Attention Location & Zoom Option

In order to practice social distancing related to the COVID-19 pandemic, the Chaska City Council work session and meeting on Monday, May 17, 2021 will be held at the **Chaska Event Center** and **virtually on a platform called Zoom.** To learn more about participating or watching the meetings, visit www.chaskamn.com. Any questions about how to participate should be directed to the Chaska Communication Department at communications@chaskamn.com or (952)448-9200.

WORK SESSION
Discussion on Naming Rights for Public Recreational Facilities
5:45 – 7:00 PM

AGENDA
CHASKA CITY COUNCIL
CHASKA EVENT CENTER -3210 CHASKA BVD. & ZOOM
Monday, May 17, 2021
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Proclamation
   - 5.A. Recognition of Poppy Days - Chaska American Legion Auxiliary, Unit 57
6. Visitor Presentation
7. Approve Previous Meeting Minutes

7.A. Approve the May 3, 2021 City Council Meeting Minutes

8. Consent Items

8.A. Temporary 1 -Day On-Sale Intoxicating License for Flags & Honor of Minnesota

8.B. Letter of Support - Highway 212 Freight Mobility & Safety Project

8.C. Adopt Ordinance 994, Amend Chapter 5, Article 5.12 Massage Licenses

8.D. Adopt Resolution 2021-27, Approving the Final Plat for Harvest West 3rd/Tradition Development/PC #2021-09

8.E. Amendment to the Carver County SHIP Grant Agreement for Pedestrian and Bicycle Master Plan

8.F. Approval of Carver County 2021 SHIP Grant Agreement for Youth Soccer

8.G. Adopt Resolution 2021-28, Construction Plans for 2021 Street and Utility Reconstruction Project

8.H. Liquor License Renewals 2021-2022

9. Action Items

9.A. Adopt Resolution 2021-30, Public Hearing to Consider Certification of Spring 2021 Delinquent Utilities

9.B. WITHDRAWN: Reviewing the Conditional Use Permit (CUP) Amendment for Total Loss at 525 Creekridge Drive/Total Loss Brokers, Inc/PC #2021-07

9.C. Adopt Resolution 2021-29, Approving the Concept Plan for Ensconced Woods/Johnson-Reiland Builders & Remodelers/PC #2021-06

9.D. Adopt Resolution 2021-31, Approving the Concept Plan for Wagner Woods/Lennar/PC #2021-10

10. Bills

10.A. ACCOUNTS PAYABLE COUNCIL ROSTER 5-17-2021

11. Other Business

11.A. City Administrator's Report

11.B. Biweekly 5-17-2021

11.C. Financial Reports - March 2021

11.D. Other Meeting Minutes

11.D.i. Draft Minutes - Human Rights Commission Meeting March 25, 2021

12. Adjourn

CITY OF
CHASKA MINNESOTA
"A Quality Small Town"

PROCLAMATION

In Recognition of Chaska American Legion Auxiliary, Unit 57
Poppy Days

Whereas: The poppy, as a memorial flower for the American war dead, is a tradition which began in the years following the First World War; and

Whereas: Veterans returning to their homes in this country after World War I remembered the wild poppies which lined the devastated battlefields of France and Flanders Field; and

WHEREAS: The poppy is a symbol of hope for all veterans who served this great country through military service; and

WHEREAS: The Chaska American Legion Auxiliary, Unit 57, adopted the poppy as its memorial flower to pay tribute to the war dead and aid the living veterans and their families;

NOW, THEREFORE BE IT ROSOLVED: That the City of Chaska does hereby proclaim May 28th and 29th, 2021 as Poppy Days and urges all citizens to pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy on these days.



IN WITNESS WHEREOF, I have set my hand and the Seal of the City of Chaska this 17th day of May, in the year of our Lord two thousand and twenty one.

_____

Mark Windschitl

Mayor, City of Chaska

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- MINUTES -
CHASKA CITY COUNCIL
May 3, 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 Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Proclamation
5.A. National Teacher's Appreciation Week

Mayor Windschitl read a proclamation naming May 2nd-8th as National Teacher's Appreciation Week.

Chris Commers, President of Chaska Education Association Local 748, thanked the City for its support over the years.

The Council thanked the teachers and noted the important role they play in students' lives.

Nicole Klitzke, Chair of District 112 Foundation, recognized Eric Songer's reception of the Teacher of the Year Award.

Mr. Songer recognized the work of his fellow teachers and thanked the District 112 Foundation for their support and thanked the City for their support to teachers.

6. Visitor Presentation
6.A. Purple Reigns/Arts Consortium of Carver County

Barb Hone, Chairperson Arts Consortium of Carver County, provided an update of the Purple Reigns event that the Arts Consortium of Carver County is putting on in June. She noted the Consortium is hosting a celebration on June 17 at the Community Center from 6:30pm-8:30pm.

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6.B. Annual State of the Library Presentation
Heidi Hoks, Caver County Library Systems Director, introduced Jodi Edstrom, Branch Manager, who provided the annual State of the Library presentation.

Councilmember Hubbard inquired if donations are able to be brought in yet.

Ms. Edstrom stated that option will open up again in a couple of weeks.

Councilmember Huang asked if there is anything that the library found useful over the pandemic that they will keep as a service moving forward.

Ms. Hoks explained what services patrons have suggested keeping.

Councilmember Grau noted he looks forward every year to the annual update from the library.

Assistant Administrator Kabat thanked Ms. Edstrom for helping his family have plenty of books while distance learning.

Councilmember Hubbard and Mayor Windschitl thanked the library staff for the services they provide.

7. Minutes
Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the April 19, 2021 City Council meeting. Motion carried.

8. Consent Agenda
Mayor Windschitl recognized the work that City Administrator Podhradsky does every year.

City Administrator Podhradsky thanked City Staff for all their work and stated it is an honor to work for the City.

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

A. City Administrator Annual Review
   Motion to approve administrator goals for 2021 and adjust the City Administrator's annual salary with a 1.5% performance increase retroactive to January 1, 2021.
B. Massage Therapy Registration
   Motion to approve Massage Therapy Registration No. MTR-21-05 to allow Kristine Loeffelbein to practice Therapeutic Massage out of Bee Well Massage, 123 3rd St. Suite#3, Chaska.
C. Adopt Resolution 2021-25, Accepting Gifts and Donations
   Motion to adopt Resolution No 2021-25 acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2021 through March 31, 2021.
D. Joint Powers Agreement for Dispatch Study
   Motion to approve the Joint Powers Agreement between Carver County, Chaska, and Chanhassen for completing a Dispatch Services Study and to authorize the Mayor

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and City Administrator to enter into the agreement on behalf of the City.
Motion carried.

9. Action Items

9.A. Public Hearing: Adopt Resolution 2021-26, Public Improvement Hearing for the 2021 Street & Utility Reconstruction Project
City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

City Administrator Podhradsky summarized the public assessment hearing process.

Councilmember Hubbard asked if the business owners have seen the preliminary assessment map.

Mayor Windschitl inquired if there is an incentive on this bid for early completion.

City Engineer Clark stated there is not with this project.

Mayor Windschitl opened the public hearing at 8:13 pm.

Mayor Windschitl closed the public hearing at 8:14 pm.

Councilmember Huang noted this project is consistent with previous projects.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2021-26, Ordering the 2021 Street & Utility Reconstruction Project; directing the City Engineer to prepare the project plans and specification documents, and further, scheduling a Public Assessment Hearing for June 7, 2021. Motion carried.

10. Bills
10.A. Accounts Payable Council Roster 5-3-2021

The Council requested further information about bills on pages 18 and 24 .

City Administrator Podhradsky provided further detail regarding those bills.

Motion by Councilmember Huang, second by Councilmember Grau 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. Biweekly 5-3-2021

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11.C. 1st-Qtr 2021 Investment Report dated May 3rd, 2021

Councilmember Hubbard:
- Noted the tools and survey put out by the Steering Committee for the Bicycle-Friendly Community are active and encouraged residents to use them.
- Reported May is bike month and that there is Cycle Chaska Event at Lion's Park on May 22 with sign-ups on the website.

Councilmember Huang:
- Noted he testified on behalf of SouthWest Transit and the Suburban Transit Association to the Minnesota Senate Transportation Committee last week and provided an update.
- Reported he was part of an American Asian Pacific Islanders panel discussion at Crown of Glory Church about racism in America. He stated he was honored to be able to do that and thanked the organizers for putting it on. Councilmember Grau commented that the panelists all did an amazing job.
- Noted the Highway 41 Project open house is on Thursday.
- Wished moms and Happy Mother's Day.

Councilmember Grau:
- Shared comment regarding how much he appreciates teachers and all they do for students and especially thanked his children's teachers.

Councilmember Hatfield:
- Noted the Cub Leadoff Party is Saturday at 4pm at Athletic Park.
- Noted residents can sign up to get notifications regarding the Highway 41 project.
- Shared what she learned when researching American Asian Pacific Islander Heritage Month.
- Wished all the moms Happy Mother's Day.

Attorney Melchert:
- Noted that Minnesota maintained its 8 House of Representatives with the recent census. Councilmember Hatfield recognized the work the Human Rights Commission did to promote the census.

City Administrator Podhradsky:
- Noted that the bi-weekly report lists what City activities will occur this summer.

Mayor Windschitl:
- Noted the groundbreaking for Hwy 212 is tomorrow.
- Noted the Lion's Park Shelter will be rebuilt after Labor Day. City Administrator Podhradsky provided a brief update regarding the project.
- Noted the Spring-Cleaning Event was last Saturday and it went smoothly.
- Reported the State Amateur Baseball Tournament is in Chaska from August 20-September 4th.
- Mentioned Mike Tudor has resigned, and he thanked him for all the work he has done and wished him good luck on his future endeavors.

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- Wished moms Happy Mother's Day.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 9:52 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/17/2021

Subject: Temporary On-Sale Intoxicating License for Flags and Honor of Minnesota

Prepared By: Denise Beebe, Senior Clerk

Flags and Honor of Minnesota, 195 Northgate Blvd., Chaska, Minnesota, has made application for a 1-day Temporary On-Sale Intoxicating License for their summer car, bike and tractor show held at City Square Park on Saturday, August 7, 2021.

This will be the seventh year for the popular event and funds raised go to benefit local veterans.

City approval is required for the application. Applicant has provided the application, certificate of liquor liability and paid the requisite fee of $50 ($50/day of the event).

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve the Temporary On-Sale Intoxicating License TW 21-01 for Flags and Honor of Minnesota, that allows them to serve intoxicating beverages at their car, bike and tractor fund raising event, on August 7, 2021.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/17/2021

Subject: **Letter of Support – US Highway 212 Freight Mobility and Safety Project for consideration of federal financial assistance Under US Department of Transportation {DOT} Discretionary Grant Programs**

Prepared By: **Nate Kabat, Assistant City Administrator**

Background: This critical project expands five miles of US Highway 212 in Carver County, Minnesota from a two-lane undivided rural highway to a four-lane divided expressway facility extending from the City of Norwood Young America (County Highway 34) to the City of Cologne (County Highway 36).

The corridor is part of the National Highway System and is one of the most important economic and highway freight corridors in the State of Minnesota and the Upper Midwest region, connecting the Twin Cities to South Dakota and beyond. US Highway 212 provides a critical connection for agricultural and industrial areas throughout the region. In addition, it is identified as a high priority "Tier One" Truck Corridor by the Metropolitan Council.

Carver County and MnDOT have completed an extensive planning effort to determine an innovative, cost-effective approach to expand US Highway 212 and address serious safety, access, and mobility issues. The proposed project will expand US Highway 212 to a four-lane divided expressway, addressing the existing undivided two-lane gap in the Twin Cities' highway network, which negatively affects freight movement and economic development initiatives.

This project will benefit the highway freight network, improving a critical connection to and from the Twin Cities metropolitan area and meet the priority objectives of the DOT's funding programs by emphasizing highway safety, state of good repair for highway infrastructure, and local and regional economic competitiveness and vitality.

CITY COUNCIL ACTION REQUESTED

Motion to authorize the Mayor to sign a letter of support for federal financial assistance under US Department of Transportation {DOT} Discretionary Grant Programs.

Chaska

May 5, 2021

The Honorable Pete Buttigieg
Secretary, US Department of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

Dear Secretary Buttigieg,

The City of Chaska is pleased to support the US Highway 212 Rural Freight Mobility and Safety Project for consideration of federal financial assistance under US Department of Transportation (DOT) Discretionary Grant Programs. This critical project expands five miles of US Highway 212 in Carver County, Minnesota from a two-lane undivided rural highway to a four-lane divided expressway facility extending from the City of Norwood Young America (County Highway 34) to the City of Cologne (County Highway 36). Carver County and MnDOT completed extensive corridor planning and are partnering on project development efforts to bring forward this innovative, cost-effective approach to expand US Highway 212.

The corridor is part of the National Highway System and is one of the most important economic and freight highway corridors in the State of Minnesota and the Upper Midwest region, connecting the Twin Cities to South Dakota and beyond. US Highway 212 is identified by the Minnesota DOT (MnDOT) in the Minnesota State Freight Investment Plan as a Critical Rural Freight Corridor. The corridor provides a critical connection for agricultural and industrial traffic to and from the Twin Cities Metropolitan area, which is emphasized by the Metropolitan Council's prioritization of the highway as a "Tier One Truck Corridor".

The US Highway 212 Rural Freight Mobility and Safety Project addresses serious safety, access, and mobility issues and meets and exceeds the priority objectives of the DOT's grant programs. Most significantly, the project will benefit the highway freight network by addressing deficiencies on a Critical Rural Freight Corridor, implementing significant highway safety measures, improving the state of good repair for National Highway System infrastructure not fully reconstructed since 1929, and strengthening local and regional economic competitiveness and vitality by realizing the vision of a reliable and connected freight transportation system.

The City of Chaska endorses and supports Carver County's application to US DOT Discretionary Grant Programs for the US Highway 212 Rural Freight Mobility and Safety Project and urges decision makers to prioritize the project for grant funding.

Sincerely,

_____

Signature
Mark Windschitl
Mayor

REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/17/2021

Subject: **Amend Chapter 5, Article 5.12 Massage Licenses**

Prepared By: Denise Beebe, Senior Clerk

The massage licenses ordinance needs to be revised. Some sections need additional clarification to better understand the ordinance while other sections need to be removed as they are vague and unenforceable.

CITY COUNCIL ACTION REQUESTED

Motion to approve Ordinance No. 994 amending Chapter 5, Section 5.12 Articles 5.12.100 - 5.12.120.

CITY OF CHASKA
ORDINANCE MC 2021-994

AMEND CHAPTER 5, SECTION 5.12, ARTICLES 5.12.100 - 5.12.120

WHEREAS, the Massage Licenses ordinance needs to be revised with additional clarification in some sections, and;

WHEREAS, the requirement asking for certification from a physician stating an applicant is free from communicable disease is vague and unenforceable, and;

WHEREAS, this section of the ordinance needs be removed.

NOW THEREFORE, be it ordained by the Council of City of Chaska, in the State of Minnesota, as follows: that Chapter 5, Section 5.12, Articles 5.12.010 - 5.12.120 be amended.

SECTION 1: **AMENDMENT** "5.12 Massage Parlors, Saunas, Steam Baths, And Heat-Bathing Rooms" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

5.12 Massage Parlors, Saunas, Steam Baths, And Heat-Bathing Rooms

AFTER AMENDMENT

5.12 Massage ~~Parlors~~Establishments, Saunas, Steam Baths, And Heat-Bathing Rooms

SECTION 2: **AMENDMENT** "5.12.010 Definitions - Massage Therapist And Businesses" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

5.12.010 Definitions - Massage Therapist And Businesses

As used in this article, the following words and terms shall have the meanings stated.

Massage: The practice of rubbing, stroking, kneading, tamping or rolling of the body with the hands, for the exclusive purposes of relaxation, physical fitness, or beautification, and for no other purpose.

Massage parlor: *A*n establishment in the business of providing massage services, either to the public or as a private club.

Massage therapist:

A. Is a member in good standing of the American Massage Therapy Association, the Associated Bodywork & Massage Professionals, or other national organization of therapeutic massage professionals which has a similar written and enforceable code of ethics,
B. Has insurance coverage of one million dollars ($1,000,000.00) for personal liability in the practice of therapeutic massage, and
C. Has either (1) a practitioner's degree with a minimum of four hundred (400) hours of class credits from a massage therapy school accredited by one of the national organizations listed in paragraph A, or (2) at least two (2) years of full-time experience working as a massage therapist pursuant to a license from the City of Chaska.

Masseur: A male person who, for compensation, practices massage.

Masseuse: A female person who, for compensation, practices massage.

Sauna, steam bath, or **heat-bathing room**: A room used for the purpose of bathing, reducing, or relaxation utilizing steam or hot air as a cleaning, reducing or relaxing agent.

(Ord. No. 271, Sec. 1, 1/15/79)

AFTER AMENDMENT

5.12.010 Definitions - Massage Therapist And Businesses

As used in this article, the following words and terms shall have the meanings stated.

Massage: The practice of rubbing, stroking, kneading, tap~~m~~ping or rolling of the body with the hands or objects, for the exclusive purposes of relaxation, physical fitness, or beautification, and for no other purpose.

Massage establishment: ~~parlor~~: ~~*A*n establishment in the business of providing massage services, either to the public or as a private club.~~ Any facility in which a massage is provided for a fee or other consideration, except a residence of a massage therapist that is used only by that massage therapist for the practice of massage therapy at the residence.

Massage therapist: An individual who conducts massages for compensation

A. Is a member in good standing of the American Massage Therapy Association, the Associated Bodywork & Massage Professionals, or other national organization of therapeutic massage professionals which has a similar written and enforceable code of ethics,
B. Has insurance coverage of one million dollars ($1,000,000.00) for personal liability in

the practice of therapeutic massage, and

C. Has either (1) a practitioner's degree with a minimum of four hundred (400) hours of class credits from a massage therapy school accredited by one of the national organizations listed in paragraph A, or (2) at least two (2) years of full-time experience working as a massage therapist pursuant to a license from the City of Chaska.

~~**Masseur**: A male person who, for compensation, practices massage.~~

~~**Masseuse**: A female person who, for compensation, practices massage~~.

Sauna, steam bath, or **heat-bathing room**: A room used for the purpose of bathing, reducing, or relaxation utilizing steam or hot air as a cleaning, reducing or relaxing agent.

Incidental massage business: Any lawful and duly licensed business such as a beauty salon, physical fitness center, physical therapy or similar business for which massage is not the primary service.

(Ord. No. 271, Sec. 1, 1/15/79)

SECTION 3: **AMENDMENT** "5.12.020 License Required" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

5.12.020 License Required

It is unlawful for any person to directly or indirectly upon any pretense or by any device engage in the business of keeping, conducting or operating any massage parlor, sauna, steam bath or heat-bathing room, which is open to the public or for which any charge or fee is made or any money or thing of value is solicited or received without first obtaining a license therefor from the City. The licensing requirements hereunder shall not apply to:

A. Medical doctor, chiropractor, osteopath, podiatrist or nurse;
B. Physical therapist, massage therapist, athletic director or trainer; or
C. Beautician or barber.

(Ord. No. 273, Sec. 2, 1/15/79)

AFTER AMENDMENT

5.12.020 License Required

It is unlawful for any person to directly or indirectly upon any pretense or by any device engage in the business of keeping, conducting or operating any massage establishment, ~~parlor,~~ sauna, steam bath or heat-bathing room, which is open to the public or for which any charge or fee is made or any money or thing of value is solicited or received without first obtaining a license therefor from the City. The licensing requirements hereunder shall not apply to:

A. Medical doctor, chiropractor, osteopath, podiatrist or nurse;
B. Physical therapist, massage therapist providing an incidental massage business, athletic director or trainer; or
C. Beautician or barber.

(Ord. No. 273, Sec. 2, 1/15/79)

SECTION 4: **AMENDMENT** "5.12.030 License Application" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

5.12.030 License Application

A. *Investigation fee.* All initial applications for licenses to operate massage parlors, saunas, steam baths or heat-bathing rooms shall be accompanied by a non-refundable investigation fee.
B. *Information required.* Applications shall contain the names and addresses of the owners, lessees, and operators of the applicant, together with a description and location of the premises. The application shall also include information as to any conviction of any crime or offense committed by the applicant, together with such other information as the Council may require before consideration of the application. All applications by corporation shall include the names and addresses of all persons having a beneficial interest therein.
C. *Investigations.* An investigation by the Building Official shall be conducted of all premises proposed to be licensed before consideration by the Council. The Police Department shall conduct investigation of all persons proposed to be licensed before consideration by the Council.
D. *Submission to Council.* All applications shall thereafter be considered by the Council.

(Ord. No. 273, Sec. 3, 1/15/79)

AFTER AMENDMENT

5.12.030 License Application

A. *Investigation fee.* All initial applications for licenses to operate massage establishments, ~~parlors,~~ saunas, steam baths or heat-bathing rooms shall be accompanied by a non-

refundable investigation fee.

B. *Information required.* Applications shall contain the names and addresses of the owners, lessees, and operators of the applicant, together with a description and location of the premises. The application shall also include information as to any conviction of any crime or offense committed by the applicant, together with such other information as the Council may require before consideration of the application. All applications by corporation shall include the names and addresses of all persons having a beneficial interest therein.
C. *Investigations.* An investigation by the Building Official shall be conducted of all premises proposed to be licensed before consideration by the Council. The Police Department shall conduct investigation of all persons proposed to be licensed before consideration by the Council.
D. *Submission to Council.* All applications shall thereafter be considered by the Council.

(Ord. No. 273, Sec. 3, 1/15/79)

SECTION 5: **AMENDMENT** "5.12.040 License Fee; Term; Exceptions To Licensing Requirements" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

5.12.040 License Fee; Term; Exceptions To Licensing Requirements

A. The annual license fee is three hundred dollars ($300.00), and all initial applications shall be accompanied by an investigation fee of five hundred dollars ($500.00).
B. All licenses issued hereunder shall terminate on the last day of December of each year.
C. The above license fee shall not apply to such uses as defined in CMCO 5.12.010 when such uses are merely incidental operations of a bona fide sports and health club or club of such type, which club has at least one hundred (100) registered members and where such uses occupy less than five percent (5%) of the building or structure of said club.

(Ord. No. 273, Sec. 4, 1/15/79; Ord. No. 899, 1/5/15)

AFTER AMENDMENT

5.12.040 License Fee; Term; Exceptions To Licensing Requirements

A. The annual license fee is three hundred dollars ($300.00), and all initial applications shall be accompanied by an investigation fee of five hundred dollars ($500.00).
B. All licenses issued hereunder shall terminate on the last day of December of each year.
C. The above license fees shall not apply to such uses as defined in CMCO 5.12.010 when such uses are merely incidental operations of a bona fide sports and health club

or club of such type, which club has at least one hundred (100) registered members and where such uses occupy less than five percent (5%) of the building or structure of said club.

(Ord. No. 273, Sec. 4, 1/15/79; Ord. No. 899, 1/5/15)

SECTION 6: **AMENDMENT** "5.12.050 Denial Of License" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

5.12.050 Denial Of License

Licenses may be granted only for locations in the C-2 commercial district and the C-3 cent business district of the City to establishments which can meet the safety, sanitary and building code requirements of the City, and a license shall not be granted if granting the license would be inconsistent with the comprehensive development plans of the City, or would otherwise have a detrimental effect up, other property or properties in the vicinity. The license may be denied for any of the following reasons:

A. The proposed use is in conflict with the City Zoning ordinance;
B. The proposed use is in conflict with any health, building, building maintenance, or other provision of the City Code or State Law;
C. The application contains false, fraudulent or deceptive statements;
D. The applicant, or any employee or proposed employee, has previously been convicted of violation of this section, or of any law prohibiting prostitution, pandering or keeping a disorderly house;
E. The applicant or any employee or proposed employee is under eighteen (18) years of age;
F. The applicant has not complied with all of the other provisions of this article;
G. The applicant has, within one (1) year prior to the date of application, been denied a similar license elsewhere, or has within such period had its license revoked;
H. Engaging in any conduct which would constitute grounds for refusal to issue a license.

(Ord. No. 273, Sec. 5, 1/15/79)

AFTER AMENDMENT

5.12.050 Denial Of License

LLicenses may be granted only for locations in the C-2 commercial district and the C-3 cent business district of the City to establishments which can meet the safety, sanitary and building code requirements of the City, and a license shall not be granted if granting the license would be inconsistent with the comprehensive development plans of the City, or would otherwise have a detrimental effect onup, other property or properties in the vicinity. The license may be denied for any of the following reasons:

A. The proposed use is in conflict with the City Zoning ordinance;
B. The proposed use is in conflict with any health, building, building maintenance, or other provision of the City Code or State Law;
C. The application contains false, fraudulent or deceptive statements;
D. The applicant, or any employee or proposed employee, has previously been convicted of violation of this section, or of any law prohibiting prostitution, pandering or keeping a disorderly house;
E. The applicant or any employee or proposed employee is under eighteen (18) years of age;
F. The applicant has not complied with all of the other provisions of this article;
G. The applicant has, within one (1) year prior to the date of application, been denied a similar license elsewhere, or has within such period had its license revoked;
H. Engaging in any conduct which would constitute grounds for refusal to issue a license.

(Ord. No. 273, Sec. 5, 1/15/79)

SECTION 7: **AMENDMENT** "5.12.070 Submission Of Plans And Specifications" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

5.12.070 Submission Of Plans And Specifications

All persons who hereafter construct, extensively remodel or convert buildings or facilities for use as massage parlors, saunas, steam baths or heat-bathing rooms, which are open to the public, shall conform and comply in their construction, erection or alteration with the requirements of this section. Two (2) copies of plans and specifications for such construction, remodeling or alteration which show layout, arrangement and plumbing and construction materials of the bathing areas and locations, and size and type of equipment and facilities shall be filed by the owner or his agent prior to the issuance of a building permit. One (1) copy of the plans and specifications shall be submitted to the Building Official at least three (3) days before the issuance of a building or construction permit.

(Ord. No. 273, Sec. 7, 1/15/79)

AFTER AMENDMENT

5.12.070 Submission Of Plans And Specifications

All persons who hereafter construct, extensively remodel or convert buildings or facilities for use as massage establishments, ~~parlors,~~ saunas, steam baths or heat-bathing rooms, which are open to the public, shall conform and comply in their construction, erection or alteration with the requirements of this section. Two (2) copies of plans and specifications for such construction, remodeling or alteration which show layout, arrangement and plumbing and construction materials of the bathing areas and locations, and size and type of equipment and facilities shall be filed by the owner or his agent prior to the issuance of a building permit. One (1) copy of the plans and specifications shall be submitted to the Building Official at least three (3) days before the issuance of a building or construction permit.

(Ord. No. 273, Sec. 7, 1/15/79)

SECTION 8: **AMENDMENT** "5.12.120 Masseur And Masseuse Registration" of the City of Chaska Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

5.12.120 Masseur And Masseuse Registration

A. *Registration required.* It is unlawful for any person to practice massage unless duly registered with the City of Chaska.
B. *Registration application.* All applications for registration to practice massage shall be accompanied by a medical certificate from a physician duly licensed to practice medicine in the State of Minnesota stating that the applicant has no communicable disease. Applications shall contain such other information as the Council may, from time to time, require. All applicants shall be at least eighteen (18) years of age.
C. *Fee and term.*
    1. The annual registration fee for a masseur or masseuse shall be one hundred twelve dollars ($112.00).
    2. All registrations issued hereunder shall expire on December 31 of each year.

(Res. No. 10-92, 12/6/10; Ord. No. 273, Sec. 12, 1/15/79)

AFTER AMENDMENT

5.12.120 Masseur And Masseuse Registration

A. *Registration required.* It is unlawful for any person to practice massage unless duly registered with the City of Chaska.
B. *Registration application*. ~~All applications for registration to practice massage shall be accompanied by a medical certificate from a physician duly licensed to practice medicine in the State of Minnesota stating that the applicant has no communicable~~

~~disease~~. Applications shall contain all information required on forms provided by the city clerk and such other information as the Council may, from time to time, require. All applicants shall be at least eighteen (18) years of age.

C. *Fee and term.*

1. The annual registration fee for a masseur or masseuse shall be one hundred twelve dollars ($112.00).
2. All registrations issued hereunder shall expire on December 31 of each year.

(Res. No. 10-92, 12/6/10; Ord. No. 273, Sec. 12, 1/15/79)

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

REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/17/2021

Subject: **The Harvest West 3rd (aka Harvest West North) – Final Plat**

Applicant: Tradition Development

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

Case No.: 2021-09

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: Motion to adopt Resolution

BACKGROUND

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

The Concept Plan (119 lots) for Harvest West North (aka Harvest West 3rd) was approved in July 2020. During the preliminary the developer downsized the development to be only 92 lots to avoid the use of significant retaining walls. The Preliminary Plat and Rezoning to PRD-77 (92 lots) request for Harvest West 3rd was approved in January 2021.

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

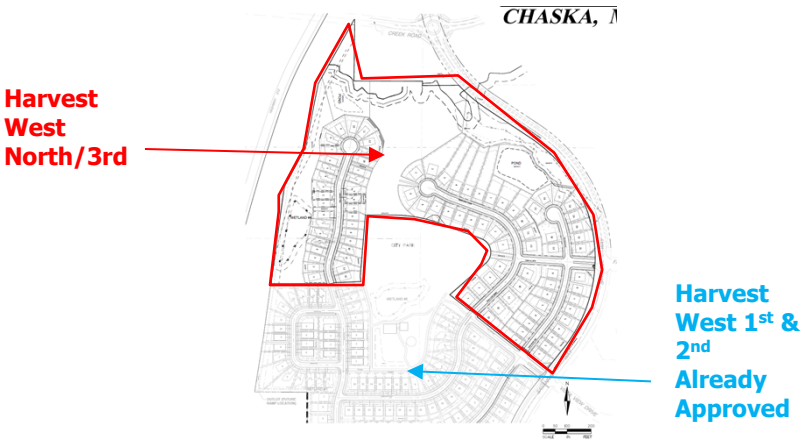
The majority of the property is open farmland/field. Woodland areas occur in the central portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance 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.*"

Layout

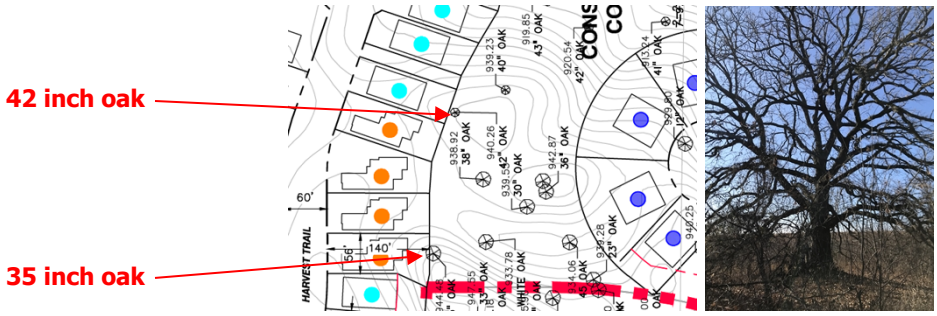
The initial access to the property will be from Farm Hill Boulevard to the east from the adjacent collector road, Savanna Way. This entrance will line up with the existing Harvest entrance to the east and will provide access to the two cul de sacs on the east side of the site. Additional access will 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 final 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 have worked 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.



Transportation/ROW

The Final 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.

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 final 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 final 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.

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

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

PLANNING COMMISSION ACTION TAKEN 5/12/21:
Motion to recommend to City Council approval of The Harvest West North Final 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. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
    b. Cover Sheet, prepared by Alliant Engineering, Inc., dated March 29, 2021
    c. Details (pgs 2-3), prepared by Alliant Engineering, Inc., dated March 29, 2021
    d. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
    e. Tree Preservation Plan (pgs 6-7), prepared by Alliant Engineering, Inc., dated March 29, 2021
    f. Site Plan – Overall (pg 8), prepared by Alliant Engineering, Inc., dated April 14, 2021
    g. Site Plan (pgs 9-12), prepared by Alliant Engineering, Inc., dated March 29, 2021
    h. Grading and Drainage Plan (pgs 13-17), prepared by Alliant Engineering, Inc., dated March 29, 2021

i. West Pond Drainage Detail (pg 18), prepared by Alliant Engineering, Inc., dated March 29, 2021
j. East Pond Drainage Detail (pg 19), prepared by Alliant Engineering, Inc., dated March 29, 2021
k. Erosion and Sediment Control Plan (pgs 20-23), prepared by Alliant Engineering, Inc., dated March 29, 2021
l. Erosion and Sediment Control Notes (pg 24), prepared by Alliant Engineering, Inc., dated March 29, 2021
m. Sanitary Sewer and Watermain Plan (pg 25), prepared by Alliant Engineering, Inc., dated March 29, 2021
n. Sanitary Sewer and Watermain Plan and Profiles (pgs 26-30), prepared by Alliant Engineering, Inc., dated March 29, 2021
o. Street and Storm Sewer Plan (pg 31), prepared by Alliant Engineering, Inc., dated March 29, 2021
p. Street and Storm Sewer Plan and Profiles (pgs 32-36), prepared by Alliant Engineering, Inc., dated March 29, 2021
q. Street Intersection Details (pg 37), prepared by Alliant Engineering, Inc., dated March 29, 2021
r. Landscape Plan (pgs 38-43), prepared by Alliant Engineering, Inc., dated March 29, 2021
s. Final Plat (pgs 1-6), prepared by Alliant Engineering, Inc., undated

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 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 final plans.
12. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
13. Provision 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.
14. 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.
15. Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.
16. Provision of obtaining all necessary wetland approvals at time of final plat approval.
17. 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

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-27 approving the Final Plat for Harvest West 3rd (PC #2021-09)

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 05/17/2021 RESOLUTION NO. 2021-27

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for The Harvest West 3rd/Tradition Development/PC #2021-09

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 final 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 have worked 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, 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 final 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 40 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: trail access to be deeded to the City of Chaska
- Outlot B: wetland to be deeded to the City of Chaska
- Outlot C: stormwater pond to be owned by the HOA
- Outlot D: conservation corridor to be deeded to the City of Chaska
- Outlot E: wetland to be deeded to the City of Chaska
- Outlot F: stormwater pond to be owned by the HOA
- Outlot G: monument sign area to be owned by the HOA
- Outlot H: park access to be deeded to the City of Chaska
- Outlot I: monument sign area to be owned by the HOA
- Outlot J: monument sign area to be owned by the HOA

WHEREAS, on May 12, 2021 the Planning Commission recommended approval to the City Council of The Harvest West 3rd Final Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area (PC#2021-09); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves The Harvest West 3rd Final Plat for a 92-lot subdivision on 48 acres of land in the SW Chaska Growth Area (PC#2021-09), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Tree Damage Assessment (pgs 1-16), prepared by Heritage Shade Tree, dated October 29, 2020
    b. Cover Sheet, prepared by Alliant Engineering, Inc., dated April 14, 2021
    c. Details (pgs 2-3), prepared by Alliant Engineering, Inc., dated April 14, 2021
    d. Existing Conditions (pgs 1-2), prepared by Alliant Engineering, Inc., dated May 2, 2018
    e. Tree Preservation Plan (pgs 6-7), prepared by Alliant Engineering, Inc., dated April 14, 2021
    f. Site Plan (pgs 8-12), prepared by Alliant Engineering, Inc., dated April 14, 2021
    g. Grading and Drainage Plan (pgs 13-17), prepared by Alliant Engineering, Inc., dated April 14, 2021
    h. West Pond Drainage Detail (pg 18), prepared by Alliant Engineering, Inc., dated April 14, 2021
    i. East Pond Drainage Detail (pg 19), prepared by Alliant Engineering, Inc., dated April 14, 2021
    j. Erosion and Sediment Control Plan (pgs 20-23), prepared by Alliant Engineering, Inc., dated April 14, 2021
    k. Erosion and Sediment Control Notes (pg 24), prepared by Alliant Engineering, Inc., dated April 14, 2021
    l. Sanitary Sewer and Watermain Plan (pg 25), prepared by Alliant Engineering, Inc., dated April 14, 2021
    m. Sanitary Sewer and Watermain Plan and Profiles (pgs 26-30), prepared by Alliant Engineering, Inc., dated April 14, 2021
    n. Street and Storm Sewer Plan (pg 31), prepared by Alliant Engineering, Inc., dated April 14, 2021
    o. Street and Storm Sewer Plan and Profiles (pgs 32-36), prepared by Alliant Engineering, Inc., dated April 14, 2021
    p. Street Intersection Details (pg 37), prepared by Alliant Engineering, Inc., dated April 14, 2021
    q. Landscape Plan (pgs 38-43), prepared by Alliant Engineering, Inc., dated April 14, 2021
    r. Final Plat (pgs 1-6), prepared by Alliant Engineering, Inc., undated

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 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 final plans.
12. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
13. Provision 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.
14. 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.
15. Provision that retaining walls that are structural walls will need to be engineer designed prior to release of a grading permit.
16. Provision of obtaining all necessary wetland approvals at time of final plat approval.
17. 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 17th day of May, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

PLAT FILE NO.

C.R. DOC. NO

HARVEST WEST THIRD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Club West Partners, LLC, a Minnesota limited liability company, owner of the following described property:

OUTLOT A, HARVEST WEST SECOND ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as HARVEST WEST THIRD ADDITION, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

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

Signed: Club West Partners, LLC

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____, Chief Manager of Club West Partners, LLC, a Minnesota limited liability company, on behalf of the company.

_____

_____
(Printed Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this ___ day of _____, 20___

_____
Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Peter Goers, a Licensed Land Surveyor.

_____

_____
(PRINTED NAME)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of HARVEST WEST THIRD ADDITION was filed this _____ day of _____, 20_____, at _____ o'clock ___.M. as Document Number _____ .

Kaaren Lewis, County Recorder

By: _____

ALLIANT ENGINEERING

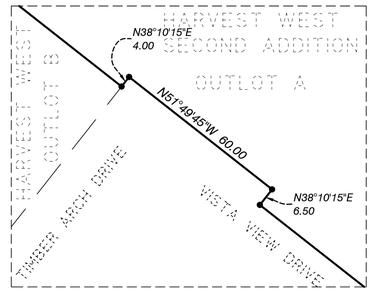
SHEET 1 OF 6 SHEETS

PLAT FILE NO.
C.R. DOC. NO

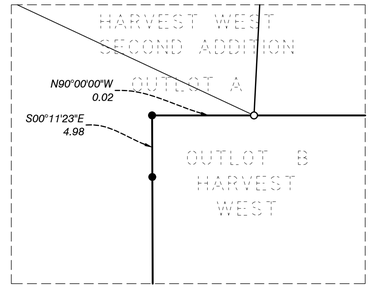
HARVEST WEST THIRD ADDITION

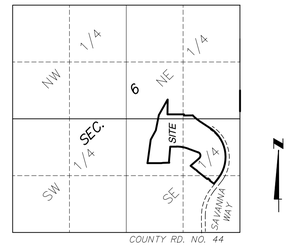
S84°11'19"E 20.71
CREEK ROAD
66'
W. LINE OF THE W. 1/2 OF THE NE 1/4 OF SEC. 6, T. 115, R. 23
S29°16'06"W 424.57
N00°43'15"E 351.37
N00°43'15"E 27.30
S89°38'58"W 228.03
R=949.00
L=223.66
Δ=13°30'12"
C.Brg=S49°42'04"E
C=223.14
N89°51'06"W, 429.13
CREEK
OUTLOT C
HARVEST WEST SECOND ADDITION
OUTLOT D
CLUB WEST
SEVENTH ADDITION
OUTLOT A
N56°27'10"W 336.78
R=901.00 L=1489.01 Δ=94°37'30"
S11°16'22"W 405.73
S28°36'30"W 276.66
W. LINE OF THE W. 1/2 OF THE SE 1/4 OF SEC. 6, T. 115, R. 23
WATER MAIN EASEMENT PER DOC. NO. A28596
R=60.00
L=18.31
Δ=17°29'15"
C.Brg=N14°13'39"E
C=18.24
R=183.00
L=174.05
Δ=54°29'40"
C.Brg=N50°19'07"E
C=167.57
N66°51'59"E 203.39
S67°01'43"E 123.00
INSET A SEE SHEET 3 OF 6 SHEETS
S84°30'59"E 125.84
R=190.88
L=195.33
Δ=58°37'53"
C.Brg=S22°01'27"E
C=186.92
L=158.24
Δ=10°39'59"
INSET B SEE SHEET 4 OF 6 SHEETS
N51°20'24"W 44.16
R=850.00
L=298.72
Δ=20°08'10"
N90°00'00"W 170.59
N69°51'50"W 280.29
R=90.00
L=186.40
Δ=118°39'57"
N48°48'07"E 300.53
L=103.08
Δ=65°37'21"
N88°39'42"E 60.18
N83°54'08"E 60.25
S81°24'06"E 142.38
L=83.32
Δ=53°02'36"
S86°34'54"E 250.50
S86°34'54"E 143.36
L=608.76
Δ=38°35'06"
INSET C SEE SHEET 5 OF 6 SHEETS
N51°49'40"W 160.65
N51°49'40"W 397.65
N38°10'20"E 178.37
S38°04'26"W 26.16
N51°55'34"W 60.00
N38°04'26"E 16.50
N51°55'34"W 148.84
N04°48'57"E 380.80
S07°57'43"W 615.35
PARCEL 16
PARCEL 15
WET LAND
SEE DETAIL B
SEE DETAIL A
OUTLOT B
SOUTH LINE OUTLOT A, HARVEST WEST SECOND ADDITION
PLS 44110
N08°15'56"W 32.20
N87°40'09"E 154.06
N84°25'32"E 61.18
N90°00'00"E 350.22
WATER MAIN EASEMENT A28587 SEE SHEET 6 OF 6 SHEETS
(MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-28)
(MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-27)
HARVEST WEST SECOND ADDITION
HARVEST WEST THIRD ADDITION
SAVANNA ESTATES
SAVANNA ESTATES THIRD ADDITION
SAVANNA TRAIL
VISTA VIEW DRIVE
TIMBER ARCH DRIVE
RED CEDAR DRIVE
DOUGLAS COURT
HARVEST TRAIL
FARM HILL BLVD
CLUB WAY
NORTH SIXTH ADDITION
SECOND ADD.
60
100
S. 1/4 COR. OF SEC. 6, T. 115, R. 23
C.S.A.H. NO. 44
CARVER COUNTY RIGHT-OF-WAY PLAT NO. 28
VARIES
S. LINE OF THE SE 1/4 OF SEC. 6, T. 115, R. 23
SE COR. SEC. 6, T.115, R.23

DETAIL A
NOT TO SCALE



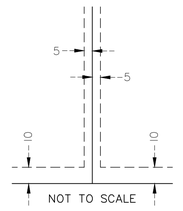
DETAIL B
NOT TO SCALE





VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

THE SOUTH LINE OF OUTLOT A,HARVEST WEST SECOND ADDITION, CARVER COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N90°00'00"E. (CARVER COUNTY COORDINATE SYSTEM NAD83 86 Adj.)

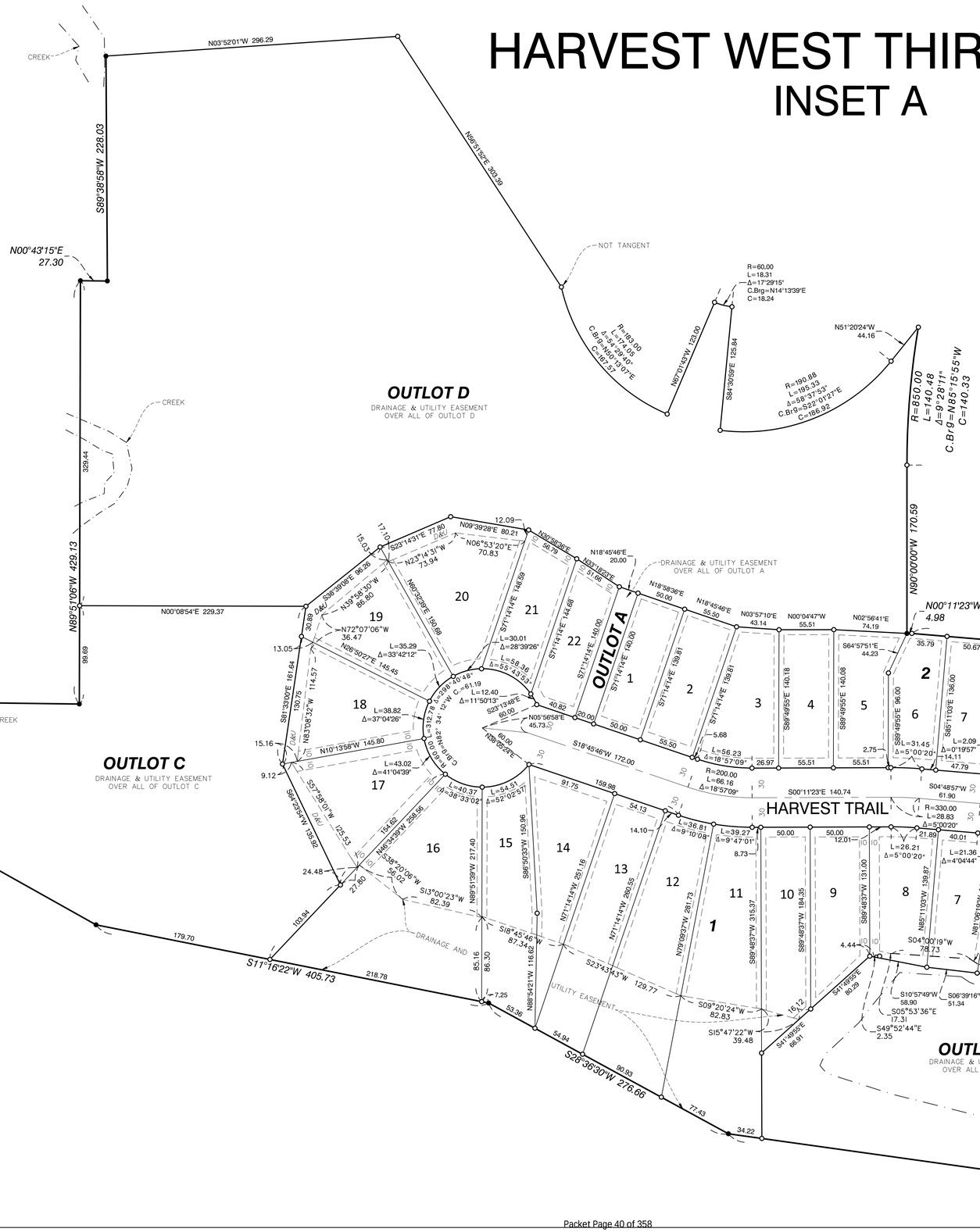
- ● Denotes monument found 1/2 inch iron pipe marked by license no. 18425 unless otherwise shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Carver County Cast Iron Monument found
- D&U Denotes drainage and utility easement
- —△— Restricted Access per MNDOT Right-of-Way Plat NOs. 10-27 and 10-28

Scale in feet
0 200 400 600
ONE INCH EQUALS TWO HUNDRED FEET

ALLIANT ENGINEERING

PLAT FILE NO.
C.R. DOC. NO

HARVEST WEST THIRD ADDITION
INSET A


CREEK
N03°52'01"W 296.29
S89°38'58"W 228.03
N00°43'15"E 27.30
N89°51'06"W 429.13
N00°08'54"E 229.37
N89°31'52"E 393.89
NOT TANGENT
R=60.00
L=18.31
Δ=17°29'15"
C.Brg=N14°13'39"E
C=18.24
R=183.00
L=47.45
Δ=14°51'09.40"
C.Brg=N60°19'07"E
C=47.32
N67°01'46"W 123.66
S84°30'59"E 125.84
R=190.86
L=195.33
Δ=58°37'53"
C.Brg=S22°01'27"E
C=186.92
N51°20'24"W 44.16
R=850.00
L=140.48
Δ=9°28'11"
C.Brg=N85°15'55"W
C=140.33
N90°00'00"W 170.59
N00°11'23"W 4.98
N04°48'57"E 380.80
N08°15'56"W 32.20
N87°40'09"E 154.06
PLS 44110
N84°25'32"E 61.18
PLS 44110
N90°00'00"E 350.22
PLS 44110
S07°57'43"W 615.35
S14°44'40"E 64.59
S31°58'53"W 79.67
S41°49'55"E 89.29
S18°45'46"W 87.34
S11°16'22"W 405.73
S29°36'30"W 276.66
S29°16'06"W 424.57
N00°43'15"E 351.37
N84°11'19"W 20.71
CREEK
329.44
OUTLOT D
DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT D
OUTLOT C
DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT C
OUTLOT A
DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT A
OUTLOT B
DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT B
HARVEST TRAIL
WET LAND
DRAINAGE AND UTILITY EASEMENT
N09°39'28"E 80.21
N06°53'20"E 70.83
N23°14'31"W 73.94
S23°14'31"E 77.80
N38°39'08"E 96.26
N39°58'30"W 86.30
N72°07'06"W 36.47
L=35.29 Δ=33°42'12"
N26°50'27"E 145.45
N60°39'28"E 150.89
S71°14'14"E 148.89
S71°14'14"E 144.68
S71°14'14"E 140.00
S71°14'14"E 140.00
S71°14'14"E 139.81
S71°14'14"E 139.81
L=30.01 Δ=28°39'26"
L=58.36 Δ=55°43'53"
L=312.19 Δ=268°40'48" C=61.19
L=12.40 Δ=11°50'13"
S23°13'46"E 60.00
N05°56'58"E 45.73
N28°05'24"E 60.00
S18°45'46"W 172.00
R=200.00
L=66.16
Δ=18°57'09"
S00°11'23"E 140.74
N18°45'46"E 20.00
N18°58'36"E 50.00
N18°45'46"E 55.50
N03°57'10"E 43.14
N00°04'47"W 55.51
N02°56'41"E 74.19
S64°57'51"E 44.23
S89°49'55"E 140.08
S89°49'55"E 140.18
S89°49'55"E 140.08
S89°49'55"E 96.00
S85°11'03"E 136.00
S84°51'06"E 136.01
S77°20'56"E 140.67
S73°39'21"E 151.41
S73°39'21"E 162.63
S73°39'21"E 173.66
S73°11'55"E 119.61
S85°11'03"E 56.55
S04°48'57"W 61.90
R=330.00
L=28.83
Δ=5°00'20"
R=330.00
L=66.40
Δ=11°31'42"
S16°20'39"W 145.14
L=86.79
Δ=33°09'04"
R=180.00
L=104.15
Δ=33°09'04"
S16°48'25"E 46.04
S04°00'19"W 78.73
S33°48'51"W 10.51
S19°34'30"W 72.77
S50°03'56"W 3.38
S13°17'48"W 49.77
S16°20'39"W 55.50
S10°57'49"W 58.90
S06°39'16"W 51.34
S05°53'36"E 17.31
S49°52'44"E 2.35
S13°00'23"W 82.39
S09°20'24"W 82.63
S23°43'43"W 129.77
S39°20'06"W 56.02
S57°58'01"W 125.53
S64°23'54"W 139.92
N46°39'58"W 268.56
N10°13'58"W 145.80
N83°08'32"W 114.57
S81°23'00"E 161.64
N89°51'38"W 217.40
N71°14'14"W 281.16
N71°14'14"W 280.95
N79°09'37"W 281.73
S89°48'37"W 315.37
S89°48'37"W 184.35
S89°48'37"W 131.00
N80°11'03"W 139.87
N81°06'19"W 141.12
N73°39'21"W 139.61
N73°39'21"W 139.81
N73°39'21"W 153.76
S83°24'28"W 180.82
S84°17'45"W 158.61
S41°49'55"E 16.12
S41°49'55"E 66.91
N88°54'21"W 116.89
S96°50'33"E 150.96
L=36.81 Δ=8°10'08"
L=39.27 Δ=9°47'01"
L=26.21 Δ=5°00'20"
L=21.36 Δ=4°04'44"
L=39.01 Δ=7°26'58"
L=35.74 Δ=9°45'07"
L=45.08 Δ=12°17'43"
L=40.70 Δ=11°06'14"
L=43.02 Δ=41°04'39"
L=40.37 Δ=38°33'02"
L=54.51 Δ=52°02'51"
L=31.45 Δ=5°00'20"
L=2.09 Δ=0°19'57"
L=14.11
L=47.14 Δ=7°30'10"
L=23.20 Δ=3°41'35"
L=56.23 Δ=18°57'09"
L=86.79 Δ=33°09'04"
1
2
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21
22
D&U
12.09
17.10
15.03
30.89
13.05
15.16
9.12
24.48
27.80
103.94
179.70
218.78
53.36
54.94
90.93
77.43
34.22
7.25
85.16
86.30
99.69
189.31
160.91
91.75
159.98
54.13
14.10
8.73
4.44
16.12
10.54
30.66
51.97
79.67
84.27
64.59
160.91
189.31
30.89
30.57
46.04
40.08
45.00
7.00
9.16
24.10
33.17
35.79
50.67
65.38
58.92
56.13
56.64
55.50
55.51
55.51
55.50
55.50
55.50

PLAT FILE NO.
C.R. DOC. NO

HARVEST WEST THIRD ADDITION
INSET B

R=949.00
L=223.66
Δ=13°30'12"
C.Brg=S49°42'04"E
C=223.14

N56°27'10"W 336.78

N0°10'55"W 296.23

OUTLOT E
DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT E

31.22

N64°55'05"W 162.60
131.36

N60°56'47"E 137.25

N82°53'53"W 115.84

N55°36'16"W 72.60

N17°22'30"E
13.81

N24°59'11"W 67.36

N53°13'44"W 61.31

N39°13'22"W
22.78

12.08

L=327.74
Δ=27°10'55"

R=901.00 L=881.25 Δ=56°02'24"
C.Brg=N28° 25' 58"W C=846.54

N86°51'52"E 303.39

NOT TANGENT

R=83.00
L=174.05
Δ=53°45'49"
C.Brg=N60°19'07"E
C=167.57

S12°32'03"E 123.00

N31°40'04"E 223.80

159.65

62.34

84.15

61.28

N26°17'45"E 66.16

N22°36'09"E 60.35

71.01

N19°15'16"E 61.65

77.88

S82°38'05"E 540.06

79.89

118.76

70.90

4.84

S47°26'42"W 87.70

POND

OUTLOT F
DRAINAGE & UTILITY EASEMENT
OVER ALL OF OUTLOT F

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

5

4

8

S67°01'43"E 123.00

L=57.07
Δ=54°29'40"

L=57.07
Δ=54°29'40"

S41°57'57"W 123.00

L=41.20
Δ=39°21'00"

L=9.18
Δ=2°17'15"

R=200.00
L=7.98
Δ=2°17'15"
C.Brg=N63°10'55"W
C=7.98

S84°30'59"E 125.84

L=60.00
Δ=18°29'45"
C.Brg=S21° 28' 00"W C=60.22

R=60.00
L=18.31
Δ=17°29'15"
C.Brg=N14°13'39"E
C=18.24

S81°18'37"W
60.00

N68°47'24"W
49.68

S38°39'38"E
60.00

54.18

21.05

L=22.40
Δ=7°49'32"

S27°57'42"W 130.00

N20°08'10"E 130.37

S20°08'10"W 130.00

S20°08'10"W 261.79

S31°14'15"W 191.78

S35°06'16"W 165.36

N17°29'38"E 99.28

S48°58'23"W 229.18

N34°12'26"W 100.02

S62°50'27"W 123.35

S82°50'27"E 100.48

S76°42'31"W 126.56

S02°26'49"E 70.79

N37°53'05"E 163.41
146.48

S25°37'42"E 199.97

S70°04'25"E 126.68

L=46.55
Δ=44°26'53"

L=46.94
Δ=44°49'24"

N66°50'13"E 132.84

L=1.89
Δ=1°48'33"

L=80.18
Δ=5°30'55"

N68°48'34"E 125.71

L=76.56
Δ=6°17'04"

N75°05'38"E 121.31

L=75.56
Δ=6°13'22"

N81°24'28"E 123.29

L=76.52
Δ=73°04'14"
R=60.00 L=285.12 Δ=272°16'06"
C.Brg=N70° 34' 18"W C=83.16

S63°17'39"W
60.00

30.00

N24°28'15"W
60.00

L=113.22
Δ=108°07'02"

L=201.61
Δ=12°49'13"

L=75.64
Δ=5°43'05"

L=64.06
Δ=4°50'31"

L=76.14
Δ=4°50'31"

S73°32'55"W 142.99

S78°23'26"W 142.98

S83°13'57"W 142.98

L=74.48
Δ=5°37'47"

L=45.32
Δ=2°52'55"

S45°33'13"W 73.65

L=54.60
Δ=3°28'19"

S86°34'54"E 143.36

S86°34'54"E 250.50

N83°54'08"E
60.25

N88°39'42"E
60.18

S81°24'06"E 142.38

R=90.00
L=103.08
Δ=65°37'21"
C.Brg=N37° 03' 10"W
C=97.54

N69°51'50"W 280.29

R=850.00 L=158.24 Δ=10°39'59"
C.Brg=N75° 11' 50"W C=158.01

N51°20'24"W
44.16

L=15.28
Δ=4°35'12"

L=53.90
Δ=3°38'00"

L=95.52
Δ=6°26'20"

L=8.82
Δ=0°35'39"

66.77

L=39.95
Δ=9°54'30"

L=9.42
Δ=5°59'38"

L=53.22
Δ=33°33'10"

L=40.44
Δ=25°44'33"

L=70.43
Δ=13°52'04"

L=70.43
Δ=13°52'04"

L=70.43
Δ=13°52'04"

L=80.74
Δ=15°55'47"

L=75.52
Δ=14°57'47"

L=76.14
Δ=4°50'31"

L=76.14
Δ=4°50'31"

L=75.64
Δ=5°43'05"

L=201.61
Δ=12°49'13"

L=113.22
Δ=108°07'02"

L=76.52
Δ=73°04'14"

L=46.55
Δ=44°26'53"

L=46.94
Δ=44°49'24"

L=80.18
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L=75.56
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L=45.32
Δ=2°52'55"

L=54.60
Δ=3°28'19"

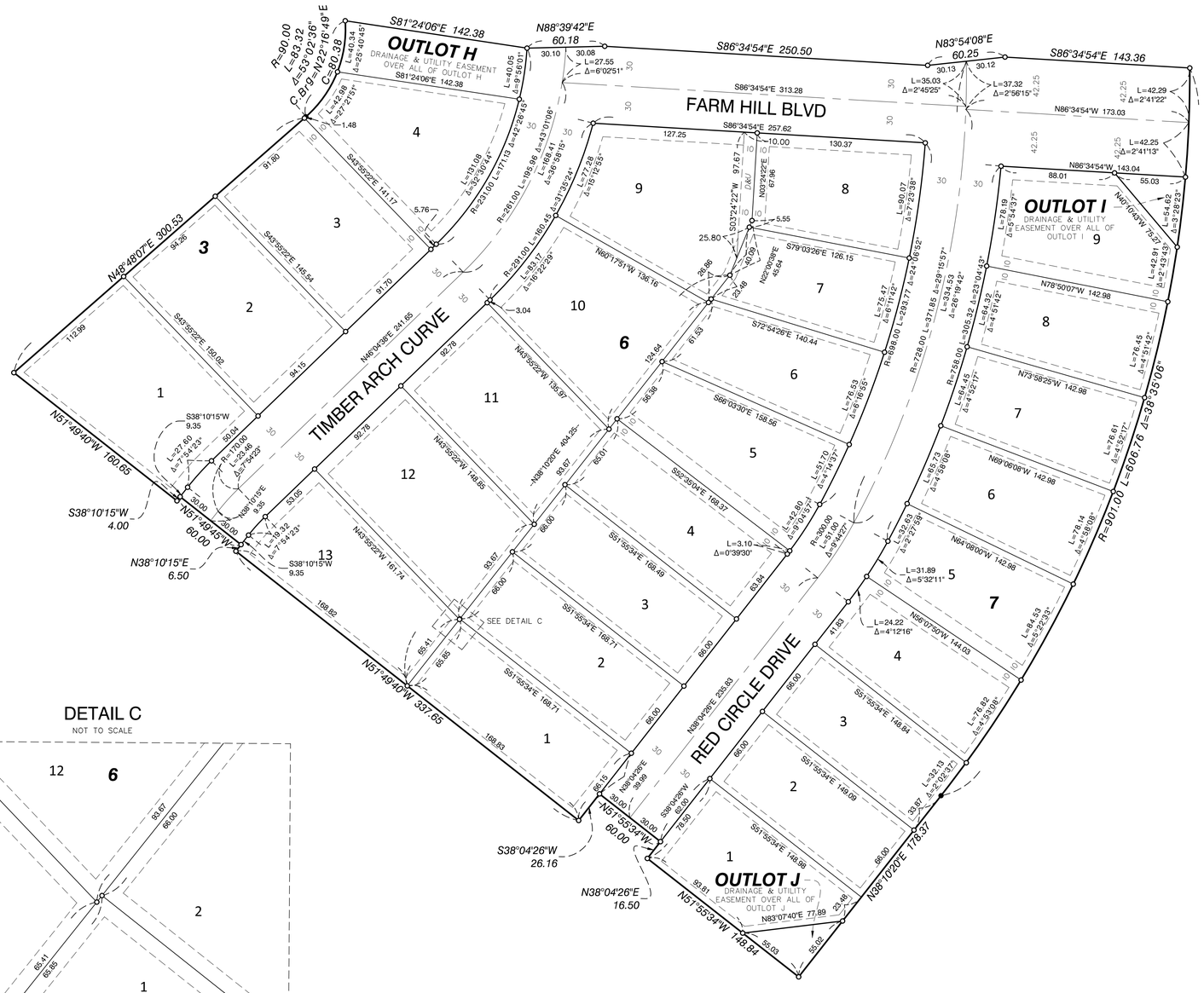
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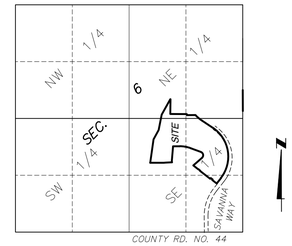
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Δ=0°35'39"

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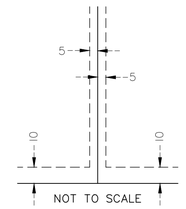
HARVEST WEST THIRD ADDITION
INSET C





VICINITY MAP
SECTION 6, T115N, R23W
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



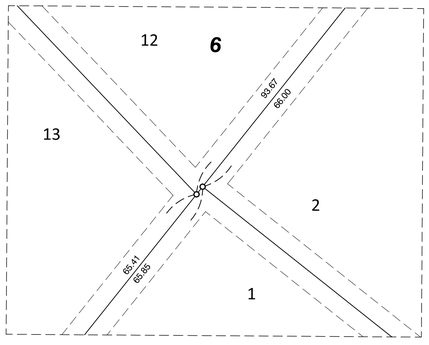
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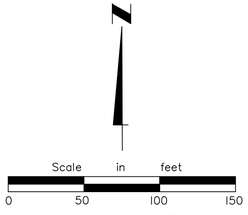
Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

THE SOUTH LINE OF OUTLOT A,HARVEST WEST SECOND ADDITION, CARVER COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N90°00'00"E. (CARVER COUNTY COORDINATE SYSTEM NAD83 86 Adj.)

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 18425 unless otherwise shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- D&U Denotes drainage and utility easement

DETAIL C
NOT TO SCALE





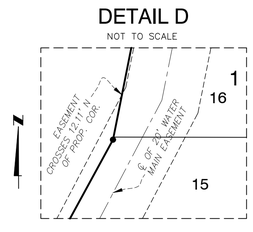
ONE INCH EQUALS FIFTY FEET

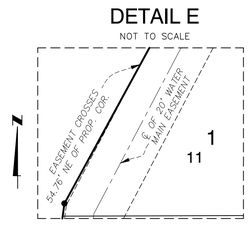
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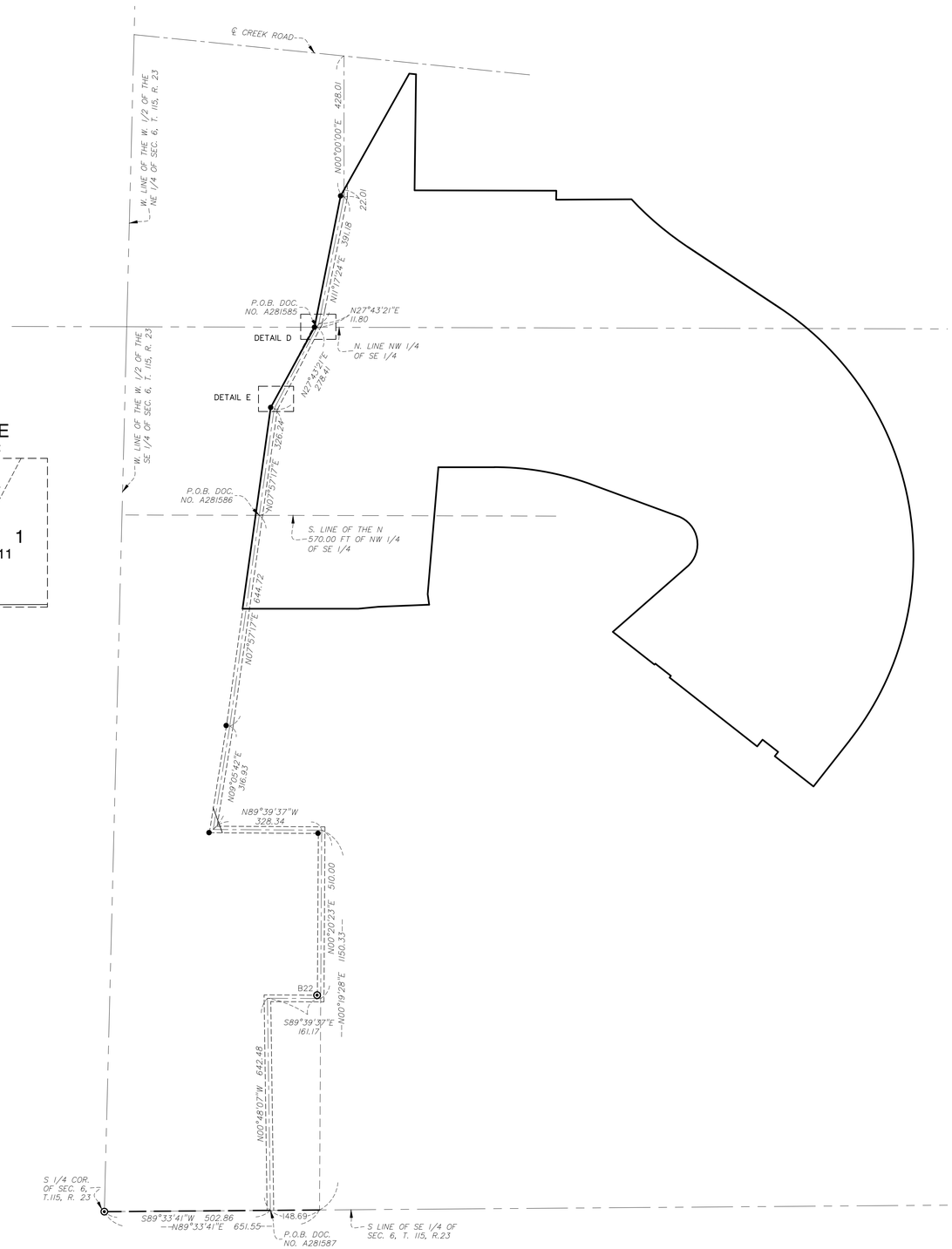
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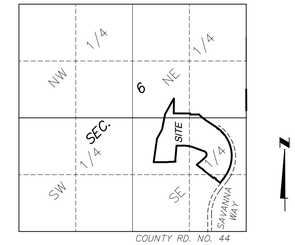
HARVEST WEST THIRD ADDITION

WATER MAIN EASEMENT DETAIL SHEET



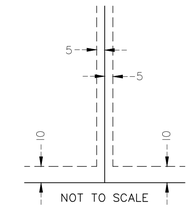






VICINITY MAP
SECTION 6, T115N, R23W
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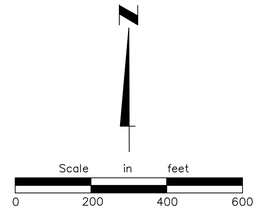
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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THE SOUTH LINE OF OUTLOT A,HARVEST WEST SECOND ADDITION, CARVER COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF N90°00'00"E. (CARVER COUNTY COORDINATE SYSTEM NAD83 86 Adj.)

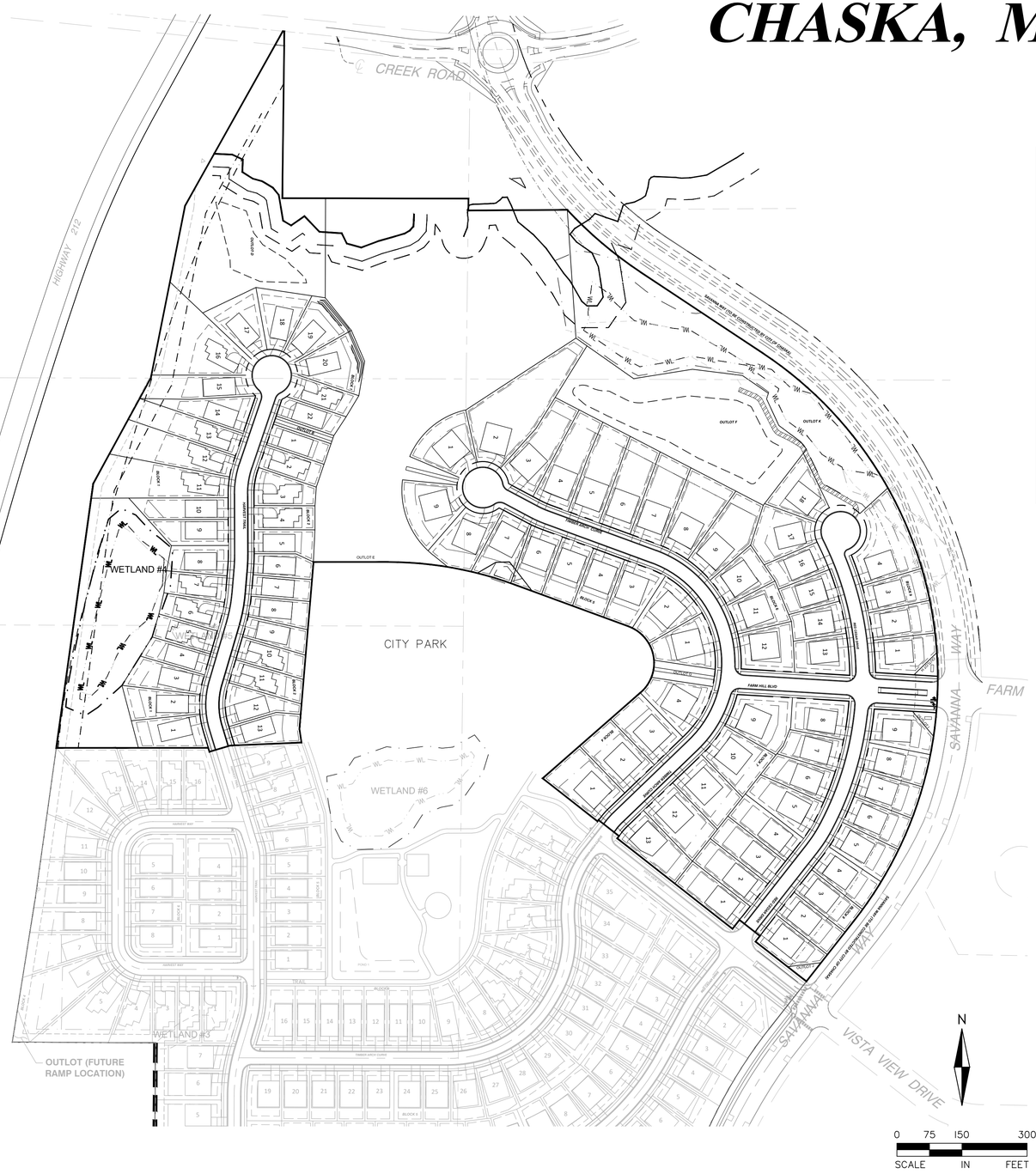
- ● Denotes monument found 1/2 inch iron pipe marked by license no. 18425 unless otherwise shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- D&U Denotes drainage and utility easement
- B22 ⊙ Denotes found Right-of-Way Monument

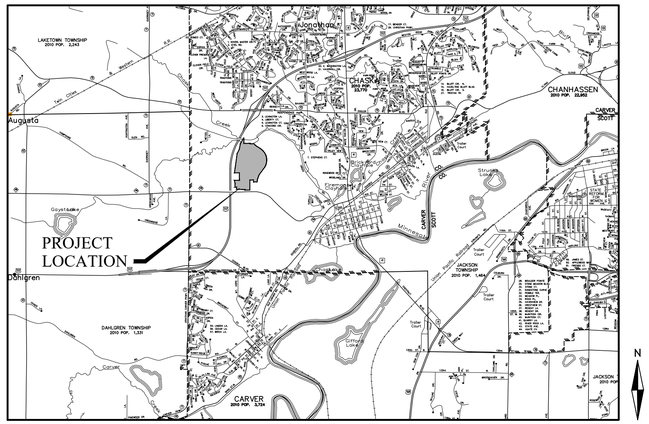


ALLIANT ENGINEERING

HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA



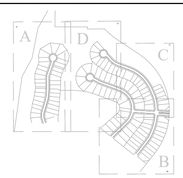


VICINITY MAP
NOT TO SCALE

SHEET INDEX

	NO.
COVER SHEET	1
DETAILS	2-3
EXISTING CONDITIONS SURVEY	4-5
TREE PRESERVATION PLAN	6-7
SITE PLAN	8-12
GRADING PLAN	13-17
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SHEET VIEW KEY MAP



DEVELOPER

TRADITION DEVELOPMENT
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LAKEVILLE, MN 55044
PAT WRASE
PH: 952-322-8704

CONSULTANT

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ENGINEER

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SURVEYOR

PETER GOERS
LICENSE NO. 44110
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LANDSCAPE ARCHITECT

MARK KRONBECK
LICENSE NO. 26222
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612.758.3080
www.alliant-inc.com

HARVEST WEST 3RD ADDTION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
COVER SHEET

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

DAVE NASH, PE
4/14/2021 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

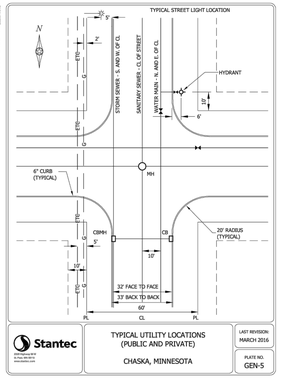
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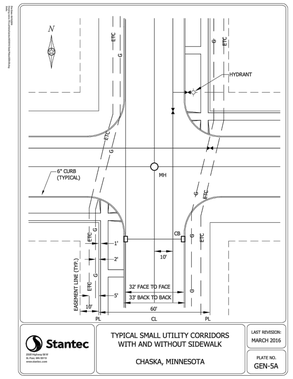
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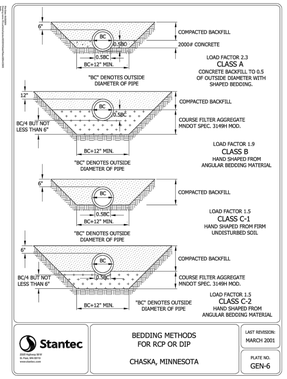
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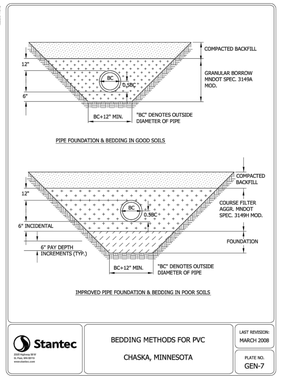
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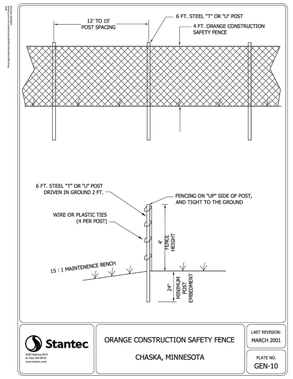
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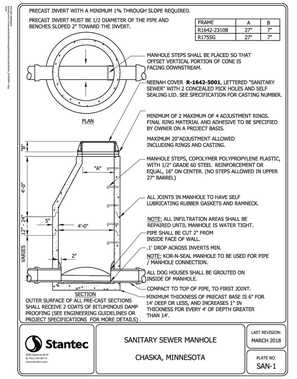
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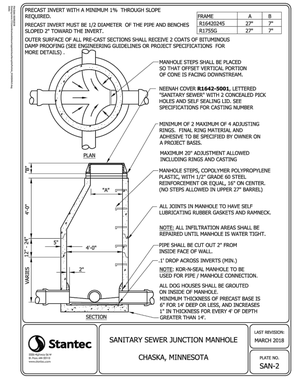
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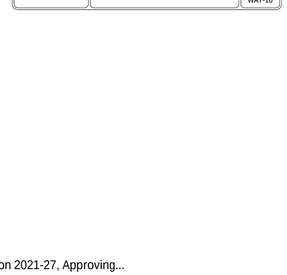
Stantec — ORANGE CONSTRUCTION SAFETY FENCE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2001 — PLATE NO. GEN-10



Stantec — SANITARY SEWER MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. SAN-1



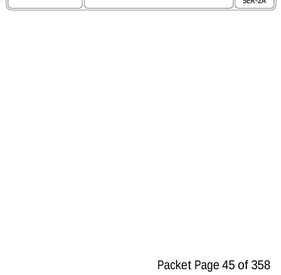
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Stantec — SANITARY SEWER DROP INLET MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2018 — PLATE NO. SAN-4

Stantec — GATE VALVE AND BOX INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: MARCH 2019 — PLATE NO. WAT-1

Stantec — CONCRETE THRUST BLOCKING — CHASKA, MINNESOTA — LAST REVISION: APRIL 2005 — PLATE NO. WAT-4



Stantec — WATER MAIN WET TAP — CHASKA, MINNESOTA — LAST REVISION: MARCH 2019 — PLATE NO. WAT-5

Stantec — WATER MAIN LOWERING WITH INSULATION DETAIL — CHASKA, MINNESOTA — LAST REVISION: MARCH 2019 — PLATE NO. WAT-6

Stantec — TYPICAL AIR BLEED INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. WAT-8

Stantec — DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE — CHASKA, MINNESOTA — LAST REVISION: MAY 2016 — PLATE NO. WAT-9

Stantec — TRACER WIRE FOR PVC WATER MAIN — CHASKA, MN — LAST REVISION: APRIL 2008 — PLATE NO. WAT-10

Stantec — CLOW MEDALLION HYDRANT AND VALVE INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: MARCH 2019 — PLATE NO. WAT-11

Stantec — TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-9

Stantec — WATER SERVICE CONNECTION HDPE PIPE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2016 — PLATE NO. SER-2A

Stantec — SERVICE RISER — CHASKA, MINNESOTA — LAST REVISION: MARCH 2016 — PLATE NO. SER-3

Stantec — IRRIGATION SERVICE BY PRIVATE CONTRACTOR — CHASKA, MINNESOTA — LAST REVISION: MARCH 2019 — PLATE NO. SER-6

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

HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

DETAILS

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

4/14/2021 — 21836
Date — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

DATE	ISSUE
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04/14/2021	CITY RESUBMITTAL

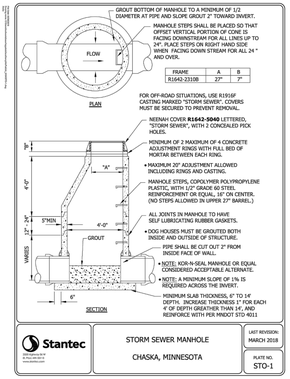
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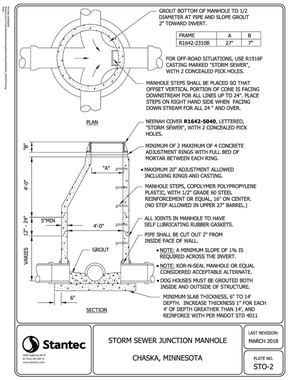
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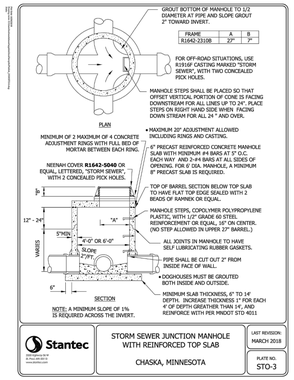
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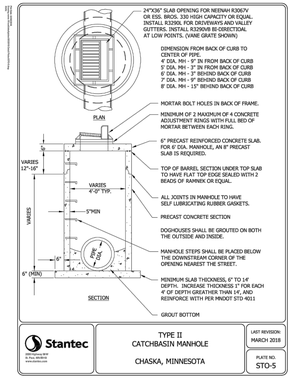
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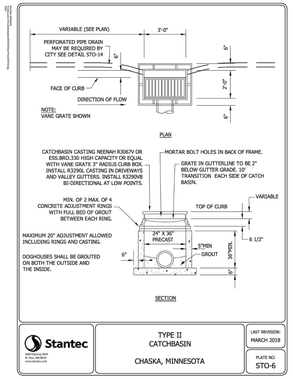
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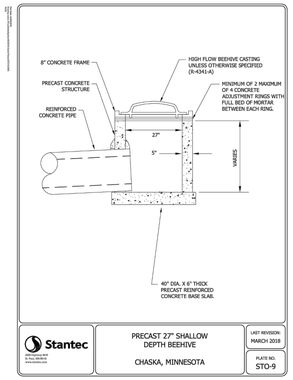


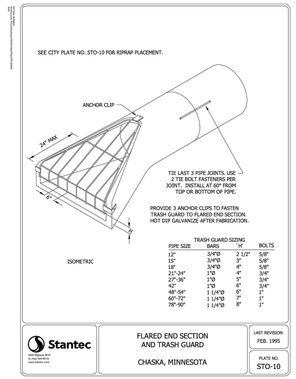


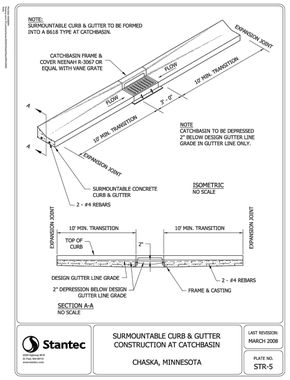


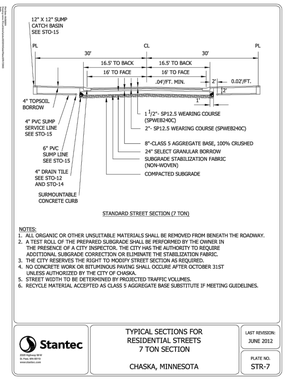




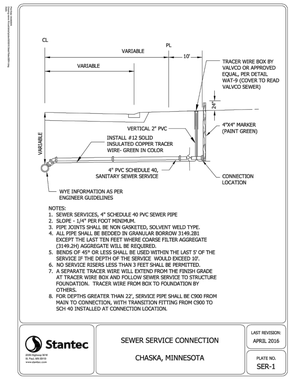




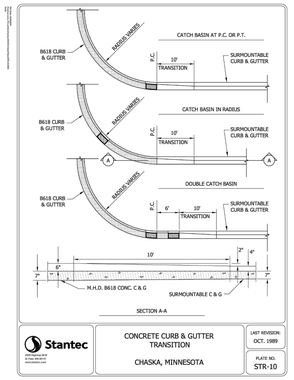


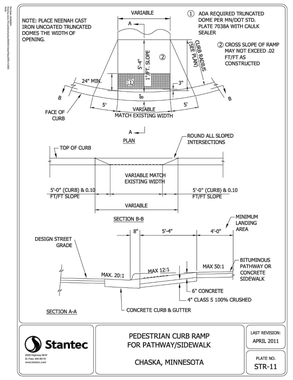


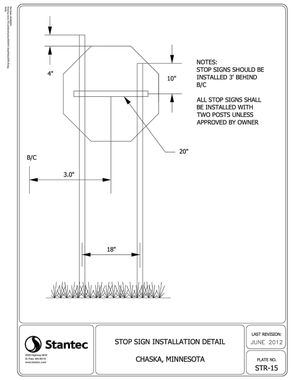
NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION 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.

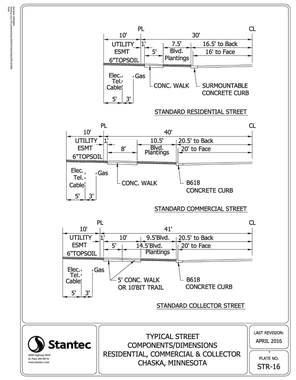


NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. ALL TRACER WIRE SHALL BE TAPED TO SIDE OF PIPE FROM FINISH GRADE AT TRACER WIRE BOX AND FOLLOW DOWN SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.









