site. And one is shown as a rooftop deck on the northwest corner of the building.

Pedestrian Connections

A public trail currently exists on Hazeltine Boulevard and Hundertmark Road. These pedestrian connections will remain. Pedestrian connections are proposed from the apartment site into the existing connections on Hazeltine Blvd and Hundertmark Road. Additional internal connections will happen on the site. Primarily connecting pedestrians to the parking areas and to the

amenities. Pedestrian crossings between parking areas are further defined with concrete to create adequate and safe pedestrian crossings.

Lighting

The parking lot lighting proposed for this plan will be fully screened and face downward. Lighting will be designed to be consistent with the existing Hazeltine Plaza lighting.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

Currently, the site drains to an existing pond located to the south of the site. The proposed development will keep the existing drainage patterns relatively the same as they are today. Details on this are being coordinated with the City Engineer. Stormwater needs to meet all City and County requirements.

Development Costs (Infrastructure Improvements)

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

- Storm Sewer
- Trails
- Parks

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

Staging

Construction is anticipated to start as soon as all approvals are obtained. Construction phasing and access will need to be coordinated with the City Engineer and existing businesses to ensure adequate access throughout construction for commercial patrons and deliveries.

Deadline for Agency Actions

The City of Chaska received the complete application for this request on Tuesday, September 6, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, November 5, 2022** (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to *Wednesday, January 4, 2022*. The City may with the petitioners consent extend the review period beyond the Wednesday, January 4, 2022. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Hazeltine Plaza Apartments Final Site & Building Plan (PC#2022-54), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-2), submitted by Trident Development, LLC, dated September 26, 2022
 - b. Trip Generation Study (pgs 1-5), prepared by SSTS, dated July 19, 2022
 - c. Cover (pg C1), prepared by Carlson McCain, dated September 6, 2022

- d. Existing Conditions Survey (pg C2), prepared by Carlson McCain, dated September 6, 2022
 - e. Removals Plan (pg C3), prepared by Carlson McCain, dated September 6, 2022
 - f. Site Plan (pg C4), prepared by Carlson McCain, dated September 6, 2022
 - g. Turning Analysis (Fire/Snow Storage) (pg C4.1), prepared by Carlson McCain, dated September 6, 2022
 - h. Turning Analysis (Loading Dock) (pg C4.2), prepared by Carlson McCain, dated September 6, 2022
 - i. Utility Plan (pg C5), prepared by Carlson McCain, dated September 6, 2022
 - j. Utility Plan (Storm Sewer) (pg C5.1), prepared by Carlson McCain, dated September 6, 2022
 - k. Grade Plan (pg C6), prepared by Carlson McCain, dated September 6, 2022
 - l. Stormwater Pollution Prevention Plan (pgs C7-C7.1), prepared by Carlson McCain, dated September 6, 2022
 - m. Details (pgs C8-C8.4), prepared by Carlson McCain, dated September 6, 2022
 - n. Landscape Plan (pgs L1-L5), prepared by Carlson McCain, dated September 6, 2022
 - o. Tree Preservation Plan (pg TP1), prepared by Carlson McCain, dated September 6, 2022
 - p. Photometric Plan, prepared by Berd Electric, dated August 4, 2022
 - q. Exterior Materials, prepared by KW Architects, dated July 20, 2022
 - r. Exterior Elevations (pgs 1-2), prepared by KW Architects, dated July 20, 2022
2. Compliance with the zoning PCD-15 (ord. nos. 802, 946, and 1020).
 3. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 4. Provision of adequate sound proofing of the drive-under/breezeway to ensure noise does not conflict with residents.
 5. Coordinate with the City Engineer to ensure that adequate sight-lines are preserved at all access points to Hundertmark Road.
 6. Adherence to the following building setbacks as found in PCD-15:
 - a. Hundertmark Road: 100 feet from centerline
 - b. From southernmost property line: 30 feet
 - c. From northernmost property line: 25 feet
 7. Adherence to the following parking setbacks as found in PCD-15:
 - a. Hundertmark Road: 10 feet from right-of-way
 - b. Hazeltine Boulevard: 10 feet from right-of-way
 - c. Interior Property Lines: 5 feet
 8. Coordination with the City Engineer for the provision of public utilities to the site.
 9. Provision of a storm water management plan meeting City and Carver County WMO standards.
 10. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.

11. Provision of review and approval of Kohl's per the existing Reciprocal Easement Agreement.

Motion to recommend approval of the Zoning Ordinance Amendment (ZOA) to PCD-15 per draft ordinance.

Motion to recommend approval of the Zoning Ordinance Amendment (ZOA) to Section 15.16.030 Planned Commercial Development District per draft ordinance.

ORDINANCE NO. xxxx

AN ORDINANCE AMENDING SECTION 15.16.030 OF THE ZONING ORDINANCE OF THE
CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 15.16.030.C.5 (PCD – Planned Commercial Development District,
Development Standards) is hereby amended to read as follows:

5) *Residential Development.* In addition to requirements of this
Section, residential developments shall be subject to CZO
15.16.020 paragraph E and CZO 15.16.020 paragraph F
subsections 2., 4., and 5. Of the PRD District.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota,
this 17th day of October, 2022.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

ORDINANCE NO. xxxx

AN ORDINANCE AMENDING SECTION 6 OF ORDINANCE NO. 802 (ZONING
ORDINANCE) OF THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 6 (PCD-15 Development Standards) is hereby amended to include
the following:

f) Utility Brick is classified as a Class I material on a 4-story
apartment building

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

Passed and adopted by the City Council of the City of Chaska, Minnesota,
this 17th day of October, 2022.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk



1200 25th Avenue South • St. Cloud, MN 56301
Phone: 320.258.4438 • 320.252.3603

September 26, 2022

Ms. Elizabeth Hansen, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318-1962

VIA E-MAIL

RE: REQUEST FOR FINAL BUILDING/SITE PLAN REVIEW AND AMENDMENT TO PCD-15
HAZELTINE PLAZA HOUSING DEVELOPMENT

Dear Ms. Hansen,

Trident Development, LLC is pleased to submit this request for: 1) Final Building/Site Plan Review, 2) Final Zoning Ordinance Amendment to the Planned Commercial District – 15 regarding building materials and 3) Ordinance Amendment for the General Regulations for PCD-15 relating to the proposed Hazeltine Plaza apartment development.

BACKGROUND - The project site contains approximately 4.74 +/- acres and is the remaining vacant lot of Hazeltine Plaza, legally described as Lot 3, Block 1, Hazeltine Plaza, Carver County, MN. Currently, the subject property is governed by a Planned Commercial District (PCD-15) and is owned by Chaska Investment Limited Partnership. Trident Development, LLC has executed a contingent purchase agreement with the owner. The subject site is currently improved with asphalt surface parking and was originally designated as a future phase of retail expansion. The other lots in the Hazeltine Plaza Addition are occupied by retail tenants, most significantly, Kohl's Department Store. Kohl's has been advised of this proposed development and has expressed their consent to the concept. A formal revision to the exiting reciprocal easement agreement (REA) has been reviewed by Kohl's and their revisions are currently being considered.

On March 21, 2022, City Council voted unanimously to approve the concept subject to meeting certain conditions. On August 10, 2022, the Planning Commission voted to recommend approve of the preliminary application, subject to adding a pedestrian crossing immediately west of the breezeway. On August 15, 2022, the City Council voted unanimously to approve the preliminary application, including approval of the use of utility brick as a Class I exterior material, and subject to the additional pedestrian crossing as recommended by Planning Commission.

ZONING ORDINANCE AMENDMENT TO PCD-15.

The PCD-15 District, in which the development is located, provides a number of Development Standards having to do with setbacks, building coverage, landscaping and lighting. However, it does not address the use of exterior building materials. After due consideration by the Counsel, and considering the context of the development, it was determined that the use of "utility" brick in certain situations is appropriate.

- Request is hereby made to amend the PCD-15 Ordinance to allow the use of "utility" brick as an approved Class 1 exterior material.
- Request is hereby made to amend the PCD-15 Ordinance General Regulations.

FINAL PLAN REVISIONS -

Submitted with this narrative letter, please find the revised, final building and site plans. As recommended by Planning Commission and City Council, the final plans include the following revisions:

- Addition of a pedestrian crossing immediately west of the breezeway.
- Safety railing at the walkways on each side of the breezeway to deter pedestrians from crossing the drive lane
- Speed bump at the in-bound entrance to the breezeway to slow vehicular traffic
- "Ped Crossing" signage to alert drivers to potential pedestrian traffic
- Signage for pedestrians alerting them to vehicular traffic
- Convex mirrors for pedestrians to observe oncoming vehicles through the breezeway
- The proposed location of the electrical transformer

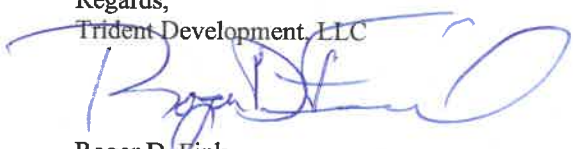
Enclosed herewith please find the following:

- A check to the City of Chaska in the amount of \$266.18 as application fees (Final) + \$388.00 processing fee for a total check of \$654.18.
- One (1) signed Land Use/Development Application Form

We thank you in advance for considering this application. Let us know if you require any additional information. Please feel free to contact me at (320) 258-4438 or (612) 242-6097 if there are any questions.

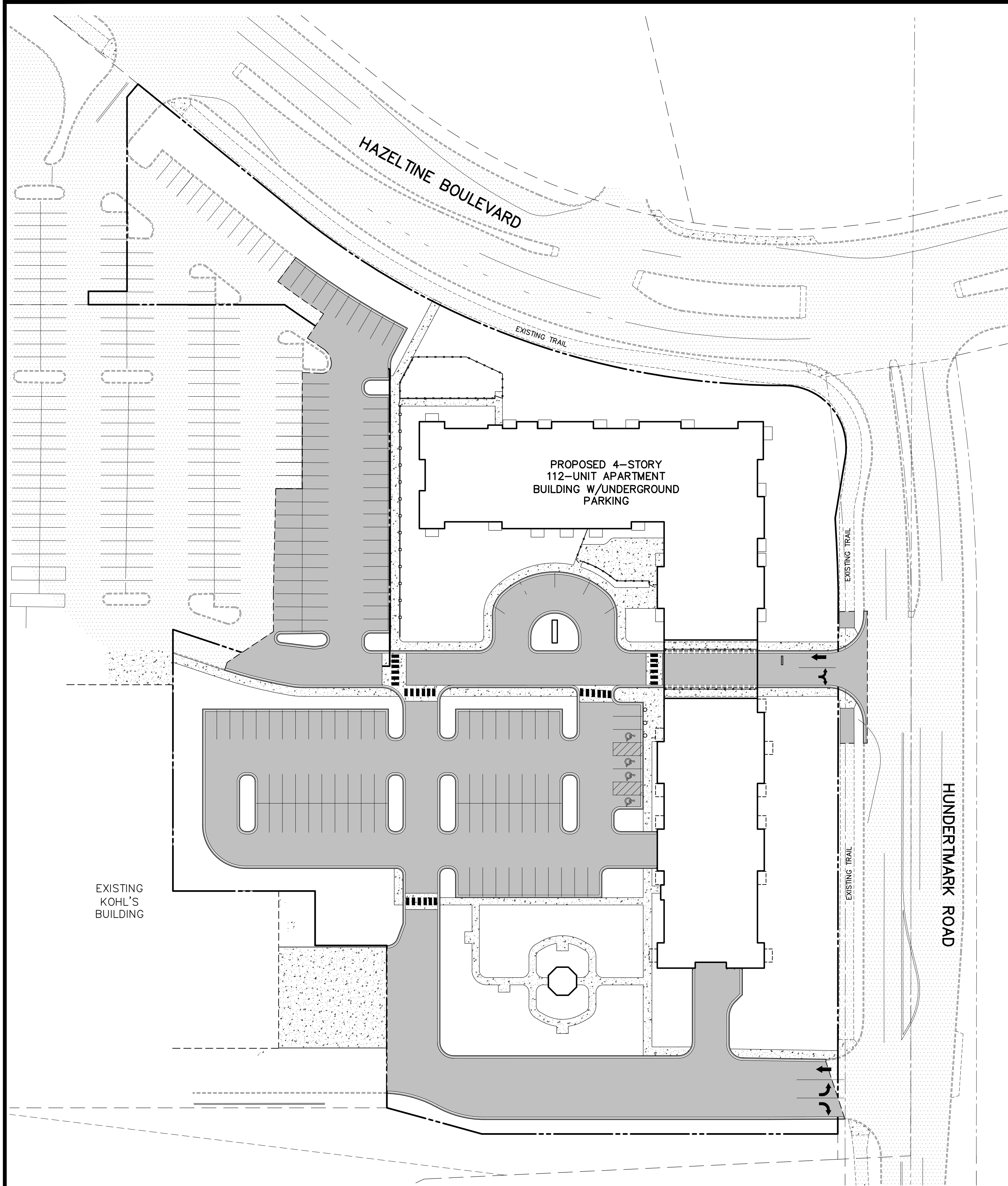
Regards,

Trident Development, LLC



Roger D. Fink
Sr. Vice President
Enclosures

C: Scott O'Brien, Trident Development, LLC
Nate Kabat, AICP, Community Development Director
Mike Benson, Chaska Investments, LP

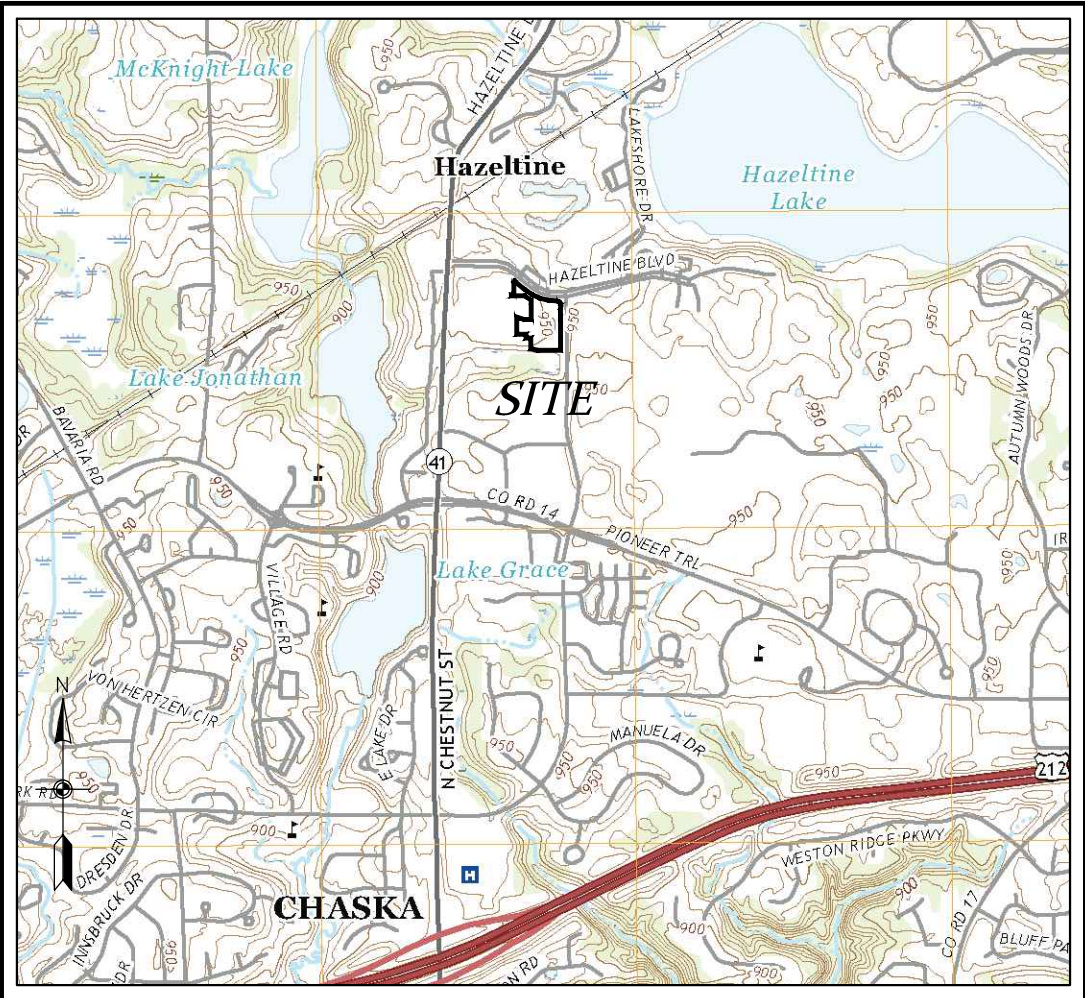


HAZELTINE APARTMENTS

~ SITE IMPROVEMENT PLANS ~

CHASKA, MINNESOTA

VICINITY MAP
NOT TO SCALE



PROJECT OWNER

TRIDENT DEVELOPMENT, LLC
ROGER FINK
3601 18TH STREET S #103
ST. CLOUD, MN 56301
320-258-4438

ARCHITECT

KAAS WILSON ARCHITECTS
GRIFFIN JAMESON
1301 AMERICAN BOULEVARD EAST, STE 100
BLOOMINGTON, MN 55425
612-879-6000

CIVIL ENGINEER

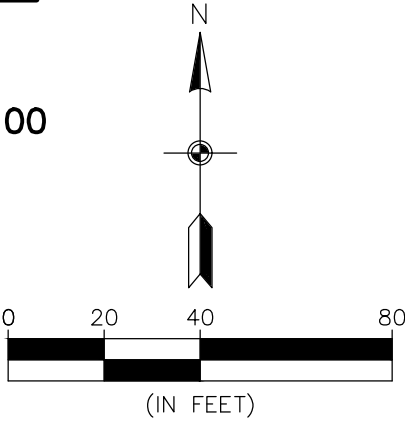
CARLSON MCCAIN, INC.
DAN WILKE
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

LANDSCAPE ARCHITECT

CARLSON MCCAIN, INC.
RYAN RUTTGER
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

SHEET INDEX

- C1. COVER
- C2. EXISTING CONDITIONS SURVEY
- C3. REMOVALS PLAN
- C4. SITE PLAN
- C4.1 TURNING ANALYSIS (FIRE)/SNOW STORAGE
- C4.2 TURNING ANALYSIS (LOADING DOCK)
- C5. UTILITY PLAN
- C5.1 UTILITY PLAN (STORM SEWER)
- C6. GRADE PLAN
- C7. STORMWATER POLLUTION PREVENTION PLAN
- C7.1. STORMWATER POLLUTION PREVENTION PLAN
- C8-C8.4. DETAILS
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE PLAN
- L3. LANDSCAPE PLAN
- L4. LANDSCAPE PLAN
- L5. LANDSCAPE PLAN
- TP1. TREE PRESERVATION PLAN



BENCHMARK

1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.

ELEVATION = 955.35 FT. (NAVD 88)

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7998 \ CARLSONMCCAIN.COM

COVER SHEET

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

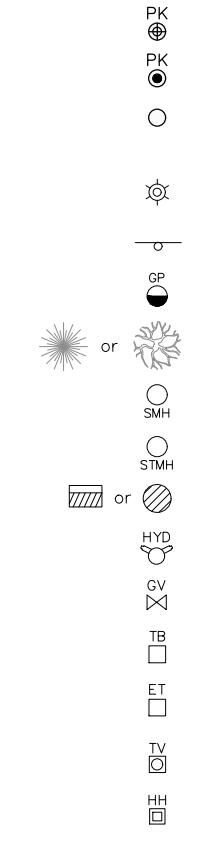
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments
3. 09/06/22 Per City Comments

DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

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

Name: Dan J. Wilke, P.E.
Signature:
Date: 07/05/22 License #: 53182

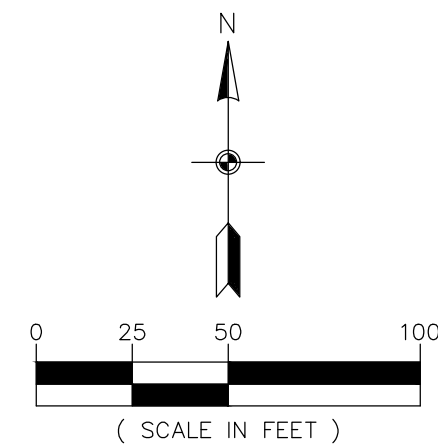
C1 of 8



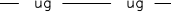
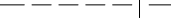
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FEET NORTH/NORTHEASTERLY OF THE
NORTHEAST CORNER OF THE EXISTING KOHL'S
BUILDING, AS SHOWN.

ELEVATION = 955.35 FT. (NAVD 88)



EM
GSV

- | | | |
|--|---|-----------------------------------|
| — Denotes Found PK Nail |  | — Denotes Electric Meter |
| — Denotes Set PK Nail |  | — Denotes Gas Valve |
| — Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361 |  | — Denotes Gas Meter |
| — Denotes Light Pole |  | — Denotes Underground Telephone |
| — Denotes Miscellaneous Sign |  | — Denotes Underground Electric |
| — Denotes Guard Post |  | — Denotes Underground Gas |
| — Denotes Existing Tree |  | — Denotes Watermain |
| — Denotes Sanitary Manhole |  | — Denotes Sanitary Sewer |
| — Denotes Storm Manhole |  | — Denotes Storm Sewer |
| — Denotes Catch Basin |  | — Denotes Existing Fence as noted |
| — Denotes Fire Hydrant |  | — Denotes Concrete Surface |
| — Denotes Gate Valve |  | — Denotes Bituminous Surface |
| — Denotes Telephone Box |  | — Denotes Existing 2 Ft. Contour |
| — Denotes Electric Transformer |  | — Denotes Existing 10 Ft. Contour |
| — Denotes Television Box |  | |
| — Denotes Hand Hole |  | |

EXISTING CONDITIONS

HAZELTINE APARTMENTS

Chaska, Minnesota

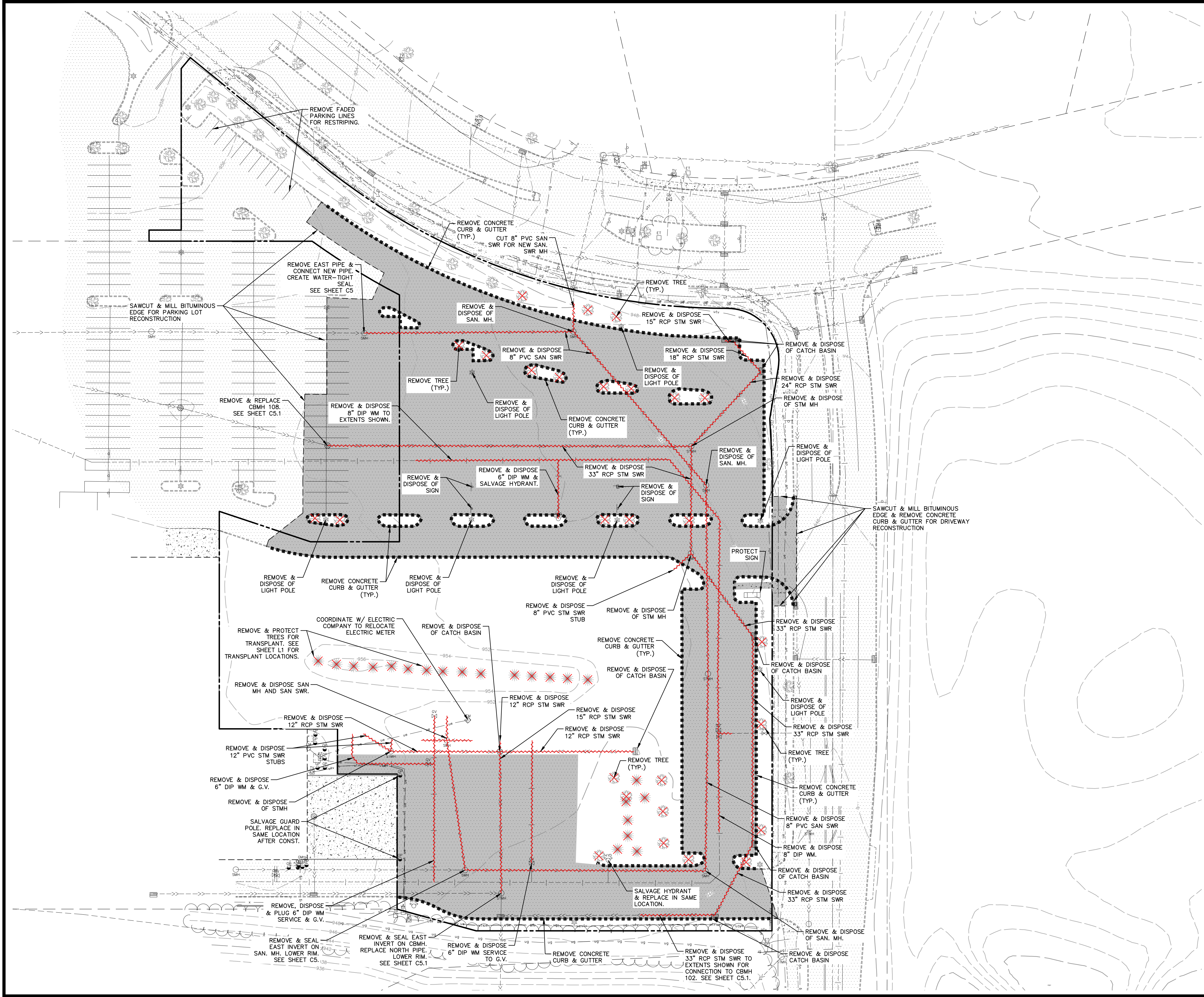
TRIDENT DEVELOPMENT, LLC
3601 - 18th Street S., Suite 103
St. Cloud, MN 56301

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY: bjs	
ISSUE DATE: 7/01/2004	
FILE NO: 2445	

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

Name: Thomas R. Balluff
Signature: 
Date: 07/01/22 License #: 40361



LEGEND

EXISTING	REMOVAL
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
CURB LINE	---
SANITARY SEWER	---
WATER MAIN	---
STORM SEWER	---
UNDERGROUND TELEPHONE	---
UNDERGROUND GAS	---
UNDERGROUND ELECTRIC	---
FENCE	---
GAS VALVE	---
HYDRANT	---
SANITARY MANHOLE	---
STORM MANHOLE	---
GUARD POST	---
LIGHT POLE	---
GATE VALVE	---
SIGN	---
TELEPHONE BOX	---
ELECTRIC TRANSFORMER	---
TELEVISION BOX	---
HAND HOLE	---
ELECTRIC METER	---
GAS METER	---
10' CONTOUR	---
2' CONTOUR	---

REMOVALS PLAN NOTES

- EXISTING CONDITIONS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY CARLSON MCCAIN, INC. IN APRIL OF 2022.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SAWCUTS SHALL BE FULL-DEPTH CUTS.

0 20 40 80
(IN FEET)

BENCHMARK

1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.

ELEVATION = 955.35 FT. (NAVD 88)

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811

Know what's below.
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ENVIRONMENTAL

**CARLSON
MCCAIN**

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TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

REMOVALS PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

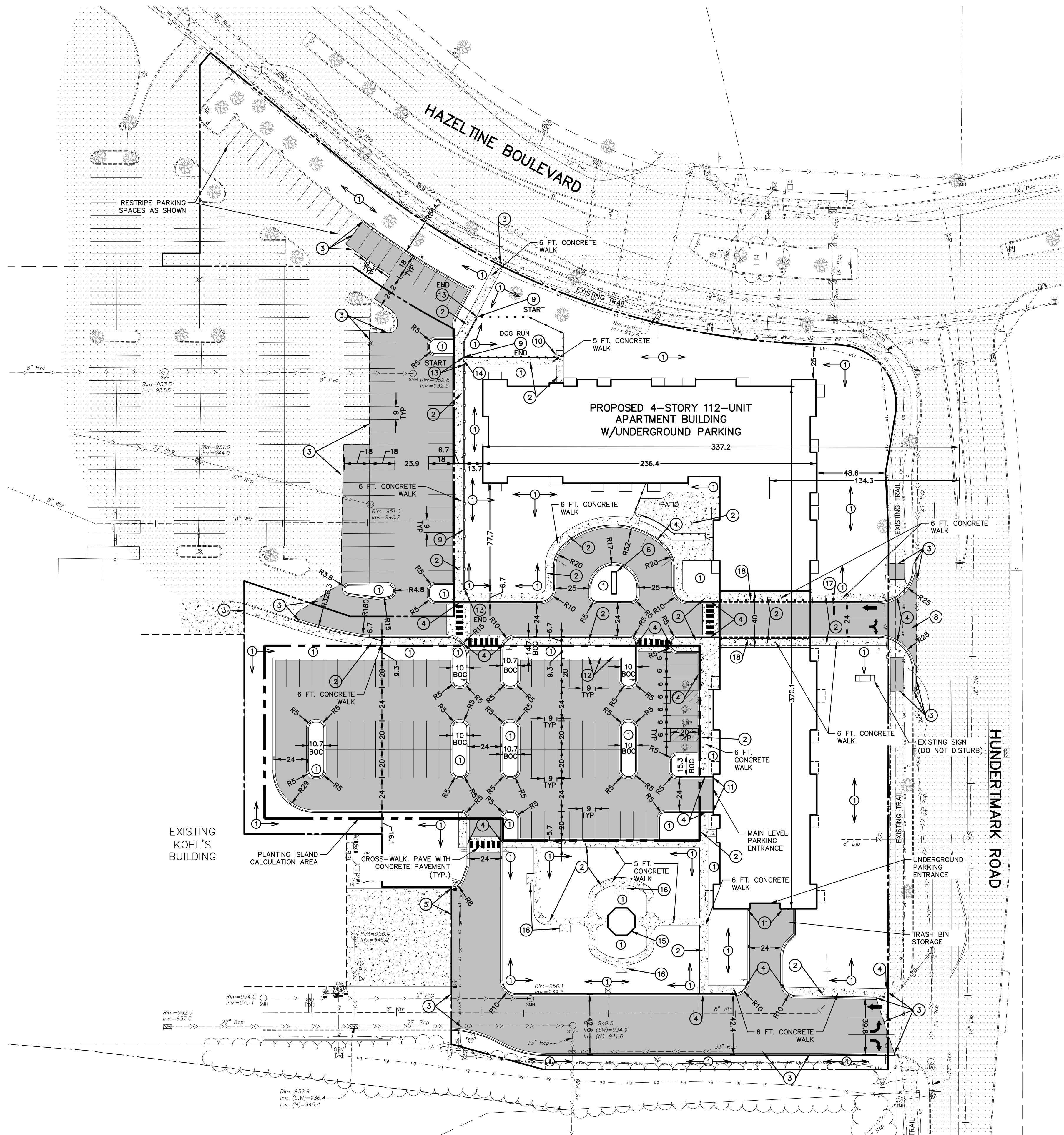
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments
3. 09/06/22 Per City Comments

DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

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

Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C3 of 8



LEGEND		
EXISTING		PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
CURB LINE	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
FENCE	---	---
GAS VALVE	---	---
HYDRANT	---	---
SANITARY MANHOLE	---	---
STORM MANHOLE	---	---
GUARD POST	---	---
LIGHT POLE	---	---
GATE VALVE	---	---
SIGN	---	---
TELEPHONE BOX	---	---
ELECTRIC TRANSFORMER	---	---
TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC METER	---	---
GAS METER	---	---

SITE DATA

PROPOSED ZONING:	PRD
TOTAL AREA:	206,751 SF
HARD SURFACE AREA:	
BUILDING:	36,565 SF 18%
PAVEMENT:	89,576 SF 43%
TOTAL:	126,141 SF 61%
PERVIOUS SURFACE AREA:	80,610 SF 39%

PARKING SUMMARY

SEE SHEET C4.3

AVERAGE BUILDING SETBACK

HUNDERTMARK ROAD = 171.2'

PLANTING ISLAND CALCULATIONS

TOTAL AREA:	39,864 SF
HARD SURFACE AREA:	33,188 SF 83%
PERVIOUS SURFACE AREA:	6,676 SF 17%

SIGNING AND STRIPING NOTES

- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
- SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
- PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
- ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
- ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SITE PLAN KEYNOTES

- LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- 4" CONCRETE WALK.
- MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
- PEDESTRIAN CURB RAMP.
- LIGHT POLE & BASE (TBD).
- MONUMENT SIGN (PER ARCHITECTURAL PLAN). PROVIDE ELECTRIC TO SIGN.
- ELECTRIC TRANSFORMER PAD (TBD).
- COMMERCIAL CONCRETE DRIVEWAY APRON. SEE CITY DETAIL STR-3.
- 3' BLACK CHAIN-LINK FENCE.
- FENCE VESTIBULE W/TWO GATES (SEE SPECIFICATIONS).
- 6" CONCRETE FILLED PIPE BOLLARD.
- ELECTRIC CAR CHARGING PORTS.
- 6' VINYL PRIVACY FENCE.
- CHAIN-LINK FENCE GATE.
- SCREENED GAZEBO.
- 5'x8' 4" CONCRETE PAD FOR BENCH.
- SPEED BUMP.
- STEEL RAILING.

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9' X 20'. PARKING STALLS IN THE EXISTING KOHL'S LOT ARE 9' X 18'.
- TYPICAL DRIVE LANES ARE 24'.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.

SAW CUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.

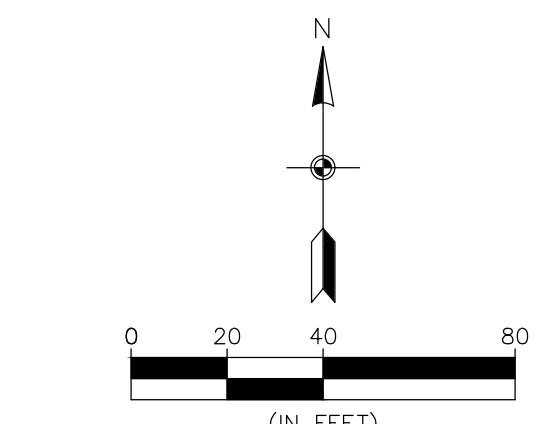
EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.

*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGN SCHEDULE (PER MMUTCD)

SEE SHEET C4.3



BENCHMARK

1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.

ELEVATION = 955.35 FT. (NAVD 88)

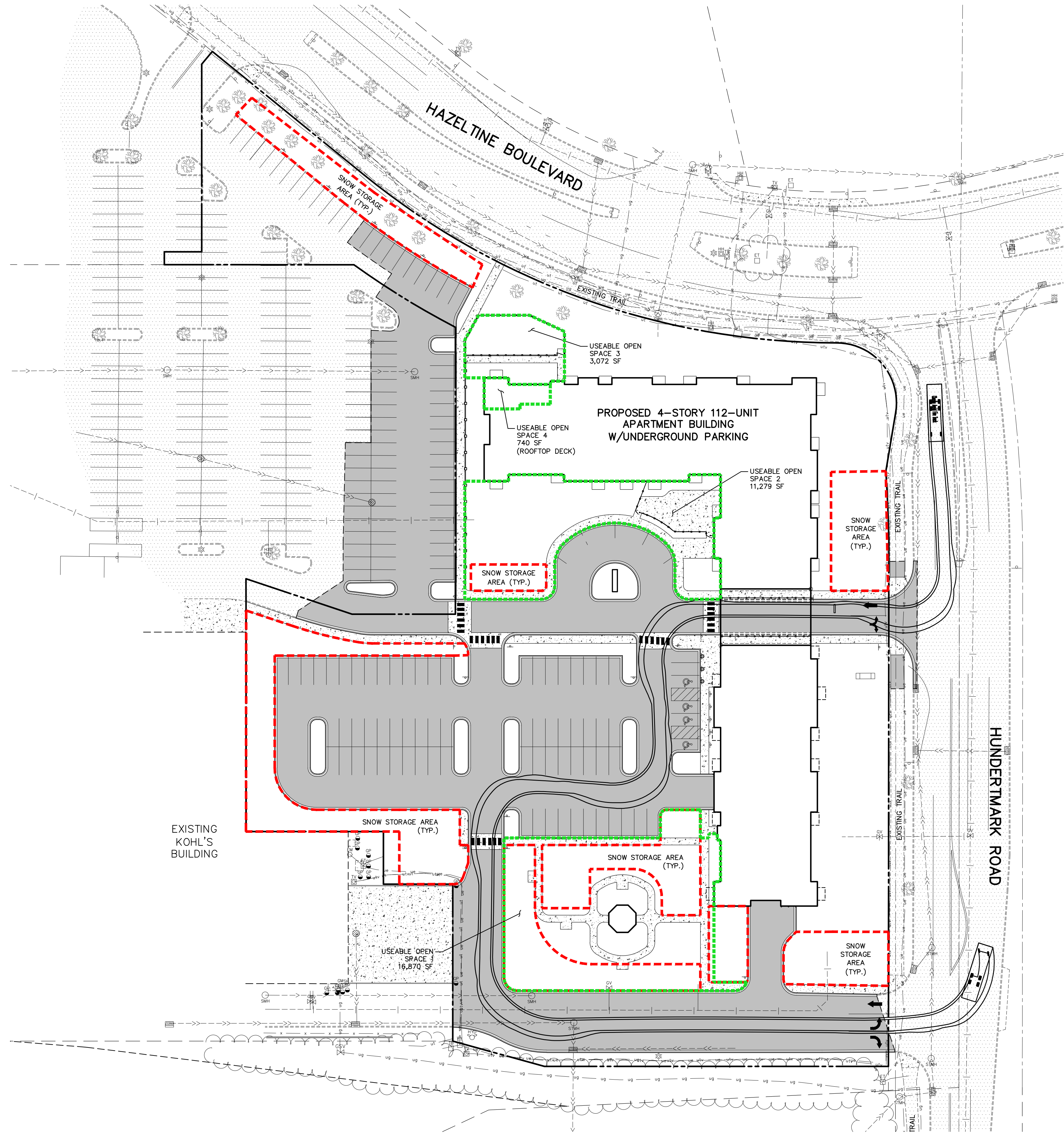


REVISIONS	
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2. 08/01/22 Per City Comments	
3. 09/06/22 Per City Comments	

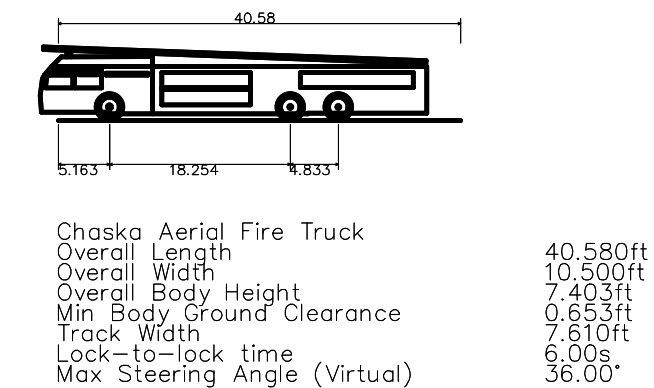
DRAWN BY:	DJW
DESIGNED BY:	DJW
ISSUE DATE:	07/05/22

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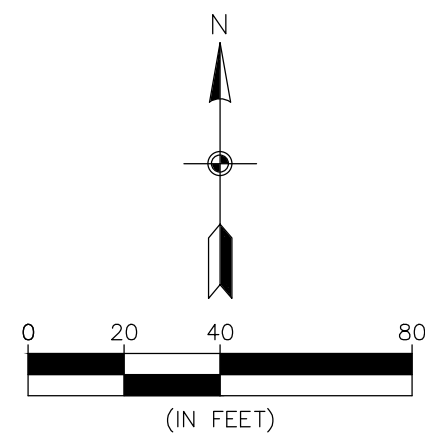
Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182



USEABLE OPEN SPACE CALCULATIONS	
TOTAL AREA:	206,751 SF
USEABLE OPEN SPACE 1:	16,976 SF
USEABLE OPEN SPACE 2:	11,267 SF
USEABLE OPEN SPACE 3:	3,072 SF
USEABLE OPEN SPACE 4:	740 SF
TOTAL USEABLE OPEN SPACE:	32,055 SF 16%



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
SANITARY SEWER	---
WATER MAIN	---
STORM SEWER	---
UNDERGROUND GAS	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TELEVISION	---
UNDERGROUND FIBER OPTIC	---
OVERHEAD ELECTRIC	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
UTILITY POLE	---
GUY WIRE	---
ELECTRIC TRANSFORMER	---
TELEPHONE BOX	---
TELEVISION BOX	---
HAND HOLE	---
LIGHT POLE	---
SIGN	---
FENCE LINE	---
SNOW STORAGE AREA	---



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Call before you dig.

