Zoom Option

In order to practice social distancing related to the COVID-19 pandemic, the Chaska City Council meeting on Monday, January 25, 2021 will be held **virtually on a platform called Zoom.** To learn more about participating or watching the meetings, visit www.chaskamn.com. Any questions about how to participate should be directed to the Chaska Communication Department at communications@chaskamn.com or (952)448-9200.

COMMISSION INTERVIEWS
5:20 – 7:00 PM

AGENDA
CHASKA CITY COUNCIL
ZOOM
Monday, January 25, 2021
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Approve Previous Meeting Minutes
   - 5.A. Approve the January 4th City Council Meeting Minutes
6. Consent Items
   - 6.A. Adopt Resolution 2021-01, Cogeneration and Small Power Production Tariff for City Electric Utility
   - 6.B. Adopt Resolution 2021-2, Accepting Gifts and Donations
   - 6.C. Adopt Resolution 2021-4, Resolution of Support for Application to the CDA Community Growth Partnership Initiative Community Development Grant to Support the Ernst House Redevelopment

6.D. Approval of Carver County 2021 SHIP Grant Agreement for a Pedestrian and Bicycle Master Plan and Staff Authorization to Seek RFQ

7. Action Items

7.A. Adopt Ordinance 985, Adoption of a Chicken Article to Animal and Fowl Chapter

7.B. Adopt Resolution 2021-3 and Ordinance 986, Approving the Preliminary Plat & Rezoning for Harvest West 3rd/Tradition Development/PC #2020-22

7.C. Adopt Resolution 2021-5 and Ordinance 987, Approving the Preliminary Plat, Preliminary Site & Building Plan, and Rezoning for Chaska Creek Industrial/Oppidan/PC #2020-25

7.D. Adopt Resolution 2021-6 and Ordinance 988, Approving the Preliminary Plat and Rezoning for Chaska Bluffs 2nd Addition/DDK Construction/PC #2020-24

8. Bills

8.A. ACCOUNTS PAYABLE COUNCIL ROSTER 1-25-2021

9. Other Business

9.A. City Administrator's Report

9.B. Biweekly 1-25-2021

9.C. Other Reports

9.C.i. Financial Reports - November 2020

9.D. Other Meeting Minutes

9.D.i. Draft Minutes of the Dec.17, 2020 Human Rights Commission Meeting

9.D.ii. Receive the Jan 13, 2021 draft minutes of the Planning Commission Meeting

10. Adjourn

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- MINUTES -
CHASKA CITY COUNCIL
January 4, 2021

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl.
Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

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

5. Swearing In of Elected Officials
City Attorney Melchert conducted the oath of office for Mayor Windschitl, Councilmember Hubbard, and Councilmember Huang.

6. Visitor Presentation
None.

7. Minutes
Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the December 21, 2020 City Council meeting. Motion carried.

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

A. Approve the Chaska Herald as the Cities Official Newspaper
   Motion to appoint the "Chaska Herald" as the official newspaper of the City of Chaska for 2021.
B. Appointment of City Trustees to the Chaska Fire Department Relief Association (CFDRA)
   Motion to appoint Mark Windschitl as an Elected-Official Trustee and Noel Graczyk as a City Trustee to the 2021 Chaska Fire Relief Board.
C. Annual Designation of City Depositories, Investment Institutions, and Authorized Signatories

DRAFT

Motion to designate the following official depositories, financial institutions, and authorized account signatories:

Depositories

Bank Vista; Charter Bank; Old National Bank; Security Bank; USBank; Wells Fargo Bank; and Wings Financial Credit Union

Financial Institutions

League of Minnesota Cities and PMA Financial Network (4M Fund); Northland Securities, Inc.; RBC Capital Markets, Inc.; Oppenheimer & Co.; Inc.; Piper Sandler Companies; Public Financial Management (PFM); USBank Investment Services, Inc.; and Wells Fargo Investments

Authorized Account Signatories

Mayor.....Mark Windschitl
City Administrator .....Matt Podhradsky
Treasurer .....Noel J. Graczyk

Motion carried.

9. Action Items

9.A. Appoint Acting Pro Tem Mayor for Calendar Year 2021
City Administrator Podhradsky presented the item to the Council.

The Council discussed when the shift occurred to cycle turns for Mayor Pro Tem.

Motion by Councilmember Huang, second by Councilmember Grau to appoint Council Member McKayla Hatfield as Acting Mayor for the City of Chaska for calendar year 2021. Motion carried.

10. Bills
9.A. Accounts Payable Council Roster 1-4-2021.

The Council requested further information about bills on pages 1 and 17.

City Administrator Podhradsky provided further information regarding those bills.

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

11. Other Business
11.A. City Administrator's Report
11.B. Bi-Weekly 1-4-2021
11.C. Blue Ribbon Commission's Final Report on Met Council
https://mcamm.memberclicks.net/assets/docs/NewsletterDocuments/2020/BlueRibbonPanelReport.pdf

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Councilmember Grau:

- Wished everyone a Happy New Year.

Councilmember Huang:

- Wished everyone a Happy New Year.
- Noted there is another food distribution event at the old Gedney factory on Thursday, January 14 mid-day and volunteers are needed.
- Provided a summary on the result of the Blue Ribbon Commission's report regarding regional transit and an update on recent meetings with representatives regarding SouthWest Transit.
- Inquired if Attorney Melchert's role has changed. Mayor Windschitl clarified that Attorney Melchert will be representing the Council at Council meetings but is no longer the City Attorney.
- Mayor Windschitl offered him condolences on the passing of his father.

Councilmember Hubbard:

- Noted the Emergency Support Business Support Program through Carver County CDA has reopened and application information is on their website.

Councilmember Hatfield:

- Inquired if there is still a virtual event happening for Martin Luther King Jr. Day and if that information will be posted soon. Assistant Administrator Kabat provided details on the event and stated advertisement for it will be out soon.
- Congratulated the Councilmember who were sworn in tonight.
- Reminded residents information regarding snow removal is on the City website and encouraged folks to seek out that information. City Administrator Podhradsky spoke further about conversations the City has with residents who are not moving their cars per the City schedule. Mayor Windschitl also weighed in on difficulties with snow removal and parking schedules. Councilmember Huang inquired what the protocol is for homes that are on the same side of the street with sequential address numbers. City Administrator Podhradsky stated he believed that this issue has been clarified for those residents.

City Administrator Podhradsky:

- Wished everyone a Happy New Year.
- Stated the vaccination program began for City employees last week and updated the Council on the plan for the next group that will be eligible.

Mayor Windschitl:

- Noted he is grateful for the first shipment of vaccines for public staff and is looking forward to the next shipment coming in.
- Thanked outgoing elected official Senator Jensen and suggested Staff reach out to incoming Senator Coleman to invite her to come to a future Council meeting. He also noted that the local area did well with Met Council funding this year.
- Noted he had a few messages indicating the Governor will may an announcement on Wednesday about loosening restrictions. He noted there will be a phase-in for bringing

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public school children back into in-person learning. City Administrator Podhradsky detailed that phasing schedule.

- Reported that the Santa parade was a fantastic event and that it was a great idea to move it to miss the storm. City Administrator Podhradsky recognized GIS Technician Allison Campbell who developed the parade tracker.
- Wished everyone a Happy New Year.
- Noted there is still time for folks to sign up for Commissions and to contact Assistant Administrator Kabat if interested. Councilmember Huang inquired if they could submit applications thought the website. City Administrator Podhradsky stated they could but to also follow up with Assistant Administrator Kabat. The Council talked about how beneficial it has been having someone in the student commission position and that they hope it will be filled again.
- Noted the next Council meeting is January 25, 2021.

12. Adjourn:

Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the meeting at 8:13 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/25/2021

Subject: **Cogeneration and Small Power Production Tariff for City Electric Utility**

Prepared By: Andrew Romine, Interim Electric Director

Background

The attached resolution is an update to the resolution adopted in 2020. Annually we need to make updates to the tariff's on schedule 1 (average retail rate) and schedule 4 (avoided costs). The rate schedules have been updated accordingly and are ready for adoption.

There are currently 23 interconnected distributed generation systems on our network.

Recommendation
Staff recommends adoption.

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution No 2021-1 for Cogeneration and Small Production Tariff

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 1/25/2021 RESOLUTION NO. 2021-1

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution Adopting a Cogeneration and Small Power Production Tariff for the City's Electric Utility

---

WHEREAS, this resolution relates to the municipal electric utility (the "Utility") operated by the City of Chaska, Minnesota (the "City") and governed by its City Council; and

WHEREAS, the City rules and Minnesota Statutes Section 216B.164 require the City Council to annually adopt a Cogeneration and Small Power Production Tariff; and

WHEREAS, a Cogeneration and Small Power Production Tariff is attached to this resolution, which Tariff contains the following schedules:

Schedule 1: Calculation of the average retail utility energy rate

Schedule 2: Standard contracts to be used with qualifying facilities

Schedule 3: City's safety standards, required operating procedures for interconnected operations, and the functions to be performed by any control and protective apparatus

Schedule 4: Estimated average incremental energy costs by seasonal, peak and off-peak periods for the utility's power supplier from which energy purchases are first avoided. Schedule 4 shall contain the net annual avoided capacity costs, if any, stated per kilowatt-hour and averaged over the on-peak hours and over all hours for the utility's power supplier from which capacity purchases are first avoided. Both the average incremental energy costs and net annual avoided capacity costs shall be increased by a factor equal to 50 percent of the utility and the utility's power supplier's overall line losses due to distribution, transmission and transformation of electric energy.

WHEREAS, these filings shall be maintained in the office of the City Clerk and shall be made available for public inspection during normal business hours;

NOW, THEREFORE, BE IT RESOLVED that, regarding the Utility, the Cogeneration and Small Power Production Tariff attached to this resolution is hereby adopted effective for transactions on and after January 25, 2021.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

Cogeneration and Small Power Production Tariff

Pursuant to its Rules Governing the Interconnection of Cogeneration and Small Power Production Facilities, the City of Chaska (the "Utility") hereby establishes and/or updates its Cogeneration and Small Power Production Tariff (the "Tariff") for billing and sales transactions effective as of January 25, 2021 as follows:

The Tariff shall consist of:

SCHEDULE 1.
Calculation of average retail utility energy rates.

SCHEDULE 2.
Standard contracts to be used with qualifying facilities.

SCHEDULE 3.
Interconnection process, safety standards, and technical requirements for distributed energy resource systems, required operating procedures for interconnected operations, and functions to be performed by any control and protective apparatus.

SCHEDULE 4.
Estimated average incremental energy costs by seasonal, peak and off-peak periods for the utility's power supplier from which energy purchases are first avoided. Schedule 4 shall also contain the net annual avoided capacity costs, if any, stated per kilowatt-hour and averaged over the on-peak hours and over all hours for the utility's power supplier from which capacity purchases are first avoided. Both the average incremental energy costs and net annual avoided capacity costs shall be increased by a factor equal to 50 percent of the utility and the utility's power supplier's overall line losses due to distribution, transmission and transformation of electric energy.

Average Retail Utility Energy Rate: Available to any Qualifying Facility of less than 40 kW capacity that does not select either Roll Over Credits, Simultaneous Purchase and Sale Billing or Time of Day rates.

Utility shall bill Qualifying Facilities for any excess of energy supplied by Utility above energy supplied by the Qualifying Facility during each billing period according to Utility's applicable rate schedule. Utility shall pay the customer for the energy generated by the Qualifying Facility that exceeds that supplied by Utility during a billing period at the "average retail utility energy rate." "Average retail utility energy rate" means, for any class of utility customer, the quotient of the total annual class revenue from sales of electricity minus the annual revenue resulting from fixed charges, divided by the annual class kilowatt-hour sales. Data from the most recent 12-month period available shall be used in the computation.

"Average retail utility energy rates" are as follows:

Customer Class	**Average Retail Utility Energy Rate**
Residential	$0.11982
Commercial	$0.06890
Industrial	$0.08440

UNIFORM CONTRACT FOR COGENERATION AND SMALL POWER PRODUCTION FACILITIES

THIS CONTRACT is entered into _____, ___, by the City of Chaska Electric Department, a municipal utility under Minnesota law, (hereafter called "Utility") and _____ (hereafter called "QF").

RECITALS

The QF has installed electric generating facilities, consisting of _____ _____ (Description of facilities), rated at ____kilowatts AC of electricity, on property located at _____ _____.

The QF is a customer of the Utility located within the assigned electric service territory of the Utility.

The QF is prepared to generate electricity in parallel with the Utility.

The QF's electric generating facilities meet the requirements of the rules adopted by the Utility on Cogeneration and Small Power Production and any technical standards for interconnection the Utility has established that are authorized by those rules.

The Utility is obligated under federal and Minnesota law to interconnect with the QF and to purchase electricity offered for sale by the QF.

A contract between the QF and the Utility is required.

AGREEMENTS

The QF and the Utility agree:

1. The Utility will sell electricity to the QF under the rate schedule in force for the class of customer to which the QF belongs.

2. The Utility will buy electricity from the QF under the current rate schedule filed with the city council or city-appointed governing body of the utility. The QF elects the rate schedule category hereinafter indicated:

____ a. Average retail utility energy rate.

- QF capacity must be less than 40 kW.

____ b. Simultaneous purchase and sale billing rate.

- QF capacity must be less than 40 kW.

____ c. Roll-over credits.

- QF capacity must be less than 40 kW.

____ d. Time-of-day purchase rates.

- QF capacity must be 40 kW or more and less than or equal to 100 kW.

A copy of the presently approved rate schedule is attached to this contract.

3. The rates for sales and purchases of electricity may change over the time this contract is in force, due to actions of the Utility or the State of Minnesota, and the QF and the Utility agree that sales and purchases will be made under the rates in effect each month during the time this contract is in force.

4. The Utility will compute the charges and payments for purchases and sales for each billing period. Any net credit to the QF, other than kilowatt-hour credits under clause 2(c), will be made under one of the following options as chosen by the QF.

____ a. Credit to the QF's account with the Utility.

____ b. Paid by check or electronic payment service to the QF within fifteen (15) days of the billing date.

5. Renewable energy credits associated with generation from the facility are owned by:

_____.

6. The QF must operate its electric generating facilities within any rules, regulations, and policies adopted by the Utility not prohibited by the rules governing Cogeneration and Small Power Production on the Utility's system which provide reasonable technical connection and operating specifications for the QF and are consistent with the Minnesota Public Utilities Commission's rules on Cogeneration and Small Power Production, as required under Minnesota Statutes §216B.164, subdivision 9.

7. The QF will not enter into an arrangement whereby electricity from the generating facilities will be sold to an end user in violation of the Utility's exclusive right to provide electric service in its service area under Minnesota Statutes, §216B.37-44.

8. The QF will operate its electric generating facilities so that they conform to the national, state, and local electric and safety codes, and will be responsible for the costs of conformance.

9. The QF is responsible for the actual, reasonable costs of interconnection which are estimated to be $_____. The QF will pay the Utility in this way:

_____

_____

___.

10. The QF will give the Utility reasonable access to its property and electric generating facilities if the configuration of those facilities does not permit disconnection or testing from the Utility 's side of the interconnection. If the Utility enters the QF's property, the Utility will remain responsible for its personnel.

11. The Utility may stop providing electricity to the QF during a system emergency. The Utility will not discriminate against the QF when it stops providing electricity or when it resumes providing electricity.

12. The Utility may stop purchasing electricity from the QF when necessary for the Utility to construct, install, maintain, repair, replace, remove, investigate, or inspect any equipment or facilities within its electric system. The Utility may stop

purchasing electricity from the QF in the event the generating facilities listed in this contract are documented to be causing power quality, safety or reliability issues to the Utility's electric distribution system.

The Utility will notify the QF before it stops purchasing electricity in this way:
_____
_____
_.

13. The QF will keep in force general liability insurance against personal or property damage due to the installation, interconnection, and operation of its electric generating facilities. The amount of insurance coverage will be $ _____. (The amount must be consistent with the distributed generation tariff adopted by the Utility pursuant to Minnesota Statutes §216B.1611, subdivision 3, clause 2.)

14. The QF and the Utility agree to attempt to resolve all disputes arising hereunder promptly and in a good faith manner.

15. The city council or city-appointed body governing the Utility has authority to consider and determine disputes, if any, that arise under this contract in accordance with procedures in the rules it adopts implementing Minnesota Statute §216B.164, pursuant to §216B.164, subdivision 9.

16. This contract becomes effective as soon as it is signed by the QF and the Utility. This contract will remain in force until either the QF or the Utility gives written notice to the other that the contract is canceled. This contract will be canceled thirty (30) days after notice is given. If the listed electric generating facilities are not interconnected to the Utility's distribution system within twelve months of the contract being signed by the QF and the Utility, the contract terminates. The QF and the Utility may delay termination by mutual agreement.

17. Neither the QF nor the Utility will be considered in default as to any obligation if the QF or the Utility is prevented from fulfilling the obligation due to an act of God, labor disturbance, act of public enemy, war, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment, an order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or other cause beyond the QF's or Utility's control. However, the QF or Utility whose performance under this contract is hindered by such an event shall make all reasonable efforts to perform its obligations.

18. This contract can only be amended or modified by mutual agreement in writing signed by the QF and the Utility.

19. The QF must notify the Utility prior to any change in the electric generating facilities' capacity size or generating technology according to the interconnection process adopted by the Utility.

20. Termination of this contract is allowed (i) by the QF at any time without restriction; (ii) by Mutual Agreement between the Utility and the QF; (iii) upon abandonment or removal of electric generating facilities by the QF; (iv) by the Utility if the electric generating facilities are continuously non-operational for any twelve (12) consecutive month period; (v) by the Utility if the QF fails to comply with applicable interconnection design requirements or fails to remedy a violation of the interconnection process; or (vi) by the Utility upon breach of this contract by the QF unless cured with notice of cure received by the Utility prior to termination.

21. In the event this contract is terminated, the Utility shall have the rights to disconnect its facilities or direct the QF to disconnect its generating facilities.

22. This contract shall continue in effect after termination to the extent necessary to allow either the Utility or the QF to fulfill rights or obligations that arose under the contract.

23. Transfer of ownership of the generating facilities shall require the new owners and the Utility to execute a new contract. Upon the execution of a new contract with the new owners this contract shall be terminated.

24. The QF and the Utility shall at all times indemnify, defend, and save each other harmless from any and all damages, losses, claims, including claims and actions relating to injury or death of any person or damage to property, costs and expenses, reasonable attorneys' fees and court costs, arising out of or resulting from the QF's or the Utility's performance of its obligations under this contract, except to the extent that such damages, losses or claims were caused by the negligence or intentional acts of the QF or the Utility.

25. The Utility and the QF will each be responsible for its own acts or omissions and the results thereof to the extent authorized by law and shall not be responsible for the acts or omissions of any others and the results thereof.

26. The QF's and the Utility's liability to each other for failure to perform its obligations under this contract shall be limited to the amount of direct damage actually occurred. In no event, shall the QF or the Utility be liable to each other for any punitive, incidental, indirect, special, or consequential damages of any

kind whatsoever, including for loss of business opportunity or profits, regardless of whether such damages were foreseen.

27. The Utility does not give any warranty, expressed or implied, to the adequacy, safety, or other characteristics of the QF's interconnected system.

28. This contract contains all the agreements made between the QF and the Utility. The QF and Utility are not responsible other than those stated in this contract.

THE QF AND THE UTILITY HAVE READ THIS CONTRACT AND AGREE TO BE BOUND BY ITS TERMS. AS EVIDENCE OF THEIR AGREEMENT, THEY HAVE EACH SIGNED THIS CONTRACT BELOW ON THE DATE LISTED BY SIGNER.

QF

By: _____

Printed Name: _____

DATE: _____

UTILITY

By: _____

Printed Name: _____

DATE: _____

Contract Version: *January 25, 2021*

CITY OF CHASKA

DISTRIBUTED ENERGY RESOURCE INTERCONNECTION PROCESS

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    d. Study Process (see applicability within)
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    c. Certificate of Completion



Detroit Lakes Public Utility's 29.3 kW Select Solar Community Solar Garden
Detroit Lakes, MN

INTERCONNECTION PROCESS

Process Overview

ABSTRACT
Information for interconnecting all Distributed Energy Resources smaller than 10 megawatts in size to the utility distribution system.

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Foreword

The State of Minnesota currently has interconnection process standards in effect to address the interconnection of distributed energy resources (DER) to the distribution grid. Under Minnesota Statute §216B.1611, cooperatives and municipals shall adopt an interconnection process that addresses the same issues as the interconnection process approved by the Minnesota Public Utilities Commission. The City of Chaska Electric Department Distributed Energy Resources Interconnection Process (Interconnection Process) applies to any DER no larger than 10-megawatts (MW) AC interconnecting to and operating in parallel City of Chaska Electric Department's distribution system in Minnesota. This interconnection process document is designed to be customer-centric when explaining the steps and details to interconnect DER systems to the distribution grid.

The Interconnection Process is comprised of four manuals: 1) Process Overview, 2) Simplified Process, 3) Fast Track Process, and 4) Study Process and also contains several forms, including a final Interconnection Agreement. For the majority of DER interconnections, only the Process Overview and the Simplified Process manuals will apply. For larger and more complex DER interconnections, the Fast Track Process or the Study Process may apply.

As part of the Interconnection Process, an Interconnection Agreement is to be executed prior to interconnecting a DER system to the utility distribution grid. For most DER interconnections, the utility's Contract for Cogeneration and Small Power Production Facilities (Uniform Contract) will be used. For DER systems that do not fall under the terms of the Uniform Contract, the Municipal Minnesota Interconnection Agreement (MMIA) will apply.

The process to interconnect a DER system to the distribution grid starts with the submission of an Interconnection Application. Each track has different information that is requested in the application and the non-refundable interconnection application fees will vary. Both the electric utility and the interconnecting customer have timelines that are enforced to ensure a timely application review, contract execution and interconnection commissioning.

The key to a successful interconnection of a DER system is communication between all parties. Timely submission of the Interconnection Application prior to the purchase and installation of a DER system is strongly recommended. The Utility encourages customers to ask questions throughout the interconnection process. Interconnecting DER system to the distribution grid is not an effortless process, but it does not need to be a problematic process either.

1 Key Terminology

1.1. Distributed Energy Resource

Distributed Energy Resources, DER, were often referred to in past interconnection processes as Distributed Generation, DG, and on occasion also interchanged with the term Qualifying Facility, QF. This Interconnection Process uses the term DER to address all types of generation and energy resources that can be interconnected to the electric Distribution System. DER technologies can include photovoltaic solar systems, wind turbines, storage batteries or diesel generators and are not limited to renewable types of technologies.

1.2. Point of Common Coupling (PCC) / Point of DER Connection (POC)

DER systems often reside behind the utility's revenue meter of a residence or business. The meter is normally the point of demarcation between the utility-owned equipment and the customer-owned equipment. The term Point of Common Coupling, PCC, is the demarcation location between the utility and the customer.

The Point of DER Connection, PoC, can be different from the PCC. The PoC is the location where a DER system would interconnect to the electrical system normally owned by the customer. For example, the PoC for a rooftop photovoltaic solar system may be the main electrical panel in a customer's home.

1.3. Capacity

Throughout the Interconnection Process will be references to the capacity of the DER system. In most cases, the capacity listed is referring to the Nameplate Capacity of the DER system. All capacity references will be in alternating current, AC.

There can be multiple DER systems with different PoCs that all have the same PCC submitted on a single interconnection application. The capacity for this type of interconnection would be the aggregate Nameplate Capacity of all DER systems at the individual PoCs. Additional examples of DER system arrangements can be seen in Section 13 under the definition of Point of Common Coupling.

2 Roles

2.1. Overview

During the interconnection process for a proposed DER system, there may be multiple entities involved in the application, approval and commissioning processes. The main entities that are involved during the Interconnection Process for a proposed DER system are the Interconnection Customer, the Application Agent and the DER Interconnection Coordinator. Official definitions of each entity are defined in the Glossary (Section 13). Additional details are explained in the subsections below.

2.2. DER Interconnection Coordinator

The utility is referred to as the Area Electric Power Supply Operator in this Interconnection Process. The Area EPS Operator shall designate a DER Interconnection Coordinator to serve as a single point of contact from which general information on the application process may be obtained. The DER Interconnection Coordinator shall be available to provide coordination assistance with the Interconnection Customer but is not responsible for directly answering or resolving all of the issues involved in review and implementation of the interconnection process and standards.

The contact information of the DER Interconnection Coordinator will be posted on the Area EPS Operator's website if feasible, or available from the utility.

2.3. Interconnection Customer

The owner of the proposed DER system and the entity requesting interconnection to the distribution system.

2.4. Application Agent

The Interconnection Customer may designate, on the Interconnection Application or in writing after the application has been submitted, an Application Agent to serve as a single point of contact to coordinate with the DER Interconnection Coordinator on their behalf. Designation of an Application Agent does not absolve the Interconnection Customer from signing application documents and the responsibilities outlined in the Interconnection Process or in interconnection agreements. DER vendors, project managers or electricians are common entities that the Interconnection Customer may designate to perform this role.

2.5. Engineering Roles

Either party may designate a specific person to be a single point of contact to provide technical expertise during the Interconnection Process for themselves or their organization. The person to supply engineering expertise may be a third party such as an engineering consultant or manufacturer's engineer.

3 Processes

3.1. Overview

The Interconnection Process applies to any DER no larger than 10 MW AC interconnecting to and operating in parallel with an Area EPS distribution system in Minnesota. Interested parties with plans to interconnect DER systems larger than 10 MW AC to the distribution system should contact the Area EPS Operator for a case-specific interconnection process. Federal Energy Regulatory Commission's (FERC) interconnection process will supersede any

interconnection process the Area EPS Operator has for DER system interconnections that fall under the jurisdiction of FERC.

The Interconnection Process for DER is broken into three different tracks; the Simplified Process, the Fast Track Process, and the Study Process. The general classification of each track is summarized in Table 3.1 below.

Table 3.1. Interconnection Process Tracks

Track	DER Technology	Size Limitations
Simplified Process	Certified Inverter only	20 kW AC
Fast Track Process	All types	5 MW AC
Study Process	All types	10 MW AC

If engineering screens are failed during the application process, a proposed DER interconnection may be moved into a different track. When a proposed DER interconnection is moved into a different track, additional information may be requested and additional fees may apply.

3.2. Importance of Process Timelines

It is very important to pay attention to timelines listed for each process track. The timelines exist for an orderly and efficient process to interconnect DER systems to the Distribution System. If a timeline is missed by an Interconnection Customer, without the Interconnection Customer requesting a Timeline Extension explained in Section 10, the Interconnection Application will be deemed withdrawn by the Area EPS Operator.

The Area EPS Operator also needs to abide by the timelines listed for each process track. The process for an Area EPS Operator to request Timeline Extensions is also addressed in Section 10.

Unless otherwise stated, all time frames are measured in Business Days. For purpose of measuring these time intervals, the time shall be computed so as to exclude the first and include the last day of the prescribed duration of time. Any communication sent or received after 4:30 p.m. Central Prevailing Time or on a Saturday, Sunday or Holiday shall be considered to be sent on the next Business Day.

3.3. Simplified Process

An application to interconnect a certified[1], inverter-based DER system no larger than 20 kilowatts (kW) shall be evaluated under the Simplified Process. A common form of DER inverter certification is UL 1741. Proposed DER systems that require Area EPS system modifications to accommodate the interconnection do not qualify for the Simplified Process. A transformer change, fusing upgrades or line extensions are common examples of Area EPS system modification. Simplified Process eligibility does not imply or indicate the Interconnection Application will pass the initial review screens. Failure to pass the screens will route the Interconnection Application to the Fast Track Process.

3.4. Fast Track Process

An application to interconnect a DER shall be evaluated under the Fast Track Process if the eligibility requirements are not exceeded in Table 3.2 and the application does not qualify for the Simplified Process. Fast Track eligibility for DERs is determined based upon the generator type, the size of the generator, voltage of the line, and the location and type of line at the Point of Common Coupling, (PCC). All synchronous and induction machines must be no larger than 2 MW to be eligible for Fast Track Process consideration.

Table 3.2. Fast Track Eligibility for DER

Line Voltage	Fast Track Eligibility[2] Regardless of Location	Fast Track Eligibility for certified, inverter-based DER on a Mainline[3] and ≤ 2.5 Electrical Circuit Miles from Substation[4]
< 5 kV	≤ 500 kW	≤ 500 kW
≥ 5 kV and < 15 kV	≤ 1 MW	≤ 2 MW
≥ 15 kV and < 30 kV	≤ 2 MW	≤ 4 MW
≥ 30 kV and ≤ 69 kV	≤ 4 MW	≤ 5 MW

In addition to the size threshold, the Interconnection Customer's proposed DER must meet the codes, standards and certification requirements found in Section 15 and Section 14.

[1] Additional information regarding certified equipment is found in Sections 14 and 15.
[2] Synchronous and induction machine eligibility is limited to no more than 2 MW even when line voltage is greater than 15 kV.
[3] For purposes of this table, a Mainline is the three-phase backbone of a circuit. It will typically constitute lines with wire sizes of 4/0 American wire gauge, 266 kcmil, 336.4 kcmil, 397.5 kcmil, 477 kcmil and 795 kcmil.
[4] An Interconnection Customer can determine this information about its proposed interconnection location in advance by requesting a pre-application report described in Section 5.

3.5. Study Process

An application to interconnect a DER that does not meet the Simplified Process or Fast Track Process eligibility requirements or does not pass the review as described in either process, shall be evaluated under the Study Process.

3.6. Process Assistance

Prior to submitting an Interconnection Application, the Interconnection Customer may ask the Area EPS Operator's DER Interconnection Coordinator which process track a proposed interconnection is subject to and about additional details regarding each process track.

An Interconnection Customer can obtain, through an informal request, general information about the Interconnection Process and about potentially Affected System(s) for a proposed interconnection at a specific location. The existing electric system information provided to the Interconnection Customer should include relevant system study results, interconnection studies, and other materials useful to an understanding of an interconnection at a particular point on the Area EPS Operator's System. Information will be provided to the extent such provision does not violate the privacy policies of the Area EPS Operator, confidentiality provisions of prior agreements or critical infrastructure requirements. The Area EPS Operator shall comply with reasonable requests for such information.

4 Interconnection Application

4.1. Overview

Each process track has different information that needs to be provided to the Area EPS Operator. Table 4.1 indicates which application is to be completed in its entirety and submitted to the Area EPS Operator to start the interconnection process for the proposed DER system.

Table 4.1. Interconnection Application

Process Track	Application
Simplified	Simplified Interconnection Application
Fast Track	Standard Interconnection Application
Study	Standard Interconnection Application

The Area EPS Operator will provide all necessary Interconnection Applications, Interconnection Process documents and sample interconnection agreements on its website if possible. The Area EPS Operator will also accept Interconnection Applications submitted electronically either through a web portal or to an email address specified by the Area EPS Operator. The Area EPS Operator may allow the Interconnection Application to be submitted with an electronic signature.

4.2. Availability of Information

The Area EPS Operator will provide all necessary Interconnection Applications, Interconnection Process documents and sample interconnection agreements on its website if possible. If a website is not available, the applicable documents will be readily available at the Area EPS Operator's main office.

The Area EPS Operator will establish a public queue of active interconnection applications on its website once the Area EPS Operator has received at least 40 completed Interconnection Applications in a year. The public queue will be updated, at minimum, on a monthly basis.

4.3. Interconnection Application Process Fees

Each Interconnection Application submitted to the Area EPS Operator must include the appropriate interconnection application process fee prior to the Area EPS Operator reviewing the Interconnection Application. The required process fee for each process track is listed in Table 4.2.

Table 4.2. Interconnection Application Process Fee

Process Track		Process Fee
Simplified		$100
Fast Track	Certified[5] System	$100 + $1/kW
	Non-Certified System	$100 + $2/kW
Study		$1,000 + $2/kW down payment. Additional study fees may apply.

4.4. Application Review Timelines

The Interconnection Application shall be date- and time-stamped upon initial, and if necessary, resubmission receipt. The Area EPS Operator shall notify the Interconnection Customer if the Interconnection Application is deemed incomplete within ten (10) Business Days. This notification shall include a written list detailing all information that must be provided to complete the Interconnection Application. Depending on the process track the Interconnection Customer has between five (5) and ten (10) Business Days to provide the missing information unless additional time is requested with valid reasons. Failure to submit the requested information within the stated timeline will result in the Interconnection Application being withdrawn.

An Interconnection Application will be deemed complete upon submission to the Area EPS Operator when all documents, fees and information required with the Interconnection Application adhering to Minnesota Technical Requirements are included. The time- and date-

[5] Additional information regarding certified equipment is found in Sections 14 and 15.

stamp of the completed Interconnection Application shall be accepted as the qualifying date for purposes of establishing a queue position as described in Section 4.7.

Depending on the process track the Area EPS Operator has either a total of twenty (20) Business Days or twenty-five (25) Business Days to complete the Interconnection Application review and submit notice back to the Interconnection Customer stating the proposed DER system may proceed with the interconnection process or the proposed DER system requires additional engineering studies. The period of time when waiting for the Interconnection Customer to provide missing information is not included in the Area EPS Operator's twenty (20) Business Days or twenty-five (25) Business Days review timeline.

4.5. Comparability

The Area EPS Operator shall receive, process and analyze all Interconnection Applications in a timely manner. The Area EPS Operator shall use the same Reasonable Efforts in processing and analyzing Interconnection Applications from all Interconnection Customers.

4.6. Changing Process Queues

During the review of the initially submitted Interconnection Application for the proposed DER system, the Area EPS Operator may determine the proposed DER system should be in a different process track. For proposed DER systems that are moved into a different process track after submittal of the initial application, the difference between the originally submitted processing fee and the current process track's processing fee will be assessed. In addition, the Area EPS Operator may request the Interconnection Customer to provide additional information regarding the proposed DER system.

4.7. Queue Position

The Area EPS Operator shall maintain a single, administrative queue and may manage the queue by geographical region. The queue position of each completed Interconnection Application is used to determine the engineering review. The queue position is also used to determine the cost responsibility for system upgrades necessary to accommodate the interconnection.

An Interconnection Application will retain its queue number even when it is moved into a different process track. An Interconnection Application can lose its queue position if the Interconnection Customer misses timelines in the applicable process track. The Interconnection Customer and Area EPS Operator have the opportunity to request timeline extensions which are explained in detail in Section 10.

4.8. Site Control

Documentation of site control must be submitted with the Interconnection Application. Site control may be demonstrated by any of the following:

- Ownership of, a leasehold interest in, or a right to develop a site for the purpose of constructing the DER system.

- An option to purchase or acquire a leasehold site for constructing the DER system.

- An exclusivity or other business relationship between the Interconnection Customer and the entity having the right to sell, lease, or grant to the Interconnection Customer the right to possess or occupy a site for constructing the DER system.

For DER in the Simplified Process, proof of site control may be demonstrated by the site owner's signature on the Simplified Interconnection Application.

5 Pre-Application Report

5.1. Pre-Application Report Requests

The Interconnection Customer may submit a Pre-Application Report Request, including a non-refundable fee of $300, for a Pre-Application Report on a proposed project at a specific site. The Interconnection Customer must fill out the Pre-Application Request form as completely as possible. The Area EPS Operator shall provide the readily available data listed in Section 5.3 within fifteen (15) Business Days of receipt of a completed request form and payment. The Pre-Application Report produced by the Area EPS Operator is non-binding, does not confer any rights, and does not preclude the Interconnection Customer from any interconnection process steps including submission of the Interconnection Application.

5.2. Information Provided

Using the information provided in the Pre-Application Report Request form, the Area EPS Operator will identify the substation/area bus, bank or circuit likely to serve the proposed PCC. This selection by the Area EPS Operator does not necessarily indicate, after application of the screens and/or study, that this would be the circuit the project ultimately connects to. The Interconnection Customer must request additional Pre-Application Reports if information about multiple PCCs is requested.

The Pre-Application Report will only include existing data. A request for a Pre-Application Report does not obligate the Area EPS Operator to conduct a study or other analysis of the proposed DER in the event that data is not readily available. The Area EPS Operator will provide the Interconnection Customer with the data that is available. The confidentiality provisions in Section 12.1 apply to Pre-Application Reports.

5.3. Pre-Application Report Components

The Pre-Application Report shall include the following pieces of information provided the data currently exists and is readily available.

- Total capacity (in megawatts (MW)) of substation/area bus, bank or circuit based on normal or operating ratings likely to serve the proposed Point of Common Coupling.

- Existing aggregate generation capacity (in MW) interconnected to a substation/area bus, bank or circuit (i.e., amount of generation online) likely to serve the proposed Point of Common Coupling.

- Aggregate queued generation capacity (in MW) for a substation/area bus, bank or circuit (i.e., amount of generation in the queue) likely to serve the proposed Point of Common Coupling.

- Available capacity (in MW) of substation/area bus or bank and circuit likely to serve the proposed Point of Common Coupling (i.e., total capacity less the sum of existing aggregate generation capacity and aggregate queued generation capacity).

- Substation nominal distribution voltage and/or transmission nominal voltage if applicable.

- Nominal distribution circuit voltage at the proposed Point of Common Coupling.

- Approximate circuit distance between the proposed Point of Common Coupling and the substation.

- Relevant line section(s) actual or estimated peak load and minimum load data, including daytime minimum load and absolute minimum load, when available.

- Whether the Point of Common Coupling is located behind a line voltage regulator.
- Number and rating of protective devices and number and type (standard, bi-directional) of voltage regulating devices between the proposed Point of Common Coupling and the substation/area. Identify whether the substation has a load tap changer.

- Number of phases available on the Area EPS medium voltage system at the proposed Point of Common Coupling. If a single phase, distance from the three-phase circuit.

- Limiting conductor ratings from the proposed Point of Common Coupling to the distribution substation.

- Whether the Point of Common Coupling is located on a spot network, grid network, or radial supply.

- Based on the proposed Point of Common Coupling, existing or known constraints such as, but not limited to, electrical dependencies at that location, short circuit interrupting capacity issues, power quality or stability issues on the circuit, capacity constraints, or secondary networks.

6 Capacity of the Distributed Energy Resources

6.1. Existing DER System Expansion

If the Interconnection Application is for an increase in capacity to an existing DER system, the Interconnection Application shall be evaluated on the basis of the total new alternating current (AC) capacity of the DER. The maximum capacity for the DER shall be the aggregate maximum Nameplate Rating unless the conditions in Section 6.3 are met.

6.2. New DER Systems

An Interconnection Application for a DER that includes multiple energy production devices, (i.e. solar and storage), at a site for which the Interconnection Customer seeks a simple Point of Common Coupling, shall be evaluated on the basis of the aggregated maximum Nameplate Rating unless the conditions in Section 6.3 are met.

6.3. Limited Capacity

A DER system may include devices, (i.e. control systems, power relays or other similar device settings), that can limit the maximum capacity at which the DER system can generate into the Area EPS Operator's distribution system. For DER system that include capacity limited devices, the Interconnection Customer must obtain the Area EPS Operator's agreement to consider the DER system with the Nameplate Rating as the limited capacity. The Area EPS Operator's agreement shall not be unreasonably withheld provided proper documentation is provided showing the effective limit active power output will not adversely affect the safety and reliability of the Area EPS Operator's distribution system. If the Area EPS Operator does not agree, the Interconnection Application must be withdrawn or revised to specify the maximum capacity that the DER system is capable of injecting into the Area EPS Operator's distribution system without such limitations. Nothing in this section shall prevent the Area EPS Operator from considering a higher output, (i.e. aggregate Nameplate Rating), if the limitations do not provide adequate assurance, when evaluating the system impacts.

7 Modification to Interconnection Applications

7.1. Procedures

At any time after the Interconnection Application is deemed complete, the Interconnection Customer or the Area EPS Operator may identify modifications to the proposed DER system

that may improve costs and benefits (including reliability) of the proposed DER system and the ability for the Area EPS Operator to accommodate the proposed DER system. The Interconnection Customer shall submit to the Area EPS Operator in writing all proposed modifications to any information provided in the Interconnection Application. The Area EPS Operator cannot unilaterally modify the Interconnection Application.

Additional information regarding modifications to interconnection applications is found in each process track document.

8 Interconnection Agreements

8.1. Timelines

After the Interconnection Application has been approved by the Area EPS Operator, the Area EPS Operator shall provide the Interconnection Customer with an executable Interconnection Agreement within five (5) Business Days. The Interconnection Customer shall have thirty (30) Business Days to sign and return the Interconnection Agreement to the Area EPS Operator. The Area EPS Operator shall sign the Interconnection Agreement within five (5) business days after receiving the signed Interconnection Agreement from the Interconnection Customer.

If the Interconnection Customer fails to return a signed Interconnection Agreement to the Area EPS Operator within thirty (30) Business Days and fails to request an extension as explained in Section 10, the Interconnection Application will be deemed withdrawn.

8.2. Types of Agreements

There are two main types of Interconnection Agreements that may be executed with an approved Interconnection Application. In general, Interconnection Customers with a proposed DER system that qualifies for the Simplified Process track will sign the Area EPS Operator's Uniform Contract for Cogeneration and Small Power Production Facilities (Uniform Contract). Proposed DER systems less than 100 kW that are under the Fast Track process may also sign the Uniform Contract. All other sized DER system will sign the Municipal Minnesota Interconnection Agreement (MMIA). Area EPS Operators who do not purchase the excess generation of the proposed DER system will also require the MMIA to be executed for any size of DER system.

Table 8.1. Interconnection Agreements

Process Track		Interconnection Agreement
Simplified		Uniform Contract
Fast Track	Qualifies for Net Energy Billing	Uniform Contract
	Less than 100 kW & Area EPS Agrees to Purchase Excess Generation	Uniform Contract
	All Other DER systems	MMIA
Study		MMIA

Interconnection Customers may choose to sign the MMIA in lieu of the Uniform Contact. A separate power purchase agreement will also need to be executed if the Uniform Contract is not utilized. Interconnection of the proposed DER system will not occur until a signed Uniform Contract or the MMIA is returned to the Area EPS Operator no later than five (5) days prior to scheduled testing and inspection.

9 Interconnection

9.1. Metering

Any metering requirements necessitated by the use of the DER system shall be installed at the Interconnection Customer's expense. The metering requirement costs will be included in the final invoice of interconnection costs to the Interconnection Customer. The Interconnection Customer is also responsible for metering replacement costs not covered in the Interconnection Customer's general customer charge. The Area EPS Operator may charge Interconnection Customers an ongoing metering-related charge for an estimate of ongoing metering-related costs specifically demonstrated.

9.2. Inspection, Testing and Commissioning

The Interconnection Customer shall arrange for the inspection and testing of the DER system and the Customer's Interconnection Facilities prior to interconnection pursuant to Minnesota Technical Requirements. Commissioning tests of the Interconnection Customer's installed equipment shall be performed pursuant to applicable codes and standards of Minnesota's Technical Requirements and Section 15.

The Interconnection Customer shall notify the Area EPS Operator of testing and inspection no fewer than five (5) Business Days in advance, or as may be agreed to by the Parties. Depending on the process track, either a Certificate of Completion or a testing procedure shall be submitted to the Area EPS Operator prior to the testing and inspection date. The Area EPS Operator shall send qualified personnel to the DER site to inspect the interconnection and witness the testing. Testing and inspection shall occur on a Business Day at a mutually agreed upon time and date. The Area EPS Operator may waive the right to witness the testing.

9.3. Interconnection Costs

The Interconnection Customer shall pay for the actual cost of the Interconnection Facilities and Distribution Upgrades along with the Area EPS Operator's cost to commission the proposed DER system. An estimate of the interconnection costs shall be stated in the Uniform Contract or MMIA.

9.4. Technical Requirements

The Area EPS Operator shall use Reasonable Efforts to provide the Interconnection Customer the Minnesota Technical Requirements by providing the document with the notice of approval

of the interconnection application or by providing a website link to the document. Additionally, the Area EPS Operator shall notify the Interconnection Customer of any changes to these requirements as soon as they are known. Unless notified by the Area EPS Operator, the Interconnection Customer only needs to be in compliance with the current version of the Minnesota Technical Requirements at the time of interconnection.

9.5. Authorization for Parallel Operations

The Interconnection Customer shall not operate its DER system in parallel with the Area EPS Operator's distribution system without prior written authorization from the Area EPS Operator. The Area EPS Operator shall provide such authorization within three (3) Business Days from when the Area EPS Operator receives notification that the Interconnection Customer has complied with all applicable parallel operations requirements; the completion of a successful testing and inspection of the DER system and all payments for issued bills related to the interconnection process that are past due have been paid in full. Such authorization shall not be unreasonably withheld, conditioned or delayed.

10 Extension of Timelines

10.1. Reasonable Efforts

The Area EPS Operator shall make Reasonable Efforts to meet all time frames provided in these procedures. If the Area EPS Operator cannot meet a deadline provided herein, it must notify the Interconnection Customer in writing within three (3) Business Days after the deadline to explain the reason for the failure to meet the deadline and provide an estimated time by which it will complete the applicable interconnection procedure in the process.

10.2. Extensions

For applicable time frames described in these procedures, the Interconnection Customer may request, in writing, one extension equivalent to half of the time originally allotted (e.g., ten (10) Business Days for a twenty (20) Business Days original time frame) which the Area EPS Operator may not unreasonably refuse. No further extensions for the applicable time frame shall be granted absent a Force Majeure Event or other similarly extraordinary circumstance.

11 Disputes

11.1. Procedures

The Parties agree to make good faith efforts to attempt to resolve all disputes arising out of the interconnection process and associated study and Interconnection Agreements. The Parties agree to follow the established dispute resolution policy adopted by the Area EPS Operator.

12 Clauses

12.1. Confidentiality

Confidential Information shall mean any confidential and/or proprietary information provided by one Party to the other Party that is clearly marked or otherwise designated "Confidential." For purposes of these procedures, design, operating specifications, and metering data provided by the Interconnection Customer may be deemed Confidential Information regardless of whether it is clearly marked or otherwise designated as such. If requested by either Party, the other Party shall provide in writing the basis for asserting that the information warrants confidential treatment. Parties providing a Governmental Authority trade secret, or privileged or otherwise not public or nonpublic data under Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, shall identify such data consistent with the Commission's September 1, 1999 Revised Procedures for Handling Trade Secret and Privileged Data available online at: https://mn.gov/puc/puc-documents/#4.

Confidential Information does not include information previously in the public domain with proper authorization, required to be publicly submitted or divulged by Governmental Authorities (after notice to the other Party and after exhausting any opportunity to oppose such publication or release), or necessary to be publicly divulged in an action to enforce these procedures. Each Party receiving Confidential Information shall hold such information in confidence and shall not disclose it to any third party nor to the public without prior written authorization from the Party providing that information, except to fulfill obligations under these procedures, or to fulfill legal or regulatory requirements that could not otherwise be fulfilled by not making the information public.

Each Party shall hold in confidence and shall not disclose Confidential Information, to any person (except employees, officers, representatives and agents, who agree to be bound by this section). Confidential Information shall be clearly marked as such on each page or otherwise affirmatively identified. If a court, government agency or entity with the right, power, and authority to do so, requests or requires either Party, by subpoena, oral disposition, interrogatories, requests for production of documents, administrative order, or otherwise, to disclose Confidential Information, that Party shall provide the other Party with prompt notice of such request(s) or requirements(s) so that the other Party may seek an appropriate protective order or waive compliance with the terms of this Agreement. In the absence of a protective order or waiver the Party shall disclose such confidential information which, in the opinion of its counsel, the party is legally compelled to disclose. Each Party will use reasonable efforts to obtain reliable assurance that confidential treatment will be accorded to any confidential information furnished.

Critical infrastructure information or information that is deemed or otherwise designated by a Party as Critical Energy/Electric Infrastructure Information (CEII) pursuant to FERC regulation, 18 C.F.R. §388.133, as may be amended from time to time, may be subject to further protections for disclosure as required by FERC or FERC regulations or orders and the disclosing

Party's CEII policies. Each Party shall employ at least the same standard of care to protect Confidential Information obtained from the other Party as it employs to protect its own Confidential Information.

Each Party is entitled to equitable relief, by injunction or otherwise, to enforce its rights under this provision to prevent the release of Confidential Information without bond or proof of damages and may seek other remedies available at law or in equity for breach of this provision.

12.2. Non-Warranty

The Area EPS Operator does not give any warranty, expressed or implied, as to the adequacy, safety, or other characteristics of any structures, equipment, wires, appliances or devices owned, operated, installed or maintained by the Interconnection Customer, including without limitation the DER and any structures, equipment, wires, appliances or devices not owned, operated or maintained by the Area EPS Operator. The Area EPS Operator does not guarantee uninterrupted power supply to the DER and will operate the Distribution System with the same reliability standards for the entire customer base.

12.3. Indemnification

Each Party is protected from liability incurred to third parties as a result of carrying out the provisions of this interconnection process and subsequent interconnection agreements. The Parties shall at all times indemnify, defend, and save the other Party harmless from, any and all damages, losses, claims, including claims and actions relating to injury to or death of any person or damage to property, demand, suits, recoveries, costs and expenses, court costs, attorney fees, and all other obligations by or to third parties, arising out of or resulting from the other Party's action or inactions of its obligations under this agreement on behalf of the indemnifying Party, except in cases of gross negligence or intentional wrongdoing by the indemnified Party.

This indemnification obligation shall apply notwithstanding any negligent or intentional acts, errors or omissions of the indemnified Party, but the indemnifying Party's liability to indemnify the indemnified Party shall be reduced in proportion to the percentage by which the indemnified Party's negligent or intentional acts, errors or omissions caused the damages.

Neither Party shall be indemnified for its damages resulting from its sole negligence, intentional acts or willful misconduct. These indemnity provisions shall not be construed to relieve any insurer of its obligation to pay claims consistent with the provisions of a valid insurance policy.

If an indemnified person is entitled to indemnification under this article as a result of a claim by a third party, and the indemnifying Party fails, after notice and reasonable opportunity to proceed under this article, to assume the defense of such claim, such indemnified person may at the expense of the indemnifying Party contest, settle or consent to the entry of any judgment with respect to, or pay in full, such claim.

If an indemnifying party is obligated to indemnify and hold any indemnified person harmless under this article, the amount owing to the indemnified person shall be the amount of such indemnified person's actual loss, net of any insurance or other recovery.

Promptly after receipt by an indemnified person of any claim or notice of the commencement of any action or administrative or legal proceeding or investigation as to which the indemnity provided for in this article may apply, the indemnified person shall notify the indemnifying party of such fact. Any failure of or delay in such notification shall not affect a Party's indemnification obligation unless such failure or delay is materially prejudicial to the indemnifying party.

12.4. Limitation of Liability

Each party's liability to the other party for any loss, cost, claim, injury, liability, or expense, including reasonable attorney's fees, relating to or arising from any act or omission in its performance of this Agreement, shall be limited to the amount of direct damage actually incurred. In no event shall either party be liable to the other party for an indirect, incidental, special, consequential, or punitive damages of any kind whatsoever, except as allowed under in Section 12.3.

13 Glossary

Affected System – Another Area EPS Operator's System, Transmission Owner's Transmission System, or Transmission System connected generation which may be affected by the proposed interconnection.

Applicant Agent – A person designated in writing by the Interconnection Customer to represent or provide information to the Area EPS on the Interconnection Customer's behalf throughout the interconnection process.

Area EPS – The electric power distribution system connected at the Point of Common Coupling.

Area EPS Operator – An entity that owns, controls, or operates the electric power distribution systems that are used for the provision of electric service in Minnesota. For this Interconnection Process the Area EPS Operator is City of Chaska Electric Department.

Business Day – Monday through Friday, excluding Holidays as defined by Minn. Stat. §645.44, Subdivision 5. Any communication to have been sent or received after 4:30 p.m. Central Prevailing Time or on a Saturday, Sunday or holiday shall be considered to have been sent on the next Business Day.

Certified Equipment – Certified equipment is equipment that has been tested by a nationally recognized lab meeting a specific standard. For DER systems, a UL 1741 listing is a common form of DER inverter certification. Additional information is contained in Sections 14 and 15.

Confidential Information – Any confidential and/or proprietary information provided by one Party to the other Party and is clearly marked or otherwise designated "Confidential." All procedures, design, operating specifications, and metering data provided by the Interconnection Customer may be deemed Confidential Information. See Section 12.1 for further information.

Distributed Energy Resource (DER) – A source of electric power that is not directly connected to a bulk power system or central station service. DER includes both generators and energy storage technologies capable of exporting active power to an EPS. An interconnection system or a supplemental DER device that is necessary for compliance with this standard is part of a DER. For the purpose of the Interconnection Process and interconnection agreements, the DER includes the Customer's Interconnection Facilities but shall not include the Area EPS Operator's Interconnection Facilities.

Distribution System – The Area EPS facilities which are not part of the Local EPS, Transmission System or any generation system.

Distribution Upgrades – The additions, modifications, and upgrades to the Distribution System at or beyond the Point of Common Coupling to facilitate interconnection of the DER and render the distribution service necessary to effect the Interconnection Customer's connection to the Distribution System. Distribution Upgrades do not include Interconnection Facilities.

Electric Power System (EPS) – The facilities that deliver electric power to a load.

Fast Track Process – The procedure as described in the Interconnection Process - Fast Track Process for evaluating an Interconnection Application for a DER that meets the eligibility requirements of Section 3.4.

Force Majeure Event – An act of God, labor disturbance, act of the public enemy, war, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment, an order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or another cause beyond a Party's control. A Force Majeure Event does not include an act of negligence or intentional wrongdoing.

Good Utility Practice – Any of the practices, methods and acts engaged in or approved by a significant portion of the electric industry during the relevant time period, or any of the practices, methods and act which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at a reasonable cost consistent with good business practices, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method, or act to the exclusion of all others, but rather to be acceptable practices, methods, or acts generally accepted in the region.

Governmental Authority – Any federal, state, local or other governmental regulatory or administrative agency, court, commission, department, board, or other governmental subdivision, legislature, rulemaking board, tribunal, or other governmental authority having jurisdiction over the Parties, their respective facilities, or the respective services they provide, and exercising or entitled to exercise any administrative, executive, police, or taxing authority or power; provided, however, that such term does not include the Interconnection Customer, the Area EPS Operator, or any Affiliate thereof. The governing authority of the municipal utility is the authority governing interconnection requirements unless otherwise provided for in the Minnesota Technical Requirements.

Interconnection Agreement – The terms and conditions between the Area EPS Operator and Interconnection Customer (Parties). See Section 8 for when the Uniform Contract or Municipal Minnesota Interconnection Agreement applies.

Interconnection Application – The Standard or Simplified Interconnection Application, as applicable, pursuant to Section 4.

Interconnection Customer – The person or entity, including the Area EPS Operator, who will be the owner of the DER and who proposes to interconnect a DER(s) with the Area EPS Operator's Distribution System. The Interconnection Customer is responsible for ensuring the DER(s) is designed, operated and maintained in compliance with the Minnesota Technical Requirements.

Interconnection Facilities – The Area EPS Operator's Interconnection Facilities and the Interconnection Customer's Interconnection Facilities. Collectively, Interconnection Facilities include all facilities and equipment between the DER and the Point of Common Coupling, including any modification, additions or upgrades that are necessary to physically and electrically interconnect the DER to the Area EPS Operator's System. Some examples of Customer Interconnection Facilities include supplemental DER devices, inverters, and associated wiring and cables up to the Point of DER Connection. Some examples of Area EPS Operator Interconnection Facilities include sole use facilities; such as, line extensions, controls, relays, switches, breakers, transformers and shall not include Distribution Upgrades or Network Upgrades.

Interconnection Process – The Area EPS Operator's interconnection standards in this document.

Material Modification – A modification to machine data, equipment configuration or to the interconnection site of the DER at any time after receiving notification by the Area EPS Operator of a complete Interconnection Application that has a material impact on the cost, timing, or design of any Interconnection Facilities or Upgrades, or a material impact on the cost, timing or design of any Interconnection Application with a later Queue Position or the safety or reliability of the Area EPS.[6]

MN Technical Requirements – The term including all of the DER technical interconnection requirement documents for the state of Minnesota; including Attachment 2 Distributed Generation Interconnection Requirements established in the Commission's September 28, 2004 Order in E-999/CI-01-1023) until superseded and upon Commission approval of updated Minnesota DER Technical Interconnection and Interoperability Requirements in E-999/CI-16-521.

Nameplate Rating – nominal voltage (V), current (A), maximum active power (kWac), apparent power (kVA), and reactive power (kVar) at which a DER is capable of sustained operation. For a Local EPS with multiple DER units, the aggregate nameplate rating is equal to the sum of all DERs nameplate rating in the Local EPS. For purposes of the Attachment V in the Interconnection Agreement, the DER system's capacity may, with the Area EPS's agreement, be limited thought use of control systems, power relays or similar device settings or adjustments as identified in IEEE 1547. The nameplate ratings referenced in the Interconnection Process are alternating current nameplate DER ratings at the Point of DER Coupling.

Network Upgrades – Additions, modifications, and upgrades to the Transmission System required at or beyond the point at which the DER interconnects with the Area EPS Operator's System to accommodate the interconnection with the DER to the Area EPS Operator's System. Network Upgrades do not include Distribution Upgrades.

Operating Requirements – Any operating and technical requirements that may be applicable due to the Transmission Provider's technical requirements or Minnesota Technical Requirements, including those set forth in the Interconnection Agreement.

Party or Parties – The Area EPS Operator and the Interconnection Customer.

Point of Common Coupling (PCC) – The point where the Interconnection Facilities connect with the Area EPS Operator's Distribution System. See figure 1. Equivalent, in most cases, to "service point" as

[6] A Material Modification shall include, but may not be limited to, a modification from the approved Interconnection Application that: (1) changes the physical location of the point of common coupling such that it is likely to have an impact on technical review; (2) increases the nameplate rating or output characteristics of the Distributed Energy Resource; (3) changes or replaces generating equipment, such as generator(s), inverter(s), transformers, relaying, controls, etc., and substitutes equipment that is not like-kind substitution in certification, size, ratings, impedances, efficiencies or capabilities of the equipment; (4) changes transformer connection(s) or grounding; and/or (5) changes to a certified inverter with different specifications or different inverter control settings or configuration. A Material Modification shall not include a modification from the approved Interconnection Application that: (1) changes the ownership of a Distributed Energy Resource; (2) changes the address of the Distributed Energy Resource, so long as the physical point of common coupling remains the same; (3) changes or replaces generating equipment such as generator(s), inverter(s), solar panel(s), transformers, relaying, controls, etc. and substitutes equipment that is a like-kind substitution in certification, size, ratings, impedances, efficiencies or capabilities of the equipment; and/or (4) increases the DC/AC ratio but does not increase the maximum AC output capability of the Distributed Energy Resource in a way that is likely to have an impact on technical review.

specified by the Area EPS Operator and described in the National Electrical Code and the National Electrical Safety Code.

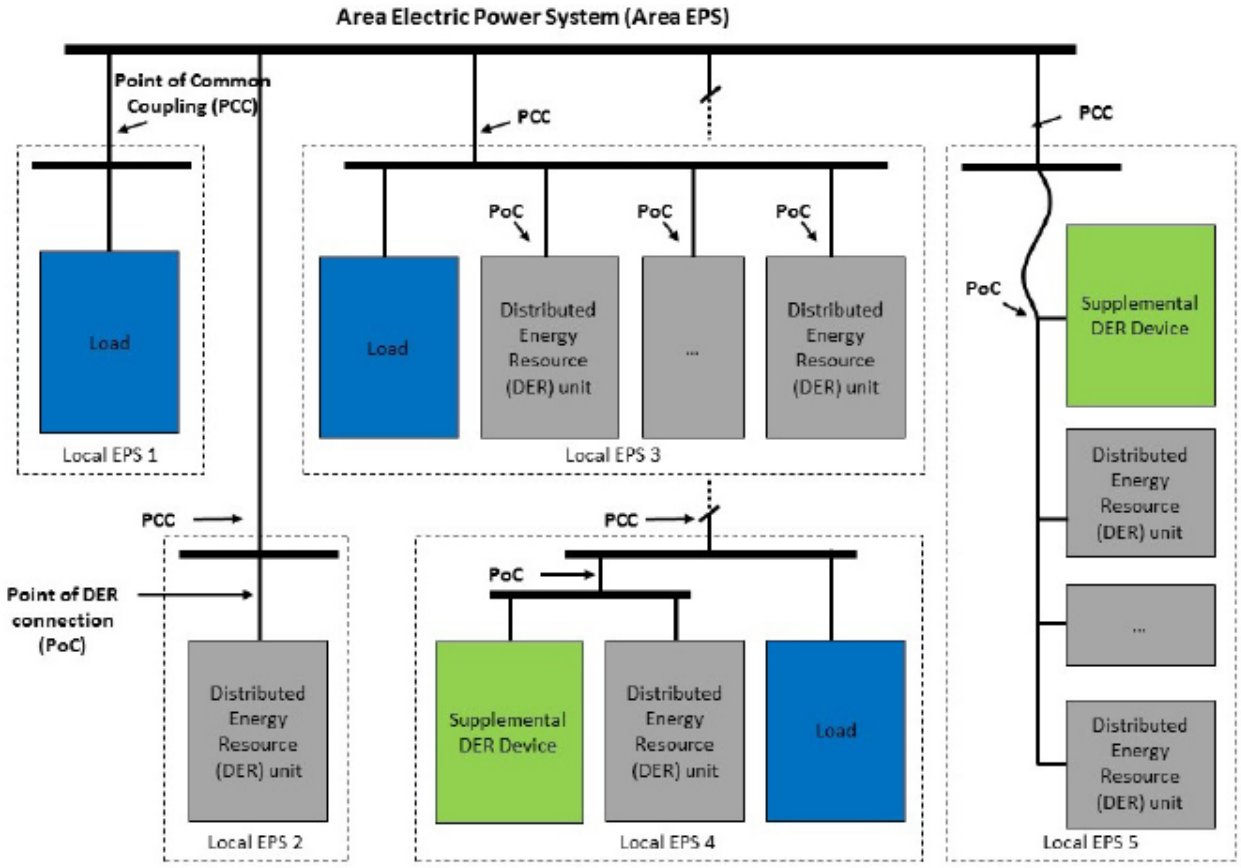


Figure 1: Point of Common Coupling and Point of DER Connection (Source: IEEE 1547)

Point of DER Connection (PoC) – When identified as the Reference Point of Applicability, the point where an individual DER is electrically connected in a Local EPS and meets the requirements of this standard exclusive of any load present in the respective part of the Local EPS (e.g. terminals of the inverter when no supplemental DER device is required). For DER unit(s) that are not self-sufficient to meet the requirements without a supplemental DER device(s), the Point of DER Connection is the point where the requirements of this standard are met by DER in conjunction with a supplemental DER device(s) exclusive of any load present in the respective part of the Local EPS.

Queue Position – The order of a valid Interconnection Application, relative to all other pending valid Interconnection Applications, that is established based upon the date- and time- of receipt of the complete Interconnection Application as described in Section 4.7.

Reasonable Efforts – With respect to an action required to be attempted or taken by a Party under these procedures, efforts that are timely and consistent with Good Utility Practice and are otherwise substantially equivalent to those a Party would use to protect its own interests.

Reference Point of Applicability – The location, either the Point of Common Coupling or the Point of DER Connection, where the interconnection and interoperability performance requirements specified in IEEE 1547 apply. With mutual agreement, the Area EPS Operator and Customer may determine a point between the Point of Common Coupling and Point of DER Connection. See Minnesota Technical Requirements for more information.

Simplified Process – The procedure for evaluating an Interconnection Application for a certified inverter-based DER no larger than 20 kW that uses the screens described in the Interconnection Process – Simplified Process document. The Simplified Process includes simplified procedures.

Study Process – The procedure for evaluating an Interconnection Application that includes the scoping meeting, system impact study, and facilities study.

Transmission Owner – The entity that owns, leases or otherwise possesses an interest in the portion of the Transmission System relevant to the Interconnection.

Transmission Provider – The entity (or its designated agent) that owns, leases, controls, or operates transmission facilities used for the transmission of electricity. The term Transmission Provider includes the Transmission Owner when the Transmission Owner is separate from the Transmission Provider. The Transmission Provider may include the Independent System Operator or Regional Transmission Operator.

Transmission System – The facilities owned, leased, controlled or operated by the Transmission Provider or the Transmission Owner that are used to provide transmission service. See the Commission's July 26, 2000 Order Adopting Boundary Guidelines for Distinguishing Transmission from Generation and Distribution Assets in Docket No. E-999/CI-99-1261.

Uniform Contract – the Area EPS Operator's Agreement for Cogeneration and Small Power Production Facilities (Uniform Contract) that may be applied to all qualifying new and existing interconnections between the Area EPS Operator and a DER system having capacity less than 40 kilowatts.

Upgrades – The required additions and modifications to the Area EPS Operator's Transmission or Distribution System at or beyond the Point of Interconnection. Upgrades may be Network Upgrades or Distribution Upgrades. Upgrades do not include Interconnection Facilities.

14 Certification of DER Equipment

Distributed Energy Resource (DER) equipment proposed for use in an interconnection system shall be considered certified for interconnected operation if the following criteria is met:

1) It has been tested in accordance with industry standards for continuous utility interactive operation in compliance with the appropriate codes and standards referenced below by any Nationally Recognized Testing Laboratory (NRTL) recognized by the United States Occupational Safety and Health Administration to test and certify interconnection equipment pursuant to the relevant codes and standards listed in the Overview Process,

2) It has been labeled and is publicly listed by such NRTL at the time of the interconnection application, and

3) Such NRTL makes readily available for verification all test standards and procedures it utilized in performing such equipment certification, and, with consumer approval, the test data itself. The NRTL may make such information available on its website and by encouraging such information to be included in the manufacturer's literature accompanying the equipment.

The Interconnection Customer must verify that the assembly and use of the equipment falls within the use or uses for which the equipment was tested, labeled, and listed by the NRTL.

Certified equipment shall not require further type-test review, testing, or additional equipment to meet the requirements of this interconnection procedure; however, nothing herein shall preclude the need for a DER Design Evaluation or an on-site commissioning test by the parties to the interconnection as provided for in the Minnesota Technical Requirements.

If the certified equipment package includes only interface components (switchgear, inverters, or other interface devices), then an Interconnection Customer must show that the generator or other electric source being utilized with the equipment package is compatible with the equipment package and is consistent with the testing and listing specified for this type of interconnection equipment.

Provided the generator or electric source, when combined with the equipment package, is within the range of capabilities for which it was tested by the NRTL and does not violate the interface components' labeling and listing performed by the NRTL, no further type-test review, testing or additional equipment on the customer side of the Point of Common Coupling shall be required to be considered certified for the purposes of this interconnection procedure; however, nothing herein shall preclude the need for a DER design evaluation or an on-site commissioning test by the parties to the interconnection as provided for in the Minnesota Technical Requirements.

An equipment package does not include equipment provided by the Area EPS.

15 Certification Codes and Standards

The existing Minnesota Technical Requirements and the following standards shall be used in conjunction with the Interconnection Process. The process has started to update the Technical Requirements to meet IEEE 1547-2018. Once that process is completed, the updated DER Technical Interconnection and Interoperability Requirements will supersede this section.

When the stated version of the following standards is superseded by an approved revision then that revision shall apply:

IEEE 1547-2003 IEEE Standard for Interconnecting Distributed Resources with Electric Power Systems

IEEE 1547a-2014 IEEE Standard for Interconnecting Distributed Resources with Electric Power Systems – Amendment 1

IEEE 1547.1-2005 IEEE Standard Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems

IEEE 1547.1a-2015 (Amendment to IEEE Std 1547.1-2005) IEEE Standard Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems – Amendment 1

UL 1741 Inverters, Converters, Controllers, and Interconnection System Equipment for Use in Distributed Energy Resources (2010)

NFPA 70 (2017), National Electrical Code

IEEE Std C37.90.1 (2012) (Revision of IEEE Std C37.90.1-2002), IEEE Standard for Surge Withstand Capability (SWC) Tests for Protective Relays and Relay Systems Associated with Electric Power Apparatus

IEEE Std C37.90.2 (2004) (Revision of IEEE Std C37.90.2-1995), IEEE Standard for Withstand Capability of Relay Systems to Radiated Electromagnetic Interference from Transceivers

IEEE Std C37.108-20021989 (Revision of C37.108-19892002), IEEE Guide for the Protection of Network Transformers

IEEE Std C57.12.44-2014 (Revision of IEEE Std C57.12.44-2005), IEEE Standard Requirements for Secondary Network Protectors

IEEE Std C62.41.2-2002, IEEE Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and Less) AC Power Circuits

IEEE Std C62.41.2-2002_Cor 1-2012 (Corrigendum to IEEE Std C62.41.2-2002) – IEEE Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and Less) AC Power Circuits Corrigendum 1: Deletion of Table A.2 and Associated Text

IEEE Std C62.45-2002 (Revision of IEEE Std C62.45-1992) – IEEE Recommended Practice on Surge Testing for Equipment Connected to Low-Voltage (1000 V and less) AC Power Circuits

ANSI C84.1-(2016) Electric Power Systems and Equipment – Voltage Ratings (60 Hertz)

IEEE Standards Dictionary Online, [Online]

NEMA MG 1-2016, Motors and Generators

IEEE Std 519-2014, IEEE Recommended Practices and Requirements for Harmonic Control in Electrical Power Systems

Qualifying Facilities that qualify and select the Simultaneous Purchase and Sale or Time-of-Day rates for compensation for all generation shall be compensated by Utility as detailed in Parts N and O of the Utility's Rules Governing the Interconnection of Cogeneration and Small Power Production Facilities. Compensation will be based on the rates as follows:

	Energy ($/kWh)	Capacity ($/kWh)	REC ($/kWh)
Summer Months (June-Sept)			
On Peak	0.0199	0	0
Off Peak	0.0193	0	0
All Hours	0.0196	0	0
Winter Months (Oct-May)			
On Peak	0.0201	0	0
Off Peak	0.0194	0	0
All Hours	0.0197	0	0
Annual (January-December)	0.0196	0	0

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/25/2021

Subject: Accepting Gifts and Donations

Reviewed By: Kelly Grinnell, Finance Manager

Prepared By: Erin Barnum, Senior Accountant

The City receives various donations or gifts throughout the year. Pursuant to M.S. 465.03 all such gifts must be acknowledged and accepted by a resolution approved by a two-thirds majority of the City Council. Staff have drafted the attached proposed resolution that lists all monetary and nonmonetary gifts received by the City during the fourth quarter of 2020. Staff recommends approval of the resolution to acknowledge acceptance of each gift as listed.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-2 acknowledging and accepting gifts to the City of Chaska received during the period October 1, 2020 through December 31, 2020.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 1/25/2021 **RESOLUTION NO.** 2021-2

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

A RESOLUTION ACKNOWLEDGING AND ACCEPTING GIFTS TO THE CITY OF CHASKA RECEIVED DURING THE PERIOD OF October 01, 2020 THROUGH December 31, 2020 (PURSUANT TO M.S. 465.03)

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City of Chaska City Council hereby acknowledges and accepts the following gifts to Chaska that have been received during the period of OCTOBER 01, 2020 through DECEMBER 31, 2020:

- Chaska Lions Charitable Gambling $3,000 – Parks & Recreation, Senior Outreach & AOA Concerts
- Old National Bank $500 – Parks & Recreation, Halloween Trail of Fun
- Dennis Straus $100 – Fire Department
- Chaska Rotary Foundation $4,755 – Police Department, Heroes & Helpers
- Miscellaneous Donations $477 – Police Department
- Lowes – Police Department Webster Pellet Grill

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 25th day of January 2021.

_____
Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/25/2021

Subject: **Resolution of Support for Application to the CDA Community Growth Partnership Initiative Community Development Grant to Support the Ernst House Redevelopment**

Prepared By: Nate Kabat, Assistant City Administrator

Background
The Ernst House was originally located within Firemen's Park and was moved to its current location at 211 Walnut St. in 2015 to preserve the historic home and contribute to the 2nd Street Historic District. 217 Walnut Street was once the location of the historic Ess House, which has since been demolished following a fire that occurred resulting in the currently vacant site. This site has been targeted for redevelopment since 2015.

On July 6, 2020, the City Council authorized a Letter of Intent (LOI) with the Carver County CDA. The LOI lays the groundwork to pursue a redevelopment that would result in the renovation of the Ernst House and the development of three townhomes on the vacant parcel. All units would be owner occupied and placed into the Land Trust to maintain affordability in perpetuity.

A key to implementation of this project has been closing the financial gap of the project. In 2020, the City applied to the CDA's Community Growth Partnership grant program and was awarded approximately $90,000. In addition, a first step from the LOI with the CDA was to pursue grant funding through the statewide super RFP process that supports housing development. That application was successful with an award of over $400,000. Even with these awards, a gap remains to get to full funding.

Update
City staff have communicated with CDA staff about pursuing a second application to the Community Growth Partnership program. CDA staff have confirmed the project is eligible for a second award. Therefore, staff is preparing a second application to the program which is due Feb. 1, 2021. A complete application requires a resolution of support from the City Council.

CITY COUNCIL ACTION REQUESTED
Motion to approve Resolution No. 2021-4 of Support for Application to the CDA Community Growth Partnership Initiative Community Development Grant to Support the Ernst House Redevelopment

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 01/25/2021 RESOLUTION NO. 2021-4

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A RESOLUTION IN SUPPORT OF THE CITY OF CHASKA'S APPLICATION TO THE CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY (CDA) COMMUNITY GROWTH PARTNERSHIP INITIATIVE GRANT PROGRAM THE ERNST HOUSE REDEVELOPMENT

WHEREAS, the City of Chaska has identified a proposed project within the city that meets the Carver County Community Development Agency (CDA) Community Growth Partnership Initiative Grant Program's purpose and criteria; and

WHEREAS, the City has established a Redevelopment Plan of which the proposed project is a component; and

WHEREAS, the City has the capacity and capability to ensure the proposed project will be completed and administered within the Community Growth Partnership Initiative predevelopment program guidelines; and

WHEREAS, the City has the legal authority to apply for financial assistance; and

WHEREAS, the City is supportive of affordable housing and of the CDA's mission to improve the lives of Carver County residents through affordable housing and community development.

NOW THEREFORE BE IT RESOLVED that the City of Chaska approves the application for funding from the Carver County CDA Community Growth Partnership Initiative Grant program.

BE IT FURTHER RESOLVED that if the application is approved by the Carver County CDA, City Administrator, or his designee, is hereby authorized to execute such agreements as are necessary to receive and use the funding for the proposed project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 25th day of January 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
01/25/2021

Subject: **Approval of Carver County 2021 SHIP Grant Agreement for Pedestrian and Bicycle Master Plan and Staff Authorization to Seek Request for Quotes (RFQ)**

Prepared By: Marshall Grange, Director of Parks and Recreation

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Background

The City of Chaska's Parks and Recreation department is committed to creating an environment in the community that allows for safe and enjoyable walking and bicycling for all residents and visitors, whether it is for recreation or transportation purposes. As part of this commitment, Parks and Recreation staff will also be applying for a Bicycle Friendly Community designation.

To achieve this goal, we would start by conducting a comprehensive assessment of our trails and sidewalk system, and then develop a master plan based upon that assessment.

In February of 2020, the City of Chaska was approved for a Statewide Health Improvement Partnership (SHIP) grant from Carver County Public Health for $40,000 to hire a consultant to help with this assessment process. Due to the COVID-19 circumstances, it was not possible to implement the plan last year. We are now able to move forward with this initiative. The next step would be for staff to seek Request for Quotes (RFQ) from consultants to develop a Pedestrian and Bicycle Master Plan for Chaska. This SHIP grant will make this project feasible.

Recommendation

Staff recommend Council Approval of the Carver County 2021 SHIP Grant Agreement, as well as authorization for staff to submit Pedestrian and Bicycle Master Plan RFQ to Consultants.

CITY COUNCIL ACTION REQUESTED

Motion to Approve the 2021 Project Grant Agreement Between the City of Chaska and Carver County for a Pedestrian and Bicycle Master Plan and Authorization for Staff to Submit RFQ to Consultants.

COUNTY OF CARVER
CITY OF CHASKA
SHIP GRANT AGREEMENT

This Statewide Health Improvement Partnership (SHIP) Grant Agreement is entered into by and between the County of Carver, 600 East 4th Street, Chaska, Minnesota 55318, through Carver County Public Health, (hereafter "CCPH") and City of Chaska, 1 City Hall Plaza, Chaska, Minnesota 55318 (hereafter "Grantee").

CCPH has been awarded Minnesota Department of Health (MDH) SHIP funding to support activities that prevent risk factors that lead to chronic disease. This is accomplished by building the capacity of communities to increase access to healthy foods and active living, and to reduce tobacco exposure.

Criteria

Funding and SHIP resources will be provided to support sustainable policy, and systems and environmental (PSE) change. The Grantee will demonstrate a clear and significant link between SHIP resources and PSE change. The Grantee must select activities within the established settings of community, workplace, schools, and health care; this can also include child care settings and senior living facilities. Additionally, within each setting the Grantee must select preapproved activities.

Recitals

1. Under Minnesota Statute §145.986, CCPH is empowered to enter into this grant.
2. CCPH is in need of duties to carry out the provisions of Minnesota Statute § 145.986
3. The Grantee represents that it is duly qualified and agrees to perform all services described in this grant agreement to the satisfaction of CCPH.

Grant Agreement

1. **Term of Grant Agreement**
   a. **Effective date:** January 1, 2021 Once this grant agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred back to the effective date. Reimbursements will only be made for those expenditures made according to the terms of this grant agreement and approved Project Proposal.
   b. ***Expiration date:*** October 31, 2021. As allowed under Minnesota Statute §145.986, the expiration date of the grant is certified through six months beyond the fiscal year (November 1 – October 31) in which the funds were originally appropriated or until all obligations have been satisfactorily fulfilled, whichever occurs first. Reimbursement requests must also be received by CCPH no later than the expiration date.
   c. ***Survival of Terms.*** The following clauses survive the expiration or cancellation of this grant agreement: 8. Liability; 9. Duration; 10. Audits; 11. Government Data Practices and Intellectual property; 12. Workers Compensation; 13. Publicity and Endorsement; 14. Governing Law, Jurisdiction, and Venue; and 19. Data Disclosure.

2. **Grantee's Responsibilities**
   a. Submit a project proposal that clearly identifies how SHIP resources will support PSE change as detailed in Appendix A: Project Proposal.
   b. Carver County 2021 SHIP essential meetings with SHIP staff to assist as needed

c. Provide updates on project status, such as but not limited to timelines, budget spent, and activities as requested within 5-10 business days
d. Only purchase items/conduct the activities agreed upon in the Project Proposal or with written approval from CCPH
e. Allow CCPH to use any product created
f. Promote and acknowledge CCPH and SHIP support on all materials/communication using provided SHIP branding
g. Conduct evaluation activities and provide any data that was collected
h. Submit invoices from the Grantee institution within 30 days of purchase
    i. Invoices must include information on:
        1. Bill to
        2. Remit to
        3. Detailed description of goods received/services provided including the vendor(s) and the item(s)
        4. Copies of the invoices for vendor(s)
        5. Original signed itemized receipts.
i. Provide a final report within 30 days of the completion of the project with all required information as detailed in Appendix B: Final Report.

3. CCPH's Responsibilities

a. Support the Grantee through the agreement and project proposal process including providing information on preapproved activities and allowable and unallowable expenses
b. Provide technical assistance to help conform projects to MDH and SHIP Grant requirements
c. Provide feedback on the project proposal within 5-10 business days
d. Attend essential Grantee meetings, such as quarterly advisory or committee meetings
e. Follow the MDH guidelines established in the SHIP strategy guides, including the financial guide
f. Provide electronic and print CCPH and MDH SHIP materials to support awareness, promotion, and other communications related to the project
g. Approve expenses within 5-10 business days
h. Reimburse mutually agreed upon project proposal expenditures and accompanying invoices within 45 days of receipt not to exceed $40,000.
i. Complete all necessary paperwork that is due for MDH

4. Reporting Requirements

The Grantee must satisfactorily submit all activity and financial reports by the date(s) requested by CCPH as described in the Recitals, unless CCPH grants an extension in writing.

5. Time

The Grantee must comply with all the time requirements described in this grant agreement.

6. Consideration and Payment

a. **Consideration.** CCPH will pay for all services performed by the Grantee under this grant agreement as follows:

i. ***Compensation.*** The Grantee will be paid for all activities as described in the Project Proposal performed by the Grantee during the term of the Grant up to the amount agreed upon in the Project Proposal.

ii. ***Total Obligation.*** The total obligation of CCPH for all compensation and reimbursements to the Grantee under this grant agreement will not exceed the amount agreed upon in the Project Proposal. CCPH reserves the right not to honor invoices or receipts that include unallowable expenses or are submitted late.

b. **Payment**

i. ***Invoices***. CCPH will promptly pay the Grantee after the Grantee's presentation of invoices or receipts for services performed, equipment, trainings, mileage, food expenses or other items agreed upon in the Project Proposal by CCPH's authorized agent pursuant to Clause 7. Invoices shall be submitted in a form prescribed by CCPH within the dates previously noted in "Term of Grant Agreement" in this contract. Submitted receipts must be detailed, signed, and dated; the receipt must have the items purchased in addition to the total, not just the total.

7. Conditions of Payment

All services provided by the Grantee under this grant agreement must be performed to CCPH's satisfaction, as determined at the sole discretion of CCPH's Authorized Representative and in accordance with all applicable federal, county, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by CCPH to be unsatisfactory or performed in violation of federal, county, or local law.

8. Authorized Representative

CCPH's Authorized Representative is Richard Scott 600 East 4th Street, Chaska, MN 55318, (952) 361-1500, or his/her successor, and has the responsibility to monitor the Grantee's performance and the authority to accept the services provided under this grant agreement. If the services are satisfactory, CCPH's Authorized Representative will certify acceptance on each invoice submitted for payment.

The Grantee's Authorized Representative is Matt Podhradsky 1 City Hall Plaza, Chaska, MN 55318, 952-448-9200. If the Grantee's Authorized Representative changes at any time during this grant agreement, the Grantee must immediately notify CCPH.

9. Assignment, Amendments, Waiver, and Grant Agreement Complete

a. ***Assignment.*** The Grantee may neither assign nor transfer any rights or obligations under this grant agreement without the prior consent of CCPH and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this grant agreement, or their successors in office.

b. ***Amendments.*** Any amendment to this grant agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original grant agreement, or their successors in office.

c. ***Waiver.*** If CCPH fails to enforce any provision of this grant agreement, that failure does not waive the provision or its right to enforce it.

d. ***Grant Agreement Complete***. This grant agreement contains all negotiations and agreements between CCPH and the Grantee. No other understanding regarding this grant agreement, whether written or oral, may be used to bind either party.

10. Liability

The ***Grantee*** shall indemnify, hold harmless and defend CCPH, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which CCPH, its officers or employees may hereafter sustain, incur or be required to pay, for injury or damages that occur as a result of the use equipment, materials, or any other services purchased with SHIP funding or harms stemming arising out of any defects in the product or by reason of any act or omission of ***Grantee***, its agents, servants or employees, in the execution, performance, or failure to adequately perform ***Grantee's*** obligations pursuant to this agreement.

CCPH's liability under this agreement shall be governed Responsibility will be pursuant to Minnesota Statute § 466.03.

11. Duration

This Grant Agreement is at-will and may be modified in writing by mutual consent of authorized officials from CCPH and the Grantee.

12. Audits

This agreement is covered by the Minnesota Data practices act. Pursuant to Minn. Stat. §16C.05, subd. 5, the ***Grantee*** agrees that CCPH, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of CCPH and involve transactions relating to this Agreement. ***The Grantee*** agrees to maintain these records for a period of six years from the date of termination of this Agreement.

13. Government Data Practices and Intellectual Property

a. Government Data Practices. The Grantee and CCPH must comply with the Minnesota Government Data Practices Act, Minnesota Statute §. 13, as it applies to all data provided by CCPH under this grant agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this grant agreement. The civil remedies of Minn. Stat. §13.08 apply to the release of the data referred to in this clause by either the Grantee or CCPH.

If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify CCPH. CCPH will give the Grantee instructions concerning the release of the data to the requesting party before the data is released.

14. Worker's Compensation

The Grantee certified that it is in compliance with Minn. Stat. §176.181, subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered CCPH employees. Any claims that may arise under the Minnesota Workers'' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the CCPH's obligation or responsibility.

15. Publicity and Endorsement

a. ***Publicity.*** Any publicity regarding the subject matter of this grant agreement must identify CCPH as the sponsoring agency and must not be released without prior written approval from the CCPH's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors with respect to the program, publications, or services provided resulting from this grant agreement.

b. ***Endorsement.*** The Grantee must not claim that CCPH endorses its products or services.

16. Governing Law

Minnesota law, without regard to its choice-of-law provisions, governs this grant agreement. Venue for all legal proceedings out of this grant agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Carver County, Minnesota.

During the performance of this Agreement, the Grantee agrees to the following: No person shall, on the grounds of race, color, religion, age, sex, disability, marital status, sexual orientation, public assistance status, criminal record, creed or national origin be excluded from full employment rights in, participation in, be denied the benefits of or be otherwise subjected to discrimination under any and all applicable Federal and State laws against discrimination.

17. Accessibility: Structural and nonstructural facilities and programs must meet all state and federal accessibility laws, regulations, and guidelines.

Copies of accessibility guidelines can be downloaded off the Americans with Disabilities Act Accessibility Guidelines website at http://www.access-board.gov.

18. Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion – Lower Tier Covered Transactions

a. The prospective lower tier participant certifies, by submission of this agreement, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

b. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this agreement.

19. Monitoring

If the grant is over $50,000, CCPH's authorized representatives will conduct at least one monitoring visit per grant period. This visit may be in person or by telephone.

20. Termination

Termination by CCPH. CCPH may cancel this agreement at any time, with or without cause, upon 30 days' written notice to the grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

21. Data Disclosure

Under Minn. Stat. §270C.65, subd. 3 and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to CCPH, to federal and state tax agencies, and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

IN WITNESS WHEREOF, the parties have caused this Grant Agreement to be duly executed intending to be bound thereby. Acceptance of the terms of this agreement is acknowledged by the following signatures of the Authorized Representatives.

City of Chaska	Carver County Public Health
_____	_____
Signature/Date	Signature/Date
_____	_____
Name, Title	Name, Title

City of Chaska

REQUEST FOR QUOTE

Pedestrian and Bicycle Master Plan

Project Overview

The City of Chaska is requesting a quote for the completion of a Pedestrian and Bicycle Master Plan.

The development of a Pedestrian and Bicycle Master Plan ties into the City of Chaska's goal of becoming a designated Bicycle Friendly Community (BFC) through the League of American Bicyclists. An initial BFC assessment has been performed by the Bicycle Alliance of Minnesota which resulted in recommendations in the areas of education, engineering, evaluation, encouragement, enforcement, and equity. The City has established a BFC Committee that includes staff from several City departments and a variety of stakeholders who are eager to help develop a Pedestrian and Bicycle Master Plan.

The selected firm will work with the BFC Committee to review existing infrastructure and planning documents, facilitate a public engagement process, and prepare a final Master Plan document that will guide future projects and development in Chaska.

The City of Chaska wants to build upon the great trail system that exists and continue to provide safe and enjoyable walking and biking facilities for all residents and visitors whether it is for recreation, fitness, or transportation purposes.

Summary of Work Program

The City of Chaska expects the firm will design and lead a process consistent with the work program outlined below. City staff and the BFC Committee will play a prominent role throughout the duration of the project. Consultants may suggest deviations to this work program that would better achieve project goals.
The following work tasks are described in more detail below:

1. Coordination of meetings with City staff and Officials
2. Design and facilitate a public engagement process
3. Review City policy and planning documents
4. Review and analyze existing conditions
5. Develop vision, goals, and strategies for a walkable and bikeable Chaska

6. Develop plan recommendations
7. Prepare final master plan document

Coordination of Meetings with City Staff and Officials

The consultant will conduct regular (at least monthly) meetings to update the BFC Committee. In addition, attendance at the following elected/appointed official meetings is also anticipated:

- Two Parks and Recreation Commission meetings (one work session and one final presentation)
- One City Council meeting final presentation

Design and Facilitate Public Engagement Process

The consultant will design a public engagement process that identifies and involves stakeholders at key moments throughout the study. At minimum, the following shall be included in the public engagement process:

- A project website with surveys and on-line/mobile mapping tools in coordination with the City's website and social media networks.
- Two open house meetings with members of the public.
- Two focus group meetings
- Two event pop-ups (Cycle Chaska Event & Chaska Fire & Ice Festival)

Review City Policy and Planning Documents

The consultant will review previous policy and planning documents and relevant elements of other citywide plans and projects. The consultant will summarize key elements, common themes and any inconsistencies that may exist between them. These documents will be provided by the City of Chaska.

Review and Analyze Existing Conditions

In addition to reviewing existing City plans, policies, BFC assessment and evaluation of a pilot trail signage system, the consultant will determine additional data necessary to provide a baseline for a needs analysis and Plan recommendations. While some of this data can be provided by City, County, and other agencies, it may be necessary for the consultant to work with the City to gather additional data in the field.

- Data Collection: Using the information provided by the City and other agencies as well as its own data collection process, the consultant will assemble existing conditions information. The consultant will work with City staff and the community to create a complete and accurate inventory of existing pedestrian and bicycle facilities in Chaska, including both number of users and user experience. The City is interested in creative and cost-effective approaches to this task, such as utilizing paid or unpaid volunteers, or by enlisting the support of non-profit organizations. As part of the proposal, the

consultant should describe a recommended approach to completing this task in the most cost-effective manner.

- Both existing and planned future conditions will be reviewed to learn from past planning efforts. Planned future conditions will consider the non-motorized transportation network as proposed in the planning documents reviewed above. The consultant will prepare a summary of data and information gathered during this task, as well as provide maps and other graphics to illustrate existing conditions.

- Needs Analysis: Building upon the existing conditions analysis and input from stakeholders and the community, the consultant will assess needs for improved pedestrian and bicycle mobility and safety in Chaska. This assessment will address:

1) the physical attributes of pedestrian and bicycle facilities
2) the potential for increased walking and bicycle usage
3) equity and the needs of pedestrians and cyclists of all ages and abilities
4) resiliency through climate change predictions of increased summer and winter temperatures.

The assessment will identify opportunities for improved pedestrian and bicycle facilities, identify gaps and deficiencies with the existing system, and suggest locations where improvements should be prioritized.

Develop Vision, Goals, and Strategies for a Walkable and Bikeable Chaska

The consultant will work with the BFC Committee to articulate a clear vision and a set of goals for a truly walkable and bikeable Chaska. The vision and goals will guide the development of plan recommendations (below). Additionally, strategies and performance measures will be developed that will guide the planning, funding and implementation of projects and ultimately increase the number of walkers and cyclists of all ages and abilities.

Develop Plan Recommendations
Information from the previous tasks will be utilized to generate recommendations based on the goals and principles defined in the previous task. Early in this task the consultant should summarize pedestrian and bicyclist best practices relevant to the needs and context of Chaska, including those related to infrastructure and policy. At minimum, recommendations should address the following elements:

- Future Location and Types of Facilities: The consultant will develop integrated planned pedestrian and bicycle networks based on information gathered and presented above. Identify trailhead/kiosk sites along with primary routes that link to regional trails and points of interest for mapping and trail wayfinding purposes. The evaluation and selection of planned locations and facility types should focus on maximizing network connectivity, comfort, equity, and safety while minimizing levels of stress.

- Management and Maintenance of Facilities: The consultant will identify maintenance and management recommendations, keeping in mind how climate (and climate change) affects the use and condition of non-motorized infrastructure in the upper Midwest.
- Citywide Policy: Recommend revisions to City policy to support the other recommendations made in the Plan. These may include changes and/or additions to ordinances and regulations (e.g., parking requirements and street design standards).
- Education, Encouragement and Evaluation: Discuss education and outreach programs and identify potential partnerships that result in increased walking and cycling in Chaska.
- Implementation and Funding: Prioritize projects and initiatives to complete the pedestrian and bicycle network. Establish a strategy for implementation, suggests a schedule and estimates costs for projects and improvements, and identifies possible funding sources.
- Performance Measures: Identify metrics that help determine successful Master Plan implementation. These may include increased pedestrian and bicycle trip counts, reduced crashes involving non-motorized modes, reduced traffic safety requests received by City staff, etc.

Prepare Final Master Plan Document

The Consultant will prepare a study report that documents the entire study effort. A draft of the study report will be submitted to the City for review and comment prior to its presentation at the second open house meeting. The final report shall be submitted to the City in written and electronic formats (including GIS mapping) and will be presented to the City Council for their approval.

Desired Project Schedule

The following lists the key milestones in the project process.

- Quote Due — March 1, 2021
- Parks & Recreation Commission Work Session — April 13, 2021
- Parks & Recreation Commission Final Presentation — September 14, 2021
- City Council Final Presentation — October 4, 2021

Note: this schedule is a general guideline and is subject to change

Quote Content

The quote response should be fully self-contained, and display clearly and accurately the capabilities, knowledge, experience, and capacity of the firm to meet the requirements of the project.

The following will be considered minimum contents of the quote:

1. A statement of the approach, objectives, goals, and tasks to show the firm's understanding of the proposed Master Planning project.
2. A description and timing of the deliverables to be provided by the consultant.

3. An outline of the firm's background and experience with similar projects and a list of personnel (including sub-consultants) who will work on the project. This section will detail staff training, work experience and employee category.
4. Examples of similar projects completed, and the full name of the municipality/agency that the work was prepared for. This section will also include the firms' role with each project and a reference from the municipality/agency for staff to contact.
5. A detailed work plan that identifies major tasks to be completed and a timeline for those tasks that will be used as a scheduling and management tool. Please identify any optional work tasks in this area and in the detailed cost breakdown.
6. A detailed cost breakdown of the tasks to be performed with a breakout of the hours for each employee category (e.g., principal, project manager, senior planner, technician, etc.) per work task identified. The consultant will indicate any assumptions made (e.g., number of meetings, number of drafts, etc.) and include this information with the cost proposal. Total dollar amounts for each work task shall be shown. Total dollar cost for the entire project should also be included.

Any optional work tasks suggested by the consultant shall be indicated as such and should include the information identified above.

Contact for Questions

Marshall Grange, Parks and Recreation Director
City of Chaska
1661 Park Ridge Drive
Chaska, MN 55318
mgrange@chaskamn.com
Phone: 952-227-7758

Delivery of Quote

Quote must be delivered to Marshall Grange at the contact information provided above no later than 4:00 p.m. (central time) on March 1, 2021. Late quotes will not be considered. The quote shall include 2 hard copies and an electronic copy on a flash drive or sent via email.

The City will not be responsible for quotes delivered to a person or location other than that specified above. To be considered, all requested information shall be included in the quote. All costs incurred in responding to this RFQ will be assumed by the responder.

Quote Evaluation

Quotes will be evaluated by staff that serve on the BFC Committee. Evaluation will include firm's professional capabilities, past experience, proposed work plan and cost.

Agency Not Obligated to Award a Contract

This RFQ does not obligate the City of Chaska to award a contract or complete the project. The City reserves the right to cancel the solicitation or parts of the solicitation if it is considered to be in their best interest.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
1/25/2021

Subject: **Adoption of a Chicken Article to Animal and Fowl Chapter**

Prepared By: Nate Kabat

Background
On July 20, 2020, the City Council held a work session to hear from residents interested in pursuing an update to City Ordinance that would permit raising chickens on residential properties. After hearing from residents about their interest and discussing the likely positive and negative impacts along with the experiences of other cities as presented by City staff, the Council directed staff to proceed with drafting ordinance language. Staff were directed to draft ordinance language that would permit raising chickens in residential areas and also mitigate potential negative outcomes for surrounding neighbors.

Under the direction of Council, staff presented a draft ordinance to Council at a work session on December 21, 2020. The work session included a review of key provisions of the ordinance and a summary of public comments received. Key provisions include specifying residential districts eligible under the ordinance, number of chickens allowed, requirements for enclosures and their location on a lot, and the annual permit fee. Of the twenty-three individuals who submitted comments, nine were favorable and fourteen were unfavorable. Comments included questions about the permit fee (too much), suggestions for changes to enclosure and location requirements (both fewer requirements and more requirements), concerns about smell and noise, concerns about impacts on neighboring property values, and concerns about enforcement. At the work session, Council directed staff to bring the draft ordinance as presented to a Council meeting for a vote.

Update
The draft ordinance language is attached to this memo, and has not been changed compared to the version presented to Council on December 21. In addition, all comments received both before and after the December 21 work session are included. Last, a display of two hypothetical chicken coop placements is provided to give an idea of how the setbacks would impact a typical downtown lot and a lot located in a neighborhood outside downtown. While specifics of any particular lot will need to be considered on all applications for a chicken coop, the visuals are intended to provide an idea for a more typical city lot.

Recommendation
The ordinance language presented strikes a balance between allowing chickens to be raised in residential areas, and addressing the concerns identified in the public process. If Council desires to move forward with approving an ordinance to allow for raising chickens in the City, staff recommends approving the ordinance as presented. If Council decides to approve the ordinance

presented, staff requests a delay in implementation until April 1, 2021. This time is needed to establish the necessary administrative processes including an application form, review process, training staff, and establishing enforcement processes.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Ordinance MC 2021-985, A Chicken Article to the Animal and Fowl Chapter.

CITY OF CHASKA
ORDINANCE MC 2021-985

ADOPTION OF A CHICKEN ARTICLE TO ANIMAL AND FOWL CHAPTER

NOW THEREFORE, be it ordained by the Council of City of Chaska, in the State of Minnesota, as follows:

SECTION 1: **ADOPTION** "9.32 Chickens" of the City of Chaska Municipal Code is hereby *added* as follows:

A D O P T I O N

9.32 Chickens*(Added)*

SECTION 2: **ADOPTION** "9.32.010 Definitions**" of the City of Chaska Municipal Code is hereby *added* as follows:

A D O P T I O N

9.32.010 Definitions***(Added)*

For the purpose of this article, certain terms and words are defined as follows:

Brooding: means the period of chicken growth when supplemental heat must be provided due to the chickens inability to generate enough body heat.

Chick: means a baby chicken not more than six weeks old.

Chicken: means a domesticated bird of the order of Galliformes in the genus of Gallus.

Coop: means the structure for the keeping or housing of chickens permitted by ordinance.

Exercise yard: means a larger fenced area that provides space for exercise and foraging for the chickens when supervised.

Premises: means the lot for which a chicken license has been applied.

Lot: means a contiguous parcel of land under common ownership.

Officer: means any person designated by the City manager as an enforcement officer.

Rooster: means a male chicken.

Run: means a fully enclosed and covered area attached to a coop where the chickens can roam unsupervised.

SECTION 3: **ADOPTION** "9.32.020 Requirments For The Keeping Of Chickens" of the City of Chaska Municipal Code is hereby *added* as follows:

A D O P T I O N

9.32.020 Requirments For The Keeping Of Chickens*(Added)*

The following standards are required for persons keeping chickens:

A. No more than five chickens are permitted to be maintained on one property.

B. Keeping of roosters is prohibited.

C. Food material must be stored in a rodent proof container to avoid pests.

D. Food shall not be allowed to accumulate on the ground, around feeders, runs, or coops and must be removed daily.

E. All animal waste must be properly removed from or composted every week.

F. Slaughtering and processing of the chickens on the property is prohibited.

G. Chickens must not be housed in a residential house or in an attached or detached garage except chickens under the age of 6 weeks for brooding purposes.

H. No chicken may be kept or raised in a manner as to cause injury or annoyance to person or other animals on other property in the vicinity by reason of noise, odor, or filth.

I. Deceased chickens must be disposed of according to Minnesota Board of Animal Health rules.

J. Chickens shall always be confined in a coop, run, or exercise yard.

K. Chickens shall be kept in a humane manner that complies with Minnesota Statues Chapter 343.

L. Chickens shall not be allowed to run at large. Any chicken running at large may be impounded by the City and, destroyed or sold immediately. The City may allow a chicken owner to reclaim an impounded chicken after the chicken owner pays the costs of impounding and keep the same.

M. The principal use of the specific property must be a single family residential dwelling or zoned (R1, R1A, R1B, R2 or PRD).

N. Sales of chicken eggs or meat is prohibited.

SECTION 4: **ADOPTION** "9.32.030 Chicken Coops And Runs" of the City of Chaska Municipal Code is hereby *added* as follows:

A D O P T I O N

9.32.030 Chicken Coops And Runs*(Added)*

Chickens shall be properly protected from the weather and predators in a coop and have access to the outdoors in a run, or exercise yard. The coop, run, and exercise yard shall meet the following standards:

A. One (1) coop, run, and exercise yard allowed per lot.

B. Each coop, run, and exercise yard shall be located in the rear yard of the lot. For corner lots, they must be located in the area of the lot that a rear yard boundary fence can be located.

C. Each coop, run, and exercise yard shall be set back a minimum of fifty (50) feet from any principal building on an adjacent lot and minimum of ten (10) feet from any lot line. Each coop, run or exercise yard must be screened from view with a fence with a minimum height of five (5) feet. No part of a coop, run or exercise yard shall be located within fifteen (15) feet of any lake, pond, river, creek, stream or wetland.

D. A Coop can be no larger than 10 square feet per chicken and cannot exceed six (6) feet in height. A coop shall be elevated in a minimum of twelve (12) inches and maximum of twenty four (24) inches to ensure circulation beneath the coop. The coop shall contain a solid roof and construction shall be done in a workmanlike manner utilizing durable materials that offer adequate insulation, ventilation and protection from all natural weather elements, predators, rodents and other pests.

E. Runs shall not exceed twenty (20) square feet per chicken and the fencing shall not exceed six (6) feet in height. A run may be enclosed with wood or woven wire materials, and may allow chickens to contact the ground. Each run must have a protective overhead netting to keep the chickens separated from other animals.

F. Coops and runs shall be maintained in a reasonably clean and sanitary condition, including the timely removal of feces, urine, and food scraps. Chicken owners shall not allow odors associated with the chickens to emit outside the boundary of the property.

G. Chickens must not be allowed to free range unless rear yards are completely fenced in by a privacy fence that is completely opaque.

H. Coop and run must be removed and site restored if keeping of chickens is discontinued for more than 12 months.

SECTION 5: **ADOPTION** "9.32.040 Permit And Fees" of the City of Chaska Municipal Code is hereby *added* as follows:

A D O P T I O N

9.32.040 Permit And Fees*(Added)*

Any chicken without obtaining a permit issued by the City of Chaska. The permit shall be subject to all the terms and conditions of this article and any additional conditions deemed necessary by the City to protect public health, safety, and welfare.

A. No person shall anywhere in the City keep, harbor, or maintain care, custody, or control over any chicken without obtaining a permit issued by the City of Chaska. The permit shall be subject to all the terms and conditions of this article and any additional conditions deemed necessary by the City to protect public health, safety, and welfare.

B. The license period is effective for one year commencing at the beginning of the day of July 1st of each year and expiring at the end of the day on June 30th of the following year. Each chicken license issued after July 1st shall run for a partial year from the beginning of the day the license was issued to the end of the applicable license period.

C. Fee charged for the issuance of a permit to keep chickens is $100.00.

D. Application for permit. Any person desiring a permit shall make written application to the Chaska Police Department in a form prescribed by the City. The application shall contain the following information, and anything else deemed appropriate by the City.

1. A description of the premises upon which the prospective permit holder will keep the chickens.

2. The breed and number of chickens to be maintained on the premises.

3. A site plan of the property showing the location and size of the proposed chicken coop and run, setbacks from the chicken coop to property lines and surrounding buildings (including houses and buildings on adjacent lots), and the location, style, and height of fencing proposed to contain the chickens in a run or exercise area.

4. Statements that the applicant will at all times keep the chickens in accordance with all of the conditions prescribed by the City, and that failure to obey such conditions will result in revocation of the permit.

5. Agreement that property may be inspected by City at all reasonable times.

6. Provide a plan for maintaining an adequate temperature in the coop for the safety of the chickens. The plan must address both extreme winter and summer temperature conditions.

7. False statements in applications shall result in the applicant's application being denied, and any current permit to be revoked. Nothing in this section shall be construed to prohibit prosecution for any other violation of law for making a false statement.

8. No permit shall be issued to any applicant or for any premises with an associated permit revocation within the past two license periods.

E. Prior to issuance of an applicant's initial permit by the City, the permit applicant shall:

1. Allow the City to inspect the applicant's proposed chicken coop and chicken run as installed and the City's inspector must approve the installation; and

2. Acknowledge they have read the publication entitled "Recommendations for Municipal Regulations of Urban Chickens (2010)" or similar publications approved by the City's Police Department.

F. A permit for the keeping of chickens may be revoked or suspended by the City for any violation of this section following written notice and an opportunity to be heard by the City Council. Revocations shall run for one year. Revocations shall attach to the applicant and also run with the premises.

G. Permit Conditions

1. If granted, the permit shall be issued by the City of Chaska Police Department.

2. Permits are non-transferrable and do not run with the premises.

SECTION 6: **ADOPTION** "9.32.050 Violations" of the City of Chaska Municipal Code is hereby *added* as follows:

A D O P T I O N

9.32.050 Violations*(Added)*

A. Any person who violates this article shall be guilty of a misdemeanor.

B. Any person who violates this article shall reimburse the City for all costs borne by the City to enforce conditions of this article including but not limited to the collection and humane disposal of chickens.

C. All chickens of any person who violates this article may be forfeited to the City and may be removed and disposed of after notice and an opportunity to be heard by the City Council.

PASSED AND ADOPTED BY THE CITY OF CHASKA COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Grau	_____	_____	_____	_____
Councilmember Hatfield	_____	_____	_____	_____
Councilmember Huang	_____	_____	_____	_____
Councilmember Hubbard	_____	_____	_____	_____
Mayor Windschitl	_____	_____	_____	_____

Presiding Officer

_____
Mark Windschitl, Mayor, City of Chaska

Attest

_____
Denise Beebe, Senior Clerk City of Chaska

Community E-mail Responses
Raising Chickens
Responses Before Work Session

I read the draft chicken ordnance on the city's website and please note that I support this ordnance. One question I have is the $100 permit fee a one-time fee or a yearly fee. Angie Bolstad
I am in favor of the chicken ordinance. I think the rules, housing requirements and permit fees are reasonable. I strongly support passing this ordinance. If possible, I would offer an amendment to allow taking chickens for walks on a leash. Thank you for giving us the opportunity to have pet chickens. JoAnne Gramith
I hope the council will veto the ordinance allowing chickens. Having already lived near chickens, I find they are noisy and smelly and do not belong in town. There is much farmland around here and if anyone wants fresh eggs, they do not to go far. Please pass this on to councilors and mayor. Judy Dunbar
I am in support of chickens in Chaska, but this ordinance is overly restrictive. 9.32.030 C: "Each coop, run, and exercise yard shall be set back a minimum of fifty (50) feet from any residential structure." The farther away from a house, the more at risk the chickens are to predation. It should be the homeowner's decision how close to their house they would like their chickens. Why would the city want to micromanage private property like this? And lots are small in some parts of Chaska—why not use the Minneapolis standard of "at least 20 feet from *neighboring* residential use." The real concern should be encumbering the neighbors' property, not deciding exactly how a private property owner may use her own private land. "Each coop, run or exercise yard must be screened from view with a fence with a minimum height of five (5) feet." People like to see chickens. If the chickens are not bothering the neighbors, why not share the joy of chickens with other people? I walk around Chaska every day and I know I am not alone in feeling that my walks would be improved by seeing cute, fluffy chickens pecking around. 9.32.030 D: "A coop shall be elevated in a minimum of twelve (12) inches and maximum of twenty- four (24) inches to ensure circulation beneath the coop." I am not even sure what this means. Most coops you can purchase are designed to sit on the ground. These commercial coops are perfectly safe for two to five chickens without modification. Chicken owners are responsible for the safety of their outdoor pets. Chaska does not need to become the Chicken Police State. 9.32.030 E: "Each run must have a protective overhead netting to keep the chickens separated from other animals." Overhead netting is a nice to have but not a need to have for

safe chicken rearing. If the chickens are closer to the house, this provides a great deal of protection from potential predators.

I agree with the other specifications in this proposed ordinance.

Anne Farrar

Please DO NOT ALLOW chickens in our beautiful neighborhoods. The rules proposed are way too loose and open to interpretation.

Who is going to take care of complaints when the rules are broken? The police? I hope they have more important things to do.

The rules do not call for complete visual blocking of the coups and run yards. Can you image a neighbor that does not follow the rules daily and it is dirty, messy, and smells? Who is going to seriously clean their yard of food daily? Plus, this could be the start of true rodent problems. And once there are rodent problems from a neighbor's chicken, who pays for the extermination services.

10 feet from another person's property line is not far enough. Only people with a minimum of 1 acre in property should be allowed and the coup should be as close as possible to their house, not the property line where neighbors must deal with the eye soar.

Who decides what a craftman build looks like? This is just too open for interpretation.

Not to mention the problem of smell. How are the chicken owners going to control smells in the air, so they do not waft over property lines? There is no way to control that or prove its offenses either. The wind blows where it wants to, no one can control that.

Please, please, please do not let this Ordinance get approved, for the sake of everyone's property values and sanity.

Thank you for your consideration.

Matthew Mercer

I would like to weigh in
Unless there are strict rules *and enforcement*, this will get out of hand quickly.
I hope that **all** chickens will be banned from the Chaska 'downtown area'.
If allowed in <u>all</u> of Chaska, there needs to be restrictions and plenty of them.

1. Fence around entire property.
2. Restrict quantity to less than 8 birds.
3. No roosters
4. No selling eggs or chickens from your home

I used to live in a small town and a neighbor had “free range” chickens. They destroyed most of the neighbor’s flower beds, confronted people all the time and were a total nuisance. The town finally made him stop raising them in his back yard due to complaints.

Lynn Orkin

I am for allowing chickens in Chaska 😊

I do not support the idea of Chicken Permits 😊, it is too complicated and expensive in my opinion.

9.32.040 Permit and Fees (Added) Any chicken without obtaining a permit issued by the City of Chaska. The permit shall be subject to all the terms and conditions of this article and any additional conditions deemed necessary by the City to protect public health, safety, and welfare.

This is just my 5 cents.

Tim Tysyachuk

Just saw the City Facebook post. I love a well-maintained flock of hens! 👍👍

Impoundment: Will 4paws take chickens now? Scott previously said nothing except dogs (when we found ourselves with an abandoned hedgehog). As much as I love chickens, we have not an inch left to spare in that garage downstairs for birds and finding placement for them if an owner is not found is extremely difficult (Introducing new birds to an existing flock can be problematic for their health so it is hard to get chicken people to take in more...they are always the last animals to be spoken for at the shelters). Just curious. But I am so glad the city is keeping up with Watertown! 😁

Kelly Boll

I would like to register my yes vote to allow chickens in Chaska, I am all for people taking care of their families in any way they deem necessary.

Kim Whaley

I would like to compliment the efforts of the City of Chaska in moving forward with the proposed chicken ordinance. Allowing residents to own a few hens provides several benefits. They can make wonderful pets, eat bugs and other small pests, aid in reducing food waste as they love table scraps, they provide a source of food -both eggs and meat, are a source of education to children on where their food comes from and fosters agriculture skills as well as responsibility for pets. Chickens are fun to watch and easy to handle. A small backyard flock of no more than 5 chickens is a great size for most people to manage.

Having a supply of fresh eggs is supportive of good nutrition and health as they are a supply of essential nutrients like choline, B vitamins, and a source of complete protein. Home grown

chickens help to provide a food supply not subject to supermarket availability and are akin to home gardening.

To help make it feasible for families to own chickens, I seek clarification and modification of section 9.32.030-part C which states:

"Each coop, run, and exercise yard shall be set back a minimum of fifty (50) feet from any residential structure on an adjacent lot and minimum of ten (10) feet from any lot line. Each coop run or exercise yard must be screened from view with a fence with a minimum height of five (5) feet. No part of a coop, run or exercise yard shall be located with fifteen (15) feet of any lake, pond, river, creek, stream or wetland."

This requirement of having the chicken coop, run or exercise yard screened from view by a minimum of 5 feet heigh fence could be very cost prohibitive for families, and a new fence for their yard that meets this requirement could cost a few thousand dollars to be installed. The reason for such a fence requirement is not clear. There are no such requirements to have a fence if someone owns a dog or cat as a pet in Chaska. Fencing of some form is best for the care and containment of chickens, however, why the requirement of height or that it screens view of the coop, run or exercise yard? The requirement seems above and beyond what is needed for good management of the chickens.

Could this requirement be removed or that this be replaced with the simple understanding that the chicken coop and run be well maintained and cared for? Perhaps instead, provide public guiding principles that people with pet chickens should be good neighbors, and talk with those nearby to be sure they have reasonable understanding. Efforts like use of hedges/ evergreen trees could also afford neighbors the privacy they seek in a more reasonable amount of effort and cost as neighbors agree.

Furthermore, it is also not clear for the reason the annual permit to keep chickens to be $100 (section 9.32.040 Permit and Fees). This seems to be somewhat excessive for a few birds. This sort of permit is not required of pet dogs or cats, which some owners let run in fenced back yards. So why are chickens needing such high application costs? The cost may be reasonable if the permit is good for a period of 5 years perhaps, but 100 dollars annual fee diminishes the value of having a few home-grown eggs and chickens. This appears to not be equal treatment to other pets owned in Chaska; dog registration is only $30 for 2 years. Only licensed dog kennels- which are functioning businesses- are required to hold a 100 dollars annual license. Small flocks of <5 hens are not of commercial scale. Hence, I would request the city reduce the permit for chickens to a more reasonable amount, perhaps equivalent to a dog license fee ($30/2 years or $18/annually).

I have experience in both rural and urban settings of owning pet chickens and can see the great benefits to our children and community by allowing chicken ownership that is not restricted to farms. There is much to gain with this advancement for our citizens in both nutrition and agriculture education. Please make this possible by reducing barriers and regulating only those which facilitate good neighborly practices and reasonable governance.

[i] https://blog.omlet.us/2020/10/20/why-chickens-make-great-pets-for-families-with-children/?fbclid=IwAR2_im8n_dgqDGAyvPu9GSYv7S7KeZcFpOf2RXiCrRPWUkZCQGNdOua6JJM
[ii] https://www.chaskamn.com/DocumentCenter/View/3311/Chaska-Code-Enforcement-Brochure-PDF?bidId=
[iii] https://www.chaskamn.com/DocumentCenter/View/447/Animal-Ordinance?bidId=



Patricia Williamson

I just read in the Chaska Herald 7-23-20, that the City of Chaska is considering giving residential homes the right to raise chickens. As you know this would require a change to the current ordinance which I would oppose. The headline in the Herald " Chaska to Welcome Backyard Chickens?" seems to imply the City Council may have already made up their mind. I certainly hope that is not the case. Please allow adequate time for others to learn of this matter and weigh in. Please note that in 2018 Chaska had a population of 26,765 and close to 10,000 households. I assume these numbers will be much greater in the 2020 Census. The online petition of 200 noted in the article, does not take into consideration the majority in Chaska. What is the process for making this decision? Will the process be transparent and not rushed? A change of this nature matters to residents.
Following are some early concerns:

- Pet owner today, do not do a great job following the current animal ordinance. It is not unusual to see pets off leash. Many owners do not regularly pick-up animal waste which is often left on trails, sidewalks, and neighboring yards. It is also very disturbing to continually hear barking dogs from as far as five houses away. It was noted chicken noise is comparable to a medium size barking dog.
- Many homes are very close to each other, only separated by 15-20 feet. This raises a noise and odor concern. People should be able to open their windows and not smell chicken poop.
- An outbuilding chicken coop will be unsightly and not aesthetically pleasing for the neighborhood. I would expect very strict guidelines for construction material size, proximity and finishes should there be a change to the current ordinance.
- It was noted that a change in the ordinance may not create an influx of chicken owners. Well, what about the person living next to the ones that decide to raise chickens?
- If the ordinance is changed any person requesting permission to raise chickens must get a permit and pay a fee. The permit must require the person to obtain written

permission from adjacent neighbors on all sides of their property. This permit if granted should not run with the land and should not be transferable if property owners change. This way the rights of those who oppose chickens next door will not be violated.

- If I wanted to live next to a chicken coop, I would have moved next to a hobby farm. I built a home in Chaska because of the pride taken in its community.

Additional comments:
I would like to personally thank each of you for listening to my perspective and putting up with my many emails as you consider whether to change the City ordinance to allow Backyard Chickens. I appreciate your open and honest correspondence and I realize how difficult your job on the Council can be for each of you. I have recently reached out to Waconia to understand their experience on this issue. Waconia was also approached by a similar effort not too long ago. A group of younger parents with children formed a petition to change the local ordinance. Although they were not a majority in the community the Council found it difficult to turn the request down. It was hard to say No when the parents with their children's sad faces showed up at the Council Chambers. I was able to obtain the City of Waconia Ordinance 696 - Chickens(attached). If the City of Chaska does decide to support Backyard Chickens, I highly recommend the City adopt many of the provisions from the Waconia Ordinance.

Following are my comments related to certain sections of the Waconia Ordinance I feel would be fair to all concerned:

Section 571.03 Licenses
Subd. 1 - Limits the permit to no more than (6) Hens and prohibits Roosters. Prohibiting Roosters eliminates several of my concerns related to noise, breeding etc.
Subd. 2 - License is limited to a one-year time frame. This allows the City the opportunity to more easily deny if there have been any compliance issues.
Subd. 4, A-D - This requires the city inspect the property for compliance prior to approval of permit request. This way the standards are assured to be met right out of the gate.
Section 571.04 Operations
Subd. 1, A-E - This section addresses issues related to no breeding, keeping chickens locked in the coop and the safe sanitary storage of food.
Subd. 2, A-E, Coop and Run Requirements - This section addresses coop design standards, location, and setback requirements. I understand it may be difficult to limit a permit to a certain lot size as I earlier suggested and that it may be perceived as discriminatory. Therefore, this section is essential in defining setbacks. These setbacks protect the neighbors and the interests of the City in protecting easements and environmental conditions. If these setbacks are not able to be met on a certain Lot, I feel the permit should be denied without any variance.
Subd 3, A-B Waste - This section addresses sanitation and odors which is important for neighbors.
Section 571.08 Other Requirements
Subd 1, A-B, Private Restrictions - In my opinion this may be the section that is most important. It clarifies that all existing landowner Restrictive Covenants remain enforceable and would take precedence over the ordinance.

In closing, I do still oppose the change allowing Backyard Chickens. I feel it is a trend that is not in the best interest of all concerned. That said, if the Council moves forward with a change, I will strongly encourage you to adopt many if not all the provisions of the Waconia Ordinance 696.

John Prondzinski

I am glad to see that Chaska is revisiting the idea of allowing chickens. Our family would one day like to be able to have chickens to help our children learn responsibility and care for animals, along with learning (in a small way) where their food comes from. We utilize our garden to achieve this as well. It seems the proposal of 5 hens is a great and reasonable number. I also agree that there should be a permit. However, I do believe that $100 for an annual permit is quite excessive. I have read that other neighboring cities range in their cost and length of their permits and it seems $100 annually would be the highest of these neighboring cities. I would like to see a permit of $30 for every two years which I believe is what the current permit is for having dogs in Chaska or even a one-time fee of $75 or $100. A one-time permit would also reduce the administrative maintenance for the city of Chaska as well.

Also, we have considered repurposing our shed to home the chickens and our shed (a pretty typical size you'd get from the local Home Depot) is taller than 6ft. Maybe 8ft would be more reasonable since we can have sheds in our yards that exceed 6ft.

We have a decent size yard, but I know others might not be able to house their runs 50ft from a neighbor's home. Maybe this can be reduced to 25ft since you already have a requirement of 10ft from the lot lines?

I appreciate your willingness to listen to residents' feedback and your effort to make this happen for Chaska residents.

Katie Anderson

1) **The $100 per year permit fee is exiborant.** The point of allowing chickens is to give homeowners a reliable and sustainable food source. Right off the bat, the fee structure is prohibitive for lower income households

Furthermore, the surround cities/suburbs charge the following fee structure:

- Eden Prairie - onetime fee of $75
- Blaine - $45 onetime fee
- Minneapolis - $30-80 per year, depending on the number of chickens
- St. Paul - $25 annual fee

Yes, the City should charge a fee, but once the structure is built, the chicken coop is not going to change year to year. If you want to evaluate that the chicken flock is the correct number, fine, then do it. You are adding more administrative barriers to the City, which is not to the benefit of taxpayers either.

Comparably permits for dogs cost $30 dollars for two years. Something is quite wrong with that when you consider that dogs are louder and more disruptive. Cats and dogs create more emissions with the food they eat, their poop ends up in landfills, and are generally noisier than chickens. Chickens are helpful to control flies, pests, weeds, and food scraps. Feeding food scraps to chickens will reduce the average family's waste production, reduce methane emissions, and thereby reduce pressure on landfills. Furthermore, chicken poop produces high quality fertilizer that further closes the loop of waste generation.