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Minneapolis, MN 55402
612.758.3080
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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
DETAILS

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

Brandon J. Jepp

4/14/2021 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	**ISSUE**
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

SHEET 3 OF 29

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028_C-det1.dwg May 12, 2021 - 8:24am

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

SCALE 0 50 100 200 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

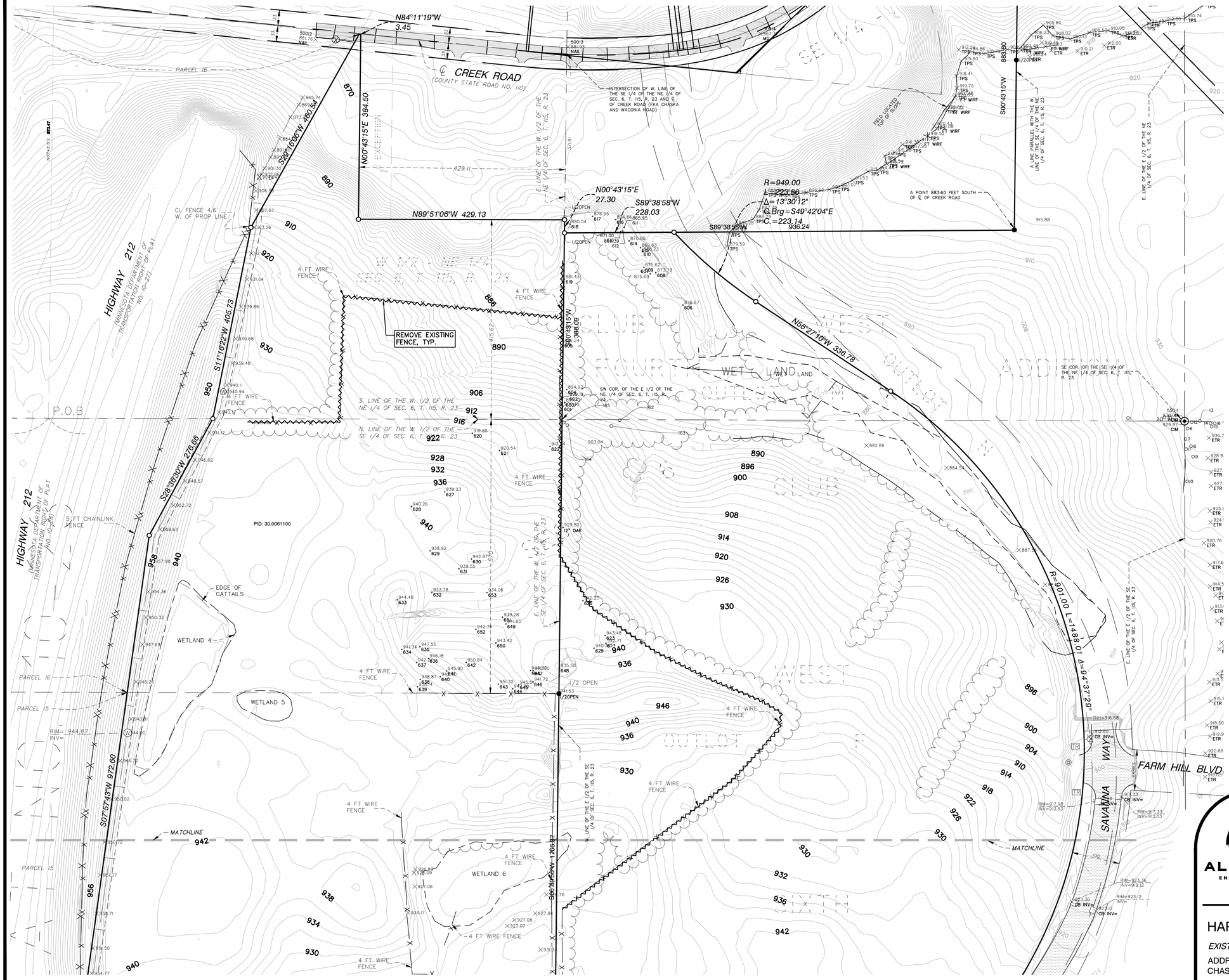
EXISTING CONDITIONS SURVEY

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 May 12, 2021 - 8:24am



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
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- TREE
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- (D) DEED DIMENSION
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- SANITARY SEWER
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DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

HARVEST WEST

EXISTING CONDITIONS SURVEY

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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 May 12, 2021 - 8:25am

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

N

0 25 50 100
SCALE IN FEET

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HARVEST WEST 3RD ADDTION

CHASKA, MINNESOTA

FINAL PLAT 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

MARK KRONBECK, PLA
4/14/2021 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

6

SHEET 6 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-tree.dwg May 12, 2021 - 8:26am

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

N

0 25 50 100
SCALE IN FEET

BLOCK 9
RED CEDAR DRIVE
OUTLOT K
SAVANNA WAY (TO BE CONSTRUCTED BY CITY OF CHASKA)
OUTLOT F
BLOCK 6
PARM HILL BLVD
BLOCK 7
OUTLOT G
TIMBER ARCH CURVE
BLOCK 5
BLOCK 4
TIMBER ARCH CU

875.67 29" OAK
873.78 27" OAK
869.63 21" OAK
868.23 22" WHITE OAK
868.30 17" OAK
875.69 25" WHITE OAK
865.95 22" OAK
874.86 26" OAK
870.00 16" OAK
871.00 16" OAK
876.95 15" OAK
881.43 4-60" OAK
894.92 2-18" OAK
899.10 8" WHITE OAK
880.04 27" OAK
WHITE OAK
EXISTING DRIP LINE, FIELD LOCATED
940.36 32" OAK
935.50 35" OAK
940.25 26" OAK

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www.alliant-inc.com

HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

TREE PRESERVATION PLAN

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MARK KRONBECK, PLA
4/14/2021 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

DATE	ISSUE
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DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

7

SHEET 7 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-tree.dwg May 12, 2021 - 8:26am

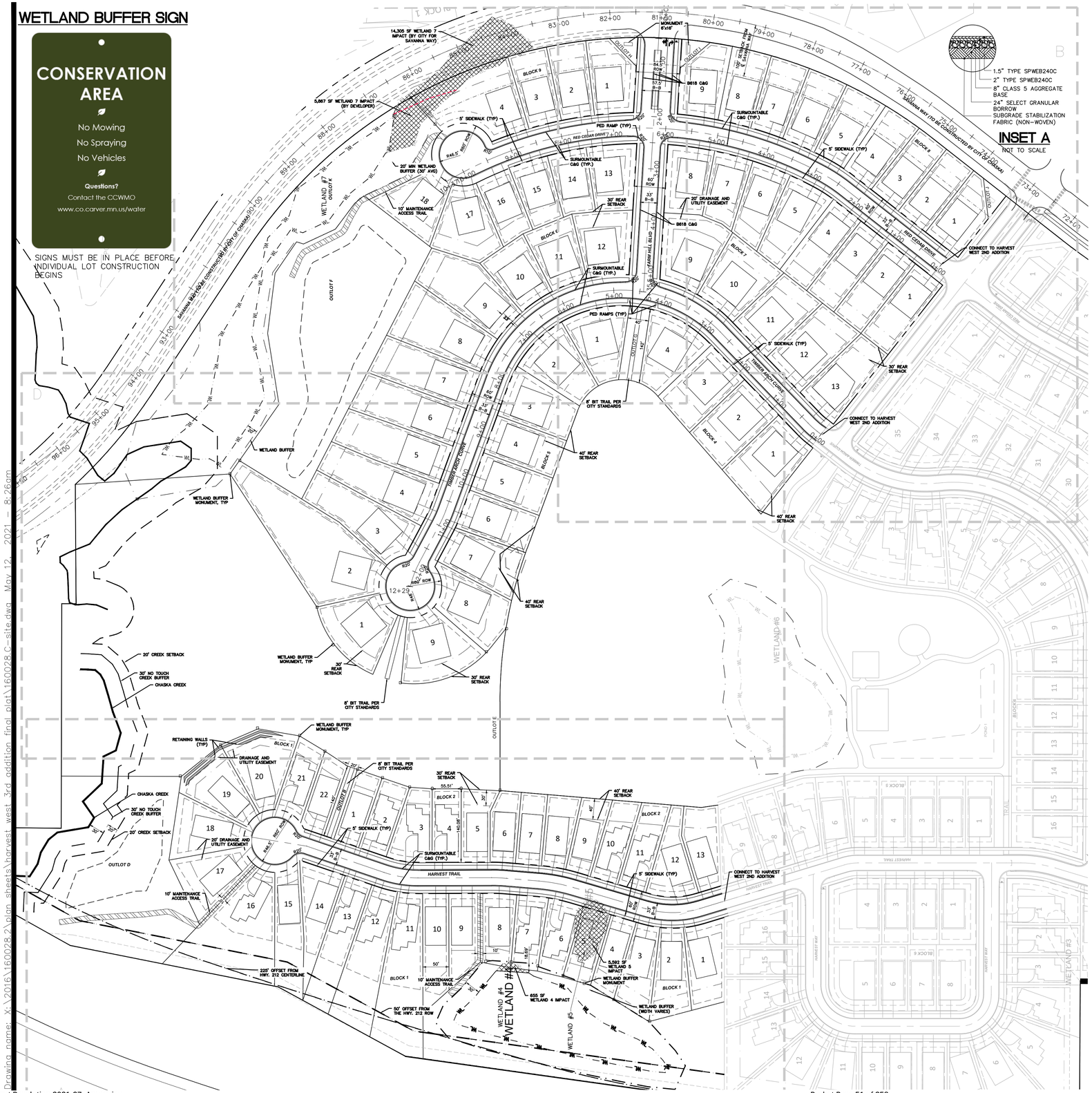
WETLAND BUFFER SIGN

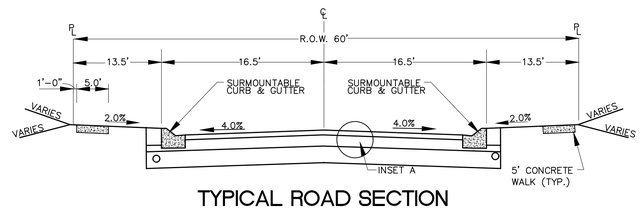
CONSERVATION AREA

No Mowing
No Spraying
No Vehicles

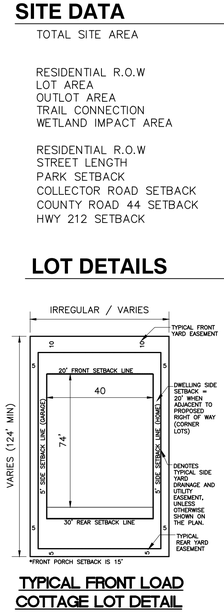
Questions?
Contact the CCWMO
www.co.carver.mn.us/water

SIGNS MUST BE IN PLACE BEFORE INDIVIDUAL LOT CONSTRUCTION BEGINS





TYPICAL ROAD SECTION



INSET A

NOT TO SCALE

SITE DATA

TOTAL SITE AREA	=48.16 AC
RESIDENTIAL R.O.W	= 6.45 AC
LOT AREA	= 24.99 AC
OUTLOT AREA	= 16.43 AC
TRAIL CONNECTION	= 0.29 AC
WETLAND IMPACT AREA	= 6,247 SF
RESIDENTIAL R.O.W	= 60' WIDTH
STREET LENGTH	= 4,524 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)

LOT COUNT

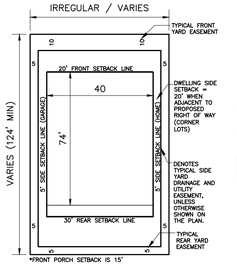
30 TRADITION LOTS
75'X120' SINGLE FAMILY

27 HERITAGE SINGLE FAMILY LOTS
66'X125' SINGLE FAMILY

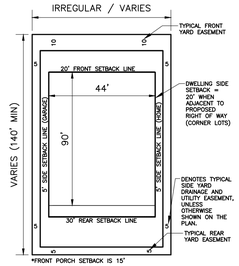
35 COTTAGE LOTS
22 – FRONT LOAD – 50'X124'
13 – SIDE LOAD – 54'X140

92 TOTAL LOTS
24.47 AC NET AREA
(exclude outlots, row, trail)
3.76 UNITS/ACRE

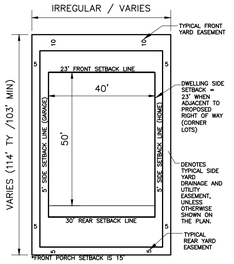
LOT DETAILS



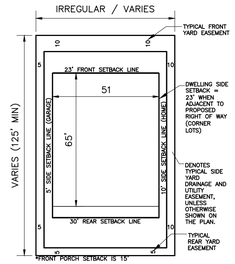
TYPICAL FRONT LOAD COTTAGE LOT DETAIL



TYPICAL SIDE LOAD COTTAGE LOT DETAIL



TYPICAL MANOR LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

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

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
TOTAL:	6,247 SF
2:1 MITIGATION REQUIRED: (VIA BANKING CREDITS)	12,494 SF

WETLAND 7 IMPACTS - BY CITY

WETLAND 7 (PARTIAL)	16,292 SF

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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
SITE PLAN - OVERALL

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Dave Nash
DAVE NASH, PE
4/14/2021 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

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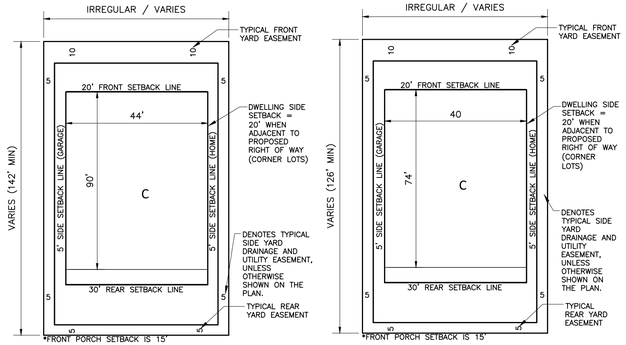
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

8

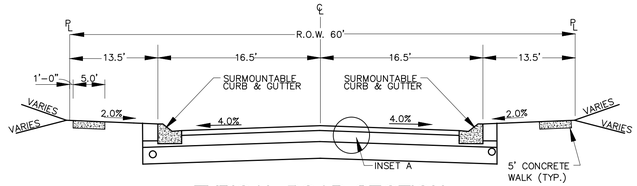
SHEET 8 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-site.dwg May 12, 2021 - 8:26am

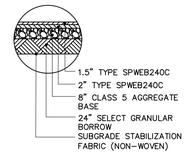


TYPICAL SIDE LOAD COTTAGE LOT DETAIL

TYPICAL FRONT LOAD COTTAGE LOT DETAIL

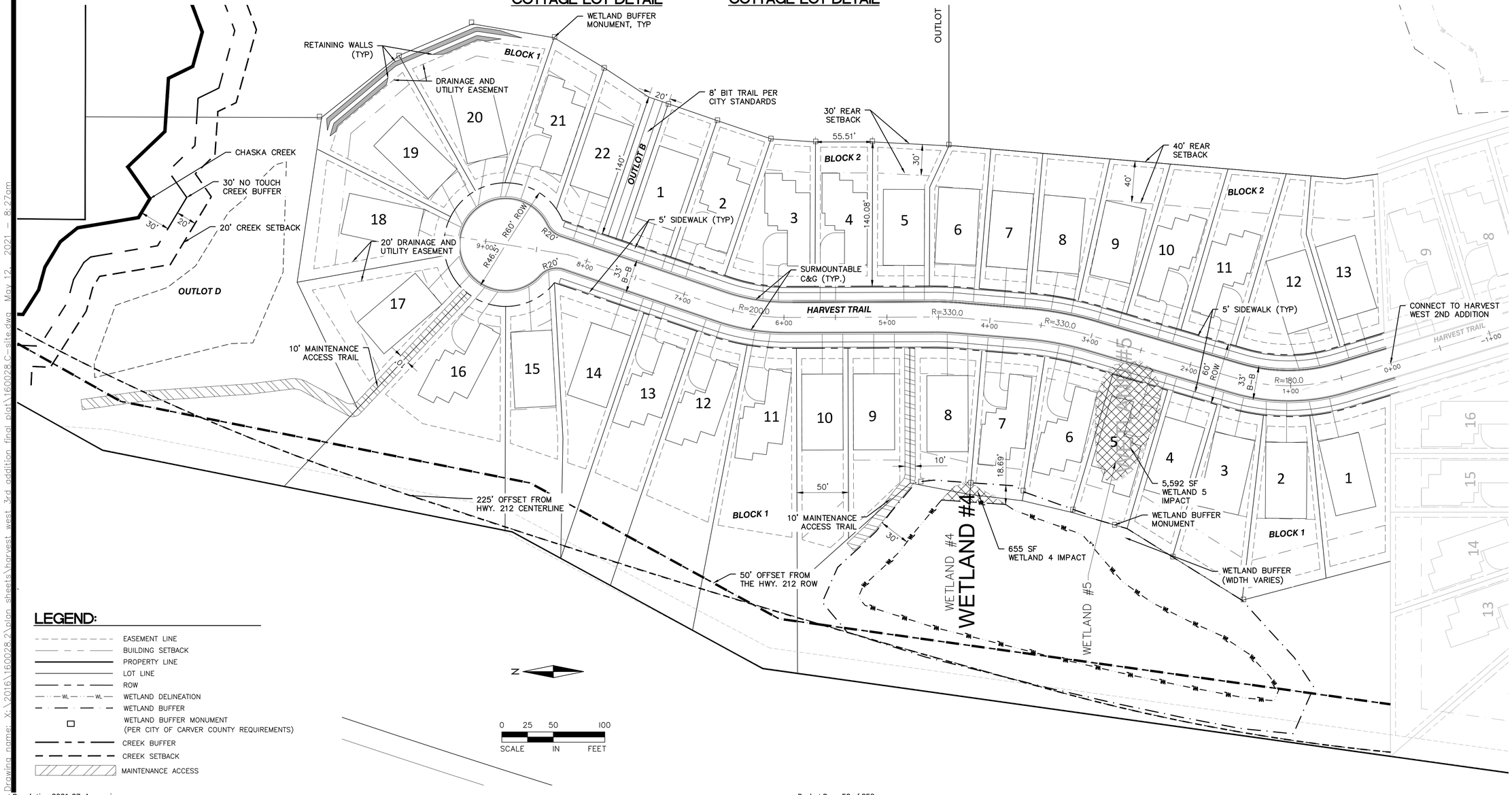


TYPICAL ROAD SECTION



INSET A

NOT TO SCALE



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 25 50 100

SCALE IN FEET

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HARVEST WEST 3RD ADDTION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

SITE PLAN - VIEW A

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DAVE NASH, PE

4/14/2021 — Date

21836 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN

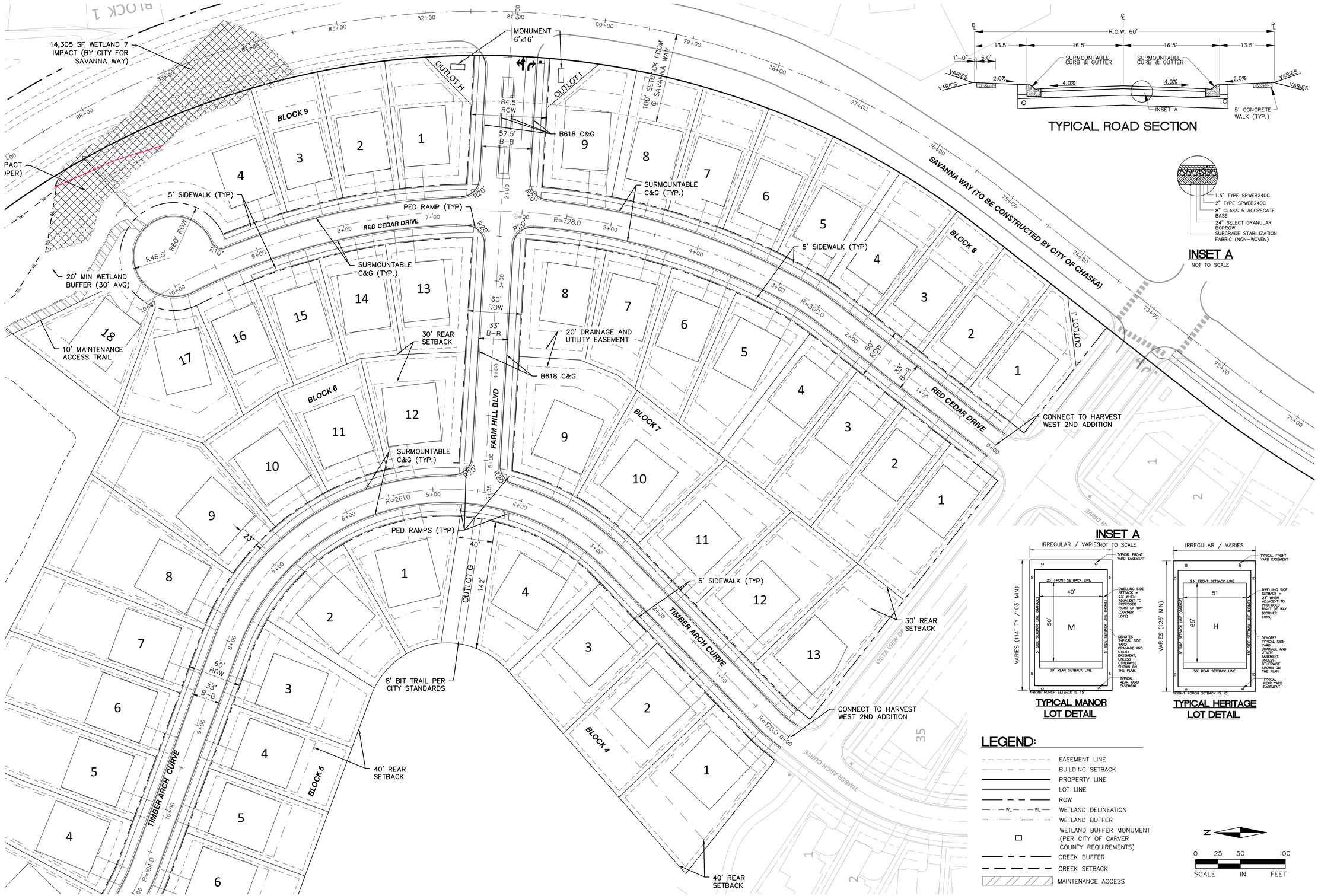
DRAWN: TAS

PROJECT NO: 216-0028.C

9

SHEET 9 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-site.dwg May 12, 2021 - 8:27am



TYPICAL ROAD SECTION

INSET A
NOT TO SCALE

TYPICAL MANOR 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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N

0 25 50 100

SCALE IN FEET

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HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

SITE PLAN - VIEW B

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QUALITY ASSURANCE/CONTROL

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PROJECT TEAM DATA

DESIGNED: DN

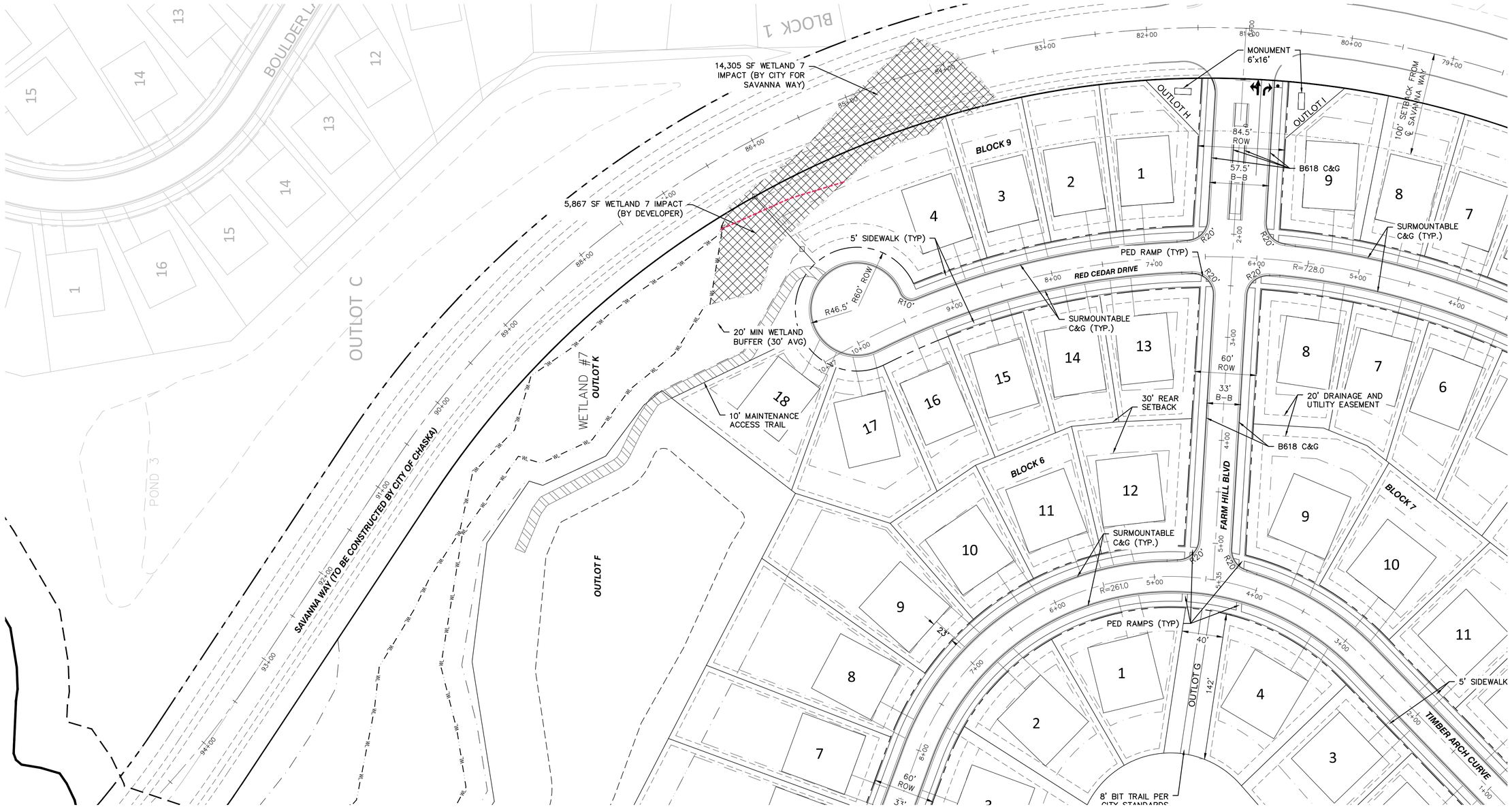
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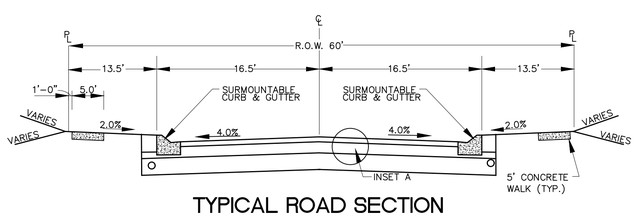
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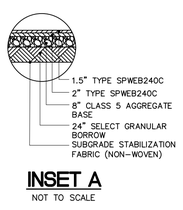
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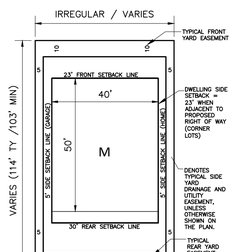




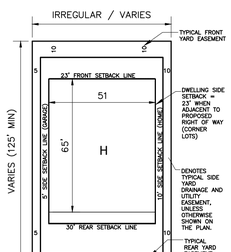
TYPICAL ROAD SECTION



INSET A
NOT TO SCALE



TYPICAL MANOR 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)
- CREEK BUFFER
- CREEK SETBACK
- MAINTENANCE ACCESS

N

0 25 50 100

SCALE IN FEET

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HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

SITE PLAN - VIEW C

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QUALITY ASSURANCE/CONTROL

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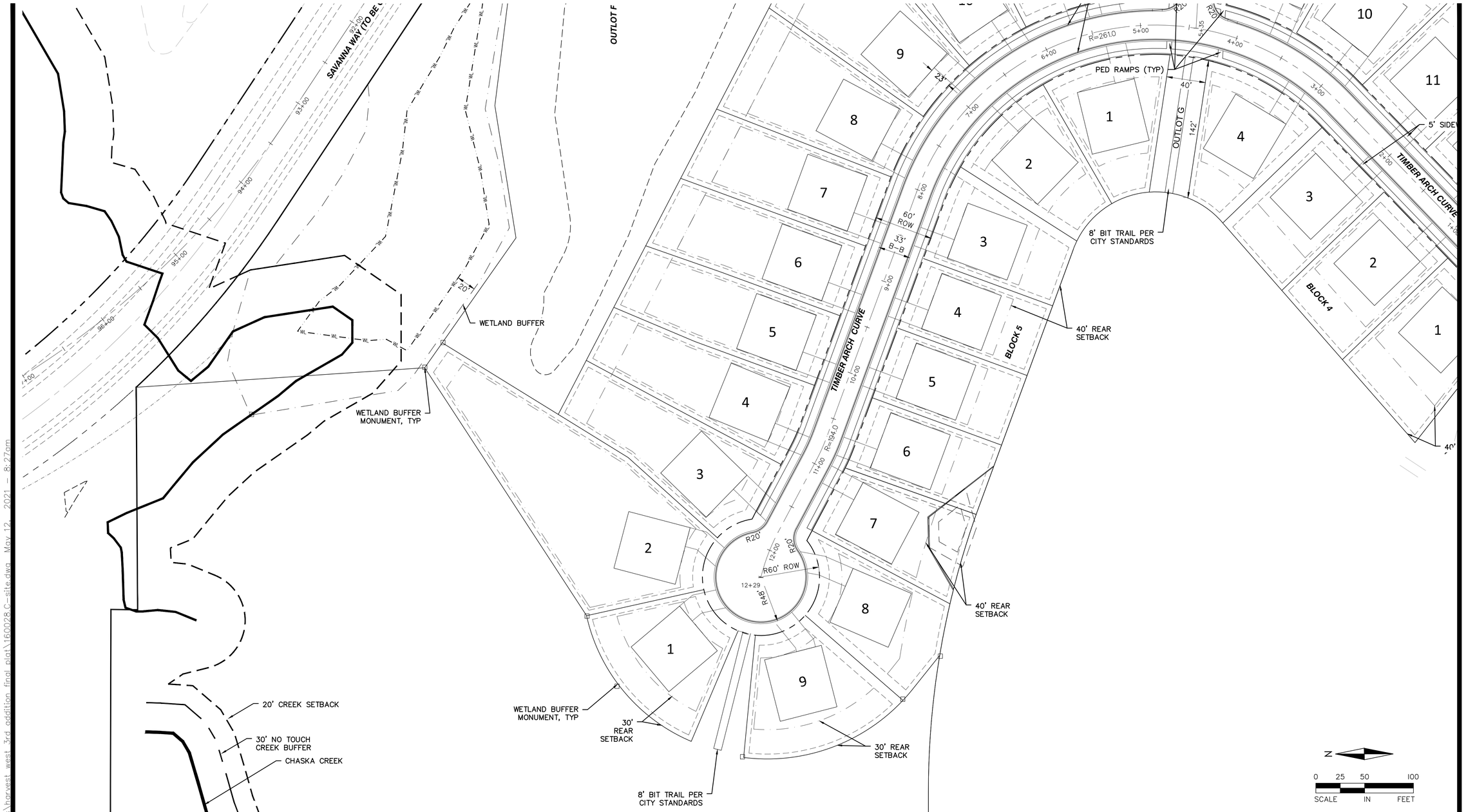
PROJECT TEAM DATA

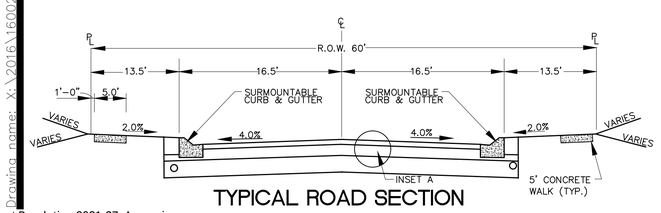
DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

11

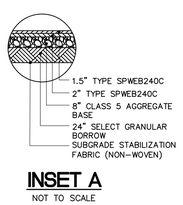
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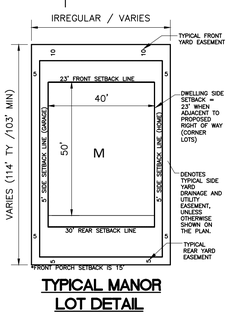


TYPICAL ROAD SECTION

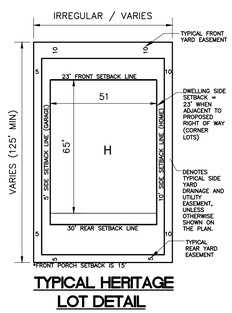


INSET A

NOT TO SCALE



TYPICAL MANOR LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
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- WETLAND BUFFER
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HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

SITE PLAN - VIEW D

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Dave Nash

DAVE NASH, PE

4/14/2021 — Date

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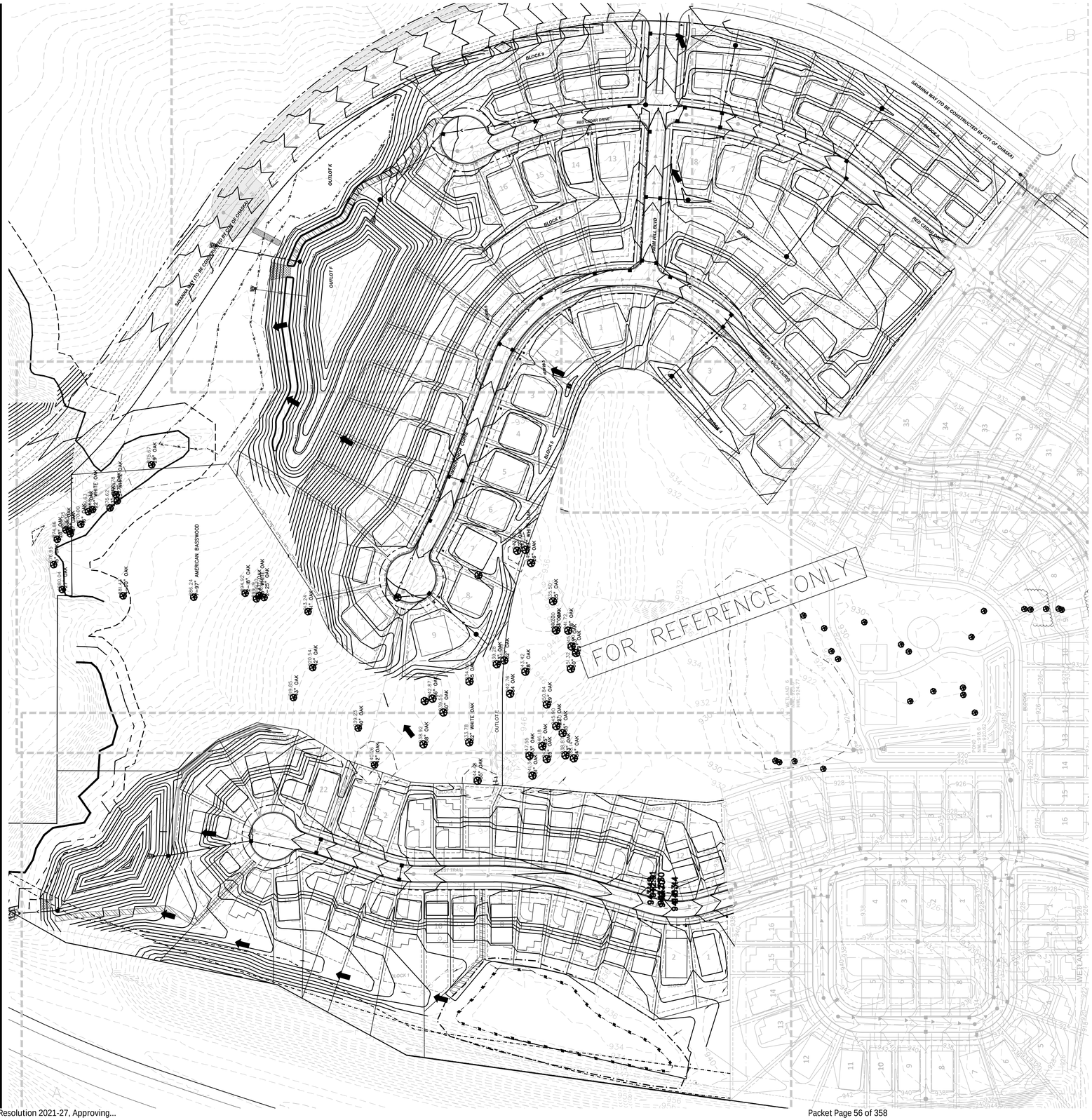
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

12

SHEET 12 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-site.dwg May 12, 2021 - 8:27am



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.
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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 / (I) / 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
62.44 962.44	PROPOSED SPOT ELEVATION
TW XXX BW XXX	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
	WETLAND DELINEATION
	TREE PROTECTION LIMITS
	EXISTING VEGETATION LIMITS
769 770	EXISTING TREE TO REMAIN
	CREEK BUFFER
	CREEK SETBACK
	MAINTENANCE ACCESS

N

0 50 100 200
SCALE IN FEET

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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN - OVERALL

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DAVE NASH, PE
4/14/2021 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

DATE	ISSUE
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04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

13

SHEET 13 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-grad.dwg May 12, 2021 - 8:28am

GRADING NOTES:

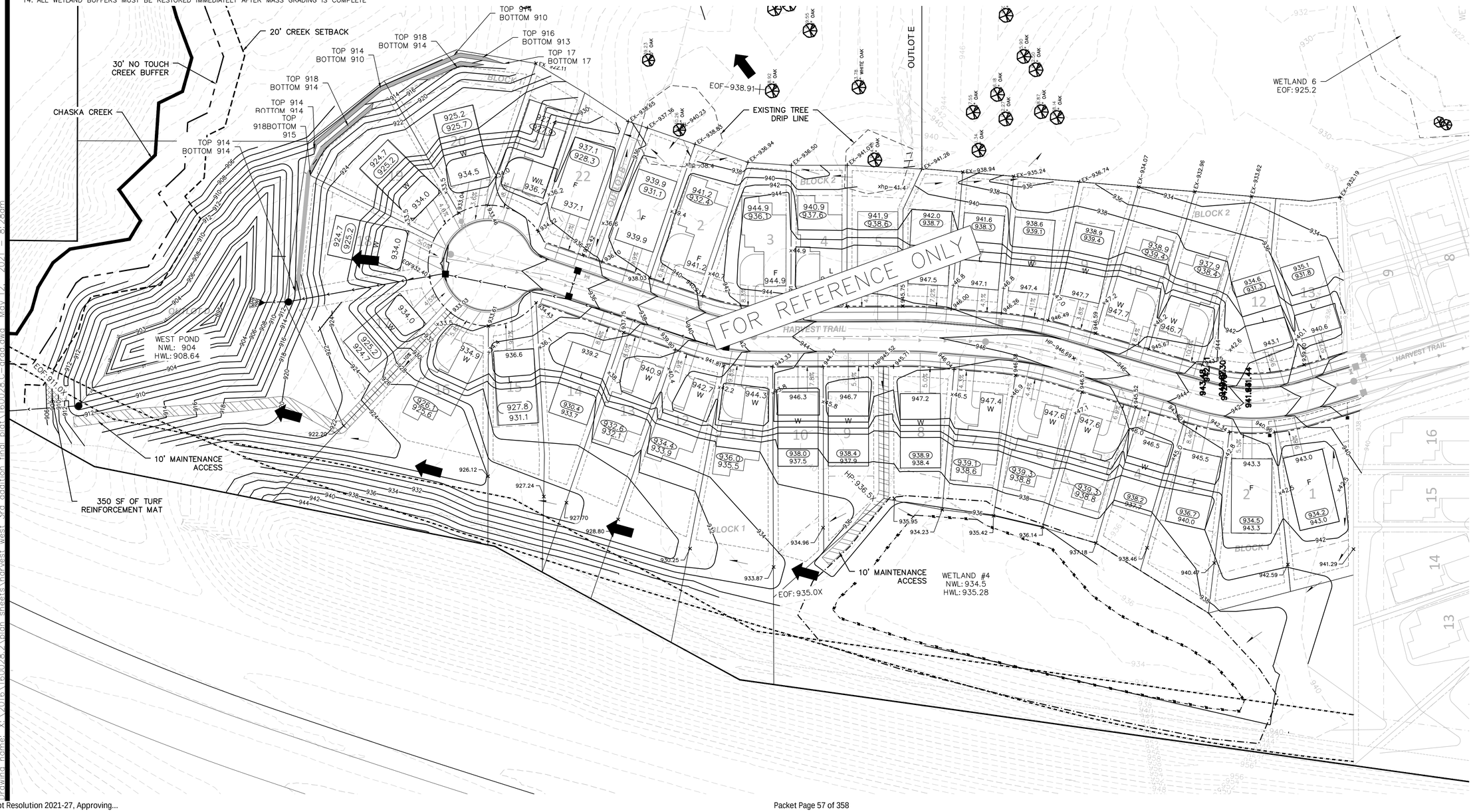
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GRADING LEGEND:

FRONT OF PAD 954.5 / (I) / W / 950.3 / REAR OF PAD 957.6	GARAGE FLOOR ELEVATION; ADDITIONAL REQUIRED STEPS BEYOND TYP. STEP ASSUMED = 0.60' (7⅛"); HOUSE TYPE; LOWEST FLOOR ELEVATION; REAR ELEVATION
F	FULL BASEMENT
L	LOOK OUT
W	WALK OUT
789	EXISTING CONTOUR
789	PROPOSED CONTOUR
62.44 x962.44 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
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	WETLAND DELINEATION
	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, MINNESOTA

FINAL PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN - VIEW A

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DAVE NASH, PE
4/14/2021 — Date
21836 — License No.

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04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

14

SHEET 14 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-grad.dwg May 12, 2021 — 8:28am



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F	FULL BASEMENT
L	LOOK OUT
W	WALK OUT
789	EXISTING CONTOUR
789	PROPOSED CONTOUR
62.44 x962.44	PROPOSED SPOT ELEVATION
TW XXX / BW XXX	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
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2.00%	DIRECTION OF DRAINAGE
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FINAL PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN - VIEW B

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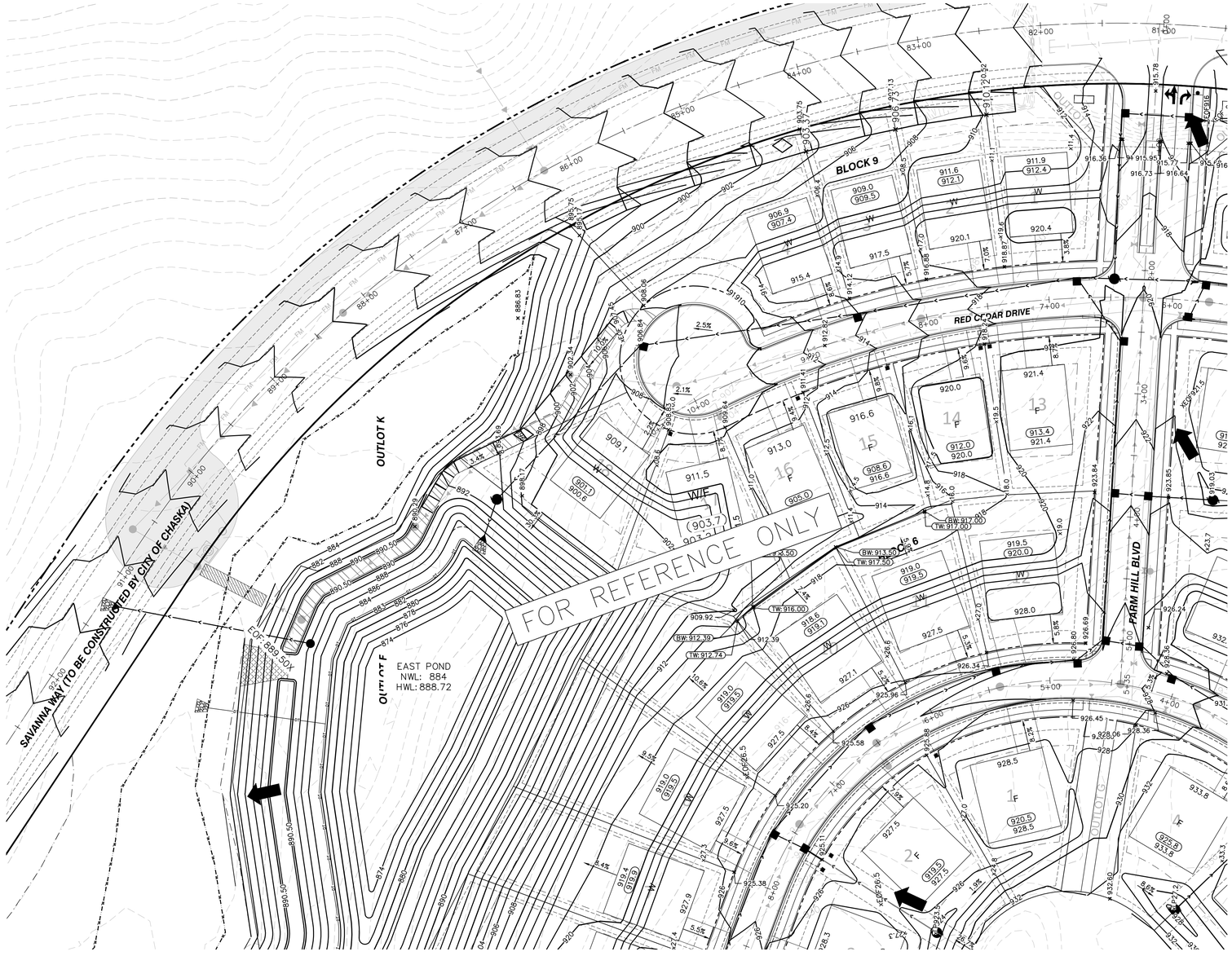
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

15

SHEET 15 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-grad.dwg May 12, 2021 - 8:28am



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 / 954.5 / (1) / 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 x962.44	PROPOSED SPOT ELEVATION
TW XXX / BW XXX	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
	WETLAND DELINEATION
	TREE PROTECTION LIMITS
	EXISTING VEGETATION LIMITS
769 / 770	EXISTING TREE TO REMAIN
	CREEK BUFFER
	CREEK SETBACK
	MAINTENANCE ACCESS

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SCALE IN FEET

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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN - VIEW C

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
4/14/2021 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

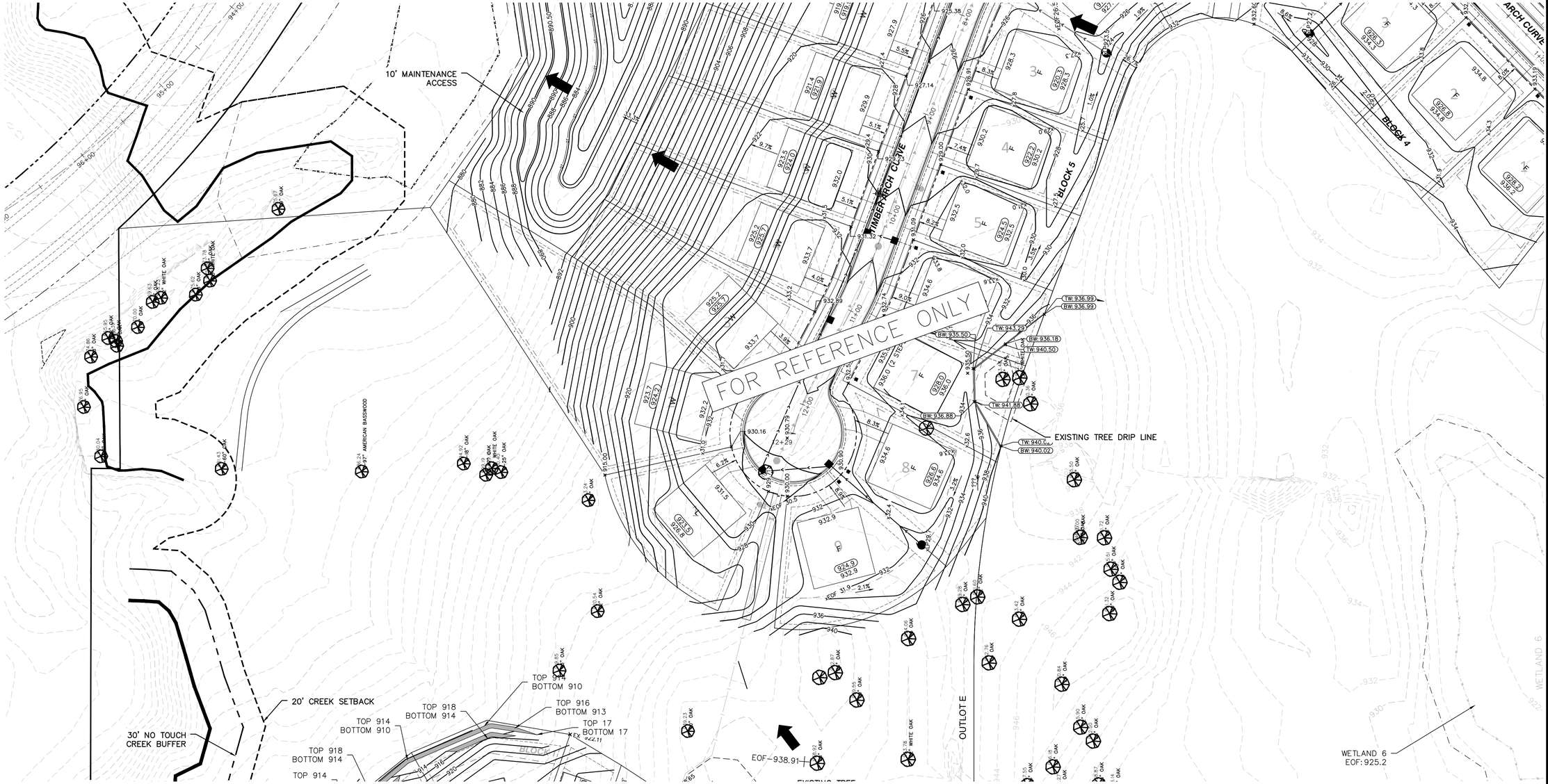
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

16

SHEET 16 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-grad.dwg May 12, 2021 - 8:28am



GRADING NOTES:

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- 2.00% — DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
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- EXISTING VEGETATION LIMITS
- 769 / 770 — EXISTING TREE TO REMAIN
- CREEK BUFFER
- CREEK SETBACK
- MAINTENANCE ACCESS

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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
GRADING AND DRAINAGE PLAN - VIEW D

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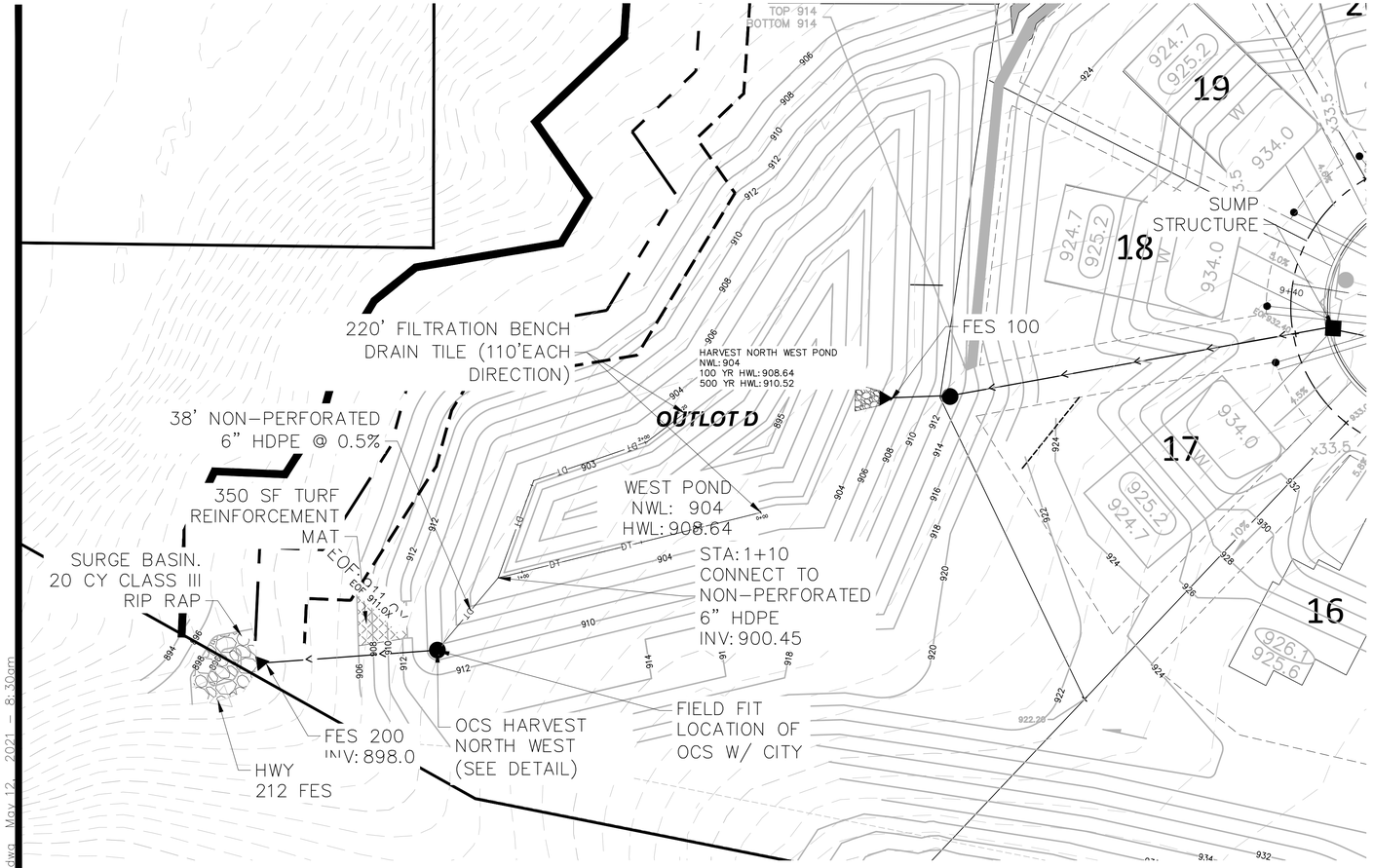
PROJECT TEAM DATA

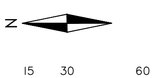
DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

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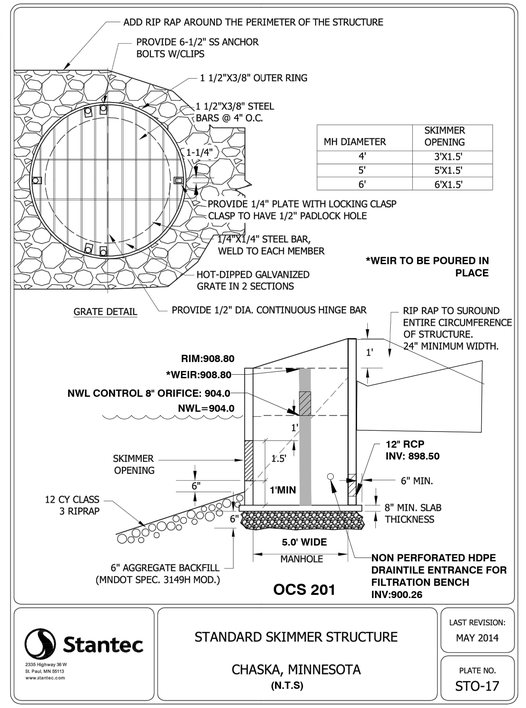
SHEET 17 OF 43

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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

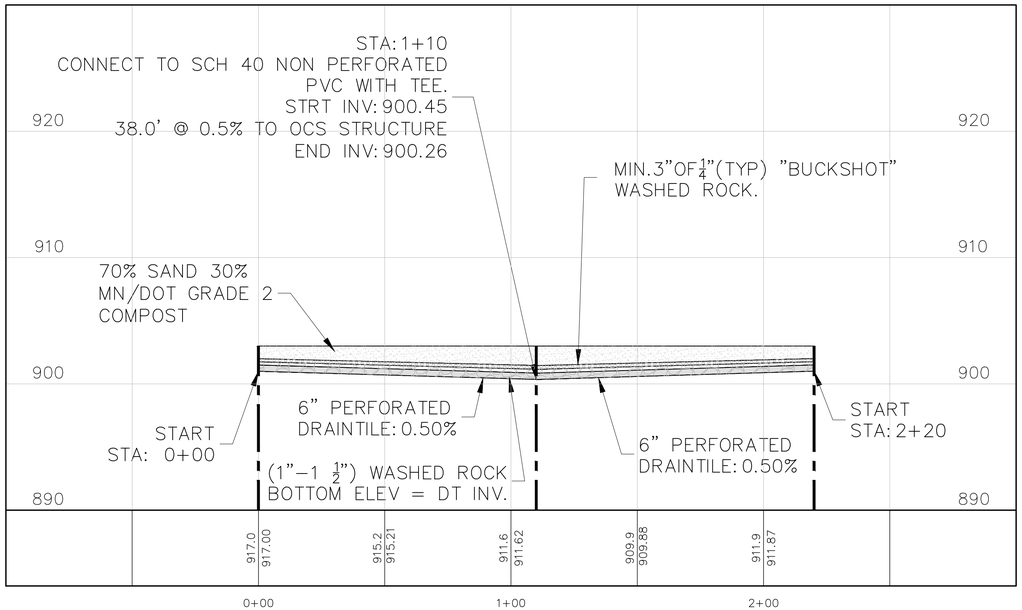
STANDARD SKIMMER STRUCTURE

CHASKA, MINNESOTA
(N.T.S)

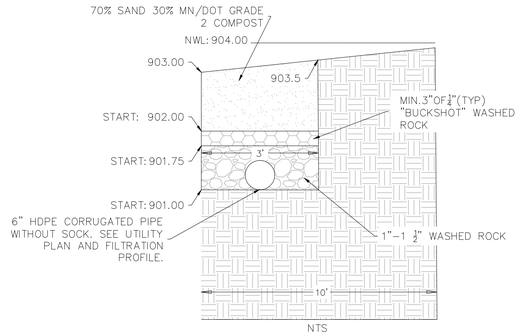
LAST REVISION: MAY 2014

PLATE NO. STO-17

POND TRENCH FILTRATION TRENCH PROFILE



POND TRENCH FILTRATION SECTION



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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
WEST POND DRAINAGE DETAIL

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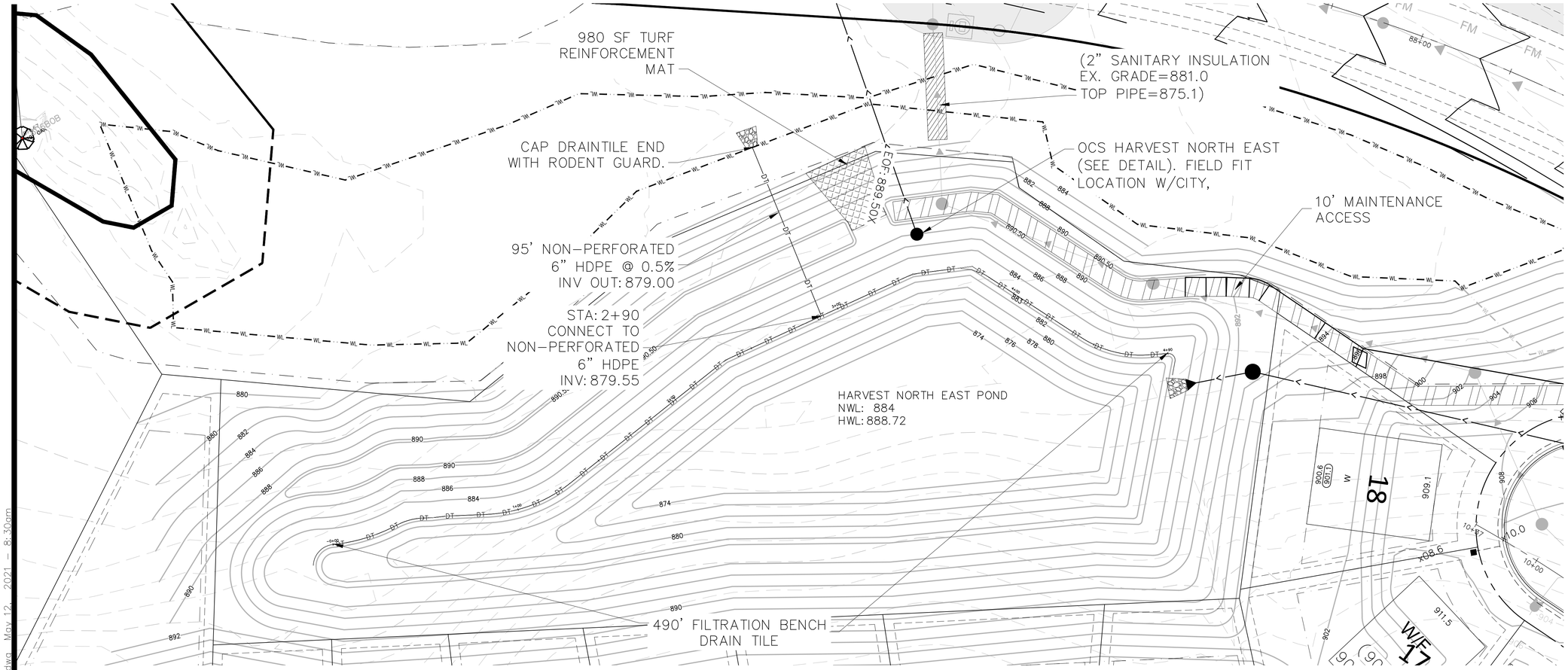
DATE	ISSUE
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04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

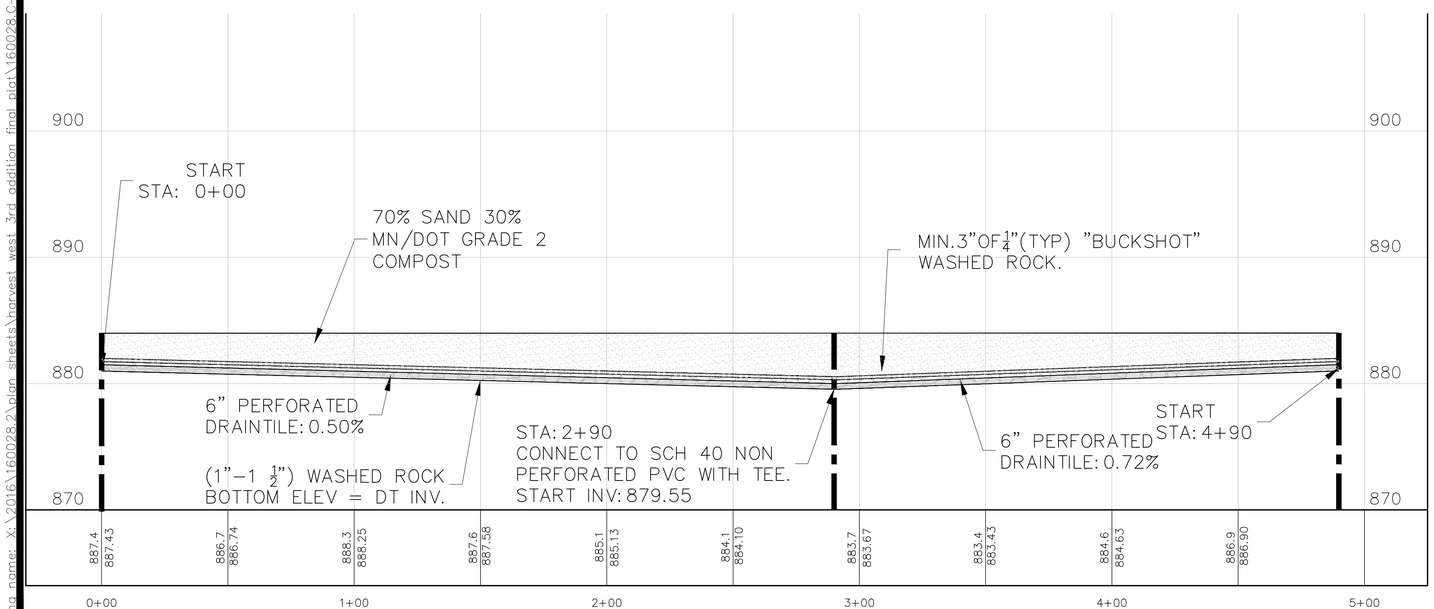
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SHEET 18 OF 43

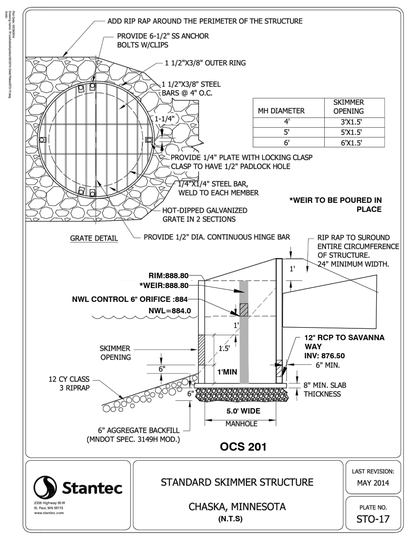
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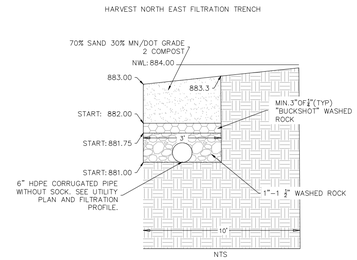
HARVEST NORTH EAST FILTRATION TRENCH PROFILE



HARVEST NORTH EAST POND OUTLET CONTROL STRUCTURE



POND TRENCH FILTRATION SECTION



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HARVEST WEST 3RD ADDTION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
EAST POND DRAINAGE DETAIL

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Dave Nash

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PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216-0028.C

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SHEET 19 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-pond.dwg May 12, 2021 - 8:30am

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.

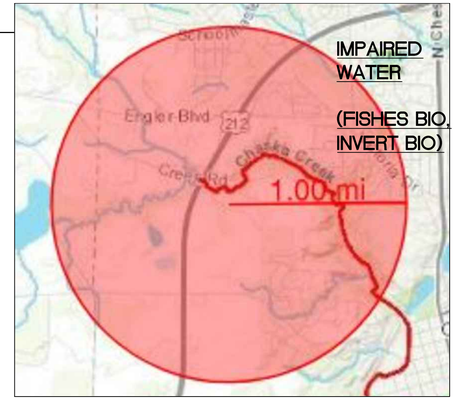
STREET & UTILITY PHASE:

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 POST SILT FENCE	7,470 LF
2.	INLET PROTECTION	39 EA
2.	EROSION CONTROL BLANKET	4.66 AC

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY



VICINITY MAP

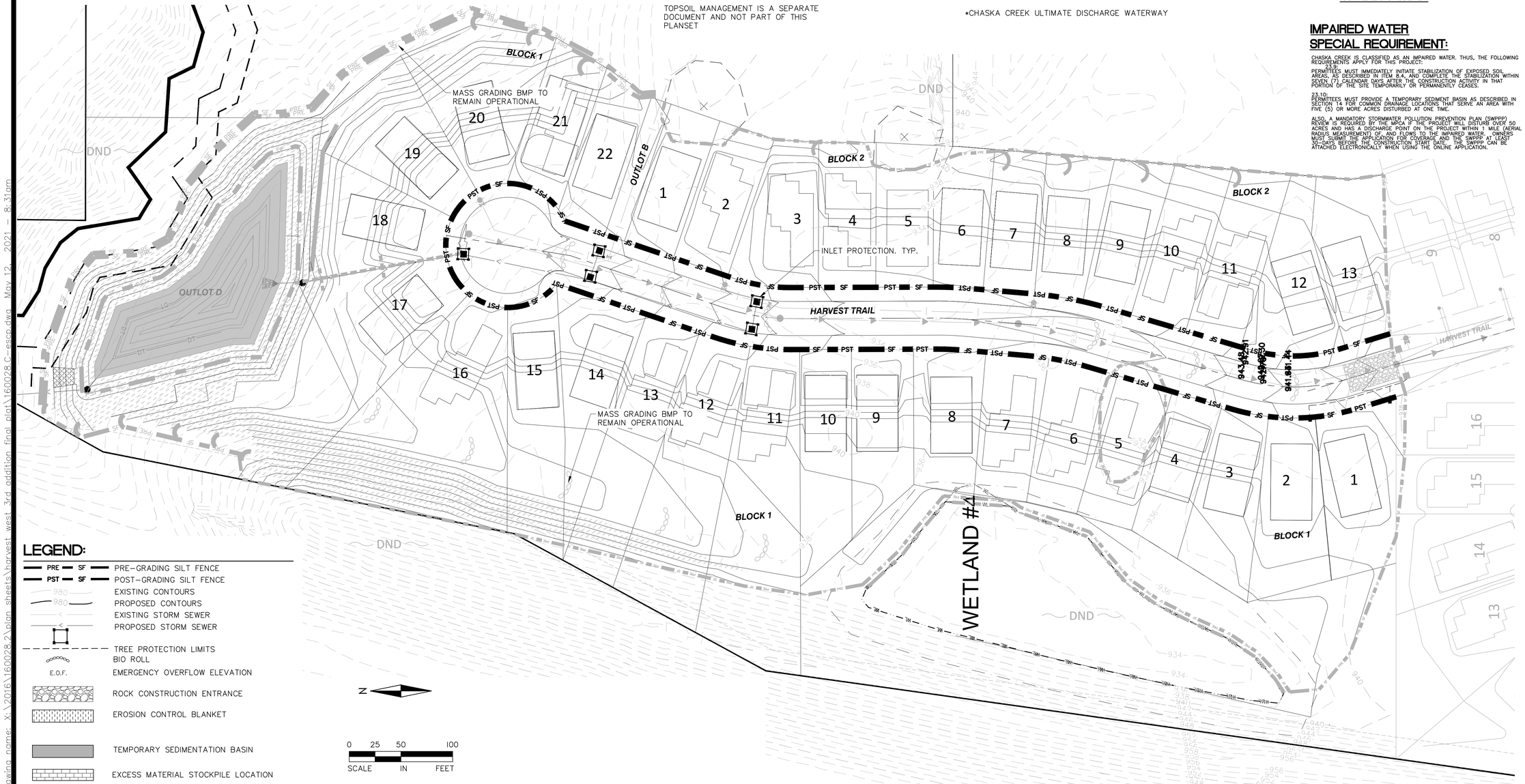
IMPAIRED WATER SPECIAL REQUIREMENT:

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 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.

23.10:
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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HARVEST WEST 3RD ADDTION
CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW A

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PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

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SHEET 20 OF 43

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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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SCALE IN FEET

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HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW B

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PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216-0028.C

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SHEET 21 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-escp.dwg May 12, 2021 - 8:32am



LEGEND:

- PRE — SF — PRE-GRADING SILT FENCE
- PST — SF — POST-GRADING SILT FENCE
- EXISTING CONTOURS
- 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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SCALE IN FEET

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HARVEST WEST 3RD ADDTION
CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW C

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
4/14/2021 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

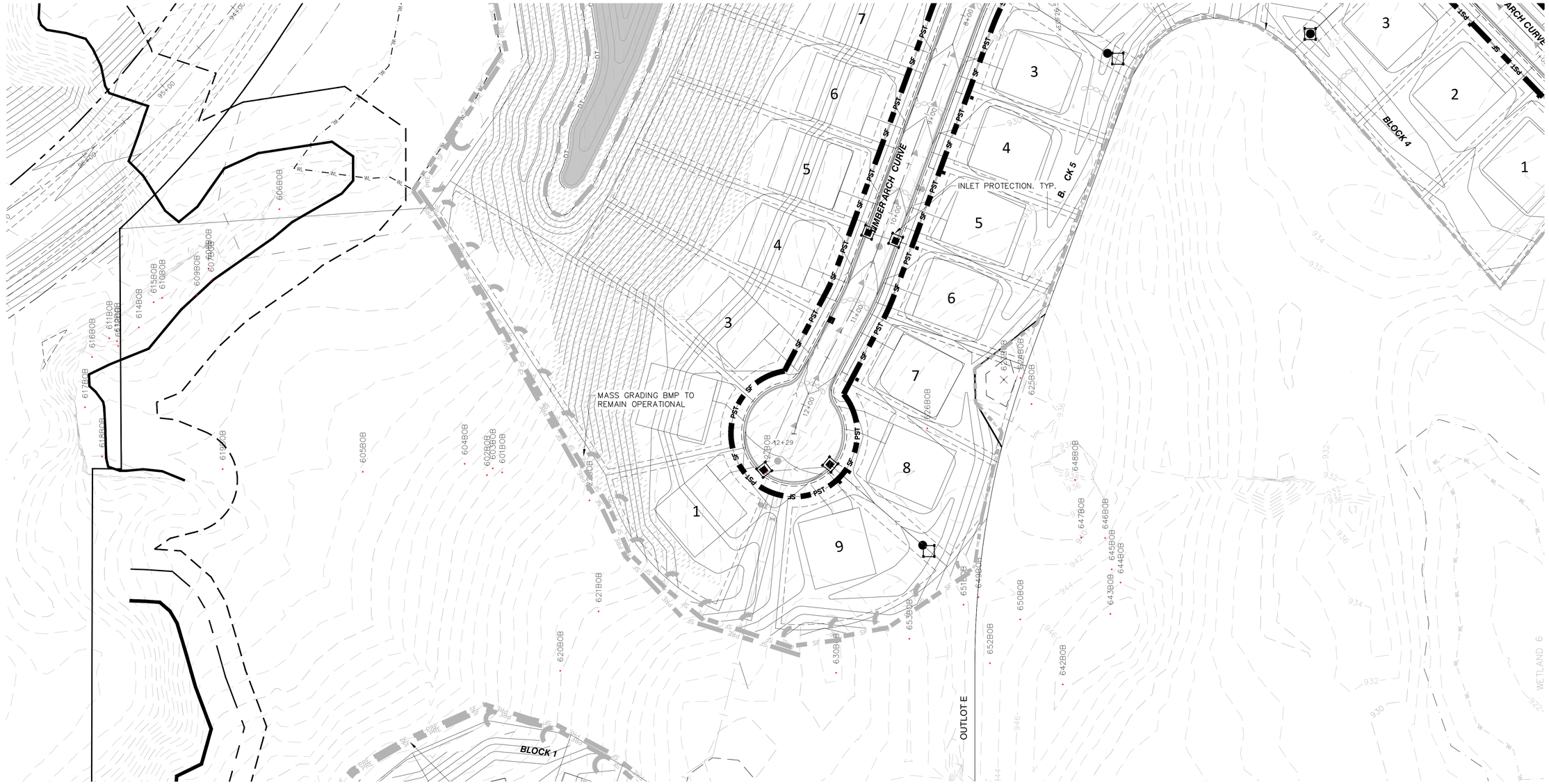
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216-0028.C

22

SHEET 22 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-esep.dwg May 12, 2021 — 8:32am



LEGEND:

- PRE — SF — PRE-GRADING SILT FENCE
- PST — SF — POST-GRADING SILT FENCE
- EXISTING CONTOURS
- 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

N

0 25 50 100

SCALE IN FEET

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733 Marquette Avenue
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HARVEST WEST 3RD ADDITION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW D

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SHEET 23 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-esc.dwg May 12, 2021 - 8:32am

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 FUNCTILAB 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:

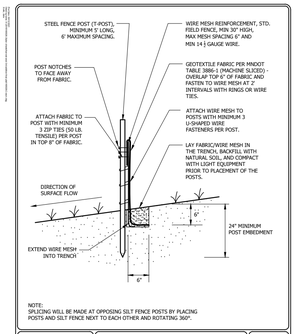
THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

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.

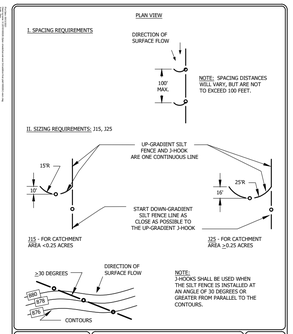
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

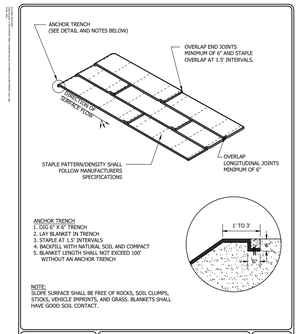


NOTE:
SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.

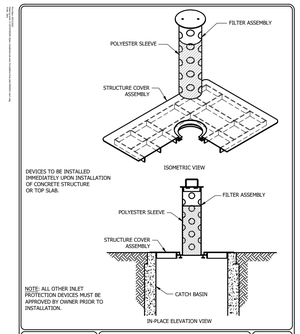
Stantec | SILT FENCE HEAVY DUTY | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-1B



Stantec | SILT FENCE J-HOOK | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-1D

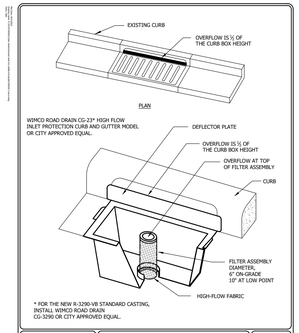


Stantec | EROSION CONTROL BLANKET INSTALLATION | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-2

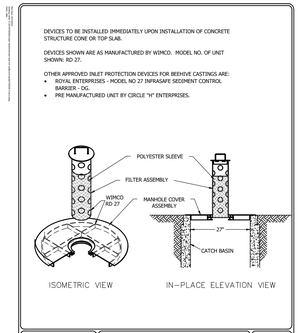


NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

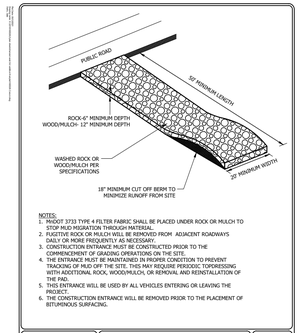
Stantec | INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4A



Stantec | INLET PROTECTION – CATCH BASIN AFTER CURB CONSTRUCTION | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4B

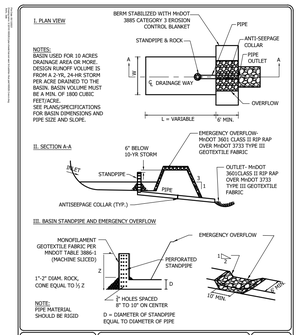


Stantec | INLET PROTECTION BEEHIVE CASTING INSERT | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-4C



NOTES:
1. PROJECT 3733 TYPE 4 ITS FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. PUDDITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY, AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

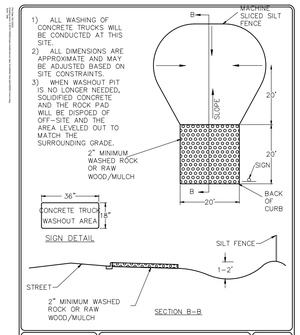
Stantec | ROCK CONSTRUCTION ENTRANCE | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-7



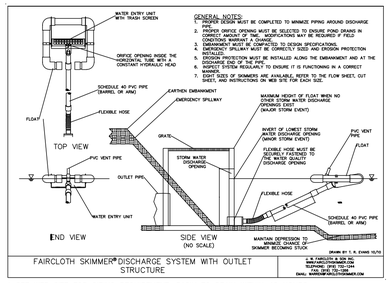
Stantec | TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET | CHASKA, MINNESOTA | LAST REVISION: APRIL 2008 | PLATE NO. ERO-8B



Stantec | SLOPE TRACKING | CHASKA, MINNESOTA | LAST REVISION: FEB 2004 | PLATE NO. ERO-10



Stantec | CONCRETE WASHOUT PIT | CHASKA, MINNESOTA | LAST REVISION: April 2011 | PLATE NO. ERO-12



FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

DRAWN BY T. S. EVANS 10/10

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* SEE WEB SITE FOR SIZING REQUIREMENT, BASIN TO DRAIN WITHIN 48 HOURS.

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612.758.3080
www.alliant-inc.com

HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL 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 PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

Signature
DAVE NASH, PE
4/14/2021 — 21836
Date — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: TAS
PROJECT NO: 216-0028.C

SHEET 24 OF 43

drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-eseq.dwg May 12, 2021 - 8:32am



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.

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

N

0 50 100 200

SCALE IN FEET

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HARVEST WEST 3RD ADDTION
CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN

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

DAVE NASH, PE

4/14/2021 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

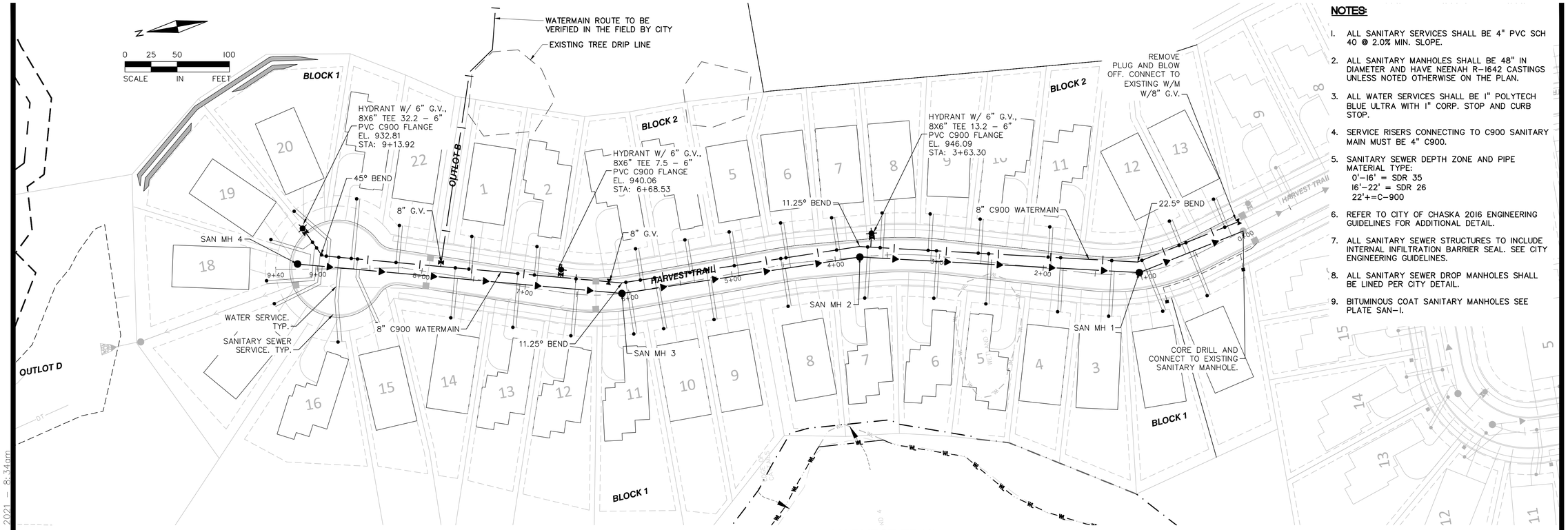
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216–0028.C

25

SHEET 25 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C–util.dwg May 12, 2021 – 8:33am



NOTES:

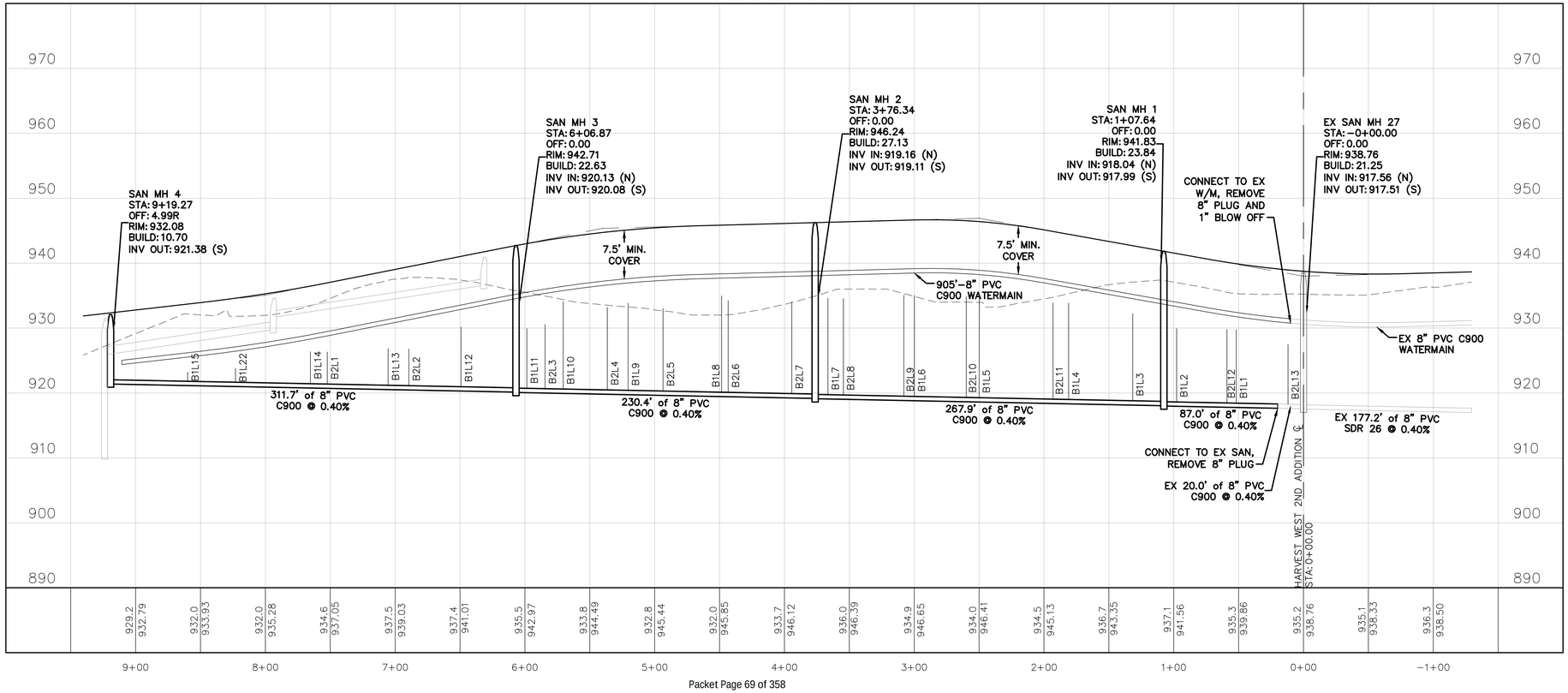
1. ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
2. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R–1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN.
3. ALL WATER SERVICES SHALL BE 1" POLYTECH BLUE ULTRA WITH 1" CORP. STOP AND CURB STOP.
4. SERVICE RISERS CONNECTING TO C900 SANITARY MAIN MUST BE 4" C900.
5. SANITARY SEWER DEPTH ZONE AND PIPE MATERIAL TYPE:
   0'–16' = SDR 35
   16'–22' = SDR 26
   22'+=C–900
6. REFER TO CITY OF CHASKA 2016 ENGINEERING GUIDELINES FOR ADDITIONAL DETAIL.
7. ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.
8. ALL SANITARY SEWER DROP MANHOLES SHALL BE LINED PER CITY DETAIL.
9. BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN–1.

BLOCK	LOT	STATION	IE	CBE	LFE	RISER
1	1	52	930.60	941.16	934.20	16
1	2	97	930.74	942.03	934.50	16
1	3	24	933.01	943.86	936.70	19
1	4	73	934.57	945.28	938.20	21
1	5	142	935.46	946.70	939.00	22
1	6	192	935.61	946.99	939.00	22
1	7	258	935.25	946.55	938.70	21
1	8	72	935.57	946.32	938.90	21
1	9	144	934.51	945.76	938.40	19
1	10	194	934.74	944.94	938.00	19
1	11	222	930.71	943.37	934.20	13
1	12	42	931.05	941.74	934.40	13
1	13	98	927.75	939.81	931.30	8
1	14	158	927.22	937.60	930.90	7
1	15	252	924.68	934.72	928.30	2
1	16	270	923.32	934.10	927.27	0
1	17	288	923.26	933.21	925.70	0
1	18	294	923.18	932.91	925.70	0
1	19	300	923.02	933.15	925.70	0
1	20	282	923.34	933.59	926.20	0
1	21	258	923.18	934.97	927.90	0
1	22	215	924.83	935.32	928.30	3
2	1	145	927.24	938.10	931.10	7
2	2	82	927.60	939.40	931.10	8
2	3	208	931.35	943.60	935.20	14
2	4	160	933.95	945.47	937.60	18
2	5	117	933.80	945.94	937.60	18
2	6	67	935.01	946.57	938.70	20
2	7	18	934.76	946.55	938.30	20
2	8	246	935.29	946.82	939.10	21
2	9	200	935.83	946.98	939.40	22
2	10	152	935.59	947.03	939.40	22
2	11	85	934.56	945.59	938.30	21
2	12	59	930.44	941.25	934.30	16
2	13	12	928.25	939.61	931.80	13

LEGEND:

STATION = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
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LFE = LOWEST FLOOR ELEVATION
RISER = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = RISER X 0.707)

HARVEST TRAIL



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HARVEST WEST 3RD ADDTION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
SANITARY SEWER AND WATERMAIN PLAN AND PROFILES

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DAVE NASH, PE
4/14/2021 — Date
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QUALITY ASSURANCE/CONTROL

BY	DATE

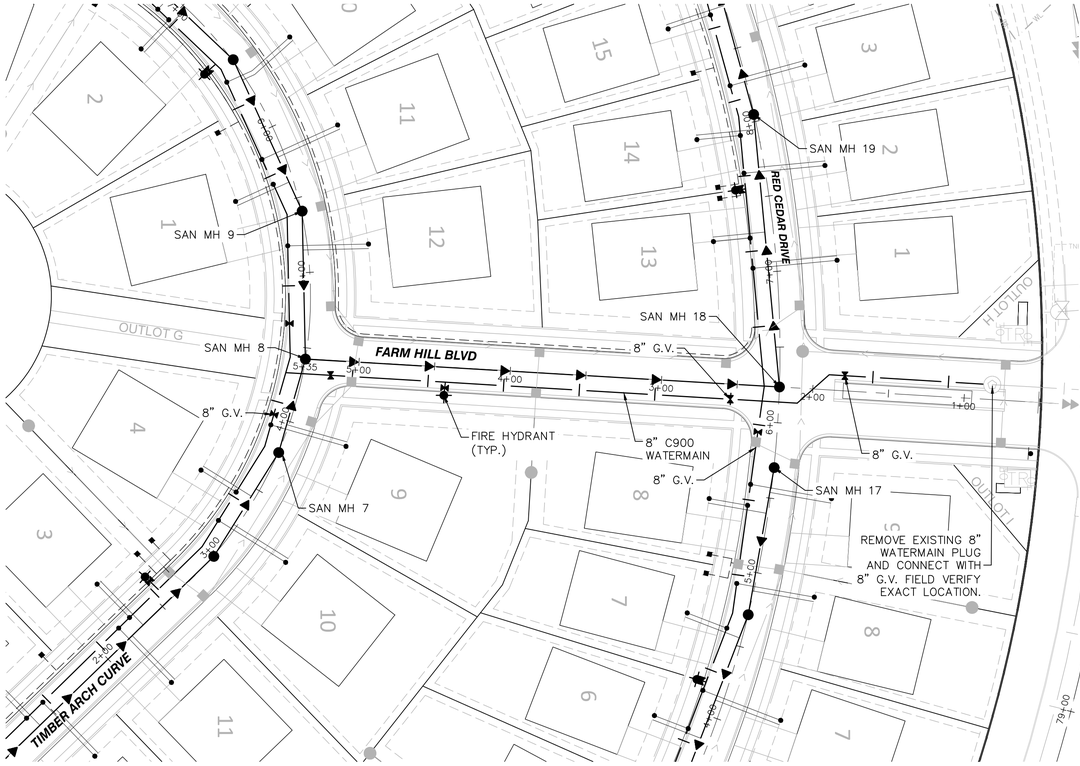
DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216–0028.C

26

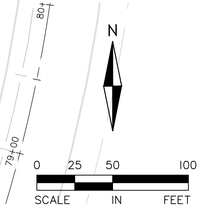
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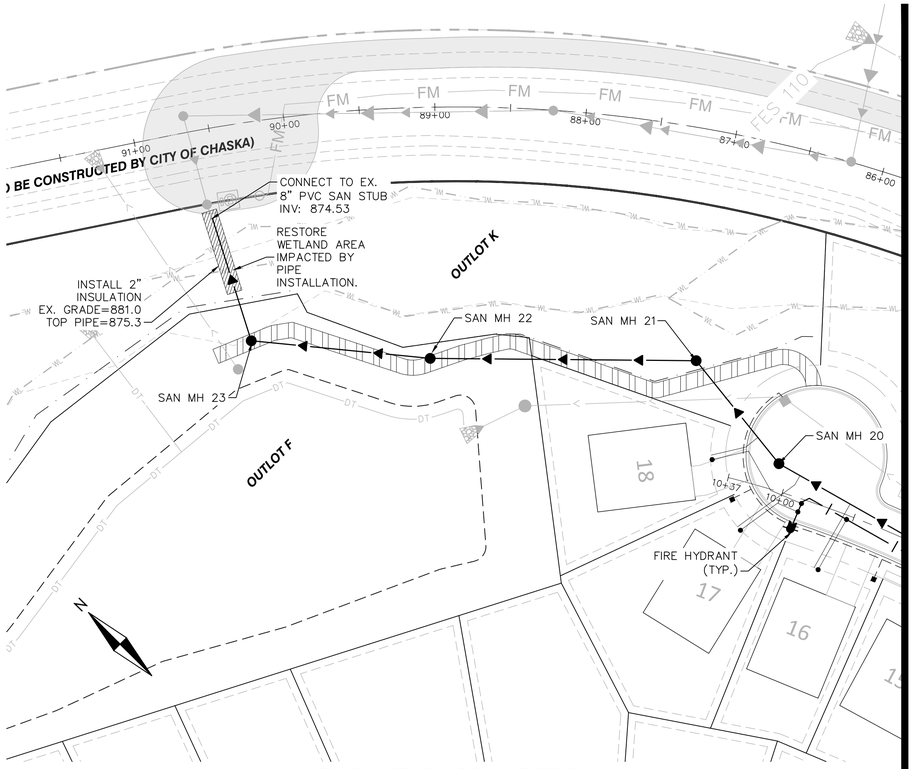
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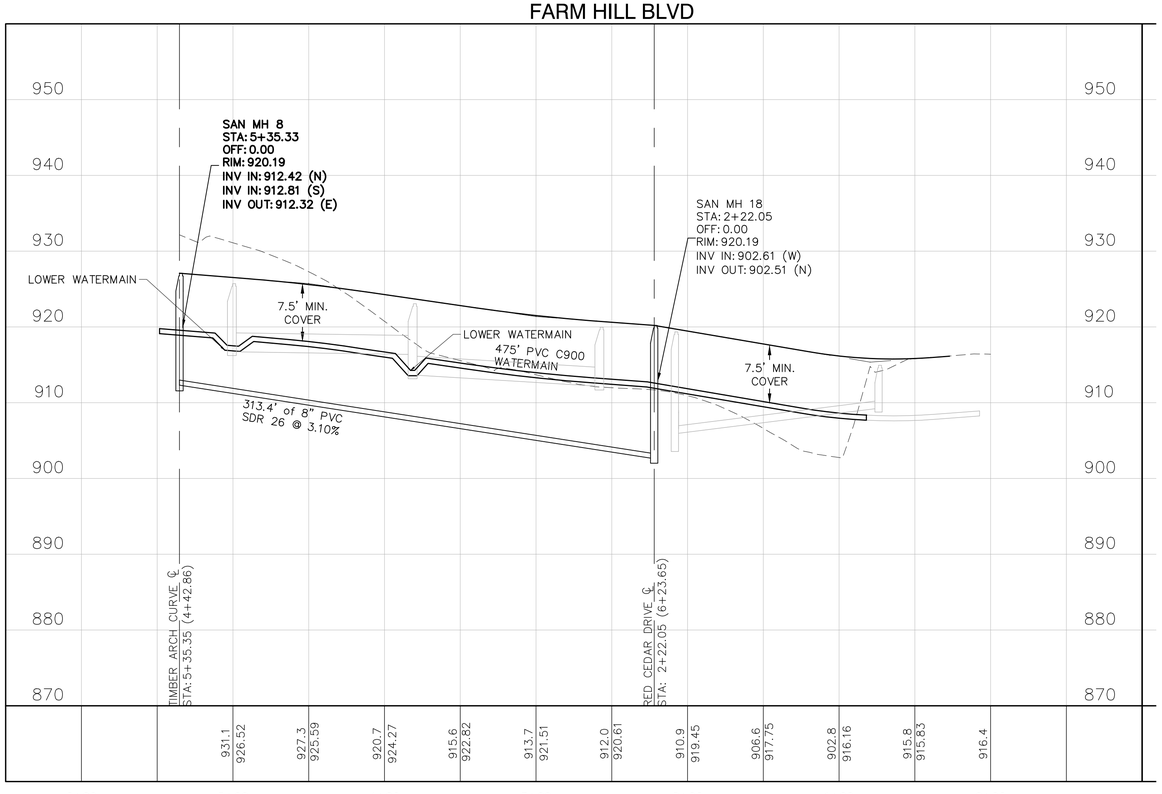
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9. BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-1.