TURNING ANALYSIS (FIRE)/SNOW STORAGE

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
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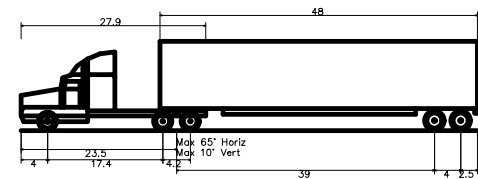
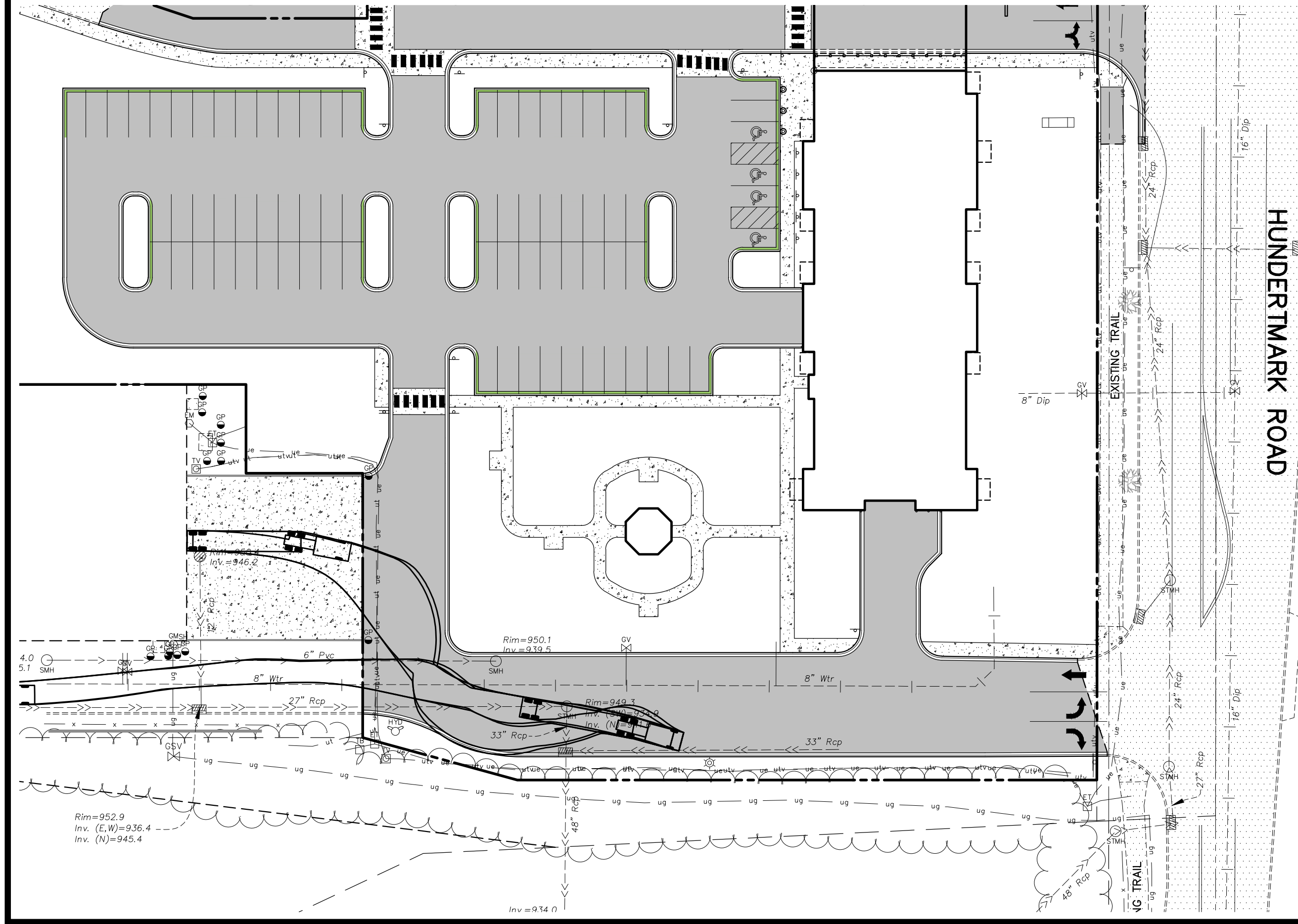
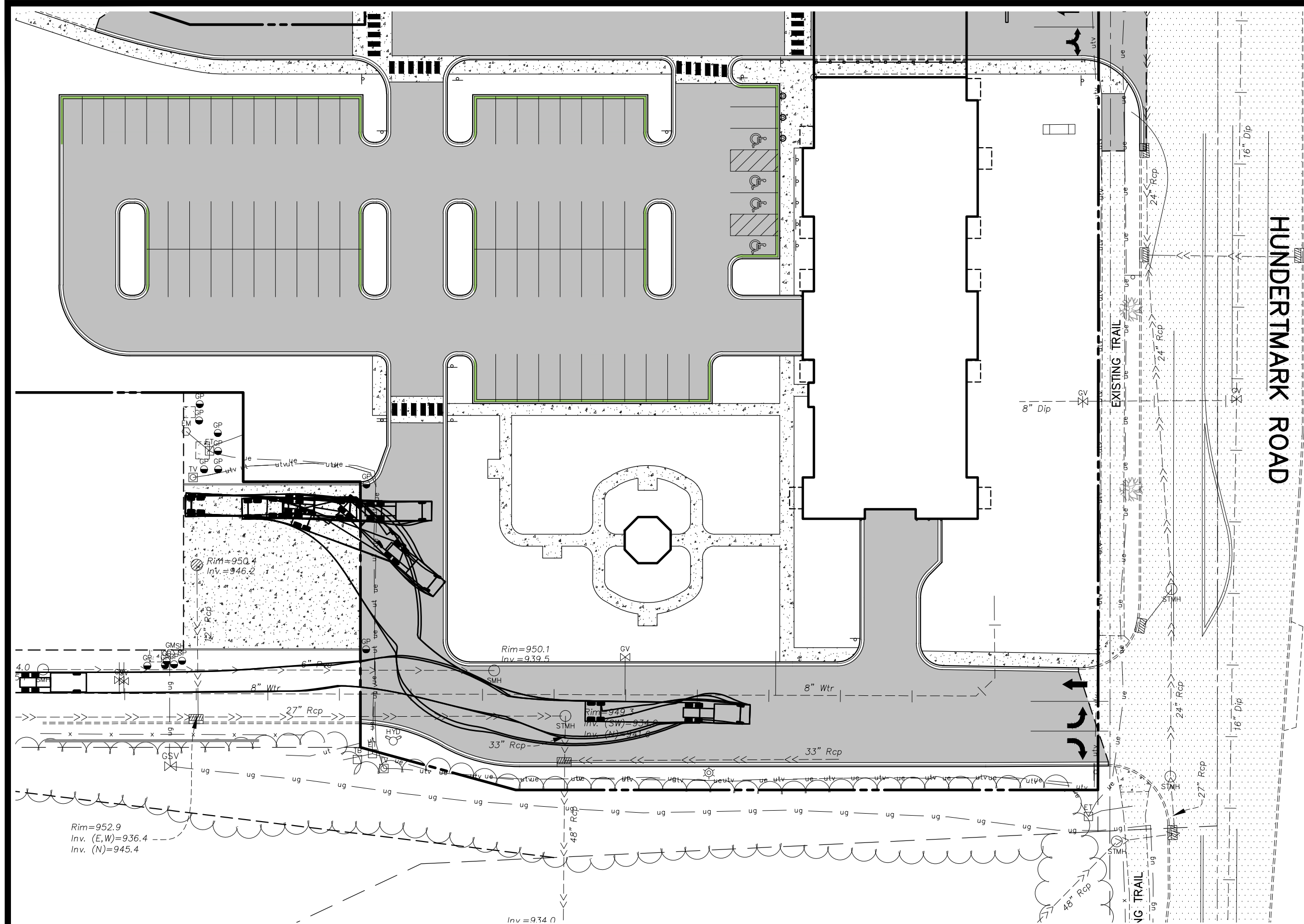
- REVISIONS
- 07/20/22 Per City Comments
 - 08/01/22 Per City Comments
 - 08/04/22 Re-draw Open Space Lines

DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

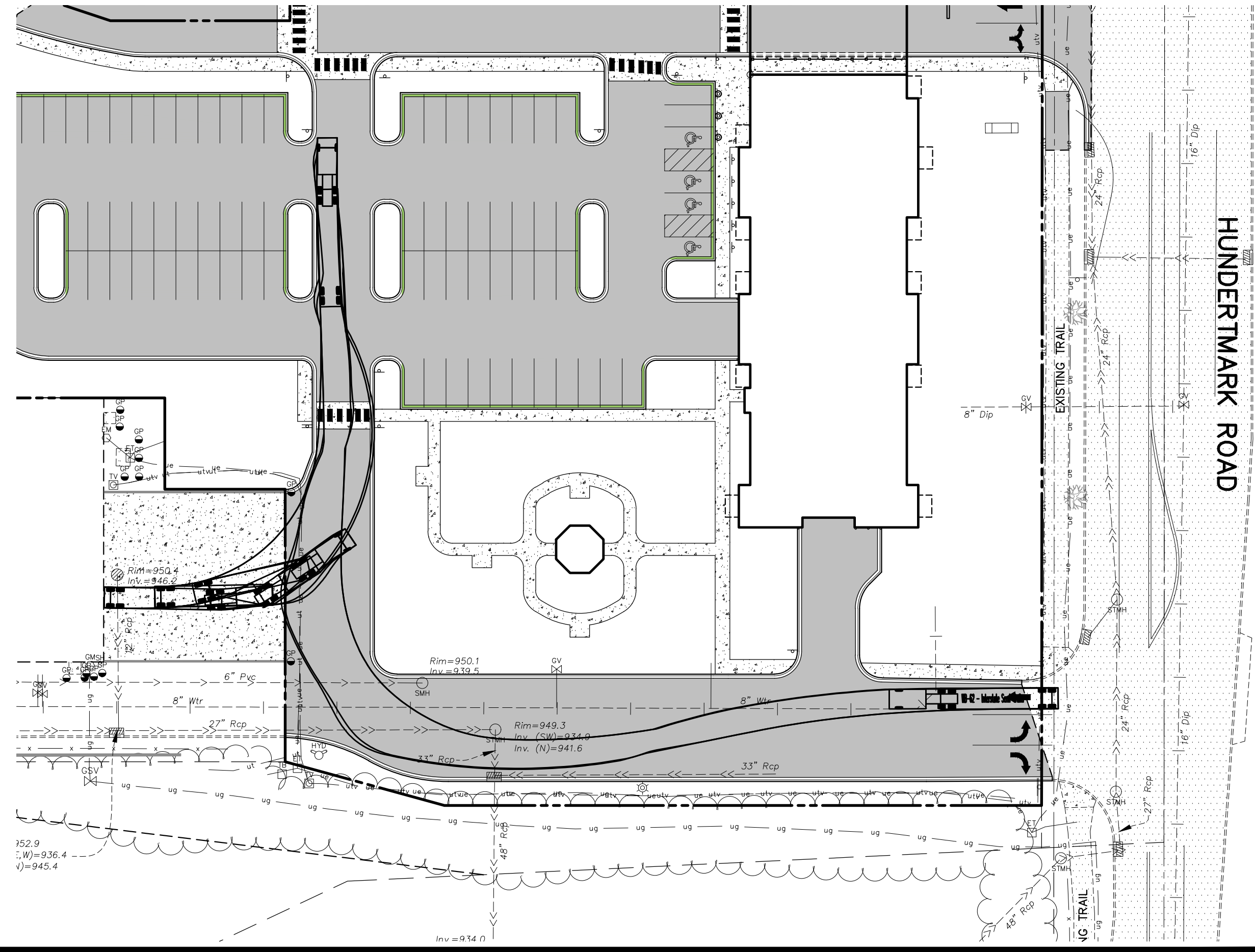
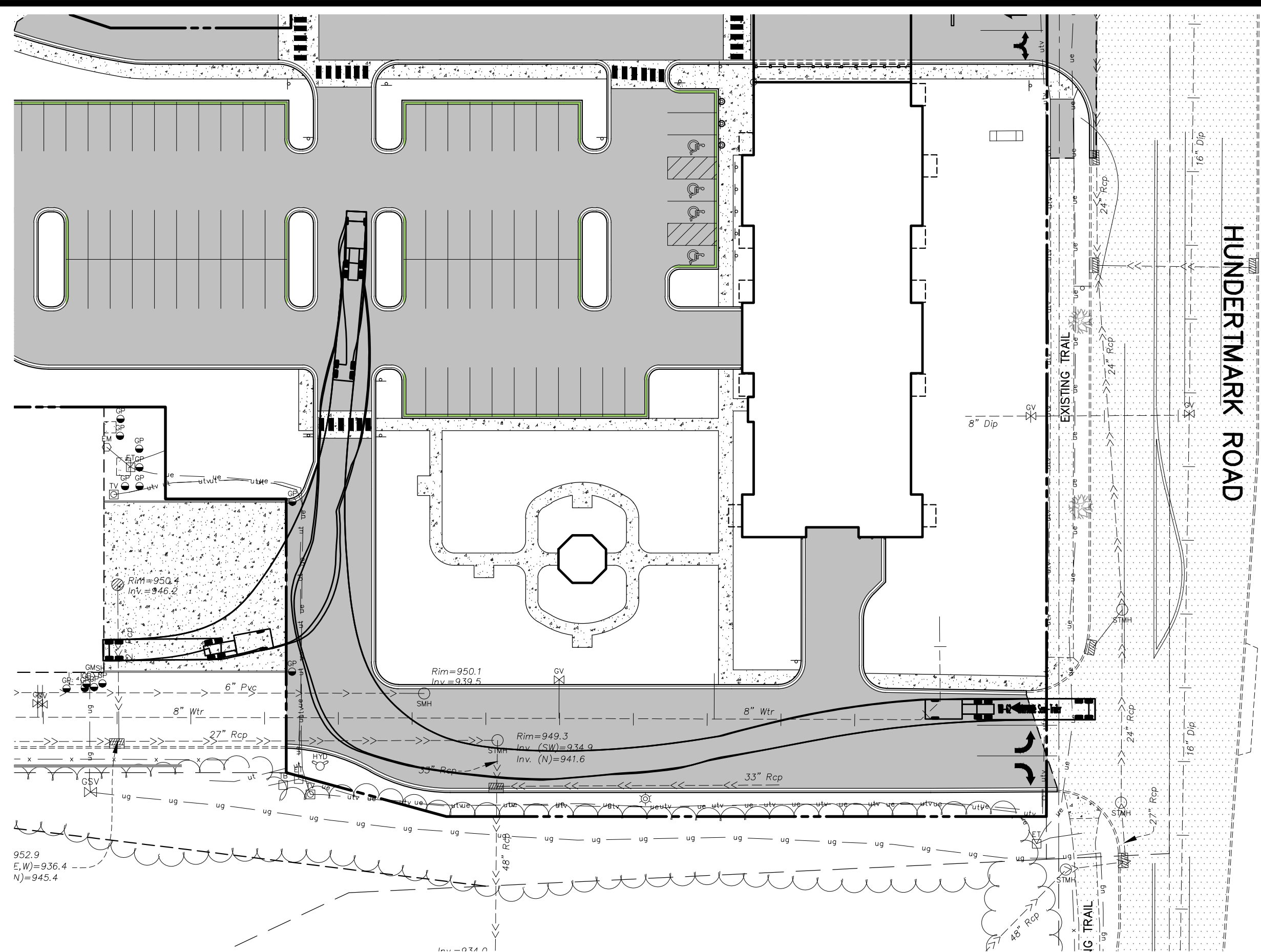
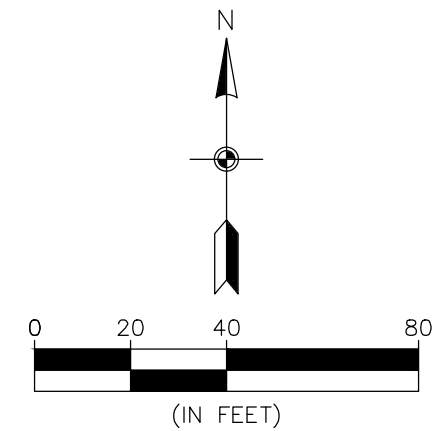
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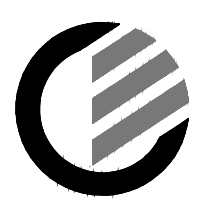
Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C4.1 of 8



WB-62 Interstate Semi-Trailer
Overall Length 83.000ft
Overall Width 8.500ft
Max Body Height 13.500ft
Min Body Ground Clearance 8.33ft
Max Tractor Width 8.500ft
Look-Ahead Time 28.40"
Max Steering Angle (Virtual)





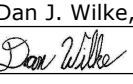
ENGINEERING
SURVEYING
ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

TURNING ANALYSIS
(LOADING DOCK)

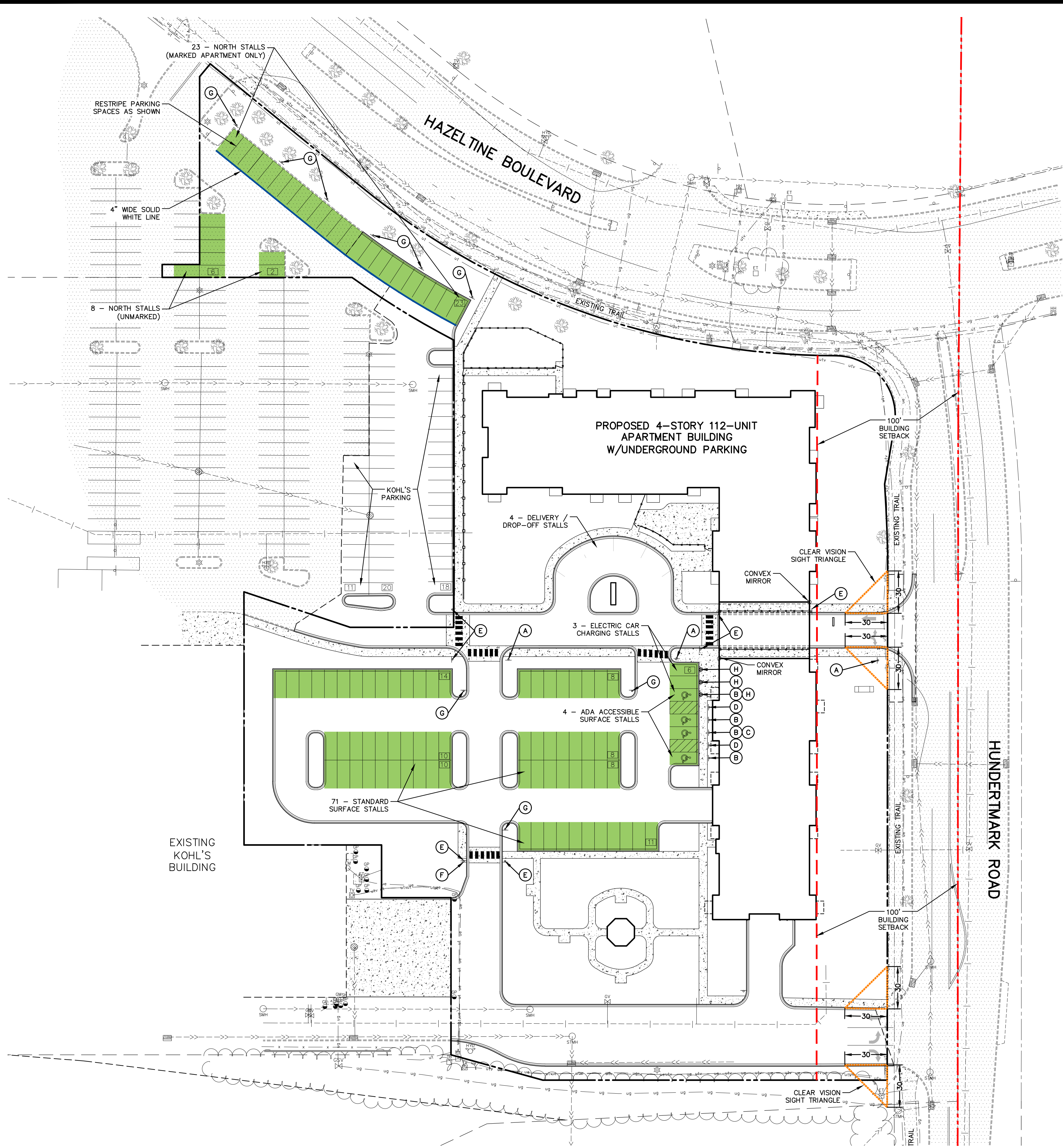
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Chaska, Minnesota

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Signature: 
Date: 07/05/22 License #: 53182

C4.2 of 8

Page 93 of 147



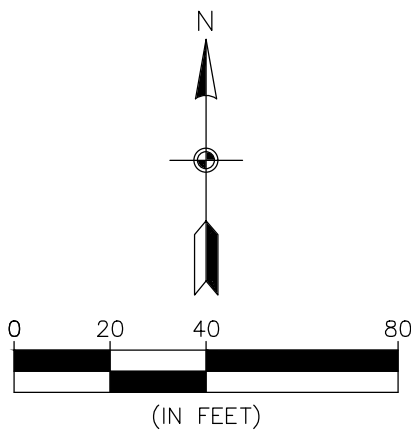
LEGEND	
EXISTING	PROPOSED
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OVERHEAD ELECTRIC	
MANHOLE	
HYDRANT	
GATE VALVE	
UTILITY POLE	
GUY WIRE	
ELECTRIC TRANSFORMER	
TELEPHONE BOX	
TELEVISION BOX	
HAND HOLE	
LIGHT POLE	
SIGN	
FENCE LINE	

PARKING SUMMARY

~APARTMENT~	
STANDARD SURFACE STALLS	71
NORTH STANDARD SURFACE STALLS	31
ADA ACCESSIBLE SURFACE STALLS	4
UNDERGROUND STALLS	131
TOTAL STALLS	237
~KOHL'S (IMPACTED BY CONSTRUCTION)~	
STANDARD SURFACE STALLS	49
(REMOVE AND REPLACE - NO NET CHANGE)	

SIGN SCHEDULE (PER MMUTCD)

- Ⓐ STOP SIGN: R1-1 (24"x 24")
- Ⓑ HANDICAP PARKING SIGN ON BOLLARD: R7-8m (12"x 18")
- Ⓒ HANDICAP VAN PARKING SIGN ON BOLLARD: R7-8b (12"x 6")
- Ⓓ NO PARKING SIGN ON BOLLARD: R8-3 (12"x 12")
- Ⓔ STOP FOR PED SIGN: R1-5b (24"x 24")
- Ⓕ NO TRUCKS SIGN: R5-2 (24"x 24")
- Ⓖ PARKING BY PERMIT ONLY SIGN (18"x 18")
- Ⓗ ELECTRIC VEHICLE PARKING ONLY SIGN (12"x 18")



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SITE PLAN EXHIBIT - 100' SETBACK, SIGNAGE & SIGHT LINE ANALYSIS

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

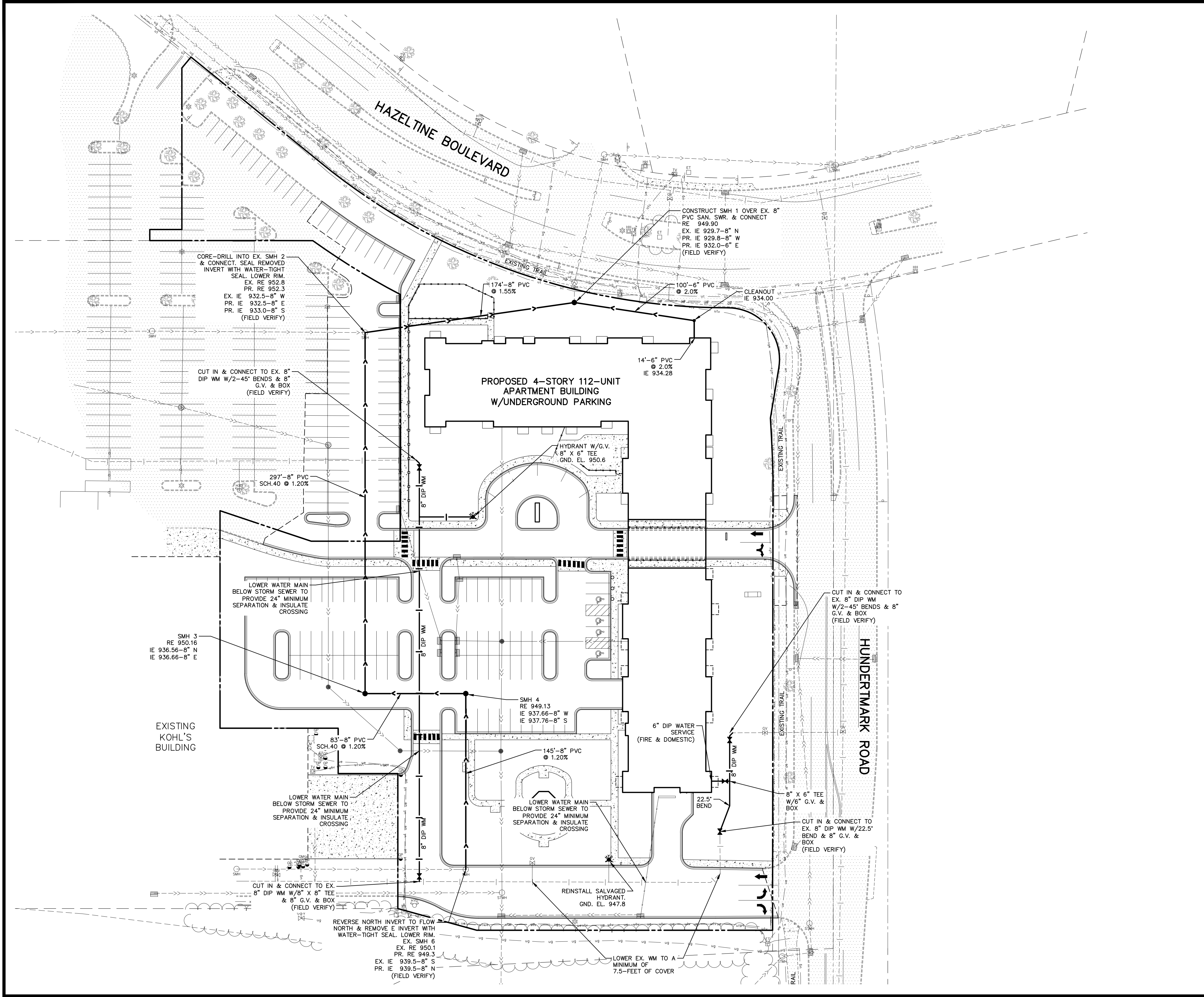
REVISIONS	
1. 07/20/22 Per City Comments	
2. 08/01/22 Per City Comments	
3. 09/06/22 Per City Comments	

DRAWN BY:	DJW
DESIGNED BY:	DJW
ISSUE DATE:	07/05/22

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

Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C4.3 of 8



LEGEND		
EXISTING		PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
CURB LINE	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
FENCE	---	---
GAS VALVE	---	---
HYDRANT	---	---
SANITARY MANHOLE	---	---
STORM MANHOLE	---	---
GUARD POST	---	---
LIGHT POLE	---	---
GATE VALVE	---	---
SIGN	---	---
TELEPHONE BOX	---	---
ELECTRIC TRANSFORMER	---	---
TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC METER	---	---
GAS METER	---	---

- UTILITY PLAN NOTES**
- SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF CHASKA STANDARD DETAIL SPECIFICATIONS & THE MINNESOTA PLUMBING CODE.
 - A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCE MAIN.
 - A MINIMUM OF 2.0 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
 - ALL WATER MAIN WORK & TESTING SHALL BE COORDINATED WITH CITY OF CHASKA PUBLIC WORKS DEPARTMENT.
 - CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED 0.17' ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
 - ALL WATER MAIN MUST HAVE CONDUCTIVITY TEST, HYDROSTATIC TEST AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.
 - SANITARY MANHOLE UMBRELLAS REQUIRED DURING CONSTRUCTION.

0 20 40 80
(IN FEET)

BENCHMARK

1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.

ELEVATION = 955.35 FT. (NAVD 88)

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ENGINEERING
SURVEYING
ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

UTILITY PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

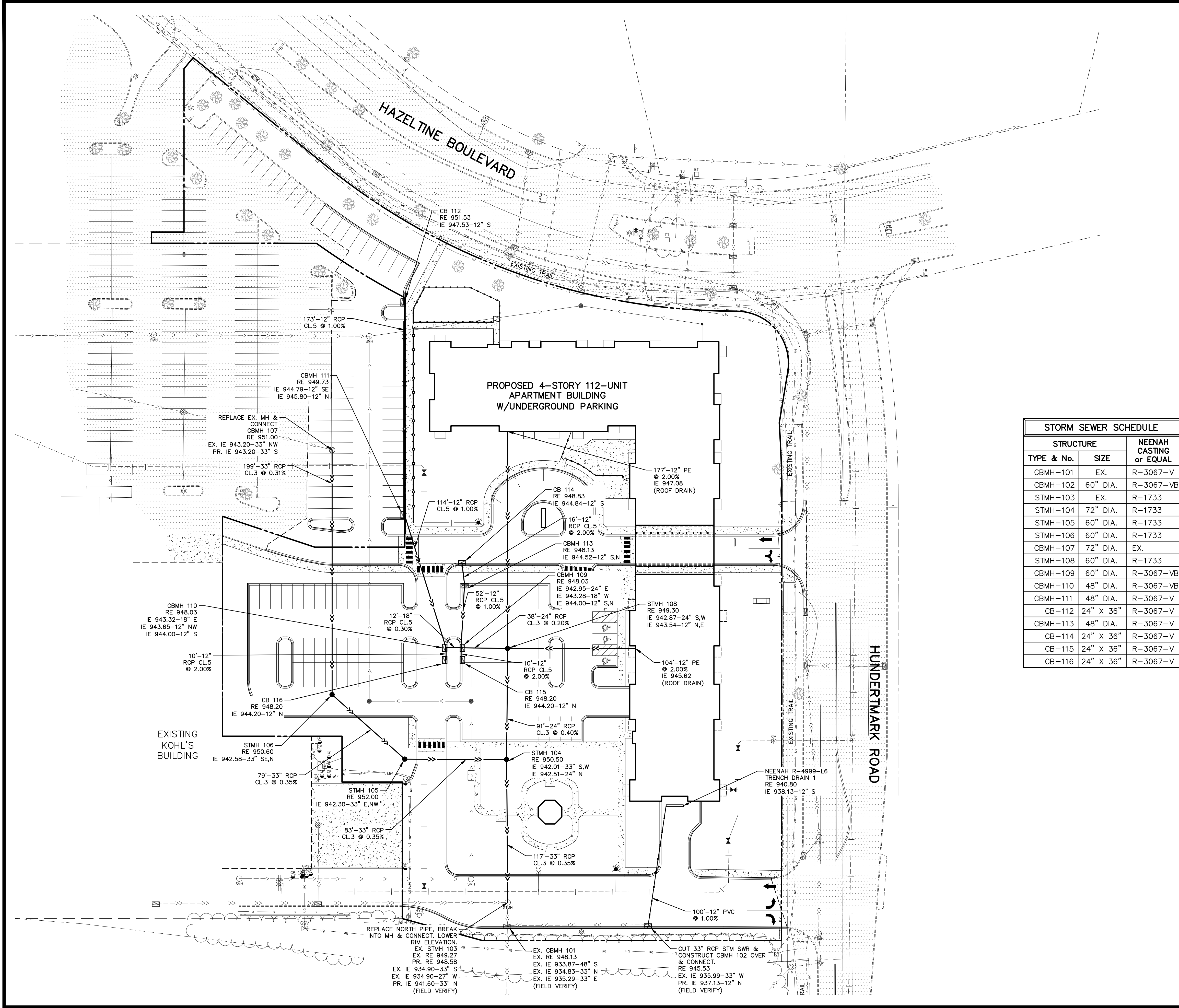
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C5 of 8



LEGEND		
EXISTING		PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
CURB LINE	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
FENCE	---	---
GAS VALVE	---	---
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STORM MANHOLE	---	---
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GATE VALVE	---	---
SIGN	---	---
TELEPHONE BOX	---	---
ELECTRIC TRANSFORMER	---	---
TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC METER	---	---
GAS METER	---	---

STORM SEWER SCHEDULE		
STRUCTURE	SIZE	NEENAH CASTING or EQUAL
TYPE & No.		
CBMH-101	EX.	R-3067-V
CBMH-102	60" DIA.	R-3067-VB
STMH-103	EX.	R-1733
STMH-104	72" DIA.	R-1733
STMH-105	60" DIA.	R-1733
STMH-106	60" DIA.	R-1733
CBMH-107	72" DIA.	EX.
STMH-108	60" DIA.	R-1733
CBMH-109	60" DIA.	R-3067-VB
CBMH-110	48" DIA.	R-3067-VB
CBMH-111	48" DIA.	R-3067-V
CB-112	24" X 36"	R-3067-V
CBMH-113	48" DIA.	R-3067-V
CB-114	24" X 36"	R-3067-V
CB-115	24" X 36"	R-3067-V
CB-116	24" X 36"	R-3067-V

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0 20 40 80
(IN FEET)

BENCHMARK

1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.

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UTILITY PLAN (STORM SEWER)

HAZELTIME APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
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REVISIONS

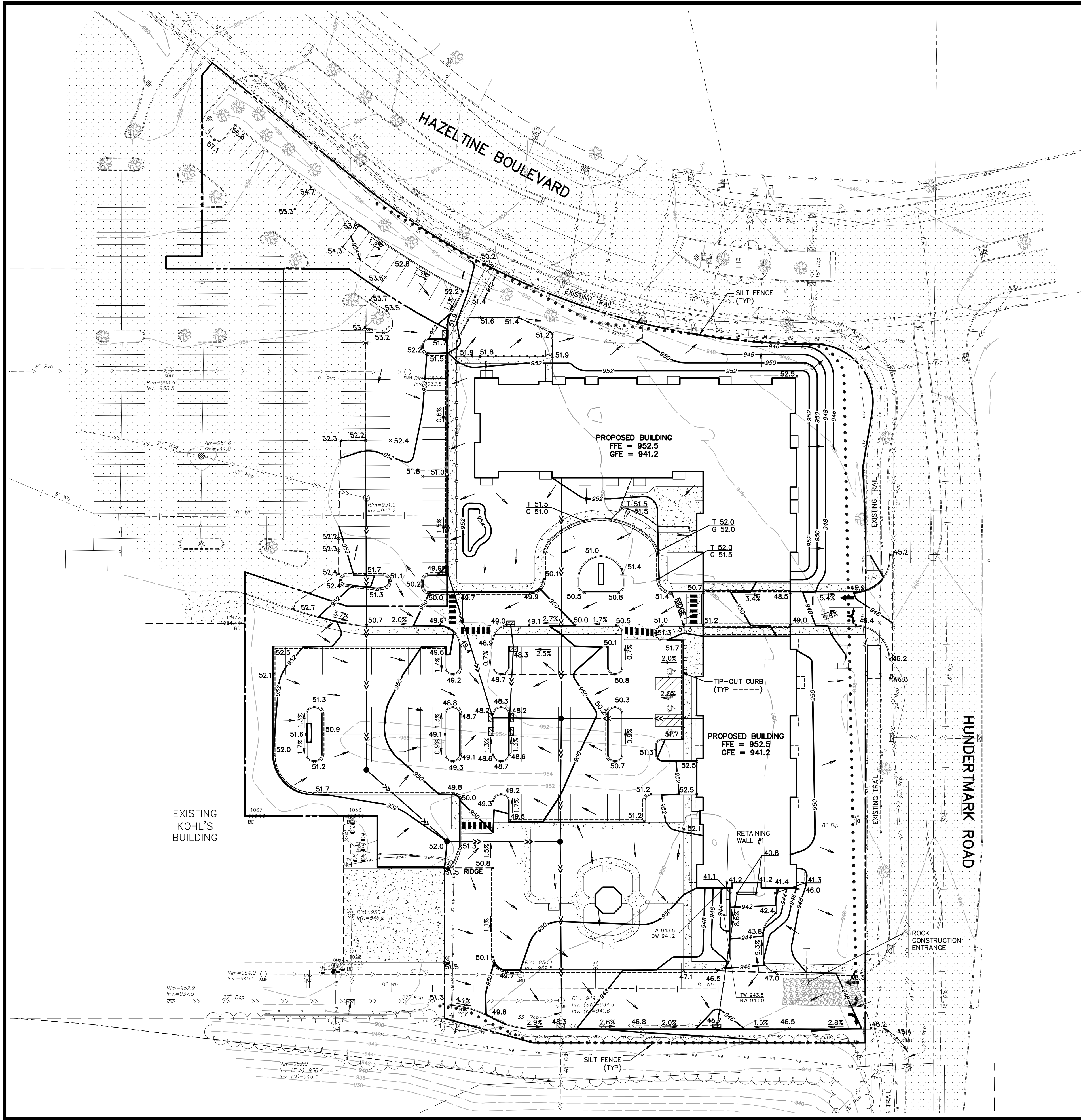
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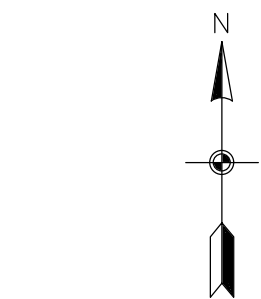
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
CURB LINE	---
SANITARY SEWER	---
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LIGHT POLE	---
GATE VALVE	---
SIGN	---
TELEPHONE BOX	---
ELECTRIC TRANSFORMER	---
TELEVISION BOX	---
HAND HOLE	---
ELECTRIC METER	---
GAS METER	---
10 FT. CONTOUR	---
2 FT. CONTOUR	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	---
TOP OF CURB ELEV.	---
GUTTER LINE ELEV.	---
SILT FENCE	---

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF CHASKA SPECIFICATIONS.
2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED, OR LANDSCAPED.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
5. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
6. UPON COMPLETION OF THE SITE GRADING, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE SHOWN.
7. ALL RETAINING WALLS 4 FEET AND HIGHER, OR SUPPORTING A SURCHARGE, REQUIRE A SEPARATE BUILDING PERMIT (STRUCTURAL ENGINEER (PE) REQUIRED).
8. ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.