I strongly encourage you to create a permit fee structure that is more inclusive and equitable than your current draft proposal.
Not everyone is going to keep chickens, just because an ordinance is passed. Keep that in mind instead of your draft fee structure to disincentivize building a coop or following the City's rules.

2) **The setbacks of 50 feet are excessive**. Most cities/suburbs require 25-30 feet for a setback. What does the city require for dog kennels? I am going to guess it is less. Again, please refer to my previous comments on the comparison between noise and waste between dogs and chickens.

I'm grateful this proposal is being considered, but it's disappointing and concerning that the City has a long-standing bias on keeping chickens. Some of these rules are too prohibitive. The City has been a part of the research process of looking into nearby suburbs rules and permit fee structures for keeping chickens, so you are aware that you are charging way more and increasing the setback distance. What for? The other cities have had success with allowing chickens, again as told by that research. Times are different and if anything, this pandemic has taught us that food supplies are incredibly vulnerable to shock. I encourage whoever has those long-standing biases, to look past them.

Lauren Salvato

We are very happy the City of Chaska is discussing allowing to keep chickens, and the proposal looks reasonable generally. There are two things I would like to comment about:

- The permit fee of $100 is a little too excessive. If it would be a onetime thing it would be ok, but every year is a little too much. Having chicken is already a serious investment in money (chicken coop cost and food) and time. Having to pay that much every year seems like a deterrent for people to start this hobby.
- One other thing that is less an issue for us but still a little unexpected is having an opaque fence if the chickens are running free. We have already a 4 feet chain link fence around our backyard (we have a garden) and I do not see why it would be an issue for people to see chickens there. Maybe should be ok to not be an opaque fence if somebody is around while the chickens are outside of the coop (for a limited period of time).

Thanks much for taking in account our feedback and I hope the ordinance will be approved.

Adrian Boac

Comments and suggestions for amendments re: Ordinance MC 2020-DRAFT Regarding §3

- "A," limiting the number of chickens on one property to five, appears arbitrary and without reason. A person's property, and the characteristics and features thereof, including size, may greatly vary; different properties can no doubt support differing numbers of chickens;
- "B," prohibiting the keeping of roosters, assuming this relates to a noise-making concern, it is probable that not all individual roosters crow, and that in the future, a breed of chicken will be created in which the rooster does not crow at all; "B" should be edited to allow for these possibilities, so as to prevent the law from being unduly restrictive now or in the foreseeable future;
- "G," prohibiting the housing of chickens in a residential house, or attached or detached, garage except for chickens under the age of six weeks for brooding purposes, appears arbitrary and without reason; many people use their garages as storage spaces, and allow animals to reside in their homes, either caged or otherwise constrained, or free-roaming. To single out chickens is unwarranted;
- "H," because it does not define "injury," "annoyance," "vicinity," "noise," "odor" or "filth," is vague, and would create opportunities for litigation for purposes of oppression and unrelated motives;
- "M," requiring that "[t]he principal use of the specific property must be single family residential dwelling or zoned" for such is arbitrary and without reason and deprives property owners of dwellings and other buildings from disposing of the property as they see fit. E.g., a property owner of a multi-family dwelling may find it advantageous to allow for tenants to own or care for chickens owned by the property owner, to attract and retain tenants, much as pet-friendly multi-family dwellings exist now; also, a business may find the presence of chickens to be an employee perk, similar to being able to bring one's dogs to the workplace, or bookstore or library cats; and
- "N" is likely unconstitutional, per MN Const., Art. XIII, §7; whether a person may be prohibited altogether from "peddl[ing] the products of a farm . . . occupied and cultivated by him" seems in doubt

Regarding §4

- "A," perhaps individual or groups of chickens may prefer multiple coops, runs, or exercise yards";
- "C," the term "wetland" has been perniciously used to thwart property-rights for decades nationwide; it should be struck;
- "D" and "E," the size limits regarding coops and runs appears arbitrary and without reason;
- "E," the prohibition on chickens coming into contact with other animals on runs should define and restrict "animals" to those that would prey upon said chickens, assuming this is a protective measure;
- "F," same general concerns as stated in §3 for "H"; and
- "G," appears arbitrary and without reason why fences must be opaque for free-range chickens; indeed, neighbors or passerbys may enjoy being able to see the chickens.

Regarding §5:

- There appears to be no legitimate interest in the City permitting chickens, beyond targeting a minority for the purposes of extracting revenue, nor need for the city to be aware of chicken breeds as required in D(1); “C” should be struck;
- “D(3)” is onerous, requiring a great deal of time and effort, and possibly a property survey at significant expense;
- “D(5)” is a gross invasion of privacy, and cannot be countenanced;
- “F,” should be struck for the reasons given above; and
- “G(1),” if permitting is required, the time available to police, and the expertise they hold, makes giving them authority to issue permits peculiar.

Regarding §6:

- “C” is contrary to humane ideals, as it would allow for the City to exterminate any and all chickens of any person in violation, regardless of the health and state of the chickens, or the willingness of other individuals or shelters to rescue said chickens.

Anything in the proposed law that was not touched upon should be taken into consideration in conformance with the above.

Micah Haber

I am opposed to allowing the keeping of chickens in Chaska.

While the ordinances are detailed enough to address many concerns, they will likely not be enforced.

Why do I say this?
Because there are ordinances to address leashes on dogs and to "pick up the poop" and they are not enforced.
Cats are supposed to be controlled by their owners, but the neighbors allow their cats out to roam my yard daily.
The odd-even parking rules that follow snowstorms in my neighborhood are not enforced.

I do not want to be put in the difficult position of having to confront a neighbor that decides to keep chickens but does not follow the ordinances. My experience has been that the party violating ordinances is given much leeway and time to correct the situation (if it ever gets resolved at all) and the offended party has no resolution and just has to live with it.

Brenda Adams

THANK YOU !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! Just read about this in today's paper, and then also found the cancellation in the link above.
I have spent much time on farm with chickens.
The concerns are real and valid.

They ARE noisy, yes, even the hens.

People do not obey many other ordinances (animals, snow shoveling, on-site storage, blocking sidewalks, quiet hours, etc.), gives me no confidence to that they would obey chicken ordinances.

Would they freeze? Wild birds don't..... Farm chickens do not, but perhaps there is a critical number of birds that need to be together in a coop to prevent freezing.... Is that minimum number greater than cited in the proposed ordinance?

NOT fair to existing residents to change what is allowed in their area. IF this is to be considered, ONLY in areas of NEW development so that residents have it that way from the start, vs rules changing after they move in.

I DON'T have a problem with butchering.

Ted Larson

Below are additional comments that were received after e-mail was sent to the Mayor and Council Members on 12-18-20

This communication is in response to this chicken thing the city is entertaining.

As a member of Ward 3 I am compelled to point out the deep concern with this being considered. Sure, the idea is cute, but let us just leave it at a charming idea and turn the page. Points I would ask the council to consider:

- Cities have a difficult enough time trying to maintain the image of their towns. Pride in keeping up an owner's lot can quickly deteriorate when other community members make meager attempts to do the same, when fully capable. Then the attitude of "why bother" creeps in. Having chickens is not taking this concern in positive direction.

- Cities incorporate curbing of deterioration of their towns by utilizing things like covenants, codes, and such. There is a reason for this.

- The airline industry has seen the abuse of a good intentioned "service animal" policy, become a laughingstock. Why, because of the attempt of a few people to include pigs, horses, (yes) chickens and other species. But the airlines have seen the error or their ways, they discovered that in a world where their goal is to make money, they had to make a full plane of people happy, but they discovered that allowing this was only making the person with the animal happy. The industry is now trending back to dogs only. This should be an indicator for our council I would think.

- I have yet to hear from any homeowner, in any town, that wanted to have chickens living next door.

Please give this proper consideration for all the publics good

John Stuewe

I am writing regarding the Proposed Chicken Ordinance.

I have lived in Cortina Woods for 23 years.

I have seen that many of my neighbors have careless disregard for the rules regarding their dogs and cats. Any given day, you can drive around my neighborhood and see free roaming cats and dogs.

I can't believe that people who have chickens will be any different. And the chicken waste has an awful smell.

I could see if you had a one-acre lot or something like that, but for the homes that are right next to each other, with back yards that connect, I can't see that having chickens would not be an eyesore to the neighborhood.
Our neighborhood covenants say the following, however, most do not abide by these either:

Section 2.6. Animals. No birds, animals or insects shall be kept on the Property except dogs, cats and other common household pets, provided that they are not kept, bred or maintained for any commercial purpose.

If the residents of the neighborhood off of 82nd Avenue could vote and keep us from having a yard waste disposal site closer than Watertown because they didn't want it in their back yard, I should be able to say I don't want chickens in my back yard.

PS- you should see all of the illegal dumping of yard waste in and around my neighborhood because people are too lazy to drive to Watertown. What a disaster.

Cheryl Davis

I'm writing with my direct concern about the pending vote to allow chickens and coops in residential areas. I live in Corina Woods 2 and our covenants would prevent such an addition; however, we have had issues enforcing these "rules" with the newer residents. We were the first one to build a house here 23 years ago and we have watched residents come and go but mostly with individuals that do not seem to care about the neighborhood in which we live and do not follow covenants. We have dogs and cats running around without supervision quite frequently and if this ordinance is passed, I would worry that the chickens would roam free as well with little or no regard to how they are to be housed and controlled. I can see if our lots were an acre plus, but not with our little lots.

Bill and Shari Tritch

We are opposed to the ordinance. We currently have an open space where kids play in our neighborhood. The dirt, smell and waste left by the chickens would certainly carryover to that area. It is bad enough that one of our neighbors in this area have completely let their lawn and surrounding area go natural, but I believe they are one of those seeking approval for chickens.

Chickens belong in a more rural area where they have space and conditions necessary in raising them.

We sign our names however wish to remain anonymous. Thank you for any consideration.

Pam & Gene Raser

My objections to allowing chickens are simple:

* There are obvious reasons why the raising of animals is barred from residential neighborhoods, including smell, disease, and negative impact to property values.

* Claims that citizens of Chaska need to raise hens to overcome financial difficulties brought on by COVID-19 are far-fetched. A dozen eggs are priced at $1.29 at Cub. No one is changing their world $1.29 at a time.

* To my knowledge, none of the current staff is qualified to administer, monitor, and control agricultural operations of any kind. They do not have the experience and expertise to know if a poultry operation, even a small one, is properly setup and maintained. How will we know if the chickens are properly vaccinated? The USDA is likely not going to bother with 5 hens, so the operation will be largely unregulated.

* Who would handle nuisance complaints about smell, noise, waste, etc.? The police and city inspectors do not have time for these issues.

* This is a "pet" project of a few people, not in the interest of the general population of

Chaska or our future. Raising chickens will not bring honor, prosperity, or recognition to Chaska.

Phil Robbin

Poultry are natural disease spreaders because they have salmonella in their droppings. There have been outbreaks of salmonella in the country from backyard chicken operations. How do we know that the people who may be sharing their eggs or letting kids play with the chickens are cleaning the coops well and often or are giving their chickens antibiotics? Where does the waste go? Do the garbage companies have special requirements for it?

Chickens aren't household pets, they are farmyard/hobby farm animals where they should have much more room to roam and live. My grandparents had a chicken coop on the farm and it was much further away from the house than 50 feet. Why are we pushing something into small yards that effects neighboring yards? Chicken might be "fun" but they are also a big commitment if cared for correctly and the coop cleaned often enough to not cause an odor (which it can!).

Chickens will bring predatory and nuisance animals such as fox, coyote or racoons (possibly rabid) closer to our neighborhoods looking for food. Many residents have household pets (dogs and cats) and they don't want to attract fox and coyote near their yards.

I don't think we need to be adding more tedious work for our building and planning departments for the planning and building of chicken coops and I think our CSR's are busy enough without having to respond to neighbors upset about chickens roaming, noise, smell, etc. There is no way to enforce how the chicken are being cared for, how well the coop is being cleaned.

This is 2020. Eggs are one of the cheapest foods you can purchase at the grocery store today and there was not a shortage of them due to the pandemic.

No one wants their property values to go down and I am confident that if one of my neighbor's put up a coop my property value would drop. Think of others in our city that suffer from neighbors that don't pick up after their dogs, start exterior projects and don't finish them, leave their garbage containers out, or leave junk cars on their property. You simply can't know how someone will take care of the coop. How many people want this?? I would guess if put up for a vote the no's would outnumber the yes's.

Finally, my husband and I bought our home in Cortina Woods because it was a community that was well-cared for and the homeowners had pride in their properties. This is due to the original covenant that was created by the developer

and is still in effect for our neighborhood. This includes that only household animals are to be kept on the properties and that no noxious or offensive activities should be conducted on the properties that may become and annoyance or nuisance to others.

I urge you to reject the chicken ordinance proposal for the majority of homeowners in our community and our home values.

Michelle Robbin

I apologize this is "late" although I just read the newspaper from yesterday, so I wouldn't have known of this otherwise. I am writing as a citizen of Carver that owns chickens.

The rules of your ordinance are a bit overdone, which is to be expected of those who do not have chickens. I appreciate you allowing your residents to have chickens- they are lovely creatures and a fun addition to homes, and very much less work than almost all other "normal" pets' residents are already allowed to have without basically any restrictions.

Here is where they are overdone: a fee of $100 a year is just asking for someone to do all the work of getting chickens and then decide to forgo the cost in the future and abandon their chickens. That is far too much of a yearly fee. Anyone that has chickens knows you do not have chickens because they give you so many eggs- you pay a lot for good feed and a small fortune to invest in a great coop, and then the chickens don't lay eggs when they molt, when it's too dark most of the day, when they are broody, when new chickens are introduced, when they get older, and pretty much whenever they want to stop. Small backyard flocks are not maintained for "saving costs". To add such an extravagant fee is hubris. I see you have a small fee for having a dog in your town, of $18 or $30 for two years! Why the over 3x upswing in cost for owners?? The newspaper implied this was a normal fee. It is not even comparable to any of the surrounding cities.

The opaque fence is silly. Do dog owners have to have a clear fence for their animals to be in the backyard? Why even have a rule like that?

The removal of chicken droppings daily in the middle of the winter is laughable- do dog owners go pick up their dog's droppings (which are extremely toxic and cannot be composted at all safely) every single day, or do they wait until the spring "thaw"? We all know they wait for the thaw. Dog droppings are much much much smellier but this is allowed. Chicken droppings are actually used as natural fertilizers in gardens and compost very well in compost piles. I have a "chicken tractor" which means we move our coop around in the summer but before when we had a stationary coop, cleaning out a coop was not needed more than a few times a year. It does not smell and it does not draw attention. In the winter you have copious amounts of "bedding" in there so it is not only warm but helps with the droppings. A coop of five hens is not smelly at all.

I do not have issues with dogs; I only state these comparisons because the general public loves dogs and have no issue with people having dogs. It seems crazy that you have to have this 1) okayed by the government to have a couple birds, and 2) have a multiple page

document listing the rules to keep your birds, again when there are about three rules for having dogs in the same city. I hope this passes easily in your council as it shouldn't have even been an issue in the first place. Katy Sudlow
Thank you, Nate, for your call earlier today and I'm considering my comments. By the way I support the proposed fee of $100. This will assure the family is fully committed and fulfill all requirements. John Prondzinski

Community E-mail Responses
Raising Chickens
Responses after Work Session

As the 31-Dec-2020 edition of the Chaska Herald state that the "Proposed Chicken Ordinance" has been reopened for comments, I would like to add the following:

Mayor Windschitl's comment to support his apparent opposal to the ordinance that "[t]he last thing we need to do is pit neighbors against neighbors" must be rejected for the following two reasons:

1) It is their property; and

2) It must be considered that dogs are known to bark from time to time, easily heard, and occasionally their feces is stumbled upon on public grounds. The chickens will be confined to private property, and are a modicum of soft clucks sufficient ground for rejection?

Generally, opposition to the ordinance is an extremist form of NIMBYism, having gone from "not in my backyard" to literally "and not in yours either."

Sincerely,
Micah B. Haber

P.S. Obviously HOA rules to take precedence.

Hello, this letter is a result of discussion with the City Manager's assistant and at the Mayor's request regarding backyard chickens.

I have had backyard chickens for 12 years. They are a far bigger responsibility than anyone can anticipate and not something anyone can take lightly. Chickens like routines, they like to get up and go to bed at the same time. You will find them waiting in the morning to get up and you will find them starting at you at night waiting to be put to bed.

It's not merely, "oh, this would be fun" and "we get free eggs," I have seen too many times where someone goes in with that mind set until they are no longer cute little babies and then decide to list them free on Craigslist. This happens every year, whether it be right after Easter or as late as in the Fall, because people don't want to take the responsibility of housing them correctly. There are a lot of challenges and very limited information on how to keep backyard chickens in spite of what someone finds on the internet, most of that is wrong.

I am writing this because I'm looking at giving the chickens the best life and not just merely buying chickens for free eggs. I'm strictly looking at the well-being of the chicken. A chicken can live up to 15 years.

First, when ordering chicks as day-olds, they will send you one extra typically, because there is about a 25% chance that you are going to end up with a rooster, and what do you do with a rooster. They will let themselves be known at about 3-4 months old. When you bring

them home, they need to be on towels on top of their wood shavings and kept warm under heat lamps for a couple of months, because they are unable to keep themselves warm. You need to change the towels, bedding, food and water a couple of times a day, because they don't know the difference between food and poop.

Shelter. When they become large enough where they can be out on their own, they do need considerable space. Frequently what is suggested is a long tractor, which is a mobile shelter, you move it every couple of days. They need to be brought in at night because of dogs, (even family dogs), cats, coyotes, fox, martins (weasel like rodent), racoons, also red-tail hawks and kestrels will kill them. They need to be kept warm, they really should not be outside below 32 degrees, they can get frostbite and it is very painful. They also don't like rain or snow.

The pen needs to have netting around the top as well as small openings around it so predators can't get in. Mine are in a heated and air conditioned garage with an attached covered outdoor pen. They really don't like the wind, so they can't just be out in an open area. Heat lamps in a pen outside is not fair to them, because they can't keep their feet warm and a heat lamp is not adequate during cold weather. If the space where they are kept is too small, they will peck each other and whoever bleeds first, is the one that gets killed.

There are few breeds that can cope with confinement. So they need to have enough room to move around. They should know that there are very few people that can help out with knowledge of birds that you could actually, rest assured, know that when you go on vacation that they would be OK. Most people are not aware of their needs at all, so family vacations are out.

My chicken lives in a heated garage, I wash it out every two weeks year round. The hay and wood chips need to be changed frequently, manure removed. At night they need a bar to rest on so their feet don't remain flat. They need things to stand on so their feet don't stay flat, concrete only to walk on is not good.

If they are outside during the day, the have to have a place for shade. Any pen or shelter must be very secure to keep the predators out.

Wood chips for bedding need to be flakes, not sawdust because they can ingest it, choke or suffocate on it or it can get impacted in their crop.

Egg Laying. Chickens start laying eggs at six months, and start to taper back significantly after 2 years old. They lay eggs when there is a lot of sunlight. During fall, winter and spring they seldom lay. They need a spot to lay their eggs, somewhere where you can get at the eggs as well. Chickens celebrate with a "buck, buck, buck". They are proud of laying their egg and want to tell everyone.

When the egg laying slows down, then what?

Food. As far as food, the $15 for 50# feed at Fleet Farm is inadequate for long term survival. We buy Harrison's or Roudybush, 20 pound bags are $80. They are packed in nitrogen, when we open the bag, we vacuum seal in smaller pouches and freeze it to keep it fresh. There are many foods that will kill them, chocolate, potato skins, potatoes, onion,

avocado (guacamole). Feeding them corn, or corn on the cob on a warm day, the remnants need to be picked up within 30 minutes, otherwise it turns into botulism toxin and can kill them within hours.

Illness. They should know that taking them to the vet, there really is only one. Most vets have no clue about chickens and I have taught local vets because they don't know, even if they have chickens.

They can expect taking a chicken to the vet to cost about $85, $150 for blood work, x-rays another $200. So a $500 bill is pretty common to figure out what's wrong.

When they are sick, they don't say anything. You need to look at very subtle hints, like sitting down face toward a wall, being fluffed up. Those are signs of serious illness. Because they are on the bottom of the food chain, they give very subtle signs because if they are sick they will get killed at any sign of weakness.

Sicknesses can include an impacted or ectopic egg stuck in the oviduct, that becomes a ticking time bomb. When it ruptures, they die of sepsis. They can get e-coli or salmonella or listeria. The salmonella sits in the chicken's intestine and the droppings can be active for a long time and if other chickens eat the droppings, the others can get salmonella and pass that on in the eggs.

Marek's disease is a very common disease for chickens. You need to wash your hands every single time after being with them. Chickens need to be cleaned up after multiple times a day. I pick up droppings with a shovel, put it in a 5-gallon pail and once a week dump it in the garbage.

They can get fleas, if that happens, what is the treatment? We occasionally use poultry dust to prevent fleas, or if you find fleas. They can also end up with lice, etc.

Then, when the do become sick, and they frequently do, they will stop eating and stop drinking. At that point, the owner will have to begin feeding them with a syringe, a ½ a gram at a time, the size of a pea or piece of corn, 20 ml per meal to try and maintain their weight until they are strong enough to recover and begin eating again on their own. The unwillingness to eat can last 3 months to a year or longer where you have to feed them and check their weight every day.

Our chicken is on a compounded medication that has a 30-day shelf life, and it costs $110 per month. She has to take this twice a day for the rest of her life.

Other note, when a chicken dies, I have seen its best friend mourn for three weeks, much like a family would mourn when a family member dies.

Other. What do you do when you end up with a rooster? What is the exit plan, there has to be an established plan with what to do with the rooster, because you can't have one in the city. Who's going to take the rooster? When its no longer fun and you find it is as much commitment as it is having kids, what is the plan then?

Conclusion. While the natural reason for raising chickens would be to raise them with the kids, today's faced pace family doesn't really allow for that. With today's busy lifestyle the chickens are the ones who pay for it with neglect and abandonment.

When choosing a breed, you need to know exactly what you are getting into. Some are really fast growers, they end up on your dinner table, some are uptight and hyper and some are very passive. You need to know in advance what the breeds are like, a lot of research is required.

Dave Bloomquist

612-716-8167

Please find below a memo I email each of you following the last City Council Work Session to discuss and review the Draft Chicken Ordinance. I know you are each very busy; however, I would appreciate it if you could take time to review again this memo ahead of your 1/25/21 City Council Meeting. I understand that the council has asked that the current draft ordinance come to Monday's council meeting for a vote. I have no way of knowing where you each stand but would appreciate the following consideration. If you plan to vote in favor of backyard chickens I ask that you consider adding a change to the ordinance to insert mine or similar language highlighted below related to addressing HOA's and other land restrictive covenants not under an HOA but still run with the property. I feel this is essential in keeping the city out of the middle of any dispute between residents/neighbors in Chaska because it would make clear it is the homeowners responsibility and not that of the city by understanding their restrictive covenants as part of the application process. It is also important that the city make clear that those covenants will take precident over the ordinance and thereby making your intent clear in the ordinance and application process. Secondly, I feel it would be beneficial to add a bit more guidance around the construction aesthetic of the Chicken Coop. I suggest building materials be consistent with the exterior of the home. I plan to join the Council meeting on the 25th via zoom and will answer any questions you may have if asked to join in commenting.
Lastly, on a personal note, I want to offer my Condolences to Mike Huang over the recent loss of his Father. Mike I am sure your grieving has been even more difficult under the cloud of Covid and the restrictions it has posed. Please know my thoughts and prayers are with you and your family. John

---------- Forwarded message ---------
From: **John Prondzinski** <jpronz@gmail.com>
Date: Tue, Dec 22, 2020 at 2:18 PM
Subject: Follow-Up Comments from 12-21-20 City Council Work Session Re: Draft Ordinance MC 2020 -Backyard Chickens
To: Nate Kabat <nkabat@chaskamn.com>, <mwindshitl@chaskamn.com>, Taylor Hubbard <thubbard@chaskamn.com>, Jon Grau <jgrau@chaskamn.com>, <mhatfield@chaskamn.com>, Mike Huang <mhuang@chaskamn.com>
Cc: Matt Podhradsky <mpodhradsky@chaskamn.com>

Thanks for the virtual opportunity to listen in on the City Council's Work Session and the discussion related to the proposed Backyard Chicken Draft Ordinance. I was sorry to hear of Mike Huang's family emergency and hope all is ok. Mike, my thoughts are with you and your family.

After listening to the City Council discussion and in further review of the draft ordinance, I offer the following comments and suggestions.

1. Nate did a good job of summarizing the issues. Nate, where is the presentation posted? I liked seeing the schematic for a typical chicken coop, run and exercise yard.

2. When or how does the council acknowledge or respond to written comments from those interested in this topic? It did not seem my past concerns/comments had been fully
captured.

3. Some residents interested in seeing backyard chickens approved seem to feel the proposed fee and setbacks are too restrictive. I do not agree. The fee of $100.00 covers the Cities expense and encourages only those who are serious to pursue a permit. The setbacks outlined in the draft ordinance, in my opinion are the minimum of what should be required. A setback from the property line of a minimum of 10 feet is very reasonable and should be at least 15 feet. A setback of 50 feet from any residential structure on an adjacent lot is very reasonable and in my opinion it should be at least 75 feet. Please remember that many homes have been built very close together with some on as little as a 1/3 acre. The minimum setbacks you have in the draft ordinance help assure that homes in close proximity to one another do not end up being adversely impacted by a chicken coop being too close to open windows, a deck, screened in porch or outdoor patio. Some in favor of approving chickens may argue that these setbacks will result in some chicken permit requests being denied. However, the purpose of the ordinance should be to provide standards that do not cause a degradation of the neighborhood and or result in a loss of property values. Residents should have the right to the quiet enjoyment of their home and a nuisance free environment when homes are so close in proximity. This is especially important for the Council to understand when approving new rules and ordinances that were not in place when a home owner acquired their property. Changing the standards and rules for a neighborhood after the fact does not seem very reasonable for something this nonessential. So, if you decide to move forward please make sure the setbacks currently included in the draft ordinance remain intact or, if changed are increased. I also think a pond setback should be a minimum of 25 feet. My understanding is Chanhassen does not permit chickens on a lot less than 1 acre. Without this kind of limit, setbacks
are essential.

4. There was good discussion around homeowner association (HOA's) and lot/building covenants. When I purchased my lot and built my home in Symphony Hills in 2010,

the seller Wellington Properties, had to disclose the covenants that applied to the property. At that time I had the right to accept or not close on the property. We purchased our property understanding that these restrictive covenants would run with the property and we would be held accountable to maintain going forward. I understand the City Council's concern in wanting to stay out of the middle of neighbor to neighbor conflicts. This concern can be eliminated or at least minimized by adding a statement to the permit application that has the applicant acknowledge the following: a.) *I have read and understand the ordinance. Yes/No.* b.) I have *checked to make sure my current property is not governed by a HOA and or Land/Building Covenant that restricts this use. Yes/No.* I n addition I suggest adding the following to the ordinance:

Recommend a new Section 5A, 9.32.045 Private Restrictions and Covenants: **A.** *Notwithstanding the issuance of a license by the City, private restrictions or covenants on the use of licensed premises shall remain enforceable. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant declarations.*

B. *A chicken license issued to a person whose licensed premises is subject to private restrictions and/or covenants that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restrictions is the sole responsibility of the private parties involved.*

The addition of the questions on the permit application, as well as the proposed added section to the ordinance, will make clear it is the property owners responsibility and not that of the City of Chaska to understand the home owner's private covenants. I personally feel these additions are essential and will be beneficial in keeping the City out of any conflict between neighbors governed by a restrictive covenant. Also, for council members living at a property in Chaska, with a covenant restricting Chickens, they should be careful not to impose this ordinance on others who are not protected by an existing HOA or Covenant. I suggest these members consider abstaining from a vote.

5. There was not much discussion about the appearance of the structure. I would suggest that you add that materials match or are complementary to the existing residence exterior finishes. I would not like living next to a bright pink or yellow coop or one that has shoddy material.
6. I agree with the concern over the potential for attracting predators such as coyote's into residential backyards where small children and pets exist.
7. Finally, there was discussion related to the amount of feedback received to date. I feel it takes time for residents to become aware of what is happening at the City

Council level. Especially today with all the distractions in 2020. I have been trying to follow this topic since the first article was published in the Chaska Herald. However, not all residents even read the Herald or follow the agenda from meeting to meeting. Therefore, the City needs to make every effort to allow the residents to know what is going on when changing an ordinance. I think it was wise to not yet take action and to place on the future agenda for January 25, 2021. Between now and then please make an effort to inform residents of this draft ordinance. Even though I have been following, I did not read the Herald that arrived in my mailbox on Thursday December 17th, until Friday the 18th, and I almost missed the opportunity to submit my written comment by your
deadline.
Thank you for listening and considering my comments and suggested changes.

John Prondzinski

1160 Symphony Lane, Chaska

CITY OF CHASKA

Chicken Coop Placement - Not an Actual Application

Date: 1/21/2021

0 0.00225 0.0045 0.009 0.0135 0.018 mi

N



CITY OF CHASKA

Chicken Coop Placement - Not an Actual Application

Date: 1/21/2021

0 0.00225 0.0045 0.009 0.0135 0.018 mi

N



REQUEST FOR ACTION
CHASKA CITY COUNCIL
JANUARY 25, 2021

Subject: **The Harvest West 3rd (aka Harvest West North) – Preliminary Plat & Rezoning**

Applicant: Tradition Development

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

Case No.: 2020-22

Synopsis: Applicant seeks to obtain approval of a 92 lot (57 single family lots, 35 villa lots) development on 48 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Resolution and Ordinance

BACKGROUND

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

The Concept Plan (119 lots) for Harvest West North (aka Harvest West 3rd) was approved in July 2020. The Preliminary Plat and Rezoning (119 lots) request for Harvest West 3rd was initially reviewed by Planning Commission at their December 9th, 2020 meeting, however it was tabled so that the developer could further work on the retaining wall details for the development. The Planning Commission was looking for additional information regarding drainage, design, safety, etc for these retaining walls that were proposed between the rear yards of the easterly cul de sacs, and the retaining wall proposed on the north and east edge of the site. At their January 13th PC meeting, the applicant came forward with an updated preliminary plan of 92 lots that was ultimately recommended approval by the Planning Commission. Please see below for changes since the Concept Plan and December 9th Planning Commission meeting.

CHANGES SINCE DECEMBER 9, 2020 PLANNING COMMISSION MEETING

Lot Reduction & Layout Change

The developer has chosen to move forward with a more modest plan in terms of lot count. The previous preliminary plan showed a 119-lot layout, consistent with the concept plan. The new preliminary plan now reflects a 92-lot layout. This is a 27 lot reduction from the initial plan. The westerly cul de sac will remain unchanged with 35 lots. The easterly cul de sacs have been largely changed. The northeasterly-most cul de sac received the most change with the length

of the street/cul de sac being significantly reduced. The length of this cul de sac only shows 10 lots accessing off this street as opposed to 28 lots before in the initial plan.

Type of Homes Proposed

In the previous preliminary plan, the development was showing three types of house products; Villa/Cottage lots, Heritage lots, and Manor lots. The development is still showing three different house products with this preliminary plan but have opted for larger lots compared to before. The westerly cul de sac will not be changing with its lot size or house products. The easterly cul de sacs will be changing. The inner easterly cul de sac and street will be the changed to Tradition lots (75 foot wide lots), which are the largest house product provided in the current The Harvest neighborhood. The outer easterly cul de sac will be changed to Heritage lots (66 foot wide lots), which were proposed in the inner cul de sac and street in the previous preliminary plan. The Manor lots (50 foot wide lots) are not being proposed anymore, which was a new and smaller house product. The change to these type of house products has allowed the developer to downsize the overall impact of the development and need for retaining walls.

Retaining Walls Eliminated

Because of the changes noted above, the need for retaining walls have almost been completely eliminated on the east side; this includes all retaining walls in the rear yards abutting the park space (with the exception of the area preserving a cluster of significant trees on Lots 6-7, Block 5), between the easterly cul de sacs, and the retaining wall abutting the pond (with the exception of Lot 17, Block 6 showing a wall of 6 feet at its tallest point to accommodate a pond maintenance trail). This revision is a beneficial change as it will eliminate the added pressures of managing/financing the significant-sized walls that were proposed before.

Conservation Corridor Opening

Staff noted the need for an additional opening into the Conservation Corridor area on the east cul de sacs to loop into the west cul de sac opening during the initial preliminary review. The developer has since added another opening on the west side of the inner east cul de sac. A pathway is also shown in this opening up to the extent of the rear yards of the lots proposed. A direct connection will occur between these points but will have to be verified in the field where the best path should go. The project area is also showing a couple openings into the public park and proposed conservation area in the middle of the development. One opening is shown to line up with Farm Hill Boulevard, which is consistent with staff's comments in the concept plan. Another opening is shown on the westerly cul de sac to enter the conservation area.

OTHER CHANGES FROM CONCEPT PLAN STILL REFLECTED IN THIS NEW PLAN

Lots Relocated Out of Wetland Buffer Area

There were 4 lots in the concept plan located north of Farm Hill Boulevard on Red Cedar Drive that were encroaching into the adjacent wetland buffer. It appeared that these lots were unbuildable or would be difficult to build on because of that. The developer has relocated all lots out of wetland buffer areas.

Westerly Cul De Sac and Preserved Trees

The Concept Plan analyzed the proximity of the westerly cul de sac's lots to two significant oak trees; one 42 inch and one 35 inch oak trees. These two trees are right on the perimeter of two lots on the east side of the westerly cul de sac. The developer engaged an arborist to review the impact of the development on the trees during this preliminary submittal. The assessment by the arborist suggests that the trees will be okay with certain measures in place during construction. It was suggested that the drip line be unimpacted by grading. The construction plans show protection of the drip lines for all protected trees on the lot perimeters.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's mission statement and core strategies. The five development goals include: connecting to the greater community, preserving existing vegetation, utilizing site topography, creating public and community space, and providing quality architecture.

Connecting to the greater Community

One overachieving goal of the project is to connect the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 44 and possibly Creek Road will allow residents of surrounding developments and neighborhoods to bike downtown Chaska for services and entertainment.

Preserve Existing Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the central portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

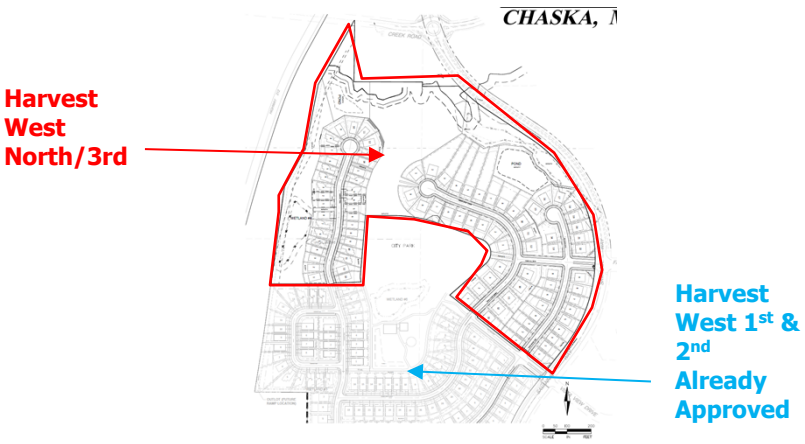
Creating Community Space

The project proposes creating a Conservation Corridor in the central area consisting of nearly 7 acres. This will include the existing woods and sloped natural areas, accessed with sidewalks and trail corridors leading through this large open area. The open area is characterized by dense tree stands and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails,

sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs
Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design are intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

CURRENT PROPOSAL
The 92-lot (35 villa lots, 57 single family lots) proposal on approximately 48-acres of property is located north of County Road 44, west of Savanna Way, and north of the existing Harvest West neighborhood.



Adjacent properties
The site is bound on the north by land owned by Creek Road and a couple single family residences; to the west by Highway 212, the south by County Road 44 and the existing Harvest West neighborhood, and the east by Savanna Way, and The Harvest.

Existing Conditions
The proposed project area is approximately 48 acres and located directly of the recently platted Harvest West Phase 1 and 2 neighborhoods. The project is confined to the south by Harvest West 2nd. To the north is Chaska Creek. To the west and east are Trunk Highway 212 and Savanna Way. A 20-foot berm exists on the west side abutting the highway. The land making up the entirety of the planned development is comprised of parcels owned by Club West Partners, LLC.

The majority of the property is currently open farmland and consistent with surrounding land uses. There are wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees, mainly oaks, that exist to the center of the

development. The majority of the wooded areas will be preserved with the development and dedicated to the City of Chaska for future park uses.

Topography of the site currently varies from a peak elevation of 950 feet near the central portion of the property and falls off towards Chaska Creek at the north end of the property, approaching an elevation of 860 near the creek, totaling nearly 100 feet of elevation across the site. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains north and entering Chaska Creek.

Land Use

The applicant is proposing 92 lots: 35 villa lots (Cottage lots) averaging at 52 feet in width, 30 traditional single-family lots at 75 feet in width (Tradition lots), and 27 traditional single-family lots at 66 feet in width (Heritage lots). This is similar in dimensions to the existing neighborhood to the south and consistent with the SW Chaska Growth & Development Plan, as this area was shown as "Mixed Residential" and "Residential". These style homes have been built throughout Harvest and Harvest West.

The "Mixed Residential" area is described in the Plan as follows:

> "*The neighborhood center located east of the CR 140 interchange with Hwy 212 is guided for a broader mix of housing types, as well as uses non-residential, appropriate for a neighborhood center. This area is guided for the Mixed Residential designation, which allows a mix of residential land uses from low to high density plus limited commercial, office, civic, park and open space.*"

The parcels of land that this development encompasses are currently zoned Open (O), which acts as a 'holding zone' until it is developed. The area in question is being rezoned to Planned Residential Development (PRD).

Layout

The initial access to the property will be from Farm Hill Boulevard to the east from the adjacent collector road, Savanna Way. This entrance will line up with the existing Harvest entrance to the east and will provide access to the two cul de sacs on the east side of the site. Additional access will also be provided on the south of the site from Vista View Drive. The easterly most cul de sac will back up to a wetland and Savanna Way. The west side cul de sac will gain access from the internal local streets installed in the 1st and 2nd additions and will back up to a large berm on the west side that screens the development from Highway 212. The lots on the west side of Harvest trail will overlook a natural wooded area that will be preserved and serve as a future City-owned conservation area. The design of this addition to the development was intentional to preserve a conservation corridor in the center of the site. Instead of providing looping streets along the north side of the park area, the applicant has opted for three cul de sacs to preserve the conservation corridor. This will ultimately create an extension to the 12-acre park area proposed and preserve significant oak trees.

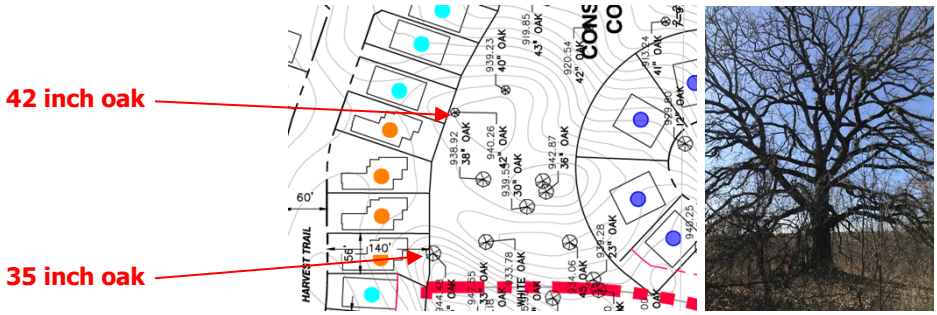
The villa/cottage lots will be situated on the west side cul de sac abutting Highway 212. The single-family lots (Tradition and Heritage) are situated on the east side cul de sacs and will abut Savanna Way; the Heritage lots will be on the easterly most cul de sac and along Red Cedar

Drive; the Tradition lots will be in the inner easterly cul de sac abutting the park space along Timber Arch Drive.

The preliminary plan shows three wetlands in the subject area. The layout appears to incorporate the wetlands into the overall development, with the exception of the smaller wetland just west of the proposed Harvest Trail extension. A wetland report has been done and the developer and City will continue to work with the appropriate agencies on mitigation. 30 foot buffers/setbacks are required from these elements.

Staff Analysis/Recommendations

The westerly cul de sac provides a curvilinear extension off of Harvest Trail. The purpose of this is to avoid impacts into the westerly most wetland. There are a couple areas on the east edge of the lots that abut the conservation corridor area that were of concern to staff during the concept plan. The first one being the lot that abuts a 35 inch oak near the northwesterly edge of the proposed park area. There is another 42 inch oak a couple lots north of this one that is near the edge of the lot lines. Staff emphasized the importance to ensure that both tree's drip edges fall outside of the lot lines and potential grading limits. Doing this will allow less impact on the root systems when grading occurs. The developer was not able to move the cul de sac more westerly due to the ponding requirements and adjacent wetland, however, they were able to engage an arborist to assess the trees and the proposed grading around them. It was concluded that certain measures will be put in place to protect the trees' drip lines, and thus the trees' will be able to be sustained appropriately.



Another comment brought up on the layout during concept plan was the orientation of the easterly most lots that abut the wetland near Savanna Way and north of Farm Hill Boulevard. There were 4 lots that impacted the wetland buffer (see below photo from the concept plan and the lots circled in orange). Staff emphasized that the wetland buffer needs to remain intact and that these lots should be re-oriented outside of the wetland buffer or removed entirely. The developer has since relocated these lots to other parts of the development area in this preliminary plan. The comment brought up during the concept plan is no longer a concern.



Pond Maintenance Access

With the updated preliminary design came a change for access to the stormwater pond on the easterly edge of the site near Savanna Way. There is a wetland between the pond and the collector road which poses challenges in terms of access to the pond. The steep topography on the northeast area also provides challenges. The developer is currently showing a pond maintenance access that stems from the outer-most cul de sac between lot 18, block 6 and lot 4, block 9. This is a new layout that came after their January 13th approval by Planning Commission.

Transportation/ROW

The Preliminary Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the east is proposed and will be the primary access to the neighborhood. The development will benefit from the recent addition of entrance ramps to US Highway 212 and future improvements on County Road 44.

The current plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood. Utility connections will also be available from the collector road to the east.

It should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line. There is a 20 foot easement on top of that line. The applicant will need to make sure their plans do not encroach into this area or its easement.

Phasing

It is the applicant's desire to be able to begin site grading by mid-summer of 2020. The project will be conducted in at least two phases.

Setbacks

The setbacks will be generally consistent with the existing Harvest West development. For the Villa (Cottage) lots, the front yard setback should be no less than 20 feet. The rear yard setback should be 30 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 20 feet. For the Tradition and Heritage Lots, the front yard setback should be no less than 23 feet, with the unenclosed front porch being allowed to encroach into the setback up to 8 feet. The rear yard setback should be 30 feet. The side yard setback should be 10 feet for the house and 5 feet for the garage. Corner lots should have a side yard setback of 23 feet.

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

SETBACKS	
Direction	**Setback**
Highway 212	225 feet from the

	centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Savanna Way	100 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet (rear yard only)

Architecture
Robert Thomas Homes will be the primary builder in this neighborhood for both the single-family and villa homes proposed. One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership".

City policy dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This policy has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture. With the future rezoning of the property staff would include the City's typical language with regard to house design, 360-degree architecture and anti-monotony.

Existing Parkland & Conservation Corridor
The current plan proposes to provide a central conservation corridor that is connecting to the 12-acre park area preserved with the Harvest West original plat. The corridor will extend the natural amenities to the north and connect to the Chaska Creek corridor. The trees to be preserved within the Conservation Corridor are mainly significant oak trees with some of the trunk diameters reaching over 40 inches in diameter.

Access into the Park & Conservation Corridor
Because the conservation corridor and park are a public park area it will be important to provide proper access into it so that people can reach it adequately. The 12-acre park is nestled in the center of the overall Harvest West neighborhood, which was approved with the south portion of the development. The conservation corridor will extend on the north side of the park area to preserve the grove of significant oak trees. Currently the preliminary plan shows homes around the perimeter of this park and conservation corridor. Several accesses are shown on the west and east sides to access the park and conservation corridor. The westerly cul de sac is showing an outlot area that will provide access to the conservation corridor area. This outlot is approximately 20 feet wide and situated near the start of the cul de sac bulb. The location of this appears to make sense in terms of an equitable access standpoint. The preliminary plan also shows a conservation corridor access on the inner easterly cul de sac, which aligns with the west cul de sac's opening. This opening is 20 feet at the cul de sac opening and then gradually widens towards the conservation area. 8 foot bituminous trails are shown in each of these openings but are not connected as shown on the plan. A direct connection will occur between these points but will have to be verified in the field where the best path should go. In addition

to the above, another park access is proposed to line up with Farm Hill Boulevard, which is consistent with staff's comments in the concept plan. This will be an approximately 40 foot wide access into the park area. This will be 4 lots north of another existing park opening in line with Vista View Drive.

Parkland Credit
Parkland credit will only be given for the areas of the conservation corridor that are usable (ie. pathway areas) as most of this area will be passive. It should be noted that the stormwater pond, creek areas, wooded steep slopes, and wetland will not factor into any parkland credit given.

Trails & Sidewalks
The plan is proposing to include sidewalks. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks will also provide connection to the trail proposed along Savanna Way. The developer will be required to provide sidewalks on both sides of the streets per City policy. The sidewalk on the inner east cul de sac will provide access to the opening into the conservation corridor area on the west side of the cul de sac of Timber Arch Curve. Staff would advise that this proposed opening should loop with the westerly cul de sac's opening so that a looping system is provided and attainable in the development. These openings should provide for a paved walkway to connect each other through the conservation corridor.

There is a public trail that is planned on the east side of Savanna Way, plus a typical sidewalk on the west side. It will be important to provide an adequate and clear pedestrian connection from Savanna Way into the development off of Farm Hill Boulevard to connect people with the public park. There should also be a safe connection across Savanna Way by way of a cross walk or other suitable alternative as determined by the Engineering and Public Works Departments.

Screening, Landscaping & Tree Preservation
Because this development abuts two major roadways (i.e. Savanna Way and Highway 212) it will be important to address screening. The sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes. The screening provided on Savanna Way should be consistent with the same screening done on the east side of Savanna Way and the south side of the site. The preliminary plans shows a consistent application of this.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Landscaping will be required to enhance the development entrances, consistent with the adjacent Harvest development.

The applicant has submitted a tree survey and preservation plan as a part of their preliminary submittal. Tree Preservation will be an important piece of this development, specifically in the conservation corridor area and adjacent to the public park. The plan shows that a majority of the significant oaks are planning to be saved in this corridor. There are a couple oaks on the perimeter of the corridor that have been further evaluated in terms of layout of the westerly cul de sac; these include the 35 and 42 inch oaks on the east edge of the westerly cul de sac lots. Another further evaluated area includes a 32 inch oak on the north edge of the public park

within lots 7 and 8 of Block 5. The developer has engaged an arborist to review these significant trees and has determined that they are in good health and will remain healthy through the course of construction with the grading limits proposed; there will be minimal impact areas but they will not be detrimental to the trees. The Erosion Control Plan shows silt fencing to be located to protect the drip lines of such trees.

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

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

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

Preliminary Plat
The request this evening includes a preliminary plat for 92 lots. The disposition of the outlots are as follows:

- Outlot A: stormwater trail access to be deeded to the City of Chaska
- Outlot B: trail access to be deeded to the City of Chaska
- Outlot C: area for preservation to be deeded to the City of Chaska
- Outlot D: stormwater pond to be deeded to the City of Chaska
- Outlot E: conservation corridor to be deeded to the City of Chaska
- Outlot F: stormwater pond to be deeded to the City of Chaska
- Outlot G: park access to be deeded to the City of Chaska
- Outlot H: monument sign area to be owned by the HOA
- Outlot I: monument sign area to be owned by the HOA
- Outlot J: monument sign area to be owned by the HOA
- Outlot K: wetland to be deeded to the City of Chaska

Rezoning
The 48 acres of development area is requested to be rezoned from Open (O) to Planned Residential District (PRD-77).

PLANNING COMMISSION ACTION TAKEN JANUARY 13, 2021:
Motion to recommend to City Council approval of The Harvest West North Preliminary Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated November 25, 2020
    b. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
    c. Cover Sheet, prepared by Alliant Engineering, Inc., dated January 4, 2021

d. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
e. Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated January 4, 2021
f. Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated January 4, 2021
g. Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated January 4, 2021
h. Grading and Drainage Plan (pgs 16-20), prepared by Alliant Engineering, Inc., dated January 4, 2021
i. Erosion and Sediment Control Plan (pgs 21-25), prepared by Alliant Engineering, Inc., dated January 4, 2021
j. Grading Profiles (pgs 26-27), prepared by Alliant Engineering, Inc., dated January 4, 2021
k. Storm Sewer Plan (pgs 28-32), prepared by Alliant Engineering, Inc., dated January 4, 2021
l. West Pond Drainage Detail (pg 33), prepared by Alliant Engineering, Inc., dated January 4, 2021
m. East Pond Drainage Detail (pg 34), prepared by Alliant Engineering, Inc., dated January 4, 2021
n. Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated January 4, 2021
o. Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated January 4, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Provision that stormwater ponds, creek areas, wooded steep slopes, and wetlands will not factor into the parkland credit given.
6. Compliance with the City's existing anti-monotony housing policy.
7. Provision that street names are reviewed and approved by the Fire Department prior to recording of plat.
8. Provision of a 60 feet Right of Way width for all local streets.
9. Adherence to the City's Boulevard Tree Policy and local street section design.
10. Provision of sidewalks on both sides of all local streets.
11. Provision that sidewalk is removed around the bulb of the cul de sac for Red Cedar Drive, unless otherwise approved by the Public Works Director.
12. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park as shown on the preliminary plans.
13. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
14. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
15. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.

16. Provision that Outlot J is privately owned by the HOA with drainage and utility easement over entirety.
17. Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.
18. Provision that the easterly stormwater maintenance access is approved by the City Engineer, and to be revised on the final submittal.
19. Provision of obtaining all necessary wetland approvals at time of final plat approval.
20. Adherence to the following building setbacks:
    a. Cottage Lots:
        i. Front (house): 20 feet
        ii. Rear: 30 feet
        iii. Side: 5 feet
        iv. Side (corner): 20 feet
    b. Heritage and Tradition Lots:
        i. Front (house): 23 feet
        ii. Front (porch): 15 feet
        iii. Rear: 30 feet
        iv. Side: 10 feet house/5 feet garage
        v. Side (corner): 23 feet
    c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
    d. Savanna Way: 100 feet from the centerline
    e. Wetlands: 30 feet
    f. Public Park (rear yard only): 40 feet

Motion to recommend approval of the Rezoning from Open (O) to Planned Residential District (PRD-77).

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution No. 2021-03 approving the Preliminary Plat for Harvest West 3rd (PC #2020-22).

Motion to adopt Ordinance No. 986 approving the Rezoning from Open (O) to Planned Residential District (PRD-77).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 01/25/2021 RESOLUTION NO. 2021-3

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Plat for The Harvest West 3rd/Tradition Development/PC #2020-22

WHEREAS, the 92-lot (35 villa lots, 57 single family lots) proposal on approximately 48-acres of property is located north of County Road 44, west of Savanna Way, and north of the existing Harvest West neighborhood; and

WHEREAS, the applicant is proposing 92 lots: 35 villa lots (Cottage lots) averaging at 52 feet in width, 30 traditional single-family lots at 75 feet in width (Tradition lots), and 27 traditional single-family lots at 66 feet in width (Heritage lots); and

WHEREAS, the initial access to the property will be from Farm Hill Boulevard to the east from the adjacent collector road, Savanna Way; and

WHEREAS, the easterly most cul de sac will back up to a wetland and Savanna Way; and

WHEREAS, the west side cul de sac will gain access from the internal local streets installed in the 1st and 2nd additions and will back up to a large berm on the west side that screens the development from Highway 212; and

WHEREAS, instead of providing looping streets along the north side of the park area, the applicant has opted for three cul de sacs to preserve the conservation corridor; and

WHEREAS, the preliminary plan shows three wetlands in the subject area; and

WHEREAS, the layout appears to incorporate the wetlands into the overall development, with the exception of the smaller wetland just west of the proposed Harvest Trail extension; and

WHEREAS, a wetland report has been done and the developer and City will continue to work with the appropriate agencies on mitigation; and

WHEREAS, there are a couple areas on the east edge of the westerly cul de sac lots that abut the conservation corridor area that were of concern to staff in the Concept Plan; and

WHEREAS, the first one being the lot that abuts a 35 inch oak near the northwesterly edge of the proposed park are; and

WHEREAS, there is another 42 inch oak a couple lots north of this one that is near the edge of the lot lines; and

WHEREAS, the developer was not able to move the cul de sac more westerly due to the ponding requirements and adjacent wetland, however, they were able to engage an arborist to assess the trees and the proposed grading around them; and

WHEREAS, it was concluded that certain measures will be put in place to protect the trees' drip lines, and thus the trees' will be able to be sustained appropriately; and

WHEREAS, another comment brought up on the layout during the concept plan was the orientation of the easterly most lots that abut the wetland near Savanna Way and north of Farm Hill Boulevard; and

WHEREAS, there were 4 lots that impacted the wetland buffer; and

WHEREAS, staff emphasized that the wetland buffer needs to remain intact and that these lots should be re-oriented outside of the wetland buffer or removed entirely; and

WHEREAS, the developer has since relocated these lots outside of this area in this preliminary plan; and

WHEREAS, the conservation corridor will extend on the north side of the park area to preserve the grove of significant oak trees; and

WHEREAS, several accesses are shown on the west and east sides to access the park and conservation corridor; and

WHEREAS, the westerly cul de sac is showing an outlot area that will provide access to the conservation corridor area; and

WHEREAS, this outlot is approximately 20 feet wide and situated near the start of the cul de sac bulb; and

WHEREAS, the preliminary plan also shows a conservation corridor access on the inner easterly cul de sac, which aligns with the west cul de sac's opening; and

WHEREAS, this opening is 20 feet at the cul de sac opening and then gradually widens towards the conservation area; and

WHEREAS, 8 foot bituminous trails are shown in each of these openings but are not connected as shown on the plan; and

WHEREAS, a direct connection will occur between these points but will have to be verified in the field where the best path should go; and

WHEREAS, the east side shows an additional park entrance that runs in line with the Farm Hill Boulevard street entrance; and

WHEREAS, this will be an approximately 60 foot wide access into the park area; and

WHEREAS, parkland credit will be given for the areas of the conservation corridor that are usable and stormwater pond, creek areas, wooded steep slopes, and wetland will not factor into any parkland credit given; and

WHEREAS, because this development abuts two major roadways (i.e. Savanna Way and Highway 212) it will be important in the preliminary submittal to address screening; and

WHEREAS, the sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes; and

WHEREAS, the screening provided on Savanna Way should be consistent with the same screening done on the east side of Savanna Way and the south side of the site and the preliminary shows consistency with this; and

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

WHEREAS, it should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given; and

WHEREAS, the request this evening includes a preliminary plat for 92 lots, and the disposition of the outlots are as follows:

- Outlot A: stormwater trail access to be deeded to the City of Chaska
- Outlot B: trail access to be deeded to the City of Chaska
- Outlot C: area for preservation to be deeded to the City of Chaska
- Outlot D: stormwater pond to be deeded to the City of Chaska
- Outlot E: conservation corridor to be deeded to the City of Chaska
- Outlot F: stormwater pond to be deeded to the City of Chaska
- Outlot G: park access to be deeded to the City of Chaska
- Outlot H: monument sign area to be owned by the HOA
- Outlot I: monument sign area to be owned by the HOA
- Outlot J: monument sign area to be owned by the HOA
- Outlot K: wetland to be deeded to the City of Chaska; and

WHEREAS, on January 13, 2021 the Planning Commission recommended approval to the City Council of The Harvest West 3rd Preliminary Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area (PC#2020-22); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves The Harvest West 3rd Preliminary Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area (PC#2020-22), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated November 25, 2020
    b. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
    c. Cover Sheet, prepared by Alliant Engineering, Inc., dated January 14, 2021
    d. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
    e. Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated January 14, 2021
    f. Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated January 14, 2021
    g. Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated January 14, 2021
    h. Grading and Drainage Plan (pgs 16-20), prepared by Alliant Engineering, Inc., dated January 14, 2021
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    j. Grading Profiles (pgs 26-27), prepared by Alliant Engineering, Inc., dated January 14, 2021

k. Storm Sewer Plan (pgs 28-32), prepared by Alliant Engineering, Inc., dated January 14, 2021
l. West Pond Drainage Detail (pg 33), prepared by Alliant Engineering, Inc., dated January 14, 2021
m. East Pond Drainage Detail (pg 34), prepared by Alliant Engineering, Inc., dated January 14, 2021
n. Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated January 14, 2021
o. Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated January 14, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Provision that stormwater ponds, creek areas, wooded steep slopes, and wetlands will not factor into the parkland credit given.
6. Compliance with the City's existing anti-monotony housing policy.
7. Provision that street names are reviewed and approved by the Fire Department prior to recording of plat.
8. Provision of a 60 feet Right of Way width for all local streets.
9. Adherence to the City's Boulevard Tree Policy and local street section design.
10. Provision of sidewalks on both sides of all local streets.
11. Provision that sidewalk is removed around the bulb of the cul de sac for Red Cedar Drive and Harvest Trail, unless otherwise approved by the Public Works Director.
12. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park as shown on the preliminary plans.
13. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
14. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
15. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
16. Provision that monument sign outlots are privately owned by the HOA with drainage and utility easement over their entirety.
17. Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.
18. Provision that the easterly stormwater maintenance access is approved by the City Engineer.
19. Provision of obtaining all necessary wetland approvals at time of final plat approval.
20. Adherence to the following building setbacks:
    a. Cottage Lots:
        i. Front (house): 20 feet
        ii. Rear: 30 feet
        iii. Side: 5 feet
        iv. Side (corner): 20 feet
    b. Heritage and Tradition Lots:
        i. Front (house): 23 feet
        ii. Front (porch): 15 feet
        iii. Rear: 30 feet
        iv. Side: 10 feet house/5 feet garage
        v. Side (corner): 23 feet

c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
d. Savanna Way: 100 feet from the centerline
e. Wetlands: 30 feet
f. Public Park (rear yard only): 40 feet

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 986

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Residential District No. 77 (PRD-77) for all of Blocks 1-8 of the recorded plat of the Harvest West 3rd Addition.

The following graphic exhibits shall serve as the general guide for development of The Harvest West 3rd Addition area:

1. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
2. Cover Sheet, prepared by Alliant Engineering, Inc., dated January 14, 2021
3. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
4. Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated January 14, 2021
5. Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated January 14, 2021
6. Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated January 14, 2021
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13. Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated January 14, 2021
14. Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated January 14, 2021

Section II. **PRD-77 District regulations.** Permitted uses and regulations applicable to the PRD-77 District shall be as follows:

A. Intent

The intent of PRD-77 is to create a Low Density and Mixed Residential neighborhood with the following Key Elements, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices and ownership styles provided within the two neighborhoods.
- Large-lot, higher-priced housing opportunities are located proximate to downtown, at neighborhood edges and adjacent to natural areas.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Overall residential net density is 3-5 dwelling units per acre.
- Streets designed to balance walking, biking and driving needs.

B. Guiding Principles

The Guiding Principles for Neighborhoods in the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. SW Chaska Growth & Development Plan

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. Homeowner's Association

To create a sense of place within the Club West Partners neighborhood, a common open space, a landscaped median, monument signage and additional trails have been created. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

E. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-8, all in the plat of Harvest West 3rd, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 3.1.2.2, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4.
2. The principle building setbacks for the development shall be:
    a. Cottage Lots (Detached Townhomes; all of Blocks 1-3 of the Harvest West 3rd Preliminary Plat):
        i. Front: 20 feet
        ii. Rear: 30 feet
        iii. Rears abutting Public Park: 40 feet
        iv. Side: 5 feet
        v. Side (corner): 20 feet
    b. Heritage and Tradition Lots (Single-Family; all of Blocks 4-8 of the Harvest West 3rd Preliminary Plat):
        i. Front (house): 23 feet
        ii. Front (porch): 15 feet
        iii. Rear: 30 feet
        iv. Rears abutting Public Park: 40 feet
        v. Side, house: 10 feet
        vi. Side, garage: 5 feet
        vii. Side (corner): 23 feet
3. The accessory structure setbacks for the development shall be:
    a. Front: 23 feet
    b. Rear: 10 feet

c. Side, corner: 23 feet
d. Side, interior: 5 feet
e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.

F. Outlots

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

- **Outlot A**: stormwater trail access to be deeded to the City of Chaska
- **Outlot B**: trail access to be deeded to the City of Chaska
- **Outlot C**: area for preservation to be deeded to the City of Chaska
- **Outlot D**: stormwater pond to be deeded to the City of Chaska
- **Outlot E**: conservation corridor to be deeded to the City of Chaska
- **Outlot F**: stormwater pond to be deeded to the City of Chaska
- **Outlot G**: park access to be deeded to the City of Chaska
- **Outlot H**: monument sign area to be owned by the HOA
- **Outlot I**: monument sign area to be owned by the HOA
- **Outlot J**: monument sign area to be owned by the HOA
- **Outlot K**: wetland to be deeded to the City of Chaska

all in the plat of Harvest West 3rd, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark**
Date: **January 13th, 2021**
Subject: **Harvest West North Preliminary Plan**

The previous layout that was consider at the last planning commission meeting has been revised with significant changes made to the site grading plan for the extensions of Red Cedar Drive and Timber Arch Curve to eliminate the retaining walls that were necessary to accommodate the concept plan. Development access, sanitary sewer and water service already available to service the site.

The grading plan for the site generally require mass grading over the footprint of the anticipated housing development area and shows maintaining trees of higher value. The revised ponding area includes an access for City maintenance and will require an easement over any of the properties the access is placed over.

A wetlands study has been completed for the site. Three wetlands were identified with two being higher grade wetlands. The two high grade wetlands which staff recommend remain are shown as such with the lesser grade being eliminated. The wetland proposed to be impacted will require the necessary agency approvals. Like all developments, a storm water management plan is required for the site and will need to meet the Cities, Carver County WMO, and other applicable agency requirements

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

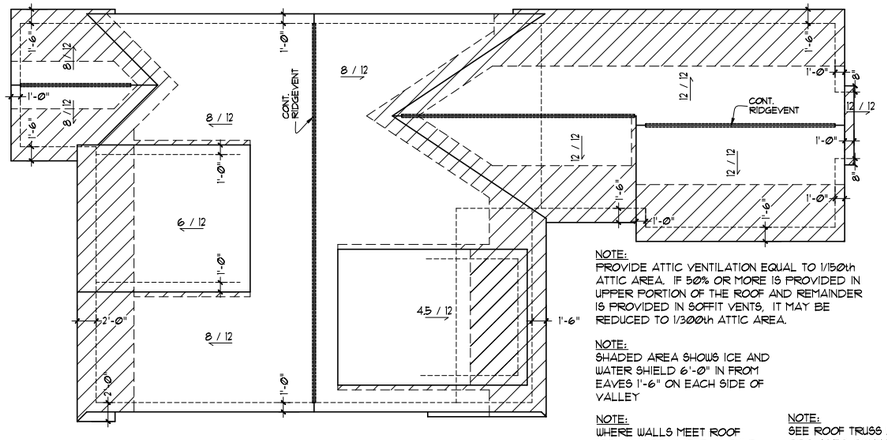
GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-Ø" HEIGHT.

SOLID STUD BEARING FOR POINT LOADS

- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
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- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY; HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- **THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.**
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  - POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
  - RIM JOIST WILL BE SEALED.
  - CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
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  - ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
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  - VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
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  - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.

COTTAGE HOMES



NOTE:
PROVIDE ATTIC VENTILATION EQUAL TO 1/150th ATTIC AREA. IF 50% OR MORE IS PROVIDED IN UPPER PORTION OF THE ROOF AND REMAINDER IS PROVIDED IN SOFFIT VENTS, IT MAY BE REDUCED TO 1/300th ATTIC AREA.

NOTE:
SHADED AREA SHOWS ICE AND WATER SHIELD 6'-0" IN FROM EAVES 1'-6" ON EACH SIDE OF VALLEY

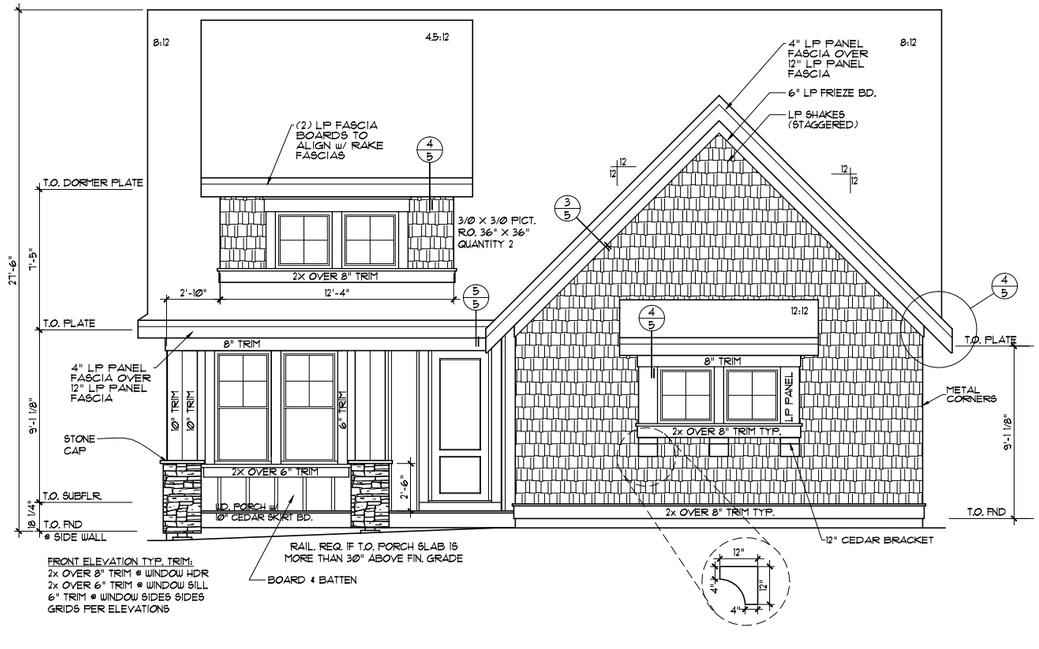
NOTE:
WHERE WALLS MEET ROOF ICE & WATER SHIELD SHOULD RUN UP WALL 1'-6" AND OUT FROM WALL 1'-6"

NOTE:
SEE ROOF TRUSS LAYOUT PROVIDED BY MANUFACTURER FOR TRUSS DIRECTION AND GIRDER LOCATIONS

ROOF PLAN

SCALE: 1/16" = 1'-Ø"

SEE ROOF PLAN FOR ROOF PITCHES AND OVERHANGS



FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,796 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,796 SQ. FT.
GARAGE	644 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

ROBERT THOMAS HOMES

THE ABERDEEN - ELEVATION A
BASE PLAN
VILLA COLLECTION

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Signed x _____ Dated _____

Signed x _____ Dated _____

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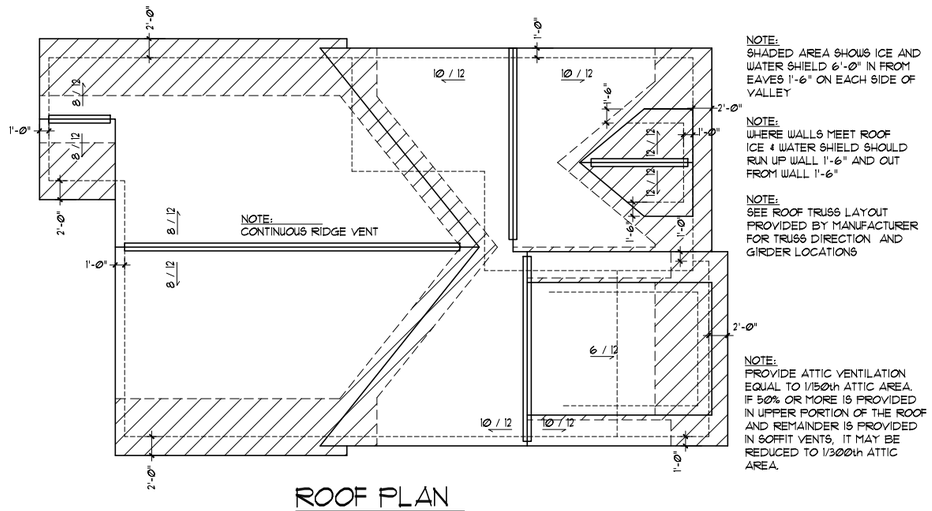
REVISIONS:	DRAWN BY:
8/7/18 - P.C.	C.O. ..
9/13/18 - P.C.	CUSTOMER
2/8/19 - GATH. RM, HDR	C.O. ..
2/15/19 - LL 4-Seas. PO	PERMIT
4/12/19 - F.P.	SHEET 1 OF 11

GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
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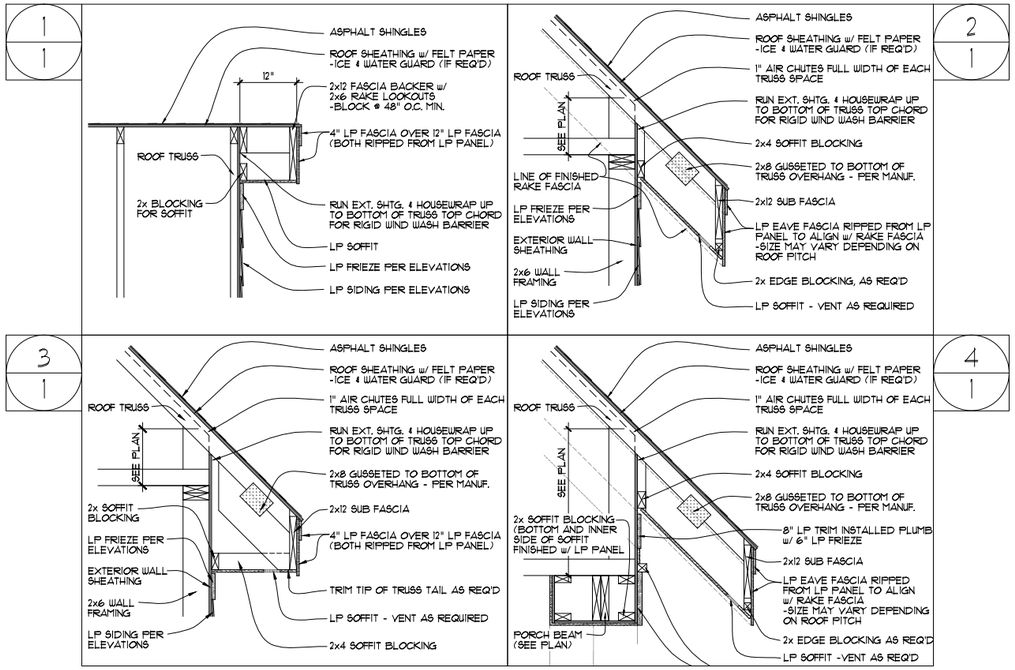
SOLID STUD BEARING FOR POINT LOADS

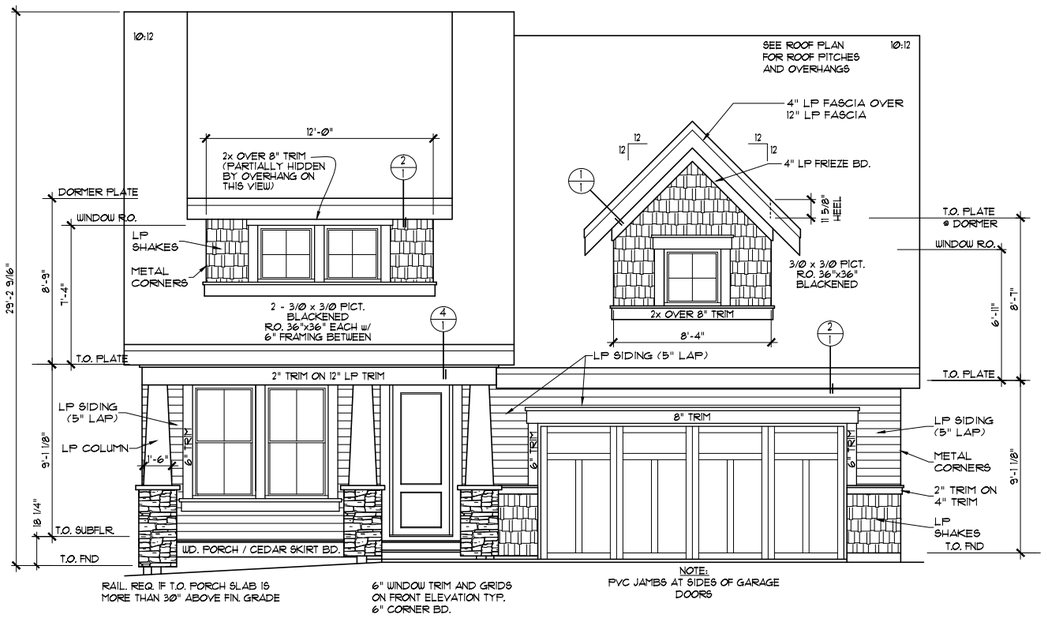
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ROOF PLAN

SCALE: 1/16" = 1'-Ø"





FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,697 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,697 SQ. FT.
GARAGE	667 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

ROBERT THOMAS HOMES

THE HAMILTON - ELEVATION B
BASE PLAN
VILLA COLLECTION

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Signed x _____ Dated _____

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8/7/18 - P.C. 1	C.O. ..
9/13/18 - P.C. 2	CUSTOMER
9/27/18 - FX RM. #2	C.O. ..
1/22/19 - PORCH WDW	PERMIT
2/22/19 - P.C.L. 4	SHEET
4/12/19 - F.P.	1 OF 11

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SOLID STUD BEARING FOR POINT LOADS

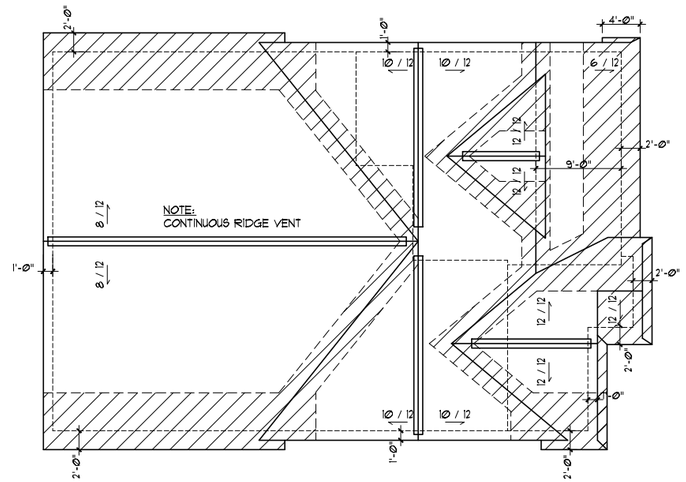
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NOTE:
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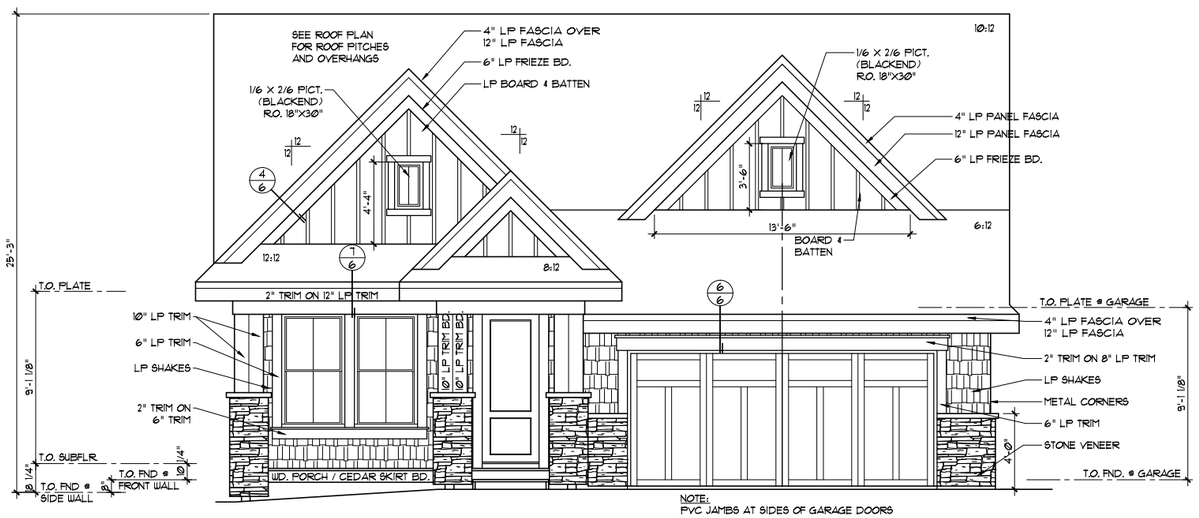
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NOTE:
SEE ROOF TRUSS LAYOUT PROVIDED BY MANUFACTURER FOR TRUSS DIRECTION AND GIRDER LOCATIONS



ROOF PLAN

SCALE: 1/16" = 1'-Ø"



NOTE:
PVC JAMBS AT SIDES OF GARAGE DOORS

FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,619 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,619 SQ. FT.
GARAGE	573 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

ROBERT THOMAS HOMES

THE INVERNESS - ELEVATION C
BASE PLAN
VILLA COLLECTION

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Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
11/12/18	C.O. ..
	CUSTOMER
	C.O. ..
	PERMIT

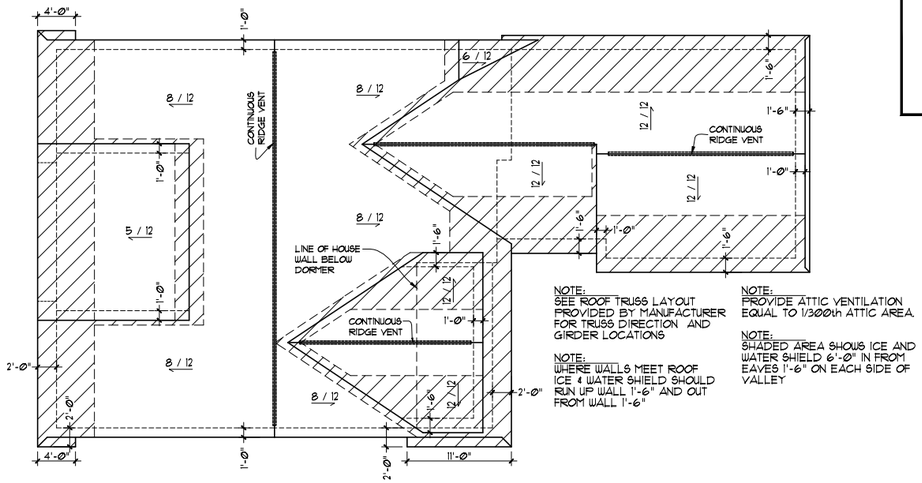
SHEET 1 OF 11

GENERAL NOTES

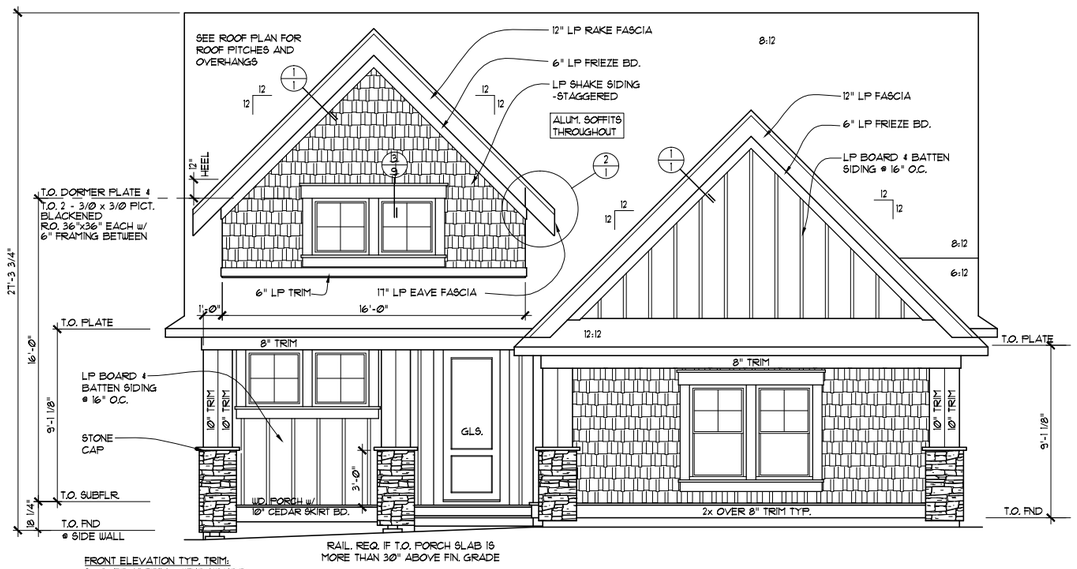
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SOLID STUD BEARING FOR POINT LOADS

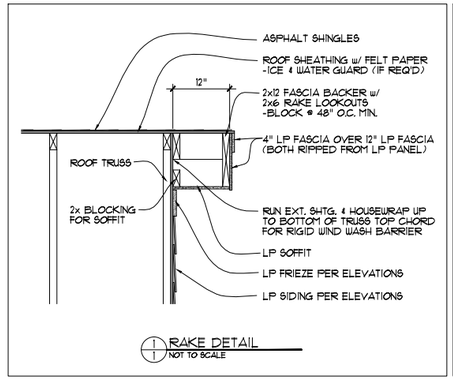
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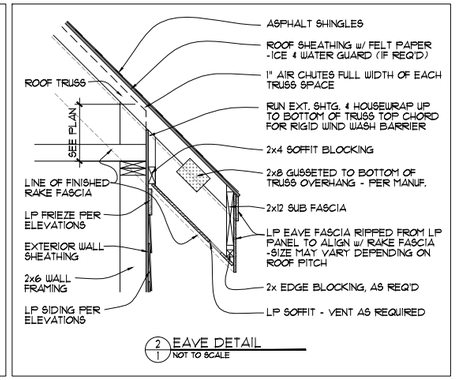
ROOF PLAN
SCALE: 1/16" = 1'-Ø"



FRONT ELEVATION
SCALE: 1/8" = 1'-Ø"



1/1 RAKE DETAIL
NOT TO SCALE



2/1 EAVE DETAIL
NOT TO SCALE

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,726 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,726 SQ. FT.
GARAGE	653 SQ. FT.

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REVISIONS:	DRAWN BY:
8/8/18 - PLAN CHANGE	C.O. .
8/16/18 - STAIR	CUSTOMER
9/13/18 - P.C.	C.O. .
10/31/18	PERMIT
4/12/19 - F.P.	
5/7/19	

SHEET 1 OF 12

ROBERT THOMAS HOMES

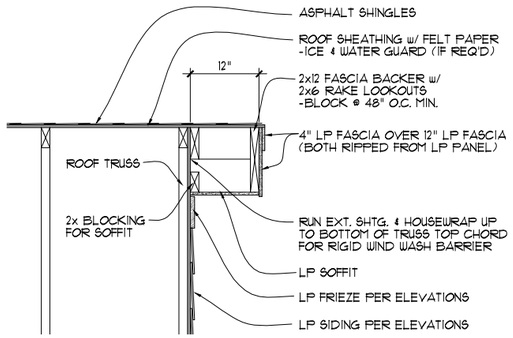
THE PRESTWICK - ELEVATION A
BASE PLAN
VILLA COLLECTION

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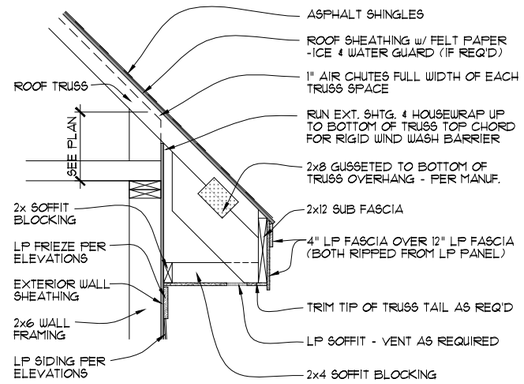
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  - ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
  - ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
  - ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
  - VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
  - ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
  - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



1 RAKE DETAIL

SCALE: NOT TO SCALE



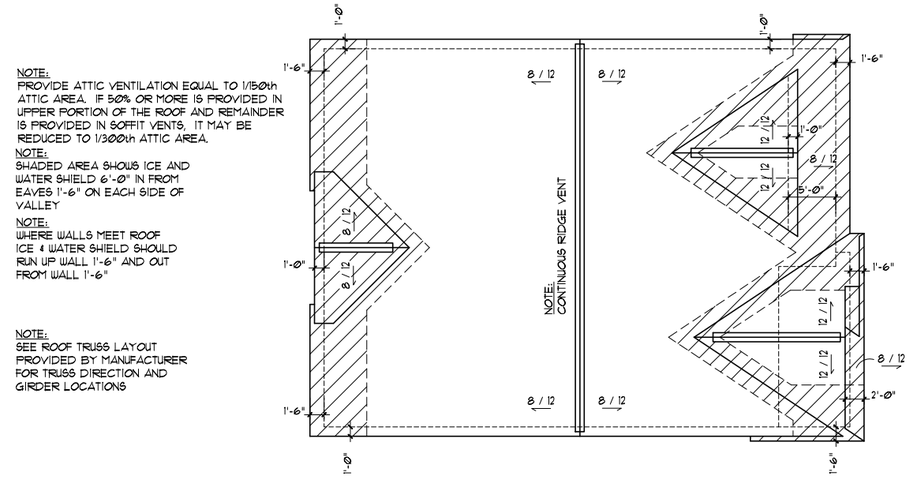
2 EAVE DETAIL

SCALE: NOT TO SCALE

NOTE:
PVC JAMBS AT SIDES OF GARAGE DOORS

FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"



NOTE:
PROVIDE ATTIC VENTILATION EQUAL TO 1/150th ATTIC AREA. IF 50% OR MORE IS PROVIDED IN UPPER PORTION OF THE ROOF AND REMAINDER IS PROVIDED IN SOFFIT VENTS, IT MAY BE REDUCED TO 1/300th ATTIC AREA.

NOTE:
SHADED AREA SHOWS ICE AND WATER SHIELD 6'-Ø" IN FROM EAVES 1'-6" ON EACH SIDE OF VALLEY

NOTE:
WHERE WALLS MEET ROOF ICE & WATER SHIELD SHOULD RUN UP WALL 1'-6" AND OUT FROM WALL 1'-6"

NOTE:
SEE ROOF TRUSS LAYOUT PROVIDED BY MANUFACTURER FOR TRUSS DIRECTION AND GIRDER LOCATIONS

ROOF PLAN

SCALE: 1/16" = 1'-Ø"

APPROXIMATE SQUARE FOOTAGE

ABOVE GRADE FINISHED:	1,556 SQ. FT.
BELOW GRADE FINISHED:	0 SQ. FT.
BELOW GRADE UNFINISHED:	1,556 SQ. FT.
GARAGE:	510 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

ROBERT THOMAS HOMES

THE STIRLING - ELEVATION B
BASE PLAN
VILLA COLLECTION

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Signed x _____ Dated _____

Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
8/8/18 - PLAN CHANGE	C.O. ..
9/13/18 - P.C.	CUSTOMER
11/9/18	C.O. ..
4/12/19- F.P.	PERMIT

SHEET 1 OF 11

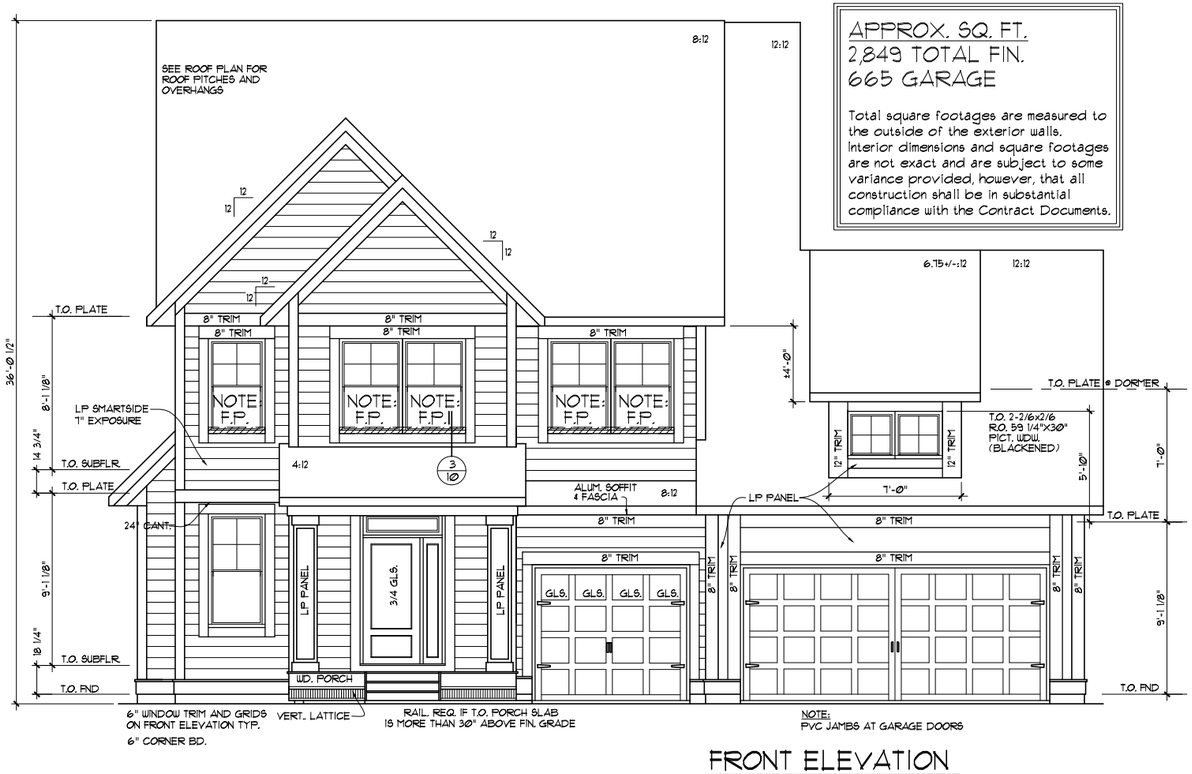
GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
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- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-Ø" HEIGHT.

SOLID STUD BEARING FOR POINT LOADS

- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
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HERITAGE HOMES

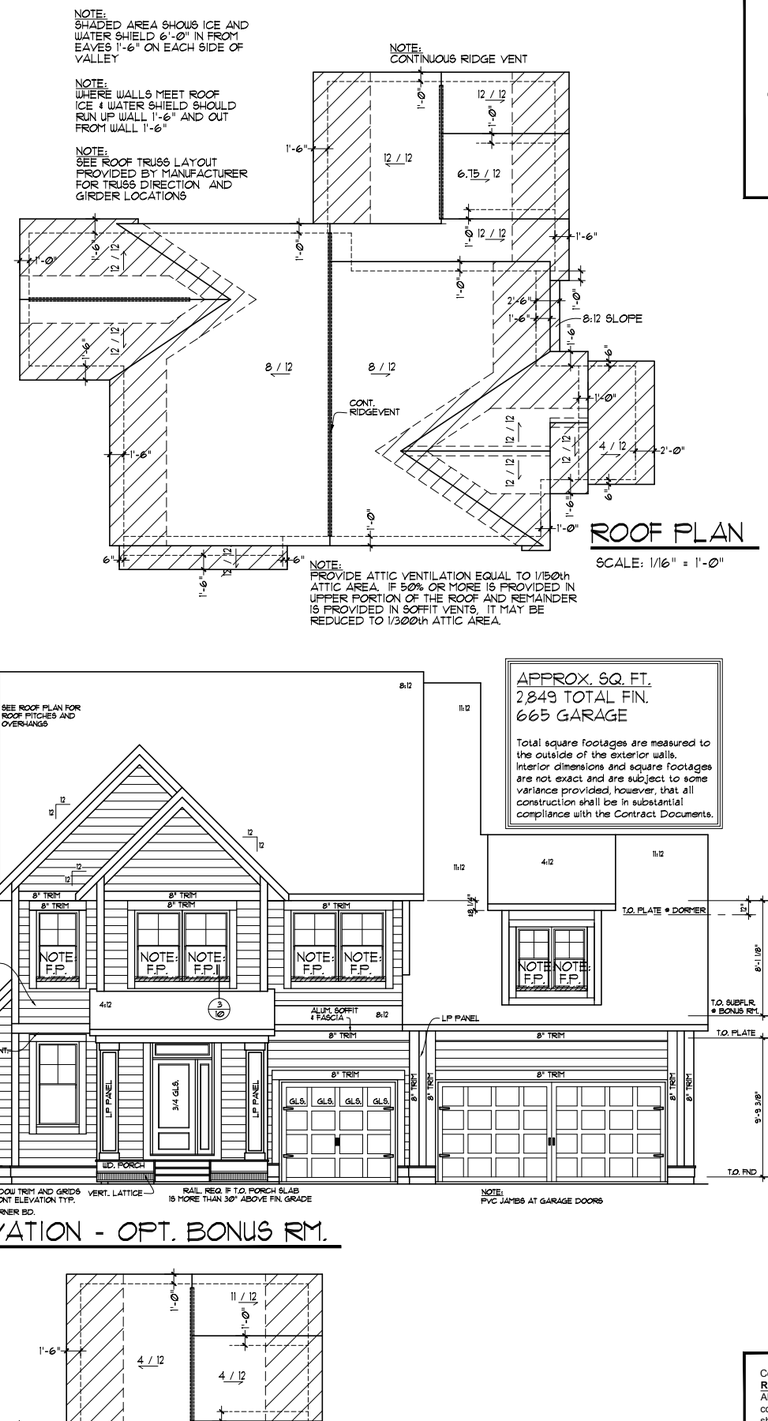


FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

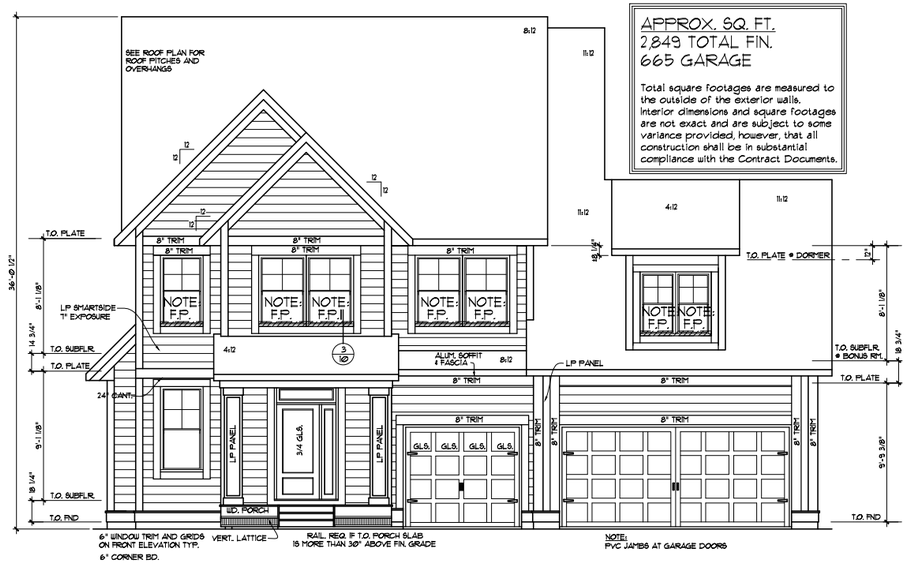
APPROX. SQ. FT.
2,849 TOTAL FIN.
665 GARAGE

Total square footages are measured to the outside of the exterior walls. Interior dimensions and square footages are not exact and are subject to some variance provided, however, that all construction shall be in substantial compliance with the Contract Documents.



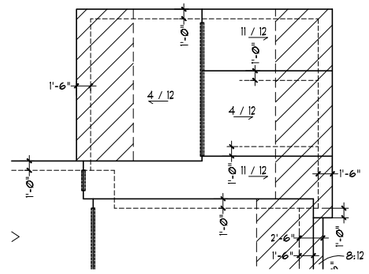
ROOF PLAN

SCALE: 1/16" = 1'-Ø"



FRONT ELEVATION - OPT. BONUS RM.

SCALE: 3/32" = 1'-Ø"



ROOF PLAN - OPT. BONUS RM.

APPROX. SQ. FT.
2,849 TOTAL FIN.
665 GARAGE

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ROBERT THOMAS HOMES

THE BIRCHWOOD - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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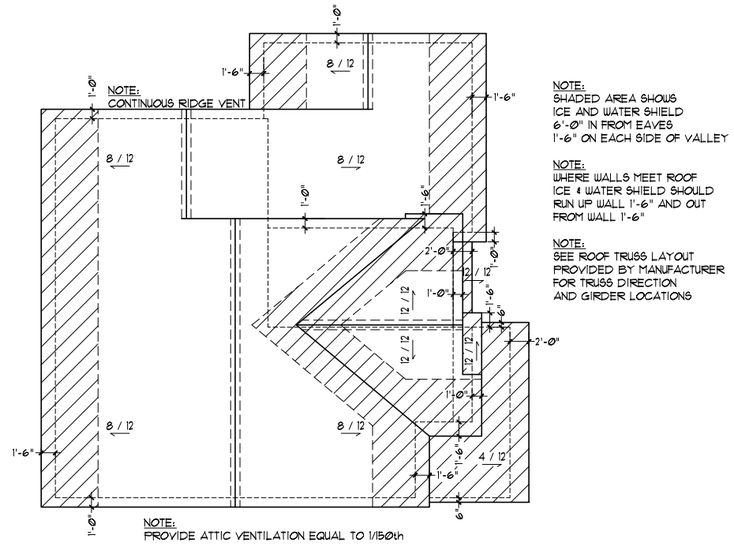
REVISIONS:	DRAWN BY:
11/18/15	C.O.
8/12/16	CUSTOMER
10/13/17	C.O.
11/29/18	PERMIT
3/12/19 - SHWR OPT.	SHEET
5/28/20 - SPORT CRT.	1 OF 13

GENERAL NOTES

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- INSTALL SHOWER HEADS AT 7'-Ø" HEIGHT.

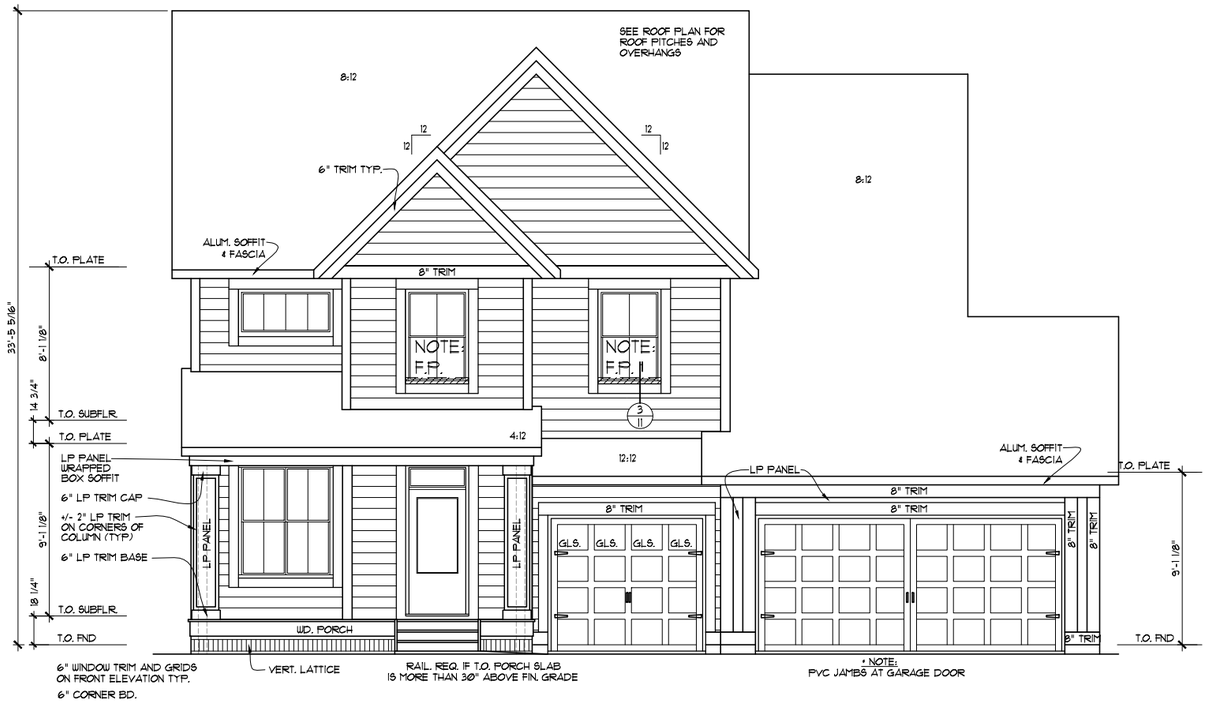
SOLID STUD BEARING FOR POINT LOADS

- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
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ROOF PLAN

SCALE: 1/16" = 1'-Ø"



FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"

APPROXIMATE SQUARE FOOTAGE		
ABOVE GRADE FINISHED	2,456	SQ. FT.
BELOW GRADE FINISHED	0	SQ. FT.
BELOW GRADE UNFINISHED	1,218	SQ. FT.
GARAGE	630	SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

ROBERT THOMAS HOMES

THE SOMERSET - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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Signed x _____ Dated _____

Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
7/25/18	C.O. ..
	CUSTOMER
	C.O. ..
	PERMIT

SHEET 1 OF 14

GENERAL NOTES

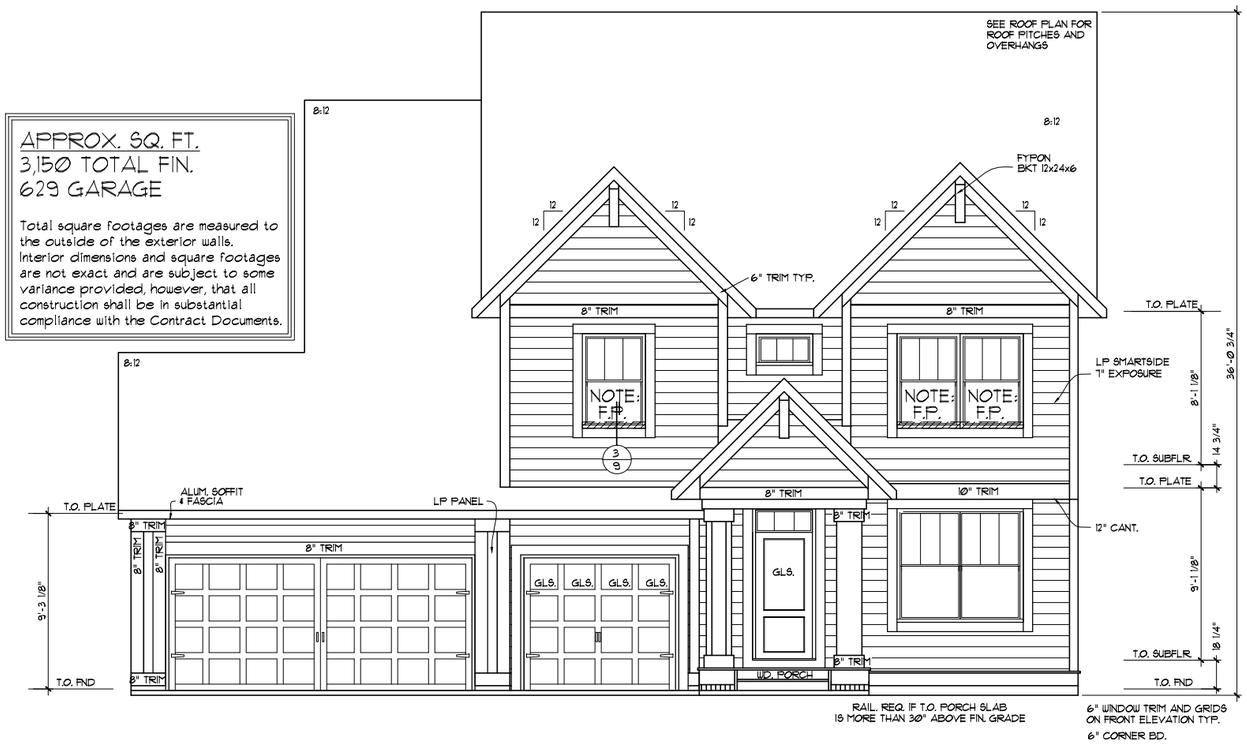
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SOLID STUD BEARING FOR POINT LOADS

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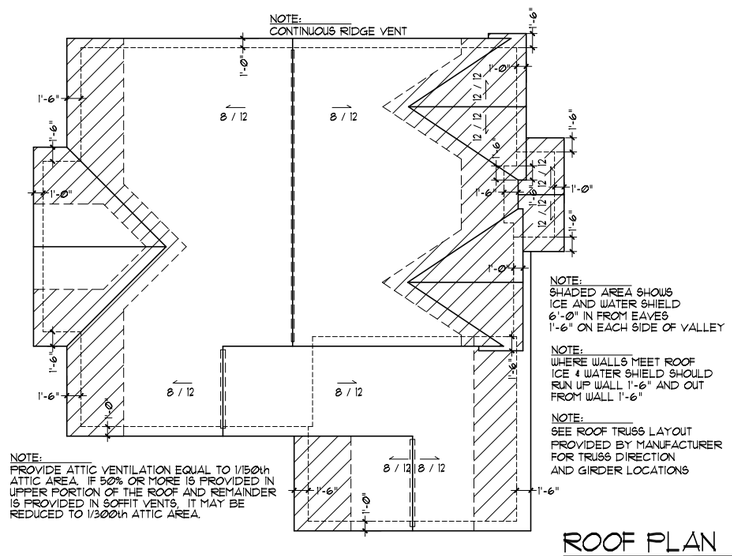
APPROX. SQ. FT.
3,150 TOTAL FIN.
629 GARAGE

Total square footages are measured to the outside of the exterior walls. Interior dimensions and square footages are not exact and are subject to some variance provided, however, that all construction shall be in substantial compliance with the Contract Documents.



FRONT ELEVATION

SCALE: 1/4" = 1'-Ø"



ROOF PLAN

SCALE: 1/8" = 1'-Ø"

ROBERT THOMAS HOMES

THE ST. CROIX - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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Signed x _____ Dated _____

Signed x _____ Dated _____

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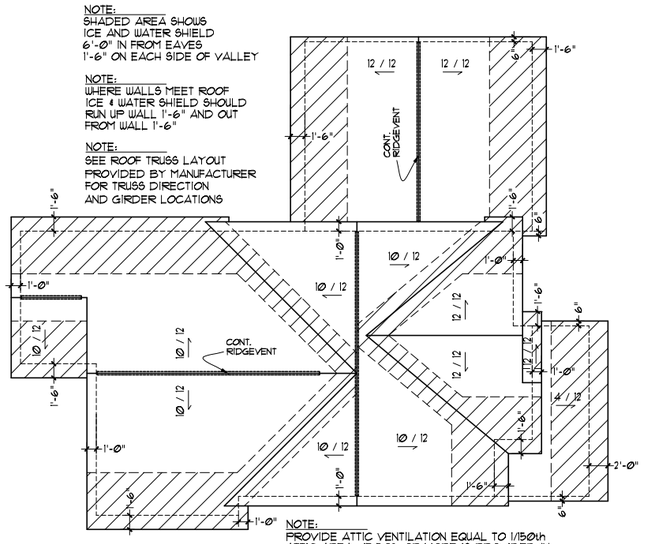
REVISIONS:	DRAWN BY:
10/26/15	C.O. ..
11/23/15	CUSTOMER
9/2/16	C.O. ..
12/6/18 - Extd. Fr. Porch	PERMIT
2/1/19 - 4' OPTION	SHEET 1 OF 14

GENERAL NOTES

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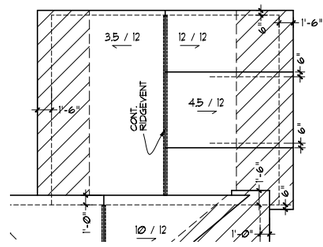
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ROOF PLAN

SCALE: 1/16" = 1'-Ø"

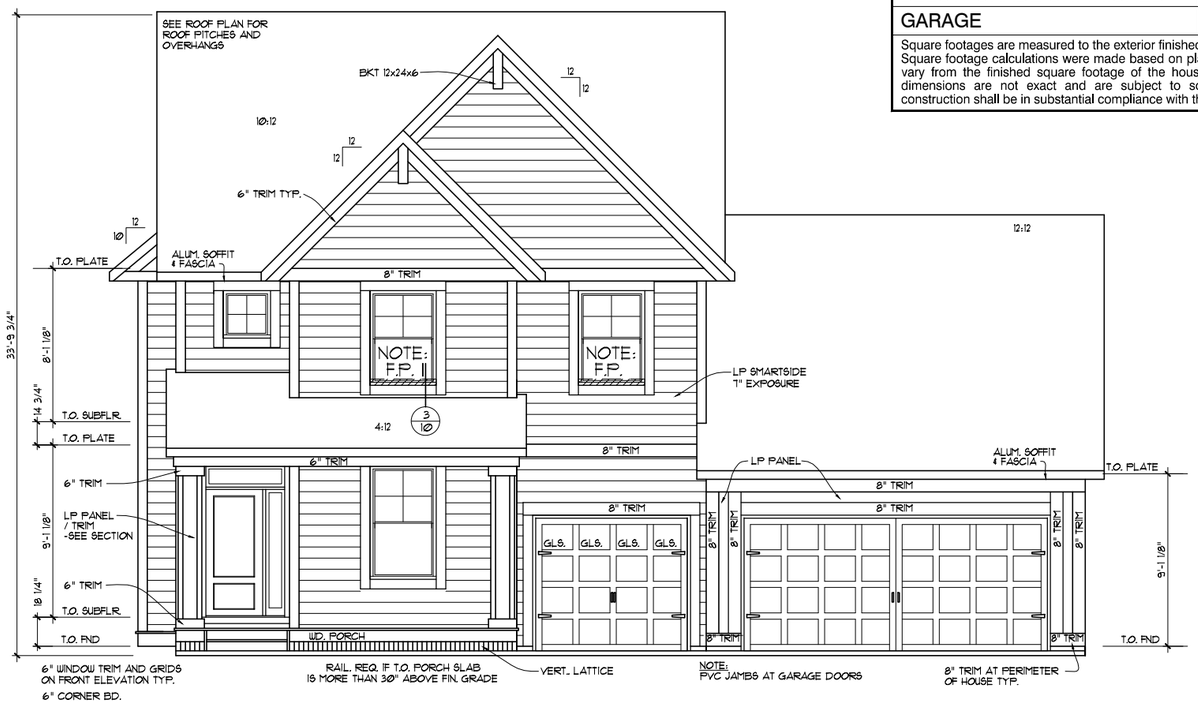


OPT. BONUS RM. ROOF PLAN

SCALE: 1/16" = 1'-Ø"

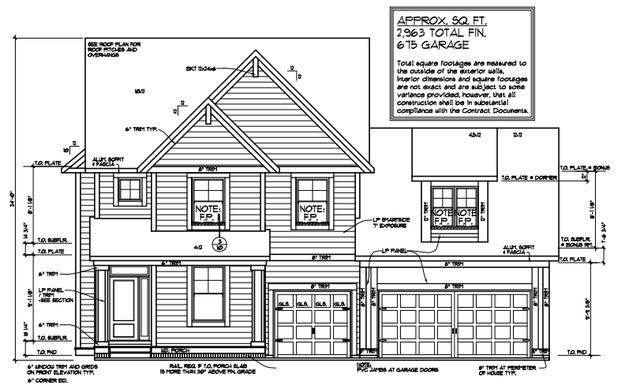
APPROXIMATE SQUARE FOOTAGE		
ABOVE GRADE FINISHED	2,477	SQ. FT.
BELOW GRADE FINISHED	0	SQ. FT.
BELOW GRADE UNFINISHED	1,161	SQ. FT.
GARAGE	675	SQ. FT.

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FRONT ELEVATION

SCALE: 1/8" = 1'-Ø"



FRONT ELEVATION - OPT. BONUS RM.

SCALE: 1/16" = 1'-Ø"

THE WOODBRIDGE - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

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Signed x _____ Dated _____

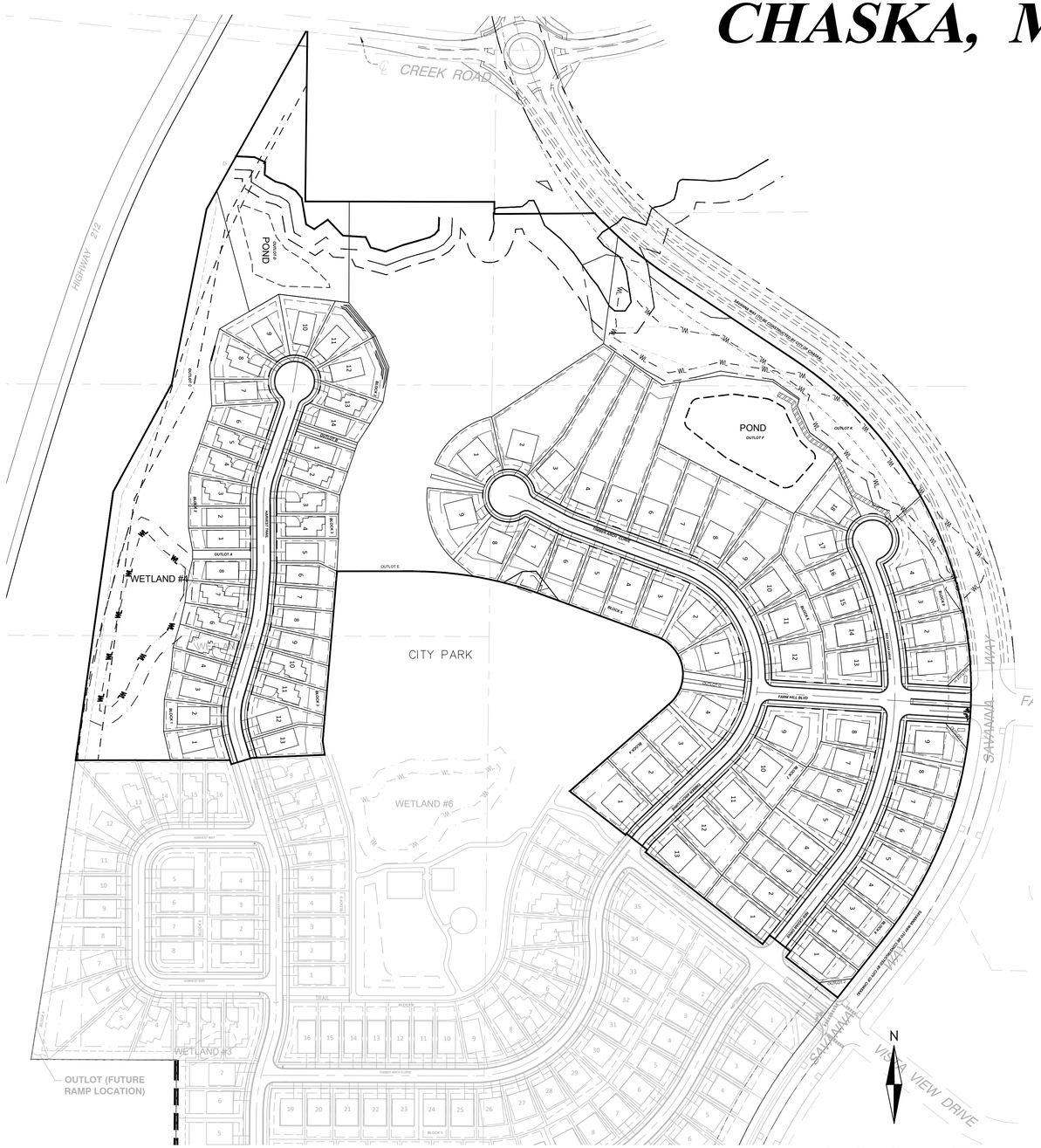
Signed x _____ Dated _____

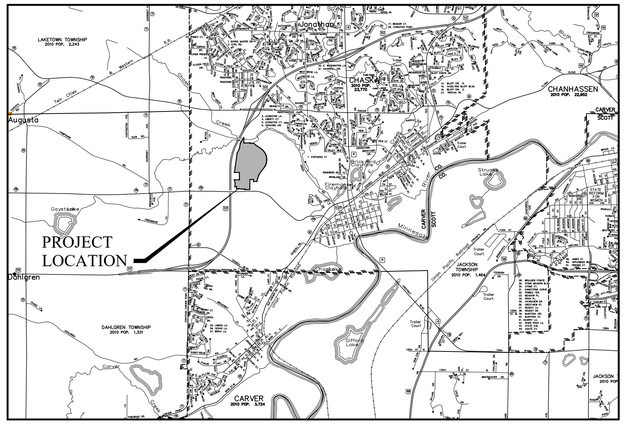
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REVISIONS:	DRAWN BY:
9/8/16	C.O. ..
7/3/18 - SPORT CT.	CUSTOMER
9/6/18 - LRGR. SHWR.	C.O. ..
12/6/18 - OPT. F.S. TUB	PERMIT
2/6/19 - SPORT CT.	SHEET
3/5/19 - WET BAR	1 OF 13
4/11/19	

HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA



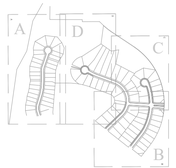


VICINITY MAP
NOT TO SCALE

SHEET INDEX

	NO.
COVER SHEET	1
EXISTING CONDITIONS SURVEY	2-3
TREE PRESERVATION PLAN	4-5
PRELIMINARY PLAT	6-10
SITE PLAN	11-15
GRADING PLAN	16-20
EROSION AND SEDIMENT CONTROL PLAN	21-24
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LANDSCAPE PLAN AND NOTES	40-45

SHEET VIEW KEY MAP



FOR REVIEW ONLY
PRELIMINARY
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DEVELOPER

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

CONSULTANT

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

ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

MARK KRONBECK
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com

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

HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
COVER SHEET

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA
DESIGNED: DN/AA/JP/DS
DRAWN: GL/AA/JP/DS
PROJECT NO: 216-0028.C

1

SHEET 1 OF 45

drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-cove.dwg Jan 14, 2021 - 1:34pm

LEGAL DESCRIPTION

PARCEL A (vesting deed Doc. No. 396038)

The West Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota excepting therefrom the following three tracts of land, to wit:

Commencing at the Southwest corner of Section 6, Township 115, Range 23 and running thence East along the South line of said Section 6, a distance of 2515.36 feet to a point, said point being the place of beginning of the parcel hereby excepted; thence continuing East along said South line of said Section 6, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running North a distance of 193.46 feet to a point; thence deflecting left 90 degrees 00 minutes and running West along a line parallel to said South section line, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running South to the place of beginning.

AND

The North 570.00 feet of the Northwest Quarter of the Southeast Quarter of said Section 6.

AND

Parcel No. 15, Minnesota Department of Transportation Right of Way Plat No. 10-28 (filed as Doc. No. 407172), Carver County, Minnesota.

PARCEL B (vesting deed Doc. No. 396042)

That part of the West half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying Southerly of the centerline of County State Aid Road No. 110 and lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-27 (filed as Doc. No. 405657), except therefrom the following tract of land, to wit:

That part of the East 429.11 feet of said West half of the Northeast Quarter of Section 6 lying north of the south 415.62 feet of said West half of the Northeast Quarter.

PARCEL C (vesting deed Doc. No. 396042)

That part of the North 570.00 feet of the Northwest Quarter of the Southeast Quarter, Section 6, Township 115, Range 23, Carver County, Minnesota lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-28, filed as Doc. No. 407172.

PARCEL D (vesting deed Doc. No. 642790)
That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying westerly and southerly of the following described line:

Commencing at the southwest corner of said East Half; thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet to the point of beginning; thence deflecting left 90 degrees on a bearing of North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly and northeasterly 464.34 feet along a tangential curve concave to the southeast having a radius of 1149.00 feet and a central angle of 23 degrees 09 minutes 17 seconds to a line hereinafter referred to as Line 'A'; thence westerly 563.93 feet along said Line 'A' to the west line of said East Half and said line there terminating.

EXCEPTING THE FOLLOWING:

Beginning at the southwest corner of said East Half; thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet; thence North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly 107.62 feet along a tangential curve concave to the east having a radius of 1149.00 feet and a central angle of 3 degrees 27 minutes 03 seconds; thence South 89 degrees 33 minutes 41 seconds West not tangent to last described curve, 244.31 feet; thence North 00 degrees 26 minutes 19 seconds West, 129.57 feet; thence South 89 degrees 33 minutes 41 seconds West, 234.91 feet to the west line of said East Half of the Southeast Quarter; thence southerly 664.86 feet along said west line to the point of beginning.