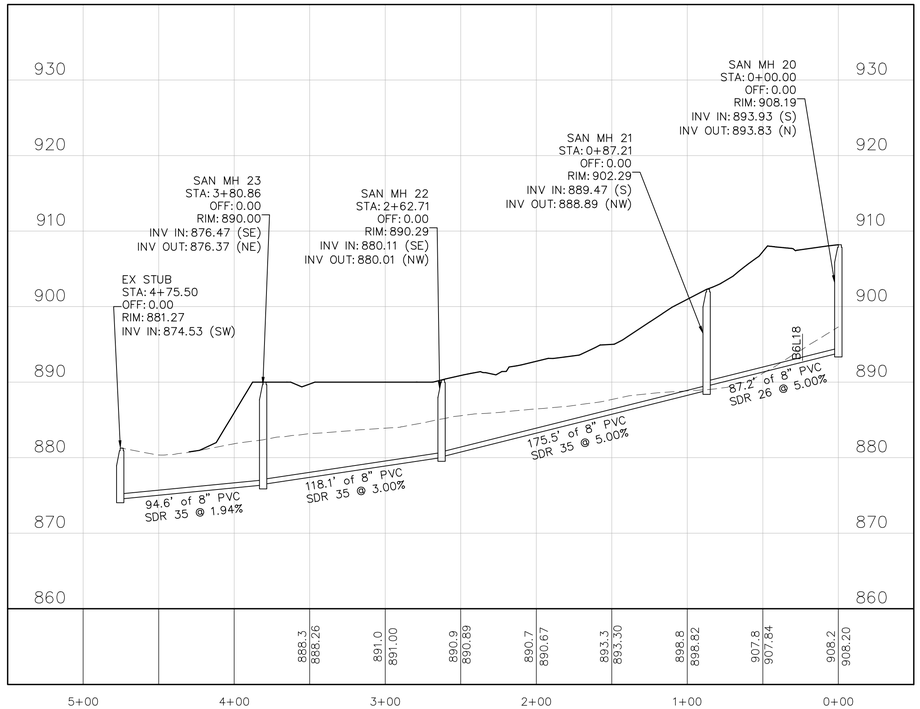




FARM HILL BLVD



EX SANITARY CONNECTION



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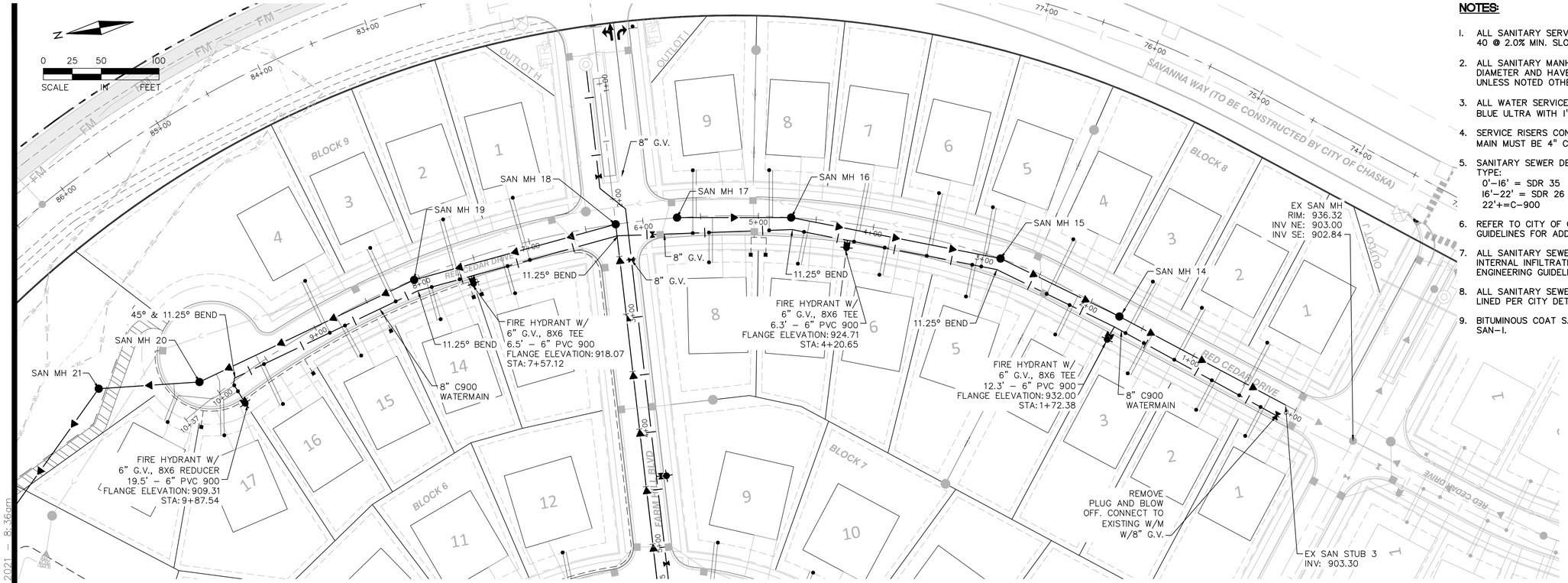
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216-0028.C

27

SHEET 27 OF 43

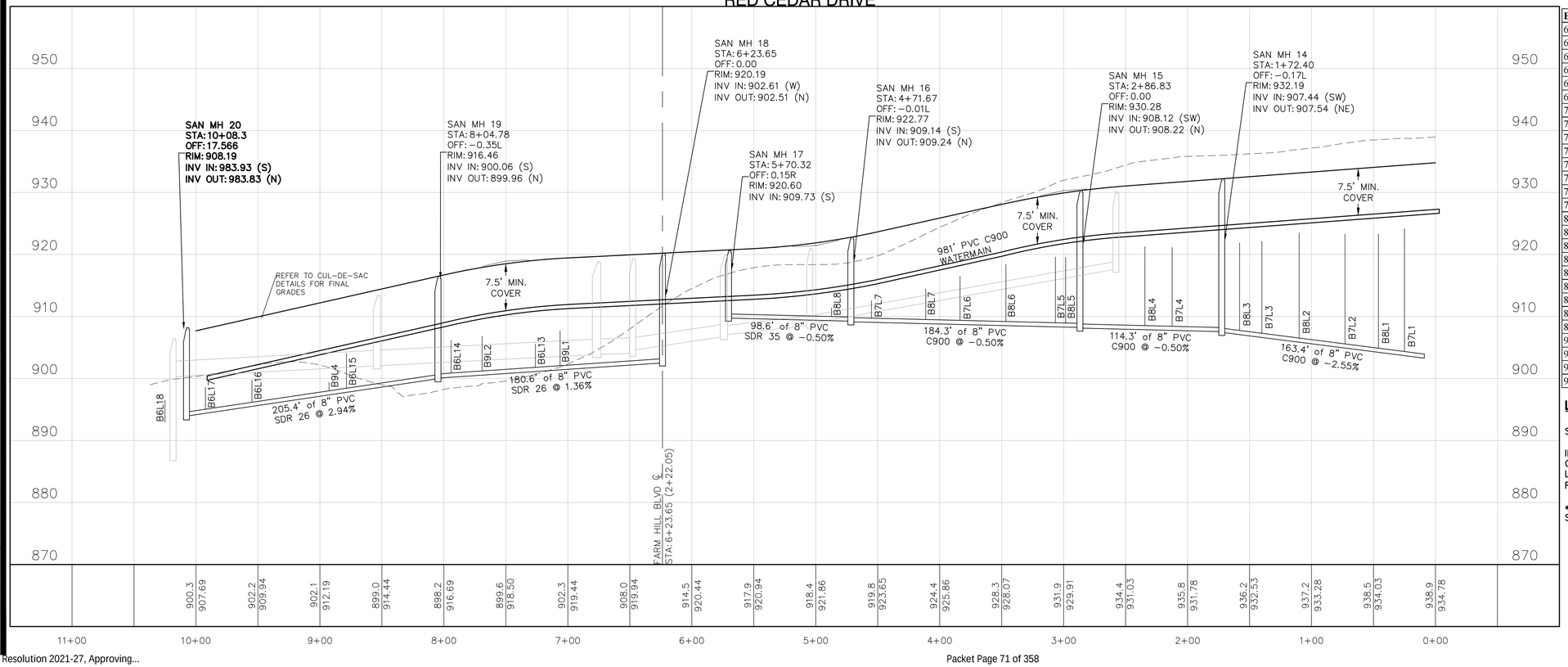
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NOTES:

1. ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
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9. BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN–1.

RED CEDAR DRIVE



BLOCK	LOT	STATION	IE	CBE	LFE	RISER
6	13	78	906.81	920.05	913.40	6
6	14	10	907.36	917.95	912.00	8
6	15	131	904.95	914.53	908.60	8
6	16	54	900.78	911.32	905.00	5
6	17	16	899.77	910.00	903.70	5
6	18	65	897.25	908.72	901.10	5
7	1	15	924.74	935.25	929.10	28*
7	2	63	923.88	934.52	927.80	25*
7	3	130	922.82	933.50	926.70	21*
7	4	40	921.83	932.42	925.50	18
7	5	20	920.32	930.80	924.00	15
7	6	97	917.15	927.60	921.00	10
7	7	168	913.43	923.91	917.00	4
7	8	68	911.02	922.04	915.50	0
8	1	36	923.89	934.99	928.20	26*
8	2	100	924.13	934.14	927.50	24*
8	3	148	922.59	933.06	926.10	20*
8	4	62	922.02	932.18	925.30	18
8	5	12	920.36	931.00	924.50	15
8	6	60	919.28	929.05	922.50	13
8	7	124	915.43	926.03	919.00	7
8	8	16	912.37	923.05	916.20	2
8	9	82	911.13	921.92	915.30	0
9	1	98	908.70	919.72	912.40	8
9	2	35	907.80	918.57	912.10	8
9	3	180	900.70	916.13	909.50	0
9	4	117	900.38	914.11	907.40	2

LEGEND:

STATION = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
LFE = LOWEST FLOOR ELEVATION
RISER = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = RISER X 0.707)
*SERVICE WYE STATION MEASURED FROM EXISTING STUB NOT EXISTING SANITARY MANHOLE

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HARVEST WEST 3RD ADDTION
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04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216–0028.C

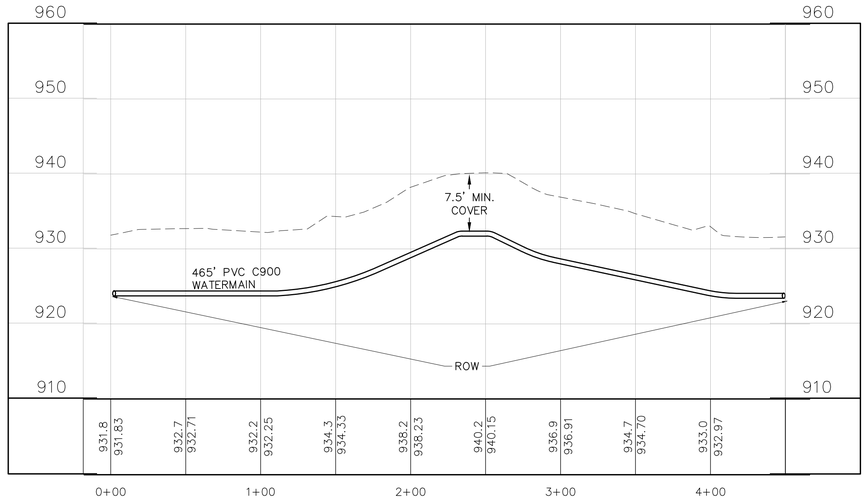
28

SHEET 28 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-prof-v3.dwg Nov 12, 2021 – 8:36am



PARK WATERMAIN



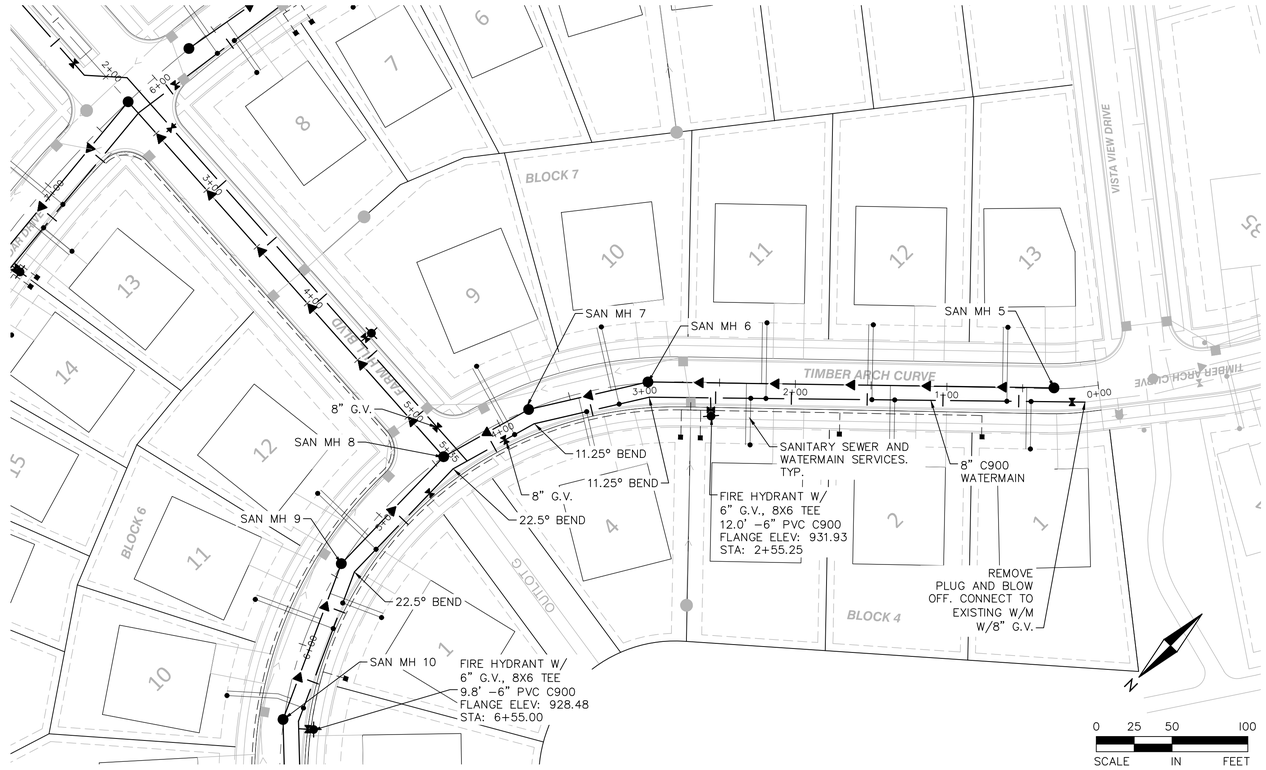
BLOCK	LOT	STATION	IE	CBE	LFE	RISER
4	1	250	924.28	934.81	928.20	0
4	2	160	922.84	933.65	926.80	0
4	3	65	922.89	933.18	926.30	2
4	4	34	921.89	932.25	925.80	5
5	1	21	916.79	927.13	920.50	3
6	10	95	915.01	926.34	919.10	0
6	11	39	914.77	926.59	919.50	0
6	12	72	915.88	927.13	920.00	2
7	9	45	917.67	930.62	924.70	2
7	10	56	919.22	932.58	925.90	0
7	11	75	921.47	933.11	926.30	0
7	12	145	922.59	933.64	926.90	0
7	13	234	924.00	934.38	928.50	0

LEGEND:

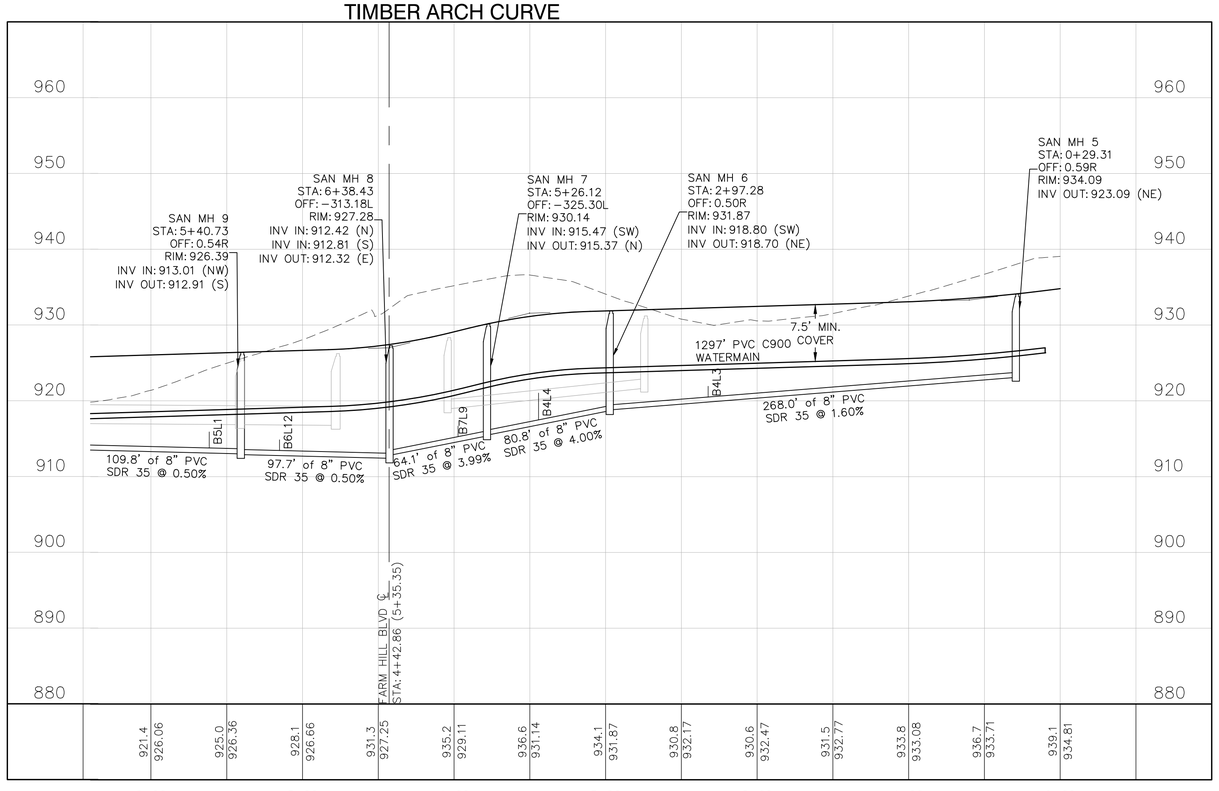
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NOTES:

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2. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN.
3. ALL WATER SERVICES SHALL BE 1" POLYTECH BLUE ULTRA WITH 1" CORP. STOP AND CURB STOP.
4. SERVICE RISERS CONNECTING TO C900 SANITARY MAIN MUST BE 4" C900.
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9. BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-1.



TIMBER ARCH CURVE



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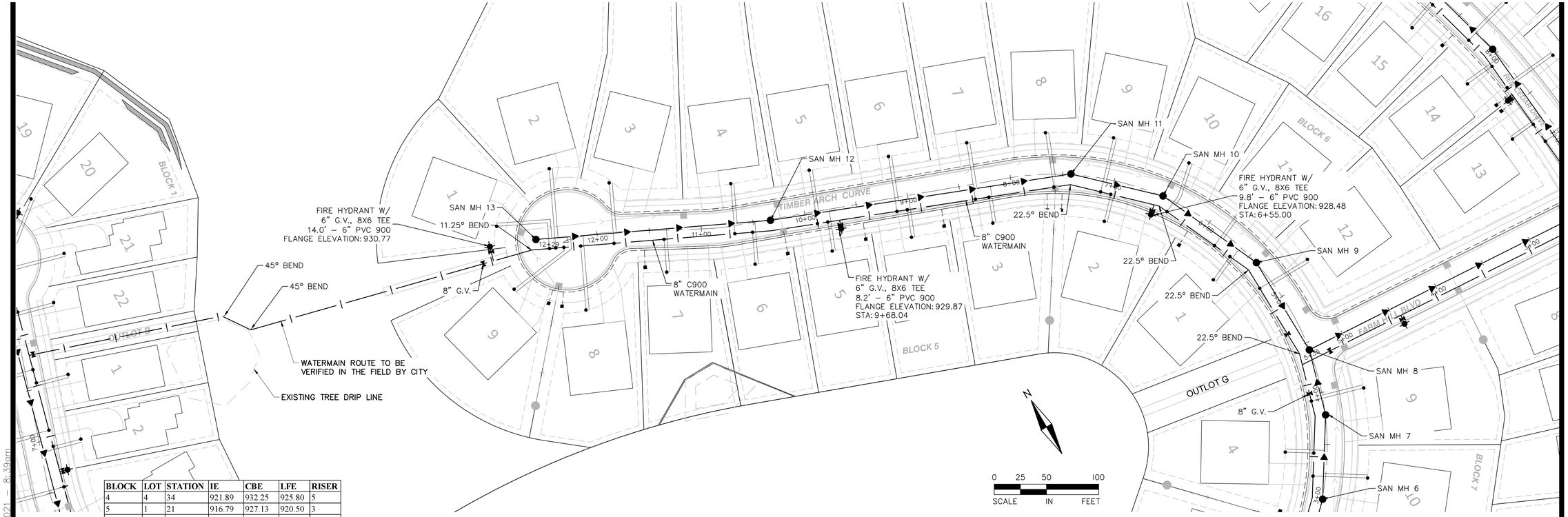
DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

29

SHEET 29 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-prof-u4.dwg Nov 12, 2021 - 8:38am



BLOCK	LOT	STATION	IE	CBE	LFE	RISER
4	4	34	921.89	932.25	925.80	5
5	1	21	916.79	927.13	920.50	3
5	2	46	915.29	926.22	919.50	0
5	3	78	916.21	926.71	920.30	0
5	4	157	916.87	928.48	922.20	0
5	5	234	919.78	930.68	924.50	3
5	6	15	921.84	932.90	926.60	5
5	7	100	924.36	933.79	928.00	8
5	8	180	923.28	932.71	926.60	5
5	9	192	921.41	931.46	924.90	2
6	1	210	919.75	930.64	923.50	0
6	2	204	919.66	931.35	924.20	0
6	3	148	921.97	932.18	925.70	4
6	4	32	921.88	932.81	925.70	5
6	5	244	919.93	930.89	924.00	3
6	6	167	917.08	928.73	921.90	0
6	7	91	916.50	926.77	919.90	0
6	8	15	915.86	926.12	919.50	0
6	9	56	915.47	926.25	919.50	0
6	10	95	915.01	926.34	919.10	0
6	11	39	914.77	926.59	919.50	0
6	12	72	915.88	927.13	920.00	2
7	9	45	917.67	930.62	924.70	2
7	10	56	919.22	932.58	925.90	0

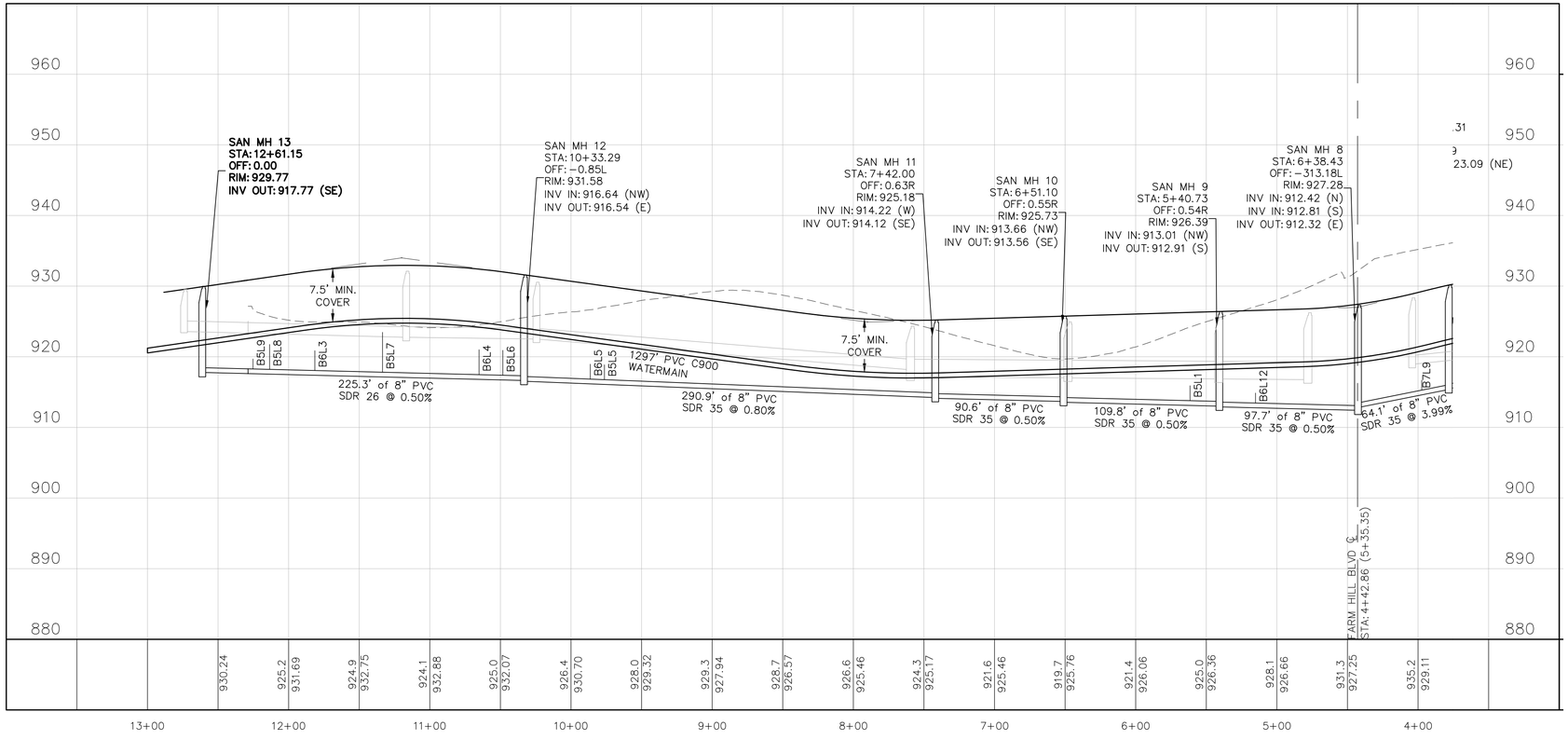
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   22'+=C–900
6. REFER TO CITY OF CHASKA 2016 ENGINEERING GUIDELINES FOR ADDITIONAL DETAIL.
7. ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.
8. ALL SANITARY SEWER DROP MANHOLES SHALL BE LINED PER CITY DETAIL.
9. BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN–1.

TIMBER ARCH CURVE



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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
SANITARY SEWER AND WATERMAIN PLAN AND PROFILES

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DAVE NASH, PE
4/14/2021 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216–0028.C

30

SHEET 30 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C–prof–v5.dwg May 12, 2021 – 8:39am



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.

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

N

0 50 100 200

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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN

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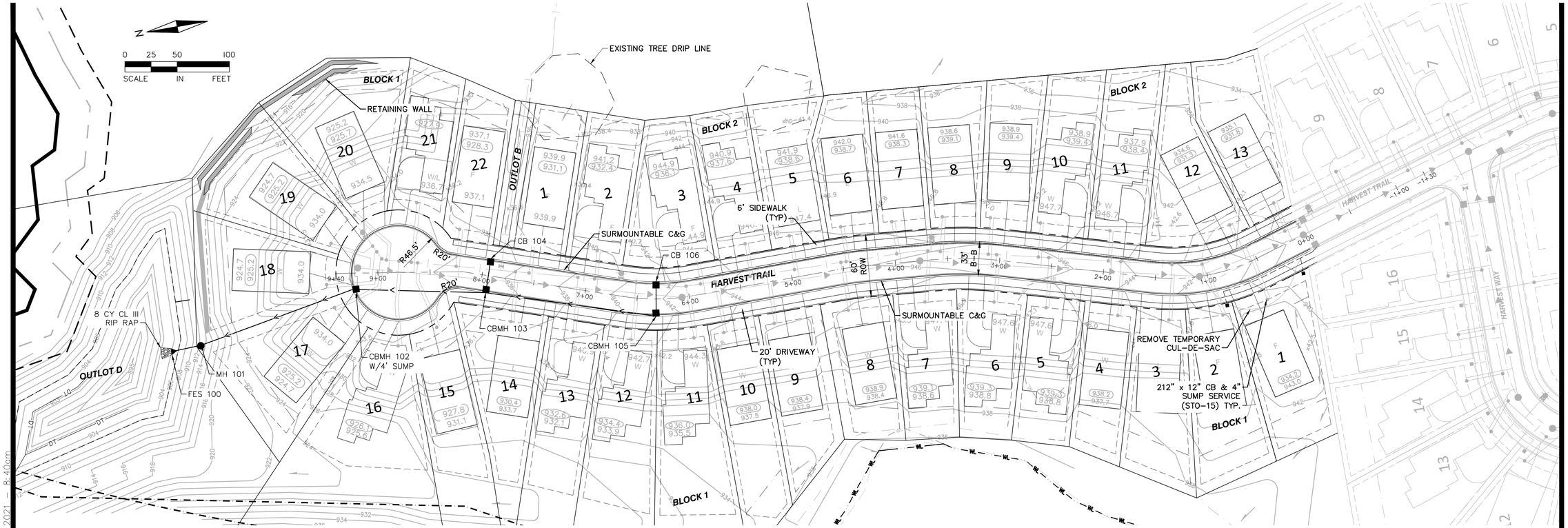
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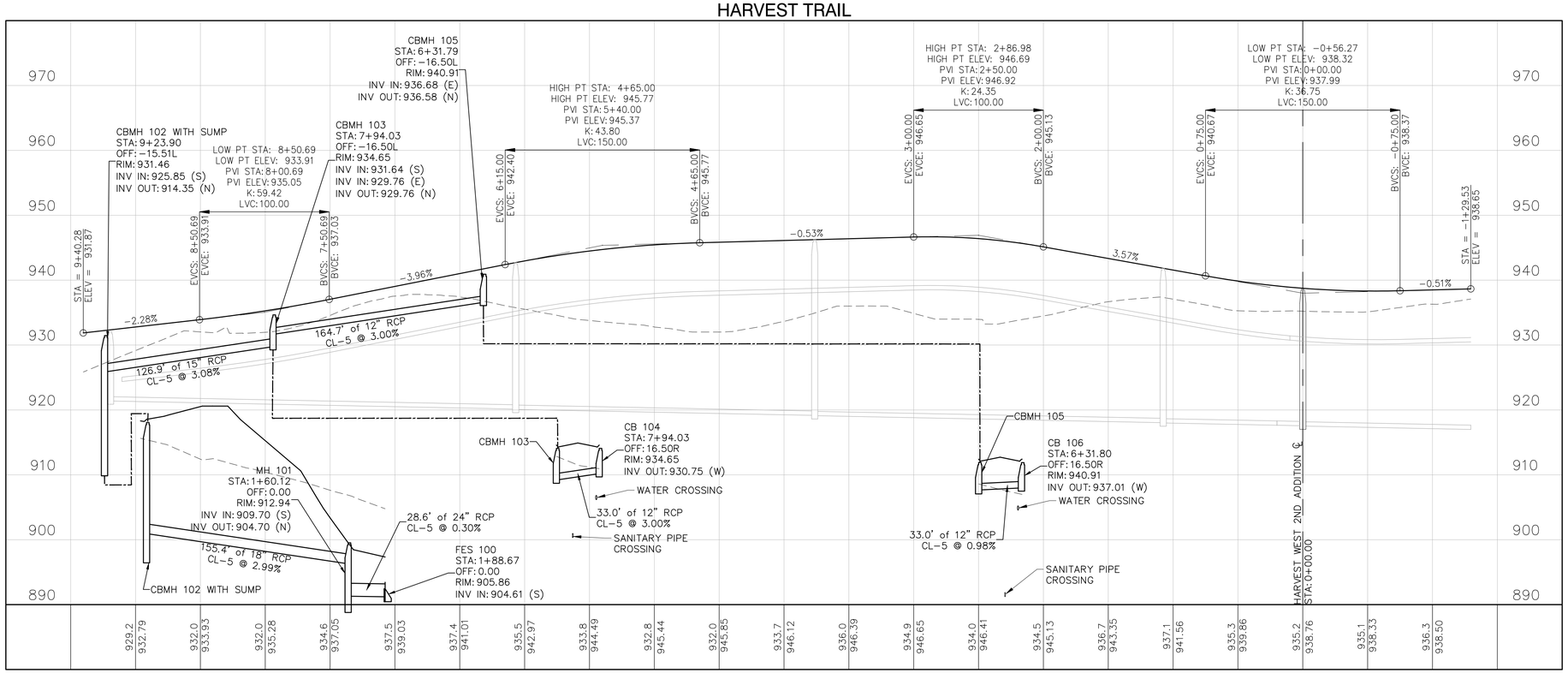
DESIGNED:	DN
DRAWN:	TAS
PROJECT NO:	216-0028.C

31

SHEET 31 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-strm.dwg May 12, 2021 - 8:39am





NOTES:

1. 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.
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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
101	48"	R-1642
102	48"	R-3501-T
103	48"	R-3067-V
104	2'X3'	R-3501-T
105	48"	R-3501-T
106	2'X3'	R-3501-T

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

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HARVEST WEST 3RD ADDTION
CHASKA, MINNESOTA
FINAL PLAT SUBMITTAL
STREET AND STORM SEWER PLAN AND PROFILES

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DAVE NASH, PE
4/14/2021 — Date
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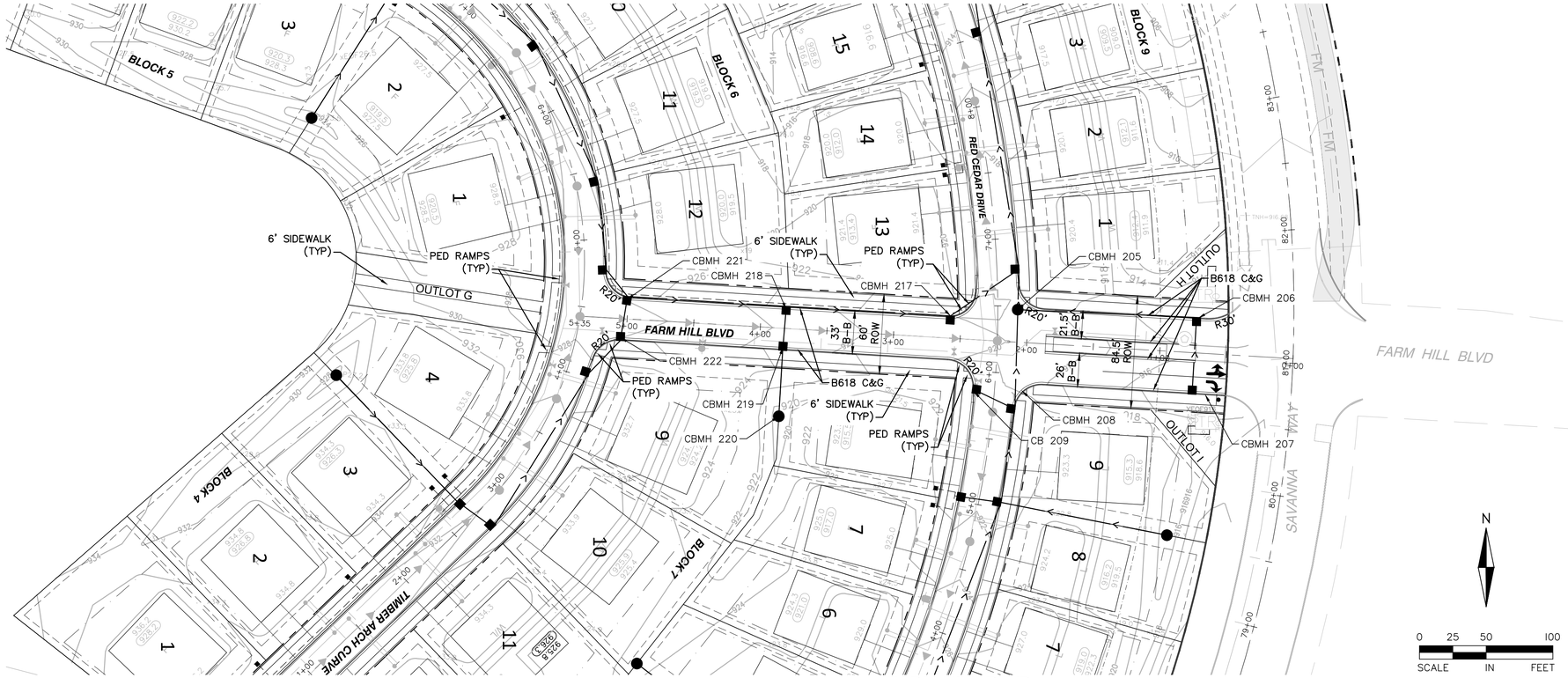
DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

32

SHEET 32 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-prof-s1.dwg May 12, 2021 - 8:40am

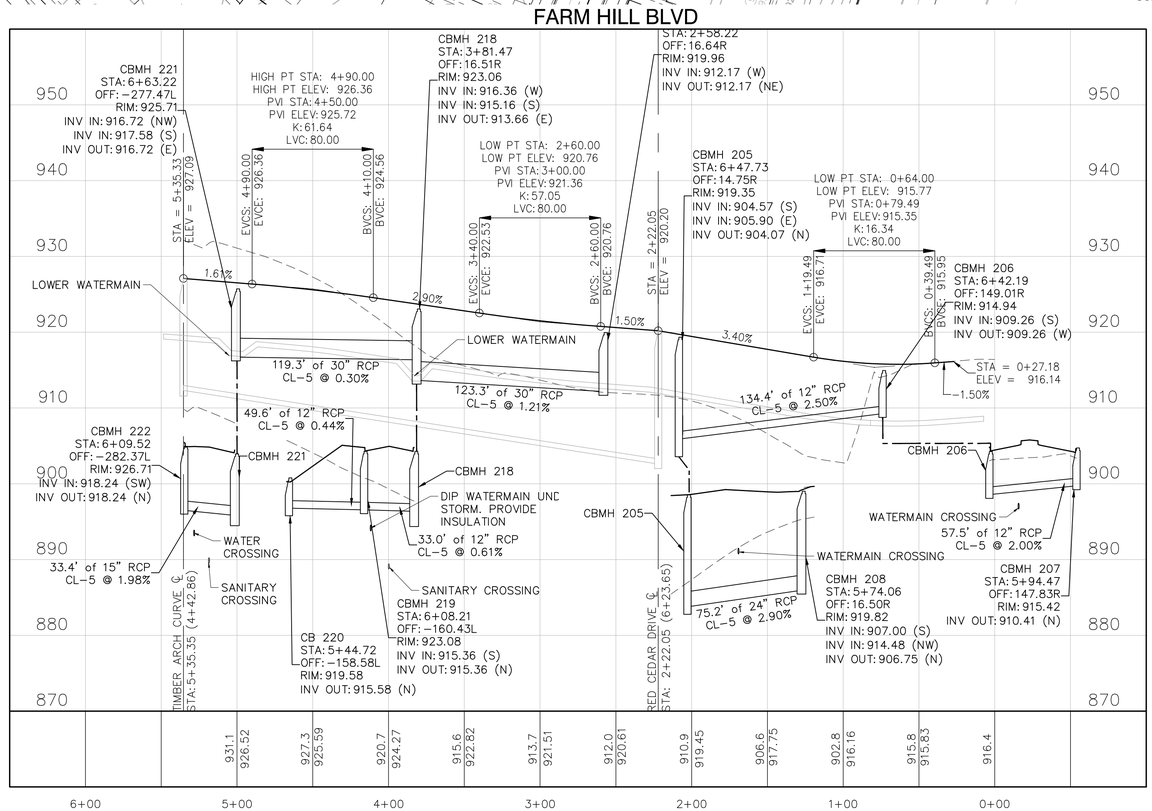


NOTES:

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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
222	60"	R-3067-V
221	60"	R-3067-V
220	2'X3'	R-3067-V
219	48"	R-3067-V
218	60"	R-3067-V
217	60"	R-3067-V
307	60"	R-3067-V
205	84"	R-3067-V
206	48"	R-3067-V
207	2'X3'	R-3067-V

NOTES:
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FINAL PLAT SUBMITTAL
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BY	DATE

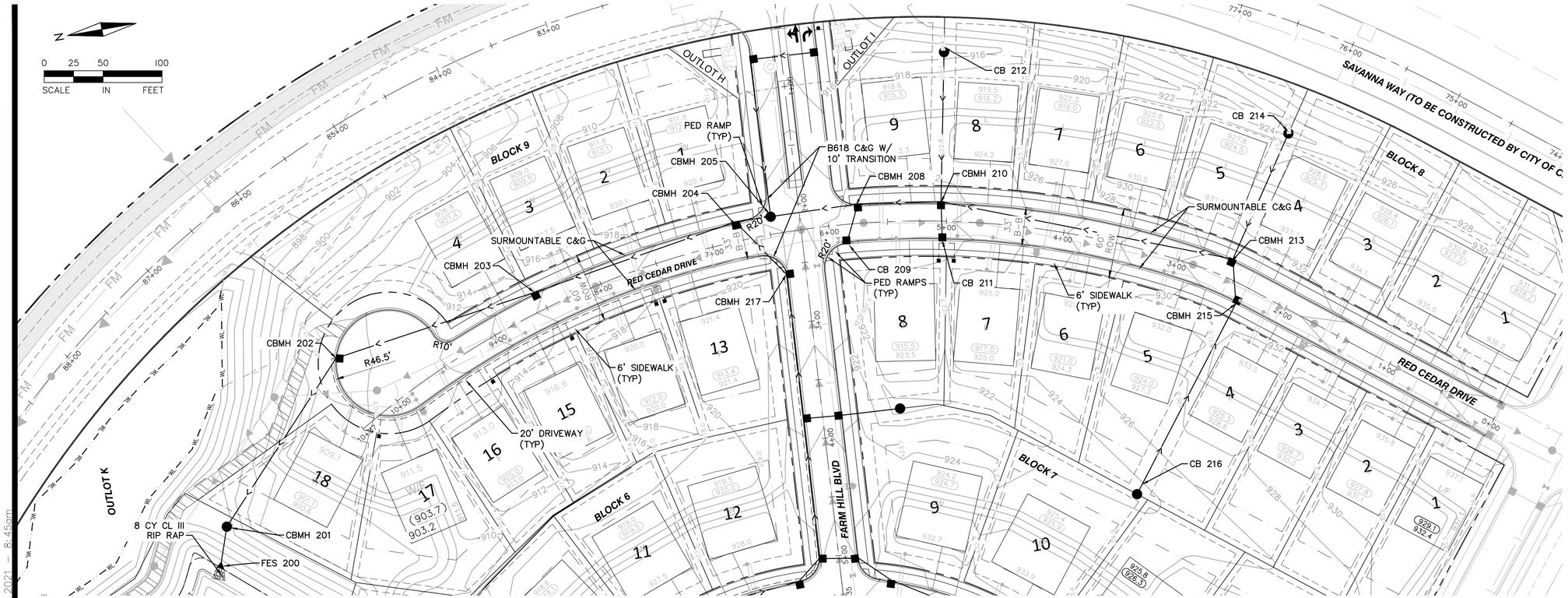
DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

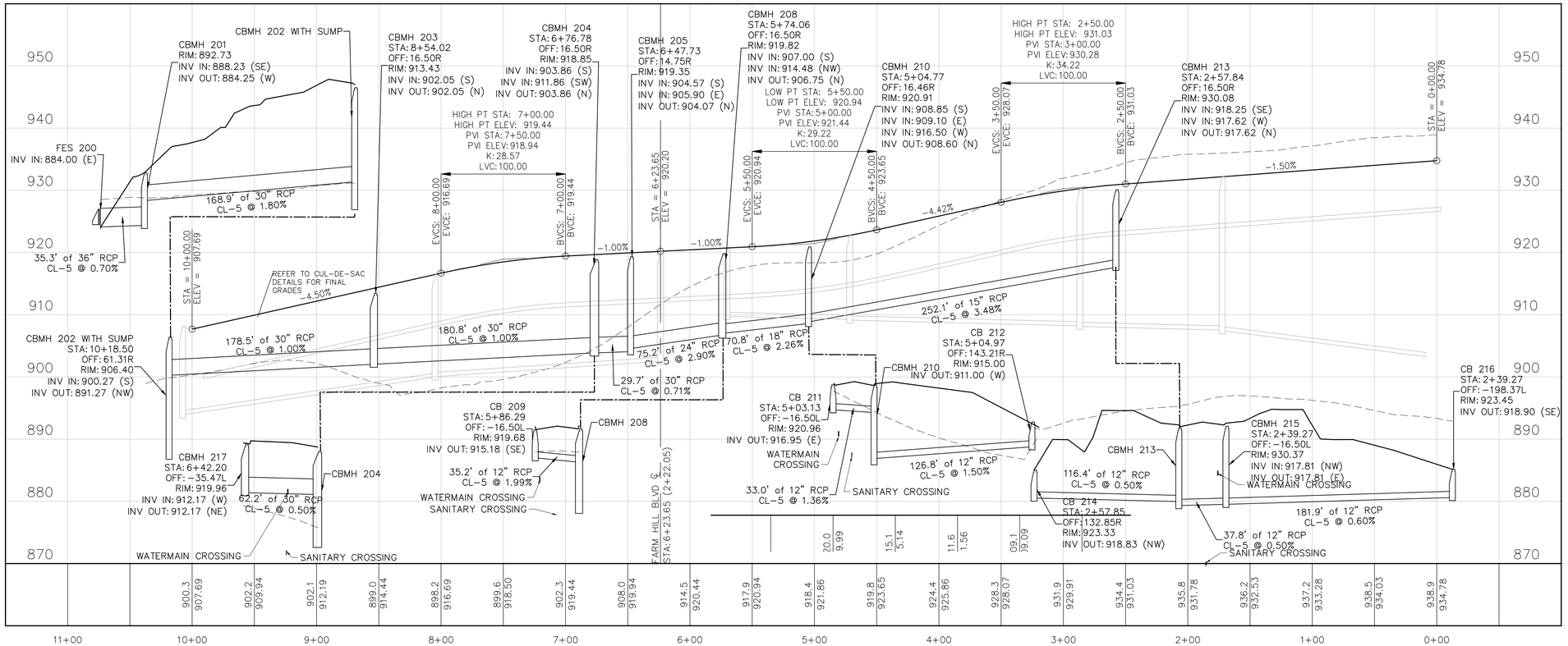
33

SHEET 33 OF 43

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RED CEDAR DRIVE



NOTES:

1. 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.
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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
216	2'X3'	R-4342
215	48"	R-3067-V
213	48"	R-3501-T
214	2'X3'	R-4342
211	2'X3'	R-3501-T
212	2'X3'	R-4342
210	60"	R-3501-T
208	60"	R-3067-V
209	2'x3'	R-3067-V
205	60"	R-1642
204	84"	R-3067-V
203	60"	R-3501-T
202	60"	R-3067-V
201	60"	R-1642
217	60"	R-3067-V

NOTES:
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HARVEST WEST 3RD ADDTION

CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

STREET AND STORM SEWER PLAN AND PROFILES

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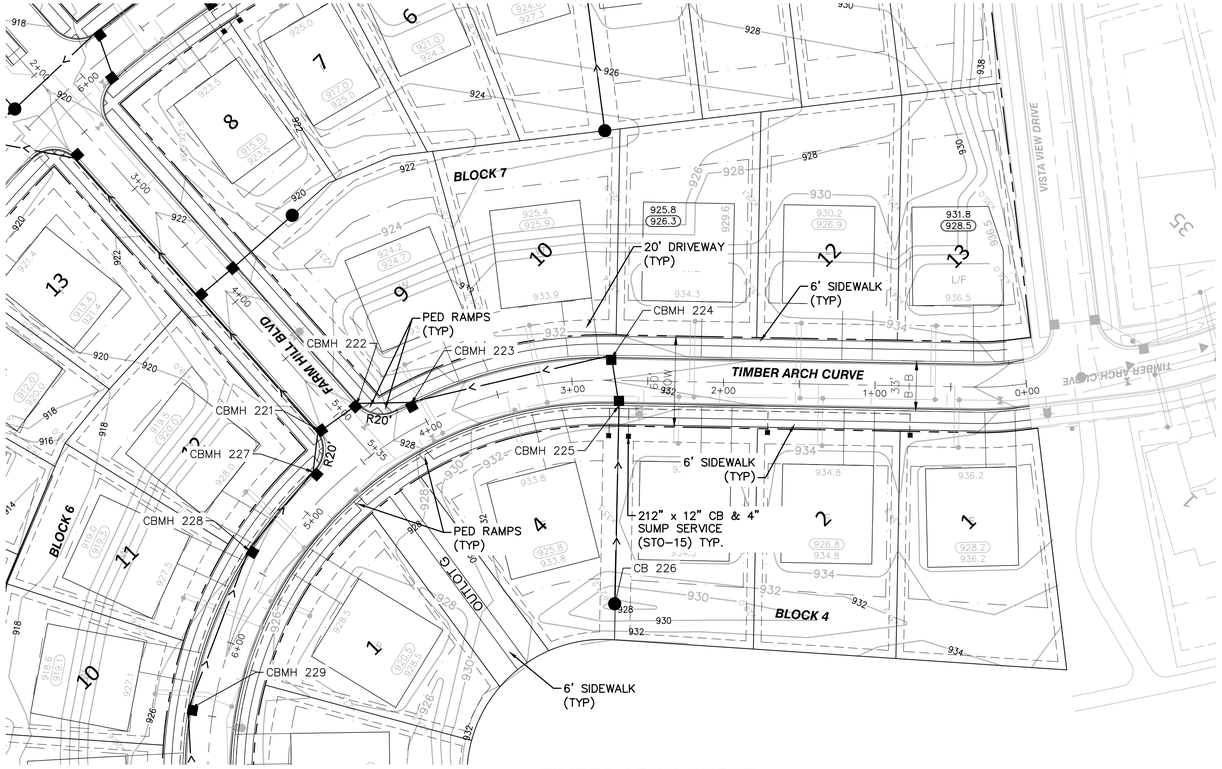
DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
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DRAWN: JEP
PROJECT NO: 216-0028.C

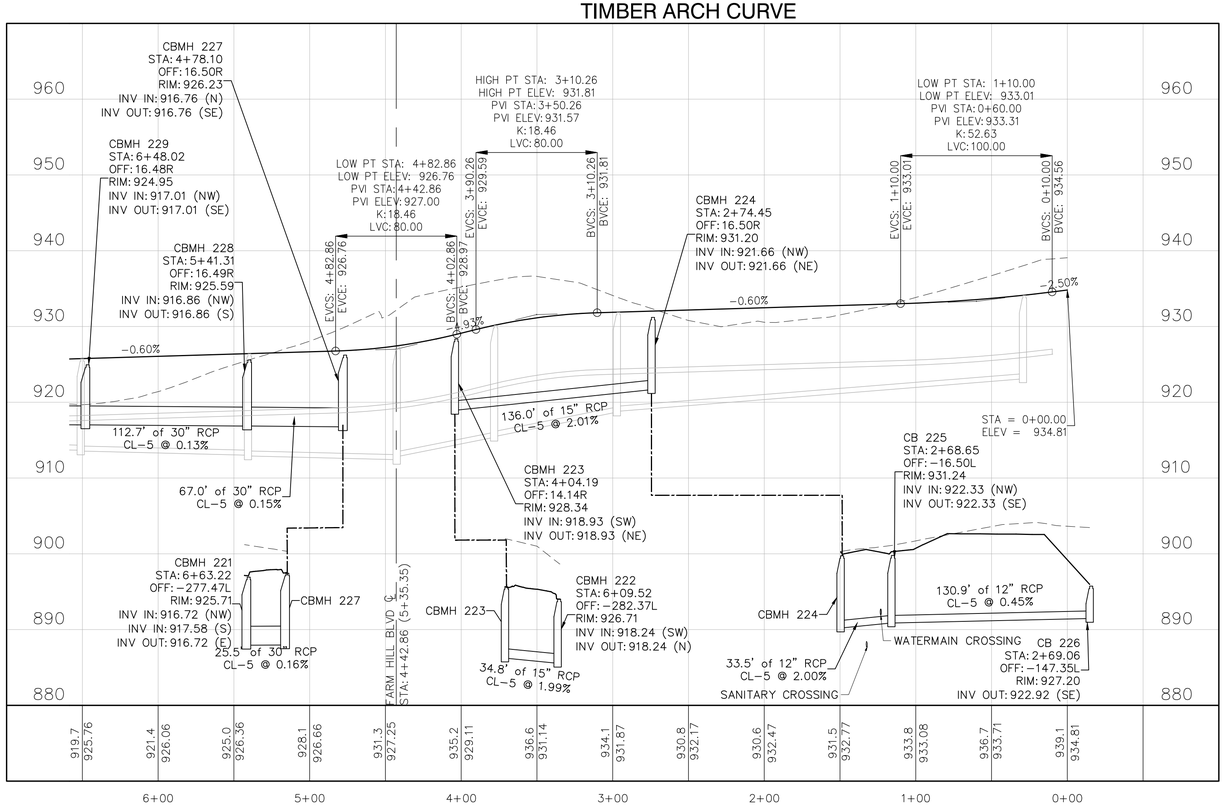
34

SHEET 34 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-prof-s3.dwg May 12, 2021 - 8:45am



TIMBER ARCH CURVE



NOTES:

1. 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.
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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
229	60"	R-3501-T
228	60"	R-3501-T
227	60"	R-3067-V
226	2'X3'	R-4342
225	48"	R-3067-V
224	48"	R-3501-T
223	48"	R-3067-V
222	60"	R-3067-V
221	60"	R-3067-V

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.

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STREET AND STORM SEWER PLAN AND PROFILES

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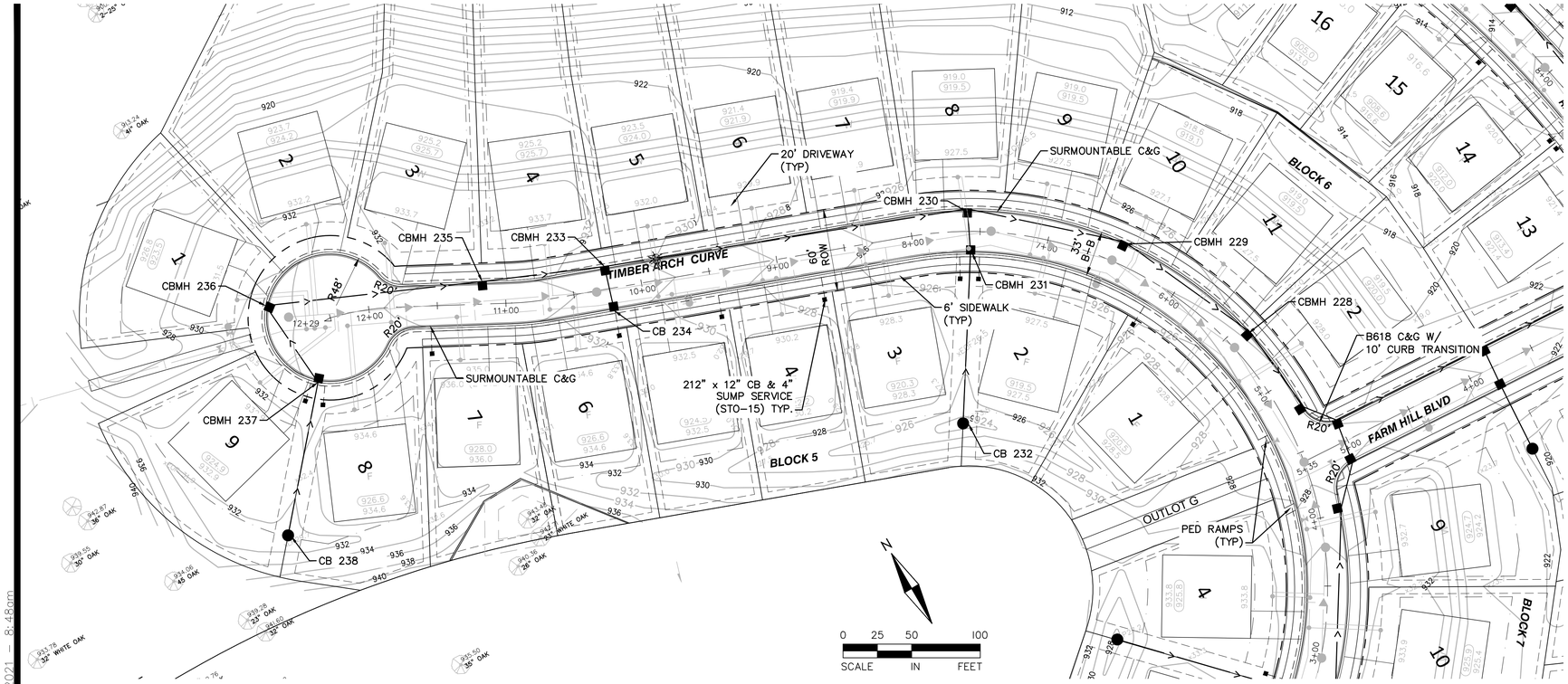
DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: JEP
PROJECT NO: 216-0028.C

35

SHEET 35 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C-prof-s4.dwg May 12, 2021 - 8:46am



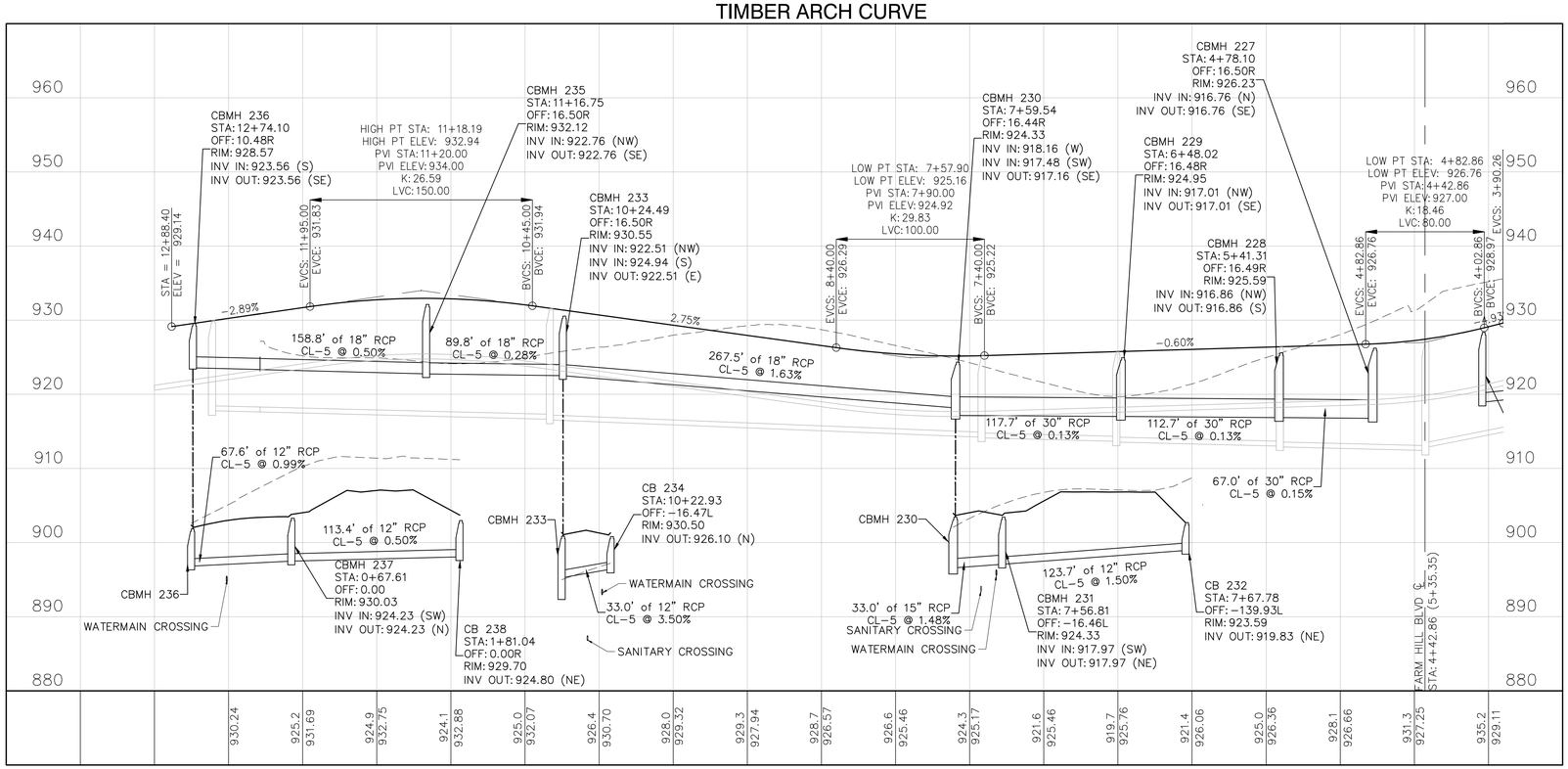
NOTES:

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STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
238	2'X3'	R-4342
237	48"	R-3501-T
236	48"	R-3501-T
235	48"	R-3067-V
233	48"	R-3067-V
234	2'X3'	R-3501-T
230	60"	R-3501-T
231	48"	R-3501-T
232	2'X3'	R-4342
229	60"	R-3501-T
228	60"	R-3501-T

NOTES:
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TIMBER ARCH CURVE



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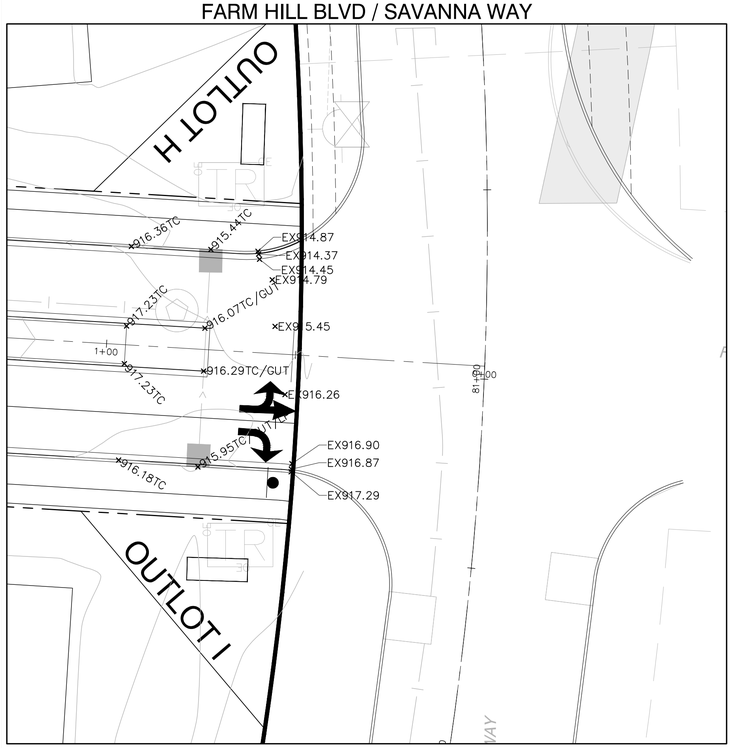
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DRAWN: JEP
PROJECT NO: 216-0028.C

36

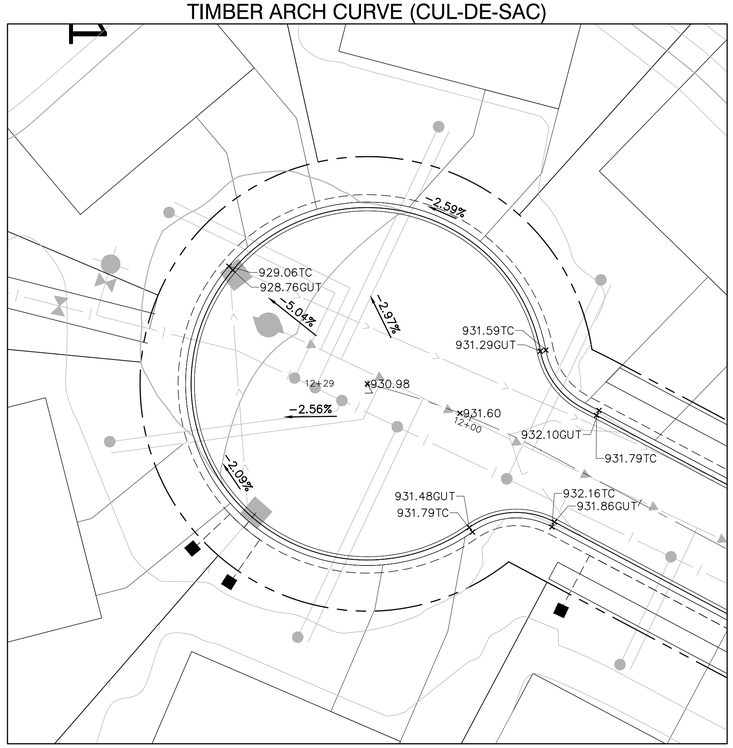
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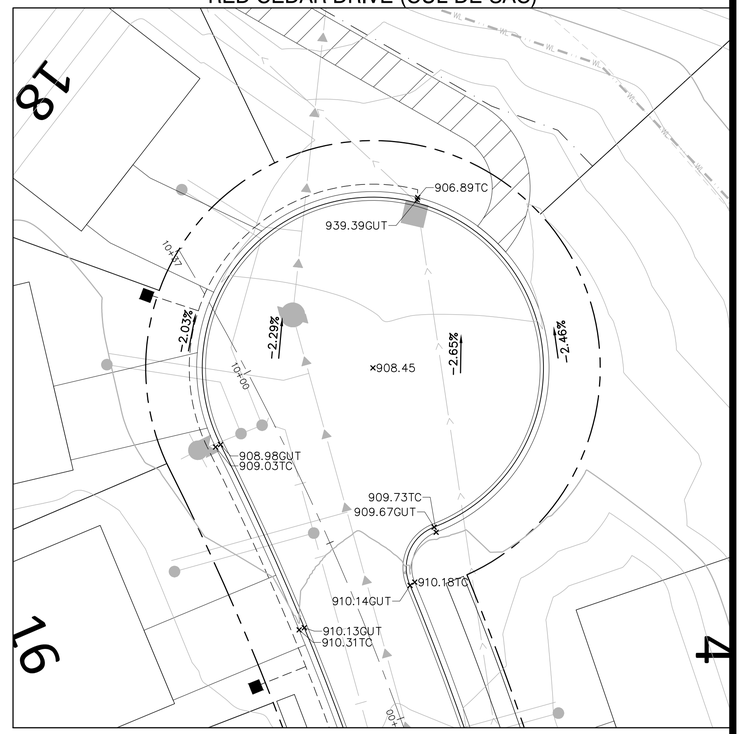
FARM HILL BLVD / SAVANNA WAY



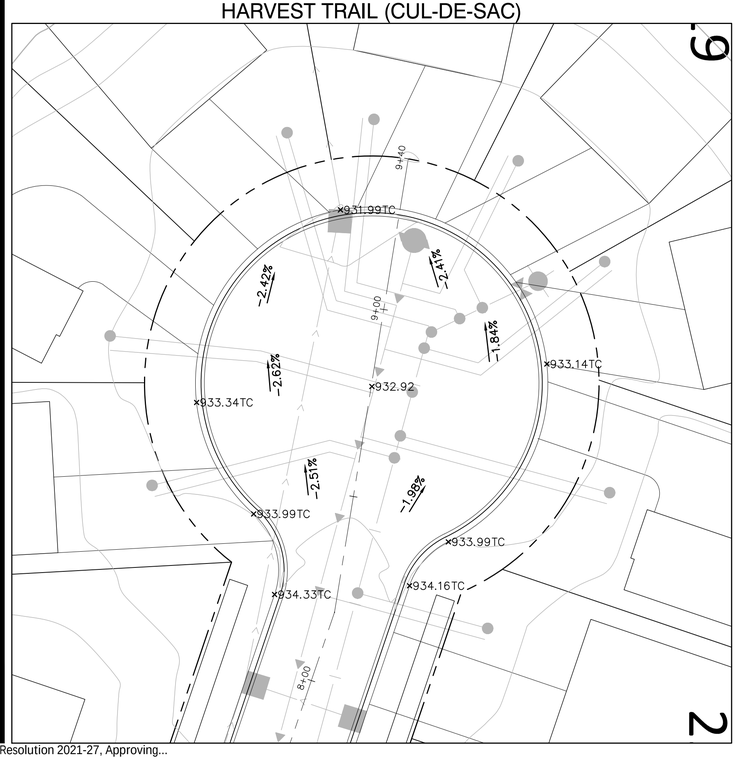
TIMBER ARCH CURVE (CUL-DE-SAC)



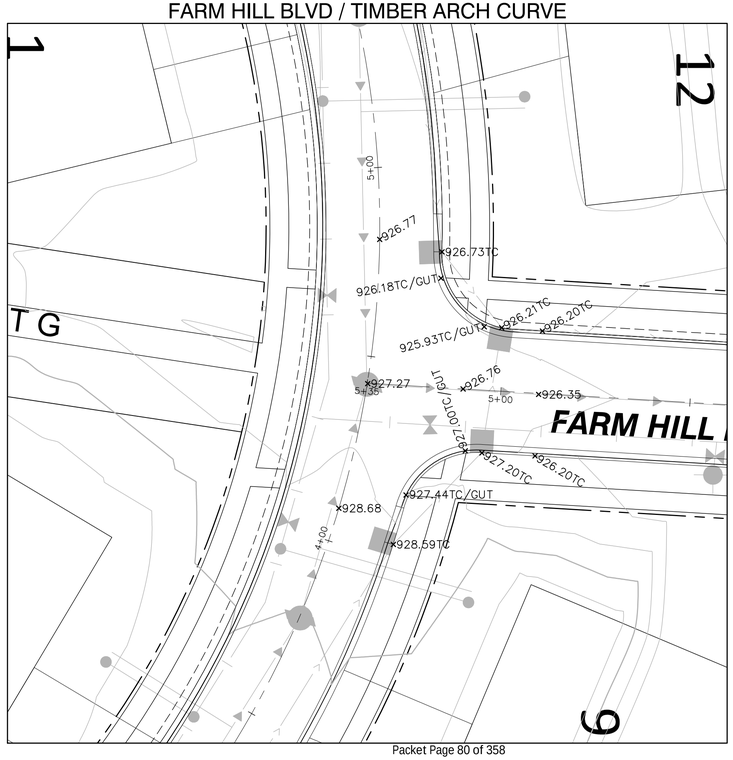
RED CEDAR DRIVE (CUL-DE-SAC)



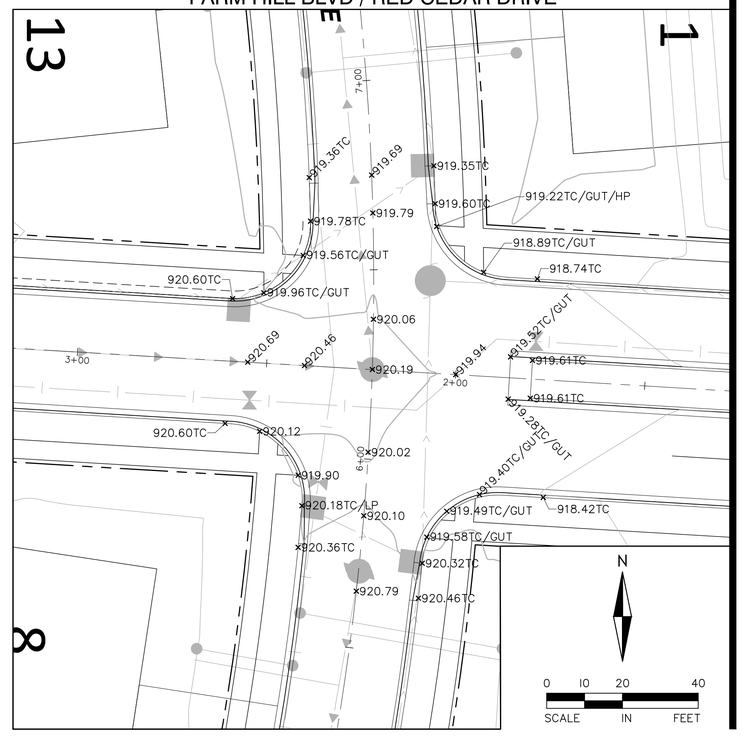
HARVEST TRAIL (CUL-DE-SAC)



FARM HILL BLVD / TIMBER ARCH CURVE



FARM HILL BLVD / RED CEDAR DRIVE



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HARVEST WEST 3RD ADDITION
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FINAL PLAT SUBMITTAL
STREET INTERSECTION DETAILS

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PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	JEP
PROJECT NO:	216-0028.C

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SHEET 37 OF 43

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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:
4,339.7 LF / 50 = 86.79 (2) = 173.58	174	209

NOTE:
PROPOSED DEVELOPMENT STREET (BOTH SIDES): 8,679.4 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).

WET PRAIRIE–MNDOT SEED MIX: 34–262

UPLAND PRESERVATION AREA–MNDOT SEED MIX 35–241 (MESIC PRAIRIE GENERAL) OR APPROVED EQUAL.
NOTE: CONTRACTOR TO VERIFY NON–WOODED AREAS TO BE SEEDED.

N

0 50 100 200
SCALE IN FEET

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HARVEST WEST 3RD ADDITION
CHASKA, MINNESOTA

FINAL PLAT SUBMITTAL

LANDSCAPE PLAN - OVERALL

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MARK KRONBECK, PLA
4/14/2021 — Date
26222 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
03/29/2021	CITY SUBMITTAL
04/14/2021	CITY RESUBMITTAL

PROJECT TEAM DATA
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PROJECT NO: 216–0028.C

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SHEET 38 OF 43

Drawing name: X:\2016\160028.2\plan sheets\harvest west 3rd addition final plat\160028.C–landdwg May 12, 2021 – 8:51am

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus diocicus), 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)
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N

0 25 50 100
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PROPOSED RETAINING WALL, SEE GRADING PLAN

BLOCK 1

BLOCK 2

OUTLOT B

OUTLOT

FIRE HYDRANT (TYP.)

BOULEVARD TREE TYP.

HARVEST TRAIL

OUTLOT D
POND SEED MIX (SEE LEGEND)

WET SEED MIX (SEE LEGEND)

941.91
941.44

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SHEET 39 OF 43

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LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES

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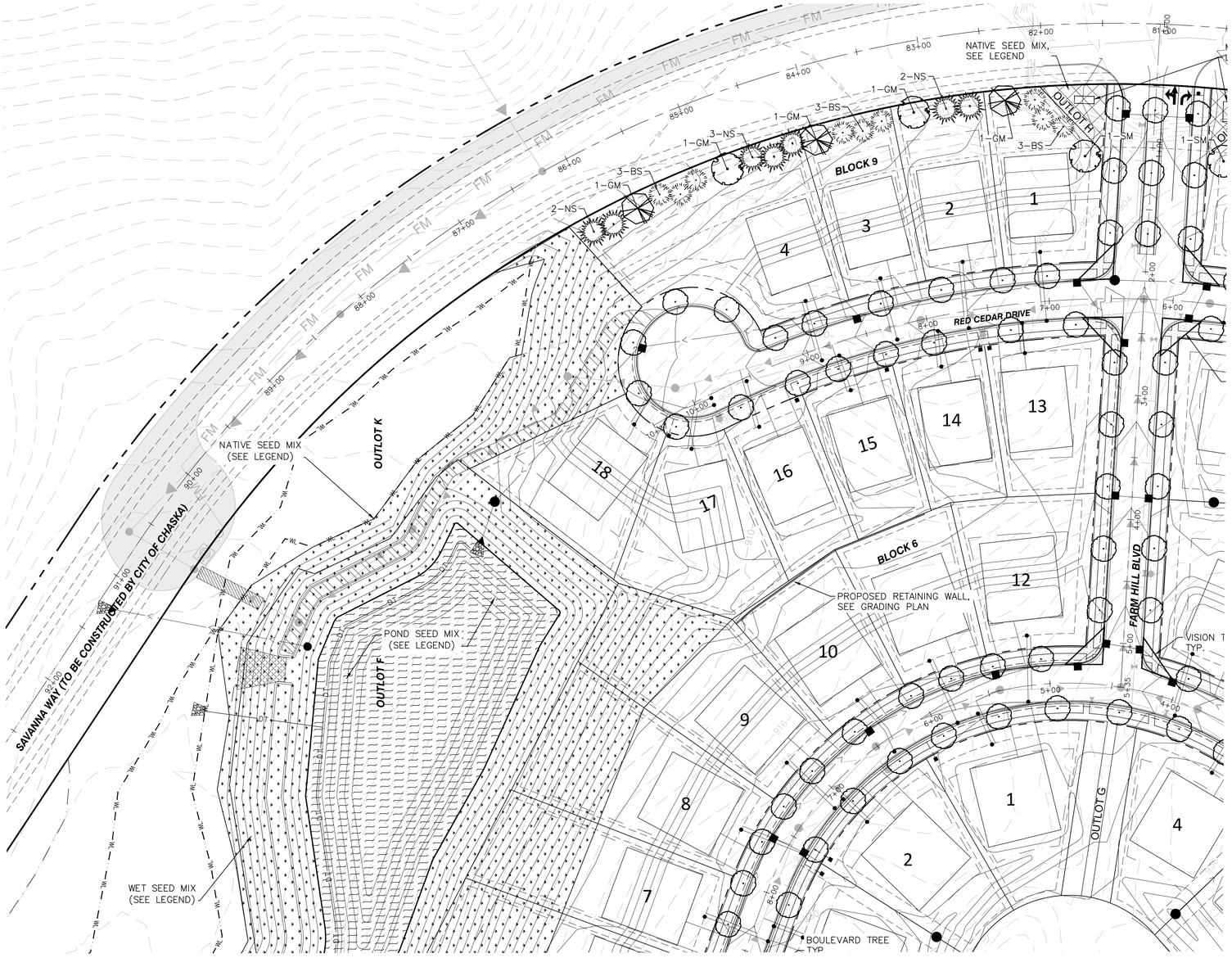
PROJECT TEAM DATA

DESIGNED:	DN
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PROJECT NO:	216–0028.C

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SHEET 40 OF 43

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LANDSCAPE LEGEND:

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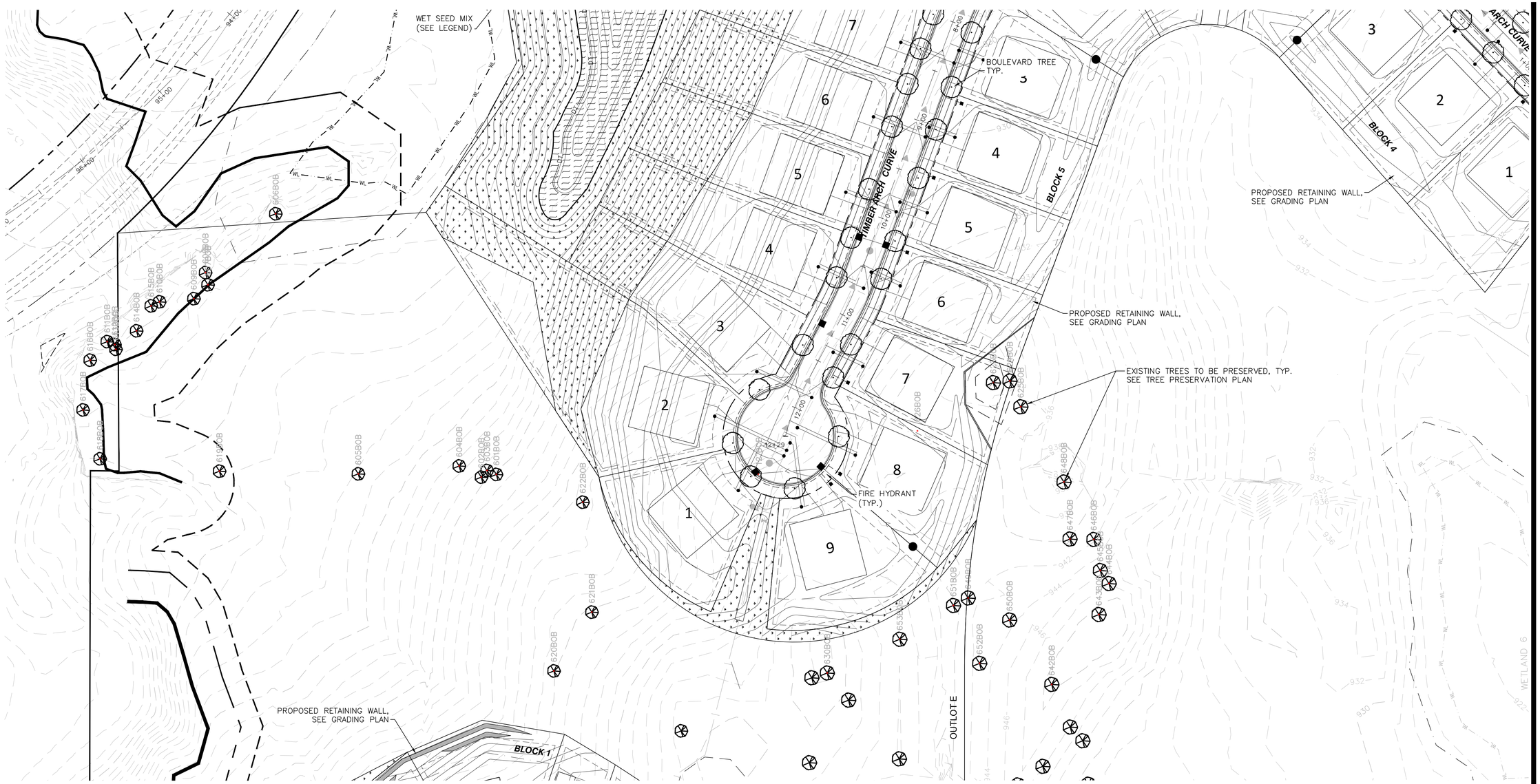
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SHEET 41 OF 43

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LANDSCAPE PLAN - VIEW D

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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).

WET PRAIRIE SEED MIX: MN STATE SEED MIX 34-262. SEEDING RATE TO BE 14.5 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.

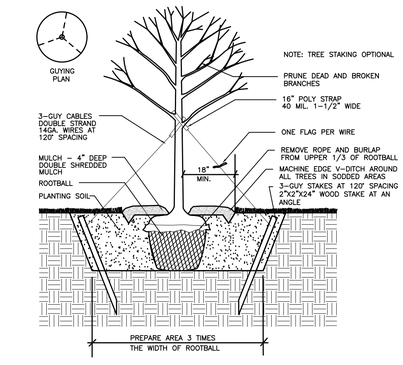
LANDSCAPE PLAN NOTES:

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.

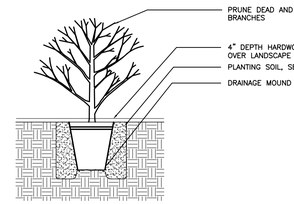
LANDSCAPE SCHEDULE

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			
148	--	BOULEVARD TREES –	SEE LEGEND FOR SPECIES LIST	2.5' B&B NO V-CROTCH	STRAIGHT TRUNK,
209		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

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LANDSCAPE NOTES

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SHEET 43 OF 43

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/17/2021

Subject: **Amendment to SHIP Grant Agreement for Pedestrian and Bicycle Master Plan**

Prepared By: **Marshall Grange, Director of Parks and Recreation**

Background

On January 25, 2021, the City of Chaska entered into a SHIP Grant Agreement to develop a Pedestrian and Bicycle Master Plan for $40,000. Carver County Public Health Division wishes to amend the SHIP Grant Agreement to add an additional $5,000.00.

Request for Quotes came back higher than the initial awarded SHIP grant. Staff was able to secure an additional $5,000 in SHIP money from Carver County to fully fund the Master Plan fee of $45,000. However, this resulted in the need of this "Amendment to the Grant Agreement" from Carver County.

Recommendation

Staff recommends Council approval of the Carver County 2021 revised SHIP Grant Amendment reflecting the additional $5,000 awarded, not to exceed a total of $45,000. All other terms and conditions of the contract remain in effect per the original contract.

CITY COUNCIL ACTION REQUESTED

Motion to Approve the Amendment to the SHIP Grant Agreement Between the City of Chaska and Carver County for a Pedestrian and Bicycle Master Plan reflecting the additional $5,000, not to exceed $45,000.

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. Inform SHIP staff of essential meetings and allow 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 $45,000.
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

Signature/Date

Mark Windschitl - Mayor
Name, Title

Carver County Public Health

Signature/Date

Name, Title

AMENDMENT TO SHIP GRANT AGREEMENT

WHEREAS, Carver County and the City of Chaska, entered into a Contract #21-047, to develop a Master Pedestrian and Bike Plan, and:

WHEREAS, the Carver County Public Health Division wishes to Amend the Contract/SHIP Grant Agreement to add an additional $5,000.00.

THEREFORE, BE IT RESOLVED, that the cost to provide the additional $5,000.00 shall not exceed $45,000.00, and:

BE IT FURTHER RESOLVED that all other terms and conditions of this contract remain in effect as per the original contract.

City of Chaska

County of Carver
State of Minnesota

_____ _____

Provider Date

County Administrator Date

REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/17/2021

Subject: **Approval of Carver County 2021 SHIP Grant Agreement between the City of Chaska and Carver County Public Health**

Prepared By: Marshall Grange, Director of Parks and Recreation

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Background

The Chaska Parks and Recreation staff have been working in partnership with Carver County Public Health to better engage with segments of the community that are experiencing inequitable access to local parks, trails, and recreation programs. A gap in recreation programming has been identified for youth soccer among 7th and 8th grade students.

The Parks and Recreation department has also identified an adult Spanish speaking coach who is willing to coordinate a 6-week summer soccer program for these youth, on fields located in their neighborhood. Carver County Public Health has awarded Chaska Parks and Recreation $1,000 to implement this program. The $1,000 grant will help to provide a stipend for the coach, field maintenance, and soccer equipment.

The program meets not only recreation and youth development need, but a need to support the physical, mental, and social well-being of these youth. It also provides the opportunity for the department to better understand the policy, systems, or environmental changes it needs to make to provide on-going opportunities for Latino youth in Chaska. This pilot youth soccer project not only serves to fill an immediate recreation need, but also provides an entry to identify and address other barriers.

Recommendation

Staff recommend Council Approval of the Carver County 2021 SHIP Grant Agreement to help implement a 6-week soccer program for Latino youth in Chaska.

CITY COUNCIL ACTION REQUESTED

Park Board recommend to City Council to Approve the Carver County SHIP Grant Agreement Between the City of Chaska and Carver County to help fund a 6-week soccer program for Latino youth in our community.

Carver County Public Health
Statewide Health Improvement Partnership (SHIP) Project Proposal

SHIP Project Proposal – 2021

This Project Proposal accompanies the Statewide Health Improvement Partnership (SHIP) Grant Agreement.

Contact Information	
Today's date	April 26, 2021
Organization name	City of Chaska Parks & Recreation Department
Name of primary contact	Erin Link
Phone number of primary contact	952-227-7797
Email address of primary contact	elink@chaskamn.com
Estimated total number of people reached by this project	20 participating youth and their families

Project Proposal	
Project Goal(s) *What are the goals of this project?*	The goal of this project is to strengthen relationships with Latino youth and families. The purpose is to obtain a genuine understanding of their needs, interests, and barriers to recreation opportunities; and therefore the physical, mental and social well-being benefits that are provided through these opportunities. The Parks & Recreation Department will work with this population to identify and implement sustainable changes that removes barriers and expands opportunities. This pilot youth soccer project not only serves to fill a near-term recreation need, but also as an entry to identify and address the barriers.
Description *Provide a general description of the project, including the policy, system or environmental (PSE) change.* *Include why this project is needed at your organization or in your community.*	Carver County Public Health and the Chaska Parks & Recreation Department have been working in partnership to better engage with segments of the community that are experiencing inequitable access to local parks, trails, and recreation programs. A gap in recreation programming has been identified for youth soccer among 7th and 8th grade students. The department has identified an adult Spanish speaking soccer coach who will coordinate a 6-week summer soccer program for these youth, on fields located in the neighborhood where the students live. The program meets not only a recreation and youth development need, but a need to support the physical, mental and social well-being of these youth. It also provides the opportunity for the department to better understand the policy, systems or environmental changes it needs to make in order to provide on-going opportunities for Latino youth in Chaska.

Health Equity *Describe how this project will promote the highest level of health for all in the community, especially those who have socioeconomic disadvantages.*	This project is designed to meet the short-term and long-term well-being needs of Latino youth and families in the community. It is starting with a specific need/desire for a youth soccer opportunity, but this is the avenue toward reducing inequities among them and their families; to meet their well-being needs in a sustainable manner that provides optimal opportunities for health.

Action Plan and Timeline
List the activities needed to accomplish the project and the timeline for completing them. Add mor lines as needed.

*Each ActionPlan must include **SMART Objectives** (**S**pecific, **M**easurable, **A**ttainable, **R**elevant, **T**ime-Based)*

Action Plan/Activities	**Timeframe**
Obtain necessary equipment for the program, secure the coach for the project, create and begin implementation of program promotion, recruitment and registration.	*May 2021*
Conduct the 6 week program and incorporate listening sessions with youth and their families.	*June 22-July 29 2021*
Conduct final program evaluation/reflection on learnings and begin planning for sustainable PSE changes that meet the community's recreation and other needs to support well-being.	*August 2021*

Budget
Include all projected expenses, such as equipment, materials, training fees, substitute costs, curriculum, printing, etc. Add more lines as needed.