BENCHMARK

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- ELEVATION = 955.35 FT. (NAVD 88)



GRADING, DRAINAGE, & EROSION CONTROL PLAN

HAZELTINE APARTMENTS

Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

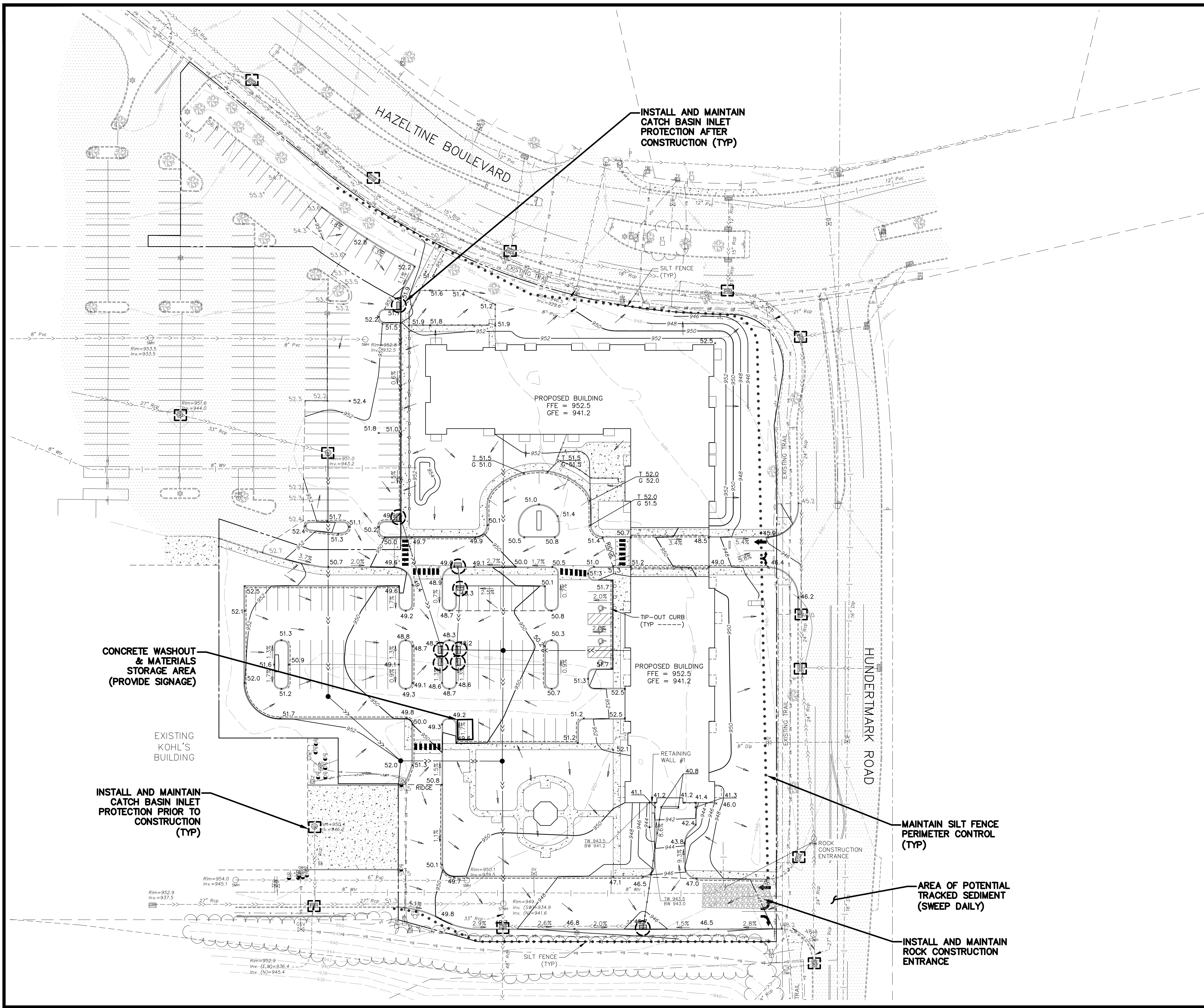
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Date: 07/05/22 License #: 53182

C6 of 8



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
CURB LINE	---
SANITARY SEWER	---
WATER MAIN	---
STORM SEWER	---
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2 FT. CONTOUR	---
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TOP OF CURB ELEV.	---
GUTTER LINE ELEV.	---
SILT FENCE	---

0 20 40 80
(IN FEET)

BENCHMARK
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STORMWATER POLLUTION PREVENTION PLAN
HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS
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Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 **License #:** 53182

C7 of 8

GENERAL INFORMATION
MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION
PROJECT NAME: HAZELTINE APARTMENTS
PROJECT LOCATION: CHASKA, CARVER COUNTY, MINNESOTA
PROJECT OWNER: TRIDENT DEVELOPMENT, LLC.

SWPPP APPLICABILITY
THIS SWPPP IS FOR THE HAZELTINE APARTMENTS.

RESPONSIBLE PARTIES
THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SWPPP DESIGN: AARON BRISKI, PE

TRAINING DOCUMENTATION: DESIGN OF CONSTRUCTION SWPPP, U OF M, 3/3/23

SITE MANAGER:

TRAINING DOCUMENTATION:

INSPECTION REPRESENTATIVE:

TRAINING DOCUMENTATION:

EXISTING SITE CONDITIONS
THE SITE IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF HAZELTINE BOULEVARD AND HUNDERTMARK ROAD IN CHASKA, CARVER COUNTY, MINNESOTA. THE SITE IS A PART OF THE HAZELTINE PLAZA DEVELOPMENT, WHICH LAST RECEIVED MAJOR IMPROVEMENTS IN 2008. THE DEVELOPMENT INCLUDES MULTIPLE COMMERCIAL PROPERTIES, THE LARGEST OF WHICH IS A KOHL'S DEPARTMENT STORE LOCATED JUST WEST OF THE PROPOSED APARTMENT LOCATION. THE SITE IS BOUNDED ON THE NORTH BY HAZELTINE BOULEVARD, ON THE WEST BY N CHESTNUT STREET, ON THE SOUTH BY ANOTHER COMMERCIAL DEVELOPMENT, AND ON THE EAST BY HUNDERTMARK ROAD. THE PROPOSED APARTMENT LOCATION IS CURRENTLY MADE UP OF PARKING, DRIVE LANES, AND GREEN SPACE. ORIGINAL DEVELOPMENT PLANS FOR THE PROPOSED APARTMENT LOCATION INCLUDED 3 BUILDINGS ATTACHED TO THE EAST SIDE OF THE KOHL'S BUILDING, HOWEVER THOSE BUILDINGS WERE NEVER CONSTRUCTED.

THE PROPOSED SITE BOUNDARY CONSISTS OF 4.746 ACRES. THE EXISTING SITE CURRENTLY HAS APPROXIMATELY 2.592 ACRES OF IMPERVIOUS SURFACE ONSITE. THE EXISTING STORMWATER MANAGEMENT SYSTEM WAS DESIGNED ASSUMING THAT THE PROPOSED SITE BOUNDARY WOULD CONTAIN 4.070-ACRES OF IMPERVIOUS SURFACE.

THE SITE HAS A GENERALLY FLAT TOPOGRAPHY GENERALLY SLOPING TO THE SOUTH AND EAST, WITH SLOPES GENERALLY RANGING FROM 0.5% TO 10% OVER THE DEVELOPED AREA. ELEVATIONS AT THE SITE RANGE FROM 871 IN THE SOUTHEAST CORNER OF THE SITE, DOWN TO ABOUT 946 IN THE NORTHEAST CORNER OF THE SITE. STORMWATER FROM THE SITE DRAINS OVERLAND OR TO STORM SEWER TO THE SOUTH TO THE EXISTING REGIONAL STORMWATER POND CONSTRUCTED FOR THE DEVELOPMENT. THE POND OUTLETS TO A WETLAND WEST OF THE POND, WHICH OUTLETS TO A FILTRATION BASIN BUILT FOR THE DEVELOPMENT. THE FILTRATION BASIN OUTLETS TO A WETLAND LOCATED JUST SOUTH OF THE REGIONAL PONDING AREA.

PROPOSED SITE CONDITIONS
TRIDENT PLANS ON DEVELOPING THE SITE INTO A 4-STORY, 112-UNIT, APARTMENT BUILDING AND ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 4.6 ACRES WILL BE DISTURBED. AFTER THE SITE IS CONSTRUCTED, THE SITE WILL CONTAIN APPROXIMATELY 2.896 ACRES OF IMPERVIOUS SURFACE, WHICH IS A NET DECREASE IN IMPERVIOUS SURFACE OF APPROXIMATELY 1.174 ACRES, FROM THE ORIGINAL DESIGN FOR THE SITE.

STORMWATER FROM THE SITE WILL BE COLLECTED IN STORM SEWER AND ROUTED TO THE EXISTING REGIONAL STORMWATER POND, AS IT DOES IN EXISTING CONDITIONS.

SOIL INFORMATION
ACCORDING TO THE NRCS WEB SOIL SURVEY, THE ONSITE SOILS CONSIST PRIMARILY OF LOAM AND THE LESTER-KILKENNY COMPLEX. THESE SOILS ARE GENERALLY CLASSIFIED BY THE NRCS AS HYDROLOGIC SOIL GROUP "C".

WETLAND CONSIDERATIONS
THE REGIONAL PONDING AREA IS INDICATED AS A WETLAND BY THE USFWS WETLANDS MAPPER, HOWEVER THESE WETLANDS ARE MAN-MADE AND WILL NOT RECEIVE ANY ADDITIONAL RUNOFF THAN WAS ORIGINALLY PLANNED FOR THE DEVELOPMENT.

STORMWATER RECEIVING WATERS
ALL STORMWATER FROM THE APARTMENT SITE DRAINS TO STORM SEWER BEFORE DISCHARGING TO THE REGIONAL PONDING AREA SOUTH OF THE SITE, AND ULTIMATELY TO UPPER GRACE LAKE.

SPECIAL/IMPAIRED WATER CONSIDERATIONS
HAZELTINE LAKE IS AN IMPAIRED WATER AND IS LOCATED APPROXIMATELY 0.25 MILES NORTHEAST OF THE SITE. UPPER GRACE LAKE, GRACE LAKE, AND MCKNIGHT LAKE ARE IMPAIRED WATERS AND ARE LOCATED APPROXIMATELY 0.15 MILES WEST OF THE SITE. ADDITIONAL BMP'S INCLUDE: IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES, AND TEMPORARY SEDIMENTATION BASINS FOR COMMON DRAINAGE AREAS OF FIVE (5) ACRES OR MORE.

STORMWATER MANAGEMENT PLAN
THE MPCA REQUIRES SITES TO PROVIDE A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM NEWLY CREATED IMPERVIOUS SURFACES. THE CITY OF CHASKA REQUIRES THAT SITES REDUCE TP AND TSS RATES FROM EXISTING. SINCE THE PROPOSED SITE REDUCES IMPERVIOUS SURFACE AREA FROM WHAT THE EXISTING STORMWATER SYSTEM WAS ORIGINALLY DESIGNED FOR, WATER QUALITY REQUIREMENTS DO NOT APPLY.

THE EXISTING REGIONAL STORMWATER POND, WETLAND, AND FILTRATION BASIN WILL CONTINUE TO PROVIDE WATER QUALITY TREATMENT FOR THE SITE.

PRIOR TO START OF CONSTRUCTION
THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

- SILT FENCE**
SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
- ROCK CONSTRUCTION ENTRANCE**
ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
- CATCH BASINS**
ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
- TEMPORARY SEDIMENTATION BASIN**
WHERE FIVE (5) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. THE TEMPORARY (OR PERMANENT) BASINS MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE THAT IS UPGRADIENT OF THE AREA AND CONTRIBUTES RUNOFF TO THE BASIN. WHERE THE TEMPORARY SEDIMENT BASIN IS NOT ATTAINABLE DUE TO SITE LIMITATIONS, EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR THOSE SIDE SLOPE BOUNDARIES DEEMED APPROPRIATE AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS ATTAINABLE, THE PERMITTEE(S) MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE AND AVAILABLE AREA ON SITE. THE BASIN MUST BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF PART III.C. OF THE MPCA CONSTRUCTION STORMWATER PERMIT.

DURING CONSTRUCTION
THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

- PHASED GRADING**
TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.

- TRACKED SEDIMENT**
ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT, IF ROCK CONSTRUCTION ENTRANCE IS NOT ADEQUATE TO PREVENT TRACKING, ADDITIONAL BMP'S WILL BE REQUIRED TO PREVENT TRACKING.
- STOCKPILES**
STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND POLY COVERING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
- TOPSOIL**
UPON GRADING COMPLETION, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.
- DECOMPACTION**
SOIL COMPACTION FOR ALL NON-STRUCTURAL LANDSCAPED AREAS (INCLUDING LANDSCAPING ISLANDS) MUST NOT EXCEED 80% OF STANDARD PROCTOR DENSITY OR 200 PSI FOR A MINIMUM OF THE TOP 18 INCHES OF SOIL. COMPACTION SAMPLES ARE TO BE TAKEN AFTER FINAL GRADING OF THE SITE IS COMPLETE. COMPACTION SAMPLES ARE TO BE SUBMITTED AND APPROVED BY THE CITY OF SHAKOPEE'S BUILDING DEPARTMENT BEFORE INSTALLATION OF LANDSCAPING BEGINS. SAMPLES SHALL BE RANDOMLY TAKEN WITH EVEN COVERAGE OF ALL LANDSCAPED AREAS. SUBMIT SAMPLE RESULTS TO THE SHAKOPEE BUILDING DEPARTMENT - NBUSKA@SHAKOPEEMN.GOV. SOILS NOT MEETING THIS REQUIREMENT ARE REQUIRED TO BE SUBSOILED TO RELIEVE COMPACTION.
- RESTORATION**
ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 7 DAYS.
- SLOPES**
IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
- DRAINAGE DITCHES**
THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
- PIPE OUTLETS**
PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
- CATCH BASINS**
ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
- DUST**
CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
- DEWATERING**
DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LOADED DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMP'S SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
- CONSTRUCTION MATERIALS AND DEBRIS**
CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
- CHEMICALS**
CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
- SPILLS AND CONTAMINATION**
IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800-422-0798.
- CONCRETE WASHOUT AREA**
CONCRETE WASHOUT IS PROHIBITED ONSITE.

POST CONSTRUCTION
WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

- ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE DECOMPACTED AND STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
- SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.
- WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

NOTICE OF TERMINATION
THE PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

INSPECTIONS & RECORD KEEPING
THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATION COVER IS ESTABLISHED. THE PERMITTEE SHALL MAINTAIN A LOG OF THESE ACTIVITIES, WHICH MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.

DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

- RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
- RECORD RAINFALL AMOUNT SINCE MOST RECENT INSPECTION.
- INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
- INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
 - INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
 - INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION
 - INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
 - INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
- INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.
- INSPECT STABILIZED AREAS FOR EROSION.
- RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.

- RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
- RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

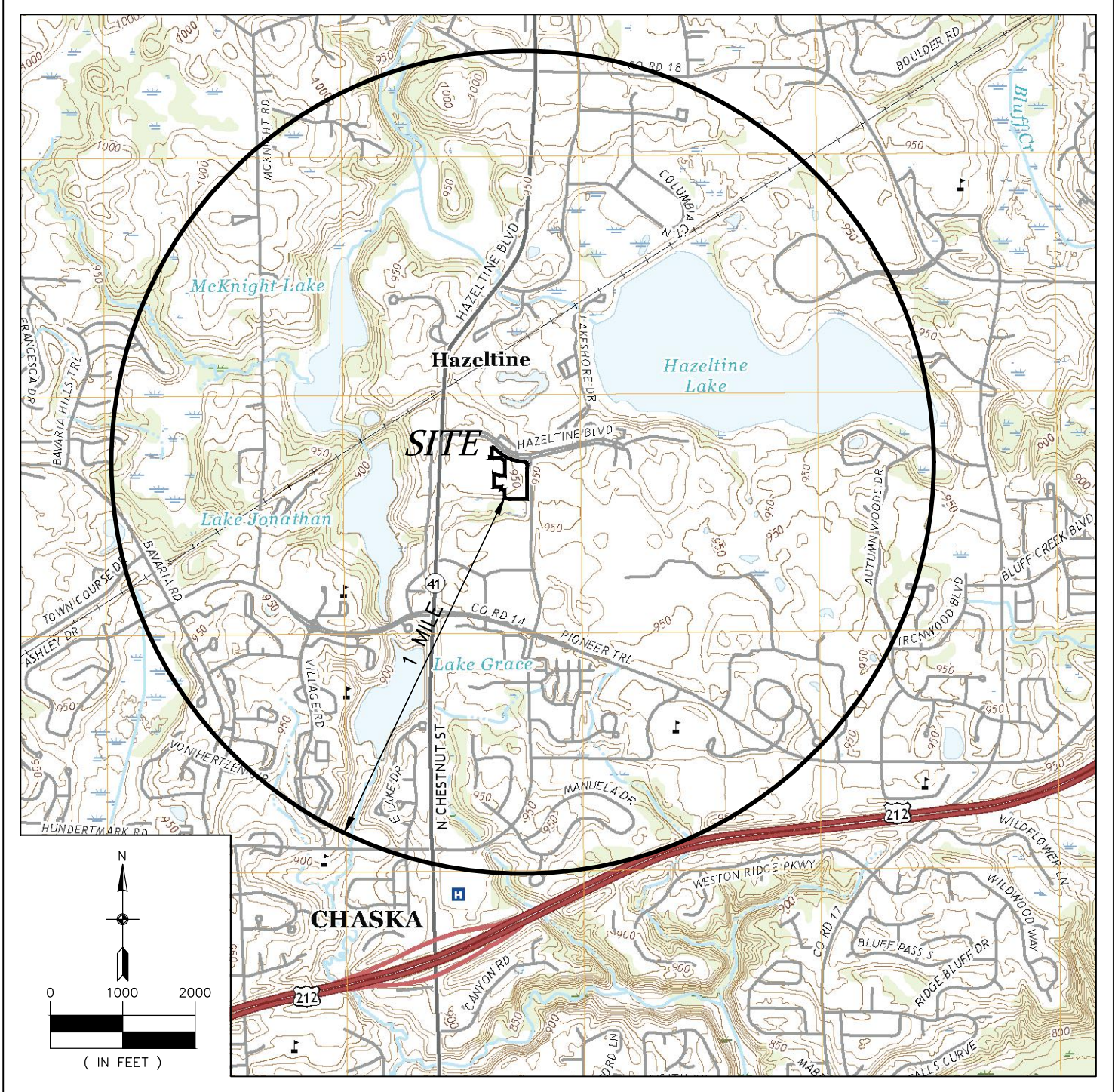
MAINTENANCE
THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

- ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
- SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
- CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
- FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
- IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITTEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
- PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

QUANTITIES
THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE/BIO-ROLLS	L.F.	1,150
INLET PROTECTION	EA.	23
TURF ESTABLISHMENT	AC.	1.7

SITE LOCATION MAP



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STORMWATER POLLUTION
PREVENTION PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS

1. 07/20/22 Per City Comments

2. 08/01/22 Per City Comments

3. 09/06/22 Per City Comments

DRAWN BY: DJW

DESIGNED BY: DJW

ISSUE DATE: 07/05/22

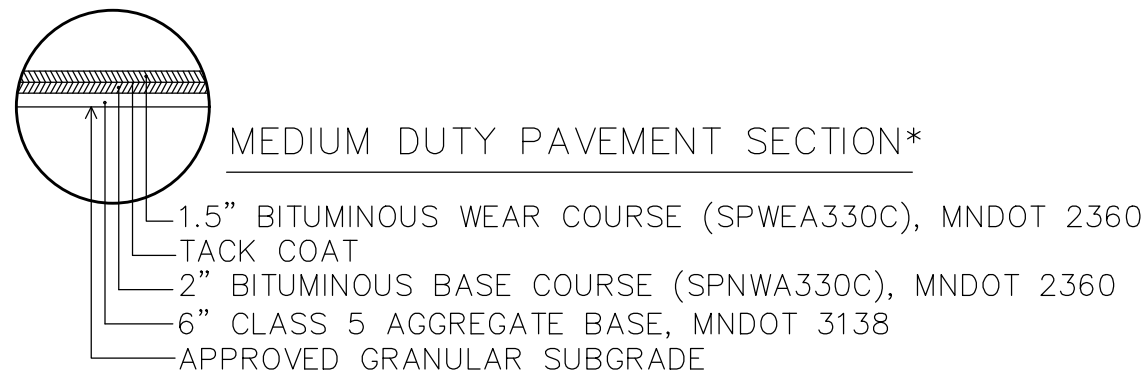
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that: I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Dan J. Wilke, P.E.

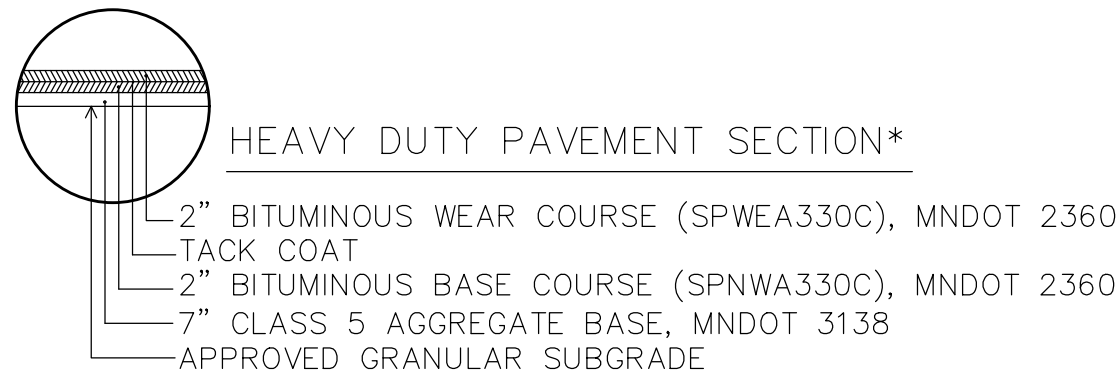
Signature: Dan Wilke

Date: 07/05/22 License #: 53182

C7.1 of 8

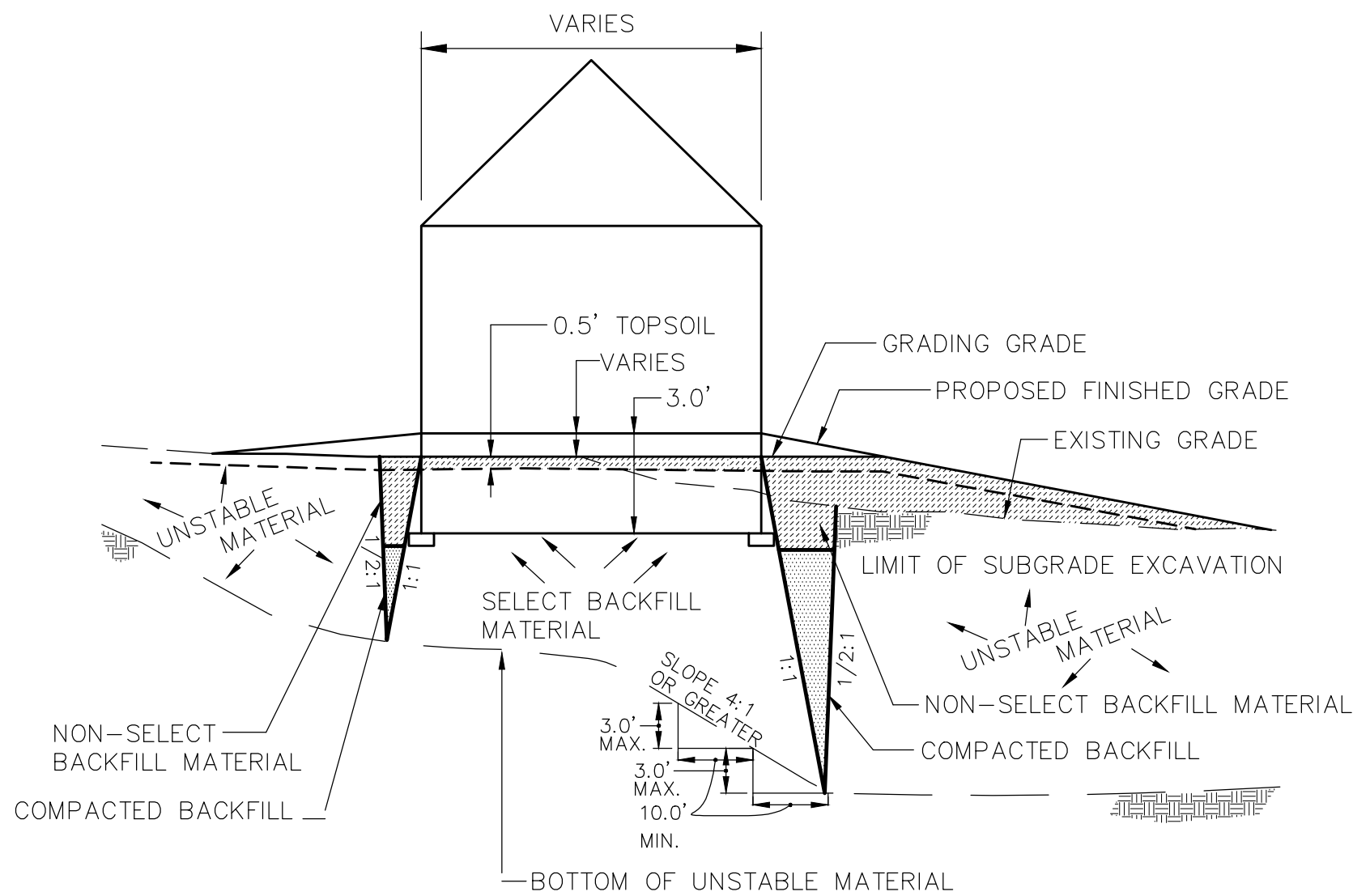


*MEDIUM DUTY PAVEMENT SECTION SHALL BE USED FOR ALL PARKING AREAS ONSITE.

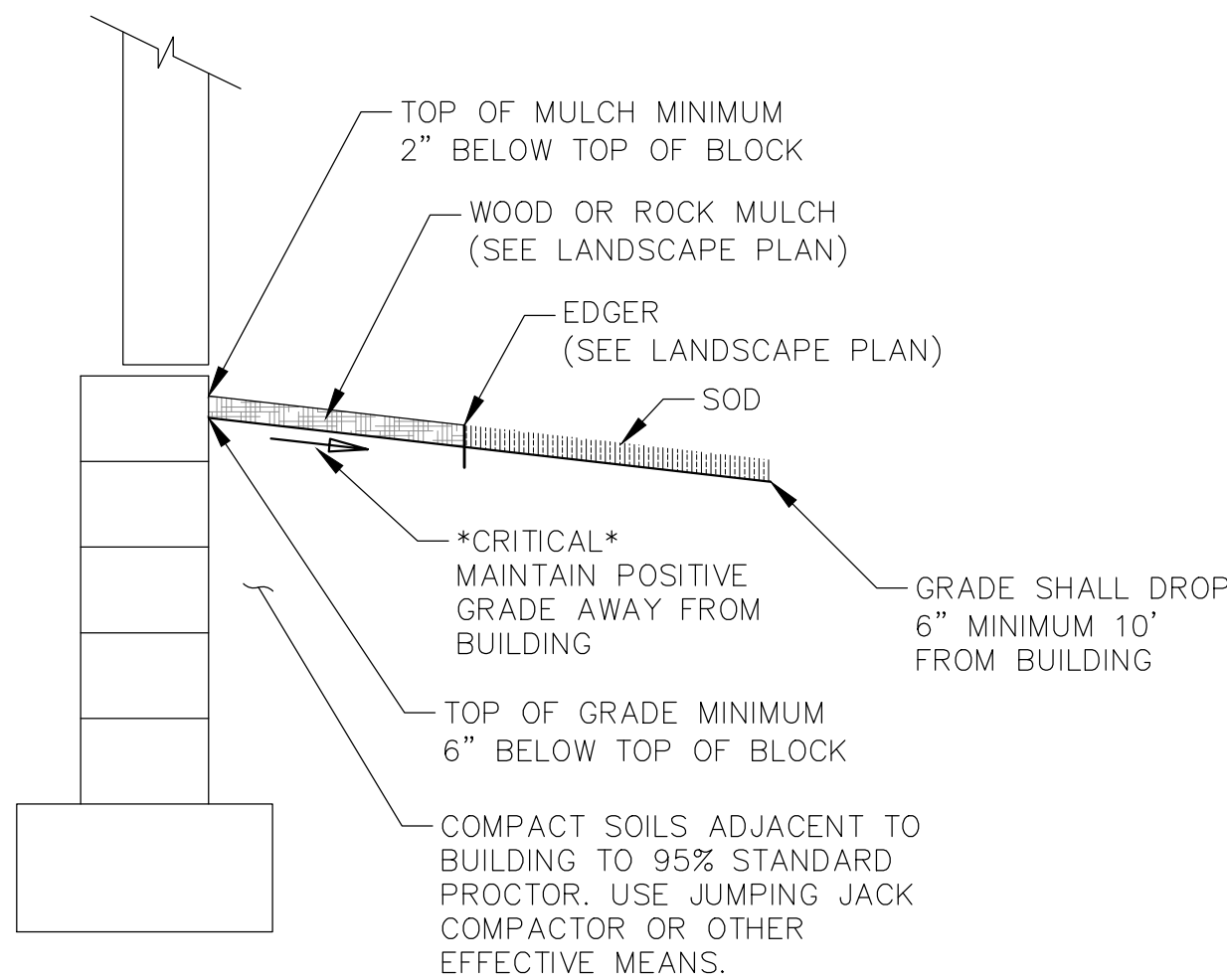


*HEAVY DUTY PAVEMENT SECTION SHALL BE USED FOR ALL DRIVE LANES ONSITE.

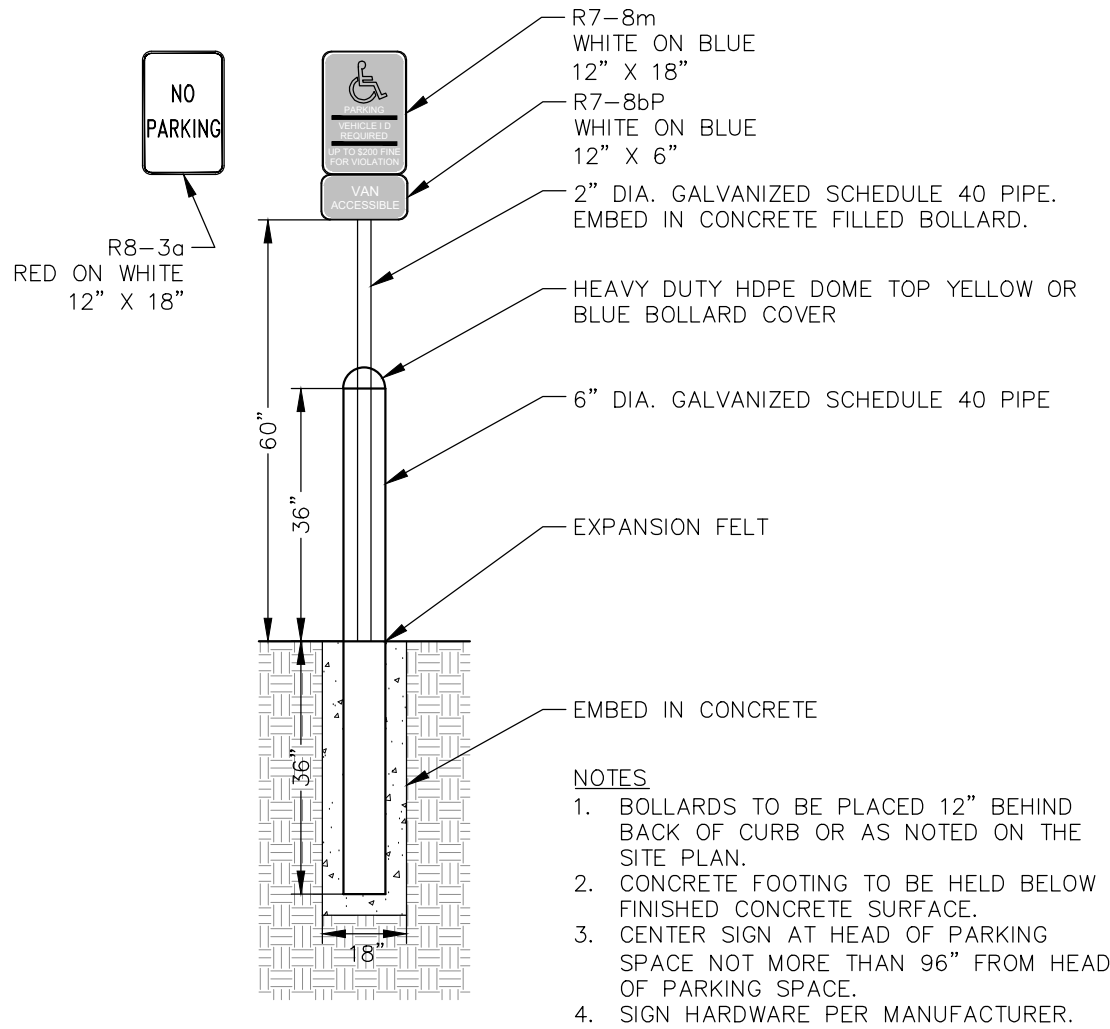
1 PAVEMENT SECTIONS
CB NO SCALE



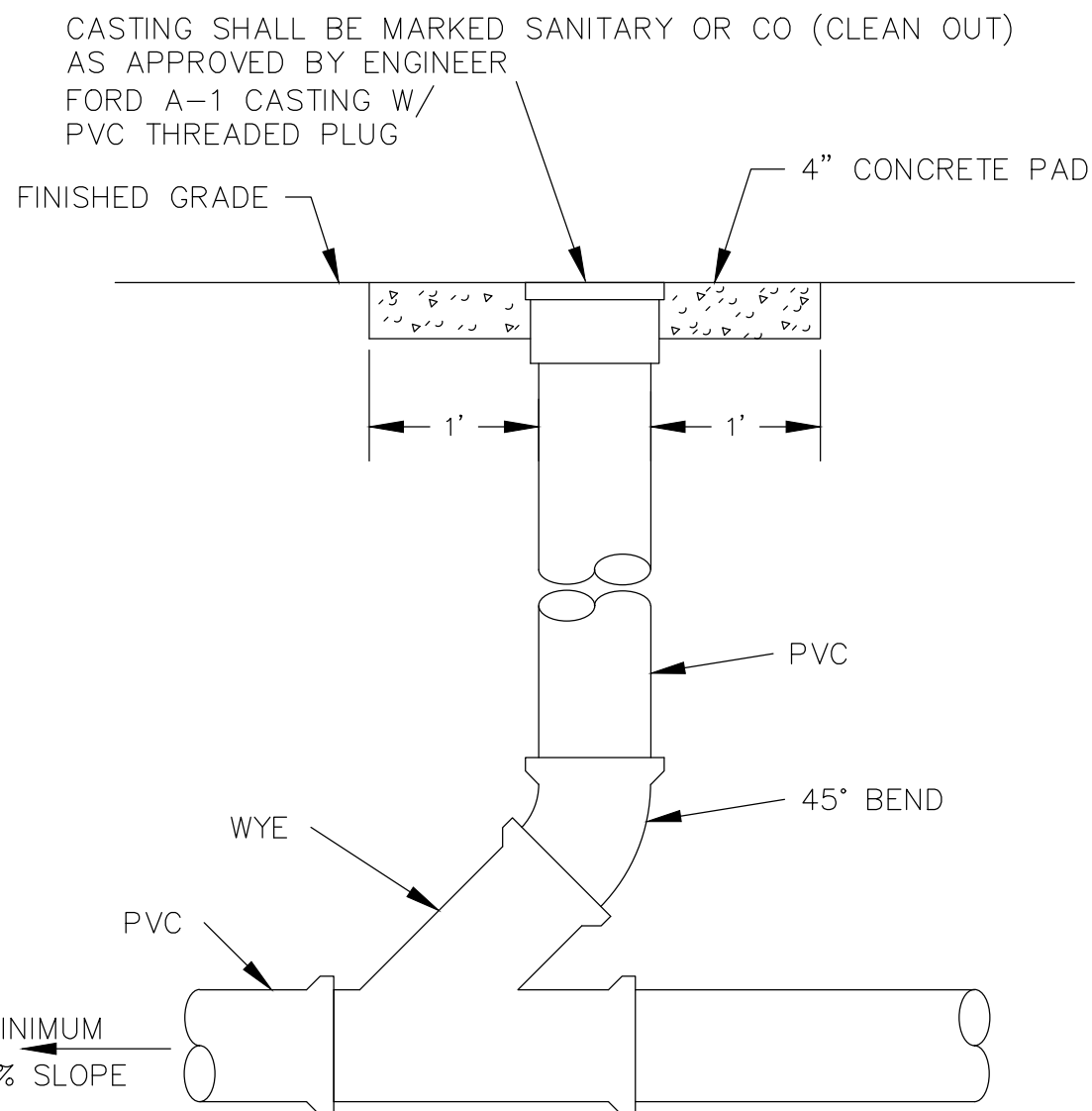
2 SUBGRADE CORRECTION
CB NO SCALE



3 TYPICAL GRADING AT BUILDING
CB NO SCALE



4 SIGN ON BOLLARD
CB NO SCALE



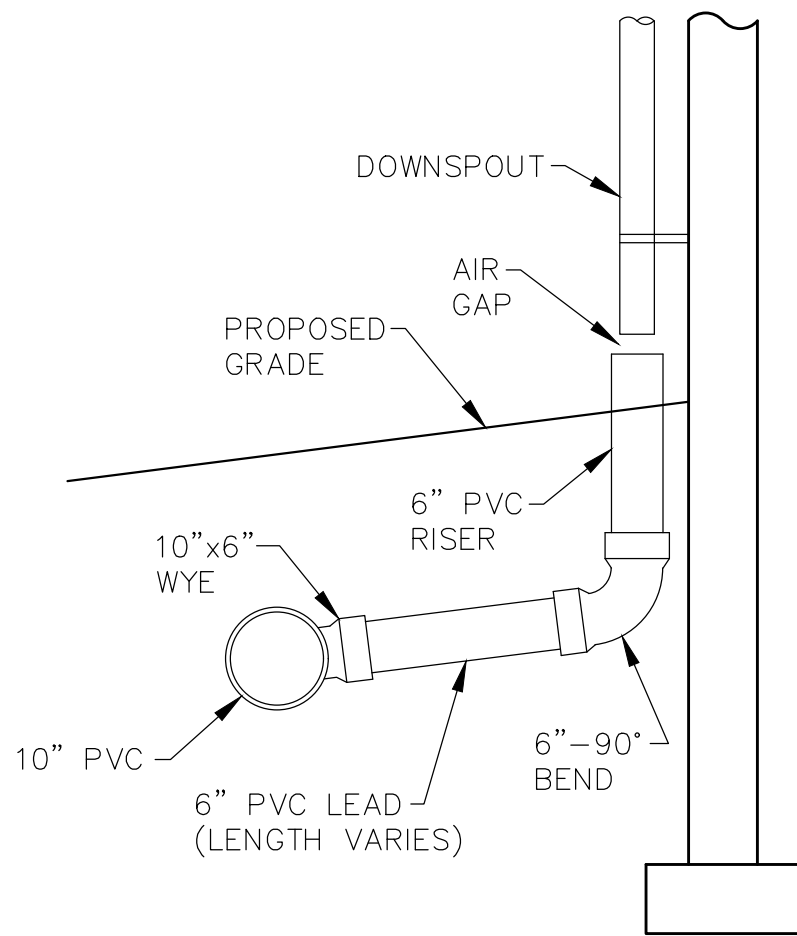
NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
- ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

5 STORM SEWER CLEAN OUT
CB NO SCALE

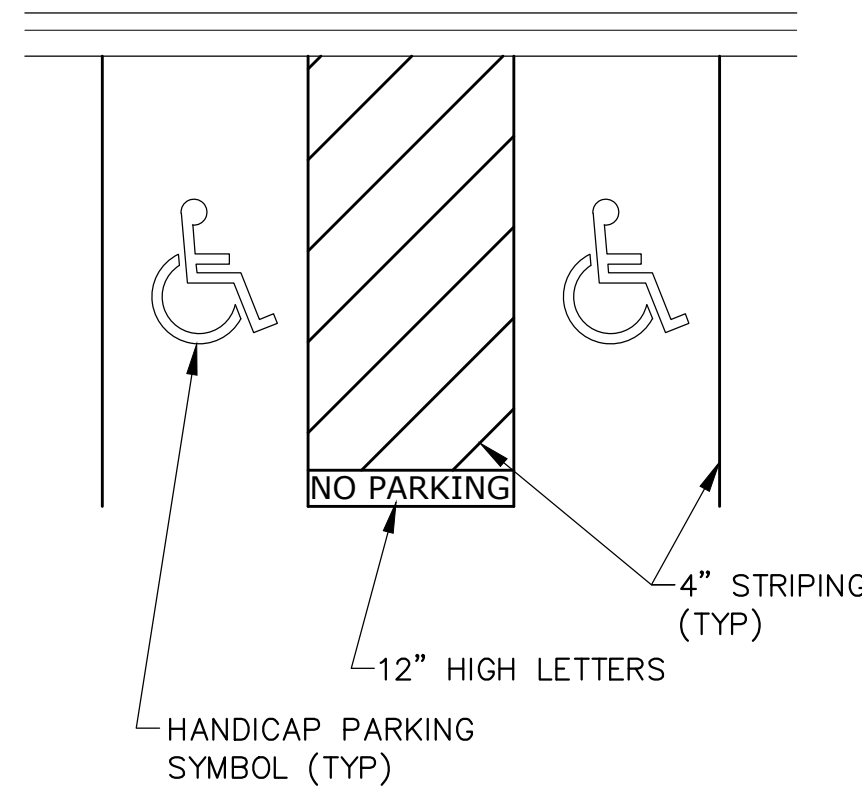
- TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
- TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
- SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
- DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER
- MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
- FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.