AFOREMENTIONED Line 'A' described as follows: Beginning at a point on the west line of said East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, distant 900.00 feet north of the southwest corner of said East Half; thence easterly parallel with the south line of said East Half, a distance of 1062.00 feet and said line there terminating.

PARCEL E

Outlot M, CLUB WEST FOURTH ADDITION, filed as Doc. No. 635603, Carver County, Minnesota.

PARCEL F

Outlot F, CLUB WEST SIXTH ADDITION, filed as Doc. No. 648848, Carver County, Minnesota.

Notes:

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. The orientation of this bearing system is based on the Carver County Coordinate System NAD83 (86).
4. All distances are in feet.
5. The area of the above described property is 4,644,578 square feet or 106.625 acres.
6. Bench Mark 1: Top Nut of Hydrant located at the northwest quadrant of Savanna Way and Co. Rd. No. 140 has an elevation of 932.83 feet NGVD 29.

   Bench Mark 2: Top Nut of Hydrant located northwest of Savanna Way across from Vista View Drive has an elevation of 935.70 feet NGVD 29.
7. Contours are depicted per field work and LiDAR data provided by the Minnesota Department of Natural Resources.
8. Wetland delineation completed by Kjolhaug Environmental Services, report dated 3/2/18.

LEGEND

- SET CAP IRON MONUMENT I8425
- FOUND IRON MONUMENT
- RIGHT OF WAY MON.
- SET MAG NAIL
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ELECTRIC BOX
- LIGHT
- STORM MANHOLE
- WATER MANHOLE
- 564 TREE
- POWER POLE
- CABLE BOX
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- 905.41 SPOT ELEVATION

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- FENCE
- EDGE OF TREELINE
- WETLAND
- CONCRETE
- EDGE OF GRAVEL
- BITUMINOUS SURFACE

N

0 50 100 200
SCALE IN FEET

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

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD
Print Name
FOR REVIEW
Signature
Date License Number

HARVEST WEST

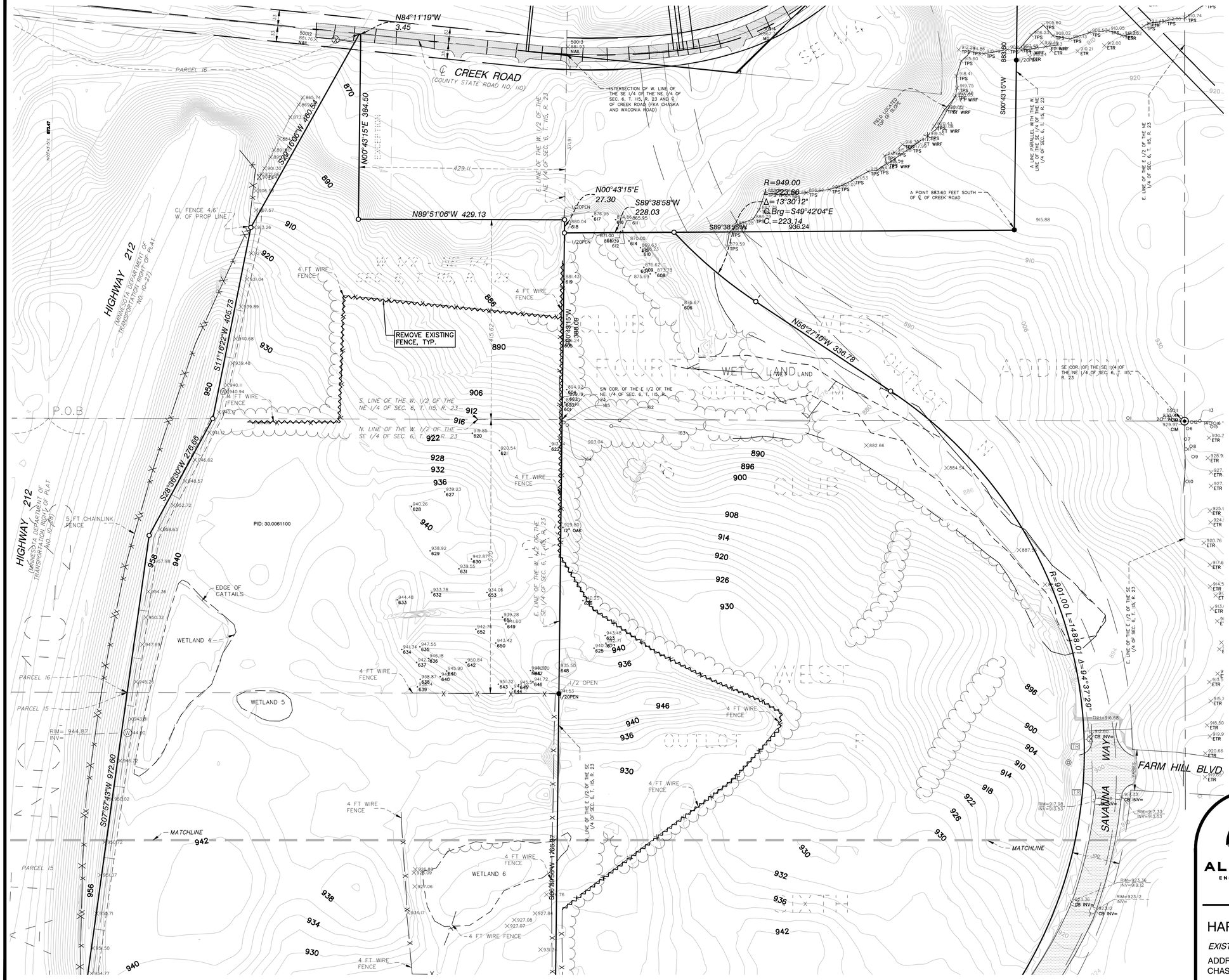
EXISTING CONDITIONS SURVEY

ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	TJ, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	5/2/18
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	EL,DD

SHEET 1 OF 2 SHEETS

Drawing name: X:\2016\16028.2\existing\160028.2-surv saveas.dwg Jan 14, 2021 - 1:35pm



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Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

HARVEST WEST

EXISTING CONDITIONS SURVEY

ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	TJ, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	5/2/18
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	EL,DD

SHEET 2 OF 2 SHEETS

Drawing name: X:\2016\160028.2\existing\160028.2-surv saveas.dwg Jan 14, 2021 - 1:36pm

LEGEND:

- EXISTING SIGNIFICANT TREE
- EXISTING SIGNIFICANT TREE TO BE REMOVED
- EXISTING TREE/SHRUB LINE
- EXISTING TREE/SHRUBS TO BE CLEARED
- EXISTING TREE DRIPLINE, FIELD LOCATED

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 25 50 100
SCALE IN FEET

EXISTING DRIP LINE, FIELD LOCATED

OUTLOT D
POND

OUTLOT C

OUTLOT A

OUTLOT B

OUTLOT E

BLOCK 2

BLOCK 3

HARVEST TRAIL

WETLAND #5

WETLAND #4

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733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

TREE PRESERVATION PLAN

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

4

SHEET 4 OF 45

drawing name: x:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-tree.dwg Jan 14, 2021 - 1:37pm

LEGEND:

- EXISTING SIGNIFICANT TREE
- EXISTING SIGNIFICANT TREE TO BE REMOVED
- EXISTING TREE/SHRUB LINE
- EXISTING TREE/SHRUBS TO BE CLEARED
- EXISTING TREE DRIPLINE, FIELD LOCATED

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 25 50 100
SCALE IN FEET

POND

OUTLOT K

OUTLOT F

OUTLOT G

BLOCK 9

BLOCK 6

BLOCK 7

BLOCK 5

BLOCK 4

RED CEDAR DRIVE

PARM HILL BLVD

TIMBER ARCH CURVE

SAVANNA WAY (TO BE CONSTRUCTED BY CITY OF CHASKA)

EXISTING DRIP LINE, FIELD LOCATED

875.67 29" OAK
877.78 27" OAK
869.63 21" OAK
868.23 22" WHITE OAK
868.39 17" OAK
875.69 25" WHITE OAK
865.95 22" OAK
874.86 28" OAK
870.00 16" OAK
871.00 16" OAK
876.95 15" OAK
881.42 4-60" OAK
894.92 2-18" OAK
899.10 8" WHITE OAK
880.04 28" OAK
940.36 32" OAK
940.25 26" OAK
935.50 35" OAK

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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

TREE PRESERVATION PLAN

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01-04-21
Date License No.

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01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216-0028.C

5

SHEET 5 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-tree.dwg Jan 14, 2021 - 1:37pm



LEGAL DESCRIPTION

OUTLOT A, HARVEST WEST 2ND ADDITION,
CARVER COUNTY, MINNESOTA

GROSS AREA = 2,100,229 SQ. FT.; 48.21 ACRES

Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac)
B1-L1	9,551	0.22
B1-L2	7,662	0.18
B1-L3	7,410	0.17
B1-L4	6,748	0.15
B1-L5	7,760	0.18
B1-L6	8,308	0.19
B1-L7	7,928	0.18
B1-L8	7,365	0.17
B2-L1	6,775	0.16
B2-L2	7,000	0.16
B2-L3	8,700	0.20
B2-L4	8,580	0.20
B2-L5	7,568	0.17
B2-L6	8,899	0.20
B2-L7	7,767	0.18
B2-L8	11,089	0.25
B2-L9	12,293	0.28
B2-L10	11,233	0.26
B2-L11	11,949	0.27
B2-L12	14,005	0.32
B2-L13	7,875	0.18
B2-L14	7,284	0.17
B3-L1	6,995	0.16
B3-L2	7,760	0.18
B3-L3	9,320	0.21
B3-L4	7,778	0.18
B3-L5	8,072	0.19
B3-L6	6,955	0.16
B3-L7	6,838	0.16
B3-L8	7,728	0.18
B3-L9	7,778	0.18
B3-L10	8,636	0.20
B3-L11	9,340	0.21
B3-L12	9,782	0.22
B3-L13	9,804	0.23
B4-L1	15,613	0.36
B4-L2	13,914	0.32
B4-L3	13,145	0.30
B4-L4	12,787	0.29
B5-L1	12,410	0.28
B5-L2	12,898	0.30
B5-L3	11,527	0.26
B5-L4	10,716	0.25
B5-L5	10,716	0.25

Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac)
B5-L6	10,771	0.25
B5-L7	12,508	0.29
B5-L8	13,669	0.31
B5-L9	15,307	0.35
B6-18	11,635	0.27
B6-L1	14,214	0.33
B6-L2	34,251	0.79
B6-L3	24,862	0.57
B6-L4	23,600	0.54
B6-L5	24,857	0.57
B6-L6	15,756	0.36
B6-L7	15,238	0.35
B6-L8	17,776	0.41
B6-L9	17,155	0.39
B6-L10	10,318	0.24
B6-L11	10,487	0.24
B6-L12	12,140	0.28
B6-L13	10,550	0.24
B6-L14	8,375	0.19
B6-L15	8,656	0.20
B6-L16	8,575	0.20
B6-L17	13,418	0.31
B7-L1	11,138	0.26
B7-L2	11,131	0.26
B7-L3	11,124	0.26
B7-L4	11,112	0.26
B7-L5	12,358	0.28
B7-L6	10,141	0.23
B7-L7	9,012	0.21
B7-L8	10,469	0.24
B7-L9	14,734	0.34
B7-L10	13,995	0.32
B7-L11	13,213	0.30
B7-L12	14,408	0.33
B7-L13	12,746	0.29
B8-L1	10,175	0.23
B8-L2	9,836	0.23
B8-L3	9,837	0.23
B8-L4	10,457	0.24
B8-L5	10,668	0.24
B8-L6	10,285	0.24
B8-L7	10,084	0.23
B8-L8	10,063	0.23
B8-L9	11,047	0.25

Parcel Table		
Lot	Area (Sq. Ft.)	Area (Ac)
B9-L1	10,958	0.25
B9-L2	10,023	0.23
B9-L3	10,023	0.23
B9-L4	20,746	0.48
OUTLOT A	2,620	0.06
OUTLOT B	2,800	0.06
OUTLOT C	184,111	4.23
OUTLOT D	100,068	2.30
OUTLOT E	322,191	7.40
OUTLOT F	76,423	1.75
OUTLOT G	5,658	0.13
OUTLOT H	1,510	0.03
OUTLOT I	1,515	0.03
OUTLOT J	1,514	0.03
OUTLOT K	116,598	2.68
ROW-INT	60,483	1.39
ROW-INT 2	176,577	4.05

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Minneapolis, MN 55402
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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
PRELIMINARY PLAT - OVERALL

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

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11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
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PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

FOR REVIEW ONLY
PRELIMINARY
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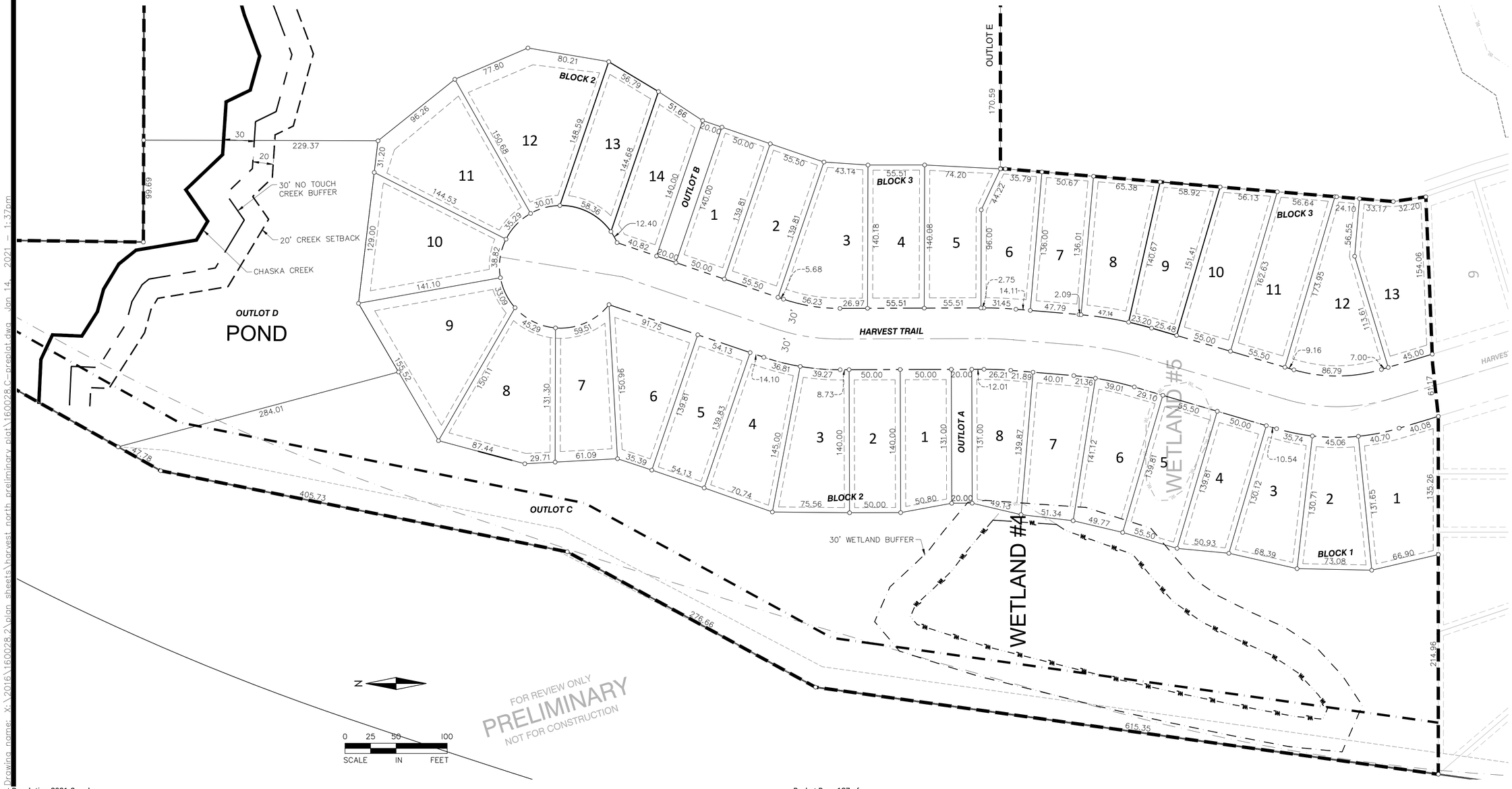
6

SHEET 6 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-preplat.dwg Jan 14, 2021 - 1:37pm

LEGEND:

- PROPERTY LINE
- R.O.W
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT



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Suite 700
Minneapolis, MN 55402
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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - VIEW A

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

DAVE NASH, PE
01-04-21
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QUALITY ASSURANCE/CONTROL

BY DATE

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01-14-21	PRELIMINARY PLAT - REVISED

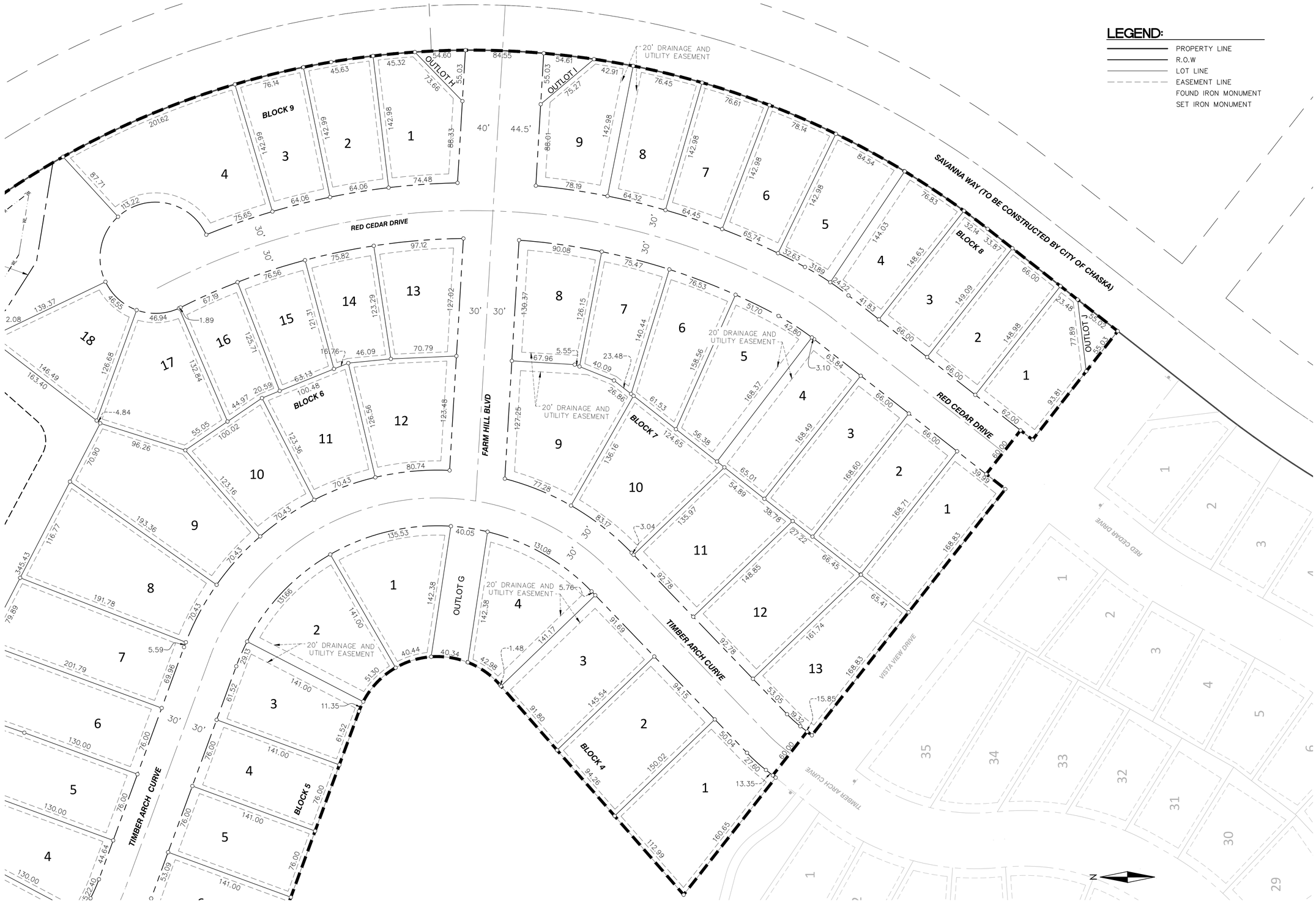
PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

7

SHEET 7 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-preplat.dwg Jan 14, 2021 - 1:37pm



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Minneapolis, MN 55402
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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - VIEW B

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

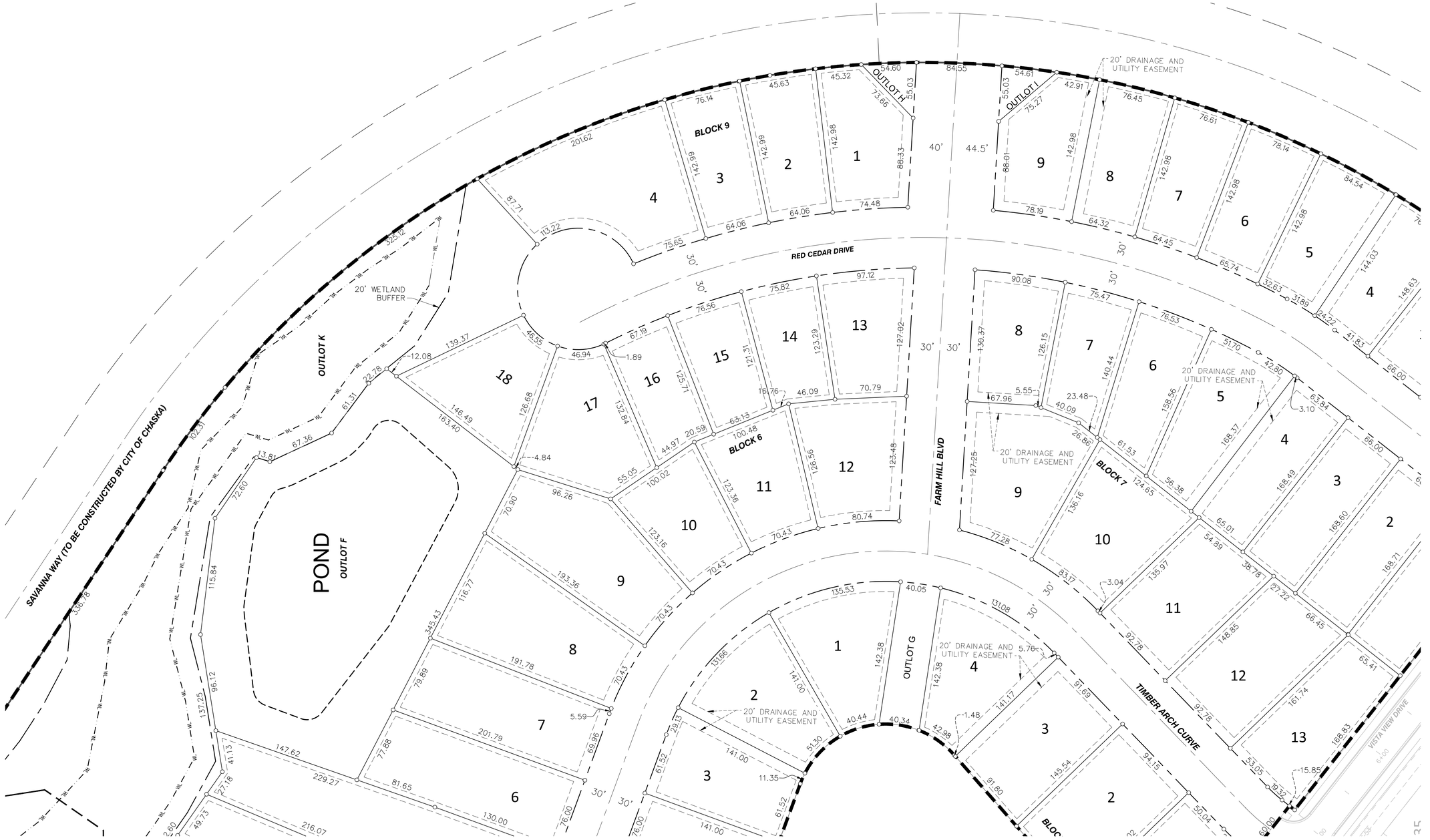
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

8

SHEET 8 OF 45

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PRELIMINARY
NOT FOR CONSTRUCTION

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-preplat.dwg Jan 14, 2021 - 1:37pm



LEGEND:

- PROPERTY LINE
- R.O.W
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT

N

0 25 50 100
SCALE IN FEET

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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
PRELIMINARY PLAT - VIEW C

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

9

SHEET 9 OF 45

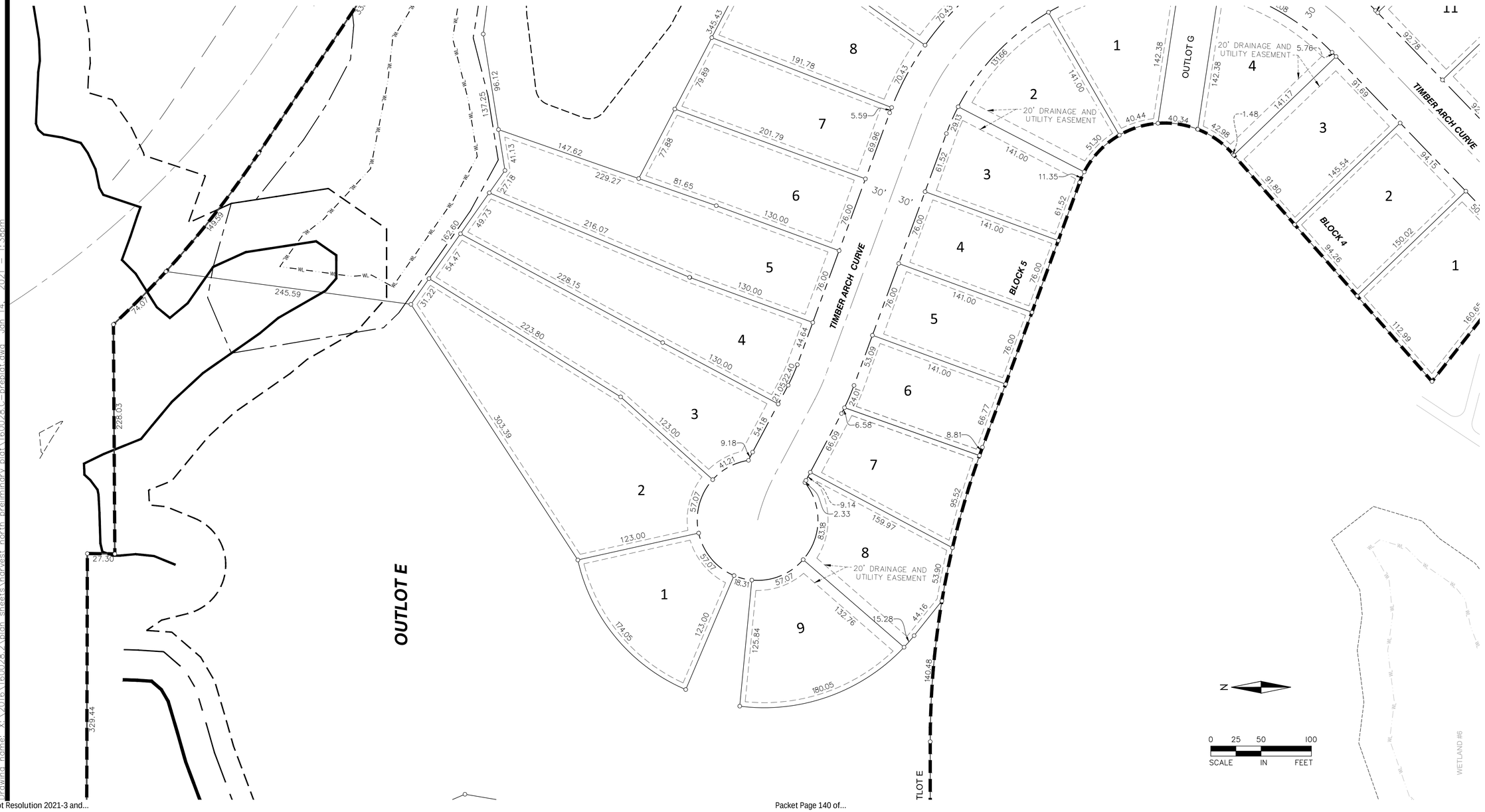
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LEGEND:

- PROPERTY LINE
- R.O.W
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT

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Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C preplat.dwg Jan 14, 2021 - 1:38pm

HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

PRELIMINARY PLAT - VIEW D

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PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

10

SHEET 10 OF 45

WETLAND BUFFER SIGN

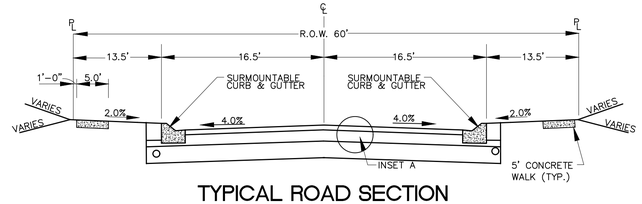
CONSERVATION AREA

No Mowing
No Spraying
No Vehicles

Questions?
Contact the CCWMO
www.co.carver.mn.us/water



INSET A
NOT TO SCALE



TYPICAL ROAD SECTION

SITE DATA

TOTAL SITE AREA	= 48.21 AC
RESIDENTIAL R.O.W	= 5.38 AC
OUTLOT AREA	= 18.36 AC
NET SITE AREA	= 24.47 AC
RESIDENTIAL R.O.W	= 60' WIDTH
STREET LENGTH	= 3,646 L.F.
PARK SETBACK	= 40'
COLLECTOR ROAD SETBACK	= 100' FROM ℄
COUNTY ROAD 44 SETBACK	= 125' FROM ℄
HWY 212 SETBACK	= GREATER OF 225' FROM ADJACENT LANE ℄ OR 50' FROM ROW

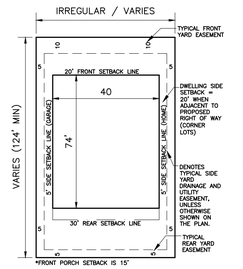
COTTAGE LOTS

FRONT/CORNER SETBACK	= 20' MIN.
REAR SETBACK	= 30' MIN.
SIDE SETBACK (SF)	= 5' MIN.
SIDE-LOAD BUILDING PAD	= 44'(W)X90'(D)
FRONT-LOAD BUILDING PAD	= 40'(W)X74'(D)

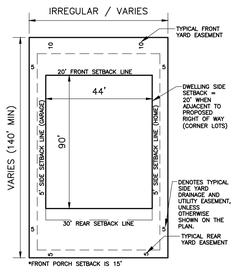
HERITAGE/TRADITION LOTS

FRONT/CORNER SETBACK	= 23' MIN.
REAR SETBACK	= 30' MIN.
PARK SETBACK	= 40' MIN.
SIDE SETBACK (HOME)	= 10' MIN.
SIDE SETBACK (GARAGE)	= 5' MIN.
BUILDING PAD (HERITAGE)	= 51'(W)X65'(D)
BUILDING PAD (TRADITION)	= 60'(W)X65'(D)

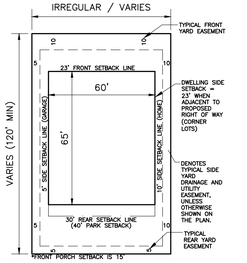
LOT DETAILS



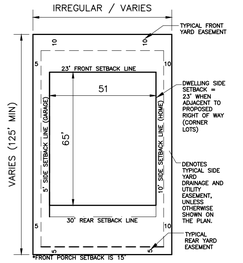
TYPICAL FRONT LOAD COTTAGE LOT DETAIL



TYPICAL SIDE LOAD COTTAGE LOT DETAIL



TYPICAL TRADITION LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

LOT COUNT

30 TRADITION LOTS
75'X120' SINGLE FAMILY

27 HERITAGE SINGLE FAMILY LOTS
66'X125' SINGLE FAMILY

35 COTTAGE LOTS
22 – FRONT LOAD – 50'X124'

13 – SIDE LOAD – 54'X140

92 TOTAL LOTS
24.47 AC NET AREA
(exclude outlots, row, trail)
3.76 UNITS/ACRE

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WL — WL — WETLAND DELINEATION
- WETLAND BUFFER
- WETLAND BUFFER MONUMENT (PER CITY OF CARVER COUNTY REQUIREMENTS)
- CREEK BUFFER
- CREEK SETBACK
- MAINTENANCE ACCESS

N

0 50 100 200
SCALE IN FEET

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PRELIMINARY
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WETLAND SUMMARY

WETLAND BUFFER = 30' AVG. (20 ft MIN)

WETLAND 4 = TYPE 1 AND 4
WETLAND 5 = TYPE 1
WETLAND 7 = TYPE 1

*PER KJOLHAUG ENVIRONMENTAL SERVICES REPORT DATED: MARCH 2, 2018

WETLAND IMPACTS - BY DEVELOPER

WETLAND 4 (PARTIAL)	655 SF
WETLAND 5 (FULL)	5,592 SF
WETLAND 7 (PARTIAL)	3,850 SF
TOTAL:	10,097 SF
2:1 MITIGATION REQUIRED: (VIA BANKING CREDITS)	20,194 SF

WETLAND 7 IMPACTS - BY CITY

WETLAND 7 (PARTIAL)	16,292 SF

CITY TO PROVIDE MITIGATION

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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

SITE PLAN - OVERALL

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PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

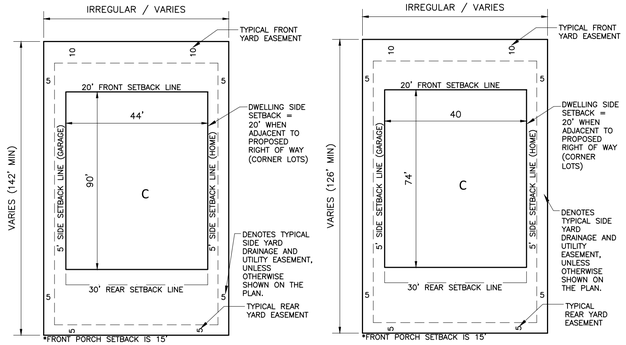
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SHEET 11 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-site.dwg Jan 14, 2021 - 1:38pm

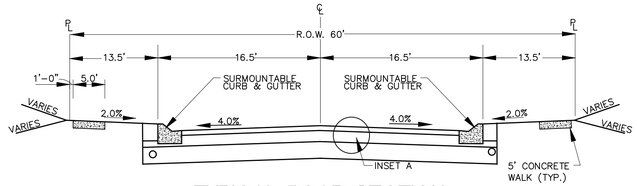
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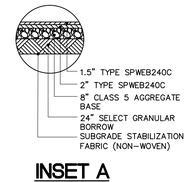


TYPICAL SIDE LOAD COTTAGE LOT DETAIL

TYPICAL FRONT LOAD COTTAGE LOT DETAIL

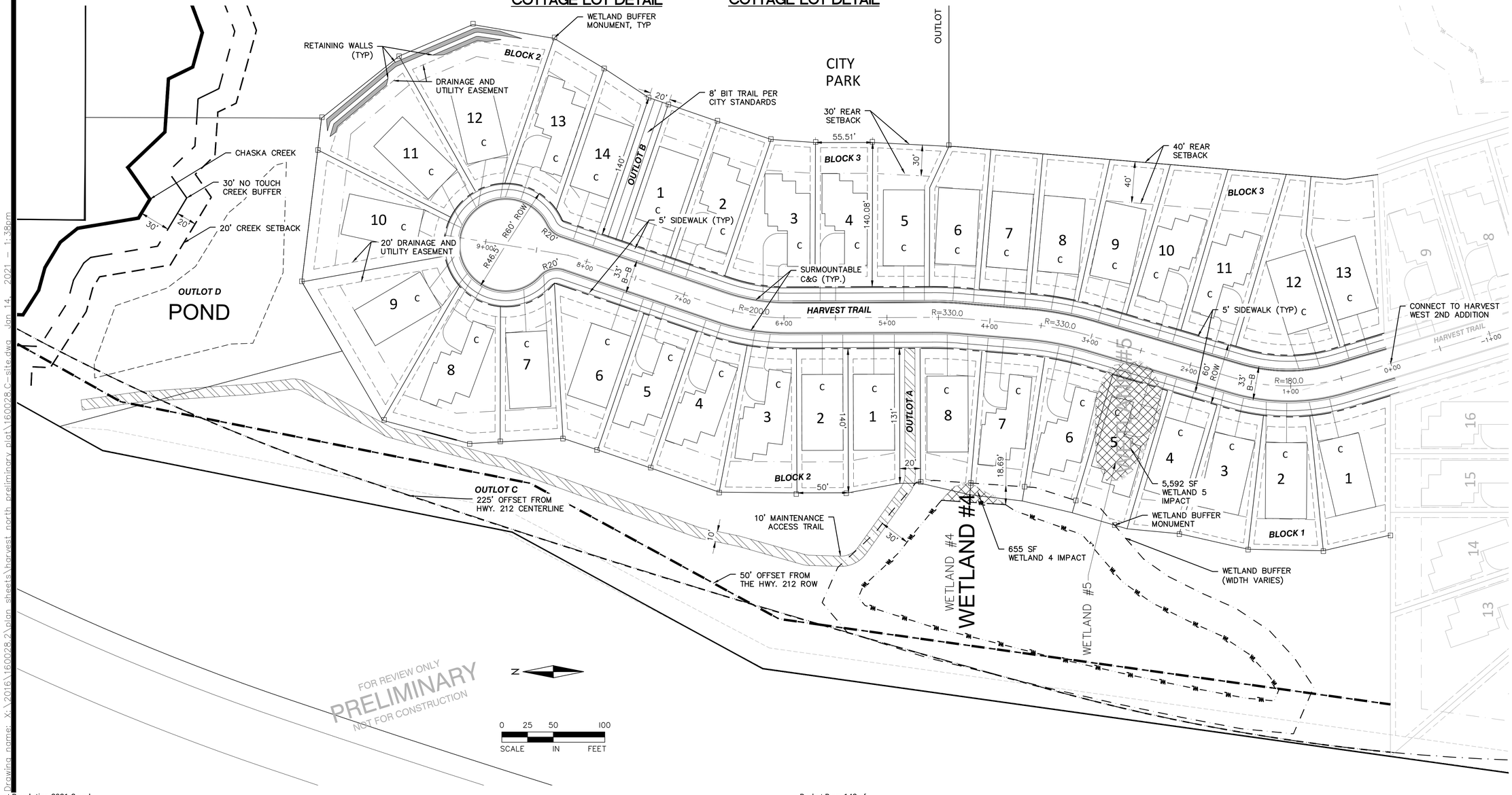


TYPICAL ROAD SECTION



INSET A

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CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
SITE PLAN - VIEW A

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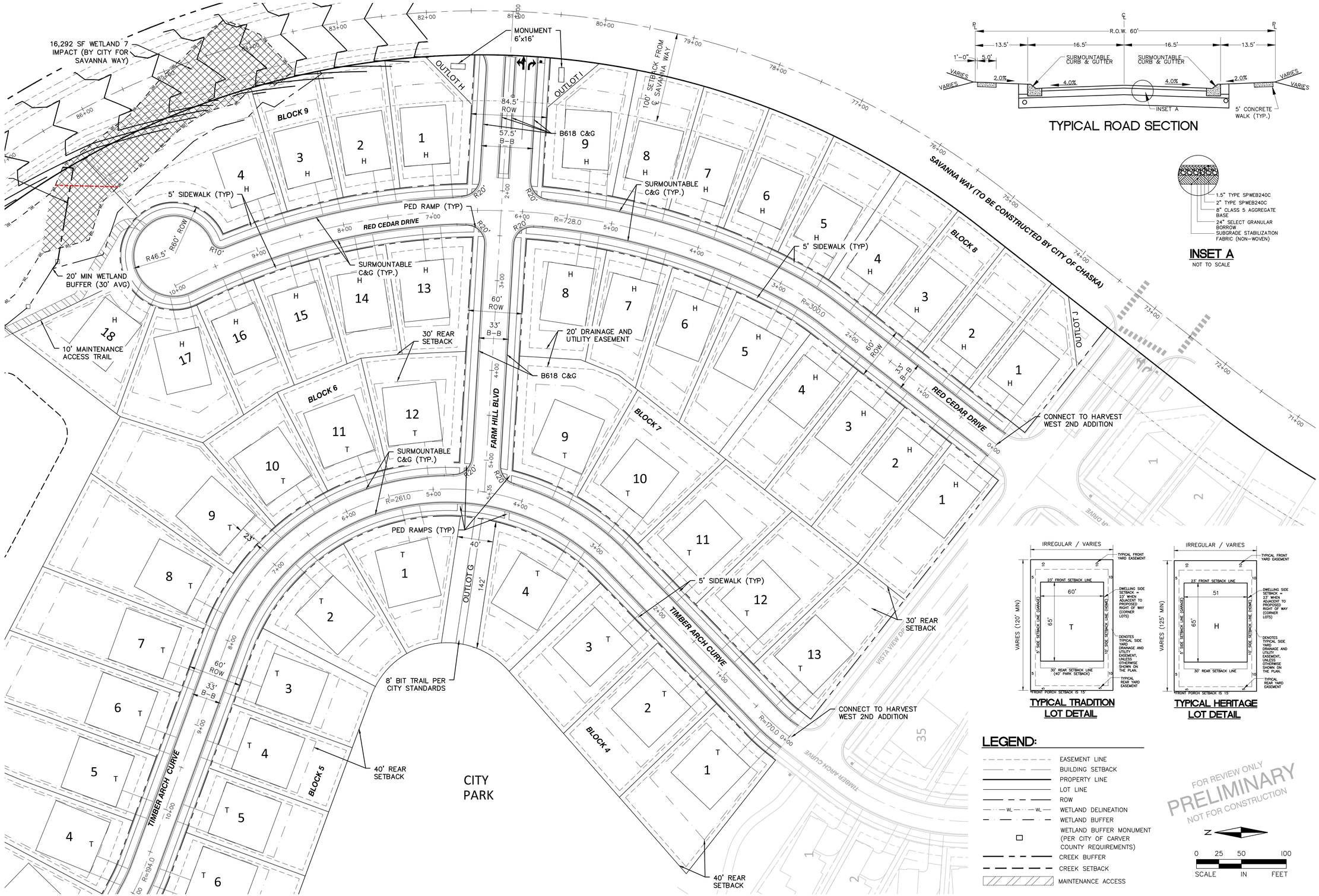
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

12

SHEET 12 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-site.dwg Jan 14, 2021 - 1:38pm



TYPICAL ROAD SECTION

INSET A
NOT TO SCALE

TYPICAL TRADITION LOT DETAIL

TYPICAL HERITAGE LOT DETAIL

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WETLAND DELINEATION
- WETLAND BUFFER
- WETLAND BUFFER MONUMENT (PER CITY OF CARVER COUNTY REQUIREMENTS)
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- CREEK SETBACK
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0 25 50 100
SCALE IN FEET

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HARVEST WEST 3RD ADDITION

CHASKA, MN

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SITE PLAN - VIEW B

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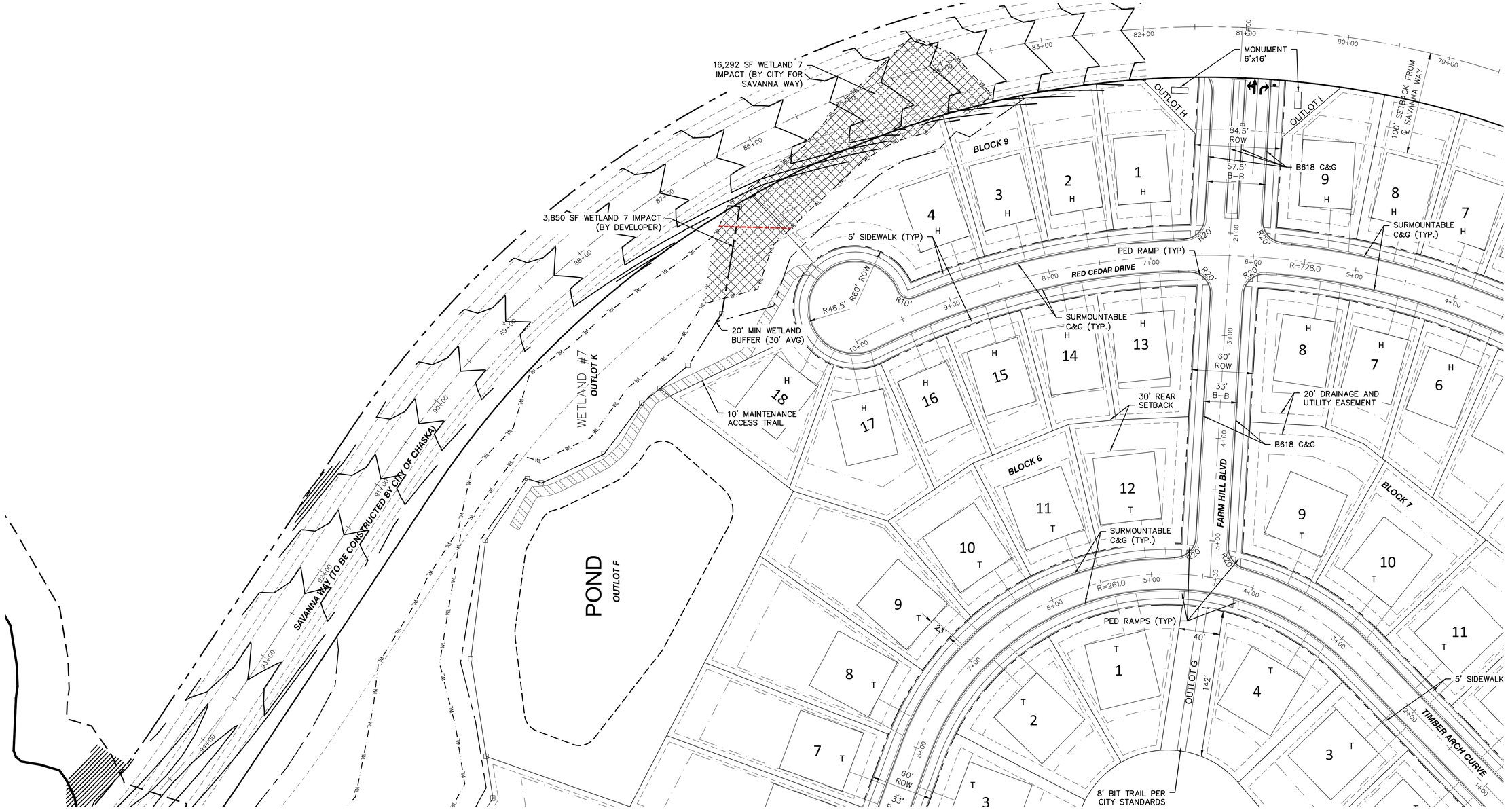
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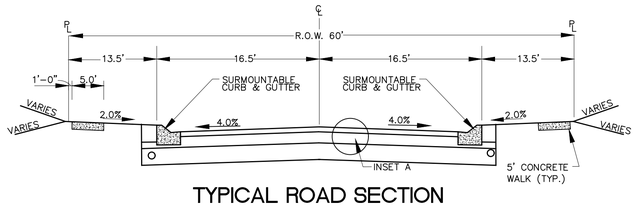
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

13

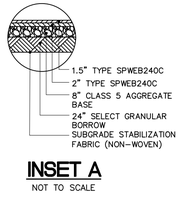
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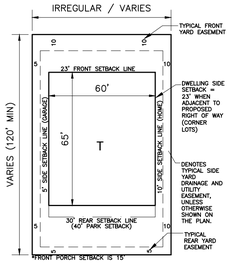


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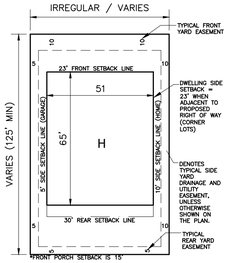


INSET A

NOT TO SCALE



TYPICAL TRADITION LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

LEGEND:

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- BUILDING SETBACK
- PROPERTY LINE
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CHASKA, MN

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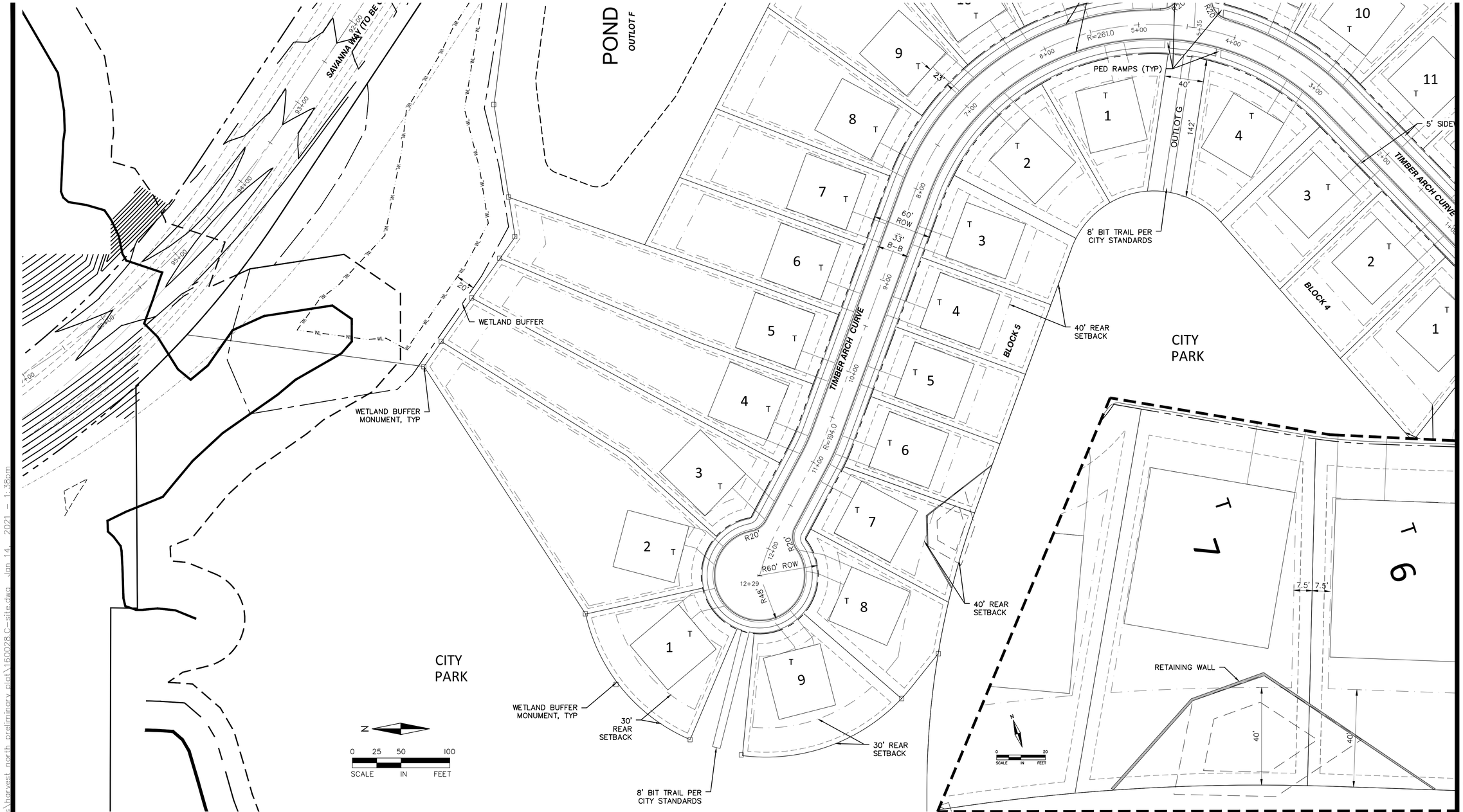
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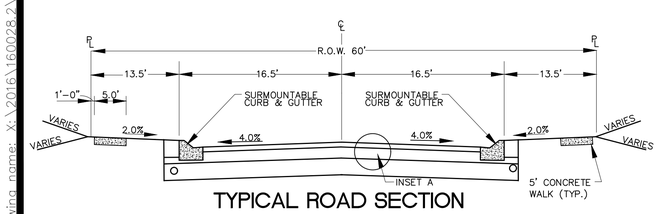
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DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

14

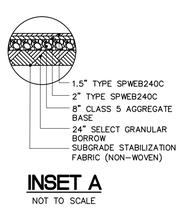
SHEET 14 OF 45

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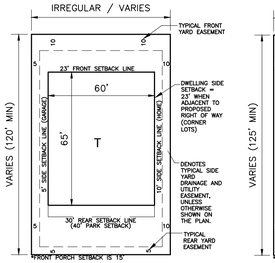
TYPICAL ROAD SECTION



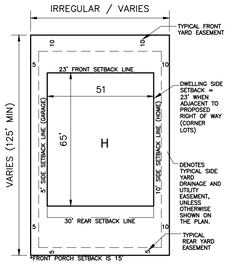
INSET A

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TYPICAL TRADITION LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

LEGEND:

- EASEMENT LINE
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HARVEST WEST 3RD ADDITION

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SITE PLAN - VIEW D

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DESIGNED: DN

DRAWN: TAS

PROJECT NO: 216-0028.C

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SHEET 15 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-site.dwg Jan 14, 2021 - 1:38pm



GRADING NOTES:

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

GRADING LEGEND:

FRONT OF PAD 954.3 / (0) W / 950.3 / 957.6 REAR OF PAD	GARAGE FLOOR ELEVATION; ADDITIONAL REQUIRED STEPS BEYOND TYP. STEP ASSUMED = 0.60' (7#'); HOUSE TYPE; LOWEST FLOOR ELEVATION; REAR ELEVATION
F	FULL BASEMENT
L	LOOK OUT
W	WALK OUT
789	EXISTING CONTOUR
789	PROPOSED CONTOUR
62.44 / TW XXX / BW XXX	PROPOSED SPOT ELEVATION; TOP OF WALL ELEVATION; BOTTOM OF WALL ELEVATION
xTB962.44	TOP OF BERM ELEVATION
2.00%	DIRECTION OF DRAINAGE
	EMERGENCY OVERFLOW ROUTING
	RETAINING WALL
	PROPOSED CATCH BASINS
	PROPOSED STORM SEWER
WL	WETLAND DELINEATION
	TREE PROTECTION LIMITS
	EXISTING VEGETATION LIMITS
769 / 770	EXISTING TREE TO REMAIN
	CREEK BUFFER
	CREEK SETBACK
	MAINTENANCE ACCESS

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HARVEST WEST 3RD ADDITION
CHASKA, MN

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GRADING AND DRAINAGE PLAN - OVERALL

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11-25-20	CITY COMMENTS
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PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

16

SHEET 16 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-grad.dwg Jan 14, 2021 - 1:39pm

GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 1.75%.
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3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF CHASKA CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
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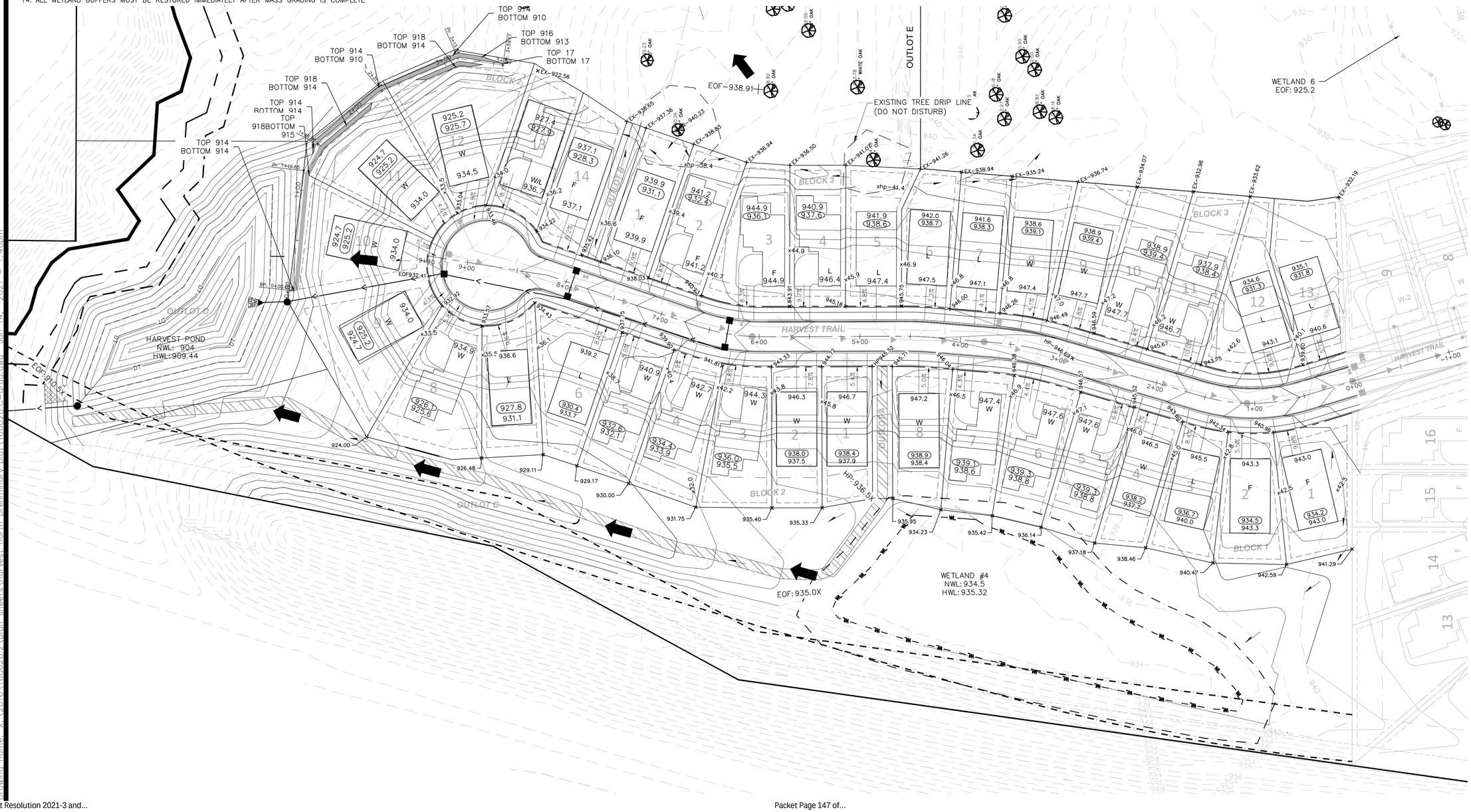
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FRONT OF PAD 954.5 / (I) / W / 950.3 / 957.6 REAR OF PAD	GARAGE FLOOR ELEVATION; ADDITIONAL REQUIRED STEPS BEYOND TYP. STEP ASSUMED = 0.60' (7⅛"); HOUSE TYPE; LOWEST FLOOR ELEVATION; REAR ELEVATION
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	TREE PROTECTION LIMITS
	EXISTING VEGETATION LIMITS
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N

0 25 50 100
SCALE IN FEET

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HARVEST WEST 3RD ADDTION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

GRADING AND DRAINAGE PLAN - VIEW A

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

DAVE NASH, PE
01-04-21
Date License No.

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PROJECT TEAM DATA

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PROJECT NO:	216-0028.C

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SHEET 17 OF 45

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PROJECT TEAM DATA

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DRAWN:	TAS
PROJECT NO:	216-0028.C

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SHEET 18 OF 45

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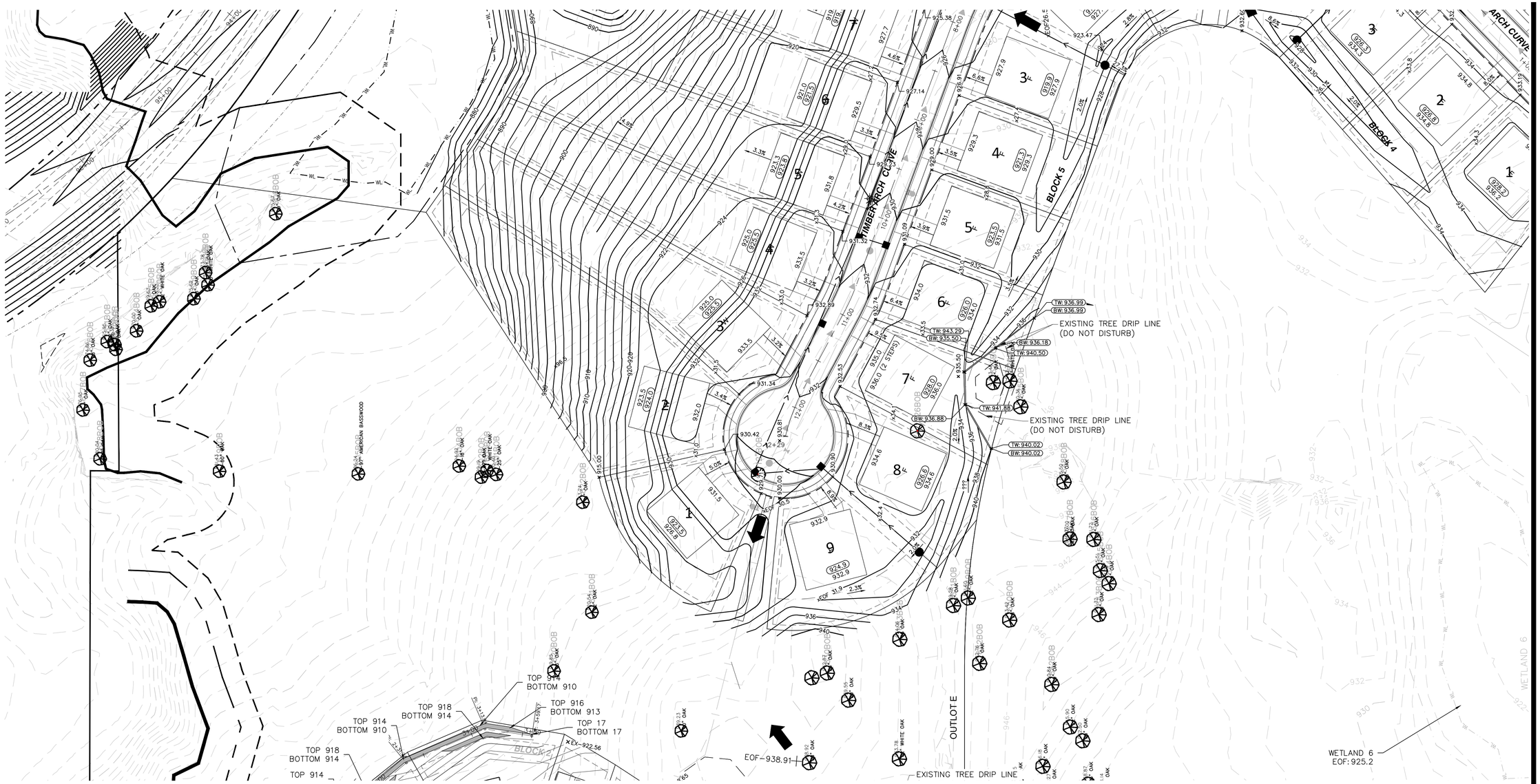
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SHEET 19 OF 45

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SHEET 20 OF 45

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ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

NOTE TO CONTRACTOR:

THE OWNER AND THE GENERAL CONTRACTOR ARE THE RESPONSIBLE PARTIES TO IMPLEMENT THE NPDES PERMIT. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN THE MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT

NOTE:

REFER TO THE GRADING PLAN NOTES AND DETAILS SHEET FOR INFORMATION

TOPSOIL MANAGEMENT IS A SEPARATE DOCUMENT AND NOT PART OF THIS PLANSET

CONSTRUCTION SEQUENCING

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

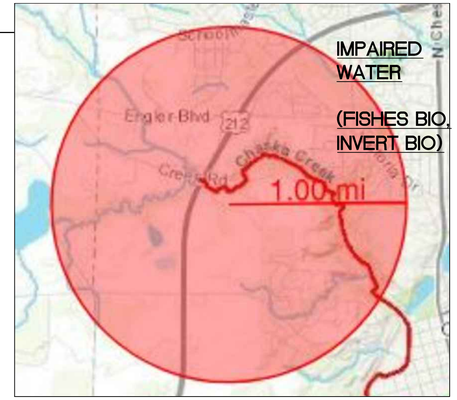
STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL PRIVATE UTILITIES.
7. INSTALL INLET PROTECTION DEVICES.
8. INSTALL POST STREET AND UTILITY SILT FENCE.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

SWPPP BMP QUANTITIES (PER PLAN):

1.	STANDARD PRE SILT FENCE	13,046 LF
2.	STANDARD POST SILT FENCE	1,994 LF
3.	EROSION CONTROL BLANKET	2,505 SY
4.	BIOROLL/BIOLOG	38 EA
5.	TEMPORARY SEEDING	36.1 AC
6.	INLET PROTECTION	53 EA

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY



VICINITY MAP

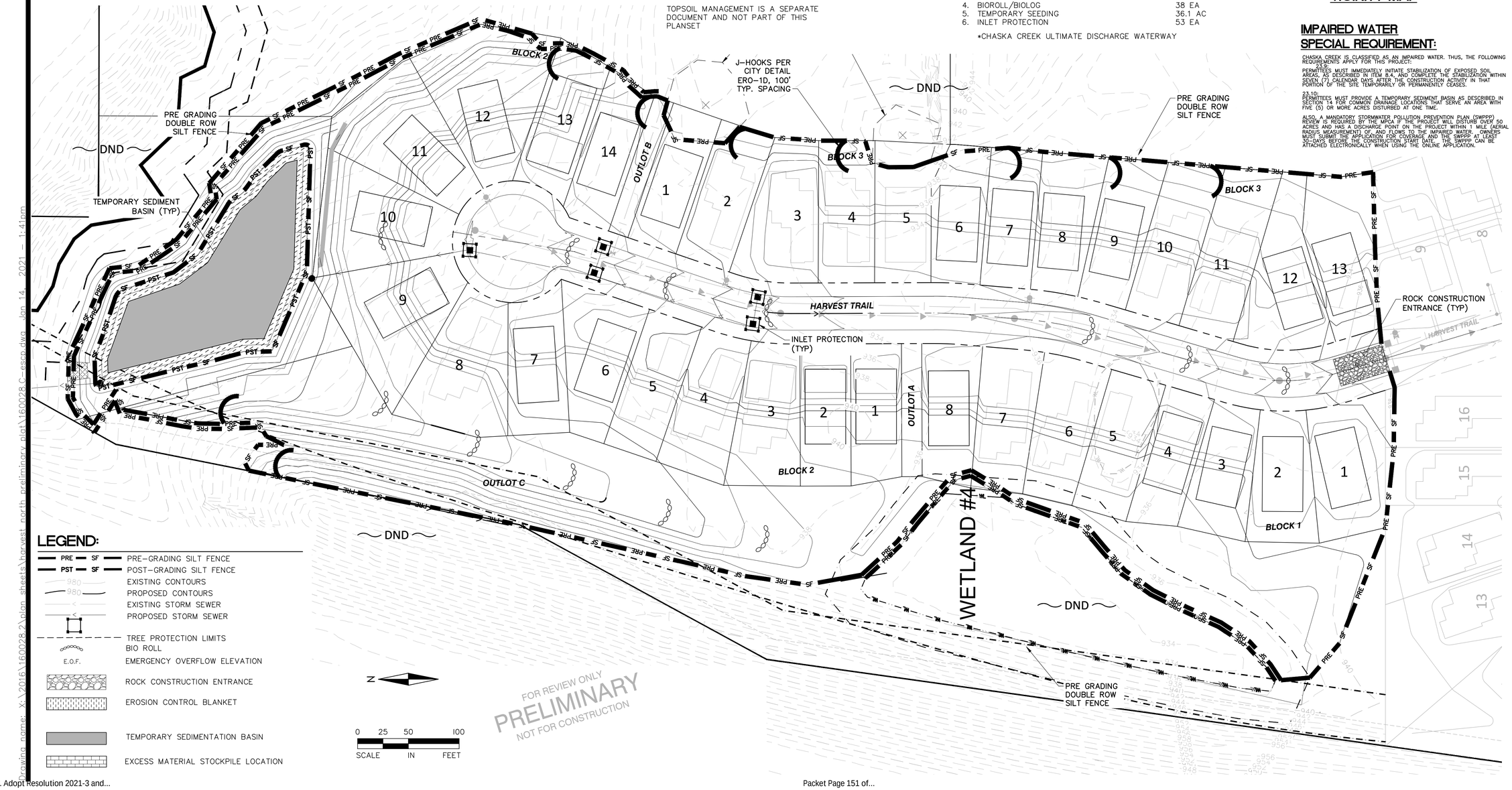
IMPAIRED WATER SPECIAL REQUIREMENT:

CHASKA CREEK IS CLASSIFIED AS AN IMPAIRED WATER. THUS, THE FOLLOWING REQUIREMENTS APPLY FOR THIS PROJECT:

23.9.8:
PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.A, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

23.10:
PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

ALSO, A MANDATORY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REVIEW IS REQUIRED BY THE MPCA IF THE PROJECT WILL DISTURB OVER 50 ACRES AND HAS A DISCHARGE POINT ON THE PROJECT WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO THE IMPAIRED WATER. OWNERS MUST SUBMIT THE APPLICATION FOR COVERAGE AND THE SWPPP AT LEAST 30-DAYS BEFORE THE CONSTRUCTION START DATE. THE SWPPP CAN BE ATTACHED ELECTRONICALLY WHEN USING THE ONLINE APPLICATION.



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PRELIMINARY
NOT FOR CONSTRUCTION

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Minneapolis, MN 55402
612.758.3080
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HARVEST WEST 3RD ADDTION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
EROSION AND SEDIMENT CONTROL PLAN- VIEW A

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

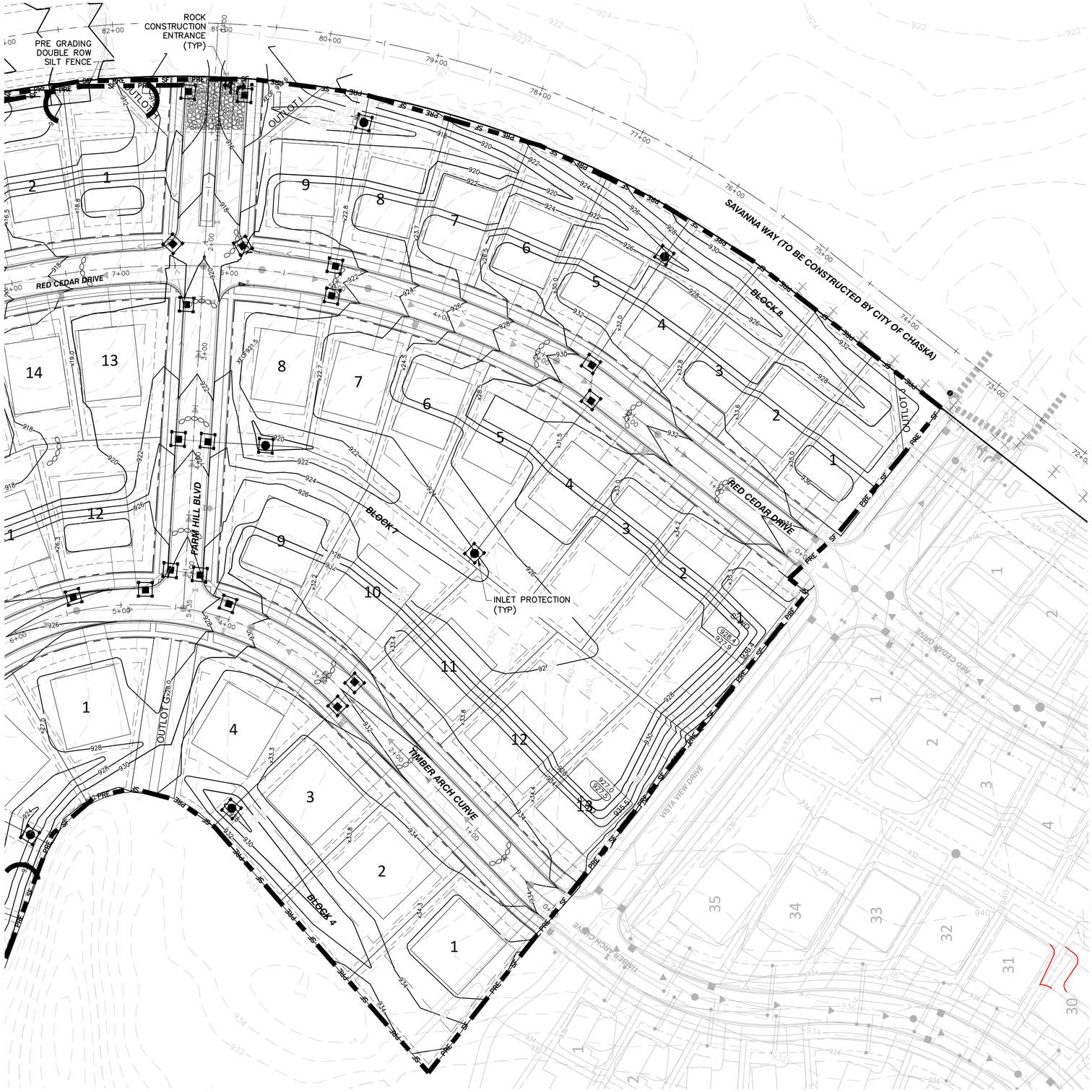
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

21

SHEET 21 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-esca.dwg Jan 14, 2021 - 1:41pm



LEGEND:

- PRE — SF — PRE-GRADING SILT FENCE
- PST — SF — POST-GRADING SILT FENCE
- 980 — EXISTING CONTOURS
- 980 — PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TREE PROTECTION LIMITS
- BIO ROLL
- E.O.F. — EMERGENCY OVERFLOW ELEVATION
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

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N

0 25 50 100
SCALE IN FEET

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EROSION AND SEDIMENT CONTROL PLAN- VIEW B

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BY	DATE

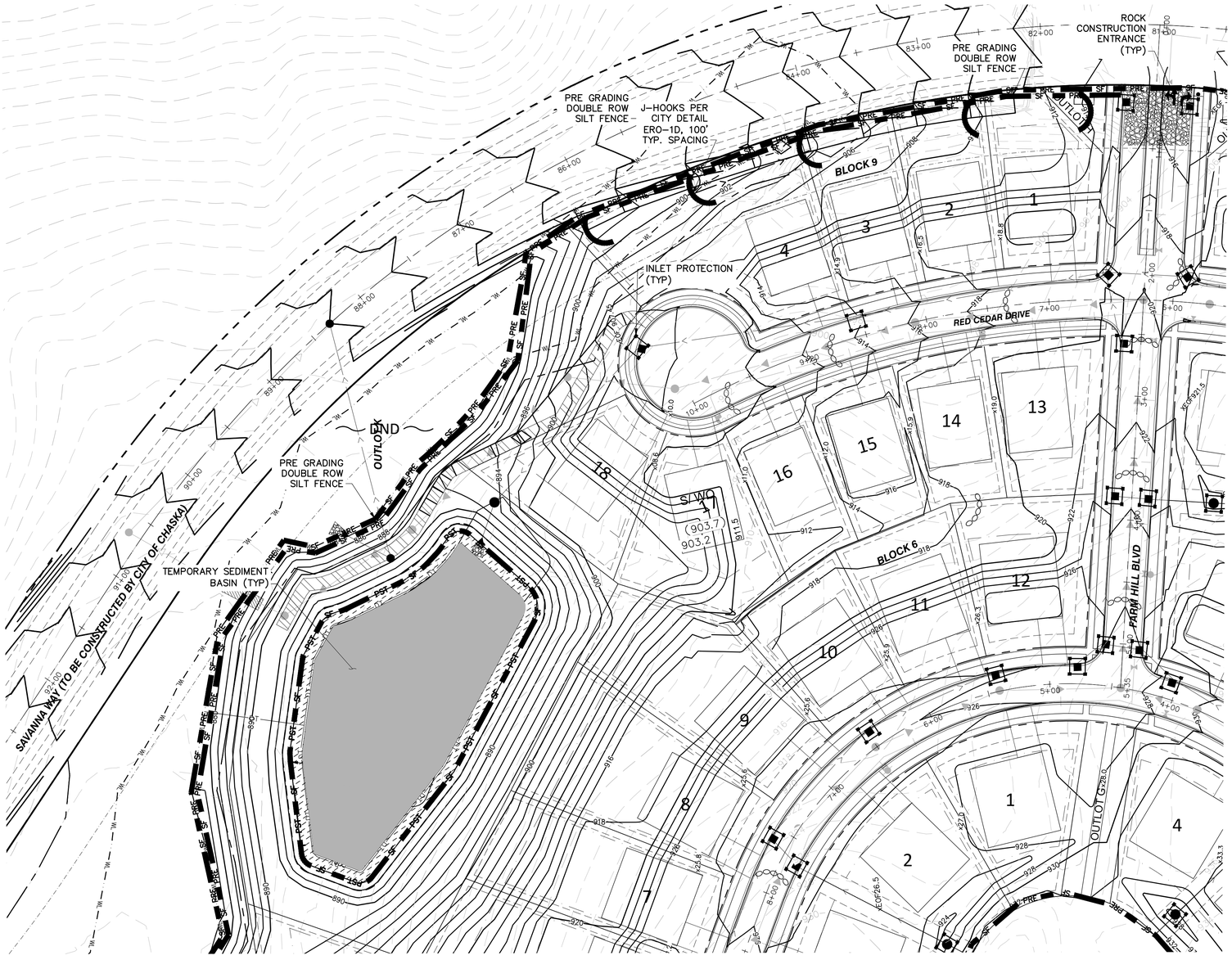
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

22

SHEET 22 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-esc.dwg Jan 14, 2021 - 1:42pm



LEGEND:

- PRE — SF — PRE-GRADING SILT FENCE
- PST — SF — POST-GRADING SILT FENCE
- 980 — EXISTING CONTOURS
- 980 — PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TREE PROTECTION LIMITS
- BIO ROLL
- E.O.F. — EMERGENCY OVERFLOW ELEVATION
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

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HARVEST WEST 3RD ADDITION
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PRELIMINARY PLAT & PUD SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN- VIEW C

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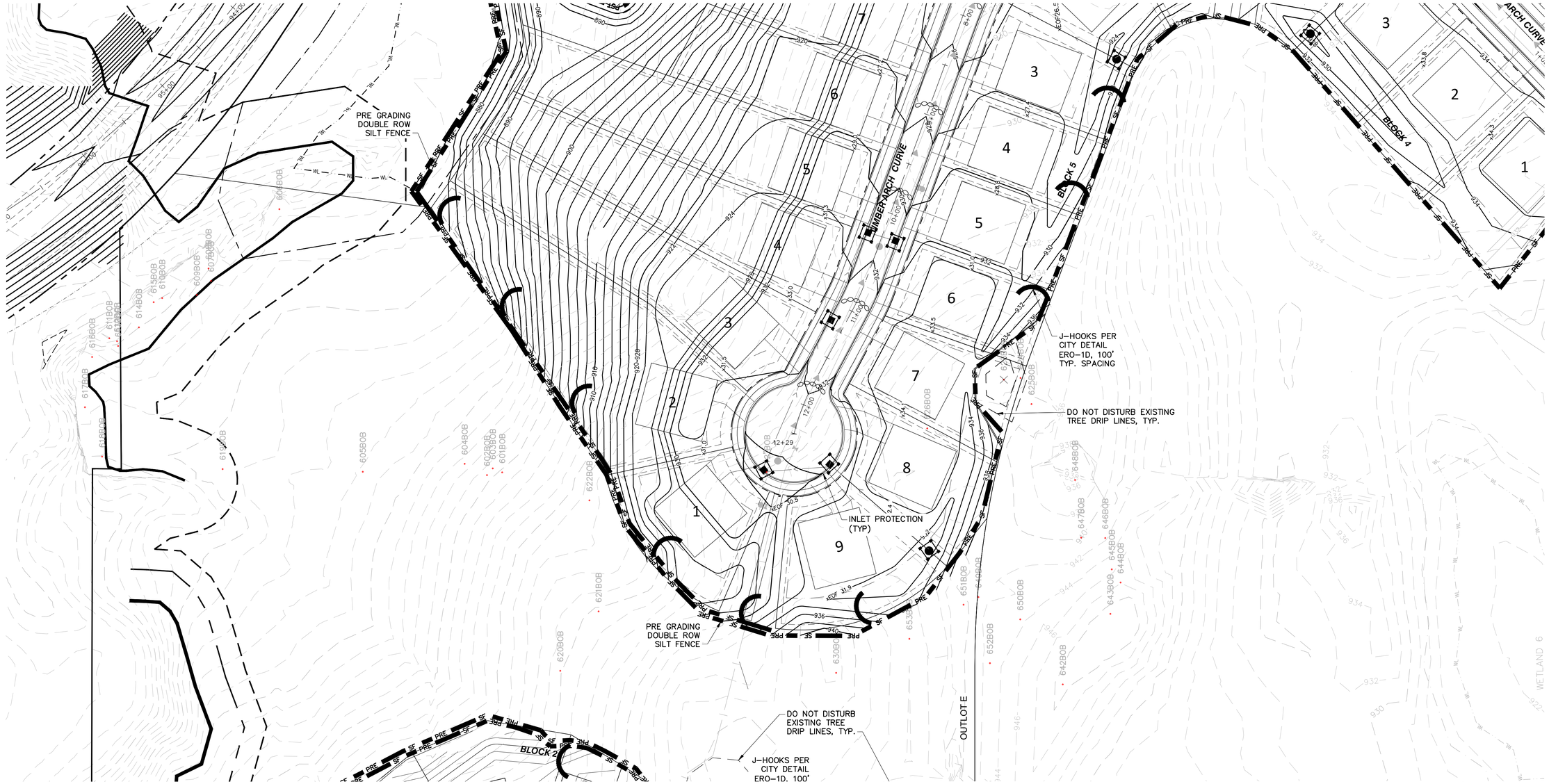
DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

23

SHEET 23 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-esco.dwg Jan 14, 2021 - 1:42pm



LEGEND:

- PRE — SF — PRE-GRADING SILT FENCE
- PST — SF — POST-GRADING SILT FENCE
- 980 — EXISTING CONTOURS
- 980 — PROPOSED CONTOURS
- EXISTING STORM SEWER
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- BIO ROLL
- E.O.F. — EMERGENCY OVERFLOW ELEVATION
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

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EROSION AND SEDIMENT CONTROL PLAN- VIEW D

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BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216-0028.C

24

SHEET 24 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-esc.dwg Jan 14, 2021 - 1:42pm

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC. AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

PERMANENT COVER:

THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER PERMANENT COVER IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCITLAB BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

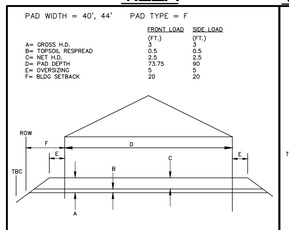
4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

HOLD DOWN DETAILS

VILLA

PAD WIDTH = 40', 44' PAD TYPE = F

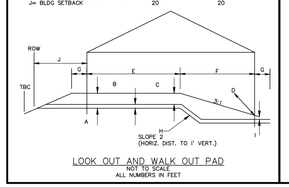
	FRONT LOAD (FT.)	SIDE LOAD (FT.)
A= GROSS H.D.	3	3
B= TOPSOIL RESPREAD	0.5	0.5
C= NET H.D.	2.5	2.5
D= PAD DEPTH	73.75	90
E= OVERSIZING	5	5
F= BLDG SETBACK	20	20



FULL BASEMENT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

PAD WIDTH = 40', 44' PAD TYPE = L, W

	FRONT LOAD (FT.)	SIDE LOAD (FT.)
A= GROSS H.D.	3	3
B= TOPSOIL RESPREAD	0.5	0.5
C= NET H.D.	2.5	2.5
D= F.G. GFE TO F.G. REAR EL	SEE PLAN (L), (W)	SEE PLAN
E= BENCH LENGTH	40	40
F= SLOPE @ REAR FLAT LENGTH	33.75	50
G= OVERSIZING	5	5
H= S/G SLOPE (X' VERT. TO 1 HORIZ.)	2	2
I= F.G. TO TOP OF BLACK @ RFL	0	0
J= BLDG SETBACK	20	20

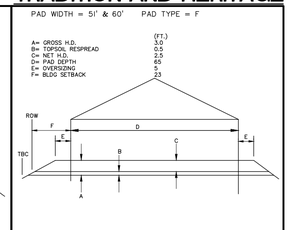


LOOK OUT AND WALK OUT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

TRADITION AND HERITAGE

PAD WIDTH = 51' & 60' PAD TYPE = F

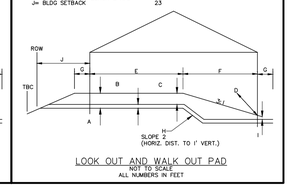
	(FT.)
A= GROSS H.D.	3.0
B= TOPSOIL RESPREAD	0.5
C= NET H.D.	2.5
D= PAD DEPTH	65
E= OVERSIZING	5
F= BLDG SETBACK	23



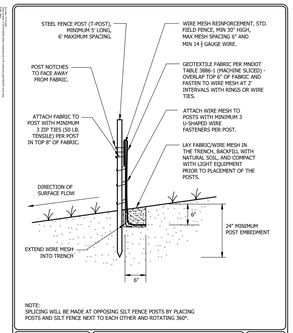
FULL BASEMENT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

PAD WIDTH = 51' & 60' PAD TYPE = L, W

	(FT.)
A= GROSS H.D.	3.0
B= TOPSOIL RESPREAD	0.5
C= NET H.D.	2.5
D= F.G. GFE TO F.G. REAR EL	SEE PLAN (L), (W)
E= BENCH LENGTH	25
F= SLOPE @ REAR FLAT LENGTH	40
G= OVERSIZING	5
H= S/G SLOPE (X' VERT. TO 1 HORIZ.)	2
I= F.G. TO TOP OF BLACK @ RFL	0
J= BLDG SETBACK	23

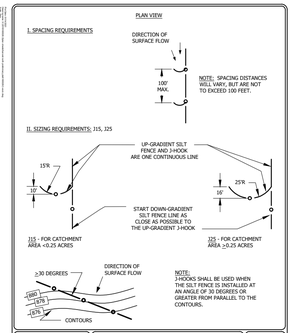


LOOK OUT AND WALK OUT PAD
NOT TO SCALE
ALL NUMBERS IN FEET

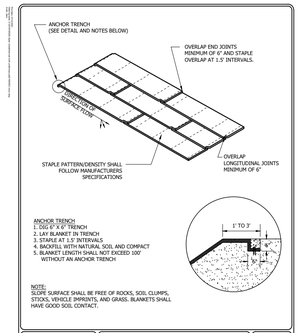


NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

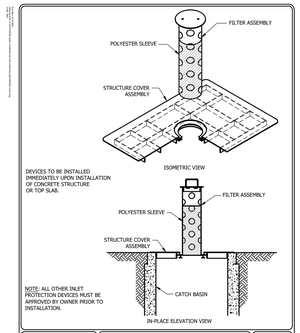
Stantec	SILT FENCE HEAVY DUTY CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-1B



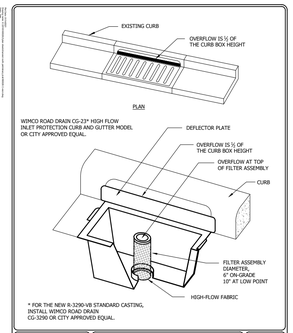
Stantec	SILT FENCE J-HOOK CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-1D



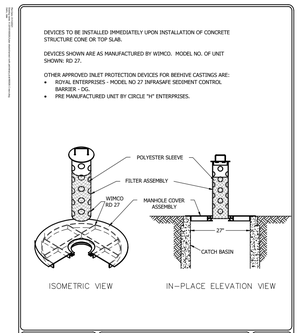
Stantec	EROSION CONTROL BLANKET INSTALLATION CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-2



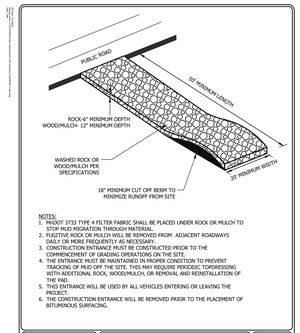
Stantec	INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-4A



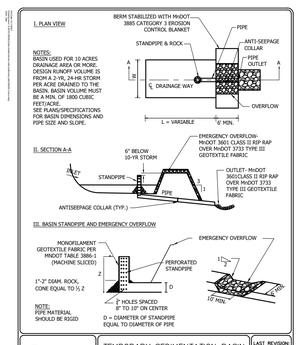
Stantec	INLET PROTECTION – CATCH BASIN INSERT AFTER CURB CONSTRUCTION CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-4B



Stantec	INLET PROTECTION BEEHIVE CASTING CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-4C



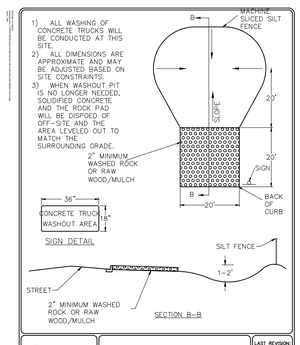
Stantec	ROCK CONSTRUCTION ENTRANCE CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-7



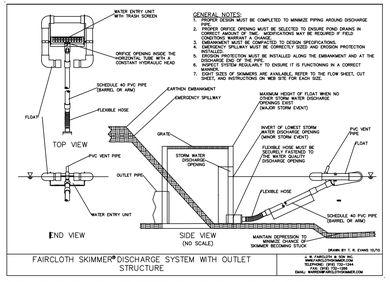
Stantec	TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-8B



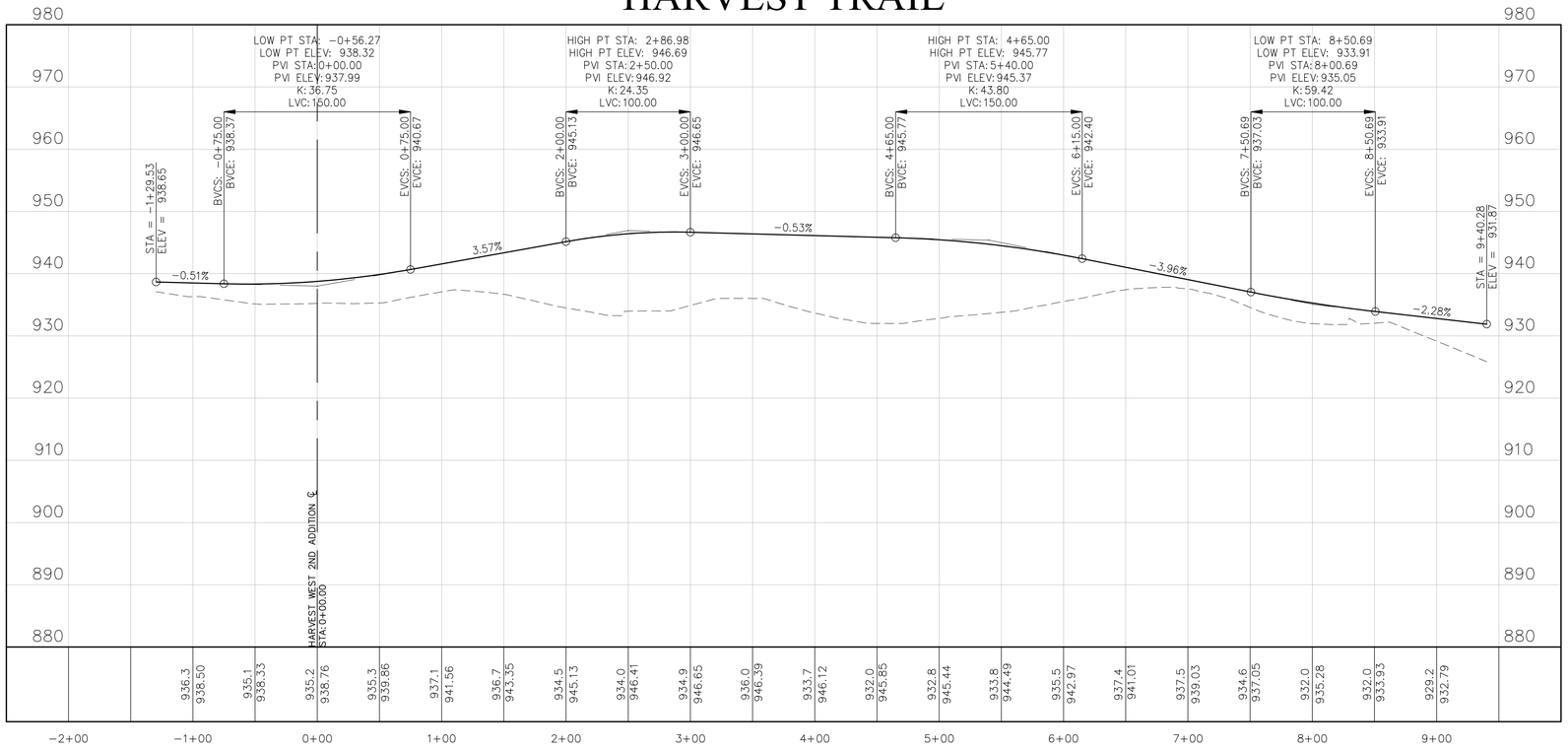
Stantec	SLOPE TRACKING CHASKA, MINNESOTA	LAST REVISION: April 2011 PLATE NO. ERO-10



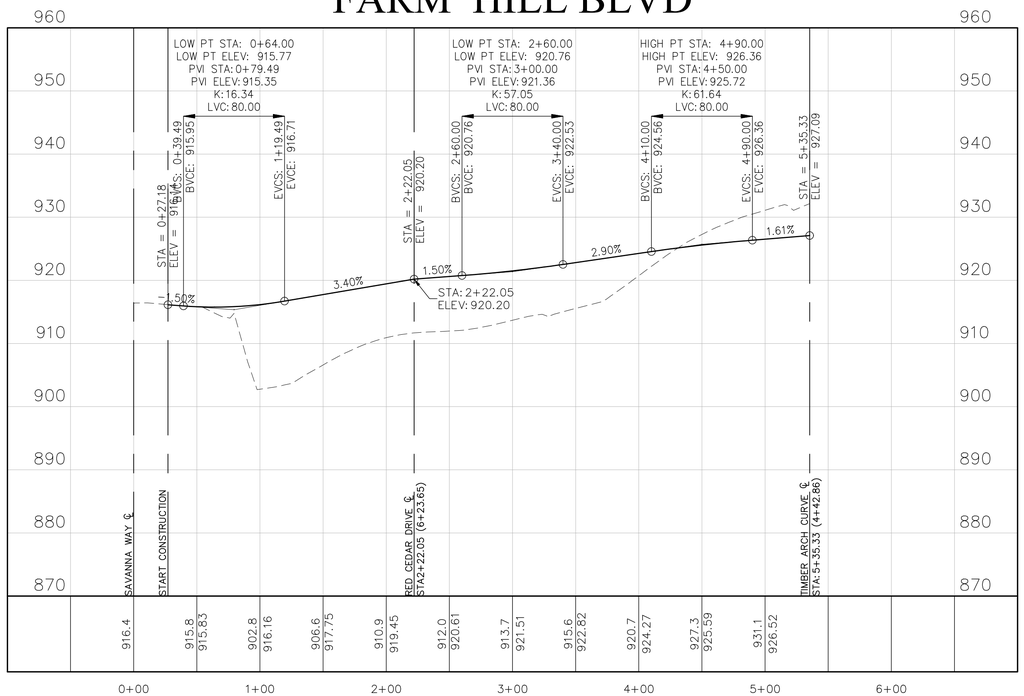
Stantec	CONCRETE WASHOUT PIT CHASKA, MINNESOTA	LAST REVISION: APRIL 2008 PLATE NO. ERO-12


WATER ENTRY UNIT WITH TRASH SCREEN
ORIFICE OPENING INSIDE THE STORM WATER INLET TO CONTROL HYDRAULIC HEAD
SCHEDULE 40 PVC PIPE (BARREL OR ARM)
FLEXIBLE HOSE
FLOAT
TOP VIEW
PVC VENT PIPE
OUTLET PIPE
WATER ENTRY UNIT
END VIEW
EARTHEN EMBANKMENT
EMERGENCY SPILLWAY
GRATE
STORM WATER DISCHARGE OPENING
SIDE VIEW (NO SCALE)
MAXIMUM HEIGHT OF FLOAT WHEN NO OTHER STORM WATER DISCHARGE OPENING EXIST (MAJOR STORM EVENT)
INVERT OF LOWEST STORM WATER DISCHARGE OPENING (MINOR STORM EVENT)
FLEXIBLE HOSE MUST BE SECURELY FASTENED TO THE STORM WATER DISCHARGE OPENING
PVC VENT PIPE
FLOAT
FLEXIBLE HOSE
SCHEDULE 40 PVC PIPE (BARREL OR ARM)
MAINTAIN DEPRESSION TO ALLOW FLOW INTO DRAINAGE BECOMING STUCK
GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS DIFFER FROM PLANS.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE OUTLET OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. THREE SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE

HARVEST TRAIL



FARM HILL BLVD



0 5 10 20
SCALE IN FEET
VERTICAL SCALE

0 30 60 120
SCALE IN FEET
HORIZONTAL SCALE

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733 Marquette Avenue
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Minneapolis, MN 55402
612.758.3080
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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
GRADING PROFILES 1

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

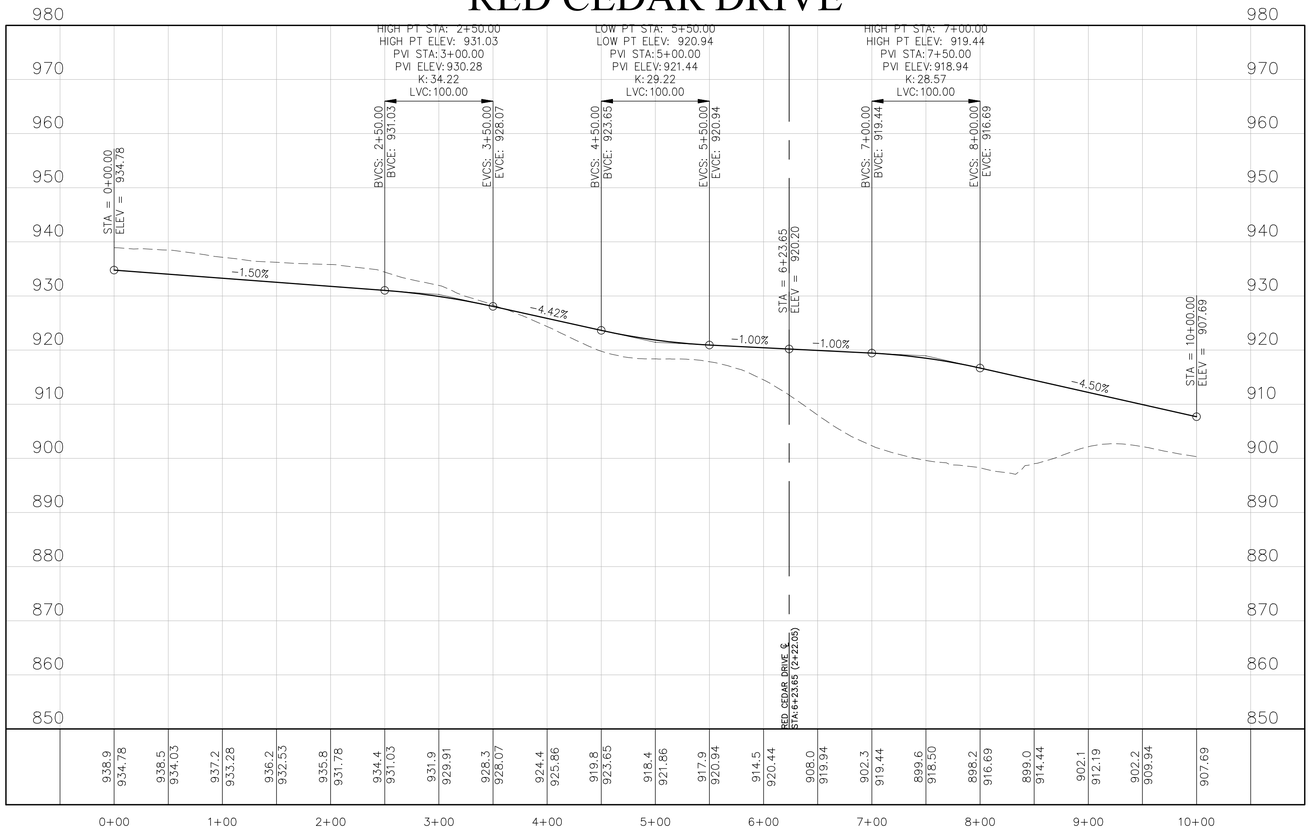
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

26

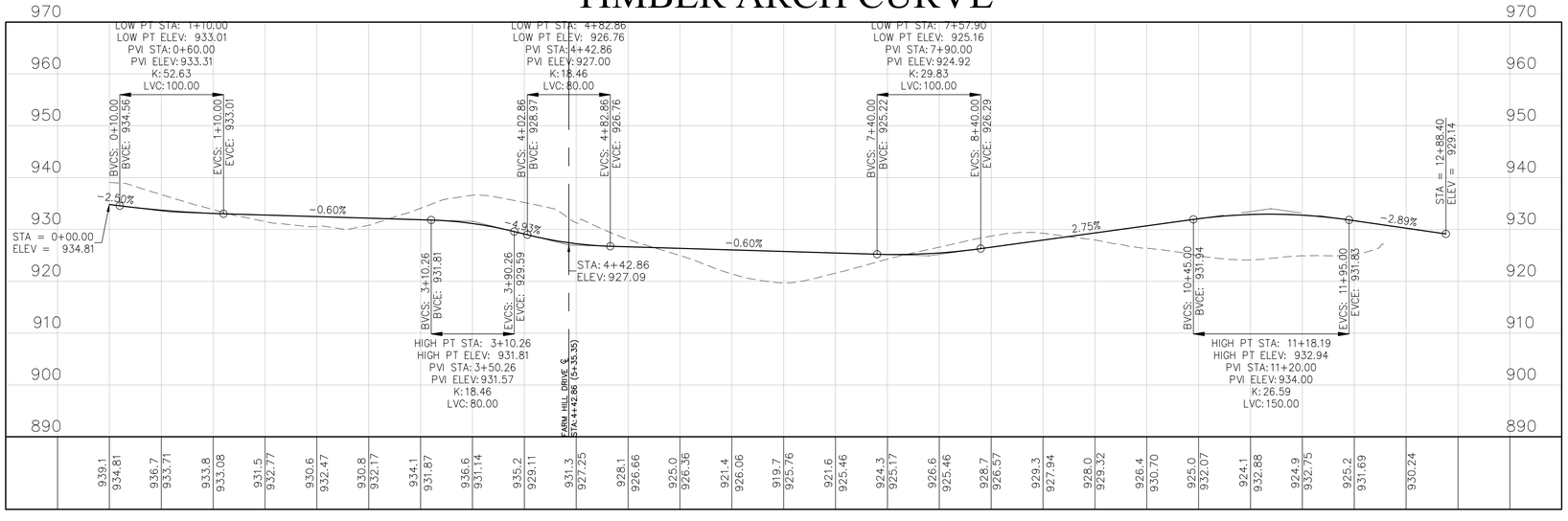
SHEET 26 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-prof.dwg Jan 14, 2021 - 1:43pm

RED CEDAR DRIVE



TIMBER ARCH CURVE



0 5 10 20
SCALE IN FEET
VERTICAL SCALE

0 35 70 140
SCALE IN FEET
HORIZONTAL SCALE

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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

GRADING PROFILES 2

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

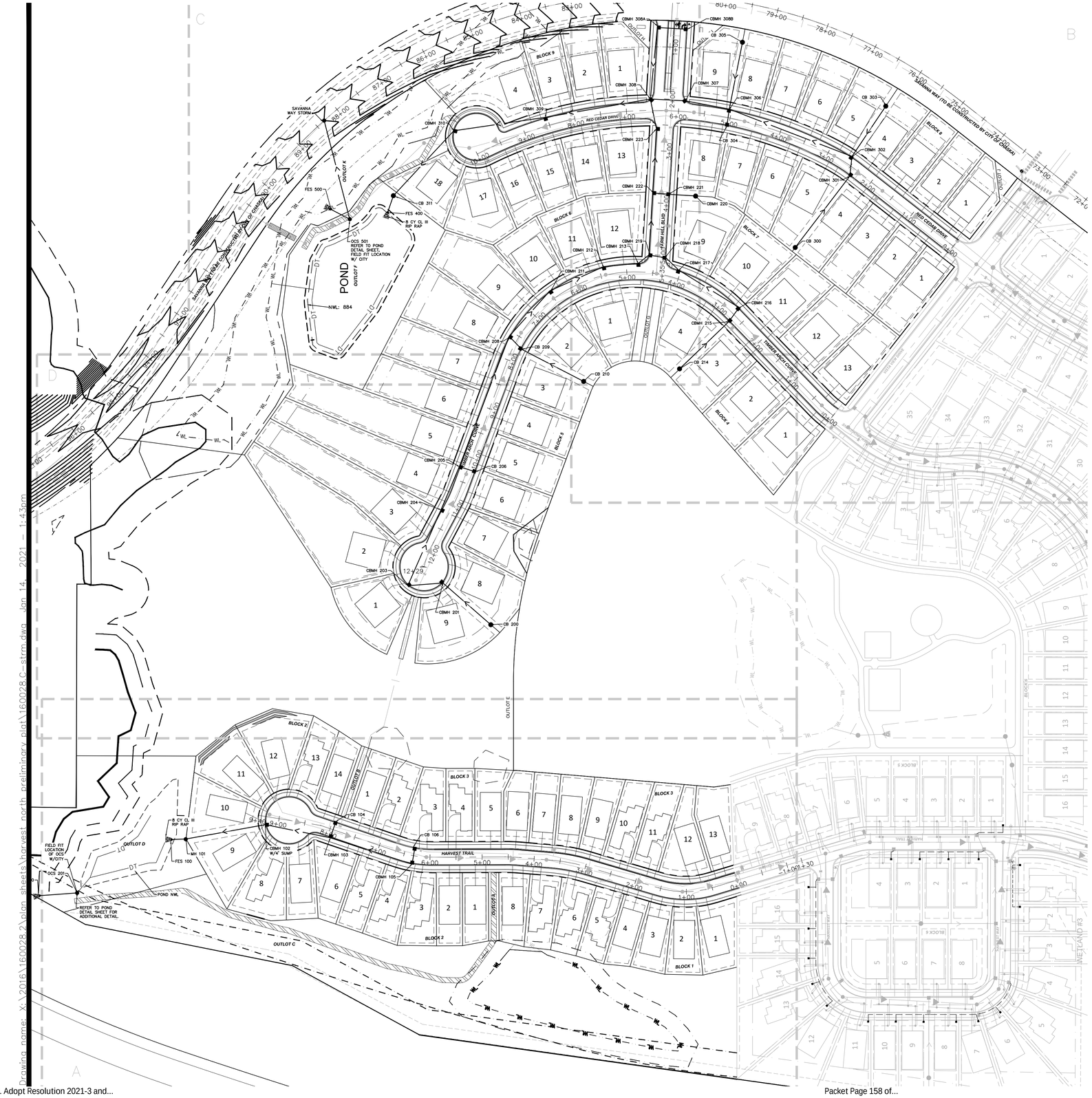
DATE	ISSUE
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11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

27

SHEET 27 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-prof.dwg Jan 14, 2021 - 1:43pm



Drawing name: X:\2016\160028.2\plan sheets\harvest west north preliminary plat\160028.C-strm.dwg Jan 14, 2021 - 1:43pm

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
9. SUMP CATCH BASINS SHALL BE 12"X12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
10. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
12. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
13. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 106	CBMH 105	12	1.00%	RCP	33.0	937.01	936.68	941.01	2X3'	R-3501-T	4.00
CBMH 105	CBMH 103	12	3.00%	RCP	164.7	936.58	931.64	941.01	48"	R-3501-T	4.43
CB 104	CBMH 103	12	3.00%	RCP	33.0	930.75	929.76	934.75	2X3'	R-3501-T	4.00
CBMH 103	CBMH 102	15	3.00%	RCP	130.2	929.76	925.85	934.75	48"	R-3067-V	4.99
CBMH 102	MH 101	18	3.00%	RCP	155.2	914.35	909.70	931.77	48"	R3501-T	21.42
MH 101	FES 100	24	0.30%	RCP	12.9	904.70	904.66	912.94	48"	R-1642	8.24
OCS 201	FES 200	0	0.00%	0.0000	0.0	0.00	0.00	0.00	0.00	0.00	0.00
CB 200	CBMH 201	12	0.50%	RCP	121.7	926.14	925.53	931.14	2X3'	R-4342	5.00
CBMH 201	CBMH 203	12	1.00%	RCP	67.6	925.53	924.86	930.13	48"	R-3501-T	4.60
CBMH 203	CBMH 204	18	0.50%	RCP	158.8	924.86	924.06	929.04	48"	R-3501-T	4.18
CBMH 204	CBMH 205	18	0.28%	RCP	89.9	924.06	923.81	932.22	48"	R-3501-T	8.16
CB 206	CBMH 205	15	3.50%	RCP	33.0	926.10	924.94	930.60	2x3'	R-4342	4.50
CBMH 205	CBMH 208	21	2.20%	RCP	267.9	923.81	917.92	930.65	48"	R-3067-V	6.84
CB 210	CBMH 209	12	1.50%	RCP	133.8	921.46	919.45	925.96	2x3'	R-4342	4.50
CB 209	CBMH 208	15	1.50%	RCP	34.6	919.45	918.93	924.44	48"	R-3067-V	4.99
CBMH 208	CBMH 211	30	0.13%	RCP	117.3	917.92	917.76	924.44	60"	R-3067-V	6.52
CBMH 211	CBMH 212	30	0.13%	RCP	112.7	917.76	917.62	925.05	60"	R-3501-T	7.29
CBMH 212	CBMH 213	30	0.15%	RCP	67.0	917.62	917.52	925.69	60"	R-3501-T	8.07
CBMH 213	CBMH 219	30	0.15%	RCP	25.5	917.52	917.48	926.07	60"	R-3501-T	8.55
CB 214	CBMH 215	12	0.45%	RCP	130.9	922.92	922.33	927.42	2x3'	R-3067-V	4.50
CBMH 215	CBMH 216	12	2.00%	RCP	33.5	922.33	921.66	931.34	48"	R-3067-V	9.01
CBMH 216	CBMH 217	15	2.00%	RCP	136.6	921.66	918.93	931.30	48"	R-3501-T	9.64
CBMH 217	CBMH 218	15	2.00%	RCP	33.6	918.93	918.26	928.13	48"	R-3501-T	9.20
CBMH 218	CBMH 219	15	2.00%	RCP	33.4	918.26	917.59	925.62	60"	R-3501-T	7.36
CBMH 220	CBMH 221	12	4.00%	RCP	48.6	913.58	911.64	919.08	2x3'	R-4342	5.50
CBMH 221	CBMH 222	12	3.50%	RCP	33.1	911.64	910.48	923.19	48"	R-3067-V	11.55
CBMH 219	CBMH 222	24	4.80%	RCP	119.3	917.48	911.75	925.97	60"	R-3501-T	8.49
CBMH 222	CBMH 223	30	4.20%	RCP	123.3	910.48	905.30	923.16	60"	R-3067-V	12.68
CBMH 223	CBMH 308	30	2.00%	RCP	58.5	905.30	904.13	920.17	60"	R-3067-V	14.87
CB 300	CBMH 301	12	0.60%	RCP	172.4	919.41	918.38	923.91	2x3'	R-4342	4.50
CBMH 301	CBMH 302	15	0.50%	RCP	37.9	918.38	918.19	930.47	48"	R-3501-T	12.09
CB 303	CBMH 302	12	0.50%	RCP	116.4	918.83	918.25	923.33	2x3'	R-4342	4.50
CBMH 302	CBMH 306	15	4.00%	RCP	252.3	918.19	908.09	930.18	48"	R-3501-T	11.99
CB 305	CBMH 306	12	2.20%	RCP	130.7	911.17	908.29	915.17	2x3'	R-4342	4.00
CB 304	CBMH 306	12	5.00%	RCP	33.3	911.06	909.40	921.06	2x3'	R-3501-T	10.00
CBMH 306	CBMH 307	18	3.00%	RCP	86.2	908.09	905.51	920.88	60"	R-3501-T	12.79
CBMH 307	CBMH 308	18	2.00%	RCP	66.8	905.51	904.17	918.98	60"	R-3501-T	13.47
CB 308B	CBMH308A	12	2.00%	RCP	57.5	910.41	909.26	914.91	2'x3'	R-3067-V	4.50
CBMH 308A	CBMH 308	12	3.50%	RCP	137.8	909.26	904.44	914.73	48"	R-3067-V	5.47
CBMH 308	CBMH 309	30	0.70%	RCP	204.7	904.13	902.70	919.09	84"	R-3501-T	14.96
CBMH 309	CBMH 310	30	0.70%	RCP	177.2	902.70	901.46	913.54	60"	R-3501-T	10.84
CBMH 310	CBMH 311	30	0.70%	RCP	170.0	889.42	888.23	906.44	60"	R-3067-V	17.02
CBMH 311	FES 400	30	0.70%	RCP	35.0	884.25	884.00	894.00	60"	R-1642	9.75
OCS 501	FES 500	12	0.00%	RCP	43.0	884.00	0.00	891.00	48"	OCS	7.00
OCS 501	SAVANNA	12	0.00%	RCP	195.0	881.00	0.00	891.00	48"	OCS	10.00

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N

0 50 100 200
SCALE IN FEET

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
STORM SEWER PLAN - OVERALL

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

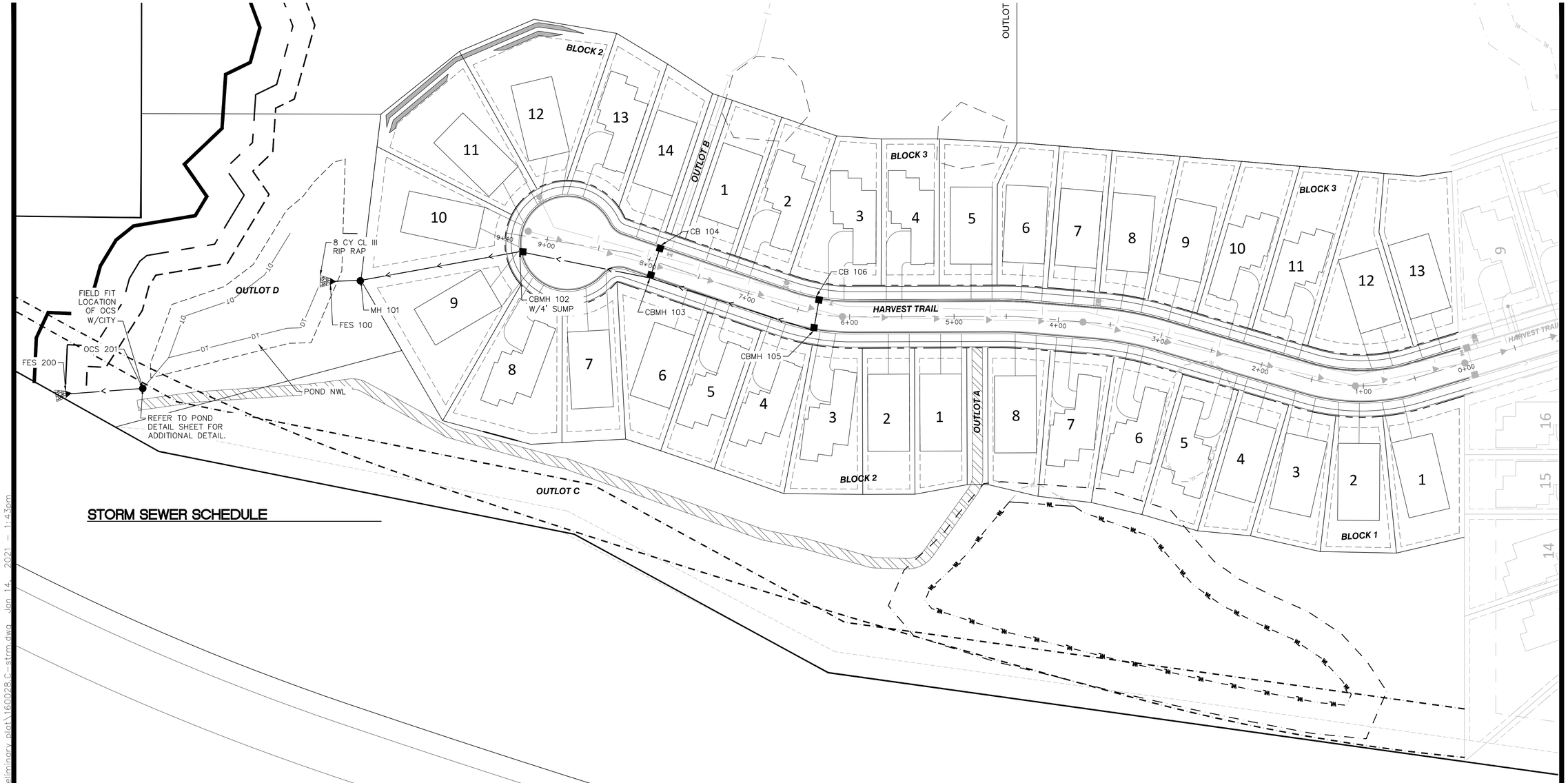
BY DATE

DATE	ISSUE
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01-04-21	PRELIMINARY PLAT – REVISED
01-14-21	PRELIMINARY PLAT – REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

28

SHEET 28 OF 45



STORM SEWER SCHEDULE

UTILITY NOTES:

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9. SUMP CATCH BASINS SHALL BE 12"X12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
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13. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

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SCALE IN FEET

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

HARVEST WEST 3RD ADDTION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
STORM SEWER PLAN - VIEW A

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

DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT – REVISED
01-14-21	PRELIMINARY PLAT – REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

29

SHEET 29 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-strm.dwg Jan 14, 2021 - 1:43pm



UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
9. SUMP CATCH BASINS SHALL BE 12"X12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
10. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
12. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
13. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
CB 106	CBMH 105	12	1.00%	RCP	33.0	937.01	936.68	941.01	2X3'	R-3501-T	4.00
CBMH 105	CBMH 103	12	3.00%	RCP	164.7	936.58	931.64	941.01	48"	R-3501-T	4.43
CB 104	CBMH 103	12	3.00%	RCP	33.0	930.75	929.76	934.75	2X3'	R-3501-T	4.00
CBMH 103	CBMH 102	15	3.00%	RCP	130.2	929.76	925.85	934.75	48"	R-3067-V	4.99
CBMH 102	MH 101	18	3.00%	RCP	155.2	914.35	909.70	931.77	48"	R3501-T	21.42
MH 101	FES 100	24	0.30%	RCP	12.9	904.70	904.66	912.94	48"	R-1642	8.24
OCS 201	FES 200	0	0.00%	0.0000	0.0	0.00	0.00	0.00	0.00	0.00	0.00
CB 200	CBMH 201	12	0.50%	RCP	121.7	926.14	925.53	931.14	2X3'	R-4342	5.00
CBMH 201	CBMH 203	12	1.00%	RCP	67.6	925.53	924.86	930.13	48"	R-3501-T	4.60
CBMH 203	CBMH 204	18	0.50%	RCP	158.8	924.86	924.06	929.04	48"	R-3501-T	4.18
CBMH 204	CBMH 205	18	0.28%	RCP	89.9	924.06	923.81	932.22	48"	R-3501-T	8.16
CB 206	CBMH 205	15	3.50%	RCP	33.0	926.10	924.94	930.60	2x3'	R-4342	4.50
CBMH 205	CBMH 208	21	2.20%	RCP	267.9	923.81	917.92	930.65	48"	R-3067-V	6.84
CB 210	CBMH 209	12	1.50%	RCP	133.8	921.46	919.45	925.96	2x3'	R-4342	4.50
CB 209	CBMH 208	15	1.50%	RCP	34.6	919.45	918.93	924.44	48"	R-3067-V	4.99
CBMH 208	CBMH 211	30	0.13%	RCP	117.3	917.92	917.76	924.44	60"	R-3067-V	6.52
CBMH 211	CBMH 212	30	0.13%	RCP	112.7	917.76	917.62	925.05	60"	R-3501-T	7.29
CBMH 212	CBMH 213	30	0.15%	RCP	67.0	917.62	917.52	925.69	60"	R-3501-T	8.07
CBMH 213	CBMH 219	30	0.15%	RCP	25.5	917.52	917.48	926.07	60"	R-3501-T	8.55
CB 214	CBMH 215	12	0.45%	RCP	130.9	922.92	922.33	927.42	2x3'	R-3067-V	4.50
CBMH 215	CBMH 216	12	2.00%	RCP	33.5	922.33	921.66	931.34	48"	R-3067-V	9.01
CBMH 216	CBMH 217	15	2.00%	RCP	136.6	921.66	918.93	931.30	48"	R-3501-T	9.64
CBMH 217	CBMH 218	15	2.00%	RCP	33.6	918.93	918.26	928.13	48"	R-3501-T	9.20
CBMH 218	CBMH 219	15	2.00%	RCP	33.4	918.26	917.59	925.62	60"	R-3501-T	7.36
CBMH 220	CBMH 221	12	4.00%	RCP	48.6	913.58	911.64	919.08	2x3'	R-4342	5.50
CBMH 221	CBMH 222	12	3.50%	RCP	33.1	911.64	910.48	923.19	48"	R-3067-V	11.55
CBMH 219	CBMH 222	24	4.80%	RCP	119.3	917.48	911.75	925.97	60"	R-3501-T	8.49
CBMH 222	CBMH 223	30	4.20%	RCP	123.3	910.48	905.30	923.16	60"	R-3067-V	12.68
CBMH 223	CBMH 308	30	2.00%	RCP	58.5	905.30	904.13	920.17	60"	R-3067-V	14.87
CB 300	CBMH 301	12	0.60%	RCP	172.4	919.41	918.38	923.91	2x3'	R-4342	4.50
CBMH 301	CBMH 302	15	0.50%	RCP	37.9	918.38	918.19	930.47	48"	R-3501-T	12.09
CB 303	CBMH 302	12	0.50%	RCP	116.4	918.83	918.25	923.33	2x3'	R-4342	4.50
CBMH 302	CBMH 306	15	4.00%	RCP	252.3	918.19	908.09	930.18	48"	R-3501-T	11.99
CB 305	CBMH 306	12	2.20%	RCP	130.7	911.17	908.29	915.17	2x3'	R-4342	4.00
CB 304	CBMH 306	12	5.00%	RCP	33.3	911.06	909.40	921.06	2x3'	R-3501-T	10.00
CBMH 306	CBMH 307	18	3.00%	RCP	86.2	908.09	905.51	920.88	60"	R-3501-T	12.79
CBMH 307	CBMH 308	18	2.00%	RCP	66.8	905.51	904.17	918.98	60"	R-3501-T	13.47
CB 308B	CBMH308A	12	2.00%	RCP	57.5	910.41	909.26	914.91	2'x3'	R-3067-V	4.50
CBMH 308A	CBMH 308	12	3.50%	RCP	137.8	909.26	904.44	914.73	48"	R-3067-V	5.47
CBMH 308	CBMH 309	30	0.70%	RCP	204.7	904.13	902.70	919.09	84"	R-3501-T	14.96
CBMH 309	CBMH 310	30	0.70%	RCP	177.2	902.70	901.46	913.54	60"	R-3501-T	10.84
CBMH 310	CBMH 311	30	0.70%	RCP	170.0	889.42	888.23	906.44	60"	R-3067-V	17.02
CBMH 311	FES 400	30	0.70%	RCP	35.0	884.25	884.00	894.00	60"	R-1642	9.75
OCS 501	FES 500	12	0.00%	RCP	43.0	884.00	0.00	891.00	48"	OCS	7.00
OCS 501	SAVANNA	12	0.00%	RCP	195.0	881.00	0.00	891.00	48"	OCS	10.00

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HARVEST WEST 3RD ADDITION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

STORM SEWER PLAN - VIEW B

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DAVE NASH, PE
01–04–21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

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11–25–20	CITY COMMENTS
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PROJECT TEAM DATA

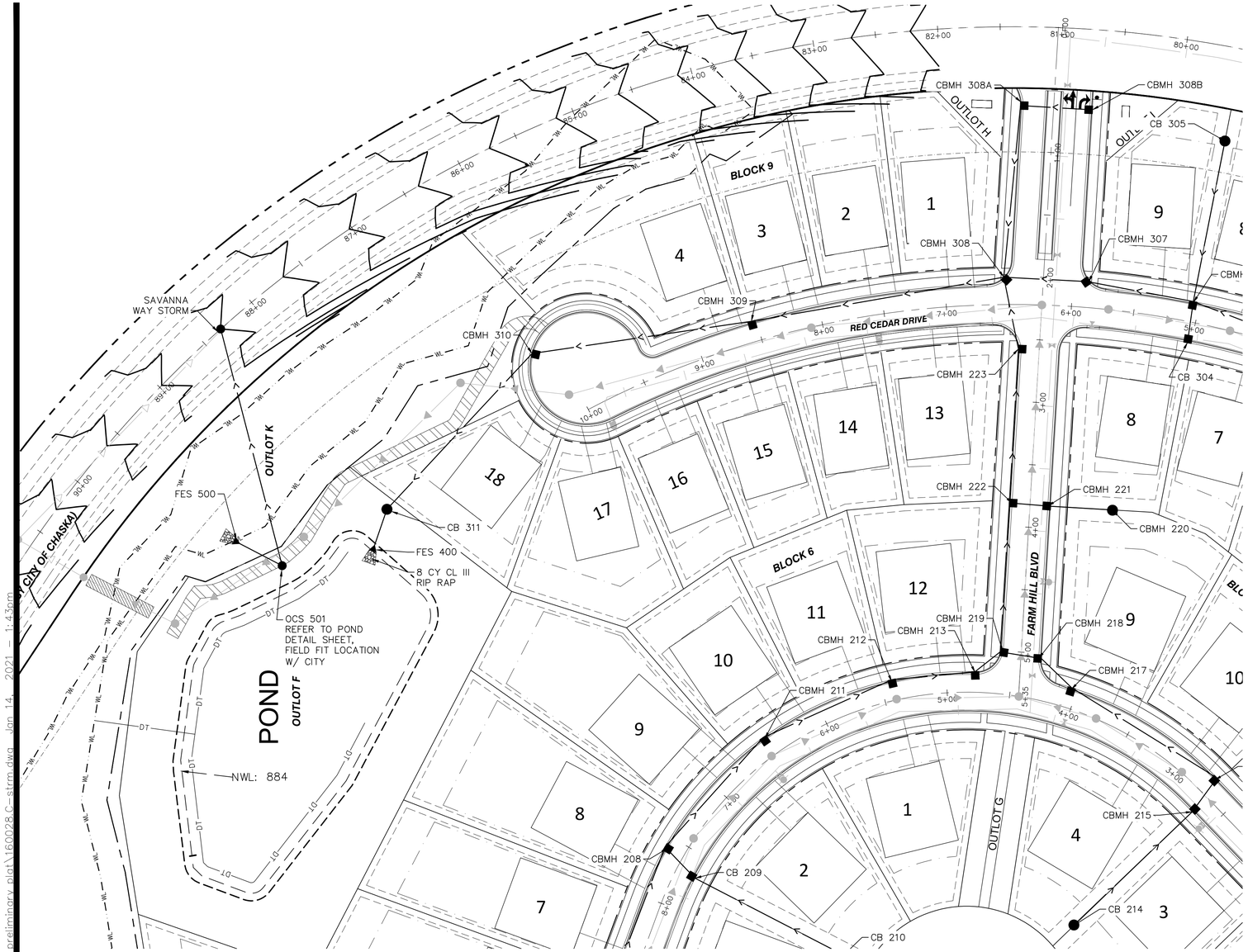
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216–0028.C

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SHEET 30 OF 45

FOR REVIEW ONLY
PRELIMINARY
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Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-strm.dwg Jan 14, 2021 - 1:43pm



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
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SCALE IN FEET

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STORM SEWER SCHEDULE

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HARVEST WEST 3RD ADDITION
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STORM SEWER PLAN - VIEW C

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01-04-21
Date License No.