Budget Item	**Brief Description**	**Cost ($)**	**In-Kind Contributions/Description***
Soccer equipment	balls, uniforms, etc.	$400	
Coaches stipend		$600	
Field maintenance	Mowing, stripping, etc.	$0	City staff labor and machinery equal to approx. $ 500
Total Amount Requested: $1000.00			

*In-kind contributions must total 10% of the total project budget; this can include staff/volunteer time and equipment donations.

Evaluation *What would indicate to you that this project was successful?* *SHIP requires all projects to include evaluation. Are you willing to work with SHIP staff to come up with an evaluation plan?* ☒ *Yes* ☐ *No* *How will you measure progress or change?*	1. 20 satisfied youth participants, who regularly attended the 6 week sessions that are provided. 2. Valuable information gathered about the needs, desires and barriers this population has for recreation, and other opportunities to support their well-being in and around Chaska. 3. Build trusting relationships between Chaska Park & Recreation and the Latino community. a. By both the amount and the richness of the information gathered from the community during the listening sessions. b. By the changes made by the City following the evaluation following completion of the pilot program.

Sustainability *What is the plan for making sure the change continues after funding ends?*	Once the City obtains the deeper understanding it seeks through this pilot project regarding the needs, desires and barriers of Latino youth and families, it will work with the community to implement sustainable changes as part of its parks, trails and recreation programs.
Communications *Who needs to know about this change –community members, clients, elected officials, etc.?* *How will you communicate with these groups?*	The Latino community residents are the first audience that needs to know about the changes. This will be done through the relationships established with the Latino youth, their families, and informal leaders within the community. Then city staff, as well as the Chaska Park Board and the Chaska City Council, also need to be informed of what was learned and what is planned. This can be done through existing scheduled meetings, workshops, and trainings.

Completed proposals for funding and questions can be sent to SHIP staff at SHIP@co.carver.mn.us

By signing the Project Proposal, the organization agrees to the following expectations:

☐ Obtain leadership support for proposed SHIP project.
☐ Demonstrate at least a 10% in-kind match.
☐ Submit receipts and invoices within 30 days of purchases.
☐ Communicate with Carver County SHIP on a regular basis throughout the grant cycle to provide updates, including a final summary

Write your organization's name here	Carver County Public Health
_____	_____
Signature	Signature
_____	_____
Date	Date

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:** May1, 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 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 $1,000.
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.

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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.

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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.

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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.

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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.

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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.

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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

REQUEST FOR ACTION
CHASKA CITY COUNCIL
5/17/2021

Subject: **Construction Plans for 2021 Street and Utility Reconstruction Project**

Prepared By: **Matt Clark, City Engineer**

The City Council recently approved the Feasibility Study and ordered the improvements for the 2021 Street Reconstruction Project. Consistent with previous presentations, the work includes the complete reconstruction of the streets shown in red on the attached exhibit. The construction plans are complete and attached for Council's consideration.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-28, approving the construction documents for the 2021 Street & Utility Reconstruction Project, and authorizing the solicitation of public bids.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 5/17/2021 RESOLUTION NO. 2021-28

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Approving the Plans & Specifications and Authorizing Bids for the 2021 Downtown Street and Utility Reconstruction Project

---

WHEREAS, pursuant to City Council authorization, the City Engineer has prepared plans and specifications for 2021 Downtown Street & Utility Reconstruction Project;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby approve:

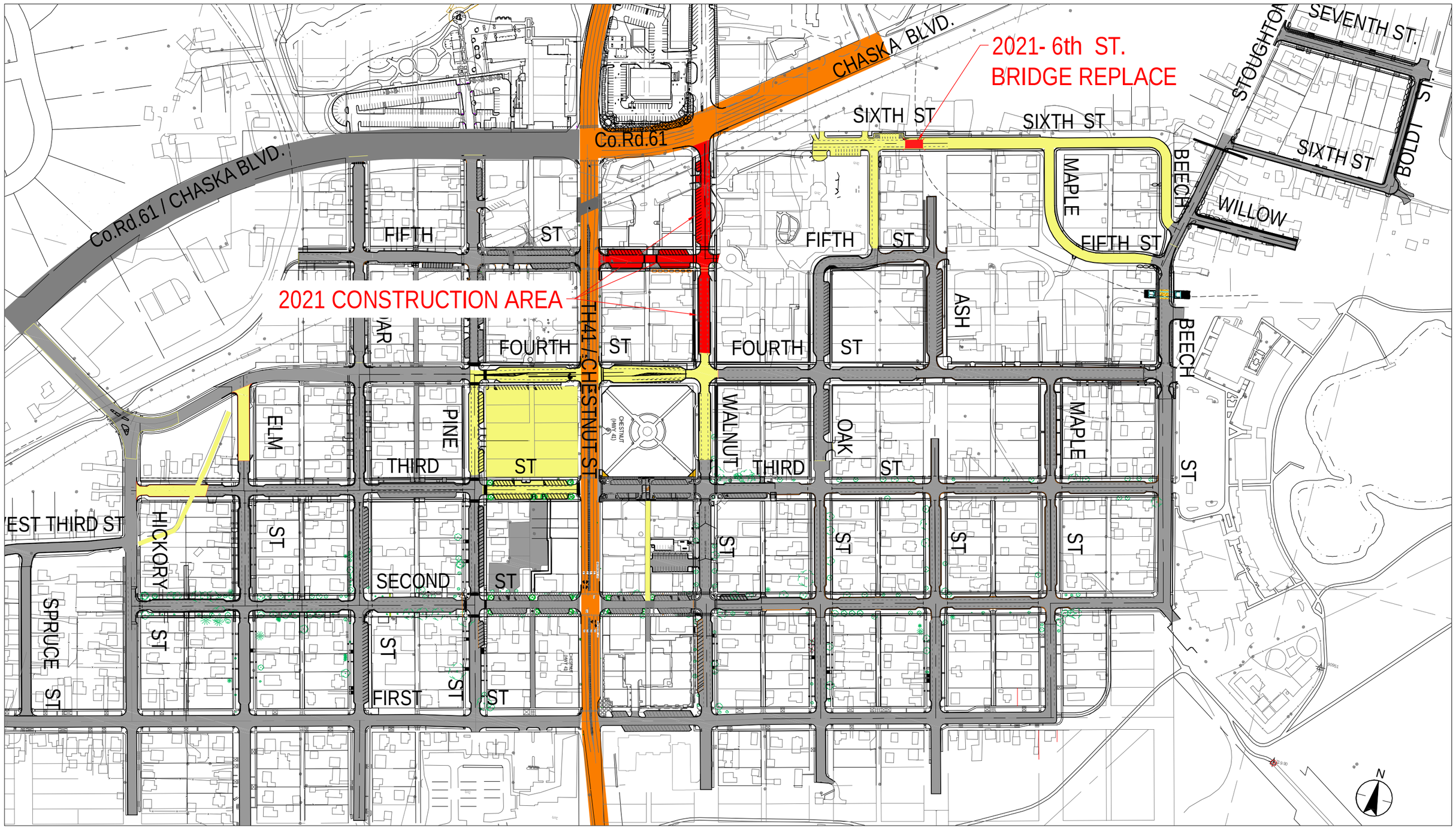
1. Such plans and specifications as prepared by Stantec, copies of which are attached hereto and made a part hereof;

2. The City Clerk shall prepare and cause to be published in the Chaska Herald an advertisement for bids upon the making of such improvements under such approved plans and specifications. Said bid process shall adhere to all provisions of State Statute.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of May 2021.

Mark Windschitl, Mayor

Attest:
Chaska Deputy Clerk



DOWNTOWN CHASKA MASTER STREET LAYOUT

CHASKA, MINNESOTA

2021 DOWNTOWN RECONSTRUCTION

RECONSTRUCTED STREETS

FUTURE STREET RECONSTRUCTION

2021 DOWNTOWN RECONSTRUCTION

2022-2023 - TH 41 / CHESTNUT ST. & CSAH 61 / CHASKA BLVD. RECONSTRUCTION.

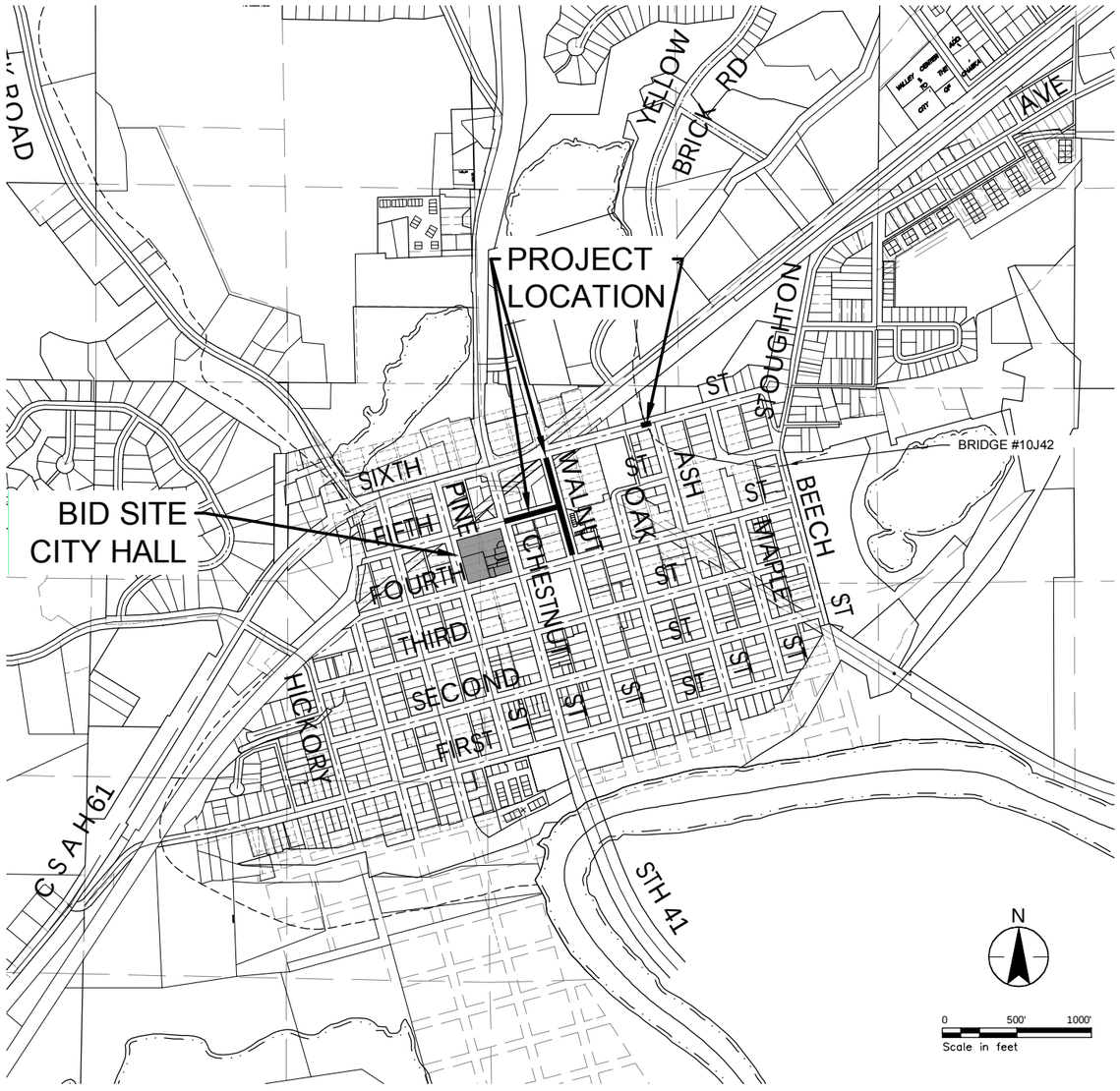
FIGURE A-2

Date: 11/24/2020 PROJ. NO.: 193800229

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Plot Date: 24 November 2020 - 3:14pm
Plotting name: \\us201-pstss01\workgroup\1938\active\193800229\CAD\Dwg\2021 MasterPlan\193800229SNC-MasterStreet1yr.dwg
Xref: 193800229SPL, 193800229POPO

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON THE JOB AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



VICINITY MAP

CHASKA, MINNESOTA

CITY OF CHASKA
CITY HALL
1 CITY HALL PLAZA
CHASKA, MN 55318
PH: (952) 448-9200

CITY OF CHASKA

2021 DOWNTOWN RECONSTRUCTION
5TH ST.E.\ WALNUT STREET
6TH ST. E BRIDGE REPLACEMENT

SHEET NO.	DESCRIPTION
GENERAL	
	5TH ST. E. &WALNUT ST.
G001	TITLE SHEET, LOCATION PLAN, SHEET INDEX
G002	PLAN LEGEND
G003	STORM SEWER SCHEDULE
G004	PROJECT GENERAL NOTES
C001 - C003	EXISTING CONDITIONS & REMOVALS
C101 - C102	TYPICAL SECTIONS
C201	EROSION CONTROL & TURF ESTABLISHMENT
C202	SWPPP
C401 - C402	SANITARY SEWER & WATERMAIN
C501 - C504	STORM SEWER
C601 - C603	STREETS
C604 - C605	STREET DETAILS
C701 - C703	5TH ST. E. CROSS SECTIONS
C704 - C709	WALNUT ST. CROSS SECTIONS
E101 - E102	STREET LIGHTING IMPROVEMENT
E201	ELECTRICAL DETAILS
E301	ELECTRICAL DIAGRAMS
S101	STRUCTURAL DETAILS
S102	GATEWAY FOOTING DETAIL
L1.01	STREETSCAPE INDEX SHEET
L1.02 - L1.04	LAYOUT PLANS
L2.01 - L2.02	LAYOUT DETAILS PLANS
L3.01 - L3.06	STREETSCAPE DETAILS
T901	SIGNING & STRIPING
T902	DETOUR PLAN
T903	TRAFFIC SIGNAL IMPROVEMENT
C801	SANITARY SEWER
C802	WATER MAIN
C803	STORM SEWER
C804	ROADWAY
C805	EROSION CONTROL & ELECTRICAL
C806 - C811	MNDOT PEDESTRIAN CURB RAMP DETAILS
C812 - C813	MNDOT PAVEMENT JOINT DETAILS
	6TH ST. E. BRIDGE REPLACEMENT
G002B	PLAN LEGEND
G003B	PROJECT GENERAL NOTES
C001B	EXISTING CONDITIONS & REMOVALS
C401B	SANITARY SEWER & WATERMAIN
C501B	STORM SEWER
S001-018	BRIDGE NO. 10J52 STRUCTURAL PLANS
THIS PLAN SET CONTAINS XX	

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

PRINT NAME: ERIC. S. LEMBKE

SIGNATURE: _____ LIC. NO. 49748

DATE: XX/XX/XXXX

BID SET

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
TITLE SHEET, LOCATION PLAN, SHEET INDEX
GENERAL

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BJ/BF/JP/PJW
DESIGNED	
CHECKED	
APPROVED	ESL
PROJ. NO.	193805129

SHEET NUMBER
G0.01

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XREFs: 193805129-BORDER, Margin, Chaska-5-15-18

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EXISTING TOPOGRAPHIC SYMBOLS

- STORM SEWER APRON
- BASKETBALL POST
- BARRICADE PERMANENT
- BENCH
- BOOSTER STATION
- BUILDING LOWEST OPENING
- BURIAL CONTROL MONUMENT
- BUSH DECIDUOUS
- CATCH BASIN BEEHIVE
- CURB BOX
- CATCH BASIN
- COLUMN
- CONTROL BOX SIGNAL
- CLEAN OUT (SEWER)
- CULVERT END
- DRINKING FOUNTAIN
- ENERGY DISSIPATER
- FLAG POLE
- FUEL PUMP
- GUY WIRE
- GRILL
- HANDICAP SPACE
- HANDHOLE
- FIRE HYDRANT
- HYDRANT PVMNT MARKER (REFLECTOR)
- HYDRANT VALVE
- INLET (SMALL DIA.)
- LIFT STATION CONTROL PANEL
- LIFT STATION DRY WELL
- LIFT STATION WET WELL
- LIGHT YARD
- LOOP DETECTOR
- MAIL BOX
- MAIL RELAY BOX
- MANHOLE-AIR RELEASE
- MANHOLE-HEAT
- MANHOLE-GAS
- MANHOLE-POWER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-COMMUNICATIONS
- MANHOLE-UNKNOWN
- MANHOLE-WATER
- METER POWER
- METER GAS
- ORDINARY HIGH WATER MARK
- OUTLET CONTROL STRUCTURE
- PARKING METER
- PEDESTRIAN PUSH BUTTON
- PEDESTAL POWER
- PEDESTAL CATV
- PEDESTAL COMMUNICATIONS
- POST INDICATOR VALVE
- POLE-COMMUNICATIONS
- POLE-GUY
- POLE-LIGHT
- POLE-POWER
- POLE-UTILITY
- POLE-UTILITY SERVICE
- POST
- PROPANE TANK
- PICNIC TABLE
- SAMPLING WELL
- ROCK
- RR SIGNAL CONTROL BOX
- RR CROSSING GATE
- RR SIGNAL
- REGULATION STATION GAS
- SATELLITE DISH
- SEPTIC TANK
- SEPTIC VENT
- SEPTIC DRAIN FIELD
- SIGN
- SOIL BORING
- STAND PIPE GAS
- SPIGOT WATER
- SPRINKLER HEAD
- SPRINKLER VALVE BOX
- STUMP
- SERVICE-GAS POINT ON LINE
- SERVICE-SANITARY SEWER POINT ON LINE
- SERVICE-STORM SEWER POINT ON LINE
- SERVICE-WATER POINT ON LINE
- TELEPHONE BOOTH
- TRANSMISSION TOWER ELECTRIC
- TEST PIT LOC
- TRACER WIRE BOX
- TRANSFORMER POWER
- TREE DEAD
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- TREE-FRUIT
- TRASH CAN
- TRAFFIC SIGNAL
- VALVE GAS
- VALVE
- VENT GAS
- WATER REDUCER
- WETLAND
- WELL-MONITORING
- WELL-WATER

SURVEY SYMBOLS

- AERIAL CONTROL POINT
- BACKSIGHT CONTROL POINT
- GPS CONTROL POINT
- JUDICIAL LAND MONUMENT
- MONUMENT COMPUTED
- MONUMENT IRON FOUND
- MONUMENT IRON SET
- RESECTED POINT
- ROW MONUMENT
- ROW MARKER POST
- SECTION CORNER
- TRAVERSE CONTROL POINT
- BENCH MARK LOCATION

NEW TOPOGRAPHIC SYMBOLS

- BOLLARD
- SANITARY CLEANOUT
- MANHOLE
- SANITARY OR STORM LIFT STATION
- STORM SEWER BEEHIVE CATCH BASIN
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER REDUCER
- VALVE
- RIP RAP
- DRAINAGE FLOW
- PEDESTRIAN RAMP

EXISTING PRIVATE UTILITY LINES

- CABLE TV QUALITY LEVEL D
- CABLE TV QUALITY LEVEL C
- CABLE TV QUALITY LEVEL B
- CABLE TV QUALITY LEVEL A
- FIBER OPTIC QUALITY LEVEL D
- FIBER OPTIC QUALITY LEVEL C
- FIBER OPTIC QUALITY LEVEL B
- FIBER OPTIC QUALITY LEVEL A
- POWER QUALITY LEVEL D
- POWER QUALITY LEVEL C
- POWER QUALITY LEVEL B
- POWER QUALITY LEVEL A
- GAS QUALITY LEVEL D
- GAS QUALITY LEVEL C
- GAS QUALITY LEVEL B
- GAS QUALITY LEVEL A
- COMMUNICATION QUALITY LEVEL D
- COMMUNICATION QUALITY LEVEL C
- COMMUNICATION QUALITY LEVEL B
- COMMUNICATION QUALITY LEVEL A
- OVERHEAD POWER
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE - BARBED WIRE
- FENCE - CHAIN LINK
- FENCE - DECORATIVE
- FENCE - STOCKADE
- FENCE - WOOD
- FENCE - ELECTRIC
- GUARD RAIL
- TREE LINE
- WETLAND

SURVEY LINES

- BOUNDARY
- NEW CENTERLINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- FLOOD PLAIN BOUNDARY
- EXISTING LOT LINE
- NEW LOT LINE
- EXISTING RIGHT-OF-WAY
- NEW RIGHT-OF-WAY
- SETBACK LINE

EXISTING UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- WATER MAIN
- WATER SERVICE

NEW UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

FUTURE UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

CONCRETE CURB AND GUTTER

- EXISTING
- NEW
- FUTURE
- DEMOLITION

GRADING INFORMATION

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- NEW CONTOUR MINOR
- NEW CONTOUR MAJOR
- NEW GRADING LIMITS / SLOPE LIMITS
- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- RUN:RISE (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
℄	CENTER LINE
CL.	CLASS
CMP	CORRUGATED METAL PIPE
C.O.	CHANGE ORDER
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
F.O.	FIELD ORDER
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE
PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN

HATCH PATTERNS

EXISTING	NEW	DEMOLITION	SECTION
CONCRETE	CONCRETE	CONCRETE DWY/WALK	EARTH
ASPHALT ROAD/DWY	ASPHALT ROAD/DWY	ASPHALT ROAD/DWY	ROCK
PAVERS	PAVERS	PAVERS	SAND
			GRAVEL

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PRINT NAME: ERIC S. LEMBKE
SIGNATURE: XXXXXXXXX
DATE: XXXXXXXXX
LIC. NO. 49748

BID SET

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
PLAN LEGEND
GENERAL

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BJ/BF/JP/PJW
DESIGNED	
CHECKED	
APPROVED	ESL
PROJ. NO.	193805129

SHEET NUMBER
G0.02

Date: 25/12/2021 - 2:18pm
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EXISTING CONDITIONS & REMOVALS:

EXISTING TREES TO REMAIN

REMOVE TREE (CLEAR AND GRUB)

POSSIBLE REMOVAL - TO BE REVIEWED IN FIELD WITH ENGINEER.

REMOVE STOP SIGN

REMOVE CONCRETE CURB

REMOVE BITUMINOUS SURFACE

SAW CUT

REMOVE SIDEWALK

REMOVE BITUMINOUS DRIVEWAY

REMOVE CONCRETE DRIVEWAY

REMOVE WATER MAIN, VALVE AND SERVICE LINE

REMOVE SANITARY SEWER AND SERVICE LINE

REMOVE STORM SEWER PIPE AND STRUCTURE

CONCRETE CURB AND GUTTER
B612 MODIFIED PARKBOARD
SEE DETAIL STR-1B ON SHEET C8.04

CONCRETE ALLEY APRON
14 FOOT WIDTH STANDARD
SEE DETAIL STR-2 ON SHEET C8.04

CONCRETE SIDEWALK
SEE TYPICAL SECTION ON SHEET C1.01

CONCRETE CARRIAGE WALK
WIDTH TO MATCH EXISTING

CONCRETE DRIVEWAY APRON
WIDTH TO MACH EXISTING
SEE DETAIL STR-2 ON SHEET C8.04

TEMPORARY BITUMINOUS S/W
WIDTH TO MATCH EXISTING

PEDESTRIAN CURB RAMP
SEE DETAIL STR-11 SHEET C8.04

BITUMINOUS STREET PAVEMENT

REMOVAL NOTES:

- SAWCUT BITUMINOUS AND CONCRETE CURB AND STREET AND DRIVEWAY CONSTRUCTION LIMITS.
- TREE REMOVALS SHOWN ON PLAN ARE APPROXIMATE. TREES THAT ARE TO BE REMOVED WILL BE MARKED BY ENGINEER IN THE FIELD.
- PAYMENT SHALL BE MADE BY THE BID UNIT PRICE FOR EACH TREE REMOVED ON THE PROJECT. NO ADDITIONAL COMPENSATION WILL BE MADE FOR TREES NOT SHOWN ON THE DRAWINGS REGARDLESS OF SIZE AND LOCATION.
- PRUNE ALL TREE ROOTS EXPOSED TO OR DAMAGED BY CONSTRUCTION.
- DRIVEWAY REMOVAL LIMITS AREA APPROXIMATE. ACTUAL DRIVEWAY REMOVAL LIMITS WILL VARY BASED ON FIELD CONDITIONS AND STREET GRADES.
- CONTRACTOR MAY REMOVE BITUMINOUS PAVEMENT THROUGH MILLING OR RECLAMATION. THE MATERIAL IS TO BE USED FOR ACCESS ON SITE DURING CONSTRUCTION. IT IS NOT ANTICIPATED THAT ANY MATERIAL WILL BE USED IN THE PROPOSED STREET SECTION.
- DURING THE REMOVAL PROCESS THE CONTRACTOR MAY COME ACROSS EXISTING SUMP LINES THAT DISCHARGE INTO THE BOULEVARD OR STREET. THE CONTRACTOR WILL MARK THOSE LOCATIONS AND ENSURE ALL FUNCTIONING SUMP LINES CONTINUE TO HAVE AN UNINTERRUPTED DISCHARGE POINT.
- WATER MAIN ABANDONMENT SHALL BE DETERMINED IN THE FIELD BY OWNER/ ENGINEER

SANITARY SEWER NOTES:

- ALL PVC PIPE SHALL BE SDR 26 UNLESS OTHERWISE NOTED.
- STATIONING IN PROFILE REFLECTS PIPE STATIONING.
- RISER HEIGHT NOTED ON THE DRAWINGS IS AN APPROXIMATION. CONTRACTOR TO VERIFY AND DOCUMENT FINAL RISER HEIGHT. MAINTAIN A SLOPE OF NO LESS THAN 2% ON SERVICE FROM CONNECTION POINT TO THE MAIN/RISER.

STORM SEWER NOTES:

- ALL RCP STORM SEWER IS CLASS 5 UNLESS OTHERWISE NOTED
- SEE EXISTING CONDITIONS/REMOVALS SHEETS FOR PRIVATE UTILITY LOCATIONS.

WATER MAIN NOTES:

- ALL PVC PIPE SHALL BE C-900 DR 18 UNLESS OTHERWISE NOTED.
- WATER MAIN SHALL HAVE 7.5' MINIMUM COVER. WATER MAIN OVER DEPTH IS INCIDENTAL.
- HYDRANT ELEVATIONS ARE TO TOP NUT.

SEWER AND WATER SERVICE NOTES:

- INSTALL NEW SEWER SERVICES UP TO R/W UNLESS OTHERWISE DEFINED BY THE ENGINEER.
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC - SCH-40 UNLESS EXISTING SERVICE IS LARGER. MATCH SIZE OF EXISTING SERVICE PIPE
- CONTRACTOR TO VERIFY SEWER SERVICE RISERS HEIGHTS PRIOR TO INSULATION.
- ALL RESIDENTS WILL BE GIVEN THE OPPORTUNITY, IF ACCESSIBLE, TO REPLACE THEIR SEWER SERVICE BETWEEN PROPERTY LINE AND HOUSE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF THESE RESIDENCES DURING SANITARY SEWER INSTALLATION.
- INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND WATER SERVICE LINES PER DETAIL SER-1 AND SER-2A.
- WHEN FERNCO CONNECTION IS USED THE CONNECTION MUST BE FULLY ENCASED IN CONCRETE.
- ALL WATER SERVICES SHALL BE 1" SIDR 7 IPS PE UNLESS OTHERWISE NOTED.
- INSTALL WATER SERVICES PER DETAIL SER-2A.
- FOLLOWING WATER SERVICE CONNECTION THERE WILL BE A VISUAL INSPECTION WITH WATER TURNED OFF AT THE HOUSE SIDE OF CURB STOP.
- INSULATE WATER SERVICES WITHIN 2' OF STORM SEWER PIPING.

TEMPORARY UTILITY NOTES:

- CONTRACTOR TO INSTALL AND MAINTAIN TEMPORARY WATER MAIN AND SANITARY SEWER SERVICE CONNECTIONS (GRAVITY OR BYPASS PUMPING) PER SPECIFICATIONS.

SUBSURFACE UTILITY INFORMATION:

THE SUBSURFACE UTILITY INFORMATION ON THIS PLAN IS SHOWN TO UTILITY QUALITY LEVEL IN ACCORDANCE WITH LEGEND PROVIDED BELOW. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. UTILITY DESIGNATIONS ARE SHOWN ON DRAWING G0.02.

UTILITY QUALITY LEVELS:
LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS.

PRIVATE UTILITIES ARE SHOWN IN THE LOCATIONS PROVIDED BY THE OWNER PRIOR TO CONSTRUCTION.

SUMP LINE INFORMATION

- INSTALL 6" PVC (SDR 26) LINE 1.5' BEHIND CURB. INSTALL AT SAME GRADE AS STREET. PIPE SHOULD ENTER STRUCTURE 3' BELOW FINISH GRADE, BUT NEVER BELOW THE SPRINGLINE OF THE OUTLET PIPE IN THE STRUCTURE.
- WHERE HOMES HAVE NO EXISTING SUMP LINE TO CONNECT TO, INSTALL ONE 4" PVC (SDR 26) PIPE RUN TO THE ROW LINE. AT ROW LINE, THE 4" INVERT SHOULD BE 18" TO 24" BELOW FINISH GRADE. GLUE ON PVC CAP AND PLACE A 12" TO 18" PIECE OF REBAR FOR LOCATING.
- AT EACH HOME WITH AN EXISTING SUMP LINE TO CONNECT TO OR A SUMP LINE THAT WILL BE CONNECTED IN THE NEAR FUTURE, A SUMP DRAIN BOX WILL BE INSTALLED ON THE ROW LINE WITH AN INVERT OF PIPE TO FINISH GRADE DEPTH OF 18" TO 24".
- IF ACCESSIBLE, CONTRACTOR WILL CONNECT THE EXISTING SUMP LINE TO THE NEW DRAIN BOX (CONNECTION INCIDENTAL).
- INSTALL 6" PVC CLEAN OUT AT THE END OF EACH 6" SUMP LINE WITH METAL SCREW ON CAP FOR LOCATING.
- REVIEW HOUSES THAT WILL RECEIVE A DRAINAGE BOX WITH THE OWNER AND ENGINEER.
- DRILL HOLES IN THE BOTTOM OF ALL DRAINAGE BOXES AND BED UNDERSIDE OF BOX WITH A MINIMUM OF 6" COARSE FILTER AGGREGATE.

PROJECT GENERAL NOTES:

1. PROPOSED STRUCTURES REFERENCE PROPOSED STREET CENTERLINE STATIONING.

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PRINT NAME: ERIC S. LEMBKE
SIGNATURE: _____ LIC. NO. 42748
DATE: XX/XX/XXXX

BID SET

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
GENERAL PROJECT NOTES
GENERAL

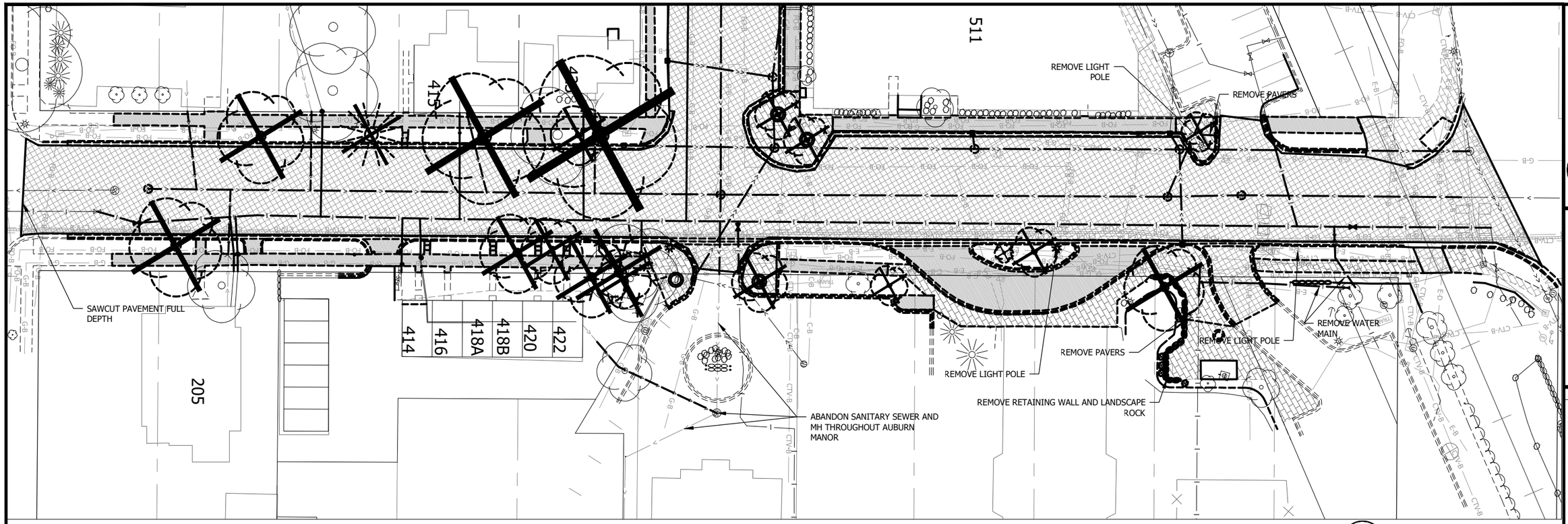
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SURVEY	PWR
DRAWN	BJ/BF/JP/PJW
DESIGNED	
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APPROVED	ESL
PROJ. NO.	193805129

SHEET NUMBER
G0.04

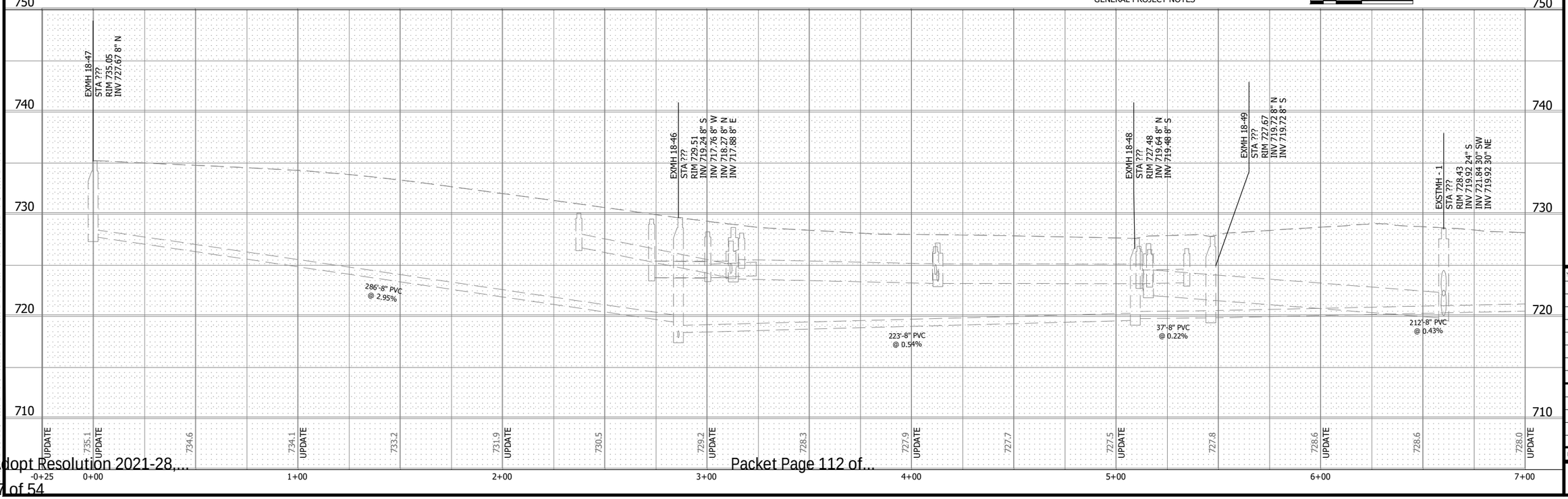
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Login: jpwilson
File: C:\Users\jp.wilson\Documents\193805129-G003.dwg
Plot Date: 193805129-G0K.ctb

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WALNUT STREET

NOTE:
SEE SHEET G0.05 FOR GENERAL PROJECT NOTES



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PRINT NAME: ERIC S. LEMBKE
SIGNATURE:
DATE: XX/XX/XXXX
LIC. NO. 49748

BID SET

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
EXISTING CONDITIONS AND REMOVALS
WALNUT STREET

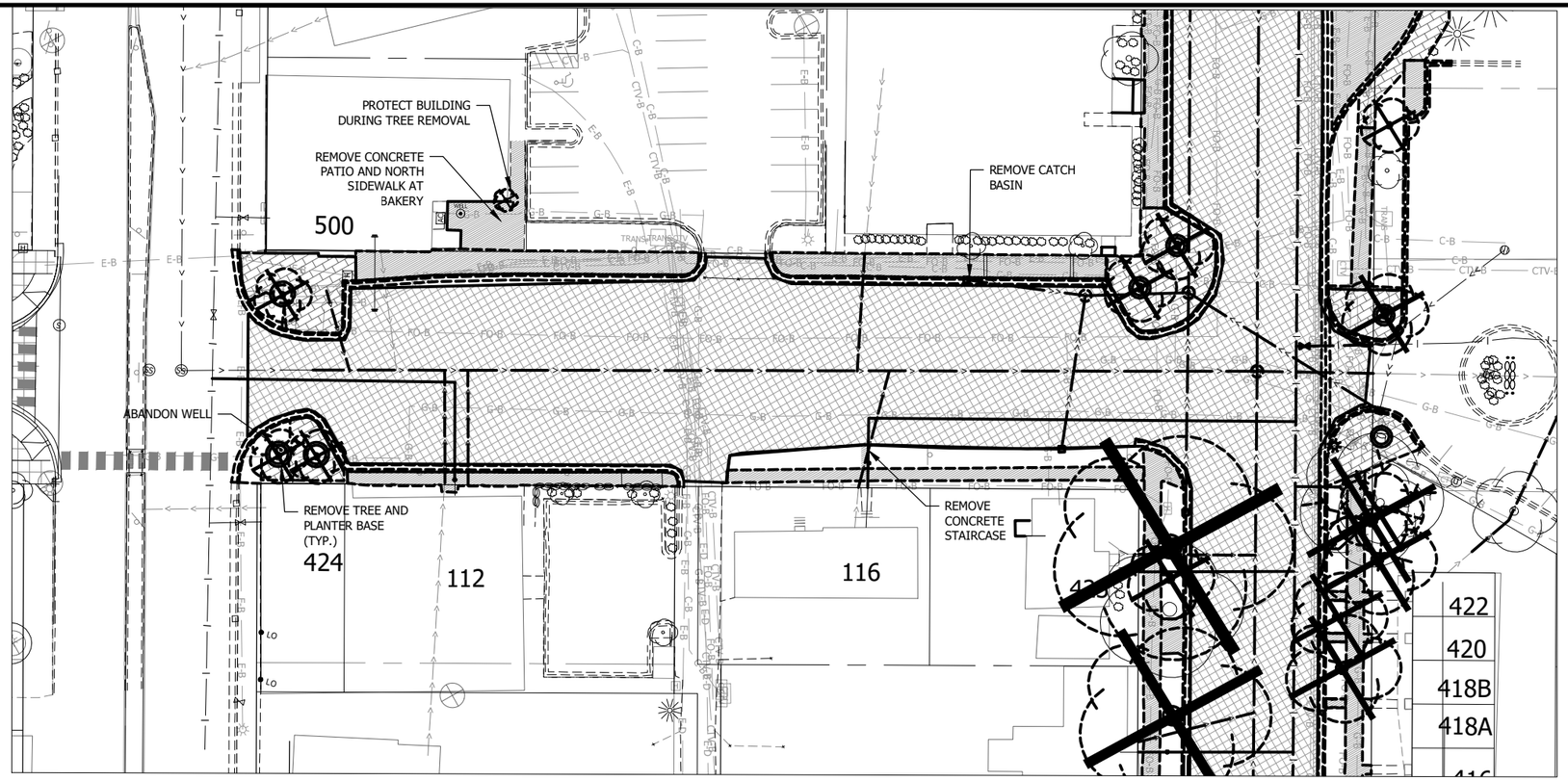
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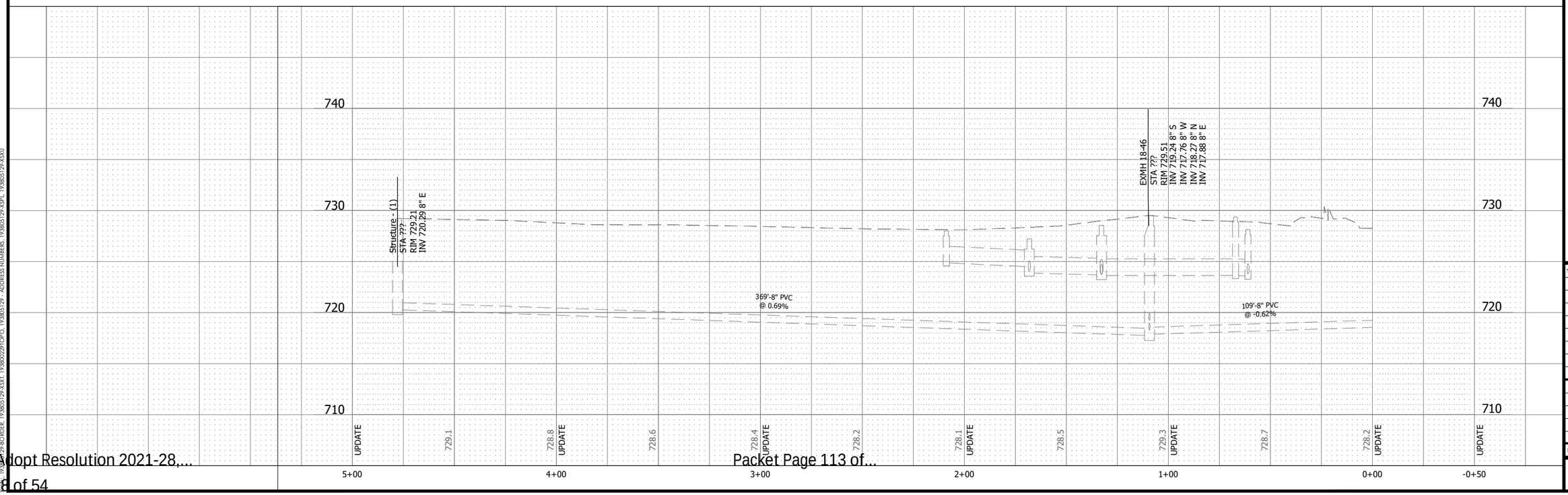
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PRINT NAME: ERIC S. LEMBKE

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CITY OF CHASKA, MINNESOTA

2021 DOWNTOWN RECONSTRUCTION PROJECT

EXISTING CONDITIONS AND REMOVALS

5TH STREET

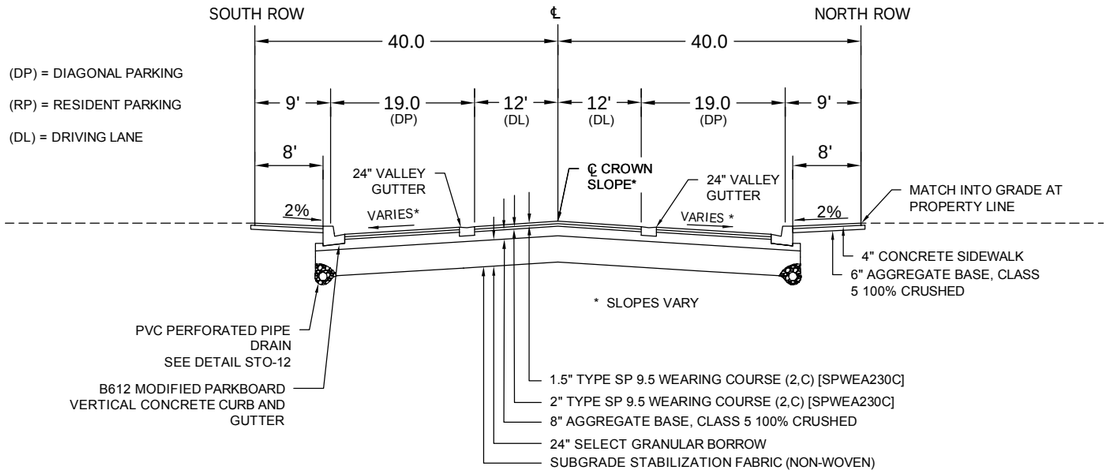
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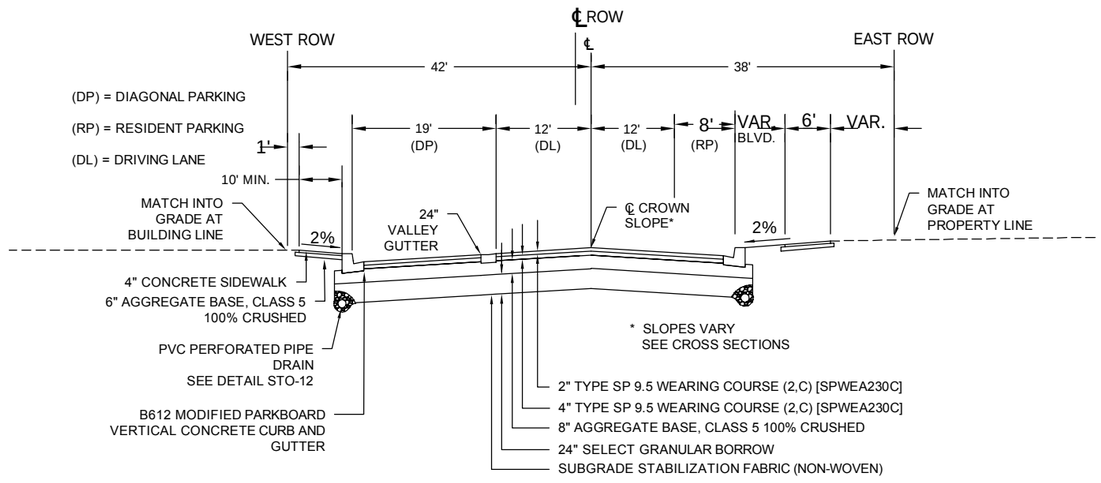
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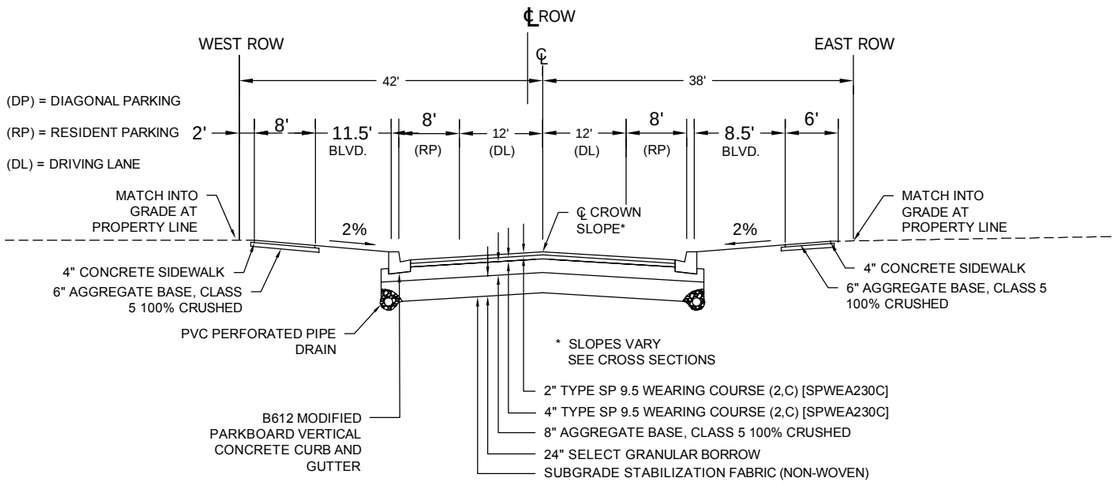
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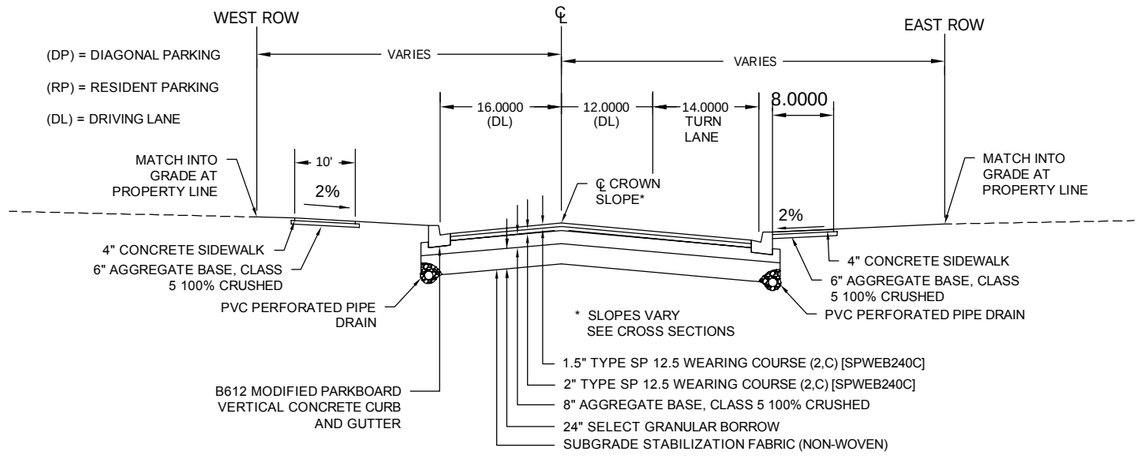
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FIFTH STREET (WALNUT TO CHESTNUT (HWY 41))



TYPICAL SECTION
WALNUT STREET (FIFTH TO CSAH 61)



TYPICAL SECTION
WALNUT STREET (FOURTH TO FIFTH)



TYPICAL SECTION
WALNUT STREET TURN LANES AT CSAH 61

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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
TYPICAL SECTIONS

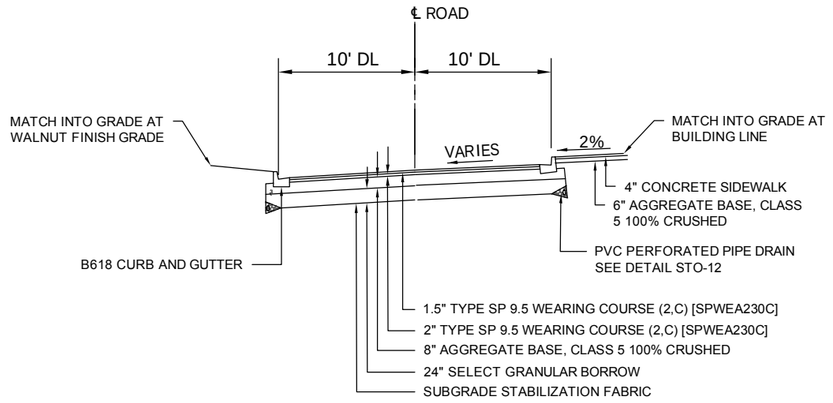
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PROJ. NO.	193805129

SHEET NUMBER
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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
TYPICAL SECTIONS

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PROJ. NO.	193805129

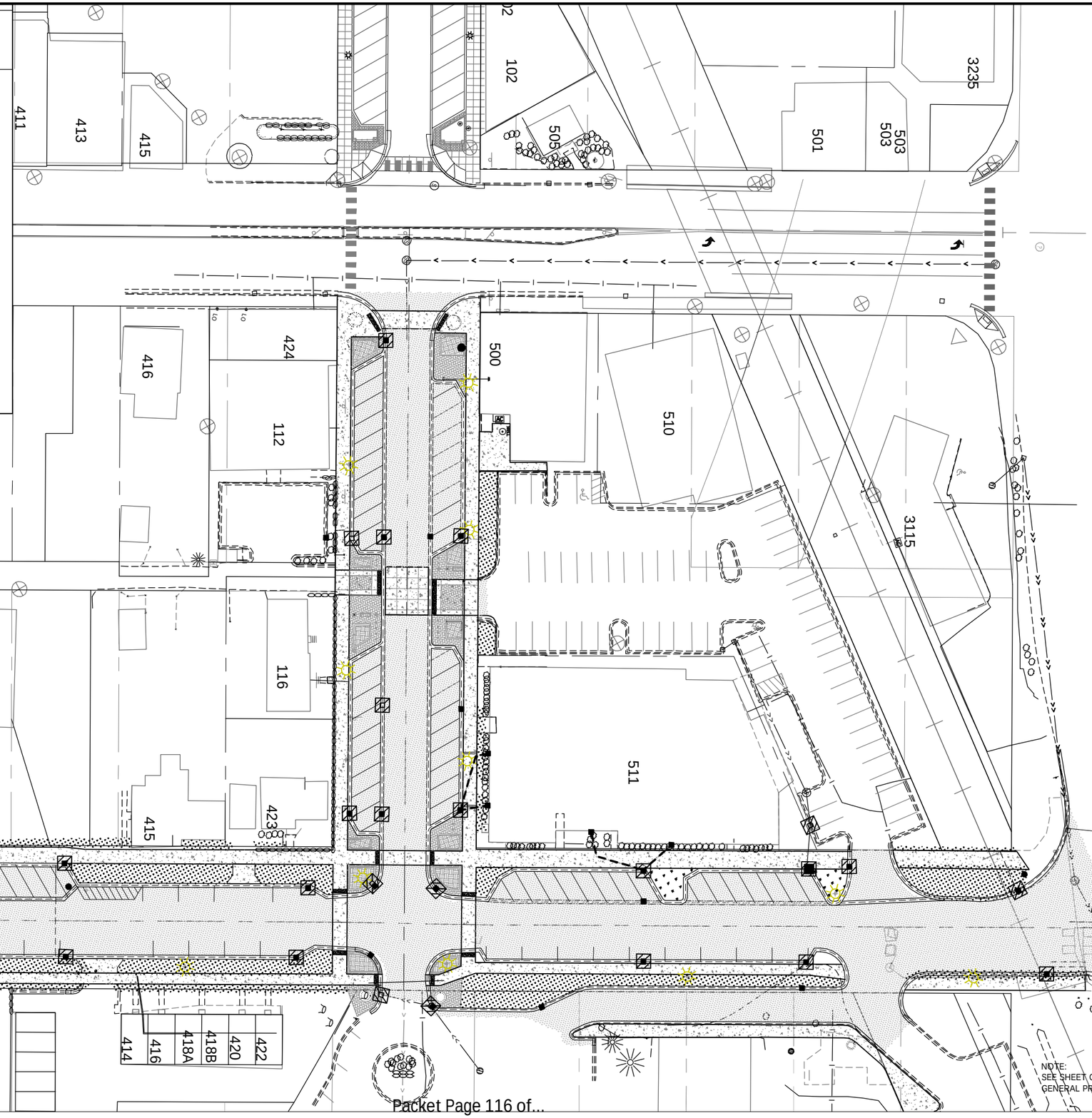
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EROSION CONTROL LEGEND

- SNOW FENCE
- INLET PROTECTION
- DITCH CHECK - ROCK
- DITCH CHECK - BIOLOG
- CONCENTRATED SURFACE FLOW
- SOD
- CONSTRUCTION ENTRANCE / EXIT
- BLANKET
- MULCH



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CITY OF CHASKA, MINNESOTA

2021 DOWNTOWN RECONSTRUCTION PROJECT

EXISTING CONDITIONS AND REMOVALS
WALNUT STREET

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BJ/BF/JP/PJW
DESIGNED	
CHECKED	
APPROVED	ESL
PROJ. NO.	193805129

SHEET NUMBER
C2.01

Plot Date: 25/13/2021 - 3:23pm
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EROSION AND SEDIMENT CONTROL – CONSTRUCTION ACTIVITY REQUIREMENTS

CHAIN OF COMMAND

1. The contractor will need to identify a Mn/DOT certified erosion control supervisor in good standing who will be knowledgeable and experienced in the application of erosion prevention and sediment control best management practices.

2. The erosion control supervisor will work with the project engineer to oversee the implementation of the SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control bmps before and during construction.

3. The general contractor is responsible to comply with Part II.B, Part II.C, and Part IV of the construction stormwater permit.

4. The contractor will develop a chain of command with all operators on the site to ensure that the SWPPP will be implemented and stay in effect until the construction project is complete, the entire site has undergone final stabilization, and aNnotice of Termination (NOT) has been submitted to the MPCA.

CONTACT LIST

City Project Engineer - Matt Clark - (952) 448-4335
City Inspector - Mike Hirsch - (651) 775-5150
Contractor - Jason Kuskee - (612) 282-0954
MPCA Contact - Chip Hentges - (952) 393-1146
Watershed District Contact - Paul Moline - (952) 361-1825

EROSION PREVENTION PRACTICES

1. Appropriate construction practices will be used to minimize erosion. Areas of non-disturbance will be delineated (e.g. with flags, stakes, signs, silt fence etc.) on the development site before work begins.

2. The contractor will stabilize all exposed soil areas as soon as possible to limit soil erosion but in no case later than (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. temporary stockpiles without significant silt, clay or organic components and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.

3. Work in drainage swales or the normal wetted perimeter of any surface water will require stabilization within 24 hours of connection. these areas will include all areas that drain water within 200 linear feet from the property edge or point of discharge to any surface water.

4. Outlets into surface waters shall be stabilized with energy dissipation within 24 hours.

5. All areas not being worked for a period of (7) days or more shall be temporary stabilized with the appropriate means to prevent soil loss.

SEDIMENT CONTROL PRACTICES

Sediment control devices must be established on all down gradient perimeters before any up gradient land disturbing activities begin. the timing of the installation of the sediment control devices can be adjusted to accommodate short-term activities such as clearing and grubbing, or passage of vehicles. any short term activity must be completed as quickly as possible and the sediment control devices must be installed immediately after the activity is completed or prior to the next rainfall event.

A. Silt fence shall be installed so that it follows as close as possible to a single contour to capture overland, low-velocity sheet flows downgradient of all exposed soils and prior to discharging to surface waters with the silt fence j-hooked at a maximum of 100 foot intervals and shall contain no more than 1/4 acre of drainage area.
B. Ditch checks will be installed as indicated on the plans during all phases of construction.
   - temporary ditch checks will consist of using rock ditch checks and rock weepers in front of culvert inlets.
   - biologs will be installed during permanent turf establishment at the intervals identified in the plan.
C. Sediment damage from stockpiles will be minimized by placing a row of silt fence 5 feet from the toe.
D. All stockpiles left for a period of 7 days shall be temporarily stabilized.
E. All storm drain inlets will be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection will be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified and written correspondence has been received from the jurisdictional authority verifying the need for removal. The written correspondence will be documented in Section P of the SWPPP or available within 72 hours upon request. If written correspondence can not be obtained in a timely manner, the specific inlet protection will be removed to alleviate immediate safety concerns. Efforts to obtain written correspondence will be documented in the SWPPP. Permission to remove inlet protection based on specific safety concerns will still be obtained from the jurisdictional authority within 30 days of removal

Vehicle tracking of sediment from the construction site will be minimized using appropriate BMPs. Street sweeping will be used if such **BMPs** are not adequate to prevent sediment from being tracked onto the street

EROSION AND SEDIMENT CONTROL SEQUENCING

Grading and Utility - Silt fence, construction entrance, ditch checks and/or other suitable perimeter sediment control measures must be installed prior to the start of any grading or land disturbing activity. If needed, temporary stabilization must be established by seed and mulch, and erosion control blanket as specified in plan sheets within the required stabilization timeframes.

A sediment trap should be dug and stabilized prior to any upstream disturbance occuring.

After the pipe installation has occured, flocculent will be used at the outlet pipe, before the sediment trap to aid in filtering any sediment ladened water prior to its discharge downstream.

As soon as possible, final stabilization measures will be installed per the plans. Temporary measures will remain in place until all areas have reached final stabilization which is 70% annual vegetative cover or more.

Vehicle tracking of sediment from the construction site will be minimized using appropriate BMPs. Street sweeping will be used if such **BMPs** are not adequate to prevent sediment from being tracked onto the street

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As soon as possible, final stabilization measures will be installed per the plans. Temporary measures will remain in place until all areas have reached final stabilization which is 70% annual vegetative cover or more.

DEWATERING AND BASIN DRAINING

Any dewatering or basin draining activities of turbid or sediment laden water must be discharged to a temporary or permanent sedimentation basin or treated with the appropriate BMP prior to entering surface waters. Energy dissipation will be provided at all discharge points. Dewatering or basin draining activities may not cause nuisance conditions, erosion in receiving channels or on downslope properties, or adversely impact wetlands. The Contractor will consult with Engineer/Owner to obtain approval prior to performing any dewatering.

POLLUTION PREVENTION MANAGEMENT MEASURES

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.

Hazardous Materials: Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.

External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. Refer to Plans and corresponding legend for approved washout locations. No engine degreasing is allowed on site.

All liquid and solid wastes generated by concrete washout operations will be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes will not contact the ground, and there will not be runoff from the concrete washout operations or areas. Liquid and solid wastes will 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.

INSPECTIONS AND MAINTENANCE

The City ("Owner") will conduct site inspections once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Any corrective actions necessary will be provided to the contractor. Reports of the inspections shall be provided to the Contractor as they are completed. Inspections and maintenance records will be retained on site or in the inspectors vehicle with the SWPPP and available within 72 hours of request.

All silt fence or other sediment control practices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.

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.

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PRINT NAME ERIC S. LEMBKE
SIGNATURE XXXXXXXXX LIC. NO. 49748
DATE XX/XX/XXXX

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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
EXISTING CONDITIONS AND REMOVALS
5TH STREET

NO	REVISION	DATE

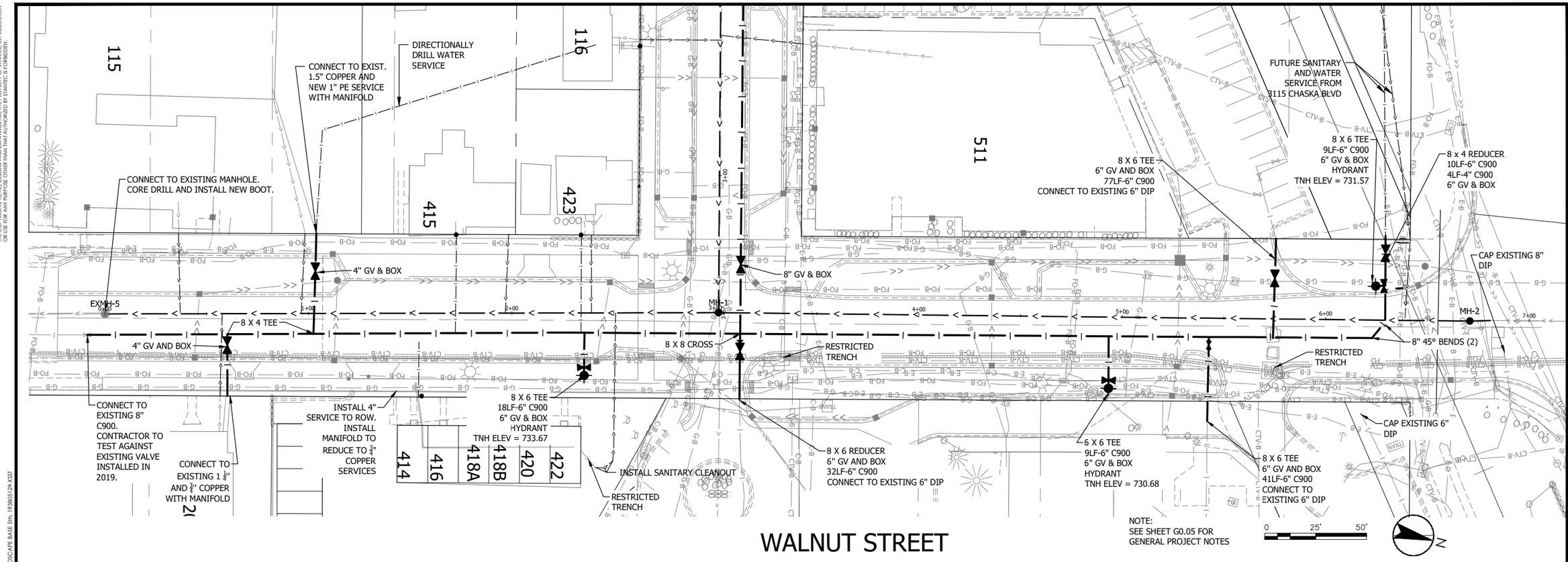
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PROJ. NO.	193805129

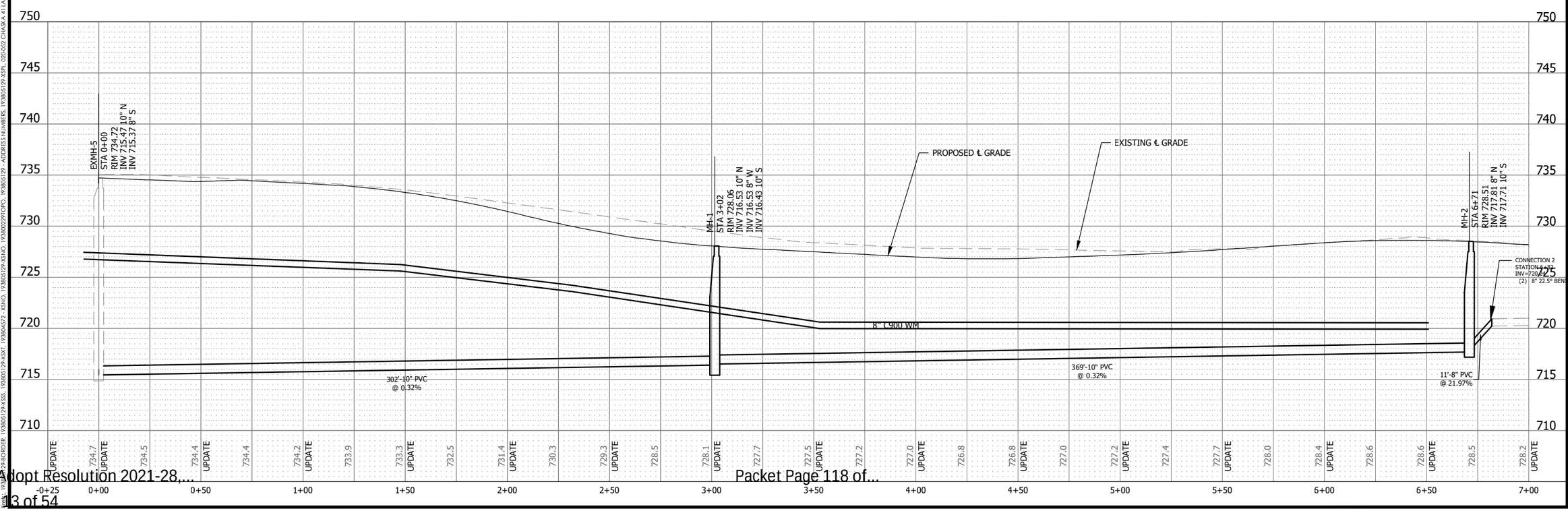
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2021 DOWNTOWN RECONSTRUCTION PROJECT
SANITARY SEWER AND WATER MAIN IMPROVEMENTS
WALNUT STREET

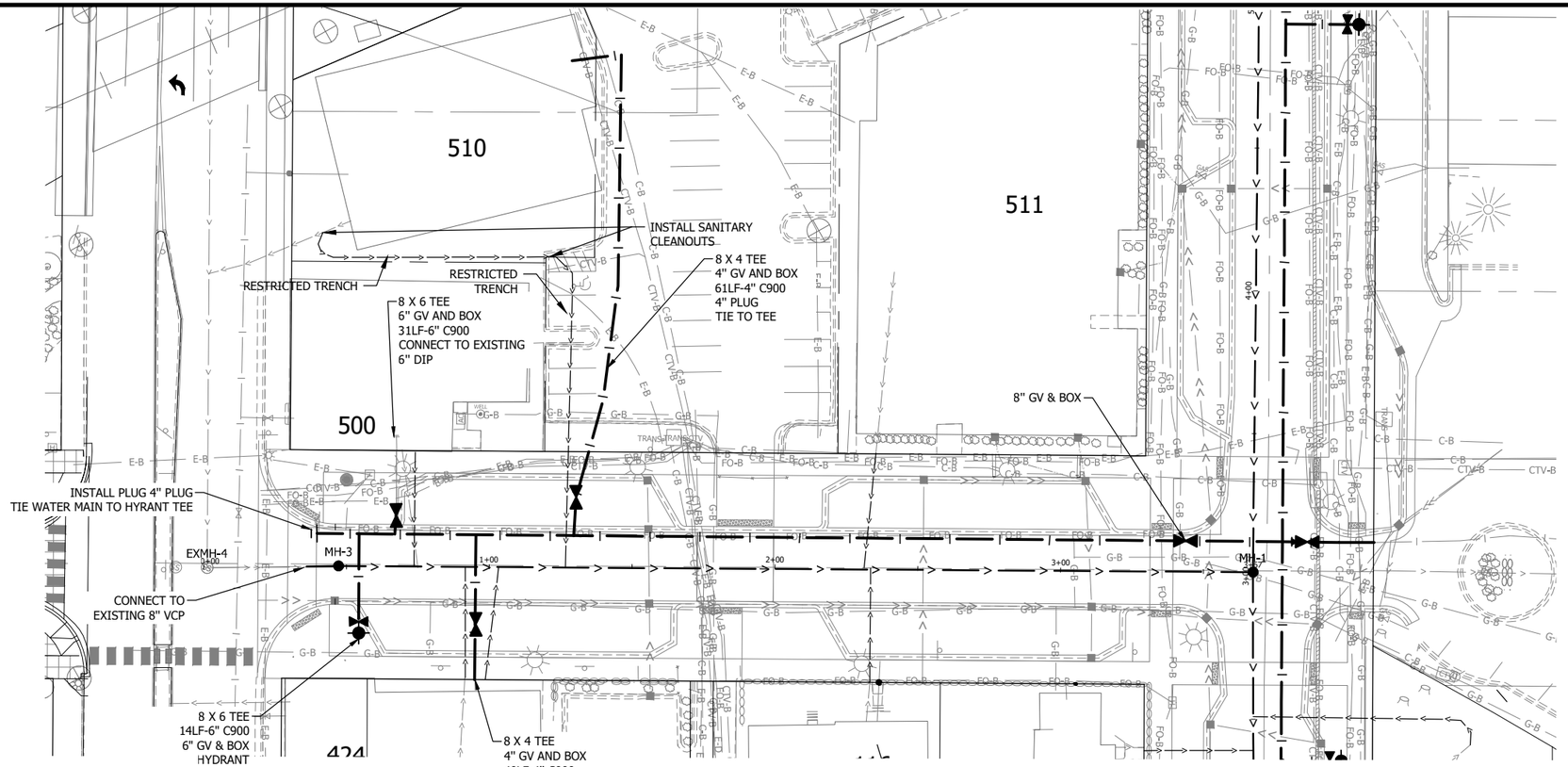
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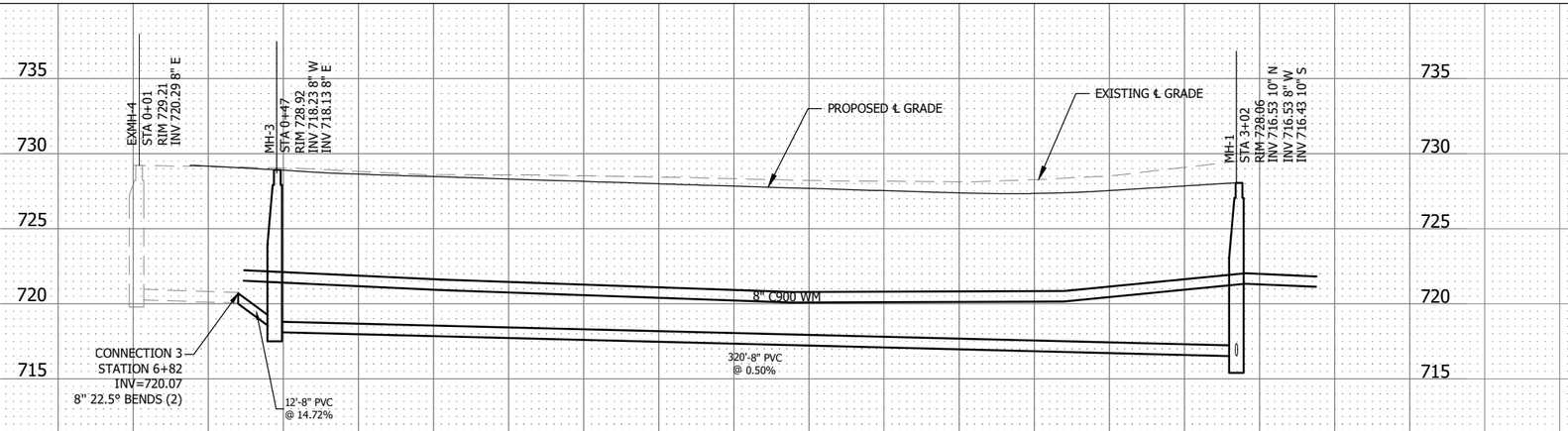
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NOTE:
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GENERAL PROJECT NOTES



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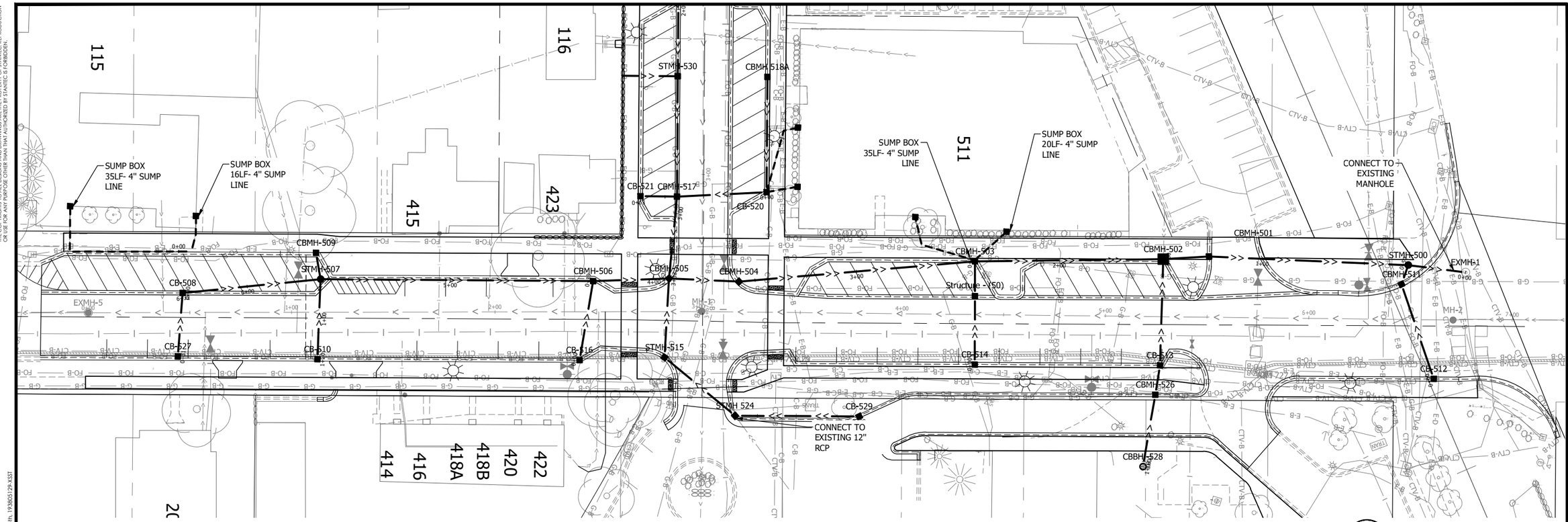
CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
SANITARY SEWER AND WATER MAIN IMPROVEMENTS
5TH STREET

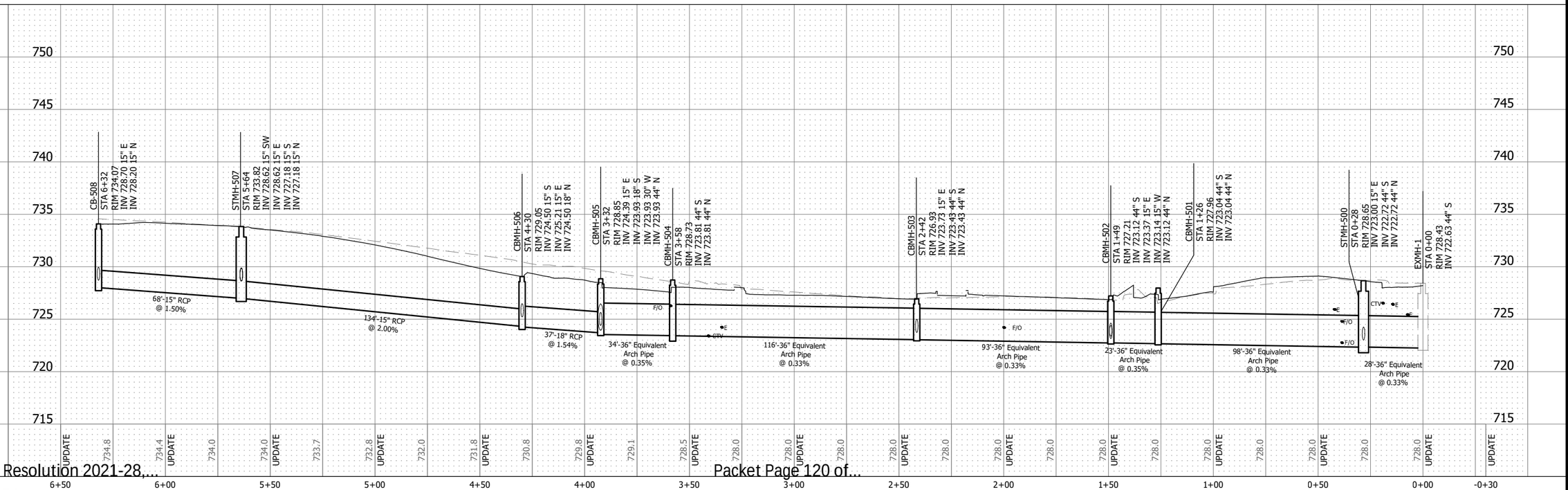
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SIGNATURE:

DATE: XX/XX/XXXX

LIC. NO. 49748

BID SET

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
STORM SEWER IMPROVEMENTS
WALNUT STREET

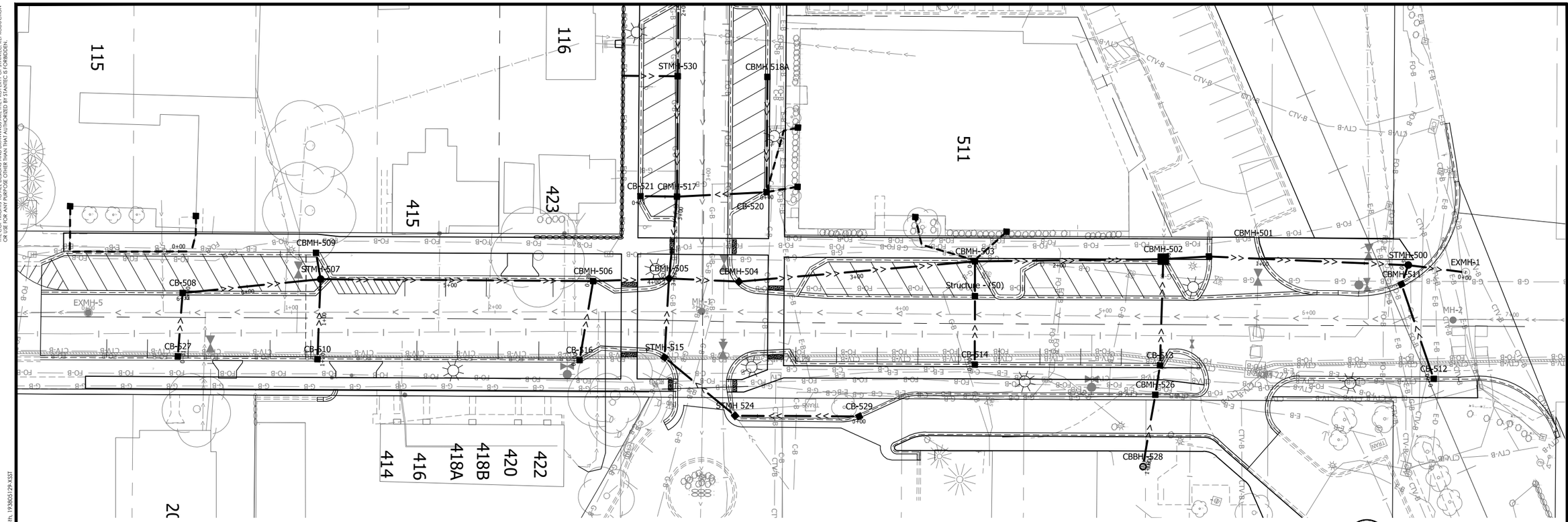
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DRAWN	BJ/BF/JP/PJW
DESIGNED	
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PROJ. NO.	193805129

SHEET NUMBER
C5.01

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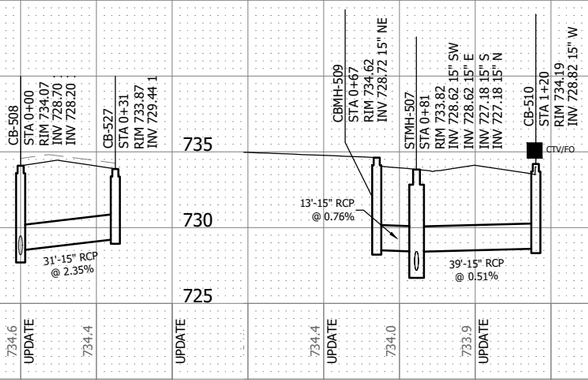
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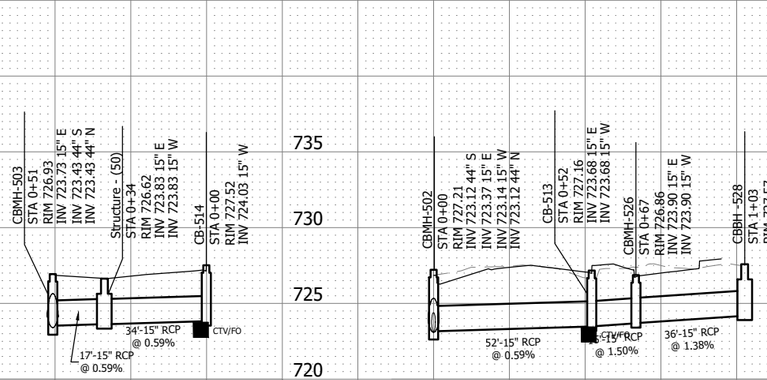


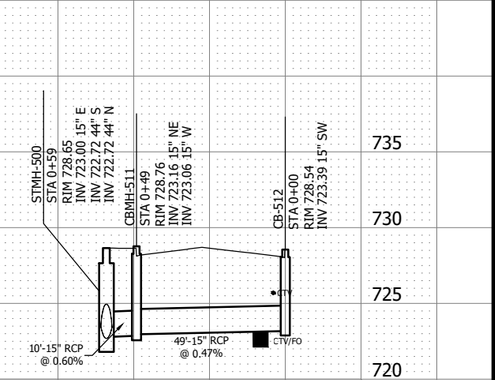
NOTE:
SEE SHEET G0.05 FOR
GENERAL PROJECT NOTES

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PRINT NAME: ERIC S. LEMBKE

SIGNATURE:

DATE: XX/XX/XXXX

LIC. NO. 49748

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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
STORM SEWER IMPROVEMENTS
WALNUT STREET

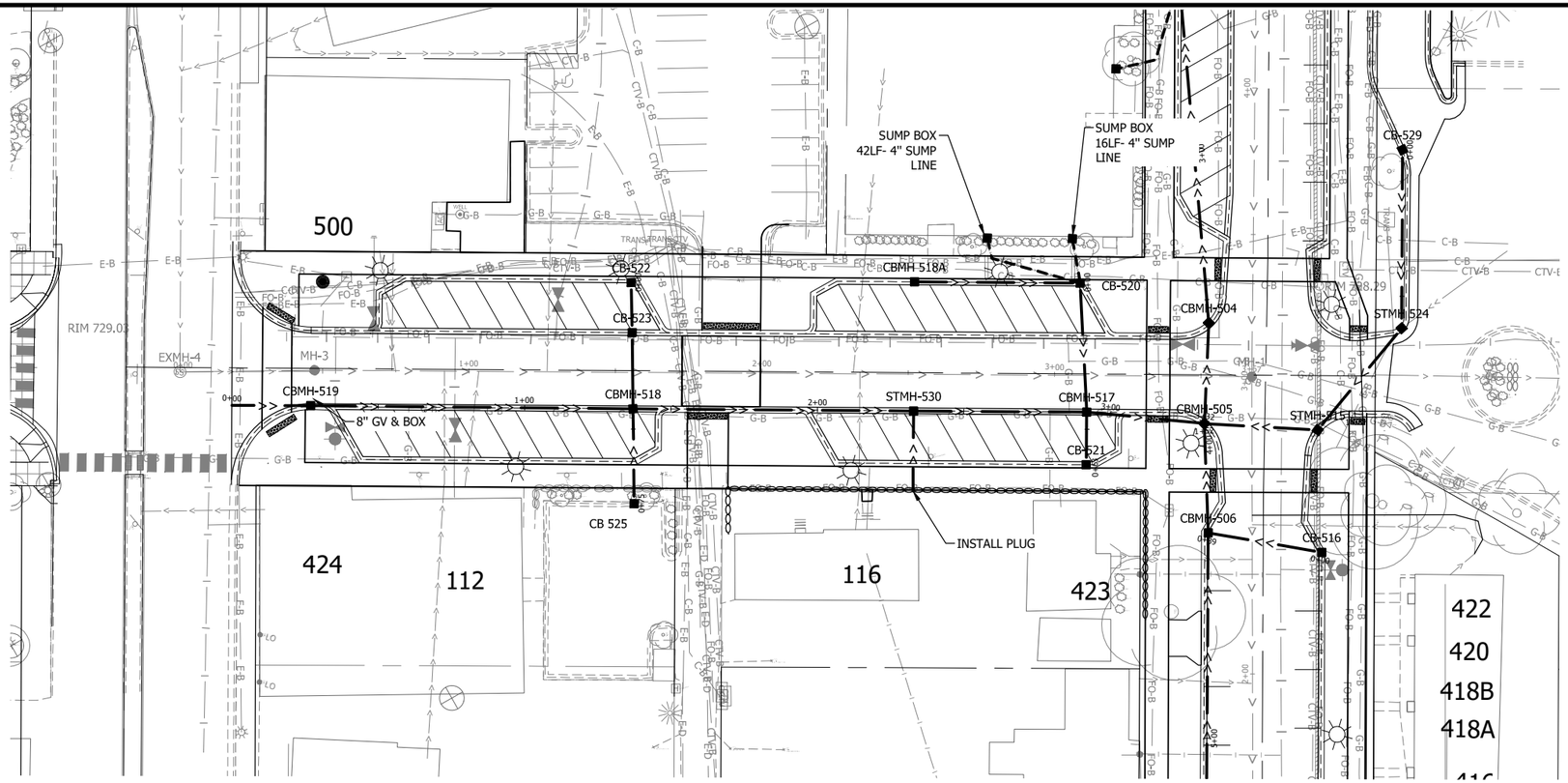
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SHEET NUMBER
C5.02

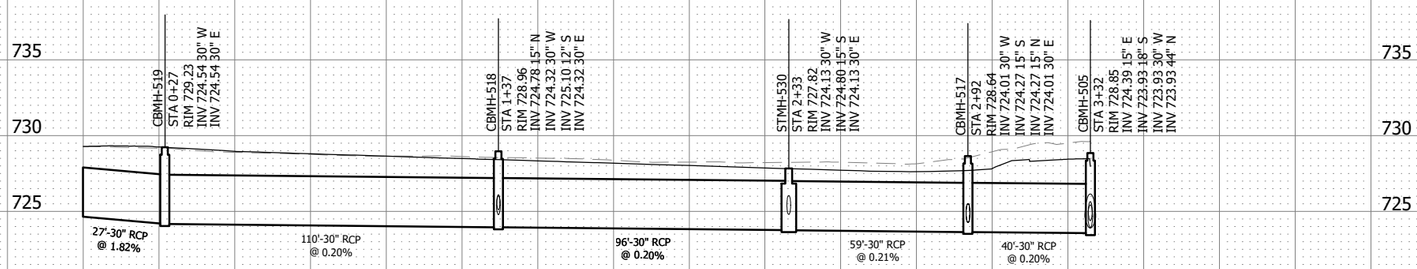
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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
STORM SEWER IMPROVEMENTS
5TH STREET