NOVEMBER 1ST.

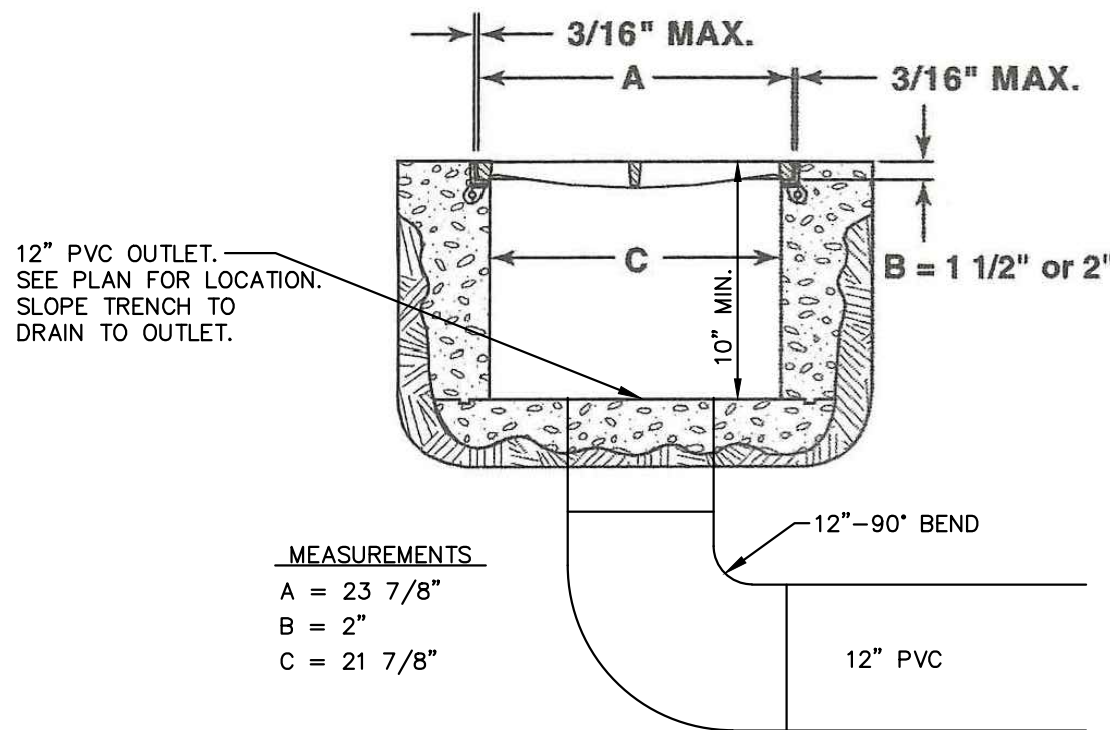
6 TURF ESTABLISHMENT
CB NO SCALE



7 DOWNSPOUT CONNECTION
CB NO SCALE



8 HANDICAP PARKING STALL STRIPING
CB NO SCALE



9 R-4999-L6 DETAIL (PER MANUFACTURER'S SPEC.)
CB NO SCALE

DETAILS

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

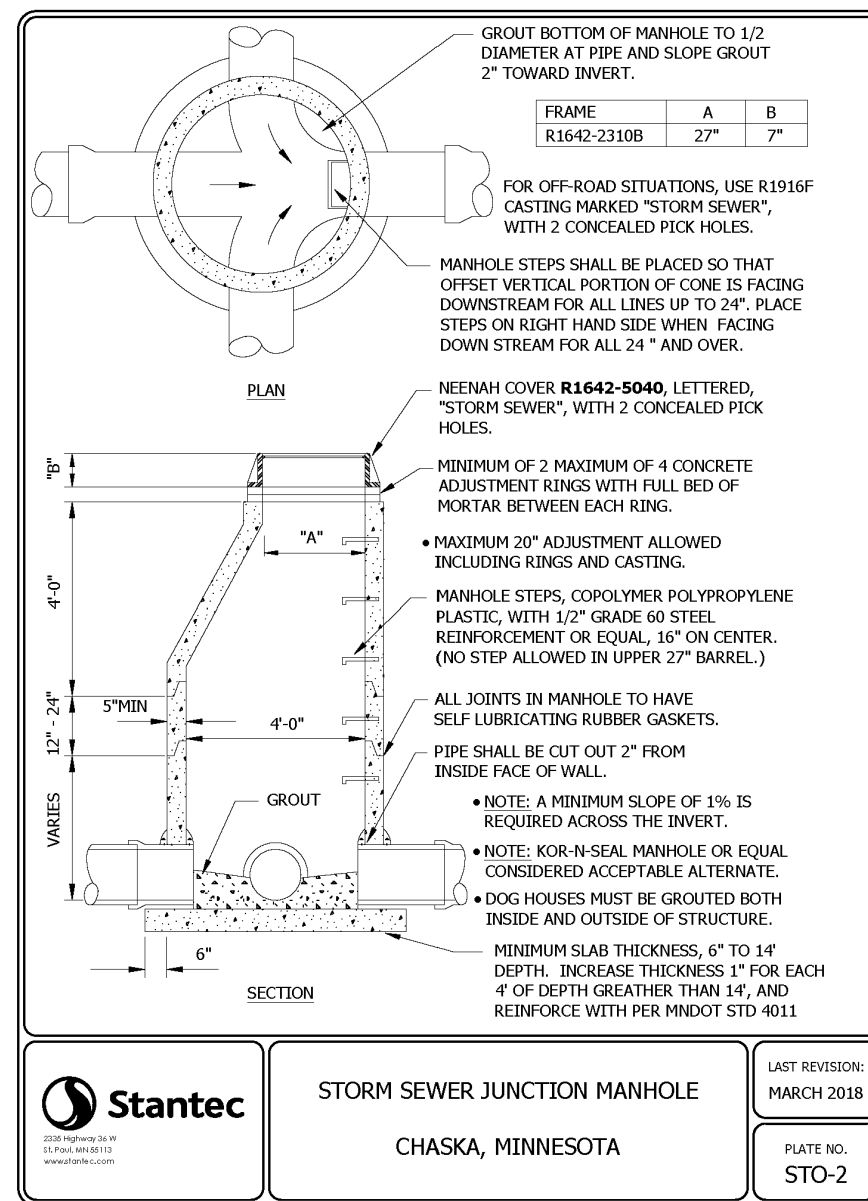
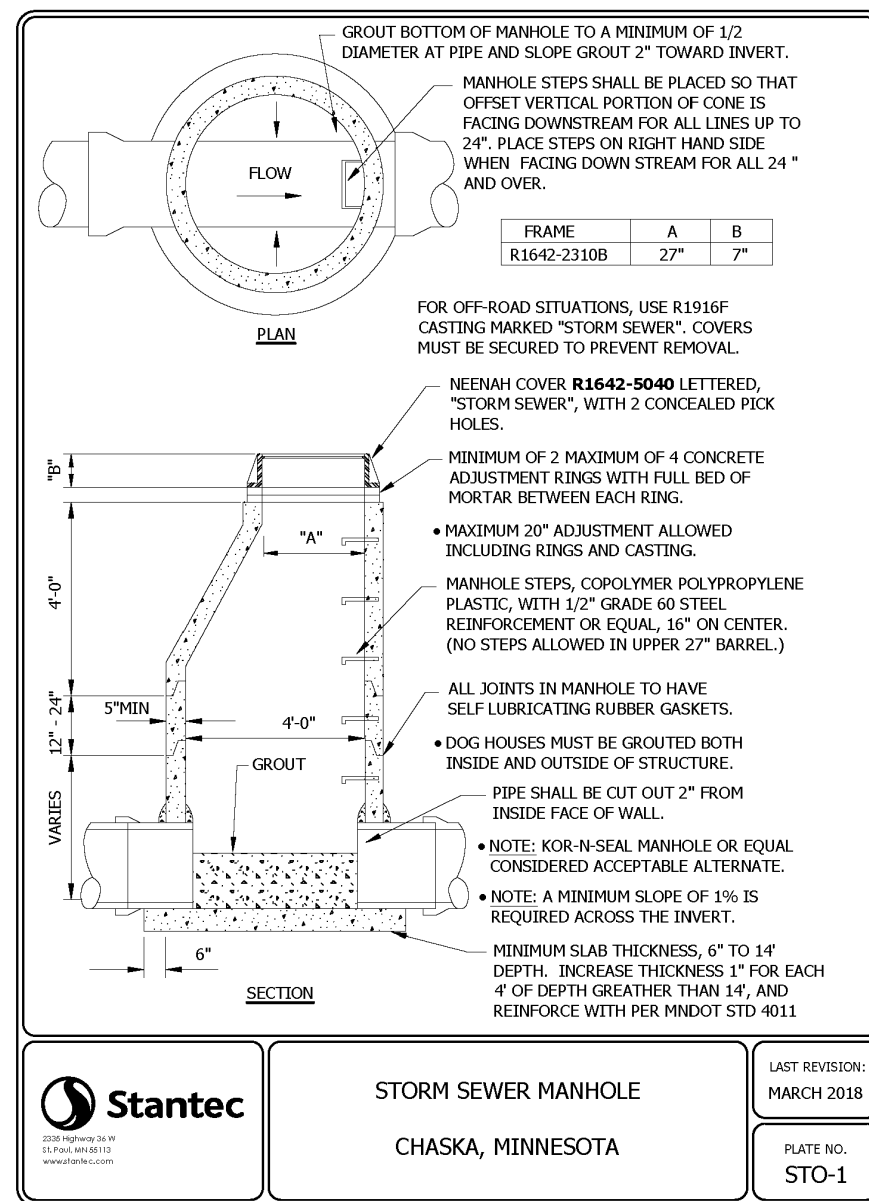
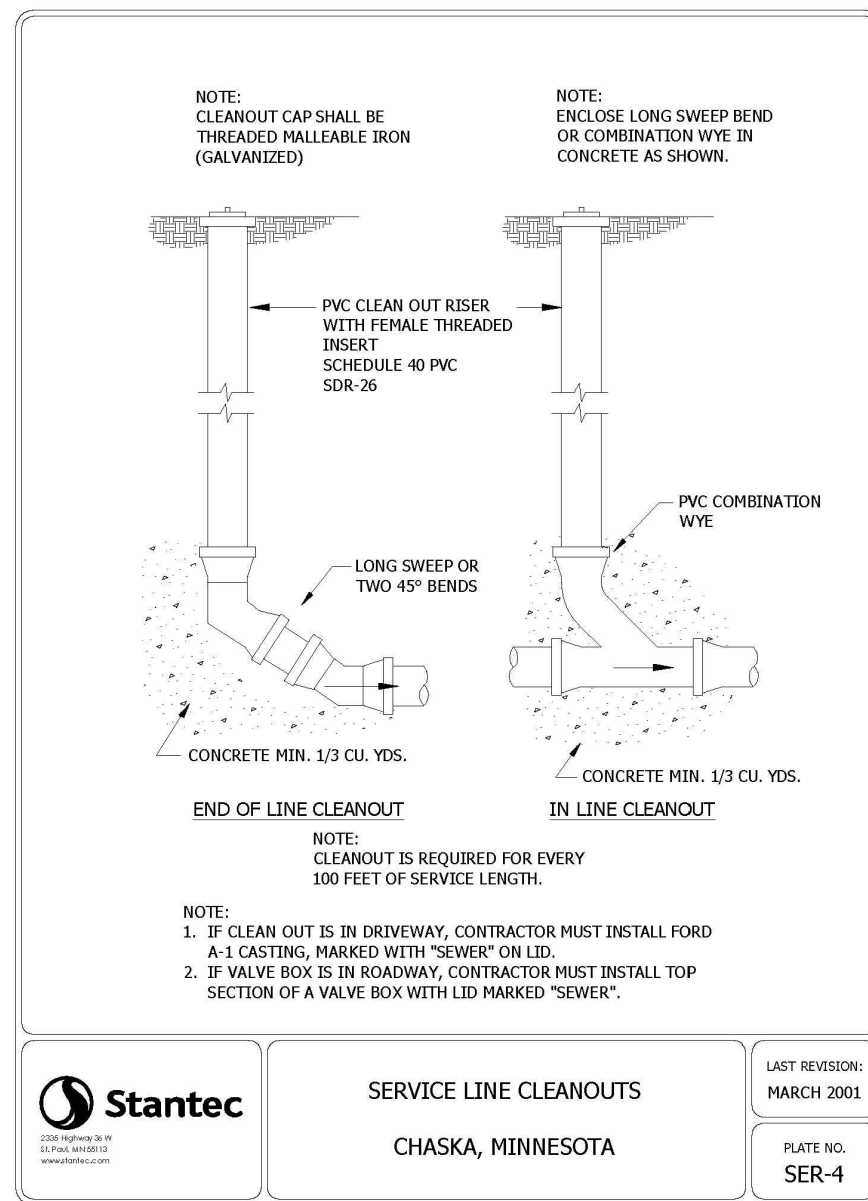
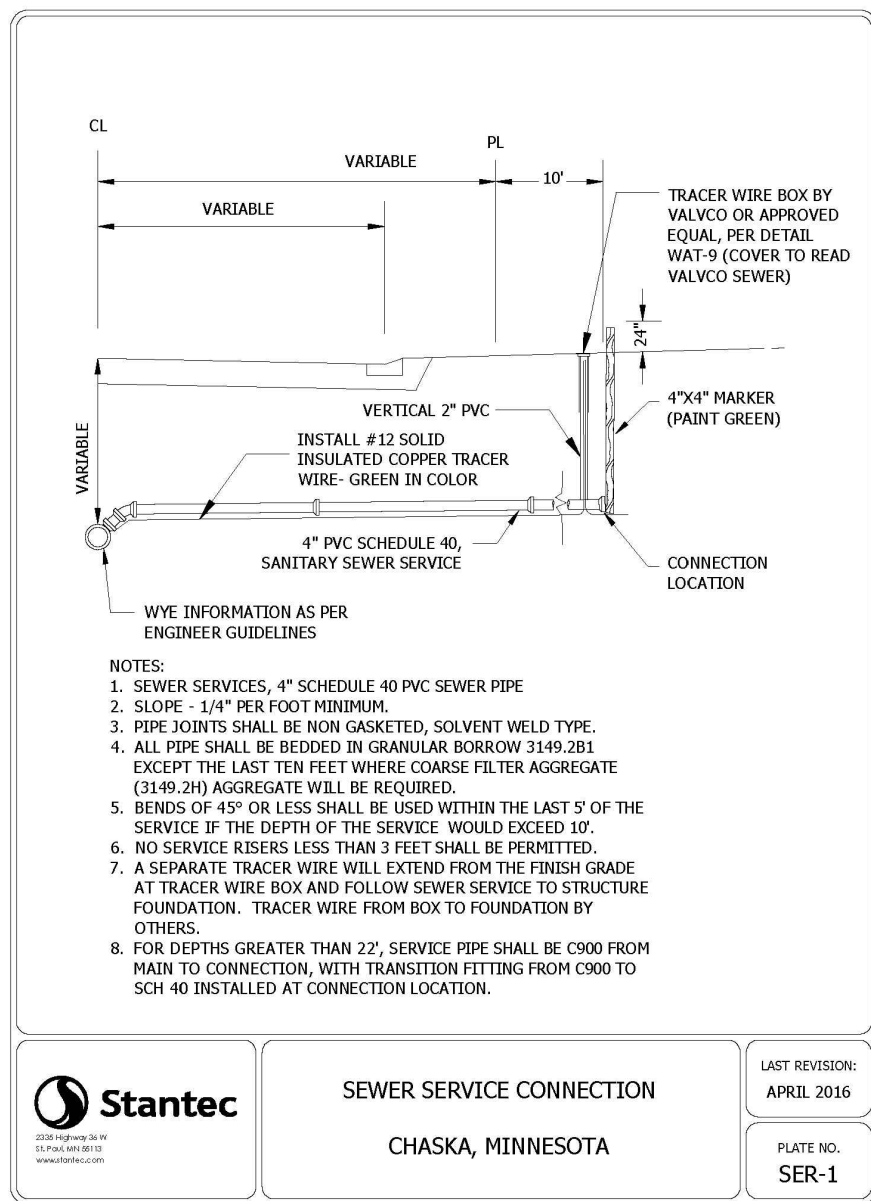
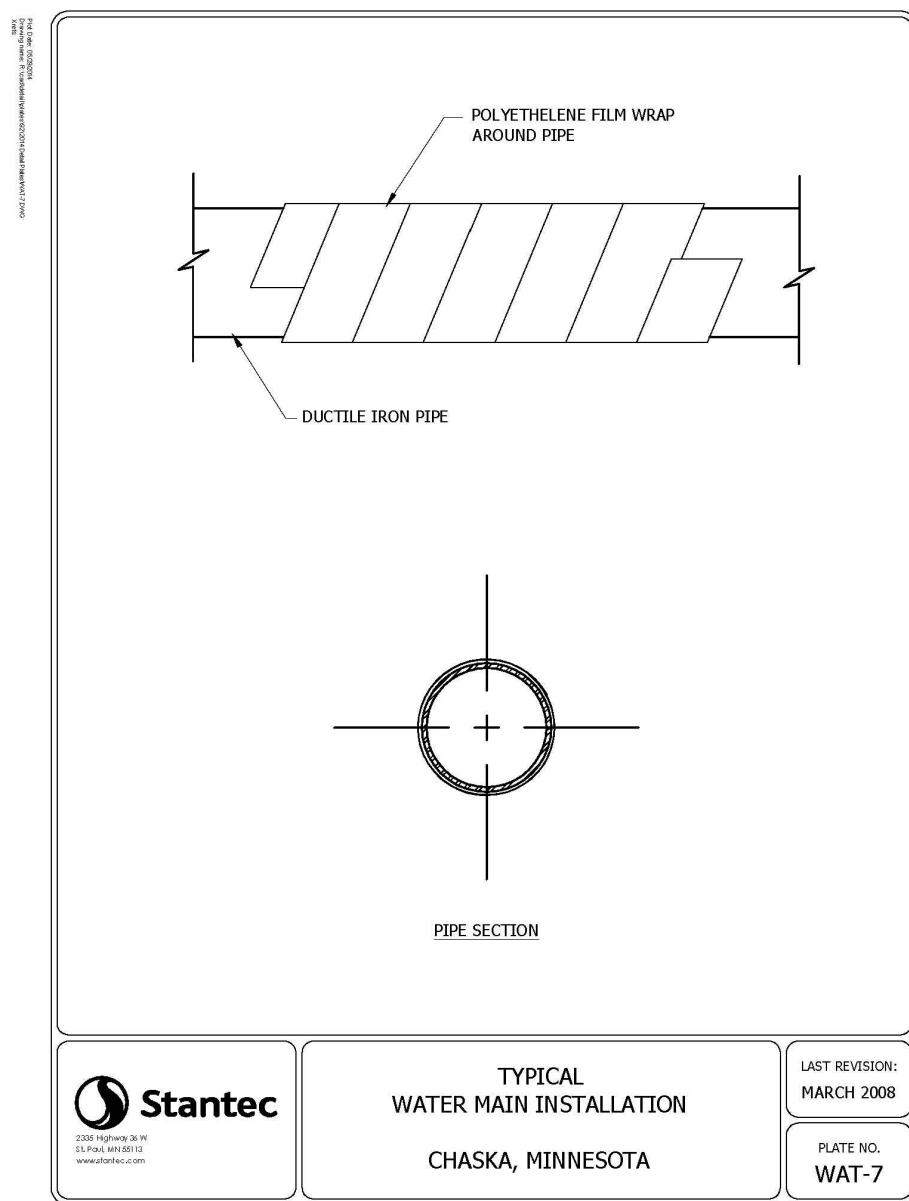
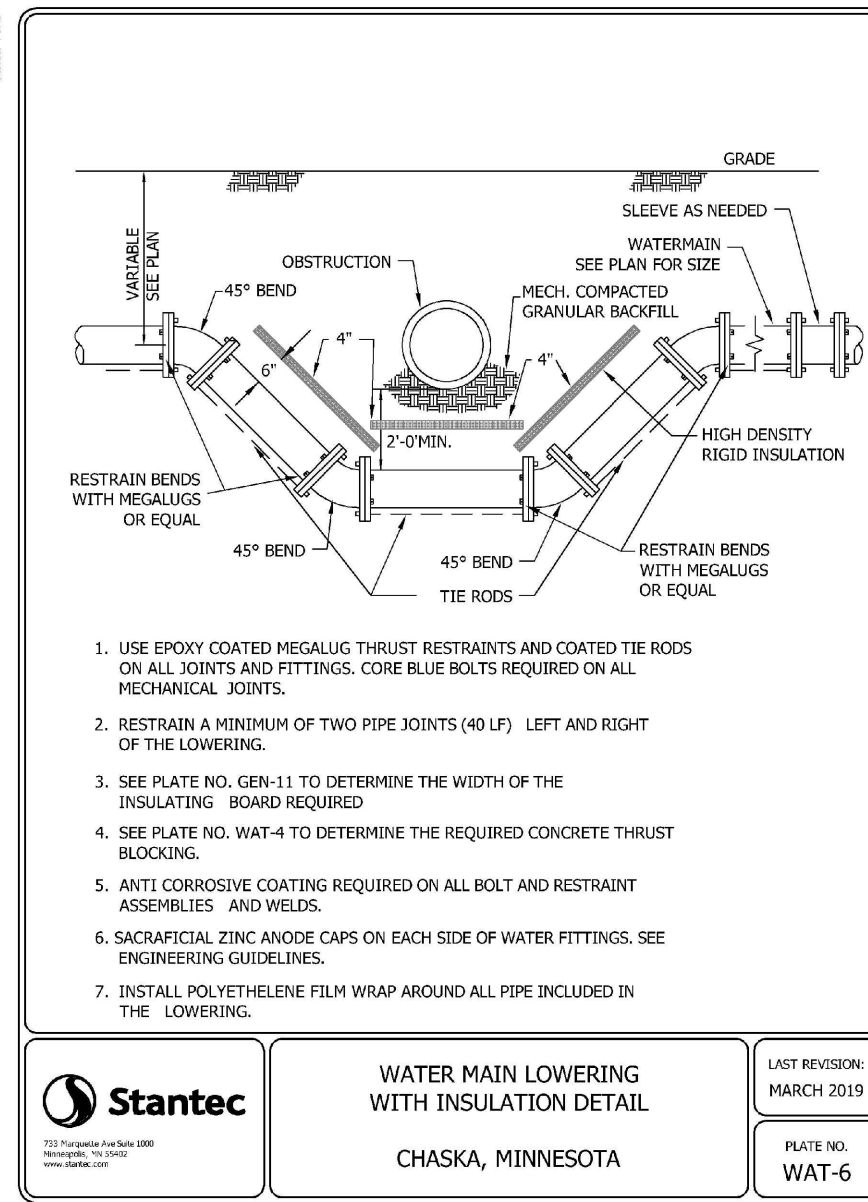
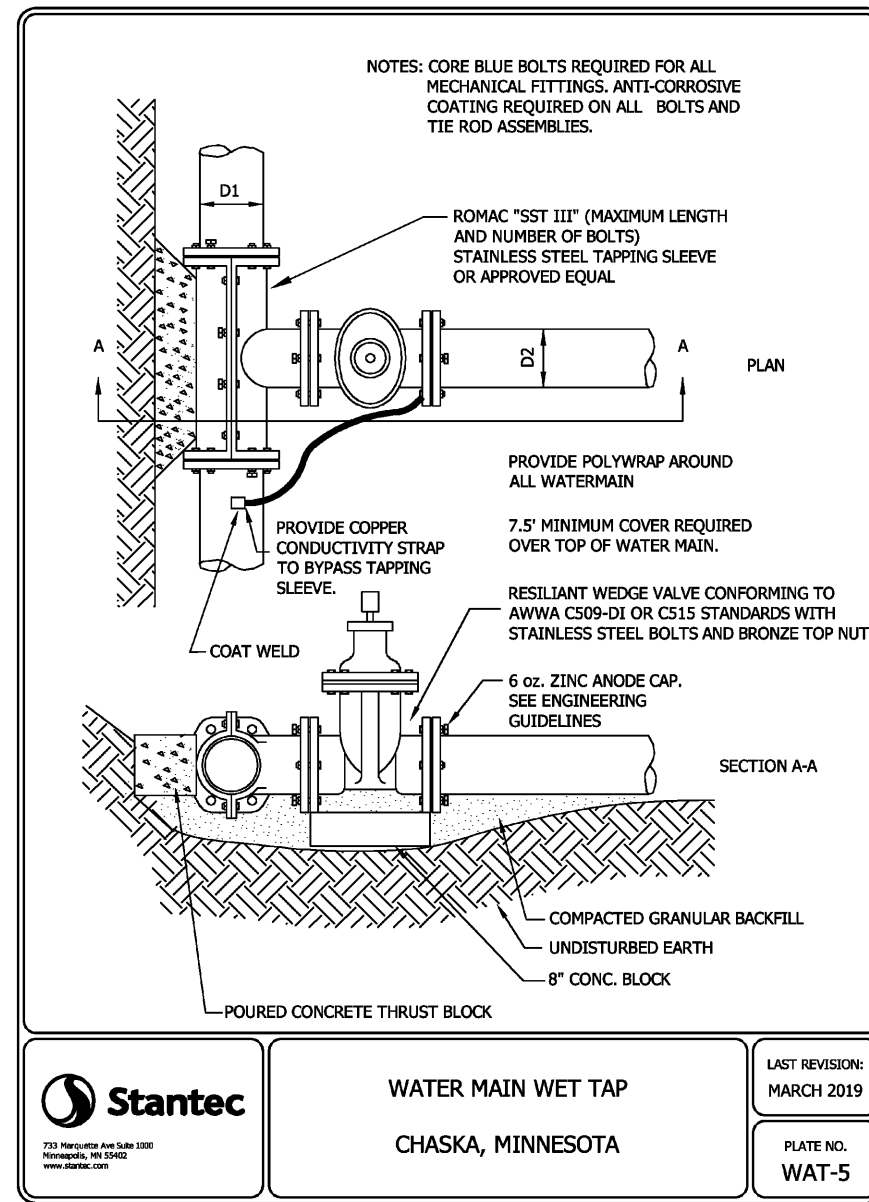
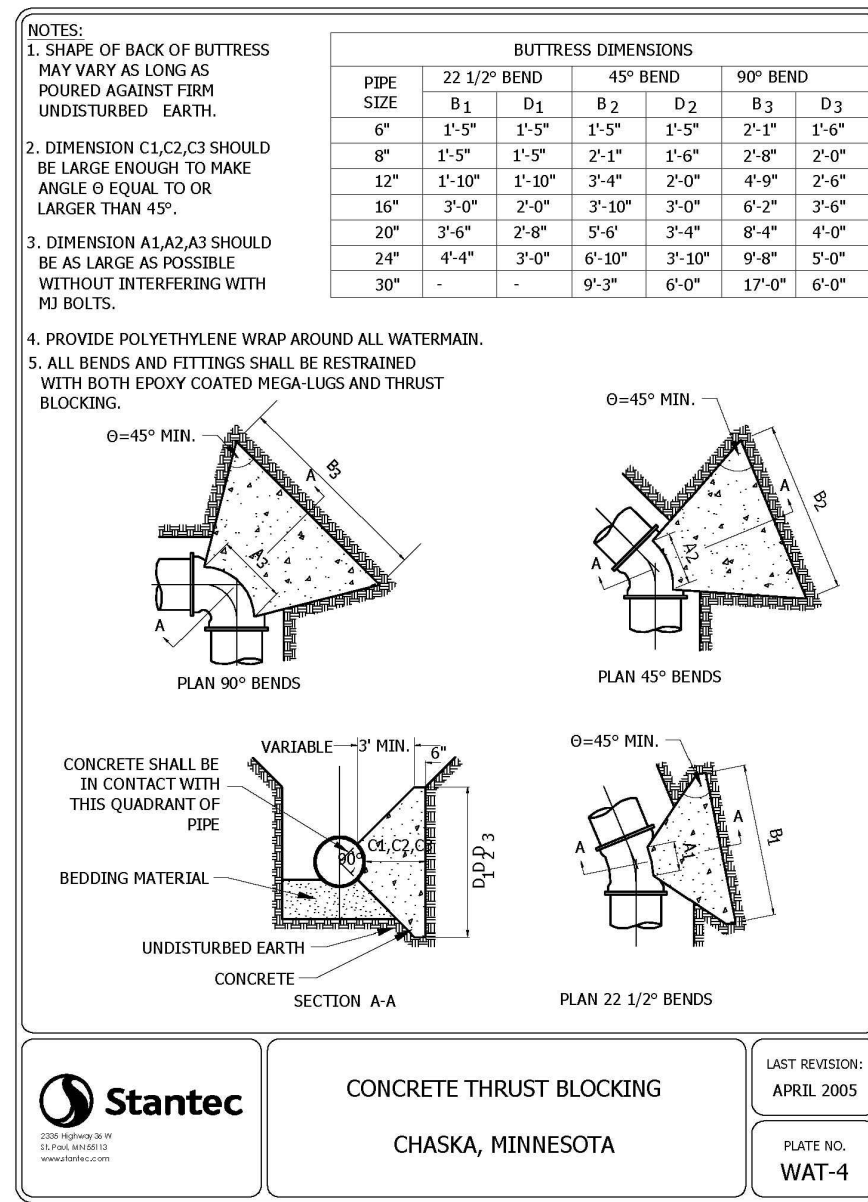
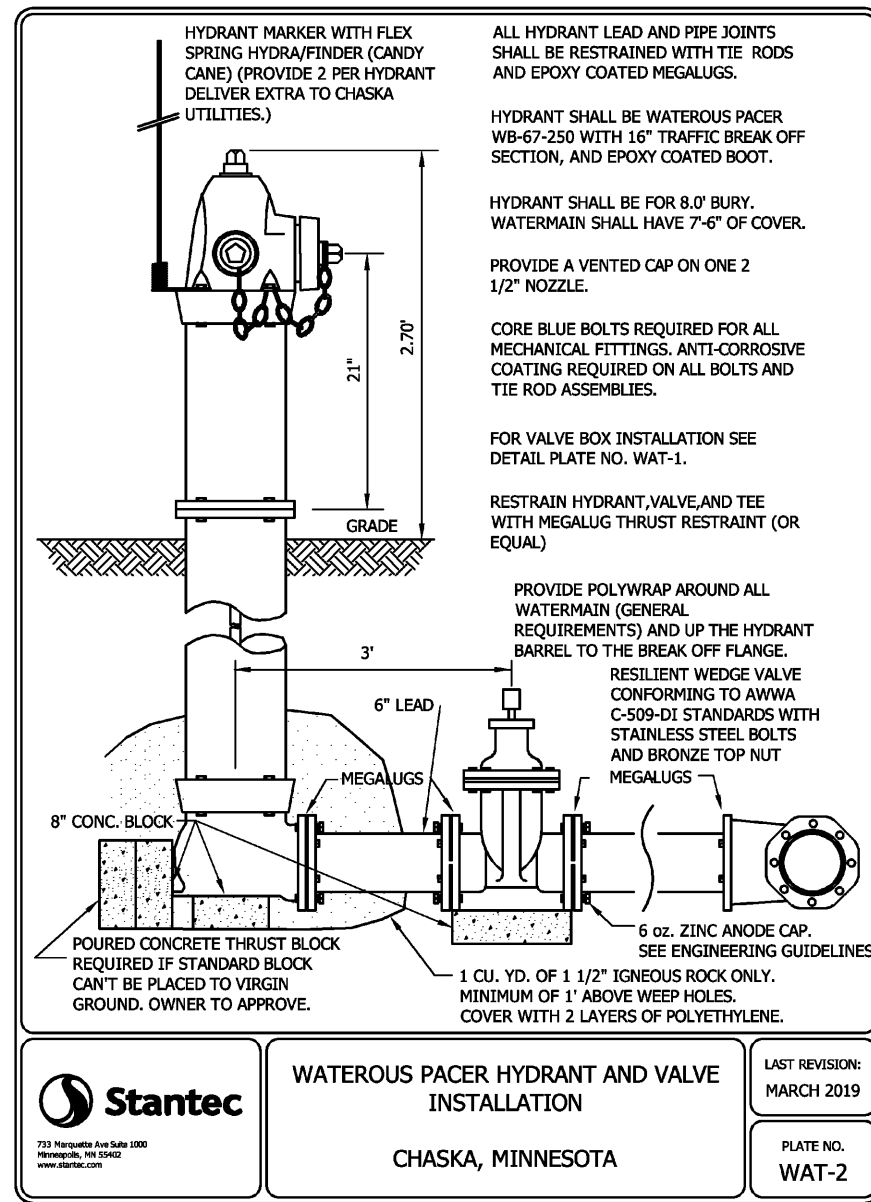
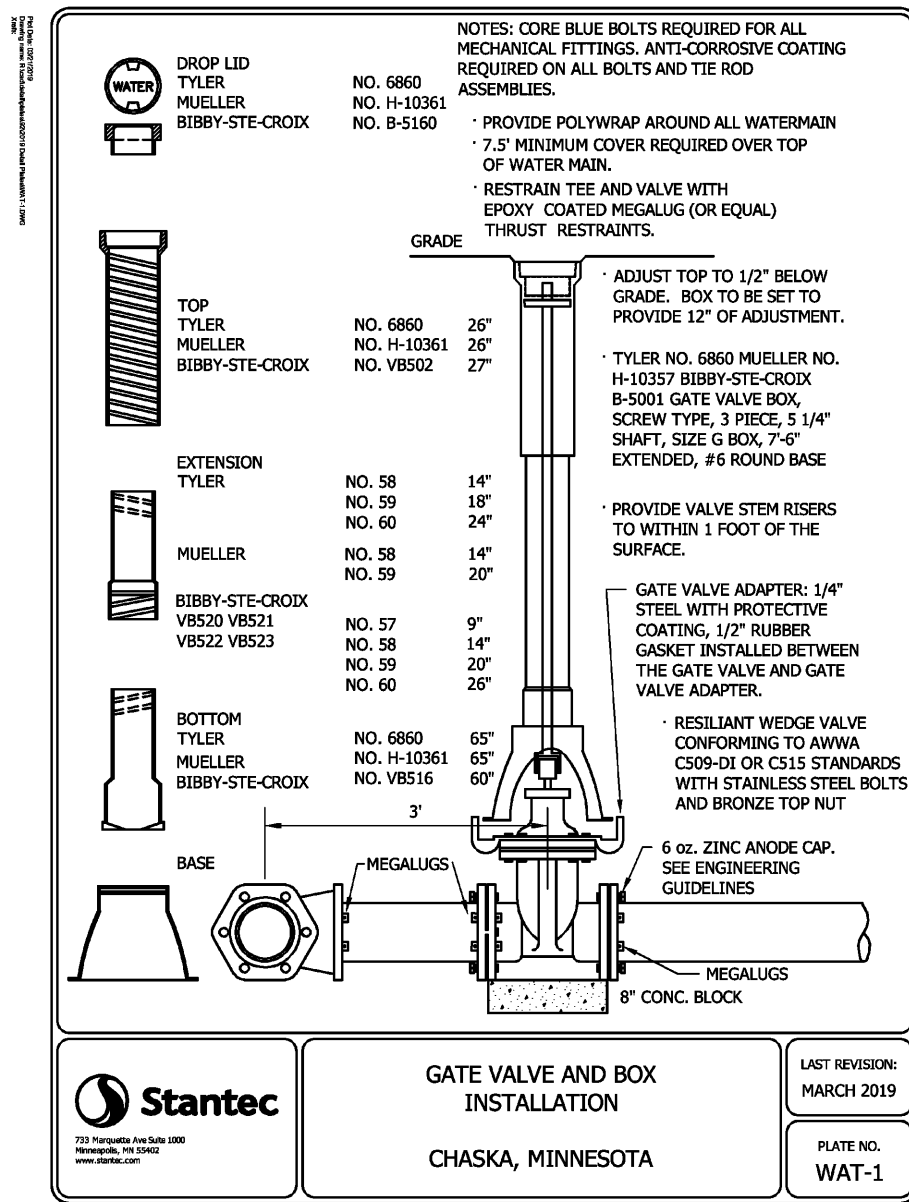
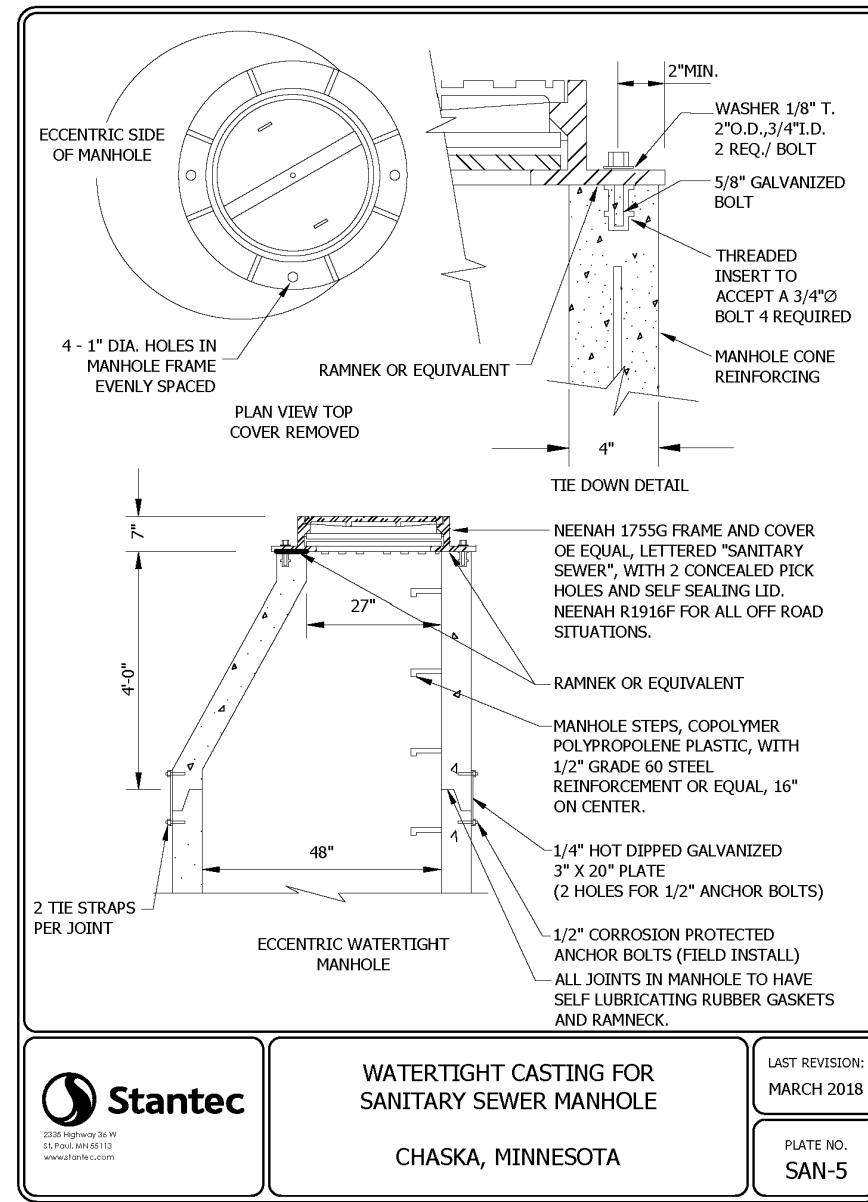
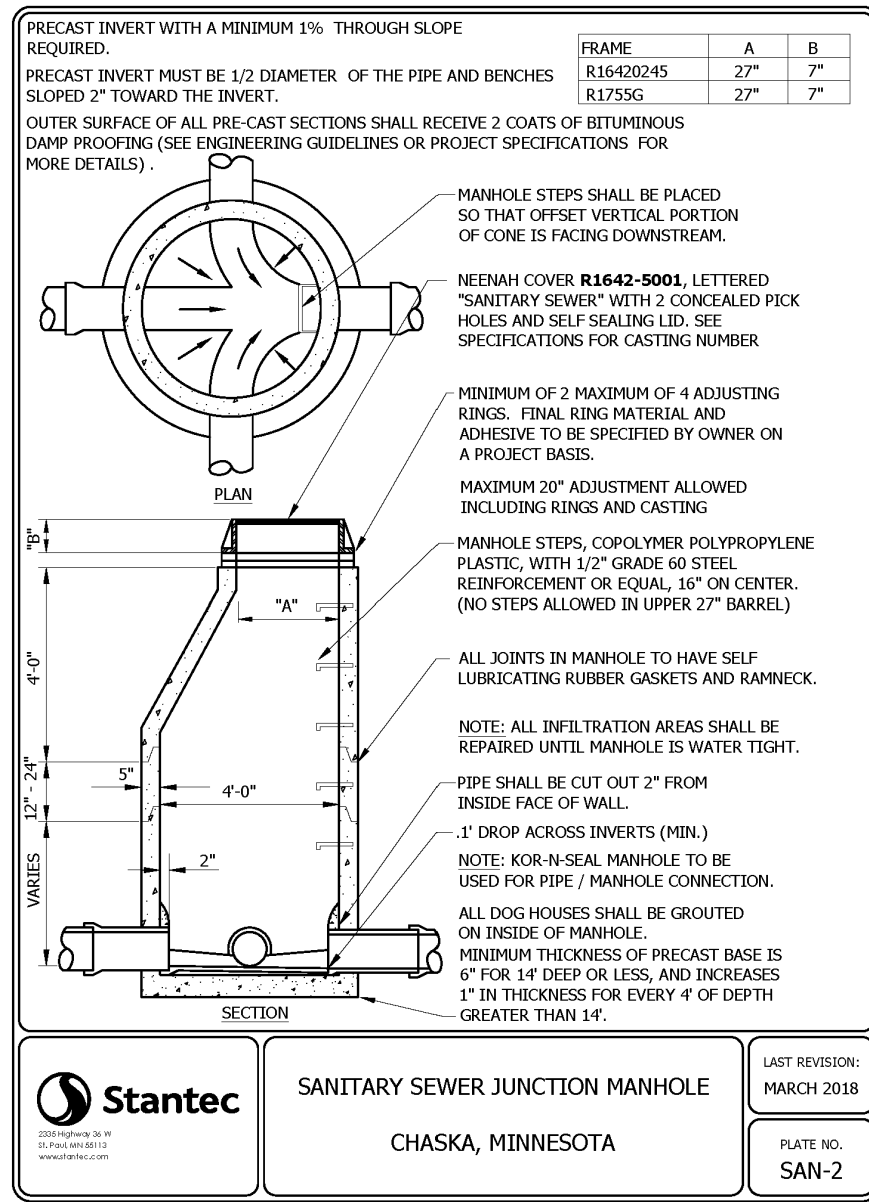
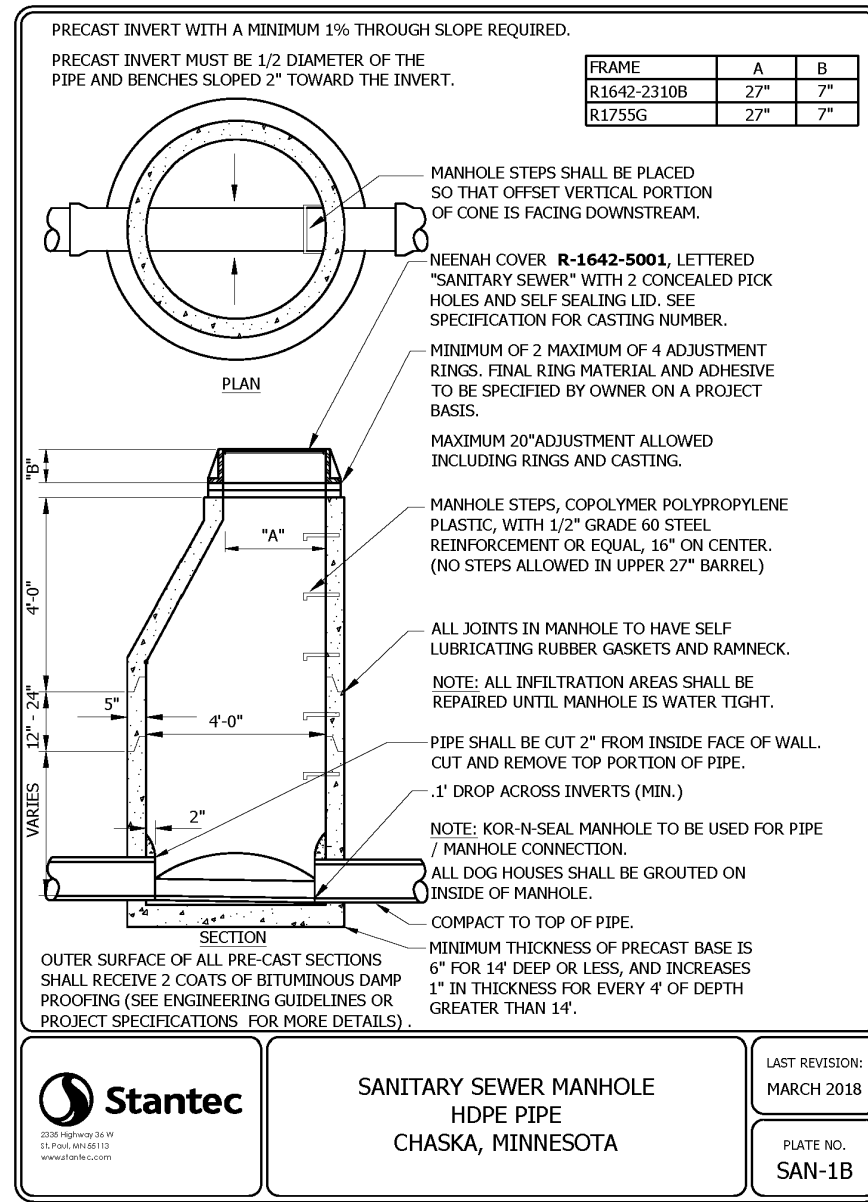
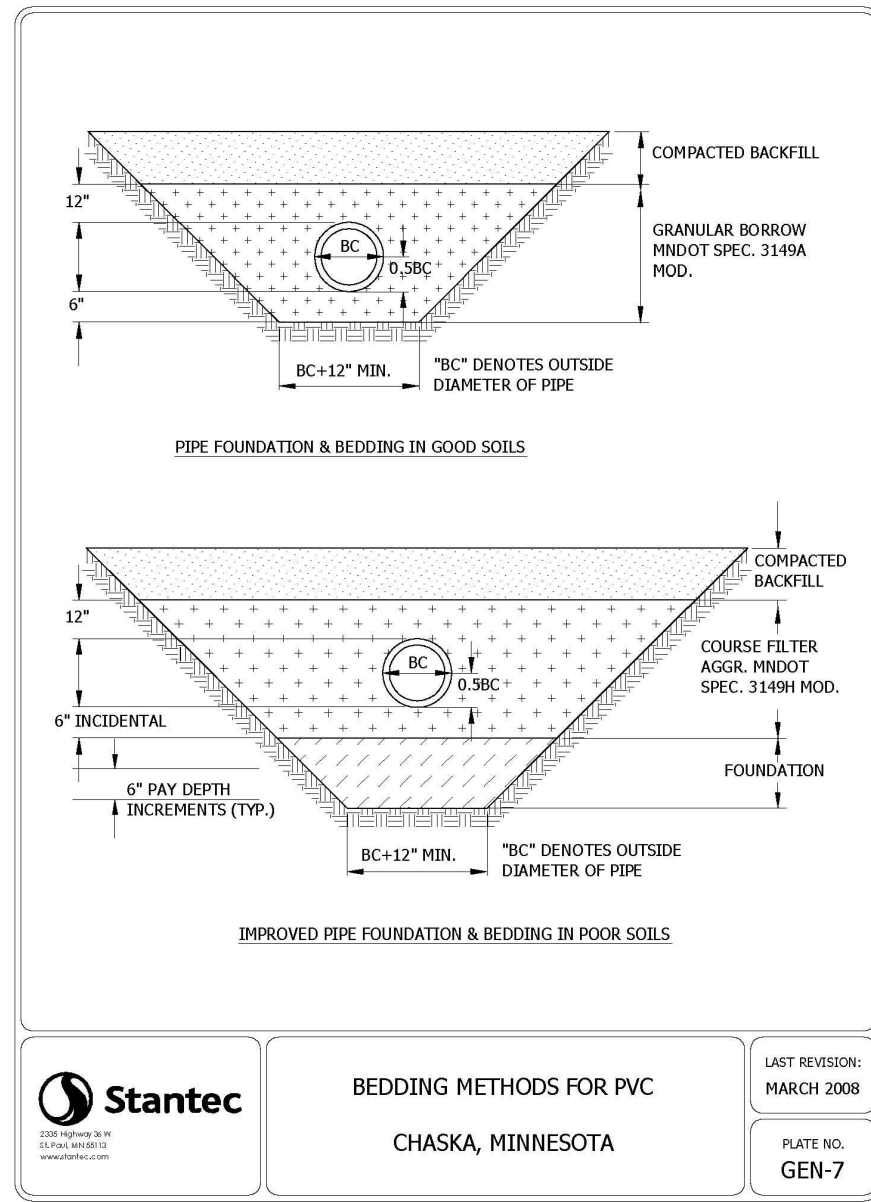
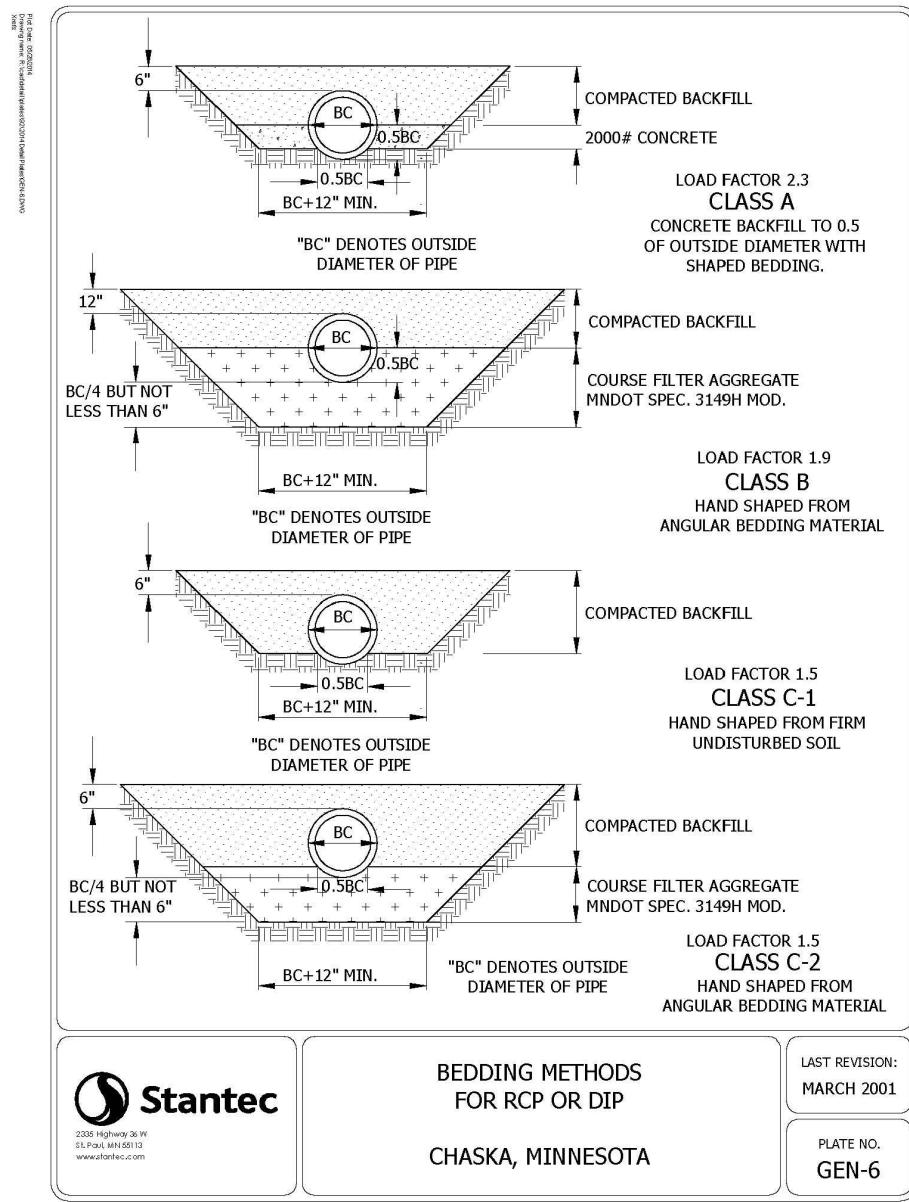
REVISIONS