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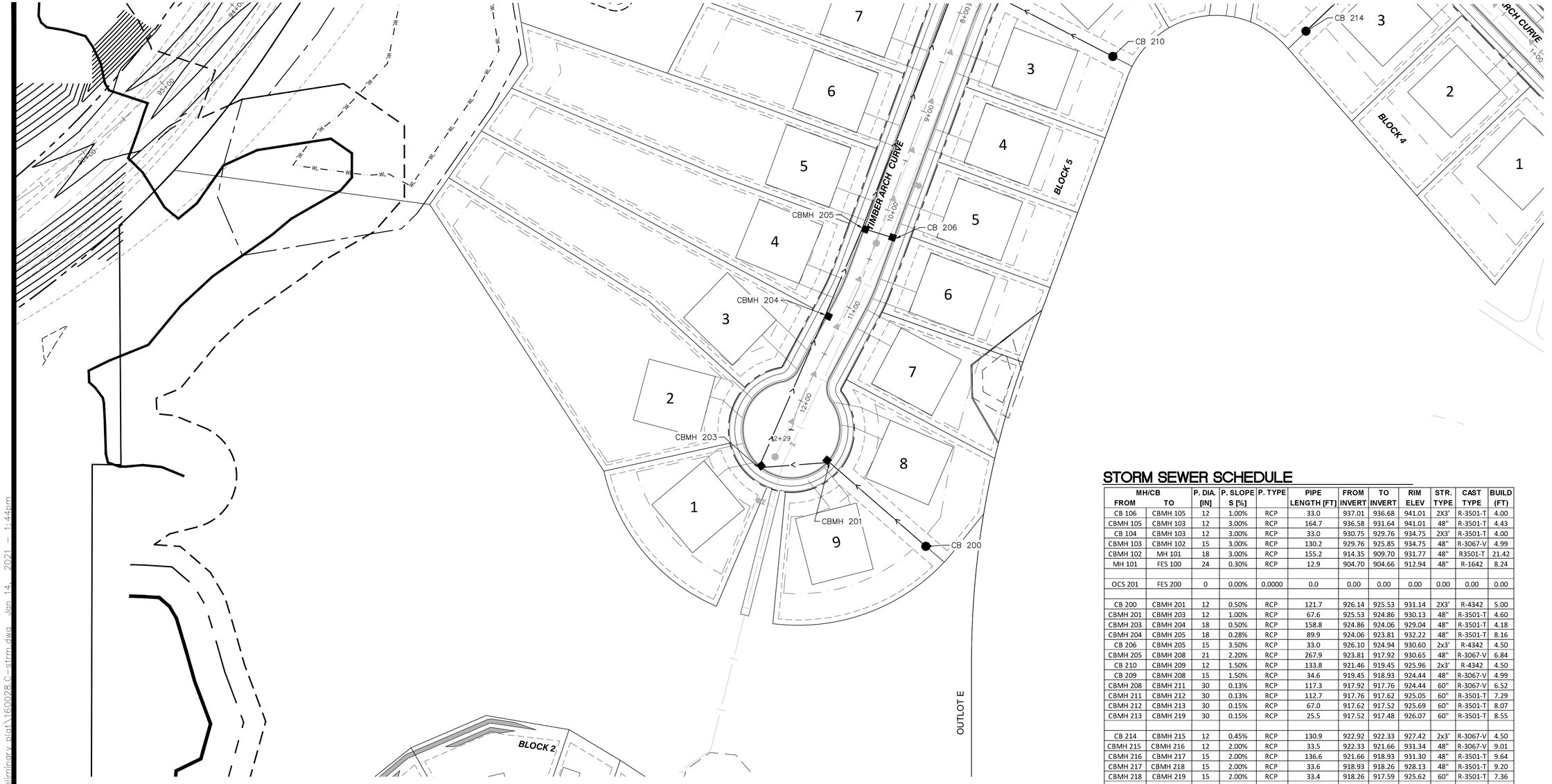
PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

31

SHEET 31 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-strm.dwg Jan 14, 2021 - 1:43pm



STORM SEWER SCHEDULE

MH/CB FROM	MH/CB TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
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CB 104	CBMH 103	12	3.00%	RCP	33.0	930.75	929.76	934.75	2X3'	R-3501-T	4.00
CBMH 103	CBMH 102	15	3.00%	RCP	130.2	929.76	925.85	934.75	48"	R-3067-V	4.99
CBMH 102	MH 101	18	3.00%	RCP	155.2	914.35	909.70	931.77	48"	R3501-T	21.42
MH 101	FES 100	24	0.30%	RCP	12.9	904.70	904.66	912.94	48"	R-1642	8.24
OCS 201	FES 200	0	0.00%	0.0000	0.0	0.00	0.00	0.00	0.00	0.00	0.00
CB 200	CBMH 201	12	0.50%	RCP	121.7	926.14	925.53	931.14	2X3'	R-4342	5.00
CBMH 201	CBMH 203	12	1.00%	RCP	67.6	925.53	924.86	930.13	48"	R-3501-T	4.60
CBMH 203	CBMH 204	18	0.50%	RCP	158.8	924.86	924.06	929.04	48"	R-3501-T	4.18
CBMH 204	CBMH 205	18	0.28%	RCP	89.9	924.06	923.81	932.22	48"	R-3501-T	8.16
CB 206	CBMH 205	15	3.50%	RCP	33.0	926.10	924.94	930.60	2x3'	R-4342	4.50
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CBMH 211	CBMH 212	30	0.13%	RCP	112.7	917.76	917.62	925.05	60"	R-3501-T	7.29
CBMH 212	CBMH 213	30	0.15%	RCP	67.0	917.62	917.52	925.69	60"	R-3501-T	8.07
CBMH 213	CBMH 219	30	0.15%	RCP	25.5	917.52	917.48	926.07	60"	R-3501-T	8.55
CB 214	CBMH 215	12	0.45%	RCP	130.9	922.92	922.33	927.42	2x3'	R-3067-V	4.50
CBMH 215	CBMH 216	12	2.00%	RCP	33.5	922.33	921.66	931.34	48"	R-3067-V	9.01
CBMH 216	CBMH 217	15	2.00%	RCP	136.6	921.66	918.93	931.30	48"	R-3501-T	9.64
CBMH 217	CBMH 218	15	2.00%	RCP	33.6	918.93	918.26	928.13	48"	R-3501-T	9.20
CBMH 218	CBMH 219	15	2.00%	RCP	33.4	918.26	917.59	925.62	60"	R-3501-T	7.36
CBMH 220	CBMH 221	12	4.00%	RCP	48.6	913.58	911.64	919.08	2x3'	R-4342	5.50
CBMH 221	CBMH 222	12	3.50%	RCP	33.1	911.64	910.48	923.19	48"	R-3067-V	11.55
CBMH 219	CBMH 222	24	4.80%	RCP	119.3	917.48	911.75	925.97	60"	R-3501-T	8.49
CBMH 222	CBMH 223	30	4.20%	RCP	123.3	910.48	905.30	923.16	60"	R-3067-V	12.68
CBMH 223	CBMH 308	30	2.00%	RCP	58.5	905.30	904.13	920.17	60"	R-3067-V	14.87
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CB 305	CBMH 306	12	2.20%	RCP	130.7	911.17	908.29	915.17	2x3'	R-4342	4.00
CB 304	CBMH 306	12	5.00%	RCP	33.3	911.06	909.40	921.06	2x3'	R-3501-T	10.00
CBMH 306	CBMH 307	18	3.00%	RCP	86.2	908.09	905.51	920.88	60"	R-3501-T	12.79
CBMH 307	CBMH 308	18	2.00%	RCP	66.8	905.51	904.17	918.98	60"	R-3501-T	13.47
CB 308B	CBMH308A	12	2.00%	RCP	57.5	910.41	909.26	914.91	2'x3'	R-3067-V	4.50
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CBMH 308	CBMH 309	30	0.70%	RCP	204.7	904.13	902.70	919.09	84"	R-3501-T	14.96
CBMH 309	CBMH 310	30	0.70%	RCP	177.2	902.70	901.46	913.54	60"	R-3501-T	10.84
CBMH 310	CBMH 311	30	0.70%	RCP	170.0	889.42	888.23	906.44	60"	R-3067-V	17.02
CBMH 311	FES 400	30	0.70%	RCP	35.0	884.25	884.00	894.00	60"	R-1642	9.75
OCS 501	FES 500	12	0.00%	RCP	43.0	884.00	0.00	891.00	48"	OCS	7.00
OCS 501	SAVANNA	12	0.00%	RCP	195.0	881.00	0.00	891.00	48"	OCS	10.00

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
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6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
9. SUMP CATCH BASINS SHALL BE 12"X12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
10. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
11. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
12. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
13. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
STORM SEWER PLAN - VIEW D

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

DAVE NASH, PE
01–04–21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

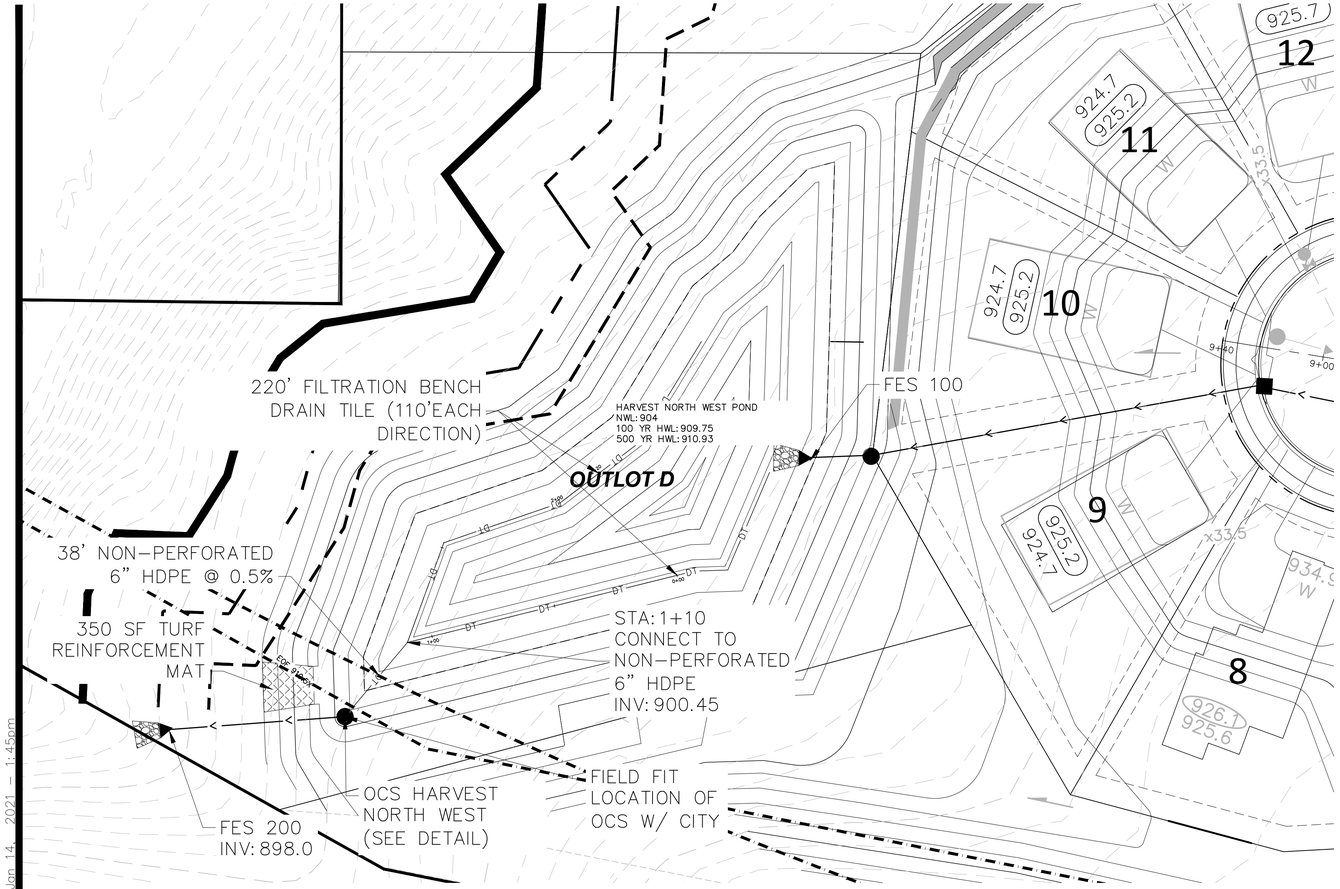
DATE	ISSUE
11–3–20	PRELIMINARY PLAT
11–25–20	CITY COMMENTS
01–04–21	PRELIMINARY PLAT – REVISED
01–14–21	PRELIMINARY PLAT – REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216–0028.C

32

SHEET 32 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-strm.dwg Jan 14, 2021 - 1:44pm

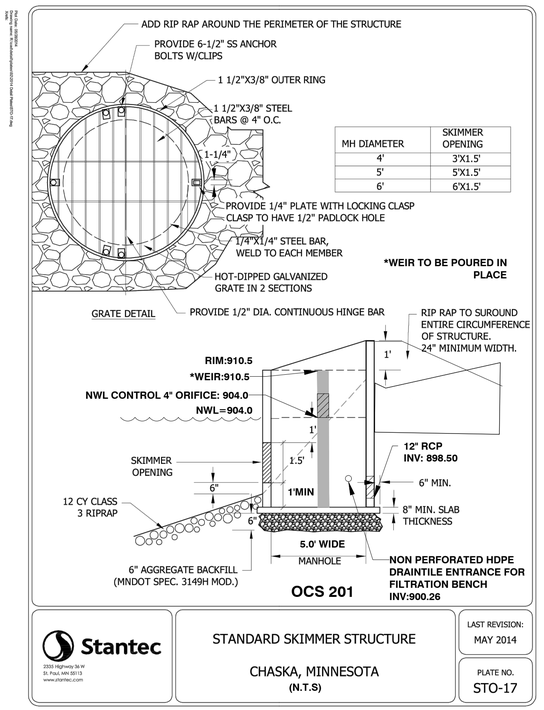


N

0 15 30 60

SCALE IN FEET

HARVEST NORTH WEST POND
OUTLET CONTROL STRUCTURE



MH DIAMETER	SKIMMER OPENING
4'	3'X1.5'
5'	5'X1.5'
6'	6'X1.5'

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

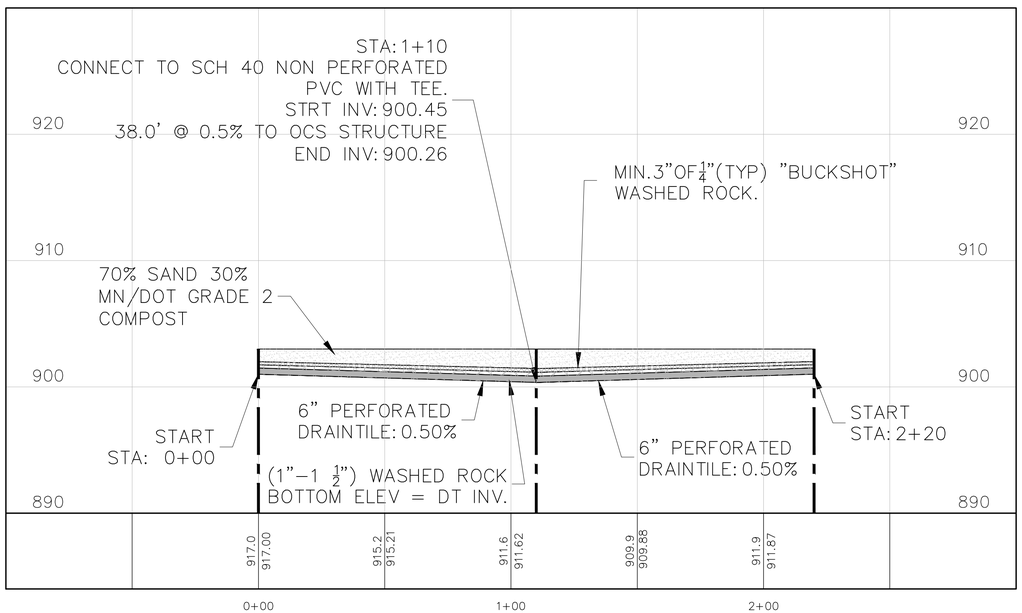
STANDARD SKIMMER STRUCTURE

CHASKA, MINNESOTA
(N.T.S)

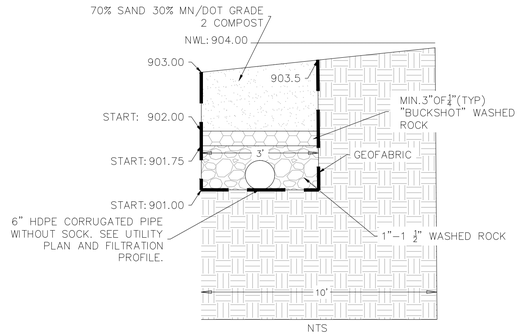
LAST REVISION: MAY 2014

PLATE NO. STO-17

POND TRENCH FILTRATION TRENCH PROFILE



POND TRENCH FILTRATION SECTION



NTS

0 15 30 60

SCALE IN FEET

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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
WEST POND DRAINAGE DETAIL

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01-04-21
Date License No.

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11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

33

SHEET 33 OF 45

Drawing name: x:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-pond.dwg Jan 14, 2021 - 1:45pm

81' NON-PERFORATED
6" HDPE @ 0.5%
INV OUT: 879.05

STA: 3+05
CONNECT TO
NON-PERFORATED
6" HDPE
INV: 879.45

(2" SANITARY INSULATION
EX. GRADE=881.0
TOP PIPE=875.1)

FES
INV: 883.50

FIELD FIT
LOCATON OF
OCS W/CITY

OUTLOT K

OCS HARVEST
NORTH EAST
(SEE DETAIL)

ELEVATION WITH CITY OF
CHASKA.

NWL: 884
HWL: 889.95

POND

OUTLOT F

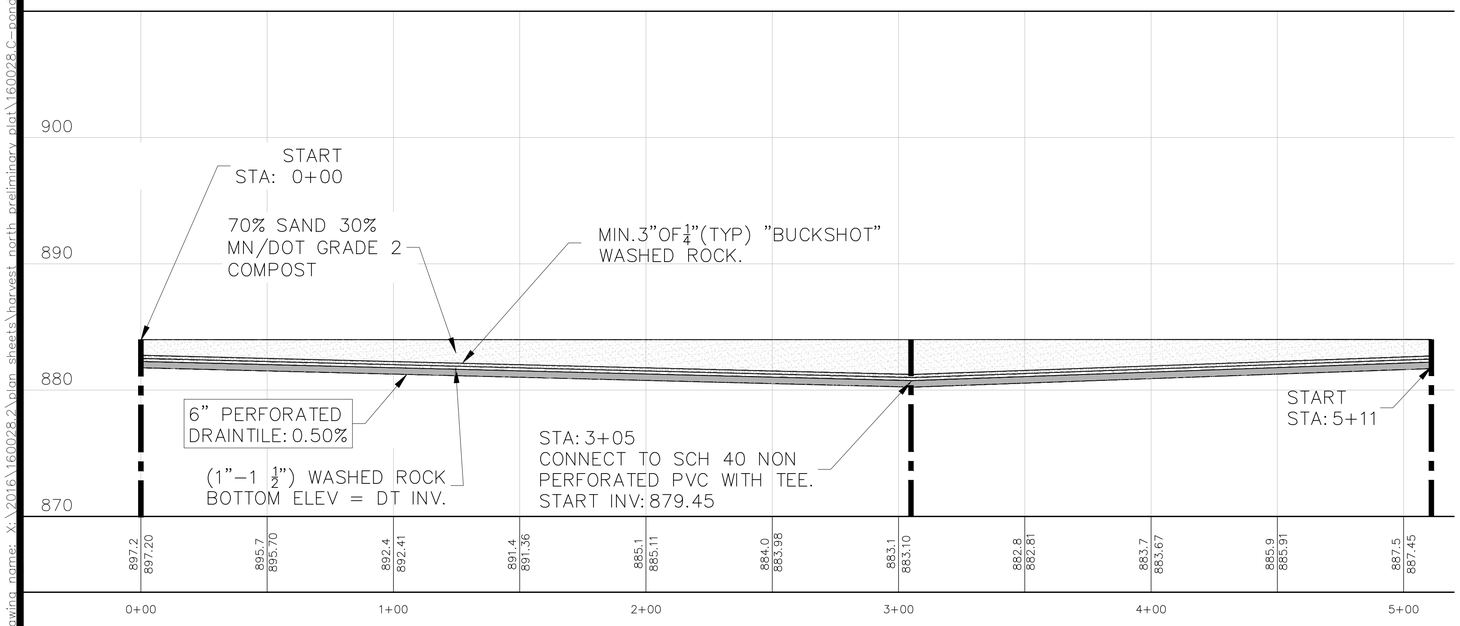
511 LF FILTRATION
BENCH DRAIN TILE

18

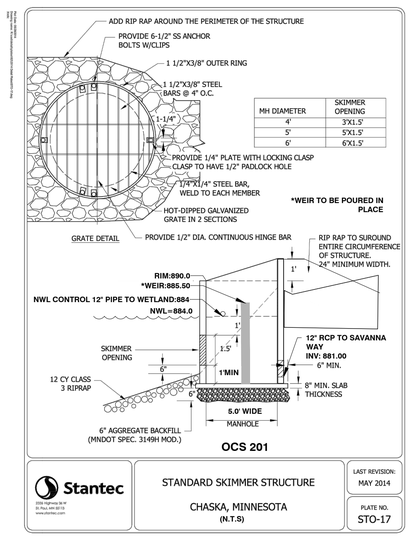
N

0 15 30 60
SCALE IN FEET

HARVEST NORTH EAST FILTRATION TRENCH PROFILE

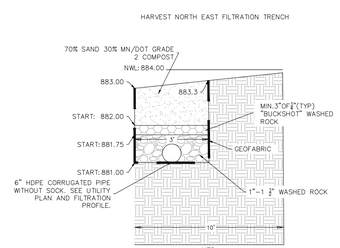


HARVEST NORTH EAST POND OUTLET CONTROL STRUCTURE



MH DIAMETER	SKIMMER OPENING
4'	3'X1.5'
5'	5'X1.5'
6'	6'X1.5'

POND TRENCH FILTRATION SECTION (STA 0+00 AND 5+11)



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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
EAST POND DRAINAGE DETAIL

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01-04-21
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01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

34

SHEET 34 OF 45

Drawing name: x:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-pond.dwg Jan 14, 2021 - 1:46pm



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 4	MH 3	8	0.004	311.7	921.380	920.133	932.27	48	10.89	C-900
MH 3	MH 2	8	0.004	230.4	920.083	919.162	942.71	48	22.63	C-900
MH 2	MH 1	8	0.004	267.9	919.112	918.040	946.24	48	27.13	C-900
MH 1	EX MH	8	0.004	107.0	917.990	917.562	941.83	48	23.84	C-900
MH13	MH 12	8	0.005	225.3	917.770	916.644	929.77	48	12.00	SDR-35 PVC
MH 12	MH 11	8	0.008	291.0	916.544	914.216	931.58	48	15.04	SDR-35 PVC
MH 11	MH 10	8	0.005	90.7	914.116	913.663	925.18	48	11.06	SDR-35 PVC
MH 10	MH 9	8	0.005	109.8	913.563	913.014	925.73	48	12.17	SDR-35 PVC
MH 9	MH 8	8	0.005	97.9	912.914	912.424	926.39	48	13.48	SDR-35 PVC
MH 8	MH 18	8	0.010	313.3	912.324	909.192	927.25	48	14.93	SDR-35 PVC
MH 5	MH 6	8	0.016	268.0	923.090	918.802	934.09	48	11.00	SDR-35 PVC
MH 6	MH 7	8	0.040	80.8	918.702	915.471	931.87	48	13.17	SDR-35 PVC
MH 7	MH 8	8	0.040	64.1	915.371	912.805	930.14	48	14.77	SDR-35 PVC
MH 18	MH 19	8	0.050	180.6	909.092	900.061	920.19	48	11.10	SDR-35 PVC
MH 19	MH 20	8	0.030	200.9	899.961	893.934	916.25	48	16.29	SDR-35 PVC
MH 20	MH 21	8	0.070	87.2	893.834	887.730	908.19	48	14.36	SDR-35 PVC
MH 21	MH 22	8	0.045	175.5	887.630	879.732	902.29	48	14.66	SDR-35 PVC
MH 22	MH 23	8	0.026	124.0	879.632	876.469	891.00	48	11.37	SDR-35 PVC
MH 23	SAN STUB	8	0.026	71.9	876.369	874.535	891.00	48	14.63	SDR-35 PVC
MH 17	MH 16	8	0.005	98.6	909.730	909.237	920.73	48	11.00	SDR-35 PVC
MH 16	MH 15	8	0.005	184.3	909.137	908.215	922.77	48	13.63	SDR-35 PVC
MH 15	MH 14	8	0.005	114.3	908.115	907.544	930.28	48	22.16	C-900
MH 14	SAN STUB	8	0.026	162.4	907.444	903.303	932.19	48	24.75	C-900

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R–1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1" DIA. HDPE W/ 1" CORP. STOP AND 1" CURB BOX.
11. SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
12. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
13. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
14. ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.
15. ALL HYDRANTS TO BE CLOW MEDALLION.

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HARVEST WEST 3RD ADDITION

CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

UTILITY PLAN - OVERALL

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DAVE NASH, PE
01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

35

SHEET 35 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 14, 2021 - 1:46pm

UTILITY NOTES:

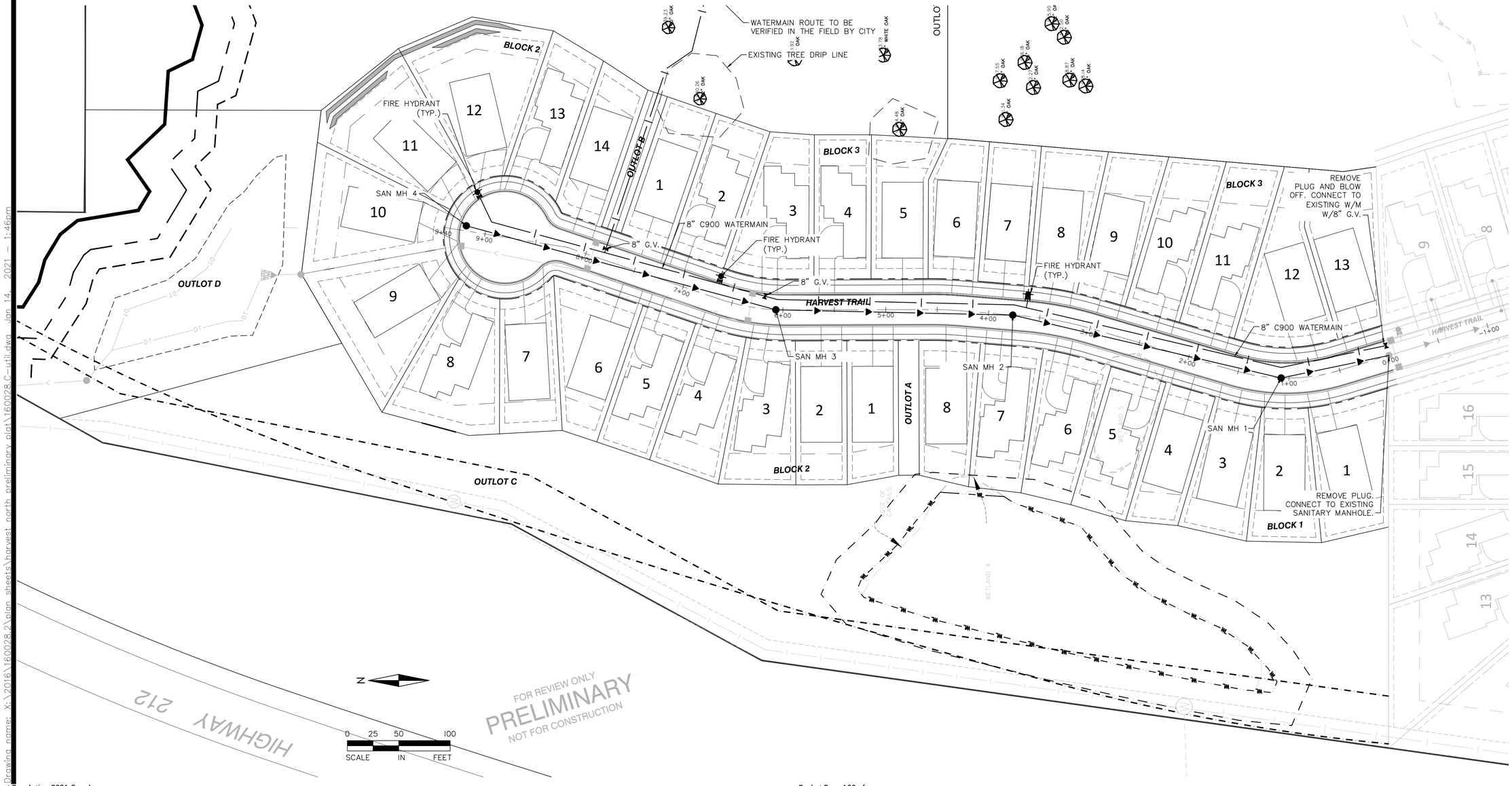
1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
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10. WATER SERVICES SHALL BE 1" DIA. HDPE W/ 1" CORP. STOP AND 1" CURB BOX.
11. SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
12. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
13. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
14. ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.
15. ALL HYDRANTS TO BE CLOW MEDALLION.

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 4	MH 3	8	0.004	311.7	921.380	920.133	932.27	48	10.89	C-900
MH 3	MH 2	8	0.004	230.4	920.083	919.162	942.71	48	22.63	C-900
MH 2	MH 1	8	0.004	267.9	919.112	918.040	946.24	48	27.13	C-900
MH 1	EX MH	8	0.004	107.0	917.990	917.562	941.83	48	23.84	C-900
MH13	MH 12	8	0.005	225.3	917.770	916.644	929.77	48	12.00	SDR-35 PVC
MH 12	MH 11	8	0.008	291.0	916.544	914.216	931.58	48	15.04	SDR-35 PVC
MH 11	MH 10	8	0.005	90.7	914.116	913.663	925.18	48	11.06	SDR-35 PVC
MH 10	MH 9	8	0.005	109.8	913.563	913.014	925.73	48	12.17	SDR-35 PVC
MH 9	MH 8	8	0.005	97.9	912.914	912.424	926.39	48	13.48	SDR-35 PVC
MH 8	MH 18	8	0.010	313.3	912.324	909.192	927.25	48	14.93	SDR-35 PVC
MH 5	MH 6	8	0.016	268.0	923.090	918.802	934.09	48	11.00	SDR-35 PVC
MH 6	MH 7	8	0.040	80.8	918.702	915.471	931.87	48	13.17	SDR-35 PVC
MH 7	MH 8	8	0.040	64.1	915.371	912.805	930.14	48	14.77	SDR-35 PVC
MH 18	MH 19	8	0.050	180.6	909.092	900.061	920.19	48	11.10	SDR-35 PVC
MH 19	MH 20	8	0.030	200.9	899.961	893.934	916.25	48	16.29	SDR-35 PVC
MH 20	MH 21	8	0.070	87.2	893.834	887.730	908.19	48	14.36	SDR-35 PVC
MH 21	MH 22	8	0.045	175.5	887.630	879.732	902.29	48	14.66	SDR-35 PVC
MH 22	MH 23	8	0.026	124.0	879.632	876.469	891.00	48	11.37	SDR-35 PVC
MH 23	SAN STUB	8	0.026	71.9	876.369	874.535	891.00	48	14.63	SDR-35 PVC
MH 17	MH 16	8	0.005	98.6	909.730	909.237	920.73	48	11.00	SDR-35 PVC
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MH 15	MH 14	8	0.005	114.3	908.115	907.544	930.28	48	22.16	C-900
MH 14	SAN STUB	8	0.026	162.4	907.444	903.303	932.19	48	24.75	C-900



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HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
UTILITY PLAN - VIEW A

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01-04-21
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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

36

SHEET 36 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 14, 2021 - 1:46pm

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 4	MH 3	8	0.004	311.7	921.380	920.133	932.27	48	10.89	C-900
MH 3	MH 2	8	0.004	230.4	920.083	919.162	942.71	48	22.63	C-900
MH 2	MH 1	8	0.004	267.9	919.112	918.040	946.24	48	27.13	C-900
MH 1	EX MH	8	0.004	107.0	917.990	917.562	941.83	48	23.84	C-900
MH13	MH 12	8	0.005	225.3	917.770	916.644	929.77	48	12.00	SDR-35 PVC
MH 12	MH 11	8	0.008	291.0	916.544	914.216	931.58	48	15.04	SDR-35 PVC
MH 11	MH 10	8	0.005	90.7	914.116	913.663	925.18	48	11.06	SDR-35 PVC
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MH 7	MH 8	8	0.040	64.1	915.371	912.805	930.14	48	14.77	SDR-35 PVC
MH 18	MH 19	8	0.050	180.6	909.092	900.061	920.19	48	11.10	SDR-35 PVC
MH 19	MH 20	8	0.030	200.9	899.961	893.934	916.25	48	16.29	SDR-35 PVC
MH 20	MH 21	8	0.070	87.2	893.834	887.730	908.19	48	14.36	SDR-35 PVC
MH 21	MH 22	8	0.045	175.5	887.630	879.732	902.29	48	14.66	SDR-35 PVC
MH 22	MH 23	8	0.026	124.0	879.632	876.469	891.00	48	11.37	SDR-35 PVC
MH 23	SAN STUB	8	0.026	71.9	876.369	874.535	891.00	48	14.63	SDR-35 PVC
MH 17	MH 16	8	0.005	98.6	909.730	909.237	920.73	48	11.00	SDR-35 PVC
MH 16	MH 15	8	0.005	184.3	909.137	908.215	922.77	48	13.63	SDR-35 PVC
MH 15	MH 14	8	0.005	114.3	908.115	907.544	930.28	48	22.16	C-900
MH 14	SAN STUB	8	0.026	162.4	907.444	903.303	932.19	48	24.75	C-900

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HARVEST WEST 3RD ADDTION
CHASKA, MN

PRELIMINARY PLAT & PUD SUBMITTAL

UTILITY PLAN - VIEW B

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01-04-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11-3-20	PRELIMINARY PLAT
11-25-20	CITY COMMENTS
01-04-21	PRELIMINARY PLAT - REVISED
01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

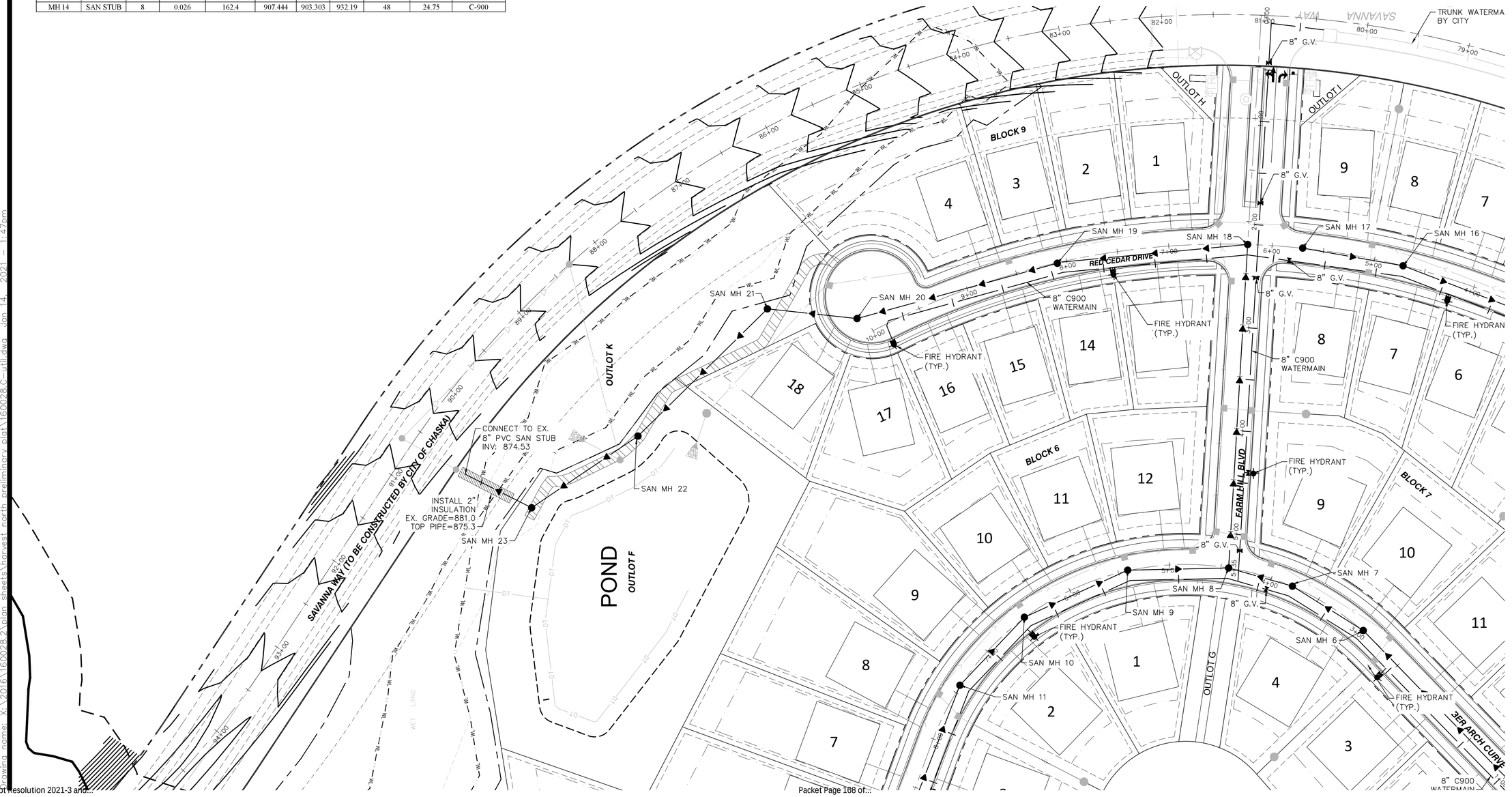
37

SHEET 37 OF 45

drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 14, 2021 - 1:47pm

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
MH 4	MH 3	8	0.004	311.7	921.380	920.133	932.27	48	10.89	C-900
MH 3	MH 2	8	0.004	230.4	920.083	919.162	942.71	48	22.63	C-900
MH 2	MH 1	8	0.004	267.9	919.112	918.040	946.24	48	27.13	C-900
MH 1	EX MH	8	0.004	107.0	917.990	917.562	941.83	48	23.84	C-900
MH13	MH 12	8	0.005	225.3	917.770	916.644	929.77	48	12.00	SDR-35 PVC
MH 12	MH 11	8	0.008	291.0	916.544	914.216	931.58	48	15.04	SDR-35 PVC
MH 11	MH 10	8	0.005	90.7	914.116	913.663	925.18	48	11.06	SDR-35 PVC
MH 10	MH 9	8	0.005	109.8	913.563	913.014	925.73	48	12.17	SDR-35 PVC
MH 9	MH 8	8	0.005	97.9	912.914	912.424	926.39	48	13.48	SDR-35 PVC
MH 8	MH 18	8	0.010	313.3	912.324	909.192	927.25	48	14.93	SDR-35 PVC
MH 5	MH 6	8	0.016	268.0	923.090	918.802	934.09	48	11.00	SDR-35 PVC
MH 6	MH 7	8	0.040	80.8	918.702	915.471	931.87	48	13.17	SDR-35 PVC
MH 7	MH 8	8	0.040	64.1	915.371	912.805	930.14	48	14.77	SDR-35 PVC
MH 18	MH 19	8	0.050	180.6	909.092	900.061	920.19	48	11.10	SDR-35 PVC
MH 19	MH 20	8	0.030	200.9	899.961	893.934	916.25	48	16.29	SDR-35 PVC
MH 20	MH 21	8	0.070	87.2	893.834	887.730	908.19	48	14.36	SDR-35 PVC
MH 21	MH 22	8	0.045	175.5	887.630	879.732	902.29	48	14.66	SDR-35 PVC
MH 22	MH 23	8	0.026	124.0	879.632	876.469	891.00	48	11.37	SDR-35 PVC
MH 23	SAN STUB	8	0.026	71.9	876.369	874.535	891.00	48	14.63	SDR-35 PVC
MH 17	MH 16	8	0.005	98.6	909.730	909.237	920.73	48	11.00	SDR-35 PVC
MH 16	MH 15	8	0.005	184.3	909.137	908.215	922.77	48	13.63	SDR-35 PVC
MH 15	MH 14	8	0.005	114.3	908.115	907.544	930.28	48	22.16	C-900
MH 14	SAN STUB	8	0.026	162.4	907.444	903.303	932.19	48	24.75	C-900



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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

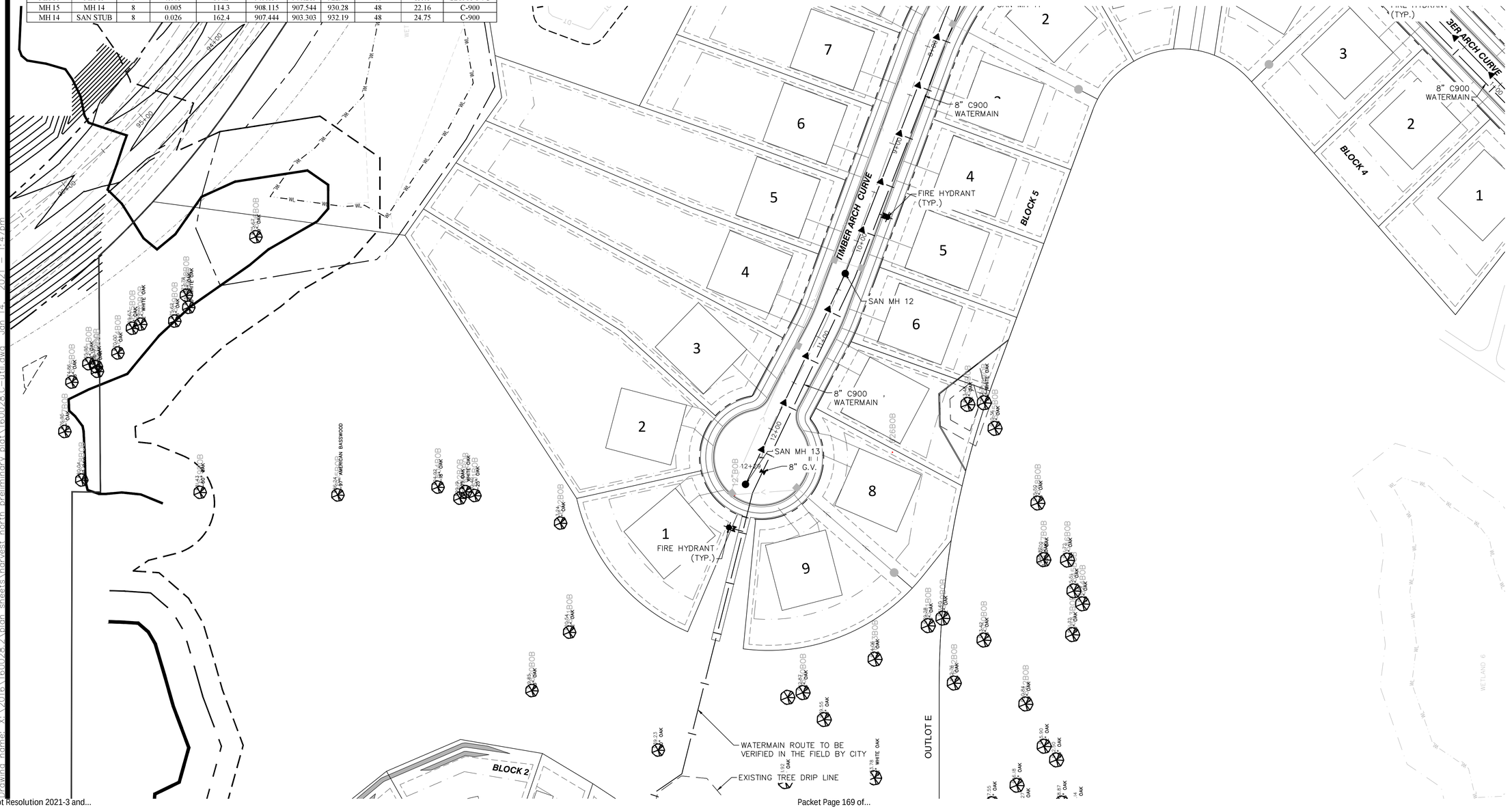
38

SHEET 38 OF 45

drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 14, 2021 - 1:47pm

SANITARY SEWER SCHEDULE

FROM	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
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MH 15	MH 14	8	0.005	114.3	908.115	907.544	930.28	48	22.16	C-900
MH 14	SAN STUB	8	0.026	162.4	907.444	903.303	932.19	48	24.75	C-900



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01-14-21	PRELIMINARY PLAT - REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

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Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-util.dwg Jan 14, 2021 - 1:47pm



LANDSCAPE REQUIREMENTS

PER CITY OF CHASKA ZONING ORDINANCE:
SECTION 9.6.4 REQUIREMENTS FOR ONE AND TWO FAMILY RESIDENTIAL SUBDIVISIONS:
ONE OVERSTORY DECIDUOUS TREES PER EVERY 50 LF ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2.5" CALIPER (B&B).

REQUIRED TREE CALCULATIONS:	REQUIRED:	PROPOSED:
3,646.1 LF / 50 = 72.92 (2) = 145.84	146	207

NOTE:
PROPOSED DEVELOPMENT STREET (BOTH SIDES): 7292.2 LF

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora "Redmond"), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos "Inermis"), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata "Greenspire"), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

EXISTING SIGNIFICANT TREE

POND–MNDOT SEED MIX: 33–261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE–MNDOT SEED MIX: 35–241 (NATIVE/GENERAL ROADSIDE).

UPLAND PRESERVATION AREA–MNDOT SEED MIX 35–241 (MESIC PRAIRIE GENERAL) OR APPROVED EQUAL.
NOTE: CONTRACTOR TO VERIFY NON–WOODED AREAS TO BE SEEDED.

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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216–0028.C

40

SHEET 40 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd preliminary plat\160028.C–land.dwg Jan 14, 2021 – 1:49pm

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora "Redmond"), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos "Inermis"), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata "Greenspire"), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

EXISTING SIGNIFICANT TREE

POND–MNDOT SEED MIX: 33–261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE–MNDOT SEED MIX: 35–241 (NATIVE/GENERAL ROADSIDE).

UPLAND PRESERVATION AREA–MNDOT SEED MIX 35–241 (MESIC PRAIRIE GENERAL) OR APPROVED EQUAL.
NOTE: CONTRACTOR TO VERIFY NON–WOODED AREAS TO BE SEEDED.

PROPOSED RETAINING WALL, SEE GRADING PLAN

BLOCK 2

FIRE HYDRANT (TYP.)

BOULEVARD TREE TYP.

OUTLOT B

OUTLOT

BLOCK 3

HARVEST TRAIL

OUTLOT D
POND SEED MIX
(SEE LEGEND)

OUTLOT A

OUTLOT C

BLOCK 2

NATIVE SEED MIX
(SEE LEGEND)

BLOCK 1

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LANDSCAPE PLAN - VIEW A

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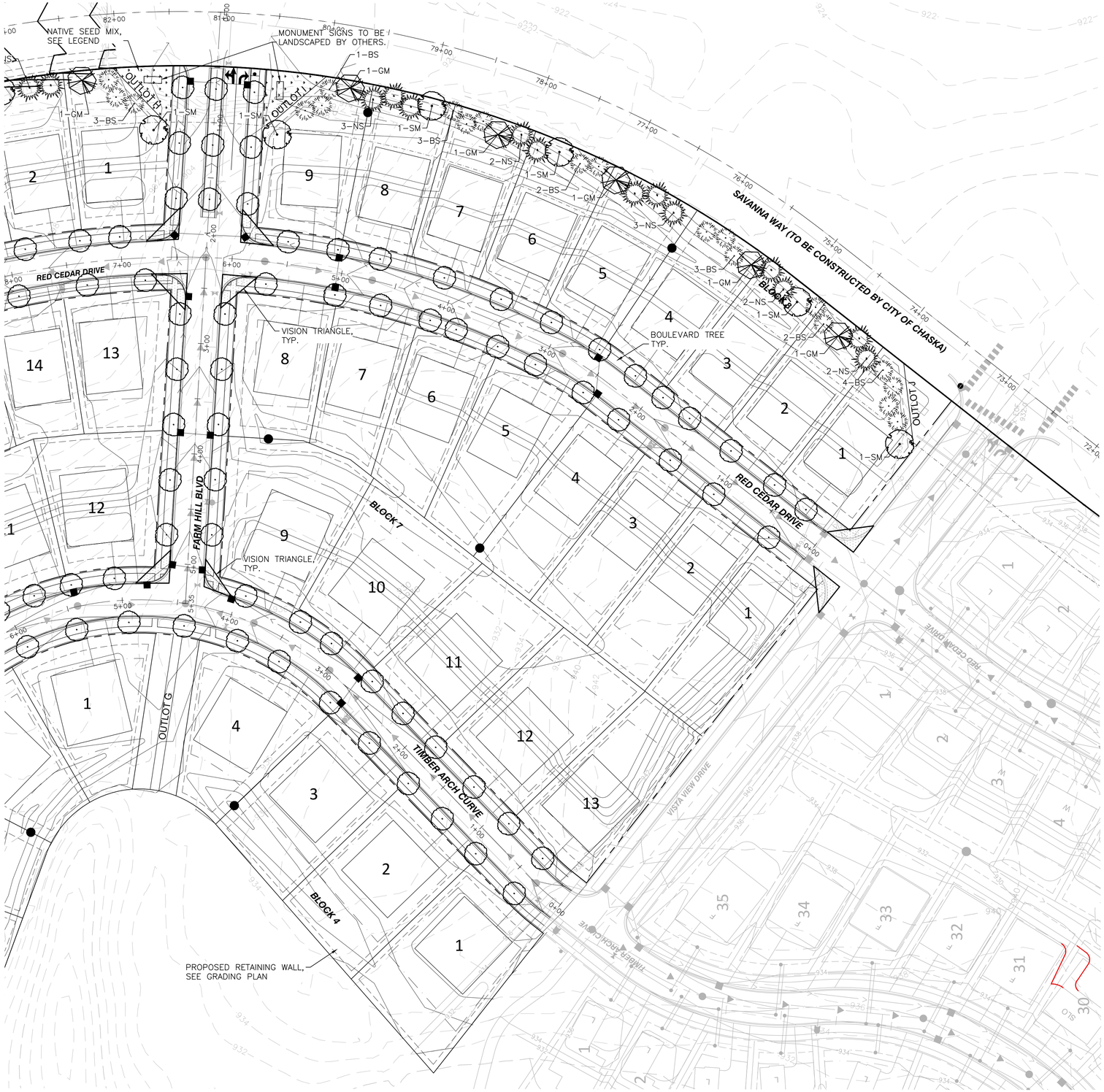
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01–14–21	PRELIMINARY PLAT – REVISED

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216–0028.C

41

SHEET 41 OF 45



LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora "Redmond"), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos "Inermis"), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata "Greenspire"), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

EXISTING SIGNIFICANT TREE

POND–MNDOT SEED MIX: 33–261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE–MNDOT SEED MIX: 35–241 (NATIVE/GENERAL ROADSIDE).

UPLAND PRESERVATION AREA–MNDOT SEED MIX 35–241 (MESIC PRAIRIE GENERAL) OR APPROVED EQUAL.
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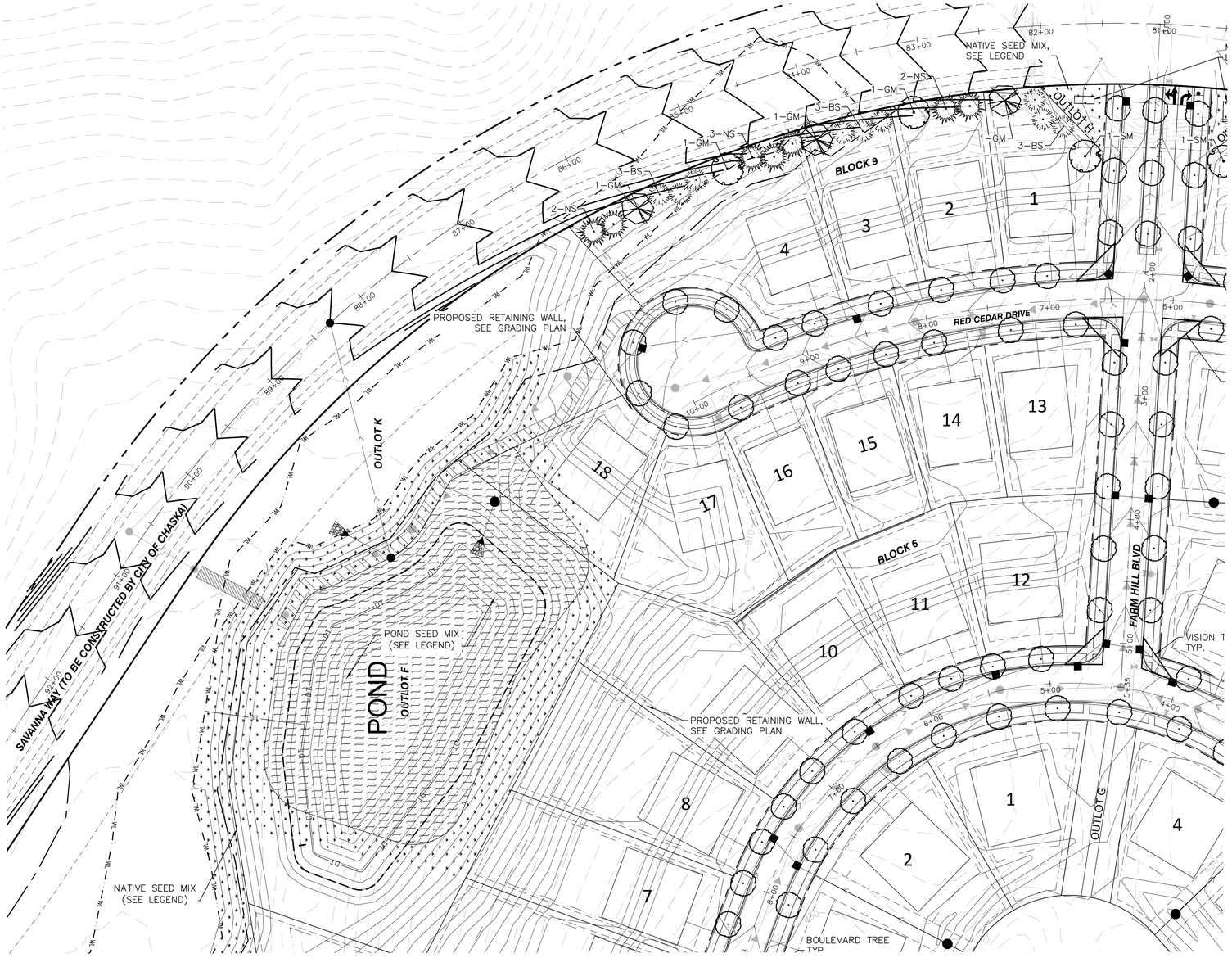
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216–0028.C

42

SHEET 42 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C–land.dwg Jan 14, 2021 – 1:50pm



LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

APPROVED BOULEVARD TREES:

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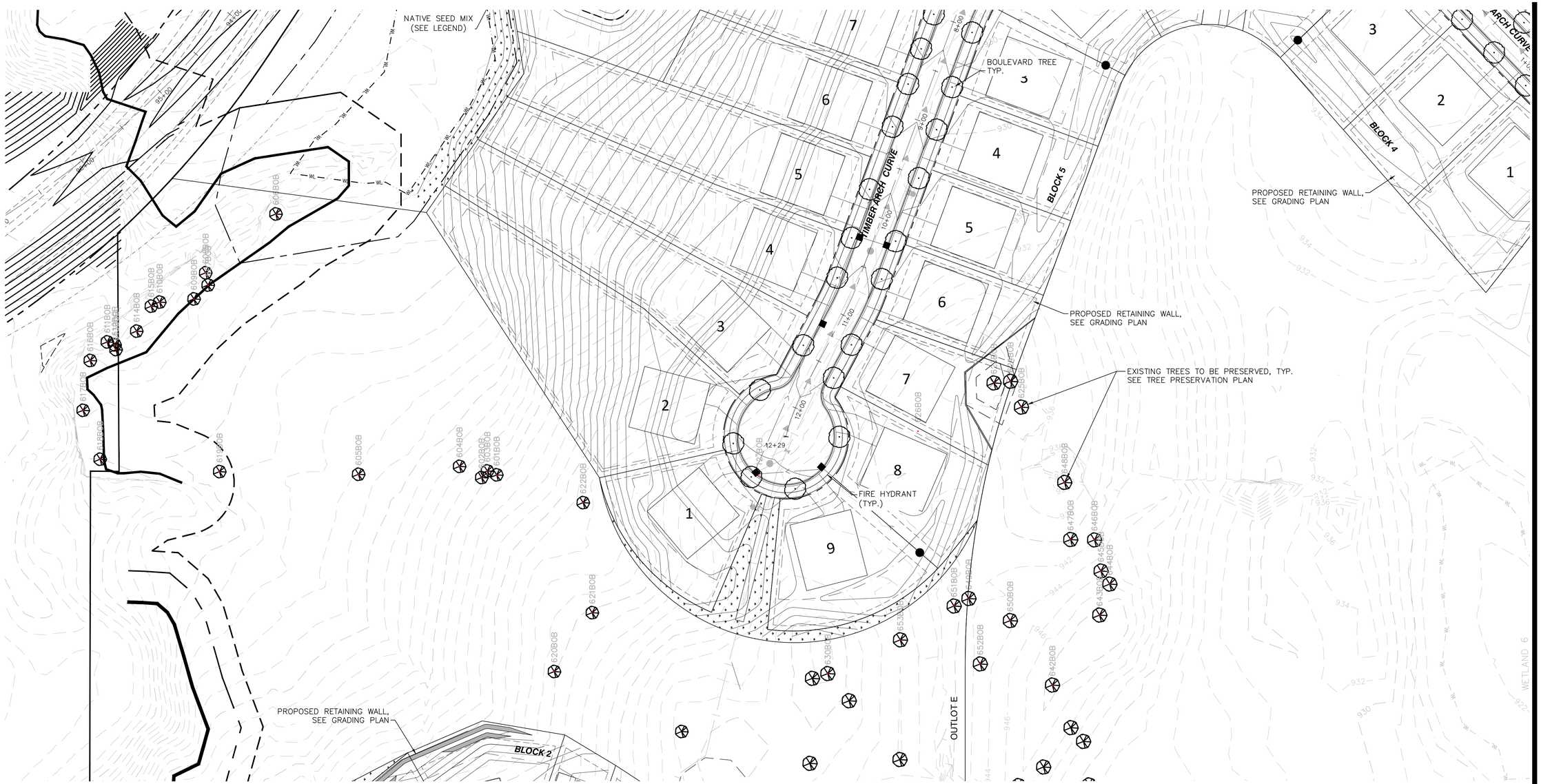
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PROJECT NO:	216–0028.C

43

SHEET 43 OF 45

Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-land.dwg Jan 14, 2021 - 1:51pm



LANDSCAPE LEGEND:

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APPROVED BOULEVARD TREES:

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PROJECT NO:	216–0028.C

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Drawing name: X:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-land.dwg Jan 14, 2021 - 1:52pm

SEED PLANTING NOTES:

POND AREA SEED MIX: MN STATE SEED MIX 33–261. (STORMWATER SOUTH & WEST)
SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

NATIVE SEED MIX: MN STATE SEED MIX 35–241. (MESIC PRAIRIE GENERAL)
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING:
MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP.

IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO–SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI–PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

TEMPORARY STOCK PILE SEED AND STRAW MULCH:
MnDOT # 22–112 SEED MIXTURE DESIGNATIONS – 40 LBS PER ACRE.

SEEDING SHALL BE APPLIED FROM APRIL 1 – JULY 20 OR JULY 20 – FREEZE UP.

MULCH SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. MULCH TO BE HIGH QUALITY WEED FREE MULCH, NATIVE GRASS MULCH, OR CLEAN STRAW. MULCH WITHIN 48 HOURS OF SEEDING.

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

ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

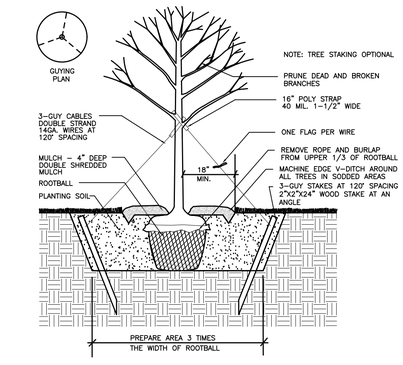
LANDSCAPE PLAN NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE STAKES SHALL INCLUDE THE TYPE/VARIETY OF TREES TO BE PLANTED. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION. UPON COMPLETION OF THE STAKING/LABELING NOTIFY THE ASSISTANT CITY ENGINEER FOR REVIEW IN THE FIELD.
3. INSTALL 4–6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
4. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
5. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
7. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
8. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
11. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
13. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
14. DEVELOPER TO PROVIDE AN IRRIGATION PLAN FOR THE MAIN ENTRY ROAD 'A' AND PARK. REFER TO IRRIGATION PLAN BY OTHERS FOR DESIGN AND LIMITS.
15. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
16. LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
17. ALL BOULEVARDS TO BE SODDED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS.
18. BOULEVARD TREES TO BE INSTALLED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS. DEVELOPER TO DETERMINE SPECIES & INSTALL TREES LOCATED ALONG ENTRY ROAD 'A', ENTRY TO PARK AND OUTLOT 'K' PER CITY TREE POLICY.

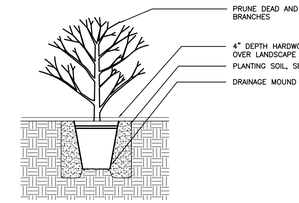
LANDSCAPE SCHEDULE

QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES			
8	SM	SUGAR MAPLE	Acer saccharum	2.5' B&B	FULL FORM
8	GM	SIENNA GLEN MAPLE	Acer fremanii 'Sienna'	2.5' B&B	FULL FORM
		CONIFERS			
26	BS	BLACKHILLS SPRUCE	Picea glauca 'Densata'	6' HT. B&B	FULL FORM
19	NS	NORWAY SPRUCE	Picea abies	8' HT. B&B	FULL FORM
		BOULEVARD TREES			
146	--	BOULEVARD TREES –	SEE LEGEND FOR SPECIES LIST	2.5' B&B NO V–CROTCH	STRAIGHT TRUNK,
207		TOTAL PROVIDED TREES			

NOTES:
1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
2. LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
3. OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
4. BOULEVARD TREES ARE NOT SHOWN AT MATURE SIZE DUE TO THE VARIETY WILL CHOSEN BY HOME OWNER AND DEVELOPER.



1 **TREE PLANTING DETAIL**
NOT TO SCALE



2 **SHRUB PLANTING DETAIL**
NOT TO SCALE

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

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

HARVEST WEST 3RD ADDITION
CHASKA, MN
PRELIMINARY PLAT & PUD SUBMITTAL
LANDSCAPE NOTES

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

MARK KRONBECK, PLA
01–04–21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11–3–20	PRELIMINARY PLAT
11–25–20	CITY COMMENTS
01–04–21	PRELIMINARY PLAT – REVISED
01–14–21	PRELIMINARY PLAT – REVISED

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216–0028.C

45

SHEET 45 OF 45

Drawing name: x:\2016\160028.2\plan sheets\harvest north preliminary plat\160028.C-land.dwg Jan 14, 2021 – 1:52pm

REQUEST FOR ACTION
CHASKA CITY COUNCIL
JANUARY 25, 2021

Subject: **Corporate and High Bay Industrial (Chaska Creek Industrial) - Chaska Creek Business Park – Preliminary Site & Building Plan, Preliminary Plat and Rezoning**

Applicants: Oppidan

Location: Southwest corner of TH 212 and County Road 10 (Engler Boulevard), west of Chaska Creek Boulevard

Case No.: 2020-25

Synopsis: Applicant seeks to obtain approval of a Preliminary Site & Building Plan, Preliminary Plat and Rezoning for two industrial buildings in the Chaska Creek Business Park

Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Resolution and Ordinance

BACKGROUND

The concept plan for the Chaska Creek Business Center (~87-acre site) was approved in October of 2013. At this time the concept plan was defined by 5 distinct districts: ***Chaska Creek Retail District, Chaska Creek Professional Office District (Low Rise), Chaska Creek Professional Office District (Mid Rise), Chaska Creek Corporate Industrial District, and the Chaska Creek High-Bay Industrial District.*** Tonight we are looking at a proposal that is located within the two industrial districts noted; the Chaska Creek Corporate Industrial District and the Chaska Creek High-Bay Industrial District. Please see concept plan exhibit below for clarity.

Corporate Industrial



High-Bay Industrial

In February 2017, the preliminary site plans, preliminary plat and rezoning were approved, and in May 2017 the final site plans and plat were approved for the Retail District for a Hy-Vee and for a portion of the Chaska Creek Professional Office District (Low Rise) for a new medical office building. The medical office building has been constructed. The Hy-Vee's site is currently vacant but still owned by the company.

In March 2018, a preliminary plat and concept plan amendment was approved for the professional office (low rise) district to include a medical office building and daycare building just west of the existing medical office building north of Chaska Creek Way. The final plat for Chaska Creek Center 2nd was approved in May 2018, which platted two lots for the future medical office building and daycare building.

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan guides the subject property being looked at tonight as Business Park and includes the subject property within the Metropolitan Urban Service Area (MUSA) so sanitary sewer is available to the site.

The Business Park designation in the Comprehensive Plan is designed to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. The Business Park designation also allows for commercial activities.

CHASKA CREEK CORPORATE CENTER EAW

In May of 2010, the City Council determined that the proposed Chaska Creek Corporate Park project does not have the potential for significant environmental effects, provided the City of Chaska water quality standards and the Carver County Watershed Management Organization's rules and standards are followed and incorporated into the final site plans thereby approved the EAW (Resolution #10-28).

EXISTING CONDITIONS

The overall Chaska Creek Business Park area is nestled in approximately 87 acres along Chaska Creek; the area being looked at tonight is roughly 22 acres of such area. Located on the western edge of Chaska at a prominent intersection with Highway 212, this unique site presents ideal opportunities to fulfill the vision of the city for a broad range of office and light industrial uses; focused on increased variety and number of jobs per acre as proposed in the Comprehensive Plan.

Existing Use:	Vacant (farmed)
Comp Plan:	Business Park
Zoning:	Open (O)
Size:	~22 acres
Soils:	Primarily loam with clayey loams and some organics near Chaska Creek
Steep Slopes:	Not present in this location (mainly on the southeastern portion of the overall development area)
Vegetation:	Vegetation occurs along the creek on the west edge of the property
Floodplain:	Not applicable
Wetlands:	West edge of site

Shoreland: 75' either side of Chaska Creek
Utilities: All utilities are available to service property
Road Access: Chaska Creek Way, Chaska Creek Boulevard, County Road 10 (minor arterial) and Trunk Hwy 212 (regional arterial)
Truck Access: County Road 10 and Trunk Highway 212
Rail Access: Not available

Surrounding Area			
Direction	**Existing Use**	**Comp Plan**	**Zoning**
North (across CR 10)	Open space, Residential, and Light Industrial	Open Space/Bus. Park	Open
East (across TH 212)	Farm	Neigh. Mxd. Use	Open
South	Farm, 6 homes - SW & SE	Bus. Park	Open
West	Farm	Rural	RR-2

Natural Topography
Topography of the site varies from a peak elevation of 930 in the northeastern portion of the site to one of the lower elevations near the northwestern portion of the site of 880. Chaska Creek intersects through the middle of the site providing the lowest elevation of 870, as well as wooded steep slopes that align some of its perimeter. There are also several small wetlands that are scattered across the site. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally occurs to the south and east, with about 25% of the site draining towards Highway 212.

CURRENT REQUEST
The request this evening is for Preliminary Site & Building Plan, Preliminary Plat and Rezoning for the construction of two new industrial buildings within the Chaska Creek Business Park. End users have not been identified for either building, rather these will be spec buildings that will be built and then be marketed to appropriate users.

Projected and Targeted Users
Historically, the Chaska industrial market has consisted of small to medium sized manufacturing and research facilities located in single-use buildings. As the industrial/manufacturing market has matured, the users are seeking more flexible rental spaces as opposed to owner-occupied buildings, allowing seamless expansion of their operation. The proposed facilities are intended to target this type of user. In recent years Chaska companies, such as Lakeview Industrial and Federal Package have elected to expand outside of Chaska in similar, flexible office warehouse space as it has not bee available in the community. The buildings proposed *are not designed to be distribution centers*, which the City has discouraged in the concept plan review for this site. The applicant believes that given Chaska Creek's location and proximity to the Metro area, it is not considered a desirable location for distribution centers.

The applicant has stated that the best comparable project to the one proposed in this request is the Holasek Business Park located in Chanhassen on the Chaska/Chanhassen border off of the intersection of Lyman Boulevard and Galpin Boulevard. This project was composed of two industrial buildings; one was a build-to-suit for a company called Retail Tech, Inc. and the other building was a spec building, that has been recently leased to 100% capacity with the businesses Retail Tech, Inc., LifeCore Biomedical and MedSource. Retail Tech is a point of sale

systems for the retail, grocery and hospitality industries. MedSource is a provider of quality medical products, specializing in high-quality products and equipment and innovative medical product development. The applicant believes both the buildings proposed will attract similar users to their project. Other users and similar projects have been provided in the applicant's Additional Items Response document dated December 30, 2020.

Office/Warehouse - Chaska Creek Corporate Industrial District (Lot 1, Block 1)

Use

Lot 1, Block 1 (9.5 acres), which is the northwesterly most lot of Chaska Creek Center, will be office, warehouse and flex/tech type use. The 34 foot high building (38 feet at the entrances) will provide good proportionality to the adjacent uses (Hy-Vee ranged in height from 25-35 feet with their building; the existing Medical Office Building totals at approximately 30 feet high). Loading dock and service areas are oriented towards the creek concealing them from the primary view corridors on site.

Building Location/Design

The proposed Corporate Industrial building is located primarily in the center of Lot 1, Block 1. The building will be 133,000 square feet in size and 34-38 feet in height; clear height inside the building will be 28 feet which is consistent with the Concept Plan's guidance for this site. The main entrances of the building are oriented northerly and easterly towards Engler Boulevard and Chaska Creek Way, with the loading dock area oriented southerly towards the stormwater ponds and creek. Parking is situated on the north and east sides of the building. The shape of the building is bent so that it provides for more interest. The building is programmed to provide 20% office space (26,600 square feet) and 80% warehouse space (106,400 square feet).

The building will be a mix of durable materials including precast concrete panels, architectural metal paneling, and aluminum storefront glass. Clear and visible signing of entrances via the use of architectural metal paneling and added height will provide definition to the building and its corners.

Staff Recommendation/Analysis

The building proposed is a large building in height and footprint. Staff's concern is to ensure the building is designed appropriately so that it does not look like a large box. The building's design incorporates a variety of materials, colors, and protrusions that provide breaks in the massing. Moreover, large windows are being incorporated to let in natural light in on the main facades (north and northeast sides). Clerestory windows are also proposed on the rear elevations (west and south sides) to help break up the massing.

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."

Building Materials	
Class I	Glass and Architectural Metal Paneling (34%)
Class II	Aggregate Concrete Panels; two colors (62%)
Class III	Not applicable
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
CLASS I PROVIDED	34%; two different materials
CLASS II PROVIDED	62%; one material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings. The architectural diamond-metal paneling is a new application that has not been used on other buildings and will provide a very articulative and unique look on the main entrances.

The design and materials of the building were chosen to complement the existing buildings in the Chaska Creek Business Center development, specifically with the existing Medical Office Building. Warm buff colors and materials were chosen to provide a generally cohesive look and tie in with Chaska colors. Accent colors in the main entrances, and the use of architectural metal paneling (diamond-shaped) will provide difference and allow the building to standout as its own.

Parking/Access/Circulation

224 parking spaces are proposed as a part of Lot 1, Block 1's site plan. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	26,600 sf	1ps/250sf	106 parking spaces
Warehouse	106,400 sf	1ps/2,000sf	53 parking spaces
		REQUIRED	**159 parking spaces**
		PROVIDED	**224 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the uses proposed in the building. It should be noted the City parking code requires site plans to still show 1 parking space per 350 square feet for the warehouse use in the event that the use changes to manufacturing in the future. Because this building does not have determined end-users it is difficult to determine the raw parking need at this time, and as such it will be important to show how additional parking can be added to the site if needed. The applicant will be required to show proof of parking in their final site plan that meets a 1 parking space per 350 square foot requirement for the warehouse portion.

A collector road, Chaska Creek Boulevard, currently exists off of Engler Boulevard (Co. Rd 10) to provide vehicular access to the northern half of the business park. Chaska Creek Way extends to the west of Chaska Creek Boulevard and terminates into a cul de sac to provide access to the existing medical office building, Chaska Creek 2nd, and the proposed Corporate Industrial building. The Corporate Industrial building's site provides a singular access off the cul de sac. No other accesses are shown for this site. Parking is shown on the north and east sides of the building. Loading dock access is shown on the south side.

A semi-truck turning exhibit was provided in the submittal, which showed the movement through the site and out of it. According to this exhibit there is enough room for semi-trucks to maneuver in and out of the site.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Landscaping & Screening

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 1, BLOCK 1 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	832 caliper inches (292 trees)	1,125 caliper inches (358 trees)
Understory Trees	73	77
Shrubs	443	467

According to the table above the applicant is sufficient in meeting the ordinance on this lot, and provided significant provisions with the overstory trees. The reason for this is to help balance some of the plantings required for Lot 1, Block 2. Lot 1, Block 2 is deficient by a number of overstory trees but had run out of logical space to fit additional trees. Because of this some of these required plantings were relocated to open areas in Lot 1, Block 1. Please refer to the landscape table in the Overall Project Site Landscaping section below.

Planting islands will also be incorporated in the parking lots; they appear to make up 37% of the total parking area, which exceeds the City's code requirement of 10%.

Screening

It was noted during the concept plan that a strong buffered edge needs to occur between the loading dock area and the open space/creek area. The landscape plan shows a layer of trees on the south edge of Lot 1, Block 1 at the edge of the loading dock area. These are primarily deciduous trees in the center of that area, which don't provide year-round screening. Staff would advise that these plantings be changed to a coniferous species so that year-round screening can be achieved on this edge. Staff would also point out that the area next to the proposed pedestrian path along the stormwater ponds could use some additional layering to help soften the edge of that pedestrian walkway.

Pedestrian Gathering Places
One of the main concepts during the concept plan approval of this development was the incorporation of pedestrian gathering places for employees to benefit from, and also connecting people to the natural amenities of the site. Pedestrian amenities include outdoor picnic areas that are nestled into the landscaping of the site; one on the south side of the site, and one on the southwest side of the site off the mowed pathway proposed along the stormwater ponds and creek. Several benches, or 'Repose' areas, are proposed along these same mowed pathways, offering people to sit and enjoy a more natural area overlooking the creek. The mowed pathway will provide access from the south side of Lot 1, Block 1's site and on the east side to connect into the paved pedestrian trail on Chaska Creek Boulevard. This will provide employees a natural escape if they wish to use it. The applicant has stated that they will be mowed on the same schedule as the turf grass on site. In winter, the maintenance will be depending on the intended use. Since the trails double as maintenance access routes for the basins and as such will have turf reinforcement, snow clearing equipment will not have issues accessing the trails.

Lighting
The applicant has provided a photometric exhibit as well as specs of the fixtures proposed. Any lighting proposed for this plan should be fully screened and face downward. LED lighting will be used in the light poles and wall mounts. The project site will be illuminated by 25 feet high site lights in the parking lots and on the southern edge of the loading docks. Wall mounts are proposed all around the building at 20 feet in height. It should be noted that wall mounts are limited to 18 feet in height on buildings. This will need to be corrected in the final submittal. Lighting levels will be lessened and near zero at property lines with the use of downcast fixtures.

Signs
The applicant has provided a site plan showing the incorporation of monument signs on this site; two shown on the north side of the site with visibility from Engler Boulevard. The applicant will be required to meet all of Section 10 of the zoning ordinance for signs; specifically Section 10.8 as it relates to Industrial Sign Regulations; and they will be required to meet a 10 foot setback from property lines/ROW. Sign permits will need to be obtained prior to the installation of any sign.

For tenants sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.

Overall Comparison with Previously Approved Concept Plan:
It is important to point out how this plan compares to the previously approved concept plan from 2013. The concept plan showed a vehicle access onto Engler Boulevard via a right-in/right-out from this site. Previous comments that were received during the concept plan and with the addition of the Day Care facility from Carver County concluded the access did not meet the county access policy. The applicant initially proposed a right-out onto Engler Boulevard but unfortunately was not approved by Carver County in this preliminary submittal. Because of this the applicant is only showing one access onto Chaska Creek Way. Eliminating the access onto Engler Boulevard will require modifications to the Chaska Creek Way and Chaska Creek Boulevard intersection to accommodate truck turning movements. The traffic study that was conducted previously with the addition of the Day Care facility concluded the cul-de-sac that

was constructed for access to the proposed development from Chaska Way will operate acceptably.

Another difference from the concept plan is the number of buildings proposed. The concept plan showed the placement of two industrial buildings on this site. The proposal tonight is only showing one larger building as a part of this site. The orientation of the building is otherwise consistent with the Concept Plan. In general, the site plan is consistent with the concept plan and the guidance provided.

Office/Warehouse – Chaska Creek High Bay Industrial District (Lot 1, Block 2)

The building on Lot 1, Block 2 (12.6 acres) will be another office/warehouse building like the northerly site. Same with the northerly site, the 34 foot high building (38 feet at the entrances) will provide good proportionality to the adjacent uses. The interior clear height will be between 28' to 32', which is consistent with the Concept Plan's guidance for this site. The main entrances of the building are oriented southerly towards Creek Road. The loading dock area is oriented on the north side facing the creek.

Use

The use is consistent with the Comprehensive Plan, SW Chaska Plan and previously approved Concept Plan.

Building Location/Design

The high-bay industrial site is at the southwest corner of the overall development abutting Creek Road. The building proposed is 168,000 square feet in size, rectangular in shape, and will be designed to provide a high level of flexibility for future tenants that require high level office environments adjacent to high-bay warehousing, manufacturing and value-added production, which the applicant believes is in short supply in the southwest region. The anticipated tenants in the market would not require a high volume of truck traffic as the building is not providing high density loading facilities. The applicant has stated that this will not be a distribution center or set up for this type of use.

Like the northerly building, the high-bay industrial building will be a mix of durable materials including precast concrete panels, architectural metal paneling, and aluminum storefront glass. Clear and visible signing of entrances via the use of architectural metal paneling and added height will provide definition to the building and its corners. The colors will differ slightly with this building compared to the northerly one, but still provide cohesiveness with the overall development.

Staff Recommendation/Analysis

The building proposed is a large building in height and footprint. Staff's concern is to ensure the building is designed appropriately so that it does not look like a large box. The building's design incorporates a variety of materials, colors, and protrusions that provide breaks in the massing. Moreover, large windows are being incorporated to let in natural light in on the main facades (south, east and west sides). Clerestory windows are also proposed on the rear elevation (north side) to help break up the massing.

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."

Building Materials	
Class I	Glass and Architectural Metal Paneling (30%)
Class II	Aggregate Concrete Panels; two colors (67%)
Class III	Not applicable
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
CLASS I PROVIDED	30%; two different materials
CLASS II PROVIDED	67%; one material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings. The architectural metal paneling is a new application that has not been used on other buildings and will provide a very articulative and unique look on the main entrances.

The design and materials of the building were chosen to complement the existing buildings in the Chaska Creek Business Center development. Warm buff colors and materials were chosen to provide a generally cohesive look and tie into Chaska. Accent colors in the main entrances, and the use of architectural metal paneling (diamond-shaped) will provide difference and allow the building to standout as its own.

Parking/Access/Circulation

266 parking spaces are proposed as a part of this proposal (203 proposed, 63 proof of parking). 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.
Office	33,600 sf	1ps/250sf	134 parking spaces
Warehouse	134,400 sf	1ps/2,000sf	68 parking spaces
		REQUIRED	**202 parking spaces**
		PROVIDED	**266 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the uses proposed in the building. It should be noted the City parking code requires site plans to still show 1 parking space per 350 square feet for the warehouse use in the event that the use changes to manufacturing in the future. Because this building does not have determined end-users it is difficult to determine the raw parking need at this time, and as

such it will be important to show how additional parking can be added to the site if needed. The applicant will be required to show proof of parking in their final site plan that meets a 1 parking space per 350 square foot requirement for the warehouse portion.

Lot 1, Block 2 is showing two accesses into the site; one on the east side of the site to connect into the collector road, Chaska Creek Boulevard, and one on the south side of the site to connect into Creek Road. Truck traffic will primarily come in and out of the easterly access point as noted in the truck turning exhibit provided. Parking is mainly oriented on the south side but will also wrap around the building on the east and west sides. Circulation is achieved on all sides of the building. A drive aisle on the southeast portion of the site is shown to abut the southeasterly property line. Property lines abutting Right-of-Way (ROW) requires a 10 foot setback for parking and drive aisles. This area is being looked at for a potential 10 foot vacation from the public ROW that abuts the round-about; it's possible there is excess room to be able to give additional land to the development. If this does not occur, the site plan will need to be revised to meet the 10 foot setback.

A semi-truck turning exhibit was provided in the submittal, which showed the movement through the site and out of it. According to this exhibit there is more than enough room for semi-trucks to maneuver in and out.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Landscaping & Screening

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LOT 1, BLOCK 2 LANDSCAPING		
	Required	**Proposed**
Overstory Trees	1,050 caliper inches (368 trees)	605 caliper inches (199 trees)
Understory Trees	92	21
Shrubs	560	440

According to the table above the applicant is insufficient in meeting the ordinance in all categories. However, the applicant has generally maxed out every green area of the site that is not encumbered by utilities. Areas around the stormwater ponds and open areas of Lot 1, Block 1 were also filled in to help get the site closer to the requirement. The applicant has also provided larger plantings to get closer to the caliper inch requirement; these include surpluses in the 3.5 inch caliper trees for this site and surpluses in the 3"-4.5" on Lot 1, Block 1. Because the plantings have bled unto other areas of the overall site, it is more appropriate to look at the overall project's landscaping to understand the overall deficiencies and where more opportunities for plantings could occur; please see landscape table under Overall Project Site Landscaping.

Planting islands will also be incorporated in the parking lots; they appear to make up 32% of the total parking area, which exceeds the City's code requirement of 10%.

Screening

As noted in Lot 1, Block 1 the loading dock area is the pivotal area for screening. The same can be said for Lot 1, Block 2 on the north side of the site to screen the loading dock from the creek, pedestrian area just north of that, and from public ROW. The screening achieved on the north side of the site provides more variation and coniferous plantings compared to Lot 1, Block 1. The layer of landscaping appears sufficient and will grow in nicely as it ages. The plantings in the landscape island on the east side of the building next to the loading dock area provide an additional layer of 8 foot Black Hill Spruces, which will provide a more mature edge to that area.

Screening is also being provided on the southwest corner of the site via trees and along the south edge of the parking lot via shrubs to mitigate glare coming from the site to adjacent sites. There is a low-hanging overhead powerline on that south edge that limits the size and amount of trees along that stretch. Staff would advise that more coniferous shrubs are being used on the south edge to provide less porosity year-round. In addition, the grading plan indicates that the parking lot will sit a couple feet lower than Creek Road near the Southwest portion of the site, which provides a topographical screen from adjacent properties.

Pedestrian Gathering Places

Pedestrian amenities include a couple picnic areas; one proposed on the north side to provide views of the creek area, and one proposed on the west side nestled into the landscaping. In addition to that, a mowed trail will extend off the northerly picnic area to provide access to a seating area that views the ponds and creek area.

Lighting

Like Lot 1, Block 1, the applicant has provided a photometric exhibit as well as specs of the fixtures proposed. Any lighting proposed for this plan should be fully screened and face downward, which is what is proposed. LED lighting will be used in the light poles and wall mounts. The project site will be illuminated by 25 feet high site lights in the parking lots and on the northern edge of the loading docks. Wall mounts are proposed all around the building at 20 feet in height. It should be noted that wall mounts are limited to 18 feet in height on buildings. This will need to be corrected in the final submittal. Lighting levels will be lessened to zero as you approach public ROW.

Signs

The applicant has provided a site plan showing the incorporation of monument signs on this site; one shown at each access point. The applicant will be required to meet all of Section 10 of the zoning ordinance for signs; specifically Section 10.8 as it relates to Industrial Sign Regulations; and they will be required to meet a 10 foot setback from property lines/ROW. Sign permits will need to be obtained prior to the installation of any sign.

For tenants sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.

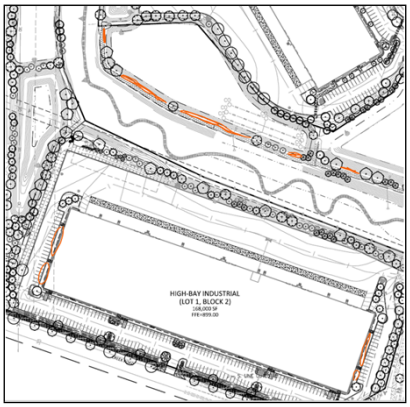
Overall Project Site

Landscaping

OVERALL PROJECT LANDSCAPING		
	Required	**Proposed**
Overstory Trees	1,886 caliper inches (660 trees)	1,730 caliper inches (557 trees)
Understory Trees	165	98
Shrubs	1,003	907

As noted above in previous sections of this report, Lot 1, Block 1 exceeds all landscaping requirements, however, Lot 1, Block 2 falls short. Because of that it is best to review the overall landscaping for the project to see the total impacts on the site. Although these buildings are technically one-story, their height requires them to be considered two-story per the landscape code. Each of these buildings generate larger landscaping requirements because they are considered two-stories, which then doubles the overstory and understory tree requirement for each site. The larger the square footage of a building, the larger landscaping requirement; and when you have to double the square footage of a 100,000sf building or more it becomes a significant number of trees and landscaping that is required. The purpose of the landscape ordinance is *to landscape all open areas of developed lots that are not devoted to off-street parking, loading and driving areas, sidewalks, patios, gardens, and similar uses*.

In total the overall project is deficient in meeting the overstory requirement by 156 caliper inches. This amounts to 63 two-and-a-half inch caliper trees to achieve this deficiency (or 52 three inch caliper trees; or 45 three-and-a-half inch trees, etc). The project is also deficient in the ornamental and shrub categories as well. From staff's perspective the applicant has been working hard on meeting the intent of the landscape ordinance and getting closer to the landscape requirement by filling in all areas on their sites and utilizing larger caliper plantings (using up to 8 foot conifers and emphasizing in the 3.0-4.5 inch species); a lot of the landscaping is now being shown 'off-site' on privately and publicly owned stormwater areas with intentions to further buffer and beautify. However, it appears that there are still a couple areas of the development that can be filled in to get even closer to the requirement. Please see the below exhibit and highlighted areas in orange that could be used for additional landscaping:



In sum, there appears to be room on the east and west sides of the building at Lot 1, Block 2 and additionally along the northside of the pedestrian/maintenance pathway near the creek. These areas would help provide a natural break next to the building walls, and to help beautify the proposed pedestrian pathway along the creek.

Boulevard trees are being proposed in the area between the curbs and sidewalks along public ROW for the southern extent of Chaska Creek Boulevard and the full extent of Creek Road up to the westerly edge of the project area. Boulevard trees need to be added to the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1.

Traffic

The site has one principal access spine (Chaska Creek Boulevard) as it moves from Engler Boulevard (CR 10) south to Creek Road. The uses, proposed and future, are oriented to utilize this access. The proposal tonight would trigger the remaining construction of Chaska Creek Boulevard south of the Creek crossing to connect into Creek Road as was previously share and approved by City Council.

A roundabout is proposed at the southern end of Chaska Creek Boulevard as it connects into Creek Road. This roundabout will also be constructed as a part of this project. Utility improvements for the remaining stretch of Chaska Creek Boulevard will also occur.

Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.

Setbacks

Buildings and parking shall meet the following setbacks:

BUILDING SETBACKS	
Direction	**Setback**
Highway 212	225 feet from centerline or 50 feet from ROW, whichever greater
Engler Boulevard	125 feet from centerline
Chaska Creek Blvd	100 feet from centerline
Creek Road	100 feet from centerline
Interior Property Lines	10 feet
Wooded Steep Slope	50 feet from edge; 30 feet no grade/no mow
Wetlands	75 feet
Chaska Creek	75 feet from edge

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

Utilities
Utilities are available to service the project. A segment of trunk gravity sanitary sewer is necessary through Lot 1, Block 2. The final plat will require utility easements for City access and maintenance. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements.

The subject property *is not* located within the service territory of Chaska Electric, but of Minnesota Valley Electric Cooperative (MVEC).

Wooded Steep Slope
The applicants have indicated on their plans the presence of wooded steep slopes along the Chaska Creek ravine mainly south of the two office buildings east of Chaska Creek Boulevard. Although these areas are not in the vicinity of the proposed project area, it should be noted that a 50 foot building and 30 foot no grade/mow setback apply to the edges of these slopes. With that in mind, it may require tweeks on future building and stormwater pond locations to ensure those setbacks are adhered to. More information/guidance will be provided on this when those sites initiate development.

Pedestrian Sidewalks/Connections/Trails
The sites are proposing a network of trails and public & private sidewalks. The plan proposes a sidewalk on the north side of Creek Road to the westerly extent of the project site. The plan is also showing the extension of the regional trail along Chaska Creek Boulevard to Creek Road on the west side. The plan also includes a series of natural trails along the pond areas which connect the open spaces to the sidewalk system. These looped trails will provide a much needed walking environment for the future employees.

Development Costs (Infrastructure Improvements)
The area-wide development costs would include but not be limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final platting, the developer will need to work with Staff to determine which of these are applicable and what those fees will be. It should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication.

Preliminary Plat
The request this evening involves preliminary plat of the site. Two lots are proposed; one 9.5 -acre lot for the corporate industrial building, and one 12.6-acre lot for the high-bay industrial building.

Disposition of Outlots

- Outlot A: stormwater ponding to be owned by the developer

Rezoning
The property will be rezoned from Open (O) to Planned Multi-Use District No. 20 (PMD-20), which is the same zoning as the Medical Office Building and Hy-Vee sites.

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Tuesday, December 1, 2020. Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, January 30, 2021** (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, March 31, 2021*. The City may with the petitioners consent extend the review period beyond the Wednesday, March 31, 2021. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 01/13/2021:
Motion to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for two industrial buildings in Chaska Creek Business Center, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-7), submitted by Mohagen Hansen, dated December 1, 2020.
    b. Chaska Creek Industrial - Additional Items Needed (pgs 1-12), submitted by Sambatek, dated December 30, 2020
    c. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    d. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
    e. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
    f. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    g. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    h. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
    i. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    j. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
    k. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
    l. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    m. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    n. Architectural Renderings (pgs 1-5)
    o. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
    p. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
    q. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021

r. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
s. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
t. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021
u. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
v. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
w. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
x. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
y. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021
z. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
aa. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
bb. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021
cc. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7, 2021
dd. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January 7, 2021
ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7, 2021
ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021
gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021
hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021
ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
mm. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
nn. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
oo. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
pp. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated January 7, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.

5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the final plan.
10. Provision of a parking plan to show 1 parking stall per 350 square feet of warehouse space on each site, and to be submitted at final submittal.
11. Provision of prominently coniferous shrubs on the south edge of Lot 1, Block 2, and to be addressed in the landscape plan at final submittal.
12. Provision that additional trees are filled in the highlighted areas noted above, and additional shrubs to meet the landscape requirements, and to be addressed at final submittal.
13. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10 foot setback from property lines, and to be revised on the final submittal.
14. Provision of a maintenance summary of the proposed pedestrian pathways along the stormwater ponds to be addressed at final submittal.
15. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
16. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
17. Adherence to the City's Boulevard Tree Policy and local street section design, with the inclusion of boulevard trees on the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1, to be addressed at final submittal.
18. Provision of a 60 feet Right of Way width for all local streets.
19. Provision that the intersection of Chaska Creek Way and Chaska Creek Boulevard accommodates truck turning movements.

Motion to recommend approval of the rezoning from Open (O) to Planned Multi-Use District (PMD-20).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-05 approving the Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Industrial (PC #2020-25).

Motion to adopt Ordinance No. 987 approving the Rezoning from Open (O) to Planned Multi-Use District (PMD-20).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 01/25/2021 RESOLUTION NO. 2021-5

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Industrial/Oppidan/PC #2020-25

WHEREAS, the request this evening is for Preliminary Site & Building Plan, Preliminary Plat and Rezoning for the construction of two new industrial buildings within the Chaska Creek Business Park; and

WHEREAS, end users have not been identified for either building, rather these will be spec buildings that will be built and then be marketed to appropriate users; and

WHEREAS, the buildings proposed are not designed to be distribution centers, which the City has discouraged in the concept plan review for this site; and

WHEREAS, small to medium sized manufacturing and research facilities located in single-use buildings, and flexible office warehouse users are the uses these buildings are targeting; and

WHEREAS, Lot 1, Block 1 (9.5 acres), which is the northwesterly most lot of Chaska Creek Center, will be office, warehouse and flex/tech type use; and

WHEREAS, the building will be 133,000 square feet in size and 34-38 feet in height; clear height inside the building will be 28 feet which is consistent with the Concept Plan's guidance for this site; and

WHEREAS, the building is programmed to provide 20% office space (26,600 square feet) and 80% warehouse space (106,400 square feet); and

WHEREAS, 224 parking spaces are proposed as a part of Lot 1, Block 1's site plan; and

WHEREAS, the applicant will be required to show proof of parking in their final site plan that meets a 1 parking space per 350 square foot requirement for the warehouse portion; and

WHEREAS, the landscape plan shows a layer of trees on the south edge of Lot 1, Block 1 at the edge of the loading dock area; and

WHEREAS, these are primarily deciduous trees in the center of that area, which don't provide year-round screening; and

WHEREAS, staff would advise that these plantings be changed to a coniferous species so that year-round screening can be achieved on this edge; and

WHEREAS, staff would also point out that the area next to the proposed pedestrian path along the stormwater ponds could use some additional layering to help soften the edge of that pedestrian walkway; and

WHEREAS, pedestrian amenities include outdoor picnic areas that are nestled into the landscaping of the site; one on the south side of the site, and one on the southwest side of the site off the mowed pathway proposed along the stormwater ponds and creek; and

WHEREAS, several benches, or 'Repose' areas, are proposed along these same mowed pathways, offering people to sit and enjoy a more natural area overlooking the creek; and

WHEREAS, the mowed pathway will provide access from the south side of Lot 1, Block 1's site and on the east side to connect into the paved pedestrian trail on Chaska Creek Boulevard; and

WHEREAS, the applicant has stated that they will be mowed on the same schedule as the turf grass on site; and

WHEREAS, in winter, the maintenance will be depending on the intended use; and

WHEREAS, since the trails double as maintenance access routes for the basins and as such will have turf reinforcement, snow clearing equipment will not have issues accessing the trails; and

WHEREAS, the building on Lot 1, Block 2 (12.6 acres) will be another office/warehouse building like the northerly site; and

WHEREAS, the building proposed is 168,000 square feet in size, rectangular in shape; and

WHEREAS, same with the northerly site, the 34 foot high building (38 feet at the entrances) will provide good proportionality to the adjacent uses, and the interior clear height will be between 28' to 32', which is consistent with the Concept Plan's guidance for this site; and

WHEREAS, 266 parking spaces are proposed as a part of this proposal (203 proposed, 63 proof of parking); and

WHEREAS, the applicant will be required to show proof of parking in their final site plan that meets a 1 parking space per 350 square foot requirement for the warehouse portion; and

WHEREAS, property lines abutting Right-of-Way (ROW) requires a 10 foot setback for parking and drive aisles; and

WHEREAS, this area is being looked at for a potential 10 foot vacation from the public ROW that abuts the round-about; it's possible there is excess room to be able to give additional land to the development; and

WHEREAS, if this does not occur, the site plan will need to be revised to meet the 10 foot setback; and

WHEREAS, the applicant is insufficient in meeting the landscape ordinance in all categories, however, the applicant has generally maxed out every green area of the site that is not encumbered by utilities; and

WHEREAS, areas around the stormwater ponds and open areas of Lot 1, Block 1 were also filled in to help get the site closer to the requirement; and

WHEREAS, the applicant has also provided larger plantings to get closer to the caliper inch requirement; these include surpluses in the 3.5 inch caliper trees for this site and surpluses in the 3"-4.5" on Lot 1, Block 1; and

WHEREAS, screening is necessary on the north side of the site to screen the loading dock from the creek, pedestrian area just north of that, and from public ROW; and

WHEREAS, the screening achieved on the north side of the site provides more variation and coniferous plantings compared to Lot 1, Block 1; and

WHEREAS, the plantings in the landscape island on the east side of the building next to the loading dock area provide an additional layer of 8 foot Black Hill Spruces, which will provide a more mature edge to that area; and

WHEREAS, pedestrian amenities include a couple picnic areas; one proposed on the north side to provide views of the creek area, and one proposed on the west side nestled into the landscaping; and

WHEREAS, in addition to that, a mowed trail will extend off the northerly picnic area to provide access to a seating area that views the ponds and creek area; and

WHEREAS, in total the overall project is deficient in meeting the landscape overstory requirement by 156 caliper inches; and

WHEREAS, this amounts to 63 two-and-a-half inch caliper trees to achieve this deficiency (or 52 three inch caliper trees; or 45 three-and-a-half inch trees, etc); and

WHEREAS, the project is also deficient in the ornamental and shrub categories as well; and

WHEREAS, from staff's perspective the applicant has been working hard on meeting the intent of the landscape ordinance and getting closer to the landscape requirement by filling in all areas on their sites and utilizing larger caliper plantings (using up to 8 foot conifers and emphasizing in the 3.0-4.5 inch species); a lot of the landscaping is now being shown 'off-site' on privately and publicly owned stormwater areas with intentions to further buffer and beautify; and

WHEREAS, it appears that there are still a couple areas of the development that can be filled in to get even closer to the requirement; and

WHEREAS, in sum, there appears to be room on the east and west sides of the building at Lot 1, Block 2 and additionally along the northside of the pedestrian/maintenance pathway near the creek; and

WHEREAS, the request this evening involves preliminary plat of the site for two lots; one 9.5 -acre lot for the corporate industrial building, and one 12.6-acre lot for the high-bay industrial building; and

WHEREAS, disposition of Outlots are as follows:

- Outlot A: stormwater ponding to be owned by the developer; and

WHEREAS, on January 13, 2021 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Industrial (PC#2020-25); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Industrial (PC#2020-25), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-7), submitted by Mohagen Hansen, dated December 1, 2020.
    b. Chaska Creek Industrial - Additional Items Needed (pgs 1-12), submitted by Sambatek, dated December 30, 2020
    c. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    d. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
    e. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
    f. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    g. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    h. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
    i. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    j. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
    k. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
    l. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    m. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    n. Architectural Renderings (pgs 1-5)
    o. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
    p. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
    q. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021
    r. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
    s. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
    t. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021
    u. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
    v. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
    w. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
    x. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
    y. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021
    z. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
    aa. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
    bb. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021
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    ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7,

2021

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ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
mm. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
nn. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
oo. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
pp. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated January 7, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the final plan.
10. Provision of a parking plan to show 1 parking stall per 350 square feet of warehouse space on each site, and to be submitted at final submittal.
11. Provision of prominently coniferous shrubs on the south edge of Lot 1, Block 2, and to be addressed in the landscape plan at final submittal.
12. Provision that additional trees are filled in the highlighted areas noted above, and additional shrubs to meet the landscape requirements, and to be addressed at final submittal.
13. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10 foot setback from property lines, and to be revised on the final submittal.
14. Provision of a maintenance summary of the proposed pedestrian pathways along the stormwater ponds to be addressed at final submittal.
15. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
16. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
17. Adherence to the City's Boulevard Tree Policy and local street section design, with the inclusion of boulevard trees on the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1, to be addressed at final submittal.
18. Provision of a 60 feet Right of Way width for all local streets.
19. Provision that the intersection of Chaska Creek Way and Chaska Creek Boulevard accommodates truck turning movements.

20. Provision that the final site plan and construction drawings will need to include the street improvements to Creek Road that ensure through traffic is not impacted.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

ORDINANCE NO. 987

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section 1. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Multi-Use District No. 20 (PMD-20) for all of:

Lot 1, Block 1, and Lot 1, Block 2 of the Chaska Creek Industrial

Section II. Exhibits. The Preliminary Plat and Preliminary Site/Building Plans for the Chaska Creek Business Park shall serve as the basis for guiding the development area. The Preliminary Plat and Preliminary Site/Building Plans shall consist of the following graphic exhibits and subsequent revisions/amendments as may be approved by the City from time to time:

1. Project Narrative (pgs 1-2), submitted by Sambatek, dated November 1, 2016.
2. Project Narrative (pgs 1-5), submitted by Hyvee, dated November 1, 2016 and revised November 22, 2016.
3. Project Narrative (pgs 1-2), submitted by Medical Office Building, undated.
4. Project Narrative (pgs 1-3), submitted by Sambatek, dated February 1, 2017.
5. Preliminary Site Development Plans (pgs 1-20), submitted by Sambatek, dated November 1, 2016 and revised February 1, 2017.
6. Hyvee Exterior Elevations (pgs A6.0 & A6.1), submitted by Hyvee, dated August 28, 2015.
7. Hyvee Fixture & Equipment Plan A0.0, submitted by Hyvee, dated November 1, 2016.
8. C-Store Exterior Elevations (pgs A3.0 & A3.1), submitted by Hyvee, dated November 1, 2016.
9. C-Store Fixture & Equipment Plan A0.0, submitted by Hyvee, dated November 1, 2016.
10. Food Store Color Scheme, submitted by Hyvee, undated.
11. Hyvee Photometric Plan, dated November 1, 2016.
12. Medical Office Architectural Plans (pgs A0.0, A0.1, A0.2, A2.0, A2.1, A2.2, A3.0, A3.1, A4.0), submitted by SRa, dated November 1, 2016 and revised February 1, 2017.
13. Chaska Medical Office Buildings Colored Elevations (pgs 1-2), submitted by SRa, dated February 1, 2017.
14. Medical Office Building Renderings (pgs 1-4), submitted by SRa, dated November 1, 2016.

15. Medical Office Building Photometric, submitted by Mlazgar Associates, dated October 27, 2016.
16. Medical Office Building Color Scheme B, submitted by SRa, undated.
17. Exterior Lighting Cut Sheets (pgs 1-22), undated.
18. Medical Office Lighting Cut Sheets (pgs 1-18), undated.
19. Chaska Hy-Vee Signage, dated February 1, 2017.
20. Site Cross Sections (pg EX 1), submitted by Sambatek, dated February 1, 2017.
21. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
22. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
23. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
24. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
25. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
26. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
27. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
28. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
29. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
30. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
31. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
32. Architectural Renderings (pgs 1-5)
33. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
34. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
35. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021
36. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
37. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
38. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021
39. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
40. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
41. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
42. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
43. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021

44. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
45. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
46. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021
47. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7, 2021
48. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January 7, 2021
49. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7, 2021
50. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021
51. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021
52. Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021
53. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
54. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
55. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
56. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
57. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
58. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
59. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
60. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated January 7, 2021

Section III. PMD-20 District Regulations. Permitted uses and regulations applicable to the PMD-20 District shall be as follows:

A. Intent. The intent of the PMD-20 District is to provide for the development of a high-quality business park that seeks to reinforce the diversity of Chaska with a sustainable mix of businesses providing a high number of quality jobs per acre. Natural amenities such as Chaska Creek and wooded steep slopes shall be preserved. Architecture and design shall be high quality and complementary to 'Chaska'. The primary purpose of the commercial area in the northeast corner of the project is meant to provide services (particularly restaurants) to the business park employees.

B. Permitted Uses.

1. Lot 1, Block 1, Chaska Creek Center: Commercial and Retail establishments providing goods and services to residents and

business workers; a grocery store as long as at least three (3) retail uses (i.e. pharmacy, coffee shop, clothing shop, liquor store, floral shop, post office) totaling at least 15% of the building square footage, three (3) different quick casual restaurant uses (i.e. sandwich, smoothie, Italian, Mexican, Asian food) totaling at least 3,000 square feet, and one (1) sit-down restaurant with a bar use totaling at least 3,000 square feet are proposed within the building or on the same lot. A stand-alone grocery store would not be permitted; and

2. Lot 1, Block 2, Chaska Creek Center: Office and medical facilities.
3. Lot 1, Block 1, Chaska Creek Industrial: Office and manufacturing/warehousing facilities, not including distribution centers.
4. Lot 1, Block 2, Chaska Creek Industrial: Office and manufacturing/warehousing facilities, not including distribution centers.

C. Accessory Uses. Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off-street parking and loading facilities as regulated by Section 9 of the Zoning Ordinance;
2. Signs as regulated by Section 10 of the Zoning Ordinance, except as follows:
    a. Lot 1, Block 1 (Hy-Vee), Chaska Creek Center:
        i. Two wall signs permitted for each major tenant (i.e. Hy-Vee) not to exceed 250 square feet or 20% of the tenant's façade, whichever is less.
        ii. One wall sign permitted for each anchor tenant (i.e. Market Grille, Pharmacy, and Wine & Spirits) not to exceed 200 square feet or 15% of the tenant's façade, whichever is less.
        iii. One wall sign permitted for each minor tenant (i.e. F+F, clinic, coffee shop) not to exceed 75 square feet or 10% of the tenant's façade, whichever is less.
        iv. All tenant sign locations shall be placed in the locations indicated on the elevation drawing A6.0 dated August 28, 2015.
        v. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with matching style.
        vi. Two pylon signs not to exceed 200 square feet in size and 24 feet in height.
    b. Lot 1, Block 1 (C-Store), Chaska Creek Center:
        i. One wall sign permitted for each tenant not to exceed 100 square feet or 10% of the tenant's façade, whichever is less. In the event that a tenant has more than one street frontage, two wall signs are permitted.
        ii. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with matching style.
        iii. One monument sign not to exceed 100 square feet in size and 10 feet in height.
    c. Lot 1, Block 2 (Medical Office Building), Chaska Creek Center:

i. One wall sign permitted for each tenant not to exceed 100 square feet or 10% of the tenant's façade, whichever is less. In the event that a tenant has more than one street frontage, two wall signs are permitted.
ii. Sign designs for each tenant shall be coordinated in such a way that similar uses shall have signs with matching style.
iii. Two monument signs not to exceed 100 square feet in size and 10 feet in height.

D. Development Standards

1. Minimum building setbacks:
    a. From Highway 212: 225 feet from centerline, or 50 feet from ROW, whichever is greater
    b. From Engler Boulevard: 125 feet from centerline
    c. From Chaska Creek Boulevard: 100 feet from centerline
    d. From Creek Road: 100 feet from centerline
    e. Interior Property Lines: 10 feet
    f. Wooded Steep Slopes (18% or greater): 50 feet from edge and 30 feet no grade/no mow from edge
    g. Wetlands: 75 feet
    h. Chaska Creek: 75 feet from edge

2. Minimum setback for impervious surfaces for on-site parking, loading and driving:
    a. Interior Property Lines: 5 feet
    b. Property Lines Abutting Public Right of Way: 10 feet
3. Maximum Individual Building Size:
    a. Lot 1, Block 1: 105,000 square feet
4. Maximum Building Height:
    a. Lot 1, Block 2: three stories
5. Exterior Merchandise Display:
    a. Lot 1, Block 1: shall be limited to an area in front of the building that does not interfere with the operation of the sidewalks, and to be delineated on a site plan approved by the Planning Department.
6. Exterior lighting standards shall be as regulated by the Chaska Zoning Ordinance.

Section IV. 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 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

City of Chaska
Memorandum

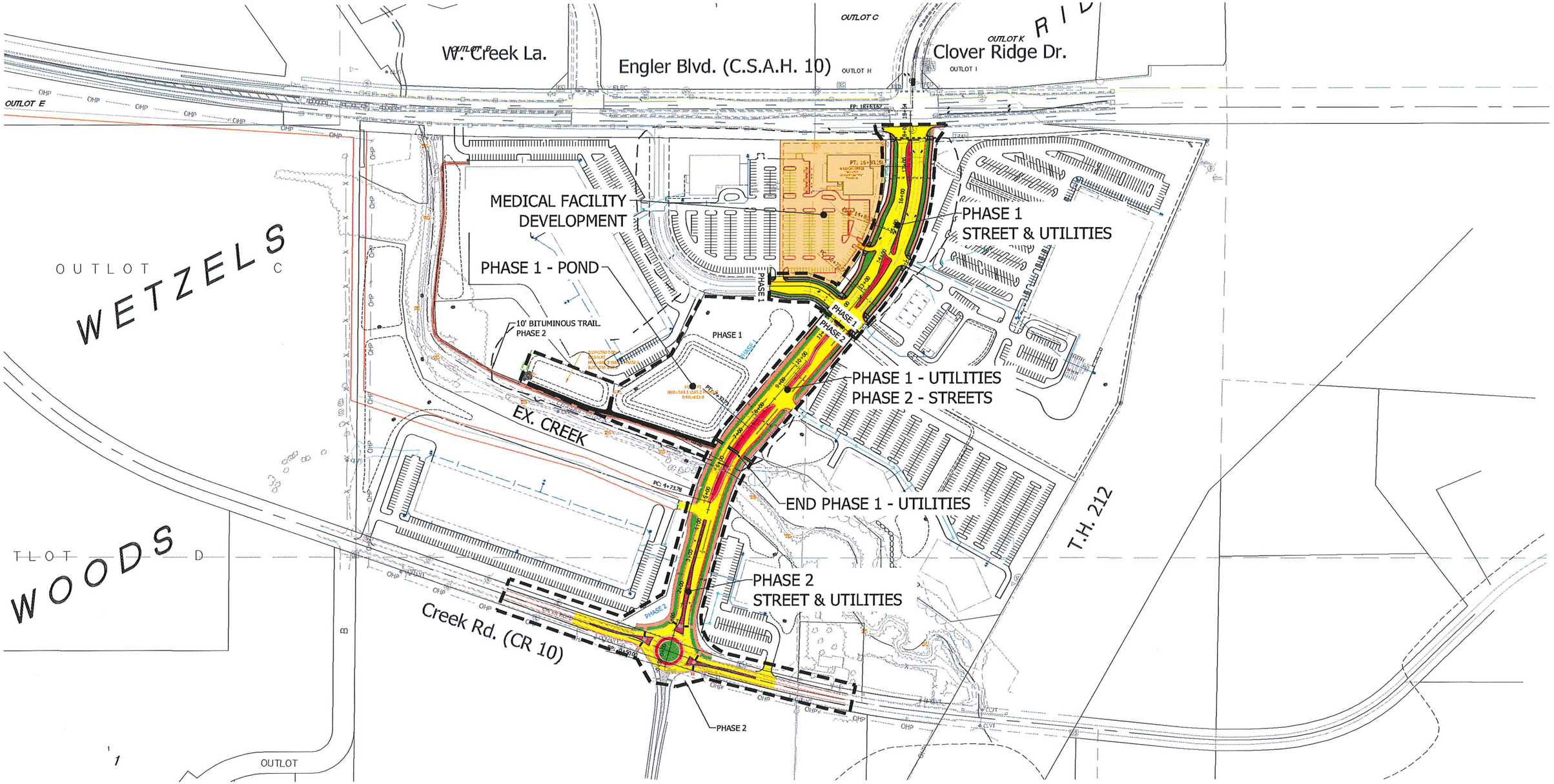
To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **January 13, 2020**
Subject: **Chaska Creek Industrial – Preliminary Plat**

The Chaska Creek Business Campus concept plan was reviewed by City Council in October of 2010. The proposed site plan intends to formalize the uses of Outlot A and Outlot E of the Chaska Creek Center Development plat to accommodate two new office and warehouse buildings. For the proposed development to occur, the final phase (Phase 2) of street and utility improvements that are planned for Chaska Creek Boulevard as shown on the attached exhibits are necessary. Timing of the public improvement project will be guided by the development and site grading that needs to occur in advance. The City's agreement with the property owner requires council action to execute the final phase of street and utility improvements.