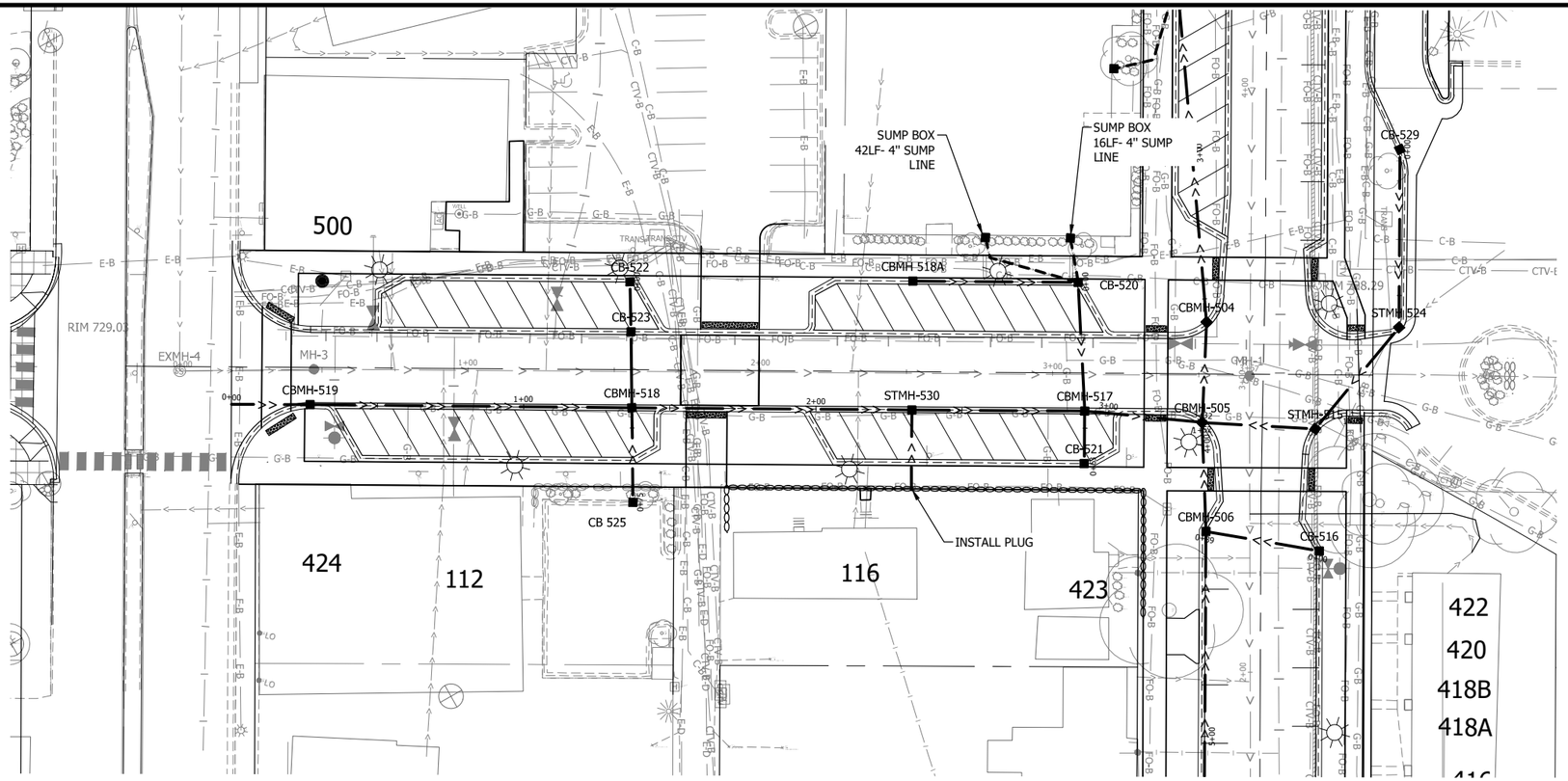
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PROJ. NO.	193805129

SHEET NUMBER
C5.03

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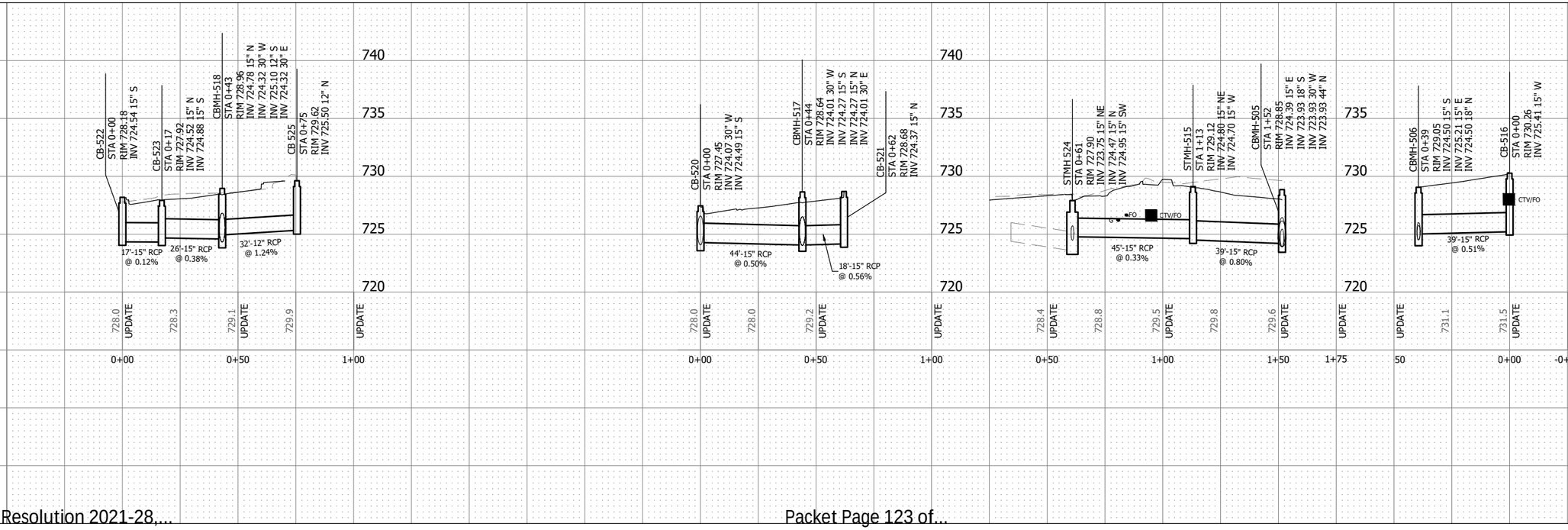
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DATE: XX/XX/XXXX

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2021 DOWNTOWN RECONSTRUCTION PROJECT
STORM SEWER IMPROVEMENTS
5TH STREET

NO	REVISION	DATE

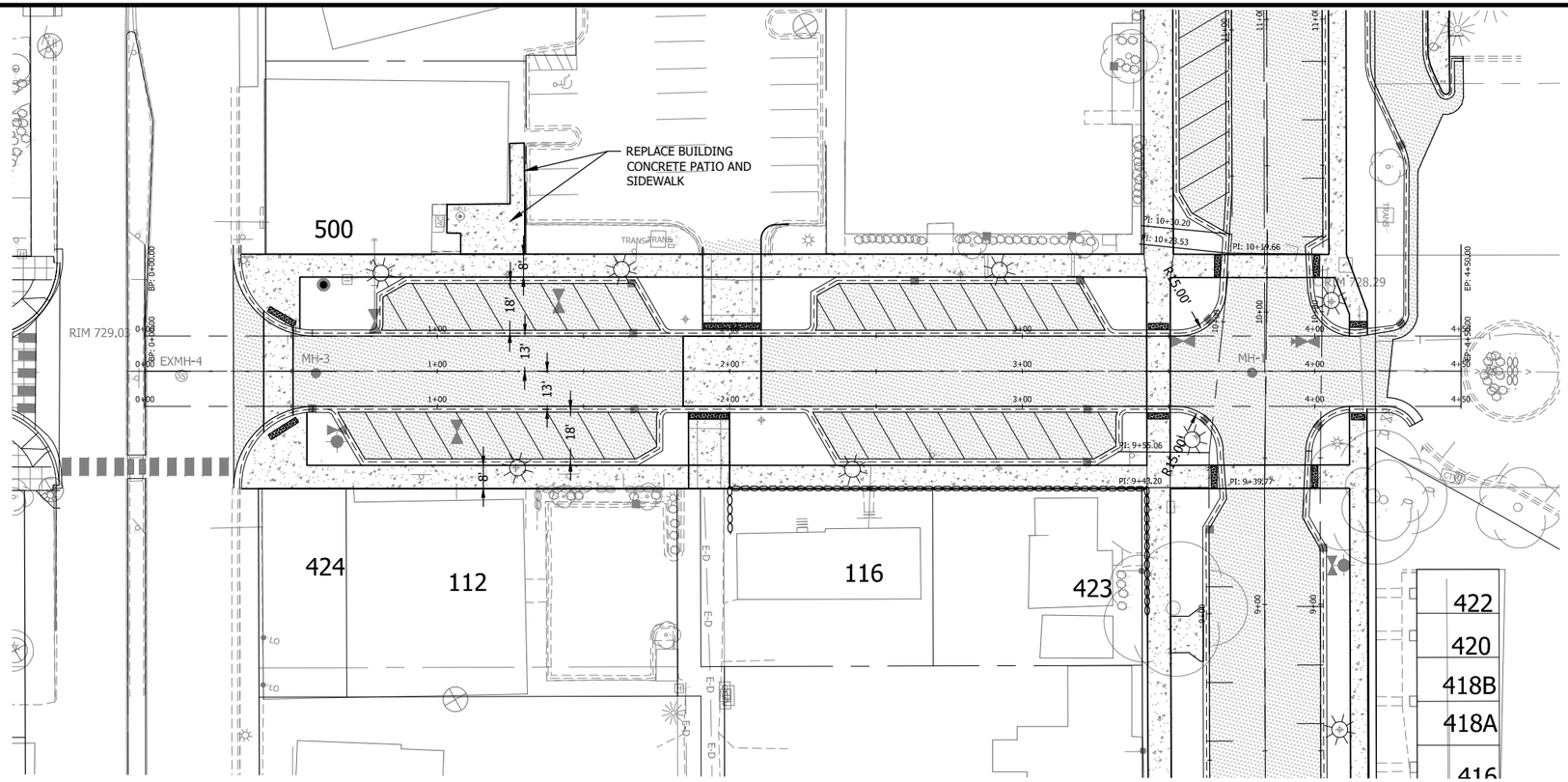
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SHEET NUMBER
C5.04

Date:2/3/2021 - 3:34pm
Login:pjwarren
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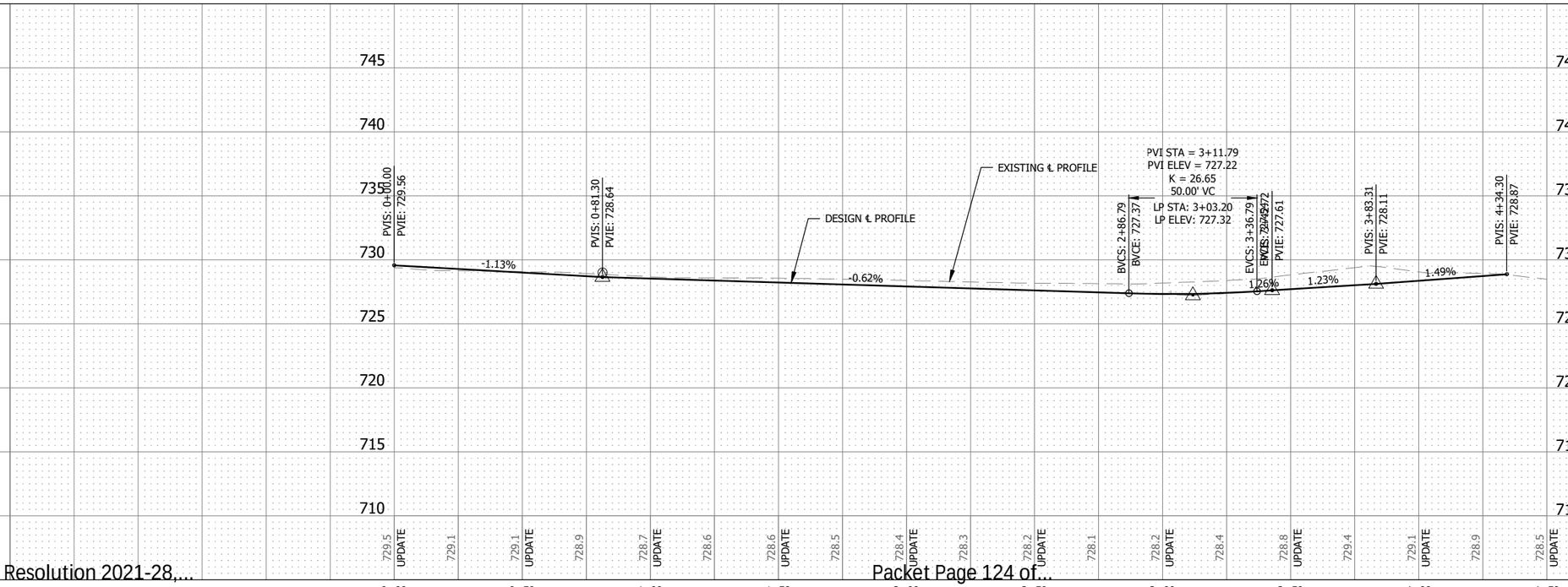
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Plotted By: Bjohnson on 2/3/2021 - 1:27pm
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5TH STREET

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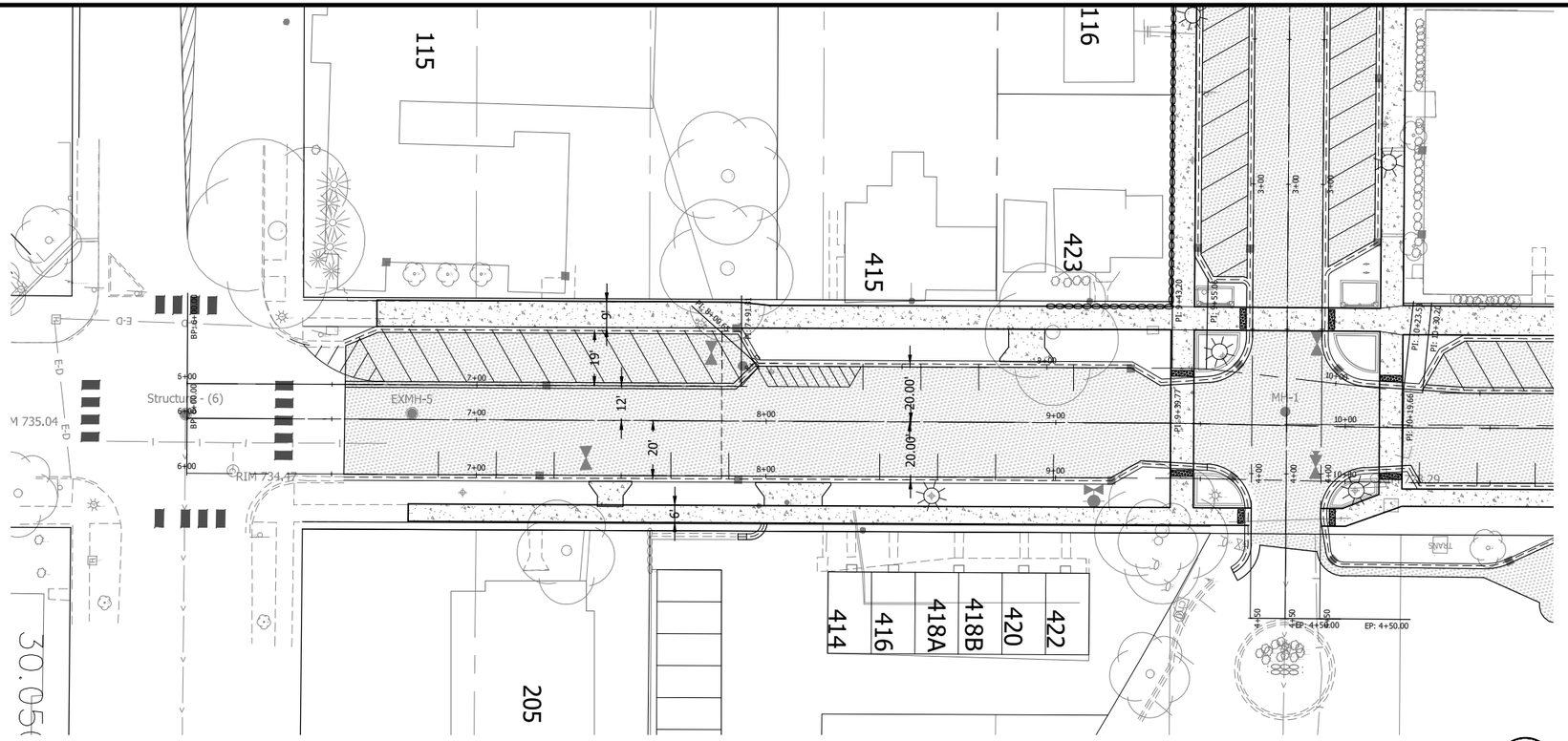
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2021 DOWNTOWN RECONSTRUCTION PROJECT
STORM SEWER IMPROVEMENTS
5TH STREET

NO	REVISION	DATE

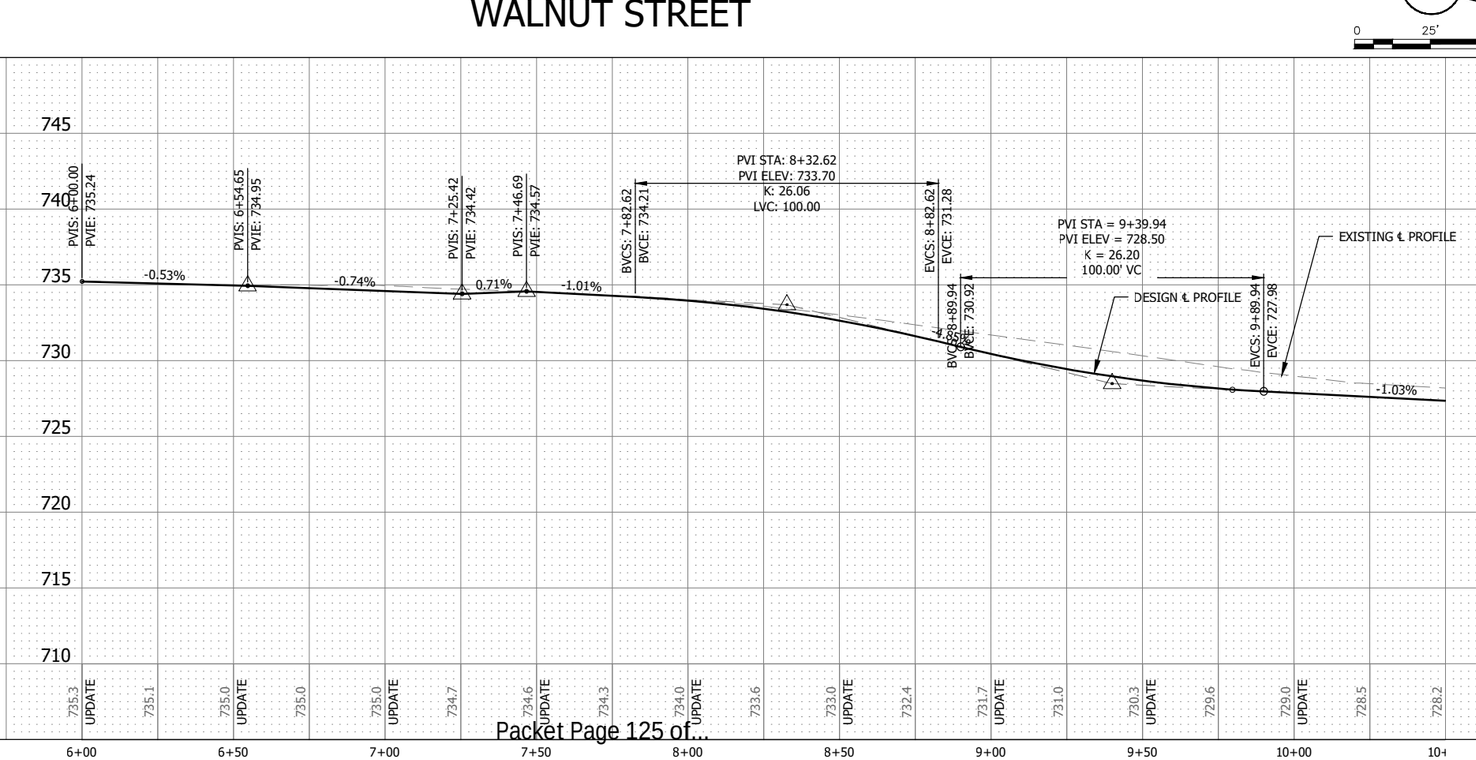
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DRAWN	BJ/BF/JP/PJW
DESIGNED	
CHECKED	
APPROVED	ESL
PROJ. NO.	193805129

SHEET NUMBER
C6.01

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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
STORM SEWER IMPROVEMENTS
WALNUT STREET

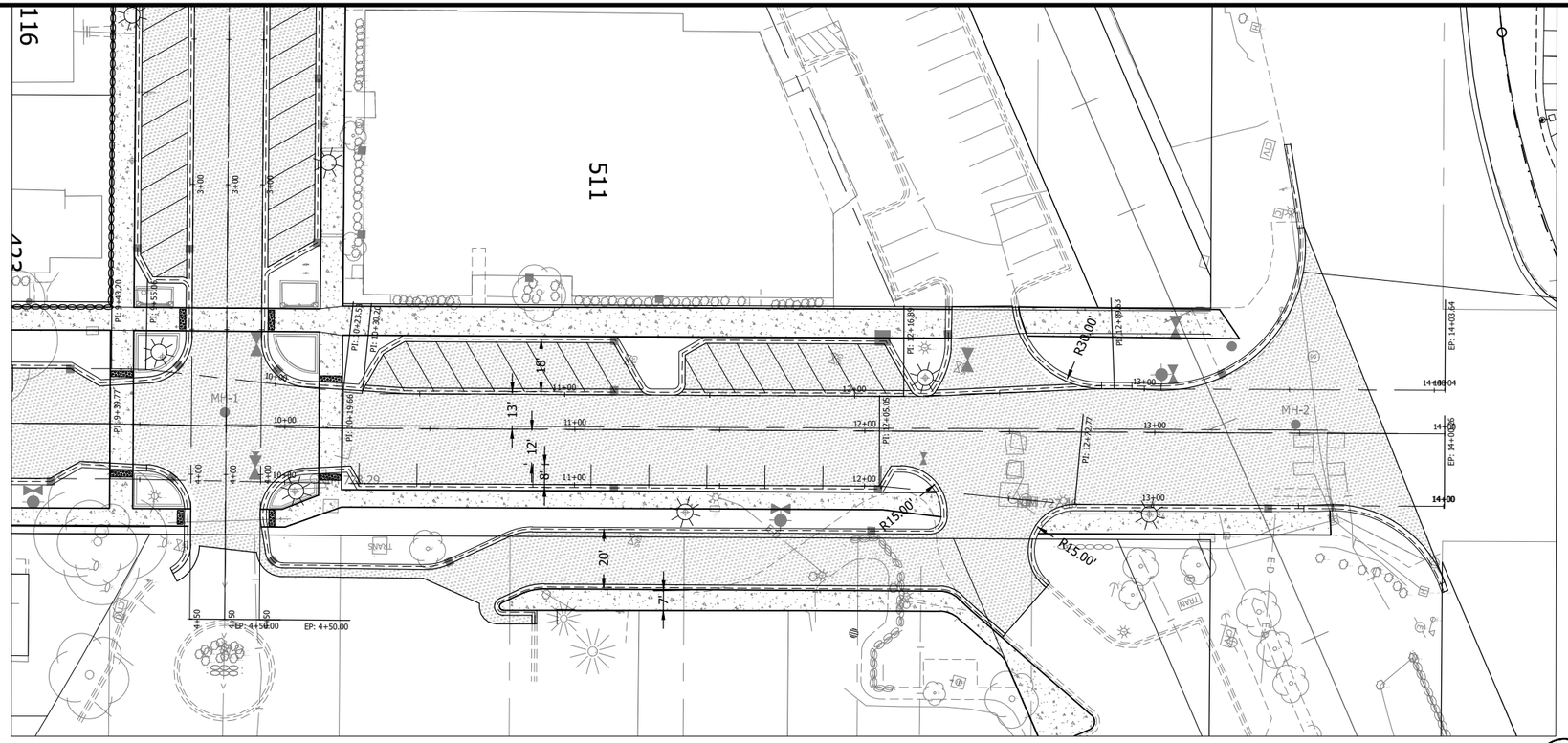
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PROJ. NO.	193805129

SHEET NUMBER
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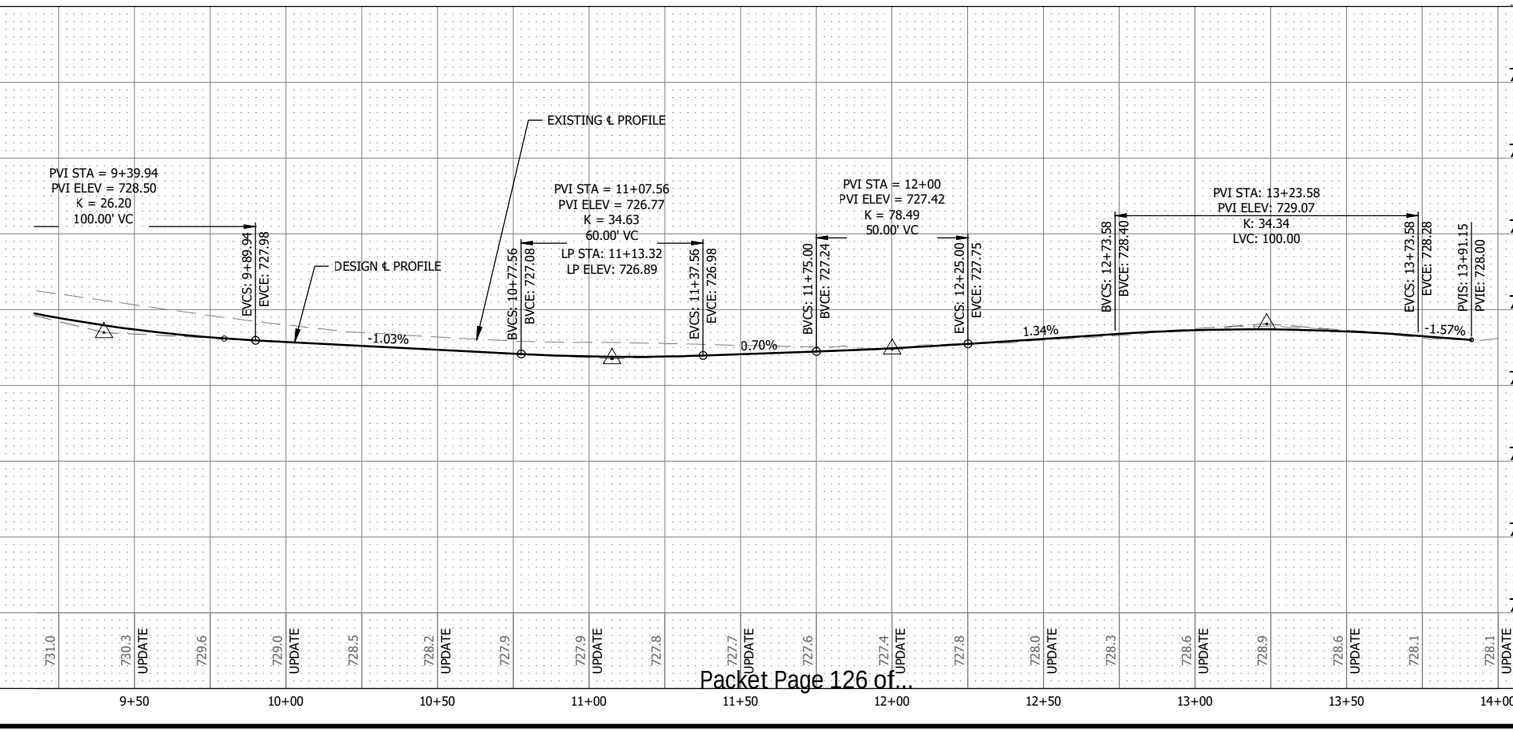
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2021 DOWNTOWN RECONSTRUCTION PROJECT
STORM SEWER IMPROVEMENTS
WALNUT STREET

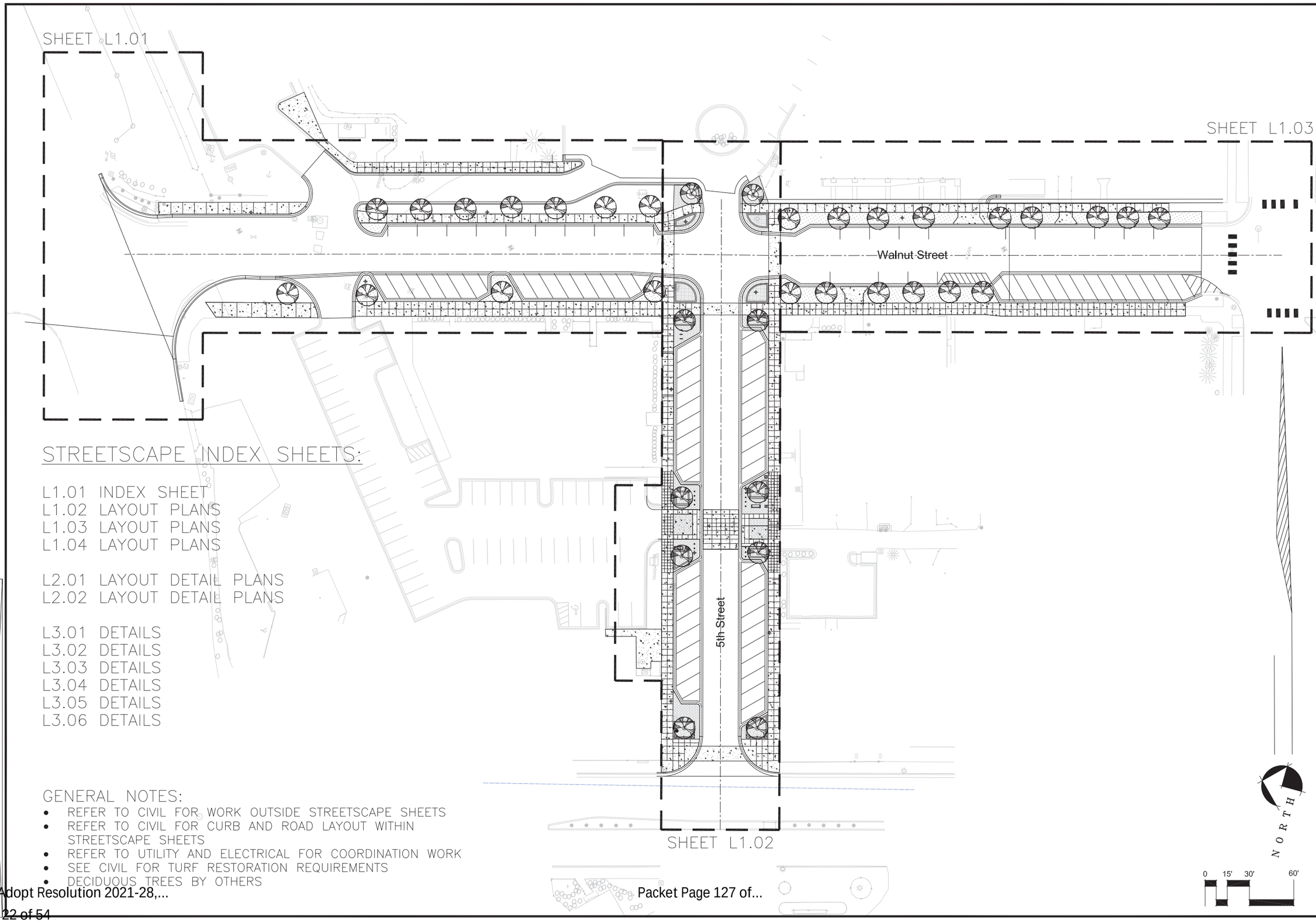
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SHEET NUMBER
C6.03

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STREETSCAPE INDEX SHEETS:

L1.01 INDEX SHEET
L1.02 LAYOUT PLANS
L1.03 LAYOUT PLANS
L1.04 LAYOUT PLANS

L2.01 LAYOUT DETAIL PLANS
L2.02 LAYOUT DETAIL PLANS

L3.01 DETAILS
L3.02 DETAILS
L3.03 DETAILS
L3.04 DETAILS
L3.05 DETAILS
L3.06 DETAILS

GENERAL NOTES:

- REFER TO CIVIL FOR WORK OUTSIDE STREETSCAPE SHEETS
- REFER TO CIVIL FOR CURB AND ROAD LAYOUT WITHIN STREETSCAPE SHEETS
- REFER TO UTILITY AND ELECTRICAL FOR COORDINATION WORK
- SEE CIVIL FOR TURF RESTORATION REQUIREMENTS
- DECIDUOUS TREES BY OTHERS

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Minneapolis, Minnesota 55401
612.338.0800 fax. 612.338.6838

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PRINT NAME: PAUL PAIGE, PLA

SIGNATURE: _____ LIC. NO. 23924

DATE: XX/XX/XXXX

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
INDEX SHEET

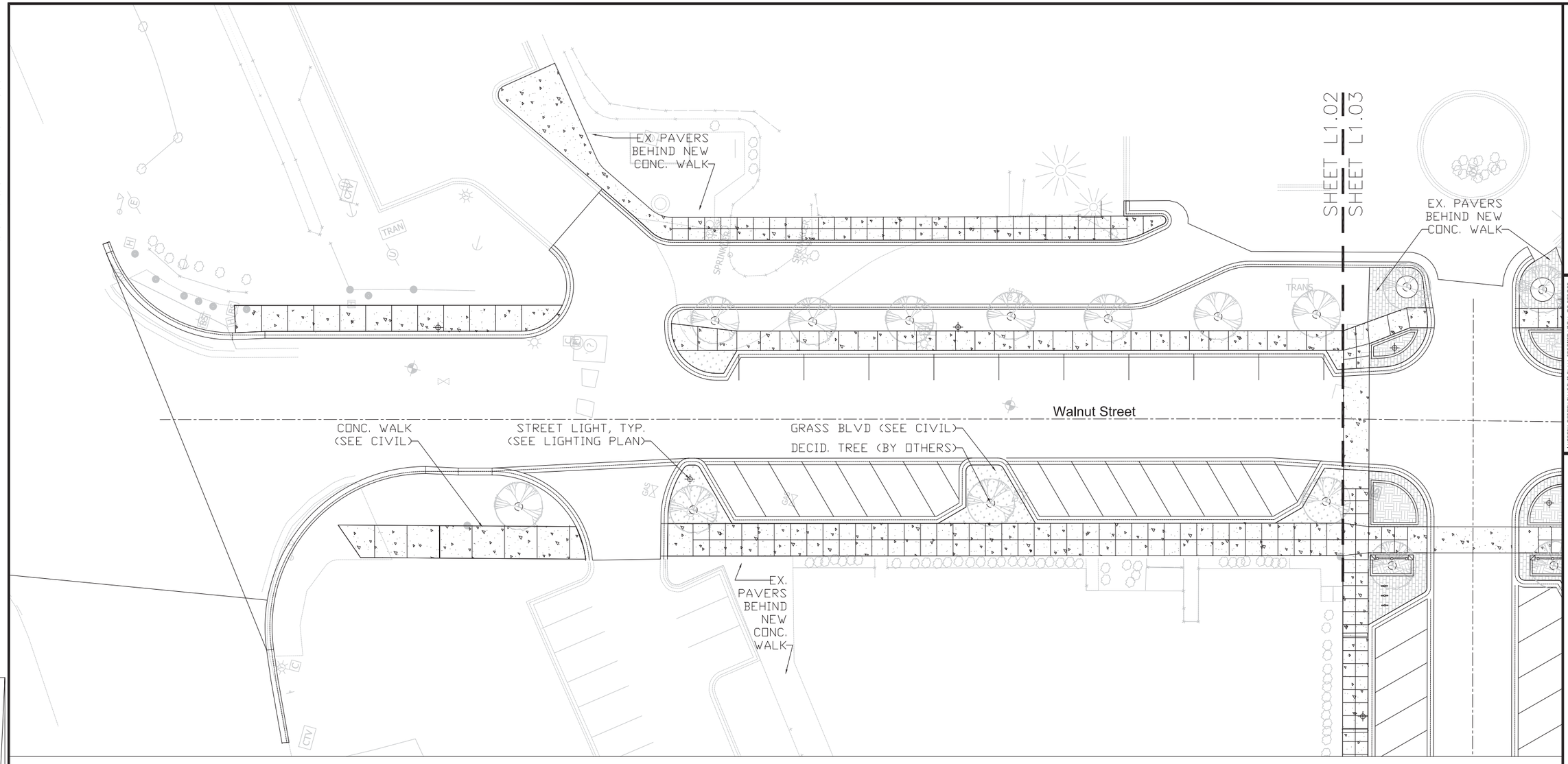
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DRAWN - TDS
DESIGNED - TDS, AJB
REVIEWED - PP

PROJ. NO. 020-058

SHEET NUMBER
L1.01

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STREETSCAPE AND LANDSCAPE GENERAL NOTES

- REFER TO CONSTRUCTION PLAN FOR ROADWAY CURB, PEDESTRIAN RAMPS AND PAVEMENT TYPES, EXTENTS AND THICKNESS.
- STREETSCAPE PLANS SHOW SPECIAL CONCRETE SCORING REQUIREMENTS.
- SEE DETAIL SHEETS FOR DETAIL PAVER LAYOUT INFORMATION.
- CONTRACTOR RESPONSIBLE FOR COORDINATING ALL TRADES TO AVOID CONFLICTS WITH UTILITIES, ELECTRICAL AND STREETSCAPE FEATURES.
- SEE CIVIL FOR RESTORATION WORK

LAYOUT LEGEND

SEE CONSTRUCTION PLANS FOR PAVEMENT THICKNESS INFORMATION

- CONCRETE PAVEMENT
- CONCRETE WALK SPECIAL SAWCUT JOINTS
- COLOR CONCRETE PAVEMENT
- BRICK PAVER
- PLANTING BED SOILS ROOTING TOPSOIL BORROW
- BRICK GATEWAY COLUMN - LARGE
- BRICK GATEWAY COLUMN - SMALL
- BRICK HERITAGE COLUMN
- BRICK HERITAGE WALL
- BRICK SEAT WALL
- STREET LIGHT POLE FOR GENERAL REFERENCE ONLY, SEE LIGHTING PLAN
- GRASS BOULEVARD
- METAL RAIL POST ASSEMBLY
- METAL BOLLARD
- BIKE BOLLARD
- BENCH
- WASTE RECEPTACLE
- TRUNCATED DOMES FOR REFERENCE ONLY - SEE CIVIL
- DECID. TREE (BY OTHERS)

N O R T H

0 8' 16' 32'

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PRINT NAME: PAUL PAIGE, PLA

SIGNATURE: _____ LIC. NO. 23924

DATE: XX/XX/XXXX

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
LAYOUT PLANS

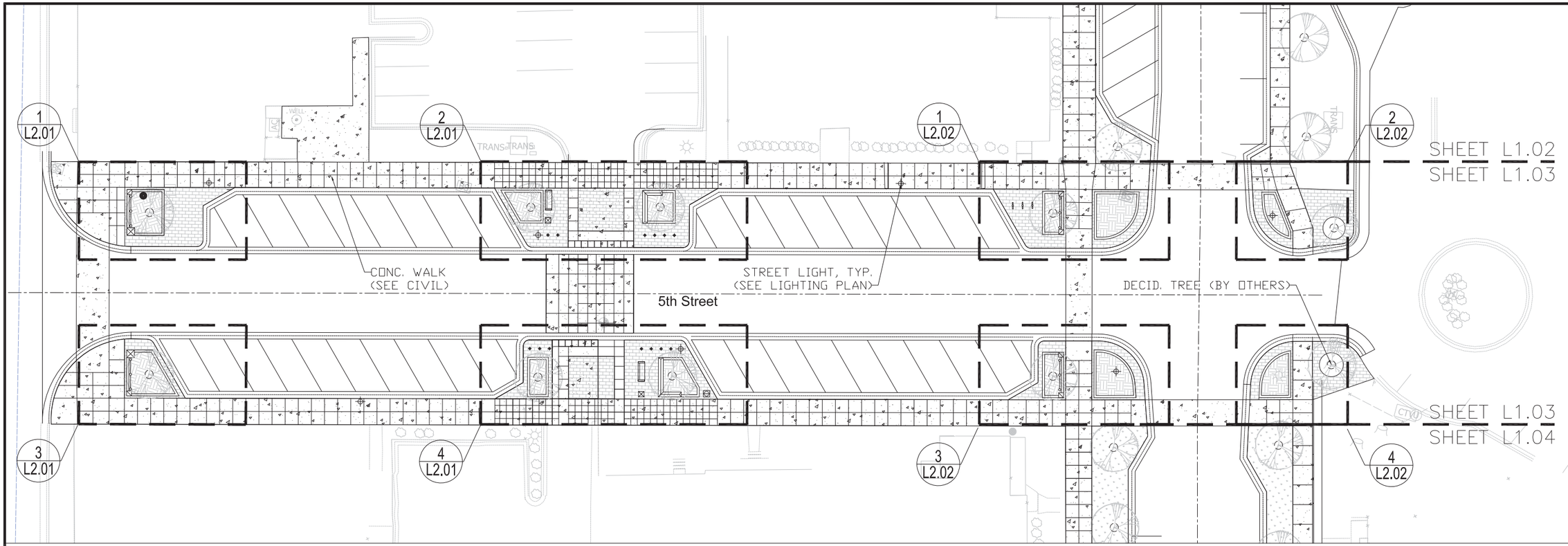
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DESIGNED - TDS, AJB
REVIEWED - PP

PROJ. NO. 020-058

SHEET NUMBER
L1.02

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- DECIDED. TREE (BY OTHERS)

NORTH

0 8' 16' 32'

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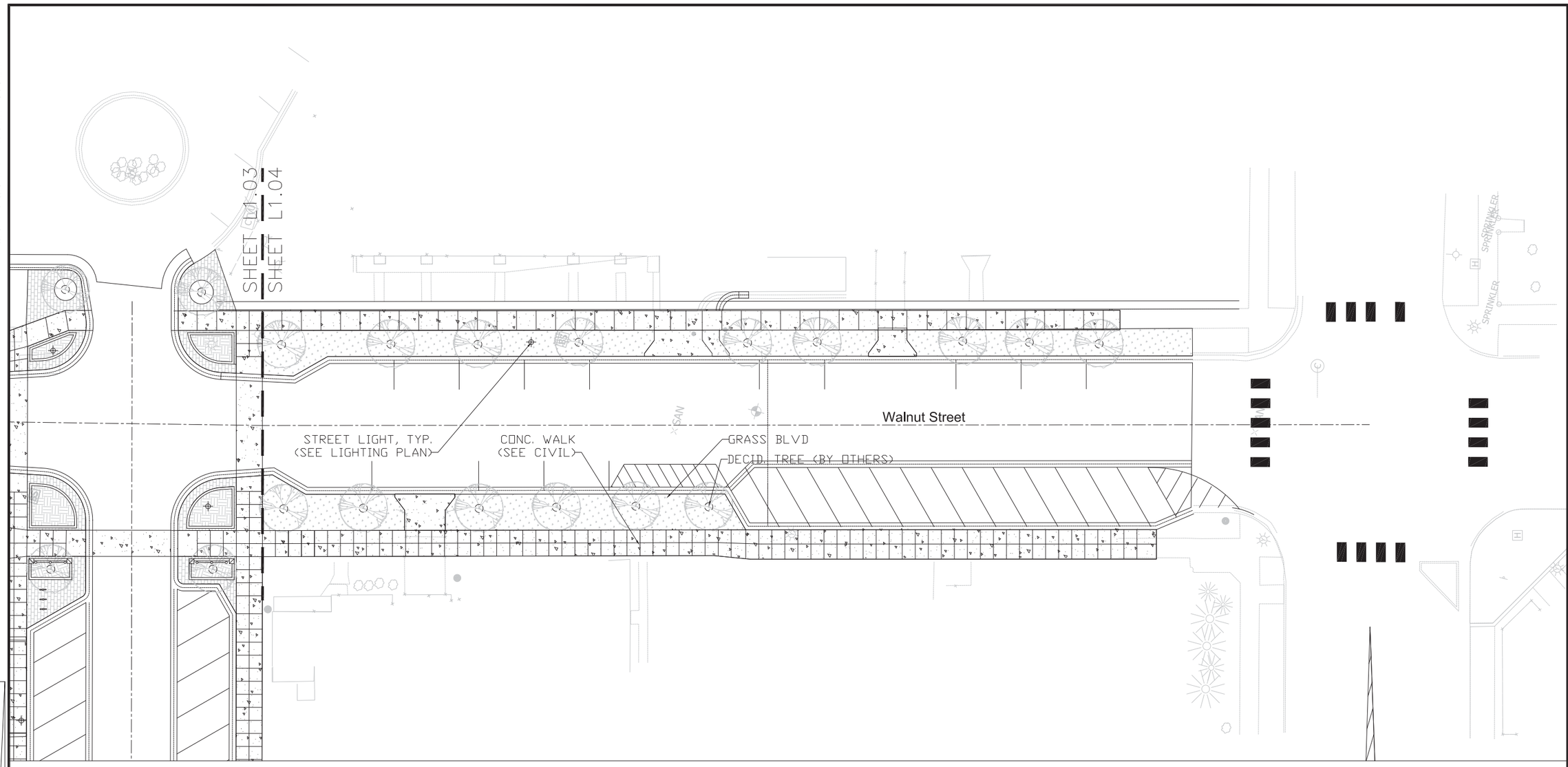
CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
LAYOUT PLANS

NO	REVISION	DATE
		5/13/2021

DRAWN - TDS
DESIGNED - TDS, AJB
REVIEWED - PP
PROJ. NO. 020-058

SHEET NUMBER
L1.03

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STREETSCAPE AND LANDSCAPE GENERAL NOTES

- REFER TO CONSTRUCTION PLAN FOR ROADWAY CURB, PEDESTRIAN RAMPS AND PAVEMENT TYPES, EXTENTS AND THICKNESS.
- STREETSCAPE PLANS SHOW SPECIAL CONCRETE SCORING REQUIREMENTS.
- SEE DETAIL SHEETS FOR DETAIL PAVER LAYOUT INFORMATION.
- CONTRACTOR RESPONSIBLE FOR COORDINATING ALL TRADES TO AVOID CONFLICTS WITH UTILITIES, ELECTRICAL AND STREETSCAPE FEATURES.
- SEE CIVIL FOR RESTORATION WORK

LAYOUT LEGEND

SEE CONSTRUCTION PLANS FOR PAVEMENT THICKNESS INFORMATION

- CONCRETE PAVEMENT
- CONCRETE WALK SPECIAL SAWCUT JOINTS
- COLOR CONCRETE PAVEMENT
- BRICK PAVER
- PLANTING BED SOILS ROOTING TOPSOIL BORROW
- BRICK GATEWAY COLUMN - LARGE
- BRICK GATEWAY COLUMN - SMALL
- BRICK HERITAGE COLUMN
- BRICK HERITAGE WALL
- BRICK SEAT WALL
- STREET LIGHT POLE FOR GENERAL REFERENCE ONLY, SEE LIGHTING PLAN
- GRASS BOULEVARD
- METAL RAIL POST ASSEMBLY
- METAL BOLLARD
- BIKE BOLLARD
- BENCH
- WASTE RECEPTACLE
- TRUNCATED DOMES FOR REFERENCE ONLY - SEE CIVIL
- DECID. TREE (BY OTHERS)

NORTH

0 8' 16' 32'

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2021 DOWNTOWN RECONSTRUCTION PROJECT
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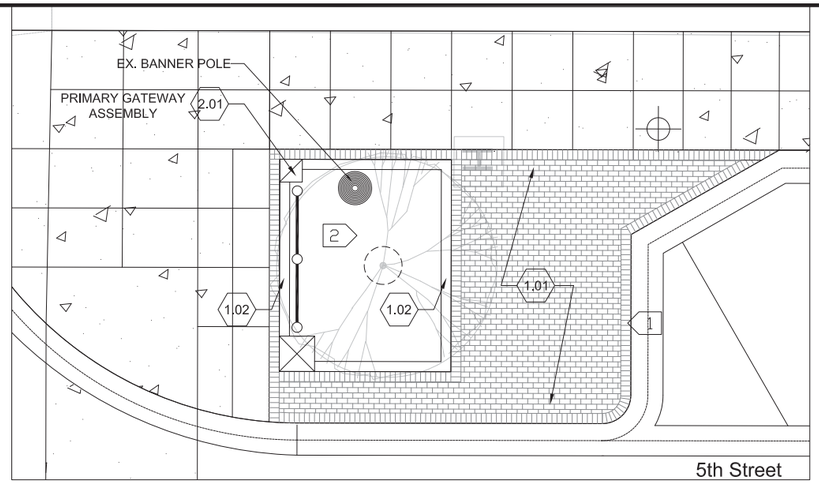
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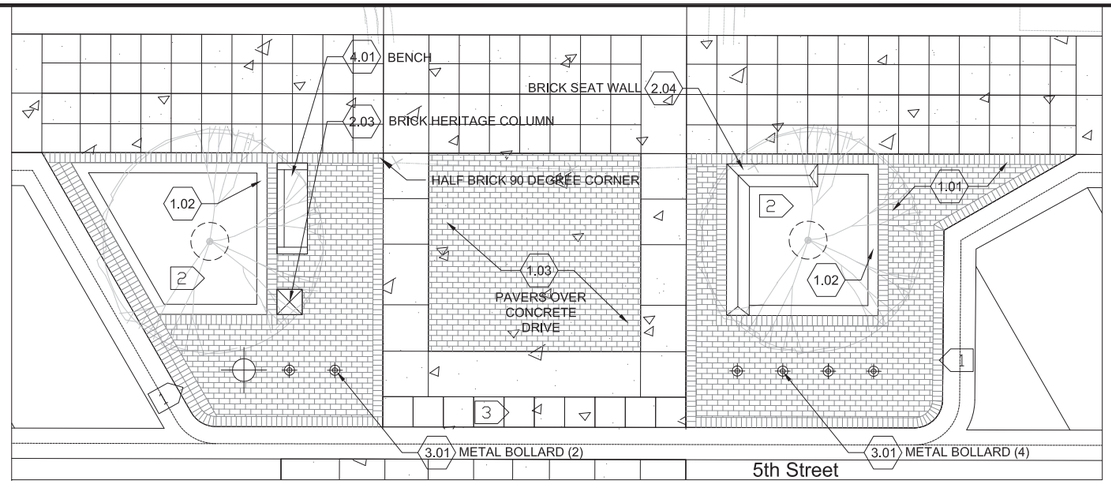
PROJ. NO. 020-058

SHEET NUMBER
L1.04

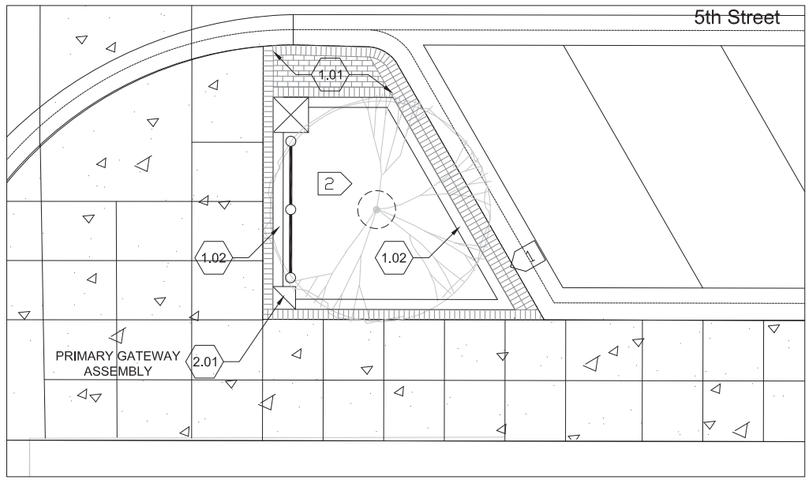
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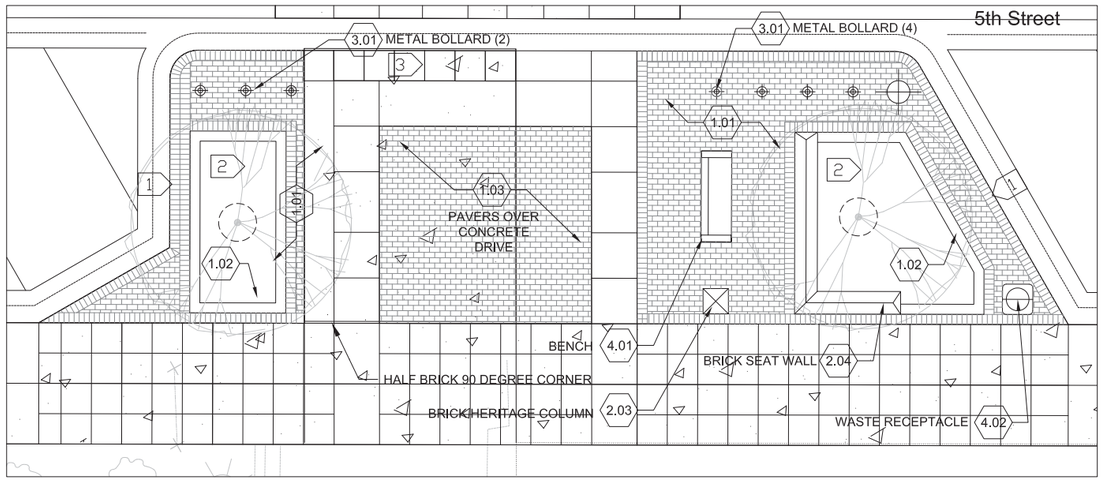
1 L2.01 5TH STREET AND WALNUT - WEST BUMPOUTS DETAIL



2 L2.01 5TH STREET AND WALNUT - CENTRAL BUMPOUTS DETAIL



3 L2.01 5TH STREET AND WALNUT - WEST BUMPOUTS DETAIL



4 L2.01 5TH STREET AND WALNUT - CENTRAL BUMPOUTS DETAIL

KEY DETAILS

	DETAILS	DETAIL/SHEET
1.00	1.01 BRICK PAVER WALK	1/L3.06
	1.02 CONCRETE EDGER	3/L3.06
	1.03 BRICK PAVER DRIVE	4/L3.06
2.00	2.01 PRIMARY GATEWAY ASSEMBLY: METAL RAIL POSTS, BRICK GATEWAY COLUMN LARGE, BRICK GATEWAY COLUMN SMALL	1/L3.01
	2.02 SECONDARY GATEWAY ASSEMBLY: METAL RAIL POSTS, BRICK GATEWAY COLUMN SMALL	1/L3.02
	2.03 BRICK HERITAGE COLUMN	1/L3.05
	2.04 BRICK SEAT WALL	1/L3.04
3.00	3.01 METAL BOLLARD	1/L3.03
	3.02 BIKE BOLLARD	2/L3.03
4.00	4.01 BENCH	SEE SPECIFICATIONS
	4.02 WASTE RECEPTACLE	SEE SPECIFICATIONS

PAVEMENT LEGEND

SEE CONSTRUCTION PLANS FOR PAVEMENT THICKNESS INFO.

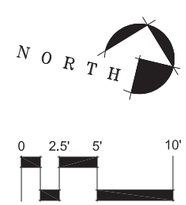
- CONC. WALK - TYPE 1 (W/ SAW-CUT JOINTS)
- CONC. WALK - TYPE 2 (COLORED)
- BRICK PAVERS OVER CONC. WALK/DRIVE
- PLANTING BED (SEE SPEC.)

KEY NOTES

1. BACK OF CURB - SEE CONSTRUCTION PLANS
2. PLANTING BED - PLANTS BY OTHERS
3. PEDESTRIAN RAMP - SEE CONSTRUCTION PLANS

LAYOUT NOTES

- USE PAVER SOLDIER COURSE AT ALL EDGES
- CUT/WEDGE PAVERS TO MEET MINIMUM GAP REQUIREMENTS IN SPECIFICATIONS AT CURB BACK.
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- PLANS SHOW APPROXIMATE PAVER LAYOUT.
- REVIEW PAVER LAYOUT AND CUTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH CONCRETE FORM WORK AND CURB INSTALLATION TO ENSURE STRAIGHT CONCRETE EDGES.
- REVIEW CONCRETE AND CURB EDGES WITH LANDSCAPE ARCHITECT PRIOR TO PAVER INSTALLATION FOR ANY REQUIRED SAW CUTTING FOR STRAIGHT PAVER EDGE AT NO COST TO OWNER.
- CONCRETE EDGER LAYOUT AND ELEVATIONS SHALL BE FIELD VERIFIED FOR GRADES PRIOR TO SETTING FORMS.
- CONCRETE EDGER TO BE LEVEL UNLESS ADJACENT GRADES VARY BY MORE THAN 2 INCHES AROUND PLANTING BED. NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION. LANDSCAPE ARCHITECT MAY ALLOW CONCRETE EDGER TO FOLLOW ADJACENT GRADES FOR AN AVERAGE CURB HEIGHT OF 4 INCHES ALL AROUND.



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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
LAYOUT DETAIL PLANS

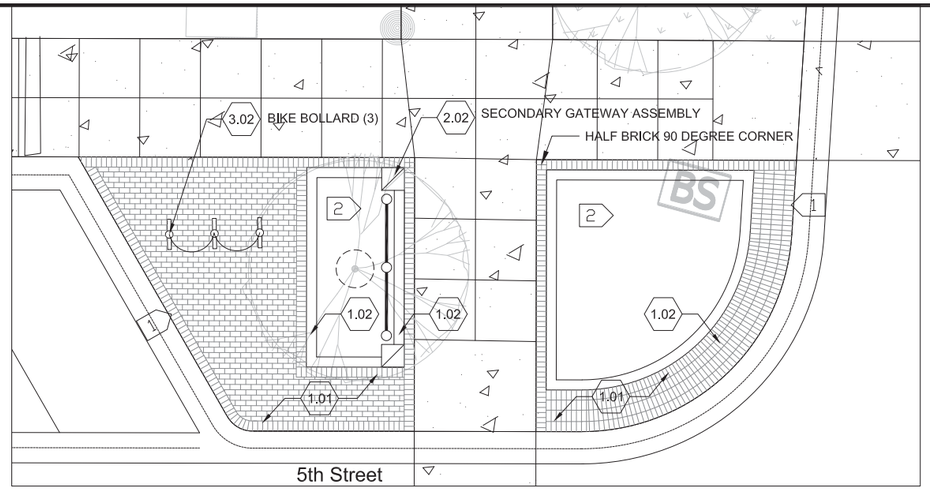
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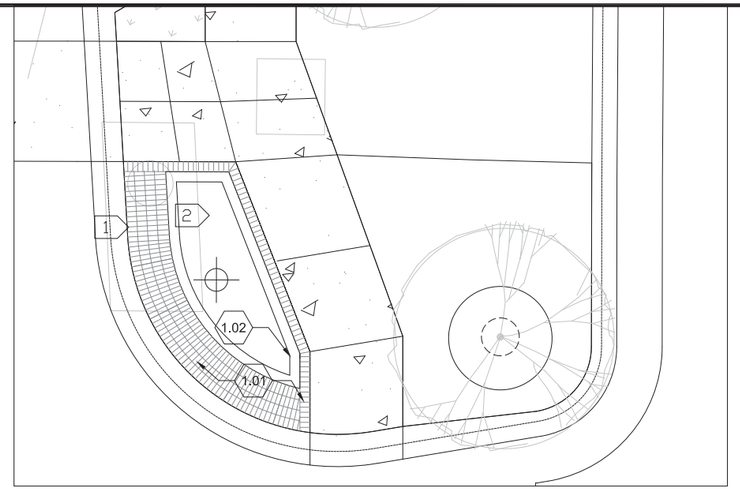
PROJ. NO. 020-058

SHEET NUMBER
L2.01

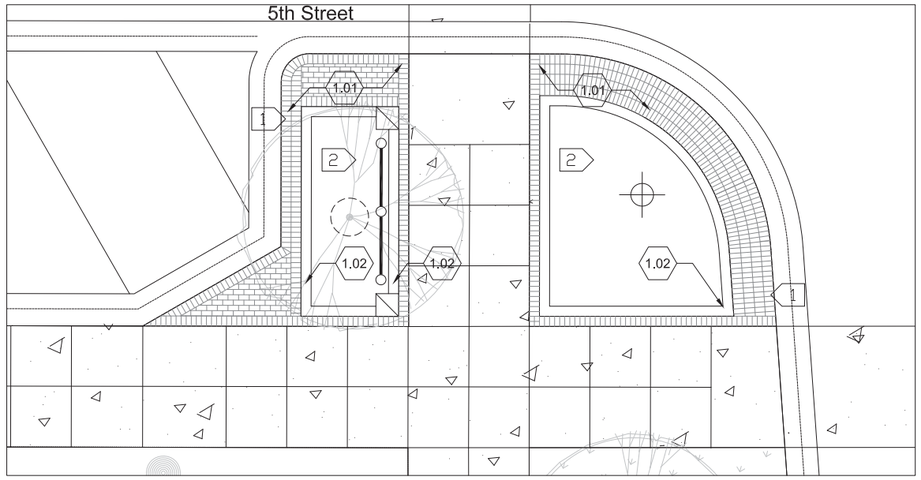
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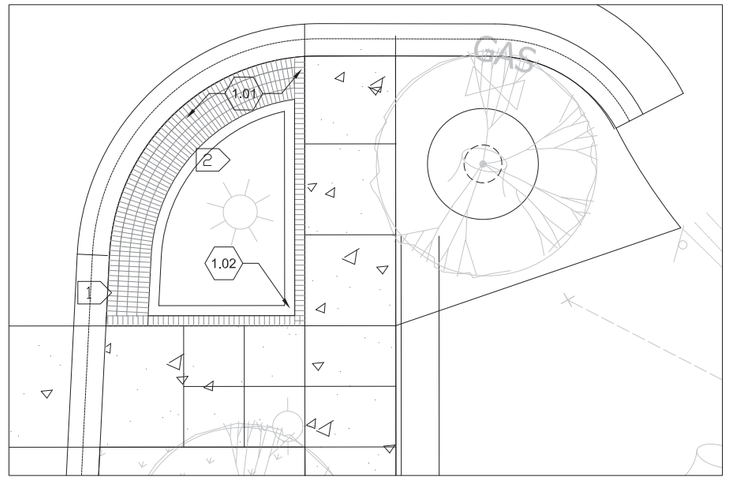
1 L2.02 5TH STREET AND WALNUT - EAST BUMPOUTS DETAIL



2 L2.02 5TH STREET AND WALNUT - WALNUT BUMPOUTS DETAIL



3 L2.02 5TH STREET AND WALNUT - EAST BUMPOUTS DETAIL



4 L2.02 5TH STREET AND WALNUT - WALNUT BUMPOUTS DETAIL

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	1.02	CONCRETE EDGER	3/L3.06
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2.00	2.01	PRIMARY GATEWAY ASSEMBLY: METAL RAIL POSTS, BRICK GATEWAY COLUMN LARGE, BRICK GATEWAY COLUMN SMALL	1/L3.01
	2.02	SECONDARY GATEWAY ASSEMBLY: METAL RAIL POSTS, BRICK GATEWAY COLUMN SMALL	1/L3.02
	2.03	BRICK HERITAGE COLUMN	1/L3.05
	2.04	BRICK SEAT WALL	1/L3.04
3.00	3.01	METAL BOLLARD	1/L3.03
	3.02	BIKE BOLLARD	2/L3.03
4.00	4.01	BENCH	SEE SPECIFICATIONS
	4.02	MULTI-USE TRAIL	SEE SPECIFICATIONS

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NORTH

0 2.5' 5' 10'

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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
LAYOUT DETAIL PLANS

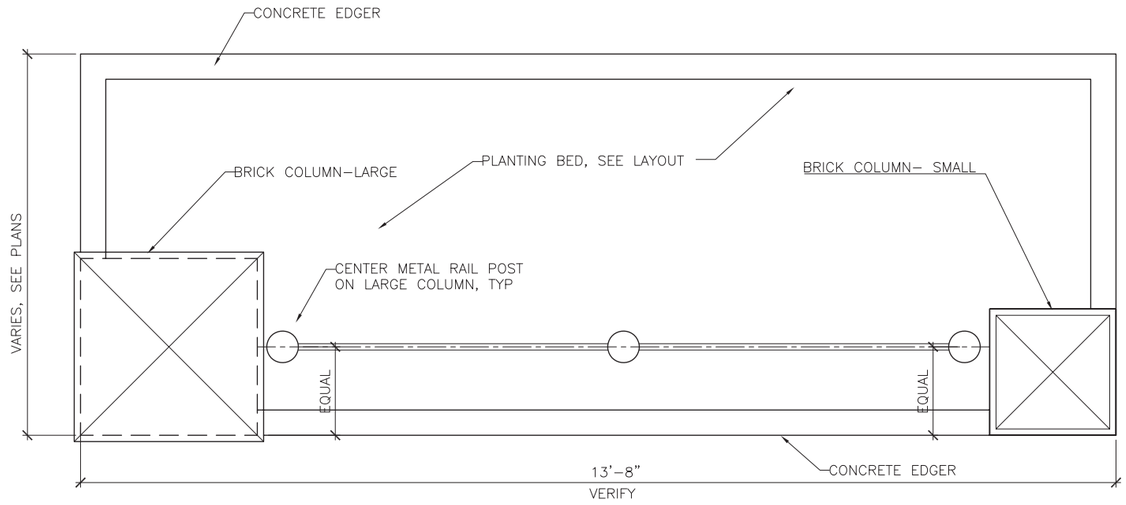
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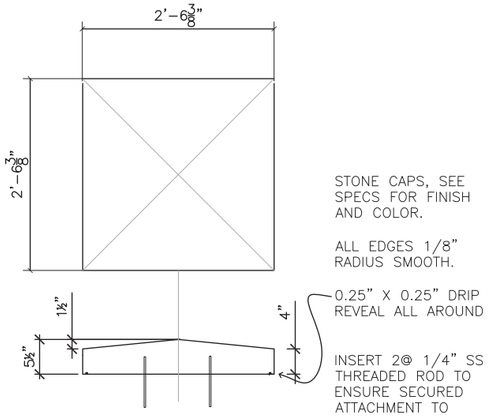
PROJ. NO. 020-058

SHEET NUMBER
L2.02

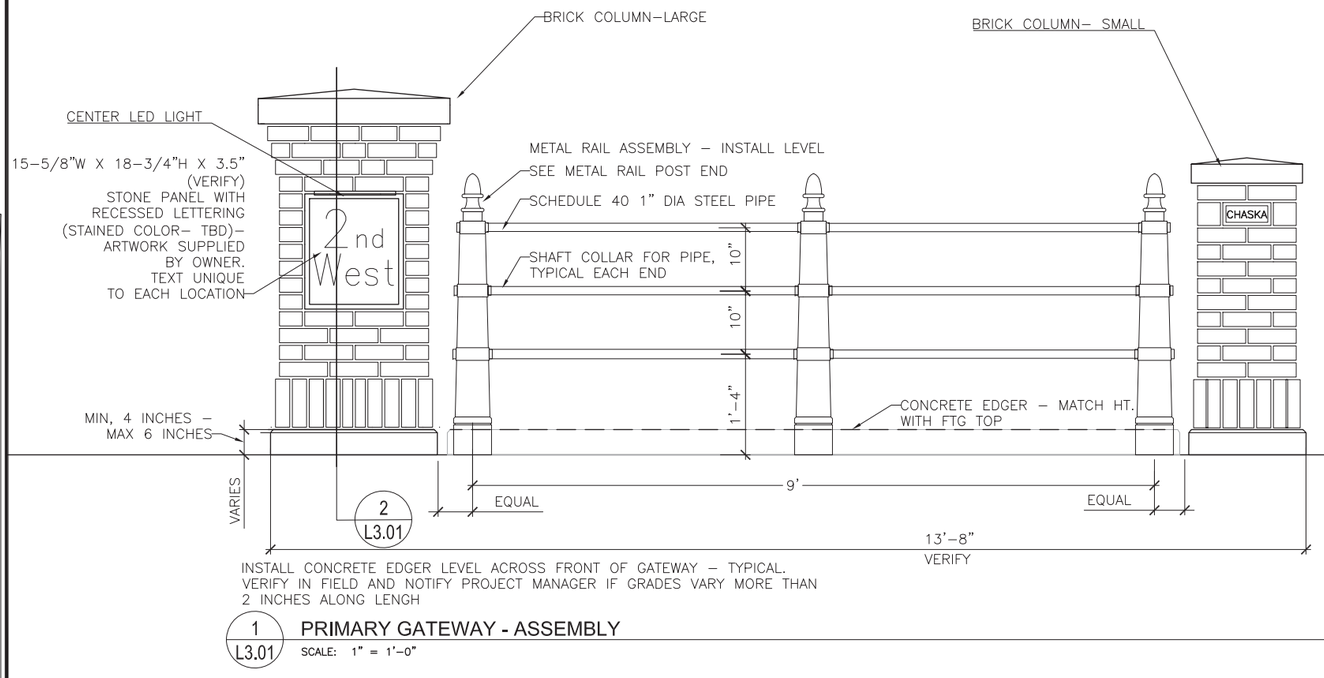
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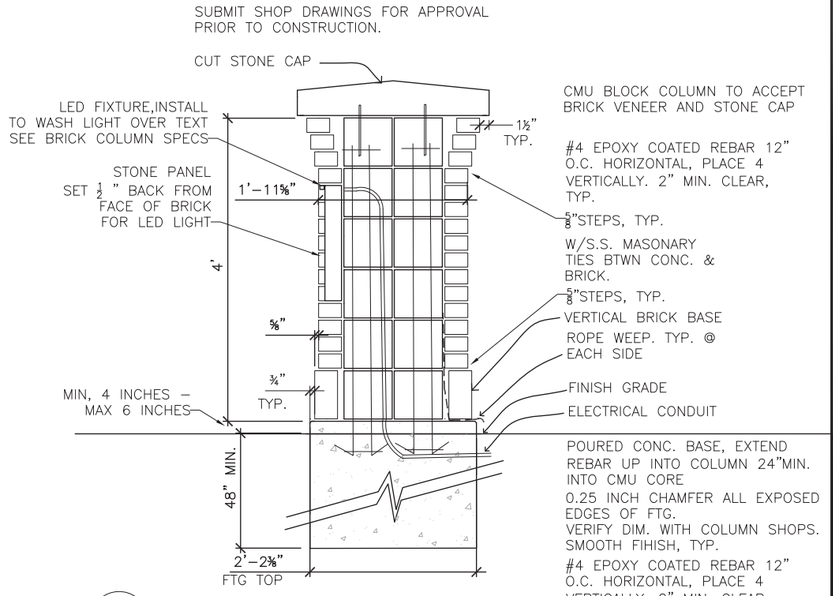
PRIMARY GATEWAY - PLAN VIEW



STONE CAP DETAIL



1 L3.01 PRIMARY GATEWAY - ASSEMBLY
SCALE: 1" = 1'–0"



2 L3.01 BRICK COLUMN - LARGE
SCALE: 1" = 1'–0"

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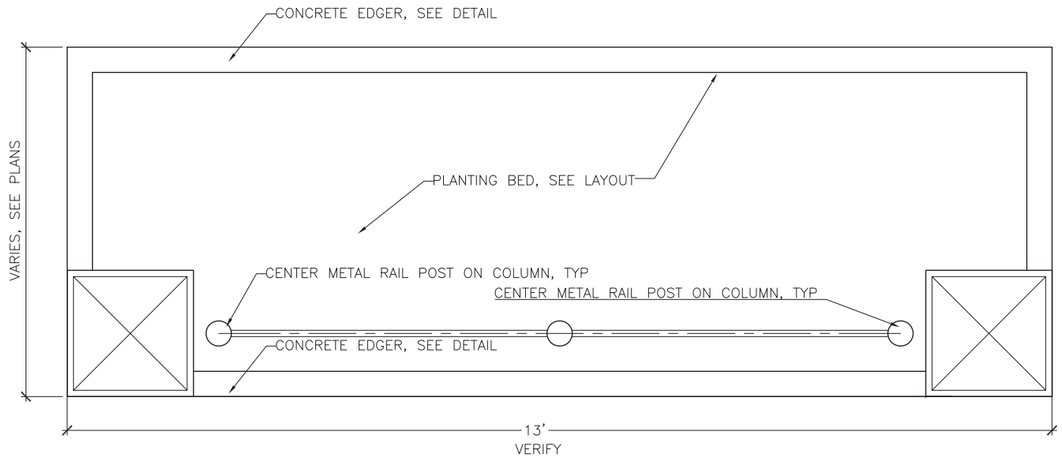
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PRINT NAME: PAUL PAIGE, PLA
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CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
STREETSCAPE DETAILS

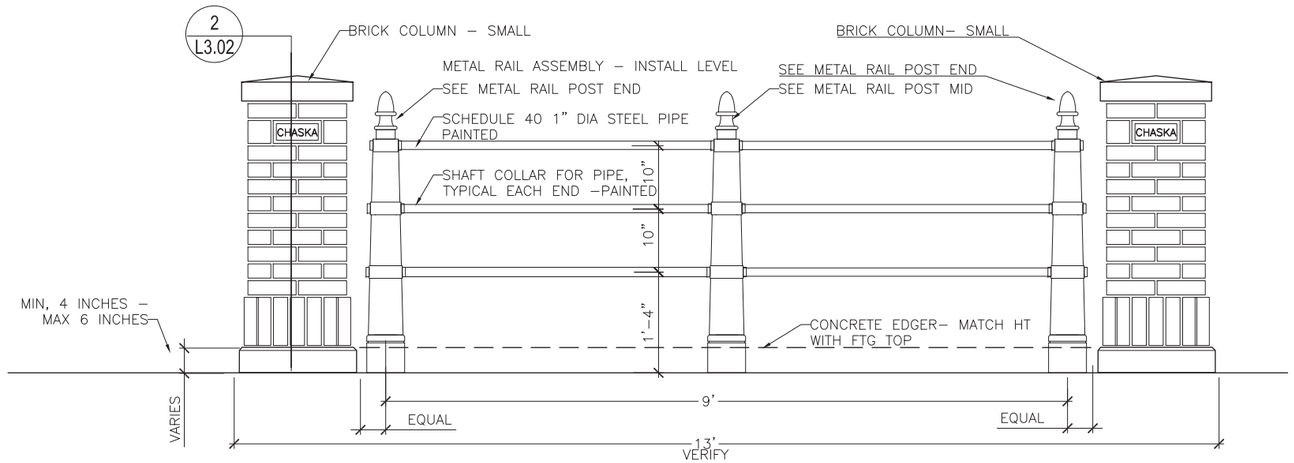
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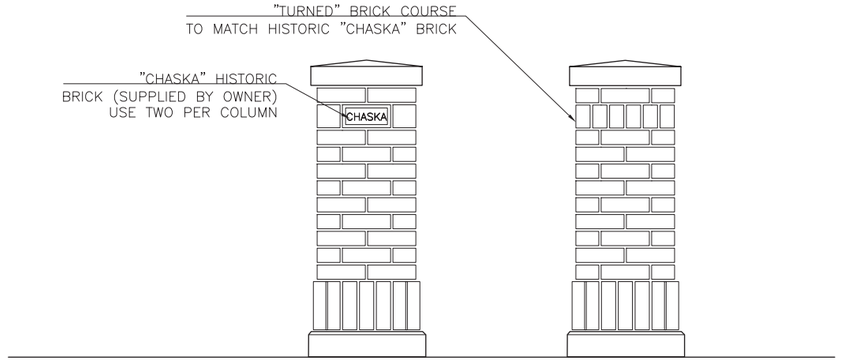
SECONDARY GATEWAY ASSEMBLY - TYPICAL PLAN



INSTALL CONCRETE EDGER LEVEL ACROSS FRONT OF GATEWAY – TYPICAL. VERIFY IN FIELD AND NOTIFY PROJECT MANAGER IF GRADES VARY MORE THAN 2 INCHES ALONG LENGH

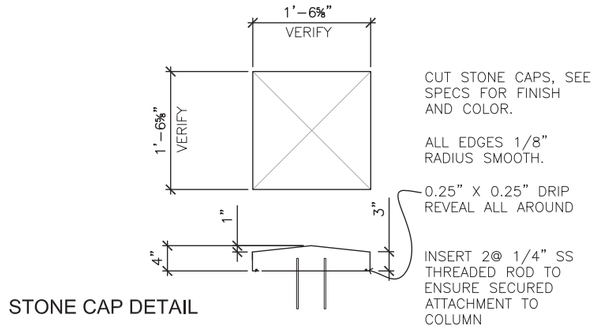
1 L3.02 SECONDARY GATEWAY ASSEMBLY - ELEVATION

SCALE: 1" = 1'–0"



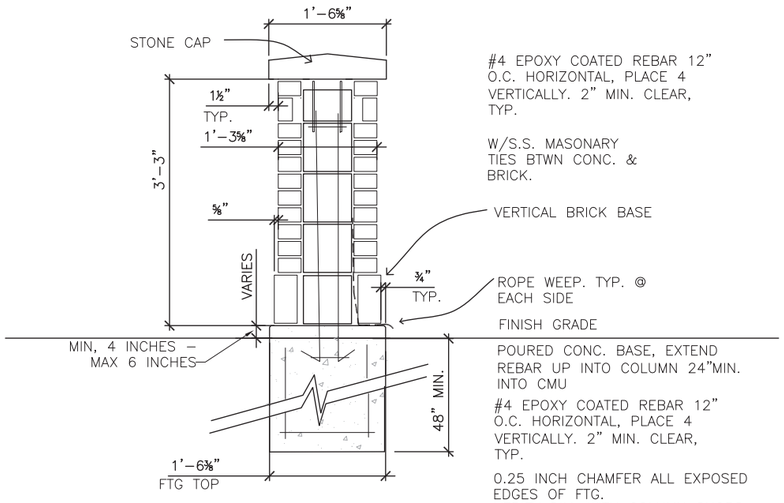
WITH "CHASKA" BRICK FRONT AND BACK VIEW

WITH "CHASKA" BRICK SIDE VIEW



STONE CAP DETAIL

SUBMIT SHOP DRAWINGS TO VERIFY DIMENSION FOR APPROVAL PRIOR TO CONSTRUCTION.



2 L3.02 BRICK COLUMN-SMALL - SECTION

SCALE: 1" = 1'–0"

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CITY OF CHASKA, MINNESOTA

2021 DOWNTOWN RECONSTRUCTION PROJECT

STREETSCAPE DETAILS

NO	REVISION	DATE
	5/13/2021	

DRAWN - TDS

DESIGNED - TDS, AJB

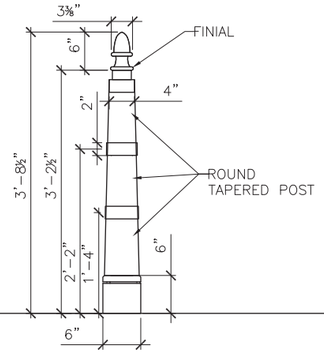
REVIEWED - PP

PROJ. NO. 020-058

SHEET NUMBER L3.02

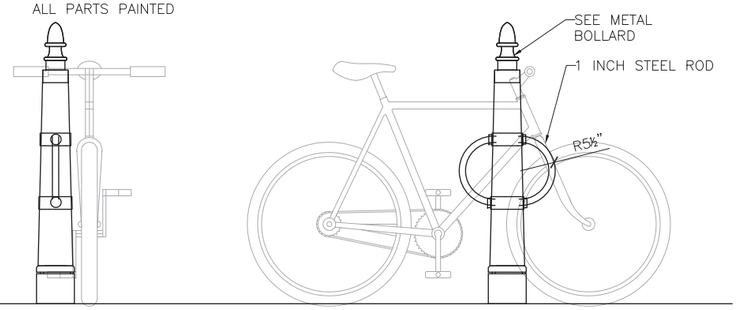
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SUBMIT SHOP DRAWINGS FOR APPROVAL
PRIOR TO CONSTRUCTION.



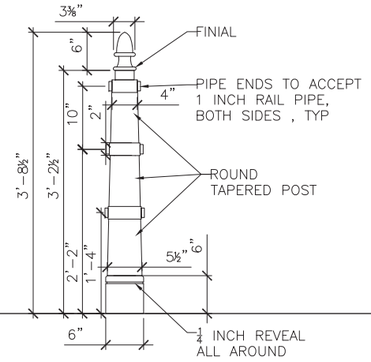
1 L3.03 METAL BOLLARD

SUBMIT SHOP DRAWINGS FOR APPROVAL
PRIOR TO CONSTRUCTION.
ALL PARTS PAINTED



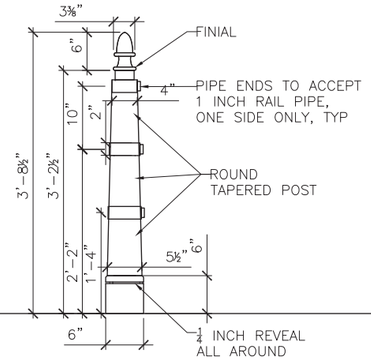
2 L3.03 BIKE BOLLARD

SUBMIT SHOP DRAWINGS FOR APPROVAL
PRIOR TO CONSTRUCTION.

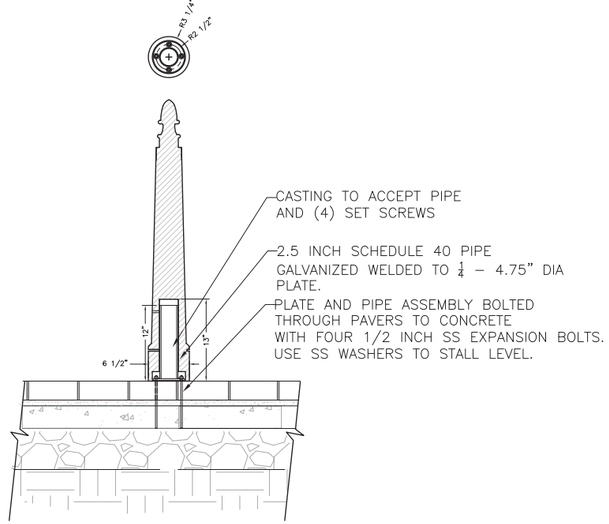


3 L3.03 METAL RAIL POST -MID

SUBMIT SHOP DRAWINGS FOR APPROVAL
PRIOR TO CONSTRUCTION.



4 L3.03 METAL RAIL POST END



5 L3.03 BOLLARD, BIKE BOLLARD SURFACE MOUNT
INSTALL IN PAVERS

Hoisington Koegler Group Inc.
123 North Third Street, Suite 100
Minneapolis, Minnesota 55401
612.338.0800 fax. 612.338.6838

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PRINT NAME: PAUL PAIGE, PLA

SIGNATURE: _____ LIC. NO. 23594

DATE: XX/XX/XXXX

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROEJCT
STREETSCAPE DETAILS

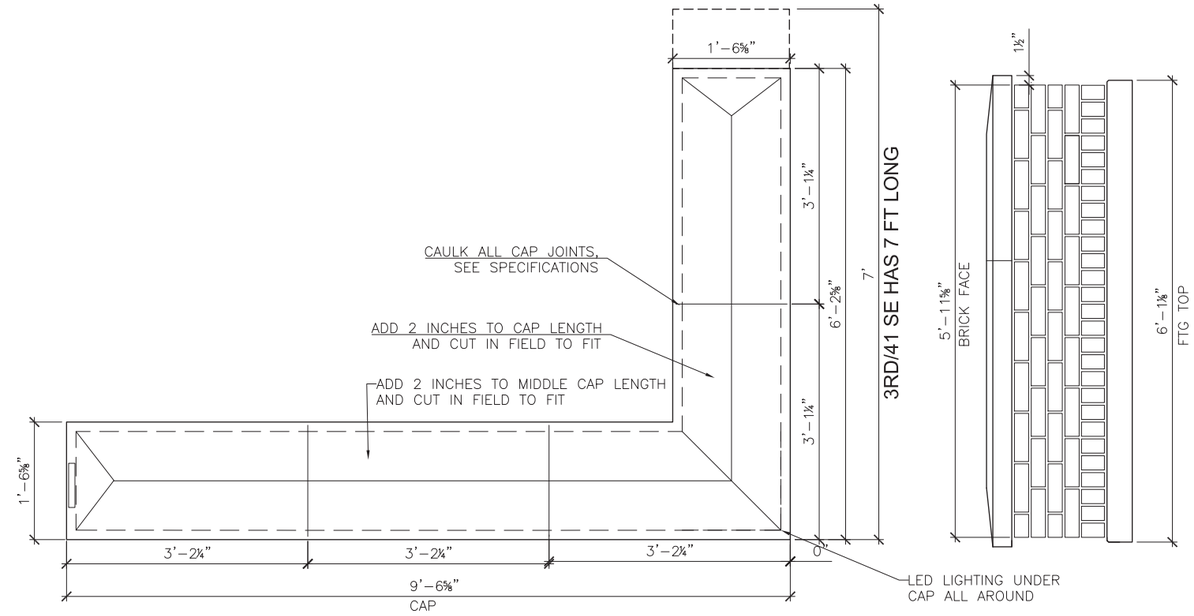
NO	REVISION	DATE
		5/13/2021

DRAWN - TDS
DESIGNED - TDS, AJB
REVIEWED - PP

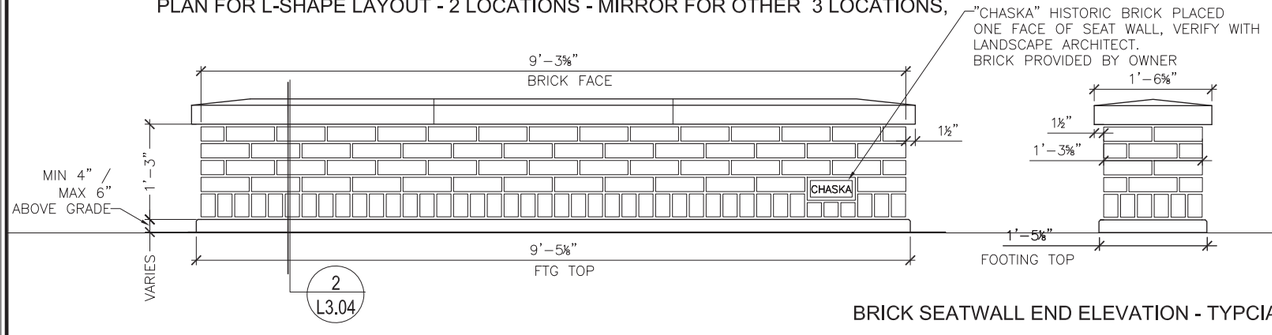
PROJ. NO. 020-058

SHEET NUMBER
L3.03

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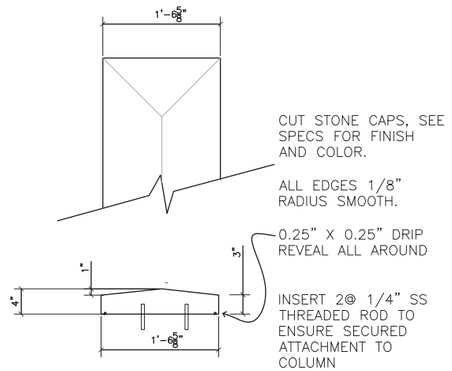


PLAN FOR L-SHAPE LAYOUT - 2 LOCATIONS - MIRROR FOR OTHER 3 LOCATIONS,



BRICK SEATWALL END ELEVATION - TYPCIAL

1 L3.04 BRICK L-SEAT WALL ELEVATION
SCALE: 1" = 1'-0"

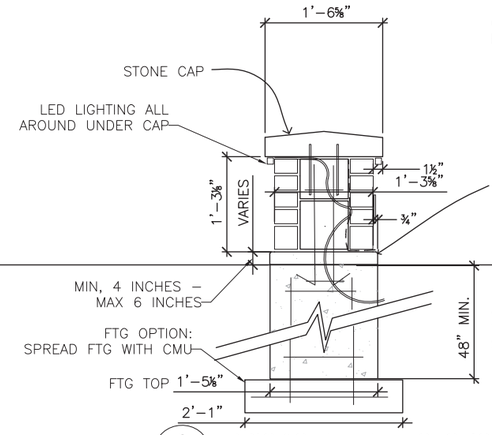


SEATWALL CAP DETAIL

SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

#4 EPOXY COATED REBAR 12" O.C. HORIZONTAL, PLACE 4 VERTICALLY. 2" MIN. CLEAR, TYP.