- 07/20/22 Per City Comments
- 08/01/22 Per City Comments
- 09/06/22 Per City Comments

DRAWN BY: DJW
DESIGNED BY: DJW
ISSUE DATE: 07/05/22

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

Name: Dan J. Wilke, P.E.
Signature: Dan J. Wilke
Date: 07/05/22 License #: 53182



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ENGINEERING
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3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

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DETAILS

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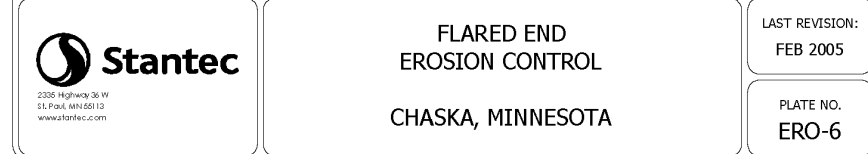
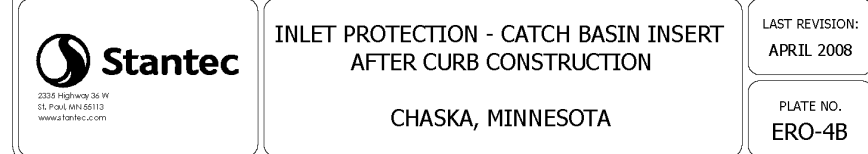
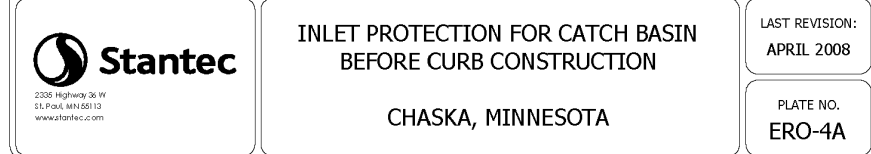
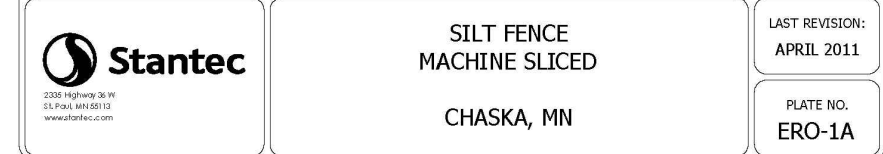
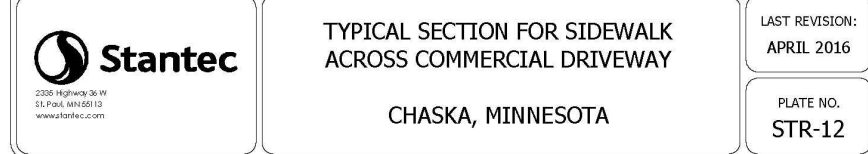
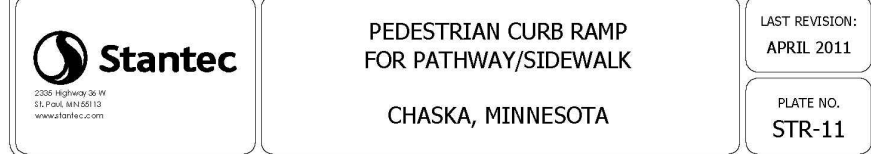
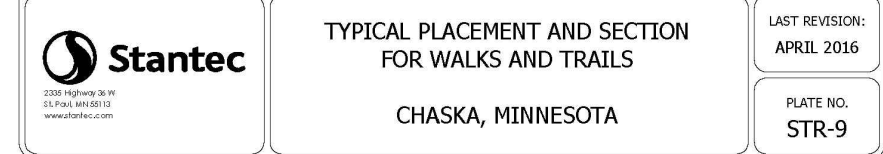
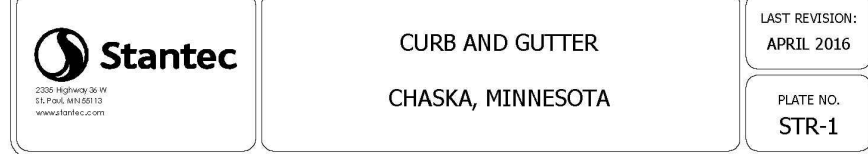
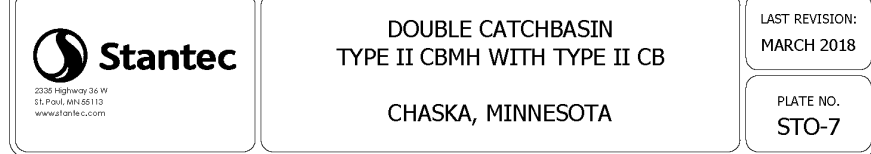
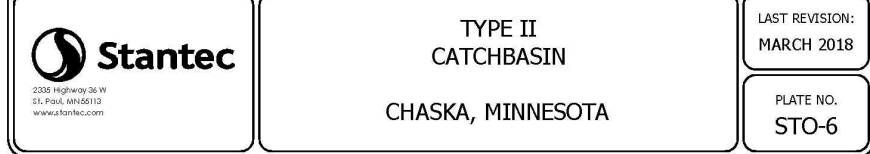
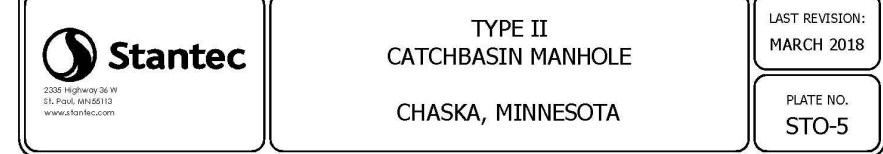
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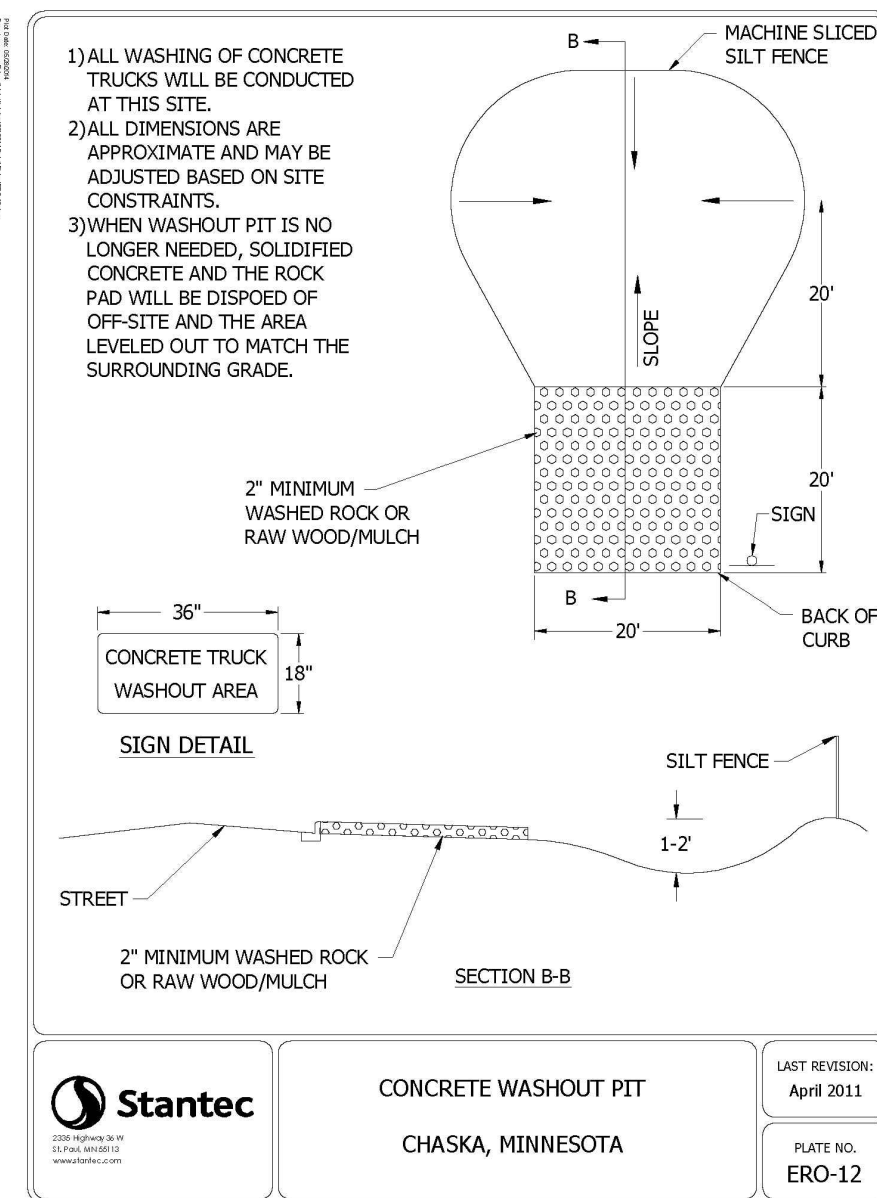
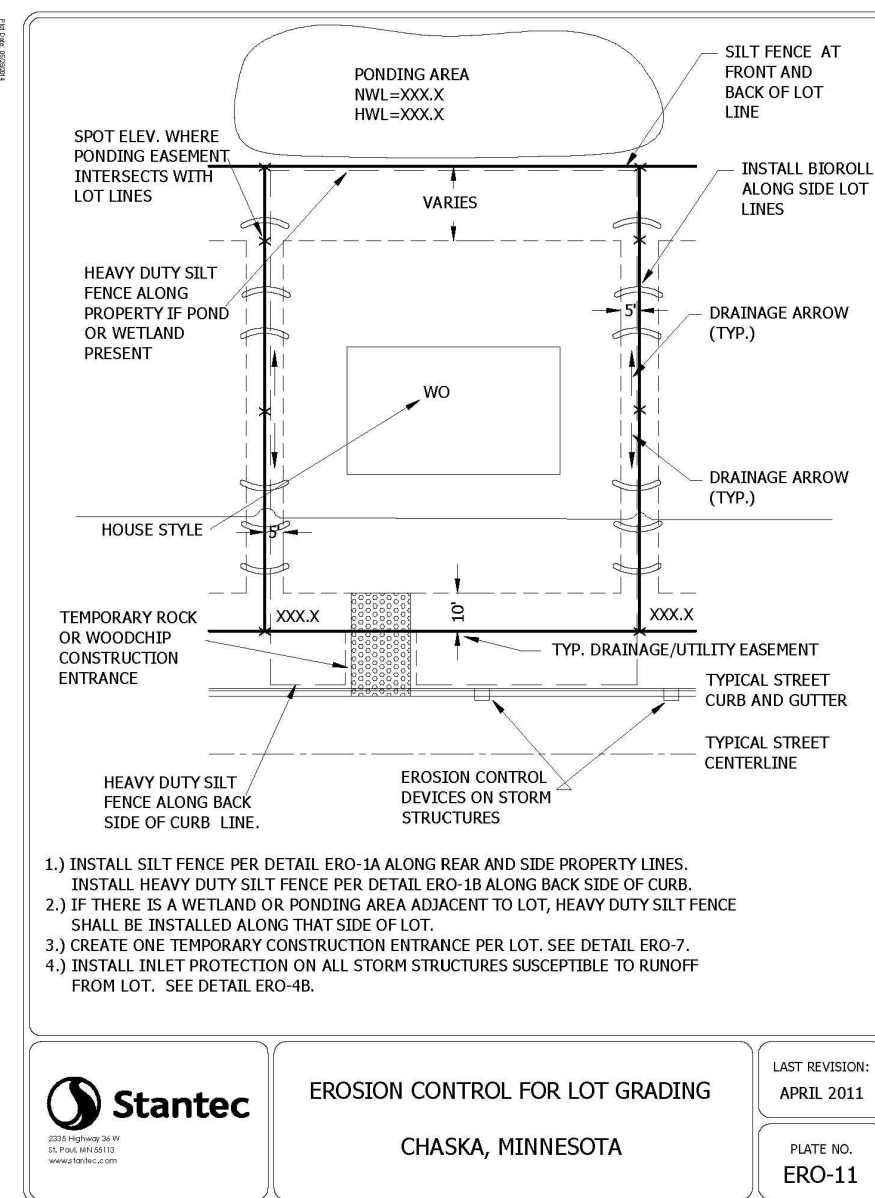
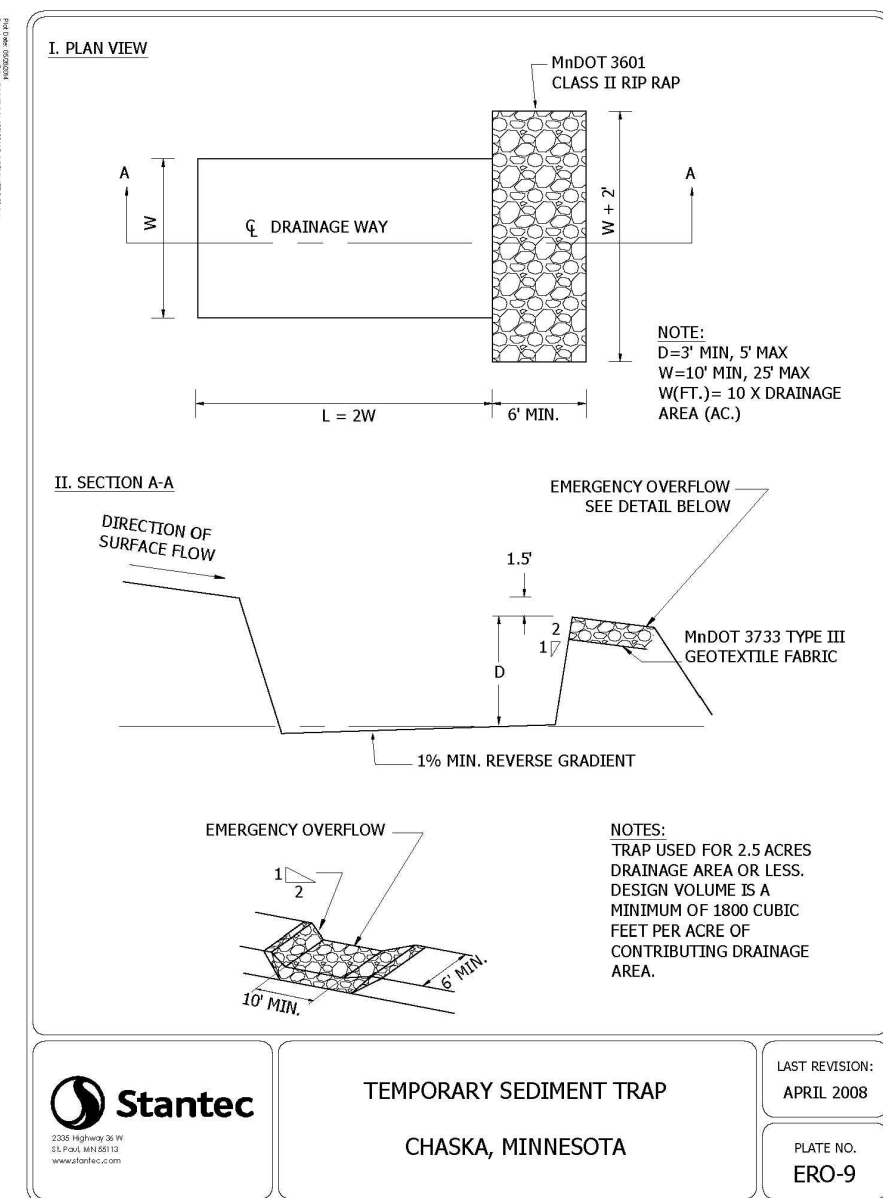
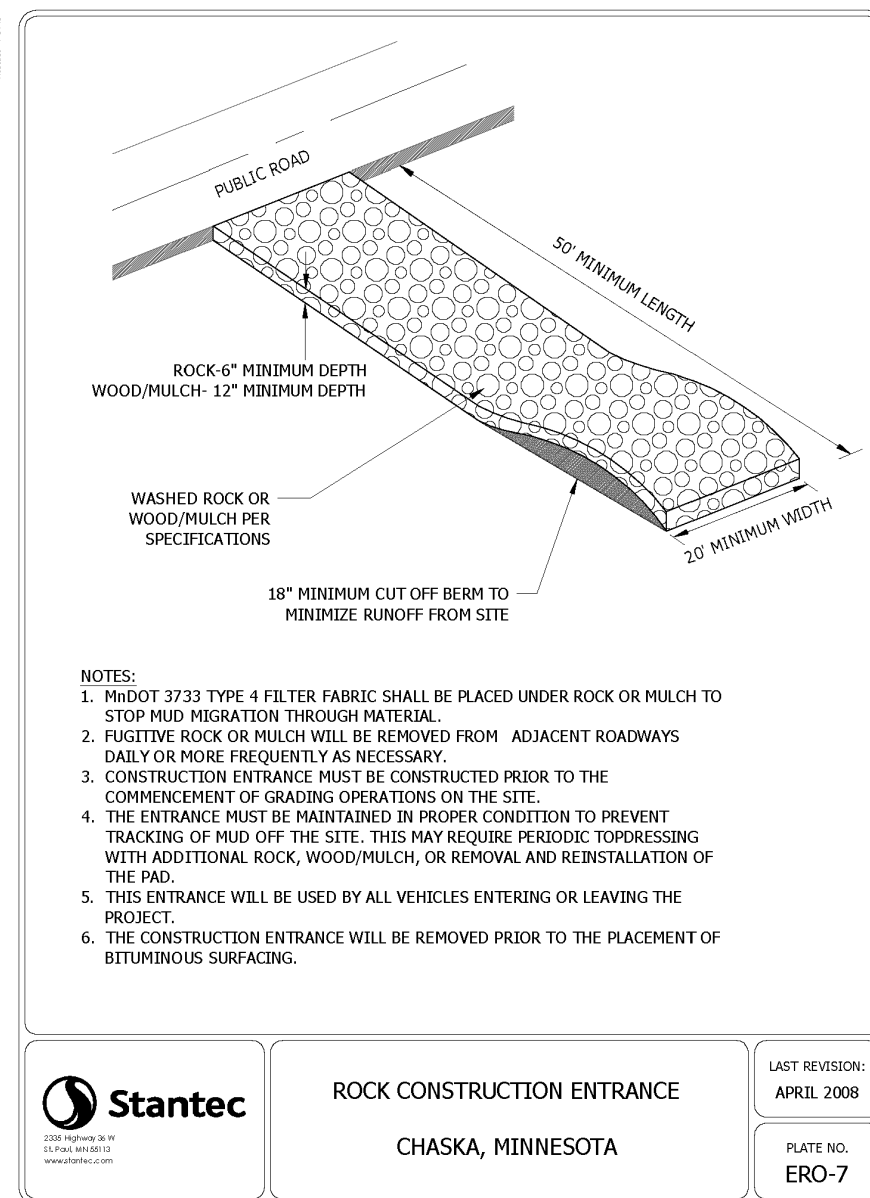
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ISSUE DATE: 07/05/22

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Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C8.1 of 8





DETAILS

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3601 18th Street South, Suite 103
St. Cloud, MN 56301