The Engineering comments on the proposed preliminary site plan are as follows:

1. Utility Improvements
    a. Sanitary Sewer
        i. A segment of trunk gravity sanitary sewer is necessary through outlot E. The final plat will require utility easements for City access and maintenance.
    b. Process
        i. The proposed new building site will require an extension of the public street and utilities. Council action is needed to order the improvements and a development assessment agreement needs to occur prior to approval of the final site plan/plat for this development.
2. Grading/Wetlands
    a. delineations have been completed with the original Chaska Creek Concept plan. Only one wetland is planned to be impacted over outlot E which will require agency review and approval.
    b. The site plan requires mass grading over both outlots and will require City and watershed agency requirements be met.
3. Traffic
    a. Previous traffic studies have verified traffic operations are acceptable for Chaska Creek Way and Chaska Creek Boulevard to accommodate the proposed development.
    b. As was noted in the Concept plan, access to the industrial building from Creek road should either align with the Wetzel Lane or be shifted closer to the roundabout to accommodate a future combined access for future development of the property to the south of Creek Road.
    c. The site plan proposes a new access onto Creek Road. The final site plan and construction drawings will need to include the street improvements to Creek Road that ensure through traffic is not impacted.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300



PROPOSED STREET IMPROVEMENTS - OVERVIEW

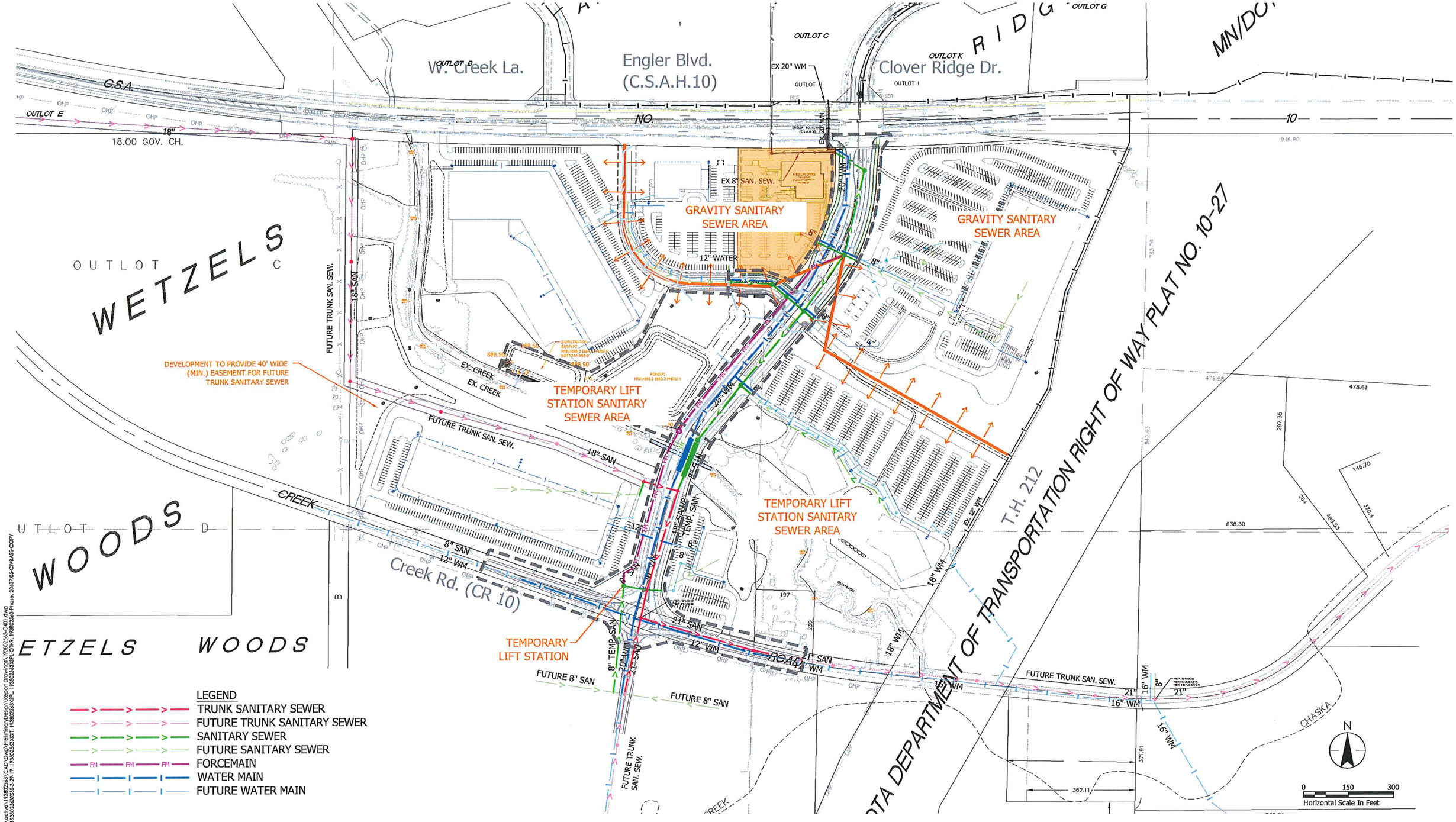
CHASKA, MINNESOTA

RESOLUTION 2026-5 DRIVE EXTENDED

FIGURE 4

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

Date: 05/19/2017 PROJ. NO. 193802563



LEGEND

- TRUNK SANITARY SEWER
- FUTURE TRUNK SANITARY SEWER
- SANITARY SEWER
- FUTURE SANITARY SEWER
- FORCEMAIN
- WATER MAIN
- FUTURE WATER MAIN

PROPOSED SANITARY SEWER AND WATER MAIN IMPROVEMENTS - OVERVIEW

CHASKA, MINNESOTA

FIGURE 9

Plotted: 05/19/2017 - 1:39pm
Drawing name: \\us1291-f01\workgroup\193802563\Active\193802563\CAD\Dwg\Preliminary Design\Report Drawings\193802563-C401.dwg
Xrefs: 193802563SNO-CTHK, 193802563XSN0, 193802563XSS-3-29-17, 193802563XSTI, 193802563XSPL, 193802563XSP1-CTHK, 193802563-Phase, 20637.03-CIVBASE-COPY

Date: 05/19/2017 PROJ. NO. 193802563

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

MOHAGEN HANSEN
Architecture | Interiors

December 1, 2020

Mohagen Hansen Architecture | Interiors is pleased to submit written responses to questions asked by the City of Chaska in the **Preliminary Site Plan Review Requirement** Document for the **Chaska Creek Business Park**.

A written statement describing the details of the request, including the intended use of the property and why the City should approve your request.

Historically, the Chaska industrial market has consisted of small to medium sized manufacturing and research facilities located in single use buildings. As the industrial/manufacturing market has matured, the users are seeking more flexible rental spaces as opposed to owner-occupied buildings, allowing seamless expansion of their operation. The proposed facility is intended to target this type of user. In recent years Chaska companies, such as Lakeview Industrial and Federal Package have elected to expand outside of Chaska in similar, flexible office warehouse space as it has not been available in the community. We understand the City's desire to promote manufacturing and job base while discouraging distribution facilities. In support of that goal, the proposed buildings are not designed to attract distribution centers. Further, given Chaska Creek's location and proximity to the Metro area, it is not considered in the marketplace to be a desirable location for distribution centers.

The intended uses of Outlot A and Outlot E are in accordance with the approvals based on the Chaska Creek Conceptual Master Development Plan booklet, dated September 3, 2013.

Outlot A, the Corporate Industrial District, will be office, warehouse and flex/tech type use. The minimum 28' interior clear height will provide the correct proportionality to the adjacent uses. The exterior elevations facing Engler Boulevard and internal drives would have increased glass coverage and warm buff colors to fit in with the Master Development Plan. Loading dock and service areas are oriented towards the creek concealing them from the primary view corridors on site.

Outlot E, High-Bay Industrial District, will be office and warehouse type use. The interior clear height will be between 28' to 32' which will be to scale with the rest of the development due to its proximity on the lowest parcel. Loading dock and service areas are oriented towards the creek with enhanced landscaping along the creek concealing them from the primary view corridors on site. The exterior elevations provide increased glass coverage and warm buff colors to fit with the Master Development Plan. The building is designed to provide a high level of flexibility for future tenants that require high level office environments adjacent to high-bay warehousing, manufacturing and value-added production, which is in short supply in the southwest region. The anticipated tenants in the market would not require a high volume of truck traffic as the building is not providing high density loading facilities. This use will provide added economic and employment opportunities and will add overall value to the development. Parking is designed to accommodate 10-20 percent office use and can provide additional parking for manufacturing and value-added production in the rear loading/service area. Attached are images from a variety of Industrial companies within the Twin Cities area. These images demonstrate a similar type of tenant as those that are predicted to lease space in the Outlot A and Outlot E buildings.

1000 Twelve Oaks Center Drive | Suite 200, Wayzata, MN 55391
M: 952 426 7400 F: 952 426 7440
MohagenHansen.com

A written statement describing how the building is welcoming (to all) from the street to the front door and how community gathering spaces have been incorporated into the design.

The site has incorporated the features in the masterplan that welcome all from the street to the front door and allow for community gathering spaces. The pedestrian scale, movement and connection at the edge of the site are enhanced by the trail system and landscaping.

Access to the proposed buildings is in accordance with prior concept plans. A turning movement exhibit has been included with the submittal demonstrating maneuvers for a WB-67. Based on this analysis, we have identified a need to alter the geometry of the Chaska Creek Boulevard access to the high-bay storage building. The proposed access is shown on the civil plans. For the Corporate Industrial building, the previously proposed right-in/right-out at Engler Boulevard has been reduced to a right-out only. As demonstrated by the turning movement exhibits, this allows trucks to circulate the site with separate entrances and exits, minimizing conflicts and congestion. Additionally, maintaining the right-out will allow redundant egress in case of emergencies. This is especially critical if one egress point is cut off, allowing emergency vehicles to access the site, and allowing those present an option to exit the site during an emergency.

A written statement describing; the pedestrian scale at the edge and onsite of their project in that the entries are expected to enhance the public right of way; address plaza spaces, entry sequences and connections to the public; and how will the development addresses pedestrian movement and scale

In accordance with the 2013 concept plan, the two industrial sites have been designed to take advantage of the adjacent creek and stormwater management areas. This includes two gathering areas on each lot, connected by trails. The buildings are also connected by sidewalk to the sidewalks along Chaska Creek Boulevard. A substantial screening feature is proposed between the high bay building and the creek to screen the loading area from the creek.

The site includes vehicular, bicycle and pedestrian circulation that will ensure connectivity to and from the building. Efficient signage, landscaping and lighting noted in the master plan will aid in pedestrian use.

The sidewalks included in the proposed design give pedestrians a clear and direct route for movement throughout the development. As trucks and other vehicles move through the development and to the industrial building, pedestrians can feel safe with the use of thoroughly marked crosswalks and signs.

The façade of the building is a composition of solid and voided space. The variation helps break apart the volume of the building. Window size and placement also play a large role in the overall perception of the building from a pedestrian's point of view. The design team will utilize glass, and a variety of warm materials and colors to enhance each entry.

Metal, exposed aggregate and glass will balance the weight and scale of the building. This trio will provide adequate texture and depth to how the building is perceived. The windows and doors will be proportionate to human scale yet blend with the overall proportions of the building.

A written statement describing how the plan minimizes light pollution.

The design team understands the importance of minimizing light pollution, as it negatively impacts local residents and wildlife, and wastes energy. Lighting options that are available today give us confidence that the team can create a development with the least amount of disturbance to the natural environment as possible.

The overarching lighting goal is to select and position lights that will maximize efficiency while minimizing light pollution wherever possible. The team will provide an area that is well-lit so pedestrians can feel safe while avoiding excess light pollution. There are options for lights with timers and motion detection, so they are only on when in use. The lights can be shielded and/or not placed above the 90-degree plane so the light is hitting a target versus dispersing into a larger area and creating more light pollution.

A written statement describing any sustainable initiatives that are being incorporated into the projects.

The sustainable initiatives for both Outlot A and Outlot E will include the site, the building and the health and wellness of its end users.

The site has been designed to position stormwater management features between Chaska Creek and the impervious elements of the sites. Additionally, along with avoiding impacts to the creek, the site will avoid impacts to approximately two acres of wooded wetlands in the northwest corner of the Corporate Industrial site.

The construction will incorporate waste diversion to reduce the amount that is disposed into landfills. This will include construction waste from both the site and building. Appropriate construction materials will be recycled as much as possible. The landscape design seeks to incorporate best management practices with regards to low impact design and vegetative buffering to the critical asset of Chaska Creek. The proposed landscaping includes mow strips immediately behind curbs, with native seed mixes incorporating several native plant varieties beyond that which will reduce the amount of water that will be required from the irrigation system.

The building shell is primarily composed of precast panels. The manufacturer of the precast panel is local to the area and the aggregate on the panels are from local quarries. The panels being investigated for use are the VersaCore+green sandwich. These panels deliver R-values that are LEED friendly consisting of R=28.2 with 58% recycled content.

The project will invest cost for future planning of a Photo Voltaic system on the roof and will prepare the basic building for future EV charging stations for delivery trucks. While the actual system for these energy saving ideas will be constructed by each tenant; the building will provide the basic infrastructure.

The health and wellness of the end users are also important to this project. As many items will be finalized by the tenant's design, the base building and site will contribute to the health of the end user in a positive manner. Below is a basic list of items that will be constructed and will contribute to a healthy end user.

- Outdoor trails that lead to natural environments
- Outdoor gathering spaces by natural environments
- Possible bike racks.
- Wall panels that have a high sound attenuation (STC), 52.
- Clerestory windows and tall windows in the warehouse will give access to daylight and offer outside views to warehouse employees
- Use of products with low Volatile Organic Content (VOC).

Concept Plan Approval Conditions

1. Approvals shall be based on the Chaska Creek Conceptual Master Development Plan booklet, dated September 3, 2013.

   Response: *The proposed project is in compliance with the booklet.*

2. Adherence with the City Engineer's Memo dated October 4, 2013.

   Response: *Acknowledged. The comments primarily relate to utility services, stormwater management, design of Chaska Creek Boulevard, and retaining wall standards. No retaining walls are proposed in the current plans. All other elements have been addressed in prior phases of the project.*

3. Provision of a determination letter showing that this project will have less environmental effects than the plan that was included in the Chaska Creek Corporate Center EAW.

   Response: *The required letter, dated March 7, 2017, has been provided in a prior phase.*

4. Creation of high quality outdoor gathering spaces in the Retail District and Professional Office District (low-rise).

   Response: *While the current phase is not in either of these districts, outdoor gathering spaces with trail connections are proposed in both the Corporate Industrial District and in the High-Bay Industrial District. Refer to the landscaping plans for these amenity areas.*

5. Provision of a clearly defined and appropriately landscaped pedestrian ways between the various districts.

   Response: *Landscaped pedestrian ways have been included along Chaska Creek Boulevard. Each of the proposed buildings in this phase provide sidewalk connections to the public sidewalks. In addition, trails connected to gathering areas are proposed at each of the two sites.*

6. Provision of a high-quality site amenity along the creek between the Corporate Industrial District and the High-Bay Industrial District by creating strong landscape/berming buffers, minimizing light pollution, and relocating loading docks to other locations, where practical.

   Response: *High-quality amenity areas are proposed along the creek. Refer to the landscaping plans for these amenity areas.*

7. Review the driveway access onto Creek Road, just west of Wetzel Lane for safety and head light glare into the residential area to the south.

   Response: *The proposed driveway is located at the far west property line. In addition to serving as a primary access point for employees, this will serve as a secondary access points for trucks when necessary.*

8. Provision of a sidewalk adjacent to the north side of Creek Road, west of the extension of Clover Ridge Drive.

   Response: *A sidewalk along the north side of Creek Road is proposed adjacent to the high-bay site.*

Concept Plan Approval Conditions (Continued)

9. Approval of the right-in/right-out access onto Engler Boulevard (County Road 10) by Carver County and the City.

   Response: The applicant is proposing to reduce the right-in/right-out access to a right-out only. As noted above, this will allow trucks to circulate the site with separate entrances and exits, minimizing conflicts and congestion. Additionally, maintaining the right-out will allow redundant egress in case of emergencies. This is especially critical if one egress point is cut off, allowing emergency vehicles to access the site, and allowing those present at the site an option to exit the site during an emergency.

10. Provision of buildings that will meet or exceed the City's exterior building material requirements and that those buildings should have an overall theme that is reflective of the place (and Chaska as a whole) as it relates to materials and massing.

    Response: The materials selected for these larger industrial building are mainly developed at the entries. Bringing a variety of materials, colors and smaller details help scale the building down for the end users. We have indicated the material breakdown on the elevation sheet.

11. Payment of park dedication fees at the time of the Final Plat.

    Response: Acknowledged.

EXHIBIT A

INDUSTRIAL OFFICE ENVIRONMENTS

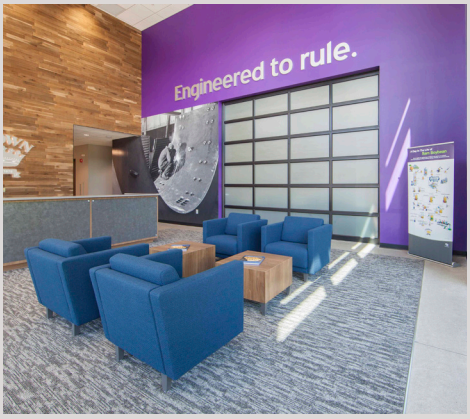












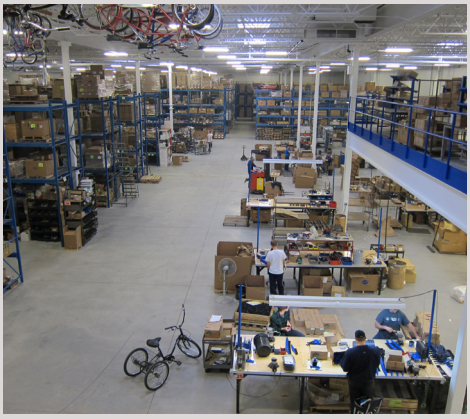


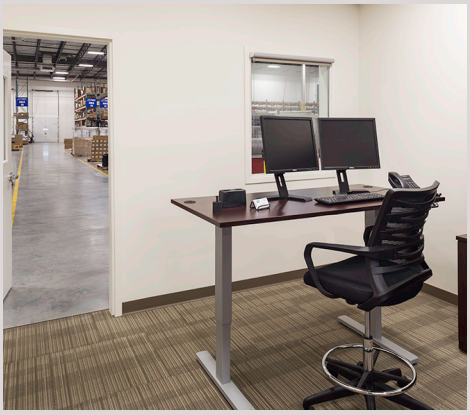




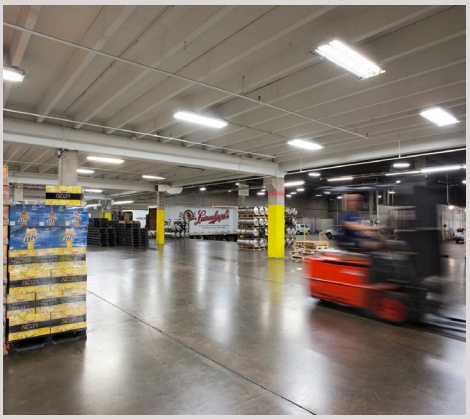
EXHIBIT A

WAREHOUSE / TESTING / MANUFACTURING SPACE











December 30, 2020

Elizabeth Hanson, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318-1962

Re: Chaska Creek Industrial – Additional Items Needed
City Letter Dated December 11, 2020

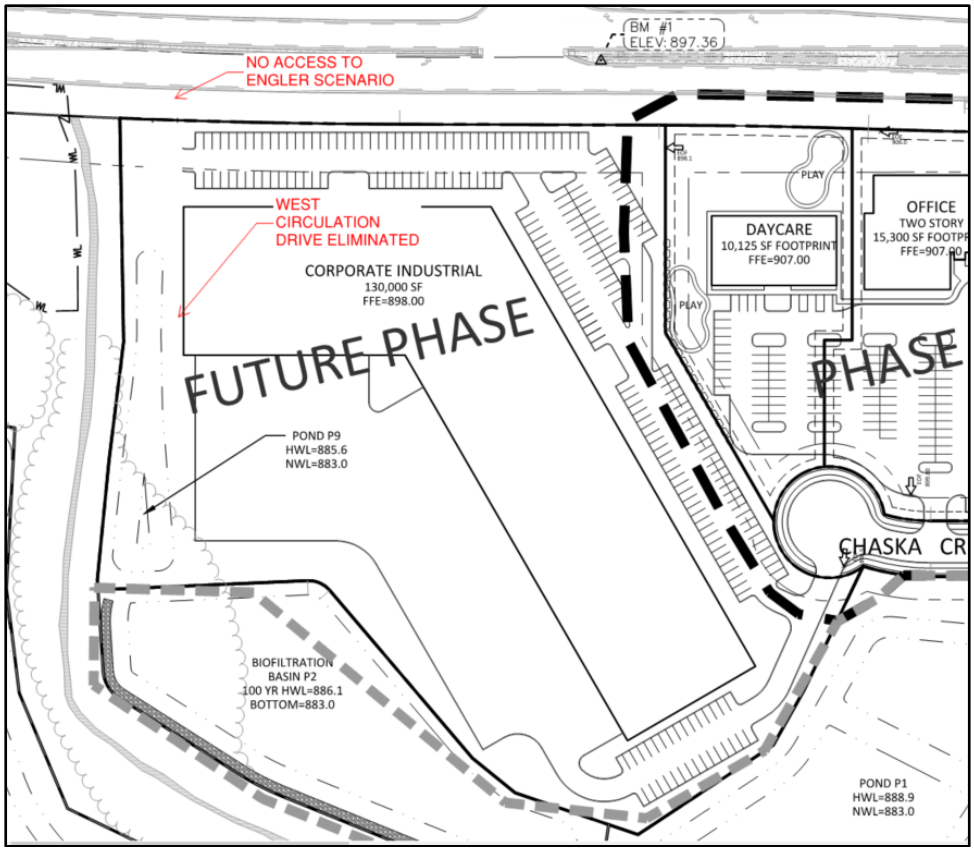
Dear Ms. Hanson:

Please see below (in red) and attached for responses to the request for additional information related to the review of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial.

1. **Narrative**, with these additives:
   - Explain the difference of the site plan if a right-out exit onto Engler Boulevard is not approved by the County
     Response: Previous versions of the concept did not include truck access to Engler, only passenger vehicles. If the right-out onto Engler is not approved by the County, vehicles will utilize Chaska Creek Way and Chaska Creek Boulevard.
   - Clarification on if a retaining wall is still needed between Lot 1, Block 1 and potential daycare site.
     Response: The need for a retaining wall will be determined at the time that the daycare user finalizes their design. As it currently stands, a wall will only be required if the playground is proposed to be located on the west side of the daycare building. If the playground was relocated to rear of the building, there is sufficient area between the daycare building and the Lot 1, Block 1 parking lot to grade a slope with no retaining wall.
   - More analysis on where both these spec buildings have been implemented in other communities; what type of end users have occupied such (specific uses); and show pictures of the exterior as well.
     Response: The closest example of proposed project is the Holasek Business Park located in Chanhassen. Holasek Business Park is a two-building industrial project. Building A was a Build to Suit for Retail Tech Inc., and Building B was a spec building that has recently been leased to 100% occupancy. Tenants in Building B are: a) Retail Tech, Inc. expansion, b) LifeCore Biomedical (2 bays), c) MedSource, https://www.medsourcelabs.com/ . Another example is Lakeview Industries' exit from Chaska due to not enough industrial office/warehouse space being available in Chaska to meet their expansion needs. Lakeview moved to Carver and has since decided to expand into their

existing building and take the remaining 50,000 S.F. to meet their company needs. Lakeview just received the manufacturer of the year 2020 award for the MSP Business Journal. Another example of local need for readily available office warehouse space is Wigen Water Technologies. The applicant approached Wigen about locating in Chaska Creek for their expansion needs. However, they needed space in 60 days and could not wait for 12 months to occupy a new building, so they left Chaska and are now in Chanhassen. These examples are why we are confident this proposed project will be very successful in landing quality businesses that would like to occupy office/industrial space in Chaska. According to CBRE research, the MSP Industrial market is expected to have 12 projects totaling 1.8 million square feet of office/warehouse spec space built in 2021. The office/warehouse market is the hottest market in commercial real estate now and the projections are very promising for the future. See examples attached to this letter in Exhibit A.

2. **Site Plan**, addressing the following:
   - Alternate site layout without right-out exit onto Engler Boulevard on Lot 1, Block 1 (contemplating if Carver County does not approve of right-out exit)
     Response: If Carver County does not permit the right-out exit onto Engler Boulevard, the site plan will be modified as shown below (Similar to Phase 2 Site Plan, dated 3/6/18):



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- Ingress/Egress point to Lot 1, Block 2 moved to center of site on Creek Road (this will help mitigate headlight glare to adjacent Wetzel Lane properties; better separation from Wetzel Lane; and contemplation for alignment for development to south)
  Response: After review of this request, we propose to maintain the access to Creek Road at the current location for the following reasons:
    - Headlight Glare: Wetzel Lane properties are located over 800 feet from Creek Road and are at elevations of 20' or more above the proposed driveway location.
    - Future Development: Future development south of Creek Road will likely mirror the layout of the Lot 1, Block 2 building. The preferred layout would be similar to that of Lot 1, Block 2, which allows for secondary truck access.
    - Access Spacing: The proposed driveway location is approximately 1,000 feet from the proposed roundabout at Chaska Creek Boulevard. Shifting the access to the center of the site would create a separation of approximately 590'. The proposed location provides improved separation from the adjacent intersection.
- Lot 1, Block 2: Parking area and monument sign to meet 10 foot setback adjacent to Chaska Creek Boulevard or explain in narrative why this deviation is necessary and cannot be mitigated; elaborate on if the building can be pulled back to meet this setback (please note a 5 foot setback is required for impervious surfaces on interior property lines not abutting ROW; appears there is some maneuvering that can occur on the west side to meet a 5 foot setback and thus provide additional space on east side to meet the 10 foot setback)
  Response: As discussed during a meeting between the applicant and City on 12/16/20, the City's consultant will evaluate whether sufficient space exists to vacate 10' of the additional ROW provided at the corner of Chaska Creek Boulevard and Creek Road. Assuming this can be accommodated, we understand that a petition to vacate the ROW would be processed simultaneously with the Final Plat.
- Zoomed in detail/exhibits on the pedestrian gathering areas; detailing what's proposed in terms of pavement, landscaping and seating/tables
  Response: Please refer to the attached landscape exhibit.

3. **Utility Plan**, addressing the following:
   - Preservation of an unrestricted easement area for the trunk sanitary sewer on the north side of Lot 1, Block 2 (coordinate with Matt Clark)
     Response: The requested 30' easement is shown on the proposed trunk sewer in the updated site development plan set included with this response memo. Please note that the propose sewer alignment has been shifted north to avoid conflicts with private improvements.

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4. **Landscape Plan**, addressing the following:
   - Landscaping needs to meet Section 9.6 of the zoning ordinance (attached), and must show how it meets this ordinance for both lots.
     Response: See attached landscape narrative & exhibit in Exhibit B.
   - Indicate if Section 9.6.5.4 Planting Islands is being met for both lots
     Response: This section is met on each site as follows:

	Block 1	Block 2
Parking Lot Area (SF)	124,680	109,760
Landscape Planting Islands to ROW (SF)	46,475	34,915
Parking Lot Landscape (Percentage)	37%	32%

   - Screening Section – Creek exhibit needs to include rear building profiles and loading facilities as well
     Response: See attached landscape narrative & exhibit in Exhibit B
   - Landscape Plan needs to show boulevard trees in the boulevard areas for the full extent of the west side of Chaska Creek Boulevard up to Chaska Creek Way; for the full extent of Creek Road up to the westerly property line; and for the full extent of the south portion of Chaska Creek Way up to the northerly property line of Lot 1, Block 1 abutting this ROW (boulevard area is between the curb of the street and sidewalk in the ROW)
     Response: Trees added to boulevard areas for the full extent of Chaska Creek Blvd and Creek Road. Chaska Creek Way overhead powerlines conflict with tree planting opportunities.

5. **Vehicle Turning Exhibit**, addressing the following:
   - Show alternative turning exhibit for Lot 1, Block 1 if right-out exit is not permitted
     Response: The turning exhibits have been revised to show trucks exiting onto Chaska Creek Way. The exhibits also include the movements at the intersection of Chaska Creek Boulevard and Chaska Creek Way. Geometric improvements to the intersection may be necessary to better accommodate the range of vehicles utilizing the intersection. The revised turning exhibits are included int the updated site development plan set included with this response memo.
   - Revise turning exhibit for Lot 1, Block 2 with requested site plan change above
     Response: As discussed in item 2 above, no change to the Lot 1, Block 2 access is proposed.
6. Provide updated traffic memo verifying that no major changes will occur with the industrial uses proposed in relation to the traffic report completed February 28, 2018 (attached); (coordinate with Matt Clark)
   Response: We have reviewed the analysis completed for the memo referenced. This analysis assumed no trips would utilize the right-in/right-out access to Engler Boulevard, therefore no new trips to Chaska Creek Way/Chaska Creek Boulevard result from the proposed access configuration from Lot 1, Block 1.

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Additionally, we have received and reviewed the updated traffic memo completed by the City's consultant, dated December 11, 2020. The applicant agrees with the conclusions and recommendations included in this memo as shown below, with the understanding that the future traffic signal is a public improvement project and not solely due to or funded by the current proposed improvements.

RECOMMENDATIONS

Based on the findings from the analysis in this memo, the following adjustments to the development are recommended:

- Encourage vehicles exiting Hy-Vee to use the Chaska Creek Way intersection – The westbound approach of Chaska Creek Way is underutilized compared to the Hy-Vee access between Engler Boulevard and Chaska Creek Way.
- While volumes at the Chaska Creek Way & Chaska Creek Boulevard intersection are relatively low, a traffic signal should ultimately be installed to accommodate future developments and an increase in eastbound and westbound turning vehicles. As turning volumes increase, installing a traffic signal decreases the delay and queues experienced by those movements and alleviates congestion upstream of the approaches during peak hours.

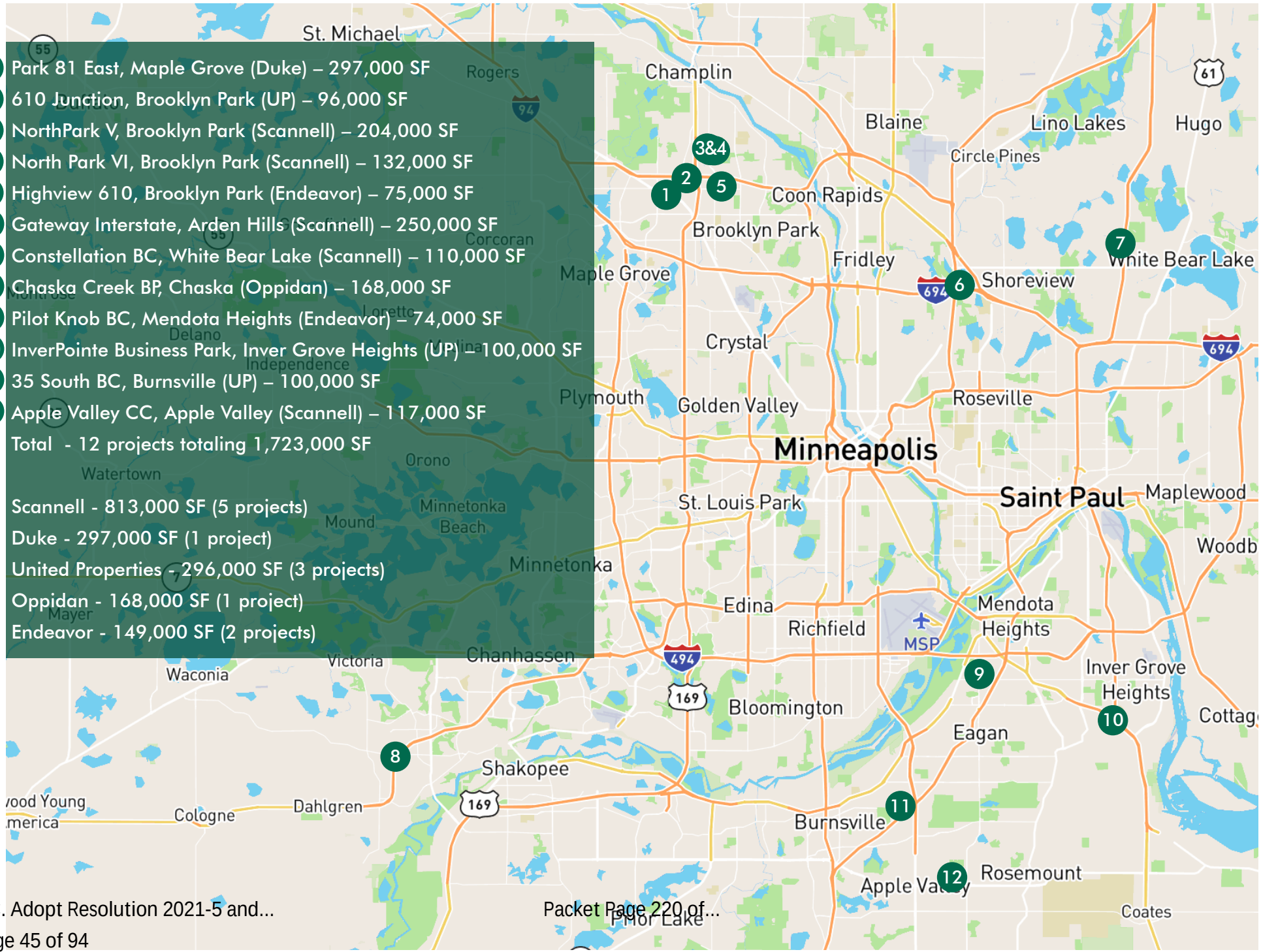
Additionally, we have reviewed the driveway access to the Lot 1, Block 1 site from the cul-de-sac at Chaska Creek Way to determine the preferred geometry. As was discussed in the "Chaska Creek Center Layout Review" by Spack Consulting, dated February 28, 2018, multiple commercial driveway access points into a cul-de-sac leads to confusion. This is due to the large amount of pavement faced by drivers without clear lane markings and a standard intersection layout. Therefore, the access from Lot 1, Block 1 is proposed to have a single driveway access to the cul-de-sac, and then will be split on site as the plan currently shows.

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EXHIBIT A
PROJECT EXAMPLES

12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343 | 763.476.6010
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LIKELY 2021 SPECULATIVE INDUSTRIAL DEVELOPMENT



EXHIBIT

LOCAL PRECEDENT STUDY

HOLASEK BUSINESS PARK A & B
8600 & 8700 Shelby Ct, Chaska



TENANTS

- Retail Tech: Point of sale systems for retail, grocery and hospitality industry.
- MedSource: provider of quality medical products, specializing in high-quality products and equipment and innovative medical product development.

VALLEY VIEW BUSINESS CENTER III
2700 4th Ave E, Shakopee



TENANTS:

- Blue Line Distribution: Ingredients division of Little Caesar's Pizza.
- Lyman Lumber: Limited office, lumber and building products storage.
- Cherne Industries: Maker of pipe plugs and related equipment.
- Gamma Vacuum: Design, manufacturing and servicing of ion pumps, titanium sublimation pumps and related controls.

VALLEY PARK BUSINESS CENTER III
750 Innovation Blvd, Shakopee



TENANTS:

- Fountain Industries: Mfg of clean systems and parts, part washers and specialty cleaning products.
- Becker Arena Products: Manufacturer of hockey rink boards, bleachers, specialty floor coverings and protective shields.
- Cokem: Distributor of video game and video game accessories.

212 COMMERCE CENTER
2100 Commerce Dr, Carver



TENANTS:

- Lakeview Industries: This sole tenant is a manufacturer of custom, flexible components for OEM's.

EXHIBIT B
LANDSCAPING NARRATIVE & EXHIBIT

12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343 | 763.476.6010
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Memorandum

DATE: Tuesday, December 29, 2020
TO: Elizabeth Hanson, AICP
City Planner
City of Chaska, MN
FROM: Johnnie Workman
SUBJECT: Chaska Creek Industrial– Landscape Proposal Narrative

---

The following narrative highlights the design intent for the landscape at Chaska Creek Industrial, Lot 1 Block 1 and Lot 1 Block 2, and benefits of the proposed landscape.

Whereas:

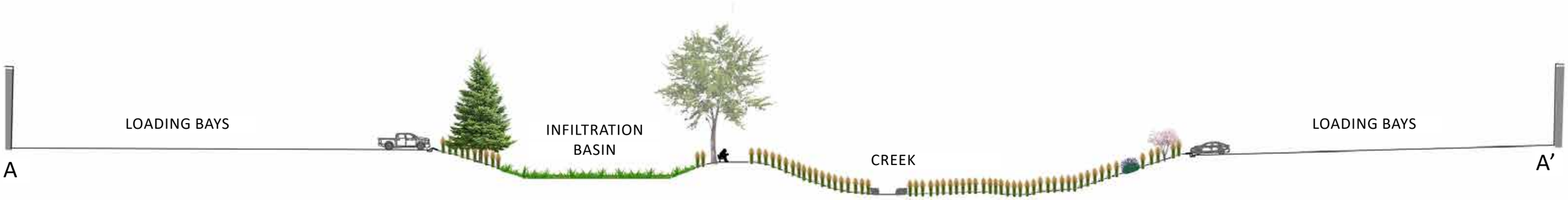
- Attempting to build upon the recent realignment of Chaska Creek,
- Utilizing the placement of required stormwater ponding and infiltration basins,
- Focusing on screening of the semi-trailer loading bays,
- Encouraging site users to fully inhabit the surrounding landscape,
- Taking advantage of the large open natural spaces between structures and roadways

The proposed intervention for these sites is well suited to a *prairie pothole* type of landscape. Native grasses are used over the majority of disturbed areas, restricting high maintenance turf to building entrances, roadway easements, and limited depth on back of curb. This will add a sense of formality to the buildings by contrasting with the native landscape elements across the rest of the site. Native prairie seeding will provide habitat for pollinator species, small mammals, and large shrubs on the periphery will provide protection for songbirds. Single overstory trees planted along the ridgeline overlooking the creek will provide perches for birds of prey upon maturity. There are three types of water bodies on the site (flowing creek, standing ponds, and seasonal fluctuating infiltration basins), providing additional habitat for fowl.

Multiple areas of repose were placed and screened to take maximum advantage of viewsheds and separation. Each area is intended to be more rustic, with some having picnic areas. Pedestrian movement between the areas is along the alignment of the creek and connects to Chaska Creek Boulevard.

Tree species were selected and placed according to desired use. Species and placement of trees along Chaska Creek Boulevard were selected to continue the tree planting of the existing medical office to the north. Evergreen species were planted to screen loading bays, overstory trees are placed near pavements areas to regulate heat effects, and flowering ornamentals provide visual interest and pollinator opportunities.

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[illegible] 6th Avenue Southeast, Suite 202, Mandan, ND 58554 | 701.204.6845
www.sambatek.com





(ABOVE) A section elevation cut from building to building across both loading bays, an infiltration basin, and the restored prairie and creek bed. Trees shown are at mature growth.

(LEFT) Plan view of section cut .

(BELOW) Typical rustic seat bench within a prairie setting. This type repose area is proposed along the top of the embankments, above the restored creek alignment, and within the center of the tall grass prairie landscape. Other destination rest areas are proposed at the ends of pedestrian pathways and include a similar amenity vernacular, but also to include picnic tables and waste receptacles.



CHASKA CREEK - SECTION CUT ACROSS THE CREEK

CHASKA, MINNESOTA

OPPIDAN Sambatek

12-30-2020



CHASKA CREEK - A PRAIRIE POTHOLE LANDSCAPE

CHASKA, MINNESOTA

OPPIDAN

Sambatek

Preliminary Site Development Plans

for

Chaska Creek Industrial

Chaska, Minnesota

Presented by:

Oppidan

CONSULTANT CONTACT LIST:

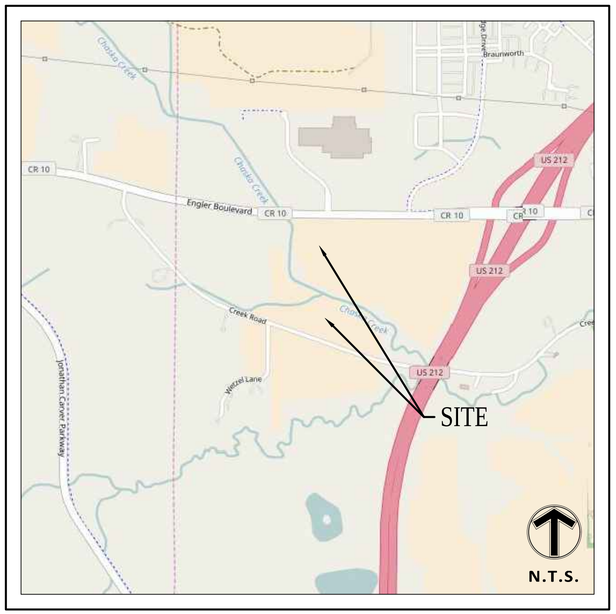
DEVELOPER/OWNER
OPPIDAN
400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331
TEL 952-294-1246
JAY@OPPIDAN.COM
CONTACT: JAY MOORE

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
BBUSSELMAN@SAMBATEK.COM
CONTACT: BRADY BUSSELMAN

ARCHITECT
MOHAGEN HANSEN
1000 TWELVE OAKS CENTER DRIVE, SUITE 200
WAYZATA, MN 55391
TEL 952-426-7421
JKAPLAN@MOHAGENHANSEN.COM
CONTACT: JENNIFER KAPLAN

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
MSALO@SAMBATEK.COM
CONTACT: MARK SALO

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
JMCKINNEY@SAMBATEK.COM
CONTACT: JOSH McKINNEY



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	PRELIMINARY PLAT
C2.02	EXISTING CONDITIONS
C2.03	TREE INVENTORY PLAN
C3.01	SITE PLAN - OVERALL
C3.02	SITE PLAN - LOT 1, BLOCK 1
C3.03	SITE PLAN - LOT 1, BLOCK 2
C4.01	GRADING PLAN - OVERALL
C4.02	GRADING PLAN - LOT 1, BLOCK 1
C4.03	GRADING PLAN - LOT 1, BLOCK 2
C5.01	EROSION CONTROL PLAN PHASE I
C5.02	EROSION CONTROL PLAN PHASE II
C5.03	EROSION CONTROL PLANS NOTES & DETAILS
C6.01	UTILITY PLAN - OVERALL
C6.02	UTILITY PLAN - LOT 1, BLOCK 1
C6.03	UTILITY PLAN - LOT 1, BLOCK 2
L1.01	LANDSCAPE PLAN - OVERALL
L1.02	LANDSCAPE PLAN - LOT 1, BLOCK 1
L1.03	LANDSCAPE PLAN - LOT 1, BLOCK 2
L1.04	GROUNDCOVER PLAN
L1.05	LANDSCAPE DETAILS & NOTES
LT1.01	PHOTOMETRIC PLAN - LOT 1, BLOCK 1
LT1.02	PHOTOMETRIC PLAN - LOT 1, BLOCK 2
EX 1.01	AERIAL SITE EXHIBIT
EX 2.01	OVERLAY PLAN - LOT 1, BLOCK 1
EX 2.02	OVERLAY PLAN - LOT 1, BLOCK 2
EX 3.01	VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 1
EX 3.02	VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 2

GOVERNING SPECIFICATIONS

CITY OF CHASKA SPECIFICATIONS (2019)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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.

PRELIMINARY

Brady D. Busselman
Registration No. 45579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

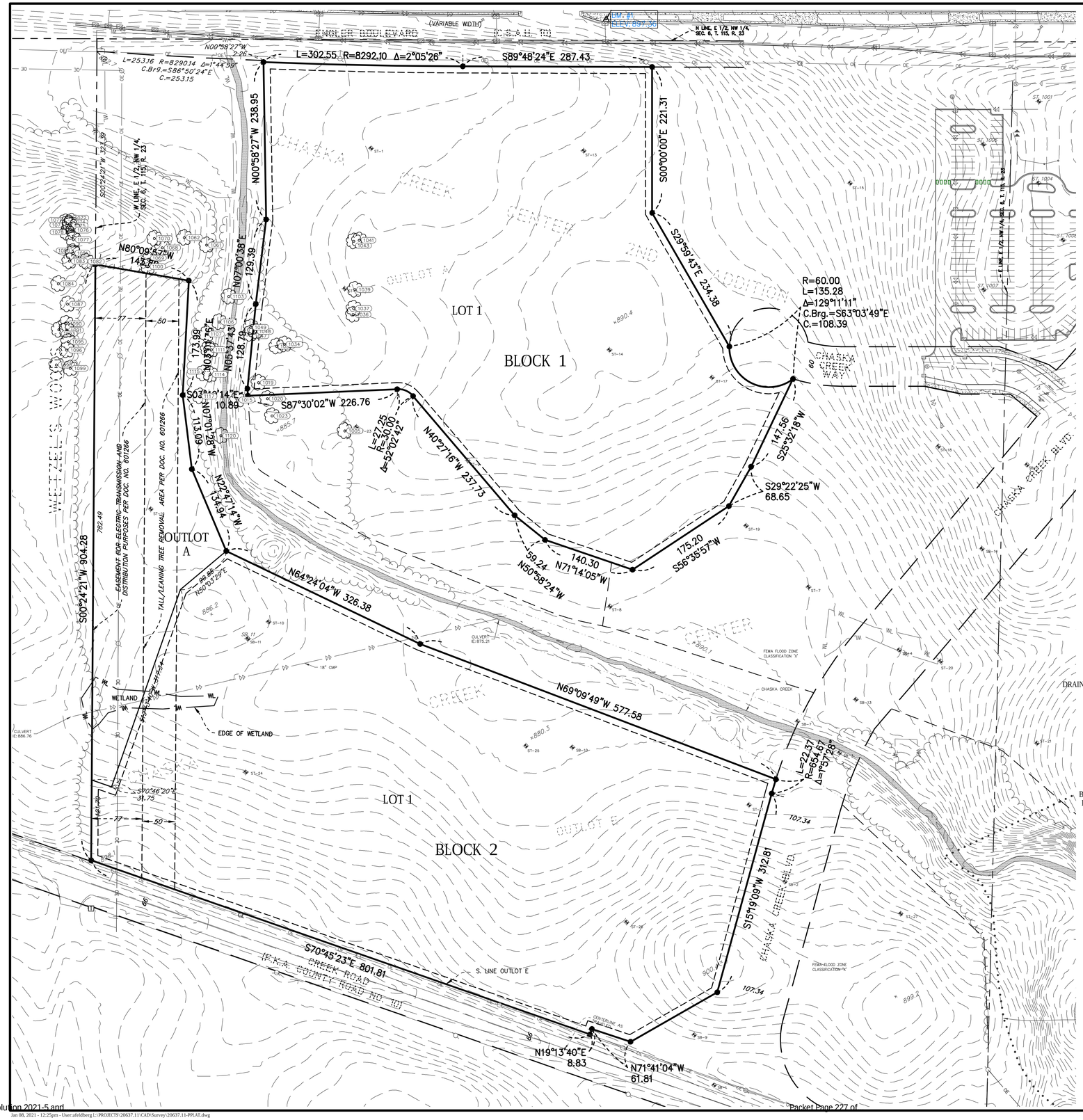
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. 20637.11

Jan 08, 2021 - 12:25pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C1-TITLE.dwg



SURVEY NOTES

1. The bearing system is based on the Carver County coordinate system, NAD83 (1986 Adjust) . With an assumed bearing of South 70 degrees 45 minutes 23 seconds East for the southerly line of Outlot E, CHASKA CREEK CENTER.
2. The vertical datum is based on NAVD88. The originating bench marks are MNDOT MORAVIAN, 1013BV and 1013BX, referenced from the MnDOT Geodetic Database.

   BENCHMARK #1
   Survey Control Point in median of Engler Blvd north of property.
   Elev.=897.36
3. Topography is per a combination of information received from Stantec, LiDAR data and Sambatek field data .
4. The property address is not assigned, the parcel identification numbers are 301840030 (Outlot A), 302040070 (Outlot E).
5. The subject property lies within Flood Plain Zone X – 'Area of minimal flood hazard' as depicted by scaled map location and graphic plotting according to FEMA, FIRM Map No. 27019C0217D dated 12/21/2018.
6. The gross land area of the subject property is 22.0980 Acres or 962,589 Square Feet.
7. There are no buildings situated on the subject property.

SUBJECT PROPERTY

Outlot E, CHASKA CREEK CENTER, according to the recorded plat thereof, Carver County, Minnesota.

Outlot A, CHASKA CREEK CENTER 2ND ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

PROPOSED LOTS

Lot 1, Block 1	413,640 Square Feet	9.4959 Acres
Lot 1, Block 2	451,687 Square Feet	10.3693 Acres
Outlot A	97,262 Square Feet	2.2328 Acres
Total	962,589 Square Feet	22.0981 Acres

CONTACT INFORMATION

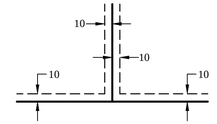
Engineer/Surveyor:

Sambatek, Inc.
12800 Whitewater Drive
Suite 300
Minnetonka, MN 55343
(763) 476-6010

NORTH

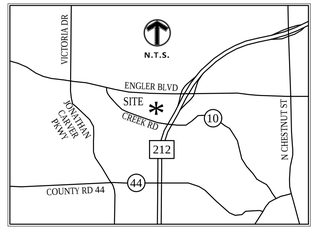
0 80 160
SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

VICINITY MAP



LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- SET MONUMENT MARKED LS 21729
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- TRAFFIC LIGHT
- GUY ANCHOR
- UTILITY POLE
- SIGN
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- CABLE TV BOX
- COMMUNICATIONS MANHOLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- WETLAND
- POND / WATER LINE
- FEMA FLOOD ZONE LINE
- EASEMENT LINE
- RESTRICTED ACCESS
- TREE LINE
- CONCRETE CURB
- BUILDING LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP RAP SURFACE
- LANDSCAPE MULCH SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 999.9 SPOT ELEVATION
- 902 CONTOUR
- TRAFFIC MARKERS
- (123.45) DEED DISTANCE
- ST–XX SOIL BORING

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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.

PRELIMINARY

Mark R. Salo
Registration No. 43933 Date: 11/23/2020

If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: - Drawn: LC
Approved: MCL Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

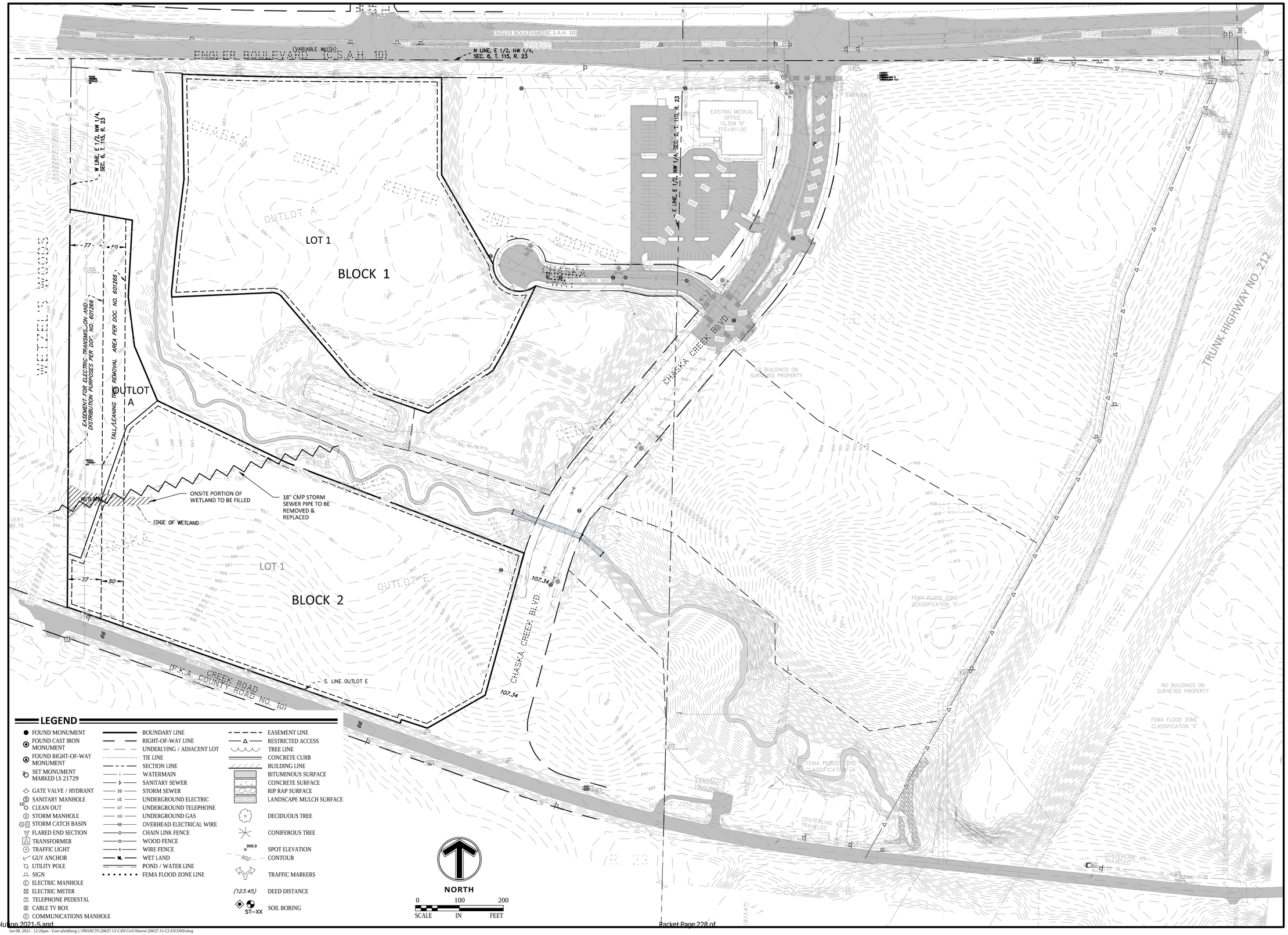
Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
PRELIMINARY PLAT

Sheet No. Revision
C2.01

Project No. 20637.11



LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- SET MONUMENT MARKED LS 21729
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- TRAFFIC LIGHT
- GUY ANCHOR
- UTILITY POLE
- SIGN
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- CABLE TV BOX
- COMMUNICATIONS MANHOLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- WET LAND
- POND / WATER LINE
- FEMA FLOOD ZONE LINE
- EASEMENT LINE
- RESTRICTED ACCESS
- TREE LINE
- CONCRETE CURB
- BUILDING LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- RIP RAP SURFACE
- LANDSCAPE MULCH SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 999.9 SPOT ELEVATION
- 902 CONTOUR
- TRAFFIC MARKERS
- (123.45) DEED DISTANCE
- ST–XX SOIL BORING

NORTH

0 100 200

SCALE IN FEET

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Location
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PRELIMINARY

Brady D. Bussenius
Registration No. 25579 Date: 12/01/2020

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Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
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Revision History

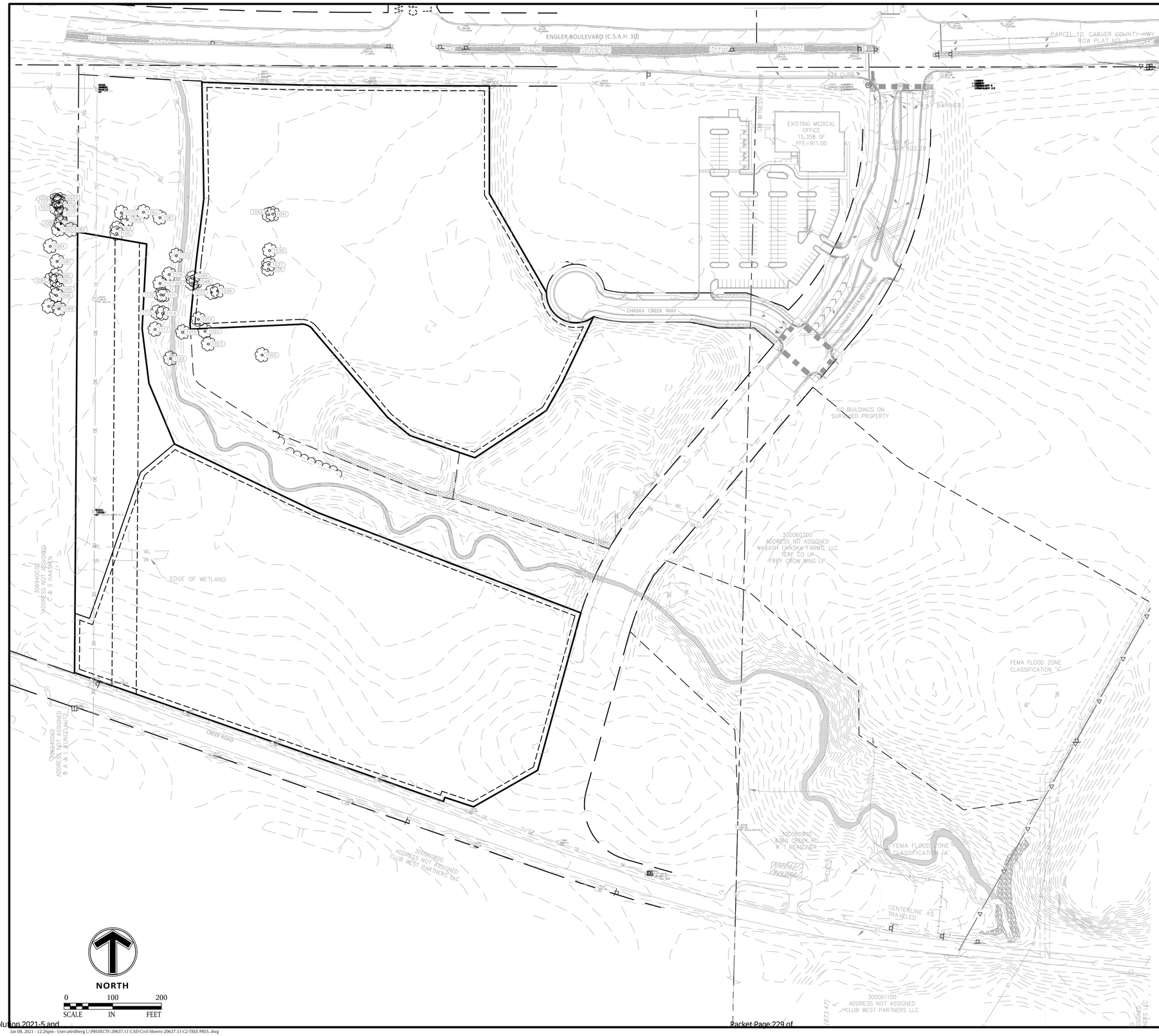
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.02

Project No. 20637.11

Jan 08, 2021 - 12:26pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C2-EXCOND.dwg



TREE INVENTORY

Tree Tag List		
Tree Number	**Size**	**Tree Name**
1005	25	Elm - American (Ulmus americana)
1015	15	Elm - American (Ulmus americana)
1019	12	Elm - American (Ulmus americana)
1020	14	Cherry - Black (Prunus serotina)
1023	12	Cherry - Black (Prunus serotina)
1033	17	Elm - American (Ulmus americana)
1034	13	Cherry - Black (Prunus serotina)
1036	19	Ash - Green (Fraxinus pennsylvanica)
1037	14	Ash - Green (Fraxinus pennsylvanica)
1039	23	Ash - Green (Fraxinus pennsylvanica)
1041	16	Cherry - Black (Prunus serotina)
1043	13	Elm - American (Ulmus americana)
1047	13	Elm - American (Ulmus americana)
1061	12	Elm - American (Ulmus americana)
1062	12	Hackberry (Celtis occidentalis)
1068	26	Oak - White (Quercus alba)
1069	15	Elm - American (Ulmus americana)
1070	29	Oak - White (Quercus alba)
1071	13	Elm - American (Ulmus americana)
1072	16	Elm - American (Ulmus americana)
1073	21	Ash - Green (Fraxinus pennsylvanica)
1074	20	Ash - Green (Fraxinus pennsylvanica)
1075	22	Ash - Green (Fraxinus pennsylvanica)
1076	25	Ash - Green (Fraxinus pennsylvanica)
1077	22	Ash - Green (Fraxinus pennsylvanica)
1078	19	Ash - Green (Fraxinus pennsylvanica)
1079	13	Elm - Siberian (Ulmus pumula)
1080	25	Elm - Siberian (Ulmus pumula)
1081	12	Ash - Green (Fraxinus pennsylvanica)
1082	12	Elm - American (Ulmus americana)
1083	12	Ash - Green (Fraxinus pennsylvanica)
1084	13	Cherry - Black (Prunus serotina)
1087	12	Ash - Green (Fraxinus pennsylvanica)
1088	14	Cherry - Black (Prunus serotina)
1090	13	Ash - Green (Fraxinus pennsylvanica)
1091	21	Ash - Green (Fraxinus pennsylvanica)
1093	15	Cherry - Black (Prunus serotina)
1095	13	Ash - Green (Fraxinus pennsylvanica)
1096	13	Ash - Green (Fraxinus pennsylvanica)
1098	14	Cherry - Black (Prunus serotina)
1099	13	Ash - Green (Fraxinus pennsylvanica)
1100	19	Elm - Siberian (Ulmus pumula)
1103	24	Elm - American (Ulmus americana)
1106	14	Ash - Green (Fraxinus pennsylvanica)
1107	14	Elm - American (Ulmus americana)
1110	12	Oak - White (Quercus alba)
1111	35	Oak - White (Quercus alba)
1114	12	Elm - American (Ulmus americana)
1115	13	Box Elder (Acer negundo)
1117	18	Ash - Green (Fraxinus pennsylvanica)
1120	12	Elm - American (Ulmus americana)

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Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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PRELIMINARY

Brady D. Busselman
Registration No. 44579 Date: 12/01/2020

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Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
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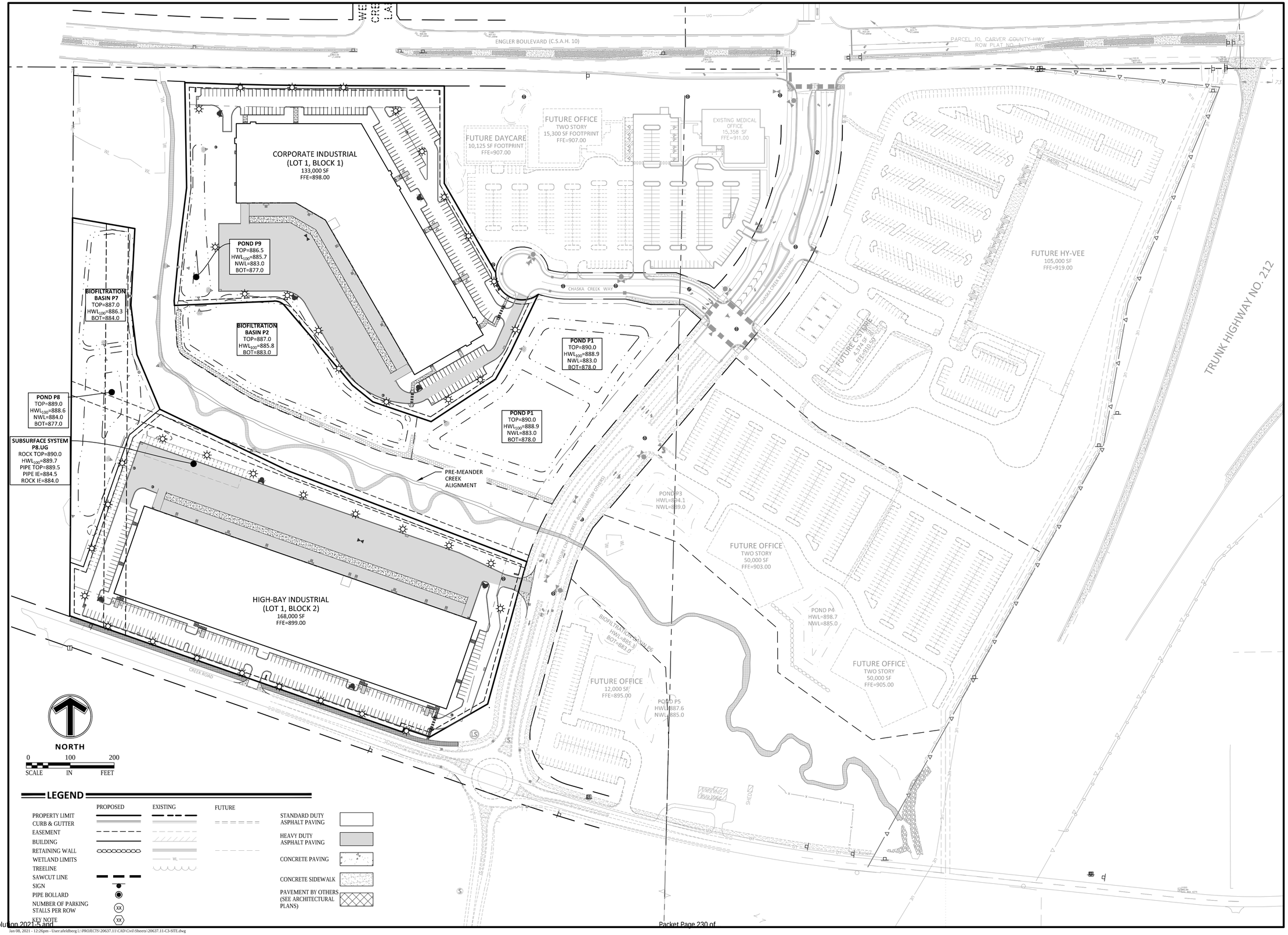
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
TREE INVENTORY PLAN

Sheet No. Revision
C2.03

Project No. 20637.11

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PRELIMINARY

Brady D. Bushman
Registration No. 45579 Date: 12/01/2020

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Summary

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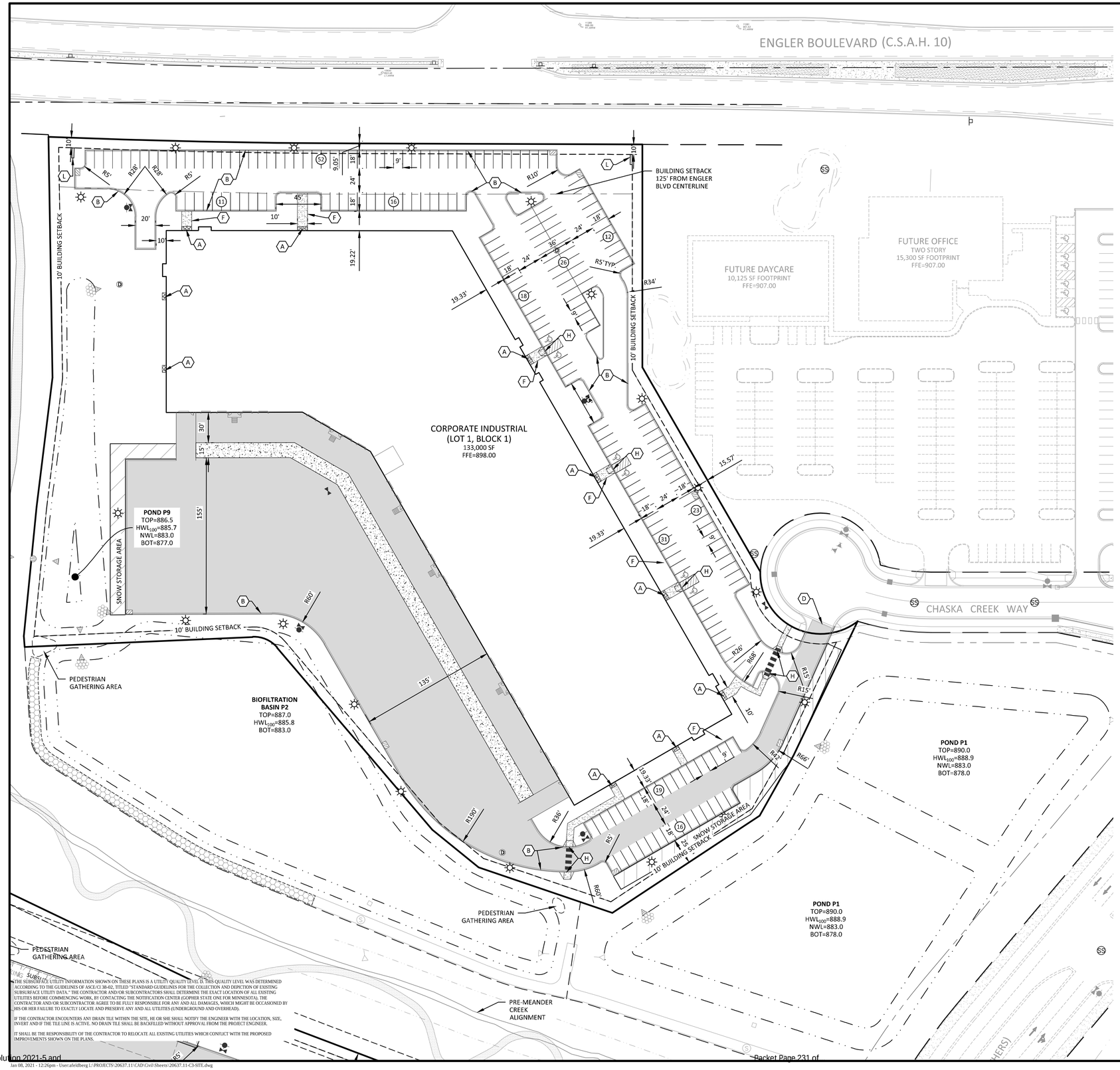
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
SITE PLAN - OVERALL

Sheet No. Revision
C3.01

Project No. 20637.11

Jan 08, 2021 - 12:26pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-C3-SITE.dwg



LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW	XX		
KEY NOTE	XX		

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- SNOW STORAGE
- BITUMINOUS TRAIL

DEVELOPMENT SUMMARY

LOT AREA	
LOT 1, BLOCK 1	413,640 SF 9.499 AC
BUILDING AREA	133,000 SF
PARKING LOT LANDSCAPE PERCENTAGE	37%
SETBACKS	REFER TO SITE PLAN
ZONING	
EXISTING ZONING	OPEN
PROPOSED ZONING	PCD
BUILDING BREAKDOWN	
OFFICE SPACE	26,600 SF / 20%
WAREHOUSE SPACE	106,400 SF / 80%
TOTAL	133,000 SF / 100%
PARKING REQUIRED	
OFFICE SPACE (1 PER 250 SF)	106 STALLS
WAREHOUSE SPACE (1 PER 2,000 SF)	53 STALLS
TOTAL REQUIRED	159 STALLS
STANDARD PARKING PROVIDED	218 STALLS
ADA PARKING PROVIDED	6 STALLS
TOTAL PARKING	224 STALLS

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. MONUMENT SIGN

NORTH
SCALE 0 50 100 IN FEET

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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PRELIMINARY

Brady D. Busselman
Registration No. 41579 Date: 12/01/2020

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Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
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Revision History

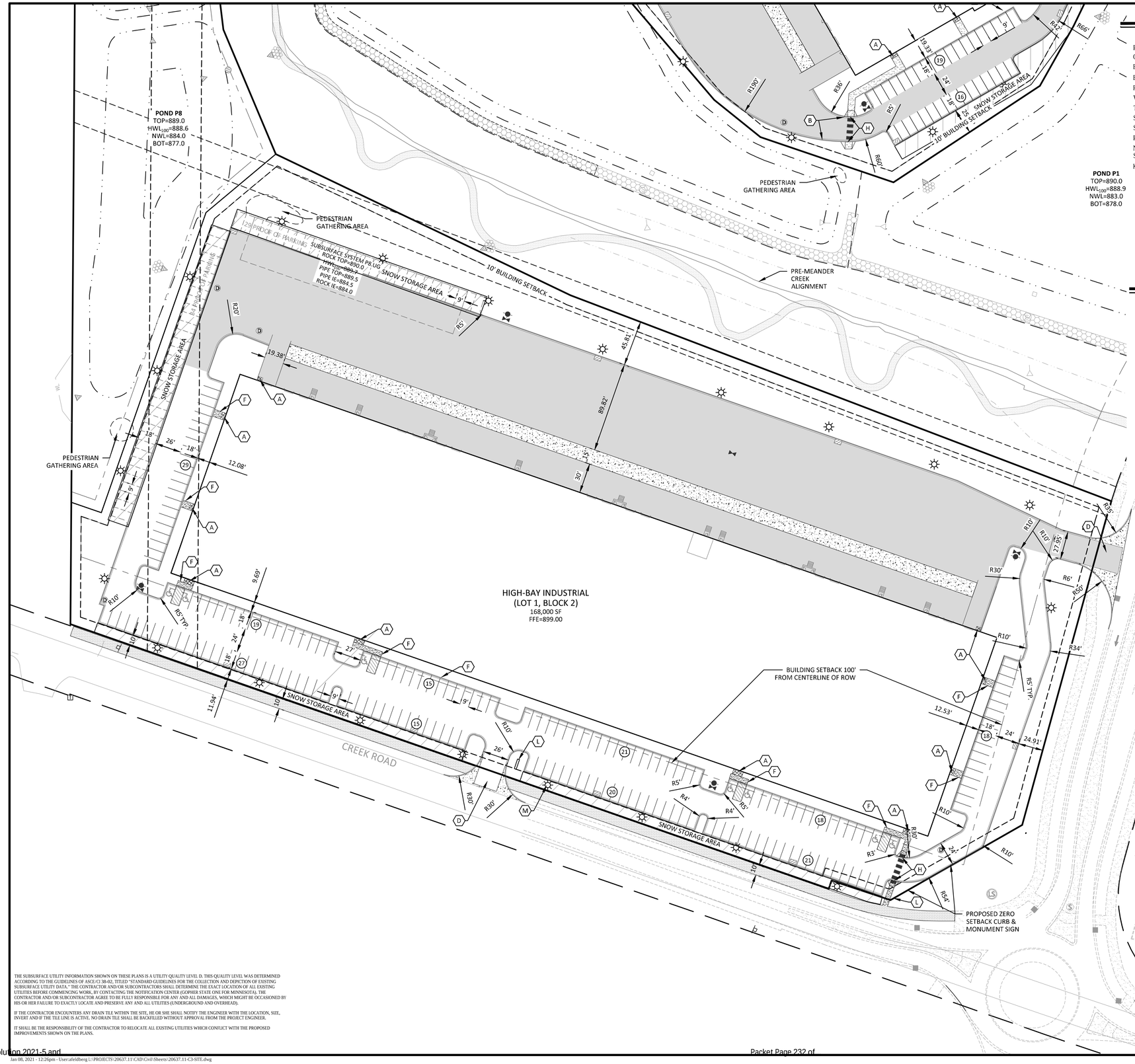
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
SITE PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C3.02

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW	XX		
KEY NOTE	XX		

STANDARD DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)	
SNOW STORAGE	
BITUMINOUS TRAIL	

DEVELOPMENT SUMMARY

LOT AREA	
LOT 1, BLOCK 2	548,949 SF 12.60 AC
BUILDING AREA	168,000 SF
PARKING LOT LANDSCAPE PERCENTAGE	32%
SETBACKS	REFER TO SITE PLAN
ZONING	
EXISTING ZONING	OPEN
PROPOSED ZONING	PCD
BUILDING BREAKDOWN	
OFFICE SPACE	33,600 SF / 20%
WAREHOUSE SPACE	134,400 SF / 80%
TOTAL	168,000 SF / 100%
PARKING REQUIRED	
OFFICE SPACE (1 PER 250 SF)	134 STALLS
WAREHOUSE SPACE (1 PER 2,000 SF)	68 STALLS
TOTAL REQUIRED	202 STALLS
STANDARD PARKING PROVIDED	196 STALLS
ADA PARKING PROVIDED	7 STALLS
TOTAL	203 STALLS
PROOF OF PARKING	63 STALLS

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
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10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING
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K. TRANSFORMER
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NORTH
0 50 100
SCALE IN FEET

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Project
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Location
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PRELIMINARY

Brady D. Busselman
Registration No. 53579 Date: 12/01/2020

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Summary

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Revision History

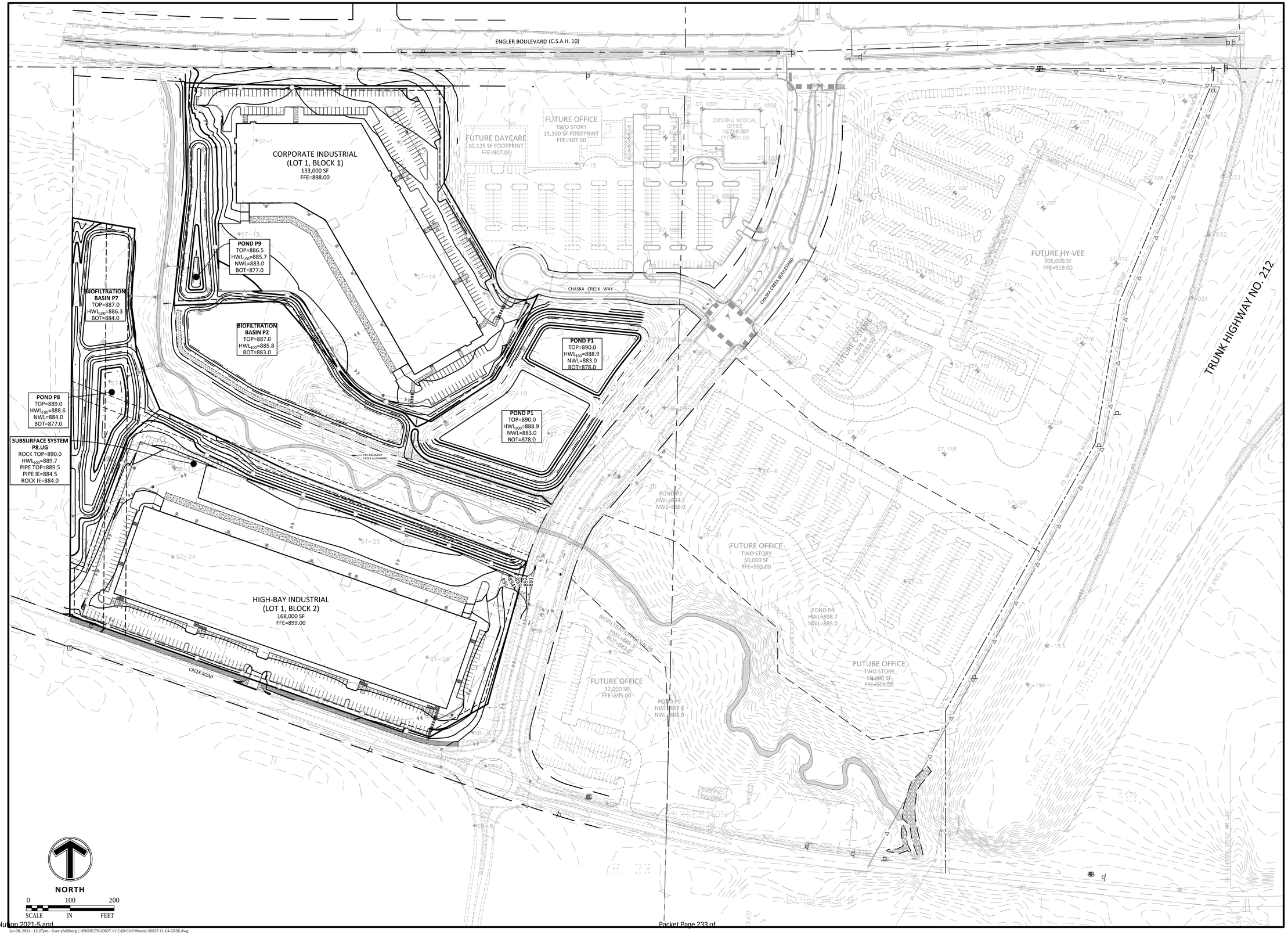
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
SITE PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C3.03

Project No. 20637.11

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Brady D. Bussenius
Registration No. 43579 Date: 12/01/2020

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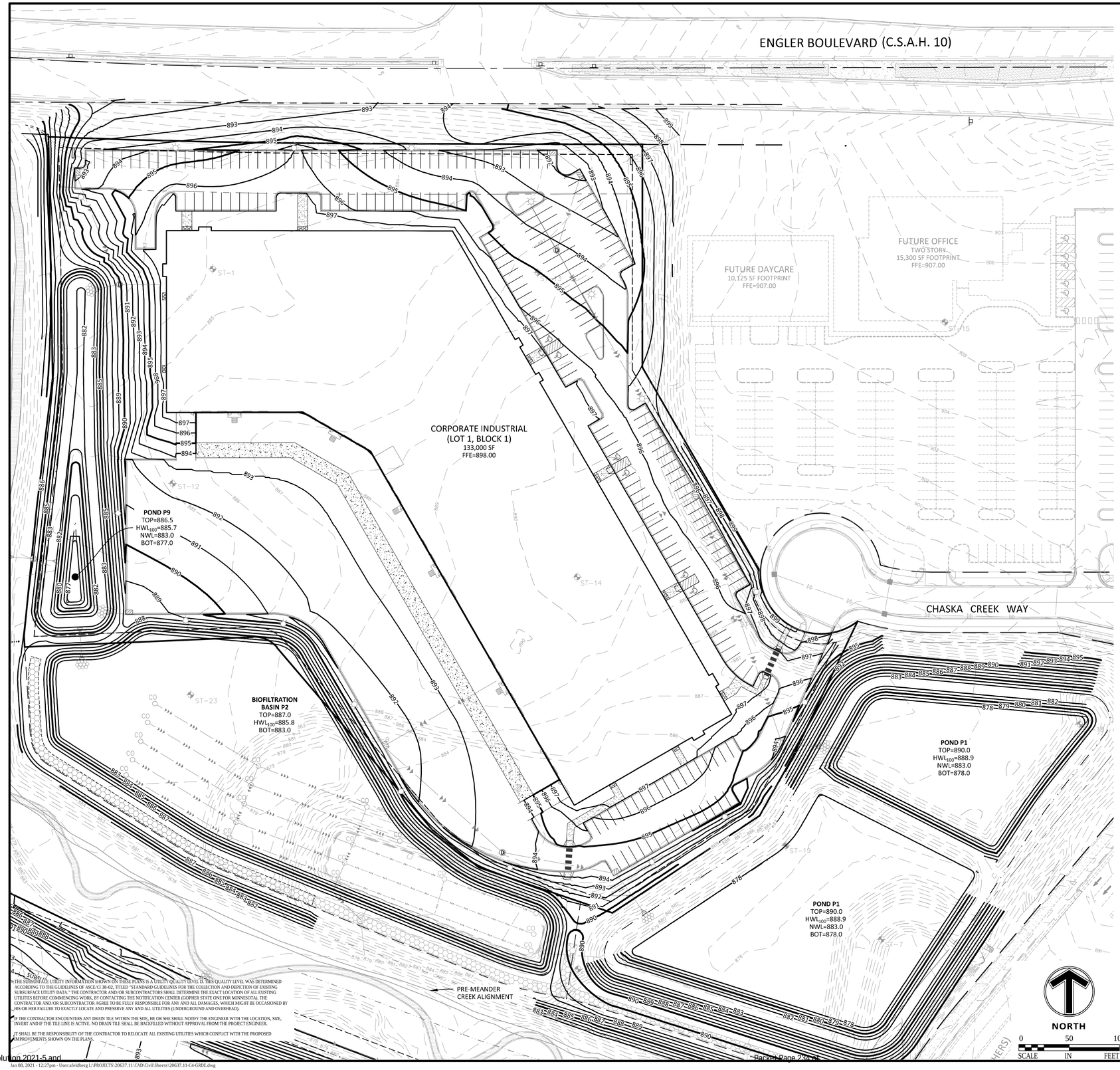
No.	Date	By	Submittal / Revision
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	01/07/21	AF	CITY COMMENTS

Sheet Title
GRADING PLAN - OVERALL

Sheet No. Revision
C4.01

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
STORM SEWER			
DRAINTILE			
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SPOT ELEVATION	902.5	902.5	
CONTOUR	902	902	
RIP RAP			
OVERFLOW ELEV.	EOF 902.5		
SOIL BORINGS		ST_5 902.5	

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATED: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
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13. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
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    - 14.a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 14.c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
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    - 14.e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
16. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
17. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
18. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
19. RETAINING WALL(S) SHALL BE CONSTRUCTED OF _____ (MODULAR BLOCK, TREATED TIMBER, BOULDER, ETC.) MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

"THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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.

PRELIMINARY

Brady D. Busselman
Registration No. 49579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

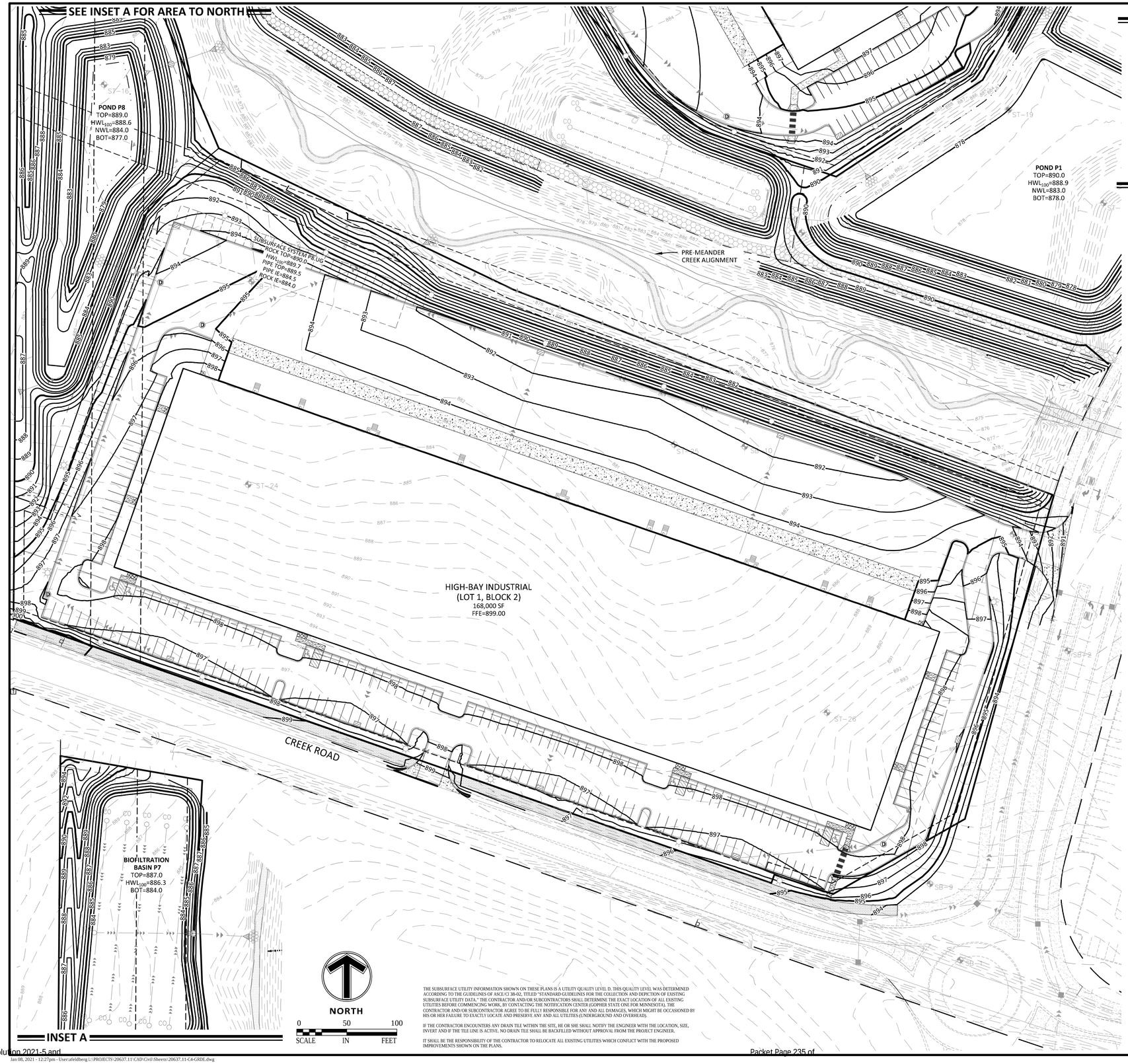
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
GRADING PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C4.02

Project No. 20637.11

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THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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LEGEND

	PROPOSED	EXISTING	FUTURE
PROPERTY LIMIT			
CURB & GUTTER			
STORM SEWER	D ▸▸ S	▸▸	
DRAINTILE	▸▸▸ ▸▸▸	▸▸▸ ▸▸▸	
BUILDING			
RETAINING WALL			
WETLAND LIMITS		WL	
TREELINE			
SPOT ELEVATION	902.5	902.5	
CONTOUR	902	902	
RIP RAP			
OVERFLOW ELEV.	EOF 902.5		
SOIL BORINGS		ST 5 902.5	

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
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    - 14.b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
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Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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.

PRELIMINARY

Brady D. Busse
Registration No. 43579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

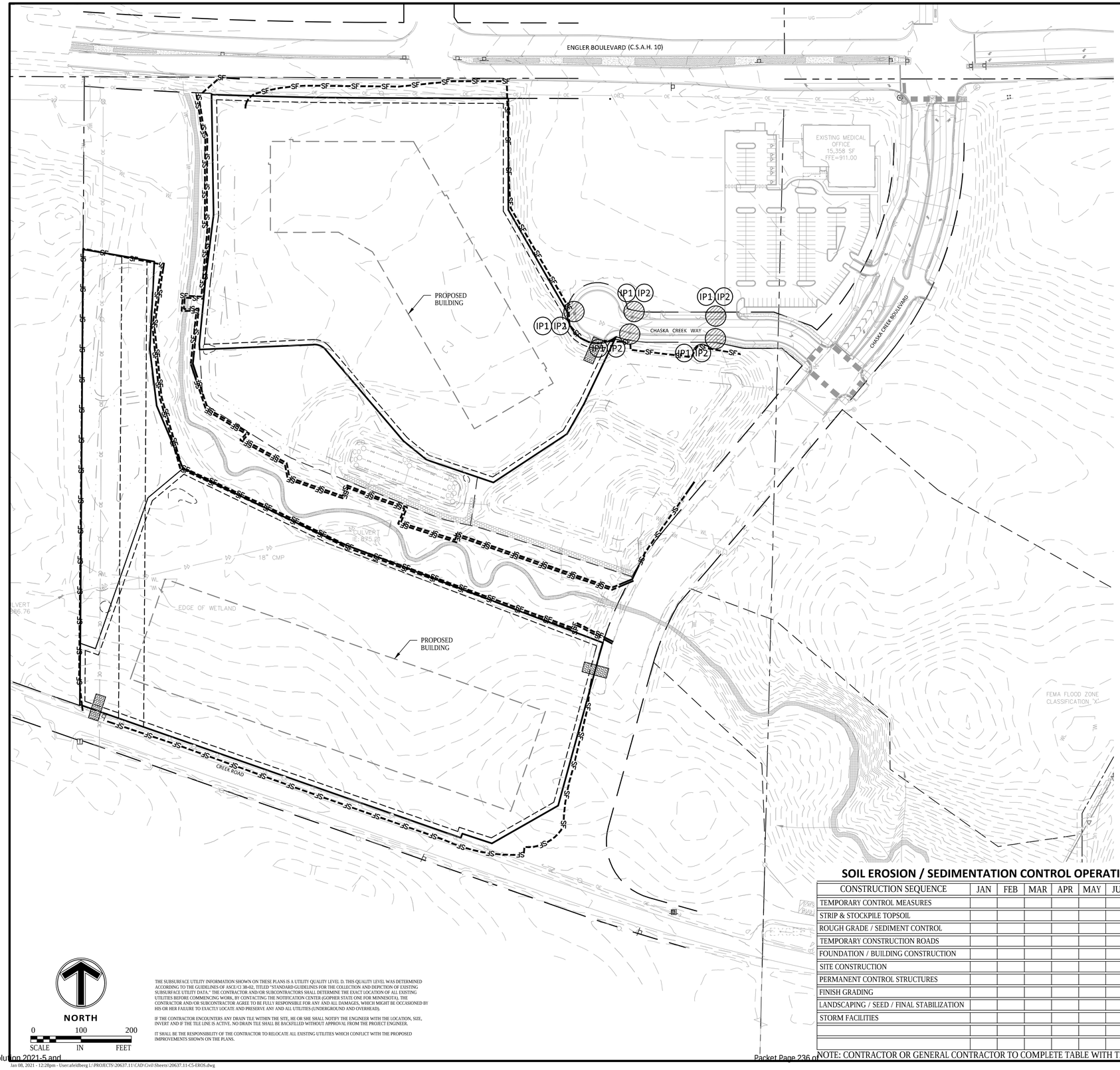
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
GRADING PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C4.03

Project No. 20637.11

Jan 08, 2021 - 12:27pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil Sheets\20637.11-C4-GRDE.dwg



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF 902.5	
SILT FENCE	SF	
SILT DIKE	SD	
LIMITS OF DISTURBANCE		
SOIL BORINGS		ST. 5 Ag 902.5
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
BIO-ROLL		
INLET PROTECTION DEVICE	IPX	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN	SB	
TEMPORARY STORAGE AND PARKING AREA	TS	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	TSM	

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

NORTH

0 100 200

SCALE IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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.

PRELIMINARY

Brady D. Busselman
Registration No. 41579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

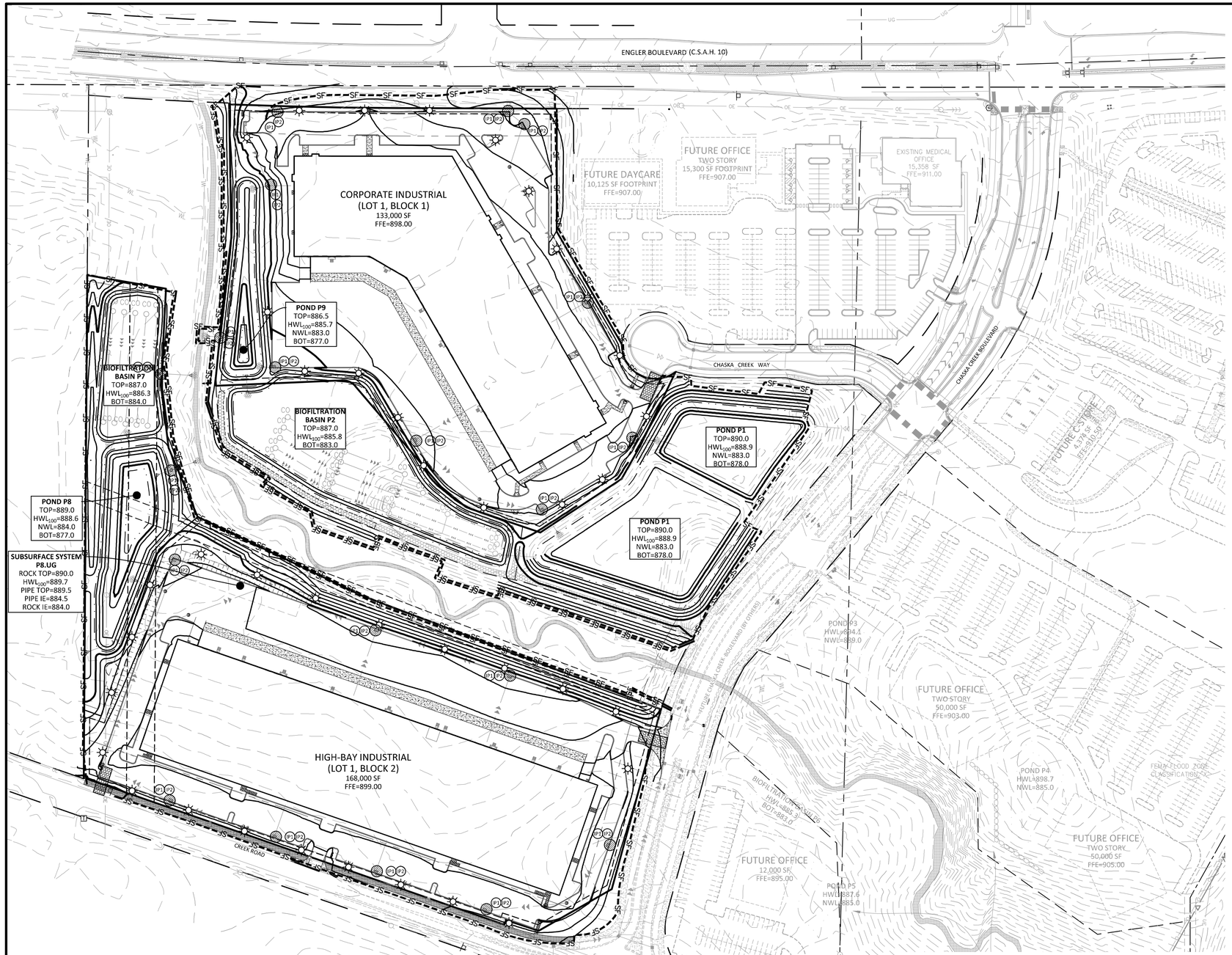
Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
EROSION CONTROL PLAN PHASE I

Sheet No. Revision
C5.01

Project No. 20637.11



LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF 902.5	
SILT FENCE	SF	
SILT DIKE	SD	
LIMITS OF DISTURBANCE		
SOIL BORINGS		ST 5 902.5
DIRECTION OF OVERLAND FLOW		
TEMPORARY DIVERSION DITCH		
CHECK DAM		
LIMITS OF DRAINAGE SUB-BASIN		
BIO-ROLL		
INLET PROTECTION DEVICE	IPX	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
TEMPORARY SEDIMENT BASIN	SB	
TEMPORARY STORAGE AND PARKING AREA	TS	
TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)	TSM	

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
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STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

NORTH

0 100 200
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Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
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Project
CHASKA CREEK INDUSTRIAL

Location
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PRELIMINARY

Brady D. Buss Reg. No. 43579 Date: 12/01/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

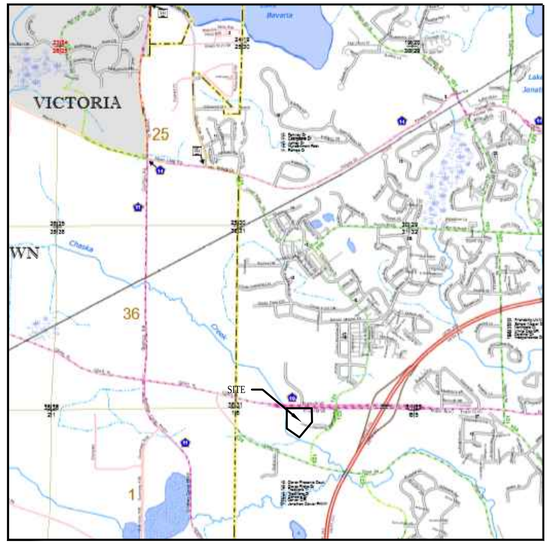
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
EROSION CONTROL PLAN PHASE II

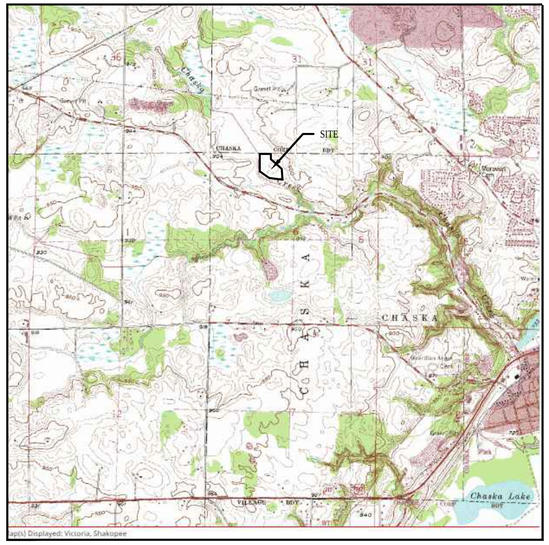
Sheet No. Revision
C5.02

Project No. 20637.11

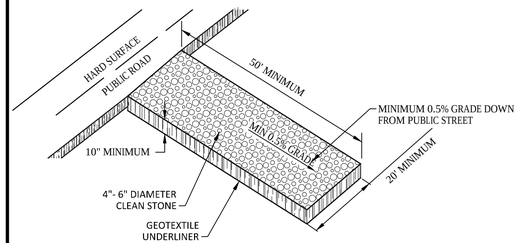
EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



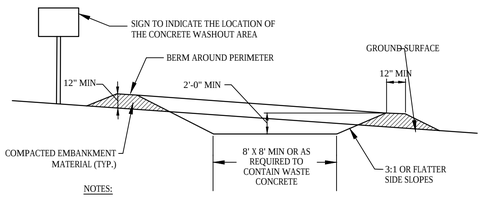
SITE LOCATION MAP
NOT TO SCALE



USGS MAP
NOT TO SCALE



TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



NOTES:

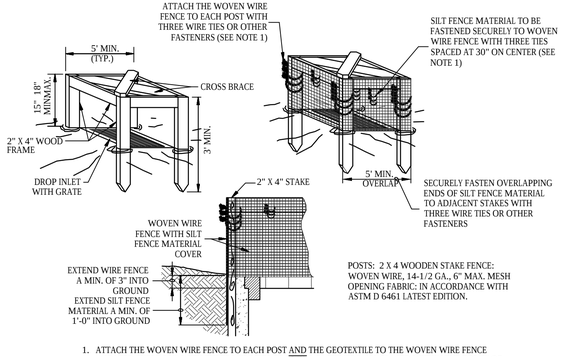
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA
NOT TO SCALE

AREA SUMMARY IN ACRES

PAVEMENT AREA	8.63 AC±
BUILDING AREA	6.91 AC±
SEEDED AREA	13.02 AC±
TOTAL DISTURBED	28.56 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.00 AC±
POST - CONSTRUCTION IMPERVIOUS	15.54 AC±

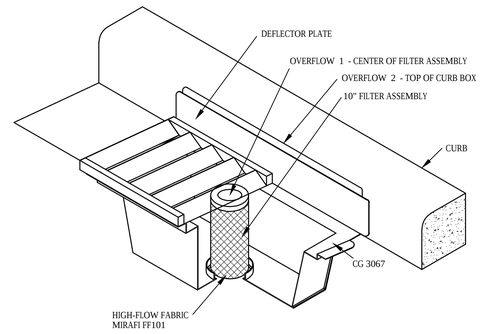
DEVELOPER/OWNER: XXXXXXX XXXXXXX XXXXXXX XXX-XXX-XXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:



POSTS: 2 X 4 WOODEN STAKE FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE



ROAD DRAIN CASTING APPLICABILITY

- NEENAH R-3067
- NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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.

PRELIMINARY

Brady D. Bussen
Registration No. 49579 Date: 12/01/2020

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Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

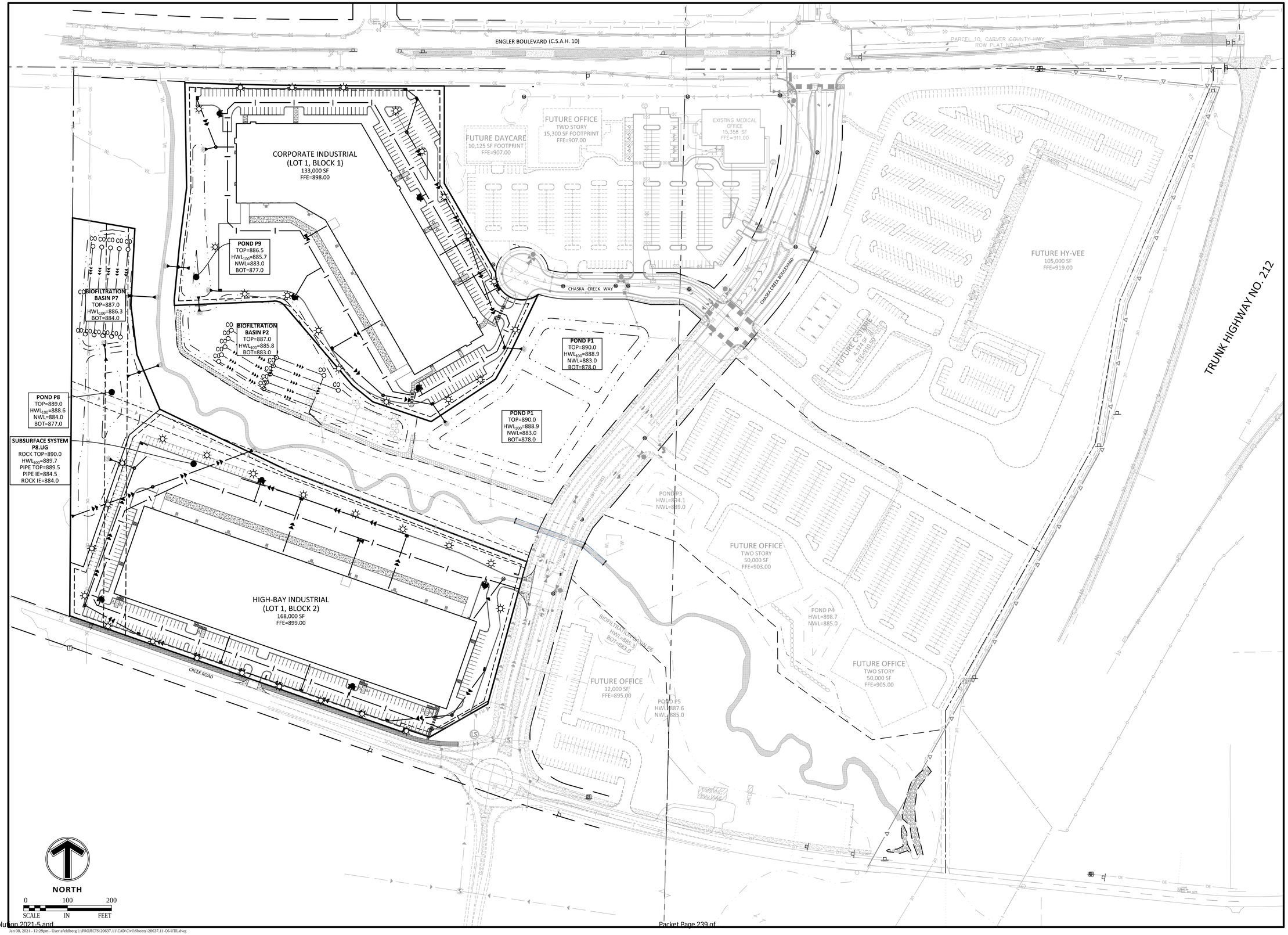
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	01/07/21	AF	CITY COMMENTS

Sheet Title
EROSION CONTROL PLANS NOTES & DETAILS

Sheet No. Revision
C5.03

Project No. 20637.11

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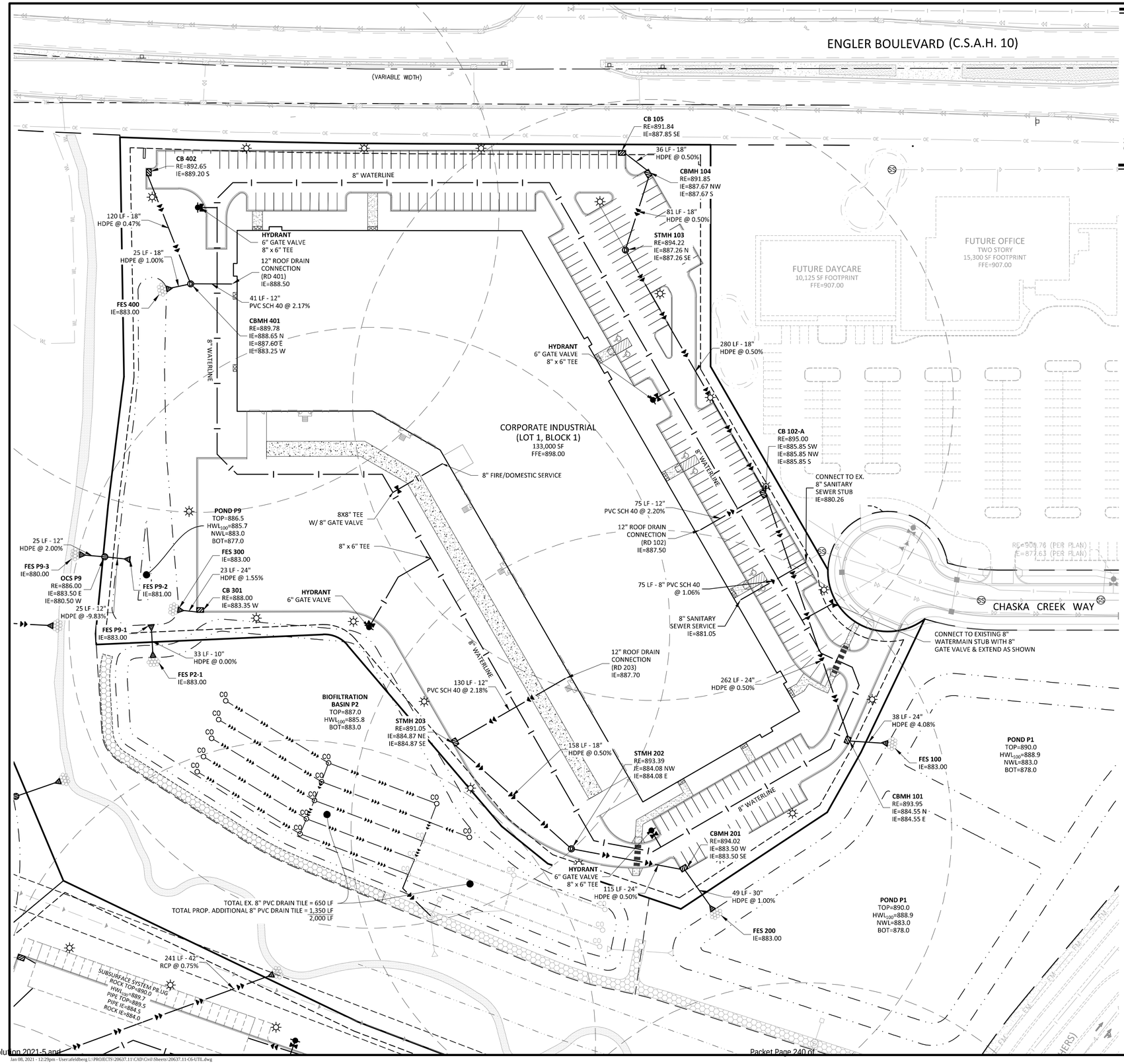
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
UTILITY PLAN - OVERALL

Sheet No. Revision
C6.01

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING	FUTURE
CURB & GUTTER			
STORM SEWER	D	D	
SANITARY SEWER	S	S	
FORCEMAIN (SAN.)	FM	FM	
WATERMAIN	W	W	
EASEMENT			
DRAINTILE			
GAS LINE	GL	GL	
ELECTRIC	UE	UE	
TELEPHONE	UT	UT	
300' FIRE HYDRANT COVERAGE			

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   - 1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
   - 1.2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   - 1.3. A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
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   - 2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
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     - 2.3.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
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6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
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   A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
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   DATED: _____

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PRELIMINARY

Brady D. Busselman
Registration No. 43579 Date: 12/01/2020

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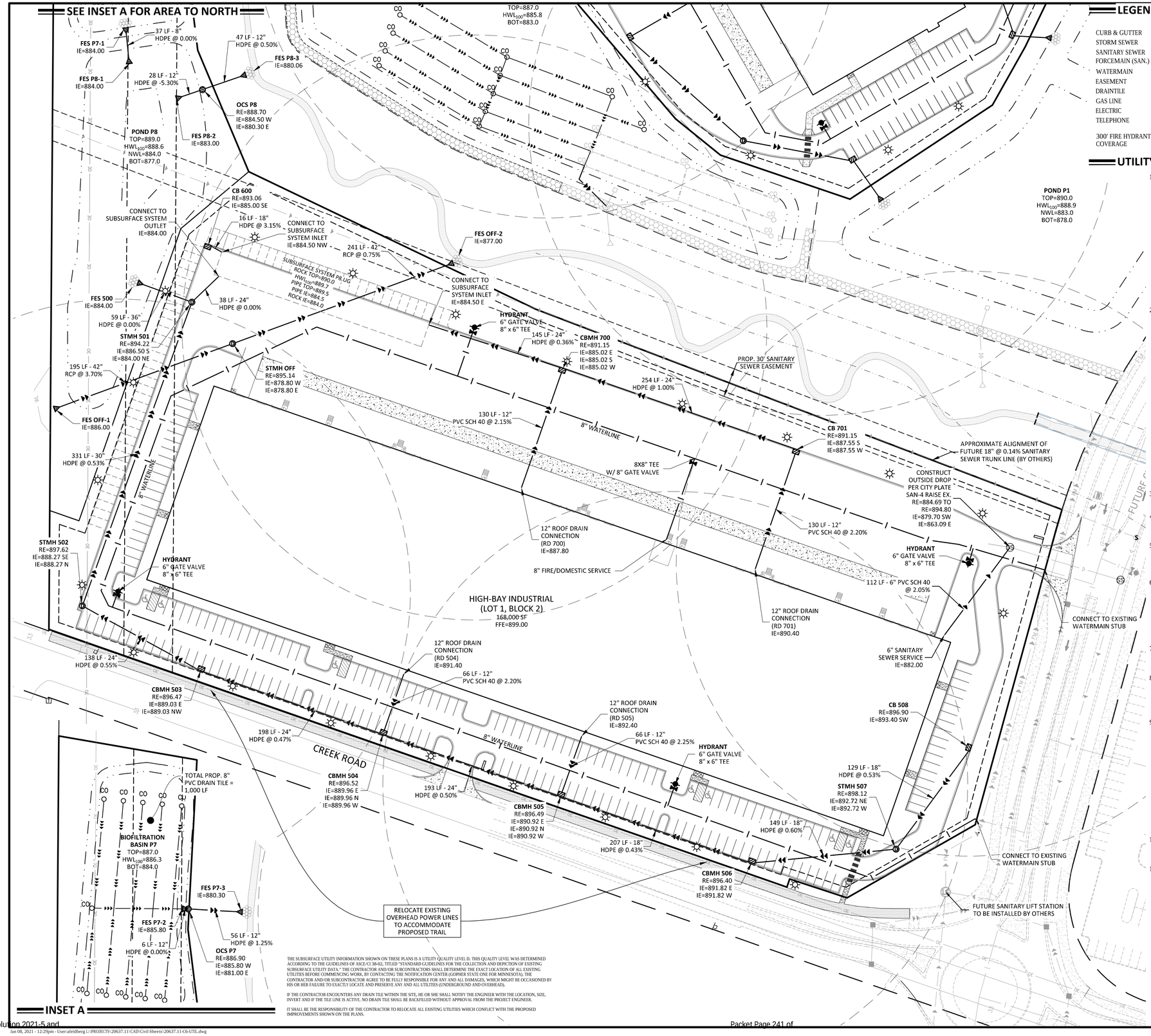
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
UTILITY PLAN - LOT 1, BLOCK 1

Sheet No. Revision
C6.02

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING	FUTURE
CURB & GUTTER			
STORM SEWER	D	D	
SANITARY SEWER	S	S	
FORCEMAIN (SAN.)	FM	FM	
WATERMAIN	W	W	
EASEMENT			
DRAINTILE			
GAS LINE	GL	GL	
ELECTRIC	UE	UE	
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Registration No. 45579 Date: 12/01/2020

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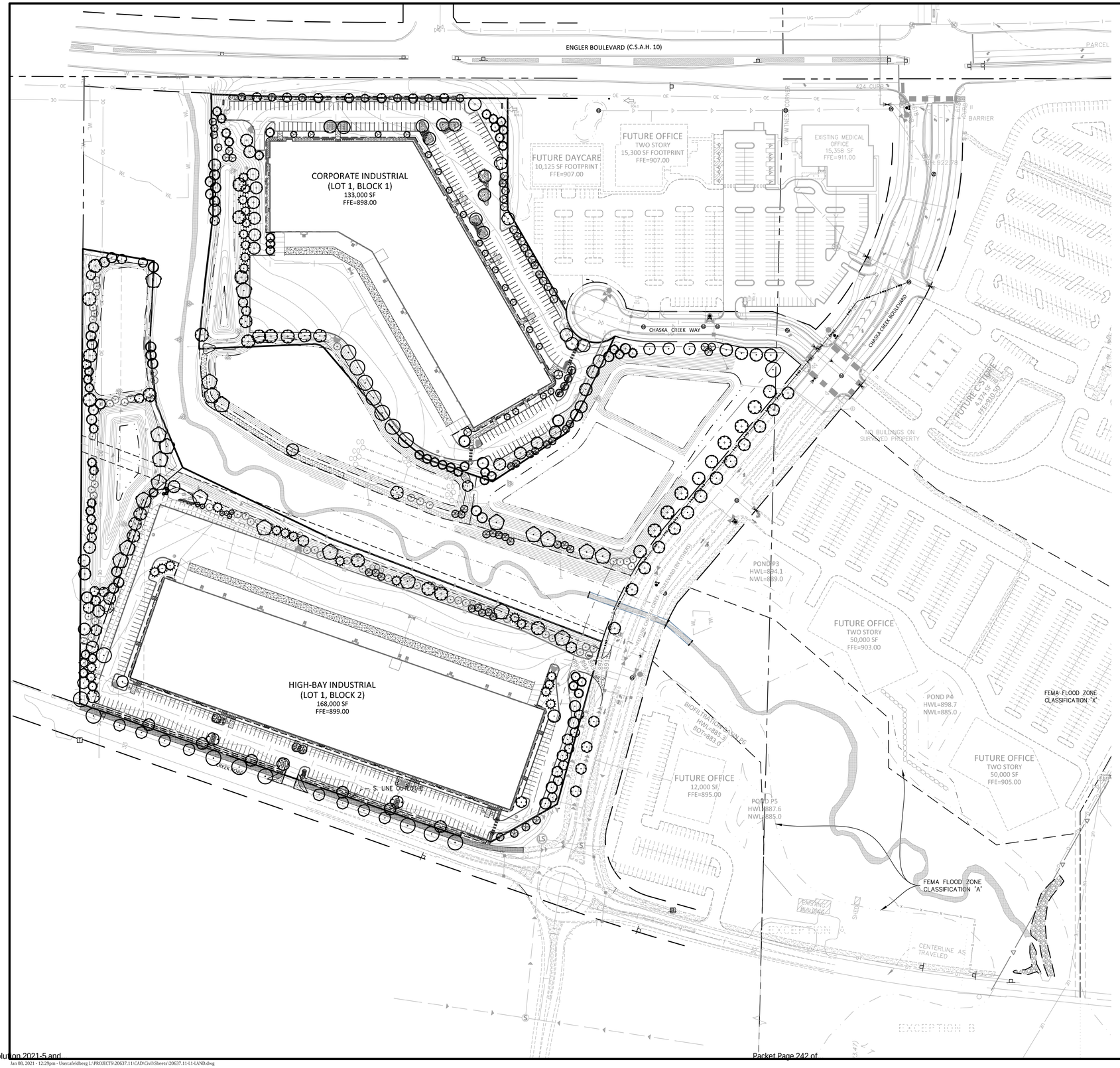
No.	Date	By	Submittal / Revision
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Sheet Title
UTILITY PLAN - LOT 1, BLOCK 2

Sheet No. Revision
C6.03

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

NORTH

0 100 200

SCALE IN FEET

CHASKA LANDSCAPE CODE

TREE SUMMARY :LOT1 BLOCK1	2.5"	3.0"	3.5"	4.0"	4.5"
REQUIRED (CAL. IN):	500"	84"	84"	84"	84"
REQUIRED (TREES):	200	28	24	21	19
LOT1, BLOCK1 PROPOSED (CAL. IN):	355"	267"	186"	128"	189"
LOT1, BLOCK1 PROPOSED (TREES):	142	89	53	32	42
VARIANCES: +289"	(149")	183"	102"	44"	105"
ORNAMENTAL TREES (CAL. IN): 160"					

TREE SUMMARY :LOT1 BLOCK2	2.5"	3.0"	3.5"	4.0"	4.5"
REQUIRED (CAL. IN):	630"	105"	105"	105"	105"
REQUIRED (TREE):	252	35	30	27	24
LOT1, BLOCK2 PROPOSED (CAL. IN):	248"	96"	140"	44"	77"
LOT1, BLOCK2PROPOSED (TREES):	99	32	40	11	17
VARIANCES:(-445")	(382")	(9")	35"	(61")	(28")
ORNAMENTAL TREES (CAL. IN): 38"					

TREE SCHEDULE

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	3"Cal.		11
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	4.5"Cal		17
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		8
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		23
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		24
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10`	4
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		13
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	4"CAL		15
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		19
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		13
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		26
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		23
	BO	Quercus macrocarpa / Burr Oak	B & B	4.5"Cal		25
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		13
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JSM	Juniperus scopulorum `Medora` / Medora Juniper	B & B		6`	4
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6`	52
	NS	Picea abies / Norway Spruce	B & B		7`	33
	BS	Picea glauca densata / Black Hills Spruce	B & B		8`	27
	WP	Pinus strobus / White Pine	B & B		7`	14
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	2"Cal		19
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		6
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		15
	CC	Malus x `Coaralburst` / Coralburst Crabapple	B & B	2"Cal		12
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		31
	SS	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	2"Cal		12