CMU BLOCK COLUMN TO ACCEPT BRICK VENEER AND STONE CAP



2 L3.04 BRICK SEATWALL - SECTION
SCALE: 1" = 1'-0"

Hoisington Koegler Group Inc.
123 North Third Street, Suite 100
Minneapolis, Minnesota 55401
612.338.0800 fax. 612.338.6838

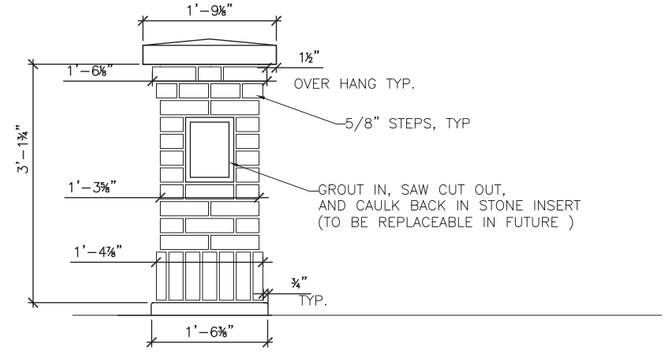
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PRINT NAME: PAUL PAIGE, PLA
SIGNATURE:
DATE: XX/XX/XXXX LIC. NO. 23594

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROEJCT
STREETSCAPE DETAILS

NO	REVISION	DATE
		5/13/2021

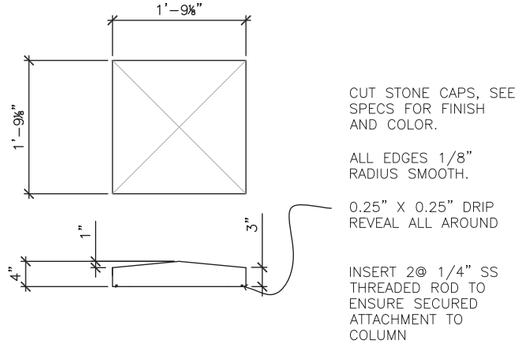
DRAWN - TDS
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REVIEWED - PP
PROJ. NO. 020-058
SHEET NUMBER L3.04

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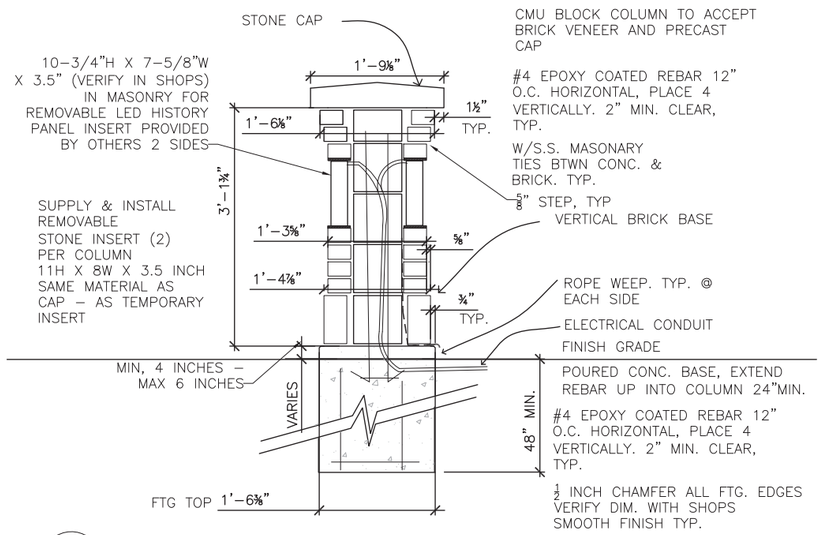


1 L3.05 HERITAGE COLUMN ELEVATION

SCALE: 1" = 1'–0"



STONE CAP DETAIL



2 L3.05 HERITAGE COLUMN - SECTION

SCALE: 1" = 1'–0"

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PRINT NAME: PAUL PAIGE, PLA

SIGNATURE: _____ LIC. NO. 23594

DATE: XX/XX/XXXX

CITY OF CHASKA, MINNESOTA

2021 DOWNTOWN RECONSTRUCTION PROJECT

STREETSCAPE DETAILS

NO	REVISION	DATE
	5/13/2021	

DRAWN - TDS

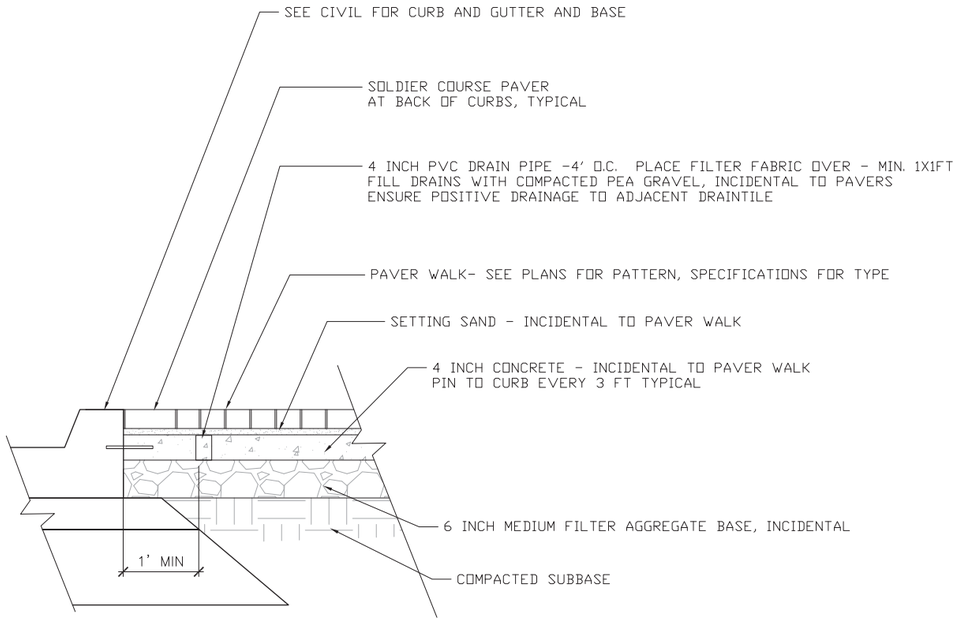
DESIGNED - TDS, AJB

REVIEWED - PP

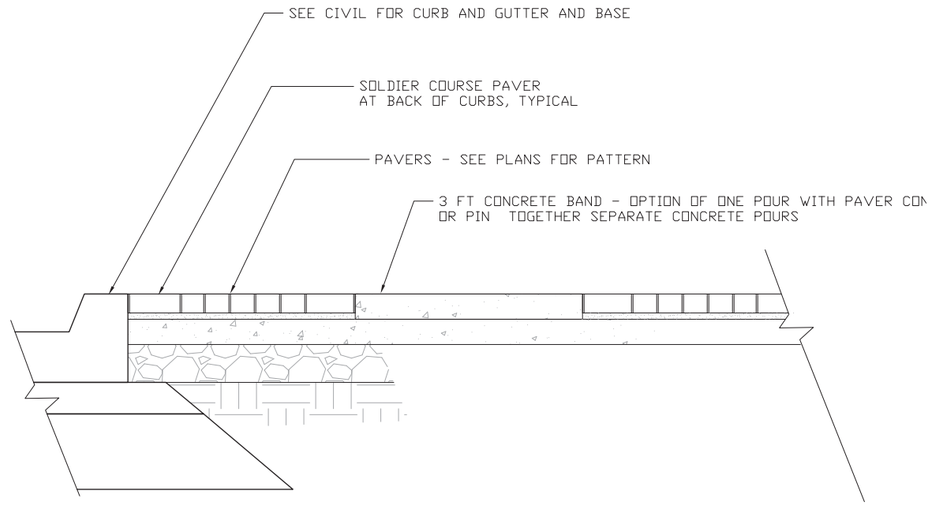
PROJ. NO. 020-058

SHEET NUMBER L3.05

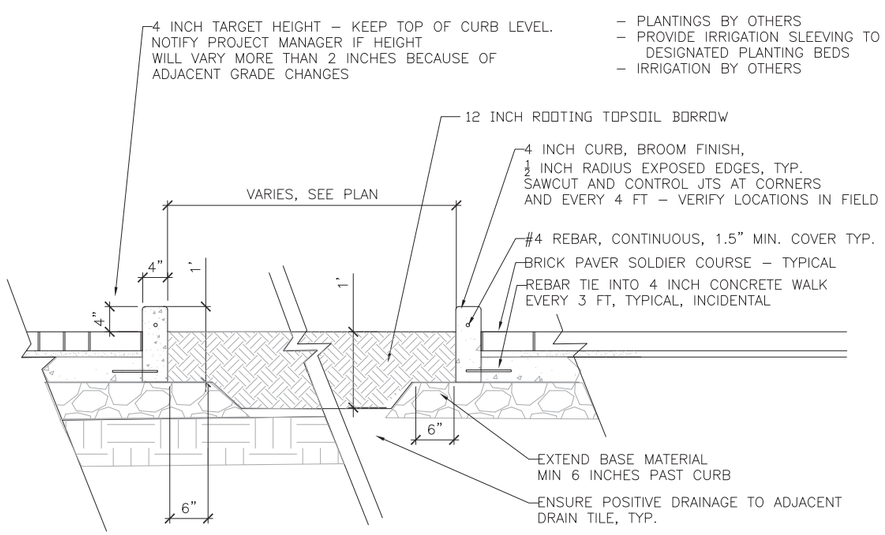
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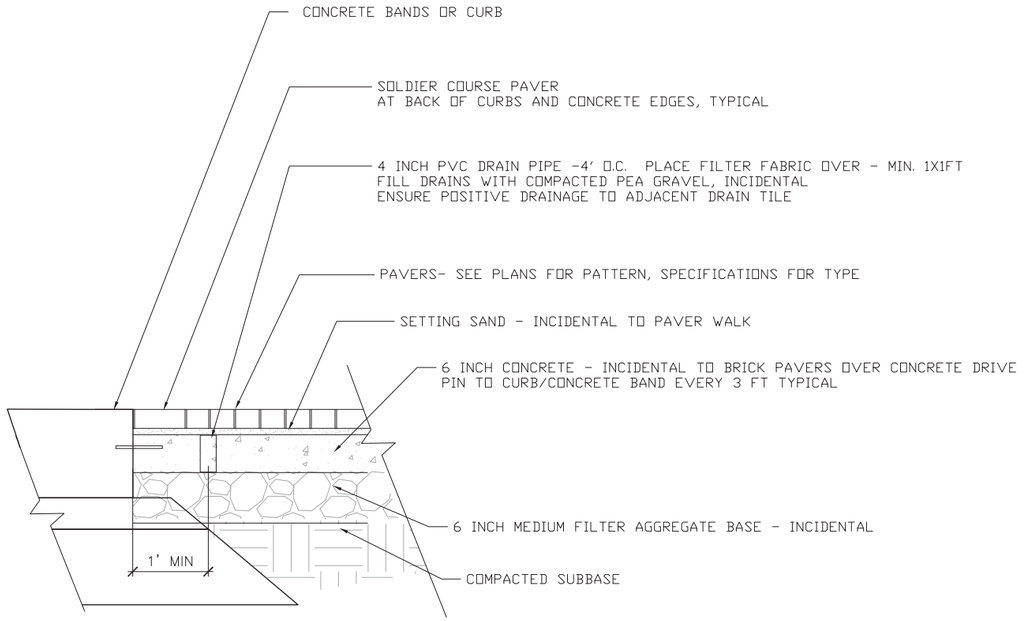
1 L3.06 BRICK PAVERS OVER CONCRETE WALK



2 L3.06 CONCRETE BAND IN PAVER AREA



3 L3.06 PLANTING BED WITH CONCRETE EDGER



4 L3.06 BRICK PAVERS OVER CONCRETE DRIVE

Hoisington Koegler Group Inc.
123 North Third Street, Suite 100
Minneapolis, Minnesota 55401
612.338.0800 fax. 612.338.6838

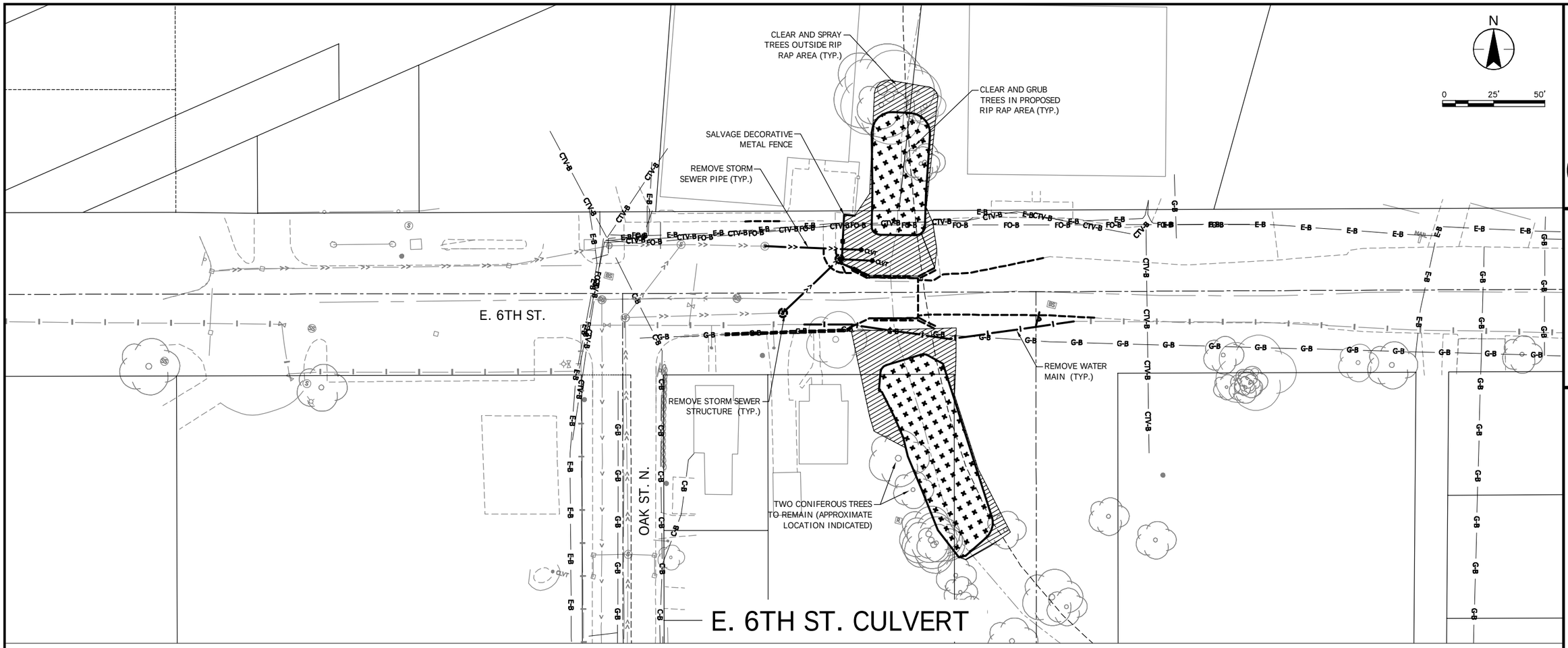
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PRINT NAME: PAUL PAIGE, PLA
SIGNATURE:
DATE: XX/XX/XXXX LIC. NO. 23594

CITY OF CHASKA, MINNESOTA
2021 DOWNTOWN RECONSTRUCTION PROJECT
STREETSCAPE DETAILS

NO	REVISION	DATE
		5/13/2021

DRAWN - TDS
DESIGNED - TDS, AJB
REVIEWED - PP
PROJ. NO. 020-058
SHEET NUMBER L3.06

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PRINT NAME ERIC S. LEMBKE LIC. NO. 47748

SIGNATURE XX/XX/2021

DATE

CITY OF CHASKA, MN

2021 DOWNTOWN RECONSTRUCTION PROJECT

EXISTING CONDITIONS AND REMOVALS PLAN

NO	REVISION	DATE

SURVEY	
DRAWN	JDP
DESIGNED	JDP
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193805129

SHEET NUMBER
C0.01B

Date: 2/13/2021 - 1:10pm
Login: lembke, eric
xrefs: 193804721 - BORDER, 193804721 - XSVT, 193804721 - XSPL
xrefs: 193804721 - BORDER, 193804721 - XSVT, 193804721 - XSPL
Drawing: C:\Users\eric.lembke\Documents\193804721_CHA Dwg\193804721-C001.dwg

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N

0 25' 50'

12" CASING FOR WATER MAIN

E. 6TH ST.

STMH-5

FIELD VERIFY AND CONNECT TO EX. WATER MAIN (TYP.)

FIELD VERIFY AND CONNECT TO EX. WATER MAIN (TYP.)

OAK ST. N.

E. 6TH ST. CULVERT

760 750 740 730 720 710 700 690

FIELD VERIFY EX. WATER MAIN LOCATION AND ELEVATION AND CONNECT TO EX. MATER MAIN

16' W X 8' H BOX CULVERT

22.5° 6" BENDS TIE ALL JOINTS

27"

9.5' TYP.

22.5° 6" BENDS TIE ALL JOINTS

FIELD VERIFY EX. WATER MAIN LOCATION AND ELEVATION AND CONNECT TO EX. MATER MAIN

12' CASING PIPE FOR WATER MAIN
(X.XX' BURY)
TOP ELEV. 712.33'
BOTTOM ELEV. 711.33'

3+00	4+00	5+00	6+00	7+00	8+00
723.5	724.0	724.8	724.9	725.4	724.7	723.1	723.2	723.3
723.53	724.02	724.78	724.94	725.37	724.67	723.14	723.18	723.31

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www.stantec.com

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PRINT NAME ERIC S. LEMBKE

SIGNATURE

DATE XX/XX/2021

LIC. NO. 42748

CITY OF CHASKA, MN
2021 DOWNTOWN RECONSTRUCTION PROJECT
WATER MAIN IMPROVEMENTS

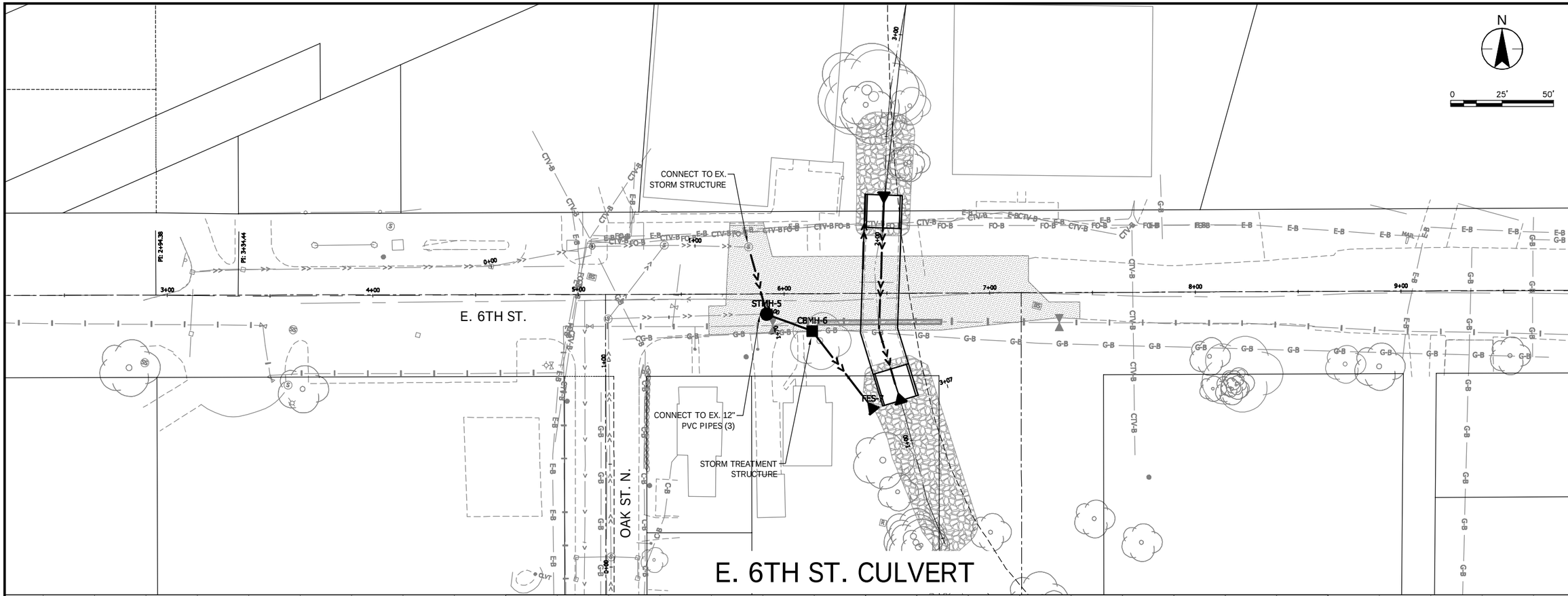
NO	REVISION	DATE

SURVEY	
DRAWN	JDP
DESIGNED	JDP
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193805129

SHEET NUMBER
C4.01B

Date: 2/3/2021 - 4:04pm
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xref: 193804721 - TITLE 193804721 - C4.01 Dwg \193804721-C4.01.dwg

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SIGNATURE XX/XX/2021

DATE

CITY OF CHASKA, MN

2021 DOWNTOWN RECONSTRUCTION PROJECT

STORM SEWER IMPROVEMENTS

NO	REVISION	DATE

SURVEY	
DRAWN	JDP
DESIGNED	JDP
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193805129

SHEET NUMBER
C5.01B

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DESIGN DESIGNATION

DESIGNATION	6TH ST. (MUN 41)
FUNCTIONAL CLASS	LOCAL
NO. OF TRAFFIC LANES	2
NO. OF PARKING LANES	N/A
DRIVING LANE WIDTH	12'
SHOULDER WIDTH	6'
R-VALUE	NA
ESALS (2039)	NA
SOIL FACTOR	NA
ADT (PRESENT YEAR) 2022	180
ADT (FUTURE YEAR) 2042	200
DESIGN SPEED	30 MPH
DESIGN LOAD	10 - TON STAGED
DESIGN SPEED BASED ON STOPPING SIGHT DISTANCE:	N/A
HEIGHT OF EYE =	3.5 FT
HEIGHT OF OBJECT =	2.0 FT
DESIGN SPEED NOT ACHIEVED AT:	N/A

MINNESOTA DEPARTMENT OF TRANSPORTATION

CITY OF CHASKA, MINNESOTA

EAST 6TH STREET BRIDGE NO. 10J52

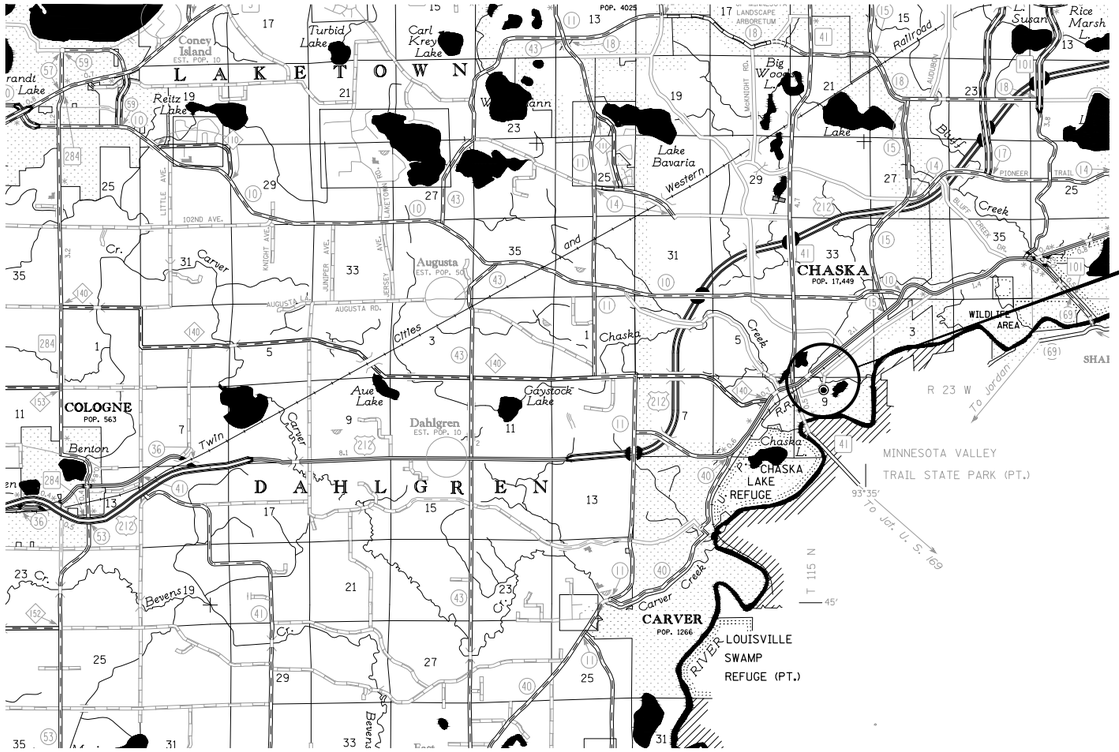
CONSTRUCTION PLAN FOR: CONSTRUCTION OF BRIDGE NO. 10J52

LOCATED ON: E. 6TH STREET OVER EAST CHASKA CREEK, 0.1 MILES EAST OF JCT CSAH 61. STA 5+76.58 TO STA 7+17.17

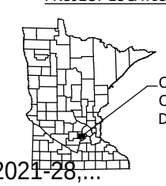
SEC. 9 TWP. 115 N R. 23 W

STATE AID PROJECT NO. 196-594-002

GROSS LENGTH	140.59	FEET	0.027	MILES
BRIDGE LENGTH	17.33	FEET	0.003	MILES
EXCEPTION LENGTH	NA	FEET	NA	MILES
NET LENGTH	140.59	FEET	0.027	MILES

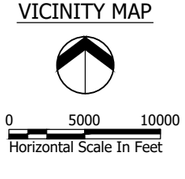


PROJECT LOCATION



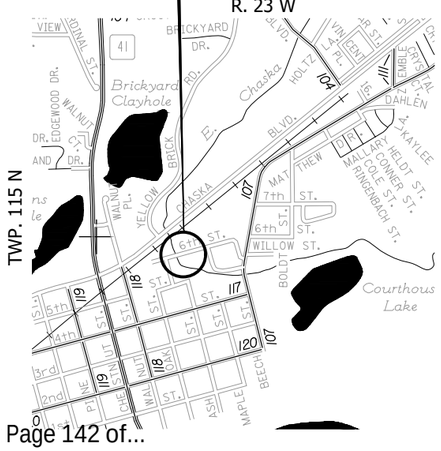
CITY: CHASKA
COUNTY: CARVER
DISTRICT: METRO

VICINITY MAP



PROP. BRIDGE NO. 10J52
BEGIN PROJECT: STA. 5+76.58
END PROJECT: STA. 7+17.17

EXIST. BRIDGE NO. L4965
CONCRETE SLAB SPAN
STRUCTURE LENGTH: 24.2 FT
DECK WIDTH: 22.0 FT
YEAR BUILT: 1930
REMODELED: UK



--- GOVERNING SPECIFICATIONS ---
THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE CURRENT "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD) AND PART VI, "FIELD MANUAL" FOR TEMPORARY TRAFFIC CONTROL DEVICES.

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	LEGEND
3	END ELEVATION, SCHEDULE OF QUANTITIES AND NOTES
4	PLAN VIEW, ELEVATION AND BEND DETAIL
5	BARREL DETAILS
6	END SECTION STANDARD DETAILS TYPE I SINGLE BARREL
7	EMBANKMENT PROTECTION STANDARD DETAILS
8	WIRE FENCE DESIGN SPECIAL
9	SURVEY
10	SURVEY PLAN AND PROFILE
11	EROSION CONTROL PLAN
12	SWPPP REQUIREMENTS
13-14	DEWATERING DETAILS
15-18	TEMPORARY SEDIMENT CONTROL

THIS PLAN SET CONTAINS 18 SHEETS

JAN O. HANSEN

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DATE: _____ LIC. NO. 54640

APPROVED: _____ DATE: _____
CITY ENGINEER, CHASKA

APPROVED: _____ DATE: _____
DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

APPROVED: _____ DATE: _____
APPROVED FOR STATE AID FUNDING: STATE AID ENGINEER

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Minneapolis MN 55402-2309
www.stantec.com

CITY OF CHASKA, MINNESOTA
EAST 6TH STREET BRIDGE NO. 10J52
TITLE SHEET

NO	REVISION	DATE

SURVEY	
DRAWN	MRL
DESIGNED	CJK
CHECKED	JOH
APPROVED	JOH
PROJ. NO.	193804721

SHEET NUMBER
1 OF 18

S.A.P. 196-594-002

Date: 7/12/2019 8:21:01 am
Xref: C:\Users\jan.hansen\Documents\193804721\CAD\Dwg Plan Set\193804721_G001.dwg
Xref: CAD\Dwg Plan Set\193804721_G001_BORDER TITLE
Xref: CAD\Dwg Plan Set\193804721_G001_BORDER TITLE

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EXISTING TOPOGRAPHIC SYMBOLS

- STORM SEWER APRON
- BASKETBALL POST
- BARRICADE PERMANENT
- BENCH
- BOOSTER STATION
- BUILDING LOWEST OPENING
- BURIAL CONTROL MONUMENT
- BUSH DECIDUOUS
- CATCH BASIN BEEHIVE
- CURB BOX
- CATCH BASIN
- COLUMN
- CONTROL BOX SIGNAL
- CLEAN OUT (SEWER)
- CULVERT END
- DRINKING FOUNTAIN
- ENERGY DISSIPATER
- FLAG POLE
- FUEL PUMP
- GUY WIRE
- GRILL
- HANDICAP SPACE
- HANDHOLE
- FIRE HYDRANT
- HYDRANT PVMNT MARKER (REFLECTOR)
- HYDRANT VALVE
- INLET (SMALL DIA.)
- LIFT STATION CONTROL PANEL
- LIFT STATION DRY WELL
- LIFT STATION WET WELL
- LIGHT YARD
- LOOP DETECTOR
- MAIL BOX
- MAIL RELAY BOX
- MANHOLE-AIR RELEASE
- MANHOLE-HEAT
- MANHOLE-GAS
- MANHOLE-POWER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-COMMUNICATIONS
- MANHOLE-UNKNOWN
- MANHOLE-WATER
- METER POWER
- METER GAS
- ORDINARY HIGH WATER MARK
- OUTLET CONTROL STRUCTURE
- PARKING METER
- PEDESTRIAN PUSH BUTTON
- PEDESTAL POWER
- PEDESTAL CATV
- PEDESTAL COMMUNICATIONS
- POST INDICATOR VALVE
- POLE-COMMUNICATIONS
- POLE-GUY
- POLE-LIGHT
- POLE-POWER
- POLE-UTILITY
- POLE-UTILITY SERVICE
- POST
- PROPANE TANK
- PICNIC TABLE
- SAMPLING WELL
- ROCK
- RR SIGNAL CONTROL BOX
- RR CROSSING GATE
- RR SIGNAL
- REGULATION STATION GAS
- SATELLITE DISH
- SEPTIC TANK
- SEPTIC VENT
- SEPTIC DRAIN FIELD
- SIGN
- SOIL BORING
- STAND PIPE GAS
- SPIGOT WATER
- SPRINKLER HEAD
- SPRINKLER VALVE BOX
- STUMP
- SERVICE-GAS POINT ON LINE
- SERVICE-SANITARY SEWER POINT ON LINE
- SERVICE-STORM SEWER POINT ON LINE
- SERVICE-WATER POINT ON LINE
- TELEPHONE BOOTH
- TRANSMISSION TOWER ELECTRIC
- TEST PIT LOC
- TRANSFORMER POWER
- TREE DEAD
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- TREE-FRUIT
- TRASH CAN
- TRAFFIC SIGNAL
- VALVE GAS
- VALVE
- VENT GAS
- WATER REDUCER
- WETLAND
- WELL-MONITORING
- WELL-WATER

SURVEY SYMBOLS

- AERIAL CONTROL POINT
- BACKSIGHT CONTROL POINT
- GPS CONTROL POINT
- JUDICIAL LAND MONUMENT
- MONUMENT COMPUTED
- MONUMENT IRON FOUND
- MONUMENT IRON SET
- RESECTED POINT
- ROW MONUMENT
- ROW MARKER POST
- SECTION CORNER
- TRAVERSE CONTROL POINT
- BENCH MARK LOCATION

PROPOSED TOPOGRAPHIC SYMBOLS

- BOLLARD
- SANITARY CLEANOUT
- MANHOLE
- SANITARY OR STORM LIFT STATION
- STORM SEWER BEEHIVE CATCH BASIN
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER REDUCER
- VALVE
- RIP RAP
- DRAINAGE FLOW
- PEDESTRIAN RAMP

HATCH PATTERNS

- GRAVEL
- SAND
- BITUMINOUS
- BEDROCK
- CONCRETE
- GROUND
- HEAVY DUTY BITUMINOUS

CONCRETE CURB AND GUTTER

- EXISTING
- PROPOSED
- FUTURE
- DEMOLITION

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE - BARBED WIRE
- FENCE - CHAIN LINK
- FENCE - DECORATIVE
- FENCE - STOCKADE
- FENCE - WOOD
- FENCE - ELECTRIC
- GUARD RAIL
- TREE LINE
- WETLAND

SURVEY LINES

- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE

EXISTING UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- WATER MAIN
- WATER SERVICE

PROPOSED UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

FUTURE UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

GRADING INFORMATION

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BM	BENCHMARK
BOP	BEGINNING OF PROJECT
BOT	BOTTOM
BRG	BEARING
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
℄	CENTER LINE
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CHANGE ORDER
CONC	CONCRETE
CONST	CONSTRUCTION
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EOP	END OF PROJECT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
FO	FIELD ORDER
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE (SANITARY)
MIN	MINIMUM
MOD	MODIFIED
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
OH	OVERHEAD
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE

ABBREVIATIONS

PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SPA	SPACES, SPACING
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN
WP	WORKING POINT

EXISTING PRIVATE UTILITY LINES

- CABLE TV QUALITY LEVEL D
- CABLE TV QUALITY LEVEL C
- CABLE TV QUALITY LEVEL B
- CABLE TV QUALITY LEVEL A
- FIBER OPTIC QUALITY LEVEL D
- FIBER OPTIC QUALITY LEVEL C
- FIBER OPTIC QUALITY LEVEL B
- FIBER OPTIC QUALITY LEVEL A
- POWER QUALITY LEVEL D
- POWER QUALITY LEVEL C
- POWER QUALITY LEVEL B
- POWER QUALITY LEVEL A
- GAS QUALITY LEVEL D
- GAS QUALITY LEVEL C
- GAS QUALITY LEVEL B
- GAS QUALITY LEVEL A
- COMMUNICATION QUALITY LEVEL D
- COMMUNICATION QUALITY LEVEL C
- COMMUNICATION QUALITY LEVEL B
- COMMUNICATION QUALITY LEVEL A
- OVERHEAD POWER
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITIES

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CERTIFIED BY: _____ LICENSED PROFESSIONAL ENGINEER — 11/06/2019 DATE
NAME: JAN HANSEN LIC. NO.: 54640

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
LEGEND

S.A.P. 196-594-002

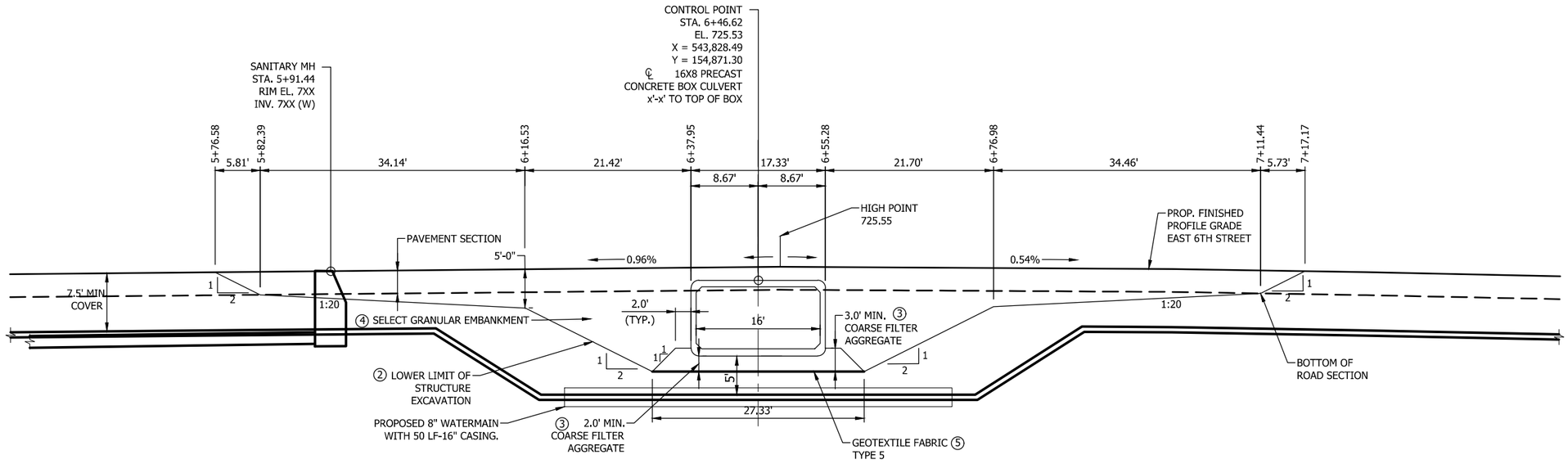
DES: CJK	DR: MRL	APPROVED: JOH
CHK: JOH	CHK: CJK	

SHEET NO. 2 OF 18 SHEETS

BRIDGE NO. 10J52

Plotted: 11/11/2019 - 2:59pm
Drawing: N:\1938\active\193804721\CAD\Dwgs\PlanSet\193804721_G002.dwg
Layout: TS02021_BORDER

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END ELEVATION - SECTION B-B ①

0 8 16

DESIGN DATA

DESIGNED IN ACCORDANCE WITH 2017 AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS AND MNDOT BRIDGE DESIGN MANUAL.

HL-93 LIVE LOAD INCLUDING THE DESIGN LANE LOAD

INVENTORY LOAD RATING =	RF = 1.0
OPERATING LOAD RATING =	RF = 1.3
BARREL INSIDE WIDTH =	16'-0"
BARREL INSIDE HEIGHT =	8'-0"
BARREL LENGTH =	70'-0"
EST MAX FILL DEPTH =	1'-10"
EST MIN FILL DEPTH =	1'-6"
SKEW ANGLE =	2.3°
DESIGN FLOOD (100 YEAR) =	1044 CFS
DESIGN HEADWATER EL (100 YEAR) =	726.17 FT
OVERTOPPING FLOOD (50 YEAR) =	880 CFS
HEADWATER ELEVATION (50 YEAR) =	725.89 FT

SCHEDULE OF ESTIMATED QUANTITIES

	ITEM NO.	DESCRIPTION	UNITS	TOTAL EST. QUANTITIES
	2021.501	MOBILIZATION	LUMP SUM	1
⑤	2105.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	325
④	2106.507	SELECT GRANULAR EMBANKMENT (CV)	CU YD	725
	2106.507	COMMON EMBANKMENT (CV)	CU YD	300
	2412.502	16X8 PRECAST CONCRETE BOX CULV END SEC	EACH	2
②	2412.503	16X8 PRECAST CONCRETE BOX CULVERT	LIN FT	70
⑥	2442.501	REMOVE EXISTING BRIDGE	LUMP SUM	1
③	2451.507	COARSE FILTER AGGREGATE (CV)	CU YD	250
	2504.603	16" STEEL CASING PIPE	LIN FT	50
	2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	450
	2511.507	RANDOM RIPRAP CLASS V	CU YD	300
	2557.503	WIRE FENCE DESIGN SPECIAL	LIN FT	110
	2573.503	SILT FENCE, TYPE MS	LIN FT	275
	2573.503	FLOTATION SILT CURTAIN TYPE MOVING WATER	LIN FT	200
	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	550
	2573.602	ROCK DITCH CHECK	EACH	1
	2575.504	RAPID STABILIZATION METHOD 4	SQ YD	220

LIST OF STANDARD PLATES

PLATE NO.	DESCRIPTION
3133D	RIPRAP AT RCP OUTLETS
8000J	CHANNELIZERS
1070M	SUPPLEMENTAL PAVEMENT REINFORCEMENT

THE ABOVE STANDARD PLATES, APPROVED BY THE F.H.W.A., SHALL APPLY ON THIS PROJECT.

KEYNOTES:

① SEE SHEET 4 FOR PLAN AND ELEVATION AND LOCATION OF SECTION B-B.

② STRUCTURE EXCAVATION SHALL BE INCLUDED IN PRICE BID FOR "16X8 PRECAST CONCRETE BOX CULVERT", INCLUDE ALL EXCAVATION NECESSARY FOR CONSTRUCTION OF THE BOX CULVERTS AND INCLUDE ALL ADDITIONAL COSTS RELATED TO EXCAVATION OF BOULDERS, COBBLES, DEBRIS, ETC. IT ALSO INCLUDES THE DISPOSAL OF SURPLUS MATERIAL. NO DIRECT COMPENSATION SHALL BE MADE FOR EXCAVATION OR DISPOSAL.

③ COARSE FILTER AGGREGATE TO CONFORM TO SPEC. 3149.2.H AND THE DENSITY OF THE COARSE FILTER AGGREGATE TO BE ATTAINED BY THE METHOD OF QUALITY COMPACTION IN ACCORDANCE WITH THE REQUIREMENTS OF SPEC. 2105.3.F.2. AS AN OPTION, THE CONTRACTOR MAY USE COARSE AGGREGATE BEDDING CONFORMING TO SPEC. 3149.2.G.2 AS APPROVED BY THE FIELD ENGINEER. EXCAVATE TO 2 FEET BELOW CULVERTS OR BOTTOM OF UNSUITABLE SOIL, WHICHEVER IS GREATER. REMOVE ALL LOOSE, SOFT, OR OTHERWISE UNSUITABLE MATERIALS FROM THE BOTTOM OF EXCAVATION. AN ADDITIONAL 25 CU. YD. OF COARSE FILTER AGGREGATE HAS BEEN PROVIDED FOR IN THE SCHEDULE OF QUANTITIES FOR EACH BOX CULVERT. PLACE COARSE FILTER AGGREGATE IN VOIDS LEFT FROM REMOVAL OF BOULDERS BELOW LOWER LIMIT OF STRUCTURE EXCAVATION AS APPROVED BY THE ENGINEER IN THE FIELD.

④ INSTALL SELECT GRANULAR EMBANKMENT (CV) COMPLYING WITH SPEC 3149.2.B. TO CULVERT BACKFILL LIMITS SHOWN. PAID UNDER ITEM 2106.507.

⑤ INSTALL GEOTEXTILE FILTER TYPE 5 PER SPEC. 3733 ON BOTTOM OF EXCAVATION PRIOR TO BACKFILLING WITH COMPACTED COARSE FILTER AGGREGATE (SEE NOTE ③). INSTALL GEOTEXTILE FILTER UNDER ALL COARSE FILTER AGGREGATE.

⑥ BID ITEM "REMOVE EXISTING BRIDGE" INCLUDES REMOVAL OF ALL EXISTING STRUCTURE ELEMENTS AND ROADWAY SURFACING NECESSARY FOR INSTALLATION OF NEW CULVERT AND PIPE CASING.

CULVERT INSTALLATION NOTES:

PRECAST BOX CULVERT JOINTS SHALL BE EFFECTIVELY SEALED TO PROVIDE A WATERPROOF JOINT AS FOLLOWS:

- EACH BOX CULVERT JOINT SHALL BE SEALED WITH APPROVED PREFORMED RUBBER OR BITUMINOUS MASTIC JOINT SEALER AROUND FULL BOX SECTION (EXCEPT SIDES AND BOTTOM ONLY AT APRONS). MASTIC JOINT SEALER MATERIAL SHALL BE APPLIED IN ACCORDANCE WITH THE RECOMMENDATION OF THE MANUFACTURER.
- THE EXPOSED EXTERIOR OF EACH JOINT TOP AND SIDES (EXCEPT SIDES ONLY AT APRONS) SHALL BE SEALED WITH AN APPROVED MEMBRANE WATERPROOFING SYSTEM PER SPEC 2481.3.B

ALL WORK AND MATERIALS NECESSARY TO WATERPROOF JOINTS SHALL BE INCLUDED IN BIT ITEM "16X8 PRECAST CONCRETE BOX CULVERT ".

CONSTRUCTION NOTES:

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

RIPRAP CONSTRUCTION AT OUTLET SHALL BE AS SHOWN IN THE PLANS AND STANDARD PLATE 3133. RIPRAP CONSTRUCTION AT INLET SHALL BE AS SHOWN IN THE PLANS. EXACT PLACEMENT SHALL BE DETERMINED BY THE ENGINEER IN THE FIELD.

USE CLAY OR OTHER IMPERMEABLE MATERIAL AVAILABLE AT THE JOBSITE TO BACKFILL AROUND END SECTIONS. INCLUDED IN THE BID PRICE FOR CULVERT ITEMS. IF IMPERMEABLE MATERIAL IS NOT AVAILABLE, EXCAVATION MATERIAL MAY BE USED IF APPROVED BY THE ENGINEER IN THE FIELD.

ENGINEER IN FIELD SHALL BE VERIFY PROPER POSITIONING OF THE CULVERT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE POSITION IS NOT COMPATIBLE WITH THE STREAM WHEN STAKING IS COMPLETE THE SEALING ENGINEER SHALL BE NOTIFIED.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

ITEMS NOT LISTED IN THE STATEMENT OF ESTIMATED QUANTITIES TABLE WILL BE QUANTIFIED AND PAID FOR UNDER THE 6TH STREET ROAD RECONSTRUCTION PROJECT. ITEMS INCLUDE BUT NOT LIMITED TO:

- CLEARING AND GRUBBING
- TREE REMOVAL
- FENCE REMOVAL
- REMOVE PAVEMENT
- ROADWAY SECTION MATERIAL
- WATERMAIN UTILITY MATERIAL
- INLET PROTECTION
- TRAFFIC CONTROL
- OTHER NON-BRIDGE RELATED STORM SEWER

EXISTING BRIDGE NO. L4965 IS A CONCRETE SLAB SPAN BRIDGE. THE ENTIRE STRUCTURE TO BE REMOVED

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CERTIFIED BY: _____ 11/06/2019
LICENSED PROFESSIONAL ENGINEER — DATE
NAME: JAN HANSEN LIC. NO.: 54640

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
END ELEVATION, SCHEDULE OF QUANTITIES AND NOTES

S.A.P. 196-594-002

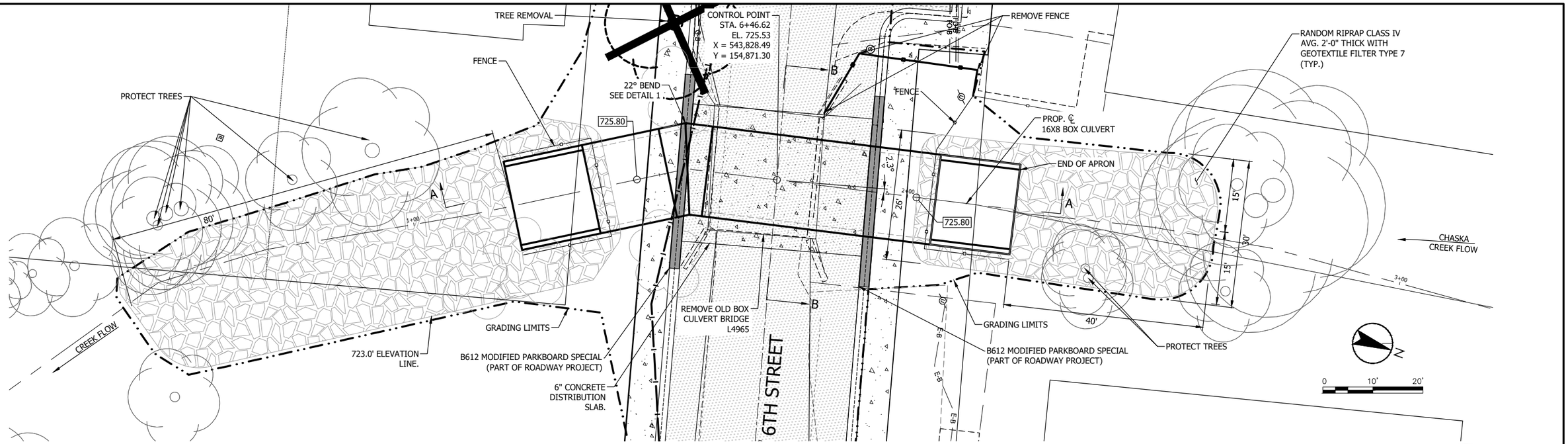
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CHK: JOH	CHK: CJK	

SHEET NO. 3 OF 18 SHEETS

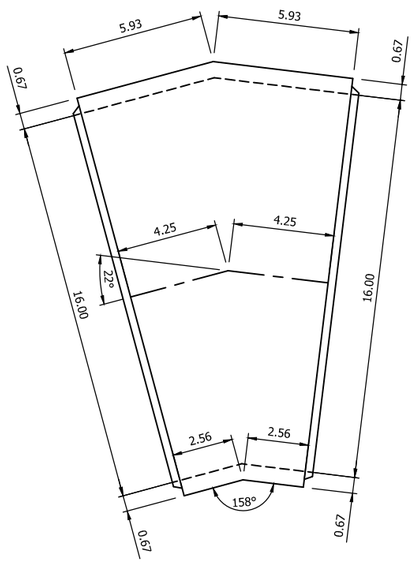
BRIDGE NO. 10J52

Plotted: 11/11/2019 - 3:00pm
Plotted by: Taylor Lewis
Drawing: V:\1938\active\193804721\CAD\Dwg\PlanSet\193804721_S101.dwg
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PLAN VIEW



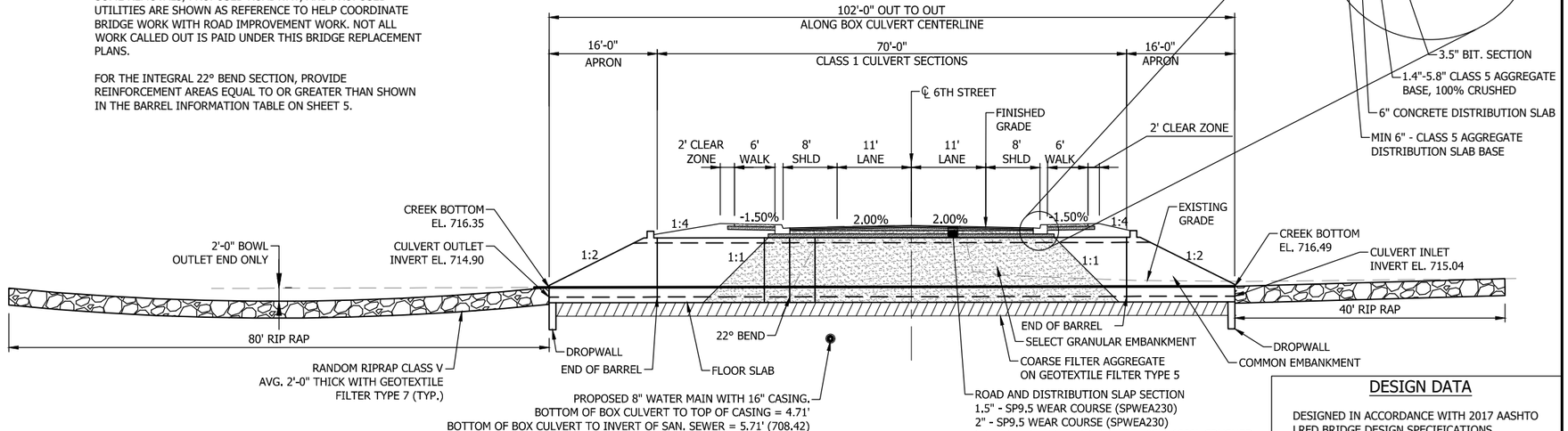
DETAIL 1 - INTEGRAL 22° BEND SECTION DETAIL

NOTES:

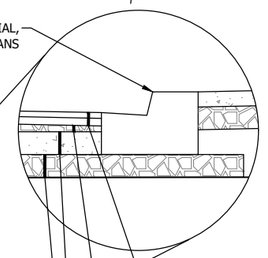
SEE SHEET 3 FOR SECTION B-B

SOME REMOVALS, PROPOSED ROADWAY, AND PROPOSED UTILITIES ARE SHOWN AS REFERENCE TO HELP COORDINATE BRIDGE WORK WITH ROAD IMPROVEMENT WORK. NOT ALL WORK CALLED OUT IS PAID UNDER THIS BRIDGE REPLACEMENT PLANS.

FOR THE INTEGRAL 22° BEND SECTION, PROVIDE REINFORCEMENT AREAS EQUAL TO OR GREATER THAN SHOWN IN THE BARREL INFORMATION TABLE ON SHEET 5.



ELEVATION - SECTION A-A



DESIGN DATA

DESIGNED IN ACCORDANCE WITH 2017 AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

HL-93 LIVE LOAD	
BARREL INSIDE WIDTH =	16'-0"
BARREL INSIDE HEIGHT =	8'-0"
BARREL LENGTH =	70'-0"
EST. MAX FILL DEPTH =	1'-10"
EST. MIN FILL DEPTH =	1'-6"
SKEW ANGLE =	2.3°

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NAME: JAN HANSEN LIC. NO.: 54640
11/06/2019 DATE

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
PLAN VIEW, ELEVATION AND BEND DETAIL

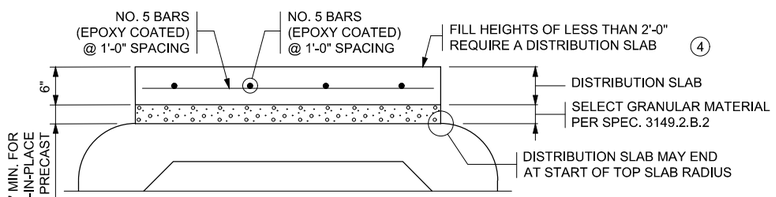
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CHK: JOH	CHK: CJK	

SHEET NO. 4 OF 18 SHEETS

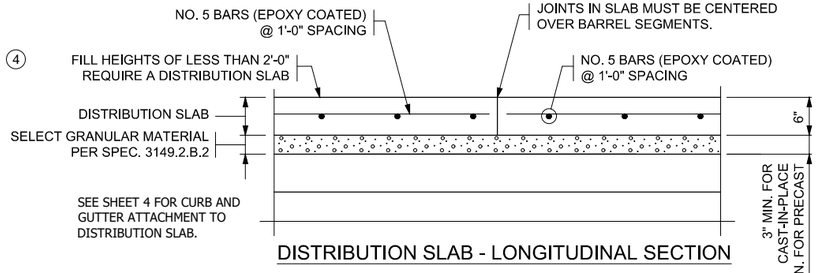
BRIDGE NO. 10J52

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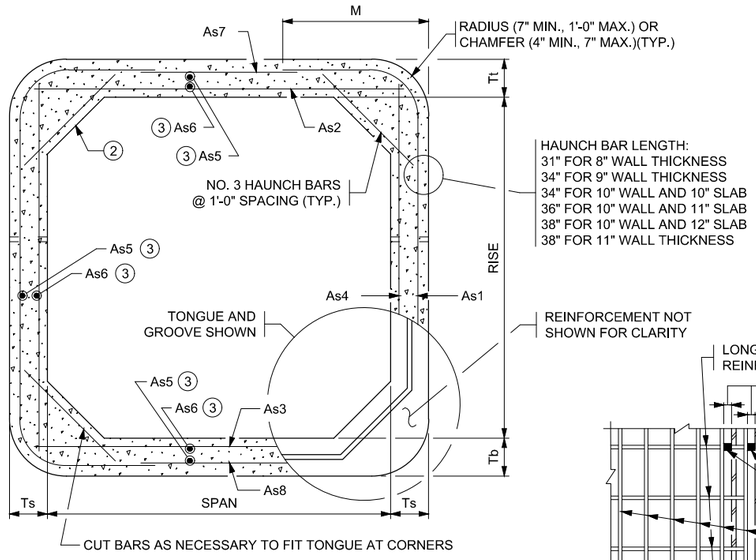
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DISTRIBUTION SLAB SECTION

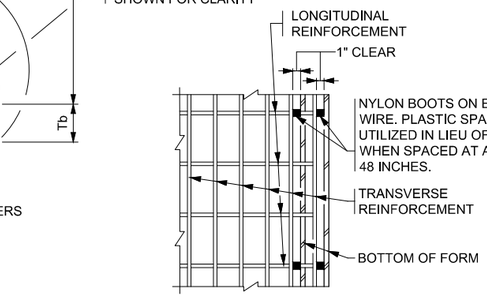


DISTRIBUTION SLAB - LONGITUDINAL SECTION

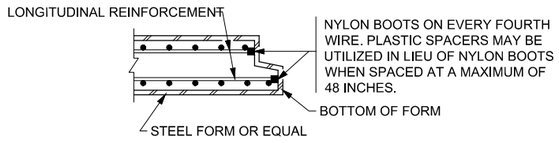


TRANSVERSE BARREL SECTION

BAR REINFORCEMENT OPTION SHOWN

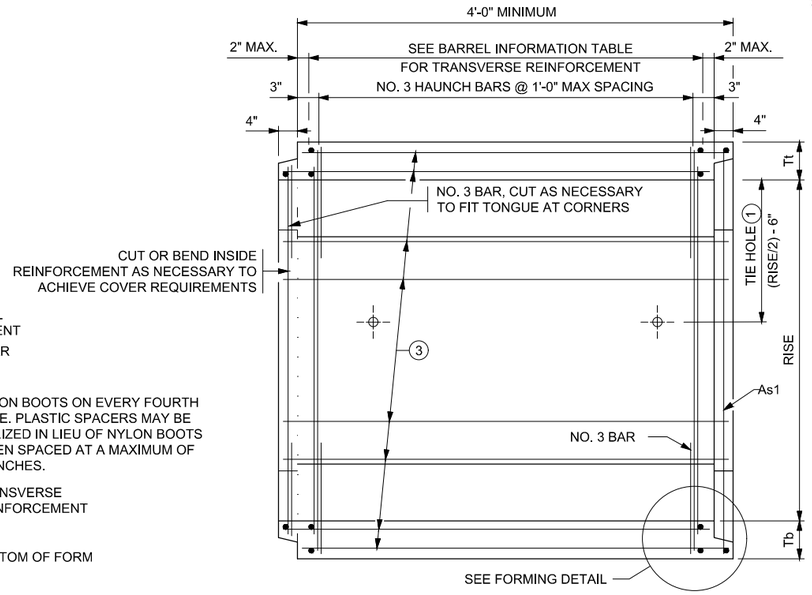


PLAN



SECTION

FORMING DETAIL



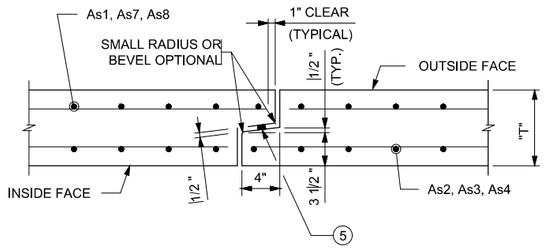
LONGITUDINAL BARREL SECTION

BAR REINFORCEMENT OPTION SHOWN



REINFORCEMENT LAYER DETAIL

WHEN MORE THAN ONE LAYER OF WELDED WIRE REINFORCEMENT IS USED TO OBTAIN THE REQUIRED REINFORCEMENT AREAS, PLACE THE WIRES OF THE WELDED WIRE REINFORCEMENT AS SHOWN



TONGUE AND GROOVE JOINT DETAIL

CONSTRUCTION NOTES

CONSTRUCT CULVERTS PER SPEC. 2412 EXCEPT AS NOTED.

REFER TO THE GENERAL PLAN AND ELEVATION SHEET FOR THE DISTANCE BETWEEN BARRELS OF ADJACENT BOXES AND TO STANDARD FIGURE 5-395.115 FOR MATERIAL REQUIREMENTS FOR FILL BETWEEN ADJACENT BOXES.

PROVIDE WELDED WIRE REINFORCEMENT, SHEAR REINFORCEMENT AND REINFORCEMENT BARS PER THE APPLICABLE REQUIREMENTS OF AASHTO M259.

1 1/2" MIN. AND 2" MAX. CONCRETE COVER ON ALL REINFORCEMENT, INCLUDING SHEAR REINFORCEMENT, EXCEPT FOR TONGUE AND GROOVE DETAIL.

ANY OF THE FOLLOWING COMBINATIONS OF STEEL REINFORCEMENT MAY BE USED:
(a) 1 OR 2 LAYERS OF WELDED WIRE REINFORCEMENT OR
(b) 1 LAYER OF WELDED WIRE REINFORCEMENT AND 1 LAYER OF REINFORCEMENT BARS OR
(c) 1 LAYER OF REINFORCEMENT BARS.
DEVELOP REINFORCEMENT IN ACCORDANCE WITH AASHTO "LRFD BRIDGE DESIGN SPECIFICATIONS". IF BAR REINFORCEMENT IS SUBSTITUTED FOR WELDED WIRE REINFORCEMENT, INCREASE THE AREA OF REINFORCEMENT BY 8%, AND SUBMIT DESIGN CALCULATIONS VERIFYING COMPLIANCE WITH AASHTO 5.7.3.4. "CONTROL OF CRACKING BY DISTRIBUTION OF REINFORCEMENT".

MAXIMUM SIZE OF REINFORCEMENT BARS IS NO. 6. THE MAXIMUM WELDED WIRE REINFORCEMENT SIZE IS W23 PER LAYER (MAXIMUM OF 2 LAYERS).

SPACE CENTER TO CENTER OF TRANSVERSE WIRES NOT LESS THAN 2" NOR MORE THAN 4". SPACE CENTER TO CENTER OF LONGITUDINAL WIRES NOT MORE THAN 8".

WHEN USING As1, As7, AND As8 REINFORCEMENT AS ONE CONTINUOUS CAGE WITH SPLICES OCCURRING IN THE CENTER OF THE TOP AND BOTTOM OF THE BOX SECTION, THE MIN. LAP LENGTH FOR THE As7 AND As8 IS 15".

WELDING IS NOT PERMITTED ON REINFORCEMENT BARS OR WELDED WIRE REINFORCEMENT, EXCEPT THAT THE ORIGINAL WELDING REQUIRED TO MANUFACTURE WIRE REINFORCEMENT IS ACCEPTABLE.

WHEN REINFORCEMENT IS CUT, PLACE ADDITIONAL REINFORCEMENT ON BOTH SIDES OF THE CUT MEMBER TO REPLACE OR EXCEED THE CUT STEEL.

USE CONCRETE MIX NO. 3W82 WITH NO CALCIUM CHLORIDE ALLOWED.

SHOP DRAWING APPROVAL PER SPEC. 3238.2.A IS NOT REQUIRED UNLESS OPENINGS OR ATTACHMENTS ARE PLACED ON A BARREL SEGMENT.

COMPACT THE FIRST 1.5' (LOOSE) OF FILL ABOVE THE BOX WITH LIGHT COMPACTION EQUIPMENT SUCH AS PLATE COMPACTORS OR WALK BEHIND ROLLERS.

TRANSVERSE REINFORCEMENT IS PARALLEL TO THE CULVERT SPAN. LONGITUDINAL REINFORCEMENT IS PERPENDICULAR TO THE CULVERT SPAN.

(1) USE 1" DIAMETER CULVERT TIES. SEE STANDARD PLATE NO. 3145 FOR DETAILS.

(2) USE 12" VERTICAL, 12" HORIZONTAL HAUNCHES ON ALL BOX SIZES.

(3) PLACE LONGITUDINAL REINFORCEMENT DENOTED AS As5 AND As6 IN ALL SLABS AND WALLS WITH A MINIMUM OF 0.06 SQ IN/FT.

(4) ROADWAY OR SHOULDER FILL HEIGHTS OF LESS THAN 2'-0" REQUIRE A 6" THICK DISTRIBUTION SLAB WITH CONCRETE MIX 3S52.

PLACE CAST-IN-PLACE DISTRIBUTION SLABS WITH 3" MIN. SELECT GRANULAR MATERIAL PER SPEC. 3149.2.B.2 BETWEEN BARREL AND DISTRIBUTION SLAB.

PRECAST DISTRIBUTION SLABS MAY BE USED FOR FILL HEIGHTS OVER 1'-0". PROVIDE 6" MINIMUM SELECT GRANULAR MATERIAL PER SPEC. 3149.2.B.2 BETWEEN BARREL AND SLAB.

EXTEND THE WIDTH OF THE DISTRIBUTION SLAB TO THE OUTSIDE EDGES OF THE ROADWAY SHOULDERS UNLESS DIRECTED BY THE ENGINEER.

REDESIGN THE DISTRIBUTION SLAB PER THE MnDOT PAVEMENT DESIGN MANUAL IF IT IS USED AS PAVEMENT SURFACE.

PAYMENT FOR THE DISTRIBUTION SLAB AND SELECT GRANULAR MATERIAL BENEATH THE SLAB IS CONSIDERED INCIDENTAL.

(5) REFER TO SPEC, 2412 FOR SEALANT REQUIREMENTS.

BARREL INFORMATION TABLE

LOCATION	SIZE	CLASS	f'c (P.S.I.)	FILL HEIGHT RANGE (FT.)	DISTRIBUTION SLAB REQUIRED	RECESSED TIE RODS REQUIRED	DIMENSIONS					WEIGHT (LBS./FT.)	WELDED WIRE REINFORCEMENT											
													As1			As2		As3		As4		As7		As8	
							SPAN (FT.)	RISE (FT.)	Tt (IN.)	Tb (IN.)	Ts (IN.)		AREA ($IN.^2$/FT.)	LENGTH (FT.)	M (FT.)	AREA ($IN.^2$/FT.)	LENGTH (FT.)	AREA ($IN.^2$/FT.)	LENGTH (FT.)	AREA ($IN.^2$/FT.)	LENGTH (FT.)	AREA ($IN.^2$/FT.)	LENGTH (FT.)	AREA ($IN.^2$/FT.)	LENGTH (FT.)
6TH STREET	16x8	1	5000	<3	YES	NO	16	8	10	11	8	6450	1.05	17'-6"	4'-2"	1.23	16'-6"	1.23	16'-6"	0.20	8'-6"	0.27	12'-9"	0.27	12'-9"

REVISION: FEBRUARY 22, 2018

APPROVED: MARCH 24, 2011
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STATE BRIDGE ENGINEER

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CERTIFIED BY: _____ 11/06/2019
LICENSED PROFESSIONAL ENGINEER — DATE
NAME: JAN HANSEN LIC. NO.: 54640

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
BARREL DETAILS

FIG. 5-395.101(A)

S.A.P. 196-594-002

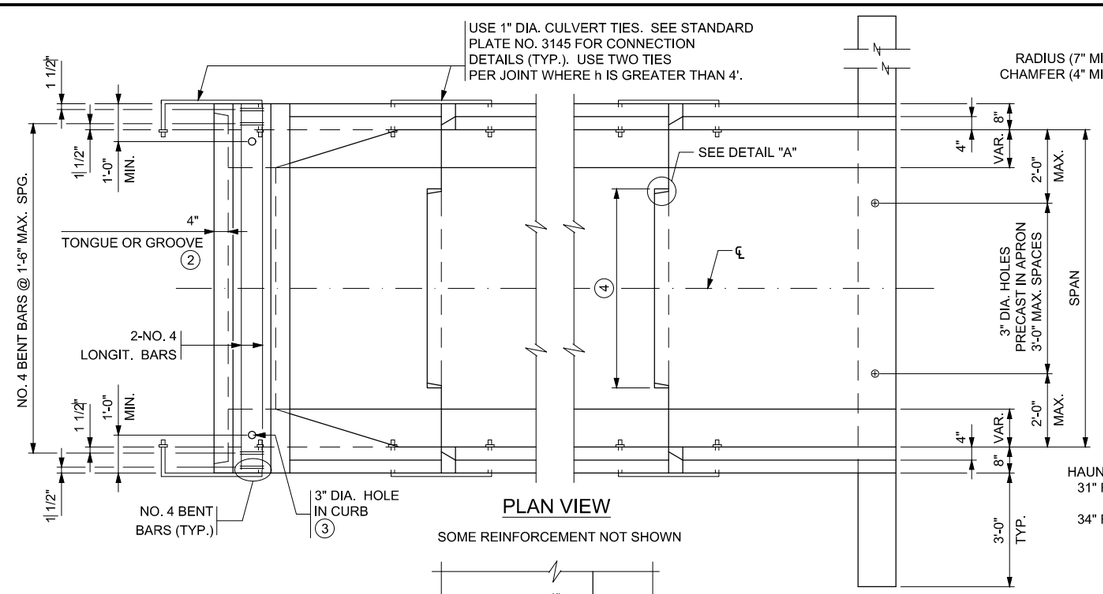
DES: CJK	DR: MRL	APPROVED: JOH
CHK: JOH	CHK: CJK	

SHEET NO. 5 OF 18 SHEETS

BRIDGE NO. 10J52

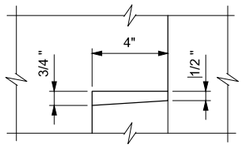
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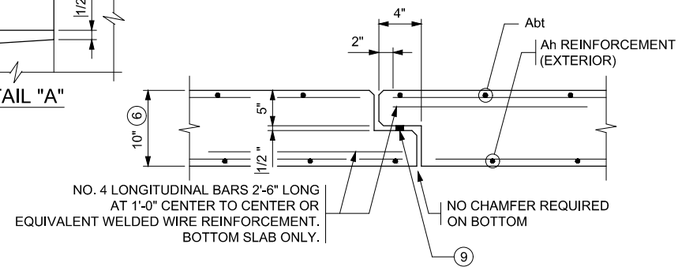


PLAN VIEW

SOME REINFORCEMENT NOT SHOWN

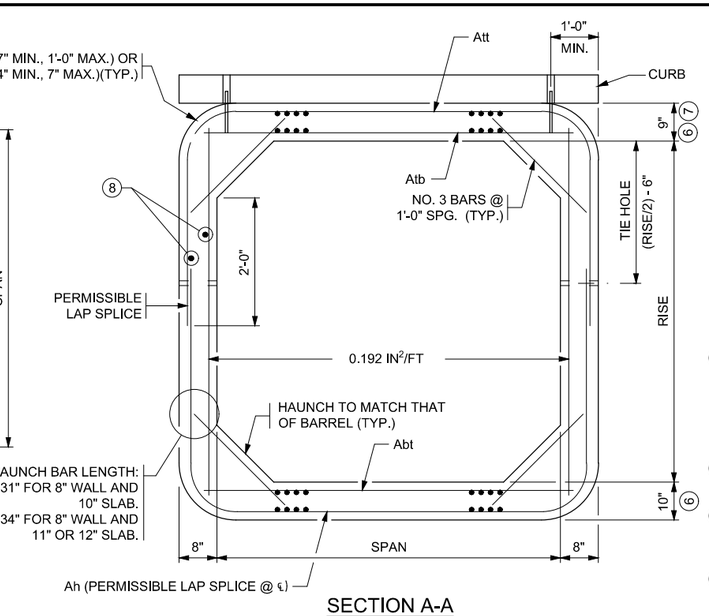


DETAIL "A"

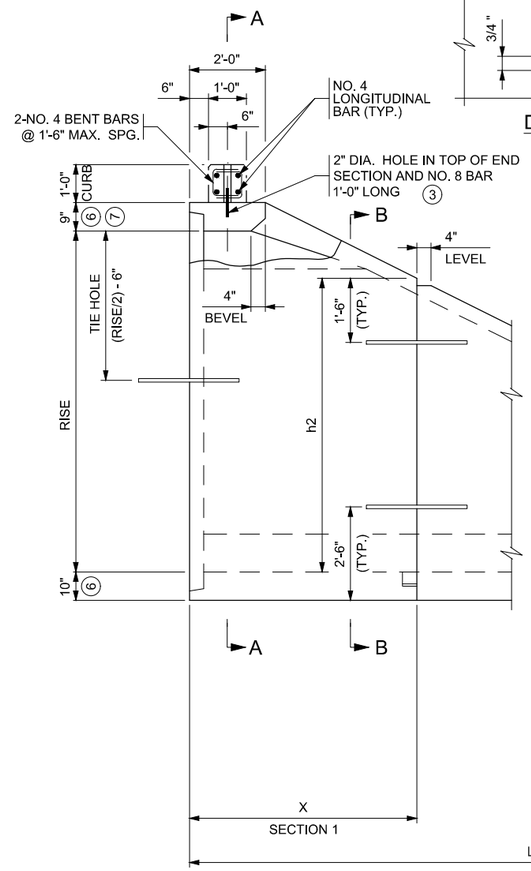


TONGUE AND GROOVE JOINT DETAIL

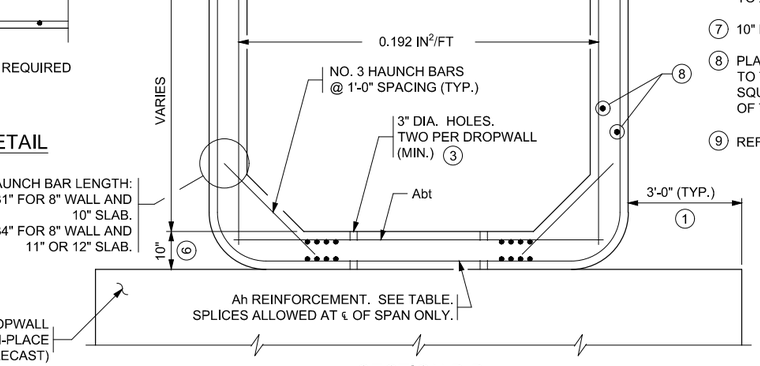
BETWEEN END SECTIONS



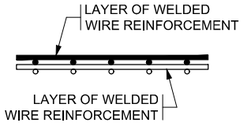
SECTION A-A



SIDE ELEVATION



SECTION B-B



REINFORCEMENT LAYER DETAIL

WHEN MORE THAN ONE LAYER OF WELDED WIRE REINFORCEMENT IS USED TO OBTAIN THE REQUIRED REINFORCEMENT AREAS, PLACE THE WIRES OF THE WELDED WIRE REINFORCEMENT AS SHOWN.

CONSTRUCTION NOTES

SEE STANDARD FIG. 5-395.101(A) AND FIG. 5-395.101(B) FOR ADDITIONAL DIMENSIONS AND CONSTRUCTION NOTES.

USE CONCRETE MIX NO. 3W82 WITH NO CALCIUM CHLORIDE ALLOWED.

ALL END SECTIONS REQUIRE CURB ON LINTEL BEAM.

ON ALL END SECTIONS FOR WATERWAYS, USE DROPWALLS ON INLET AND OUTLET ENDS.

SEE STANDARD FIG. 5-395.115 FOR EMBANKMENT PROTECTION.

FINISH ALL EXPOSED EDGES OF CONCRETE WITH " OR *f*" CHAMFER OR RADIUS UNLESS OTHERWISE NOTED.

MAXIMUM SIZE OF REINFORCEMENT BARS IS NO. 6, EXCEPT NO. 7 OR 8 BARS MAY BE USED FOR Atb ON SPANS GREATER THAN 14'. THE MAXIMUM WELDED WIRE REINFORCEMENT SIZE IS W23 PER LAYER (MAXIMUM OF 2 LAYERS).

(1) WITH DOUBLE BOXES LOCATE DROPWALL JOINTS BETWEEN END SECTIONS. SEE STANDARD FIG. 5-395.111 FOR ALTERNATE DROPWALLS. LIMITS OF EXCAVATION FOR DROPWALL ARE APPROXIMATELY THE SAME AS DROPWALL DIMENSIONS. DROPWALL CONCRETE MIX IS 3S52, OR 3Y82 IF PRECAST. FURNISHING AND INSTALLATION OF DROPWALL TO BE INCLUDED IN PRICE BID FOR END SECTIONS. DROPWALL NOT REQUIRED FOR NON-WATERWAY USE.

(2) CHECK LOCATION TO DETERMINE WHETHER A TONGUE OR A GROOVE IS USED.

(3) FILL HOLE WITH GROUT. GROUT CONSISTS OF 1 PART CEMENT AND 2 PARTS SAND. USE TYPE 1A AIR ENTRAINED PORTLAND CEMENT. GROUT MIX MAXIMUM SLUMP IS 4".

(4) 3'-6" MIN. TONGUE AND 3'-7" MIN. GROOVE FOR CULVERTS WITH 6'-0" SPANS. 5'-0" MIN. TONGUE AND 5'-1" MIN. GROOVE FOR CULVERTS WITH SPANS GREATER THAN 6'-0". CENTER TONGUE AND GROOVE ON ℄ OF EACH APRON JOINT. TONGUE AND GROOVE JOINT ON ALL THREE SIDES OF APRON IS PERMISSIBLE.

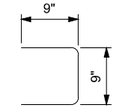
(5) WELDED WIRE REINFORCEMENT OF EQUAL AREA MAY BE SUBSTITUTED FOR REBAR.

(6) APRON TOP AND BOTTOM SLAB THICKNESS MAY BE 8" FOR CULVERTS WITH 6' SPANS ONLY. BOTTOM SLAB THICKNESS MAY BE INCREASED UP TO 2" MAX. PROVIDED CONCRETE COVER IS 1 " MIN., 2" MAX.

(7) 10" MINIMUM TOP SLAB FOR 14' AND 16' SPANS.

(8) PLACE LONGITUDINAL REINFORCEMENT PERPENDICULAR TO THE CULVERT SPAN WITH A MINIMUM OF 0.06 SQUARE INCHES PER PERIPHERAL FOOT ON ALL FACES OF THE BARREL.

(9) REFER TO SPEC. 2412 FOR SEALANT REQUIREMENTS.



NO. 4 BENT BAR

Att, Atb REINFORCEMENT

SPAN (FT.)	Att (IN^2/FT.)	Atb (IN^2/FT.)
6	0.27	0.44
8	0.47	0.60
10	0.62	0.74
12	0.88	1.06
14	1.20	1.58
16	1.52	2.09

Abt REINFORCEMENT

SPAN (FT.)	Abt (IN^2/FT.)
6-10	0.20
12	0.30
14	0.39
16	0.39

APRON DIMENSIONS & Ah REINFORCEMENT

RISE FT.	L FT.	SECTION 1 X	SECTION 1 Ah	h2	SECTION 2 Y	SECTION 2 Ah	h3	SECTION 3 Z	SECTION 3 Ah	h4	SECTION 4 ZZ	SECTION 4 Ah	h5	SECTION 5 ZZZ	SECTION 5 Ah	h6
4	8	8' (4')	0.192	1'-9"(3'-9")	(4')	(0.192)	(1'-9")									
5	10	6'	0.192	3'-9"	4'	0.192	1'-9"									
6	12	6'	0.192	4'-8"	6'	0.192	1'-9"									
7	14	6'	0.192	5'-9"	8' (4')	0.192	1'-9"(3'-9")	(4')	(0.192)	(1'-9")						
8	16	6'	0.20	6'-9"	6'	0.192	3'-9"	4'	0.192	1'-9"						
9	18	6'	0.29	7'-9"	6'	0.20	4'-9"	6'	0.192	1'-9"						
10	20	6'	0.42	8'-9"	6'	0.29	5'-9"	8' (4')	0.192	1'-9"(3'-9")	(4')	(0.192)	(1'-9")			
11	22	6'	0.60	9'-9"	6'	0.42	6'-9"	6'	0.192	3'-9"	4'	0.192	1'-9"			
12	24	6'	0.78	10'-9"	6'	0.60	7'-9"	6'	0.20	4'-9"	6'	0.192	1'-9"			
13	26	6'	1.03	11'-9"	6'	0.78	8'-9"	6'	0.28	5'-9"	8' (4')	0.192	1'-9"(3'-9")	(4')	(0.192)	(1'-9")
14	28	6'	1.38	12'-9"	6'	1.03	9'-9"	6'	0.40	6'-9"	6'	0.192	3'-9"	4'	0.192	1'-9"

NOTE: Ah IS AREA OF REINFORCEMENT PER FOOT OF LENGTH (IN^2/FT.)
VALUES IN ( ) MAY BE USED FOR END SECTIONS WITH SPANS OF 14' AND 16' ONLY.

REVISION: FEBRUARY 22, 2018
APPROVED: MARCH 24, 2011
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CERTIFIED BY: _____ LICENSED PROFESSIONAL ENGINEER — 11/06/2019 DATE
NAME: JAN HANSEN LIC. NO.: 54640

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
END SECTION STANDARD DETAILS
TYPE I - SINGLE BARREL

DES: CJK	DR: MRL	APPROVED: JOH
CHK: JOH	CHK: CJK	

SHEET NO. 6 OF 18 SHEETS

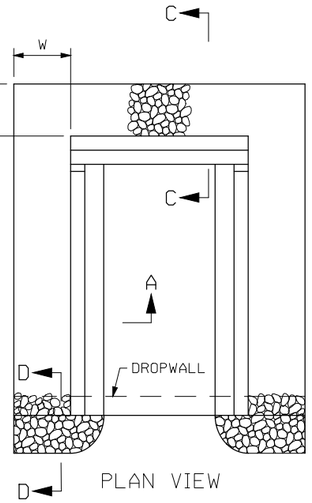
FIG. 5-395.102

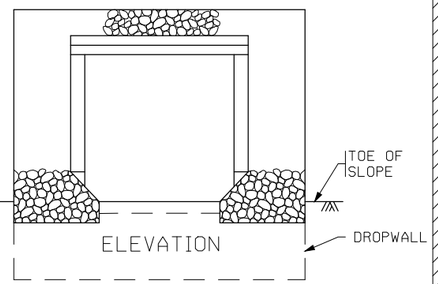
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BRIDGE NO. 10J52

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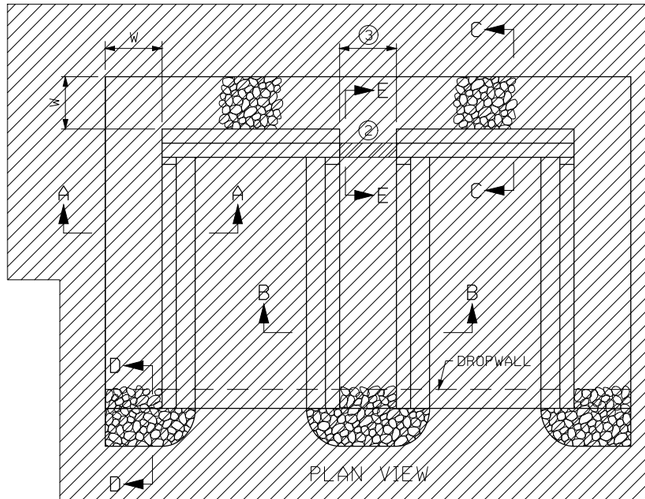
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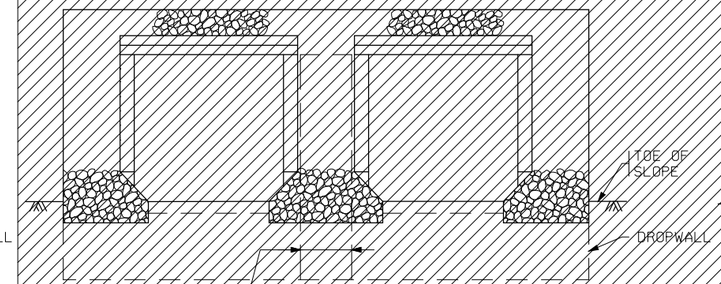




SINGLE BARREL

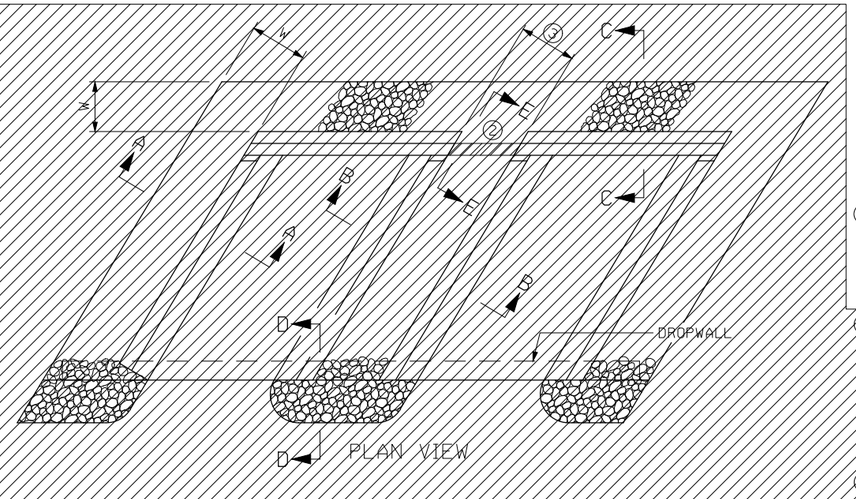
CLASS III OR IV SHOWN
FOR SKEWS UP TO 7½°

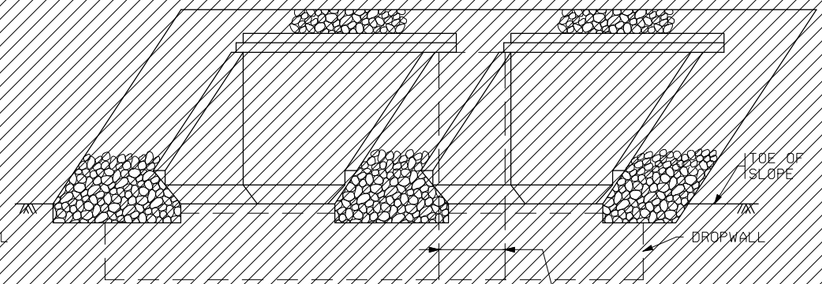




MULTIPLE BARREL

FOR SKEWS UP TO 7½°
CLASS III OR IV SHOWN
DOUBLE BARREL SHOWN





MULTIPLE BARREL

FOR SKEWS OVER 7½°
CLASS III OR IV SHOWN
DOUBLE BARREL SHOWN,
OTHER BARREL CONFIGURATIONS SIMILAR.

CONSTRUCTION NOTES

THIS PLAN SHEET IS FOR CULVERT EMBANKMENT PROTECTION ONLY. REFER TO THE GRADING PLANS FOR ADDITIONAL RIPRAP OR OTHER SCOUR PROTECTION MEASURES.

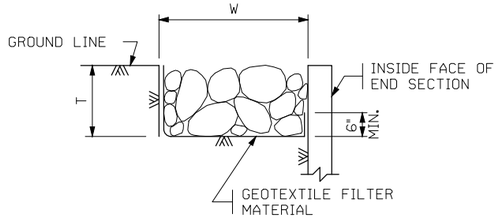
PROVIDE RIPRAP PER SPECS. 2511 AND 3601.

EMBANKMENT PROTECTION, INCLUDING MATERIAL PLACED BETWEEN BARRELS THAT ARE LESS THAN 2'-0" APART, IS INCIDENTAL.

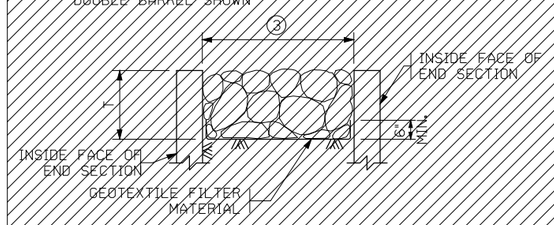
(1) FOR TYPE OF GEOTEXTILE FILTER MATERIAL REQUIRED, SEE SPEC. 3733. PROVIDE GEOTEXTILE STRIPS CONTINUOUS WITHOUT OVERLAPS, EXCEPT FOR THE TOP STRIP, WHICH SHOULD SHINGLE VERTICAL STRIPS. BURY THE TOP EDGE TO PREVENT UNDERMINING.

(2) IF THE DISTANCE BETWEEN DOUBLE BARRELS IS LESS THAN 2'-0" USE EITHER PEA ROCK OR LEAN MIX BACKFILL (SPEC. 2520) BETWEEN THE CULVERTS AS APPROVED BY THE ENGINEER. IF PEA ROCK IS USED PROVIDE APPROVED GROUT SEEPAGE CUTOFF CORE, MINIMUM 12" THICK BETWEEN THE CULVERT'S TWO ENDS AND PROVIDE CLASS I GROUTED RIPRAP IN LIEU OF CLASS III RIPRAP.

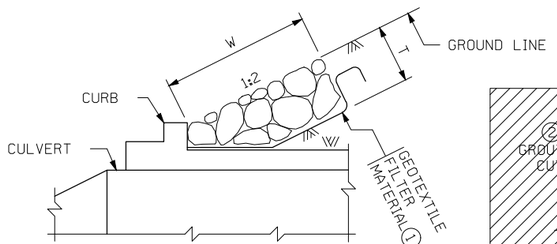
(3) REFER TO THE GENERAL PLAN AND ELEVATION SHEET FOR THE DISTANCE BETWEEN BARRELS OF ADJACENT BOXES.