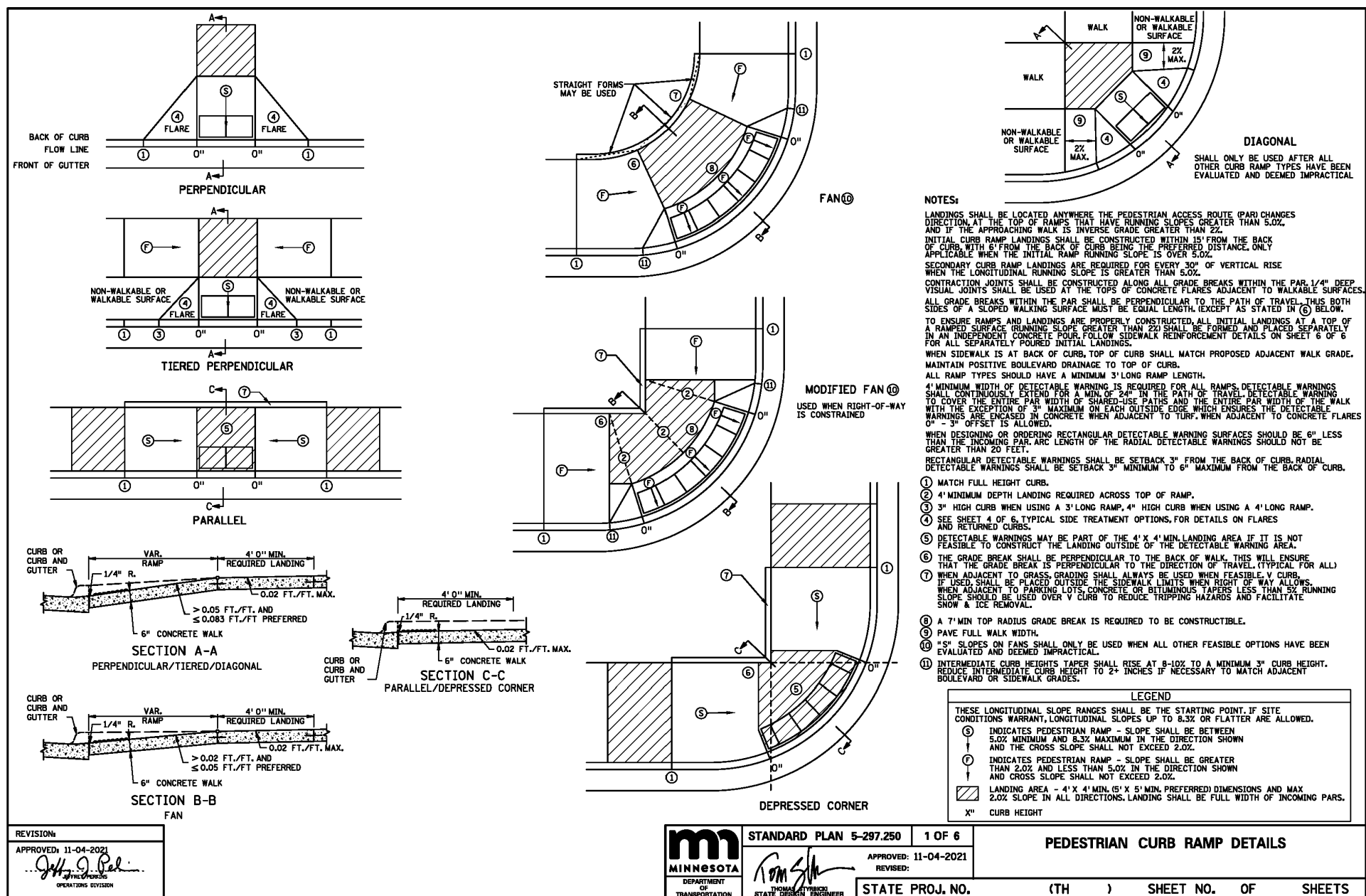
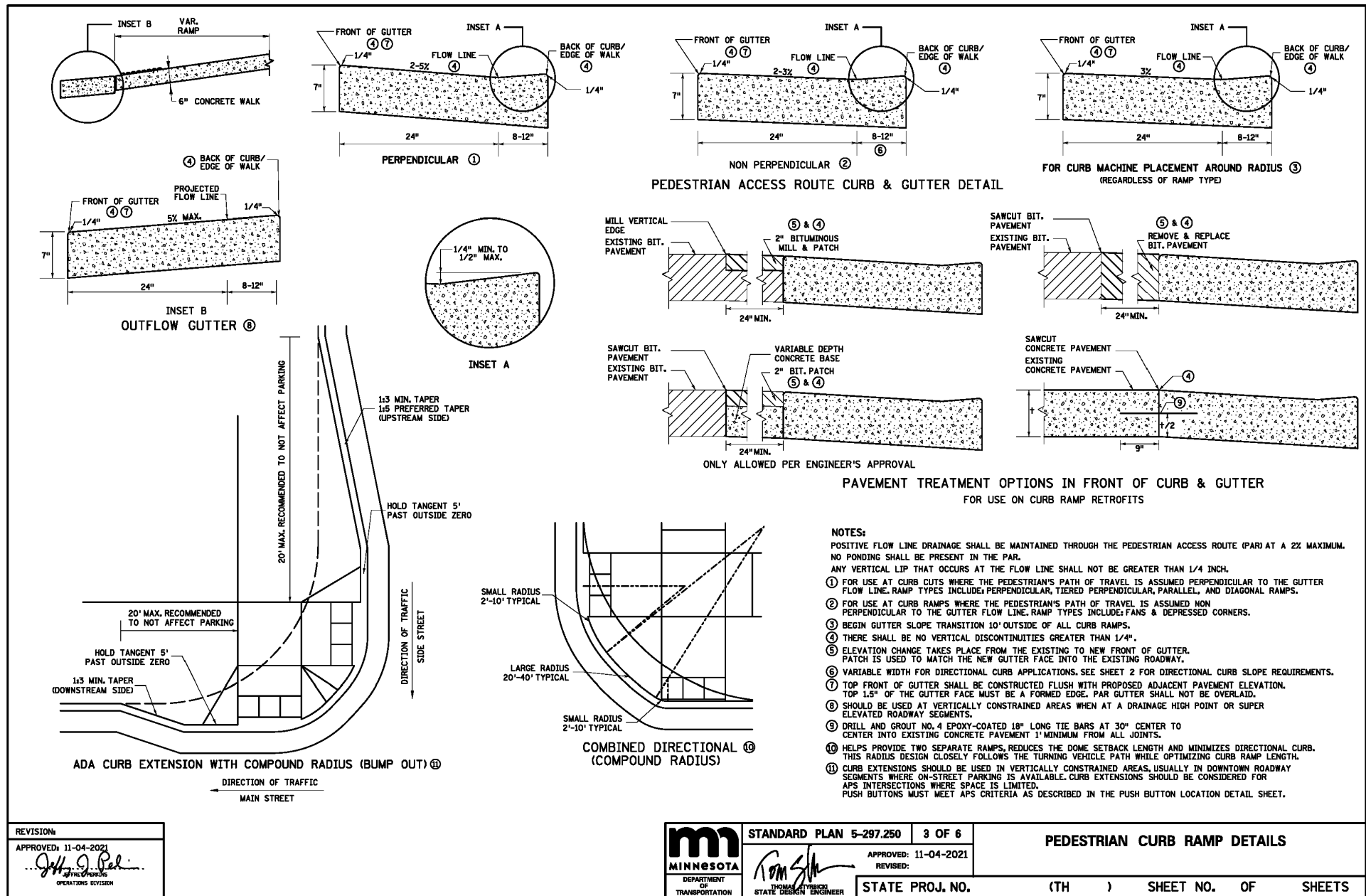
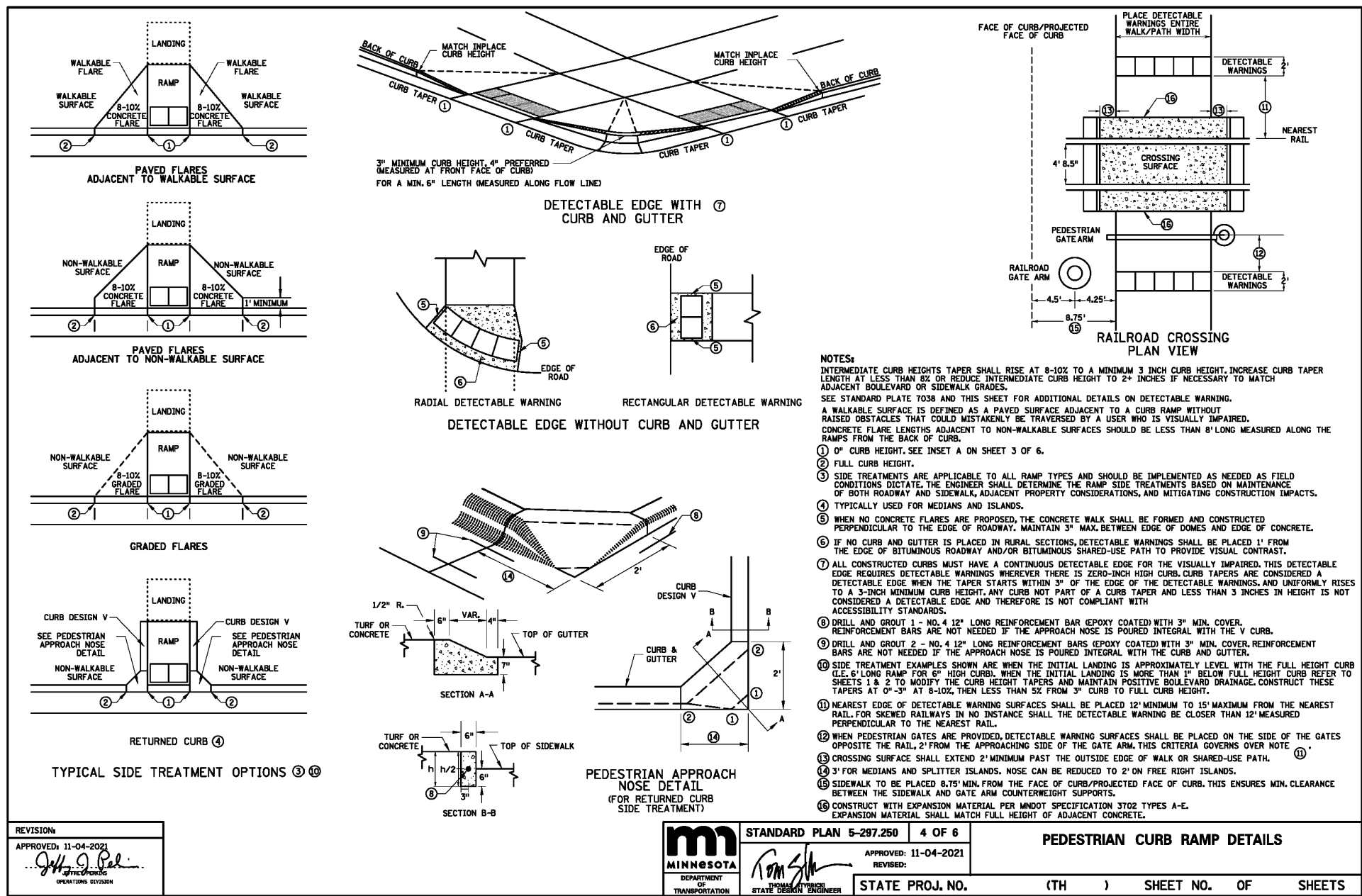
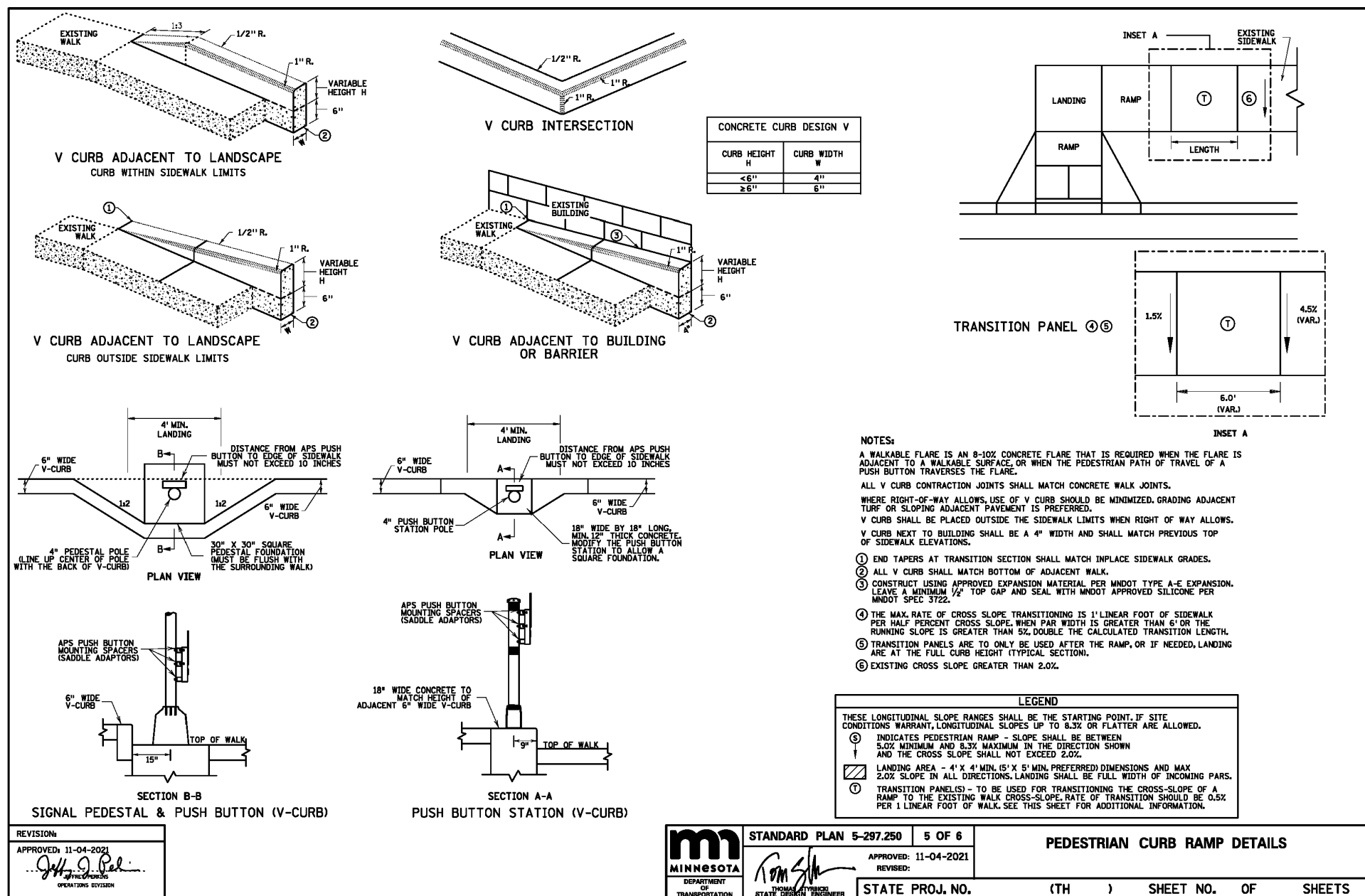
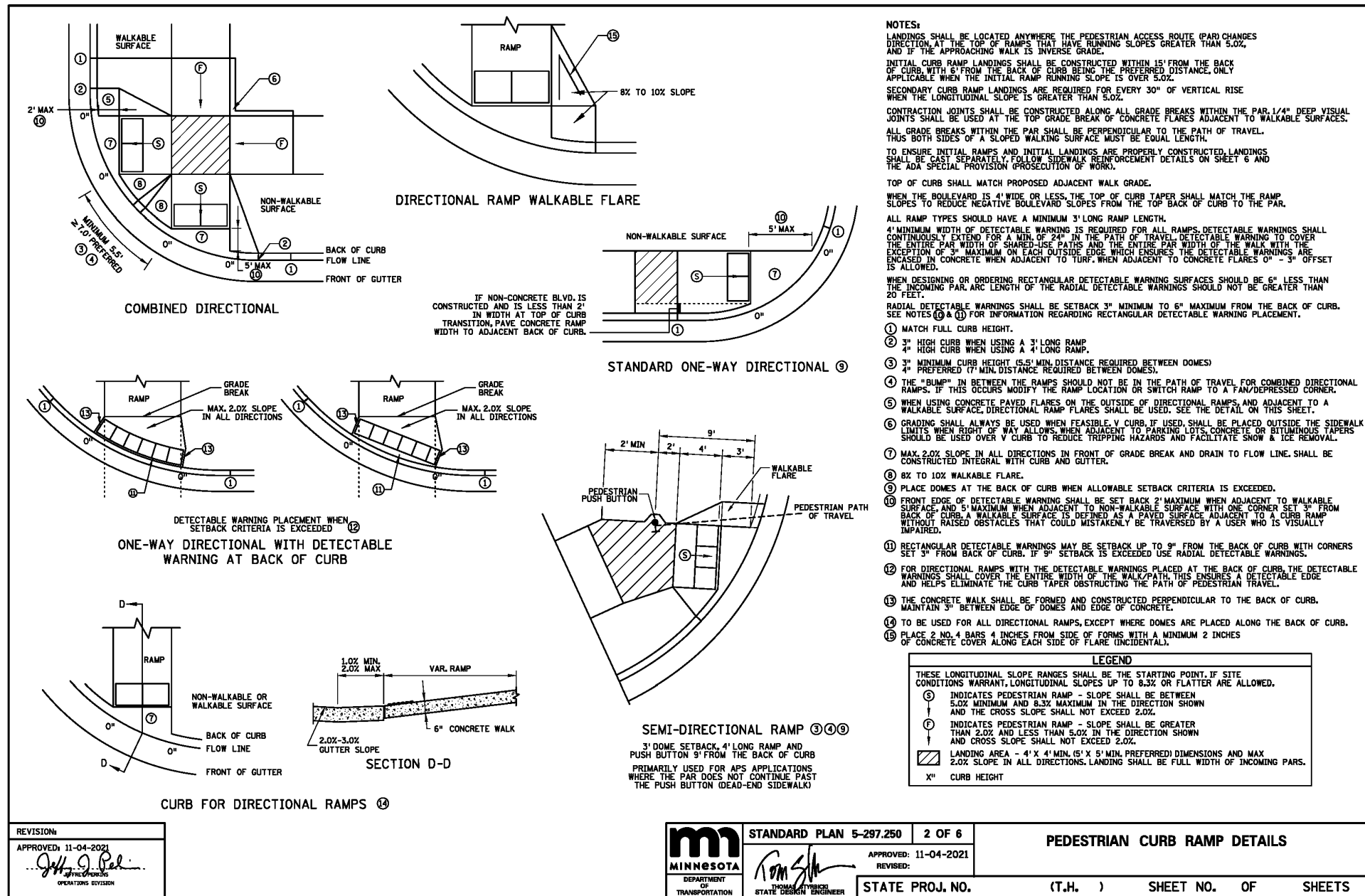
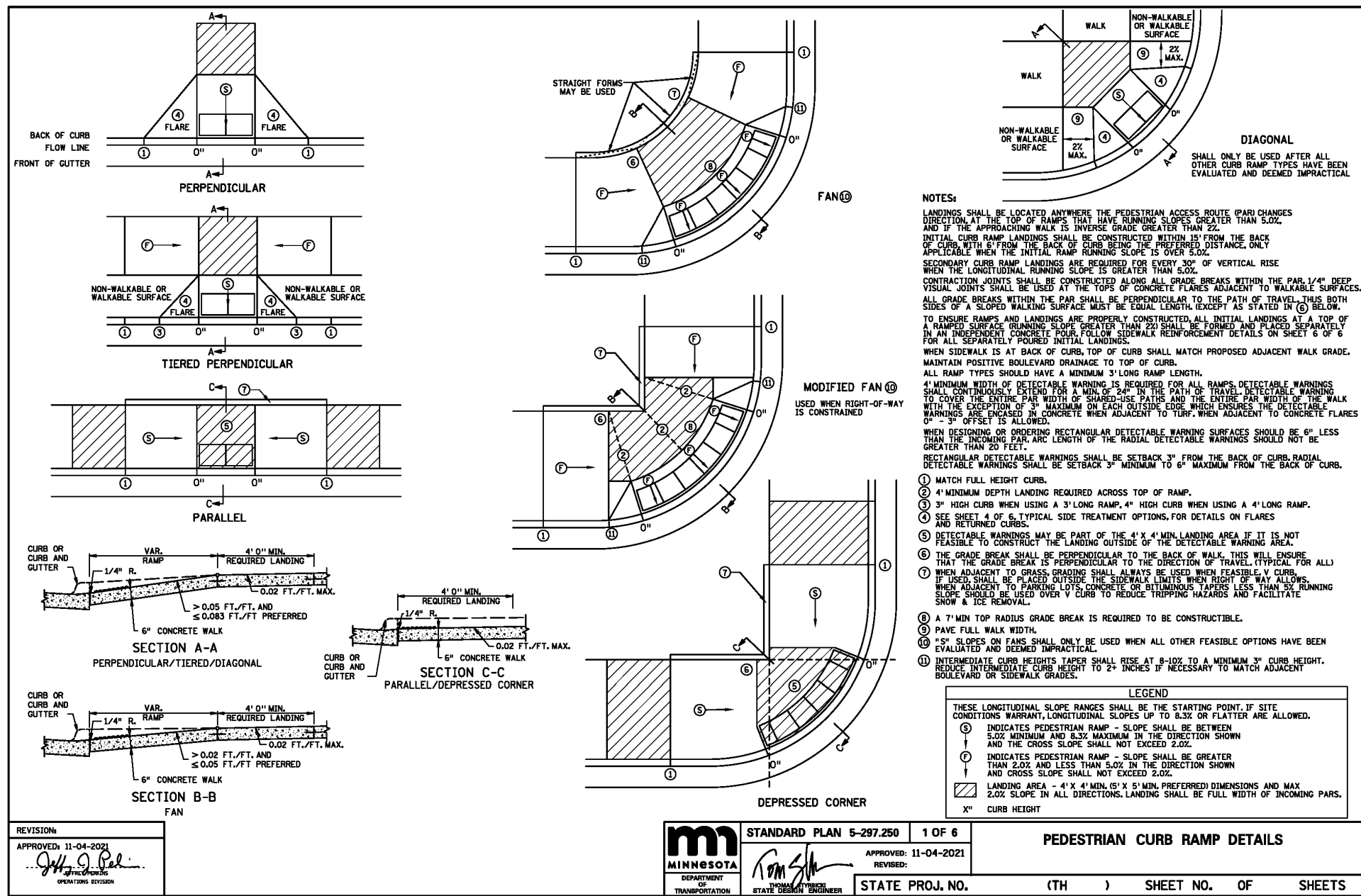
REVISIONS

1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments
3. 09/06/22 Per City Comments

DRAWN BY:	DJW
DESIGNED BY:	DJW
ISSUE DATE:	07/05/22

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

Name: Dan J. Wilke, P.E.
Signature: 
Date: 07/05/22 License #: 53182



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HAZELTINE APARTMENTS

Chaska, Minnesota

DETAILS

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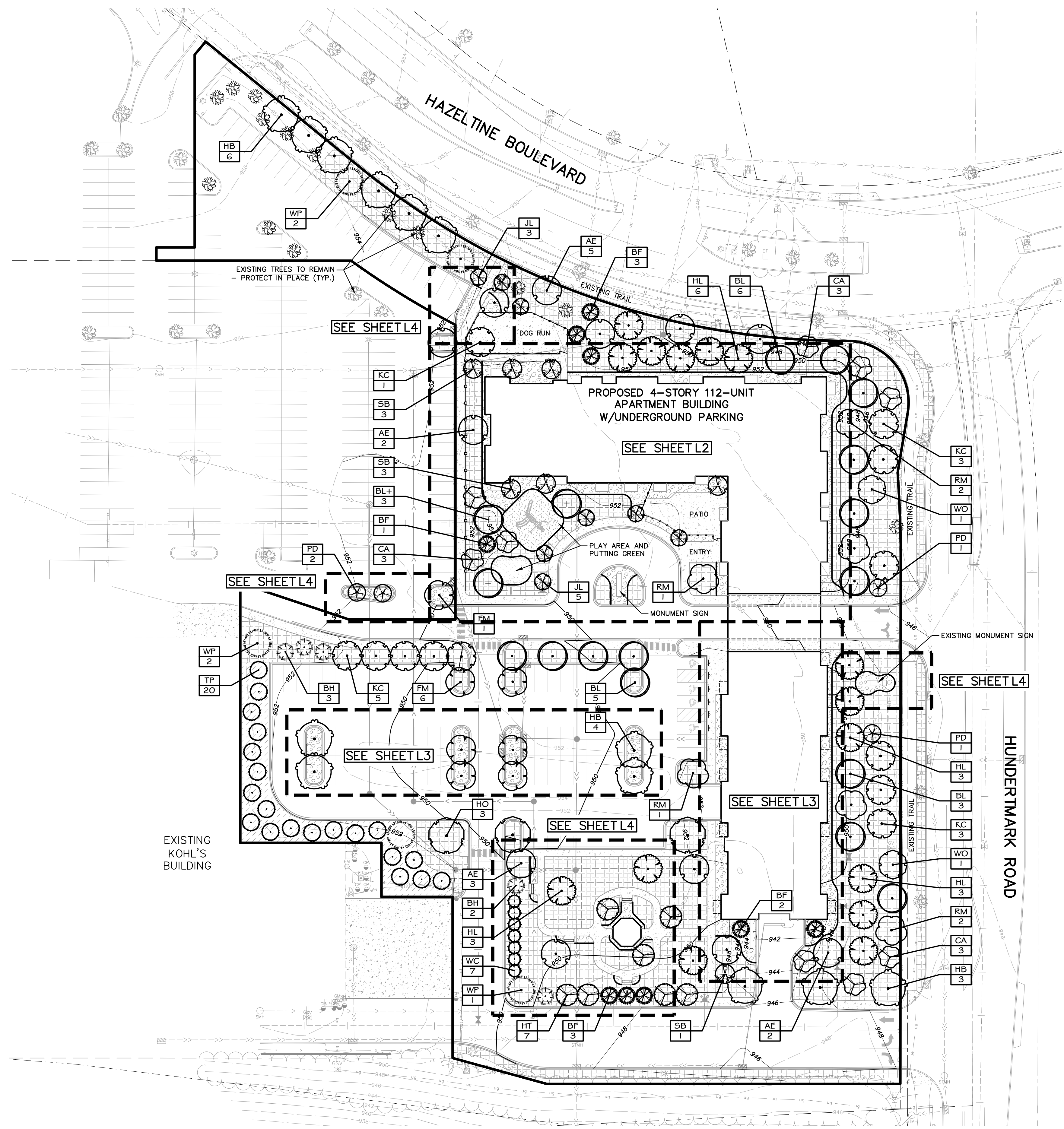
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Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

C8.4

of 8



1 OVERALL LANDSCAPE PLAN
L1

CITY OF CHASKA LANDSCAPE REQUIREMENTS

1. **OVERSTORY TREES.** THE MINIMUM NUMBER OF CALIPER INCHES OF OVERSTORY TREES REQUIRED SHALL BE DETERMINED BY DIVIDING THE TOTAL GROSS SQUARE FOOTAGE OF ALL FLOORS OF A BUILDING BY 320.
- OVERSTORY INCHES REQUIRED = 439 INCHES (140,568 SF GROSS BLDG AREA / 320, EXCLUDES UNDERGROUND PARKING)
- OVERSTORY INCHES REQUIRED (PER 4 STORY BLDG HEIGHT REQUIREMENTS) = 69 - 2.5" CAL TREES (40%)
29 - 3.0" CAL TREES (20%)
13 - 3.5" CAL TREES (10%)
11 - 4.0" CAL TREES (10%)
10 - 4.5" CAL TREES (10%)
9 - 5.0" CAL TREES (10%)
- REQUIRED AFTER CREDIT
2 (9 TREE CREDIT)
0 (10 TREE CREDIT)
0 (9 TREE CREDIT)
- CREDIT FOR EXISTING TREES (SEE TREE PRESERVATION PLAN) = 126 INCHES
9 - 5.0" CAL TREES = 45 INCHES
10 - 4.5" CAL TREES = 45 INCHES
9 - 4.0" CAL TREES = 36 INCHES
- TOTAL OVERSTORY INCHES PROVIDED = 439 INCHES (INCLUDES 126" CREDIT FOR EXISTING TREES, 6" CONIFERS = 3" CAL OVERSTORY TREES)
TOTAL OVERSTORY TREES PROVIDED = 141 TREES (INCLUDES 20 TRANSPLANT TREES)

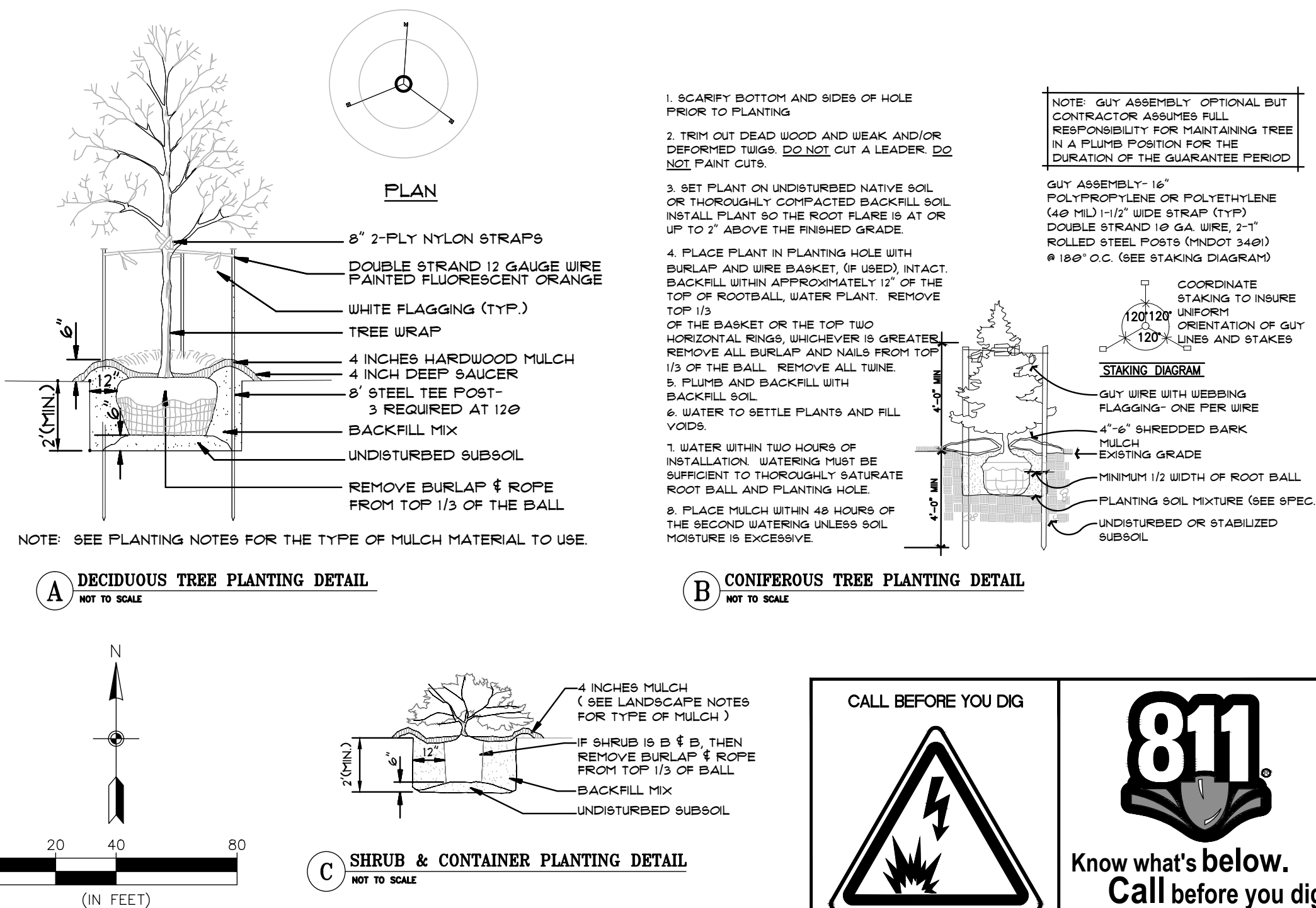
2. **UNDERSTORY TREES AND SHRUBS.** A MINIMUM NUMBER OF UNDERSTORY TREES AND SHRUBS ARE REQUIRED AS FOLLOWS:

- A) THE NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES.
UNDERSTORY TREES REQUIRED = 35 (25% OF 141 OVERSTORY TREES)
UNDERSTORY TREES PROVIDED = 35
- B) THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.
SHRUBS REQUIRED = 122 (2,582 LF SITE PERIMETER / 30 = 86, OR 36,565 SF BLDG FOOTPRINT / 300 = 122)
SHRUBS PROVIDED = 368

3. **IRRIGATION.** ALL AREAS TO BE SODDED, PLANTED, OR OTHERWISE LANDSCAPED SHALL BE FULLY IRRIGATED. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDUM, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MINNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



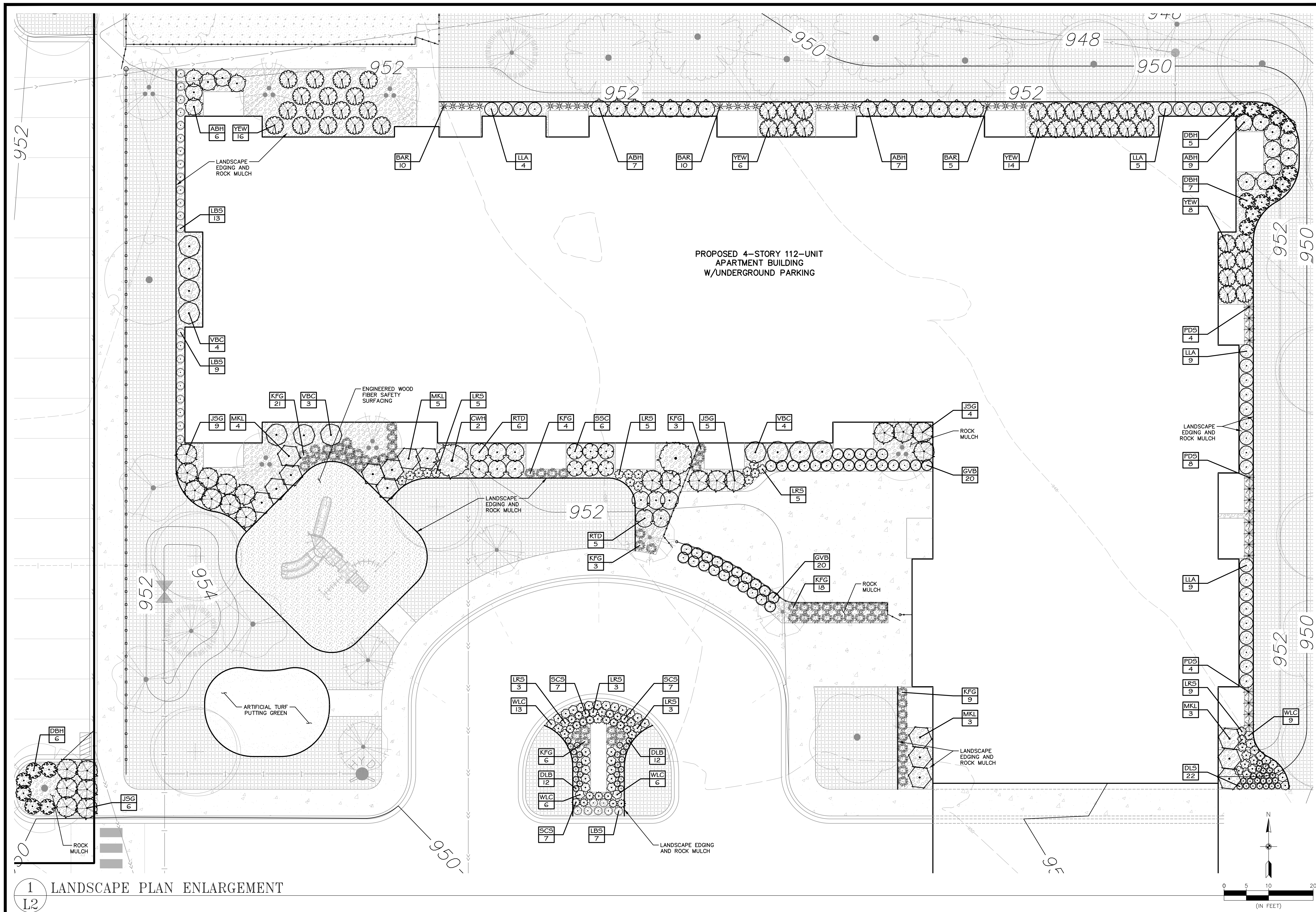
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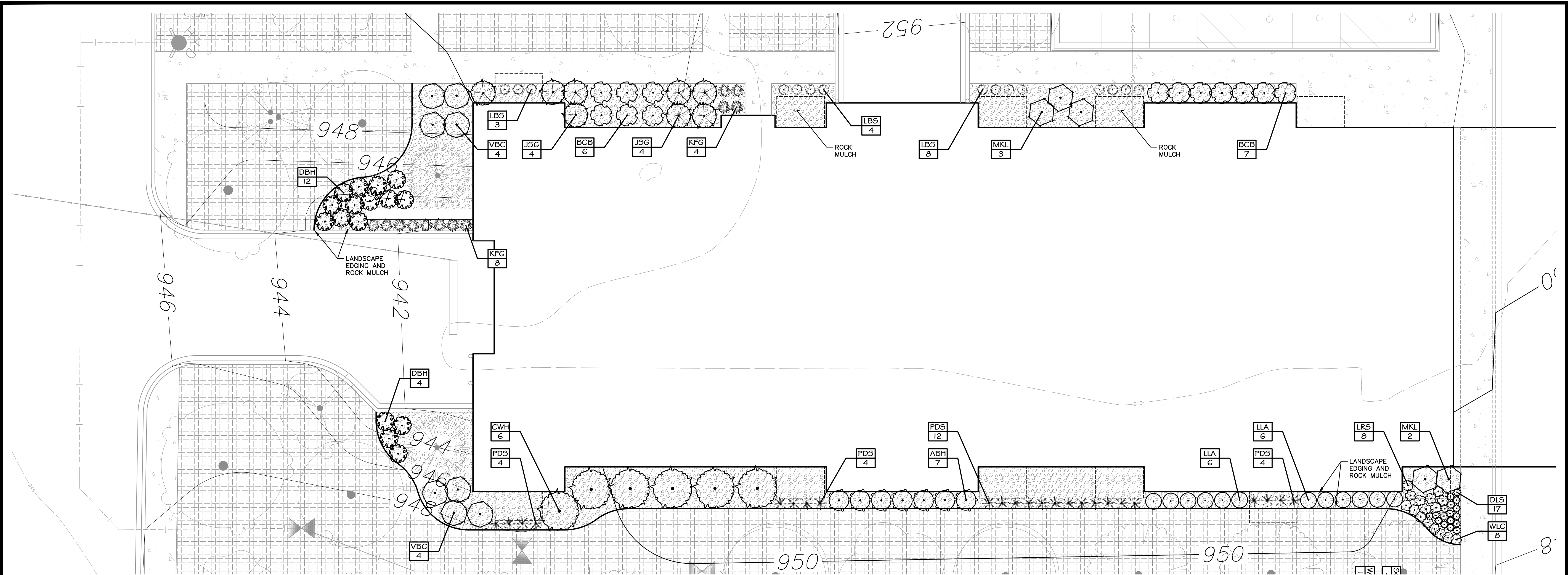
- 07/20/22 Per City Comments
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DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 07/05/22

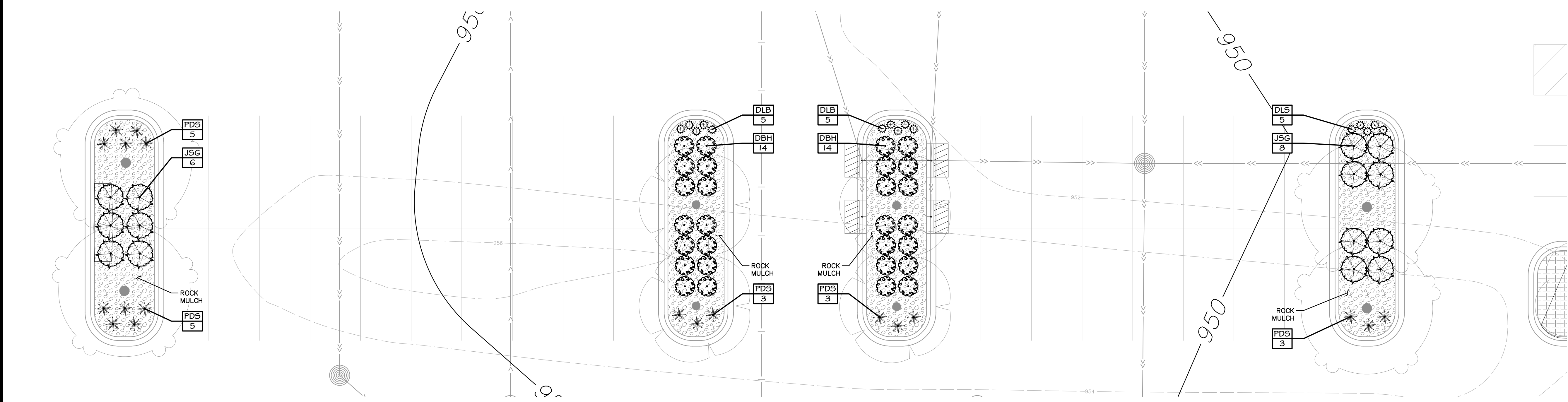
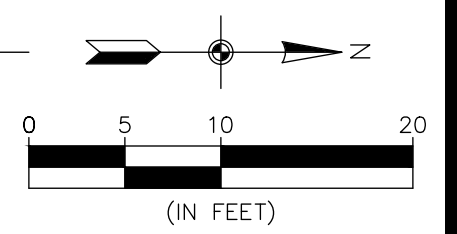
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Rutger, RLA
Signature: [Signature]
Date: 07/05/22 License #: 56346

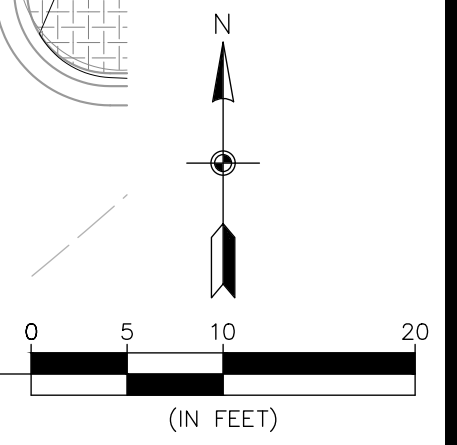


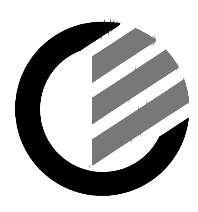


1 LANDSCAPE PLAN ENLARGEMENT



2 LANDSCAPE PLAN ENLARGEMENT





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3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449

TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

LANDSCAPE PLAN

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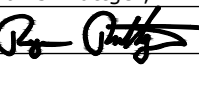
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DESIGNED BY: RJR

ISSUE DATE: 07/05/22

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Name: Ryan J. Rutgger, RLA

Signature: 

Date: 07/05/22 License #: 56346

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of

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1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

5. TOPSOIL MATERIAL, ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DRILL SEEDER OR DRILL SEEDER, FOLLOWING SEEDING IN ROWS, IN ROWS, OR IN ROWS. SEEDING SHALL BE DONE ON ALL SLOPES OF THE SITE. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES

13. **IRRIGATION, DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, MATERIALS, MATERIALS, EQUIPMENT, SERVICE CONTRACTS, AND INSTALLATION OF ELI AND AS REQUIRED TO MAINTAIN THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, AND ELECTRICAL PANELS. OTHER WORK TO BE COMPLETED BY THE IRRIGATION CONTRACTOR INCLUDES: 1) FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.**

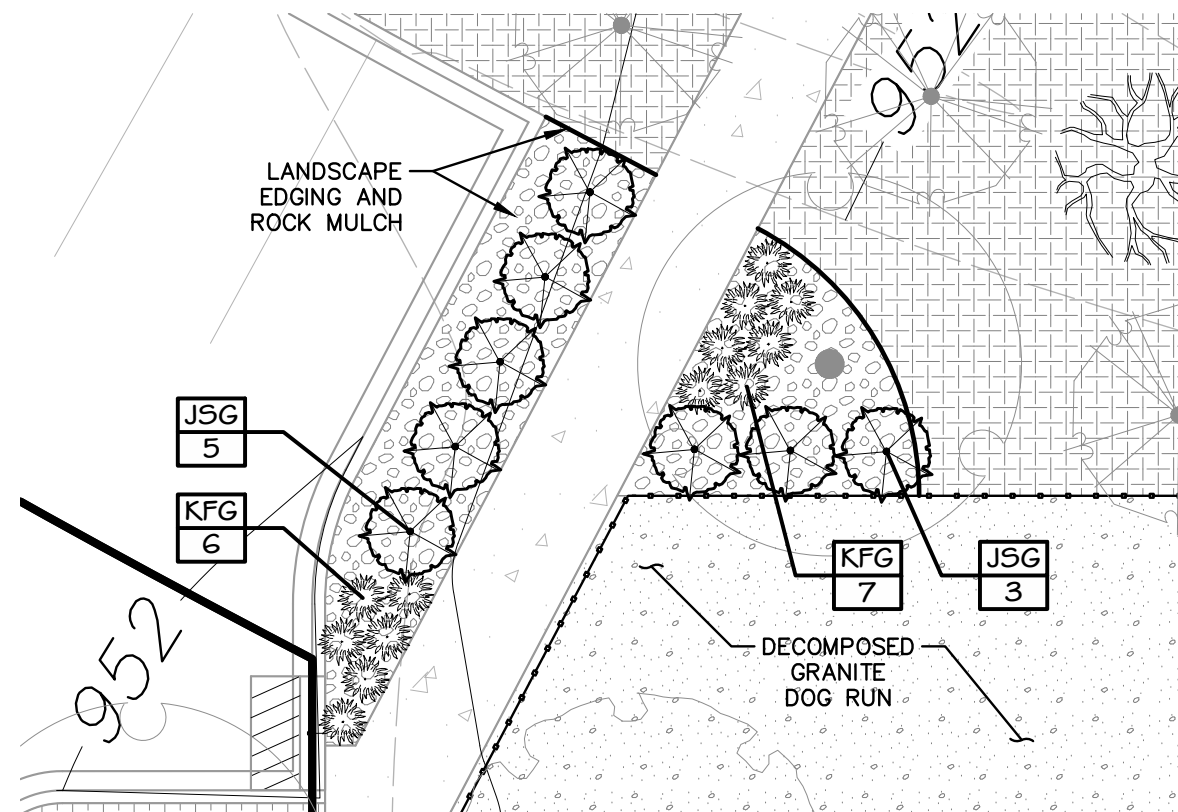
14. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, AND REPLANTING OF PLANTS THAT ARE DAMAGED OR MISSING. AFTER ACCEPTANCE, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

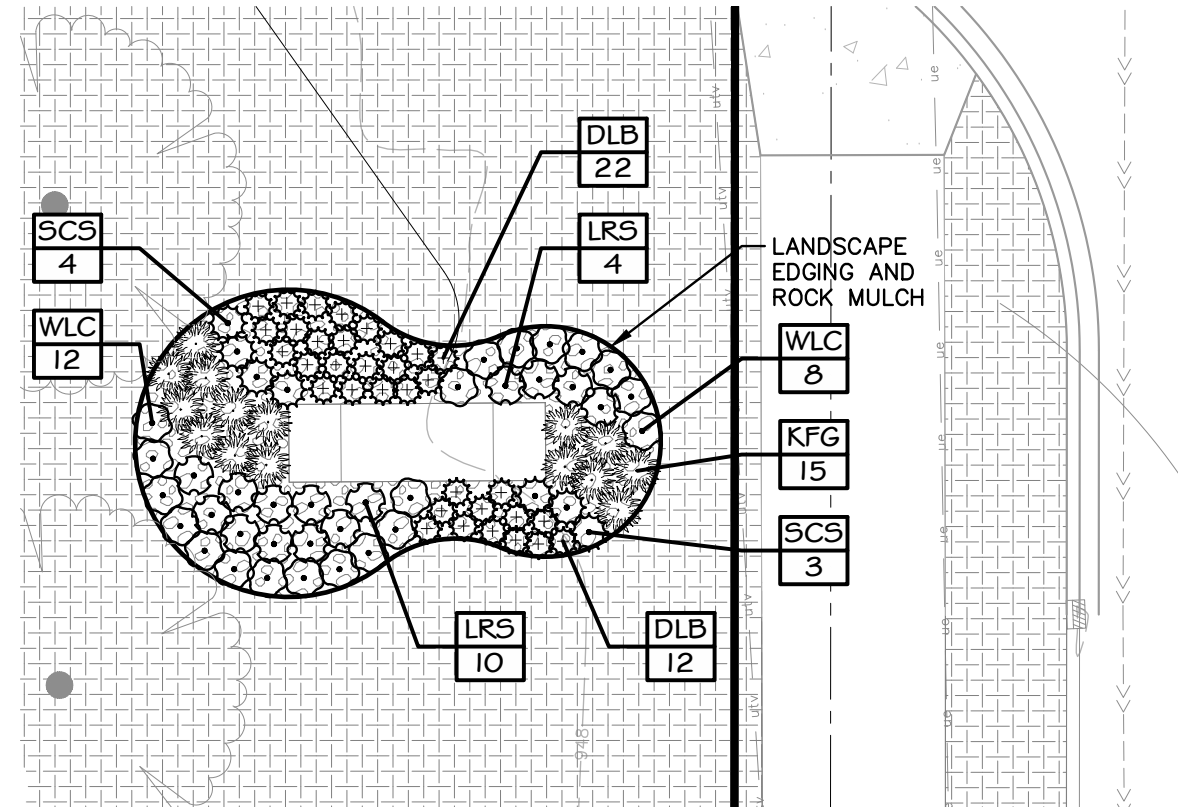
16. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SPECIES MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION OF THE SOIL. THE COVER CROP SPECIES SHALL BE MAINTAINED UNTIL THE NATIVE PLANTS ARE WELL ESTABLISHED. SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR; RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFUL WHEN TESTING DURING THE FIRST YEAR AFTER INITIAL SEEDING INDICATES THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

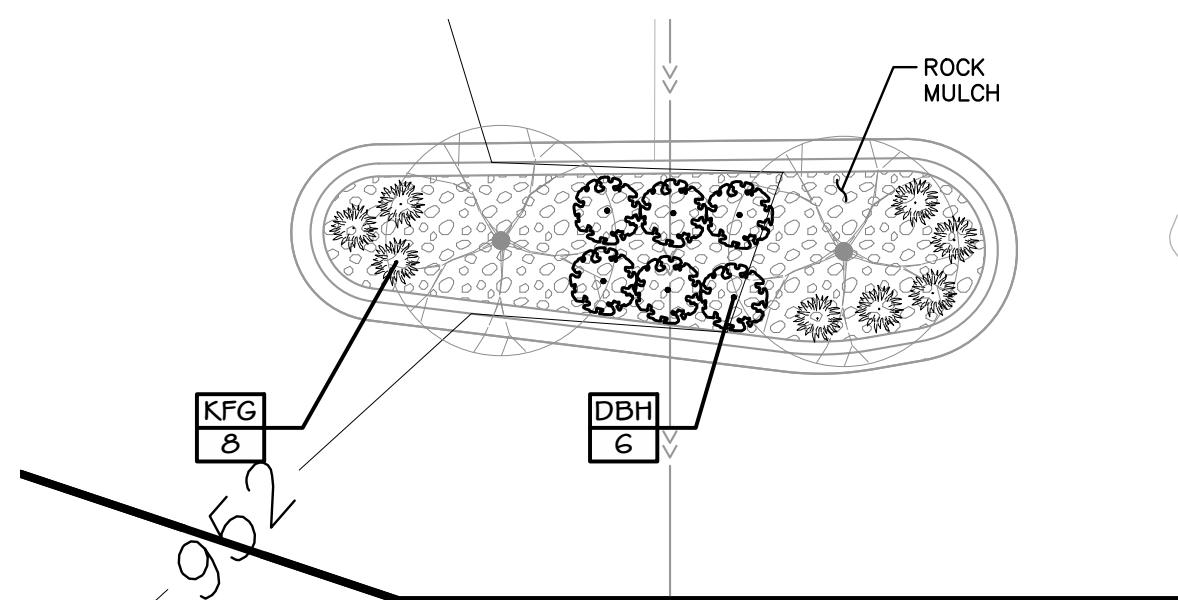
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



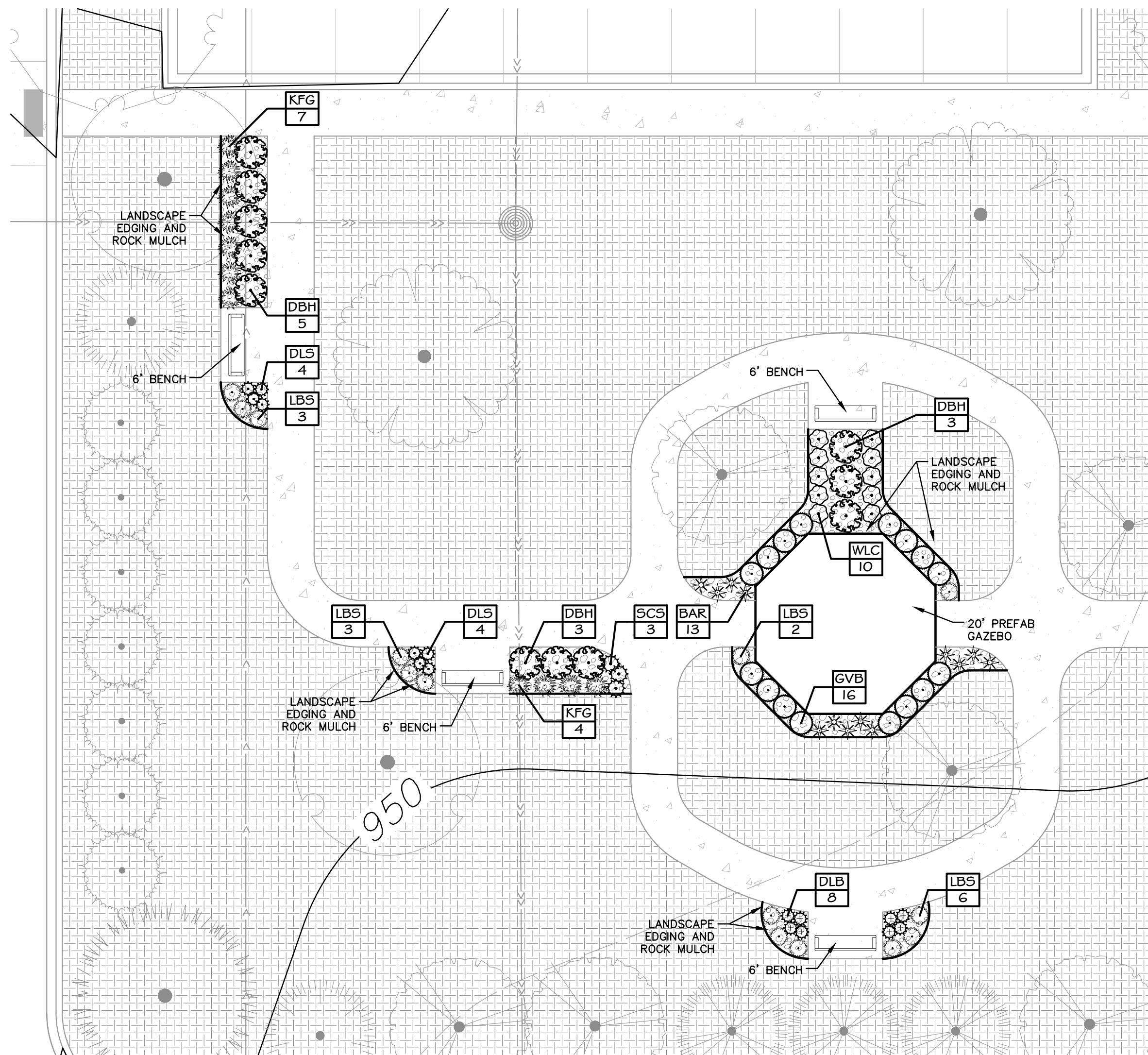
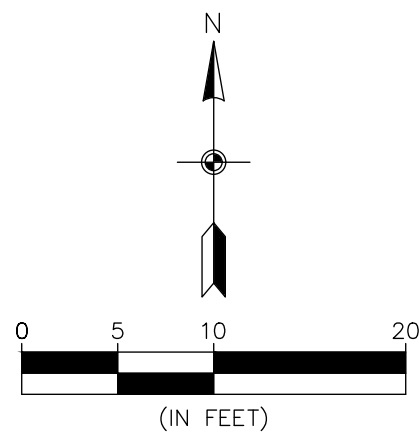
1 LANDSCAPE PLAN ENLARGEMENT
L4



2 LANDSCAPE PLAN ENLARGEMENT
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3 LANDSCAPE PLAN ENLARGEMENT
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4 LANDSCAPE PLAN ENLARGEMENT
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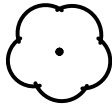
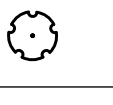
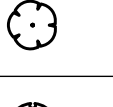
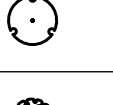
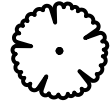
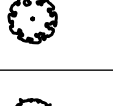
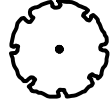
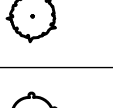
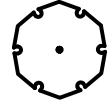
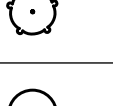
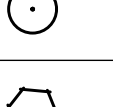
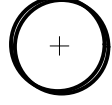
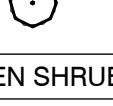
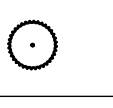
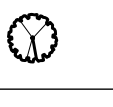
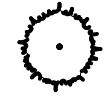
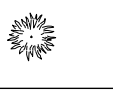
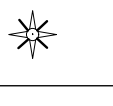
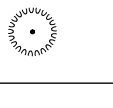
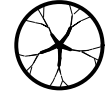
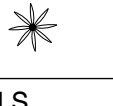
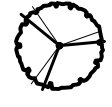
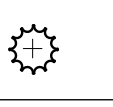
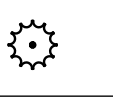
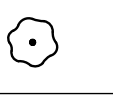
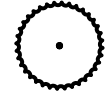
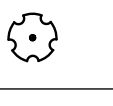
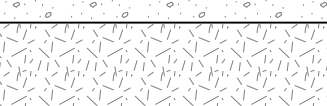
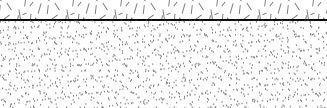
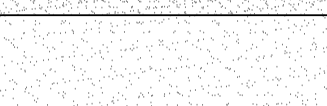
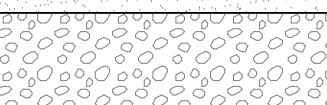
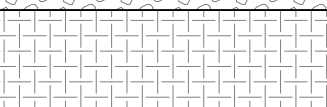
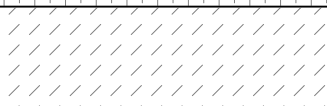
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments

DRAWN BY:	RJL
DESIGNED BY:	RJL
ISSUE DATE:	07/05/20

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA
Signature: 
Date: 07/05/22 License #: 56346

L4 of 5

PLANT SCHEDULE													
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	6	Acer rubrum `Autumn Radiance`	Autumn Radiance Red Maple	3.5" Cal.	B&B		BCB	13	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	#5 Cont.	
	FM	7	Acer x freemanii `Sienna`	Sienna Glen Maple	3.5" Cal.	B&B		SSC	6	Clethra alnifolia `Hummingbird`	Summersweet	#5 Cont.	
	HB	13	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B		RTD	11	Cornus sericea `Alleman` s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	HL	15	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B		DBH	79	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	KC	12	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B		CWH	8	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	WO	2	Quercus bicolor	Swamp White Oak	4" Cal.	B&B		ABH	36	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	#5 Cont.	
	HO	3	Quercus x macdanielii `Clemons` TM	Heritage Oak	2.5" Cal.	B&B		LLA	39	Rhododendron x `Lemon Lights`	Lemon Lights Azalea	#5 Cont.	
	BL	14	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B		MKL	20	Syringa patula `Miss Kim`	Miss Kim Lilac	#5 Cont.	
	BL+	3	Tilia americana `Redmond`	Redmond Linden	3" Cal.	B&B		VBC	19	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey` s Compact American Cranberry Bush	#5 Cont.	
	AE	12	Ulmus americana `Jefferson`	Jefferson American Elm	2.5" Cal.	B&B	EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		GVB	56	Buxus x `Green Velvet`	Green Velvet Boxwood	#5 Cont.	
	BF	9	Abies balsamea	Balsam Fir	6` Ht.	B&B		JSG	54	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
	BH	5	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B		YEW	44	Taxus x media `Tauntonii`	Tauton Yew	#5 Cont.	
	WP	5	Pinus strobus	White Pine	6` Ht.	B&B	GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	WC	7	Thuja occidentalis	White Cedar	6` Ht.	B&B		KFG	123	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#2 Cont.	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		BAR	38	Juncus inflexus `Blue Arrows`	Blue Arrows Rush	#2 Cont.	
	SB	7	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, Red Fall Color, 2" Cal Equivalent	Autumn Brilliance Serviceberry	8` Ht.	B&B		LBS	58	Schizachyrium scoparium	Little Bluestem	#2 Cont.	
	PD	4	Cornus alternifolia `Wstackman` Pale Yellow Flowers, Maroon Fall Color	Golden Shadows Pagoda Dogwood	2" Cal.	B&B		PDS	59	Sporobolus heterolepis	Prairie Dropseed	#2 Cont.	
	HT	7	Crataegus crus-galli `Inermis`	Thornless Hawthorn	2" Cal.	B&B	PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CA	9	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	2" Cal.	B&B		DLB	76	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
	JL	8	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B		DLS	52	Hemerocallis x `Stella De Oro` Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
TRANSPLANTED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		WLC	72	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	#1 Cont.	
	TP	20	Transplant - Coniferous	Spruce Tree (6-7" DBH)	---	Transplant		LRS	55	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 Cont.	
								SCS	31	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
							GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
								DG	1,785 sf	Decomposed Granite Compacted, Non-Woven Geotextile Incidental	Decomposed Granite	4" Depth	
								EEWF	1,170 sf	Engineered Wood Fiber Mulch	Play Area Surfacing	12" Depth	
								PF	211 sf	Putting Fringe Refer to Architectural Specifications	Artificial Turf	---	
								PG	264 sf	Putting Green Refer to Architectural Specifications	Artificial Turf	---	
								ROCK	10,520 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
								SOD	61,027 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
								TI	5,699 sf	Type I - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-221	seed	

ENGINEERING
SURVEYING
ENVIRONMENTAL



3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

LANDSCAPE SCHEDULE

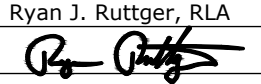
HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments

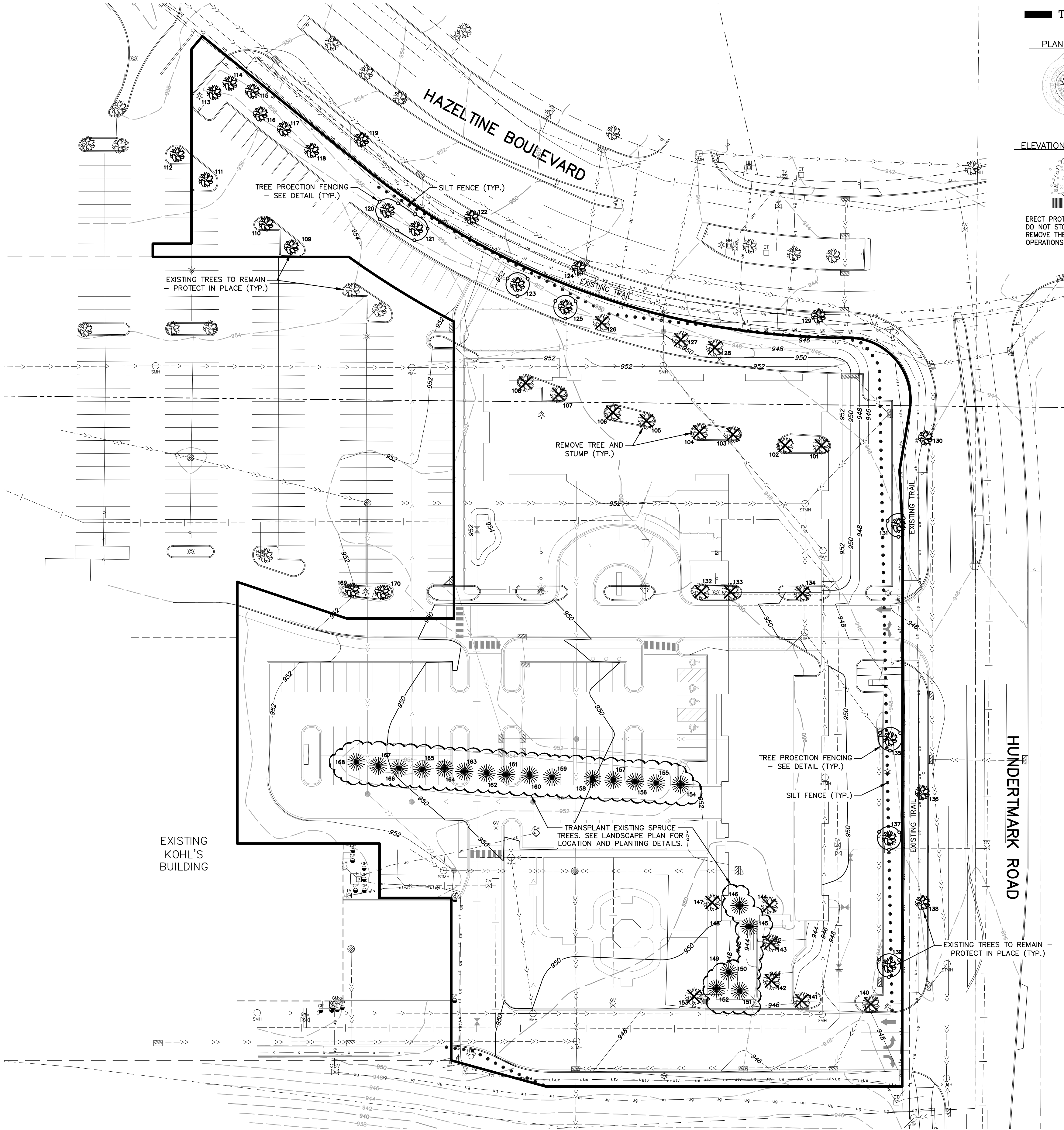
DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 07/05/22

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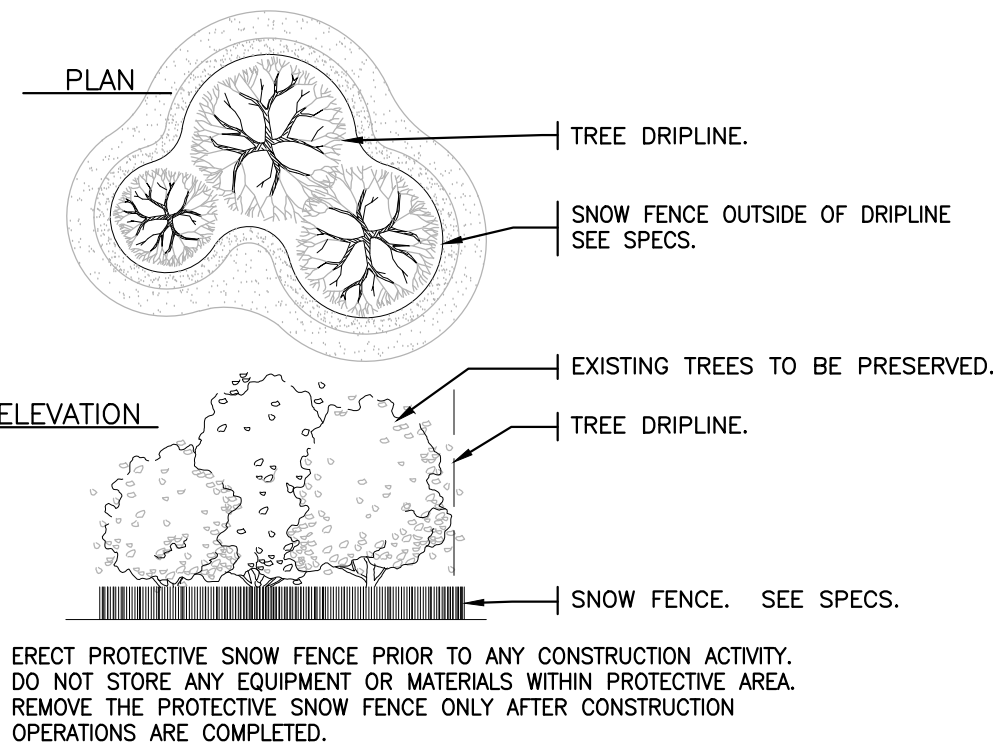
Name: Ryan J. Ruttger, RLA
Signature: 
Date: 07/05/22 License #: 56346

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TREE PROTECTION FENCE



LEGEND

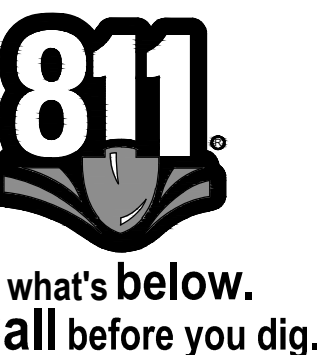
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
CURB LINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND CABLE	---	---
UNDERGROUND FIBER OPTIC	---	---
OVERHEAD UTILITY	---	---
POWER POLE	---	---
GUY WIRE	---	---
CABLE PEDESTAL	---	---
FIBER OPTIC BOX	---	---
HYDRANT	---	---
DECIDUOUS TREE	● TAG #	● TAG #
CONIFEROUS TREE	● TAG #	● TAG #
SAVE	● TAG #	● TAG #
REMOVE	✕ TAG #	✕ TAG #

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Designation
101	5	Sugar Maple	Good	REMOVE
102	8	Sugar Maple	Good	REMOVE
103	7	Sugar Maple	Good	REMOVE
104	7	Sugar Maple	Good	REMOVE
105	7	Sugar Maple	Good	REMOVE
106	7	Sugar Maple	Good	REMOVE
107	8	Sugar Maple	Good	REMOVE
108	7	Sugar Maple	Good	REMOVE
109	6	Sugar Maple	Good	SAVE
110	6	Sugar Maple	Good	SAVE
111	8	Sugar Maple	Good	SAVE
112	8	Sugar Maple	Good	EXEMPT (Save)
113	2	Serviceberry	Good	EXEMPT (Save)
114	5	Pear	Good	EXEMPT (Save)
115	5	Pear	Good	EXEMPT (Save)
116	8	Swamp White Oak	Good	SAVE
117	7	Sugar Maple	Good	SAVE
118	7	Swamp White Oak	Good	SAVE
119	7	Swamp White Oak	Good	EXEMPT (Save)
120	7	Sugar Maple	Good	SAVE
121	6	Sugar Maple	Good	SAVE
122	5	Swamp White Oak	Good	EXEMPT (Save)
123	7	Sugar Maple	Good	SAVE
124	5	Sugar Maple	Good	EXEMPT (Save)
125	7	Sugar Maple	Good	SAVE
126	7	Sugar Maple	Good	REMOVE
127	7	Sugar Maple	Good	REMOVE
128	6	Sugar Maple	Good	REMOVE
129	6	Swamp White Oak	Good	EXEMPT (Save)
130	7	Swamp White Oak	Good	EXEMPT (Save)
131	6	Swamp White Oak	Good	SAVE
132	3	Chokecherry	Good	EXEMPT (Remove)
133	3	Chokecherry	Good	EXEMPT (Remove)
134	8	Sugar Maple	Good	REMOVE
135	6	Swamp White Oak	Good	SAVE
136	6	Swamp White Oak	Good	EXEMPT (Save)
137	8	Swamp White Oak	Good	SAVE
138	6	Swamp White Oak	Good	EXEMPT (Save)
139	7	Swamp White Oak	Good	SAVE
140	6	Swamp White Oak	Good	REMOVE
141	6	Swamp White Oak	Good	REMOVE
142	5	Swamp White Oak	Good	REMOVE
143	6	Swamp White Oak	Good	REMOVE
144	6	Swamp White Oak	Good	REMOVE
145	8	Spruce	Good	TRANSPLANT
146	7	Spruce	Good	TRANSPLANT
147	5	Swamp White Oak	Good	EXEMPT (Remove)
148	5	White Pine	Poor	EXEMPT (Remove)
149	5	White Pine	Good	EXEMPT (Remove)
150	7	Spruce	Good	TRANSPLANT
151	7	Spruce	Good	TRANSPLANT
152	6	Spruce	Good	TRANSPLANT
153	5	Swamp White Oak	Good	EXEMPT (Remove)
154	6	Spruce	Good	TRANSPLANT
155	6	Spruce	Good	TRANSPLANT
156	6	Spruce	Good	TRANSPLANT
157	6	Spruce	Good	TRANSPLANT
158	6	Spruce	Good	TRANSPLANT
159	6	Spruce	Good	TRANSPLANT
160	6	Spruce	Good	TRANSPLANT
161	6	Spruce	Good	TRANSPLANT
162	6	Spruce	Good	TRANSPLANT
163	6	Spruce	Good	TRANSPLANT
164	6	Spruce	Good	TRANSPLANT
165	6	Spruce	Good	TRANSPLANT
166	7	Spruce	Good	TRANSPLANT
167	6	Spruce	Good	TRANSPLANT
168	6	Spruce	Good	TRANSPLANT
169	6	Amur Maple	Good	EXEMPT (Remove)
170	5	Amur Maple	Poor	EXEMPT (Remove)
SUMMARY			Cal. Inches	No. of Trees
Exempt Trees Removed (Undersized, Poor Condition, Off-Site, Nuisance Species, etc.)			37	8
Significant Trees Removed			113	17
Total Removed			150	25
Significant Trees Saved (in place)			158	25
Significant Trees Saved (transplant)***			126	20
Total Saved			284	45
TOTAL INVENTORIED			434	70

***Credit for existing trees applied to landscape requirements.

1 OVERALL TREE PRESERVATION PLAN
TP1



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3890 PHEASANT RIDGE DRIVE NE SUITE 100, BLAINE, MN 55449
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TREE PRESERVATION PLAN
HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS
1. 07/20/22 Per City Comments
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Name: Ryan J. Rutger, RLA
Signature: [Signature]
Date: 07/05/22 License #: 56346
TP1 of 1

Hazeltine Apartments

07/05/2022



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1 Site Location Aerial
1" = 300'-0"

EXISTING SITE PLAN KEY

- 1 KOHL'S - 1 STORY
- 2 HIGHLAND SHORES APTS - 3 STORIES
- 3 HIGHLAND SHORES CONDOS - 4 STORIES
- 4 CHASKA HEIGHTS SENIOR LIVING - 3 STORIES
- 5 HAZELTINE CENTER - 4-5 STORIES

SITE METRICS

PARCEL ID	302190030
ADDRESS	1130 HAZELTINE BLVD, CHASKA, MN 55318
PARCEL AREA	4.74 ACRES
ZONING DEVELOPMENT	PCD - PLANNED COMMERCIAL



EXISTING VIEW - HAZELTINE BLVD AND
HUNDERTMARK RD



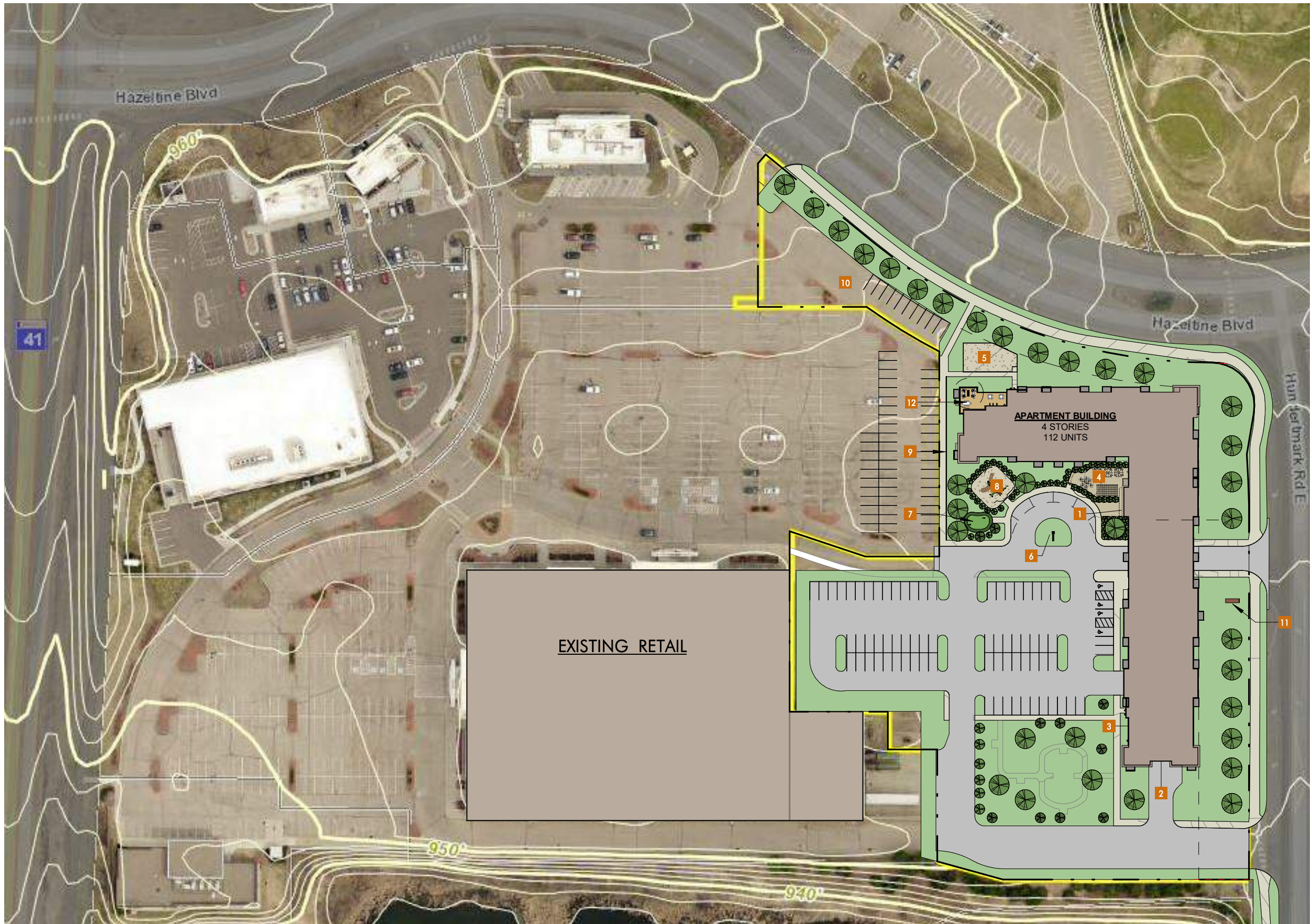
EXISTING VIEW - HUNDERTMARK RD EAST
ENTRANCE



EXISTING VIEW - HUNDERTMARK
RD SOUTH



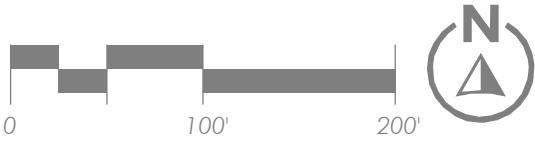
EXISTING VIEW - HAZELTINE BLVD NORTH
ENTRANCE

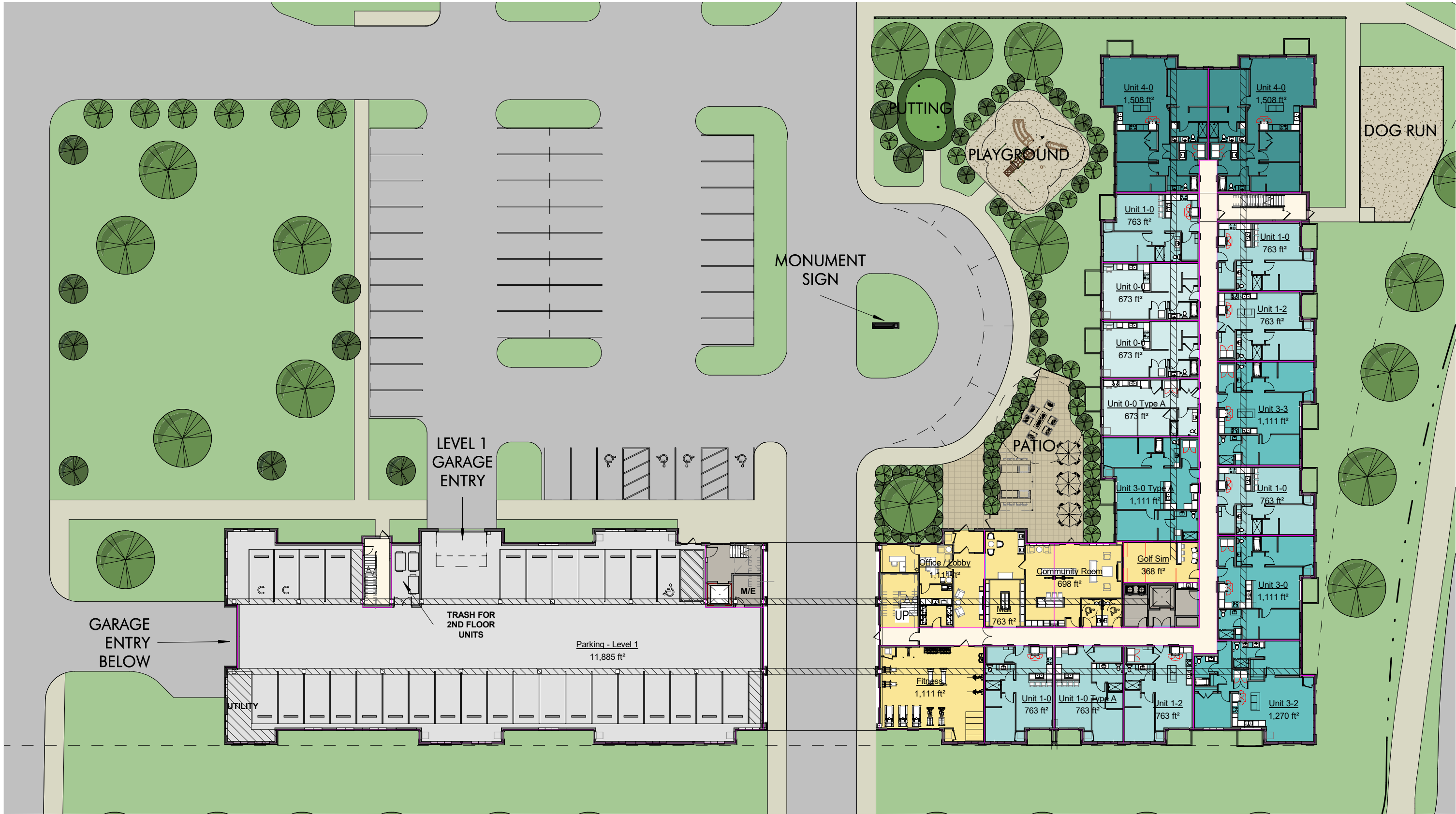


SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE LEVEL -1 ENTRANCE
- 3 GARAGE LEVEL 1 ENTRANCE
- 4 RESIDENT PATIO
- 5 DOG RUN
- 6 MONUMENT SIGN
- 7 PUTTING GREEN
- 8 PLAYGROUND
- 9 DECORATIVE PRIVACY FENCE
- 10 EXISTING OVERFLOW PARKING
- 11 EXISTING MONUMENT SIGN
- 12 ROOFTOP DECK