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PRELIMINARY

Joshua J. McKinney
Registration No. 52234 Date: 12/01/2020

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Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

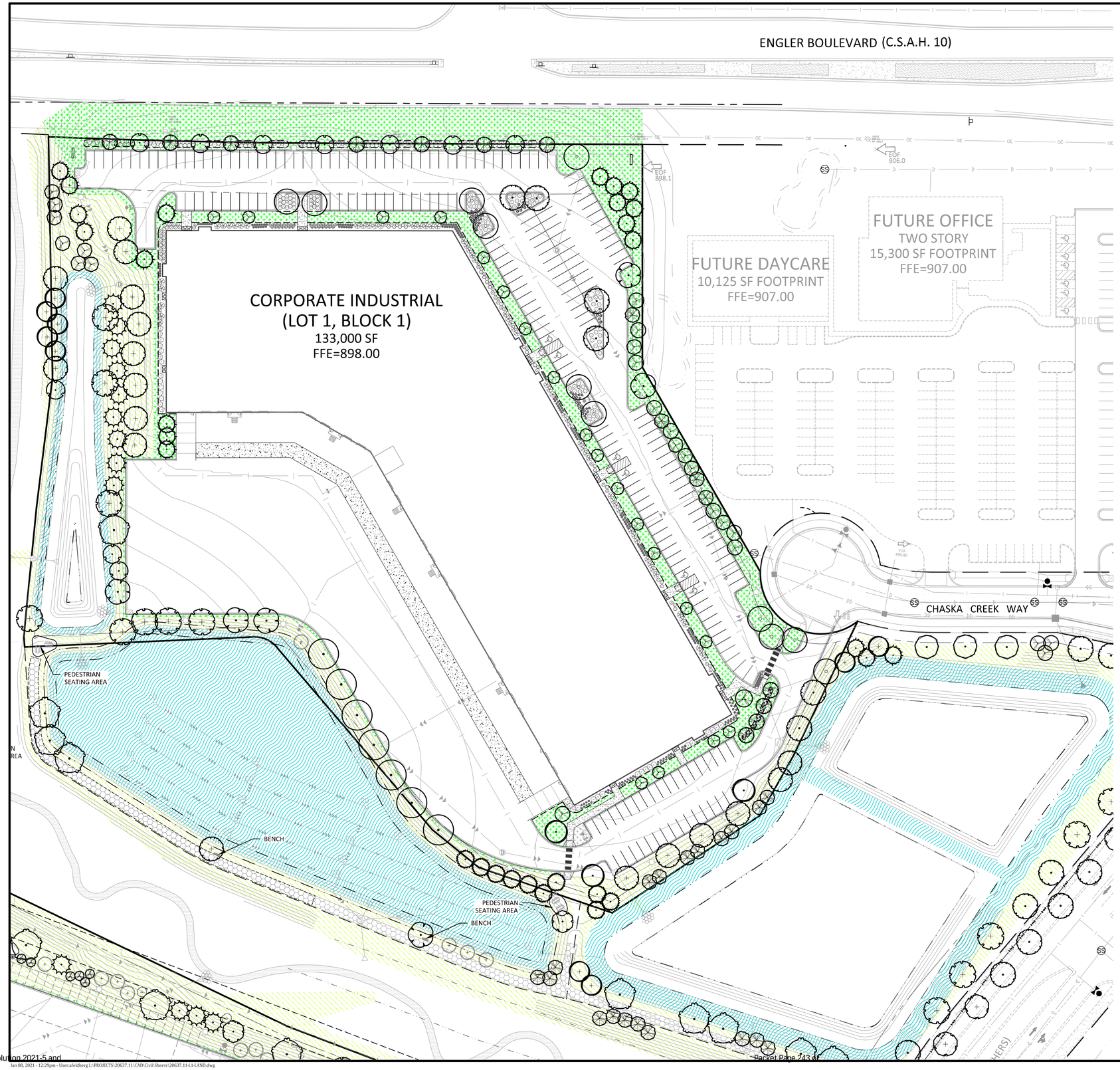
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
LANDSCAPE PLAN - OVERALL

Sheet No. Revision
L1.01

Project No. 20637.11

Jan 08, 2021 - 12:29pm - User:afeldberg L:\PRO\ECTS\20637.11\CAD\Civil\Sheets\20637.11-L1-LAND.dwg



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	
FORCEMAIN (SAN.)	LS FM	S
WATERMAIN		
YARDDRAIN		
SIGN		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

NORTH

0 50 100

SCALE IN FEET

PLANT SCHEDULE

PLANT SCHEDULE OUTLOT A

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	3"Cal.		11
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	4.5"Cal		8
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		3
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		9
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		9
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10`	1
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		6
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	4"CAL		4
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		17
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		1
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		10
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		14
	BO	Quercus macrocarpa / Burr Oak	B & B	4.5"Cal		17
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		3
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6`	9
	NS	Picea abies / Norway Spruce	B & B		7`	19
	BS	Picea glauca densata / Black Hills Spruce	B & B		8`	9
	WP	Pinus strobus / White Pine	B & B		7`	10
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	2"Cal		19
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		11
	CC	Malus x `Coaralburst` / Coralburst Crabapple	B & B	2"Cal		12
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		23
	SS	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	2"Cal		12
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	RS	Amelanchier alnifolia `Regent` / Saskatoon Serviceberry	5 gal			14
	CAM	Cornus alba `Minbat` TM / Baton Rouge Dogwood	5 gal			59
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			30
	SW	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	5 gal			18
	GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			87
	FS	Sorbaria sorbifolia `Sem` / Sem Ash Leaf Spirea	5 gal			74
	MK	Syringa patula `Miss Kim` / Miss Kim Lilac	5 gal			63
	WFR	Weigela florida `Red Prince` / Red Prince Weigela	5 gal			40
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal			158
	LBS	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal			46
	PDS	Sporobolus heterolepis / Prairie Dropseed	1 gal			37
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	MSY	Achillea millefolium `Moonshine` / Yarrow	1 gal			26
	PDA	Aster novae-angliae `Purple Dome` / Purple Dome New England Aster	1 gal			28
	BIG	Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill	1 gal			28

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12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

PRELIMINARY

Joshua J. Mckinney
Registration No. 52234 Date: 12/01/2020

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Summary

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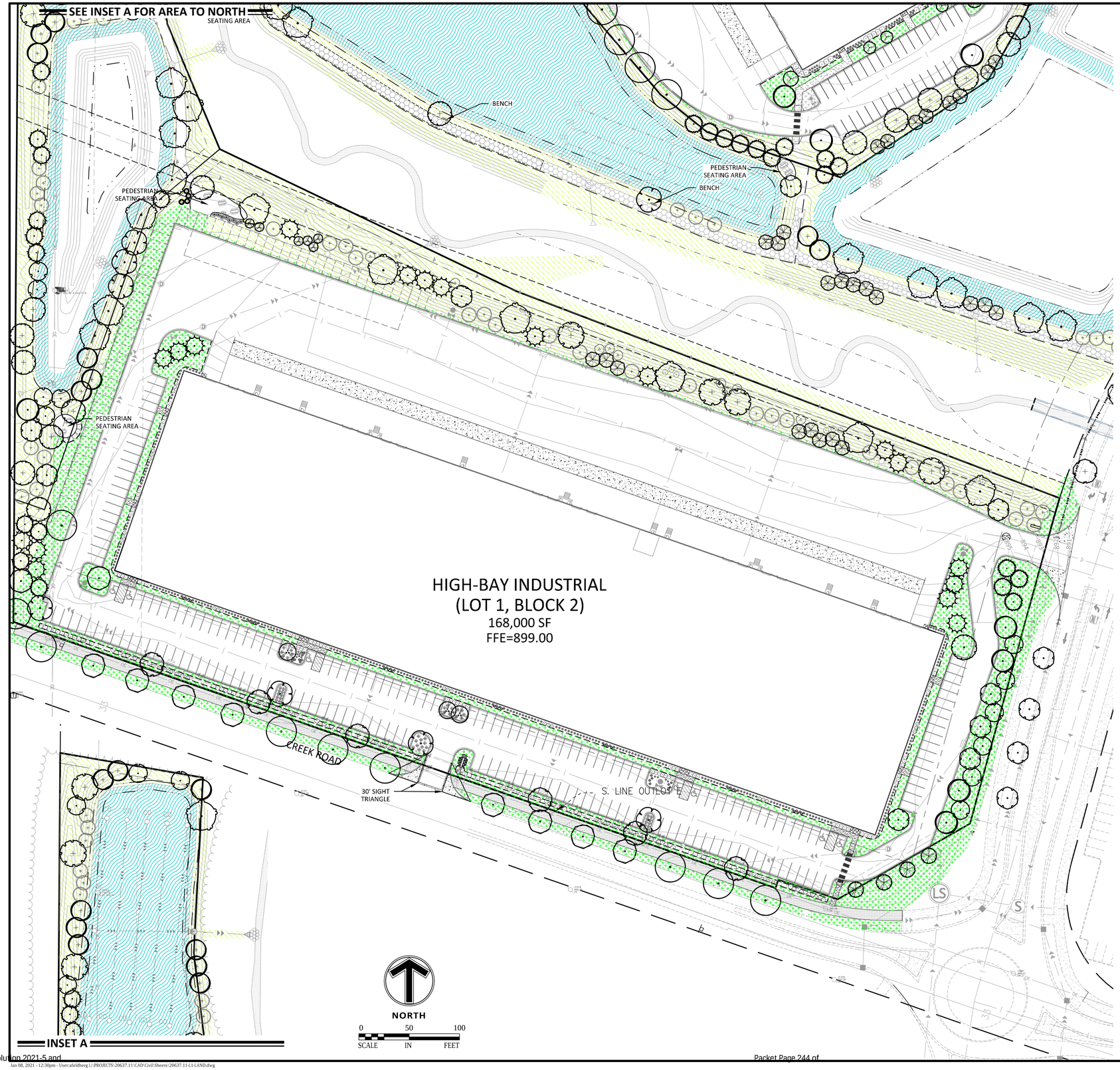
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
LANDSCAPE PLAN - LOT 1, BLOCK 1

Sheet No. Revision
L1.02

Project No. 20637.11

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LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER				
EASEMENT			CONCRETE PAVING	
BUILDING				
RETAINING WALL			CONCRETE SIDEWALK	
WETLAND LIMITS		WL		
TREELINE				
LANDSCAPE EDING				
STORM SEWER	D	D		
SANITARY SEWER	S	S		
FORCEMAIN (SAN.)	LS FM	S		
WATERMAIN				
SIGN				
RIPRAP				

PLANT SCHEDULE

PLANT SCHEDULE OUTLOT E

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	4.5"Cal		9
	BE	Aesculus x arnoldiana `Autumn Splendor` / Autumn Splendor Buckeye	B & B	3"Cal.		5
	BNI	Betula nigra / River Birch	B & B	2.5"Cal		14
	BPA	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		15
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	Clump	10'	3
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		7
	GB	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B & B	4"CAL		7
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	4"CAL		1
	KC	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	3.5"Cal		12
	IW	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal		16
	SO	Quercus bicolor / Swamp White Oak	B & B	3"Cal.		9
	BO	Quercus macrocarpa / Burr Oak	B & B	4.5"Cal		8
	PE	Ulmus americana `Princeton` / American Elm	B & B	3.5"Cal		10
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	JSM	Juniperus scopulorum `Medora` / Medora Juniper	B & B		6'	4
	JVI	Juniperus virginiana / Eastern Red Cedar	B & B		6'	43
	NS	Picea abies / Norway Spruce	B & B		7'	14
	BS	Picea glauca densata / Black Hills Spruce	B & B		8'	18
	WP	Pinus strobus / White Pine	B & B		7'	4
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		6
	HT	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2.5"Cal		4
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		8
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	RS	Amelanchier alnifolia `Regent` / Saskatoon Serviceberry	5 gal			52
	CD	Cornus sericea `Alleman`s Compact` / Dwarf Red Twig Dogwood	5 gal			78
	BH	Dierviila lonicera / Dwarf Bush Honeysuckle	5 gal			51
	FNG	Forsythia x `Northern Gold` / Northern Gold Forsythia	5 gal			17
	HAV	Hamamelis virginiana / Common Witch Hazel	5 gal			10
	JCM	Juniperus chinensis `Maneyi` / Maney Juniper	5 gal			8
	FS	Sorbaria sorbifolia `Sem` / Sem Ash Leaf Spirea	5 gal			24
	GS	Spiraea japonica `Goldflame` / Spirea	5 gal			73
	WFR	Weigela florida `Red Prince` / Red Prince Weigela	5 gal			45
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	SWG	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	1 gal			14
	LBS	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal			243
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	PDA	Aster novae-angliae `Purple Dome` / Purple Dome New England Aster	1 gal			66
	BIG	Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill	1 gal			16

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Client
OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

PRELIMINARY

Joshua J. McKinney
Registration No. 53234 Date: 12/01/2020

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Summary

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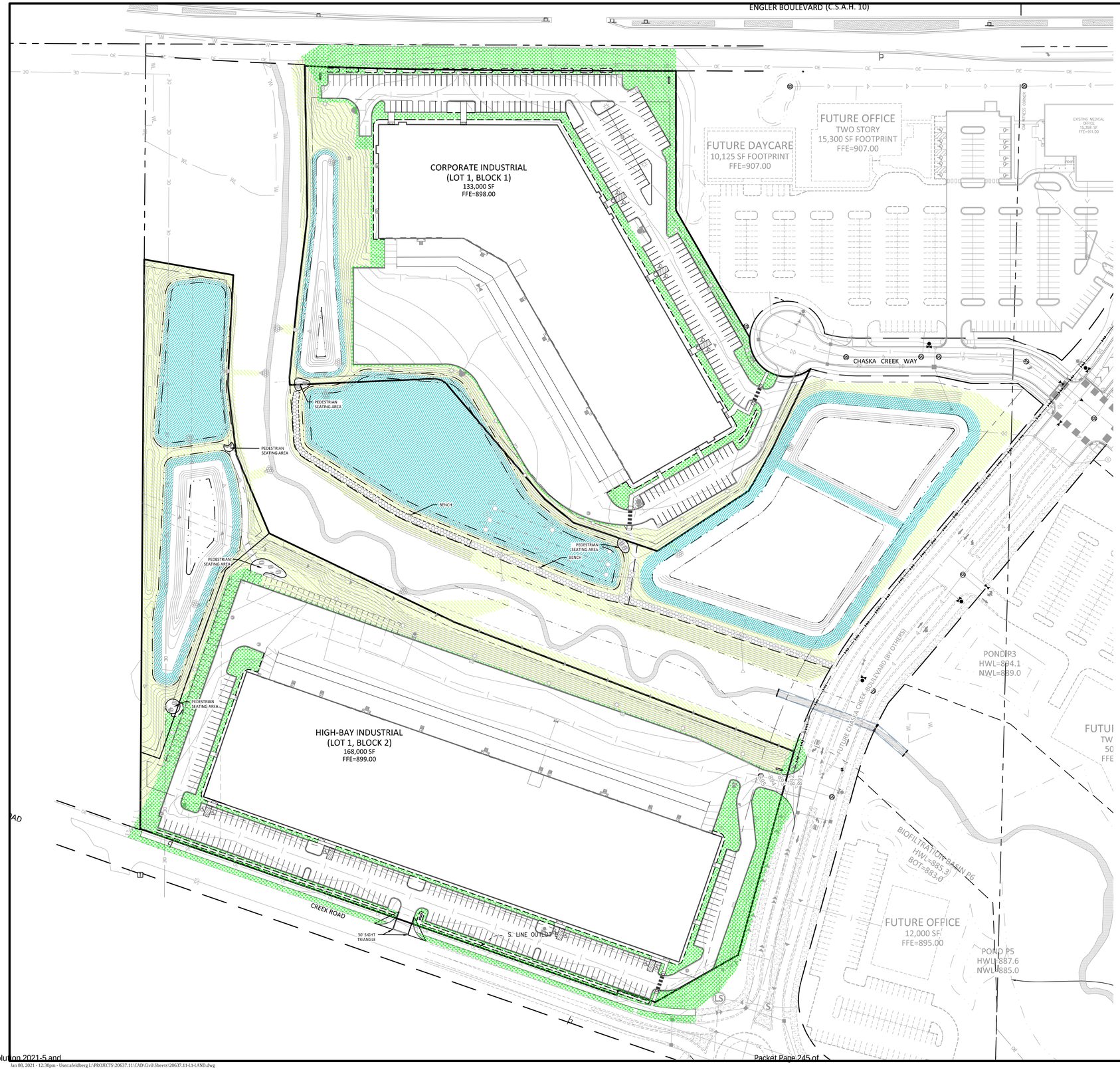
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
LANDSCAPE PLAN - LOT 1, BLOCK 2

Sheet No. Revision
L1.03

Project No. 20637.11

Jan 08, 2021 - 12:30pm - Userafeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-L1-LAND.dwg



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	LS	FM S
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

GROUNDCOVER SCHEDULE

GROUNDCOVER SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed
	35-221	MNDOT Seed Mix 35-221 / Dry Prairie General	Seed
	TUR HIG	Turf Sod Highland Sod / Sod	Sod

NORTH

0 80 160

SCALE IN FEET

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12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
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EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

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PRELIMINARY

Joshua J. McKinley
Registration No. 52234 Date: 12/01/2020

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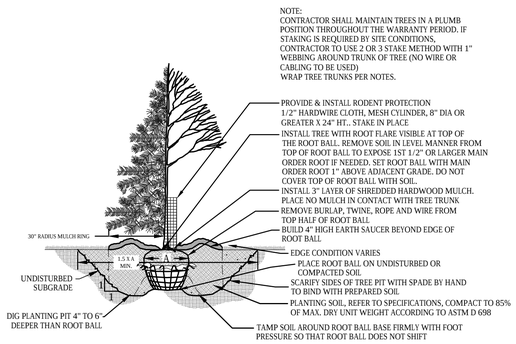
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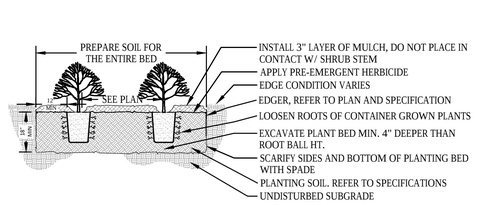
Sheet Title
GROUNDCOVER PLAN

Sheet No. Revision
L1.04

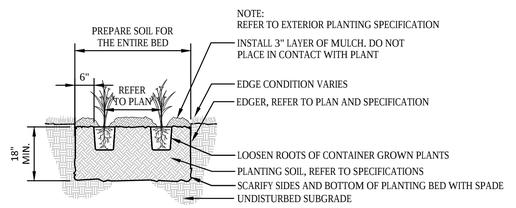
Project No. 20637.11



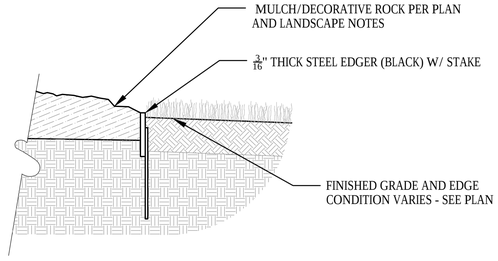
1 L1.05 TREE PLANTING DETAIL
1/4" = 1'-0" P-01



2 L1.05 SHRUB PLANTING DETAIL
3/8" = 1'-0" P-02



3 L1.05 PERENNIAL PLANTING DETAIL
1/2" = 1'-0" P-03



4 L1.05 STEEL EDGER
1 1/2" = 1'-0" P-06

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 2" WASHED RIVER ROCK .
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    - 22.2. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    - 22.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    - 22.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    - 22.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    - 22.6. NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 ½" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.35-221 WILL BE PLACED AT THE RATE OF 36.5 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

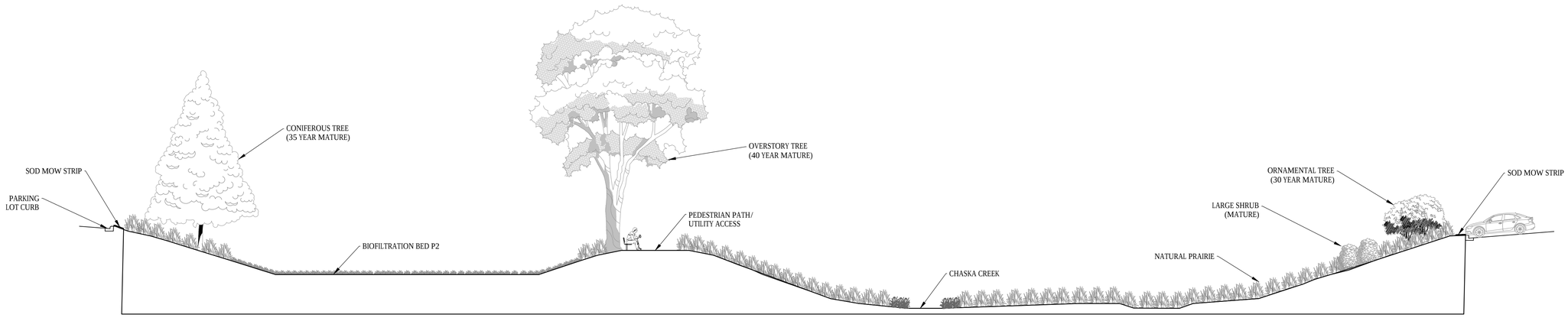
1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
   - 1.2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
   - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
   - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.

LOW MAINTENANCE FESCUE NOTES:

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
3. OVERSEED THIN,BARE SPOTS IN FALL
4. ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
5. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON



5 L1.05 SCREENING SECTION - CREEK
1" = 1'-0" P-CH-01

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OPPIDAN

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

PRELIMINARY

Joshua J. McKinley
Registration No. 52234 Date: 12/01/2020

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
LANDSCAPE DETAILS & NOTES

Sheet No. Revision
L1.05

Project No. 20637.11

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	2	AA2	BACK-BACK	0.900	RAYON T322LEDB-300-UNI12-40-T5 MOUNT ON 25FT POLE WITH 3FT BASE	599.8	39738
	11	BB	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T3-HS MOUNT ON 25FT POLE WITH 3FT BASE	298.3	28979
	5	CC	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T4-HS MOUNT ON 25FT POLE WITH 3FT BASE	306.2	27876
	26	DD	SINGLE	0.900	RAYON T631LED-119-XXX-40-T4_0 WALL MOUNT AT APPROX 20FT	119.58	11980

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.29	14.5	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	4.60	14.0	1.0	4.60	14.00
NORTH PARKING	Illuminance	Fc	4.45	12.0	1.0	4.45	12.00
SOUTH PARKING	Illuminance	Fc	4.72	11.4	2.4	1.97	4.75



TYPE AA2, BB & CC



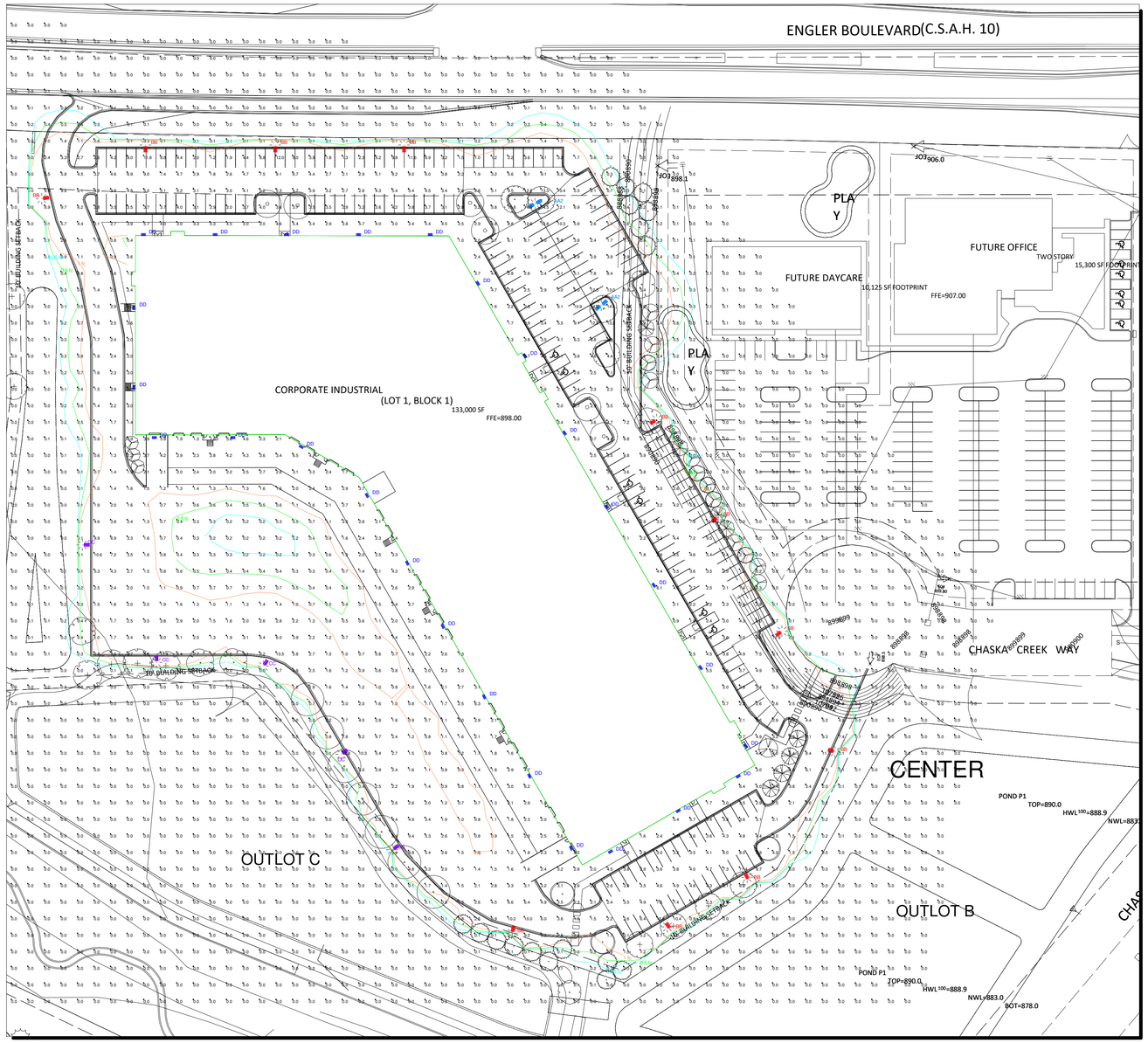
TYPE DD

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



Plan View
Scale: 1 inch= 60 Ft.

PULSE never ordinary

#	Date	Comments
Revisions		

Drawn By: SANDY
Checked By: TRENT
Date:12/1/2020
Scale: AS NOTED

CHASKA CREEK

LOT 1 BLOCK 1

PAGE 1 OF 1

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	13	BB	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T3-HS MOUNT ON 25FT POLE WITH 3FT BASE	298.3	28979
	8	CC	SINGLE	0.900	RAYON T322LEDB-300-UNI12-40-T4-HS MOUNT ON 25FT POLE WITH 3FT BASE	306.2	27876
	28	DD	SINGLE	0.900	RAYON T631LED-119-XXX-40-T4_0 WALL MOUNT AT APPROX 20FT	119.58	11980

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.31	12.6	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	2.07	3.3	1.6	1.29	2.06
NORTH PARKING	Illuminance	Fc	4.85	11.2	1.6	3.03	7.00
SOUTH PARKING	Illuminance	Fc	4.93	12.6	1.8	2.74	7.00
WEST PARKING	Illuminance	Fc	4.97	11.8	2.2	2.26	5.36



TYPE AA2, BB & CC



TYPE DD

GENERAL NOTES:

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Plan View
Scale: 1 inch= 60 Ft.

PULSE never ordinary

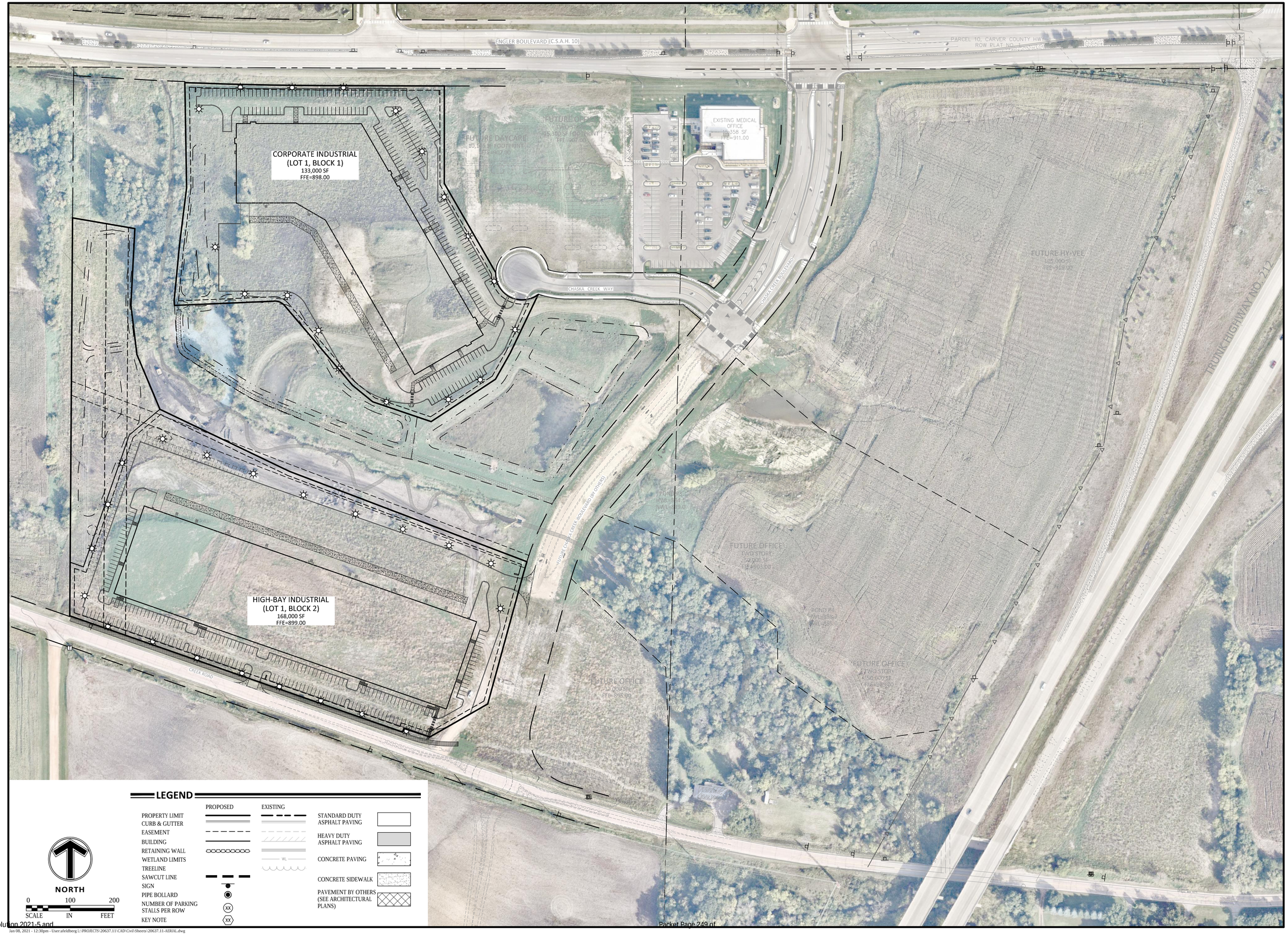
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Revisions		

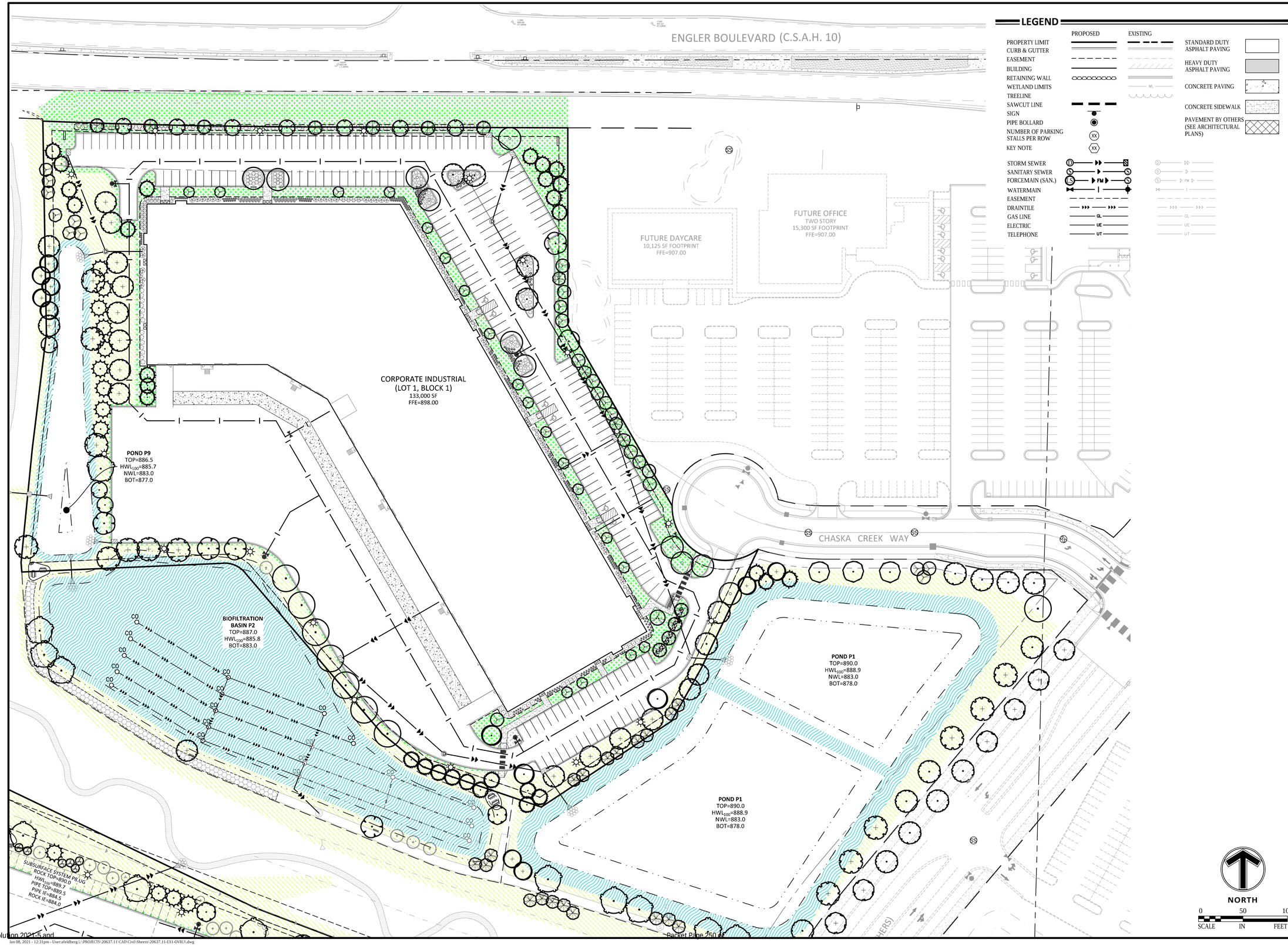
Drawn By: SANDY
Checked By: TRENT
Date:12/1/2020
Scale: AS NOTED

CHASKA CREEK

LOT 1 BLOCK 2

PAGE 1 OF 1


ENGLER BOULEVARD (C.S.A.H. 10)
PARCEL 10, CARVER COUNTY HWY ROW PLAT NO. 1
CORPORATE INDUSTRIAL
(LOT 1, BLOCK 1)
133,000 SF
FFE=898.00
HIGH-BAY INDUSTRIAL
(LOT 1, BLOCK 2)
168,000 SF
FFE=899.00
FUTURE DAYCARE
10,125 SF FOOTPRINT
FFE=907.00
FUTURE OFFICE
2 STORY
15,300 SF FOOTPRINT
FFE=907.00
EXISTING MEDICAL OFFICE
15,358 SF
FFE=911.00
FUTURE HY-VEE
105,000 SF
FFE=919.00
FUTURE OFFICE
2 STORY
12,000 SF
FFE=895.00
FUTURE OFFICE
2 STORY
12,200 SF
FFE=903.00
CHASKA CREEK WAY
CHASKA CREEK BOULEVARD
CHASKA CREEK BOULEVARD (BY OTHERS)
CREEK ROAD
TRUNK HIGHWAY NO. 212
POND 1
HWL 894.0
NWL 889.0
POND 2
HWL 895.0
NWL 890.0
POND 3
HWL 895.0
NWL 890.0
POND 4
HWL 895.0
NWL 890.0
POND 5
HWL 895.0
NWL 890.0
POND 6
HWL 895.0
NWL 890.0
POND 7
HWL 895.0
NWL 890.0
POND



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EXCELSIOR, MN 55331

Project
CHASKA CREEK INDUSTRIAL

Location
CHASKA, MN

Certification
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.

PRELIMINARY

Brady D. Busselman
Registration No. 43579 Date: 12/01/2020

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Summary
Designed: AKF Drawn: JGP
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 12/01/2020

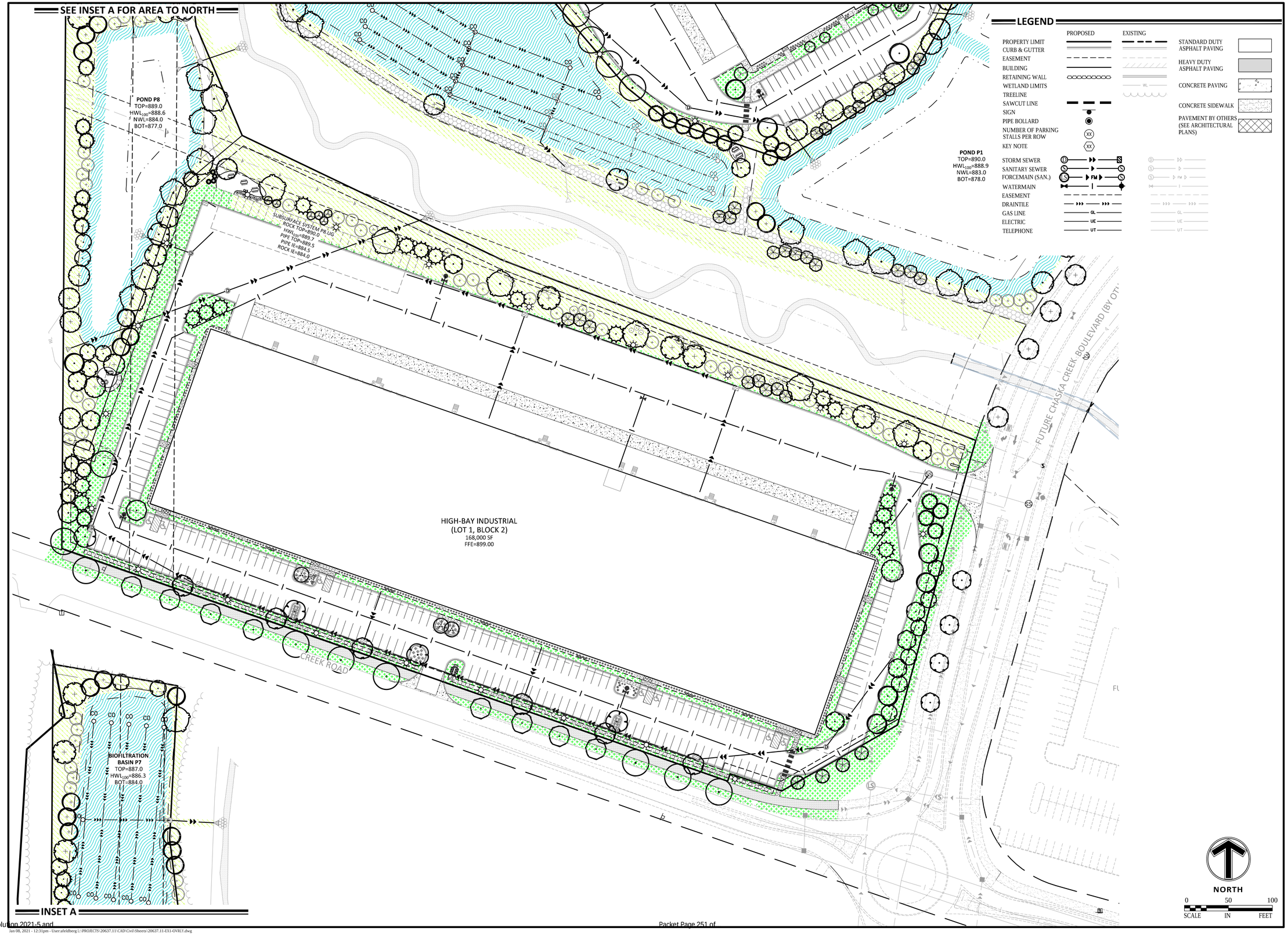
Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
OVERLAY PLAN - LOT 1, BLOCK 1

Sheet No. Revision
EX 2.01

Project No. 20637.11

Jan 08, 2021 - 12:31pm - Userafeldberg L:\PROJECTS\20637.11\CAD\Civil\Sheets\20637.11-EX1-OVRLY.dwg



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Brady D. Bussen
Registration No. 43579 Date: 12/01/2020

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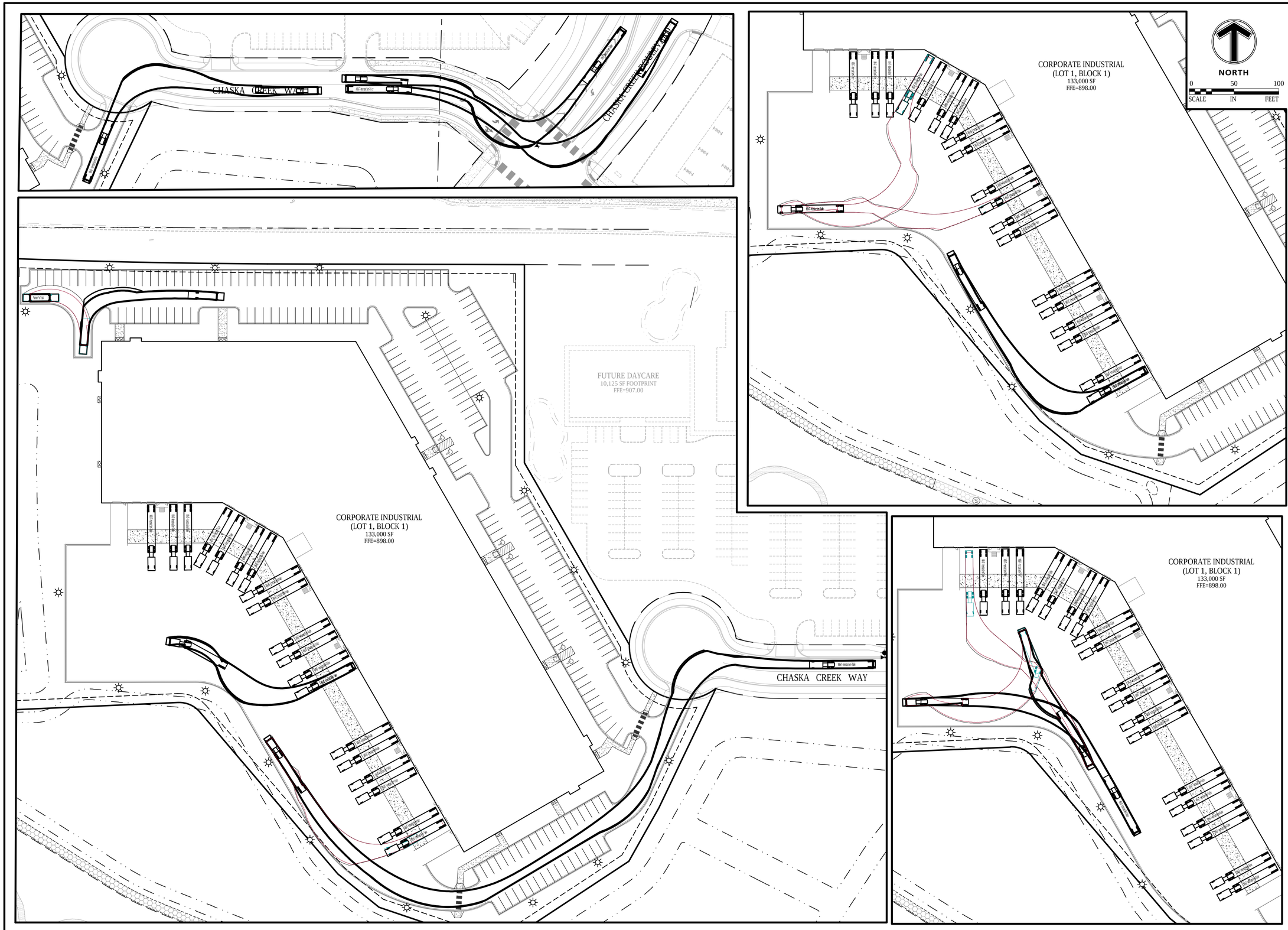
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Drawn: JGP
Approved: BDB
Book / Page:
Phase: PRELIMINARY
Initial Issue: 12/01/2020

Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
OVERLAY PLAN - LOT 1, BLOCK 2

Sheet No. Revision
EX 2.02

Project No. 20637.11



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Registration No. 41579 Date: 12/01/2020

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Summary
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Phase: PRELIMINARY Initial Issue: 12/01/2020

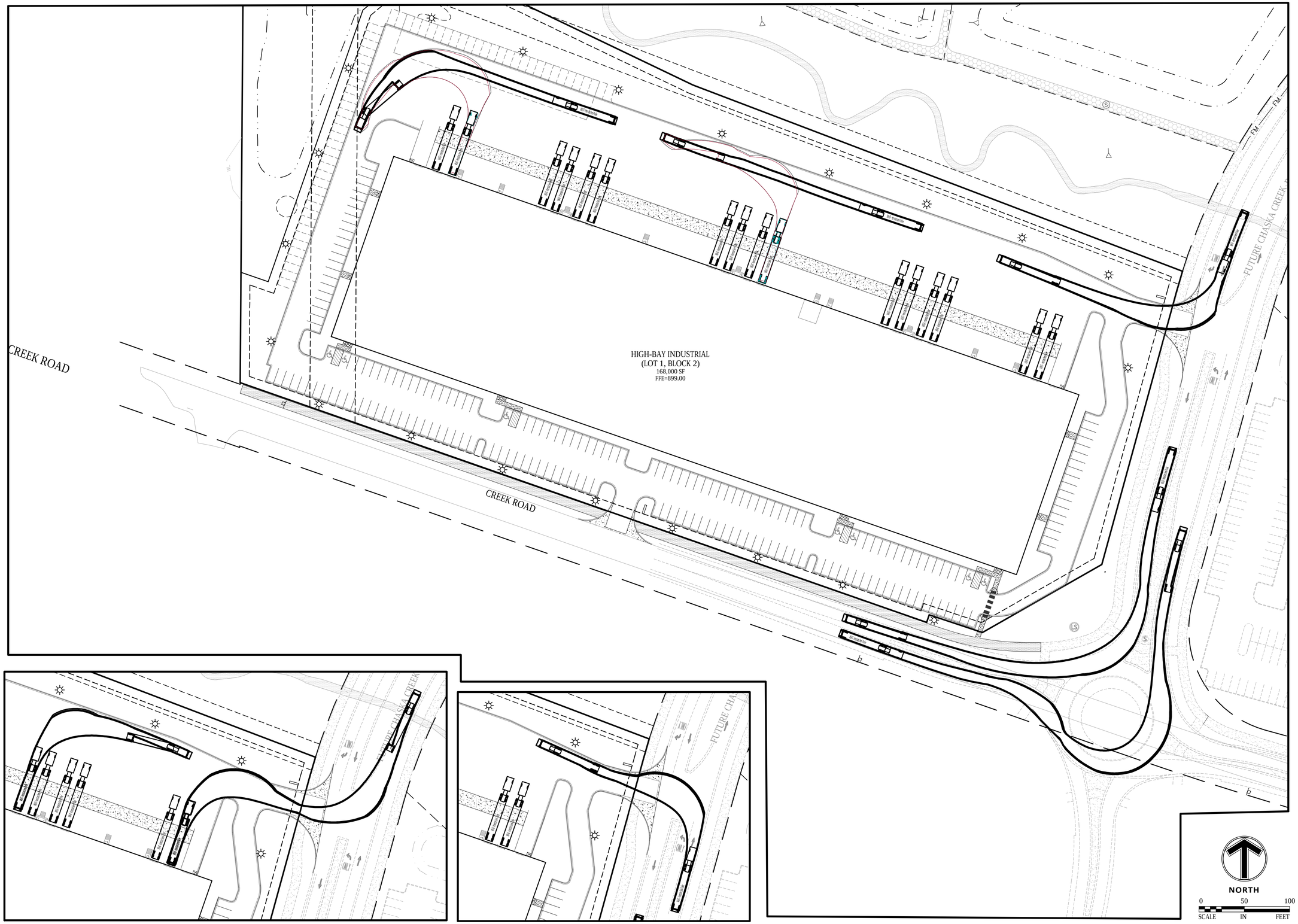
Revision History
No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 1

Sheet No. Revision
EX 3.01

Project No. 20637.11

Jan 08, 2021 - 12:32pm - User:afeldberg L:\PROJECTS\20637.11\CAD\Civil\Exhibits\Vehicle Tracking\20637.11-Outlot A & E Vehicle Tracking.dwg



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Revision History

No.	Date	By	Submittal / Revision
	12/23/20	AF	CITY COMMENTS
	01/07/21	AF	CITY COMMENTS

Sheet Title
VEHICLE MOVEMENT ANALYSIS - LOT 1, BLOCK 2

Sheet No. Revision
EX 3.02

Project No. 20637.11

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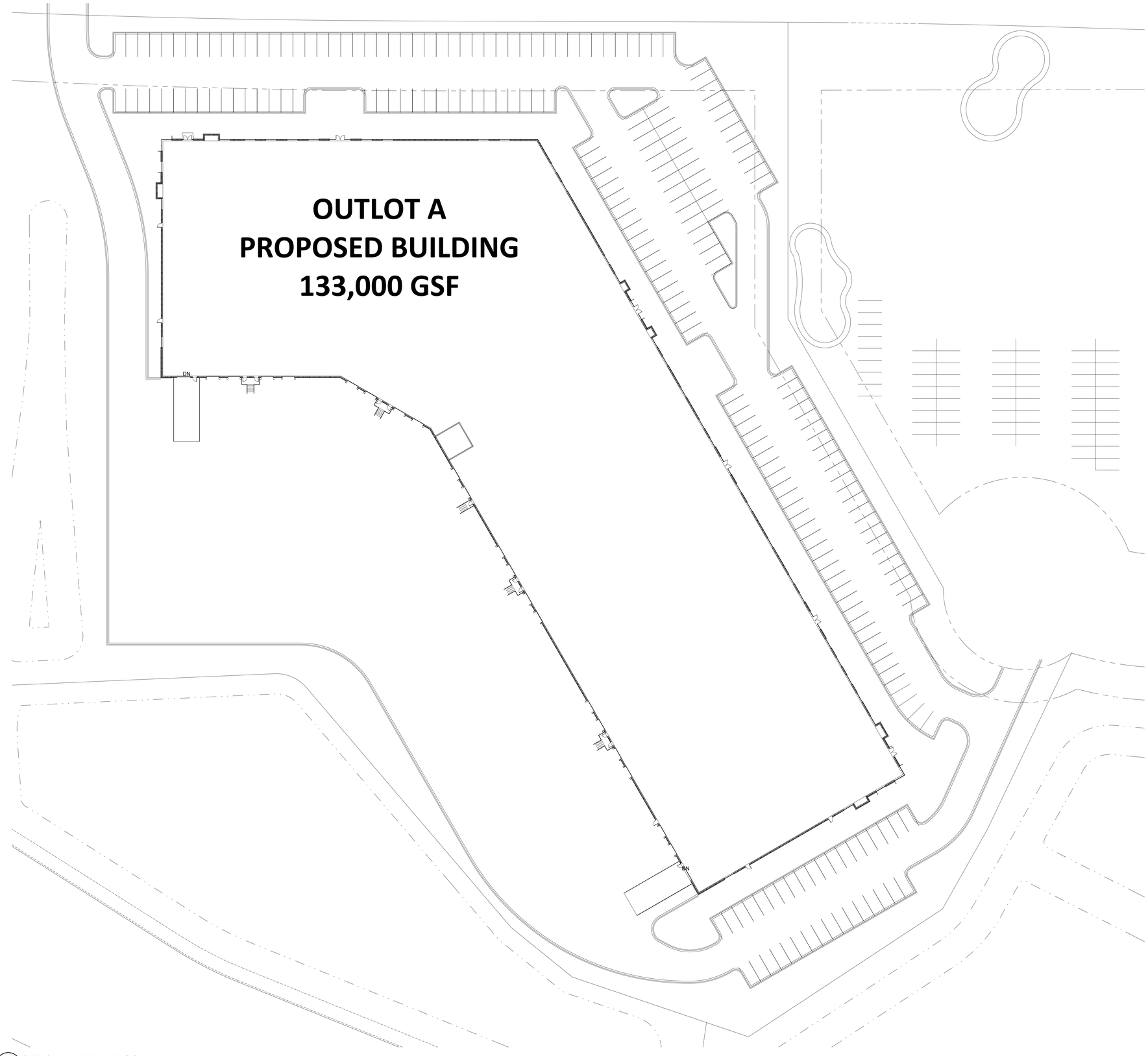

SIGNAGE
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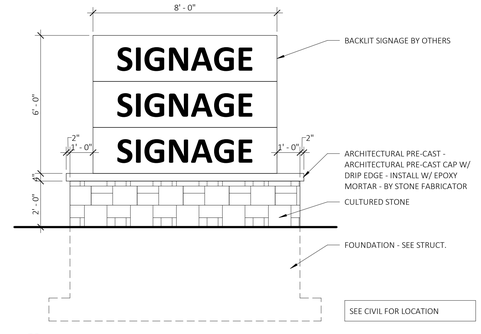



SIGNAGE
Signage
SIGNAGE


SIGNAGE
SIGNAGE



1 P001 **CITY SUBMITTAL - FLOOR PLAN**
1" = 30'-0"



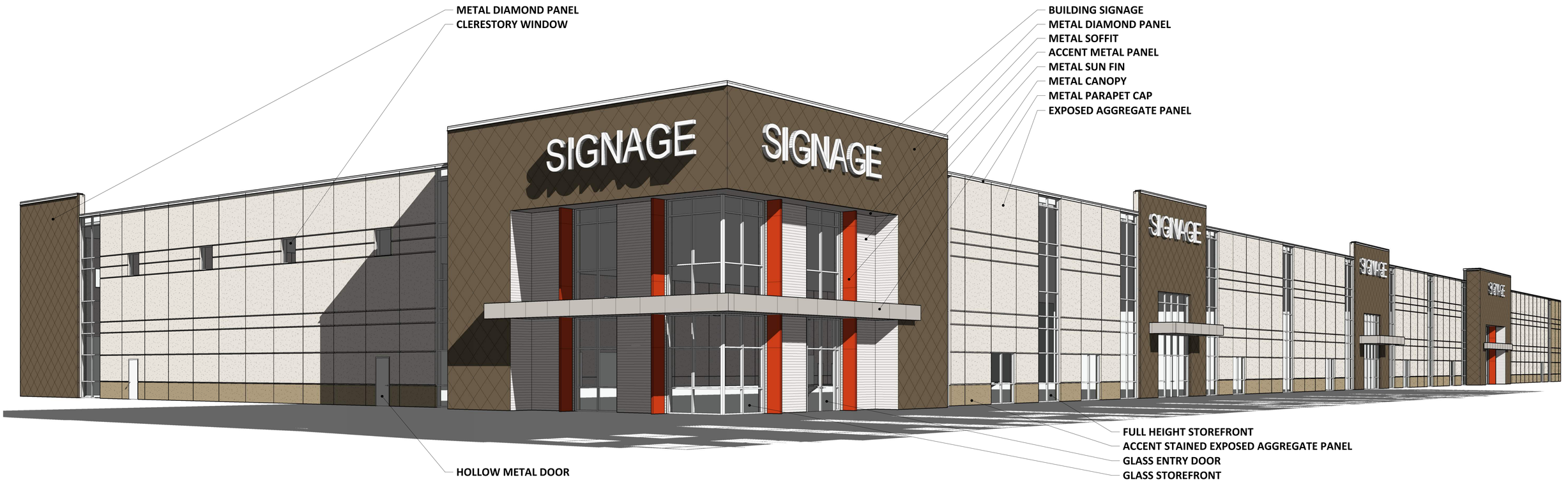
2 P001 **MONUMENT SIGN**
3/8" = 1'-0"

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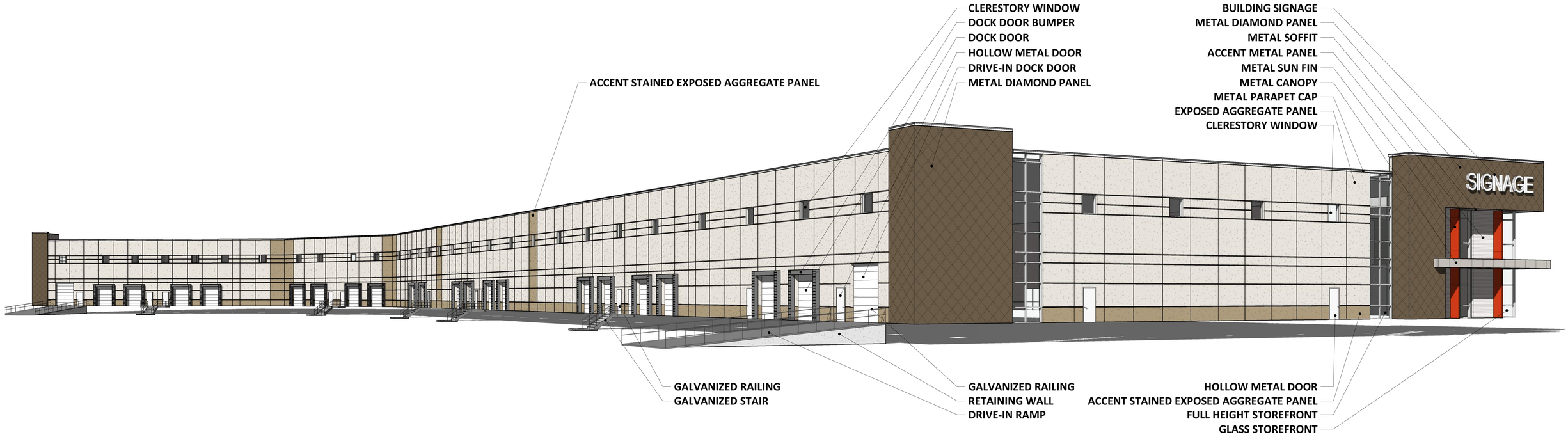
CITY SUBMITTAL - CONCEPTUAL FLOOR PLAN
CHASKA, MN
01/06/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

MOHAGEN HANSEN Architecture | Interiors



1 P002 ENTRY CORNER

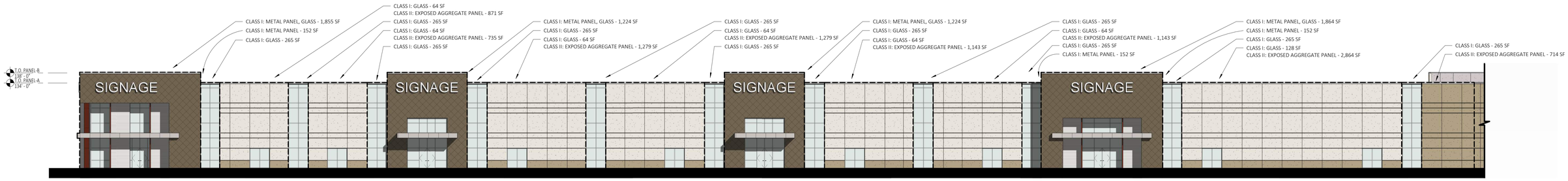


2 P002 DOCK CORNER

CITY SUBMITTAL - CONCEPTUAL 3D IMAGES
CHASKA, MN
NOT USED

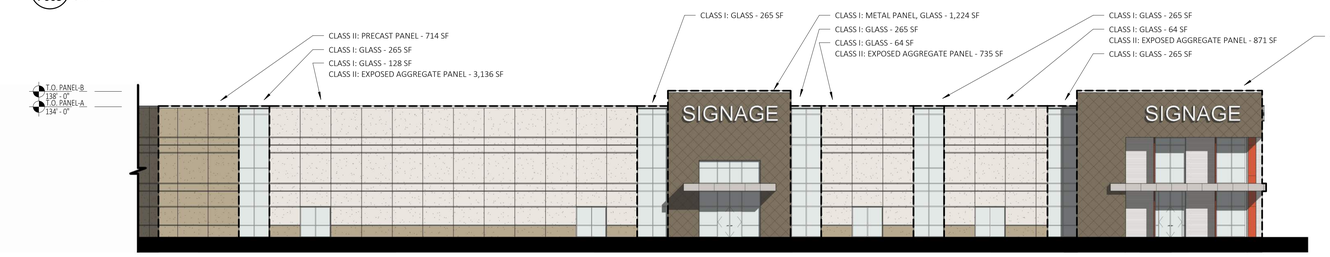
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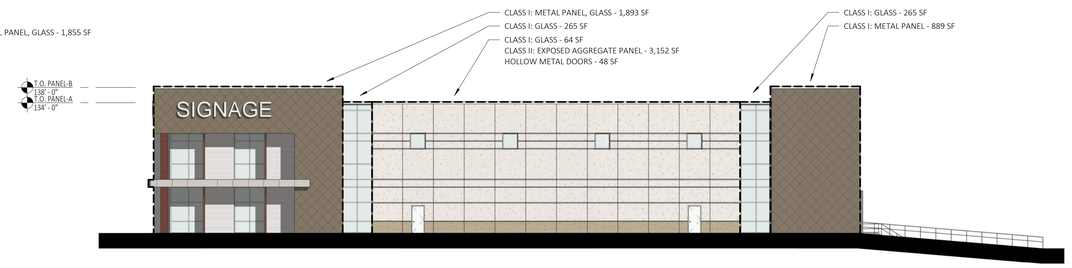
MOHAGEN HANSEN
Architecture | Interiors



7 P003 CITY SUBMITTAL - NORTH EAST

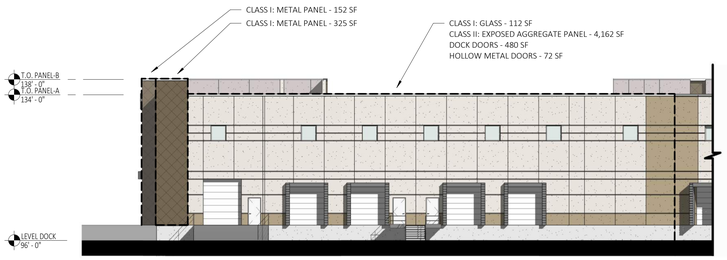
1/16" = 1'-0"





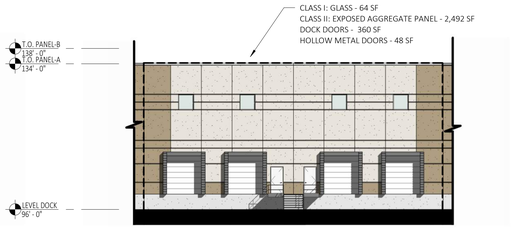
1 P003 CITY SUBMITTAL - NORTH

1/16" = 1'-0"



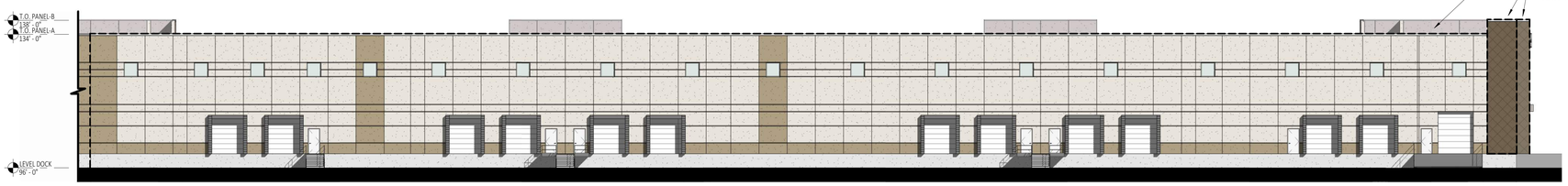
2 P003 CITY SUBMITTAL - WEST

1/16" = 1'-0"



3 P003 CITY SUBMITTAL - SOUTH

1/16" = 1'-0"

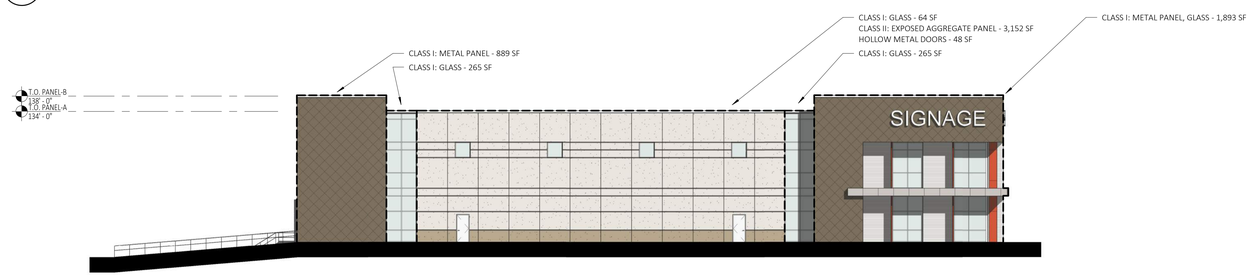


4 P003 CITY SUBMITTAL - SOUTH WEST CENTER

1/16" = 1'-0"

5 P003 SOUTH WEST

1/16" = 1'-0"



6 P003 SOUTH EAST

1/16" = 1'-0"

CLASS I:
i) Brick-modular;
ii) Natural Stone;
iii) Glass;
iv) Copper;
v) Other comparable or superior materials, as determined by the City Council.

1855+152+265+64+265+64+265+1224+265+64+265+64+265+1224+265+64+265+64+265+152+1864+152+265+128+265+265+128+265+1224+265+64+265+64+265+1855+1893+265+64+265+889+152+325+112+64+288+325+152+889+265+64+265+1893

=22,880 / 67,176 SF
=34%

CLASS II:
i) Brick-utility;
ii) Cast stone;
iii) Specialty concrete block such as textured, burnished block or rock faced block;
iv) Architecturally textured precast concrete panels (except raked finish);
v) Masonry stucco/Exterior finish insulation systems (EFIS);
vi) Other comparable or superior materials, as determined by the City Council.

871+735+1279+1279+1143+1143+2864+714+714+3136+735+871+3152+4162+2492+13430+3152

=41,872 / 67,176 SF
=62%

DOCK DOORS AND HOLLOW METAL DOORS:

48+480+72+360+48+1200+168+48

=2,424 / 67,176 SF
=4%

CITY SUBMITTAL - CONCEPTUAL EXTERIOR ELEVATIONS

CHASKA, MN
11/23/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

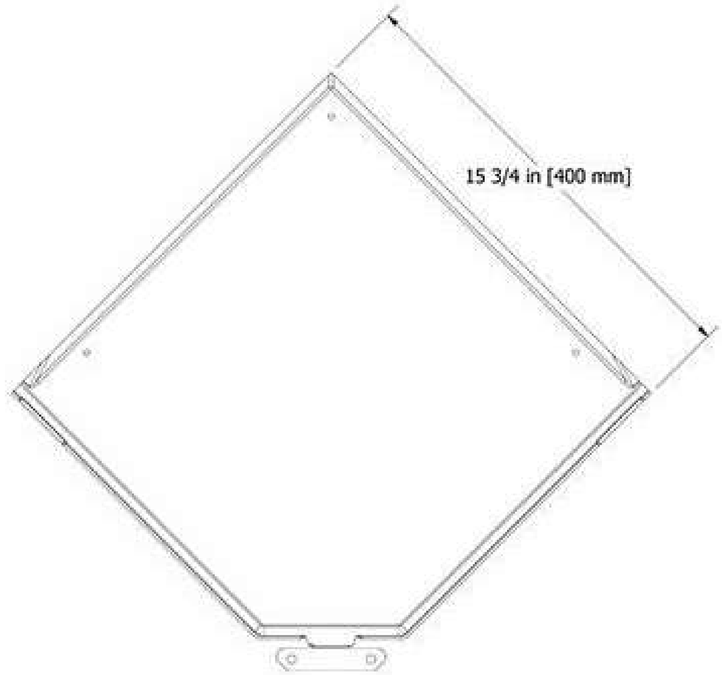
MOHAGEN HANSEN
Architecture | Interiors


WARM OFF-WHITE RIBBED ACCENT METAL PANEL
RED METAL SUN FIN
BUFF EXPOSED AGGREGATE PANEL
WARM OFF-WHITE SOFFIT AND PARAPET CAP
MEDIUM BRONZE METAL DIAMOND PANEL
WAM OFF-WHITE METAL CANOPY
WARM GREY DOOR PAINT
CLEAR ANODIZED MULLION





MEDIUM BRONZE
DIAMOND METAL
PANEL







1 P006 **NORTH STREET LINE**
1" = 40'-0"

ENGLER BLVD

PROPOSED BUILDING:
132,983 GSF

DN

FUTURE GROWTH

FUTURE GROWTH

EXISTING BUILDING

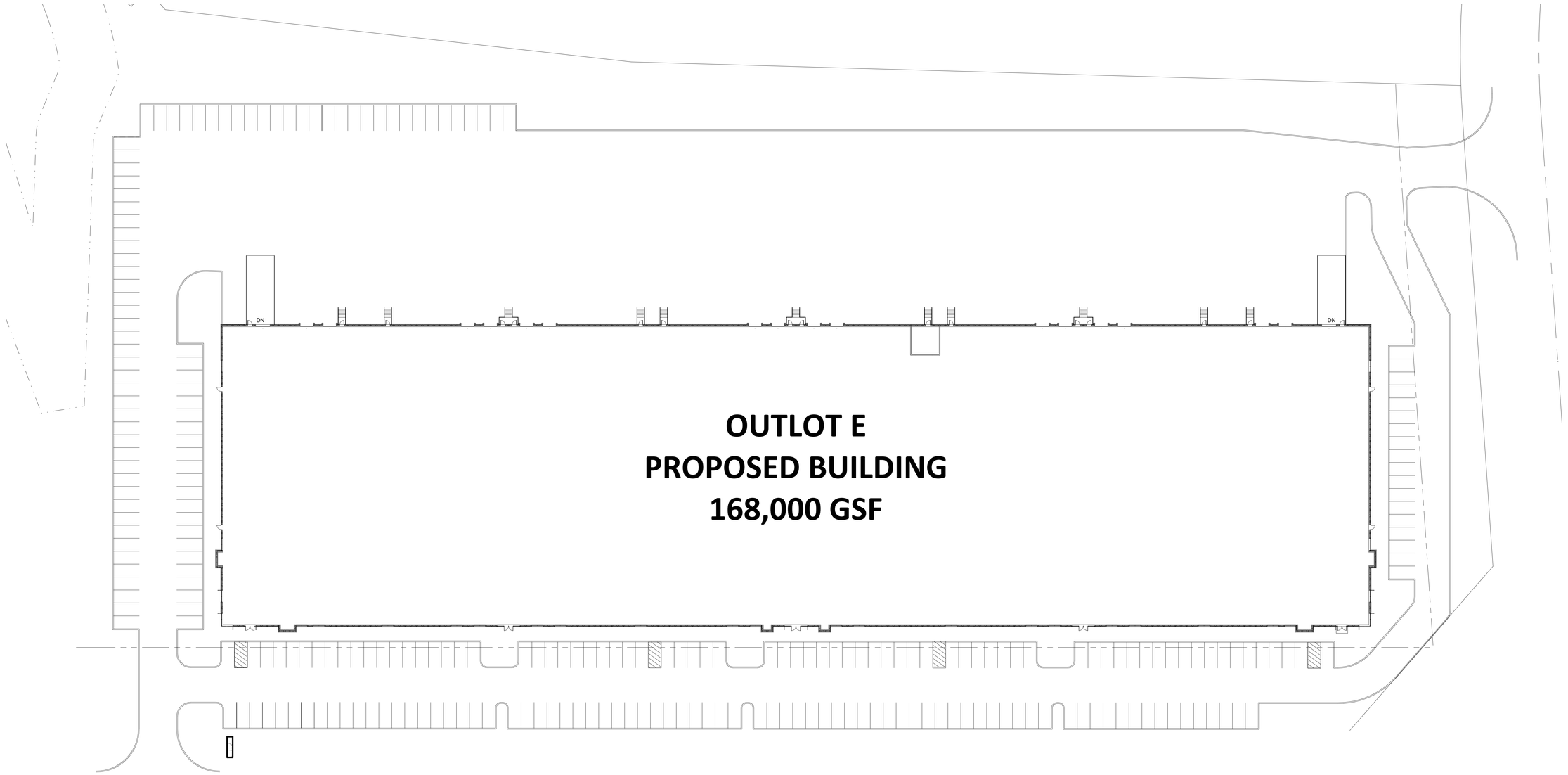
CHASKA CREEK WAY

2 P006 **PRESENTATION ARCHITECTURAL SITE PLAN**
1" = 40'-0"

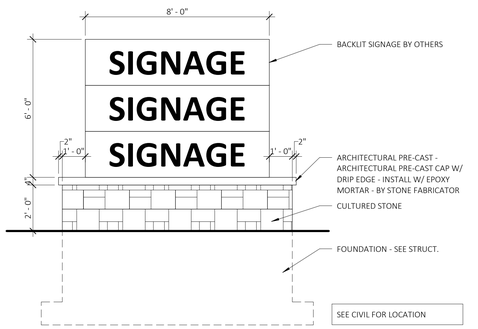
CITY SUBMITTAL - STREET LINE
CHASKA, MN
11/30/20

CHASKA SPEC INDUSTRIAL - OUTLOT A

MOHAGEN HANSEN
Architecture | Interiors



1 P001 **CITY SUBMITTAL - FLOOR PLAN**
1" = 30'-0"



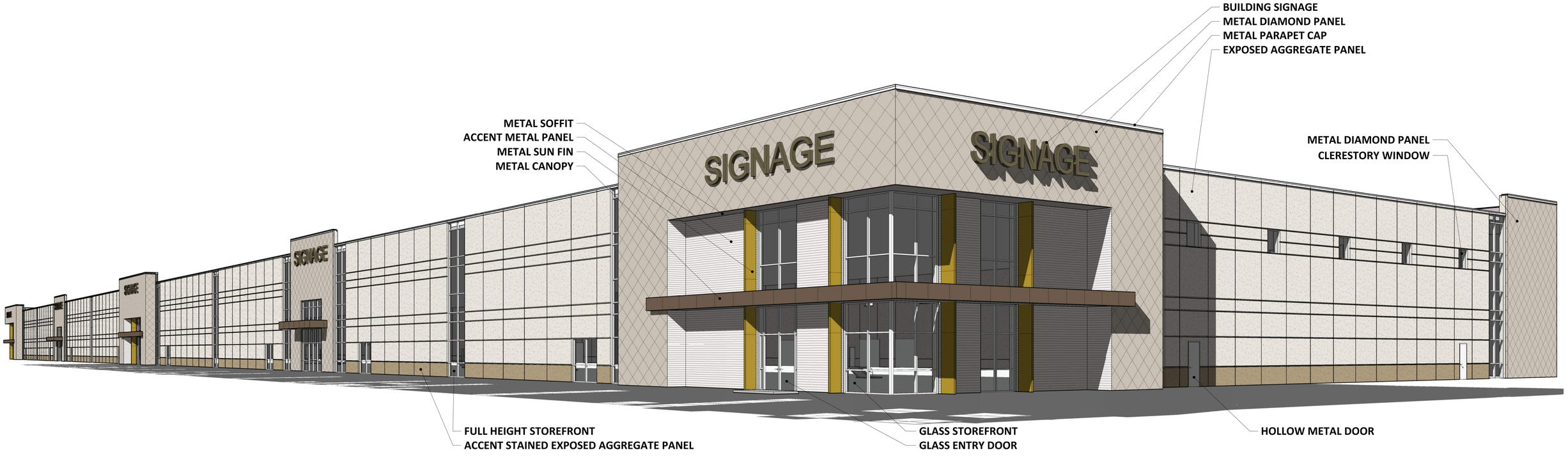
2 P001 **MONUMENT SIGN**
3/8" = 1'-0"

N

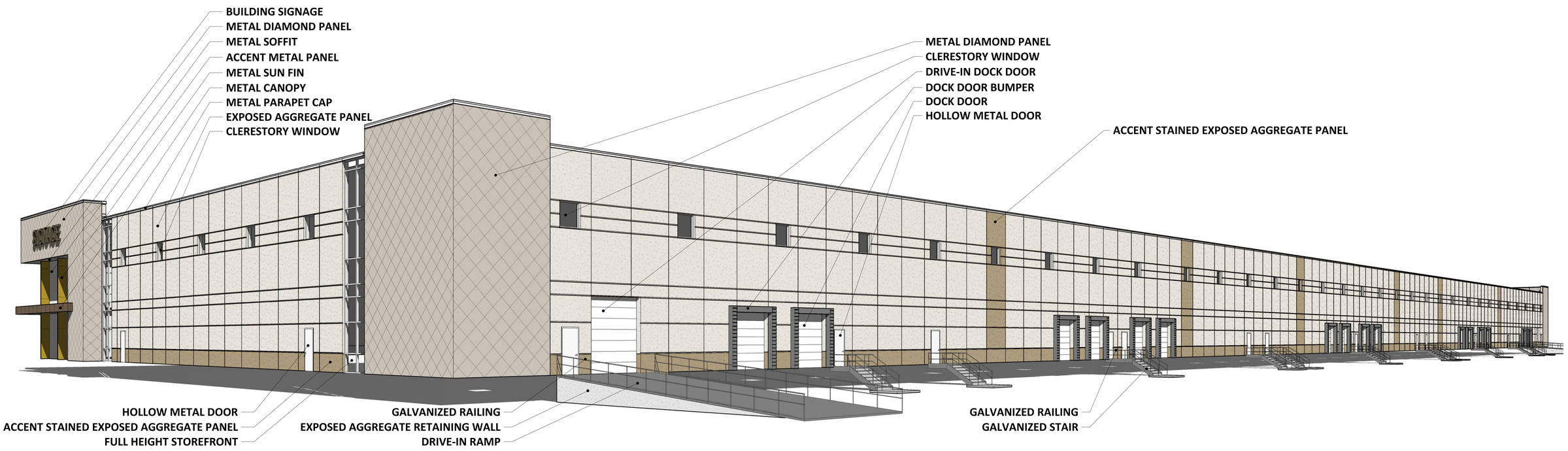
CITY SUBMITTAL - CONCEPTUAL FLOOR PLAN
CHASKA, MN
01/06/20

CHASKA SPEC INDUSTRIAL - OUTLOT E

MOHAGEN HANSEN
Architecture | Interiors



1 P002 VIEW FROM CULDISAC

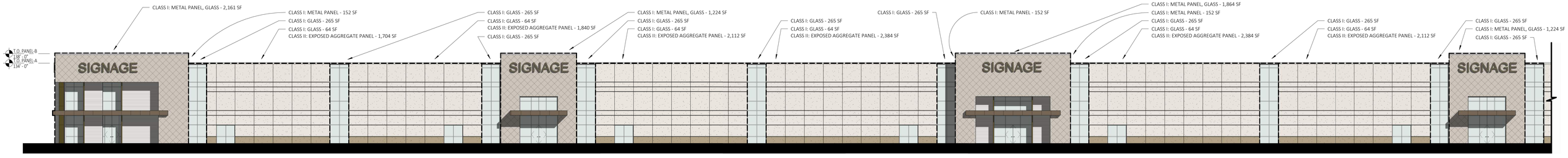


2 P002 VIEW FROM TRUCK ENTRY

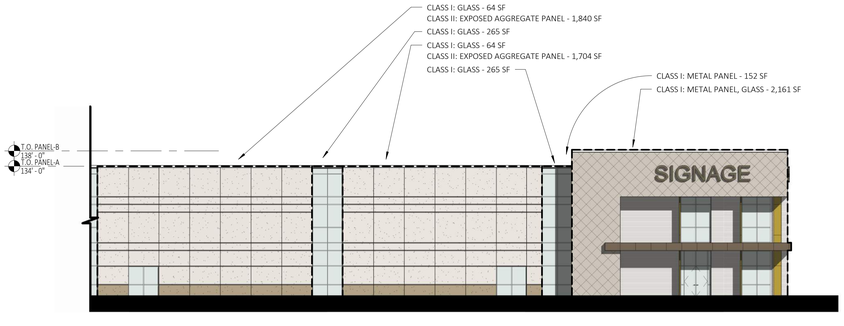
CITY SUBMITTAL - CONCEPTUAL 3D IMAGES
CHASKA, MN
11/23/20

CHASKA SPEC INDUSTRIAL - OUTLOT E

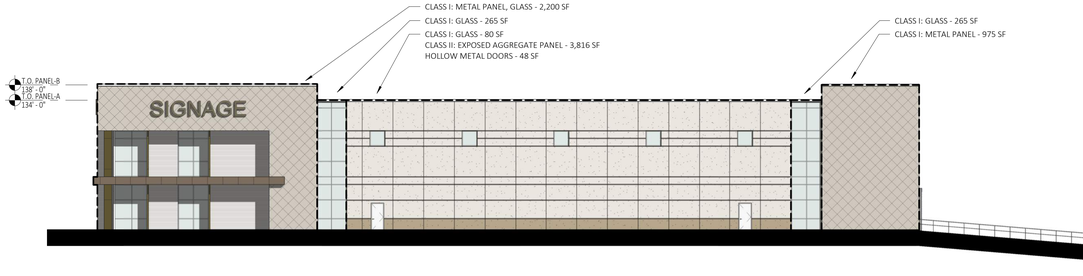
MOHAGEN HANSEN
Architecture | Interiors



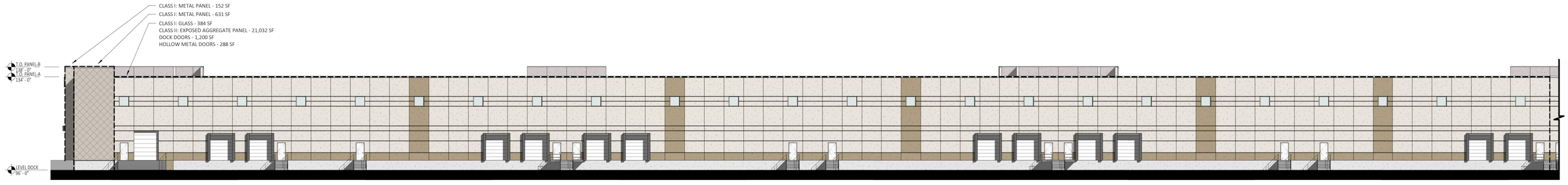
1 P003 **CITY SUBMITTAL - SOUTH ELEVATION**
1/16" = 1'-0"



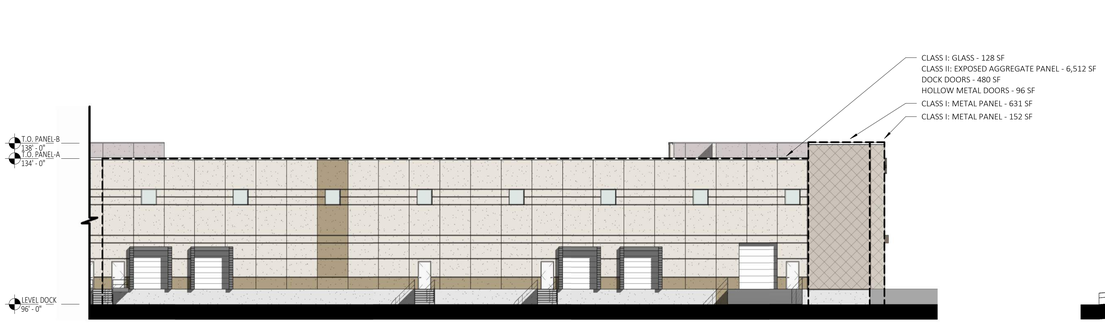
6 P003 **CITY SUBMITTAL - SOUTH ELEVATION PART 2**
1/16" = 1'-0"



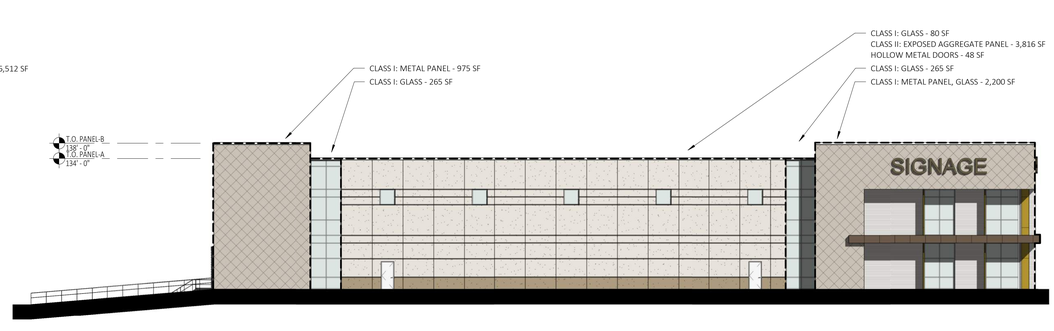
2 P003 **CITY SUBMITTAL - EAST ELEVATION**
1/16" = 1'-0"



4 P003 **CITY SUBMITTAL - NORTH ELEVATION**
1/16" = 1'-0"



5 P003 **CITY SUBMITTAL - NORTH ELEVATION PART 2**
1/16" = 1'-0"



3 P003 **CITY SUBMITTAL - WEST ELEVATION**
1/16" = 1'-0"

CLASS I:
i) Brick-modular;
ii) Natural Stone;
iii) Glass;
iv) Copper;
v) Other comparable or superior materials, as determined by the City Council.

2161+152+265+64+265+64+265+1224+265+64+265+64+265+152+1864+152+265+64+265+64+265+1224+265+64+265+64+265+152+2161+2200+265+80+265+975+152+631+384+128+631+152+975+265+80+265+2200

=22,582 / 75,998 SF
=30%

CLASS II:
i) Brick-utility;
ii) Cast stone;
iii) Specialty concrete block such as textured, burnished block or rock faced block;
iv) Architecturally textured precast concrete panels (except raked finish);
v) Masonry stucco/Exterior finish insulation systems (EFIS);
vi) Other comparable or superior materials, as determined by the City Council.

1704+1840+2112+2384+2384+2112+1840+1704+3816+21032+6512+3816

=51,256 / 75,998 SF
=67%

DOCK DOORS AND HOLLOW METAL DOORS:

48+1200+288+480+96+48

=2,160 / 75,998 SF
=3%

CITY SUBMITTAL - CONCEPTUAL EXTERIOR ELEVATIONS

CHASKA, MN

NOT USED

CHASKA SPEC INDUSTRIAL - OUTLOT E

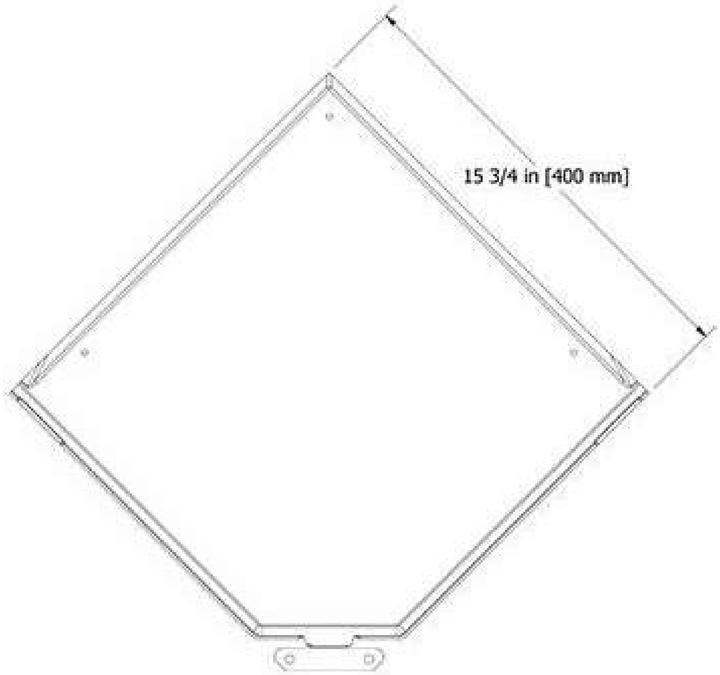
MOHAGEN HANSEN
Architecture | Interiors


WARM OFF-WHITE RIBBED
ACCENT METAL PANEL
MUSTARD METAL SUN FIN
WARM OFF-WHITE EXPOSED
AGGREGATE PANEL
CLEAR ANODIZED
MULLION
WARM OFF-WHITE
SOFFIT AND
PARAPET CAP
WARM LIGHT GREY
METAL DIAMOND PANEL
MEDIUM BRONZE
METAL CANOPY
WARM GREY
DOOR PAINT





WARM LIGHT GREY DIAMOND METAL PANEL





REQUEST FOR ACTION
CHASKA CITY COUNCIL
01/25/2021

Subject: **Chaska Bluffs 2nd – Preliminary Plat & Rezoning**

Applicant: DDK Construction, Inc.

Location: North of County Road 44, north and east of the Harvest, west of Creek Road

Case No.: 2020-24

Synopsis: Applicant seeks to obtain approval of a concept plan for a 17-lot detached single family development on approximately 8 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Resolution and Ordinance

BACKGROUND

In April 2016, the concept plan for the Traditions Phase II Development and the Klingelhutz land off of Harrow Cove were approved. In June and September of 2016, the Preliminary Plats and Rezoning were approved for the Traditions portion; final plats were approved for Club West 4th and Club West 6th Additions in late 2016 and early 2017 which encompassed the construction of a portion of Millstone Drive and the stubs for Deere Trail and Harrow Cove.

In December of 2017, the Preliminary Plat and Rezoning for Chaska Bluffs was approved, which is the area extending off of Harrow Cove. In March of 2018, the Final Plat for Chaska Bluffs was approved.

In February of 2020, the Concept Plan for Chaska Bluffs 2nd was approved.

Project Goals

The applicant has provided the following goals for the development:

- Create 17 high value lots that take advantage of the unique setting and provide for a location for high end single family
- sites Preserve and utilize, as an amenity, the wooded bluff
- Comply with the 2016 master plan for the area
- Create an opportunity for custom home construction
- Assure that the site can be served by City sanitary sewer without the need for a lift station

UPDATES SINCE CONCEPT PLAN

Stormwater Ponding; the preliminary plan reflects a new stormwater pond layout. The Concept Plan showed the inclusion of two separate ponds on the site (one on the north side, one on the south side). The north pond was in a compromised location in the Concept Plan, which showed it abutting the steep ravine on the north side of the site. Some areas of the pond were

encroaching into the no mow/no grade areas of the wooded steep slope. The developer has revised the plans to show only one stormwater pond on the south side of the site. The southerly pond is being enlarged to accommodate the former north pond. The elimination of the north pond is a good change from the Concept Plan to help protect the steep ravine on the north side of the site. It also eliminates the need for an additional maintenance access, which was proposed between side yards of the previous Concept Plan. The proposed maintenance access is now within an outlot that will be owned by the City.

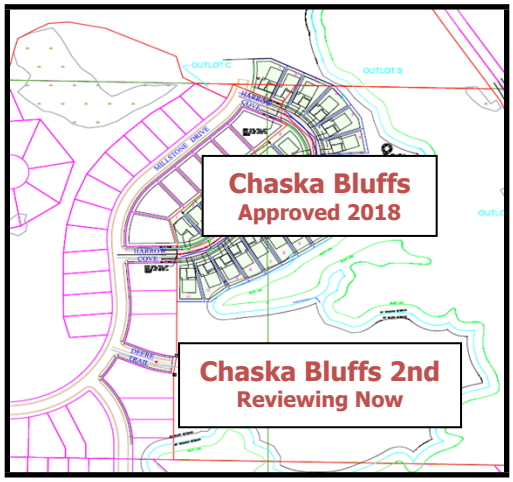
Tree Preservation; because the stormwater pond was enlarged on the south side if the site, it now requires additional tree removal. 16 trees on the south side will be removed as a result of this enlargement. Tree removal was inevitable with this change, but the protection of the northerly ravine system is a fair trade-off. In addition to the aforementioned, the easterly trees proposed to be preserved on the east side of the site during the Concept Plan are now all encompassed in a City-owned outlot. Before some of them were in private property in the rear yards. The change to have them all within one publicly owned area will be a clean delineation between the protected trees and private rear yard space.

Coordination with Abutting Neighbors

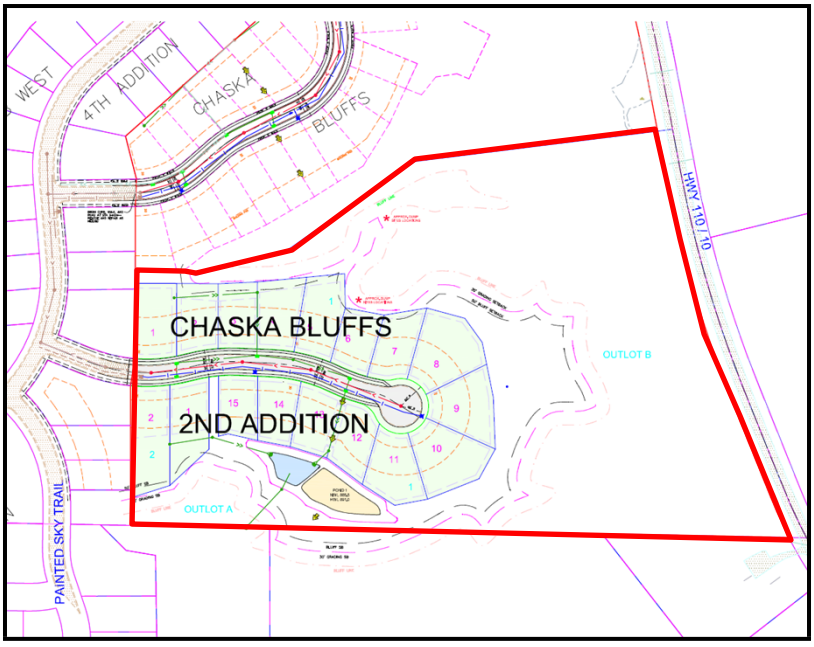
The neighbors that directly abut this project (4201 Millstone Drive and 4141 Painted Sky Trail) were present during the Concept Plan review back in February. They had concerns regarding the views and grading/drainage to occur with the project. The developer has made efforts to touch base with each of these neighbors. The developer was able to meet with the neighbor at 4141 Painted Sky Trail and discussed the grading to occur on their project and potential corrections on the neighbor's lot. It appears they will continue to coordinate on this. The developer was unable to touch base with the neighbors at 4201 Millstone Drive; they sent a letter to them but have not yet received a response.

CURRENT PROPOSAL

The preliminary plat proposal for 17 lots for detached single-family are on approximately 22-acres of property is located north of County Road 44 and north and east of the existing Club West/Harvest neighborhood on Deere Trail. 22 acres is the total acreage of the project site, however, approximately only 8 acres are proposed to be developed/disturbed. The remaining acreage is proposed to be preserved in its natural state and dedicated to the City. Below is a map showing the orientation of Chaska Bluffs and Chaska Bluffs 2nd.



Below is a map showing the layout of the proposed Chaska Bluffs 2nd development; the red outline is the project area (~22 acres total). The green area is the proposed developed area (~6 acres), the rest is ponding (~2 acres), and wooded areas (~14 acres) proposed to be dedicated to the City.



Adjacent properties
The site is bound on the north by Chaska Bluffs and wooded bluff area, the east by a wooded bluff area and Creek Road, to the west by Traditions (The Harvest) development, and the south by wooded bluff area.

Existing Conditions
The project area is approximately 22 acres and located east of the Harvest neighborhood midway between Highway 212 to the west and downtown Chaska to the east and confined by Creek Road to the north and east. Deere Trail will be the sole point of entry into the development.

Approximately 4 of the 22 acres have been used as an active agricultural use and thus is open land. The remaining 18 acres consist of ravines and woodland areas with steep slopes located along the northern, southern and eastern boundaries of the property. 14 acres are encompassed by 18% wooded steep slope, which means it will be preserved by ordinance. Approximately 8 of the 22 acres are proposed for development.

Wetlands have not been identified on the site yet, however, the developer will be required to provide a wetland report at their preliminary submittal.

Utilities are available to serve the site.

Land Use
The applicant is proposing 17 detached single family lots that are generally 85-100 feet wide. This is a little different with the existing neighborhoods to the north and west, which range from 60 feet wide lots (Chaska Bluffs; detached villas) to 65-70 foot wide lots (The Harvest). The acreage of the proposed lots range from 0.25 acres all the way up to 0.5 acres for the lots on the east side abutting the bluffs and wooded areas.

The land is currently zoned Open (O), which acts as a 'holding zone' until it is developed. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD). This is consistent with the SW Chaska Plan's guidance for this area.

Layout
The initial access to the property will be from Deere Trail to the west from the adjacent Club West/Harvest neighborhood. Deere Trail will be extended easterly and terminate into a cul de sac. Access to the main roadway system will be provided to the west of the site via Savanna Way. The layout of the local streets would then continue throughout the development to access the 17 lots.

Ravines and wooded steep bluffs exist on the north, south and east ends of the property, which in turn, provides a natural edge to the site. The layout of the development essentially follows and abuts these natural edges, with the exception of the east side which is pulled back a ways from the bluff edge to preserve an area of trees.

Transportation/ROW/Construction Traffic
Deere Trail is planned to be extended easterly to provide access to the 17 lots; approximately 665 feet in length. The developer has noted that the addition of 17 lots should not create a negative impact on the existing infrastructure or traffic.

Right of Way (ROW) widths will have to be consistent with City standards and approved by the City Engineer.

Construction traffic will be required to come off Savanna Way from the west. The travel path through the existing Harvest development will have to be coordinated and approved by the City Engineer as well.

Setbacks
A 50 foot building and 30 foot no grade/no mow setback will apply to lots that abut wooded steep slopes. All lots have been revised so that they do not encroach into the 30 foot no grade/no mow setback. This makes it easier for the City and property owner to discern what can and cannot be done within their own property lines. A 30 foot front yard setback, 30 foot rear yard setback, and 10 foot house/7 foot garage side yard setback will be required for each lot.

Architecture
One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership". The type of housing proposed are larger, custom-home lots. This type of housing was chosen as a way

to provide more housing diversity to the area, as well as be more sensitive to the natural character of the site. This type of housing has only been offered in one other area in SW Chaska off of Red Cedar Way, and there are only 7 lots provided.

At this time it is anticipated that DDK Construction will be the prime builder for these lots. However, the developer has noted that there could be possibility in selling some lots to other custom builders. They propose that these lots will all be custom build.

These homes will have to meet the City's anti-monotony regulations (Section 9.24) as it relates to design, materials, window trim, etc.

Open Space/Trails/Sidewalks

The small neighborhood will include pond maintenance access on the south side of the site. This pond access will also allow residents to have access to the bluff areas that surround the development. Trails are not proposed as a part of this development.

Sidewalks are provided on both sides of the streets per City policy.

Tree Preservation & Landscaping

Approximately 18 (14 of which are 18% wooded steep slope) acres of the site is wooded; the remaining 4 acres is open land as it was previously used for agricultural purposes. Only 8 acres are proposed to be developed, which includes the 4 acres of agricultural land and 4 of the wooded land uninhibited by 18% wooded steep slope. The applicant has provided a tree survey showing the significant trees on site, which are trees of 12 inch caliper or more.

Boulevard trees will also be required along the street of this development. The boulevard area is between the street curb and sidewalk.

Staff Analysis/Recommendation

The tree plan and tree inventory provided indicates that some of the trees are planned to be removed as a part of this project. Staff analyzed the tree inventory and it was concluded that approximately 61 significant trees (12 inch caliper or more) will be removed as a part of this development; according to the developer, 16 more trees are being removed compared to the Concept Plan due to the enlargement of the southerly stormwater pond. The majority of the trees being removed in the development are cottonwoods, box elders, and aspens. 25 of those are oaks, which average at 15 inch calipers. The developer has pulled the development back from the easterly edge of the bluff line to preserve a large area of trees that were otherwise not protected by ordinance; there are approximately 69 saved trees in this area. This area includes a majority of red oaks and maples (34 of them). In staff's opinion the developer has provided a plan that prioritizes the more significant areas of the site, which will be along the perimeter of the site and in the rear of the lots. There are no trees planned to be preserved in the front or side yards of these lots as there were no unique clusters identified in such areas.

The preserved trees fall outside the proposed property lines of the lots. The developer plans to dedicate the bluff areas to the City, as well as the preserved wooded areas outside of the proposed lots (Outlot A).

Dump Areas
As noted during the Concept Plan there are two dump areas that have been found in the bluffs. This is not uncommon in the natural areas of the City but when they are found and attached with a development then they are required to be cleaned up. The developer has stated in their narrative that these areas will be corrected. A remediation plan has also been submitted for the preliminary, which concludes that these areas have not and will not contaminate the natural area. The developer will be required to clean these dump areas prior to a grading permit being released.

Wooded Steep Slope
The site plan has identified an area on the north side of the property where erosion has occurred over the years and a repair is planned to secure and protect the area which falls within the steep slope buffer. This portion of property, since it is proposed to become City owned, will need to be further evaluated with the final construction plans with the developer and the project engineer to determine the appropriate repair.

Stormwater
One stormwater pond is proposed within the development; one larger pond on the south side. Maintenance access is proposed to this pond through the side yards of Lot 15, Block 1 and Lot 1, Block 2. This maintenance access is within the same outlot that encompasses the pond, which was required by staff in the concept plan.

Stormwater ponding will be required to meet City, Carver County WMO, and any other applicable agency standards. A report will be required at the preliminary submittal.

Utilities
Sewer and water utilities are available near the western limits of the site off of Deere Trail. Minor extensions will need to be provided to service the proposed neighborhood.

Development Costs (Infrastructure Improvements)
The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final platting, the developer will need to work with Staff to determine which of these are applicable and what those fees will be. It should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication.

Preliminary Plat
The request this evening is for preliminary plat of 17 single-family lots. There are two outlots proposed and their disposition is as follows:

- Outlot A: stormwater pond to be owned by the City of Chaska
- Outlot B: wooded steep slopes and tree preservation to be owned by the City of Chaska

Rezoning
The 22 acres of development area is requested to be rezoned from Open (O) to Planned Residential District (PRD-78).

PLANNING COMMISSION ACTION TAKEN 01/13/2021:
Motion to recommend to City Council approval of the Chaska Bluffs 2nd Preliminary Plat for a 17-lot subdivision on the Klingelhutz property in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-8), prepared by DDK Construction, dated December 25, 2020
    b. Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018
    c. Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017
    d. Existing Conditions, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
    e. Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    f. Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    g. Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    h. Final Storm Sewer Plan (pgs 4-5), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    i. Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    j. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    k. City Detail Plates (pgs 8-10), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    l. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
    m. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020
2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Provision that all dump areas are cleaned up prior to release of a grading permit.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
10. Preservation of trees as noted in the Tree Survey.

11. LP Smartside to be used on front elevations.
12. 4-inch window trim to be used on all windows.
13. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
14. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
15. Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes.
16. Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed, and to be addressed during final submittal.
17. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
18. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.
19. Setbacks for Chaska Bluffs 2nd shall be as follows:
    a. Front: 30 feet
    b. Side: 10 feet house/7 feet garage
    c. Rear: 30 feet

Motion to recommend approval of the Rezoning from Open (O) to Planned Residential District (PRD-78).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-6 approving the Preliminary Plat for Chaska Bluffs 2nd Addition (PC #2020-24).

Motion to adopt Ordinance No. 988 approving the Rezoning from Open (O) to Planned Residential District (PRD-78).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 01/25/2021 RESOLUTION NO. 2021-6

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Plat for Chaska Bluffs 2nd Addition/DDK Construction/PC #2020-24

WHEREAS, the preliminary plat proposal for 17 lots for detached single-family are on approximately 22-acres of property is located north of County Road 44 and north and east of the existing Club West/Harvest neighborhood on Deere Trail; and

WHEREAS, 22 acres is the total acreage of the project site, however, approximately only 8 acres are proposed to be developed/disturbed; and

WHEREAS, the remaining acreage is proposed to be preserved in its natural state and dedicated to the City; and

WHEREAS, the applicant is proposing 17 detached single family lots that are generally 85-100 feet wide; and

WHEREAS, the land is currently zoned Open (O), which acts as a 'holding zone' until it is developed, and will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD); and

WHEREAS, Deere Trail is planned to be extended easterly to provide access to the 17 lots; approximately 665 feet in length; and

WHEREAS, construction traffic will be required to come off Savanna Way from the west; and

WHEREAS, a 50 foot building and 30 foot no grade/no mow setback will apply to lots that abut wooded steep slopes; and

WHEREAS, these homes will have to meet the City's anti-monotony regulations (Section 9.28) as it relates to design, materials, window trim, etc; and

WHEREAS, sidewalks are provided on both sides of the streets per City policy; and

WHEREAS, staff analyzed the tree inventory and it was concluded that approximately 61 significant trees (12 inch caliper or more) will be removed as a part of this development, and the majority of those trees are cottonwoods, box elders, and aspens; and

WHEREAS, the developer has pulled the development back from the easterly edge of the bluff line to preserve a large area of trees that were otherwise not protected by ordinance; there are approximately 69 saved trees in this area; and

WHEREAS, the preserved trees fall outside the proposed property lines of the lots; and

WHEREAS, the developer plans to dedicate the bluff areas to the City, as well as the preserved wooded areas outside of the lots; and

WHEREAS, as noted during the Concept Plan there are two dump areas that have been found in the bluffs; and

WHEREAS, the developer has stated in their narrative that these areas will be corrected; and

WHEREAS, a remediation plan has also been submitted for the preliminary, which concludes that these areas have not and will not contaminate the natural area; and

WHEREAS, the developer will be required to clean these dump areas prior to a grading permit being released; and

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

WHEREAS, it should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication; and

WHEREAS, the request this evening is for preliminary plat of 17 single-family lots, and there are two outlots proposed and their disposition is as follows:

- Outlot A: stormwater pond to be owned by the City of Chaska
- Outlot B: wooded steep slopes and tree preservation to be owned by the City of Chaska; and

WHEREAS, on January 13, 2021 the Planning Commission recommended approval to the City Council of the Preliminary Plat for Chaska Bluffs 2nd Addition (PC#2020-24); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Plat for Chaska Bluffs 2nd Addition (PC#2020-24), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-8), prepared by DDK Construction, dated December 25, 2020
    b. Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018
    c. Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017
    d. Existing Conditions, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
    e. Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    f. Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    g. Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    h. Final Storm Sewer Plan (pgs 4-5), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    i. Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    j. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020

k. City Detail Plates (pgs 8-10), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
l. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
m. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Provision that all dump areas are cleaned up prior to release of a grading permit.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
10. Preservation of trees as noted in the Tree Survey.
11. LP Smartside to be used on front elevations.
12. 4-inch window trim to be used on all windows.
13. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
14. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
15. Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes.
16. Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed, and to be addressed during final submittal.
17. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
18. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.
19. Setbacks for Chaska Bluffs 2nd shall be as follows:
    a. Front: 30 feet
    b. Side: 10 feet house/7 feet garage
    c. Rear: 30 feet

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 988

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Residential District No. 78 (PRD-78) for all of Blocks 1-2 of Chaska Bluffs 2nd Addition, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Chaska Bluffs 2nd Addition area:

- **a.** Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017
- **b.** Existing Conditions, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
- **c.** Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **d.** Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **e.** Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **f.** Final Storm Sewer Plan (pgs 4-5), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **g.** Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **h.** Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
- **i.** City Detail Plates (pgs 8-10), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020

j. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020

k. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020

Section II. **PRD-78 District regulations.** Permitted uses and regulations applicable to the PRD-78 District is hereby amended to read as follows:

A. Intent

The intent of PRD-78 is to create a Low Density and Mixed Residential neighborhood with the following Key Elements, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices and ownership styles provided within the two neighborhoods.
- Large-lot, higher-priced housing opportunities are located proximate to downtown, at neighborhood edges and adjacent to natural areas.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Overall residential net density is 3-5 dwelling units per acre.
- Streets designed to balance walking, biking and driving needs.

B. Guiding Principles

The Guiding Principles for Neighborhoods in the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby,

providing good lifecycle and affordable housing options for residents.

C. <u>SW Chaska Growth & Development Plan</u>

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. <u>Homeowner's Association</u>

To create a sense of place within the Chaska Bluffs 2nd Addition neighborhood, a common open space and additional trails have been created. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

E. <u>Detached Single-Family</u>

The following described real estate shall be limited in its use to Detached Single-Family for all of Blocks 1-2 of the recorded plat of Chaska Bluffs 2nd Addition, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1A-Low Density Single Family Residence, zoning ordinance Section 3.1.2A, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3A, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4A.
2. The principle building setbacks for Chaska Bluffs 2nd Addition shall be:
    a. Front, house: 30 feet
    b. Rear: 30 feet
    c. Side, house/garage: 10 feet house/7 feet garage
    d. Side, corner: 30 feet
3. The accessory structure setbacks for the development shall be:
    a. Front: 30 feet
    b. Rear: 10 feet
    c. Side, corner: 30 feet
    d. Side, interior: 7 feet
    e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
5. Preservation of the wetlands, including 30-foot buffer.

6. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces.
7. 4" window wrap on all elevations and the utilization of fiber cement siding on all front elevations shall be required for each home.

F. <u>Outlots</u>

The following described real estate shall be limited in its use to stormwater ponding for all of Outlot A, Permanent Open Space for the wooded steep slope and tree preservation areas for all of Outlot B, all in the plat of Chaska Bluffs 2nd Addition, Carver County, Minnesota

<u>Section III</u>. <u>Effective Date.</u> 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 25th day of January, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **January 13, 2021**
Subject: **Chaska Bluffs Phase 2 Preliminary Plat**

Street and Utility improvements are consistent with the layout considered with the concept plan. Construction access will need to be directed and adhere to the new City collector road Savanna Way. Staff is recommending the Developer engage in discussions with the HOA and neighborhood of how construction access will be restricted for all development and home building construction activities.

A change from the concept plan now considers one stormwater pond that will satisfy the development. The site plan has identified an area on the north side of the property where erosion has occurred over the years and a repair is planned to secure and protect the area which falls within the steep slope buffer. This portion of property since it is proposed to become City owned will need to be further evaluated with the final construction plans with the developer and the project engineer to determine the appropriate repair. In addition to the erosion repair, the stormwater discharge points for the pond will need to be evaluated further to identify proper outlet locations. Grading is planned to occur over the entire site and like all developments, a storm water management plan is required and will need to meet the Cities, Carver County WMO, and other applicable agency requirements.

ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

COMMUNITY ASSET
DEVELOPMENT GROUP
1110 Yellow Brick Road
Chaska, MN 55318
612-703-5709

12/25/20

Kevin Ringwald, Planning Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Dear Mr. Ringwald,

Previously, the City Council took action approving the DDK Construction's concept plan for Chaska Bluff's 2nd Addition. DDK Construction is now submitting a preliminary plat for these 17 lots. These plans have been prepared by Sather Berquist Consulting Engineers, Inc. and the contact engineer is Dan Schmidt.

The preliminary plat is generally consistent with the plan that was reviewed with the City when the concept plan was approved. Changes made since the concept approvals are:

- Storm water plan based on one as opposed to two plans
- Access trail to south pond relocated
- Maintenance trail reduced to 10 ft
- Lot 8 modified to be outside of saved tree

Outlot A will be dedicated to the City for ponding and Outlot B will be dedicated for public open space.

In approving the concept, the City Council included a set of conditions. These conditions with our comments are:

2. Adherence with the City Engineer's Memo dated February 5, 2020. Agreed and were necessary changes have been reflected in revised plans

3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-

foot setback from that wooded steep slope. ***DONE*** *reflected in revised plans*

4. Provision to delineate all wooded steep slopes on all plans for preliminary

submittal. ***DONE*** *reflected in revised plans*

5. Provision of a 60 feet Right of Way width for all local streets. ***DONE*** *reflected in revised plans*

6. Adherence to the City's Boulevard Tree Policy and local street section design. ***DONE***

7. Provision of sidewalks on both sides of all local streets. ***DONE*** *reflected in revised plans*

8. Provision of an Environmental Site Assessment (ESA) indicating the

remediation efforts to clean up any dump areas and contaminated areas of

the site to be submitted at preliminary submittal. Phase 1 Report completed and trash will be removed this winter

9. Prior to final plat approval, developer shall enter into an agreement with the

City for the provision of necessary infrastructure and associated development costs. *Agreed*

10.Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit. *Agreed*

11.Preservation of trees as noted in the Tree Plan T1 and T2. ***DONE*** *reflected in revised plans*

12.LP Smartside to be used on front elevations. *Agreed*

13.4-inch window trim to be used on all windows. *Agreed*

14.All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer. *Agreed*

15.Utility connections to each lot to adhere to City standards and be approved by the City Engineer. *Agreed*

16.Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes. *Agreed reflected in revised plans*

17.Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards. *Plan completed and will be submitted to County upon approval of preliminary plat*

18.Provision that pond maintenance accesses are located entirely within City owned land and not private lots, and to be revised on the plan for preliminary submittal. ***DONE*** *reflected in revised plans*

19.Provision of a wetland delineation report to be completed and submitted at preliminary submittal. ***DONE report submitted to the City***

20.Provision to revise the maintenance accesses to be in the least invasive location, particularly locating the northerly maintenance access between lots 3 and 4 as denoted on the Concept Sketch. *Northerly pond and access removed and new access provided to south pond*

21.Provision that maintenance accesses do not encroach into 30 foot no grade/no mow setback and be revised on the plans for preliminary submittal. ***DONE***

22.Provision that all lots' property lines do not encroach into the 30 foot no grade/no mow setback and be revised on the plans for preliminary submittal. ***DONE*** *reflected in revised plans*

23.Provision that the property lines of the lots are revised to be outside of the preserved wooded areas and be revised on the plans for preliminary submittal. ***DONE***

24.Provision of a conservation easement over all preserved trees not within City ownership and to be signed and executed prior to release of the final plat. Agreed

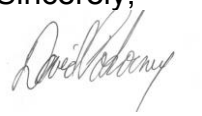
25.Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance. Agreed

Enclosed are:

- ✓ A completed and signed application
- ✓ -A check for the fees
- ✓ PDF of plans and preliminary plat
- ✓ -4 large sets (24 X 26) of plat and plans
- ✓ Phase 1 environmental report
- ✓ Wetland Delineation
- ✓ Storm water calculations
- ✓ Examples of home designs (all homes will be custom design)

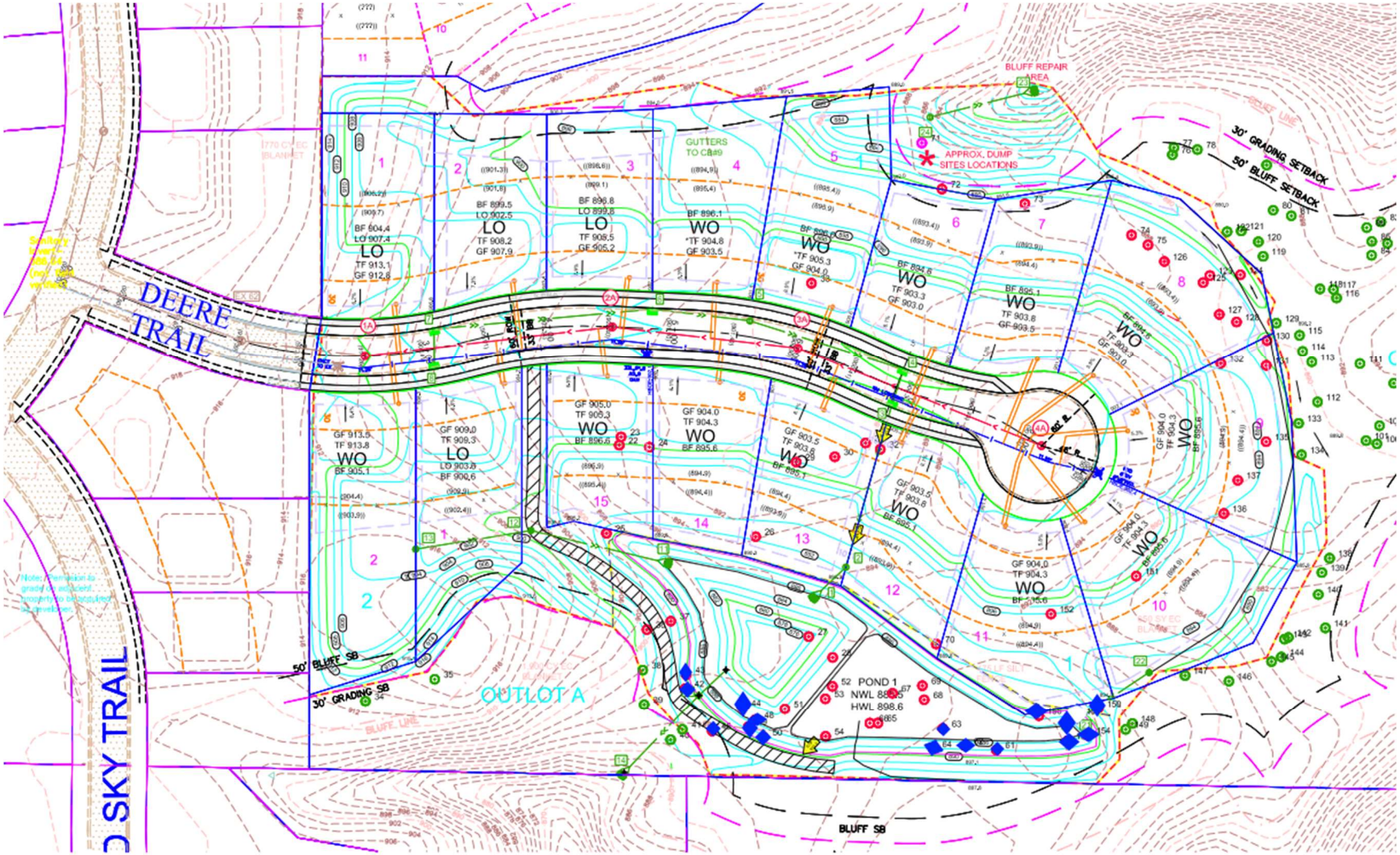
If you need additional information please contact me at your convenience. Thank you in advance for your assistance.