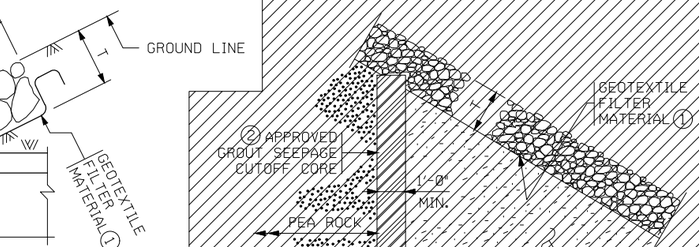
SECTION A-A



SECTION B-B

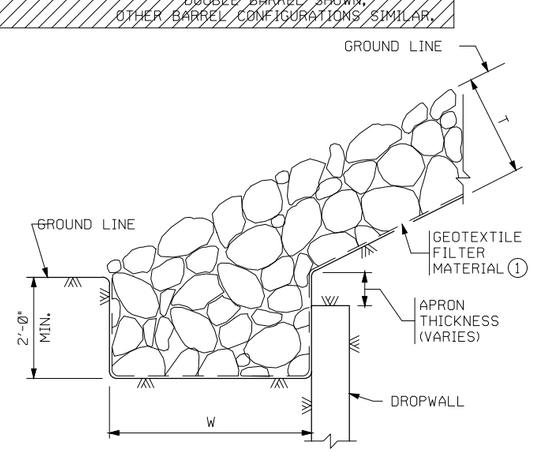


SECTION C-C



ELEVATION OF THE APPROVED GROUT SEEPAGE CUTOFF CORE IS TO BE THE SAME ELEVATION AS THE BOTTOM OF THE DROP WALL

SECTION E-E



SECTION D-D

RIPRAP CLASS

RIPRAP CLASS	RIPRAP CLASS	T	W
☐	III	1'-6"	3'-0"
☒	IV	2'-0"	4'-0"

REVISION: 10-22-2019

APPROVED: SEPTEMBER 11, 2014
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CERTIFIED BY: _____ LICENSED PROFESSIONAL ENGINEER
NAME: JAN HANSEN LIC. NO.: 54640
11/06/2019 DATE

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
EMBANKMENT PROTECTION
STANDARD DETAILS

DES: CJK	DR: MRL	APPROVED: JOH
CHK: JOH	CHK: CJK	

SHEET NO. 7 OF 18 SHEETS

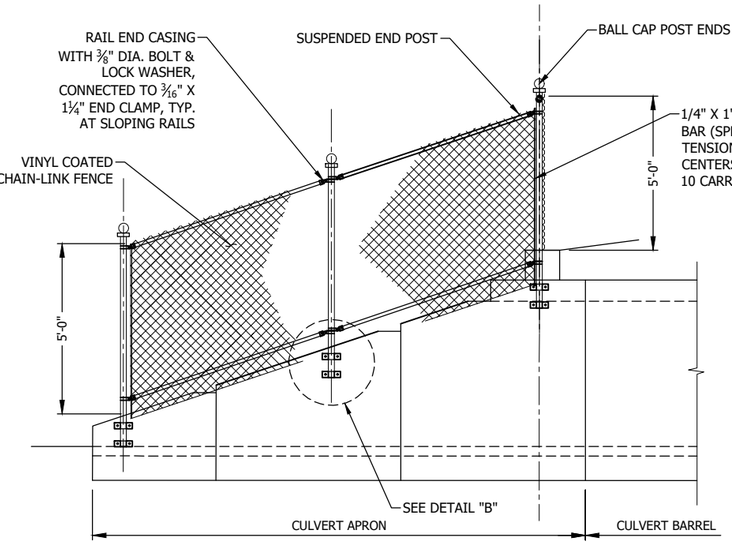
FIG. 5-395.115

S.A.P. 196-594-002

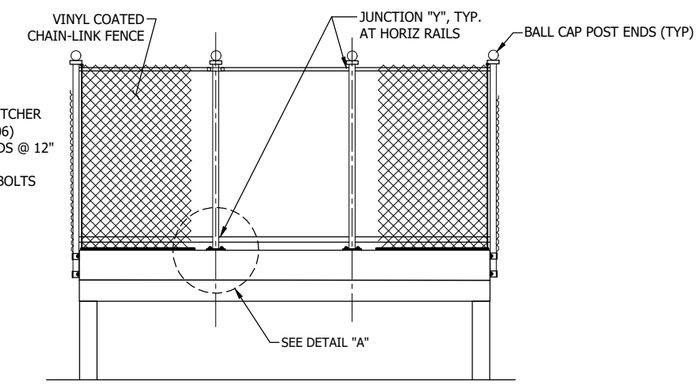
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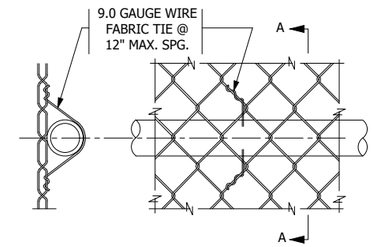
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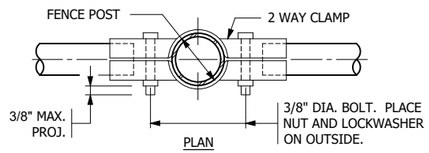
SIDE ELEVATION



END VIEW

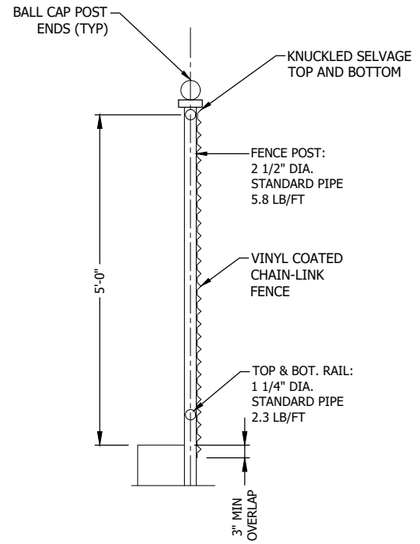


FABRIC TIE

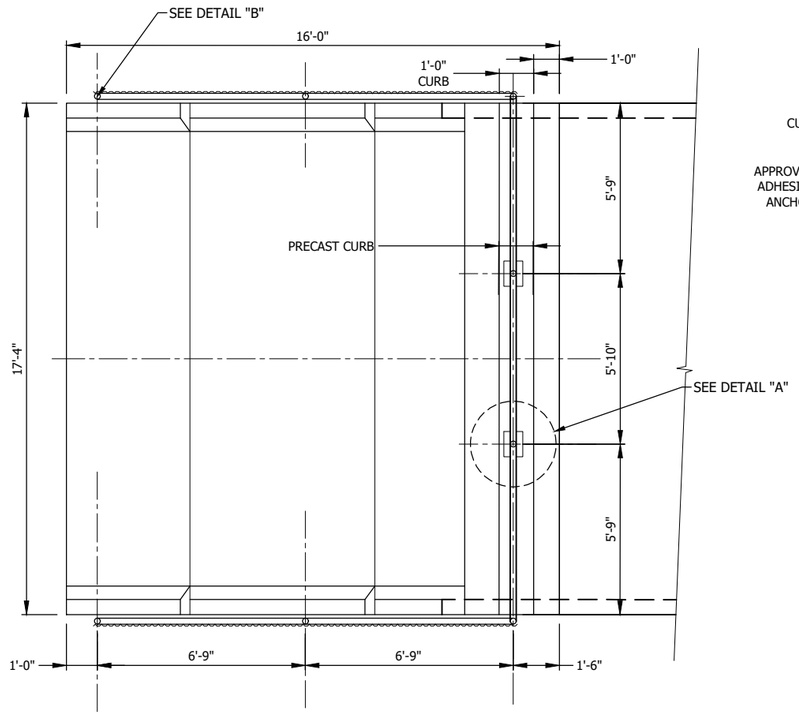


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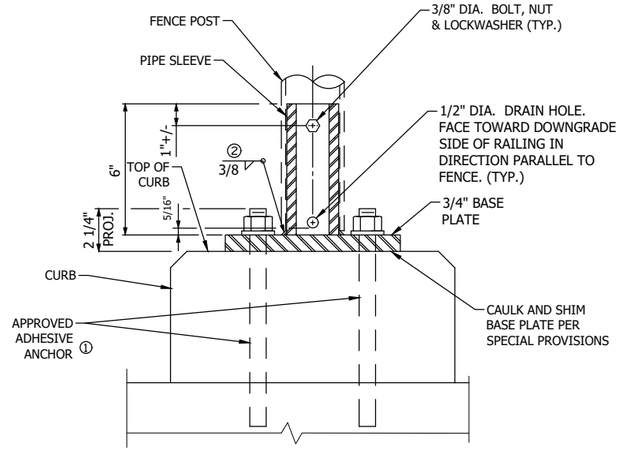
AN APPROVED ALTERNATE WILL BE CONSIDERED



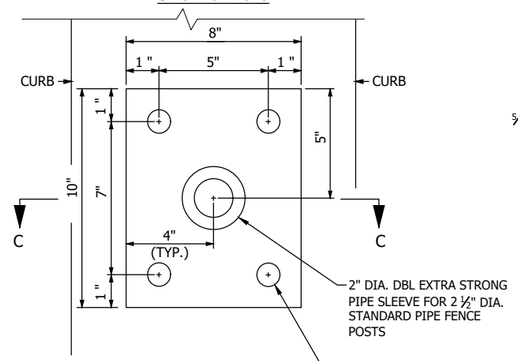
TYPICAL SECTION THROUGH FENCE



PLAN VIEW

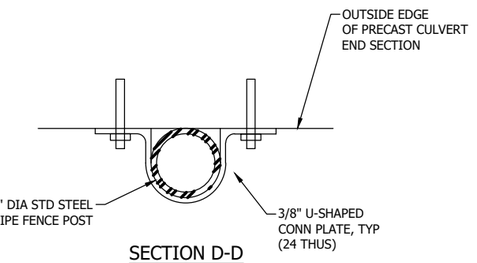


SECTION C-C

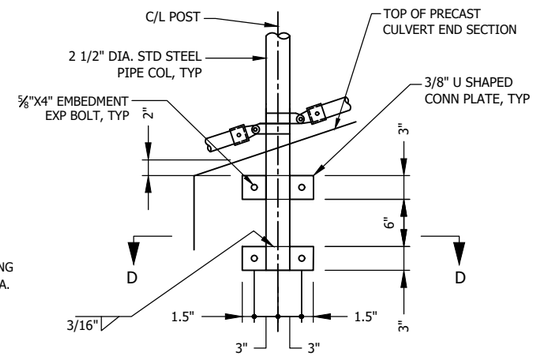


PLAN VIEW

DETAIL A



SECTION D-D



DETAIL B

GENERAL NOTES:

REFER TO SPEC. 2557 AND SPECIAL PROVISIONS FOR ADDITIONAL REQUIREMENTS.

REFER TO PLAN SHEET 6 FOR LINTEL BEAM AND CURB DETAILS AND REINFORCEMENT.

REFER TO PLAN SHEET 5 FOR CULVERT END/APRON SECTION DETAILS AND REINFORCEMENT.

PAYMENT FOR CAULKING, BASE PLATES, ANCHORAGES ARE CONSIDERED INCIDENTAL TO ITEM WIRE FENCE DESIGN SPECIAL VINYL COATED.

INSTALL FENCE POSTS AND ANCHORAGES VERTICAL.

PROVIDE 9 GA. 2 IN. MESH CHAIN-LINK FABRIC CONFORMING TO THE REQUIREMENTS OF AASHTO M181 TYPE IV, VINYL COATED FABRIC, BLACK.

PROVIDE WIRE TIES WITH 9 GA. (0.148" CORE) ALUMINUM PER ASTM B211, ALLOY 1100-H18 WITH VINYL COATING (6 GA. AFTER COATING), OR 10 GA. (0.135" CORE) STEEL CL. 3 GALV. WIRE WITH FUSION BONDED VINYL COATING 9 GA. AFTER COATING). SAME VINYL THICKNESS COATING REQUIREMENTS AS VINYL COATED FENCE FABRIC. USE 9 GA. GALV OR ALUMINUM ALLOY HOG RINGS VINYL COATED.

PIPE AND HARDWARE SHALL BE HOT-DIP GALVANIZED AND VINYL COATED, BLACK.

① ADHESIVE ANCHORAGE WITH 3/4" DIA. ANCHOR ROD PER SPEC. 3385, TYPE A WITH HEX NUT AND WASHER. PROVIDE AN ADHESIVE WITH A MINIMUM CHARACTERISTIC BOND STRENGTH IN UNCRACKED CONCRETE OF 1.5 KSI. EMBED THE ANCHORAGE NO LESS THAN 8" REGARDLESS OF CHARACTERISTIC BOND STRENGTH. DRILL THROUGH REINFORCEMENT (IF ENCOUNTERED) TO ACHIEVE MINIMUM EMBEDMENT. ENSURE HEX NUT IS IN CONTACT WITH THE ADJACENT SURFACE AND TORQUE TO 60 FT-LBS UNLESS A HIGHER TORQUE IS RECOMMENDED BY THE MANUFACTURER. PROOF LOAD TO 5.8 KIPS.

② E70X ELECTRODES FOR 3/8" POST TO BASE PLATE WELD.

DOUBLE EXTRA STRONG PIPE WEIGHT 2" NOMINAL DIA. = 9.04 LBS./FT.

ALL PIPE DIAMETERS ARE NOMINAL.

MISC STRUCTURAL STEEL: ASTM A36, GALVANIZED A123.

ANCHOR RODS: MN/DOT 3385 TYPE A, GALVANIZED

PIPE SLEEVE: ASTM A702

Date: 11/11/2019 - 3:00pm
Login name: jhansen
Dwg name: C:\1938\activ\193804721\CAD\Dwg\PlanSet\193804721_S201.dwg
Last saved by: JHANSEN
193804721_B4WDER

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CERTIFIED BY: _____ 11/06/2019
LICENSED PROFESSIONAL ENGINEER — DATE
NAME: JAN HANSEN LIC. NO.: 54640

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
WIRE FENCE DESIGN SPECIAL STANDARD DETAILS

S.A.P. 196-594-002

DES: CJK	DR: MRL	APPROVED: JOH
CHK: JOH	CHK: CJK	

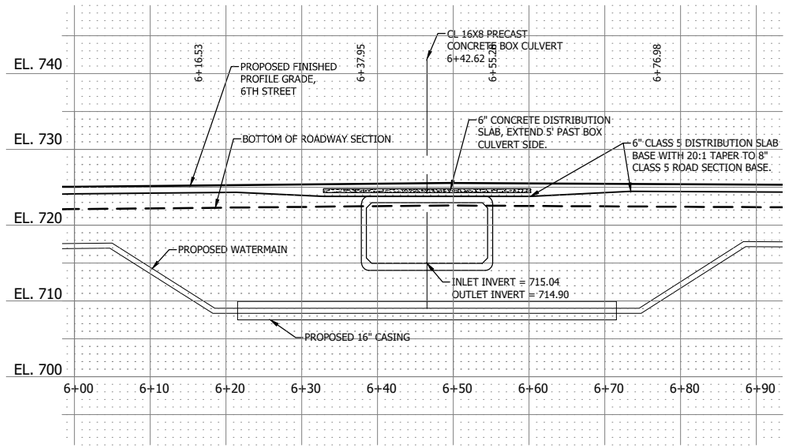
SHEET NO. 8 OF 18 SHEETS

BRIDGE NO. 10J52

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CONTRACTED PROFILE

SCALE: HOR. 0 5 10 VER. 0 5 10

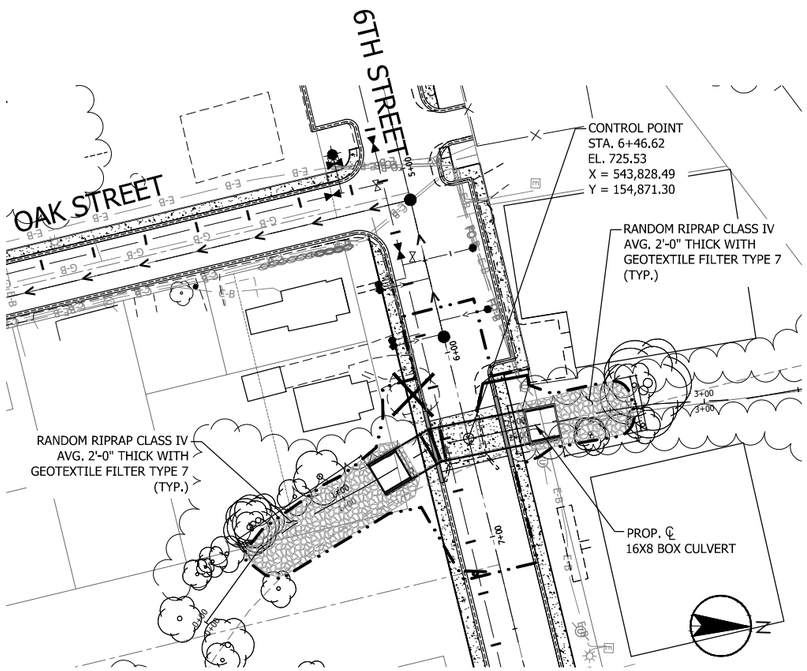


UTILITY INFORMATION

WARNING:
DIAL GOPHER STATE ONE CALL AT 1-800-252-1166
48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS
TO OBTAIN COMPLETE UTILITY PROPERTY OWNERSHIP
AND LOCATION INFORMATION.

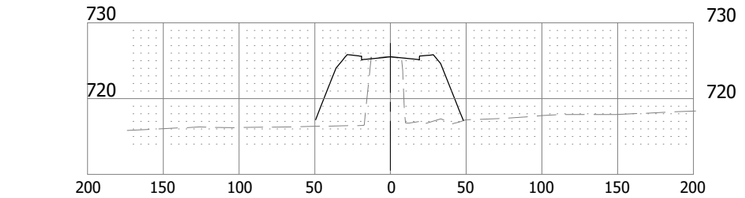
UTILITY INFO AVAILABLE FOR PLAN PREPARATION:
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D.

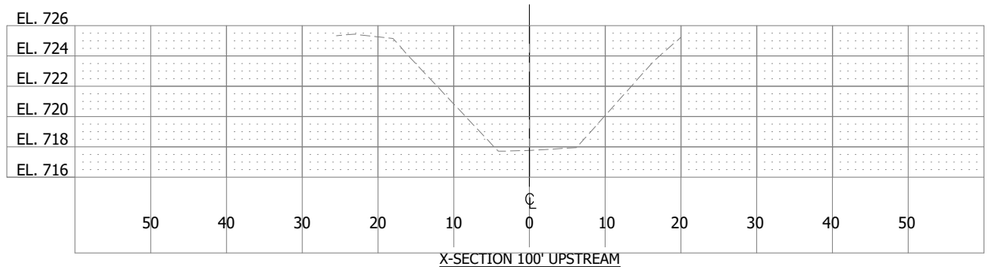
NOTE:
FIELD VERIFY ALL UTILITIES.

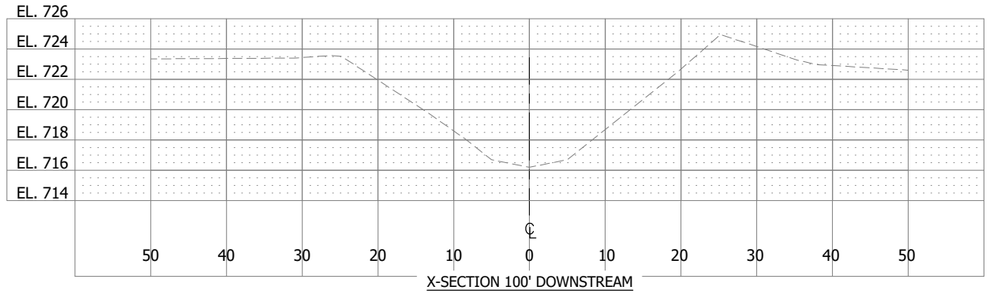


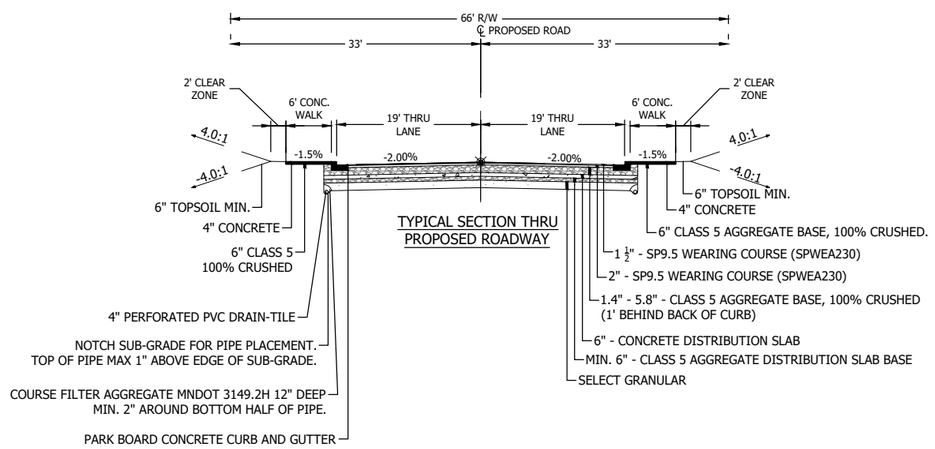
TYPICAL SECTIONS & PERTINENT DATA

SCALES AS SHOWN









TYPICAL SECTION THRU PROPOSED ROADWAY

LOCATION ENGINEER'S OBSERVATIONS AT BRIDGE SITE

1. SPECIAL FEATURES: WATERFALLS, DAMS, FLOODS, ICE, DEBRIS, SLIDING BANKS, RECREATIONAL BOATING.

2. OTHER BRIDGES OR CULVERTS OVER THE SAME STREAM (PARTICULARLY, STRUCTURES WHICH CARRY HIGH WATER WITHOUT OVERFLOW OF ROADWAY): GIVEN LOCATION, TYPE, LENGTH, HEIGHT ABOVE HIGH WATER, CROSS-SECTIONAL AREA, ETC.

3. APPARENT HIGHWATER ELEVATION ____ OBTAINED FROM ____

4. OTHER DATA: APPROX. VELOCITY OF WATER AT TIME OF SURVEY

HYDRAULIC ENGINEERS RECOMMENDATION

DATE: 9/27/2019

STREAM OR DITCH DESIGNATION: CHASKA CREEK

DRAINAGE AREA: 11.66 SQ. MI.

MAX. FLOOD ON RECORD: UNKNOWN C.F.S. (UNKNOWN)

MAX. OBSERVED HIGHWATER ELEVATION: UNKNOWN FT.

DESIGN FLOOD (100 YR. FREQ.): 1044 C.F.S.
HEADWATER ELEVATION: 726.17 FT.
DESIGN MEAN VELOCITY THROUGH STRUCTURE: 5.13 F.P.S.
TOTAL STAGE INCREASE: -0.05 FT.
LOW MEMBER AT OR ABOVE ELEVATION: NA FT.

WATERWAY AREA REQUIRED BELOW ELEV. NA = NA SQ. FT.
AT RIGHT ANGELS TO CHANNEL.

OVERTOPPING FLOOD (50 YR. FREQ.): 880 C.F.S.
HEADWATER ELEVATION: 725.89 FT.
TOTAL STAGE INCREASE: 0.24 FT.
MEAN VELOCITY THROUGH STRUCTURE: 6.12 F.P.S.

FLOWLINE ELEVATION: 716.49 FT. SKEW ANGLE: 2.3°

INLET ELEVATION: 715.04 OUTLET ELEVATION: 714.90

SCOUR CONFIRMATION RECOMMENDATION

DATE: 9/27/2019

TOTAL SCOUR AT PIER EL. NA

SCOUR CODE: E

BOX CULVERT SURVEY SHEETS MADE FROM: STANTEC SURVEY

BENCH MARK ELEVATION ____ (NAVD88)

LOCATION:

2ND BENCH MARK ELEVATION ____ (NAVD88)

LOCATION:

X = Y =

MINNESOTA
DEPARTMENT OF TRANSPORTATION

BRIDGE SURVEY

AT MILE POINT 0.15 ON EAST 6TH STREET

PROPOSED BOX CULVERT LOCATED 0.1 MILES EAST OF JCT CSAH 61

SEC. 9 TWP. 115 R. 23

CITY CHASKA

COUNTY CARVER

EXISTING BRIDGE NO. L4965

PROPOSED BRIDGE NO. 10J52

S.A.P. 196-594-002

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CERTIFIED BY: ____ LICENSED PROFESSIONAL ENGINEER
NAME: JAN HANSEN LIC. NO.: 54640
11/06/2019 DATE

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
SURVEY

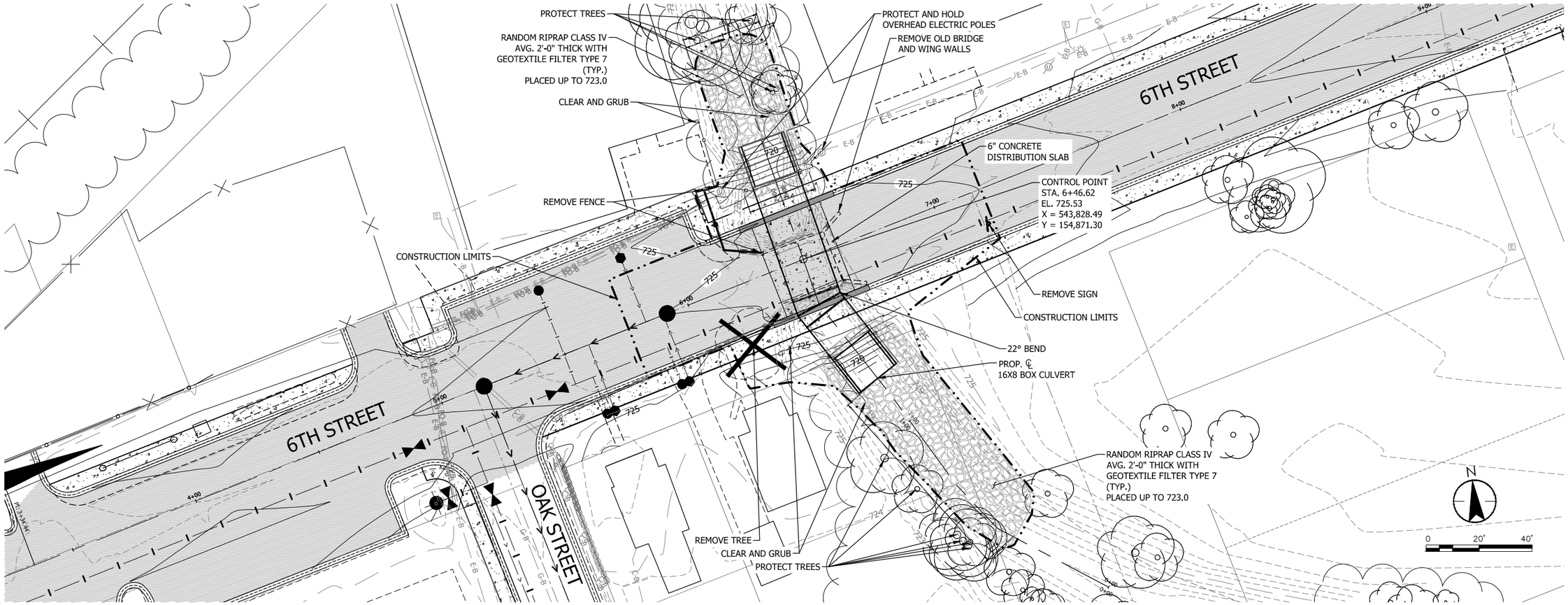
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CHK: JOH	CHK: CJK	

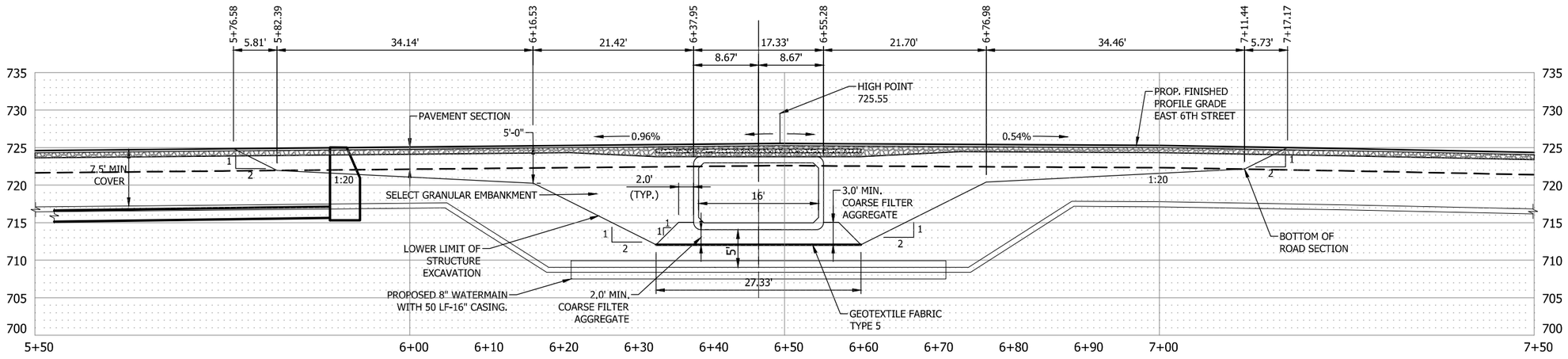
SHEET NO. 9 OF 18 SHEETS

BRIDGE NO. 10J52

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Xref Path: V:\1938\active\193804721_BORDER_Markhurd_193804721 - XSAP, 193804721 - XSNO, 193804721 - XSPL, 193804721 - XSX1, 193804721_S101, 193804721 - XSS, 193804721 - XSS

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END ELEVATION - SECTION B-B

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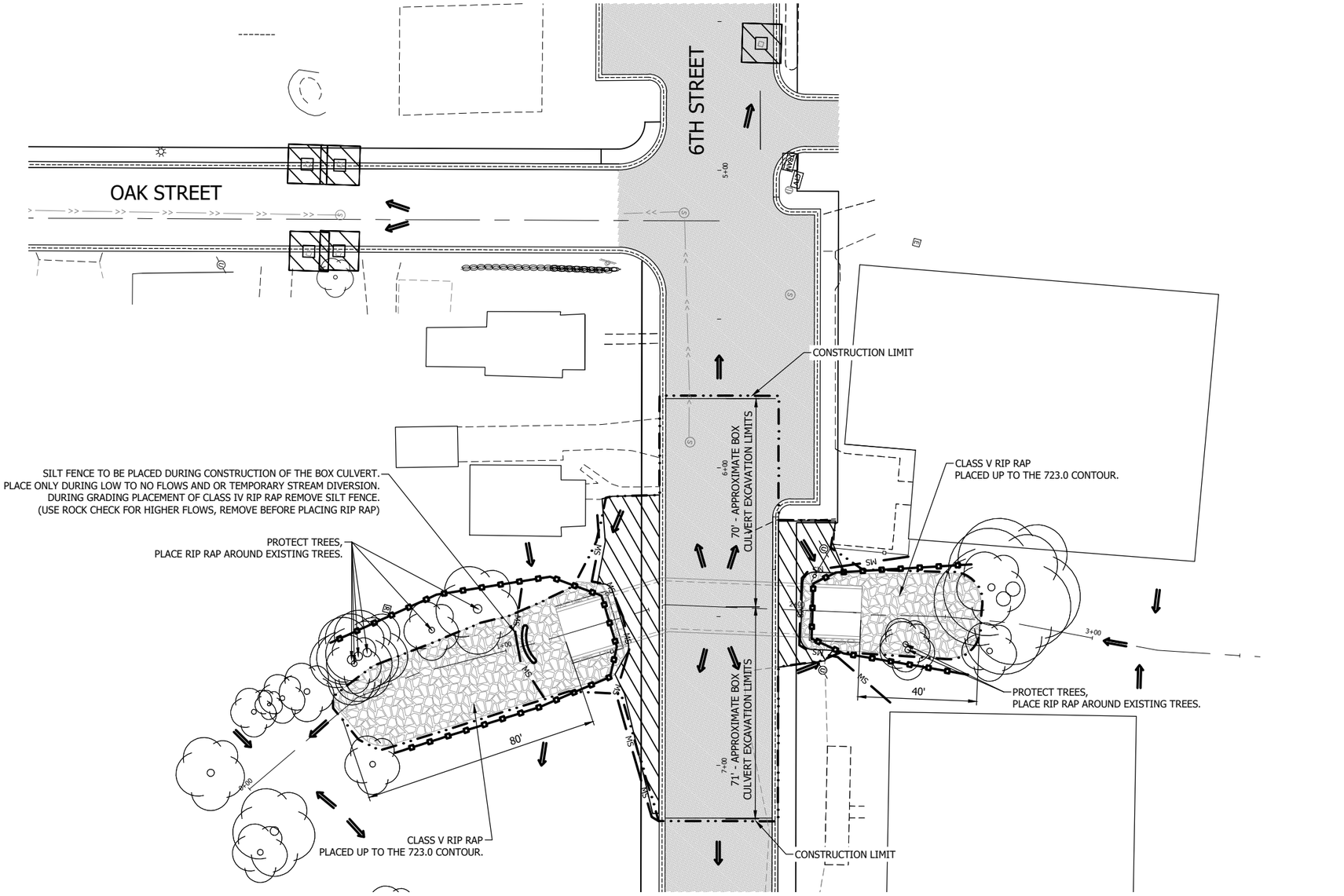
Stantec 733 Marquette Avenue Suite 1000 Minneapolis MN 55402-2309 www.stantec.com	CERTIFIED BY: LICENSED PROFESSIONAL ENGINEER	11/06/2019 DATE	TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52 SURVEY PLAN AND PROFILE	DES: CJK DR: MRL CHK: JOH CHK: CJK	S.A.P. 196-594-002 APPROVED: JOH
	NAME: JAN HANSEN LIC. NO.: 54640			SHEET NO. 10 OF 18 SHEETS	BRIDGE NO. 10J52

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EROSION CONTROL LEGEND

- MS — SILT FENCE TYPE MS (MACHINE SLICED) (1)
- SEDIMENT CONTROL LOG TYPE STRAW (3)
- FLOTATION SILT CURTAIN (2)
- CLASS V RIP RAP WITH GEOTEXTILE FILTER TYPE 7
- 6" TOPSOIL WITH 25-131 SEED, FERTILIZER AND CAT. 3 BLANKET
- ROCK DITCH CHECK
- CB INLET PROTECTION
- SURFACE FLOW DIRECTION



NOTES:

SEE SHEET 11 FOR SWPPP REQUIREMENTS AND SHEETS 14 - 17 FOR TEMPORARY SEDIMENT CONTROL DETAILS. EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR NO ADDITIONAL COMPENSATION.

REDUNDANT PERIMETER CONTROL SHALL BE INSTALLED FOR DOWN GRADIENT SLOPES ADJACENT TO THE STREAM, PRIOR TO OR IN CONJUNCTION WITH (WITHIN 24 HOURS OF) ANY SOIL DISTURBING ACTIVITIES

(1) SILT FENCE TYPE HI (HAND INSTALLED) TO BE USED IF CONDITIONS DO NOT ALLOW SILT FENCE TYPE MS (SUCH AS STEEP SLOPES) FOR NO CHANGE IN UNIT BID PRICE. EXACT LOCATION OF SILT FENCE SHALL BE DETERMINED IN THE FIELD BASED ON THE CONTRACTOR'S OPERATIONS.

(2) FINAL LOCATION OF FLOTATION SILT CURTAIN SHALL BE DETERMINED BASED ON CONTRACTOR'S OPERATIONS AND DEWATERING METHOD. 200 LF OF FLOTATION SILT CURTAIN TYPE MOVING WATER HAS BEEN PROVIDED FOR USE AS NEEDED, AS DIRECTED BY ENGINEER IN THE FIELD.

(3) SEE SHEET 3 FOR QUANTITIES OF SEDIMENT CONTROL LOGS AND SHEET 15 FOR DETAILS. AN ADDITIONAL 200 LF OF SEDIMENT CONTROL LOG TYPE STRAW HAS BEEN PROVIDED FOR USE AS NEEDED, AS DIRECTED BY ENGINEER IN THE FIELD.

0 20 40
Horizontal Scale In Feet

Date Plotted: 11/11/2019 - 3:30 pm
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CERTIFIED BY: _____ LICENSED PROFESSIONAL ENGINEER — 11/06/2019 DATE
NAME: JAN HANSEN LIC. NO.: 54640

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
EROSION CONTROL PLAN

DES: CJK	DR: MRL	APPROVED: JOH
CHK: JOH	CHK: CJK	

SHEET NO. 11 OF 18 SHEETS

S.A.P. 196-594-002

BRIDGE NO. 10J52

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SWPPP REQUIREMENTS:

PROJECT LOCATION AND GENERAL SITE INFORMATION

THIS PROJECT CONSISTS OF REPLACING OLD BRIDGE NO. 10025 ON 6TH STREET IN DOWNTOWN OF THE CITY OF CHASKA TO ACCOMMODATE THE NEW BRIDGE 10J52.

THIS PROJECT WILL REQUIRE THE DISTURBANCE OF 0.354 ACRES OF SOILS.

THIS PROJECT SWPPP WAS PREPARED BY CHAD JOHNSON, CERTIFIED IN THE DESIGN OF SWPPP BY THE UNIVERSITY OF MINNESOTA.

LONG TERM OPERATION AND MAINTENANCE

CITY OF CHASKA, CARVER COUNTY, MN WILL BE RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT.

RECEIVING SURFACE WATERS, DISCHARGE TO IMPAIRED WATERS & SPECIAL WATERS

THE TABLE BELOW IDENTIFIES ALL SURFACE WATERS WITHIN 1 MILE OF THE DISTURBED SOIL PROJECT BOUNDARIES, WHICH WILL RECEIVE STORMWATER RUNOFF FROM THE CONSTRUCTION SITE, DURING OR AFTER CONSTRUCTION.

STORMWATER FROM A DISCHARGE POINT ON THE PROJECT THAT FLOWS TO A SURFACE WATER IDENTIFIED AS IMPAIRED AND/OR SPECIAL MUST INCLUDE THE FOLLOWING ADDITIONAL BMP REQUIREMENTS:

1. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
2. TEMPORARY SEDIMENT BASINS MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME. THIS PROJECT AS DESIGNED DOES NOT HAVE FIVE (5) DISTURBED ACRES DRAINING TO A COMMON LOCATION AND TEMPORARY SEDIMENT BASINS WILL NOT BE REQUIRED.

RECEIVING SURFACE WATERS		
NAME OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
UNNAMED CREEK (EAST CREEK)	NO	YES
CHASKA CREEK	NO	YES
MINNESOTA RIVER	NO	YES

CONTRACTOR RESPONSIBILITIES

CONSTRUCTION SHALL BE GOVERNED BY THE MN/DOT SPEC BOOK (2018 EDITION).

THE CONTRACTOR WILL NEED TO IDENTIFY A MN/DOT CERTIFIED EROSION CONTROL SUPERVISOR FOR THIS SITE, THAT IS IN GOOD STANDING WHO WILL BE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES.

THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL ON THIS PROJECT.

THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

FINAL STABILIZATION TO BE COMPLETED PRIOR TO SUBMITTING THE NOT INCLUDES: APPROXIMATELY 70% UNIFORM VEGETATIVE COVER OVER ALL PERVIOUS SURFACE, ALL TEMPORARY BMPS CLEANED OUT AND REMOVED, DITCHES STABILIZED, AND FINAL MAINTENANCE/CLEANOUT OF PERMANENT STORMWATER SYSTEMS.

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT AND EROSION CONTROL MEASURES IDENTIFIED ON THIS PLAN UNTIL THE SITE IS STABILIZED. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RUNOFF PRODUCING RAIN EVENT. ALL NONFUNCTIONAL DEVICES SHALL BE REPAIRED OR REPLACED WITH NO ADDITIONAL COMPENSATION MADE THEREFOR.

IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS. NO FILLING EXCEPT THAT SPECIFICALLY DETAILED IN THE PLAN SHALL OCCUR WITHIN THE AREA CONTAINED BETWEEN THE UPPER STREAM BANKS OR ANY WETLAND.

THE DISTURBED SURFACE AREA AT ANY ONE TIME SHALL MEET THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:

1. THE CONTRACTOR'S INSPECTOR SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A STORM EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
2. THE CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION. RECORDS SHALL INCLUDE:
   - DATE AND TIME OF INSPECTIONS
   - NAME OF PERSON(S) CONDUCTING INSPECTIONS
   - FINDINGS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
   - CORRECTIVE ACTIONS TAKEN (INCLUDE DATE AND TIMES)
   - DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
   - DOCUMENTATION OF CHANGES MADE TO THE EROSION CONTROL PLANS
3. ALL SILT FENCE AND DITCH CHECKS SHALL BE CLEANED OF SEDIMENT WHEN THE SEDIMENT REACHES 1/2 THE HEIGHT OF THE SILT FENCE OR DITCH CHECK.

CONSTRUCTION PHASING - EROSION AND SEDIMENT CONTROL SEQUENCING

SILT FENCE, CONSTRUCTION ENTRANCES, AND/OR OTHER SUITABLE PERIMETER BMP'S AS DEPICTED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL PLANS WILL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY. CONSTRUCTION WILL BE REQUIRED TO BE PHASED SO THAT ALL DOWN GRADIENT SEDIMENT CONTROL MEASURES ARE INSTALLED PRIOR TO OR IN CONJUNCTION WITH ANY SOIL DISTURBING ACTIVITIES.

WHEN THE EXISTING TOPSOIL IS DISTURBED, THE TOPSOIL WILL BE STRIPPED AND STOCKPILED IN SOIL BERMS AT THE TOE OF THE STRIPPED SLOPES ALONG THE PROJECT LIMITS OR OTHER LOCATION DETERMINED BY THE CONTRACTOR. STOCKPILED TOPSOIL BERMS WILL NOT BE PLACED IN ANY STORMWATER CONVEYANCES.

SEDIMENT DAMAGE FROM STOCKPILES WILL BE MINIMIZED BY PLACING A ROW OF SILT FENCE 5 FEET FROM THE TOE (INCIDENTAL).

ALL STOCKPILES LEFT FOR A PERIOD OF 7 DAYS SHALL BE TEMPORARILY STABILIZED. TEMPORARY STABILIZATION SHALL CONSIST OF RAPID STABILIZATION METHOD 3 (INCIDENTAL).

AFTER STRIPPING THE TOPSOIL THE EXPOSED SOIL INSLOPES WILL BE STABILIZED WITH A RAPID STABILIZATION METHOD TYPE 3 WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

UPON COMPLETION OF THE APPROACH GRADING FILL WILL BE ADDED TO THE EXISTING INSLOPES AND TAPERED BACK TO MATCH EXISTING GROUND. THE STOCKPILED TOPSOIL BERMS WILL BE SPREAD ON THE NEW SLOPES AND PERMANENT VEGETATION WILL BE ESTABLISHED AS PROVIDED IN THE PLAN.

THE CONTRACTOR MAY SKIP TEMPORARY OR RAPID STABILIZATION METHODS IF AN AREA IS STABILIZED WITH PERMANENT STABILIZATION IMMEDIATELY AFTER WORK IS COMPLETE.

TEMPORARY SEDIMENT BASINS

THIS ROAD CONSTRUCTION PROJECT AS DESIGNED DOES NOT MEET ANY OF THE TEMPORARY SEDIMENT BASIN DISTURBED AREA THRESHOLD REQUIREMENTS AND TEMPORARY SEDIMENT BASINS WILL NOT BE REQUIRED.

PERMANENT STORMWATER MANAGEMENT SYSTEM

ALL STORMWATER MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING WATERS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING A SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

THIS ROAD CONSTRUCTION PROJECT HAS 0.13 ACRES OF IMPERVIOUS SURFACE (0.05 ACRES INCREASE).

EROSION PREVENTION PRACTICES

STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE COMMENCED IMMEDIATELY TO LIMIT SOIL EROSION, AND COMPLETED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. FOR AREAS WHERE DISTURBED SOILS DRAIN TO AN IMPAIRED OR SPECIAL WATER THE EXPOSED SOIL MUST BE STABILIZED NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA CEASED. SEE THE IMPAIRED & SPECIAL WATERS SECTION OF THIS SHEET FOR ADDITIONAL BMP REQUIREMENTS FOR DISTURBED AREAS THAT DRAIN TO A SPECIAL OR IMPAIRED WATER.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER WITH RAPID STABILIZATION METHOD 4.

PIPE CULVERT OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER. THIS WILL INCLUDE DRAINAGE DITCHES THAT DRAIN WATER FROM ANY PORTION OF THE CONSTRUCTION SITE.

SEDIMENT CONTROL PRACTICES

TEMPORARY STOCKPILED TOPSOIL BERMS MUST INCLUDE PERIMETER BMP'S AS PROVIDED ON THIS SHEET.

IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 1:3 OR STEEPER.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL DISCHARGE TO THE INLET HAVE BEEN STABILIZED.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE MUST BE MINIMIZED. STREET SWEEPING MUST BE USED IF SEDIMENT IS BEING TRACKED OFF THE CONSTRUCTION SITE ON PAVED SURFACES.

POLLUTION PREVENTION MEASURES

THE CONTRACTOR WILL IMPLEMENT THE POLLUTION PREVENTION MANAGEMENT MEASURES AS DIRECTED IN THE NPDES PERMIT PART IV.F 1-4 AS PERTAINING TO SOLID WASTE, HAZARDOUS MATERIALS, EXTERNAL TRUCK WASHING, AND CONCRETE WASHOUT ONSITE.

THESE MANAGEMENT MEASURES FOR POLLUTION PREVENTION WILL BE STRICTLY ENFORCED.

ALL LIQUID AND SOLID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER ONSITE. NO LIQUID OR SOLID WASTE MUST CONTACT THE GROUND AND NO RUNOFF IS ALLOWED FROM THE CONCRETE WASHOUT OPERATIONS OR AREA. ALL WASTE MUST BE PROPERLY DISPOSED IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED NEAR EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

ALL CONSTRUCTION DEBRIS AND OTHER WASTES SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER THAT COMPLIES WITH MPCA DISPOSAL REQUIREMENTS. ONSITE BURIAL OF WASTE IS EXPRESSLY PROHIBITED.

BURNING OF TREES, BRUSH, OR OTHER VEGETATED MATERIALS IS NOT ALLOWED WITHIN PROJECT BOUNDARIES.

ALL BRIDGE DEMOLITION AND REMOVAL OPERATIONS SHALL BE PREFORMED IN A MANNER WHICH CONTAINS ALL DEBRIS FROM ENTERING THE STREAM. IF REMOVAL OPERATIONS RESULT IN DEBRIS ENTERING THE STREAM, REMOVAL OPERATIONS SHALL BE SUSPENDED AND METHODS CORRECTED PRIOR TO RESUMING. ANY DEBRIS WHICH DOES ENTER THE STREAM SHALL BE REMOVED.

PAYMENT

NO DIRECT COMPENSATION WILL BE MADE FOR COMPLIANCE TO THE REQUIREMENTS ON THIS SHEET INCLUDING TEMPORARY STABILIZATION, MAINTENANCE OR REPAIR OF TEMPORARY OR PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, OR CLEAN UP OF SEDIMENT OR ERODED MATERIAL. PAYMENT FOR INSTALLATION OF INDIVIDUAL CONTROL MEASURES IS PROVIDED FOR AS TABULATED AND NOTED ON OTHER SHEETS.

LOCATION OF EROSION & SEDIMENT CONTROL REQUIREMENTS

DESCRIPTION	PLAN LOCATION
QUANTITY TABULATION	3
PLAN VIEW	10
TEMPORARY SEDIMENT CONTROL	14 - 15

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Xrefs: 193804721_BORDER, 193804721 - XSNO, 193804721 - XSST, 193804721 - XSXT, Standard details Temporary Sediment Control

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CERTIFIED BY: _____ LICENSED PROFESSIONAL ENGINEER
NAME: JAN HANSEN LIC. NO.: 54640
11/06/2019 DATE

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
SWPPP REQUIREMENTS

DES: CJK | DR: MRL | APPROVED: JOH
CHK: JOH | CHK: CJK
SHEET NO. 12 OF 18 SHEETS

S.A.P. 196-594-002
BRIDGE NO. 10J52

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TEMPORARY STREAM DIVERSION FOR STRUCTURE CONSTRUCTION

TO FACILITATE CONSTRUCTION, IT MAY BE NECESSARY THAT PORTIONS OF THE WORKSITE BE RELATIVELY DRY. THERE ARE SEVERAL OPTIONS AVAILABLE FOR PROVIDING A STABLE, DRY WORK AREA DURING CONSTRUCTION.

NOTE:

1) INSTREAM DIVERSION WORK WILL REQUIRE PRIOR WRITTEN APPROVAL FROM THE APPLICABLE DNR HYDROLOGIST.

2) USE OF DEWATERING PUMPS MAY REQUIRE THE CONTRACTOR TO APPLY FOR A DNR APPROPRIATIONS PERMIT (GP 97-0005 TEMPORARY DEWATERING).

* INSTREAM PUMP INTAKES SHALL BE FITTED WITH SCREENS, FILTER GEOTEXTILES, ROCK BERMS, OR WIRE MESHES TO PREVENT FISH FROM BEING DRAWN INTO THE SYSTEM.

* DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY USE OF RIPRAP, PLASTIC SHEETING, GEOTEXTILES, PLYWOOD, OR EXISTING VEGETATION.

* SEDIMENT CONTROL DEVICES CAN BE BY-PASSED WHEN DISCHARGE WATER APPEARS CLEAR.

3) SEE CHAPTER 4 FOR NPDES CONSTRUCTION SITE PERMIT REQUIREMENTS.

4) USE Mn/DOT SPEC. 1717 SITE PLAN REQUIREMENTS.

5) USE Mn/DOT SPEC. 1717 EROSION CONTROL SCHEDULE.

6) PUMPS ARE RECOMMENDED TO BE SIZED FOR 2 YEAR - 24 HOUR EVENT.

7) A SECOND PUMP OF THE SAME SIZE SHOULD BE ON SITE FOR CONTINGENCY PURPOSES.

8) ANY DIVERSION STRUCTURES OR COFFERDAM CONSTRUCTION PLACED IN THE WATER SHOULD BE CONSTRUCTED AND MAINTAINED IN SUCH A MANNER AS TO NOT ALLOW EROSION.

9) ALL INSTREAM MATERIALS SHALL BE REMOVED UPON PROJECT COMPLETION.

OPTION 1: TEMPORARY STREAM BLOCK

CONSTRUCT TEMPORARY DIKES UPSTREAM AND DOWNSTREAM OF THE PROPOSED STRUCTURE IN ORDER TO BLOCK OFF WATER FROM THE CONSTRUCTION AREA. INSTALL PUMPS TO DIRECT WATER AROUND THE CONSTRUCTION SITE TO PROVIDE DOWNSTREAM FLOW. IN ADDITION, ANY WATER PUMPED FROM WITHIN THE CONSTRUCTION AREA MUST BE DIRECTED TO A SEDIMENT POND PRIOR TO DISCHARGE BACK TO THE STREAM.

TO INSTALL STRUCTURES IN THIS MANNER REQUIRES A MINIMUM OF THREE PUMPS, A STREAM TRANSFER PUMP, A STANDBY STREAM TRANSFER PUMP AND A WORK AREA PUMP.

THE DRAWING ILLUSTRATING THIS CONSTRUCTION SHOWS A ROCK BERM / SAND BAGS FOR BLOCKING OFF THE STREAM ON EITHER END OF THE PROPOSED CONSTRUCTION. OTHER METHODS SUCH AS USING PORTABLE PRECAST CONCRETE BARRIERS OR SHEET PILING MAY BE USED TO BLOCK OFF THE STREAM.

THIS METHOD COULD BE APPLICABLE TO LOW FLOW STREAM CHARACTERISTICS EXPECTED DURING THE CONSTRUCTION PERIOD.

SEE DEWATERING DETAIL (NEXT SHEET) FOR DETAILS.

OPTION 2: CULVERT BY-PASS OR AQUA TUBE

CONSTRUCT DIKES OF SAND BAGS, GEOTEXTILE LINED RIPRAP OR SHEET PILING UPSTREAM AND DOWNSTREAM OF THE PROPOSED STRUCTURE IN ORDER TO BLOCK OFF WATER FROM THE CONSTRUCTION AREA. INSTALL TEMPORARY DIVERSION TUBE / CULVERT IN OR ADJACENT TO THE DIKES TO PASS WATER AROUND OR THROUGH THE CONSTRUCTION SITE. ANY WATER PUMPED FROM WITHIN THE CONSTRUCTION AREA MUST BE DIRECTED TO A SEDIMENT POND PRIOR TO DISCHARGE TO THE STREAM.

THIS METHOD MAY NOT BE ALLOWED DURING PERIODS OF FISH MIGRATION UNLESS VELOCITY CRITERIA THROUGH THE CULVERT TO FACILITATE FISH PASSAGE IS MET. (COMMONLY 2 FPS FOR 2 YEAR - 24 HOUR EVENTS)

SEE MANUAL CHAPTER 3, PAGE 13 FOR DETAILS.

OPTION 3: BY-PASS CHANNEL

CONSTRUCT A BY-PASS CHANNEL AROUND THE CONSTRUCTION AREA. CONSTRUCT DIKES UPSTREAM AND DOWNSTREAM OF THE PROPOSED STRUCTURE IN ORDER TO BLOCK OFF WATER FROM THE CONSTRUCTION AREA. CONSTRUCT A BY-PASS CHANNEL AROUND THE CONSTRUCTION AREA. THIS BY-PASS CHANNEL MUST BE DESIGNED AND CONSTRUCTED TO WITHSTAND EROSION AND BED SHEAR POTENTIAL. ANY WATER PUMPED FROM WITHIN THE CONSTRUCTION AREA MUST BE DIRECTED TO A SEDIMENT POND OR OTHER ENGINEERED DEVICE PRIOR TO DISCHARGE TO THE STREAM.

THIS METHOD DOES PROVIDE FOR BETTER ACCOMMODATION FOR FISH PASSAGE DURING CONSTRUCTION.

SEE MANUAL CHAPTER 3, PAGE 13 FOR DETAILS. THE BY-PASS CHANNEL WOULD BE CONSTRUCTED IN LIEU OF PLACING THE TEMPORARY CULVERT.

OPTION 4: PARTIAL STREAM DIVERSION

CONSTRUCT A CENTER DIKE (SHEET PILE, PRECAST CONCRETE PORTABLE BARRIER, PORTADAM, AQUA TUBE) PARALLEL TO THE STREAM FLOW. THEN BLOCK ONE SIDE WHILE WORK IS COMPLETED ON THE OTHER SIDE. THEN SHIFT THE UPSTREAM AND DOWNSTREAM ENDS IN ORDER TO CONSTRUCT ON THE OTHER SIDE OF THE STREAM.

SEE MANUAL CHAPTER 3, PAGE 14 FOR DETAILS. THIS PARTIAL STREAM DIVERSION COULD BE USED FOR CULVERT, OPEN-BOTTOM STRUCTURE, AND BRIDGE CONSTRUCTION.

WHERE CONDITIONS ALLOW, DIVERSIONS MAY BE PLACED ALONG BOTH SIDES OF THE STREAM TO ALLOW CONSTRUCTION TO OCCUR SIMULTANEOUSLY ON EACH SIDE OF THE STREAM. THIS METHOD COULD BE USED FOR OPEN-BOTTOM AND BRIDGE CONSTRUCTION.

OPTION 5: NOT APPLICABLE

OPTION 6: WINTER WORK

CONSTRUCT PROJECT WHEN CONDITIONS ARE FROZEN OR AT LOW FLOW.

OPTION 7: NOT APPLICABLE

OPTION 8: SITE SPECIFIC PLAN

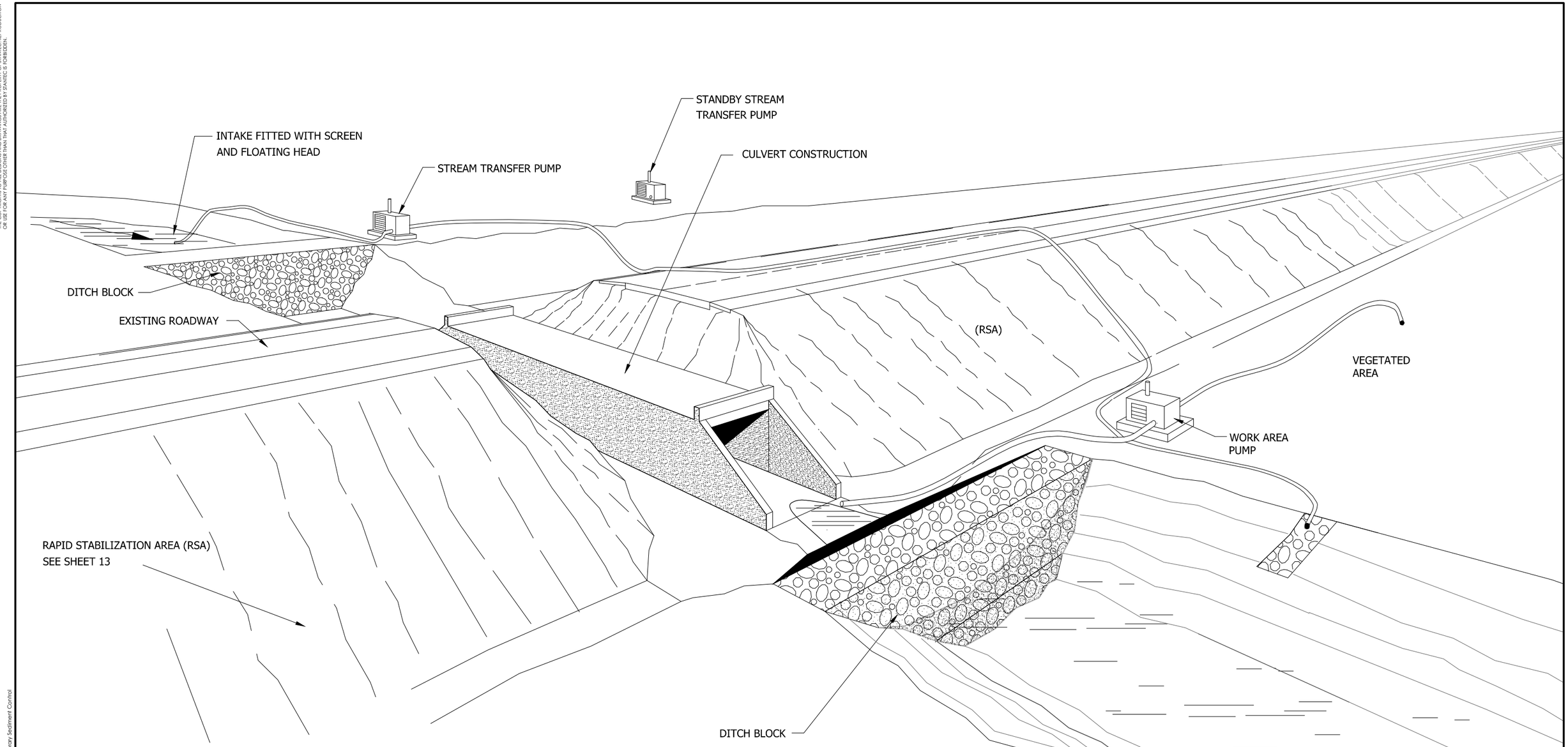
CONSULT WITH THE DNR HYDROLOGIST, U.S. ARMY CORPS OF ENGINEERS, Mn/DOT OFFICE OF ENVIRONMENTAL SERVICES AND OTHER AFFECTED PARTIES.

PROJECT LOCATION MAY REQUIRE SITE SPECIFIC PLANS. CONSULT WITH THE ARMY CORPS OF ENGINEERS, DNR HYDROLOGISTS, Mn/DOT OFFICE OF ENVIRONMENTAL SERVICES, AND OTHER AFFECTED PARTIES.

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Plotted by: Jan Hansen
Xrefs: 193804721 - BORDER, 193804721 - XSHO, 193804721 - XSTI, 193804721 - XSTI, 193804721 - XSTI, Standard details Temporary Sediment Control

						S.A.P. 196-594-002
Mn/DNR GENERAL PERMIT 2004-0001 - BEST PRACTICES MANUAL - CHAPTER 3. TEMPORARY ACCESS OR CHANNEL DIVERSIONS NOTES FOR TEMP ROADS OR CHANNEL DIVERSIONS	Stantec 733 Marquette Avenue Suite 1000 Minneapolis MN 55402-2309 www.stantec.com	CERTIFIED BY: LICENSED PROFESSIONAL ENGINEER 11/06/2019 DATE NAME: JAN HANSEN LIC. NO.: 54640	TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52 DEWATERING NOTES	DES: CJK DR: MRL APPROVED: JOH CHK: JOH CHK: CJK SHEET NO. 13 OF 18 SHEETS	BRIDGE NO. 10J52	

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NOTES:
1. IF SITE CONSTRUCTION EXCEEDS 72 HOURS, CONTRACTOR SHALL MULCH EXPOSED AREAS.
2. SEDIMENT LADENED WATER SHALL NOT BE DISCHARGED DIRECTLY INTO STREAM, CONSULT ENGINEER FOR DEWATERING OPTIONS.
3. THIS SHEET AND ACCOMPANYING NOTES ON PREVIOUS SHEET ARE EXAMPLES FOR THE CONTRACTOR'S INFORMATION. ACTUAL SITE AND STREAM CONDITIONS MAY VARY REQUIRING METHODS OR EQUIPMENT DIFFERENT THAN SHOWN ON THIS EXAMPLE. THIS SHEET AND FURTHER INFORMATION IS CONTAINED IN "BEST PRACTICES FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT" GP 2004-0001, MAY 2011.
4. STREAM TURBIDITY DOWNSTREAM FROM THE PROJECT DISCHARGE POINT SHALL NOT EXCEED THE TURBIDITY OF THE STREAM UPSTREAM OF THE PROJECT. TURBIDITY SHALL BE MEASURED IN NTU UNITS.
5. ALL WORK SHOWN ON THIS SHEET AND NOTED ON PREVIOUS SHEET IS INCIDENTAL TO OTHER ITEMS. NO DIRECT COMPENSATION SHALL BE MADE FOR MEETING ANY OF THE NOTED OR ILLUSTRATED REQUIREMENTS, OR FOR CONFORMING TO THE PROJECT PERMITS.

MnDNR GENERAL PERMIT 2004-0001 - ATTACHMENT A - CONDITION NO. 9
TEMPORARY ACCESS OR CHANNEL DIVERSIONS TEMPORARY STREAM BLOCK EXAMPLE

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NAME: JAN HANSEN LIC. NO.: 54640
11/06/2019 DATE

TITLE: CHASKA 6TH STREET BRIDGE NO. 10J52
DEWATERING DETAILS

S.A.P. 196-594-002

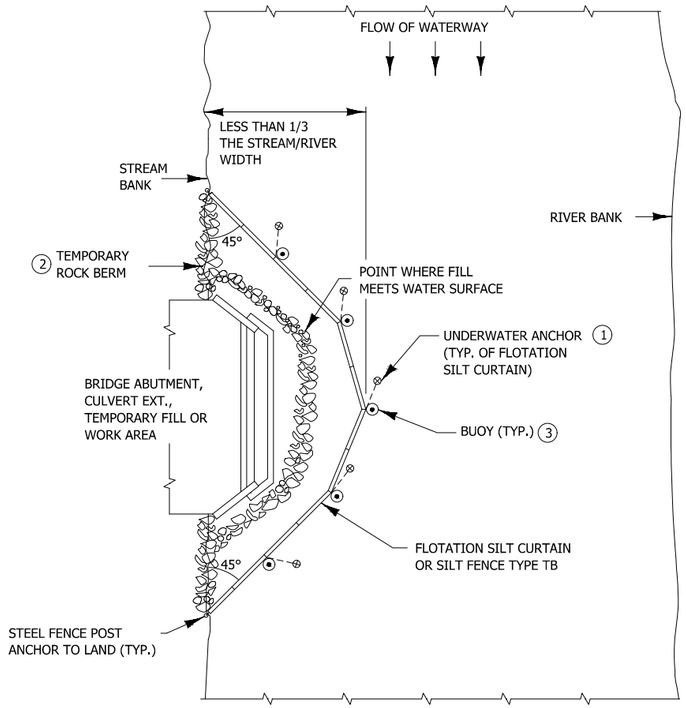
DES: CJK	DR: MRL	APPROVED: JOH
CHK: JOH	CHK: CJK	

SHEET NO. 14 OF 18 SHEETS

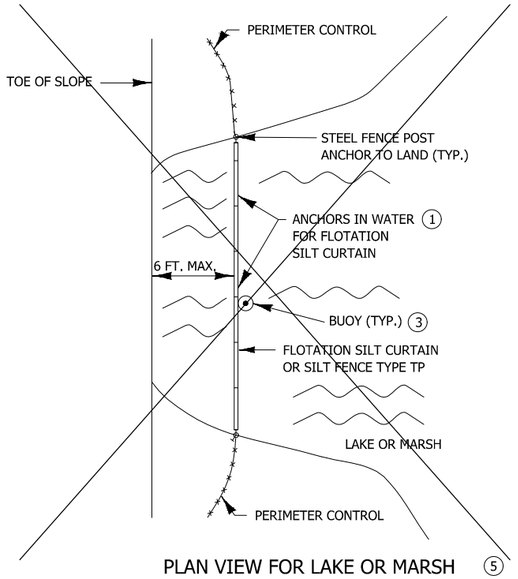
BRIDGE NO. 10J52

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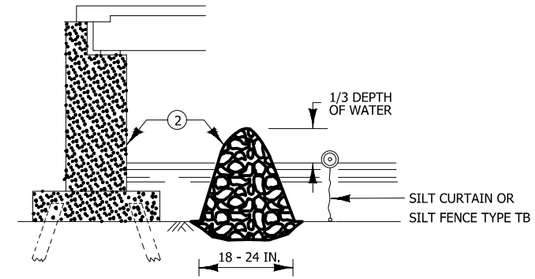
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PLAN VIEW FOR STREAM 5



PLAN VIEW FOR LAKE OR MARSH 5



TEMPORARY ROCK BERM
FOR SEDIMENT CONTROL

INSTALLATION GUIDELINES
SILT FENCE TYPE TB

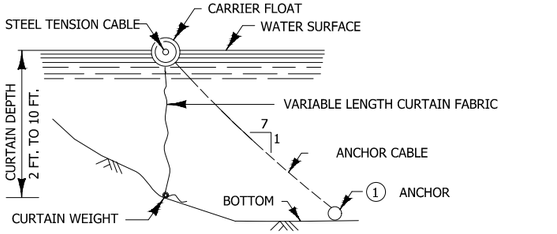
MINIMUM WATER DEPTH: 1 FT.
MAXIMUM WATER DEPTH: 3 FT.
MAXIMUM WATER VELOCITY: 5 FT./SEC.

INSTALLATION GUIDELINES 4
FLOTATION SILT CURTAIN
TYPE: STILL WATER

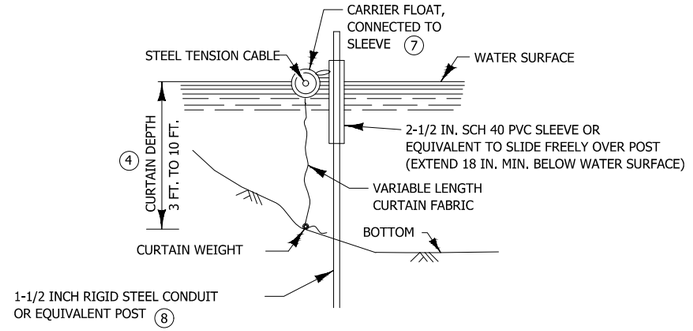
MINIMUM WATER DEPTH: 3 FT.
MAXIMUM WATER DEPTH: 10 FT.
MAXIMUM WATER VELOCITY: 2 FT./SEC.
MAXIMUM WAVE HEIGHT: 1 FT

INSTALLATION GUIDELINES 4
FLOTATION SILT CURTAIN
TYPE: MOVING WATER

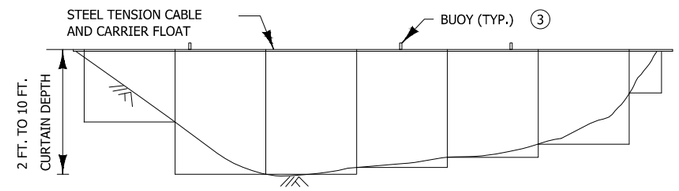
MINIMUM WATER DEPTH: 3 FT.
MAXIMUM WATER DEPTH: 10 FT.
MAXIMUM WATER VELOCITY: 5 FT./SEC.
MAXIMUM WAVE HEIGHT: 2 FT.



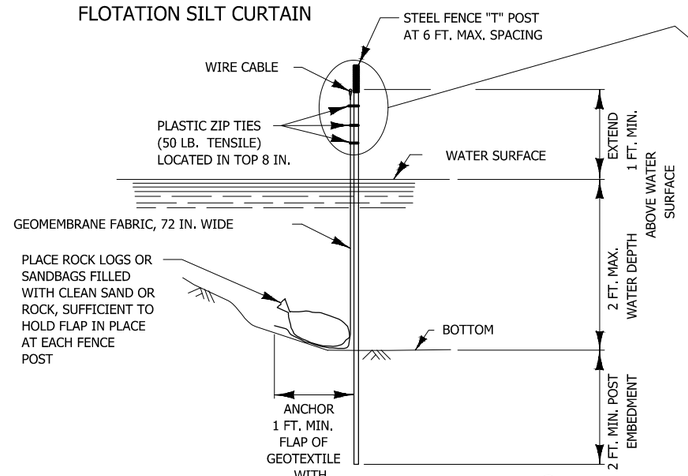
FLOTATION SILT CURTAIN



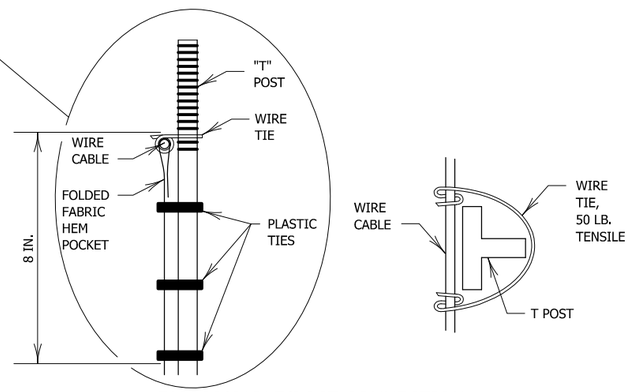
ALTERNATE FLOTATION SILT CURTAIN



FRONT VIEW FOR FLOTATION SILT CURTAIN



SILT FENCE TYPE TB 6



FABRIC/CABLE/POST CONNECTION

NOTES:

SEE SPECS. 2573, 3886, 3887 & 3893.

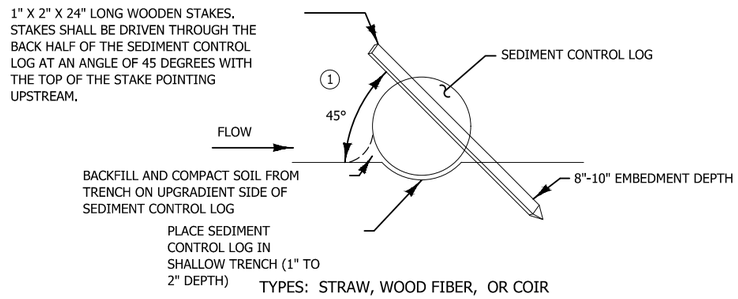
1. FOR ANCHOR SPACING AND WEIGHT REQUIREMENTS, SEE SPEC. 2573.
2. IN AREAS WHERE THE PLAN CALLS FOR RIPRAP AT A BRIDGE, CULVERT, OR SLOPE, A TEMPORARY ROCK BERM CONSTRUCTED FROM THE RIPRAP CAN BE USED TO PROVIDE ADDITIONAL PROTECTION. WHEN THE WORK IS COMPLETE THE RIPRAP CAN THEN BE MOVED TO THE PERMANENT LOCATION INDICATED IN THE PLANS. THE TEMPORARY ROCK BERM IS INCIDENTAL.
3. ON U.S. COAST GUARD OR OTHER MOTORIZED WATERWAYS, BUOYS ARE REQUIRED TO MARK THE ENDS AND SPECIAL AREAS FOR VISIBILITY. PLACE BUOYS AS REQUIRED FOR NAVIGATIONAL PURPOSES.
4. MINIMUM WATER DEPTH APPLIES TO THE DEEPEST POINT ALONG THE FLOTATION SILT CURTAIN OR SILT FENCE TYPE TB FOR DETERMINING APPLICABILITY OF FLOTATION SILT CURTAIN OR SILT FENCE TYPE TB.
5. SILT CURTAIN SHOULD BE REMOVED WHEN THE AREA CONTRIBUTING DIRECT RUNOFF HAS BEEN TEMPORARILY OR PERMANENTLY STABILIZED. SILT CURTAIN SHOULD ALSO BE REMOVED BEFORE WINTER IF ICE UP OR ICE FLOW IS ANTICIPATED.
6. EMBED POST INTO BOTTOM A MINIMUM OF 40% OF THE WATER DEPTH (INCLUDING WAVE HEIGHT), BUT IN NO CASE SHALL EMBEDMENT BE LESS THAN 2 FEET.
7. ANCHOR FLOAT MUST BE CONNECTED SECURELY TO SLEEVE WITH A MINIMUM TENSILE STRENGTH OF 100 LBS. CONNECTION METHOD MUST ALLOW FOR SLEEVE TO MOVE FREELY ON POST.
8. PROVIDE SUFFICIENT NUMBER OF POST ANCHORS TO MAINTAIN SILT CURTAIN POSITION.

REVISION:	MODIFIED BY:		
APPROVED: 2-28-2017	Stantec 733 Marquette Avenue Suite 1000 Minneapolis MN 55402-2309 www.stantec.com	CERTIFIED BY: LICENSED PROFESSIONAL ENGINEER	3/17/2020 DATE
CHIEF ENVIRONMENTAL OFFICER		NAME: JAN HANSEN	LIC. NO.: 54640

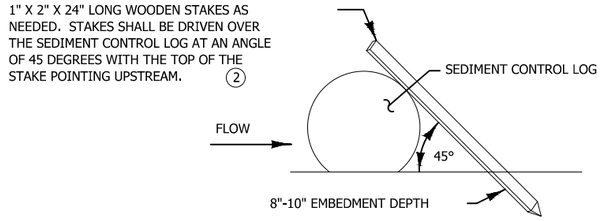
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	1 OF 8
STATE DESIGN ENGINEER	APPROVED: 2/28/2017 REVISED:	TEMPORARY SEDIMENT CONTROL SILT CURTAIN OR SILT FENCE TYPE TB
STATE PROJ. NO. S. A. P. 196-594-002		SHEET NO. 15 OF 18 SHEETS

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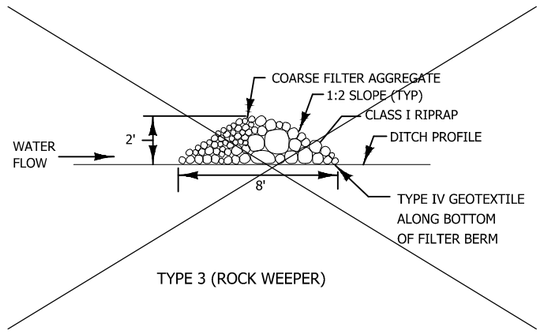


TYPES: STRAW, WOOD FIBER, OR COIR

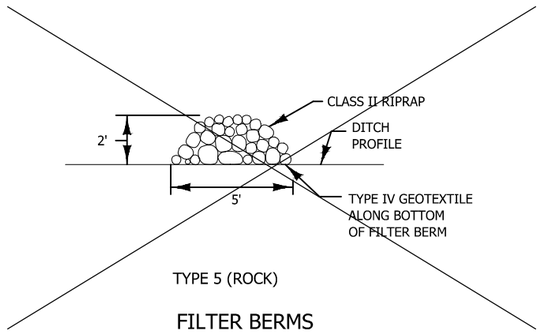


TYPES: WOOD CHIP, COMPOST, OR ROCK

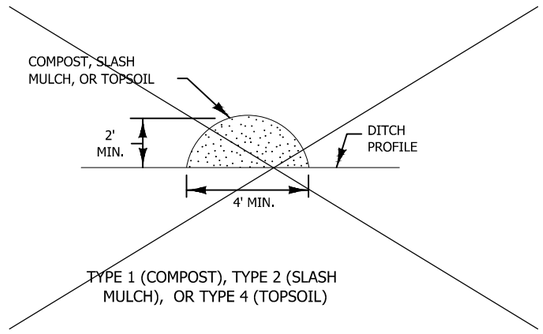
SEDIMENT CONTROL LOGS



TYPE 3 (ROCK WEEPER)

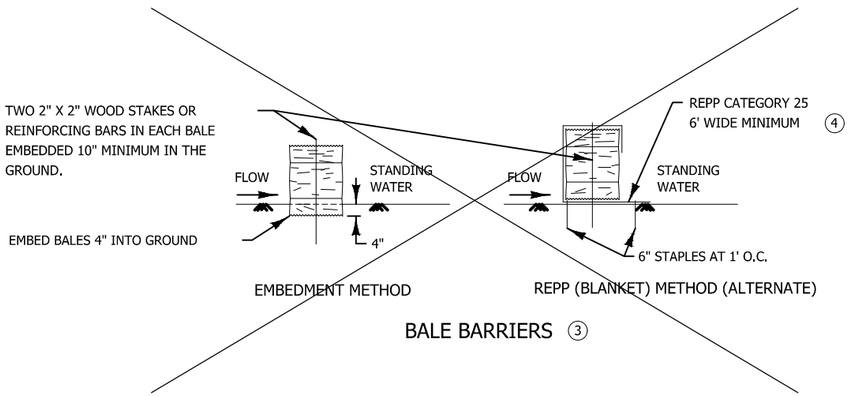


TYPE 5 (ROCK)



TYPE 1 (COMPOST), TYPE 2 (SLASH MULCH), OR TYPE 4 (TOPSOIL)

FILTER BERMS



BALE BARRIERS 3

NOTES:

REPP = ROLLED EROSION PREVENTION PRODUCT.

SEE SPECS. 2573, 3149, 3874, 3882, 3885, 3886, AND 3897.

1. SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1' FOR DITCH CHECKS OR 2' FOR OTHER APPLICATIONS.
2. PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
3. TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS (6" MAXIMUM DEPTH). BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14" X 18" X 36" LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
4. INSTEAD OF TRENCHING, PLACE BALE ON THE REPP (BLANKET) AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

REVISION:

APPROVED: JANUARY 8, 2020
CHIEF ENVIRONMENTAL OFFICER

MODIFIED BY:

Stantec
733 Marquette Avenue Suite 1000
Minneapolis MN 55402-2309
www.stantec.com

CERTIFIED BY: _____ 3/17/2020
LICENSED PROFESSIONAL ENGINEER — DATE
NAME: JAN HANSEN LIC. NO.: 54640

MINNESOTA DEPARTMENT OF TRANSPORTATION

THOMAS STYRBICKI
STATE DESIGN ENGINEER

STANDARD PLAN 5-297.405 | 2 OF 8

APPROVED: 1-8-2020
REVISED:

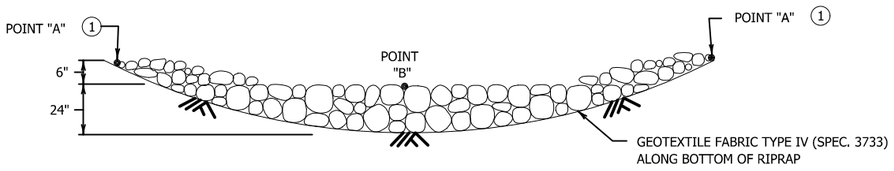
TEMPORARY SEDIMENT CONTROL

FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS

STATE PROJ. NO. S. A. P. 196-594-002 | SHEET NO. 16 OF 18 SHEETS

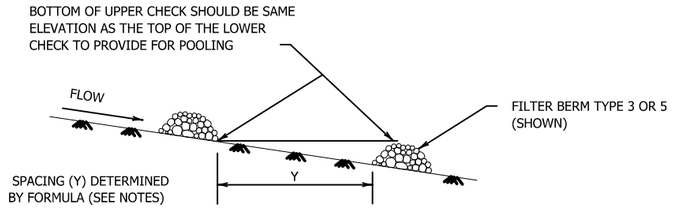
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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN AUTHORIZED BY STANTEC IS FORBIDDEN.

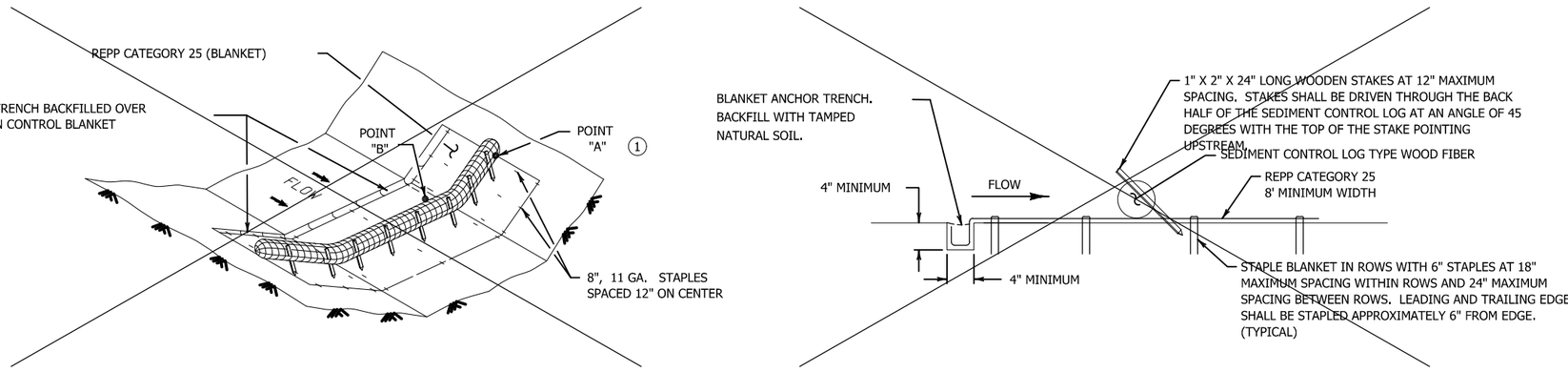


ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK)
FOR USE ON ROUGH-GRADED AREAS
ONLY FOR USE OUTSIDE CLEAR ZONE

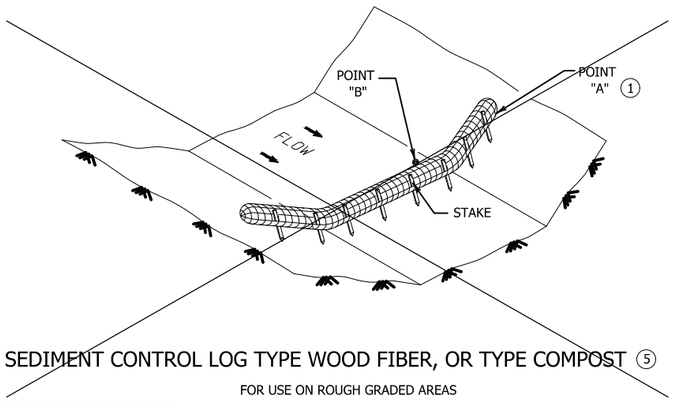
(2) (3)



DITCH CHECK SPACING
FOR ALL FILTER BERM TYPES



SEDIMENT CONTROL LOG TYPE REPP (BLANKET) SYSTEM (4)



SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST (5)
FOR USE ON ROUGH GRADED AREAS

NOTES:

REPP = ROLLED EROSION PREVENTION PRODUCT.

SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3889.

FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.

APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:

$$\text{APPROXIMATE SPACING OF DITCH CHECKS (FT.)} = Y = \frac{\text{DITCH CHECK HEIGHT (FT.)}}{\text{\% CHANNEL SLOPE}} \times 100$$

(1) POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

(2) ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.

(3) DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC.

~~(4) DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC.~~

~~(5) DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC.~~

REVISION:

APPROVED: JANUARY 8, 2020

CHIEF ENVIRONMENTAL OFFICER

MODIFIED BY:

Stantec
733 Marquette Avenue Suite 1000
Minneapolis MN 55402-2309
www.stantec.com

CERTIFIED BY: _____ 3/17/2020
LICENSED PROFESSIONAL ENGINEER — DATE

NAME: JAN HANSEN LIC. NO.: 54640

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.405 | 3 OF 8

APPROVED: 1-8-2020
REVISED:

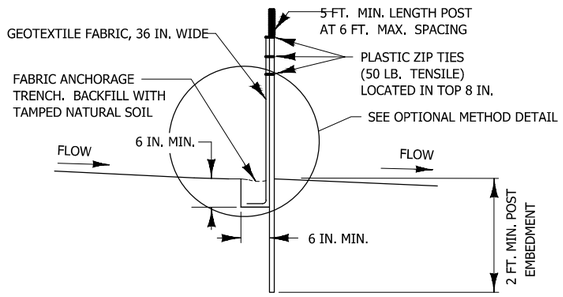
THOMAS STYRBICKI
STATE DESIGN ENGINEER

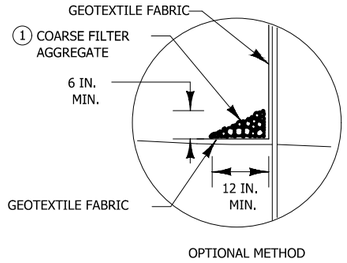
TEMPORARY SEDIMENT CONTROL
DITCH CHECK

STATE PROJ. NO. S. A. P. 196-594-002 | SHEET NO. 17 OF 18 SHEETS

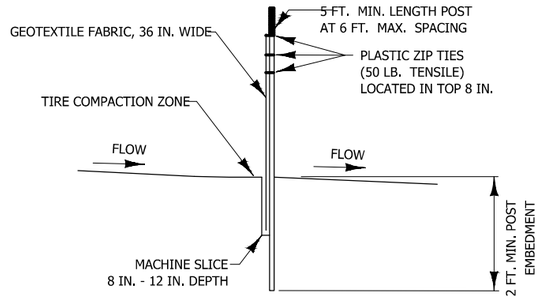
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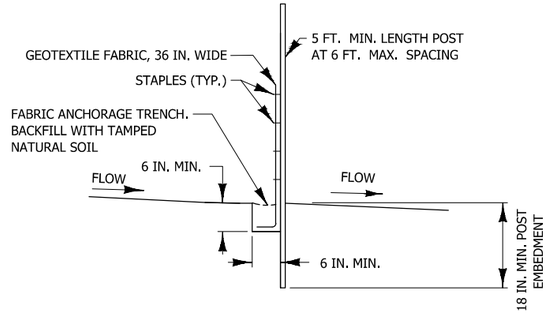




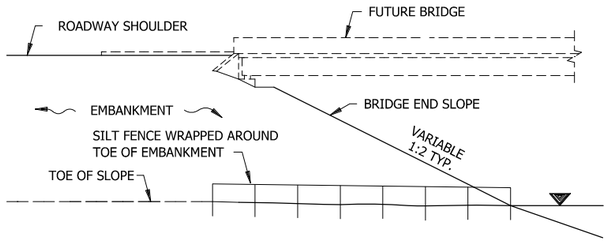
SILT FENCE TYPE HI (2)
(HAND INSTALLED)



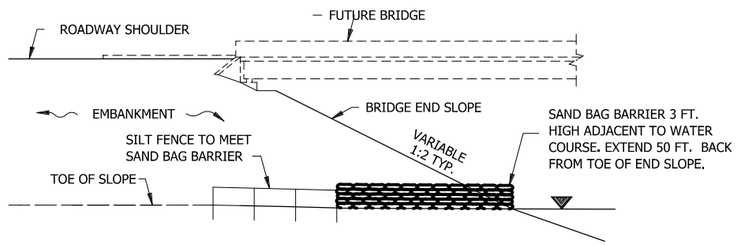
SILT FENCE TYPE MS (2)
(MACHINE SLICED)



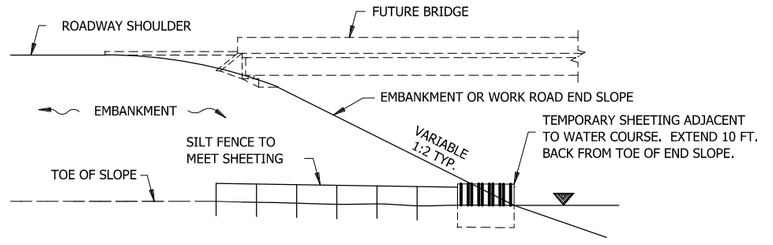
SILT FENCE TYPE PA (3)
(PREASSEMBLED)



SILT FENCE ONLY (4)

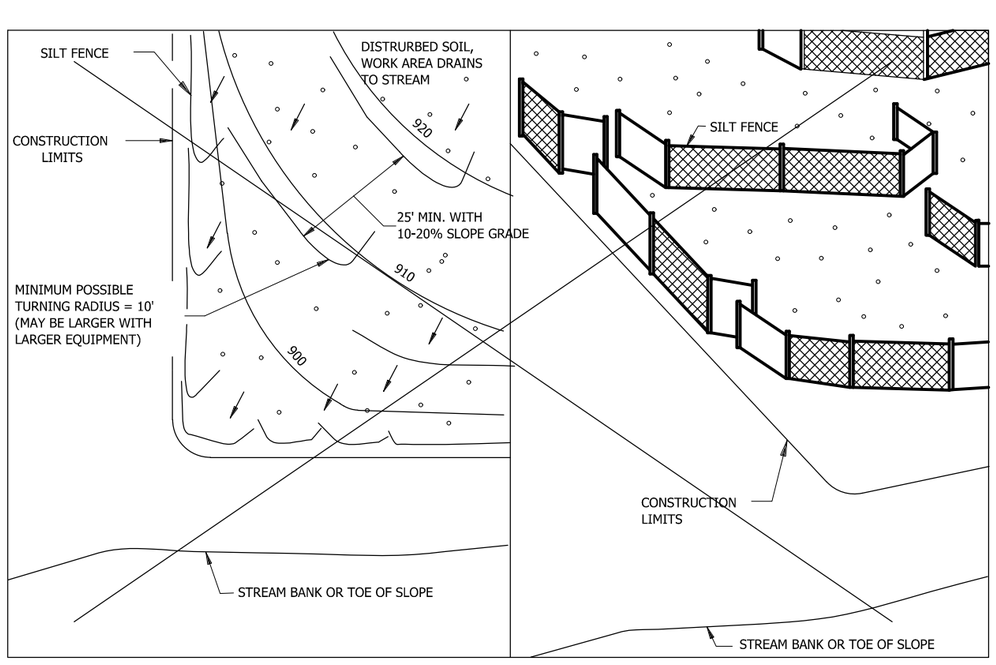


SILT FENCE WITH SAND BAGS (5)



SILT FENCE WITH SHEETING (6)

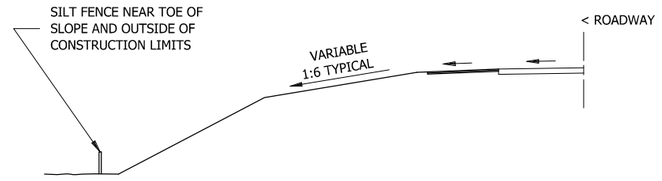
INSTALLATION AT BRIDGE EMBANKMENT ADJACENT TO WATER



PLAN VIEW

J-HOOK INSTALLATION

PERSPECTIVE VIEW



LOCATION AT TOE OF ROADWAY EMBANKMENT

NOTES:

SEE SPECS. 2573, 3149 & 3886.

1. COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
2. TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE.
3. TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 0.25 ACRE.
4. WATER COURSE FLOW VELOCITY: STANDING. CONTRIBUTING SLOPE AREA: 1./2 ACRE.
5. WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA: 1. ACRE.
6. WATER COURSE FLOW VELOCITY: 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA: 3 ACRES.

REVISION:	MODIFIED BY:		
APPROVED: 2-28-2017	Stantec 733 Marquette Avenue Suite 1000 Minneapolis MN 55402-2309 www.stantec.com	CERTIFIED BY: LICENSED PROFESSIONAL ENGINEER	3/17/2020 DATE
CHIEF ENVIRONMENTAL OFFICER		NAME: JAN HANSEN LIC. NO.:	54640

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

STANDARD PLAN 5-297.405	6 OF 8
APPROVED: 2/28/2017 REVISED:	

TEMPORARY SEDIMENT CONTROL
SILT FENCE

STATE PROJ. NO. S. A. P. 196-594-002 SHEET NO. 18 OF 18 SHEETS

Date Plotted: 03/17/2020 - 2:46pm
Plotted by: Tyler Hanson
Drawing Name: V:\1938\active\193804721\CAD\Dwgs\PlanSet\193804721_C202.dwg
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REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/17/2021

Subject: **2021/2022 Liquor License Renewals**

Prepared by: Denise Beebe, Senior Clerk

All current liquor licenses are up for renewal for the period of July 1, 2021 through June 30, 2022. Currently being renewed:

License Type	License Fee	Total Revenue
• 12 On-Sale Intoxicating Licenses	$4,745.00*	$54,567.50
• 2 Club On-Sale	530.00	1,060.00
• 3 Wine Licenses	800.00	2,400.00
• 15 Special Sunday Sale	200.00*	2,900.00
• 4 On-Sale 3.2% Licenses	320.00*	1,015.00
• 7 Off-Sale Intoxicating	160.00	1,120.00
• 7 Off-Sale 3.2% Licenses	55.00	385.00
Total Revenue for the 2021/2022 License Period:		**$63,447.50**

* Chaska Cubs are charged a reduced fee of $55
* Oak 19 Fare & Refreshment are charged a reduced fee of $2372.50 and $100

The total combined revenue that will be collected by year-end pending all previous renewals renew again is $63,447,50. This is a reduction from last year of $11,010.

Due to an early Council meeting and the application mailing deadline of May 31st the violation checks have not yet been completed by the Police Department to determine whether any of the businesses have been cited in the past five years for any state or local liquor law violations. If any major violations have been noted they will be brought to the Councils attention at the June 1st meeting. Otherwise, if no significant issues were noted they will be forwarded to the State Alcohol and Gambling Enforcement office.

Each licensed establishment and their respective licenses are presented in Exhibit A. Currently, two of the 14 On-Sale Intoxicating license holders that have submitted their renewals are participating in the installment payment plan. There are a few that still need to fulfill a part of the renewal requirements. Those contingencies are noted on Exhibit A, most relating to their Certificates of Liquor Liability Insurance. Staff is requesting that those be approved contingent upon those requirements being met and violation checks being completed prior to submission to the A&GE office for final approval on May 31st.

CITY COUNCIL ACTION REQUESTED

Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2021 through June 30, 2022, with contingencies as noted.