1 SD Site Plan
1" = 100'-0"

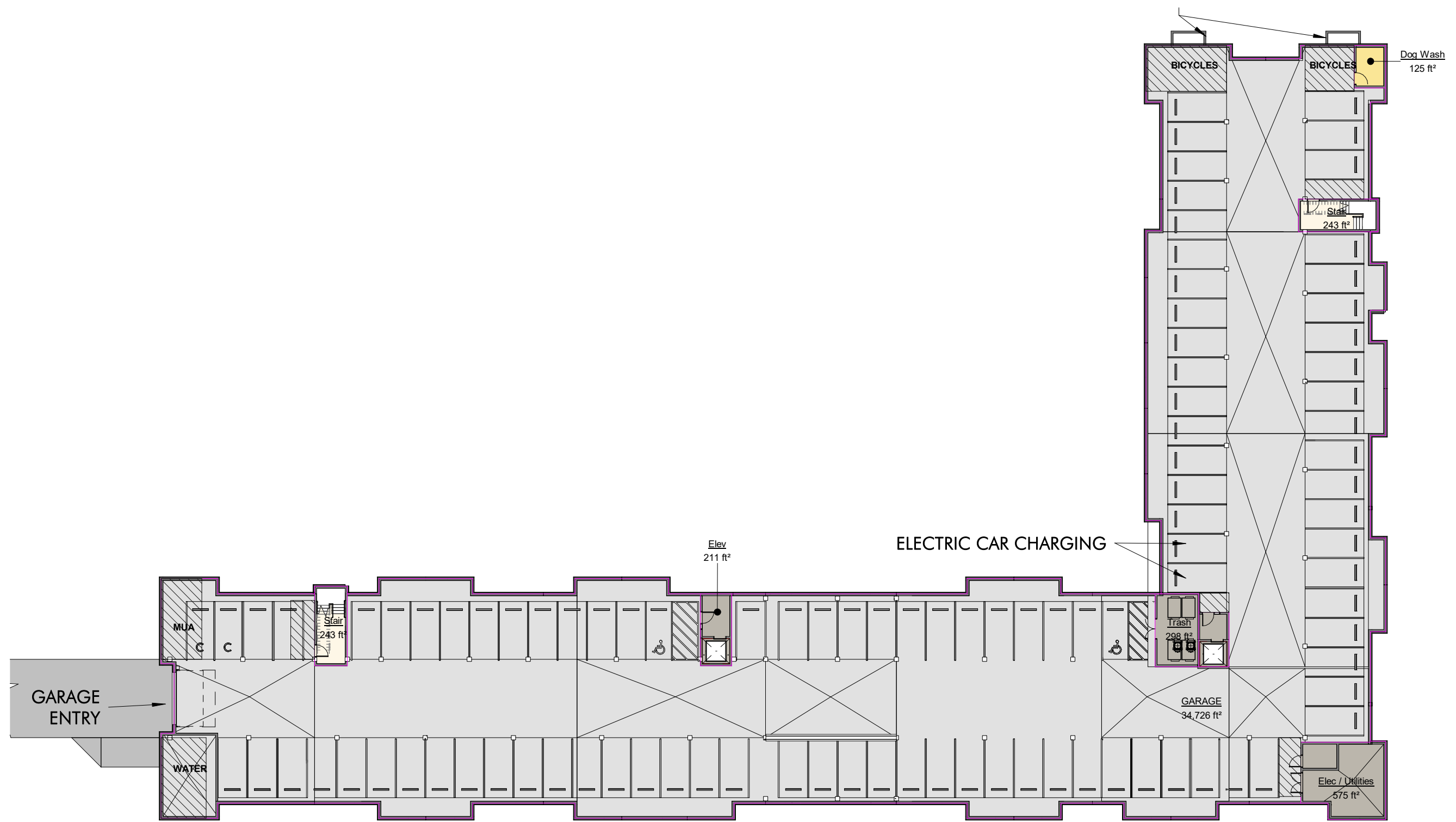




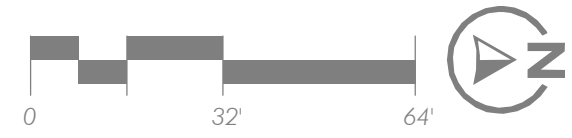
① Level 1
1/32" = 1'-0"

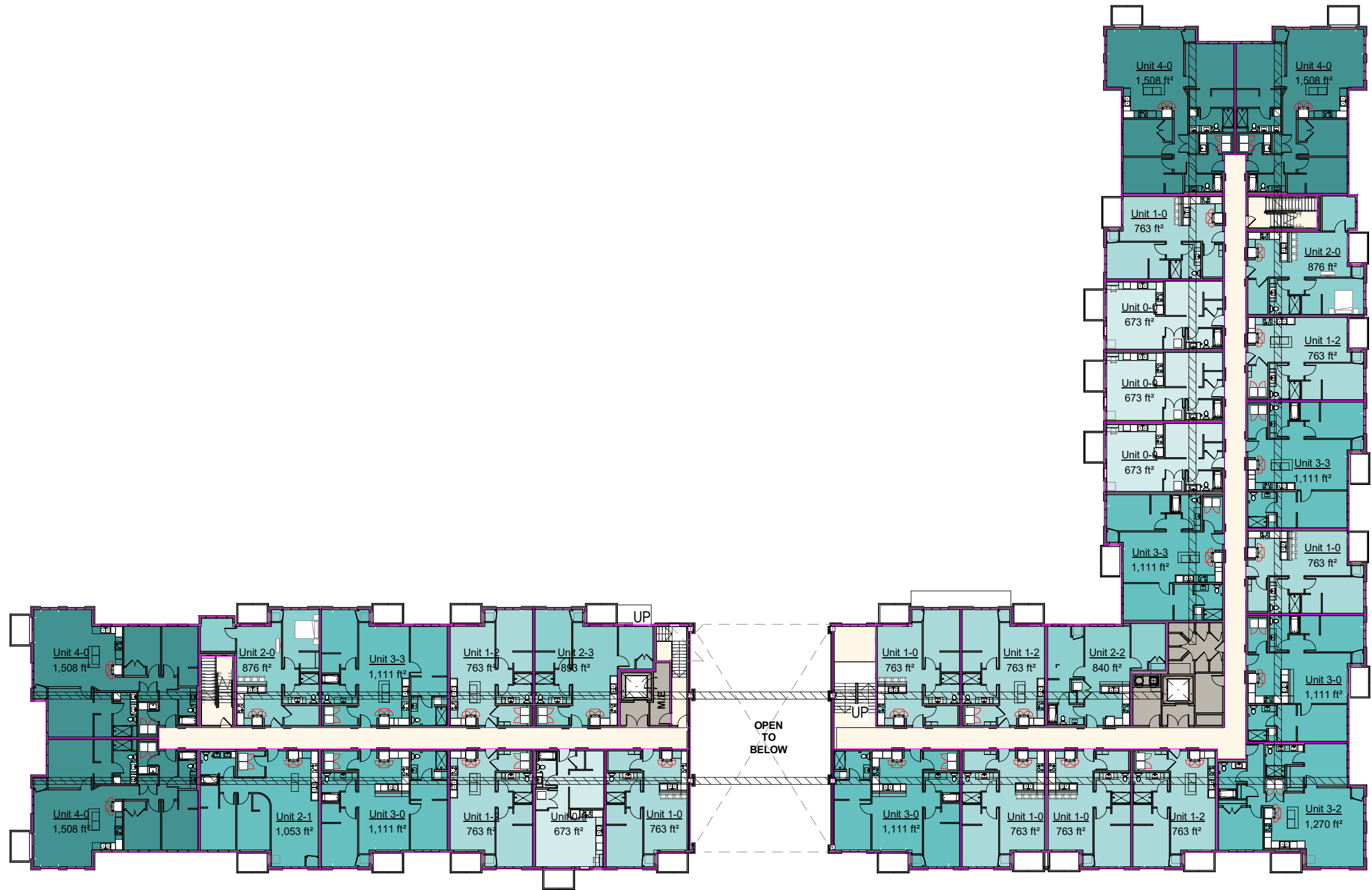


AREA WELL EXHAUST

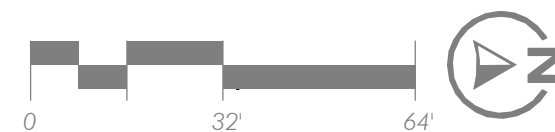


1 Level -1
1/32" = 1'-0"





1 Level 2
1/32" = 1'-0"





CONCEPTUAL RENDERING - HUNDERTMARK ROAD SOUTHEAST VIEW



CONCEPTUAL RENDERING - BREEZEWAY VIEW



CONCEPTUAL RENDERING - HUNDERTMARK ROAD AND HAZELTINE BOULEVARD VIEW



CONCEPTUAL RENDERING - HAZELTINE BLVD VIEW



CONCEPTUAL RENDERING - ROOFTOP DECK VIEW



CONCEPTUAL RENDERING - SOUTHWEST AERIAL VIEW

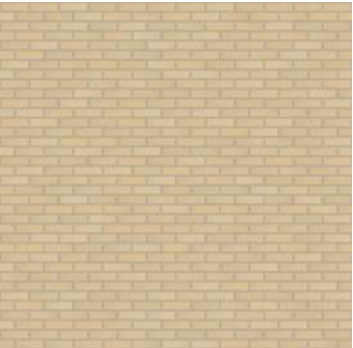


① CONCEPTUAL RENDERING - WEST AERIAL VIEW
12" = 1'-0"



CONCEPTUAL RENDERING - ENTRANCE COURTYARD VIEW

EXTERIOR MATERIALS

Material Mark	Description	Image
CLASS I		
4.1	Brick (Utility) - Color: Chaska Buff Blend	
7.1	LP Smartside Panel -Texture: Smooth - Color: Abyss Black	
7.2	LP Smartside Lap - Exposure: Alternating 4", 4", 8" pattern - Texture: Smooth - Color: Tundra Gray	
8.0	GLAZING	

EXTERIOR MATERIALS

Material Mark	Description	Image
CLASS II		
4.2	CMU (Split-Face) - Color: Limestone	

TOTAL BUILDING EXTERIOR MATERIAL AREAS

- CLASS I
- 4.1 - BRICK (UTILITY) - 13,310 SF (23%)
 - 7.1 - LP SMARTSIDE PANEL SIDING - 9,728 SF (17%)
 - 7.2 - LP SMARTSIDE LAP SIDING - 12,664 SF (22%)
 - 8.0 - GLASS - 16,393 SF (29%)
- CLASS II
- 4.2 - SPLITFACE CONCRETE MASONRY - 5,047 SF (09%)

EAST ELEVATION MATERIAL AREAS
CLASS I
GLASS - 4,950 SF (28%)
BRICK (UTILITY) - 4,431 SF (26%)
LP SMARTSIDE LAP SIDING - 4,094 SF (24%)
LP SMARTSIDE PANEL SIDING - 2,430 SF (14%)

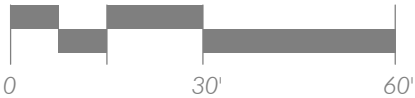


1 Elevation - East
1" = 30'-0"

NORTH ELEVATION MATERIAL AREAS
CLASS I
GLASS - 3,440 SF (30%)
BRICK (UTILITY) - 2,011 SF (18%)
LP SMARTSIDE LAP SIDING - 2,840 SF (25%)
LP SMARTSIDE PANEL SIDING - 2,190 SF (20%)
CLASS II



2 Elevation - North
1" = 30'-0"



WEST END ELEVATION

MATERIAL AREAS

CLASS I

GLASS - 958 SF (28%)
BRICK (UTILITY) - 1,110 SF (32%)
LP SMARTSIDE LAP SIDING - 0 SF (0%)
LP SMARTSIDE PANEL SIDING - 1,159 SF (34%)



Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"

① Elevation - West End
1" = 30'-0"



Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"

② Elevation - South
1" = 30'-0"

SOUTH ELEVATION MATERIAL AREAS

CLASS I

GLASS - 2,369 SF (30%)
BRICK (UTILITY) - 1,888 SF (24%)
LP SMARTSIDE LAP SIDING - 1,684 SF (22%)
LP SMARTSIDE PANEL SIDING - 1,439 SF (18%)

WEST ELEVATION MATERIAL AREAS

CLASS I

GLASS - 3,774 SF (28%)
BRICK (UTILITY) - 2,569 SF (19%)
LP SMARTSIDE LAP SIDING - 4,046 SF (30%)
LP SMARTSIDE PANEL SIDING - 1,697 SF (13%)

CLASS II



③ Elevation - West
1" = 30'-0"

Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"

WEST ELEVATION MATERIAL AREAS

CLASS I

GLASS - 902 SF (24%)
BRICK (UTILITY) - 1,301 SF (34%)
LP SMARTSIDE LAP SIDING - 0 SF (0%)
LP SMARTSIDE PANEL SIDING - 813 SF (22%)



Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

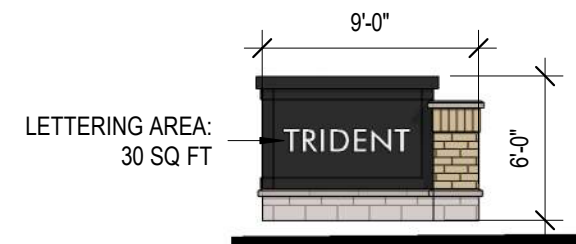
Level 1

100'-0"

Level -1

88'-8"

④ Elevation - South End
1" = 30'-0"



⑤ Elevation - Monument Sign
1/8" = 1'-0"

PLANNING METRICS

Zoning
Current: PCD - Planned Commercial Development

Height
Proposed: 4 Stories / 48 Feet

Density
Proposed: 128,000sqft gross occupied floor area / 206,751sqft gross site area = 0.619 F.A.R.

Lot Coverage
Building Footprint: 36,565 SF (18% of the lot)
Open green space: 79,314 SF (38% of the lot)

GROSS AREA - TOTAL	
Level	Area
Level 4	36,472 ft²
Level 3	36,565 ft²
Level 2	34,005 ft²
Level 1	34,005 ft²
Level -1	36,576 ft²
Grand total	177,623 ft²

PARKING		
Level	Type	Count
Level -1	Parking - Garage	100
Level 1	Parking - Garage	30
Level 1	Parking - Surface	134
		264

UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area	Total Area	%
		Main Floor		
0 BR (Alcove)				
Unit 0-0	14	673 ft²	9,427 ft²	12.5%
Unit 0-0 Type A	1	673 ft²	673 ft²	0.9%
	15		10,100 ft²	13.4%

1BR				
Unit 1-0	18	763 ft²	13,732 ft²	16.1%
Unit 1-0 FW	2	763 ft²	1,526 ft²	1.8%
Unit 1-0 Type A	1	763 ft²	763 ft²	0.9%
Unit 1-2	17	763 ft²	12,969 ft²	15.2%
	38		28,989 ft²	33.9%

1BR+Den				
Unit 2-0	6	876 ft²	5,256 ft²	5.4%
Unit 2-2	3	840 ft²	2,519 ft²	2.7%
Unit 2-3	3	893 ft²	2,680 ft²	2.7%
	12		10,455 ft²	10.7%

2BR				
Unit 2-1	3	1,053 ft²	3,159 ft²	2.7%
Unit 3-0	9	1,111 ft²	9,998 ft²	8.0%
Unit 3-0 FW	1	1,111 ft²	1,111 ft²	0.9%
Unit 3-0 Type A	1	1,111 ft²	1,111 ft²	0.9%
Unit 3-1 FW	4	1,160 ft²	4,640 ft²	3.6%
Unit 3-2	4	1,270 ft²	5,081 ft²	3.6%
Unit 3-3	11	1,111 ft²	12,220 ft²	9.8%
Unit 3-3 FW	1	1,111 ft²	1,111 ft²	0.9%
	34		38,430 ft²	30.4%

3BR				
Unit 4-0	13	1,508 ft²	19,609 ft²	11.6%
	13		19,609 ft²	11.6%
Grand total	112		107,583 ft²	100.0%

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 15, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:02 pm.

2. Roll Call

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

Absent: None.

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

3. Pledge of Allegiance

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Brian Dahlke - Certificate of thanks for his years of service on the Planning Commission

Mayor Windschitl presented a plaque to Mr. Dahlke for his many years of service and thanked him for all his help on the Planning Commission.

Mr. Dahlke addressed the Council and thanked everyone for the wisdom they instilled upon him during his time on the Commission and support.

5.B. Growth Through Opportunity Program Recap

Officer Janke addressed the Council and provided an overview of the program.

Alex Oladoyin with Empower Inclusion addressed the Council and noted how exciting it was to see the great work the kids did with the program.

Mitchell Scott and Jordan Moore, participants of the program, provided an overview of their favorite events and activities they got to partake in during the program. They also provided a video presentation of their time in the program for the Council to review.

Officer Janke presented both Mitchell Scott and Jordan Moore with a Police Department Challenge Coin for their participation and hard work in the program.

6. Minutes

6.A. Approve the August 1, 2022 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of July 18, 2022 City Council meeting.

Motion carried.

7. Consent Agenda

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

A. Agreements related to a Metropolitan Council LHIA award for West Creek Apartments
Motion approving and executing Agreements related to a Metropolitan Council LHIA award for West Creek Apartments.

B. City Administrator Annual Review

Motion to approve administrator goals for 2022 and adjust the City Administrator's annual salary with a 1.1% Cost of Living Adjustment and 3.5% performance increase retroactive to January 1, 2022, and a \$2000 performance incentive.

C. Bond Sale Reimbursement

Motion to adopt Resolution 2022-101 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

D. Adopt Resolution No. 2022-106 Approving the Alternate Urban Areawide Review (AUAR) Order and Scoping Document for CloudHQ/City of Chaska/PC #2022-52

Motion to adopt Resolution 2022-106, approving the AUAR Order and Scoping Document for CloudHQ (PC #2022-52).

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2022-99 Approving the Drainage & Utility Easement Vacation on Outlot B of Pioneer Vista/AV Development/PC #2022-50

City Administrator Podhradsky introduced this item.

City Planner Hanson provided background on this item.

Mayor Windschitl opened the public hearing at 7:29 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 7:30 p.m.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to Adopt Resolution No. 2022-99 Approving the Drainage & Utility Easement Vacation on Outlot B of Pioneer Vista/AV Development/PC #2022-50.

Motion carried.

8.B. Adopt Resolution No. 2022-105 Approving the Concept Plan for CloudHQ/CloudHQ/PC #2022-41

City Administrator Podhradsky introduced this item.

City Planner Hanson provided background and a presentation on this item.

Councilmember Huang asked what the cooling technology for this building will be.

Brett Burnett, developer, addressed the Council and stated the equipment seen on the roof in the diagram are the air-cooled chillers used instead of water-based cooling, noting that due to the size of the building it would be a massive amount of water used.

Mr. Burnett provided an overview of the company and purpose of the requested concept plan.

Motion by Councilmember Huang, second by Councilmember Grau to Adopt Resolution No. 2022-105 Approving the Concept Plan for CloudHQ/CloudHQ/PC #2022-41.
Motion carried.

8.C. Adopt Resolution No. 2022-100 and Ordinance No. 1020 Approving the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for Hazeltine Plaza Apartments/Trident Development/PC #2022-48

8.C.i. Adopt Ordinance No. 1020 Approving the Zoning Ordinance Amendment (ZOA) to PCD-15

City Planner Hanson introduced and provided a presentation on the background and overview of this item.

Councilmember Hubbard stated she thinks the building is beautiful and likes the dog run they included. She noted she is wondering if they intend to restrict the use of apartments as Airbnb's or anything similar.

Roger Fink, representing the applicant, addressed the Council. He stated to his knowledge no units have been used for Airbnb purposes but noted it would be a better question for the property manager depending on the lease terms, which usually include prohibited language around sub-leasing and other terms like that so he doesn't foresee it being an issue.

Councilmember Hatfield stated she thinks the developer could have added more units to the building but instead they used the space in a better manner to provide amenities for the residents and she appreciates that.

Mayor Windschitl invited any residents up to speak on this item, noting it is not a public hearing but wanted to allow anyone who wished to speak the opportunity to do so briefly.

Jane McKenzie, Birdie Lane, addressed the Council. She stated she has seen all the iterations of the properties over the years, having lived there for 40 years. She is happy to see something positive happening but she does wish the retail was a little smaller and more upscale.

Motion by Councilmember Huang, seconded by Councilmember Grau to Adopt Resolution No. 2022-100 and Ordinance No. 1020 Approving the Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for Hazeltine Plaza Apartments/Trident Development/PC #2022-48.

Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Huang to Adopt Ordinance No. 1020 Approving the Zoning Ordinance Amendment (ZOA) to PCD-15.

Motion carried.

8.D. Adopt Ordinance No. 1019 Approving the Zoning Ordinance Amendment (ZOA) to Section 15.16 Planned Development Districts/City of Chaska/PC #2022-51

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

Councilmember Grau asked if the issues being discussed tonight are related to the audit.

Community Development Director Kabat stated the specific issues being discussed tonight are not related to the audit but noted it is something that could have come out of the audit process.

Councilmember Huang stated he doesn't want to have to go through more variances but if this is the choice, he would rather go through more variances instead of putting the City at risk of being exposed to people who may have more aggressive motives. He added an example is recently, someone proposed to add a high bay industrial in a space originally zoned as office.

Mayor Windschitl stated it doesn't appear to matter what we decide because someone could decide to challenge us or sue us at any time.

City Attorney Saufley stated all of their decisions need to be reasonable and rational so precedence plays into that decision and if they were to approve a certain type of building once, and someone on a neighboring property wanted the same type of building under the same circumstances as the prior property owners, it could be deemed irrational of the Council to deny that request. In following through with this request, the Council may be limiting the possibility of different interpretations of the code from becoming an issue.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to table Ordinance No. 1019 Approving the Zoning Ordinance Amendment (ZOA) to Section 15.16 Planned Development Districts/City of Chaska/PC #2022-51 until the audit is complete. Motion carried as amended.

8.E. Adopt Resolutions for Items Related to the Downtown Chaska Highway 41/Highway 61 Project

8.E.i. Adopt Resolution 2022-102 Awarding the Bid for the Downtown Chaska TH 41/CSAH 61 Project and Execute Contract Documents

8.E.ii. Adopt Resolution 2022-103 Approving a Cooperative Agreement with the Minnesota Department of Transportation for the Downtown Chaska TH 41/CSAH 61 Project

8.E.iii. Adopt Resolution 2022-104 Approving a Joint Powers Agreement with Carver County
Assistant City Administrator Durbin introduced and provided background on this item.

City Engineer Clark addressed the Council and stated they will know in the next two weeks possibly when they will start on CSAH 61. He noted mass coordination efforts are beginning to push the majority of what they can get done on CSAH 61 still this summer.

Motion by Councilmember Huang, second by Councilmember Hatfield to Adopt Resolution 2022-102 Awarding the Bid for the Downtown Chaska TH 41/CSAH 61 Project and Execute Contract Documents.

Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Grau Adopt Resolution 2022-103 Approving a Cooperative Agreement with the Minnesota Department of Transportation for the Downtown Chaska TH 41/CSAH 61 Project.

Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Huang Adopt Resolution 2022-104 Approving a Joint Powers Agreement with Carver County.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 8-15-2022

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 8-15-2022

Councilmember Huang:

- Stated Night to Unite was a great event
- Stated the Park Facilities Party for Ward 4 is on August 17th from 6-8pm at McKnight Park
- Noted Touch-a-Truck is on August 18th from 5:00-7:30pm at the Community Center

- Stated Art in the Park is coming up on August 28th from 11am-5pm at Fireman's Park
- Southwest Transit CEO update is coming soon and noted Thursdays – Sunday will be offered for the State Fair weekends

Councilmember Grau:

- Stated Night to Unite was nice and reminded everyone to pick up after their dogs
- the Park Facilities Party for his Ward is August 11th from 5:30-7:00pm at Veterans Park

Councilmember Hatfield:

- Stated Ward 3 has the Park Facilities Party on August 16th
- Thanked staff for all their hard work with all the summer events going on

Councilmember Hubbard:

- Reminded everyone to slow down on the roads to keep the community safe
- Noted the Ward 2 Park Facilities Party went really well and thanked staff for all their help
- Stated Saturday was National left-handers day

Assistant City Administrator Durbin:

- Stated the League of MN Cities voted Senator Coleman was one of eighteen to be awarded Legislator of Distinction for 2022

Community Development Director Kabat:

- Stated staff is working on proposed changes to ordinance codes that would require neighborhood meetings being held by developers ahead of time and site signage to be posted

Mayor Windschitl:

- Stated Night to Unite was great
- Noted today Congressman Phillips had the Vietnams Pinning Ceremony
- Stated Fishing with friends was a great event and thanked everyone for their help

11. Adjourn

Motion by Councilmember Hubbard, second by Councilmember Huang to adjourn the meeting at 11:16 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
AUGUST 29, 2022

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

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

4. Adopt the Agenda

Mayor Windschitl stated he would like to have agenda item 6. Minutes, removed from the agenda.

Motion by Councilmember Grau, second by Councilmember Hubbard to adopt the agenda as amended.

Motion carried.

5. Visitor Presentation

No one was present to address the Council.

6. Minutes

6.A. Approve the August 15, 2022 City Council Meeting Minutes

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the Consent Agenda Items A through G:

- A. Adopt Resolution 2022- 107 Amending the 2022 Downtown Street and Utility Reconstruction Project Assessment Roll

Motion to adopt Resolution 2022-107 Adopting the Amended 2022 Downtown Street and Utility Reconstruction Project Assessment Roll.

- B. Adopt Resolution 2022-108 approving a Lot Split of a City Parcel, Consent to Joint Representation to a Quiet Title Action, and Execution of Purchase and Exchange Agreement for West Creek Apartments

Motion to adopt Resolution No. 2022-108 approving a Lot Split of a City Parcel, Consent to Joint Representation to a Quiet Title Action, and Execution of Purchase and Exchange Agreement.

- C. Property Easement Agreement Acceptance for the Creek Road Trunk Sewer Extension Street and Utility Improvements

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

- D. Rivertown Heights Notice of Decision

Motion to approve the notice of decision.

- E. Establish a Public Hearing to Consider Approval of the Proposed 2023 Operating Plan and Budget and Imposition of Service Charges for the Chaska Downtown Special Services District

Motion to set the public hearing for October 3, 2022, to review and approve the proposed SSD 2023 operating plan, budget, and service charges and direct staff to give notice of the public hearing.

- F. Adopt Resolution 2022-109 Relating to Financing of Certain Proposed Projects; and, Establishing Compliance with Reimbursement Bond Regulations Under the Internal Revenue Code

Motion to adopt Resolution 2022-109 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

- G. Approve Renewal of Alphabet Junction's Lease

Motion to approve the renewal of Alphabet Junction's lease for another five-year term.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2022-110 Authorizing Issuance, Awarding Sale, Prescribing The Form And Details And Providing For The Payment of \$25,300,000 General Obligation Temporary State Aid Street Bonds, Series 2022A

City Administrator Podhradsky introduced this item and provided some background on this item.

Administrative Services Director Graczyk addressed the Council and provided some information on this item.

Paul Steinman, Baker Tilly, addressed the Council and reviewed the recommendation for the Council's consideration this evening.

Motion by Councilmember Hubbard, second by Councilmember Huang, to adopt Resolution 2022-110 Authorizing Issuance, Awarding Sale, Prescribing The Form And Details And Providing For The Payment of \$25,300,000 General Obligation Temporary State Aid Street Bonds, Series 2022A.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 8-29-2022

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 8/29/22

Councilmember Grau:

- Wished good luck to kids going back to school and to be mindful of traffic patterns changing
- Reminded everyone about 988-Minnesota and the resource for everyone

Councilmember Huang:

- Stated the Facilities Park Party went well
- Noted on September 16th is Latin Fest and fireworks at Fireman's Park
- Stated SouthWest Transit was a recipient of electric vehicles very exciting big news

Councilmember Hubbard:

- Stated she attended the Highway 41 open house and noted the website to sign up for the project updates

Councilmember Hatfield:

- Stated the Facilities park party was great
- Announced Coffee with a Cop is at Caribou at 9am on August 30th
- Noted the Community Center has events posted already online so people can plan ahead

Mayor Windschitl:

- Stated Chaska Golf Club is on September 16th
- Next meeting is September 12th

11. Adjourn

Motion by Councilmember Huang second by Councilmember Hatfield to adjourn the meeting at 8:06 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 12, 2022

1. Call to Order

The meeting was called to order by Mayor ProTem Hubbard at 7:01 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl (arrived at 7:40 p.m.)

Absent: None.

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

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

Libby Fairchild, 2678 Shadow Wood Court, addressed the Council regarding Beyond the Yellow Ribbon. She provided an overview of the program and noted they are looking for someone with the City to serve on the Committee. She stated they are having their Golf Tournament next Saturday and is pleased to announce they have no vacant spots. She noted the proceeds go to the Veterans housing. She explained they have an auction with a lot of items for everyone available which is open now for people to view.

6. Minutes

6.A. Approve the August 15, 2022 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Hubbard, to approve the August 15, 2022 City Council Meeting Minutes.

Motion carried.

7. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Hatfield, to approve the Consent Agenda Items A through D:

- A. On-Sale Liquor at a Community Event – Patron's Mexican Restaurant Chaska's Latin Music and Food Festival

Motion to approve On-Sale Intoxicating License at a Community Event OSCF22-04 for Patron's Mexican Restaurant, 702 Chestnut St. #110, Chaska MN for Chaska's Latin Music and Food Festival, effective Friday, September 16th, 2022.

- B. On-Sale Liquor at a Community Event - Crooked Pint at Chaska's Latin Music and Food Festival Chaska's Latin Music and Food Festival

Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.05 for Crooked Pint Ale House, 3210 Chaska Blvd, Chaska MN for Chaska's Latin Music & Food Festival, effective September 16th, 2022.

- C. On-Sale Liquor at a Community Event - La Hermoas at Chaska's Latin Music & Food Festival

Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.06 for La Hermoas Mexican Restaurant, 222 N. Chestnut St, Chaska MN for Chaska's Latin Music & Food Festival, effective September 16th, 2022.

- D. Legislative Services Agreement 2022-2023

Motion to approve a Legislative Service Agreement with Lockridge Grindal Nauen P.L.L.P. for lobbying services from September 1, 2022 to December 31, 2023.

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2022-111, Authorizing the Chief of Police to act as the signing authority for the "Master Subscriber Agreement"

City Administrator Podhradsky introduced this item.

Chief Seibert addressed the Council and provided an overview and background on this item.

Motion by Councilmember Huang, second by Councilmember Grau, to approve Resolution 2022-11 authorizing the Chief of Police to act as the signing authority to the "Master Subscriber Agreement."

Motion carried.

8.B. Negotiation of a Tax Abatement Agreement with RCS-RCA Oak Ridge, LLC

City Administrator Podhradsky introduced this item and provided some background on this item.

Assistant Administrator Durbin provided an overview of this item.

Motion by Councilmember Huang, second by Councilmember Hatfield, to authorize staff to negotiate a Tax Abatement Agreement with RCS-RCA Oak Ridge, LLC and for the Mayor and City Administrator to execute such agreement. If the terms significantly deviate from the terms outlined above, then the agreement will be brought back for approval first before execution.

Motion carried.

8.C. Adopt Resolution No. 2022-112 Establishing a Preliminary Maximum City Tax Levy for Taxes Payable in 2023

City Administrator Podhradsky introduced this item and provided some background on this item.

Councilmember Grau stated there is also the cost of hiring staff which is hard to put a number on those exactly but are important and they matter.

Councilmember Hubbard noted making sure the staff has what they need to do their jobs efficiently is important.

Councilmember Hatfield stated they want to have the facilities to reflect the work the City staff does.

Councilmember Huang noted they also want to make sure they are putting in quality facilities that will last for the next generations as well.

Motion by Councilmember Hubbard, second by Councilmember Huang, to adopt Resolution No. 2022-112 adopting the proposed assessed 2022 payable 2023 maximum property tax levy. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 9-12-2022

Council requested further information on pages 13 and 19.

City Administrator Podhradsky provided further information on those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 9/12/22

Councilmember Hatfield:

- Stated there is a Food Distribution Thursday at 12 pm
- Noted the Fire Department and Police Department are having a car seat clinic on the 27th
- Stated the Latin Food Festival is on Friday from 6-10pm and will have a lot of great food

Councilmember Grau:

- Stated he attended the Open House at the Fire Department tonight and it was really nice
- Noted thanks to East Carver County Schools for getting the school year off to a good start
- Reminded everyone about 988-Minnesota and the resource for everyone

Councilmember Huang:

- Stated the Fire Department Open House was great

- Welcomed kids back to school
- Noted there is a roof top movie night Saturday Night hosted by Parks and Recreation and will have free snacks
- Stated SouthWest Transit did a great job moving people from the State Fair

Mayor Windschitl:

- Stated he attended the Black Helmet Fire Department event tonight congratulated the newest members
- Stated there was 4600 people at the Chaska Football game recently
- Stated he wanted to send out prayers to the young man paralyzed from Bloomington
- Next meeting is September 19th

11. Adjourn

Motion by Councilmember Grau second by Councilmember Hatfield to adjourn the meeting at 9:38 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 19, 2022

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

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

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

No one wished to present to the Council.

6. Minutes

6.A. Approve the August 29, 2022 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the August 29, 2022 City Council Meeting Minutes.

Motion carried.

7. Consent Agenda

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

A. Public Improvements – Sagewood 2nd Addition

Motion to accept public improvements in Sagewood 2nd Addition as municipal facilities and adjust letter of credit accordingly.

B. Adopt Resolution No. 2022-113 Approving the proposed Carver County Southwest Regional Trail Master Plan Chaska to Victoria Trail and the MN River Bluffs Regional Trail alignment is consistent with the Chaska Comprehensive Plan/Res. 2020-66.

Motion to approve Resolution 2022-113 regarding the proposed Carver County Southwest Regional Trail Master Plan Chaska to Victoria Trail and the Minnesota River Bluffs Regional Trail alignment is consistent with the Chaska Comprehensive Plan/Res. 2020-66.

Motion carried.

8. Action Items

8.A. Harvest West Neighborhood Park - Plan Recommendation

Parks and Recreation Director Grange introduced and provided a presentation on this item.

Councilmember Grau stated having all the trails paved would be ideal instead of having loose gravel and rock.

Councilmember Hubbard stated she thinks the amenities are all great and the park is reminiscent of one she played at as a child. She noted she likes the connections with the trail systems.

Councilmember Hatfield stated she likes the features that make their parks unique such as the spider climbing net and thinks it would be great if they put something like that in this park.

Mayor Windschitl noted his only concern is that the park will end up being so nice that it will draw in people from outside of the neighborhood.

Motion by Councilmember Huang, second by Councilmember Grau, to recommend approval of Harvest West Neighborhood Park Plan.

Motion carried.

8.B. Harvest West Neighborhood Park – Name Recommendation

Parks and Recreation Director Grange introduced and provided a background on this item.

Motion by Councilmember Hatfield, second by Councilmember Huang, to recommend approval of the Harvest West Neighborhood Park Name, Savanna Oaks Park.

Motion carried.

8.C. Zoning Ordinance #1021 Amendment (ZOA) to Chapter 15.08 to include language that will require developers to hold neighborhood meetings and require posting of notice on properties subject to planning applications

Community Development Director Kabat introduced and provided some background on this item.

Motion by Councilmember Huang, second by Councilmember Hubbard, to adopt Ordinance No. 1021 approving the Zoning Ordinance Amendment (ZOA) to Chapter 15.08.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 9-19-2022

Council requested further information on page 9.

City Administrator Podhradsky provided further information on those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 9/19/22

Councilmember Hubbard:

- Stated she attended the Latin Food Festival on Friday and noted it was really great and well attended

Councilmember Hatfield:

- Stated there is a car seat clinic on September 27th at 3pm

Councilmember Huang:

- Stated the Latin Festival was great
- Noted Oktoberfest is coming up
- Provided an update on SouthWest Transit

Councilmember Grau:

- Stated he attended the Open House at the Fire Department tonight and it was really nice
- Noted thanks to East Carver County Schools for getting the school year off to a good start
- Reminded everyone about 988-Minnesota and the resource for everyone

Mayor Windschitl:

- Stated Lions Park is under renovation and most of it should be done prior to winter
- Expressed his condolences for John Lenzen prior owner of Lenzen Chevrolet who passed away and noted his service is being held Saturday at 11am at St. Johns
-

11. Adjourn

Motion by Councilmember Hubbard second by Councilmember Hatfield to adjourn the meeting at 9:14 pm.

Motion carried.

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 12, 2022**

1. Call to Order

President Windschitl called the meeting to order at 9:39 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Grau, Hatfield, Hubbard, Huang, and President Windschitl.

Absent: None.

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

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

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes 5-16-2022

Motion by Commissioner Hubbard, second by Commissioner Hatfield to approve the May 16, 2022 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5.A. Adopt EDA Resolution 2022-2 Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2023

Executive Director Podhradsky introduced and provided an overview of this item.

Motion by Commissioner Grau, second by Commissioner Hubbard Motion to adopt EDA Resolution 2022-2 establishing a preliminary maximum property tax levy for payable 2023.

Motion carried.

6. Other Business

None.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Huang to adjourn the meeting at 9:46 pm.

Motion carried.