Sincerely,



David Pokorney
Community Asset Development Group

Additional Tree Removal as Compared to Concept Plan



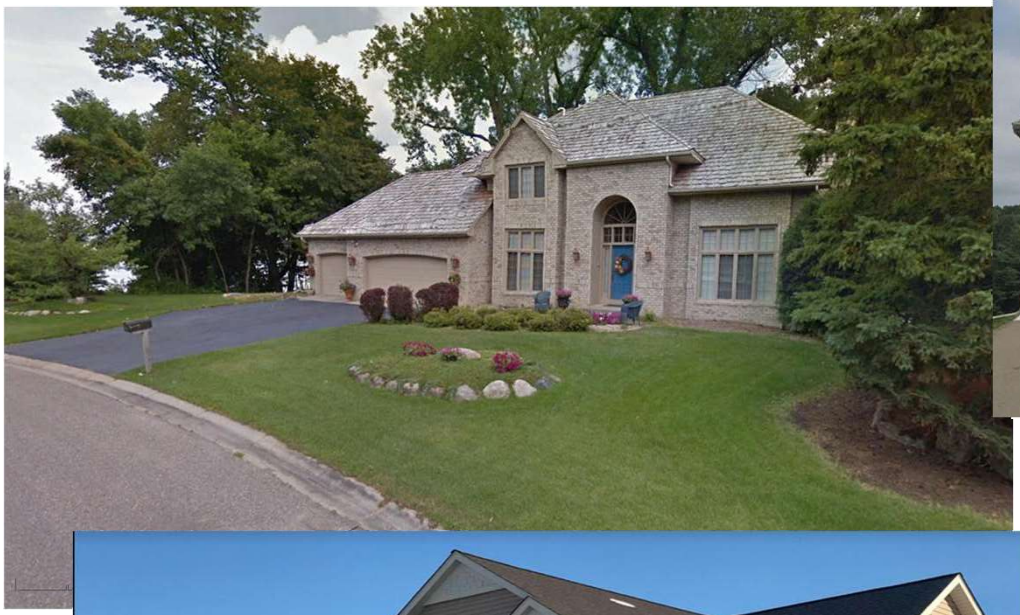
◆ Denotes additional tree removal



Existing conditions



Existing Views









Housing Types

CHASKA BLUFFS 2ND ADDITION

"Landscape Plan"

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

NORTH

50 25 0 25 50 100

SCALE IN FEET

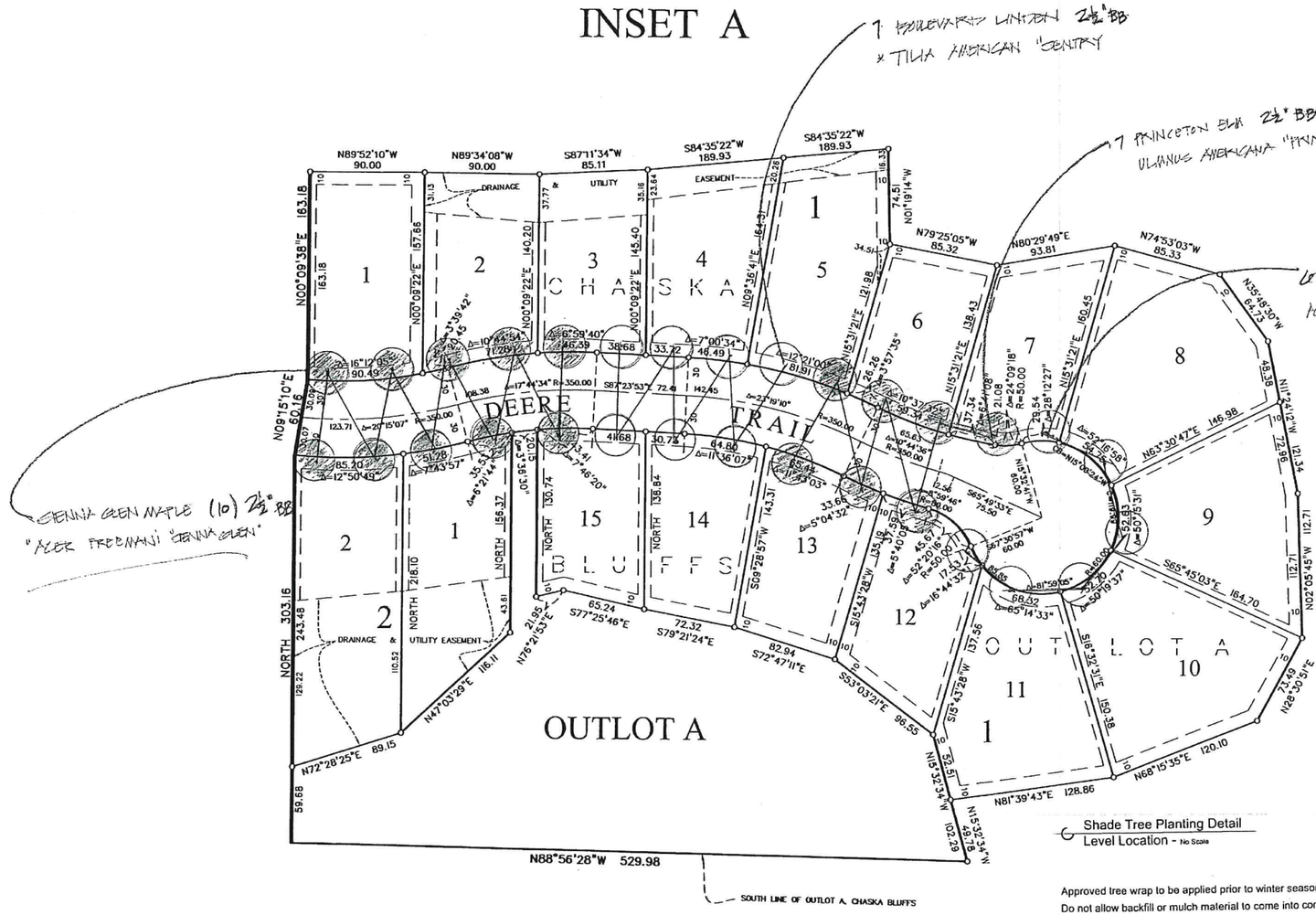
The basis for the bearing system is the south line of Outlot A, CHASKA BLUFFS and is assumed to bear North 88 degrees 56 minutes 28 seconds West.

- o Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- ● Denotes a found Iron Monument.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

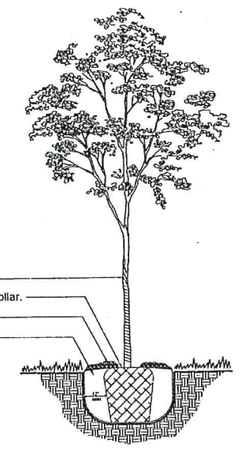
Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

INSET A



NOTE: TREE LOCATIONS MAY CHANGE WITH DRIVEWAY LOCATION.

Shade Tree Planting Detail
Level Location - No Scale



SATHRE-BERGQUIST, INC.

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
Outlot A, CHASKA BLUFFS, Carver County, Minnesota.

2) **Site Address**: XXX Creek Rd, Chaska, MN 55318

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No.270049 0075 C, effective date of January 6, 1988.

4) **Parcel Area Information**:

Gross Area:	932,401 s.f. ~ 21.404 acres
Wetland Area:	- s.f. ~ 0.00 acres
Net Area:	932,401 s.f. ~ 21.404 acres

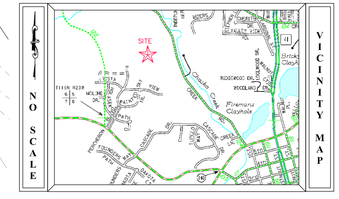
5) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: WALL which has an elevation of: 918.961 feet (NAVD88). Contours are per field observations along with LiDar data derived from Minnesota Department of Natural Resources on January 11, 2013

6) **Zoning Information**: The current Zoning for the subject property is O (Open Development) per the City of Chaska's zoning map.

7) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence and city record plans only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

8) **Wetland Delineation**: A wetland delineation was completed for Outlot L by Anderson Engineering. Sathre-Bergquist, Inc. was provided with the location of wetlands shown within Outlot J by Alliant Engineering.





NORTH

Bearings are based on the Carver County Coordinate System (NAD 83 - 1986 adj.)

80 40 0 40 80 160

SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- CATCH BASIN
- FLARED END SECTION
- GATE VALVE
- GUY WIRE
- HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- 972.5 GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- A/C UNIT
- WELL
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- HAND HOLE
- SOIL BORING
- TREE CONIFEROUS
- TREE DECIDUOUS
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- BITUMINOUS
- BUILDING SETBACK LINE
- CTV CABLE TV
- CONCRETE CURB
- CONCRETE
- 960 CONTOUR EXISTING
- 960 CONTOUR PROPOSED
- GUARD RAIL
- DT DRAIN TILE
- ELC ELECTRIC UNDERGROUND
- X FENCE
- FO FIBER OPTIC UNDERGROUND
- GAS GAS UNDERGROUND
- OHU OVERHEAD UTILITY
- RAILROAD TRACKS
- SANITARY SEWER
- STORM SEWER
- TEL TELEPHONE UNDERGROUND
- UTL UTILITY UNDERGROUND
- WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
AT, JS, CL				
DRAWN				
JJA				
CHECKED				
DBP				
DATE				
05/02/2019				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: DDK Construction, Inc.; Klingelhutz Family Limited Partnership; Club West Partners, LLC; Tradition Chaska I, LLC; Charter Bank; Title Mark, LLC; and First American Title Insurance:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2 - 5, 8, and 18 of Table A thereof. The field work was completed on May 2, 2019.

Date of Plat or Map: December 30, 2020

Daniel L. Schmidt, PLS Minnesota License No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:115-RGE.23-SEC.05
Carver County

CHASKA, MINNESOTA

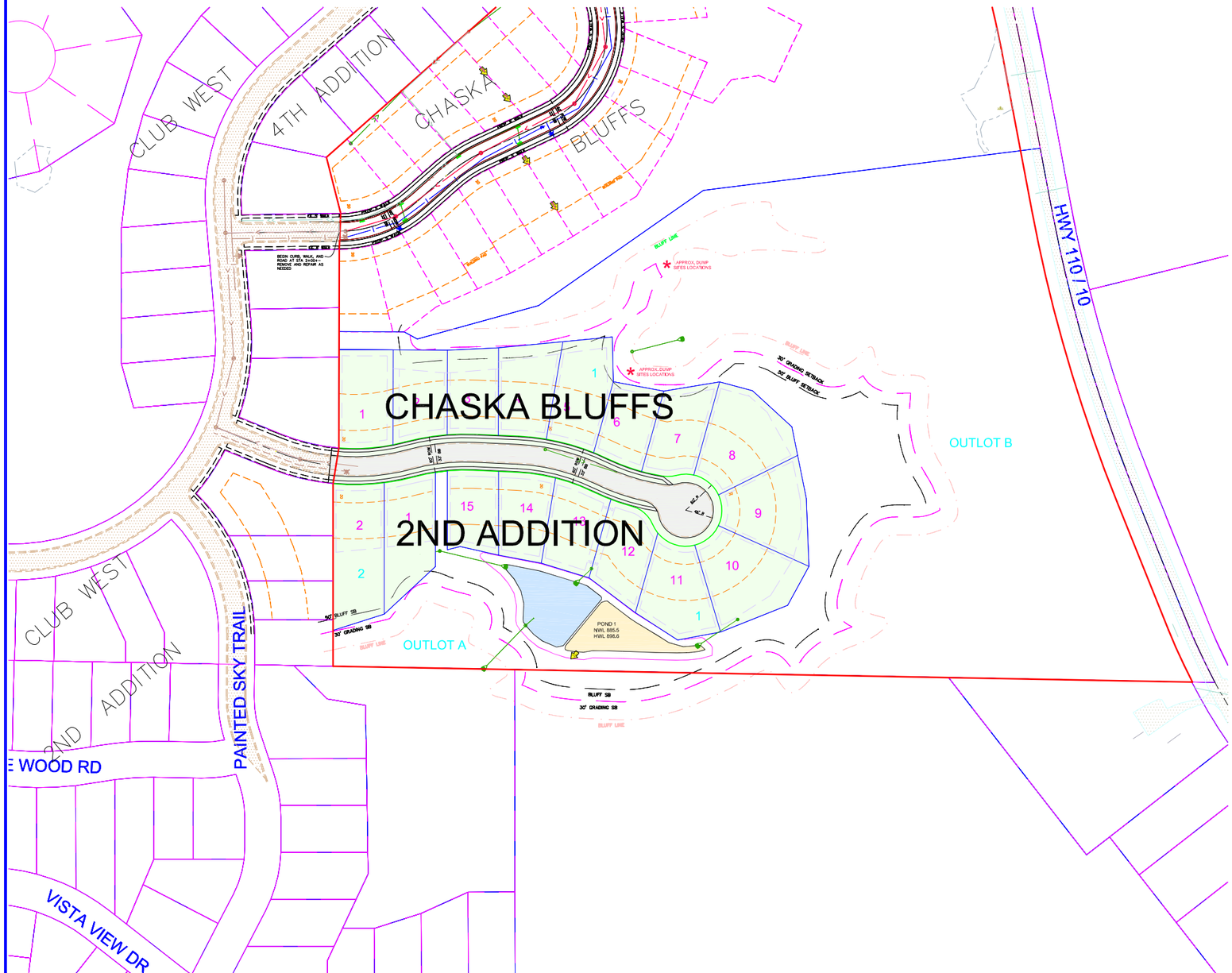
EXISTING CONDITIONS

PREPARED FOR:

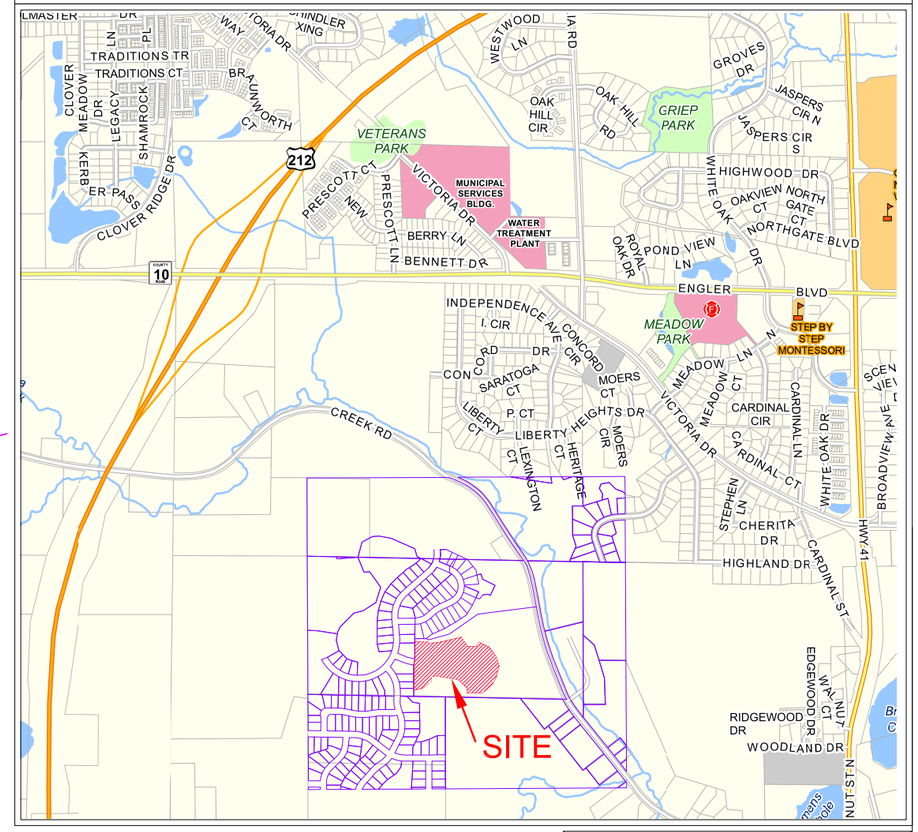
DDK CONSTRUCTION, INC.

FILE NO. 19000-072

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LOCATION MAP



NORTH

SITE DATA

LOT STANDARDS

EXISITING ZONING: O - Open Development

PROPOSED ZONING: R-1

SINGLE FAMILY LOTS
MIN. FRONT SETBACK = 30'
MIN. SIDE YARD SETBACK = 10.0' / 10.0'
REAR YARD SETBACK = 20' DUE TO BLUFF SETBACK

LOT COUNT
2ND ADDITION - 17

SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2	Final Street Plan
3	Final Sewer and Watermain Plan
4	Final Storm Plan
5	Final Grading Plan
6	Final Erosion Control Plan
7-10	City Details

100 50 0 50 100 200
SCALE IN FEET

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PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : DANIEL L. SCHMIDT EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER DDK CONSTRUCTION, INC. 2970 Chaska Blvd. CHASKA, MN 55318 CONTACT: DAVE POKORNEY PHONE: (612) 703-5709 EMAIL: DAVEPOKORNEY@GMAIL.COM

DRAWING NAME	NO.	BY	DATE	REVISIONS
CB 2ND ADD	01	DLS	11/07/2019	REMOVED GRADING ON CLUB WEST
DRAWN BY	02	DLS	12/01/2020	FINAL PLANS
MJV	03	DLS	12/03/2020	SWMP REVISIONS
CHECKED BY	04	CAW	12/30/2020	GRADING REVISIONS
DLS				
DATE				
12/01/20				

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ENGINEERS SURVEYORS DESIGNERS PLANNERS

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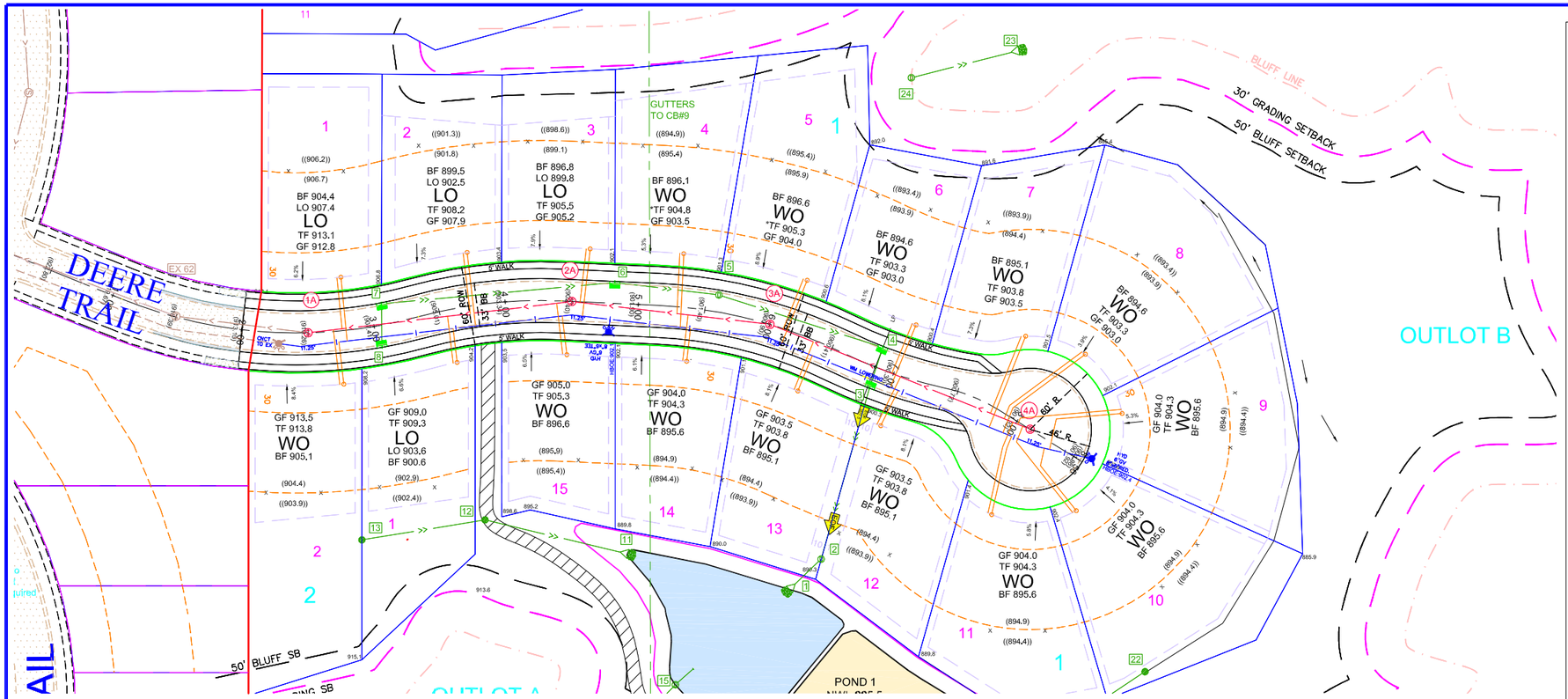
CHASKA, MINNESOTA

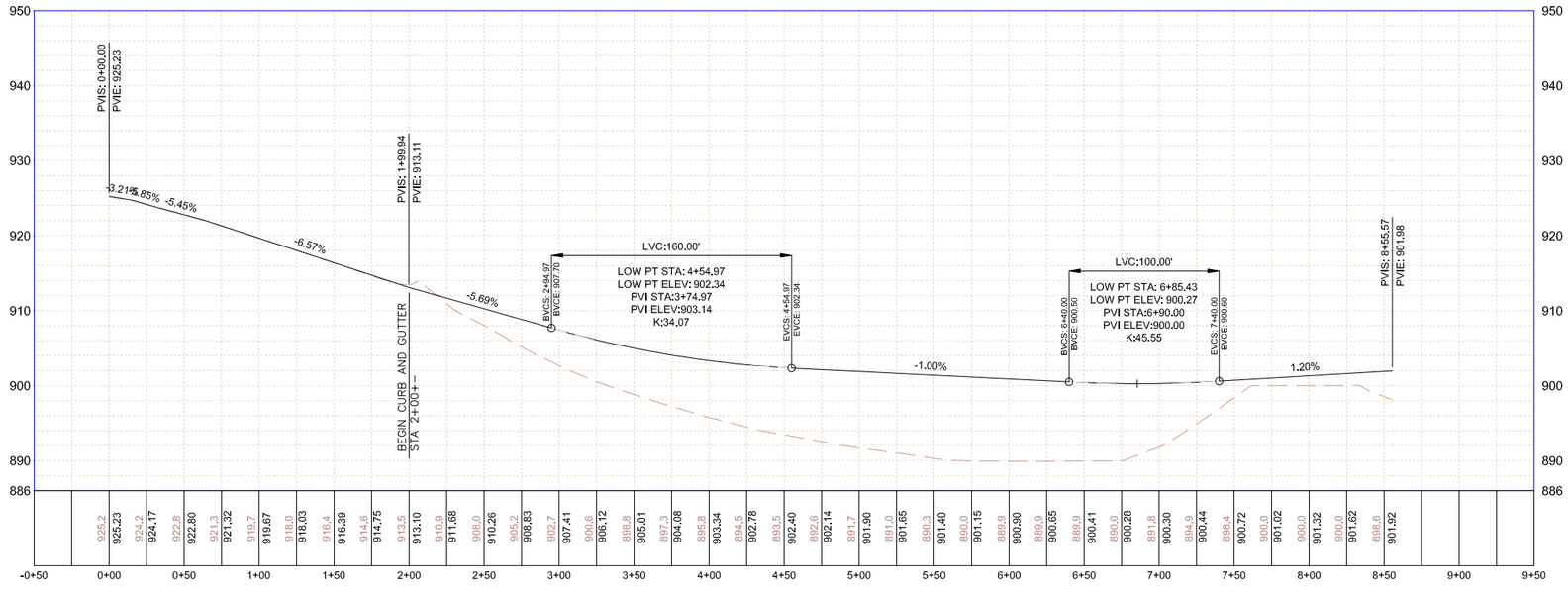
TITLE SHEET
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

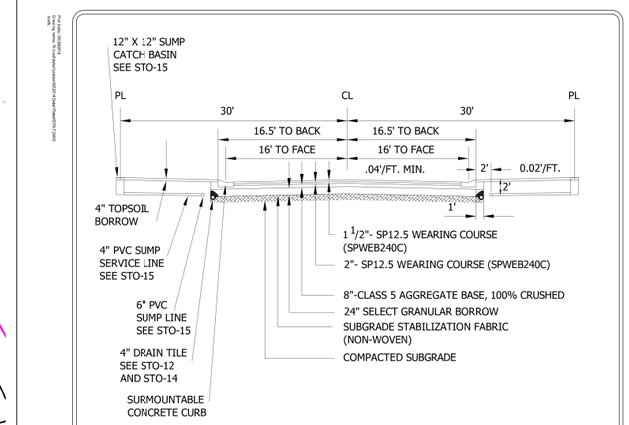
FILE NO.
19000-072-200

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19000-072, CHASKA BLUFFS







STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

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

TYPICAL SECTIONS FOR RESIDENTIAL STREETS
7 TON SECTION

CHASKA, MINNESOTA

LAST REVISION: JUNE 2012

PLATE NO. STR-7

STREET NOTES:
1. ALL PUBLIC STREETS ARE 33' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK. ALL CURB IS SURMOUNTABLE EXCEPT CATCH BASIN TRANSITIONS.
2. SEE DETAILS STR-1 TO STR-17 FOR STREET DESIGN STANDARDS.
3. ALL SIDEWALKS SHALL BE 4". NO PEDESTRIAN RAMPS ARE REQUIRED AT IN THIS PHASE OF CONSTRUCTION.
4. ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH CONCRETE RINGS.
5. PLACE BARRICADES AT THE END OF TEMPORARY NO THROUGH STREETS AND UNUSED COMMERCIAL DRIVEWAYS, 10' BACK FROM THE END OF THE SURFACE. INSTALL TWO TYPE III BARRICADES SIDE BY SIDE TO CLOSE OFF THE FULL WIDTH OF THE STREET OR DRIVE OPENING.

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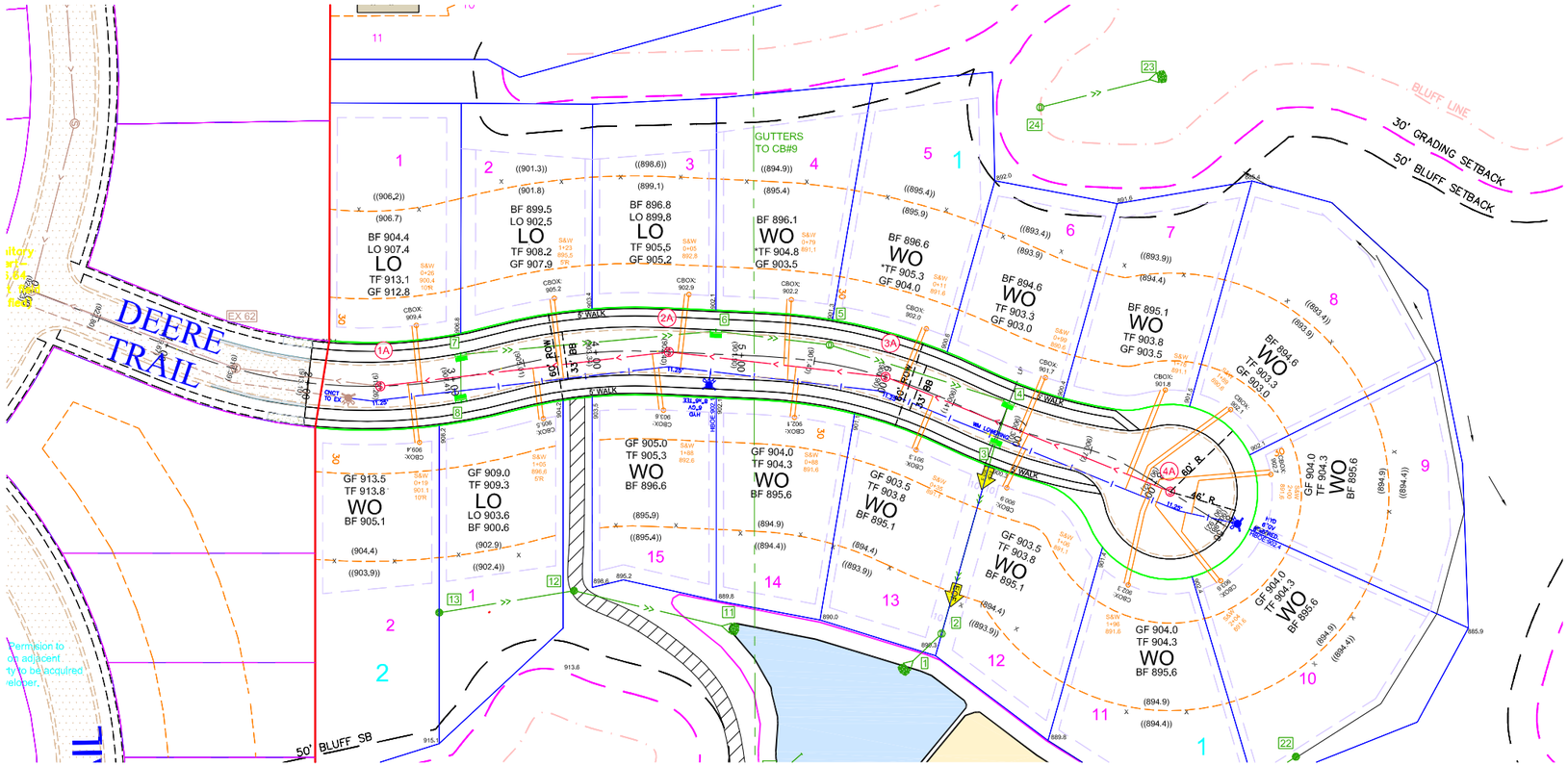
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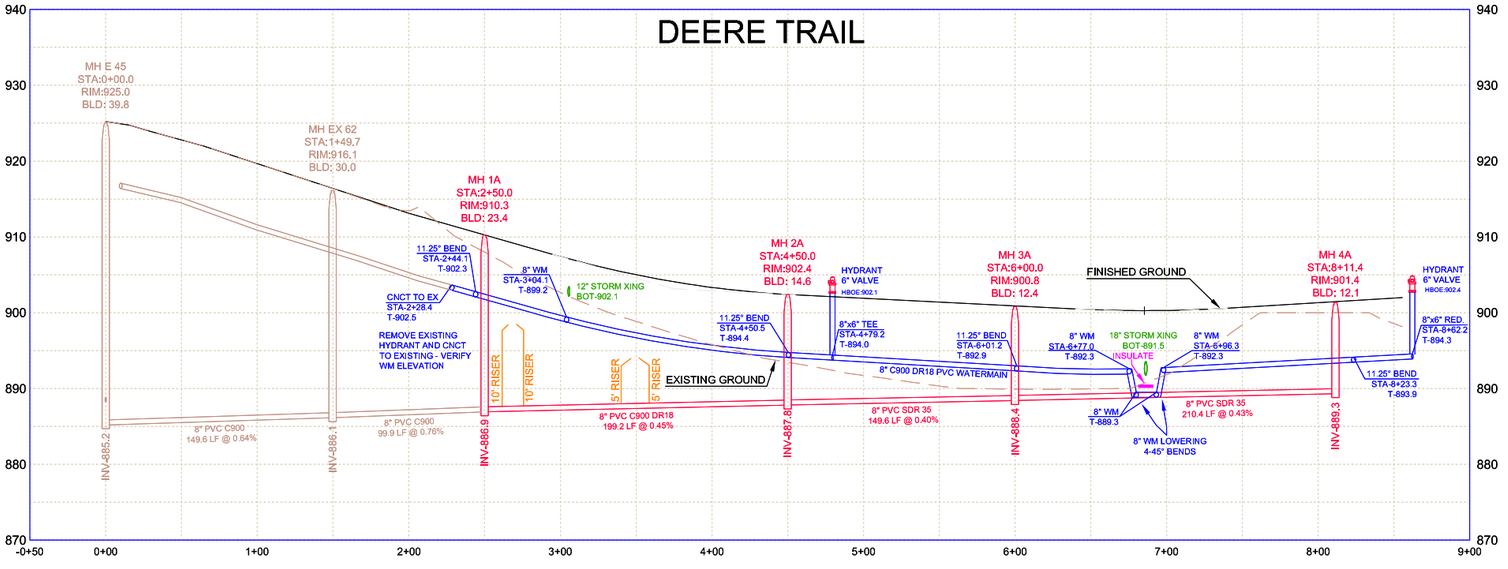
FINAL STREET PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO. 19000-072-200

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19000-072, CHASKA BLUFFS





SANITARY SEWER AND WATERMAIN NOTES:

1. ALL SANITARY SEWER SERVICES SHALL BE SCHEDULE 40.
2. REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
3. AFTER FILTRATION BASINS ARE EXCAVATED DO NOT DRIVE ON OR STORE MATERIALS IN THAT AREA.
4. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
5. WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
6. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
7. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RESTRAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED. SEE DETAIL.
8. ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
9. ALL SEWER AND WATER SERVICES ARE EXTENDED 10 FEET BEYOND THE PROPERTY LINE UNLESS OTHERWISE NOTED.
10. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
11. THE CITY OF CHASKA'S CURRENT "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" SHALL GOVERN.
12. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).

POLY WRAP ALL HYDRANT BARRELS
ii) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.

13. ALL 4"-12" WATERMAIN SHALL BE PVC C900 (DR25).
14. MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTON POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVISED & ACCEPTED BY THE CITY.
15. THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
16. ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
17. CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.
18. ALL BELOW GRADE BOLTS SHALL BE INSTALLED AS PER CITY OF CHASKA DETAIL PLATES.
19. RESTRAIN VERTICAL BENDS WITH STAINLESS STEEL TIE RODS PER CITY SPECIFICATION.
20. WATER SERVICES SHALL BE 1" POLYETHYLENE PIPE, SANITARY SERVICES SHALL BE 4" SCH 40 PVC.
21. ALL MANHOLE EXTERIORS SHALL BE COATED WITH BITUMINOUS AS PER CITY DETAIL PLATE.
22. REMOVE STUB HYDRANTS AND PLACE NEAR STREET. CITY OF CHASKA WILL PICK UP.

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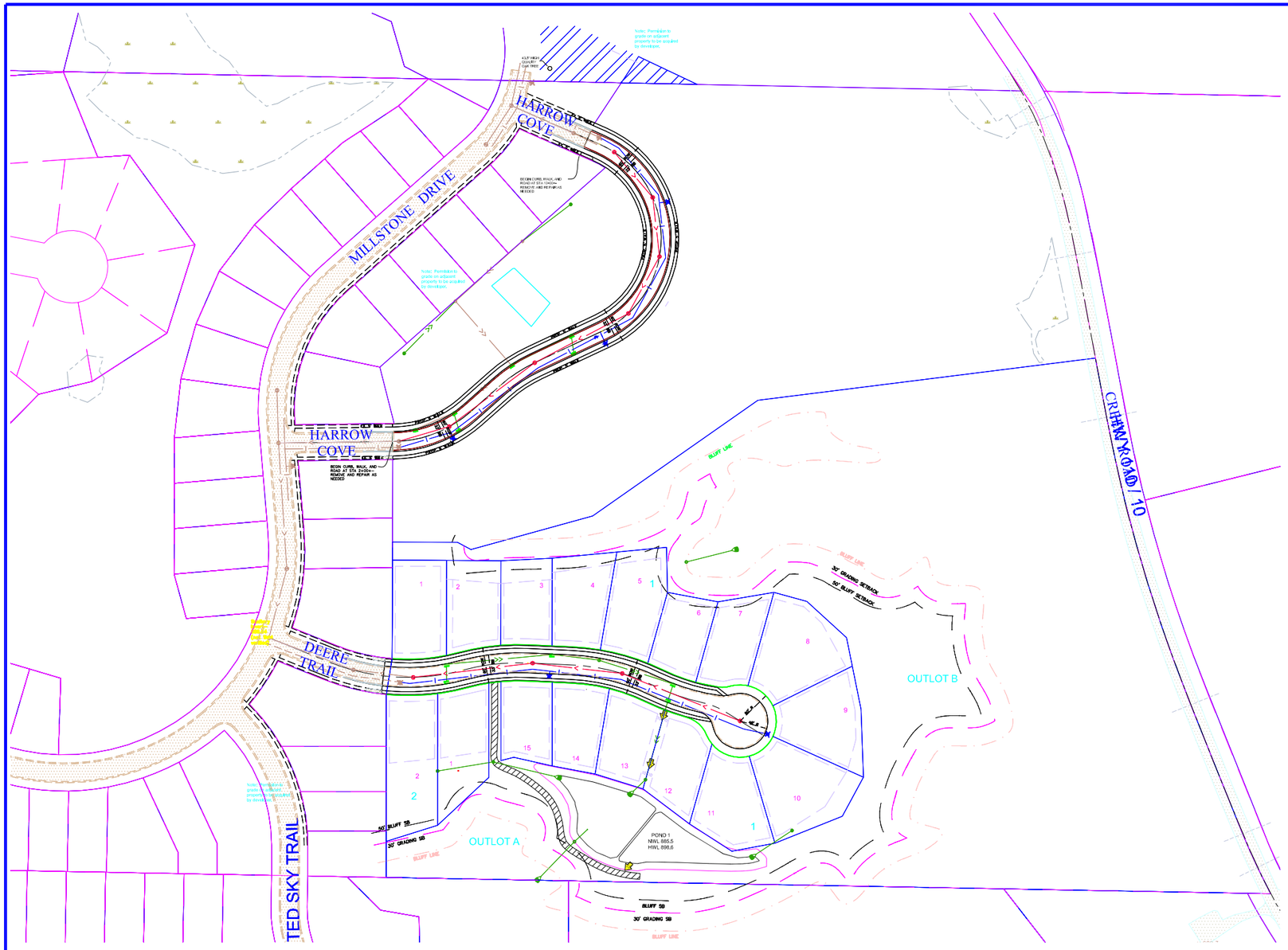
CITY PROJECT NO.
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CHASKA, MINNESOTA

FINAL SEWER AND WATERMAIN PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO. 19000-072-200

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1900-072, CHASKA BLUFFS



STORM NETWORK NOTES:

1. 4" RIGID PVC PERFORATED DRAINTILE SHALL BE INSTALLED ONE FOOT BEHIND THE BACK OF THE CURB. SEE CITY OF CHASKA DETAIL PLATE FOR BEDDING REQUIREMENTS.
2. TIE THE LAST 3 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL). SEE CITY OF CHASKA DETAIL PLATE.
3. TRASH GUARDS SHALL BE PLACED ON ALL FLARED END SECTIONS. SEE CITY OF CHASKA DETAIL PLATE.
4. TIE ALL PIPE JOINTS BETWEEN STORM SEWER CONTROL STRUCTURES AND APRONS AND CULVERT APRONS.
5. TIE ALL JOINTS BETWEEN STRUCTURES AND FLARED END SECTIONS.
6. WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
7. GRANULAR MATERIAL SHALL BE PLACED UNDER STORM SEWER PIPE OR STRUCTURES THAT ARE LESS THAN 48" BELOW FINISHED GRADE AND EXTEND TO AT LEAST 48" BELOW FINISHED GRADE.
8. RIP-RAP FOR STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CHASKA DETAIL PLATE.
9. ALL ADJUSTING RINGS TO BE CONCRETE.
10. ALL EXISTING STORM SEWER PIPES NOT BEING REMOVED MUST FUNCTION AFTER ROADWORK HAS BEEN COMPLETED.
11. ALL JOINTS COMING INTO AND OUT OF OUTLET CONTROL STRUCTURES SHALL BE TIED.
12. CATCH BASINS E213, E214, AND E216 ARE EXISTING WITH ROUND TOP SLABS AND WILL NEED TO BE REPLACED WITH 2X3'S.
13. MAXIMUM OF 12" OF ADJUSTMENT RINGS.

STRUCTURE TABLE							
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	NOTES
2	STMH	4'	892.4	4.0'	888.4	R1642	
3	CBMH	4'	899.5	7.7'	891.8	R3067	
4	CBMH	4'	899.5	7.5'	892.0	R3067	
6	CBMH	4'	901.3	8.1'	893.2	R3067	
7	CBMH	4'	906.2	4.4'	901.8	R3067	
8	CB	2'x3'	906.5	4.0'	902.5	R3067	
12	CBMH	4'	899.1	8.0'	891.1	R4232	
13	CB	4'	902.3	4.0'	898.3	R4232	
22	CB	27"	890.6	4.7'	885.9	R4232	
24	CBMH	4'	885.3	4.3'	881.0	R4232	

FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	21	885.5	8 CUBIC YDS.
11	FES	15	885.5	4 CUBIC YDS.
14	FES	12	883.7	4 CUBIC YDS.
21	FES	12	885.5	8 CUBIC YDS.
23	FES	15	872.0	10 CUBIC YDS.

OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
15	OCS	885.0 885.00	SEE STRUCTURE DETAIL

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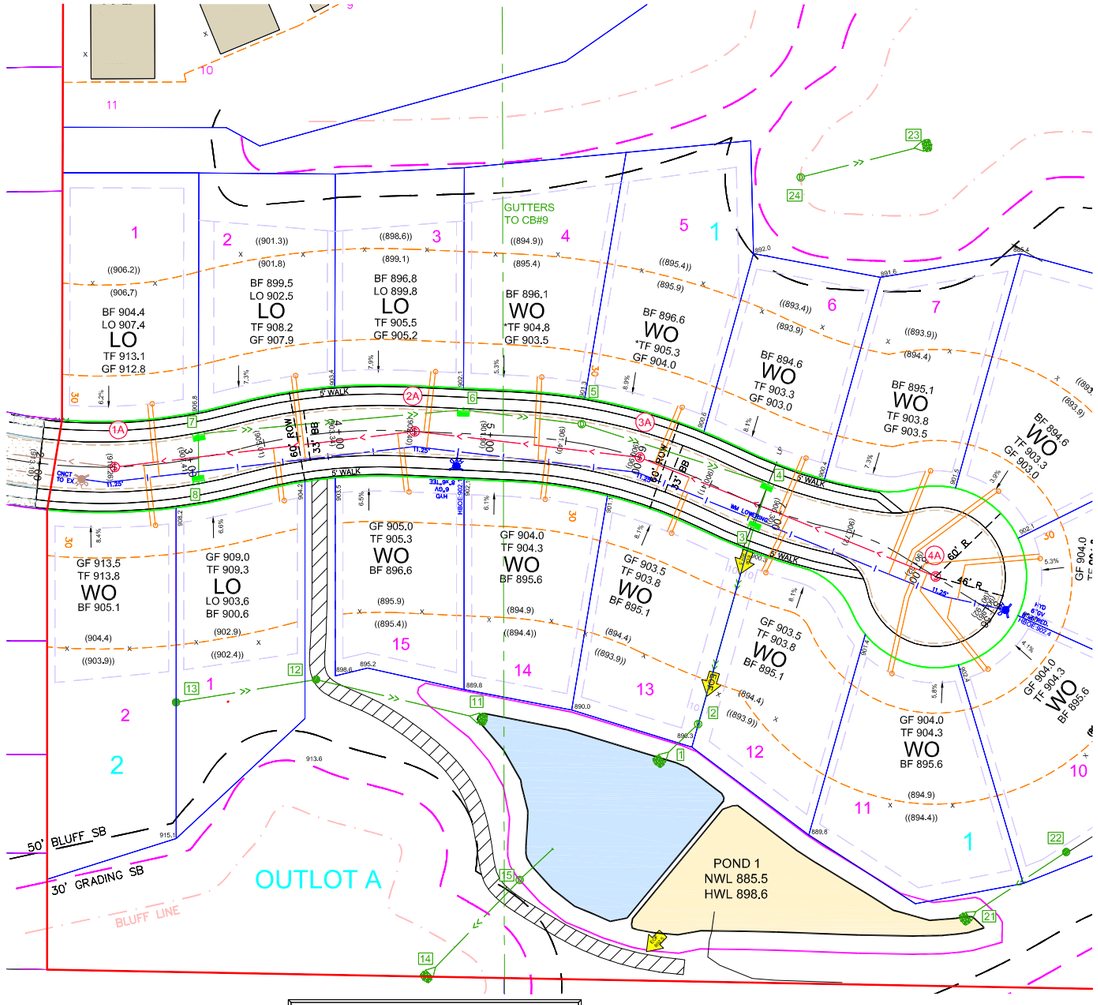
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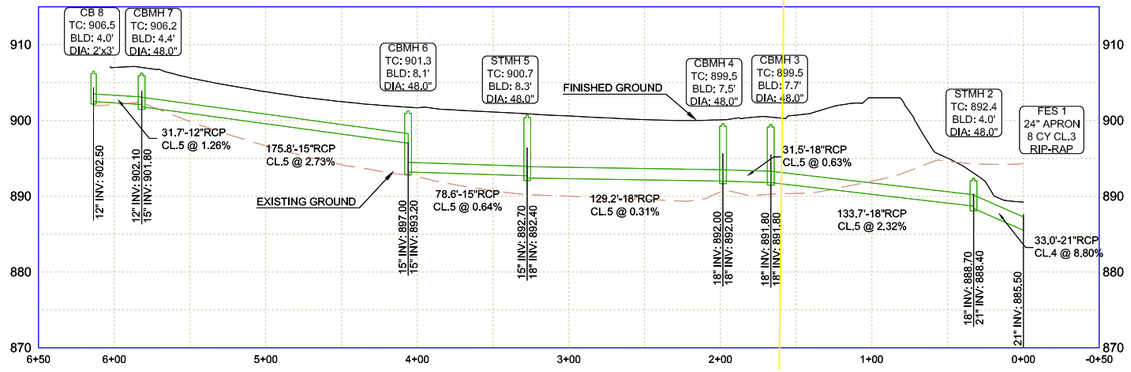
FINAL STORM SEWER PLAN
CHASKA BLUFFS 2ND ADDITION
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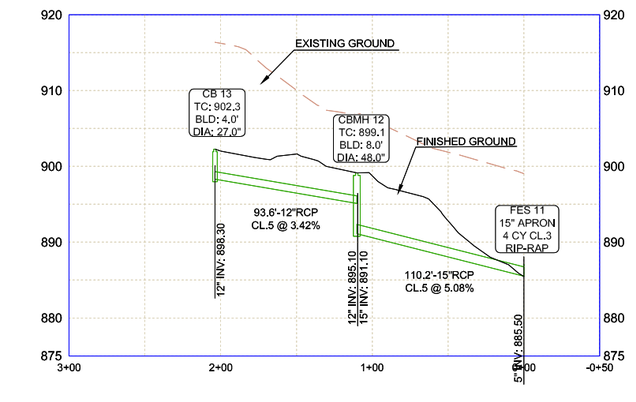
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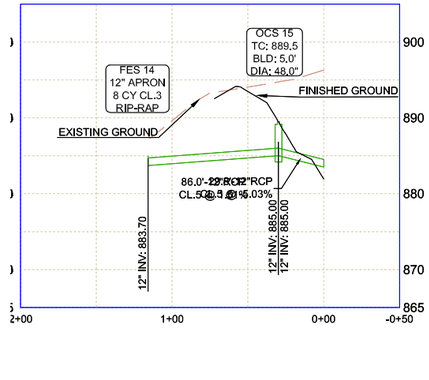
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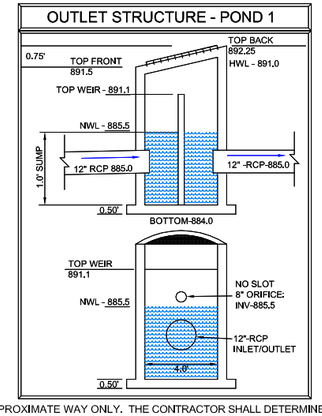
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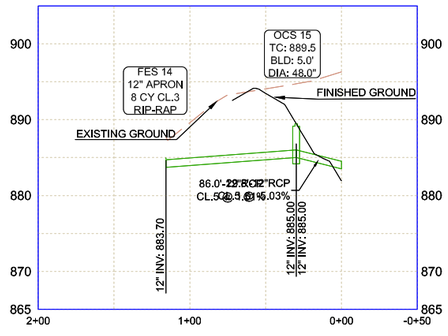


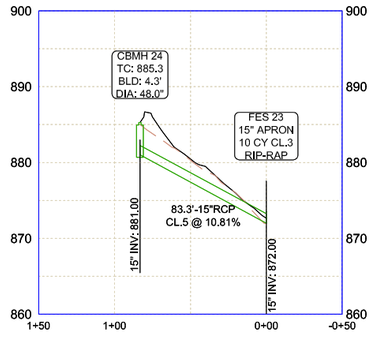


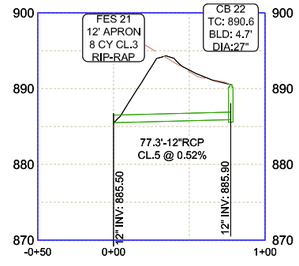












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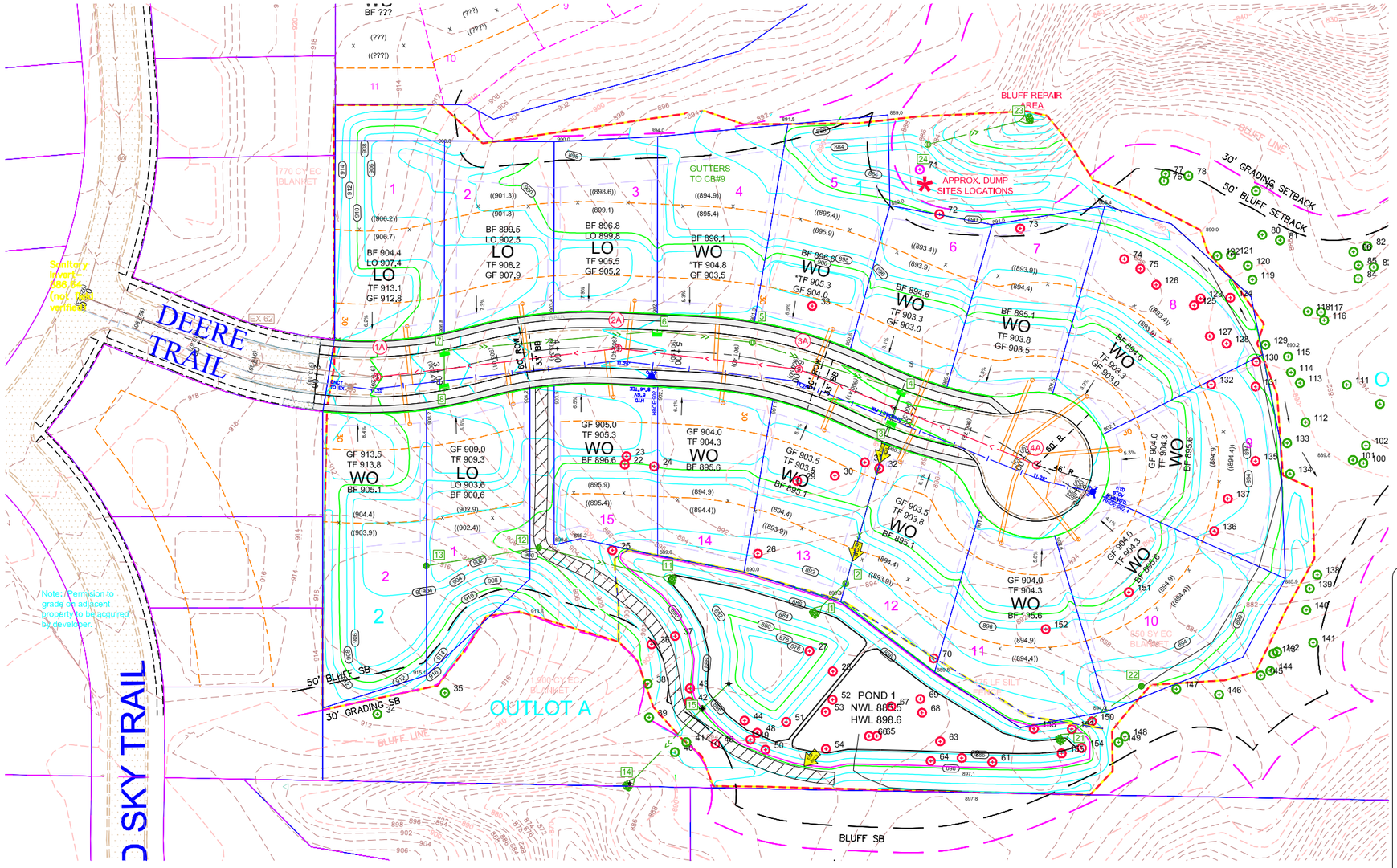
CHASKA,
MINNESOTA

FINAL STORM SEWER PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200

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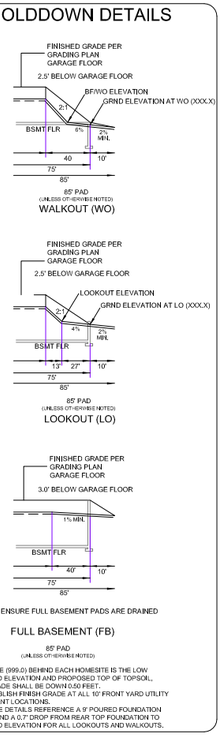
19000-072, CHASKA BLUFFS



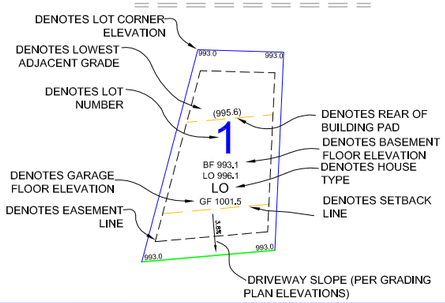
60' PAD/85' WIDE

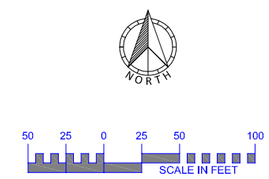
2.5' HOLDDOWN
9' POURED WALL
.6' DROP TO REAR GRND ELEV.

HOLDDOWN DETAILS



TYPICAL LOT DETAIL





EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

GENERAL NOTES:

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF CHASKA OR DIRECTED BY THE ENGINEER.
2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
8. LO & WO PADS 3:1 MAX, ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF CHASKA DETAILS FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
11. ALTHOUGH NO REATAINING WALLS ARE CURRENTLY PLANNED ON THIS SITE, ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT IF THEY ARE ADDED.
12. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
16. BUILDING PADS ARE 60' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.

RESTORATION NOTES

RESTORATION - 8.0 ACRES

A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL. THE TOPSOIL DEPTH WILL BE VERIFIED BY CARVER COUNTY SOIL AND WATER AFTER HOME CONSTRUCTION IS COMPLETE.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED). SEE MNDOT SPECFICATIONS.
E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

J. SILT FENCE. BEFORE GRADING - 2,600 LF
AFTER GRADING - 475 LF

K. WOODFIBER BLANKET - 3,100 SY

ON-SITE BMPS

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS ST-22 & ST-23 TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

DRAWING NAME	NO.	BY	DATE	REVISIONS
CB 2ND ADD	01	DLS	11/07/2019	REMOVED GRADING ON CLUB WEST
DRAWN BY	02	DLS	12/01/2020	FINAL PLANS
MJV	03	DLS	12/03/2020	SWMP REVISIONS
CHECKED BY	04	CAW	12/30/2020	GRADING REVISIONS
DDK				
DATE				
12/01/20				

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

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

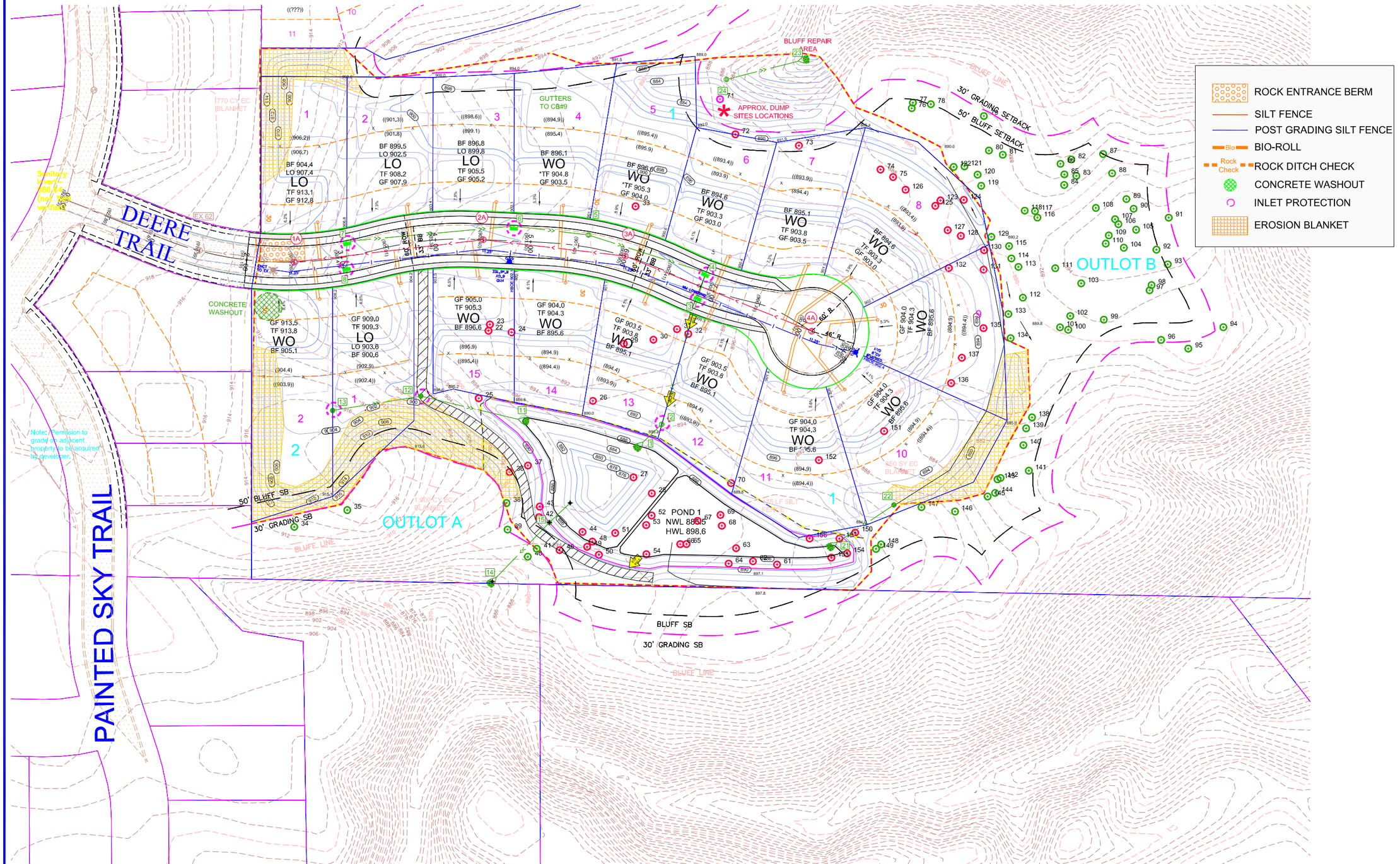
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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CHASKA, MINNESOTA

FINAL GRADING PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200
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19000-072 - CHASKA BLUFFS



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CHECKED BY	04	CAW	12/30/2020	GRADING REVISIONS
DDK				
DATE				
12/01/20				

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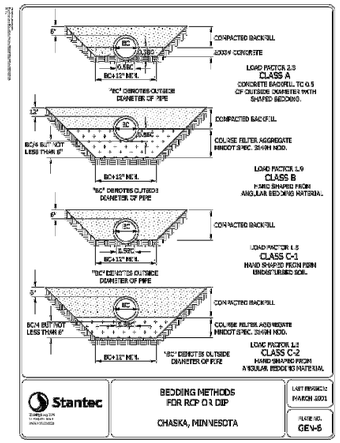
CHASKA, MINNESOTA

FINAL EROSION CONTROL PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

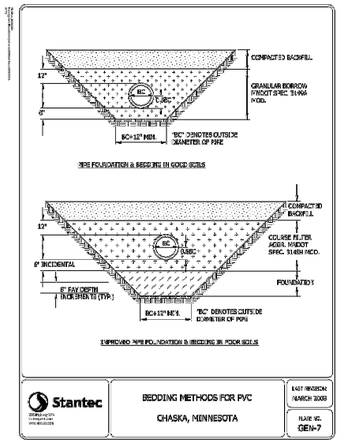
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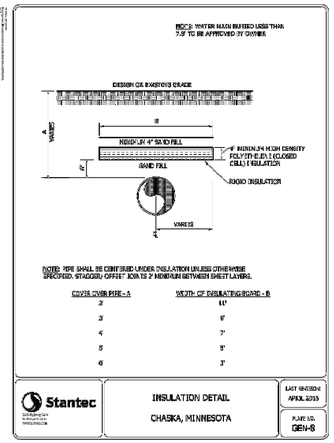
19000-072, CHASKA BLUFFS



Stantec	BEDDING METHODS FOR RCP OR DIP	LAST REVISION: MARCH 2001
	CHASKA, MINNESOTA	PLATE NO. GEN-6

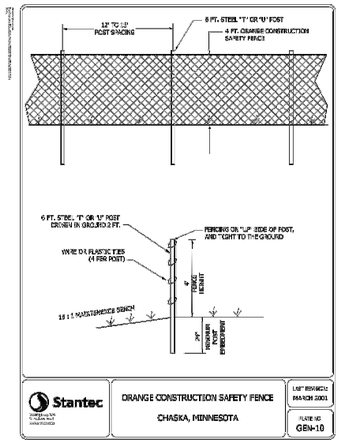


Stantec	BEDDING METHODS FOR PVC	LAST REVISION: MARCH 2009
	CHASKA, MINNESOTA	PLATE NO. GEN-7

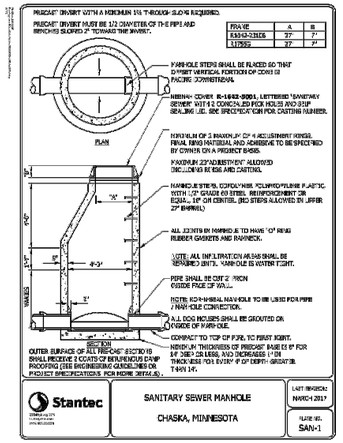


COVER OVER PIPE - A	WIDTH OF INSULATION/BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

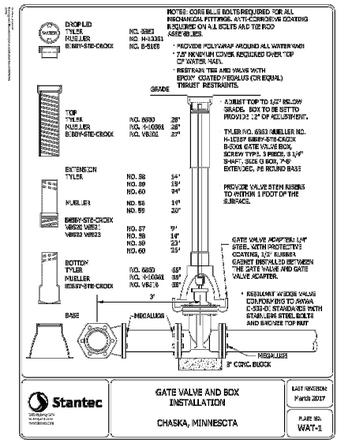
Stantec	INSULATION DETAIL	LAST REVISION: APRIL 2019
	CHASKA, MINNESOTA	PLATE NO. GEN-8



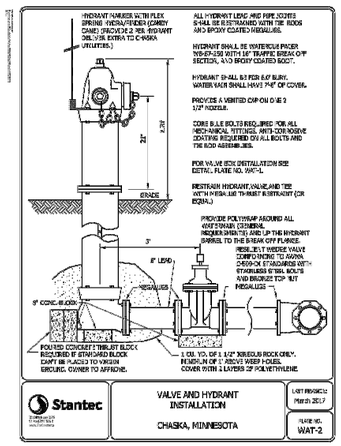
Stantec	ORANGE CONSTRUCTION SAFETY FENCE	LAST REVISION: MARCH 2001
	CHASKA, MINNESOTA	PLATE NO. GEN-10



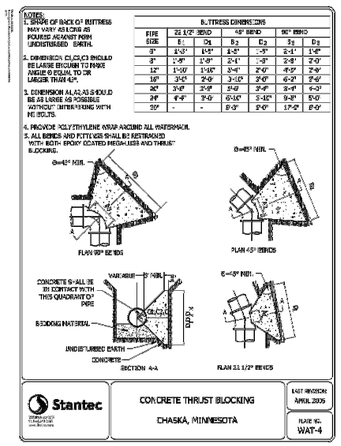
Stantec	SANITARY SEWER MANHOLE	LAST REVISION: MARCH 2017
	CHASKA, MINNESOTA	PLATE NO. SAN-1



Stantec	GATE VALVE AND BOX INSTALLATION	LAST REVISION: March 2017
	CHASKA, MINNESOTA	PLATE NO. WAT-1

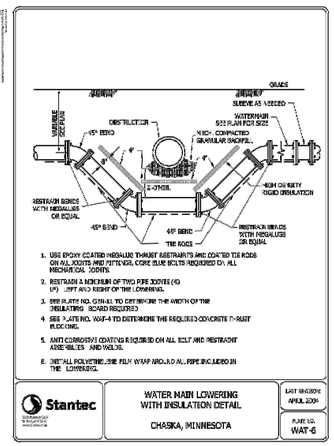


Stantec	VALVE AND HYDRANT INSTALLATION	LAST REVISION: March 2017
	CHASKA, MINNESOTA	PLATE NO. WAT-2



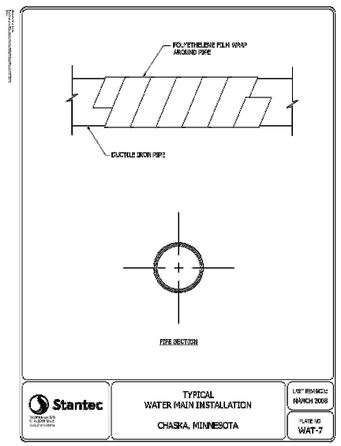
PIPE SIZE	22 1/2° BEND B	22 1/2° BEND C	45° BEND B	45° BEND C	90° BEND B	90° BEND C
8"	1'-3"	1'-3"	2'-3"	1'-3"	2'-1"	1'-3"
8"	1'-9"	1'-9"	2'-1"	1'-3"	2'-5"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-0"	2'-9"
16"	2'-5"	2'-0"	3'-10"	2'-6"	6'-2"	3'-6"
20"	3'-0"	2'-3"	5'-0"	3'-3"	8'-4"	4'-3"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	8'-3"	5'-0"	13'-0"	6'-0"

Stantec	CONCRETE THRUST BLOCKING	LAST REVISION: APRIL 2009
	CHASKA, MINNESOTA	PLATE NO. WAT-4

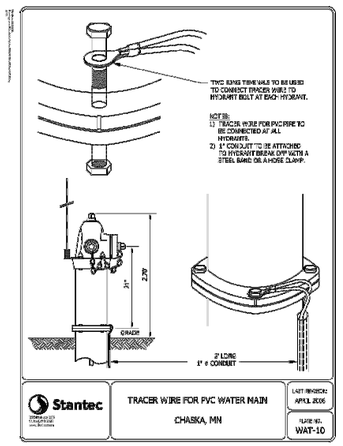


1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (4) UP, DOWN AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. SSW-1 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

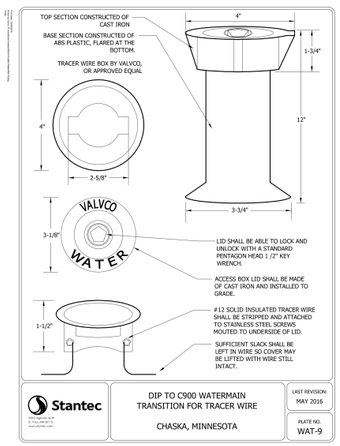
Stantec	WATER MAIN LOWERING WITH INSULATION DETAIL	LAST REVISION: APRIL 2009
	CHASKA, MINNESOTA	PLATE NO. WAT-6



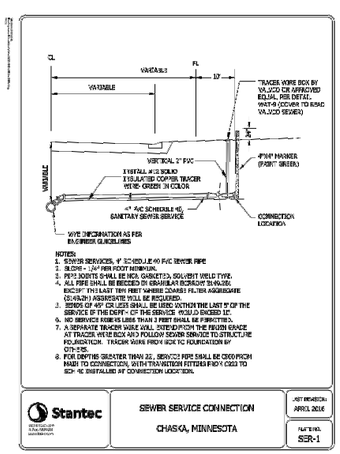
Stantec	TYPICAL WATER MAIN INSTALLATION	LAST REVISION: MARCH 2000
	CHASKA, MINNESOTA	PLATE NO. WAT-7



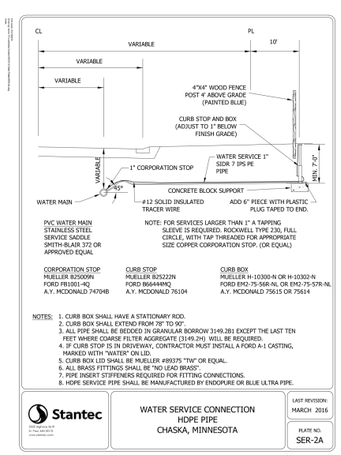
Stantec	TRACER WIRE FOR PVC WATER MAIN	LAST REVISION: APRIL 2006
	CHASKA, MN	PLATE NO. WAT-10



Stantec	DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE	LAST REVISION: MAY 2016
	CHASKA, MINNESOTA	PLATE NO. WAT-9



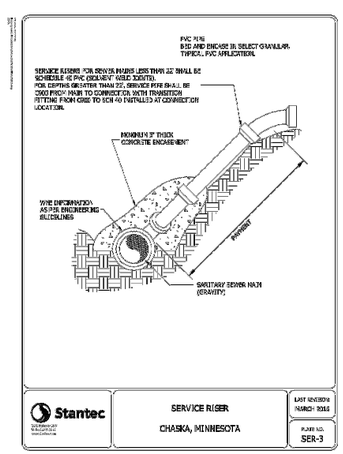
Stantec	SEWER SERVICE CONNECTION	LAST REVISION: APRIL 2016
	CHASKA, MINNESOTA	PLATE NO. SER-1



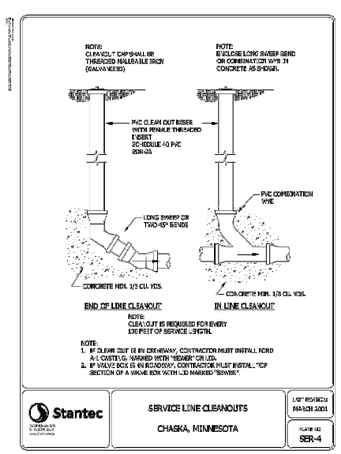
CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B25200N	MUELLER B25222N	MUELLER H-10300-N OR H-10302-N
FORD FB1001-4Q	FORD B66444NQ	FORD EHO-75-5R-NL OR EHO-75-57R-NL
A.Y. MCDONALD 74704B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 76" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #93375 "TW" OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"
7. PIPE INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

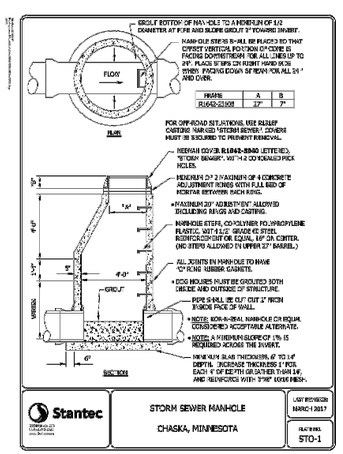
Stantec	WATER SERVICE CONNECTION HDPE PIPE	LAST REVISION: MARCH 2016
	CHASKA, MINNESOTA	PLATE NO. SER-2A



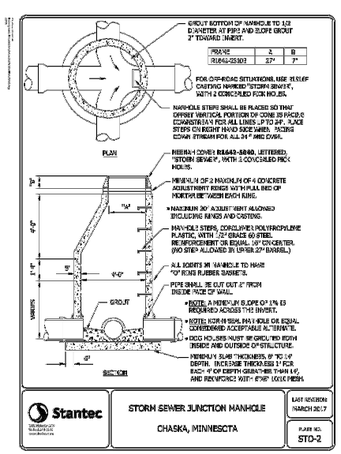
Stantec	SERVICE RISER	LAST REVISION: MARCH 2016
	CHASKA, MINNESOTA	PLATE NO. SER-3



Stantec	SERVICE LINE CLEANOUTS	LAST REVISION: MARCH 2001
	CHASKA, MINNESOTA	PLATE NO. SER-4



Stantec	STORM SEWER MANHOLE	LAST REVISION: MARCH 2017
	CHASKA, MINNESOTA	PLATE NO. STO-1



Stantec	STORM SEWER JUNCTION MANHOLE	LAST REVISION: MARCH 2017
	CHASKA, MINNESOTA	PLATE NO. STO-2

DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST	01	DLS	11/27/2017	CITY COMMENTS
DRAWN BY	02	DLS	1/30/2018	CITY COMMENTS
CHF				
CHECKED BY				
DATE				
08/29/17				

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Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 08/29/17 Lic. No. 26147

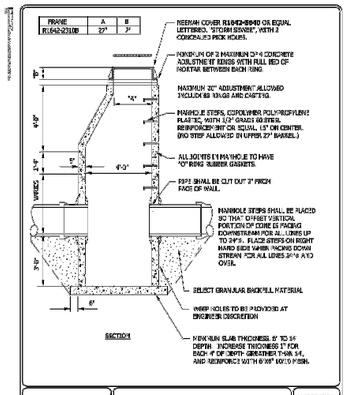
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

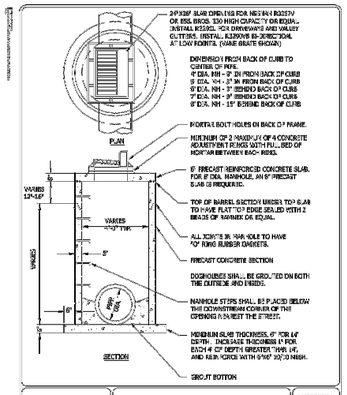
CITY PROJECT NO.
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CHASKA, MINNESOTA

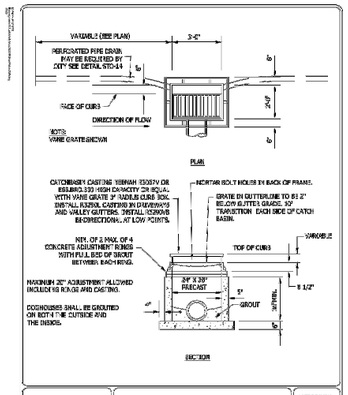
CITY DETAIL PLATES
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

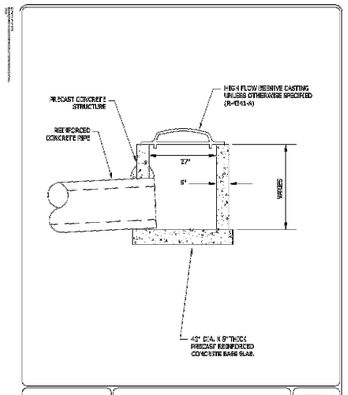
FILE NO.
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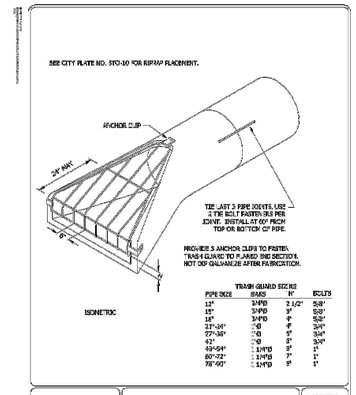
1900-072.CHASKA BLUFFS

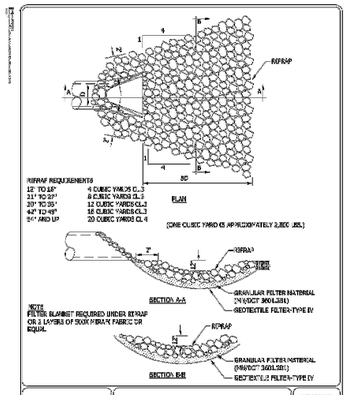


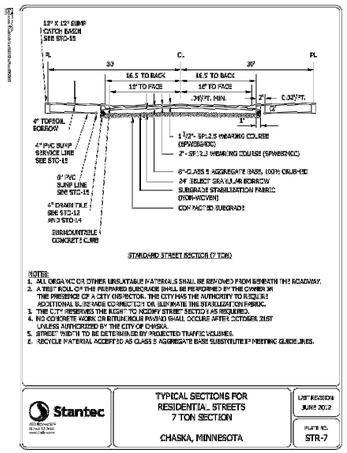


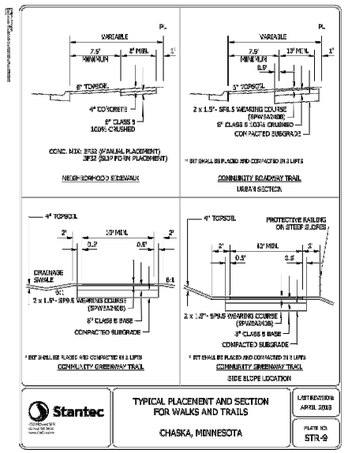


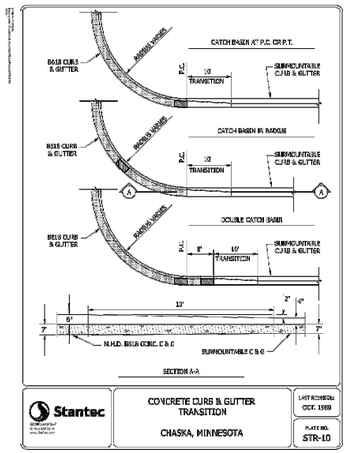


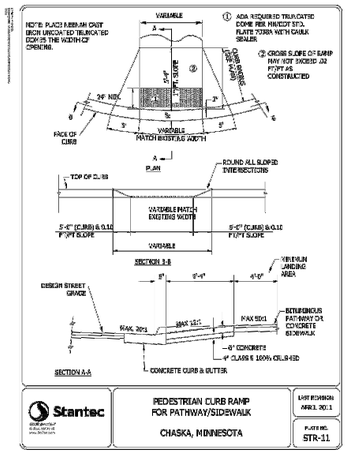


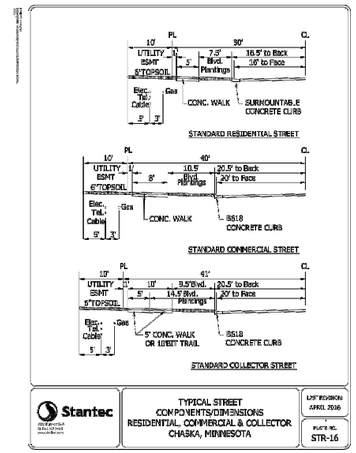


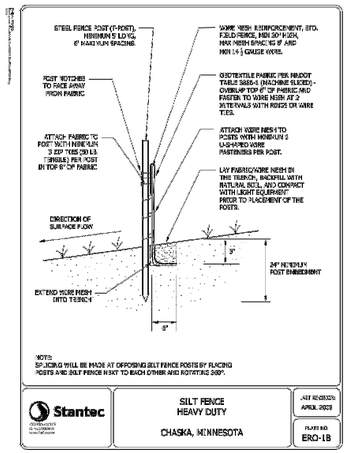












DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST				
DRAWN BY				
CHF				
CHECKED BY				
DANIEL L. SCHMIDT, P.E.				
DATE				
08/29/17				

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Date: 08/29/17 Lic. No. 26147

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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

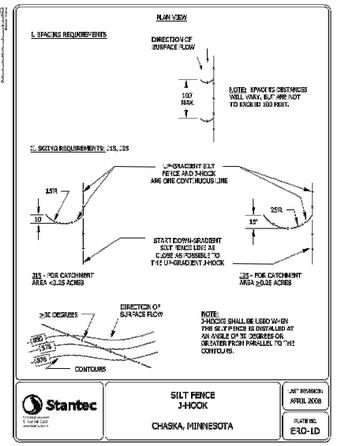
CITY PROJECT NO.
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CHASKA, MINNESOTA

CITY DETAIL PLATES
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

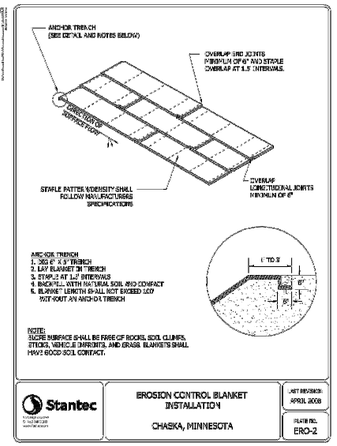
FILE NO.
19000-072

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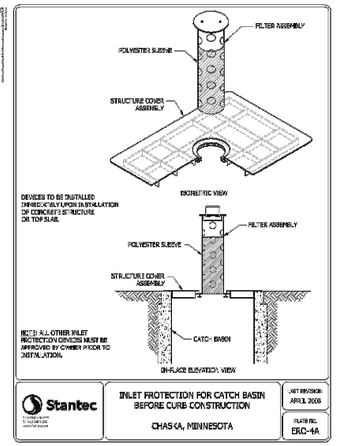
Stantec

SILT FENCE J-HOOK	LAST REVISION: APRIL 2008
CHASKA, MINNESOTA	PLATE NO. ERO-1D



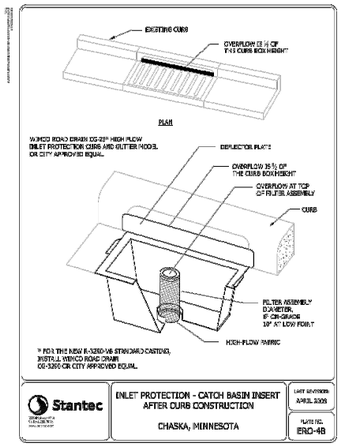
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EROSION CONTROL BLANKET INSTALLATION	LAST REVISION: APRIL 2008
CHASKA, MINNESOTA	PLATE NO. ERO-2



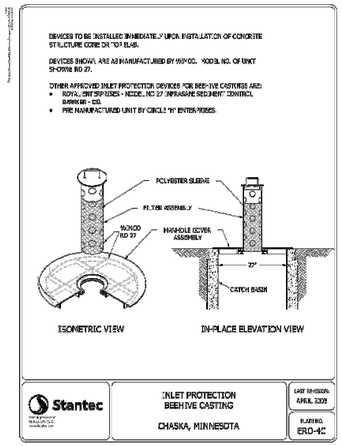
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INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION	LAST REVISION: APRIL 2008
CHASKA, MINNESOTA	PLATE NO. ERO-4A



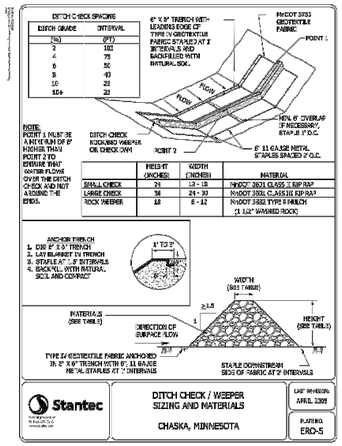
Stantec

INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION	LAST REVISION: APRIL 2008
CHASKA, MINNESOTA	PLATE NO. ERO-4B



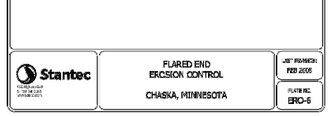
Stantec

INLET PROTECTION BEEHIVE CASTING	LAST REVISION: APRIL 2008
CHASKA, MINNESOTA	PLATE NO. ERO-4C



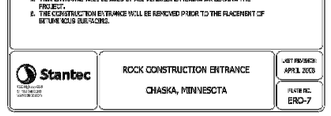
Stantec

DITCH CHECK / WEEPER SIZING AND MATERIALS	LAST REVISION: APRIL 2008
CHASKA, MINNESOTA	PLATE NO. ERO-5



Stantec

FLARED END EROSION CONTROL	LAST REVISION: FEB 2006
CHASKA, MINNESOTA	PLATE NO. ERO-6



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ROCK CONSTRUCTION ENTRANCE	LAST REVISION: APRIL 2009
CHASKA, MINNESOTA	PLATE NO. ERO-7



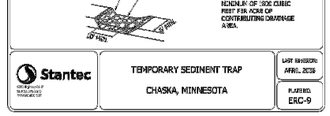
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TEMPORARY SEDIMENTATION BASIN PIPE OUTLET	LAST REVISION: APRIL 2009
CHASKA, MINNESOTA	PLATE NO. ERO-8A



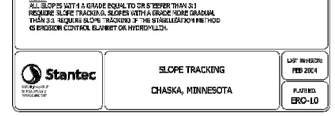
Stantec

TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET	LAST REVISION: APRIL 2009
CHASKA, MINNESOTA	PLATE NO. ERO-8B



Stantec

TEMPORARY SEDIMENT TRAP	LAST REVISION: APRIL 2009
CHASKA, MINNESOTA	PLATE NO. ERO-9



Stantec

SLOPE TRACKING	LAST REVISION: FEB 2004
CHASKA, MINNESOTA	PLATE NO. ERO-10

DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST	01	DLS	11/27/2017	CITY COMMENTS
DRAWN BY	02	DLS	1/30/2018	CITY COMMENTS
CHF				
CHECKED BY				
DATE				
2018/03/27				

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Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 08/29/17 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

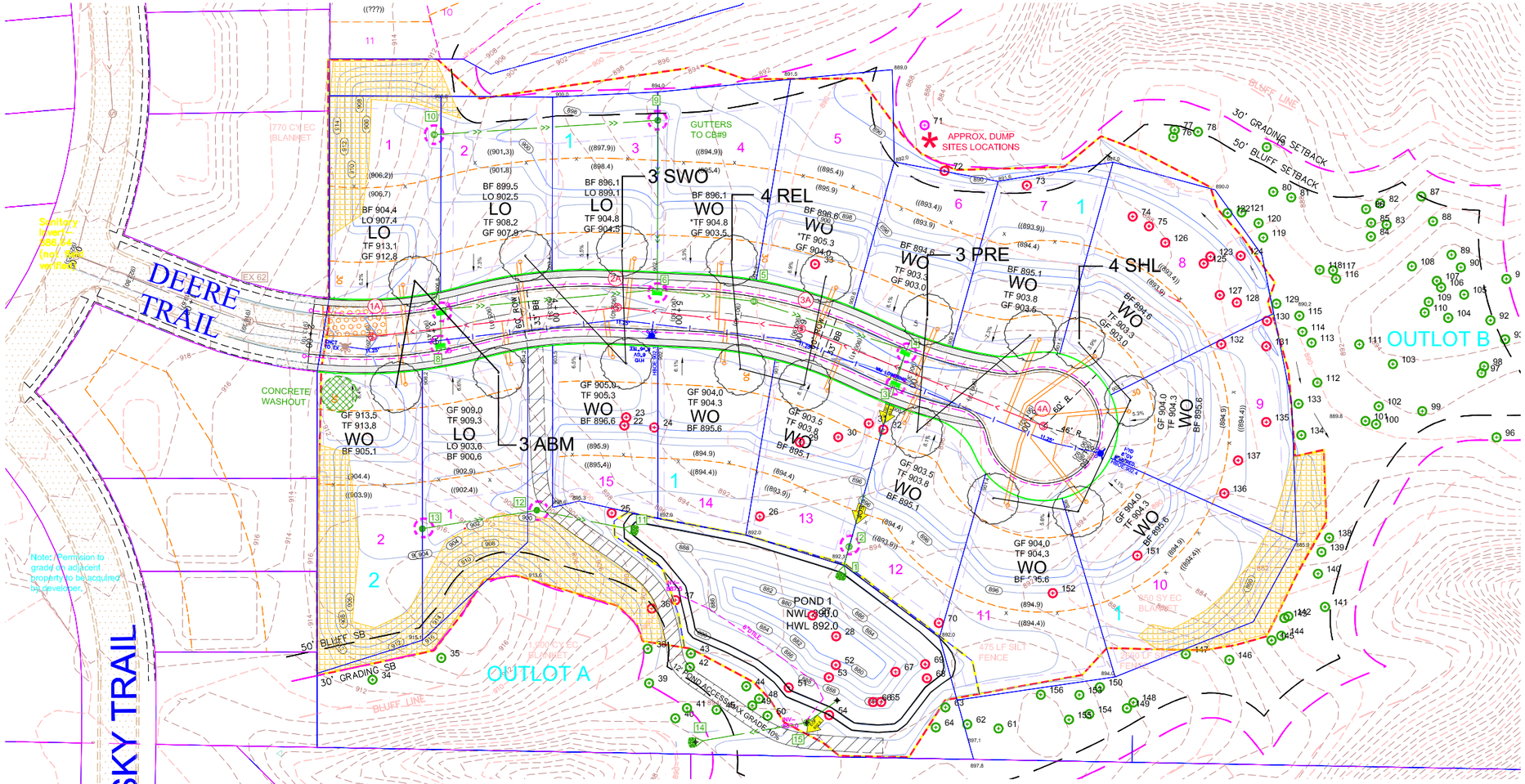
CITY PROJECT NO.
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CHASKA, MINNESOTA

CITY DETAIL PLATES
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO. 19000-072

10 / 10

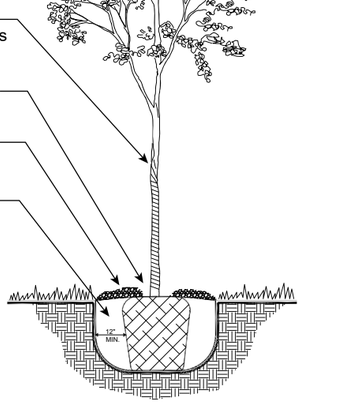


PLANT SCHEDULE

QTY.	CODE	Common Name / *Botanical Name*	SIZE	NOTES
3	ABM	Autumn Blazed Maple / *Acer x freemanii* "Autumn Blaze'	2.5" BB	
4	SHL	Skyline Honeylocust / *Gleditsia triacanthos* 'Skycole'	2.5" BB	
3	SWO	Swamp White Oak / *Quercus bilcolor*	2.5" BB	
4	REL	Redmond Linden / *Tilia americana* 'Redmond'	2.5" BB	
3	PRE	Princeton Elm / *Ulmus americana* 'Princeton'	2.5" BB	

*In case of descrepancy, quantites shown on plan supersede plant schedule.

TREE PLANTING DETAIL



GENERAL NOTES PLAN SPECIFIC

All plantings shall be true to name and size in accordance with American Nurseryman's Standards.

All plantings shall be guaranteed for one year (365 days) from date of acceptance. Landscape Contractor shall replace any dead or damaged plants at no additional cost to Owner during the guarantee period. Landscape Contractor shall make monthly site maintenance inspections and notify owner of maintenance deficiencies.

All trees shall be guyed at the discretion of the landscape contractor. Landscape contactor shall warrant plants to be plumb at the end of the warranty period. All trees shall be wrapped at the end of November of installation year.

All shrub beds shall receive a 3"-4" layer of dark brown shredded mulch free of leaves, twigs, and other extraneous debris.

Sod shall be cultured Kentucky bluegrass, free of weeds and clumps. All area within the irrigations limits shall be sodded. Landscape Contractor will water at time of installation and roll all sod as needed to assure a smooth turf. All slopes greater than 3 to 1 shall be staked.
Any sliding of sod shall be replaced by Landscape Contractor at no cost to the owner.

A performance base irrigation system shall be installed by the Landscape Contractor including sleeve as needed. RPZ shall be supplied to the general contractor for installation. Coordinate with the general contractor for the size of the irrigation stub. IRRIGATION INSTALLED ONLY IN THE SODDED TURF AREAS.

Landscape Contractor shall be responsible for locating all utilities by actual location in the field prior to any planting operation.

LANDSCAPE PLAN BY

Lan-De-Con
Landscape • Designers • Contractors

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NORTH

50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
CB 2ND ADD				
DRAWN BY				
DML				
CHECKED BY				
DDK				
DATE				
12/31/20				

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Daren M. Laberee. RLA
Date: 12/31/20 Lic. No. 43233

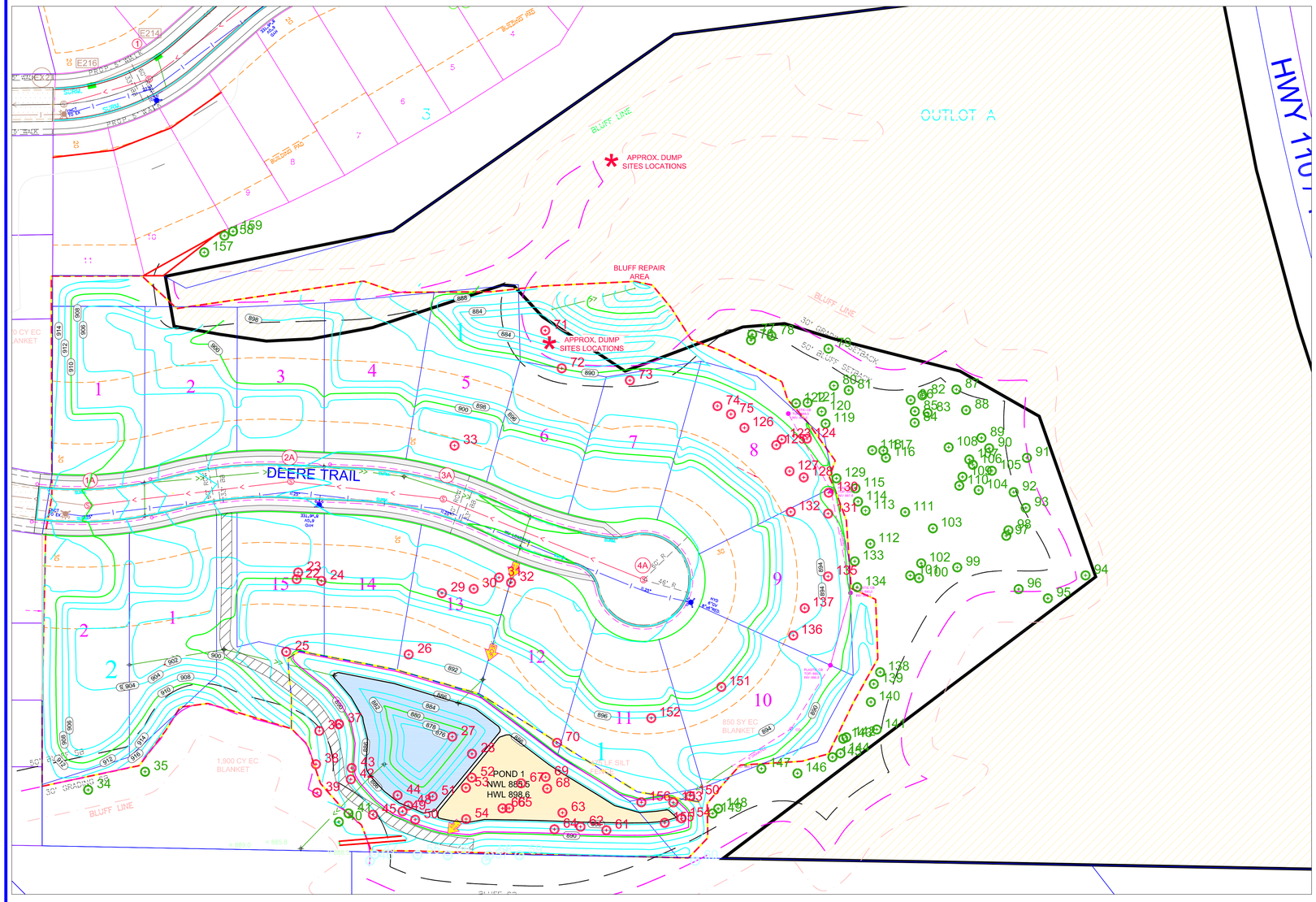
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
CHASKA, MINNESOTA

FINAL LANDSCAPE PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200
11
11

19000-072, CHASKA BLUFFS



Tag#	Tree Type	Saved Cal. In.	Removed Cal. In.
22	Cot 43		43.0
23	Cot 34		34.0
24	Box 30		30.0
25	Map 14		14.0
26	Ced 13		13.0
27	Asp 13		13.0
28	Cot 24		24.0
29	Cot 28		25.0
30	Cot 26		26.0
31	Asp 12.5		12.5
32	Asp 12.5		12.5
33	Box 21		21.0
34	Oak 18.5	18.5	
35	Bas 42	42.0	
36	Oak 14		14.0
37	Oak 19		19.0
38	Map 12.5		12.5
39	Oak 12		12.0
40	Hick 12	12.0	
41	Oak 17	17.0	
42	Oak 15.5		15.5
43	Map 17		17.0
44	Asp 13.5		13.5
45	Oak 17.5		17.5
48	Asp 15.5		15.5
49	Asp 12		12.0
50	Oak 13.5		13.5
51	Asp 14		14.0
52	Asp 13		13.0
53	Oak 13.5		13.5
54	Oak 14.5		14.5
61	Oak 12.5		12.5
62	Oak 15.5		15.5
63	Oak 19		19.0
64	Oak 13		13.0
65	Oak 21.5		21.5
66	Iron 21		21.0
67	Asp 14		14.0
68	Asp 12		12.0
69	Asp 12.5		12.5
70	Box 16		16.0
71	Bas 44		44.0
72	But 12		12.0
73	Oak 12.5		12.5
74	Oak 12		12.0
75	Oak 13		13.0
76	Bas 15.5	15.5	
77	Bas 14	14.0	
78	Bas 34	34.0	
79	Oak 13.5	13.5	
80	Asp 14	14.0	
81	Asp 13	13.0	
82	Asp 13.5	13.5	
83	Map 14	14.0	
84	Map 13	13.0	
85	Asp 12	12.0	
86	Asp 12.5	12.5	
87	Oak 17.5	17.5	
88	Bas 26	26.0	
89	Oak 15.5	15.5	
90	Oak 12.5	12.5	
91	Oak 19	19.0	
92	Oak 17	17.0	
93	Elm 18	18.0	
94	Map 31	31.0	
95	Oak 17.5	17.5	
96	Oak 37	37.0	
97	Asp 12	12.0	
98	Asp 12	12.0	
99	Bas 13.5	13.5	
100	Oak 12	12.0	

Tag#	Tree Type	Saved Cal. In.	Removed Cal. In.
101	Oak 15	15.0	
102	Oak 20.5	20.5	
103	Oak 24	24.0	
104	Oak 16.5	16.5	
105	Oak 15	15.0	
106	Oak 12	12.0	
107	Oak 12	12.0	
108	Oak 13	13.0	
109	Oak 23	23.0	
110	Oak 15	15.0	
111	Oak 18	18.0	
112	Oak 20	20.0	
113	Oak 12.5	12.5	
114	Oak 19	19.0	
115	Bas 18	18.0	
116	Oak 14.5	14.5	
117	Asp 14.5	14.5	
118	Asp 14	14.0	
119	Asp 12.5	12.5	
120	Asp 12.5	12.5	
121	Asp 12.5	12.5	
122	Asp 13.5	13.5	
123	Asp 12.5		12.5
124	Bas 12		12.0
125	Asp 12		12.0
126	Oak 13		13.0
127	Oak 15		15.0
128	Oak 13.5		13.5
129	Oak 22.5	22.5	
130	Oak 12		12.0
131	Bas 23		23.0
132	Oak 17.5		17.5
133	Oak 23	23.0	
134	Bas 13	13.0	
135	Asp 17.5		17.5
136	Bas 29		29.0
137	Asp 15.5		15.5
138	Bas 14	14.0	
139	Bas 23.5	23.5	
140	Oak 17.5	17.5	
141	Cher 27	27.0	
142	Asp 13	13.0	
143	Asp 13	13.0	
144	Asp 12.5	12.5	
145	Asp 13	13.0	
146	Asp 12	12.0	
147	Asp 12	12.0	
148	Oak 16	16.0	
149	Oak 12.5	12.5	
150	Elm 14		14.0
151	Bas 14		14.0
152	But 12.5		12.5
153	Oak 14.5		14.5
154	Oak 13.5		13.5
155	Oak 13.5		13.5
156	Oak 13.5		13.5
157	Hack 14	14.0	
158	Box 25	25.0	
159	Box 12	12.0	
		==========	==========
	Cal. Inches	1162.0	1023.5
	# of Trees	69	61

Number of Trees in 2nd Addition

Area of Wooded not Surveying(AC)	10.87	
Trees Per Acre	36.6	
	=========	
Trees Saved in Menstrated Area	397.8	
Trees Saved in Surveyed Area	69.0	Trees
Trees Removed in Surveyed Area	61.0	Trees
	=======	
Total Trees	528	Trees
Percentage of Trees Saved	88%	Trees Saved
Pecentage of Trees Removed	12%	Trees Removed

Caliper Inches of Trees

Mensuration Area

Area of Trees Not Surveyed	10.9	Acres
Caliper Inches Per Acres	624.7	Caliper Inches per Acres
	=======	
Trees Saved in Menurated Area	6790.9	Caliper Inches per Acres
Trees Saved in Surveyed Area	1162.0	Trees
Trees Removed in Surveyed Area	1023.5	Trees
	=======	
Total Trees	8976	Trees
Percentage of Trees Saved	89%	Trees Saved
Pecentage of Trees Removed	11%	Trees Removed

NORTH

100 50 0 50 100 200
SCALE IN FEET

TREE BIZ did 15 areas that were 0.10 acres. The total sampled area was 1.5 acreas(10% of the entire area.) The $\frac{1}{10}$ acre plots averaged 36.6 trees per acre and 624.7 caliper inches per acre.

Number of Trees in 2nd Addition

Area of Wooded not Surveying(AC)	10.87
Trees Per Acre	36.6
	=========
Trees Saved in Menstrated Area	397.8

FIELD CREW	NO.	BY	DATE	REVISION
XXX				
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

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

Dated this 30th day of December , 2020.

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:xxx-RGE.xx-SEC.xx
xxxxxx County
Chaska, MINNESOTA

CHASKA BLUFFS 2ND ADDITION
TREE SURVEY
DDK CONSTRUCTION, INC.

FILE NO. 19000-72
1
1

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **January 25, 2021**

Paid and Unpaid Invoices:
Check #'s 336503-336756 **$2,758,803.30**

Paid Electronic Invoices:
Wire #'s 2614-2641 **$9,748,382.81**

Amount for Approval-Council Meeting:
January 25, 2021 **$12,507,186.11**

Checks

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100006 SCOTT A HUTNICK									
85563		12/31/2020	011521	336528	450.00	01/15/2021	INV	PD	Animal Control-Dec
CHECK DATE: 01/15/2021									
103825 ACUSHNET COMPANY									
910116168		12/31/2020	012621	336574	59.61	01/30/2021	INV	PD	RESALE
CHECK DATE: 01/26/2021									
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC									
5519 010121		01/01/2021	012621	336575	216.31	01/31/2021	INV	PD	Dec Collection Commission
CHECK DATE: 01/26/2021									
103944 FIMCO INC									
327910		01/04/2021	012621	336576	142.49	02/04/2021	INV	PD	WATER TANK FOR ICE SKATIN
CHECK DATE: 01/26/2021									
328634		01/07/2021	012621	336576	4.87	02/07/2021	INV	PD	PARK (STOCK)
CHECK DATE: 01/26/2021									
					147.36				
100843 AH HERMEL COMPANY									
857726		01/07/2021	012621	336577	58.44	02/07/2021	INV	PD	WATER FOR FD
CHECK DATE: 01/26/2021									
100049 AIR COMPRESSORS PLUS									
200990		12/11/2020	011521	336529	167.99	01/14/2021	INV	PD	COALESCING FILTER
CHECK DATE: 01/15/2021									
100062 ALLSTATE SALES & LEASING CORPORATION									
3004369171		12/17/2020	011521	336530	181.56	01/17/2021	INV	PD	#706 SETUP/#99 SEWER SET-
CHECK DATE: 01/15/2021									
109651 AMERICAN LEAK DETECTION INC									
MN 2395		01/04/2021	012621	336578	1,000.00	02/04/2021	INV	PD	Leak detection on hot tub
CHECK DATE: 01/26/2021									
100089 AMERICAN PRESSURE INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
118306		12/30/2020	012621	336579	336.99	01/30/2021	INV	PD	PRESSURE WASHER PARTS
CHECK DATE: 01/26/2021									
100090 AMERICAN PUBLIC POWER ASSOCIATION									
360552		12/15/2020	011521	336531	324.00	01/15/2021	INV	PD	OUTAGE REPORTING SOFTWARE
CHECK DATE: 01/15/2021									
100102 ANCOM COMMUNICATIONS INC									
99593		01/14/2021	012621	336580	129.60	02/13/2021	INV	PD	EQUIPMENT REPAIR FOR FF G
CHECK DATE: 01/26/2021									
100119 SHAKOPEE VALLEY FORD									
285493FOW		01/11/2021	012621	336581	15.02	02/11/2021	INV	PD	Squad 1181 washer fluid h
CHECK DATE: 01/26/2021									
285495FOW		01/12/2021	012621	336581	15.02	02/12/2021	INV	PD	Squad 1163 washer fluid p
CHECK DATE: 01/26/2021									
285554-1FOW		01/13/2021	012621	336581	14.38	02/13/2021	INV	PD	Squad 1163 washer fluid n
CHECK DATE: 01/26/2021									
285554FOW		01/11/2021	012621	336581	14.38	02/11/2021	INV	PD	Squad 1181 washer fluid n
CHECK DATE: 01/26/2021									
285707FOW		01/13/2021	012621	336581	40.54	02/13/2021	INV	PD	#2706 PARK TRUCK (SENSOR)
CHECK DATE: 01/26/2021									
FOCS553969		01/05/2021	012621	336581	358.37	02/05/2021	INV	PD	#108 STREET F550 REPAIR
CHECK DATE: 01/26/2021									
					457.71				
104422 ARCHETYPE SIGNMAKERS INC									
98178		12/31/2020	012621	336582	1,400.00	01/30/2021	INV	PD	NEW LETTERS FOR MONUMENT
CHECK DATE: 01/26/2021									
100146 ASPEN MILLS INC									
266686		12/30/2020	012621	336583	234.09	01/30/2021	INV	PD	UNIFORM JACKET-WIEBE
CHECK DATE: 01/26/2021									
266702		12/30/2020	012621	336583	87.99	01/30/2021	INV	PD	DUTY UNIFORM-MOE
CHECK DATE: 01/26/2021									
267146		01/06/2021	012621	336583	68.40	02/05/2021	INV	PD	DUTY UNIFORM-KRAUS
CHECK DATE: 01/26/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					390.48				
100155 AUBURN MANOR									
JAN 2021	210002	01/04/2021	010621	336519	200.00	01/04/2021	INV	PD	JAN SENIOR CITIZEN DONATI
CHECK DATE: 01/06/2021									
107572 BAKER TILLY VIRCHOW KRAUSE LLP									
BTMA8191		12/30/2020	012621	336584	20,812.50	01/30/2021	INV	PD	MA FEE 2020F BONDS
CHECK DATE: 01/26/2021									
104425 BAKKELUND TREE AND LANDSCAPE SERVICE LLC									
3121		01/13/2021	012621	336585	3,000.00	02/12/2021	INV	PD	REMOVAL OF HAZARDOUS TREE
CHECK DATE: 01/26/2021									
103754 BECKMAN COULTER INC									
183503200-2020-2		12/15/2020	012621	336586	1,020.62	02/11/2021	INV	PD	DEC REBATE-BUSINESS COOLI
CHECK DATE: 01/26/2021									
109629 BLOMER, RICHARD									
10000377		12/28/2020	012621	336587	6.40	01/28/2021	INV	PD	CREDIT BALANCE REFUND-152
CHECK DATE: 01/26/2021									
100201 BCBSM INC									
201203129683		12/03/2020	010421	336503	172,138.10	01/03/2021	INV	PD	JAN EMP INS PREM-MEDICAL
CHECK DATE: 01/04/2021									
100204 BMI									
9995412		01/02/2021	012621	336588	368.00	02/02/2021	INV	PD	2021 MUSIC LICENSE ACCT 2
CHECK DATE: 01/26/2021									
100214 BORDER STATES INDUSTRIES INC									
921367187	210005	01/13/2021	012621	336589	1,279.07	02/25/2021	INV	PD	(200) PHOTO EYE 1000W 105
CHECK DATE: 01/26/2021									
921390710	210007	01/18/2021	012621	336589	1,010.39	02/25/2021	INV	PD	(30) CLAMP PARALLEL GROOV
CHECK DATE: 01/26/2021									
					2,289.46				
100220 BOYER FORD TRUCKS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
662416		12/22/2020	011521	336532	4,755.98	01/22/2021	INV	PD	#2113 STREET HITCH
CHECK DATE: 01/15/2021									
662639		01/06/2021	012621	336590	569.52	02/06/2021	INV	PD	#116 PLOW/DUMP REPAIR
CHECK DATE: 01/26/2021									
CM33278D		12/16/2020	011521	336532	-182.13	01/16/2021	CRM	PD	WATER PUMP CORE GENERATOR
CHECK DATE: 01/15/2021									
					5,143.37				
100226 BRAUN INTERTEC CORPORATION									
B239155		01/05/2021	012621	336591	5,640.00	02/05/2021	INV	PD	2021 DT RECON-GEOTECHNICA
CHECK DATE: 01/26/2021									
102474 STATE OF MINNESOTA; DEPARTMENT OF PUBLIC SAFETY									
00000638713		12/31/2020	012621	336592	270.00	01/30/2021	INV	PD	Data Processing
CHECK DATE: 01/26/2021									
107733 C-D PRODUCTS INC									
77047		01/14/2021	012621	336593	2,215.00	01/24/2021	INV	PD	Directional Signs, Banner
CHECK DATE: 01/26/2021									
100287 CARVER COUNTY PUB HLTH/PLAN & WTR									
WP20200062-1		01/07/2021	012621	336594	1,899.80	02/04/2021	INV	PD	PAR 30 ENG REVIEW-WATER P
CHECK DATE: 01/26/2021									
100282 CARVER COUNTY ABSTRACT & TITLE CO INC									
10001301-2020		12/15/2020	012621	336595	700.00	02/11/2021	INV	PD	DEC REBATE-BUSINESS LIGHT
CHECK DATE: 01/26/2021									
100285 CARVER COUNTY									
85695		01/07/2021	012621	336596	57.00	01/07/2021	INV	PD	Forfeiture Payout ICR#200
CHECK DATE: 01/26/2021									
85910		01/06/2021	012621	336596	18,635.04	02/12/2021	INV	PD	4TH QTR PROSECUTION FEES
CHECK DATE: 01/26/2021									
					18,692.04				
107442 CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY									
80206100-2020-1		12/29/2020	012621	336597	2,044.00	02/11/2021	INV	PD	DEC REBATE-WASHER,DRYER,F

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/26/2021									
80206100-2020-2		12/29/2020	012621	336597	6,061.00	02/11/2021	INV	PD	DEC REBATE-4 A/C UNITS,5
CHECK DATE: 01/26/2021									
					8,105.00				
100314 CARVER COUNTY IS/GIS DEPT									
2723		01/13/2021	012621	336598	265.00	02/13/2021	INV	PD	JAN INTERNET SERVICE
CHECK DATE: 01/26/2021									
100323 CDW GOVERNMENT INC									
6024906		12/29/2020	012621	336599	391.46	01/28/2021	INV	PD	MONITORS (2) AND MOUSE
CHECK DATE: 01/26/2021									
6211439		01/05/2021	012621	336599	6,290.70	02/04/2021	INV	PD	BLDG INSP COMPUTER REPLAC
CHECK DATE: 01/26/2021									
6228187		01/06/2021	012621	336599	28.40	02/05/2021	INV	PD	CHARGERS FOR SQUADS
CHECK DATE: 01/26/2021									
6250616		01/06/2021	012621	336599	98.54	02/05/2021	INV	PD	POS STANDS-CITY HALL
CHECK DATE: 01/26/2021									
6303599		01/07/2021	012621	336599	93.36	02/06/2021	INV	PD	HEADSETS FOR REMOTE AUDIO
CHECK DATE: 01/26/2021									
6369245		01/08/2021	012621	336599	1,090.92	02/07/2021	INV	PD	BLDG INSPECTIONS MONITORS
CHECK DATE: 01/26/2021									
6394346		01/08/2021	012621	336599	135.60	02/07/2021	INV	PD	KEYBOARD MOUSE WIRELESS C
CHECK DATE: 01/26/2021									
6657083		01/14/2021	012621	336599	-463.23	02/07/2021	CRM	PD	CREDIT IP PHONE
CHECK DATE: 01/26/2021									
ZR00160385		12/29/2020	012621	336599	49.00	01/28/2021	INV	PD	WEBEX LICENSING
CHECK DATE: 01/26/2021									
					7,714.75				
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/DEC20		01/05/2021	012121	336750	2,144.69	02/02/2021	INV	PD	DEC 3210 CHASKA BLVD GAS
CHECK DATE: 01/21/2021									
109052076/DEC20		01/06/2021	012121	336750	3,748.38	02/03/2021	INV	PD	DEC 1611 PARK RIDGE DR GA
CHECK DATE: 01/21/2021									
80000167843/DEC20		01/13/2021	012121	336750	3,494.70	02/09/2021	INV	PD	DEC GAS SVC
CHECK DATE: 01/21/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					9,387.77				
100333 CENTERPOINT ENERGY RESOURCES CORP									
80000167793/DEC20		01/13/2021	012121	336751	79.64	02/09/2021	INV	PD	DEC CITY PKS GAS SVC
CHECK DATE: 01/21/2021									
100337 QWEST CORPORATION									
313249294/JAN21		01/11/2021	012121	336752	54.72	02/08/2021	INV	PD	JAN TC MAINT LOC PHN SVC
CHECK DATE: 01/21/2021									
313408124/JAN21		01/11/2021	012121	336752	130.86	02/08/2021	INV	PD	JAN TC MAINT LOC PHN SVC
CHECK DATE: 01/21/2021									
313692512/JAN21		01/01/2021	011521	336533	265.56	01/29/2021	INV	PD	JAN TC CLUBHS LOC PHN SVC
CHECK DATE: 01/15/2021									
313773369/JAN21		01/01/2021	011921	336566	92.53	01/29/2021	INV	PD	JAN CCC BURGLAR ALARM
CHECK DATE: 01/19/2021									
					543.67				
100338 QWEST CORPORATION									
202000790/DEC20		12/21/2020	011121	336525	3,561.99	01/19/2021	INV	PD	DEC PHONE & LONG DIST SVC
CHECK DATE: 01/11/2021									
202001327/DEC20		12/21/2020	011121	336525	40.95	01/19/2021	INV	PD	DEC T1 FOR PHONE SYSTEM
CHECK DATE: 01/11/2021									
					3,602.94				
100374 CHANHASSEN, CITY OF									
DECEMBER 2020		01/13/2021	012621	336600	34.80	02/04/2021	INV	PD	DEC HWY 41/82ND ST SIGNAL
CHECK DATE: 01/26/2021									
100346 CHASKA DOWNTOWN BUSINESS ALLIANCE									
Q1 2021		01/08/2021	012621	336601	14,525.00	02/08/2021	INV	PD	1ST QTR SPECIAL SERVICES
CHECK DATE: 01/26/2021									
100377 CHASKA ROTARY CLUB									
85837		01/14/2021	012621	336602	5,750.00	02/14/2021	INV	PD	CHASKA CARES 2020 DONATIO
CHECK DATE: 01/26/2021									
106128 CHASKA ROTARY FOUNDATION INC									
1184		01/01/2021	012621	336603	50.00	01/31/2021	INV	PD	1ST QTR DUES-PODHRADSKY

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/26/2021									
100387 CHASKA YOUTH SOFTBALL ASSOCIATION									
2010200.002		12/29/2020	012621	336604	500.00	01/29/2021	INV	PD	RFD-EVENT CANCELLED-COVID
CHECK DATE: 01/26/2021									
102292 CITY OF CHASKA-CCC									
101455027-2020-1		12/21/2020	012621	336605	169,172.25	02/11/2021	INV	PD	DEC REBATE-ZAMBONI, ICE E
CHECK DATE: 01/26/2021									
101455027-2020-2		12/21/2020	012621	336605	56,525.00	02/11/2021	INV	PD	DEC REBATE-LIGHTING RINK
CHECK DATE: 01/26/2021									
					225,697.25				
103458 CITY OF CHASKA-PUBLIC WORKS									
133013001-2020-3		12/29/2020	012621	336606	11,500.00	02/11/2021	INV	PD	DEC REBATE-CITY ST LIGHT
CHECK DATE: 01/26/2021									
133013001-2020-4		12/21/2020	012621	336606	2,565.56	02/11/2021	INV	PD	DEC REBATE-LED LIGHTS CIT
CHECK DATE: 01/26/2021									
					14,065.56				
102659 ICON ENTERPRISES INC									
204952		12/28/2020	012621	336607	1,811.25	01/27/2021	INV	PD	INTRANET ANNUAL FEE-HOSTI
CHECK DATE: 01/26/2021									
100418 CLEARSOFT INC									
135-309		01/01/2021	011521	336534	75.00	01/27/2021	INV	PD	JAN FD WATER SOFTENER REN
CHECK DATE: 01/15/2021									
109636 CLEVE, LAURA									
2010036.002		12/29/2020	012621	336608	13.42	01/29/2021	INV	PD	RFD-CURL LEAGUE-FRIDAY OP
CHECK DATE: 01/26/2021						PAYEE: CLEVE, LAURA			
105722 CLOVER RIDGE VILLAGE									
3500300000-2020-2		12/29/2020	012621	336609	775.00	02/11/2021	INV	PD	DEC REBATE-BUSINESS LIGHT
CHECK DATE: 01/26/2021						PAYEE: CLOVER RIDGE VILLAGE HOA			
108819 COLE PAPERS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9911135		01/07/2021	012621	336610	820.86	02/06/2021	INV	PD	RESPIRATORS FOR FF
CHECK DATE: 01/26/2021									
100436 COMCAST CORPORATION									
0033141Jan21CCC		12/25/2020	010621	336520	42.00	01/19/2021	INV	PD	CCC Cable
CHECK DATE: 01/06/2021									
0318609Jan21Fitness		12/23/2020	010621	336520	301.88	01/17/2021	INV	PD	Fitness cable
CHECK DATE: 01/06/2021									
					343.88				
104611 COMMERCIAL FURNITURE SERVICES INC									
88813-0		12/30/2020	012621	336611	2,229.55	01/30/2021	INV	PD	SALLY PORT CHANGES (POLIC
CHECK DATE: 01/26/2021									
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
302809		12/22/2020	012621	336612	600.00	01/22/2021	INV	PD	OFFICE 365 MIGRATION
CHECK DATE: 01/26/2021									
100429 COORDINATED BUSINESS SYSTEMS LTD									
INV127689		01/05/2021	012621	336613	70.42	01/15/2021	INV	PD	HP Color M452DW
CHECK DATE: 01/26/2021									
INV127690		01/05/2021	012621	336613	79.03	01/15/2021	INV	PD	HP M404DN
CHECK DATE: 01/26/2021									
INV127699		01/05/2021	012621	336615	264.37	01/15/2021	INV	PD	JAN PRINTER CONTRACT
CHECK DATE: 01/26/2021									
INV127703		01/05/2021	011521	336535	25.93	01/15/2021	INV	PD	TC COPIER CONTRACT
CHECK DATE: 01/15/2021									
INV128687		01/11/2021	012621	336615	3.20	02/10/2021	INV	PD	DEC FINANCE/ADMIN PRINTER
CHECK DATE: 01/26/2021									
INV128688		01/11/2021	012621	336614	642.52	02/21/2021	INV	PD	Contract Invoice
CHECK DATE: 01/26/2021									
INV129299		01/11/2021	012621	336613	30.94	01/21/2021	INV	PD	HP M425DN
CHECK DATE: 01/26/2021									
					1,116.41				
106301 CORE AND MAIN LP									
N513757		12/22/2020	011521	336536	322.20	01/22/2021	INV	PD	DRAIN TILE FOR COMMUNITY
CHECK DATE: 01/15/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107485 CROWN COLLEGE									
20		01/11/2021	012621	336616	200.00	01/30/2021	INV	PD	EMR/EMT REFRESHER ONLINE
CHECK DATE: 01/26/2021									
100479 CULLIGAN-METRO BROOKLYN PARK									
114-01594506-5 DEC20		12/31/2020	012121	336753	41.54	01/20/2021	INV	PD	COOLER RENT & COOLER-TC M
CHECK DATE: 01/21/2021									
105724 CYBERGOLF LLC									
SI-49894		01/01/2021	011521	336537	285.00	01/21/2021	INV	PD	WEBSITE HOSTING / E-COMME
CHECK DATE: 01/15/2021									
104863 LESTER F DAHLBERG									
1032		12/30/2020	012621	336617	75.00	01/30/2021	INV	PD	HRC-2020 HUMAN RIGHTS AWA
CHECK DATE: 01/26/2021									
104739 DAIKIN APPLIED AMERICAS INC									
3291140		12/30/2020	012621	336618	767.65	01/30/2021	INV	PD	REPAIR RTU (CCC LODGE)
CHECK DATE: 01/26/2021									
100509 DEALER AUTOMOTIVE SERVICES INC									
4-225810		01/04/2021	012621	336619	45.16	02/04/2021	INV	PD	UNIT #300 REMOTE CASE
CHECK DATE: 01/26/2021									
101342 STATE OF MINNESOTA									
1003500562020M112267		01/15/2021	012621	336620	25.00	02/14/2021	INV	PD	HAZARDOUS CHEMICAL INVENT
CHECK DATE: 01/26/2021									
100549 DORSEY AND WHITNEY LLP									
3634820		01/12/2021	012621	336621	18,000.00	02/12/2021	INV	PD	2020F COI LEGAL FEES
CHECK DATE: 01/26/2021									
3635395		01/14/2021	012621	336621	15,000.00	02/14/2021	INV	PD	2021A COI LEGAL FEES
CHECK DATE: 01/26/2021									
					33,000.00				
109650 DUDE SOLUTIONS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV-82258		01/04/2021	012621	336622	10,199.90	02/03/2021	INV	PD	SMARTGOV BLDG INSP SOFTWA
CHECK DATE: 01/26/2021									
100567 DVS RENEWAL									
C169002		01/07/2021	012621	336623	28.50	01/26/2021	INV	PD	Registration Squads - 117
CHECK DATE: 01/26/2021									
104633 EASTERN CARVER COUNTY SCHOOLS (REBATES)									
266600001-2020		12/23/2020	012621	336624	6,105.00	02/11/2021	INV	PD	DEC REBATE-FILTER REPLACM
CHECK DATE: 01/26/2021									
103643 EROSION PRODUCTS LLC									
9281		12/21/2020	011521	336538	276.00	01/21/2021	INV	PD	EROSION WATTLES FOR OULET
CHECK DATE: 01/15/2021									
100617 ESCH CONSTRUCTION SUPPLY INC									
638029		01/12/2021	012621	336625	675.00	02/12/2021	INV	PD	BLADES FOR CUTTING CONCRE
CHECK DATE: 01/26/2021									
102575 EXPLORE MINNESOTA GOLF ALLIANCE									
232		12/15/2020	011521	336539	1,995.00	01/15/2021	INV	PD	2021 MEMBERSHIP DUES-ADVE
CHECK DATE: 01/15/2021									
104596 EYE ON THE ICE INC									
2019-31		11/26/2019	010421	336504	364.95	01/28/2020	INV	PD	2019/20 Web Access Fee-Ic
CHECK DATE: 01/04/2021									
2020-15		12/28/2020	010421	336504	364.95	01/28/2021	INV	PD	2020/21 Web Access Fee-Ic
CHECK DATE: 01/04/2021									
					729.90				
100643 FASTENAL COMPANY									
MNT1098902		01/05/2021	012621	336626	123.46	02/04/2021	INV	PD	SIGN HARDWARE (NUTS, BOLT
CHECK DATE: 01/26/2021									
100653 FERGUSON ENTERPRISES INC									
8129971		01/07/2021	012621	336627	311.61	02/07/2021	INV	PD	PIPE WRENCHES
CHECK DATE: 01/26/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100655 FERRELLGAS 7780961									
1114071602		12/30/2020	012621	336628	54.63	01/30/2021	INV	PD	PROPANE
CHECK DATE: 01/26/2021									
1114263593		01/13/2021	012621	336628	101.70	02/13/2021	INV	PD	PROPANE FORKLIFT
CHECK DATE: 01/26/2021									
					156.33				
105055 FORTERRA CONCRETE PRODUCTS INC									
ST00024050		12/16/2020	011521	336540	6,994.20	01/16/2021	INV	PD	PAR 30 STORM SEWER IMPROV
CHECK DATE: 01/15/2021									
ST00024084		01/05/2021	012621	336629	8,455.00	02/05/2021	INV	PD	LEARNING LINKS PAR 30
CHECK DATE: 01/26/2021									
ST00024091		01/12/2021	012621	336629	581.00	02/12/2021	INV	PD	STORM SEWER IMP PAR 30
CHECK DATE: 01/26/2021									
					16,030.20				
100705 GCSAA									
959600		01/13/2021	012621	336630	205.00	02/28/2021	INV	PD	MEMBERSHIP DUES-GRAMITH
CHECK DATE: 01/26/2021									
100729 GILBERT MECHANICAL CONTRACTORS INC									
198309		11/06/2020	012621	336631	593.50	02/19/2021	INV	PD	CONDENSER MOVE AT CH
CHECK DATE: 01/26/2021									
109633 GOIHL, CHRIS									
2010073.002		12/29/2020	012621	336632	26.84	01/29/2021	INV	PD	RFD-CURL LEAGUE-SUNDAY OP
CHECK DATE: 01/26/2021						PAYEE: GOIHL, CHRIS			
2010074.002		12/29/2020	012621	336632	26.84	01/29/2021	INV	PD	RFD-CURL LEAGUE-SUNDAY OP
CHECK DATE: 01/26/2021						PAYEE: GOIHL, CHRIS			
2010172.002		12/29/2020	012621	336632	26.84	01/29/2021	INV	PD	RFD-CURL LEAGUE-THURSDAY
CHECK DATE: 01/26/2021						PAYEE: GOIHL, CHRIS			
					80.52				
102254 GOLDEN VALLEY SUPPLY CO									
0383550-IN		12/28/2020	012621	336633	135.36	01/28/2021	INV	PD	Ceiling Tile
CHECK DATE: 01/26/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101463 GOPHER STATE ONE CALL									
0120282 CHECK DATE: 01/26/2021		12/31/2020	012621	336634	187.65	01/30/2021	INV	PD	DECEMBER LOCATES
1000282 CHECK DATE: 01/26/2021		01/31/2021	012621	336634	50.00	02/15/2021	INV	PD	2021 ANNUAL FACILITY OPER
					237.65				
109641 GOTZ, CLAIRE									
2010405.002 CHECK DATE: 01/26/2021		12/29/2020	012621	336635	40.26	01/29/2021	INV	PD	RFD-CURL LEAGUE-SUNDAY OP PAYEE: GOTZ, CLAIRE
109660 GRESETH, REIDE AND MELANIE									
20023700-2020 CHECK DATE: 01/26/2021		12/15/2020	012621	336636	3,750.00	02/11/2021	INV	PD	DEC REBATE-SOLAR PANEL IN
109634 GRIBBEN, JOE									
2010054.002 CHECK DATE: 01/26/2021		12/29/2020	012621	336637	13.42	01/29/2021	INV	PD	RFD-CURL LEAGUE-FRIDAY OP PAYEE: GRIBBEN, JOE
100785 HACH COMPANY									
12243183 CHECK DATE: 01/15/2021		12/11/2020	011521	336541	1,436.41	01/11/2021	INV	PD	WTP CHEMICALS
100810 HAWKINS INC									
4850185 CHECK DATE: 01/26/2021		12/22/2020	012621	336638	10.00	01/05/2021	INV	PD	DEMURRAGE
4852648 CHECK DATE: 01/26/2021		12/23/2020	012621	336638	4,090.80	02/06/2021	INV	PD	WTP CHEMICALS
					4,100.80				
100821 HEALTHPARTNERS INC									
101962618 CHECK DATE: 01/19/2021		12/21/2020	011921	336567	6,437.48	01/21/2021	INV	PD	JAN EMP INS PREM-DENTAL
107645 HENNING PROFESSIONAL SERVICES INC									
103-1 CHECK DATE: 01/15/2021		12/02/2020	011521	336542	1,521.23	01/30/2021	INV	PD	NEW LIBRARY PLANNING-NOV

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103-2		01/05/2021	012621	336639	2,621.55	02/05/2021	INV	PD	NEW LIBRARY PLANNING-DEC
CHECK DATE: 01/26/2021									
					4,142.78				
100848 HIGH TECH CLEANING INC									
16338		01/01/2021	012621	336640	3,092.25	02/01/2021	INV	PD	CITY HALL
CHECK DATE: 01/26/2021									
16339		01/01/2021	012621	336640	485.16	02/01/2021	INV	PD	COMMUNITY ROOM - CLOVER R
CHECK DATE: 01/26/2021									
16340		01/01/2021	012621	336640	1,495.91	02/01/2021	INV	PD	FIRE STATION
CHECK DATE: 01/26/2021									
16341		01/01/2021	012621	336640	1,140.83	02/01/2021	INV	PD	HISTORY CENTER
CHECK DATE: 01/26/2021									
16342		01/01/2021	012621	336640	202.15	02/01/2021	INV	PD	IT DEPARTMENT
CHECK DATE: 01/26/2021									
16343		01/01/2021	012621	336640	1,971.55	02/01/2021	INV	PD	MSB
CHECK DATE: 01/26/2021									
16344		01/01/2021	012621	336640	161.72	02/01/2021	INV	PD	STANTEC BUILDING
CHECK DATE: 01/26/2021									
16345		01/01/2021	012621	336640	625.00	02/01/2021	INV	PD	WTP
CHECK DATE: 01/26/2021									
16386		01/06/2021	012621	336640	2,501.40	02/06/2021	INV	PD	COMMUNITY ROOM - CLOVER R
CHECK DATE: 01/26/2021									
					11,675.97				
100878 HUEBSCH									
84176/DEC2020		12/31/2020	012621	336641	1,286.70	01/10/2021	INV	PD	DEC RUG/MAT SVC
CHECK DATE: 01/26/2021									
108162 HYDRO-DESIGNS INC									
0060158-IN		12/31/2020	012621	336642	648.58	01/30/2021	INV	PD	DEVISE TESTING MGT DEC 20
CHECK DATE: 01/26/2021									
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2020/1231-ICMA		12/31/2020	010421	336505	4,967.97	12/31/2020	INV	PD	123120 Payroll 457 & Roth
CHECK DATE: 01/04/2021									
2021/0115-ICMA		01/15/2021	011921	336568	4,973.83	01/15/2021	INV	PD	01/15/21 Payroll 457 & Ro

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/19/2021									
					9,941.80				
100896 IMAGE TREND INC									
126140		01/04/2021	012621	336643	262.26	02/04/2021	INV	PD	ANNUAL FEE-FIRE CAD INTEG
CHECK DATE: 01/26/2021									
104751 IMPACT MAILING OF MINNESOTA INC									
150907		12/29/2020	012621	336644	1,143.10	01/31/2021	INV	PD	Dec Reminders
CHECK DATE: 01/26/2021									
150908		12/29/2020	012621	336644	264.41	01/31/2021	INV	PD	Dec Final Bills
CHECK DATE: 01/26/2021									
151069		01/07/2021	012621	336644	8,819.17	01/31/2021	INV	PD	Dec Bills
CHECK DATE: 01/26/2021									
					10,226.68				
102982 INTERNATIONAL SOCIETY OF ARBORICULTURE									
229751-21		12/31/2020	012621	336645	135.00	01/13/2021	INV	PD	B. JUNG ISA MEMBERSHIP
CHECK DATE: 01/26/2021									
100920 INTIME SERVICES INC									
10686		12/31/2020	012621	336646	3,000.00	02/04/2021	INV	PD	Officer Scheduling Progra
CHECK DATE: 01/26/2021									
103041 IP STREAM MINNEAPOLIS LLC									
6		12/09/2020	012621	336647	20,589.00	02/01/2021	INV	PD	TAX ABATEMENT PAYMENT #6
CHECK DATE: 01/26/2021									
100943 JEFFERSON FIRE & SAFETY INC									
IN124753		12/18/2020	011521	336543	307.82	01/17/2021	INV	PD	FF GLOVES
CHECK DATE: 01/15/2021									
IN125303		12/31/2020	011521	336543	383.72	01/20/2021	INV	PD	FF GEAR REPAIR-GRAVALIN
CHECK DATE: 01/15/2021									
					691.54				
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
21979888		12/01/2020	010421	336506	2,303.43	01/01/2021	INV	PD	2021 TC MAINT BLDG FIRE A
CHECK DATE: 01/04/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
109648 JOHNSON, MARY									
2010580.002		12/29/2020	012621	336648	26.84	01/29/2021	INV	PD	RFD-CURL LEAGUE-TUE OPEN
CHECK DATE: 01/26/2021					PAYEE: JOHNSON, MARY				
108948 AUDRANN INC									
1286330-01		11/25/2020	011521	336544	23.02	01/12/2021	INV	PD	BELT FOR HVAC EQUIPMENT (
CHECK DATE: 01/15/2021									
107428 KIVA MANAGEMENT LLC									
00104083-1/21	210003	01/05/2021	010621	336521	365.17	01/05/2021	INV	PD	JAN COMMUNITY ROOM DUES
CHECK DATE: 01/06/2021									
101103 L & S ELECTRIC INC									
634914	200180	01/06/2021	012621	336649	17,696.00	02/05/2021	INV	PD	MRS INSPECTION AND MAINTE
CHECK DATE: 01/26/2021									
102881 LANO EQUIPMENT INC									
03-800811		12/10/2020	011521	336545	2,353.08	01/10/2021	INV	PD	CHAIN ROPE, PRUNER AND BA
CHECK DATE: 01/15/2021									
101043 LANO EQUIPMENT INC									
01-804647		12/29/2020	012621	336650	433.78	01/30/2021	INV	PD	BRUSH MOWER PARTS
CHECK DATE: 01/26/2021									
01-805762		01/04/2021	012621	336650	382.50	02/04/2021	INV	PD	FUEL FILTERS BOBCATS (STO
CHECK DATE: 01/26/2021									
					816.28				
102656 LAUNCH MINISTRY									
10007805-2020		12/15/2020	012621	336651	5,320.97	02/11/2021	INV	PD	DEC REBATE-LED UPGRADE, F
CHECK DATE: 01/26/2021									
101050 LAW ENFORCEMENT LABOR SERVICES INC									
January 2021		01/15/2021	011921	336569	1,524.00	01/15/2021	INV	PD	January 2021 Police Union
CHECK DATE: 01/19/2021									
101058 LEAGUE OF MINNESOTA CITIES									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
333647		01/06/2021	012621	336652	95.00	02/06/2021	INV	PD	Huang-Leaders Institute 2
CHECK DATE: 01/26/2021									
333943		01/09/2021	012621	336652	95.00	01/11/2021	INV	PD	Windschitl-Leaders Instit
CHECK DATE: 01/26/2021									
333970		01/10/2021	012621	336652	2,340.00	02/10/2021	INV	PD	PATROL Subscriptions
CHECK DATE: 01/26/2021									
					2,530.00				
101071 LENZEN CHEVROLET BUICK INC									
82257		01/12/2021	012621	336653	31.18	02/12/2021	INV	PD	#87 WATER (LINK)
CHECK DATE: 01/26/2021									
109653 LEUTHNER, KAY									
2010664.002		01/06/2021	012621	336654	160.00	02/06/2021	INV	PD	RFD-AOA PERSONAL TRAINING
CHECK DATE: 01/26/2021						PAYEE: LEUTHNER, KAY			
107984 LEXIPOL LLC									
INV8275		12/01/2020	010421	336507	13,563.00	12/31/2020	INV	PD	Annual policy manual trai
CHECK DATE: 01/04/2021									
101093 LITTLE FALLS MACHINE INC									
360134		12/30/2020	012621	336655	184.05	01/29/2021	INV	PD	#114 SNOW (CUSHION VALVE)
CHECK DATE: 01/26/2021									
101097 LOCATORS & SUPPLIES INC									
0289614-IN		01/11/2021	012621	336656	113.11	02/11/2021	INV	PD	WINTER GLOVES
CHECK DATE: 01/26/2021									
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
49693		01/01/2021	012621	336657	1,000.00	01/31/2021	INV	PD	SYSTEM DEVELOPMENT 2021
CHECK DATE: 01/26/2021									
49816		01/01/2021	012621	336657	775.00	01/31/2021	INV	PD	JAN SA SUPPORT
CHECK DATE: 01/26/2021									
					1,775.00				
103176 MANSFIELD OIL COMPANY									
22128157		12/31/2020	012621	336658	6,501.44	01/30/2021	INV	PD	UNLEADED FUEL

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/26/2021									
22128158		12/31/2020	012621	336658	4,440.62	01/30/2021	INV	PD	DYED DIESEL W/ COLDPRO
CHECK DATE: 01/26/2021									
22128159		12/31/2020	012621	336658	2,043.44	01/30/2021	INV	PD	DYED DIESEL W/ COLDPRO
CHECK DATE: 01/26/2021									
					12,985.50				
107640 WP & RS MARS CO									
30223589		01/06/2021	012621	336659	158.94	02/05/2021	INV	PD	DOG WASTE BAGS FOR CITY P
CHECK DATE: 01/26/2021									
101168 MELCHERT HUBERT SJODIN PLLP									
154809		01/14/2021	012621	336660	4,680.25	02/14/2021	INV	PD	GENERAL FUND LEGAL
CHECK DATE: 01/26/2021									
107435 MINNESOTA EMPLOYEE RESOURCE SERVICE COMPANY									
2021349		01/01/2021	012621	336661	175.00	01/31/2021	INV	PD	2021 MEMBERSHIP RENEWAL
CHECK DATE: 01/26/2021									
101183 METROPOLITAN COUNCIL									
DEC 2020 SAC		12/31/2020	012621	336662	31,981.95	01/31/2021	INV	PD	DEC SAC CHARGES
CHECK DATE: 01/26/2021									
101182 METROPOLITAN COUNCIL									
0001117749		12/07/2020	010421	336508	226,109.79	01/01/2021	INV	PD	JAN SEWER SERVICES FOR ME
CHECK DATE: 01/04/2021									
0001118226		01/07/2021	012621	336663	226,109.79	02/01/2021	INV	PD	FEB SEWER SERVICES FOR ME
CHECK DATE: 01/26/2021									
					452,219.58				
101187 METRO SALES INC									
INV1725388		12/24/2020	011521	336546	159.00	01/23/2021	INV	PD	JAN FD COPIER
CHECK DATE: 01/15/2021									
INV1731155		01/05/2021	012621	336664	197.00	02/04/2021	INV	PD	Contract Invoice
CHECK DATE: 01/26/2021									
INV1733578		01/07/2021	012621	336664	722.75	02/06/2021	INV	PD	Ricoh/IM C6000 Color
CHECK DATE: 01/26/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,078.75				
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES									
629430-8213		01/06/2021	012621	336665	720.00	01/26/2021	INV	PD	EVO/PIT refresher #411/40
CHECK DATE: 01/26/2021									
109263 MID-AMERICA GOLF AND LANDSCAPE INC									
3		01/07/2021	012621	336666	221,106.99	02/07/2021	INV	PD	PAR 30 GOLF COURSE IMPROV
CHECK DATE: 01/26/2021									
101218 MINNESOTA CHIEFS OF POLICE ASSOC									
11673		01/08/2021	012621	336667	1,020.00	02/07/2021	INV	PD	ETI Full Conference - #40
CHECK DATE: 01/26/2021									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0115210014172152		01/15/2021	011921	336571	195.66	01/15/2021	INV	PD	011521 Payroll Child Supp
CHECK DATE: 01/19/2021									
PR011521001510208001		01/15/2021	011921	336570	179.04	01/15/2021	INV	PD	01/15/21 Payroll Child Su
CHECK DATE: 01/19/2021									
PR1231200014172152		12/31/2020	010421	336510	195.66	12/31/2020	INV	PD	123120 Payroll Child Supp
CHECK DATE: 01/04/2021									
PR123120001510208001		12/31/2020	010421	336509	179.04	12/31/2020	INV	PD	123120 Payroll Child Supp
CHECK DATE: 01/04/2021									
					749.40				
101211 MINNESOTA DEPT OF AGRICULTURE									
20020159-2021		01/06/2021	012621	336668	10.00	02/06/2021	INV	PD	MOERS PESTICIDE LICENSE R
CHECK DATE: 01/26/2021									
20039552-2021		01/06/2021	012621	336668	10.00	02/06/2021	INV	PD	HOLDEN PESTICIDE LICENSE
CHECK DATE: 01/26/2021									
20126341-2021		01/06/2021	012621	336668	10.00	02/06/2021	INV	PD	GRAMITH PESTICIDE LICENSE
CHECK DATE: 01/26/2021									
					30.00				
101229 MINNESOTA DEPT OF EMPLOYMENT									
11	210001	01/04/2021	010621	336522	2,433.64	01/15/2021	INV	PD	FORMACOAT LLC LOAN REPAYM
CHECK DATE: 01/06/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101227 MINNESOTA ELEVATOR INC									
887967		01/04/2021	012621	336669	405.92	02/04/2021	INV	PD	CCC Elevator Service Cont
CHECK DATE: 01/26/2021									
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD									
8361		01/05/2021	012621	336670	130.00	02/05/2021	INV	PD	FIRE CERT EXAM-Z BONNEMA
CHECK DATE: 01/26/2021									
101246 MINNESOTA MOTOR VEHICLE DEPT									
85691		01/07/2021	012621	336671	20.75	01/26/2021	INV	PD	Forfeiture Title Transfer
CHECK DATE: 01/26/2021									
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
56553		12/22/2020	010421	336511	300.00	01/21/2021	INV	PD	A. ROMINE MMUA TECH & OPE
CHECK DATE: 01/04/2021									
56584		01/05/2021	012621	336672	755.00	02/04/2021	INV	PD	M. ENGELEN FIRSTLINE SUP
CHECK DATE: 01/26/2021									
					1,055.00				
101303 MINNESOTA TEAMSTERS LOCAL #320									
January 2021		01/15/2021	011921	336572	4,454.00	01/15/2021	INV	PD	January 2021 Local #320 U
CHECK DATE: 01/19/2021									
101352 MINNESOTA TREASURY DIVISION									
85694		01/07/2021	012621	336673	28.50	01/07/2021	INV	PD	Forfeiture Payout - ICR#2
CHECK DATE: 01/26/2021									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/DEC20		12/28/2020	011121	336526	797.94	01/22/2021	INV	PD	DEC ST LITES-TOWN COURSE
CHECK DATE: 01/11/2021									
121770311/DEC20		12/28/2020	011121	336526	28.48	01/22/2021	INV	PD	DEC 4255 CREEK RD
CHECK DATE: 01/11/2021									
778377500/DEC20		01/07/2021	012121	336754	124.58	02/02/2021	INV	PD	DEC 12500 CTY RD 11 SIGNA
CHECK DATE: 01/21/2021									
778377800/DEC20		01/07/2021	012121	336754	35.88	02/02/2021	INV	PD	DEC 4250 ENGLER BLVD SIGN
CHECK DATE: 01/21/2021									
778377900/DEC20		01/07/2021	012121	336754	34.88	02/02/2021	INV	PD	DEC 4100 ENGLER BLVD SIGN

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/21/2021									
781385500/DEC20		01/07/2021	012121	336754	10.55	02/02/2021	INV	PD	DEC 4463 CTY RD 44
CHECK DATE: 01/21/2021									
					1,032.31				
101273 MINNESOTA VALLEY TESTING LABORATORIES INC									
1066825		12/21/2020	011521	336547	495.00	01/05/2021	INV	PD	WATER TESTING
CHECK DATE: 01/15/2021									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
DECEMBER0190352020		12/31/2020	012621	336674	2,598.56	01/31/2021	INV	PD	DEC PERMIT SURCHARGES
CHECK DATE: 01/26/2021									
101351 MN DEPARTMENT OF TRANSPORTATION									
00000641216		01/14/2021	012621	336675	457.27	02/14/2021	INV	PD	DAMAGED PED SIGN 41 & PIO
CHECK DATE: 01/26/2021									
105995 MONEY MOVERS INC									
135588		01/04/2021	012621	336676	7.00	02/04/2021	INV	PD	Dec Health Ins Reimbursem
CHECK DATE: 01/26/2021									
102968 KIMBERLY A MOTSCHENBACHER									
107		01/13/2021	012621	336677	1,200.00	01/15/2021	INV	PD	Wellness Program Yoga Sep
CHECK DATE: 01/26/2021									
101327 MP NEXLEVEL LLC									
1120421		01/08/2021	012621	336678	833.00	02/08/2021	INV	PD	FIRE HALL CABLING
CHECK DATE: 01/26/2021									
103088 SID TOOL CO INC									
4287543002		12/30/2020	012621	336679	77.68	01/29/2021	INV	PD	CUTTING EDGE BOLTS (SNOW)
CHECK DATE: 01/26/2021									
103588 MINNESOTA STATE FIRE CHIEFS ASSOCIATION									
2194		12/09/2020	010421	336512	280.00	12/31/2020	INV	PD	FIRE CHIEF RENEWALS (4)
CHECK DATE: 01/04/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101354 MTI DISTRIBUTING INC #700767									
1287813-00		01/13/2021	012621	336680	68.62	02/13/2021	INV	PD	BUSHINGS FOR FWY MOWER
CHECK DATE: 01/26/2021									
101357 MUELLER SYSTEMS LLC									
65123221		01/04/2021	012621	336681	982.94	02/03/2021	INV	PD	HANDHELD ANNUAL WARRANTY
CHECK DATE: 01/26/2021									
65125611	210004	01/11/2021	011921	336573	13,037.92	02/11/2021	INV	PD	(16) METERS - 4=15S/16S R
CHECK DATE: 01/19/2021									
					14,020.86				
106657 MUNICIPAL ASSET MANAGEMENT INC									
0617996		01/01/2021	012621	336682	4,357.03	02/15/2021	INV	PD	CCC FITNESS EQUIP LEASE P
CHECK DATE: 01/26/2021									
0617997		01/01/2021	012621	336682	151.05	02/15/2021	INV	PD	CCC SCIFIT PRO LEASE PYMT
CHECK DATE: 01/26/2021									
					4,508.08				
101759 MY ALARM CENTER LLC									
14765110		01/01/2021	012621	336683	102.72	01/30/2021	INV	PD	CITY HALL MONITORING 1/1/
CHECK DATE: 01/26/2021									
101365 STAR GROUP LLC									
4472/DEC2020		12/31/2020	012121	336755	3,931.24	01/20/2021	INV	PD	DEC PARTS & SUPPLIES
CHECK DATE: 01/21/2021									
101367 NARDINI FIRE EQUIPMENT CO INC									
IV00159758		01/11/2021	012621	336684	276.00	02/11/2021	INV	PD	FIRE INSPECTION SERVICE
CHECK DATE: 01/26/2021									
106198 NAVIANT INC									
0142012-IN		12/22/2020	011521	336548	28,599.37	01/11/2021	INV	PD	ONBASE SAAS TO 2/28/22
CHECK DATE: 01/15/2021									
0142074-IN		01/04/2021	011521	336548	2,955.00	01/24/2021	INV	PD	DEC ONBASE HOSTING FEE
CHECK DATE: 01/15/2021									
					31,554.37				
101253 BUSINESS PLANNING CONCEPTS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
38360012021		12/16/2020	010421	336513	144.00	01/10/2021	INV	PD	JAN PERA LIFE PREMIUMS
CHECK DATE: 01/04/2021									
108069 GOVERNMENTJOBS.COM INC									
INV-17588		12/02/2020	010621	336523	8,600.55	01/01/2021	INV	PD	APPLICANT TRACKING FEE 1/
CHECK DATE: 01/06/2021									
105875 NETWORKFLEET INC									
OSV000002329498		01/01/2021	012621	336685	259.04	01/26/2021	INV	PD	Data Processing - GPS
CHECK DATE: 01/26/2021									
101425 NORTHERN SAFETY TECHNOLOGY INC									
51549		12/15/2020	011521	336549	408.14	01/14/2021	INV	PD	#706 ELEC SET UP
CHECK DATE: 01/15/2021									
101436 NUCO2 INC									
65055089		01/01/2021	012621	336686	175.94	02/01/2021	INV	PD	Pool Chemicals
CHECK DATE: 01/26/2021									
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/DEC2020		12/28/2020	011521	336550	640.45	01/20/2021	INV	PD	DEC PARTS & SUPPLIES
CHECK DATE: 01/15/2021									
101445 OFFICE DEPOT									
141373939001		12/24/2020	011521	336552	101.99	01/29/2021	INV	PD	Bulletin Board for squad
CHECK DATE: 01/15/2021									
143729444001		12/19/2020	011521	336552	87.45	01/22/2021	INV	PD	Sorter for pens pencils e
CHECK DATE: 01/15/2021									
144277254001		12/22/2020	011521	336551	231.54	01/23/2021	INV	PD	Shop Holders-Bldg Inspect
CHECK DATE: 01/15/2021									
144614580001		12/18/2020	011521	336551	28.95	01/23/2021	INV	PD	Label Holders for Denise
CHECK DATE: 01/15/2021									
144617431001		12/18/2020	011521	336551	34.99	01/23/2021	INV	PD	Copy Paper for the Work R
CHECK DATE: 01/15/2021									
145179315001		12/18/2020	011521	336552	237.78	01/22/2021	INV	PD	Copy paper,calendars,plan
CHECK DATE: 01/15/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
145179877001		12/24/2020	011521	336552	30.99	01/29/2021	INV	PD	Address Stamp
CHECK DATE: 01/15/2021									
145179880001		12/18/2020	011521	336552	35.14	01/22/2021	INV	PD	Sorter and pens
CHECK DATE: 01/15/2021									
146336876001		01/05/2021	012621	336687	44.99	02/05/2021	INV	PD	Cups
CHECK DATE: 01/26/2021									
146471223001		01/06/2021	012621	336687	79.98	02/05/2021	INV	PD	USB Flash Drives
CHECK DATE: 01/26/2021									
146472068001		01/05/2021	012621	336687	83.97	02/05/2021	INV	PD	USB Flash drives
CHECK DATE: 01/26/2021									
146682365001-1		12/23/2020	011521	336551	11.99	01/23/2021	INV	PD	Pre-ink stamp for UB-Urge
CHECK DATE: 01/15/2021									
146682365001-2		12/23/2020	011521	336551	5.39	01/23/2021	INV	PD	Sign Here Stickers for Wo
CHECK DATE: 01/15/2021									
146683970001		12/23/2020	011521	336551	34.99	01/23/2021	INV	PD	Copy paper for the workro
CHECK DATE: 01/15/2021									
146811112001		12/23/2020	011521	336551	9.80	01/23/2021	INV	PD	File Folders for Finance-
CHECK DATE: 01/15/2021									
146811700001-1		12/23/2020	011521	336551	34.99	01/23/2021	INV	PD	Copy paper for the work r
CHECK DATE: 01/15/2021									
146811700001-2		12/23/2020	011521	336551	6.69	01/23/2021	INV	PD	Detergent for 2nd floor b
CHECK DATE: 01/15/2021									
					1,101.62				
109645 ONEIL, JOHN									
2010558.002		12/29/2020	012621	336688	40.26	01/29/2021	INV	PD	RFD-CURL LEAGUE-TUE OPEN
CHECK DATE: 01/26/2021						PAYEE: ONEIL, JOHN			
109642 PARKHURST, JOHN									
2010401.002		12/29/2020	012621	336689	26.84	01/29/2021	INV	PD	RFD-CURL LEAGUE-SUNDAY OP
CHECK DATE: 01/26/2021						PAYEE: PARKHURST, JOHN			
109640 PAULSON, ERIC									
2010403.002		12/29/2020	012621	336690	40.26	01/29/2021	INV	PD	RFD-CURL LEAGUE-SUNDAY OP
CHECK DATE: 01/26/2021						PAYEE: PAULSON, ERIC			
101510 PERFORMANCE PLUS LLC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9177		01/05/2021	012621	336691	136.00	02/05/2021	INV	PD	FF HEALTH SCREENING
CHECK DATE: 01/26/2021									
101527 PIERCE, CHRIS									
85879		12/31/2020	012621	336692	9.00	02/15/2021	INV	PD	DEC ELEC FOR FD EQUIP AT
CHECK DATE: 01/26/2021									
101536 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC									
3104476265		12/30/2020	012621	336693	499.14	01/29/2021	INV	PD	POSTAGE METER RENTAL 10/3
CHECK DATE: 01/26/2021									
101543 PLUNKETTS PEST CONTROL INC									
6889465		12/01/2020	011521	336553	65.06	01/01/2021	INV	PD	PEST CONTROL-FD
CHECK DATE: 01/15/2021									
6910052		01/04/2021	012621	336694	2,268.60	02/04/2021	INV	PD	CCC Annual Pest Control C
CHECK DATE: 01/26/2021									
6910937		01/01/2021	012621	336694	1,266.00	01/30/2021	INV	PD	CITY HALL PEST CONTROL CO
CHECK DATE: 01/26/2021									
					3,599.66				
101548 PODHRADSKY, MATT									
2010185.002		12/29/2020	012621	336695	26.84	01/29/2021	INV	PD	RFD-CURL LEAGUE-THUR MENS
CHECK DATE: 01/26/2021									
109635 POPPITZ, TOM									
2010048.002		12/29/2020	012621	336696	13.42	01/29/2021	INV	PD	RFD-CURL LEAGUE-FRIDAY OP
CHECK DATE: 01/26/2021						PAYEE: POPPITZ, TOM			
101557 POWER SYSTEM ENGINEERING INC									
9036181		01/18/2021	012621	336697	10,733.76	02/18/2021	INV	PD	MISC ENG FOR DECEMBER
CHECK DATE: 01/26/2021									
101567 PRECISION HEATING & COOLING INC									
M-20-530		12/18/2020	012621	336698	61.93	02/19/2021	INV	PD	RFD MECHANICAL PERMIT-ADD
CHECK DATE: 01/26/2021									
101571 PREMIUM WATERS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
317927744		12/31/2020	012621	336699	61.85	01/31/2021	INV	PD	Water cooler-PD Qtrly
CHECK DATE: 01/26/2021									
107855 STAPLES INC									
13019901		12/14/2020	011521	336554	132.58	01/13/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 01/15/2021									
13288308		12/28/2020	012621	336701	42.66	01/27/2021	INV	PD	EXPANDING WALLETS (6)
CHECK DATE: 01/26/2021									
13306677		12/28/2020	012621	336701	32.09	01/27/2021	INV	PD	OFFICE SUPPLIES (WHITEOUT
CHECK DATE: 01/26/2021									
13441398		01/04/2021	012621	336701	93.96	02/03/2021	INV	PD	AA BATTERIES-W/S
CHECK DATE: 01/26/2021									
13548679		01/06/2021	012621	336700	11.18	02/05/2021	INV	PD	Doorstoppers for City Hal
CHECK DATE: 01/26/2021									
13577102		01/07/2021	012621	336700	6.49	02/06/2021	INV	PD	Ink Stamp Pad for Kevin R
CHECK DATE: 01/26/2021									
13647702		01/08/2021	012621	336700	22.58	02/07/2021	INV	PD	Scanned and copy stamps f
CHECK DATE: 01/26/2021									
					341.54				
107099 CRAIG RAPP									
(11.20.02)		11/17/2020	011521	336555	1,600.00	01/08/2021	INV	PD	2021 Leadship Dev. - Kaba
CHECK DATE: 01/15/2021									
101620 RECREATION SUPPLY CO INC									
407975		12/31/2020	012621	336702	71.83	01/31/2021	INV	PD	Jet Covers for Leisure Po
CHECK DATE: 01/26/2021									
101649 RIDGEVIEW MEDICAL CENTER									
6		12/09/2020	012621	336703	28,653.00	02/06/2021	INV	PD	TAX ABATEMENT PAYMENT #6
CHECK DATE: 01/26/2021									
107697 RIVERS EDGE CONCRETE LLC									
C2300737		12/22/2020	012621	336704	700.00	02/11/2021	INV	PD	CONCRETE FOR TRAIL REPAIR
CHECK DATE: 01/26/2021									
101668 ROBBS ELECTRIC INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
37768		12/16/2020	011521	336556	29,235.00	01/16/2021	INV	PD	CCC RINK #1 LIGHTING
CHECK DATE: 01/15/2021									
37769		12/16/2020	011521	336556	27,290.00	01/16/2021	INV	PD	CCC RINK #1 LIGHTING
CHECK DATE: 01/15/2021									
					56,525.00				
101673 ROCHESTER MIDLAND CORP									
INV00214097		09/25/2020	011521	336557	56.79	01/12/2021	INV	PD	FIREMAN'S PARK SERVICES
CHECK DATE: 01/15/2021									
INV00229790		12/25/2020	012621	336705	34.59	01/24/2021	INV	PD	FIREMAN'S PARK SERVICES
CHECK DATE: 01/26/2021									
					91.38				
109644 ROGERS, TARA									
2010544.002		12/29/2020	012621	336706	53.68	01/29/2021	INV	PD	RFD-CURL LEAGUE-TUE OPEN
CHECK DATE: 01/26/2021						PAYEE: ROGERS, TARA			
101696 RYAN CONTRACTING CO									
52492100-6		12/18/2020	012621	336707	33,028.26	01/18/2021	INV	PD	2020 DT RECONSTRUCTION
CHECK DATE: 01/26/2021									
101703 SALVATION ARMY									
DEC/20 HS		01/06/2021	012621	336708	128.00	02/06/2021	INV	PD	DEC HEAT SHARE CONTRIBUTI
CHECK DATE: 01/26/2021									
109639 SCHERLIN, MIKE									
2010239.002		12/29/2020	012621	336709	107.38	01/29/2021	INV	PD	RFD-CURL LEAGUE-WED OPEN
CHECK DATE: 01/26/2021						PAYEE: SCHERLIN, MIKE			
101738 SCHILLING SUPPLY COMPANY									
807971-00		01/05/2021	012621	336710	1,097.62	02/05/2021	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 01/26/2021									
109671 SCHNABEL, DYLAN									
162720		01/11/2021	012621	336711	274.11	02/11/2021	INV	PD	REPLACE LOST PAYROLL CHEC
CHECK DATE: 01/26/2021									
101766 SESAC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10446214		01/01/2021	012621	336712	483.00	01/01/2021	INV	PD	2021 MUSIC LICENSE
CHECK DATE: 01/26/2021									
104827 ROHN INDUSTRIES INC									
542332		12/28/2020	012621	336713	20.25	01/28/2021	INV	PD	Security Console Shreddin
CHECK DATE: 01/26/2021									
105388 SHRED-IT US HOLDCO INC									
8181061782		12/15/2020	011521	336558	91.22	01/14/2021	INV	PD	Shredding-PD
CHECK DATE: 01/15/2021									
106596 SIWEK LUMBER JORDAN INC									
30189		12/29/2020	012621	336714	347.20	01/28/2021	INV	PD	SPLIT RAIL FENCE PARTS FO
CHECK DATE: 01/26/2021									
101803 SM HENTGES & SONS INC									
SP1017-108-15		01/06/2021	012621	336715	258,917.15	02/06/2021	INV	PD	TH 212 INTERCHANGE & CSAH
CHECK DATE: 01/26/2021									
SP1017-108-16		01/18/2021	012621	336715	517,911.29	02/19/2021	INV	PD	TH 212 & CSAH 44 IMPROVEM
CHECK DATE: 01/26/2021									
					776,828.44				
109649 SMITH, JESSICA									
85677		01/06/2021	012621	336716	122.00	02/06/2021	INV	PD	RETURN EVIDENCE
CHECK DATE: 01/26/2021									PAYEE: SMITH, JESSICA
109637 SORENSON, WADE									
2010191.002		12/29/2020	012621	336717	26.84	01/29/2021	INV	PD	RFD-CURL LEAGUE-THUR MENS
CHECK DATE: 01/26/2021									PAYEE: SORENSON, WADE
101828 SOUTHWEST NEWS MEDIA									
2121948		12/31/2020	012621	336718	40.74	01/25/2021	INV	PD	PLAT/ZONE DDK-DEERE TRL
CHECK DATE: 01/26/2021									
2121949		12/31/2020	012621	336718	47.53	01/25/2021	INV	PD	PLAT/ZONE INDST BLDGS-CHA
CHECK DATE: 01/26/2021									
2121950		12/31/2020	012621	336718	271.60	01/25/2021	INV	PD	ELECTRIC RATES & CHARGES
CHECK DATE: 01/26/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2121951		12/31/2020	012621	336718	488.88	01/25/2021	INV	PD	TOBACCO AGE 21 ORD 982
CHECK DATE: 01/26/2021									
2121952		12/31/2020	012621	336718	101.85	01/25/2021	INV	PD	SIDEWALK REPAIR BY OWNER
CHECK DATE: 01/26/2021									
2121953		12/31/2020	012621	336718	176.54	01/25/2021	INV	PD	INTL FIRE CODE ORD 981
CHECK DATE: 01/26/2021									
					1,127.14				
101847 SRF CONSULTING GROUP INC									
12504.00-20		12/31/2020	012621	336719	18,916.54	01/31/2021	INV	PD	TH 212 INTERCHANGE & CSAH
CHECK DATE: 01/26/2021									
101850 STANTEC CONSULTING SERVICES INC									
1738941		12/18/2020	011521	336559	13,341.19	01/18/2021	INV	PD	NOV-GENERAL ENGINEERING
CHECK DATE: 01/15/2021									
1738942		12/18/2020	011521	336559	546.00	01/18/2021	INV	PD	NOV-T-MOBILE/INDUSTRIAL T
CHECK DATE: 01/15/2021									
1738943		12/18/2020	011521	336559	651.00	01/18/2021	INV	PD	NOV-ENG DEPT ASSISTANCE
CHECK DATE: 01/15/2021									
1738944		12/18/2020	011521	336559	176.00	01/18/2021	INV	PD	NOV-MSA
CHECK DATE: 01/15/2021									
1738946		12/18/2020	011521	336559	2,768.00	01/18/2021	INV	PD	NOV-DT RECONSTRUCTION MAS
CHECK DATE: 01/15/2021									
1738947		12/18/2020	011521	336559	666.00	01/18/2021	INV	PD	NOV-MN RIVER FLOODPLAIN M
CHECK DATE: 01/15/2021									
1738948		12/18/2020	011521	336559	3,983.25	01/18/2021	INV	PD	NOV-RECORD PLAN/BASE MAP
CHECK DATE: 01/15/2021									
1738950		12/18/2020	011521	336559	5,160.06	01/18/2021	INV	PD	NOV-MCKNIGHT WETLAND BANK
CHECK DATE: 01/15/2021									
1738951		12/18/2020	011521	336559	3,371.93	01/18/2021	INV	PD	NOV-CREEK RD TRUNK SEWER
CHECK DATE: 01/15/2021									
1738952		12/18/2020	011521	336559	10,851.50	01/18/2021	INV	PD	NOV-NE COLLECTOR IN SW AR
CHECK DATE: 01/15/2021									
1738953		12/18/2020	011521	336559	16,043.00	01/18/2021	INV	PD	NOV-LAKE GRACE TRAIL PHAS
CHECK DATE: 01/15/2021									
1738954		12/18/2020	011521	336559	350.00	01/18/2021	INV	PD	NOV-2019 DT RECONSTRUCTIO
CHECK DATE: 01/15/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1738955		12/18/2020	011521	336559	34,115.17	01/18/2021	INV	PD	NOV-2020 DT RECONSTRUCTIO
CHECK DATE: 01/15/2021									
1738956		12/18/2020	011521	336559	27,858.24	01/18/2021	INV	PD	NOV-PAR 30 GOLF COURSE
CHECK DATE: 01/15/2021									
1738957		12/18/2020	011521	336559	8,615.50	01/18/2021	INV	PD	NOV-DRAINAGE IMPROVEMENTS
CHECK DATE: 01/15/2021									
1738958		12/18/2020	011521	336559	126.20	01/18/2021	INV	PD	NOV-LYMAN BLVD UTILITY IM
CHECK DATE: 01/15/2021									
1738963		12/18/2020	011521	336559	3,180.50	01/18/2021	INV	PD	NOV-HARVEST NORTH STORMWA
CHECK DATE: 01/15/2021									
1738964		12/18/2020	011521	336559	1,250.00	01/18/2021	INV	PD	NOV-OAK RIDGE STORMWATER
CHECK DATE: 01/15/2021									
1738965		12/18/2020	011521	336559	682.50	01/18/2021	INV	PD	NOV-PIONEER VISTA STORMWA
CHECK DATE: 01/15/2021									
1739626		12/21/2020	011521	336559	2,817.50	01/21/2021	INV	PD	NOV-WELL NOS. 6 & 8 REHAB
CHECK DATE: 01/15/2021									
1739627		12/21/2020	011521	336559	4,186.00	01/21/2021	INV	PD	NOV-EPA RISK ASSESSMENT/E
CHECK DATE: 01/15/2021									
1739837		12/21/2020	011521	336559	9,562.50	01/21/2021	INV	PD	NOV-2021 DT STREET RECONS
CHECK DATE: 01/15/2021									
					150,302.04				
101858 STAPLES CONTRACT & COMMERCIAL INC									
7318458666-0-1		11/17/2020	010421	336514	8.99	12/20/2020	INV	PD	2021 Calendar for Ann L
CHECK DATE: 01/04/2021									
7318476236-0-1		11/17/2020	010421	336514	13.55	12/20/2020	INV	PD	2021 Calender for Joyce
CHECK DATE: 01/04/2021									
					22.54				
101884 STOP PROCESSING CENTER									
19107		12/31/2020	012621	336720	110.12	01/31/2021	INV	PD	Online Signups 10/01/2020
CHECK DATE: 01/26/2021									
109408 STORM COMBATIVES TRAINING AND CONSULTATION									
1093		12/01/2020	010421	336515	698.00	12/02/2020	INV	PD	Instructor Use of Force T
CHECK DATE: 01/04/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101888 STREICHERS									
I1475125		01/06/2021	012621	336721	5.99	02/06/2021	INV	PD	Kjorstad-Name tag
CHECK DATE: 01/26/2021									
I1475126		01/06/2021	012621	336721	21.97	02/06/2021	INV	PD	Duzan-Patch, name tags
CHECK DATE: 01/26/2021									
					27.96				
101892 STUART C IRBY CO									
S012225361.001	210008	01/04/2021	012621	336722	2,550.00	02/03/2021	INV	PD	(2) SWITCH CAB BASEMENT 3
CHECK DATE: 01/26/2021									
S012242864.001	210006	01/08/2021	012621	336722	255.24	02/07/2021	INV	PD	(3) ANCHOR ROD EXTEN 7FT
CHECK DATE: 01/26/2021									
					2,805.24				
101723 SCHINDLER ELEVATOR CORPORATION									
8105525110		01/01/2021	012621	336723	427.59	01/31/2021	INV	PD	1ST QTR FD ELEVATOR MAINT
CHECK DATE: 01/26/2021									
109647 SUTCLIFFE, ROBERT									
2010566.002		12/29/2020	012621	336724	161.06	01/29/2021	INV	PD	RFD-CURL LEAGUE-TUE OPEN
CHECK DATE: 01/26/2021						PAYEE: SUTCLIFFE, ROBERT			
101907 SCHWAB VOLLHABER LUBRATT SERVICE CORP									
INV155780		12/31/2020	012621	336725	17.25	01/31/2021	INV	PD	HVAC PART-CURLING/EVENT C
CHECK DATE: 01/26/2021									
105997 TARGETSOLUTIONS LEARNING LLC									
INV16853		12/01/2020	010421	336516	1,171.61	01/30/2021	INV	PD	DUES FOR FD TRUCK CHECKS
CHECK DATE: 01/04/2021									
107683 TCF NATIONAL BANK									
6849184		01/12/2021	012121	336756	284.93	02/03/2021	INV	PD	FD EQUIP LEASE PYMT 20
CHECK DATE: 01/21/2021									
100964 THE JONATHAN ASSOCIATION									
00130993-2021		01/01/2021	012621	336726	290.00	01/31/2021	INV	PD	2021 ASSOCIATION DUES
CHECK DATE: 01/26/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101966 THYSSENKRUPP ELEVATOR CORPORATION									
3005663670 CHECK DATE: 01/26/2021		01/01/2021	012621	336727	584.46	01/30/2021	INV	PD	WTP SERVICE PERIOD 1/1/21
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M26115 CHECK DATE: 01/26/2021		12/31/2020	012621	336728	254.50	01/31/2021	INV	PD	COUNCIL-EDA MINUTES 12/21
M26149 CHECK DATE: 01/26/2021		01/14/2021	012621	336728	187.00	02/14/2021	INV	PD	COUNCIL MINUTES 1/4/21
					441.50				
101983 TOTAL CONTROL SYSTEMS INC									
9636 CHECK DATE: 01/26/2021		01/07/2021	012621	336729	983.50	02/07/2021	INV	PD	HARDEES LIFT STATION CONT
101989 TOWN & COUNTRY GLASS INC									
12291 CHECK DATE: 01/26/2021		01/06/2021	012621	336730	111.95	02/06/2021	INV	PD	CAULK WINDOW JOINT AT EVE
101995 TRANE									
311395187 CHECK DATE: 01/26/2021		01/04/2021	012621	336731	1,444.00	02/03/2021	INV	PD	CITY HALL QUARTERLY MAINT
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									
1549467/DEC20 CHECK DATE: 01/26/2021		01/01/2021	012621	336732	128.00	02/15/2021	INV	PD	Data Processing
102004 TREBIATOWSKI, KEVIN									
85833 CHECK DATE: 01/26/2021		12/31/2020	012621	336733	93.00	02/13/2021	INV	PD	DEC ELEC FOR FD EQUIP AT
102026 API GARAGE DOOR INC									
532292 CHECK DATE: 01/15/2021		12/01/2020	011521	336560	184.50	01/01/2021	INV	PD	GARAGE DOOR CONTROLS (MSB
Z159147 CHECK DATE: 01/15/2021		12/07/2020	011521	336560	613.25	01/07/2021	INV	PD	GARAGE DOOR REPAIRS (FIRE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
Z163182		01/11/2021	012621	336734	421.25	02/11/2021	INV	PD	REPAIRS TO PD GARAGE DOOR
CHECK DATE: 01/26/2021									
					1,219.00				
102028 TWIN CITY WATER CLINIC INC									
15588		12/30/2020	012621	336735	510.00	01/30/2021	INV	PD	WTP DECEMBER SAMPLES
CHECK DATE: 01/26/2021									
102051 UPS									
000027V7Y7520		12/26/2020	010621	336524	52.07	01/06/2021	INV	PD	SHIPPING-TC
CHECK DATE: 01/06/2021									
102064 US BANK									
5877294		09/25/2020	010421	336517	480.00	10/25/2020	INV	PD	2017A AGENT FEES + INTERE
CHECK DATE: 01/04/2021									
5944029		11/25/2020	010421	336517	450.00	12/25/2020	INV	PD	2017B AGENT FEES
CHECK DATE: 01/04/2021									
5944030		11/25/2020	010421	336517	450.00	12/25/2020	INV	PD	2017C AGENT FEES
CHECK DATE: 01/04/2021									
5944257		11/25/2020	010421	336517	500.00	12/25/2020	INV	PD	2019B AGENT FEES
CHECK DATE: 01/04/2021									
5944260		11/25/2020	010421	336517	500.00	12/25/2020	INV	PD	2019C PAYING AGENT FEE
CHECK DATE: 01/04/2021									
5975844		12/24/2020	011521	336561	500.00	01/24/2021	INV	PD	2015C PAYING AGENT FEES
CHECK DATE: 01/15/2021									
5975970		12/24/2020	011521	336561	450.00	01/24/2021	INV	PD	2017D PAYING AGENT FEE
CHECK DATE: 01/15/2021									
5975974		12/24/2020	011521	336561	450.00	01/24/2021	INV	PD	2017E PAYING AGENT FEE
CHECK DATE: 01/15/2021									
5976187		12/24/2020	011521	336561	500.00	01/24/2021	INV	PD	2019D PAYING AGENT FEES
CHECK DATE: 01/15/2021									
5976190		12/24/2020	011521	336561	500.00	01/24/2021	INV	PD	2019E PAYING AGENT FEES
CHECK DATE: 01/15/2021									
5981714		12/24/2020	011521	336561	1,700.00	01/24/2021	INV	PD	2017A TRUSTEE FEES
CHECK DATE: 01/15/2021									
5984044		12/29/2020	011521	336561	850.00	01/29/2021	INV	PD	2020F COI-ACCEPTANCE & PA
CHECK DATE: 01/15/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					7,330.00				
107745 US BANK NATIONAL ASSOCIATION									
431722917		12/21/2020	011521	336562	439.53	01/15/2021	INV	PD	CCC COLOR COPIER LEASE PY
CHECK DATE: 01/15/2021									
102102 VERIZON WIRELESS									
9869771027		12/23/2020	011121	336527	624.34	01/15/2021	INV	PD	DEC CRADLEPOINTS
CHECK DATE: 01/11/2021									
102109 VICTORIA REPAIR & MANUFACTURING									
9574		12/04/2020	012621	336736	232.00	01/04/2021	INV	PD	TOWN COURSE (FLAT)
CHECK DATE: 01/26/2021									
9576		12/07/2020	012621	336736	54.00	01/07/2021	INV	PD	TOWN COURSE
CHECK DATE: 01/26/2021									
					286.00				
102227 ONVOY LLC									
0009426210101		01/01/2021	012621	336737	1,853.53	01/25/2021	INV	PD	JAN EDU CTR ETHERNET/INTE
CHECK DATE: 01/26/2021									
0009486210101		01/01/2021	012621	336737	889.21	01/25/2021	INV	PD	JAN CITY HALL ETHERNET
CHECK DATE: 01/26/2021									
					2,742.74				
102133 WAGNER PRESS & GRAPHICS									
33755		01/13/2021	012621	336738	185.00	02/02/2021	INV	PD	JAN UTILITY INSERT
CHECK DATE: 01/26/2021									
109661 WALGREENS									
80207850-2020		12/15/2020	012621	336739	2,651.25	02/11/2021	INV	PD	DEC REBATE-BUSINESS COOLI
CHECK DATE: 01/26/2021									
102141 WASTE MANAGEMENT OF MINNESOTA INC									
7454923-1593-2		01/06/2021	011521	336563	332.83	02/05/2021	INV	PD	JAN TC CLUBHOUSE
CHECK DATE: 01/15/2021									
7454928-1593-1		01/06/2021	011521	336563	52.76	02/06/2021	INV	PD	JAN TC MAINT BLDG
CHECK DATE: 01/15/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					385.59				
104518 COMMUNITY AREA BUSING									
85731		01/11/2021	012621	336740	2,500.00	02/11/2021	INV	PD	2020 CONTRIBUTION TO WECA
CHECK DATE: 01/26/2021									
85732		01/11/2021	012621	336740	2,500.00	02/11/2021	INV	PD	2021 CONTRIBUTION TO WECA
CHECK DATE: 01/26/2021									
					5,000.00				
109646 WHERLEY, JEREMY									
2010559.002		12/29/2020	012621	336741	161.06	01/29/2021	INV	PD	RFD-CURL LEAGUE-TUE OPEN
CHECK DATE: 01/26/2021						PAYEE: WHERLEY, JEREMY			
109638 WHITE, BRAD									
2010245.002		12/29/2020	012621	336742	26.84	01/29/2021	INV	PD	RFD-CURL LEAGUE-WED OPEN
CHECK DATE: 01/26/2021						PAYEE: WHITE, BRAD			
102189 WM MUELLER & SONS									
262699		12/21/2020	011521	336564	150.93	01/25/2021	INV	PD	COMMUNITY PK DRAIN TILE C
CHECK DATE: 01/15/2021									
102464 WS & D PERMIT SERVICE									
25399		01/05/2021	012621	336743	75.00	02/05/2021	INV	PD	RFD BLDG PERMIT-2393 ELLS
CHECK DATE: 01/26/2021									
102220 NORTHLAND SYSTEMS INC									
80087		01/05/2021	012621	336744	6,715.00	02/09/2021	INV	PD	JAN RECOVERY SVC
CHECK DATE: 01/26/2021									
80088		01/05/2021	012621	336744	16,010.00	02/09/2021	INV	PD	JAN SUPPORT SVC
CHECK DATE: 01/26/2021									
					22,725.00				
107954 YOUNG MENS CHRISTIAN ASSN OF THE GREATER TWIN CITI									
2016429218-3/FINAL		12/02/2020	010421	336518	46,500.00	01/02/2021	INV	PD	EQUITY INSTITUTE PYMT 3 O
CHECK DATE: 01/04/2021									
109295 YOUSSEF, AHMED									
34415-2		12/28/2020	012621	336745	116.19	01/28/2021	INV	PD	CREDIT BALANCE REFUND-159

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/26/2021									
102226 ZARNOTH BRUSH WORKS INC									
0182835-IN		12/16/2020	011521	336565	2,090.00	01/15/2021	INV	PD	BROOMS/BRUSHES
CHECK DATE: 01/15/2021									
105150 ZAYO GROUP HOLDINGS INC									
2021010011266		01/01/2021	012621	336746	23,274.34	01/31/2021	INV	PD	CITY & DST112 FIBER MAINT
CHECK DATE: 01/26/2021									
109632 ZBINDEN, JENNIFER									
2010345.002		12/29/2020	012621	336747	40.26	01/29/2021	INV	PD	RFD-CURL LEAGUE-MONDAY WO
CHECK DATE: 01/26/2021						PAYEE: ZBINDEN, JENNIFER			
2010644.002		12/29/2020	012621	336747	40.26	01/29/2021	INV	PD	RFD-CURL LEAGUE-WED MIXED
CHECK DATE: 01/26/2021						PAYEE: ZBINDEN, JENNIFER			
					80.52				
109662 ZIEBELL, BEATRIZ									
365062009-2020		12/15/2020	012621	336748	312.50	02/11/2021	INV	PD	DEC REBATE-ELECTRIC CAR C
CHECK DATE: 01/26/2021						PAYEE: ZIEBELL, BEATRIZ			
109643 ZIRBES, JOHN									
2010456.002		12/29/2020	012621	336749	40.26	01/29/2021	INV	PD	RFD-CURL LEAGUE-THUR OPEN
CHECK DATE: 01/26/2021						PAYEE: ZIRBES, JOHN			
					40.26				
386 INVOICES					2,758,803.30				

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

Electronic Payments

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
85345 CHECK DATE: 01/04/2021		12/31/2020	010421	2622	1,383.91	01/04/2021	DIR	PD	123120 Payroll - HCSP Con
85789 CHECK DATE: 01/19/2021		01/15/2021	011921	2636	1,384.99	01/19/2021	DIR	PD	011521 Payroll - HCSP Con
					2,768.90				
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
85346 CHECK DATE: 01/04/2021		12/31/2020	010421	2623	200.00	01/04/2021	DIR	PD	123120 Payroll - MNDCP Co
85790 CHECK DATE: 01/19/2021		01/15/2021	011921	2637	200.00	01/19/2021	DIR	PD	011521 Payroll - MNDCP Co
					400.00				
101756 MII LIFE INCORPORATED									
2021/0104 CHECK DATE: 01/06/2021		01/04/2021	010621	2624	24,128.00	01/06/2021	DIR	PD	1/4/21 VEBA CONTRIBUTION
39645552 CHECK DATE: 12/17/2020		12/15/2020	121720	2615	1,569.67	12/17/2020	DIR	PD	12/17/20 FSA REIMBURSEMEN
39662949 CHECK DATE: 12/31/2020		12/29/2020	123120	2616	916.22	12/31/2020	DIR	PD	12/31/20 FSA REIMBURSEMEN
39668401-2020 CHECK DATE: 01/07/2021		01/05/2021	010721	2625	648.08	01/07/2021	DIR	PD	2020-1/7/21 FSA REIMBURSE
39672025-2021 CHECK DATE: 01/14/2021		01/12/2021	011421	2627	1,359.41	01/14/2021	DIR	PD	2021-1/14/21 FSA REIMBURS
					28,621.38				
100927 INTERNAL REVENUE SERVICE									
85340 CHECK DATE: 12/31/2020		12/31/2020	123120	2617	133,369.42	12/31/2020	DIR	PD	123120 Payroll - FICA Fed
85783 CHECK DATE: 01/15/2021		01/15/2021	011521	2630	130,114.83	01/15/2021	DIR	PD	011521 Payroll - FICA Fed
					263,484.25				
101346 MINNESOTA COMMISSIONER OF REVENUE									
2020/1231-CC CHECK DATE: 01/19/2021		12/31/2020	011921	2640	7,282.25	01/19/2021	DIR	PD	DEC-20 CARVER CTY TRANSIT

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2020/1231-SLS/UB CHECK DATE: 01/19/2021		12/31/2020	011921	2638	100,354.78	01/19/2021	DIR	PD	DEC-20 GEN/UB SALES TAX
2020/1231-USE CHECK DATE: 01/19/2021		12/31/2020	011921	2639	7,044.10	01/19/2021	DIR	PD	DEC-20 USE TAX
					114,681.13				
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
85341 CHECK DATE: 01/04/2021		12/31/2020	010421	2620	27,751.40	01/04/2021	DIR	PD	123120 Payroll - MN State
85784 CHECK DATE: 01/19/2021		01/15/2021	011921	2634	25,936.47	01/19/2021	DIR	PD	011521 Payroll - MN State
					53,687.87				
101249 MINNESOTA MUNICIPAL POWER AGENCY									
3389 CHECK DATE: 01/20/2021		01/05/2021	012021	2641	2,044,865.38	01/20/2021	DIR	PD	DEC 2020 ELECTRIC SERVICE
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
85342 CHECK DATE: 12/31/2020		12/31/2020	123120	2618	18,650.33	12/31/2020	DIR	PD	123120 Payroll - 457 Cont
85785 CHECK DATE: 01/15/2021		01/15/2021	011521	2631	11,693.12	01/15/2021	DIR	PD	011521 Payroll - 457 Cont
					30,343.45				
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
85344 CHECK DATE: 12/31/2020		12/31/2020	123120	2619	2,808.87	12/31/2020	DIR	PD	123120 Payroll - Roth Con
85788 CHECK DATE: 01/15/2021		01/15/2021	011521	2633	2,861.65	01/15/2021	DIR	PD	011521 Payroll - Roth Con
					5,670.52				
107499 OLD NATIONAL BANK									
6314047-JAN21 CHECK DATE: 01/15/2021		01/15/2021	011521	2628	1,400.00	01/15/2021	DIR	PD	JAN EDA PROMISSORY NOTE-P
6334832-Payoff CHECK DATE: 01/15/2021		01/15/2021	011521	2629	5,181,672.36	01/15/2021	DIR	PD	LOC PAYOFF-INTERCHANGE
6334832-Redemption 1 CHECK DATE: 12/29/2020		12/29/2020	122920	2614	1,805,000.00	12/29/2020	DIR	PD	LOC REDEMPTION-INTERCHANG

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					6,988,072.36				
104668 OPTUM BANK INC									
85787		01/15/2021	011921	2635	15,588.10	01/19/2021	DIR	PD	011521 Payroll - HSA Cont
CHECK DATE: 01/19/2021									
101525 PITNEY BOWES POSTAGE									
2021/0107-PB		01/07/2021	010821	2626	1,200.00	01/08/2021	DIR	PD	1/7/21 REPLENISH POSTAGE
CHECK DATE: 01/08/2021									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
85343		12/31/2020	010421	2621	105,967.63	01/04/2021	DIR	PD	123120 Payroll - PERA Con
CHECK DATE: 01/04/2021									
85786		01/15/2021	011521	2632	93,031.84	01/15/2021	DIR	PD	011521 Payroll - PERA Con
CHECK DATE: 01/15/2021									
28 INVOICES					9,748,382.81				

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Biweekly Report
January 25, 2021
By
Matt Podhradsky

UPCOMING COUNCIL MEETING SCHEDULE

January 25th: Meeting normally held on the 18th will be moved to this Monday night. We will finish up any Commission interviews prior to the meeting from 5:30-7. While we will finish up interviews for Commission candidates on Monday, we will not be making appointments to the commissions until our next meeting on February 1st. We do have a full agenda for this Monday night for the Council meeting, including decisions on the Residential Chicken Ordinance, as well as three planning items.

February 1st: From 5:30-7, prior to the Council meeting, we will be having a work session for Carver County to give updates to the Council on the transportation planning projects they are currently working on, including Highway 5/82nd Street, Engler Boulevard (County 10) and Chaska Boulevard (County 61). They are going to be going to a next phase of public meetings on these planning projects and want to make sure that they report back to you on comments that you all made previously in the planning process, and how they addressed these comments, prior to going back to the public. The agenda on this evening for the regular meeting will be relatively short, with us making appointments to commissions at this meeting.

February 15th: No meeting on this on this regularly scheduled evening due to it being President's Day.

February 22nd: The meeting normally held on February 15th will be held on this night. We will be having a joint training session being put on from 5:30-7 prior to the meeting with our other Commissions to get trained by the League of MN Cities on Social Media. There will be a regular meeting to follow.

In March we will get back to our normal schedule of meetings, with the first meeting in March being on March 1st.

We are planning on holding the January 25th and February 1st meetings via Zoom, with us planning to move back to the Event Center and Zoom for the February 22nd meeting.

If there are any questions or concerns, please let me know so that we can adjust, as necessary.

Opening of City Hall

I pleased to let you know that we are going to be opening City Hall for limited service to the public starting this upcoming Monday, January 25th. This initial opening will be a "soft opening", with us not officially advertising the opening of City Hall until two weeks later to make sure that we work out any "logistical bugs" before we see a lot more customers make their way

into City Hall for service. With us opening the building, we will be utilizing our new layout that was constructed this past fall which has most transactions with the public occurring at our new public service desk on the first floor, and our Building Inspection service window on the second floor. Residents will be able to pay bills, pay for licenses, drop off and pick-up building permit applications/permits, etc… We are still going to be providing a virtual service to those that do not feel comfortable coming into City Hall and will continue to try to have most of our meetings with Staff in City Hall over Zoom unless necessary to have a meeting in person. We hope that this will be a way to start reintroducing our in-person services to our residents/customers, while doing it in a measured way that still takes into consideration the continued risks with COVID 19.

If you have any questions about this, please let me know.

Status of Vaccines for City Employees

I wanted to give the Council an update on the status of getting vaccines for COVID to our most at-risk employees. To date, we have been able to get all our Police and Fire Fighters willing to get the vaccine vaccinated, which totals just under 40 individuals. These employees will be getting their booster vaccine coming up both next week and the following week, meaning these employees will be complete with the vaccine protocol.

As for other employees, we are now seeing the State shift more focus over to the "1b" group to be vaccinated, along with people over the age of 65 with higher health risks (residents of long-term care facilities in Chaska have already received their first vaccine and will have the booster doses within the next couple of weeks). Our employees that fall into the 1b category include our Public Utilities, Public Works, Building Inspections, and support services for these groups. We have submitted the names of those employees in this group to Carver County Public Health to be ready for when they have vaccines to give but have not received a good timeline on what to expect. It should be noted that teachers are also a part of this 1b group.

We continue to try to make this a focus of our activities as HR/EOC and will provide you updates as we know them. If there are any questions, do not hesitate to ask.

Twin Cities and Western Railroad Discussion

I wanted to give the Council a quick update on our discussions with TC and W Railroad as it relates to the noise issues reported by residents of developments adjacent to the new railroad spur by the intersection of Bavaria and Pioneer Roads. Since the last Council meeting, we were able to get together representative neighbors of the Brooks Ridge Development along with representatives of TC and W Railroad. I am pleased to say that the discussion was a good one with the railroad coming prepared to the meeting to talk about some of the changes that they were prepared to implement, including parking train cars farther to the east of these residential neighborhoods, trying to have more of the switching activity to the east of Highway 41, and when they do have to do operations closer to these residential areas that they do this during day hours instead of overnight. The also talked about strategies to help reduce the idling of trains for extended periods of time close to the residential neighborhoods. To test these changes out-which they have already worked to get implemented, one resident of the neighborhood was designated to keep a log of any activities over the next month, and to keep in touch with the Operations Director of TC and W as big issues pop up so they can be easily February to check back on status/progress, and will also be prepared at that time what it would mean to install a "silent crossing" here like some neighbors have requested.

I think the first meeting was very productive and I will provide a status report back to the Council after our next meeting occurs. In the meantime, if there are any questions, please let me know.

2024 US Amateur

While the 2024 US Amateur Tournament is still 3 years away, I thought I would let the Council know that we are already starting planning and preparations for this event, with us first starting with developing a Co-hosting agreement between Hazeltine, the USGA and the Chaska Town Course. As you may remember, the US Amateur is one of 6 Major Championships in the world of golf and is the oldest of all these Championships (the one in 2024 will be the 124th time that the annual tournament has been held). As we did in 2006, the Chaska Town Course will be a co-host of the event, hosting the stroke play portion of the competition on the first two days of the event. Very few municipal courses that I am aware of have co-hosted such a prestigious event (Tori Pines is one that did), and I am unaware if any municipal course has co-hosted this event twice. It is a huge nod to the quality of our Chaska Town Course by being able to host such an event.

Just as in past tournaments, besides hosting play at the Town Course, we will also be involved in the public safety planning and implementation for the event.

While it is 3 years away, this will come very quickly. If you have any questions about this, please do not hesitate to ask.

City of Chaska
Memorandum

To: Administration, Mayor and City Council

From: Lisa Nelson
Controller

Date: January 22, 2021

RE: Financial Reports –
Year-To-Date (YTD) Ending November 30, 2020

FINACIAL REPORTS
Enclosed are year-to-date financial reports as of November 30, 2020.

Each fund includes the adopted budget compared to YTD actuals, and the resulting variance. Also presented is the percentage of actual revenue or expenditures compared to the annual budget.

Funds that have had budget amendments approved in 2020 will display an amended budget column in addition to the original budget. The variance displayed on those funds will be actual revenue or expenditures compared to the amended budget.

Each report also includes revenue and expenditures as of 11/30/19. This will allow you to compare each fund's activity to the prior year.

These draft reports include the following revenues and expenditures:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll through check dates in November.
- YTD vendor payments that:
    1) were previously approved by the City Council, or
    2) are pending approval by the Council at the January 25th meeting.
- Administrative charges and allocations.
- Workers Comp and Property Insurance allocations.

These draft reports do not include the following revenues and expenditures:

- General investment earnings revenue (allocated at year-end)
- Depreciation expense (recorded at year-end)

GENERAL FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/2020 AND 11/30/2019

	2020 ORIGINAL BUDGET	2020 AMENDED BUDGET	ACTUAL AS OF 11/30/20	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED		ACTUAL AS OF 11/30/19
REVENUES:							
Property Taxes *	$ 6,937,682	$ 6,937,682	$ 3,557,679	$ (3,380,003)	51%		$ 2,973,843
Franchise Fees:							
Cable TV	305,000	305,000	223,823	(81,177)	73%		226,205
Gas	460,000	460,000	347,986	(112,014)	76%		340,392
Licenses	184,979	179,235	183,480	4,245	102%		193,580
Permits:							
Building	565,500	377,188	354,571	(22,617)	94%		341,800
Plan Check	200,000	133,400	154,913	21,513	116%		153,378
Mechanical, Plumbing & Other	178,507	124,394	170,101	45,707	137%		168,388
Intergovernmental:							
Federal	-	-	1,694	1,694			13,303
State Aid - LGA	14,171	14,171	11,147	(3,024)	79%		1,438
State Aid - MSA	120,000	120,000	120,000	-	100%		120,000
State Aid - Police and Fire	399,500	399,500	401,871	2,371	101%		388,228
State - Other	61,606	181,946	36,715	(145,231)	20%		68,747
County, School and Local	156,160	156,160	19,693	(136,467)	13%		178,529
Charges For Services:							
General Government	128,080	98,080	122,088	24,008	124%		107,041
Public Safety	83,752	47,926	36,766	(11,160)	77%		65,935
Public Works	121,760	121,760	87,952	(33,808)	72%		107,196
Parks & Recreation	169,250	67,750	76,365	8,615	113%		167,780
Administrative Charges	4,731,058	4,639,406	4,478,015	(161,391)	97%		3,611,351
Fines And Forfeitures	70,219	70,219	28,453	(41,766)	41%		66,199
Investment Earnings	22,000	22,000	(2,284)	(24,284)	-10%		(2,735)
Other Revenue	102,484	348,946	232,925	(116,021)	67%		67,567
TOTAL REVENUES	15,011,708	14,804,763	10,643,953	(4,160,810)	72%		9,358,165
EXPENDITURES:							
General Government:							
Mayor & Council	132,407	132,407	175,872	(43,465)	133%		143,076
Communications	99,774	99,747	98,841	906	99%		87,031
Administration	864,219	840,367	719,542	120,825	86%		931,726
Human Resources	241,025	268,201	235,368	32,833	88%	**	-
Elections	33,106	42,583	41,539	1,044	98%		10,063
Finance/Admin Services	1,743,479	1,691,826	1,540,000	151,826	91%		1,648,200
Information Services/Admin Services	1,277,863	1,287,435	1,130,383	157,052	88%		1,055,036
Fiber Systems	45,000	45,000	20,888	24,112	46%		41,058
Legal - City Attorney	80,000	80,000	119,238	(39,238)	149%		103,115
Community Development	330,418	360,859	372,512	(11,653)	103%		870,374
Engineering	393,501	393,319	408,506	(15,187)	104%		347,911
Government Buildings	227,735	229,735	224,798	4,937	98%		220,485
Facility Maintenance	409,973	261,142	188,196	72,946	72%	**	-
Total General Government	5,878,500	5,732,621	5,275,683	456,938	92%		5,458,075
Public Safety:							
Police	4,689,032	4,660,754	4,315,920	344,834	93%		4,190,812
State DUI Forfeitures	5,700	5,700	-	5,700	0%		2,631
Forfeited Drug Property	1,000	1,000	-	1,000	0%		4,312
Crime Prevention Program	350	350	170	180	49%		1,928
Fire	2,067,112	2,302,743	1,969,563	333,180	86%		1,938,266
Building Inspections (Comm.Dev)	687,157	679,868	589,732	90,136	87%	**	-
Civil Defense	5,728	5,728	11,653	(5,925)	203%		5,314
COVID-19	-	115,369	288,282	(172,913)	250%		-
Total Public Safety	7,456,079	7,656,143	6,887,038	596,192	90%		6,143,263
Public Works:							
Administration	366,164	364,719	408,582	(43,863)	112%		348,508
Streets & Alleys	1,782,805	1,895,298	1,624,975	270,323	86%		1,513,862
Snow Removal	249,625	248,302	184,229	64,073	74%		282,824
Signs	11,324	11,324	3,258	8,066	29%		6,679
Municipal Services/Building	232,202	232,202	163,057	69,145	70%		222,437
Parks Maintenance	1,096,237	1,132,760	1,214,017	(81,257)	107%		1,116,711
ISD #112 Grounds Maintenance	36,225	36,183	25,310	10,873	70%		31,059
Tree Control	37,597	37,597	7,552	30,045	20%		27,464
Total Public Works	3,812,179	3,958,385	3,630,980	327,405	92%		3,549,544
Parks & Recreation:							
Administration	608,218	549,578	493,362	56,216	90%		496,899
Youth Recreation	175,519	164,406	163,842	564	100%		151,044
Adult Recreation	105,768	73,716	60,160	13,556	82%		96,632
Beach/Firemen's Park	127,116	17,034	63,220	(46,186)	371%		169,770
Hockey & Skating Rinks	8,631	11,713	10,054	1,659	86%		10,480
Total Parks & Recreation	1,025,252	816,447	790,638	25,809	97%		924,825
Unallocated	79,298	40,398	22,207	18,191	55%		67,534
Debt Service	3,400	3,400	3,134	266			1,935
TOTAL EXPENDITURES	18,254,708	18,322,763	16,897,962	1,424,801	92%		16,145,176
OTHER FINANCING SOURCES (USES):							
Transfers In	3,998,000	3,998,000	4,191,178	193,178	105%		3,647,367
Transfers Out	(755,000)	(480,000)	-	480,000			(525,000)
NET TRANSFERS	3,243,000	3,518,000	4,191,178	673,178			3,122,367
NET CHANGE IN FUND BALANCES	$ -	$ -	$ (2,062,831)	$ (2,062,831)			$ (3,664,644)

* Tax settlements are received from Carver County in July and December.

** Human Resources and Building Inspections departments were separated from previous departments in 2020. Facility Maintenance is a new department in 2020.

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/2020 AND 11/30/2019

	2020 BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 11/30/2019
REVENUES:					
Property Taxes *	$ 6,000	$ 3,085	$ (2,915)	51%	$ 3,132
Charges For Services/Lot Sales	2,400	1,750	(650)	73%	1,150
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	4,835	(3,865)	56%	4,282
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	8,500	12,638	(4,138)	149%	12,240
Capital Outlay	5,000	-	5,000	0%	-
TOTAL EXPENDITURES	13,500	12,638	862	94%	12,240
NET CHANGE IN FUND BALANCES	$ (4,800)	$ (7,803)	$ (3,003)		$ (7,958)

* Tax settlements are received from Carver County in July and December.

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/20 AND 11/30/19

	2020 BUDGET	ACTUAL AS OF 11/30/20	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 11/30/2019
REVENUES:					
Property Taxes *	$ 165,747	$ 85,735	$ (80,012)	52%	$ 260,132
Intergovernmental **	-	270,000	270,000	0%	42
Charges For Services	85,000	85,000	-	100%	85,000
Special Assessments	40,000	24,437	(15,563)	61%	41,383
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Leases/Rent	31,300	28,695	(2,605)	92%	27,859
Other Revenue	-	-	-		6,206
TOTAL REVENUES	316,647	493,867	177,220	156%	420,622
EXPENDITURES:					
Current:					
Administration:					
Professional Services	31,243	3,774	27,469	12%	5,948
Other Charges and Special Events	46,865	35,319	11,546	75%	19,125
Remit Grant Revenue **	-	270,000	(270,000)		-
Administrative Fees	160,957	160,957	-	100%	156,269
Economic Development Projects/Programs:					
Professional Services	41,300	82,660	(41,360)	200%	119,194
Other Charges and Special Events	19,382	18,258	1,124	94%	48,910
Debt Service:					
Principal - Promissory Note	13,100	11,928	1,172	91%	11,378
Interest - Promissory Note	3,800	3,472	328	91%	4,022
Capital Outlay	-	8,858	(8,858)		8,640
TOTAL EXPENDITURES	316,647	595,226	(278,579)	188%	373,486
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	(101,359)	(101,359)		47,136
OTHER FINANCING SOURCES (USES):					
Transfers Out	-	-	-		(355,000)
NET CHANGE IN FUND BALANCES	$ -	$ (101,359)	$ (101,359)		$ (307,864)

* Tax settlements are received from Carver County in July and December.

** Intergovernmental Revenue is a Pass-thru MIF Grant for Formacoat. Payment to Formacoat is reflected in the Total Expenditures.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/2020 AND 11/30/2019

	2020 BUDGET	ACTUAL AS OF 11/30/20	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
REVENUES:					
Property Taxes *	$ 3,182,000	$ 117,849	$ (3,064,151)	4%	$ 523,090
Intergovernmental	-	258	258		284
Charges For Services	4,000	4,000	-	100%	4,000
Interest Earnings	-	54,346	54,346		50,043
Leases (tower)	125,000	126,586	1,586	101%	112,757
Donations/Contributions	-	1,650	1,650		7,200
Other Revenue	-	-	-		1,031
TOTAL REVENUES	3,311,000	304,689	(3,006,311)	9%	698,405
EXPENDITURES:					
Debt Service:					
Issuance Costs & Fiscal Agent Fees	192,000	-	192,000		27,287
Capital Outlay:					
Furniture And Equipment					
Communications	10,000	-	10,000	0%	-
Admin. Services-Finance	23,000	-	23,000	0%	-
Admin. Services-Information Services	52,000	91,803	(39,803)	177%	82,545
Police	201,000	182,152	18,848	91%	170,207
Fire	290,000	-	290,000	0%	72,138
Public Works	158,000	287,355	(129,355)	182%	501,602
TOTAL EXPENDITURES	926,000	561,310	364,690	61%	853,779
OTHER FINANCING SOURCES (USES):					
Transfers In	24,000	24,000	-	100%	51,995
Transfers Out	(3,468,000)	(850,000)	2,618,000	25%	(686,228)
Bonds Issued	440,000	-	(440,000)	0%	1,461,034
Sale of Capital Assets	-	6,150	6,150		-
TOTAL OTHER FINANCING SOURCES (USES)	(3,004,000)	(819,850)	2,184,150		826,801
NET CHANGE IN FUND BALANCES	$ (619,000)	$ (1,076,471)	$ (457,471)		$ 671,427

* Tax settlements are received from Carver County in July and December.

ELECTRIC FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/2020 AND 11/30/2019

	2020 ORIGINAL BUDGET	2020 AMENDED BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED / EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
OPERATING REVENUES:						
Residential Sales	$ 8,581,000	$ 9,000,000	$ 8,103,395	$ (896,605)	90%	$ 7,590,376
Senior Sales	538,000	574,000	495,701	(78,299)	86%	499,581
Commercial Sales	1,203,000	1,203,000	1,033,681	(169,319)	86%	1,060,722
Industrial Sales	26,630,000	27,900,000	24,716,341	(3,183,659)	89%	24,293,695
Intradepartmental	1,010,000	1,010,000	836,223	(173,777)	83%	881,393
Other Sales	1,767,000	2,240,000	1,406,115	(833,885)	63%	1,505,039
TOTAL OPERATING REVENUES	39,729,000	41,927,000	36,591,456	(5,335,544)	87%	35,830,806
OPERATING EXPENSES:						
Purchased Power	25,991,000	28,300,000	26,391,843	1,908,157	93%	26,181,458
Distribution:						
Personnel Services	1,757,725	1,757,725	1,676,416	81,309	95%	1,440,543
Supplies, Services & Other Charges	415,968	437,754	346,468	91,286	79%	384,277
Administration:						
Personnel Services	334,437	244,130	205,149	38,981	84%	185,832
Supplies, Services & Other Charges	2,759,015	2,759,015	2,757,665	1,350	100%	2,248,654
Utility Billing:						
Personnel Services	273,016	258,768	234,717	24,051	91%	216,196
Supplies, Services & Other Charges	145,239	298,639	359,300	(60,661)	120%	285,505
Conservation Programs	663,974	663,974	294,109	369,865	44%	549,348
Capital Outlay	796,500	854,500	1,843,700	(989,200)	216%	1,939,484
TOTAL OPERATING EXPENSES	33,136,874	35,574,505	34,109,367	1,465,138	96%	33,431,297
OPERATING INCOME	6,592,126	6,352,495	2,482,089	(3,870,406)		2,399,509
NON-OPERATING REVENUES:						
Investment Earnings	33,500	33,500	3,846	(29,654)	11%	65,758
Intergovernmental	-	-	49	49		173
Gain on Disposal of Capital Assets	-	-	1,540	1,540		-
TOTAL NON-OPERATING REVENUES	33,500	33,500	5,435	(28,065)		65,931
NON-OPERATING EXPENSES:						
Debt Service - Principal	484,675	484,675	430,000	54,675	89%	420,000
Debt Service - Principal (Contra Account)	-	-	(430,000)	430,000		(420,000)
Debt Service - Interest	342,089	342,089	295,545	46,544	86%	231,858
Debt Service - Agent Fees	450	450	-	450		450
TOTAL NON-OPERATING EXPENSES	827,214	827,214	295,545	531,669	36%	232,308
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	5,798,412	5,558,781	2,191,979	(3,366,802)		2,233,132
CAPITAL CONTRIBUTIONS	-	-	433,597	433,597		263,784
TRANSFERS IN (OUT):						
Transfers (Out)	(5,784,000)	(5,784,000)	(5,430,650)	353,350		(5,364,980)
CHANGE IN NET POSITION	$ 14,412	$ (225,219)	$ (2,805,074)	$ (2,579,855)		$ (2,868,064)

WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 11/30/2020 AND 11/30/2019

	2020 ORIGINAL BUDGET	2020 AMENDED BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
OPERATING REVENUES:						
Residential Sales	$ 1,302,000	$ 1,302,000	$ 1,355,543	$ 53,543	104%	$ 1,013,768
Commercial Sales	919,000	900,000	914,795	14,795	102%	788,289
Industrial Sales	294,000	340,000	309,410	(30,590)	91%	396,502
Other Sales	425,100	411,100	402,836	(8,264)	98%	426,872
TOTAL OPERATING REVENUES	2,940,100	2,953,100	2,982,584	29,484	101%	2,625,431
OPERATING EXPENSES:						
Pumping	240,137	240,137	247,919	(7,782)	103%	214,869
Treatment	269,812	269,812	307,805	(37,993)	114%	272,881
Distribution:						
Personnel Services	509,931	485,207	446,708	38,499	92%	415,985
Supplies, Services & Other Charges	306,904	306,904	229,983	76,921	75%	366,765
Administration :						
Personnel Services	120,861	120,861	111,359	9,502	92%	104,927
Supplies, Services & Other Charges	590,203	590,203	593,092	(2,889)	100%	471,248
Utility Billing:						
Personnel Services	136,511	129,887	116,892	12,995	90%	108,099
Supplies, Services & Other Charges	35,396	61,533	75,621	(14,088)	123%	49,241
Capital Outlay	181,000	202,500	161,465	41,035	80%	223,037
TOTAL OPERATING EXPENSES	2,390,755	2,407,044	2,290,844	116,200	95%	2,227,052
OPERATING INCOME	549,345	546,056	691,740	145,684	127%	398,379
NON-OPERATING REVENUES:						
Investment Earnings	16,200	16,200	(3,157)	(19,357)	-19%	6,367
Intergovernmental	-	-	7,424	7,424		-
Lease - Bountiful Basket	30,000	30,000	27,589	(2,411)	92%	27,114
Insurance Claims	-	-	17,750	17,750		85,347
TOTAL NON-OPERATING REVENUES	46,200	46,200	49,606	3,406	107%	118,828
NON-OPERATING EXPENSES:						
Debt Service - Principal	638,783	638,783	625,000	13,783	98%	594,000
Debt Service - Principal (Contra Account)	-	-	(625,000)	625,000		(594,000)
Debt Service - Interest	350,748	350,748	370,065	(19,317)	106%	328,362
Issuance Costs & Fiscal Agent Fees	-	-	98,704	(98,704)		20,394
Old Water Treatment Plant/Bountiful Basket	-	-	3,645	(3,645)		1,781
TOTAL NON-OPERATING EXPENSES	989,531	989,531	472,414	517,117	48%	350,537
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(393,986)	(397,275)	268,932	666,207		166,670
TRANSFERS IN (OUT):						
Transfers In	485,000	485,000	485,000	-		596,000
Transfers (Out)	(76,000)	(76,000)	(83,941)	(7,941)		(589,287)
NET TRANSFERS IN (OUT)	409,000	409,000	401,059	(7,941)		6,713
CHANGE IN NET POSITION	$ 15,014	$ 11,725	$ 669,991	$ 658,266		$ 173,383

SEWER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/2020 AND 11/30/2019

	2020 ORIGINAL BUDGET	2020 AMENDED BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
OPERATING REVENUES:						
Residential Sales	$ 1,510,300	$ 1,527,000	$ 1,320,894	$ (206,106)	87%	$ 1,199,372
Commercial Sales	1,081,100	1,035,000	909,725	(125,275)	88%	880,178
Industrial Sales	1,091,000	1,008,000	911,126	(96,874)	90%	915,379
Other Sales	765,852	754,652	690,654	(63,998)	92%	571,695
TOTAL OPERATING REVENUE	4,448,252	4,324,652	3,832,399	(492,253)	89%	3,566,624
OPERATING EXPENSES:						
Pumping	49,056	49,056	56,162	(7,106)	114%	19,229
Treatment	2,675,539	2,675,539	2,675,539	-	100%	2,433,857
Collection:						
Personnel Services	509,933	485,209	452,113	33,096	93%	416,637
Supplies, Services & Other Charges	157,778	157,778	88,810	68,968	56%	149,327
Administration:						
Personnel Services	120,858	113,234	111,359	1,875	98%	104,928
Supplies, Services & Other Charges	579,947	579,947	579,362	585	100%	460,918
Utility Billing:						
Personnel Services	136,511	136,511	116,892	19,619	86%	108,099
Supplies, Services & Other Charges	35,203	49,840	65,883	(16,043)	132%	50,609
Capital Outlay	83,000	104,500	132,515	(28,015)	127%	30
TOTAL OPERATING EXPENSES	4,347,825	4,351,614	4,278,635	72,979	98%	3,743,634
OPERATING INCOME	100,427	(26,962)	(446,236)	(419,274)		(177,010)
NON-OPERATING REVENUES:						
Investment Earnings	3,600	3,600	(435)	(4,035)	-12%	1,958
Intergovernmental	-	-	12	12		41
TOTAL NON-OPERATING REVENUES	3,600	3,600	(423)	(4,023)	-12%	1,999
NON-OPERATING EXPENSES:						
Debt Service - Principal	138,783	138,783	125,000	13,783	90%	121,000
Debt Service - Principal (Contra Account)	-	-	(125,000)	125,000		(121,000)
Debt Service - Interest	80,253	80,253	106,758	(26,505)	133%	51,031
Issuance Costs & Fiscal Agent Fees	-	-	8,126	(8,126)		28,494
TOTAL NON-OPERATING EXPENSES	219,036	219,036	114,884	104,152		79,525
INCOME (LOSS) BEFORE TRANSFERS	(115,009)	(242,398)	(561,543)	(319,145)		(254,536)
TRANSFERS IN (OUT):						
Transfers (Out)	(116,000)	(116,000)	(128,291)	(12,291)		(753,293)
CHANGE IN NET POSITION	$ (231,009)	$ (358,398)	$ (689,834)	$ (331,436)		$ (1,007,829)

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/2020 AND 11/30/2019

	2020 ORIGINAL BUDGET	2020 AMENDED BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
OPERATING REVENUES:						
Admissions	$ 445,926	$ 182,500	$ 122,773	$ (59,727)	67%	$ 375,601
Memberships	1,116,200	558,100	577,048	18,948	103%	1,056,387
Rentals	1,032,022	739,354	887,432	148,078	120%	1,011,204
Charges for Services/Lessons	639,193	288,330	168,279	(120,051)	58%	477,804
Other Revenue	184,235	75,178	64,343	(10,835)	86%	114,535
TOTAL OPERATING REVENUE	$ 3,417,576	$ 1,843,462	$ 1,819,875	$ (23,587)	99%	$ 3,035,531
OPERATING EXPENSES:						
Personnel Services	2,391,335	2,167,457	2,081,006	86,451	96%	2,027,734
Operating Supplies	201,378	204,764	262,095	(57,331)	128%	271,695
Professional Services	735,947	685,033	642,454	42,579	94%	791,976
Other Charges	296,605	470,978	522,700	(51,722)	111%	323,681
Capital Outly	-	-	213,936	(213,936)		44,208
TOTAL OPERATING EXPENSES	3,625,265	3,528,232	3,722,191	(193,959)	105%	3,459,294
OPERATING INCOME	(207,689)	(1,684,770)	(1,902,316)	(217,546)		(423,763)
NON-OPERATING REVENUES:						
COVID-19 Grant/Reimbursements	-	50,000	-	(50,000)	0%	-
Intergovernmental Revenue	-	-	8,500	8,500		-
Investment Earnings (Charges)	(11,400)	(11,400)	164	11,564	-1%	726
TOTAL NON-OPERATING REVENUES	(11,400)	38,600	8,664	(29,936)	22%	726
NON-OPERATING EXPENSES:						
Debt Service - Principal	340,000	340,000	3,075,000	(2,735,000)	904%	330,000
Debt Service - Principal (Contra Account)	-	-	(3,075,000)	3,075,000		(330,000)
Debt Service - Interest	154,030	154,030	158,982	(4,952)	103%	155,072
Issuance Costs & Fiscal Agent Fees	2,750	2,750	119,953	(117,203)	4362%	3,000
TOTAL NON-OPERATING EXPENSES	496,780	496,780	278,935	217,845	56%	158,072
INCOME (LOSS) BEFORE TRANSFERS	(715,869)	(2,142,950)	(2,172,587)	(29,637)		(581,109)
TRANSFERS IN (OUT):						
Transfers In	474,000	599,000	541,196	(57,804)		432,000
CHANGE IN NET POSITION	$ (241,869)	$ (1,543,950)	$ (1,631,391)	$ (87,441)		$ (149,109)

CHASKA PAR 30 FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 11/30/20 AND 11/30/19

	2020 BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
OPERATING REVENUES:					
Green Fees	$ 129,700	$ 184,972	$ 55,272	143%	$ 120,305
Cart Rental	10,000	15,988	5,988	160%	11,233
Merchandise & Other Sales	6,026	3,829	(2,197)	64%	5,365
TOTAL OPERATING REVENUES	145,726	204,789	59,063	141%	136,903
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	82,143	71,295	10,848	87%	80,941
Supplies, Services & Other Charges	23,444	13,714	9,730	58%	33,711
Golf - Club House:					
Personnel Services	39,975	43,214	(3,239)	108%	36,448
Supplies, Services & Other Charges	44,092	37,386	6,706	85%	33,351
Merchandise for Resale	4,080	2,091	1,989	51%	3,730
Capital Outlay - Learning Links	-	812,333	(812,333)		14,166
TOTAL OPERATING EXPENSES	193,734	980,033	(786,299)	506%	202,347
OPERATING INCOME	(48,008)	(775,244)	(727,236)		(65,444)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(1,500)	-	1,500		-
Payments/Contributions (Learning Links)	-	124,000	124,000		-
TOTAL NON-OPERATING REVENUES	(1,500)	124,000	125,500		-
CHANGE IN NET POSITION	$ (49,508)	$ (651,244)	$ (601,736)		$ (65,444)

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 11/30/20 AND 11/30/19

	2020 BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
OPERATING REVENUES:					
Green Fees	$ 1,332,000	$ 1,720,304	$ 388,304	129%	$ 1,314,898
Driving Range	100,000	138,193	38,193	138%	95,596
Cart Rental	292,000	339,833	47,833	116%	280,956
Merchandise	314,500	230,175	(84,325)	73%	229,728
Other Sales	139,000	108,281	(30,719)	78%	141,658
TOTAL OPERATING REVENUE	$ 2,177,500	$ 2,536,786	$ 359,286	116%	$ 2,062,836
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	622,361	594,405	27,956	96%	585,368
Supplies, Services & Other Charges	276,107	242,818	33,289	88%	275,243
Golf - Club House:					
Personnel Services	525,897	488,141	37,756	93%	470,606
Supplies, Services & Other Charges	381,076	391,372	(10,296)	103%	415,673
Merchandise for Resale	173,417	166,552	6,865	96%	188,835
Capital Outlay	61,180	225,959	(164,779)	369%	157,264
TOTAL OPERATING EXPENSES	2,040,038	2,109,247	(69,209)	103%	2,092,989
OPERATING INCOME	137,462	427,539	290,077		(30,153)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(8,200)	-	8,200		-
TOTAL NON-OPERATING REVENUES	(8,200)	-	8,200		-
NON-OPERATING EXPENSES:					
Debt Service - Principal	88,900	-	88,900	0%	-
Debt Service - Interest	19,200	30,009	(10,809)	156%	21,757
TOTAL NON-OPERATING EXPENSES	108,100	30,009	78,091	28%	21,757
INCOME (LOSS) BEFORE TRANSFERS	21,162	397,530	376,368		(51,910)
TRANSFERS IN (OUT):					
Transfers In	-	9,333	9,333		-
Transfers (Out)	-	-	-		(2,995)
TOTAL TRANSFERS IN (OUT)	-	9,333	9,333		(2,995)
CHANGE IN NET POSITION	$ 21,162	$ 406,863	$ 385,701		$ (54,905)

TURBINE GENERATOR FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 11/30/20 AND 11/31/19

	2020 BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
OPERATING REVENUES:					
Lease Revenue	$ 2,486,184	$ 1,252,160	$ (1,234,024)	50%	$ 1,319,169
OPERATING EXPENSES:					
Professional Services	84,000	93,637	(9,637)	111%	84,925
Other Charges	298,345	169,759	128,586	57%	242,141
TOTAL OPERATING EXPENSES	382,345	263,396	118,949	69%	327,066
OPERATING INCOME	2,103,839	988,764	(1,115,075)		992,103
NON-OPERATING REVENUES:					
Investment Earnings	-	(2,364)	(2,364)		57,998
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	(2,364)	(106,583)	-2%	57,998
NON-OPERATING EXPENSES:					
Debt Service - Principal	1,220,000	1,220,000	-	100%	1,195,000
Debt Service - Principal (Contra Account)	-	(1,220,000)	1,220,000		(1,195,000)
Debt Service - Interest	862,250	862,250	-	100%	664,612
Issuance Costs & Fiscal Agent Fees	4,500	4,500	-	100%	4,500
TOTAL NON-OPERATING EXPENSES	2,086,750	866,750	1,220,000	42%	669,112
CHANGE IN NET POSITION	$ 121,308	$ 119,650	$ (1,658)		$ 380,989

STORM WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/20 AND 11/30/19

	2020 BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 11/30/2019
OPERATING REVENUES:					
Residential Sales	$ 992,000	$ 987,275	$ (4,725)	100%	$ 942,701
Industrial Sales	758,000	755,505	(2,495)	100%	727,916
All Other Receipts	3,000	6,448	3,448	215%	11,650
TOTAL OPERATING REVENUE	1,753,000	1,749,228	(3,772)	100%	1,682,267
OPERATING EXPENSES:					
Collections:					
Personnel Services	358,600	147,878	210,722	41%	198,138
Supplies, Services & Other Charges	355,864	191,999	163,865	54%	253,163
Administration:					
Personnel Services	134,417	116,361	18,056	87%	67,839
Supplies, Services & Other Charges	438,909	356,425	82,484	81%	281,136
Utility Billing:					
Supplies, Services & Other Charges	23,420	53,942	(30,522)	230%	49,645
Depreciation	30,000	-	30,000	0%	-
Capital Outlay	125,000	108,355	16,645	87%	40,164
TOTAL OPERATING EXPENSES	1,466,210	974,960	491,250	66%	890,085
OPERATING INCOME	286,790	774,268	487,478		792,182
NON-OPERATING REVENUES:					
Investment Earnings	2,200	(765)	(2,965)	-35%	5,525
Intergovernmental	-	5,000	5,000		110,400
TOTAL NON-OPERATING REVENUES	2,200	4,235	2,035		115,925
NON-OPERATING EXPENSES:					
Debt Service - Principal	137,333	80,000	57,333	58%	80,000
Debt Service - Principal (Contra Account)	-	(80,000)	80,000		(80,000)
Debt Service - Interest	58,864	70,476	(11,612)	120%	39,601
Issuance Costs & Fiscal Agent Fees	-	6,769	(6,769)		13,516
TOTAL NON-OPERATING EXPENSES	196,197	77,245	118,952	39%	53,117
INCOME (LOSS) BEFORE TRANSFERS	92,793	701,258	608,465		854,990
TRANSFERS IN (OUT):					
Transfers In	206,186	206,186	-	100%	207,768
Transfers (Out)	(223,000)	(228,058)	(5,058)	102%	(522,357)
NET TRANSFERS IN (OUT)	(16,814)	(21,872)	(5,058)		(314,589)
CHANGE IN NET POSITION	$ 75,979	$ 679,386	$ 603,407		$ 540,401

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 11/30/2020 AND 11/30/2019

	2020 ORIGINAL BUDGET	2020 AMENDED BUDGET	ACTUAL AS OF 11/30/2020	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 11/30/2019
OPERATING REVENUES:						
Memberships	$ 142,067	$ 106,550	$ 134,447	$ 27,897	126%	$ 147,331
Rentals	199,257	54,138	63,697	9,559	118%	163,947
Lessons	237,311	118,725	94,430	(24,295)	80%	211,376
Leagues	219,075	107,674	153,414	45,740	142%	205,579
Leases	409,000	237,500	175,041	(62,459)	74%	310,553
Other Revenue	68,371	39,119	28,346	(10,773)	72%	65,935
TOTAL OPERATING REVENUES	1,275,081	663,706	649,375	(14,331)	98%	1,104,721
OPERATING EXPENSES:						
Administration:						
Personnel Services	354,757	349,317	311,854	37,463	89%	159,469
Supplies, Services & Other Charges	345,385	343,025	311,104	31,921	91%	367,994
Event Center:						
Personnel Services	103,881	98,544	87,826	10,718	89%	83,912
Supplies, Services & Other Charges	39,953	31,207	16,384	14,823	53%	14,885
Curling Center:						
Personnel Services	241,359	210,561	177,599	32,962	84%	327,789
Supplies, Services & Other Charges	117,708	87,693	54,392	33,301	62%	103,365
Crooked Pint	53,326	74,963	75,368	(405)	101%	127,736
Curling/ Non-recurring Events	-	-	-	-		67
Capital Outlay	5,000	5,000	-	5,000		-
TOTAL OPERATING EXPENSES	1,261,369	1,200,310	1,034,527	165,783	86%	1,185,217
OPERATING INCOME	13,712	(536,604)	(385,152)	151,452		(80,496)
NON-OPERATING REVENUES:						
Investment Earnings (Charges)	(11,800)	(100,000)	710	100,710		3,496
TOTAL NON-OPERATING REVENUES	(11,800)	(100,000)	710	100,710		3,496
NON-OPERATING EXPENSES:						
Debt Service-Principal	1,000,000	1,000,000	1,000,000	-	100%	980,000
Debt Service-Principal (Contra Account)	-	-	(1,000,000)	1,000,000		(980,000)
Debt Service-Interest	585,877	585,877	472,636	113,241	81%	284,670
Issuance Costs & Fiscal Agent Fees	1,600	3,200	3,200	-	100%	3,200
TOTAL NON-OPERATING EXPENSES	1,587,477	1,589,077	475,836	1,113,241	30%	287,870
INCOME (LOSS) BEFORE TRANSFERS	(1,585,565)	(2,225,681)	(860,278)	1,365,403		(364,870)
TRANSFERS IN (OUT):						
Transfers In	1,587,477	1,597,168	1,599,089	1,921	100%	1,475,446
CHANGE IN NET POSITION	$ 1,912	$ (628,513)	$ 738,811	$ 1,367,324		$ 1,110,576

DRAFT

Minutes
CHASKA HUMAN RIGHTS COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Thursday, December 17, 2020
6:30 PM

Work Session Held Before Meeting at 6:30PM

2020 Chaska Human Rights Award Nomination Review

1. Roll Call
   Present: Dunbar, Carlson, Bean, White, Spreadbury, Welvaert
   Absent: Haga

2. Adopt Agenda
   Motion: Carlson
   Second: White
   Kabat Roll Call Vote: Dunbar, Carlson, Bean, White, Spreadbury, Welvaert
   Motion Carried

3. Open Forum/Guest Presentation
   No guests

4. Approve Minutes
   4A - HRC Minutes from November 19, 2020
   Commissioner Carlson noted grammar changes to Pages 5 and 7. Kabat to make corrections.
   Motion: Spreadbury with Commissioner Carlson's addendums
   Second: Bean
   Kabat Roll Call Vote: Dunbar, Carlson, Bean, White, Spreadbury, Welvaert
   Motion Carried

5. Treasurer's Report
   5A. Kabat shared the report has not changed, no new expenses, the balance remains the same at $1,684.95.

6. New Business
   6A. Human Rights Award – Name 2020 Recipient

Commissioner Welvaert noted before the meeting this evening, the commission held a work session to review the nominations. Commissioner Welvaert shared there were 5 great nominees. She was very pleased to have each of the nominees in our community contributing to making Chaska a better place. The commission came to a consensus, this year the award is to be presented to Lee Ann Winters.

Commission Carlson explained why this decision was made. Lee Ann is a long-term resident of Chaska, quietly serves our community by giving winter gear to people in need. Referrals came from school counselors, Social Services Agencies, churches, neighbors, various organizations, and individuals. Give her a call to let her know who is in need. She provides dignity for those in need, please seek her out, she is a community gift that Chaska has needed for over 12 years. Congratulations to her as she joins other recipient award winners since 2011.

Motion: Carlson
Second: Bean
Kabat Roll Call Vote: Dunbar, Carlson, Bean, White, Spreadbury, Welvaert
Motion Carried.

Commissioner Welvaert noted the award would be presented at the MLK Day event on January 18, 2021, which will be held virtually.

Kabat shared last year Commissioner Carlson did the honor to reach out to the winner and nominees with a letter. Commissioner Carlson is happy to do so again this year. Kabat suggested Commissioner Carlson coordinate with Lee Ann to create some type of video to present the award during the MLK presentation. Kabat, Wright, and Commissioner Carlson will coordinate.

Commissioner Carlson will work on the letter and inquired about the previous year's letterhead to exclude the SW Chamber logo. Kabat to fix the letterhead template and send it to Commissioner Carlson.

Commissioner Welvaert shared the names of the other nominees. All wonderful groups and people who contribute to our community.

Nominees

Dan Turzinski, RAK (Random Acts of Kindness)

Randy Maluchnik

Martha Brannon, His House Foundation

Esperanza Organization

Commissioner Welvaert shared we have some fantastic things going on in the community, great to see people took the time to recognize them and sent nominations to the Human Rights Commission.

7. Other Business:
   Commissioner Carlson shared she had old business regarding last month's task she offered. She has researched other Human Rights Commissions, what kinds of events are posted on their webpage as we prepare to have an updated webpage for 2021. Her list is not complete at this time, reporting she has looked, has a list, still looking, and will be fully prepared to share in 2021.

   Commissioner Welvaert expressed her thanks to Commissioners Bean and Dunbar who will not be on the commission starting in January. Truly a pleasure to serve on the commission with both. Appreciated their ideas, questions, and the passion to see inclusion, equity, and fairness that is happening in our community.

   Commissioners Dunbar and Bean shared it has been an honor to work with everyone and thanked the commission.

   Kabat expressed his thanks to Commissioners Dunbar and Bean for their service. Shared if people have two qualities, they are likely to be very successful, being a good person and they have the interest of the community in their heart. They have both done that and it has been a pleasure to work with them both.

8. Next Meeting Date – January 28, 2021 (back to the 4th Thursday's of the month).

9. Adjourn
   Motion: Dunbar
   Second: Bean
   Kabat Roll Call: Dunbar, Carlson, Bean, White, Spreadbury, Welvaert

CHASKA PLANNING COMMISSION
MINUTES
JANUARY 13, 2021

1. Call to Order
Chairperson Dahlke called the meeting to order at 7:00 pm.

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public could still be involved in the meeting and discussions.

2. Roll Call
Roll call was taken. Members present: Commissioners Brass, Lacey, Olson, Rylee, Sailer, Urbanski and Chairperson Dahlke

Members absent: None

Also present: Matt Clark, City Engineer; Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Olson, second by Commissioner Brass to adopt the agenda as presented.
Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation
There were none.

5. Minutes
Motion by Commissioner Lacey, second by Commissioner Sailer to approve the Minutes of the Dec 9th, 2020, Planning Commission meeting Minutes.
Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items: None

Action Items:
7.A. CONTINUED FROM DECEMBER 9, 2020: Approve the Preliminary Plat and Rezoning for Harvest West 3rd/Tradition Development/PC #2020-22

City Planner Liz Hanson presented item to the Commission including the changes since December 9, 2020.

Commissioner Sailer stated that he is very pleased with the changes that have been made since December 9, 2020. He asked if there were plans yet for where the sod line will be in the backyard.

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City Planner Hanson stated that if they wanted to, they could put in fencing and sod up to the limit. She stated that the developer could comment on how they envision the longer lots and if their intent to fully sod them out.

Pat Rossi, stated that they are also very happy with how this turned out when they reduced the manor lots and noted that there are about 8 homes that will have tremendous views of the creek. He noted that there is a lot of elevation down that way and does not think it will be sodded the whole way because it would be difficult to mow. Their initial discussion was to seed that area with a native prairie mix that is a low maintenance type of turf.

Commissioner Urbanski stated that he has walked the property over the last month and could not really envision a 25-foot retaining wall. He stated that when he saw the changes that removed the retaining wall and the other changes they are proposing, he was very pleased. He expressed his appreciation to Traditions for making those changes and stated that he thinks the changes will help both the City and the development look nicer.

Commissioner Brass stated that he agrees and noted that he was more of an opponent last month with regard to the retaining wall because he felt it was both a safety and upkeep issue. He stated that he was extremely pleased to see the changes that are being proposed.

Commissioner Rylee thanked the developer for addressing the Commission's comments and input from December. He stated that he is impressed that they turned it around as quickly as they did especially over the holidays. He stated that he thinks the proposed plans will be a win/win and he would support it.

Chair Dahlke stated that he will echo what has already been said. He stated that he believes the developer did a great job and listened to the Commission and came back with a sensible alternative that he likes.

Mr. Rossi stated that it was a significant change but, in the end, he believes it has all worked out for the best.

Motion by Commissioner Urbanski, seconded by Commissioner Olson, to recommend the City Council approve The Harvest West North Preliminary Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated November 25, 2020
    b. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
    c. Cover Sheet, prepared by Alliant Engineering, Inc., dated January 4, 2021
    d. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
    e. Tree Preservation Plan (pgs 4-5), prepared by Alliant Engineering, Inc., dated January 4, 2021

f. Preliminary Plat (pgs 6-10), prepared by Alliant Engineering, Inc., dated January 4, 2021
g. Site Plan (pgs 11-15), prepared by Alliant Engineering, Inc., dated January 4, 2021
h. Grading and Drainage Plan (pgs 16-20), prepared by Alliant Engineering, Inc., dated January 4, 2021
i. Erosion and Sediment Control Plan (pgs 21-25), prepared by Alliant Engineering, Inc., dated January 4, 2021
j. Grading Profiles (pgs 26-27), prepared by Alliant Engineering, Inc., dated January 4, 2021
k. Storm Sewer Plan (pgs 28-32), prepared by Alliant Engineering, Inc., dated January 4, 2021
l. West Pond Drainage Detail (pg 33), prepared by Alliant Engineering, Inc., dated January 4, 2021
m. East Pond Drainage Detail (pg 34), prepared by Alliant Engineering, Inc., dated January 4, 2021
n. Utility Plan (pgs 35-39), prepared by Alliant Engineering, Inc., dated January 4, 2021
o. Landscape Plan (pgs 40-45), prepared by Alliant Engineering, Inc., dated January 4, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Provision that stormwater ponds, creek areas, wooded steep slopes, and wetlands will not factor into the parkland credit given.
6. Compliance with the City's existing anti-monotony housing policy.
7. Provision that street names are reviewed and approved by the Fire Department prior to recording of plat.
8. Provision of a 60 feet Right of Way width for all local streets.
9. Adherence to the City's Boulevard Tree Policy and local street section design.
10. Provision of sidewalks on both sides of all local streets.
11. Provision that sidewalk is removed around the bulb of the cul de sac for Red Cedar Drive, unless otherwise approved by the Public Works Director.
12. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park as shown on the preliminary plans.
13. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
14. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
15. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
16. Provision that Outlot J is privately owned by the HOA with drainage and utility easement over entirety.
17. Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.

18. Provision that the easterly stormwater maintenance access is approved by the City Engineer, and to be revised on the final submittal.
19. Provision of obtaining all necessary wetland approvals at time of final plat approval.
20. Adherence to the following building setbacks:
    a. Cottage Lots:
        i. Front (house): 20 feet
        ii. Rear: 30 feet
        iii. Side: 5 feet
        iv. Side (corner): 20 feet
    b. Heritage and Tradition Lots:
        i. Front (house): 23 feet
        ii. Front (porch): 15 feet
        iii. Rear: 30 feet
        iv. Side: 10 feet house/5 feet garage
        v. Side (corner): 23 feet
    c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
    d. Savanna Way: 100 feet from the centerline
    e. Wetlands: 30 feet
    f. Public Park (rear yard only): 40 feet

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Brass, seconded by Commissioner Sailer, to recommend approval of the Rezoning from Open (O) to Planned Residential District (PRD-77).
Roll Call Vote: Ayes – all. Motion carried.

7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial/Oppidan/PC #2020-25

City Planner Liz Hanson presented item to the Commission.

Commissioner Rylee asked about the PMD 20-district and whether it limits the distribution center potential.

City Planner Hanson stated that it does limit that potential through the zoning. She explained that it allows for the typical office or manufacturing warehouse type industrial use with the exception of distribution centers.

Commissioner Rylee stated that parking was mentioned a few times for manufacturing usage and asked if during the development from preliminary to final that additional parking would be incorporated in both locations to cover the contingency in the future.

City Planner Hanson stated that is correct and the City wants them to be able to show how it could be accommodated if manufacturing were to go on the site.

Community Development Director Ringwald explained that typically what you would see is that there would be a bigger user and they would eliminate some of the dock doors and put parking in one of the rear portions of the building. He stated that the City wants to see it so there is a plan out there just to make sure that everybody knows what is expected.

Commissioner Sailer asked about roads and traffic and noted that right now, Chaska Creek Way is a smaller road. He stated that that there may be larger vehicles and trucks traversing to and from these buildings making the turn at Chaska Creek Way onto Chaska Creek Boulevard and across the street may be the heavy-user, Hy-Vee, if that goes through. He asked if the City had thought about how to manage the traffic or encourage going in one way and out another.

City Engineer Matt Clark stated that one thing to consider is that Chaska Creek Way and Chaska Creek Boulevard will be a signalized intersection, so they have looked at this as part of the traffic analysis. He stated that the short answer is yes, that will work, but they do need to go back and work at the truck turning movements and things specifically for this user to make sure it is squared away.

Chair Dahlke stated that it looks like there will be a roundabout at the southern end on Chaska Creek Road. He asked if there were plans to re-do Chaska Creek Road because it is a goat path right now.

City Engineer Clark explained that part of the discussion on Chaska Creek Road is that many of the things that will happen will be driven by sewer. He stated that they have been having many discussions with the City Council about what will happen to Chaska Creek Road and believes the decision will happen relatively soon, but agrees that it is in tough shape right now.

Commissioner Urbanski asked if Chaska Creek Boulevard at the roundabout will turn into Savanna Way.

City Engineer Clark stated that the extension that is shown is ghosted in more for transportation purposes. He stated that Chaska Creek Boulevard, as shown on the exhibit, extends from Engler down to the existing Chaska Creek Road with 212 just to the east and about 100 feet further east is another roundabout that they are planning for the connection at Savanna.

Commissioner Urbanski stated that there have been discussions about the landscaping requirements and knows that the City is trying to put more trees than will fit in this area. He stated that he would hate to plant trees and then have to cut them down in 5 years so other trees survive. He asked if there was a program out there similar to what developers do with wetland credits, where someone could take trees that should go into one project and put them elsewhere where they might be needed.

City Planner Hanson stated that they City has never had a program like that in the City. She stated that this proposal is definitely tough because they have to try to meet all the elements such as trees, ponding, and landscaping.

Community Development Director Ringwald stated that he agrees with City Planner Hanson and noted that buildings of this size are a bit tricky. He stated that this the City will have the

opportunity to revisit and think about it. He stated that they are trying to apply the code as it exists today and not try to put them behind a study to re-evaluate it. He stated that he agrees that the City does not want them to plant more trees than will survive, so they are trying to get to the balancing point of how much can be put in there.

Commissioner Rylee asked about the cul de sac on Lot 1, Block 1 and whether that would be the area where the truck movements were evaluated.

City Engineer Clark stated that when the daycare area was looked at, they did an access spacing review for how the industrial park would interact with the daycare and the trip movements for coming in and out. He stated that originally, they were lined up within the cul-de-sac. Since then, the plans shifted the access to the daycare and converts more of the northerly use so there are multiple access points for people to get out. He stated that they looked at all the turning movements for trucks and this access will work.

Commissioner Rylee stated that he feels it just looks awkward because everything for a building of that size is focused through a single entrance on the cul de sac and there is no circulation around the building. He stated that it just looks tight to him and asked if there would be an opportunity for right in/right out off of Engler.

City Engineer Clark stated that is a good point and noted that when they started the discussion on this development they worked closely with the applicant. He stated that the plans, up until today, have included access out onto Engler and more of an ancillary access for this corporate industrial area. He explained that the corridor study that the County is engaging in which notes that the future traffic volumes on Engler will not allow an additional access. He stated that Engler is kind of the new Highway 5 for the southwest suburbs. He stated that the County's policy does not allow it, so he believes the applicants have done their due diligence to make sure that at least truck movements and everything else works. He stated that he does not think that they would be moving forward with this site if they knew that operationally it would not work for them for this use.

Chair Dahlke opened the Public Hearing for comment at 8:11 p.m. There being no public comment, Chair Dahlke closed the Public Hearing at 8:12 p.m.

Commissioner Rylee stated that he is surprised that there are no members of the public at tonight's meeting. He noted that City Planner Hanson had addressed lighting and asked about noise considerations for the property.

City Planner Hanson stated that it is hard to comment on noise when the City does not currently have specific end users identified. She stated that once the end users are identified then the City can get more information from them in terms of the truck traffic amount and hours of operation.

Community Development Director Ringwald noted that the end users will need to meet the State regulations on noise like any other user on any other site. He stated that noise is regulated by the State and noted that the City has tried to address the issues that they can such as lighting, aesthetics, and landscaping without knowing the end user the best that they can.

Chair Dahlke noted that if this is zoned PMD-20, that will take a distribution center out of play, which vastly cuts down on traffic and noise.

Commissioner Brass stated that this is his specialty because he is an industrial broker. He explained that overall he thinks the development looks fairly good as far as the design, parking, and the overall look with multi-tenant purposes. He stated that regarding noise, the average warehouse user is actually kind of quiet. He stated that this is not really set up to be a manufacturing building with the clear height, so he doubts this will attract something like a metal stamper or someone who is making cabinets. He stated that he would suspect it would be some sort of warehousing user and those are relatively quiet.

Commissioner Rylee asked about the noise regulations and what it meant that it would be regulated by the State.

Community Development Director Ringwald stated if someone was concerned about noise, they would go out and do a noise test to see if they are above or below the noise standards. He explained that there are standards for daytime and standards for night time and noted that the City has done this type of testing with other businesses.

Motion by Commissioner Sailer, seconded by Commissioner Brass, to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for two industrial buildings in Chaska Creek Business Center, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-7), submitted by Mohagen Hansen, dated December 1, 2020.
    b. Chaska Creek Industrial - Additional Items Needed (pgs 1-12), submitted by Sambatek, dated December 30, 2020
    c. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    d. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
    e. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen Hansen, dated November 23, 2020
    f. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
    g. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
    h. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
    i. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
    j. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
    k. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
    l. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020

m. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
n. Architectural Renderings (pgs 1-5)
o. Title Sheet (pg C1.01), submitted by Sambatek, dated January 7, 2021
p. Preliminary Plat (pg C2.01), submitted by Sambatek, dated January 7, 2021
q. Existing Conditions (pg C2.02), submitted by Sambatek, dated January 7, 2021
r. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated January 7, 2021
s. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated January 7, 2021
t. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated January 7, 2021
u. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated January 7, 2021
v. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated January 7, 2021
w. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated January 7, 2021
x. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated January 7, 2021
y. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated January 7, 2021
z. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated January 7, 2021
aa. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated January 7, 2021
bb. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated January 7, 2021
cc. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated January 7, 2021
dd. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated January 7, 2021
ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated January 7, 2021
ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated January 7, 2021
gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated January 7, 2021
hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated January 7, 2021
ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated January 7, 2021
jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated January 7, 2021
mm. Overlay Plan – Lot 1, Block 1 (pg EX 2.01), submitted by Sambatek, dated January 7, 2021
nn. Overlay Plan – Lot 1, Block 2 (pg EX 2.02), submitted by Sambatek, dated January 7, 2021
oo. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated January 7, 2021
pp. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek,

dated January 7, 2021

2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.
4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the final plan.
10. Provision of a parking plan to show 1 parking stall per 350 square feet of warehouse space on each site, and to be submitted at final submittal.
11. Provision of prominently coniferous shrubs on the south edge of Lot 1, Block 2, and to be addressed in the landscape plan at final submittal.
12. Provision that additional trees are filled in the highlighted areas noted above, and additional shrubs to meet the landscape requirements, and to be addressed at final submittal.
13. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10-foot setback from property lines, and to be revised on the final submittal.
14. Provision of a maintenance summary of the proposed pedestrian pathways along the stormwater ponds to be addressed at final submittal.
15. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
16. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
17. Adherence to the City's Boulevard Tree Policy and local street section design, with the inclusion of boulevard trees on the full extent of the south side of Chaska Creek Way up to the full extent of Lot 1, Block 1, to be addressed at final submittal.
18. Provision of a 60 feet Right of Way width for all local streets.

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Olson, seconded by Commissioner Urbanski, to recommend approval of the rezoning from Open (O) to Planned Multi-Use District (PMD-20).
Roll Call Vote: Ayes – all. Motion carried.

7.C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Chaska Bluffs 2nd/DDK Construction/PC #2020-24

City Planner Liz Hanson presented item to the Commission.

Commissioner Urbanski stated that he is reviewing his notes from the last time the Commission discussed this project. He stated that there were a few neighboring properties that were concerned about the grading and asked if the developer had met with those people to address their concerns.

City Planner Hanson stated that the developer met with the homeowner on 4141 Painted Sky Trail to discuss some of their drainage concerns and have started some coordination on how the drainage problem can best be approached.

Commissioner Urbanski stated that in his notes he had a notation about a trail and asked if there was a proposed trail to go down to the Creek Road.

City Planner Hanson stated that in the concept plan she believes it was called out and explained that they had shown a longer extension of the maintenance access to go further into the ravine and wooded area but the City has opted against that in order to keep it more natural. He stated that the maintenance access will still exist but it will not be extended down to Creek Road.

Community Development Director Ringwald explained that the trail was intended, but it was not practical because of the rugged terrain in the area.

Chair Dahlke opened the Public Hearing for comment at 8:36 p.m. There being no public comment, Chair Dahlke closed the Public Hearing at 8:37 p.m.

Motion by Commissioner Lacey, seconded by Commissioner Rylee, to recommend to City Council approval of the Chaska Bluffs 2nd Preliminary Plat for a 17-lot subdivision on the Klingelhutz property in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-8), prepared by DDK Construction, dated December 25, 2020
    b. Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018
    c. Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017
    d. Existing Conditions, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
    e. Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    f. Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    g. Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    h. Final Storm Sewer Plan (pgs 4-5), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    i. Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    j. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020
    k. City Detail Plates (pgs 8-10), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised December 30, 2020

   l. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
   m. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020
2. Adherence with the City Engineer's Memo dated January 13, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Provision that all dump areas are cleaned up prior to release of a grading permit.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
10. Preservation of trees as noted in the Tree Survey.
11. LP Smartside to be used on front elevations.
12. 4-inch window trim to be used on all windows.
13. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
14. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
15. Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes.
16. Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed, and to be addressed during final submittal.
17. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
18. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.
19. Setbacks for Chaska Bluffs 2nd shall be as follows:
    a. Front: 30 feet
    b. Side: 10 feet house/7 feet garage
    c. Rear: 30 feet

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Brass, second by Commissioner Sailer, to recommend to City Council approval of the rezoning from Open (O) to PRD-78.

Roll Call Vote: Ayes – all. Motion carried.

8.Other Business

8.A. Receive Other Meeting Minutes

8 A.i Receive the Nov 30th, Dec 7th, and Dec 21st City Council Meeting Minutes.

8 A.i.i. Receive the Minutes of the Oct 12th and Nov 9th Park Board Meetings.

8 A i.i.i. Receive the September 21st Draft EDA Meeting Minutes.

Chairperson Dahlke

- Expressed his appreciation to Commissioner Bowe for her work on the Commission. He also expressed his appreciation to Commissioner Cross and noted that she had spent many years working on various City items and stated that she is worthy of a lot of praise.

Commissioner Urbanski

- Gave kudos to staff on how quickly they worked on the railings along Big Woods Boulevard

Community Development Director Ringwald

- Noted that there are 2 openings on the Planning Commission
- There will be a City Council joint work session with all the Commissions that includes training on Social Media, hosted by the League of Minnesota Cities on February 22, 2021.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Olson, to adjourn the meeting at 8:45 pm.
Motion carried.