SCHEDULE A
2021/2022 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
Chaser's Beverage Center 3050 Chaska Blvd	Off-Sale Intoxicating	OFSI.21-01	NA
Chaska American Legion Club 102 4th St W	Club On Sale Special Sunday Sale	COS.21-01 SSS.21-01	NA
Chaska Cubs 725 1st St W	On-Sale 3.2	OS32.21-01	Certificate of Liquor Liability
Chaska Market 133 4th St W	Off-Sale 3.2	OFS32.21-01	Application & Certificate of Liquor Liability
Chipotle Mexican Grill 1112 Hazeltine Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.21-13 SSS.21-15	NA
Crooked Pint 3210 Chaska Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.21-01 SSS.21-02	Certificate of Liquor Liability
Cub Foods 210 Piioneer Tr	Off-Sale 3.2	OFS32.21-02	NA
Cuzzy's Brick House 2880 Chaska Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.21-02 SSS.21-03	NA
Cy's Bar & Grill 500 Pine St #101	On-Sale Intoxicating Special Sunday Sale Off-Sale Intoxicating	OSI.21-03 SSS.21-04 OFSI.21-02	NA
D'Amico Catering Bavaria Downs 3919 Bavaria Road	On-Sale Intoxicating	OSI.21-12	NA
Detello's Pizza and Pasta 2914 Chestnut St N	Wine On Sale On-Sale 3.2 Special Sunday Sales	WOSB.21-02 OS32.21-02 SSS.21-05	Certificate of Liquor Liability
Dolce Vita Wine Shop 3115 Chaska Blvd	Off-Sale Intoxicating	OFSI.21-03	NA
Hazeltine National Golf Club 2100 Hazeltine Blvd	On-Sale Intoxicating Special Sunday Sale	OSI.21-05 SSS.21-06	NA
Heartbreakers Bar & Grill 222 Pioneer Trail	On-Sale Intoxicating Special Sunday Sale	OSI.21-06 SSS.21-07	NA
Holiday Stationstores Inc. 1465 White Oak Dr	Off-Sale 3.2	OFS32.21-03	NA

SCHEDULE A
2021/2022 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
Holiday Stationstores Inc. 2821 Chaska Blvd	Off-Sale 3.2	OFS32.21-04	NA
In Town Wine & Spirits 2906 Chestnut St N	Off-Sale Intoxicating	OFSI.21-04	Certificate of Liquor Liability
India Bar & Grill 210 Pioneer Trail	Wine On Sale On-Sale 3.2	WOSB.21-02 OS32.18-03	NA
Kwik Trip Store #886 2900 Chestnut St N	Off-Sale 3.2	OFS32.21-05	NA
La Hermosa 222 N. Chestnut St	On-Sale Intoxicating Special Sunday Sale	OSI.21-04 SSS.21-16	Certificate of Liquor Liability
MGM Wine & Spirits 210 Pioneer Tr	Off-Sale Intoxicating	OFSI.21-05	Application & Certificate of Liquor Liability
Oak 19 Fare & Refreshment 3000 Town Course Dr	On-Sale Intoxicating Special Sunday Sale	OSI.21-07 SSS.21-08	NA
Patron Mexican Restaurant 217 Chestnut St #110	On-Sale Intoxicating Special Sunday Sale	OSI.21-09 SSS.21-10	Certificate of Liquor Liability
River City Liquors 2890 Chaska Blvd	Off-Sale Intoxicating	OFSI.21-06	Certificate of Liquor Liability
Sake Sushi 104 Pioneer Trail	On-Sale Intoxicating Special Sunday Sale	OSI.21-10 SSS.21-11	NA
Schram Haus Brewery 3700 Chaska Blvd.	Taproom Special Sunday Sales Off-Sale Intoxicating	TRONSS.21-01 SSS.21-14 BROFSL 21-01	NA
Speedway #4507 110 Hundertmark Rd	Off-Sale 3.2	OFS32.21-06	Application & Certificate of Liquor Liability &
Speedway #4519 1400 Crystal Ln	Off-Sale 3.2	OFS32.21-07	Application & Certificate of Liquor Liability
Red Bench Bakery 500 N. Chestnut St	Wine On Sale On-Sale 3.2	WOSB.21.-03 OS32.21-04	Certificate of Liquor Liability
Target Store T-1352 111 Pioneer Tr	Off-Sale Intoxicating	OFSI.21-07	NA
Walter Hecklin VFW Post 621 Creek Rd	Club On Sale Special Sunday Sale	COS.21-02 SSS.21-12	NA

SCHEDULE A
2021/2022 LIQUOR LICENSE RENEWALS

LICENSEE/ADDRESS	TYPE OF LICENSE	LICENSE NOS.	CONTINGENCIES
Willy McCoy's 321 Pioneer Tr	On-Sale Intoxicating Special Sunday Sale	OSI.21-11 SSS.21-13	NA

REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/17/2021

Subject: **Public Hearing to Consider Certification of Spring 2021 Delinquent Utilities**

Reviewed By: Noel Graczyk, Administrative Services Director
Kelly Grinnell, Finance Manager

Prepared By: Matt Burt, Accountant
Wendy Hagen, Customer Relations Supervisor

The City annually prepares a special assessment roll of delinquent utilities and unpaid miscellaneous fees. Fees assessed are typically delinquent public utilities but there may also be unpaid mowing fees, alarm fees, and connection fees.

This year, the City will be assessing delinquent utilities in both the spring and fall of 2021. By doing this, the City ensures that utility payments that are past due are being collected by specific households upon sale of a parcel. Utility billing accounts to be assessed are delinquent accounts that have a total balance of $50.00 or greater and are 90 days or more delinquent.

Due to Gov. Walz's extension of the COVID-19 related executive orders, the City cannot disconnect utility services on delinquent customers. For the period from March 2020 through April of 2021, the City has also not been charging any late payment penalties during the executive order period, as recommended by the Minnesota Municipal Utility Administration. By assessing delinquent utility billing accounts, property owners will be provided the ability to pay their past due utility charges as a special assessment in two installments on their payable 2022 property taxes.

Included this year on special assessment rolls for delinquent utility charges are single-family rental properties. This allows the City to guarantee collection of delinquent fees that tenants have incurred as part of property taxes of the owner. Rental properties are only subject to assessments for electric (if authorized by the parcel owner), water, sewer, and stormwater charges.

At the time of the initial mailing for adoption of a special assessment roll, 114 utility billing accounts were notified that they were subject to being assessed. Property owners and tenants were provided at least 30 days mailed notice of a public hearing to consider certification of unpaid fees to Carver County as listed in the notice and were given the opportunity to pay their delinquencies prior to the public hearing. The total of the initial rolls at time of the initial mailed notices were as follows:

Delinquent Stormwater Fees:	$ 5,670.58
Delinquent Electric Fees:	$31,507.51
Delinquent Sewer Fees:	$15,138.92
Delinquent Water Fees:	$12,888.36
Total Delinquent Utility Fees:	$65,205.37

Based on payments made prior to this public hearing there are still currently 61 accounts delinquent totaling as follows:

Delinquent Stormwater Fees:	$ 3,603.25
Delinquent Electric Fees:	$20,610.11
Delinquent Sewer Fees:	$ 7,261.32
Delinquent Water Fees:	$ 6,196.17
Total Delinquent Utility Fees:	$37,670.85

The Spring 2021 special assessment roll for first year payable 2022 of unpaid utility charges is shown as Exhibits A through D and are attached to the proposed resolution. Should Council adopt the resolution, the rolls will be certified to Carver County for collection with payable 2022 property taxes. Charges are proposed to be certified for a period of one (1) year, at five (5) percent interest, and will include the City's 1.5% special assessment administrative fee.

Staff recommends approval of certification of the unpaid charges.

CITY COUNCIL ACTION REQUESTED

Motion to Approve a Resolution 2021-30 approving certification of delinquent utilities and miscellaneous unpaid charges to Carver County for collection with the payable 2022 property taxes.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 05/17/2021 RESOLUTION NO. 2021-30

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Approving Certification to Carver County of Spring 2021 Unpaid Delinquent Public Utilities

---

WHERAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon objections to the proposed certification of unpaid delinquent storm water, sewer, water, and/or electric utilities;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, as follows:

1. Such proposed charges, a copy of which is attached hereto and made a part hereof as Exhibits A through D, are hereby accepted and shall constitute a charge against the lands named therein.

2. Such charges shall be payable in an annual installment that shall include both principal and interest, extending over a period of one (1) year, payable on or before the first Monday in January 2022, and shall bear interest at a rate of five (5) percent per annum from the date of adoption of this resolution.

3. The owner of any property so charged may, at any time prior to certification to the Carver County Taxpayer Services Department, pay the entire delinquent amount against such property, with interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire amount is paid within 30 days from the adoption of this resolution. The right to partially prepay the delinquent charges is not available.

4. The Clerk shall forthwith transmit a certified duplicate of this roll to the Carver County Taxpayers Services Department to be extended on the proper tax list of the County and such charges shall be collected and paid over in the same manner as other municipal taxes.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of May 2021.

_____
Mark Windschitl, Mayor

Attest:_____ Deputy Clerk

Exhibit A

CERTIFICATION OF DELINQUENT STORMWATER ACCOUNTS

Special Assessment Terms

S/A Code:	302202	Term:	1 year
Roll Adopted:	5/17/2021	Annual Interest Rate:	5.00%
First Year Payable:	2022	First Year Extra Days Interest:	228

PID	Property Address	Name	Fee
30.0031200	1170 STOUGHTON AVE	RENEE OAKLEY	$ 73.00
30.0080700	624 1ST ST	JESSICA KLUESS	83.00
30.0500441	508 CEDAR ST N	GERALD ELAVSKY	21.00
30.0500831	402 6TH ST E	CATHERINE TARBELL	93.00
30.0501420	401 PINE AVE	MCI HOLDINGS LLC	42.00
30.0501440	216 4TH ST W	MICHAEL TUDOR	21.00
30.0501530	318 4TH ST W	LUCERO IZAGUIRRE	42.00
30.0501780	215 4TH ST W	TOM HASE	93.00
30.0502120	305 BEECH ST	KYLE RIECK	62.00
30.0502160	501 3RD ST E	JADE SODERLIND	83.00
30.0502300	208 MAPLE ST	BRANDON BRINK	83.00
30.0504750	117 CEDAR ST S	JACKIE ROTH	83.00
30.0504770	215 1ST ST W	KURT SWANSON	93.00
30.0505300	121 HICKORY ST N	JULIANNE SMITH	93.00
30.0505650	118 ELM ST S	JILL JULIN	83.00
30.0510050	0 CLOVER RIDGE DR	EUGENE VOROBEY	88.00
30.0700240	995 BAVARIA HILLS LN	ROBERT BORM	11.00
30.0920320	2346 KELM ST	CHRIS VANEK	52.00
30.0930850	2058 WELLENS ST	LEANNE HORVE	4.00
30.0931750	1978 SIEFERT ST	MATTHEW GRAY	9.00
30.0931760	1974 SIEFERT ST	KATHRYN KERN	8.00
30.0970110	1447 SOPHIA DR	JODI QUINEHAN	11.00
30.1040160	709 NEWBERRY LN	ABDULMALIK ALI	21.00
30.1050280	114205 HUNDERTMARK RD	MICHAEL ROTH	46.00
30.1050620	114312 HUNDERTMARK RD	JAMIE REOH	83.00
30.1160290	304 BRICKYARD RD	JESSE JUEN	5.00
30.1260340	2505 CHRISTIAN DR	DARRYL ROZELLE	25.00
30.1380040	1300 CRYSTAL LN	KENNETH SCHULTZ	548.00
30.1450100	910 STOUGHTON AVE	ALEXANDER NUNEZ	93.00
30.1900230	112715 HUNDERTMARK RD	ILHAM LLC	9.00
30.2110300	1133 RIDGE BLUFF DR	CHARLOTTE MAYE	83.00
30.2200300	517 SATORI WAY	RAMON ROGERS	11.00
30.3490040	1580 MILLPOND CT	JEREMY CAUGHRON	9.00
30.3550260	110109 ARBORETUM WAY	GARY RASMUSSON	42.00
30.3560070	110140 STANFORD CIR	JACOB NOTERMANN	21.00
30.3580070	110154 STANFORD CIR	RONALD BORG	73.00
30.3580180	110189 FRIENDSHIP LN S	BRIANNA PEARSON	14.00
30.3580280	110179 FRIENDSHIP LN S	NATHAN AMACK	723.00
30.3700110	112011 FABER LN	BANK OF NEW YORK MELLON	52.00
30.4200880	112306 BAXTER CT	REAL ESTATE HOLDINGS LLC	62.00
30.4780290	11790 PARK RIDGE DR	MARK TOLO	93.00
30.4890770	350 CAMPFIRE CURV	MARY DVORAK	4.00
30.5570360	930 COLE ST	JEANNE SHINGLEDECKER	16.00
30.6110010	2160 GRIMM RD	GRANT ADAMSHECK	83.00
30.6150050	602 STOUGHTON AVE	MARTA ANDERSON	92.00
30.6240070	2689 SHADOW WOOD CT	RHONDA ANDERSON	62.00
30.6350380	110277 VILLAGE RD	YATIVIA HOGAN	5.00

Exhibit A

CERTIFICATION OF DELINQUENT STORMWATER ACCOUNTS

Special Assessment Terms

S/A Code:	302202	Term:	1 year
Roll Adopted:	5/17/2021	Annual Interest Rate:	5.00%
First Year Payable:	2022	First Year Extra Days Interest:	228

PID	Property Address	Name	Fee
30.6590510	3178 MULLIGAN LN	NATHAN SCHUCK	$ 52.00
30.6590810	2713 SPY GLASS DR	TIM DAILEY	3.00
30.6701000	1139 KERBER PASS	CHAD MILLER	31.00
30.6711601	1956 SHAMROCK PL	PAMELA SCHROEDER	7.00
30.7000110	979 EDGEWOOD DR	JOHN EK	5.00
30.7010130	390 LIBERTY HEIGHTS DR	ERIC RENNERFELDT	83.00
		TOTAL TO CERTIFY TO CARVER COUNTY	**$ 3,687.00**

(INCLUDES 1.5% SPECIAL ASSESSMENT FEE)

Exhibit B

CERTIFICATION OF DELINQUENT ELECTRIC ACCOUNTS

Special Assessment Terms

S/A Code:	302202E	Term:	1 year
Roll Adopted:	5/17/2021	Annual Interest Rate:	5.00%
First Year Payable:	2022	First Year Extra Days Interest:	228

PID	Property Address	Name	Fee
30.0080700	624 1ST ST	JESSICA KLUESS	$ 600.00
30.0500441	508 CEDAR ST N	GERALD ELAVSKY	240.00
30.0501420	401 PINE AVE	MCI HOLDINGS LLC	1,138.00
30.0501440	216 4TH ST W	MICHAEL TUDOR	150.00
30.0501530	318 4TH ST W	LUCERO IZAGUIRRE	185.00
30.0502120	305 BEECH ST	KYLE RIECK	1,335.00
30.0502160	501 3RD ST E	JADE SODERLIND	738.00
30.0502300	208 MAPLE ST	BRANDON BRINK	2,082.00
30.0505650	118 ELM ST S	JILL JULIN	1,438.00
30.0700240	995 BAVARIA HILLS LN	ROBERT BORM	168.00
30.0920320	2346 KELM ST	CHRIS VANEK	664.00
30.0930850	2058 WELLENS ST	LEANNE HORVE	147.00
30.0931750	1978 SIEFERT ST	MATTHEW GRAY	309.00
30.0931760	1974 SIEFERT ST	KATHRYN KERN	884.00
30.0970110	1447 SOPHIA DR	JODI QUINEHAN	153.00
30.1050620	114312 HUNDERTMARK RD	JAMIE REOH	993.00
30.1900230	112715 HUNDERTMARK RD	ILHAM LLC	1,033.00
30.2200300	517 SATORI WAY	RAMON ROGERS	857.00
30.3490040	1580 MILLPOND CT	JEREMY CAUGHRON	728.00
30.3550260	110109 ARBORETUM WAY	GARY RASMUSSON	953.00
30.3560070	110140 STANFORD CIR	JACOB NOTERMANN	185.00
30.3580070	110154 STANFORD CIR	RONALD BORG	499.00
30.3580180	110189 FRIENDSHIP LN S	BRIANNA PEARSON	1,676.00
30.3700110	112011 FABER LN	BANK OF NEW YORK MELLON	59.00
30.5570360	930 COLE ST	JEANNE SHINGLEDECKER	72.00
30.6110010	2160 GRIMM RD	GRANT ADAMSHECK	994.00
30.6350380	110277 VILLAGE RD	YATIVIA HOGAN	103.00
30.6590810	2713 SPY GLASS DR	TIM DAILEY	133.00
30.6701000	1139 KERBER PASS	CHAD MILLER	312.00
30.6711601	1956 SHAMROCK PL	PAMELA SCHROEDER	437.00
30.6711702	1977 SHAMROCK PL	TYLER FOUTCH	190.00
30.7010130	390 LIBERTY HEIGHTS DR	ERIC RENNERFELDT	1,478.00
		TOTAL TO CERTIFY TO CARVER COUNTY	**$ 20,933.00**

(INCLUDES 1.5% SPECIAL ASSESSMENT FEE)

Exhibit C

CERTIFICATION OF DELINQUENT SEWER ACCOUNTS

Special Assessment Terms

S/A Code:	302202S	Term:	1 year
Roll Adopted:	5/17/2021	Annual Interest Rate:	5.00%
First Year Payable:	2022	First Year Extra Days Interest:	228

PID	Property Address	Name	Fee
30.0031200	1170 STOUGHTON AVE	RENEE OAKLEY	775.00
30.0080700	624 1ST ST	JESSICA KLUESS	255.00
30.0500441	508 CEDAR ST N	GERALD ELAVSKY	46.00
30.0501420	401 PINE AVE	MCI HOLDINGS LLC	343.00
30.0501440	216 4TH ST W	MICHAEL TUDOR	25.00
30.0501530	318 4TH ST W	LUCERO IZAGUIRRE	46.00
30.0501780	215 4TH ST W	TOM HASE	170.00
30.0502120	305 BEECH ST	KYLE RIECK	77.00
30.0502160	501 3RD ST E	JADE SODERLIND	197.00
30.0502300	208 MAPLE ST	BRANDON BRINK	308.00
30.0504750	117 CEDAR ST S	JACKIE ROTH	443.00
30.0504850	120 S CEDAR ST	TAMMY ROLLOFF	182.00
30.0505650	118 ELM ST S	JILL JULIN	540.00
30.0700240	995 BAVARIA HILLS LN	ROBERT BORM	41.00
30.0920320	2346 KELM ST	CHRIS VANEK	186.00
30.1040160	709 NEWBERRY LN	ABDULMALIK ALI	86.00
30.1050280	114205 HUNDERTMARK RD	MICHAEL ROTH	65.00
30.1050620	114312 HUNDERTMARK RD	JAMIE REOH	277.00
30.1080210	2816 FAULKNER DR	SIVANAND MARIYAPPAN	373.00
30.1160290	304 BRICKYARD RD	JESSE JUEN	100.00
30.1260340	2505 CHRISTIAN DR	DARRYL ROZELLE	28.00
30.2110300	1133 RIDGE BLUFF DR	CHARLOTTE MAYE	202.00
30.2200300	517 SATORI WAY	RAMON ROGERS	101.00
30.3490040	1580 MILLPOND CT	JEREMY CAUGHRON	105.00
30.3550260	110109 ARBORETUM WAY	GARY RASMUSSON	141.00
30.3560070	110140 STANFORD CIR	JACOB NOTERMANN	14.00
30.3570060	110171 FRIENDSHIP LN S	DAN LEBENS	142.00
30.3580070	110154 STANFORD CIR	RONALD BORG	73.00
30.3580180	110189 FRIENDSHIP LN S	BRIANNA PEARSON	215.00
30.3590010	110177 FRIENDSHIP LN S	LANCE KALAUS	60.00
30.3700110	112011 FABER LN	BANK OF NEW YORK MELLON	52.00
30.3850590	112503 WASHINGTON LN E	CHUCK ALDRICH	287.00
30.4640010	470 VICTORIA DR	SUSAN SOLEM	246.00
30.4660040	1500 MEADOW LN	STEVEN GUNTHER	204.00
30.4780290	11790 PARK RIDGE DR	MARK TOLO	300.00
30.4890770	350 CAMPFIRE CURV	MARY DVORAK	104.00
30.5570360	930 COLE ST	JEANNE SHINGLEDECKER	24.00
30.6110010	2160 GRIMM RD	GRANT ADAMSHECK	188.00
30.6590510	3178 MULLIGAN LN	NATHAN SCHUCK	89.00
30.6590810	2713 SPY GLASS DR	TIM DAILEY	45.00
30.6701000	1139 KERBER PASS	CHAD MILLER	87.00
30.7000110	979 EDGEWOOD DR	JOHN EK	62.00
30.7010130	390 LIBERTY HEIGHTS DR	ERIC RENNERFELDT	83.00
		TOTAL TO CERTIFY TO CARVER COUNTY	**$ 7,387.00**

(INCLUDES 1.5% SPECIAL ASSESSMENT FEE)

Exhibit D

CERTIFICATION OF DELINQUENT WATER ACCOUNTS

Special Assessment Terms

S/A Code:	302202W	Term:	1 year
Roll Adopted:	5/17/2021	Annual Interest Rate:	5.00%
First Year Payable:	2022	First Year Extra Days Interest:	228

PID	Property Address	Name	Fee
30.0031200	1170 STOUGHTON AVE	RENEE OAKLEY	908.00
30.0080700	624 1ST ST	JESSICA KLUESS	164.00
30.0500441	508 CEDAR ST N	GERALD ELAVSKY	30.00
30.0501420	401 PINE AVE	MCI HOLDINGS LLC	154.00
30.0501440	216 4TH ST W	MICHAEL TUDOR	17.00
30.0501530	318 4TH ST W	LUCERO IZAGUIRRE	27.00
30.0501780	215 4TH ST W	TOM HASE	110.00
30.0502120	305 BEECH ST	KYLE RIECK	52.00
30.0502160	501 3RD ST E	JADE SODERLIND	128.00
30.0502300	208 MAPLE ST	BRANDON BRINK	433.00
30.0504750	117 CEDAR ST S	JACKIE ROTH	237.00
30.0504850	120 S CEDAR ST	TAMMY ROLLOFF	120.00
30.0505650	118 ELM ST S	JILL JULIN	782.00
30.0700240	995 BAVARIA HILLS LN	ROBERT BORM	27.00
30.0920320	2346 KELM ST	CHRIS VANEK	171.00
30.0970110	1447 SOPHIA DR	JODI QUINEHAN	4.00
30.1040160	709 NEWBERRY LN	ABDULMALIK ALI	61.00
30.1050280	114205 HUNDERTMARK RD	MICHAEL ROTH	44.00
30.1050620	114312 HUNDERTMARK RD	JAMIE REOH	183.00
30.1080210	2816 FAULKNER DR	SIVANAND MARIYAPPAN	244.00
30.1160290	304 BRICKYARD RD	JESSE JUEN	73.00
30.1260340	2505 CHRISTIAN DR	DARRYL ROZELLE	33.00
30.2110300	1133 RIDGE BLUFF DR	CHARLOTTE MAYE	246.00
30.2200300	517 SATORI WAY	RAMON ROGERS	68.00
30.3490040	1580 MILLPOND CT	JEREMY CAUGHRON	71.00
30.3550260	110109 ARBORETUM WAY	GARY RASMUSSON	131.00
30.3560070	110140 STANFORD CIR	JACOB NOTERMANN	13.00
30.3570060	110171 FRIENDSHIP LN S	DAN LEBENS	104.00
30.3580070	110154 STANFORD CIR	RONALD BORG	31.00
30.3580180	110189 FRIENDSHIP LN S	BRIANNA PEARSON	145.00
30.3590010	110177 FRIENDSHIP LN S	LANCE KALAUS	40.00
30.3700110	112011 FABER LN	BANK OF NEW YORK MELLON	21.00
30.3850590	112503 WASHINGTON LN E	CHUCK ALDRICH	185.00
30.4640010	470 VICTORIA DR	SUSAN SOLEM	212.00
30.4660040	1500 MEADOW LN	STEVEN GUNTHER	157.00
30.4780290	11790 PARK RIDGE DR	MARK TOLO	193.00
30.4890770	350 CAMPFIRE CURV	MARY DVORAK	67.00
30.5570360	930 COLE ST	JEANNE SHINGLEDECKER	16.00
30.6110010	2160 GRIMM RD	GRANT ADAMSHECK	342.00
30.6590510	3178 MULLIGAN LN	NATHAN SCHUCK	60.00
30.6590810	2713 SPY GLASS DR	TIM DAILEY	44.00
30.6701000	1139 KERBER PASS	CHAD MILLER	62.00
30.7000110	979 EDGEWOOD DR	JOHN EK	41.00
30.7010130	390 LIBERTY HEIGHTS DR	ERIC RENNERFELDT	60.00
		TOTAL TO CERTIFY TO CARVER COUNTY	**$ 6,311.00**

(INCLUDES 1.5% SPECIAL ASSESSMENT FEE)

REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/17/2021

Subject: **Ensconced Woods (Carlson & Robling) - Concept Plan**

Applicant: Johnson-Reiland Builders and Remodelers

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

Case No.: 2021-06

Synopsis: Applicant seeks to obtain approval of a 30 lot development (29 new lots, 1 lot for the existing Robling residence) on approximately 25 acres of land on Carlson and Robling's land

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

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

In June 2020, a concept plan was approved on Linda Carlson's land for 24 lots. This was a detached villa project proposed by Destiny Homes. This project is no longer moving forward. Tonight, we are looking at a new concept plan encompassing both Carlson and Robling's land.

Project Goals

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

- Create a new neighborhood on a developable piece of property that has utilities and right-ofway access available.
- Provide a unique, larger lot opportunity for high-end custom homes.
- Save as many trees as possible while still meeting the minimum comprehensive plan density range.
- Maintain the creek and wooded slopes in an easement to be conserved in perpetuity.
- Design this new neighborhood with a sense of community and connection.
- Create a development for a unique, high-end housing product that stands out in its custom designs while at the same time fits into Chaska's sense of community and small-town values.

Comprehensive Plan

The Comprehensive Plan guides this area to be Low Density Residential. The proposal tonight is consistent with this guidance. The developer mentions a couple times that their proposal is striving to meet the minimum density requirement for Low Density Residential, which is 2 dwelling units per acre (up to 5 dwelling units max). Their proposed plan is right at the

minimum 2 dwelling units per acre. If a lot, or more than one lot is removed, they will fall below the minimum requirement. In staff's opinion, if this were to happen it is not a concern. The layout of lots and overall density should not be 'forced', especially if various site characteristics are prohibiting this from occurring.

CURRENT PROPOSAL

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

Adjacent properties

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

Existing Conditions

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

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

A wetland is located in the north, central part of the property in a closed depressional area. This wetland is mainly an open water body with a narrow fringe of fresh wet meadow that is dominated by reed canary grass. The floating plant lesser duckweed was observed across much of the open water part of the wetland at the time of the survey in early May of 2020. The applicant has not been able to do an official wetland report yet. Staff would require that a wetland delineation report be completed and provided at time of their preliminary submittal.

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

Land Use
The proposed 25-acre plan consists of 29 new single family lots (30 lots if including Robling's existing residence and lot) with a lot size of 80 feet wide with a minimum lot area of 9,600 square feet (~0.22 acres). The dimensions are generally similar to the homes in Founders Ridge that average out to be 75-80 feet wide and approximately 0.25 acres.

The parcels of land that this development encompasses are currently zoned R1 and Open (O), which is a 'holding zone' until it develops. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

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

The layout of the site will come from the extension of Founders Path to the west from Founders Ridge. The road will travel easterly until the eastern limits where it will terminate into a cul de sac on the eastern limits of Robling's land. A cul de sac is proposed as a north-south extension off of Founders Path on the northwest portion of the Carlson site. These roads will provide access to 29 lots. The Robling residence will remain with access on Big Woods Boulevard.

A private drive is proposed on the property line of Carlson and Robling to access 4 lots (lots 21-24). It should be noted that this private drive is located over a proposed public sanitary sewer line that will service the development.

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

A private drive is proposed on the property line of Carlson and Robling's sites. Public sanitary sewer is shown under this driveway to service the development. This poses challenges in terms of having private infrastructure over public infrastructure. The developer should be aware the City has moved away from this mix (public and private) for maintenance and replacement reasons. Alternate options to provide sewer and water connection to service the site through an unrestricted easement or dedicated outlot will need to be further evaluated with the preliminary plan. The private drive also has to provide for proper turnaround/access for emergency vehicles, which it currently does not show, nor does there appear to be room for such. In addition, if a turnaround is provided it would potentially require removal of more trees. Due to the lack of room, mixing of private and public infrastructure, need for a turnaround, and potential to impact more trees, staff would require that this private drive be eliminated.

The current concept plan appears to show road right-of-way widths that are consistent with the City's typical 60 foot wide ROWs as they are matching up with the stub street of Founders Path. The private drive proposed shows smaller ROW width because it is private.

Construction traffic needs to be evaluated for routes into this new development. The developer will have to work with the City Engineer to determine an appropriate route. At this time, the developer hopes to gain temporary access from Big Woods Boulevard (CR 44) from Carlson's existing driveway entry while construction is going on; they will have to work with Carver County on this. A construction traffic plan should be submitted for review in the preliminary submittal.

Utilities
Sewer and water utilities are available.

Stormwater
Stormwater ponding is proposed as a part of this proposal; 4 ponding areas have been delineated on the plan. It will be required that the developer provides adequate maintenance access into these areas to be shown during their preliminary submittal; it doesn't appear that there are any openings shown on the current plan to access most of these ponds. Maintenance accesses and ponds need to be in separate outlots, and not on private property. Stormwater ponding will have to meet all Carver County WMO and City standards.

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

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

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

Lot 29 appears to encroach into the 125 foot centerline setback. This lot needs to be pulled out of this setback. In addition, the lots that abut the wooded steep slope edges should ensure the lot lines are out of the 30 foot no grade/no mow setback so that the lots are not ambiguous in terms of its use; it appears that Lot 29 is the only lot that shows this.

Lastly, a slope analysis of the wooded steep slope area will be required in the preliminary submittal to provide assurance that there are no stability issues with the edge.

Architecture & Anti Monotony
Johnson-Reiland Builders and Remodelers will be the sole builder in this development. They are a custom-home builder offering homes starting in the upper $600,000 price range. They have provided a couple home examples they offer as an attachment in the narrative.

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

Trails & Sidewalks
There are no trails proposed as a part of this development nor are there trails called out for this area in the Comprehensive Plan. Because of this the developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement. A public trail has been extended on the north side of Big Woods Boulevard to the Highway 212 intersection when construction on County Road 44 was completed.

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

Screening, Landscaping & Tree Preservation
Because this development abuts a major roadway (Big Woods Boulevard; CR 44) it will be important that the homes that back up to this use have adequate screening. The site currently contains a rich vegetative buffer on the County Road that they appear to be keeping a majority of; the existing Carlson driveway creates a small gap between the trees, which will have opportunity for filling in. The Carlson side will provide a buffer to the County Road from the existing home and wooded steep slope area. The applicant will have to show in their preliminary landscape plan how the screening will be achieved further. In addition, it will be important to see how the west edge of the site will be addressed between the new development and Founders Ridge. The applicant is showing that this edge will have a level of tree preservation within it.

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

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

<u>Altered, Non-Native Woodland</u>
This tree cover type occupies approximately 7.28 acres of the 14.5-acre survey area and is made up of trees that are relatively younger in age (40-60 years old) and are likely volunteer trees that have established over the years as the site was altered for pasturing and typical farming use. Trees that are found growing in this type of woodland include: box elder,

American elm, green ash, silver maple, black walnut, quaking aspen, cottonwood, hackberry, and black cherry. This tree cover is situated mainly in the center and northern parts of the site.

Big Woods Forest

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

Planted Evergreen Trees

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

Southern Mesic Maple-Basswood Forest

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

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



Historic Aerials (1991 to left; 2020 to right)

The areas slated for tree preservation on Carlson's site appears generally consistent with the previous concept plan approved in 2020. Robling's site contains more big woods and significant trees within the Southern Mesic Maple-Basswood Forest shown on the Tree Preservation Plan; about 60% of the inventoried site are oaks and maples, which staff considers significant. The street section will unfortunately disrupt a handful of trees in this area, but it appears that the lots along the cul de sac could provide for tree preservation within them to save additional trees. This is a benefit of having larger lots. The trees along Robling's residence and on the north side of the site are shown to be preserved. The developer has stated that they will start to look into tree preservation more as a part of the preliminary as they understand grading needs for the site.

One opportunity that could take advantage of saving more trees is the elimination of the private drive between Carlson and Robling's lot line as staff has requested earlier in the body of this report. Eliminating this and reorienting the lots could provide for additional front and rear yard space for potential tree preservation. As this plan continues moving forward, staff would ask that the Big Woods Forest and Southern Mesic Maple-Basswood areas be further analyzed for additional tree preservation. The developer will have to provide a tree preservation plan during their preliminary submittal.

Parkland

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

Development Costs (Infrastructure Improvements)

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

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

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

Neighborhood Meeting
The developer conducted a neighborhood meeting on April 23, 2021 to go over the concept plan. The neighbors provided concerns regarding traffic, tree preservation, and plat details.

PLANNING COMMISSION ACTION TAKEN 5/12/21:
Motion to recommend to City Council approval of the Ensconced Woods Concept Plan for a 30-lot subdivision on 25 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-16), prepared by Paul Reiland, Johnson-Reiland Builders and Remodelers, dated April 27, 2021
    b. Concept Plan, prepared by Pioneer Engineering, dated April 27, 2021
    c. Existing Conditions, prepared by Pioneer Engineering, dated April 27, 2021
    d. Site Forces, prepared by Pioneer Engineering, dated April 27, 2021
    e. Concept Tree Preservation (pgs 1-2), prepared by Pioneer Engineering, dated April 27, 2021
2. Adherence with the City Engineer's Memo dated May 5, 2021.
3. Provision to eliminate the private drive, and to be shown on the preliminary plans.
4. Provision that all lot lines are outside 30 foot no grade/no mow setback and to be shown on the preliminary submittal.
5. Provision that all lot lines are outside of wetland areas and their required buffers and to be shown on the preliminary submittal.
6. Provision that Robling residence meets the proposed setbacks for the development, and to be shown on the plans at preliminary submittal.
7. Adherence to the City's Boulevard Tree Policy and local street section design.
8. Provision that boulevard trees are placed between the sidewalk and street.
9. Provision of adequate screening and landscaping along north edge abutting County Road 44 to be addressed at Preliminary submittal.
10. Provision to further evaluate tree preservation efforts in the Big Woods Forest and Southern Mesic Maple-Basswood Forest areas and to be submitted with a Tree Preservation Plan at preliminary submittal.
11. Provision of sidewalks on both sides of all local streets up to the bulb of cul de sacs, and to be shown on plans at preliminary submittal.
12. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 25 feet
    c. Side(house/garage): 7.5 feet
    d. Side (corner): 15 feet
13. Adherence to the 125 foot centerline building setback from County Road 44, specifically for Lot 29, and to be shown on the preliminary plans.
14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
15. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
16. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
17. Provision of a field walk to determine wooded steep slope line on Robling parcel, and to be determined prior to preliminary submittal.
18. 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.

19. Provision of a storm water management plan meeting City and Carver County WMO standards.
20. Provision that adequate maintenance accesses are provided for the stormwater ponds, to be located in separate outlots, and to be shown on the plans at preliminary submittal.
21. Provision that stormwater ponds are located in separate outlots, and to be shown on the plans at preliminary submittal.
22. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
23. Provision of a construction traffic plan to be submitted at preliminary submittal.
24. No direct vehicular access onto County Road 44, with the exception of the existing Robling residence.
25. Provision of a slope analysis of the wooded steep slope areas, and to be submitted at preliminary submittal.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-29 approving the Concept Plan for Ensconced Woods (PC #2021-06).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 05/17/2021 RESOLUTION NO. 2021-29

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Ensconced Woods/Johnson-Reiland Builders and Remodelers/PC #2021-06

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

WHEREAS, the proposed 25-acre plan consists of 29 new single family lots (30 lots if including Robling's existing residence and lot) with a lot size of 80 feet wide with a minimum lot area of 9,600 square feet (~0.22 acres); and

WHEREAS, Founders Path is extended to the east to provide access to the development area, and Founders Path will terminate into a cul de sac near the eastern edge of the Robling property; and

WHEREAS, a private drive is proposed on the property line of Carlson and Robling's sites; and

WHEREAS, public sanitary sewer is shown under this driveway to service the development; and

WHEREAS, this poses challenges in terms of having private infrastructure over public infrastructure; and

WHEREAS, the developer should be aware the City has moved away from this mix (public and private) for maintenance and replacement reasons; and

WHEREAS, alternate options to provide sewer and water connection to service the site through an unrestricted easement or dedicated outlot will need to be further evaluated with the preliminary plan; and

WHEREAS, the private drive also has to provide for proper turnaround/access for emergency vehicles, which it currently does not show, nor does there appear to be room for such; and

WHEREAS, due to the lack of room, mixing of private and public infrastructure, need for a turnaround, and potential to impact more trees, staff would require that this private drive be eliminated; and

WHEREAS, it will be required that the developer provides adequate maintenance access into the stormwater pond areas to be shown during their preliminary submittal; and

WHEREAS, maintenance accesses and ponds need to be in separate outlots, and not on private property; and

WHEREAS, Johnson-Reiland Builders and Remodelers will be the sole builder in this development; and

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

WHEREAS, the developer has already started to show certain areas for tree preservation, mainly along the edges of the site and around the wetland; and

WHEREAS, from staff's high-level perspective, the areas encompassed by Big Woods Forest and Southern Mesic Maple-Basswood Forest noted above should receive priority for preservation; and

WHEREAS, one opportunity that could take advantage of saving more trees is the elimination of the private drive between Carlson and Robling's lot line; and

WHEREAS, eliminating this and reorienting the lots could provide for additional front and rear yard space for potential tree preservation; and

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

WHEREAS, on May 12, 2021 the Planning Commission recommended approval to the City Council of the Concept Plan for Ensconced Woods (PC#2021-06); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Ensconced Woods (PC#2021-06), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-16), prepared by Paul Reiland, Johnson-Reiland Builders and Remodelers, dated April 27, 2021
    b. Concept Plan, prepared by Pioneer Engineering, dated April 27, 2021
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    d. Site Forces, prepared by Pioneer Engineering, dated April 27, 2021
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5. Provision that all lot lines are outside of wetland areas and their required buffers and to be shown on the preliminary submittal.
6. Provision that Robling residence meets the proposed setbacks for the development, and to be shown on the plans at preliminary submittal.
7. Adherence to the City's Boulevard Tree Policy and local street section design.
8. Provision that boulevard trees are placed between the sidewalk and street.
9. Provision of adequate screening and landscaping along north edge abutting County Road 44 to be addressed at Preliminary submittal.
10. Provision to further evaluate tree preservation efforts in the Big Woods Forest and Southern Mesic Maple-Basswood Forest areas and to be submitted with a Tree Preservation Plan at preliminary submittal.
11. Provision of sidewalks on both sides of all local streets up to the bulb of cul de sacs, and to be shown on plans at preliminary submittal.
12. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 25 feet
    c. Side(house/garage): 7.5 feet
    d. Side (corner): 15 feet
13. Adherence to the 125 foot centerline building setback from County Road 44, specifically

for Lot 29, and to be shown on the preliminary plans.

14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
15. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
16. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
17. Provision of a field walk to determine wooded steep slope line on Robling parcel, and to be determined prior to preliminary submittal.
18. 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.
19. Provision of a storm water management plan meeting City and Carver County WMO standards.
20. Provision that adequate maintenance accesses are provided for the stormwater ponds, to be located in separate outlots, and to be shown on the plans at preliminary submittal.
21. Provision that stormwater ponds are located in separate outlots, and to be shown on the plans at preliminary submittal.
22. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
23. Provision of a construction traffic plan to be submitted at preliminary submittal.
24. No direct vehicular access onto County Road 44, with the exception of the existing Robling residence.
25. Provision of a slope analysis of the wooded steep slope areas, and to be submitted at preliminary submittal.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of May, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark**
Date: **May 5, 2021**
Subject: **Ensconced Woods Concept Plan**

The development represents a continuation of City's comprehensive planned residential development in the SW area of Chaska. In anticipation of this development activity, trunk sanitary sewer and water main utilities are in place to service the proposed development from Big Woods Boulevard (CSAH 44). The existing site generally drains to an existing wetland before draining overland to the east and south towards the existing ravine. The known wetland that exists over the central area of the property and is planned to be preserved with the overall layout supports the City's stormwater goals.

Access into the development proposed from the Founders Ridge development is consistent with the City's planning and transportation studies completed with the recent CSAH 44/TH212 Interchange project. Access to the development is guided to extend through the Founder's Ridge development due to County access policy as well as sight line restrictions along the highway. The developer will need to coordinate with Carver County on whether a temporary construction access permit can be obtained that would assist with limiting disruption with the development site improvements.

The private drive that is proposed for the development creates challenges that would need to be further evaluated with the preliminary site plan. The concept plan shows connecting to City utilities through the private drive which the developer should be aware the City has moved away from allowing for maintenance and replacement reasons. Alternate options to provide sewer and water connection to service the site through an unrestricted easement or dedicated outlot will need to be further evaluated with the preliminary plan. Fire code standards for turnarounds, as well as alley design standards, would also need to be further evaluated should the private drive remain.

Consistent with layout requirements that have been in place for some time, it is proposed the development plat all right-of-way to a sixty (60) foot width. The street section includes a thirty-two (32) foot wide street that allows parking on both sides, an eight-foot (8) wide planting boulevard on each side and a five-foot (5) concrete sidewalk on each side of the street. The next step for the development will be develop a mass grading plan that allows for amenable grades for street extensions and stormwater management. With the elevation change that exists over the site it will be important with the grading plan to evaluate opportunities to maintain trees, limit private walls, while keeping the area inside the right of way unrestricted.

A stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, tree preservation will be important with the site. Ponding areas for the development stormwater will need to be evaluated

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in detail along with routing and discharge so as to limit impacts to the bluff and ravine. The site and grading plan will need to accommodate dedicated outlot areas to allow for City stormwater maintenance activities. The existing wetland within the Carlson property needs to remain intact. The grading that will abut the wetland needs to occur outside the defined wetland buffer. The ravine serves a sizeable drainage area and is an important part of routing of stormwater planned in southwest Chaska.

Carver County
Public Works
11360 Highway 212, Suite 1
Cologne, MN 55322

May 7, 2021

City of Chaska
c/o Elizabeth Hanson, AICP
City Planner
952-448-9200
EHanson@chaskamn.com

Re: Development / Access Review Comments: Ensconced Woods Concept Plan located at PID# 300085600 and 300086000 adjacent to County State Aid Highway (CSAH) 44 (Big Woods Boulevard)

Thank you for the opportunity to review the subject development in the City of Chaska. Consistent with the County Comprehensive Plan and County Codes, and other official controls of the County, the following are comments and recommended conditions of approval and as potential requirements for any necessary permits to be issued for the project.

1. Regarding access onto the County Highway –
   a. Concept plan shows potential private driveway access onto CSAH 44 for unit labeled #30 (existing dwelling at 3625 Big Woods Blvd.) as well as a potential option for the access to tie into the private drive. No permanent direct access to CSAH 44 will be permitted. Existing private driveways shall tie into new local road or private drives.
   b. Additional full access to CSAH 44 will not be considered for future development between Founders Way and Cascade Dr. A connection of the new local road to serve potential future development of the parcels to the east of this proposal (PID # 300085800, 300085700, 300082600) should be preserved via right of way dedication or City-owned outlot.
   c. One temporary construction access onto CSAH 44 will be considered at the location of the existing driveway access currently located at 3675 Big Woods Blvd. An approved temporary construction access onto CSAH 44 would be allowable only until occupancy of the first dwelling.
2. Regarding highway right of way –
   a. CSAH 44 at this location is a 2-lane undivided urban roadway facility with a trail on the north side. The existing right of way is approximately 66 ft. total with a variable distance from centerline of approximately 33 ft. to 36 ft. adjacent to the subject properties.
   b. The planned typical section for this section of highway along this property is a 2-lane undivided urban facility. No trail is planned for the south side of the roadway along the subject properties. The County's 2040 Comprehensive Plan (Figure B.6) defines the needed right of way for this type of highway typical section as 50 ft. from centerline.
   c. The plat shall incorporate 50 ft. of dedicated right of way from the centerline of CSAH

CARVER COUNTY

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44 to the subject properties.

3. The County will need to review and approve the final grading plans for properties adjacent to CSAH 44. A grading permit will be required for grading work within the highway right of way.
4. The technical details of the final plat, its boundaries and form(s) will need to be reviewed and approved by the County Surveyor.
5. Prior to any work affecting or on County highways or in County right of way, the applicant shall coordinate plans with the County Engineer and obtain a Utility or Excavating/Filling/Grading Permit(s) from Carver County Public Works: (www.co.carver.mn.us/departments/public-works/quick-links/permits). Final details of locations, grades, and profiles affecting County roads as well as any utility connections will need to be reviewed and approved prior to any permits.
6. Any damages, modifications, or changes incurred on County highways from current or approved conditions will need to remedied or updated at development expense, including costs incurred by the County.

These are the County's comments at this time. If you have any questions or need further assistance, please contact staff noted below:

Joan Guthmiller Administrative Technician Carver County Public Works 952.466.5201 jguthmiller@co.carver.mn.us	Angie Stenson AICP Sr. Transportation Planner Carver County Public Works 952.466.5273 astenson@co.carver.mn.us	Dan McCormick, P.E. PTOE Traffic Services Supervisor Carver County Public Works 952.466.5208 dmccormick@co.carver.mn.us

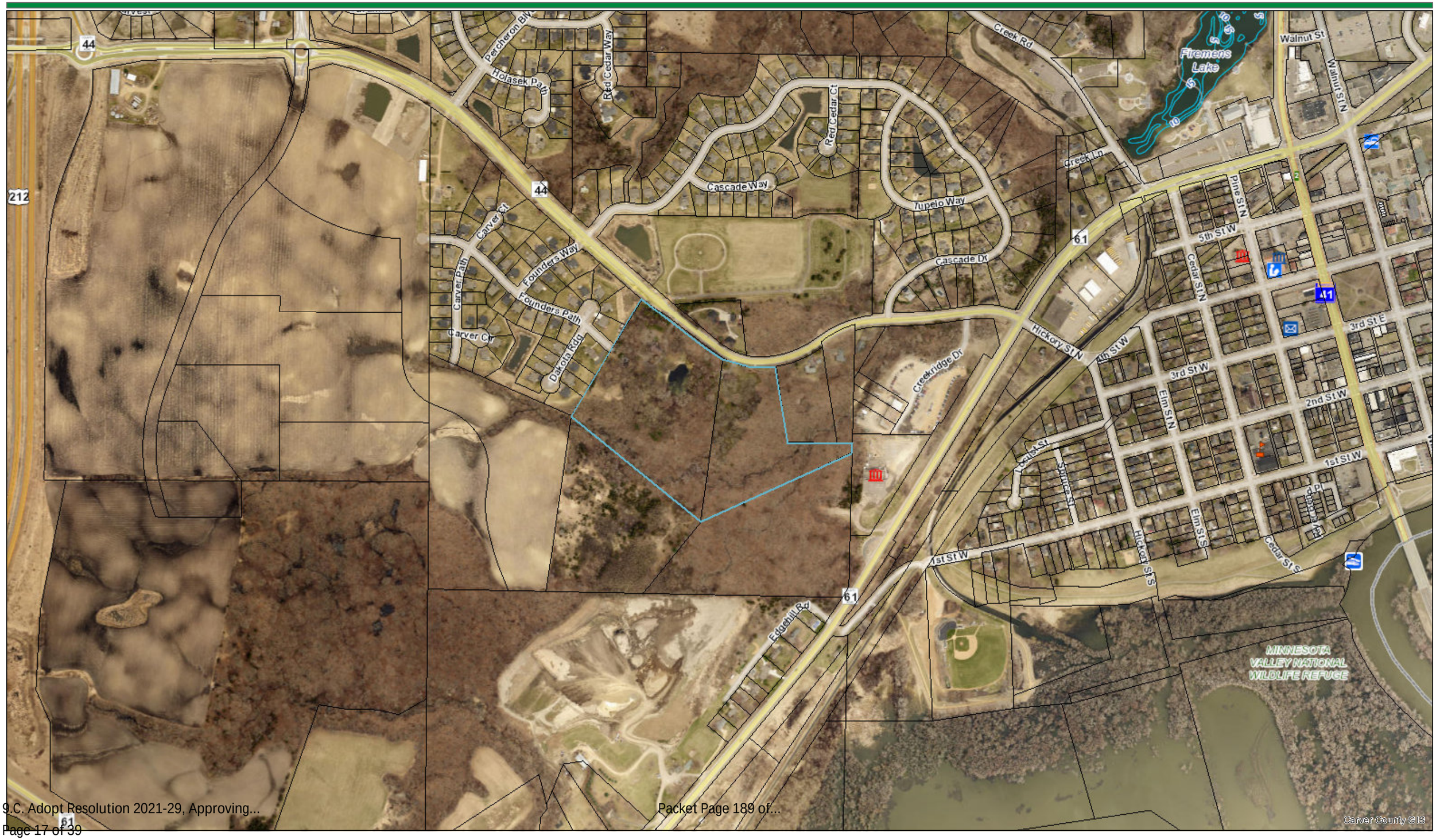
CITY OF CHASKA

Ensconced Woods

Date: 5/7/2021

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To: City of Chaska

From: Paul Reiland, Johnson-Reiland Builders and Remodelers

Re: Ensconced Woods concept plan review

Date: April 5, 2021,
revised April 27, 2021

Thank you for taking the time to review our concept plan for Ensconced Woods.

The Property and Site Features

The property is located south of County Road 44 and the Guardian Angels Cemetery and east of Founder's Ridge. There are two properties that are part of this application, the Carlson property and the Robling property. The Carlson property consists of about 30 Acres of wooded, rolling terrain, with one wetland and a creek dividing the property in half. There is currently a home and outbuildings on the property, all of which will be removed at the time of development of a future phase. Only the roughly 15 acres on the north side of the creek is proposed to be developed at this time. The Robling piece is about 10 acres of wooded, rolling terrain also with a creek running along the south boundary. The slopes going down to the creek will be left undisturbed creating nice views to the south. The proposed development around the wetland will be sensitive to maintaining existing vegetation around the wetland, specifically the large willow along the east side. Access to the property will be through Founders Ridge with a temporary construction easement provided at the current Carlson property access onto County Road 44. Much of the property is enveloped in defined steep slope as shown on the site plan. This area will remain undisturbed and be kept in its natural wooded state keeping views toward the creek at the south end of the development area.

Johnson-Reiland is purchasing the land north of the creek on the Carlson Property and purchasing the entire Robling property with the area south of the creek remaining undeveloped. The Carlsons will stay in their home through the construction of the first phase of the proposed development. The cul-de-sac shown on the site plans where the Carlson home is will be constructed in phase 2 at which time the Carlsons will vacate the home and the home will be removed.

Location

This larger lot neighborhood with custom homes is conducive to the existing features on site while meeting the minimum density requirement, saving a large portion of the existing trees on site, creating no impact to the steep slopes, and providing a large open space area along the creek which may be privately or publicly held but maintained in a conservation easement in perpetuity. The previously approved site plan on the Carlson property was denser with smaller lots. This new application will strive to save even more trees through the design of custom homes on fewer lots.

Zoning

The property is currently zoned R1&O. We will request a rezoning to R1 PUD.

Land Use

The 2040 comprehensive plan designates the property for Low Density Residential which allows for 2-5 units/acre net. The concept plan as shown is the minimum 2 units/acre net.

Infrastructure

We are proposing a public road connection to the Founder's Ridge stub street on the west property line. There will not be direct access to County Road 44. It is not anticipated that this few lots will have any significant impact to traffic through Founder's Ridge and ultimately up to County Road 44. It was always anticipated that this stub street on the east edge of Founders Ridge would be extended into Carlson and then Robling. We are proposing to finish this idea. The County is not allowing a direct access onto County Road 44. We are proposing a temporary construction access at the current Carlson property access onto 44.

We are proposing a short private driveway to service 4 proposed homes. This short private drive helps facilitate the location and design of the sanitary sewer connection as shown on the plan. Without the ability to service these four proposed lots with a private drive, we will likely lose at least 1 lot because of the easement that will be required on that proposed sanitary sewer. This would bring the proposal below the required minimum density. As with other private drives in the City, this private drive will be covered by an easement for the 4 homes it serves. This drive would be maintained by these 4 homeowners or the HOA.

Ponding will be engineered to meet all state and local stormwater requirements. The current drainage patterns are shown on the concept plan set. Proposed site drainage will be determined at time of preliminary plat and grading plan design.

We will propose sanitary sewer to connect at Founder's Ridge running along our proposed right-of-way and up the private drive shared by 4 new homes and the existing home (the current boundary between Robling and Carlson) back to County Road 44. The site will connect to the community to Big Woods Boulevard via Founders Path. This will give people pedestrian, bicycle, or vehicle access directly into downtown Chaska with easy access to County Road 41. The site will be mass graded leaving as many of the perimeter trees in tact as possible as well as leaving the sloped woodland down to the creek undisturbed and the wetland and wetland buffer.

Brand

Johnson-Reiland Homes has worked for decades to build our award-winning brand and look forward to constructing our custom homes and with those, our image and reputation in this new neighborhood and the City of Chaska. We are still determining how best to identify our neighborhood but one option may be a monument of some kind on the western edge of the property at Founders Path. It is our expectation that our custom homes will speak volumes in terms of our brand, our quality, and the pride we have in our designs and workmanship.

The Homes

We will be offering custom homes starting in the upper $600's. Please see attached informational sheets which show examples of some of the homes you may see here.

PUD Flexibility

The R1 zoning requires minimum 75' width and 9,000 sf area. We are proposing 80' wide lots with a minimum lot area of 9,600 sf. While we are exceeding the minimum width and area requirements, we are asking for flexibility for setbacks. We are requesting 25' front yard setbacks as opposed to 30' required in R-1 districts. Reducing the front yard setback to 25' is becoming standard across the metro as it reduces the amount of impervious surface coverage with shorter driveways, as well as allows shorter, more efficient services to the individual homes. R-1 requires 30' rear yard setback. We are requesting 25' rear yard setback where the yards abut interior features such as wooded open space, steep slopes, or wetland and 30' where a rear yard abuts the project boundary. This 5' reduction on the interior allows us to dedicate more land to open space containing wetlands, woodlands, and steep slopes. We are proposing larger lots than are required and just meeting the low end of the required density as per the 2040 land use plan.

Grading and Tree Preservation

It is anticipated that the site will be mass graded for the 29 proposed lots (this excludes the exiting Robling home that will remain mostly undisturbed). In order to reasonably grade the proposed road and building pads, the trees that currently exist within the proposed road, front yards, and building pads will be removed. We will make every effort to save trees wherever possible within the grading area. We understand that the woodlands are of importance to the City and we will make every effort to save what can be saved. The steep slopes and wetland buffers will remain in their natural state saving a large portion of the existing woodland. By making larger lots than are required in an R-1 district and reducing the front yard setbacks and interior rear yard setbacks (reduced rear yard interior setbacks places more land within the outlots), we are doing all we can to save woodland while meeting the absolute bare minimum density requirement as per the City's land use plan. If we drop below the 30 lots we are proposing, we fall below the minimum density requirement. We ask the City to take into consideration everything we are doing to ensure the most woodland that can be saved will be saved while meeting the 2040 guide plan density requirement and creating a new neighborhood that is not only feasible for us but one that we will be proud to build in the City of Chaska.

At this early stage, it is difficult to determine with complete accuracy which trees located within building envelopes will be removed and which will stay. While it is anticipated that most trees located in the development area from the proposed right-of-way out to the edge of the finished building pads will be removed, we recognize there are areas of interest that will need to pay especially close attention to in order to save as many trees as we can. Some of these areas may be between homes with larger setbacks between the structures or behind the homes on the east boundary of the Robling property. As we move into the preliminary plat phase and get into detailed grading plans, we will also look at any high quality individual trees that may potentially be saved with some extraordinary yet feasible measures.

Ken Arndt, an urban forester from Midwest Natural Resources, has conducted several site visits and inventoried the trees on both properties as well as provided analysis of the woodland cover types. Much of the nearly 25 acres proposed to be developed is wooded. Both properties include a home surrounded by landscape trees, some open open grassland with a few scattered trees on Carlson, and the wetland in the central part of the property. The woodlands consist of three cover types and include: altered, non-

native woodland, big woods forest, and planted evergreen trees. See both the Carlson Property and Robling Property tree cover figures included on the site plan. The following descriptions of the woodland cover types are provided by Ken Arndt:

Altered, Non-Native Woodland

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

Big Woods Forest

This tree cover type is made up of trees that range in age from young to large, mature trees that are part of the original forest cover type in this part of Chaska. In general, this forest type is relatively undisturbed and was likely not utilized for pasturing and typical farming activities. Trees that are found growing in this type of forest include: sugar maple, northern red oak, basswood, bur oak, hackberry, American elm, and black cherry.

Planted Evergreen Trees

This tree cover type is made up of trees that range in age from young to mature trees that were planted sometime in the past by the land owner. Trees that are found growing in these planted areas include: red pine, red cedar, and white spruce.

Southern Mesic Maple-Basswood Forest

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

From a recent conversation with the current land-owner, it was noted that prior to him taking ownership of the Robling property 37-years ago, the forested areas on-site were used for pasturing. This past land use has influenced the succession of trees which can be observed today with the presence of a large number of younger trees that began to establish once pasturing was no longer taking place.

A total of 1,210 significant trees were inventoried within the 14.5-acre survey area on the Carlson property and the following is a breakdown of the trees that were inventoried:

Box Elder	22.9%	(277 trees)	Norway Maple	0.9%	(11 trees)
American Elm	13.2%	(160 trees)	Butternut	0.5%	(6 trees)
Red Pine	13.1%	(158 trees)	Black Cherry	0.4%	(5 trees)
Sugar Maple	7.3%	(89 trees)	Quaking Aspen	0.4%	(5 trees)
Red Oak	6.8%	(82 trees)	Mulberry	0.3%	(4 trees)
Green Ash	5.9%	(71 trees)	Colorado Blue Spruce	0.3%	(4 trees)
Red Cedar	4.6%	(56 trees)	Apple	0.2%	(3 trees)
Black Walnut	3.3%	(40 trees)	White Cedar	0.2%	(3 trees)
Silver Maple	3.1%	(38 trees)	Paper Birch	0.2%	(2 trees)
White Spruce	2.7%	(33 trees)	Austrian Pine	0.1%	(1 tree)
Hackberry	2.6%	(32 trees)	Balsam Fir	0.1%	(1 tree)
Bur Oak	2.5%	(30 trees)	Honey Locust	0.1%	(1 tree)
Cottonwood	2.1%	(25 trees)	Ironwood	0.1%	(1 tree)
Crabapple	2.1%	(25 trees)	Ohio Buckeye	0.1%	(1 tree)
Whitecrack Willow	1.6%	(19 trees)	Weeping Willow	0.1%	(1 tree)
Basswood	1.1%	(13 trees)	White Oak	0.1%	(1 tree)
Siberian Elm	1.1%	(13 trees)			

A total of 998 significant trees were inventoried within the survey area north of the stream on the Robling property and the following is a breakdown of the trees that were inventoried:

Bur Oak	28.3%	(282 trees)
Sugar Maple	18.8%	(188 trees)
Red Oak	14.5%	(145 trees)
Basswood	12.7%	(127 trees)
Hackberry	6.9%	(69 trees)
Red Cedar	5.9%	(59 trees)
American Elm	3.7%	(37 trees)
Siberian Elm	2.4%	(24 trees)
Red Elm	2.0%	(20 trees)
Ironwood	1.7%	(17 trees)
Bitternut Hickory	1.4%	(14 trees)
Black Ash	0.7%	(7 trees)
Green Ash	0.4%	(4 trees)
Box Elder	0.3%	(3 trees)
Black Cherry	0.1%	(1 tree)
Apple	0.1%	(1 tree)

Wetlands

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

Based on review of historical air photo imagery from the University of Minnesota, sometime between 1957 and 1964 this wetland was excavated and converted from a fresh wet meadow type wetland to more of an open water wetland. We are not proposing any wetland impact and upon development of this property, we will provide the required buffer.

Chaska's Mission Statement and Core Strategies

The City has goals of well-planned, orderly development and sense of community and small town values. The development we are proposing is sensitive to the environmental features of the site by placing the creek and wooded steep slopes into an easement to be conserved in perpetuity, in keeping with the comprehensive plan. These oversized lots will provide the ability to build unique, high-quality homes creating a beautiful sense of neighborhood.

Project Goals and Guiding Principals

- Create a new neighborhood on a developable piece of property that has utilities and right-of-way access available.
- Provide a unique, larger lot opportunity for high-end custom homes.
- Save as many trees as possible while still meeting the minimum comprehensive plan density range.
- Maintain the creek and wooded slopes in an easement to be conserved in perpetuity.
- Design this new neighborhood with a sense of community and connection.
- Create a development for a unique, high-end housing product that stands out in its custom designs while at the same time fits into Chaska's sense of community and small-town values.

We appreciate the City taking the time to review our concept plan application. We look forward to working with Chaska as we move forward with our applications.

Erie Plan Summary



JOHNSON-REILAND
BUILDERS & REMODELERS
jrbandr.com
lic# BC636389

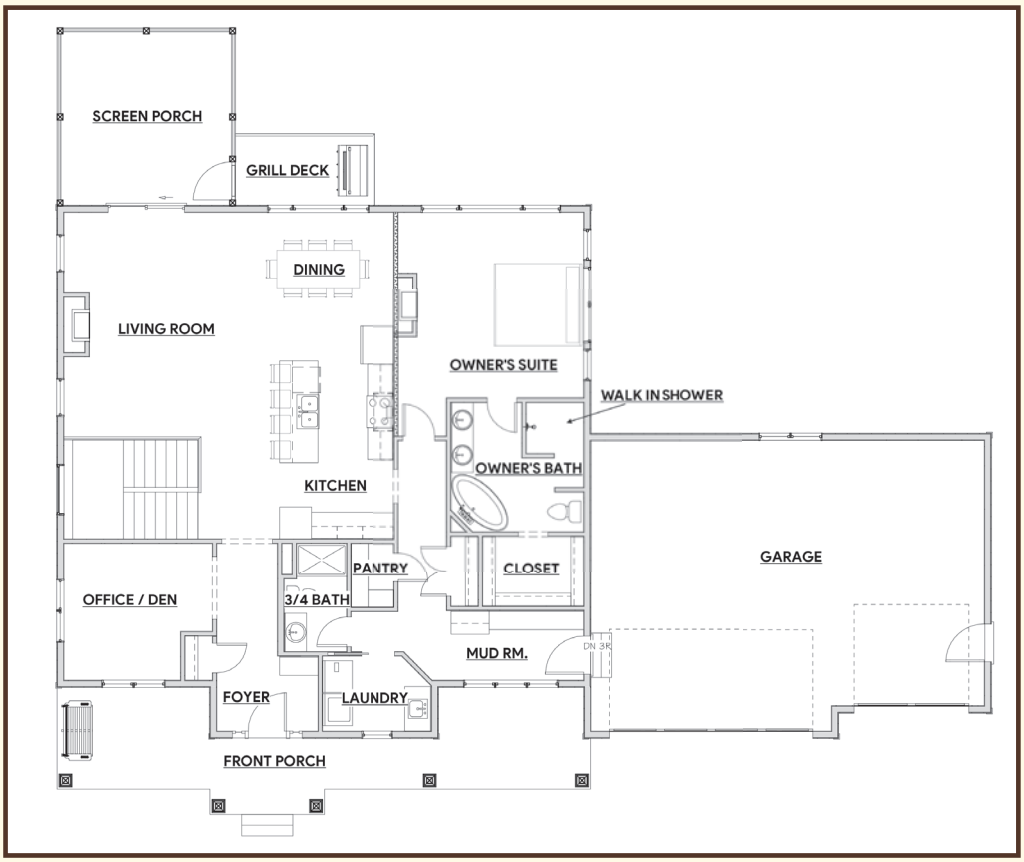
Model Home Specifics

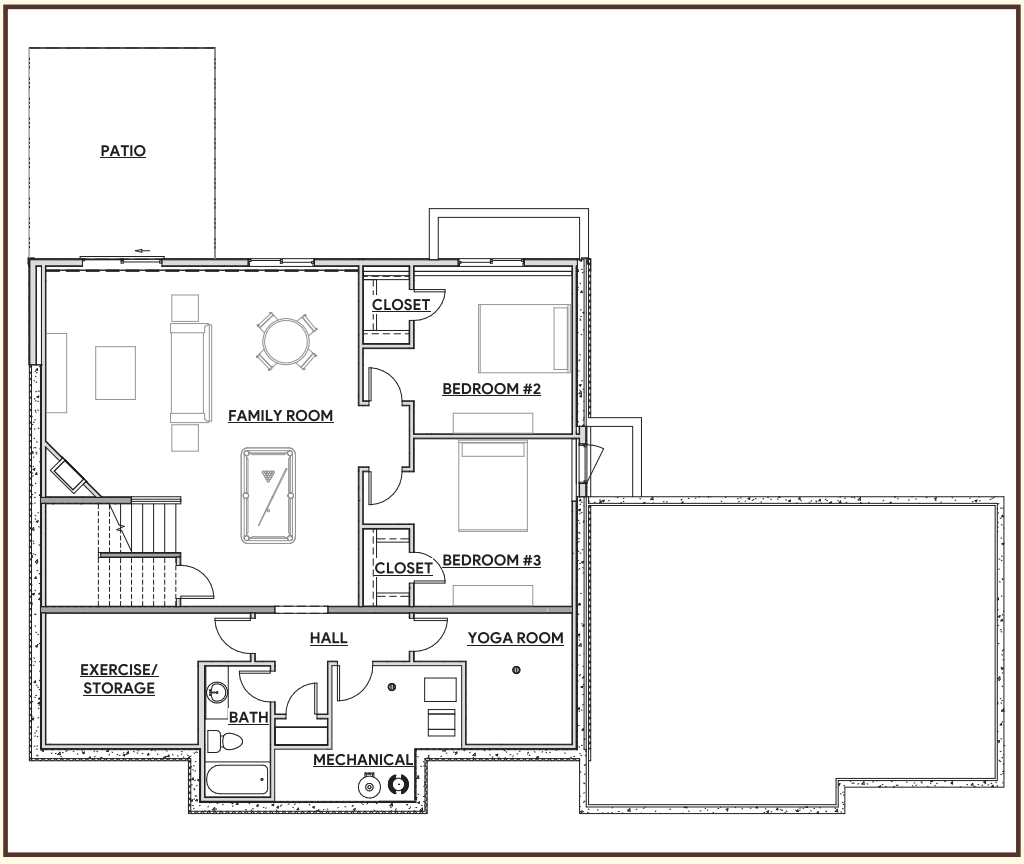
Style:	One Story
Main Floor Sq Ft:	1,668
Finished Sq Ft:	3,048
Year Built:	2020
Bedrooms:	3
Bathrooms:	2.5

PROPERTY HIGHLIGHTS

Johnson-Reiland welcomes you to this three bedroom, 3,048 sq. ft. single-level farmhouse. Designer tile craftsmanship. Solid plank 5” white oak floors throughout. Covered screen porch finished with Westbury Aluminum railings.

Johnson-Reiland Builders & Remodelers, Inc.
jrbandr.com 507.366.1288





Johnson-Reiland Builders & Remodelers, Inc.

jrhandr.com 507.366.1288

Huron Plan Summary



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BUILDERS & REMODELERS
jrbandr.com
lic# BC636389

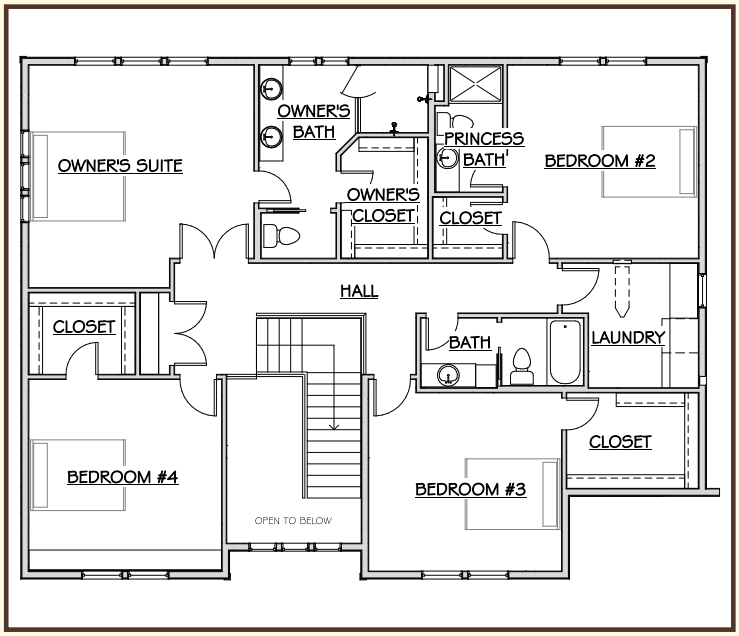
Model Home Specifics

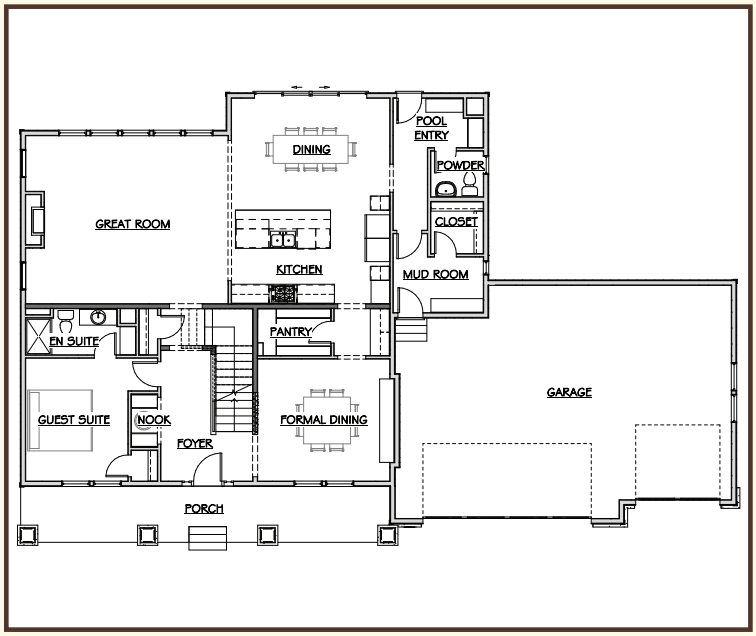
Style:	Two Story
Finished Sq Ft:	3,658
Bedrooms:	5
Bathrooms:	5

PROPERTY HIGHLIGHTS

Johnson-Reiland welcomes you to this five bedroom, 3,658 sq. ft. 2-story custom home. French country kitchen, artful craftsman-style enameled millwork, wine nook, butler's pantry, and solid black walnut floors with black walnut stairway. The great room includes exposed interior brick, reclaimed timber mantel & rustic beam ceiling. Main level guest suite has private 3/4 bath. Master bath features a stunning luxury barrier-free walk-in shower.













Johnson-Reiland Builders & Remodelers, Inc.

jrhandr.com 507.366.1288

Property Profile

Juniper Plan Summary



BEAUTIFUL ACCESSIBILITY

Johnson-Reiland builds accessible custom homes that champion universal design. When you think of an accessible home you might envision winding ramps and institutional, impersonal looking designs that seem incongruous with a home someone can love and enjoy. That's where we do it differently – we create homes using Universal Design. At its core, universal design is just like any other design problem out there, but results in a more beautiful, creative and uplifting home to age in place. Schedule a tour of one of our beautifully designed homes today.

HOME DETAILS

- 5 bedrooms and 3 bathrooms on 2 levels
- 3,556 sq. ft. with 3 garage stalls
- Accessibility features, including 3' wide doorways, main floor laundry and no barrier walk-in shower, and no steps from garage into house



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REALTOR®

EQUAL HOUSING OPPORTUNITY

Juniper Plan Layout

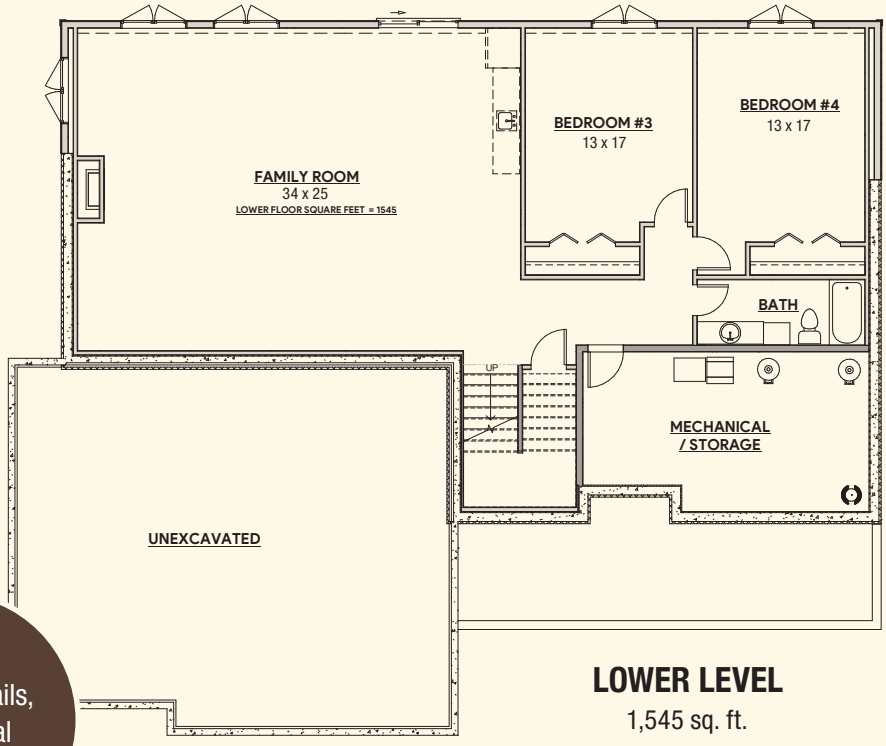


Featuring windows by:

MARVIN







LOWER LEVEL
1,545 sq. ft.

Elegant Design Details, Exceptional Craftsmanship

2019 REGGIE AWARD™ WINNER
HOUSING FIRST • MN

Johnson-Reiland is a family-owned custom build and design firm that has won multiple Reggie awards – come design your custom home with us today!

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Michigan Plan Summary



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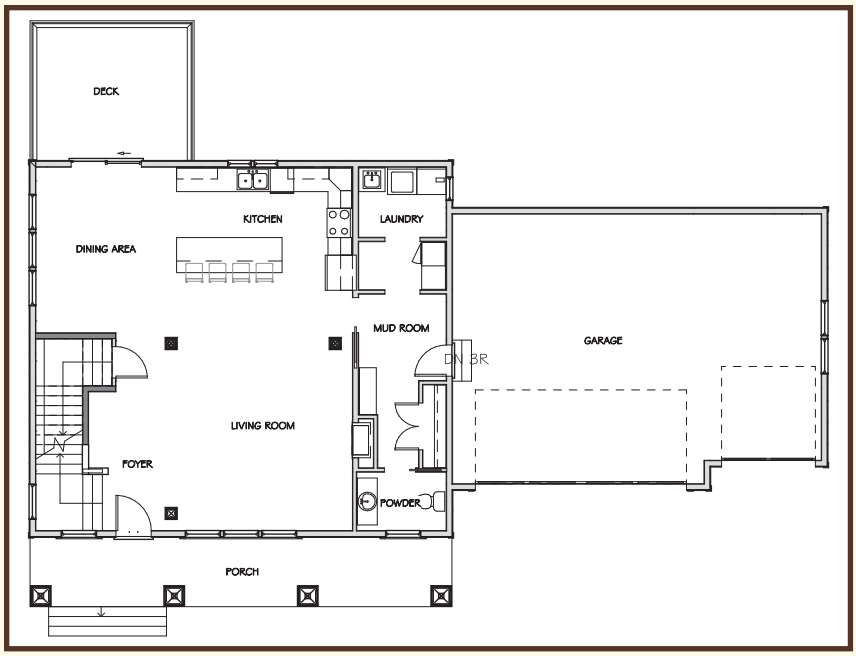
Model Home Specifics

Style:	SF Two Stories
Finished Sq Ft:	2,604
Bedrooms:	4
Bathrooms:	3

PROPERTY HIGHLIGHTS

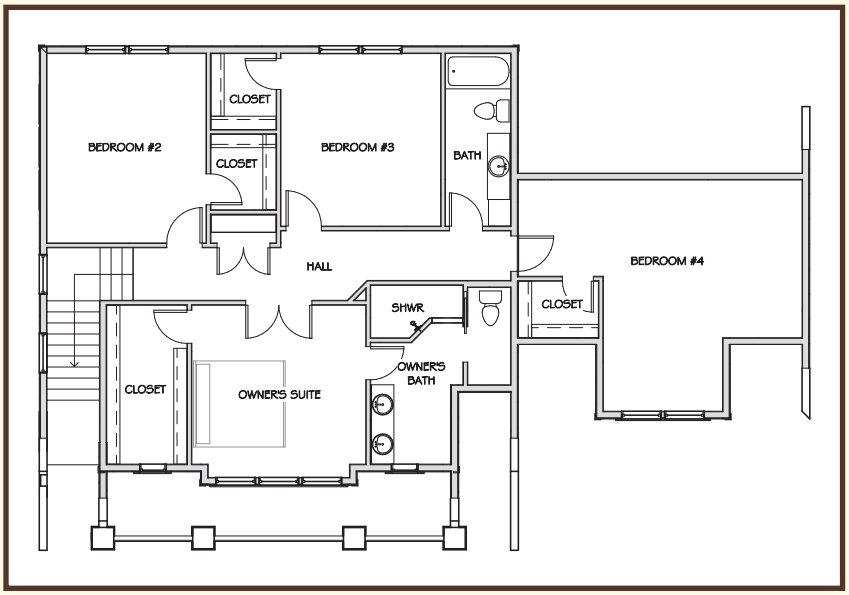
Johnson-Reiland welcomes you to this reinvented Craftsman-style home. Our goal is that living in this home, you might think you're in a century-old home while still having the advantages of a new home. The inset, quarter-sawn oak cabinets, wide mission-style trim, and solid character-grade maple wood flooring add to this feeling of history. Other quality features include custom doors, luxury ceramic walk-in shower, Marvin windows, full width front porch, cedar rear deck, walkout basement, and insulated 3-car garage with custom garage doors.

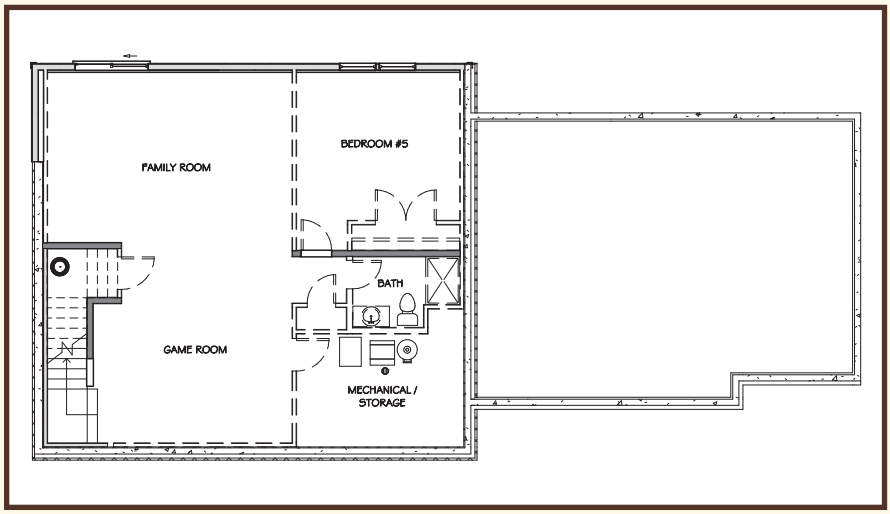














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Willow Plan Summary



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Model Home Specifics

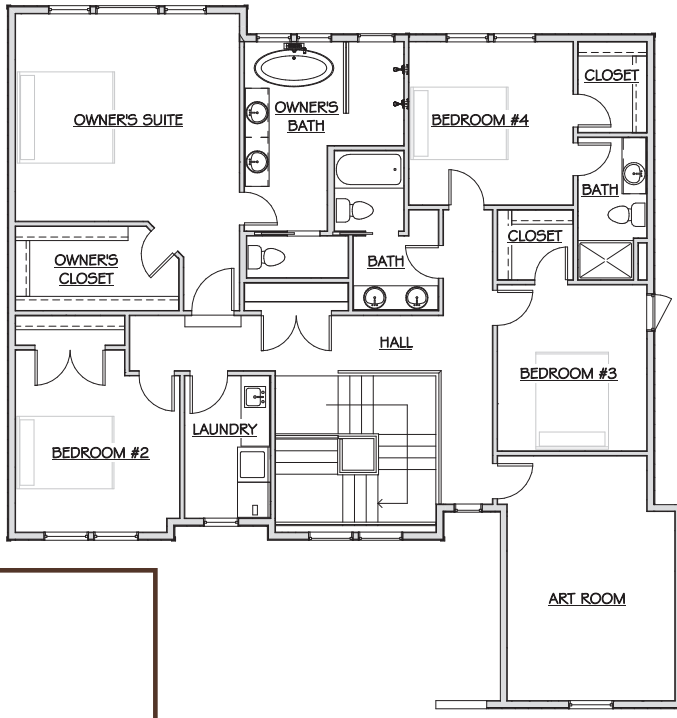
Style:	Farmhouse
Floor Plan Name:	Willow
Finished Sq Ft:	3,343
Bedrooms:	4
Bathrooms:	4

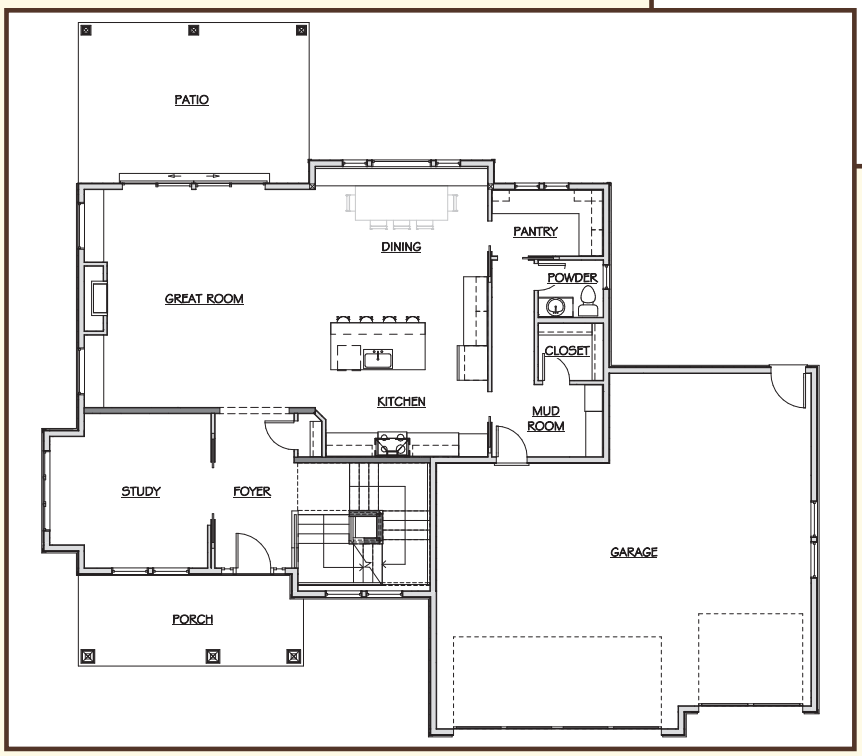
PROPERTY HIGHLIGHTS

Johnson-Reiland welcomes you to this four bedroom, 3,343 sq. ft. custom-built modern farmhouse style home. Luxury ceramic tile baths throughout. This home features an alluring farmhouse kitchen with general store styled pantry, granite tops, solid Plank floors, C/VAC, and private stamped rear concrete patio with a pergola. Offers square spiral stair case wrapping a rustic brick chimney. Also, this house features a barrier-free entrance package for easy access along with top-of-the-line building products and practices throughout!













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jrhandr.com 507.366.1288

JOHNSON-REILAND
BUILDERS & REMODELERS
616 Hwy 3 S PO Box 220 Dundas, MN 55019

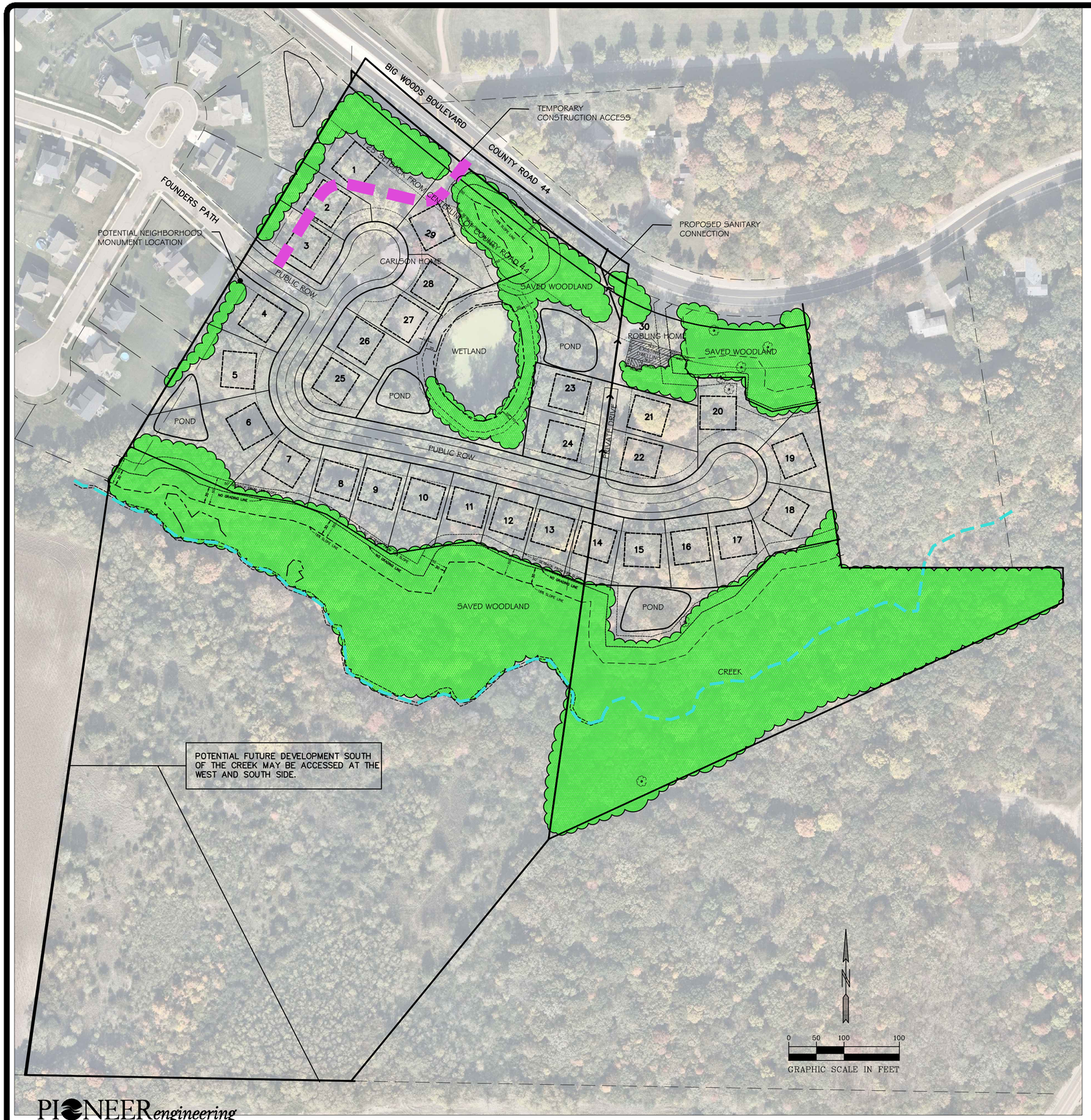
Date: 4/05/2021

Hi Elizabeth,
The neighborhood meeting on April 23rd went well. We had a half dozen or so neighbors plus Carlson and Robling representative's and our planner from Pioneer engineering.

Comments were positive for the most part and questions were mostly about traffic and plat details. The lower density of our plan seemed to be a welcome thing. Some residents have voiced concerns about tree preservation. We also discussed having another in-person meeting in the neighborhood a month or two after more approvals are granted and questions are answerable.

Warm Regards,
Paul Reiland

507-366-1288 Cell 952 292 5999
paul@johnsonreilandhomes.com



SITE DATA:

CARLSON PROPERTY:
TOTAL GROSS AREA CARLSON PROPERTY: ±30.1 ACRES
GROSS AREA NORTH OF CREEK: ±14.6 ACRES
WETLAND: ±0.5 ACRES
ADDITIONAL ROW ALONG COUNTY RD 44: 0.3 ACRES
18% SLOPE NORTH SIDE OF CREEK: ±2.6 ACRES
NET AREA NORTH OF CREEK: ±11.2

ROBLING PROPERTY:
TOTAL GROSS AREA: ±9.6 ACRES
18% SLOPE: ±5.1 ACRES
NET AREA: ±4.5 ACRES

TOTAL DEVELOPABLE AREA: ±15.7 ACRES

CURRENT ZONING: R1 & O
PROPOSED ZONING: R1 PUD
2040 COMP PLAN: LOW DENSITY RESIDENTIAL (2–5 UNITS/ACRE NET)

R1 STANDARDS:
- LOT AREA: 9,000 SF
- LOT WIDTH: 75'
- FRONT SETBACK: 30'
- REAR SETBACK: 30'
- SIDE SETBACK: 10', 7'
- SIDE SETBACK CORNER: 15'

PUD PROPOSED STANDARDS:
- LOT AREA: 9,600 SF
- LOT WIDTH: 80'
- FRONT SETBACK: 25'
- REAR SETBACK–INTERIOR: 25'
- REAR SETBACK–PERIMETER: 30'
- SIDE SETBACK: 7.5'
- SIDE SETBACK CORNER: 15'
- PROJECT PERIMETER SETBACK: 30'
- SETBACK FROM CL cr 44 : 125'
- BUILDING PAD USED: 65'X60'

SETBACK FROM 18% SLOPE: 50'
NO GRADING FROM 18% SLOPE: 30'

WETLAND BUFFER: 20'
WETLAND SETBACK: 30'

PROPOSED LOTS: 30 (1 existing)

NET DENSITY: ±2.0 UNITS/ACRE

PROPOSED ARCHITECTURAL ELEVATIONS









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

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions
4-27-2021 city comments

Date 4-5-2021
Designed JLT-NAP
Drawn JLT-NAP
Checked JLT-NAP

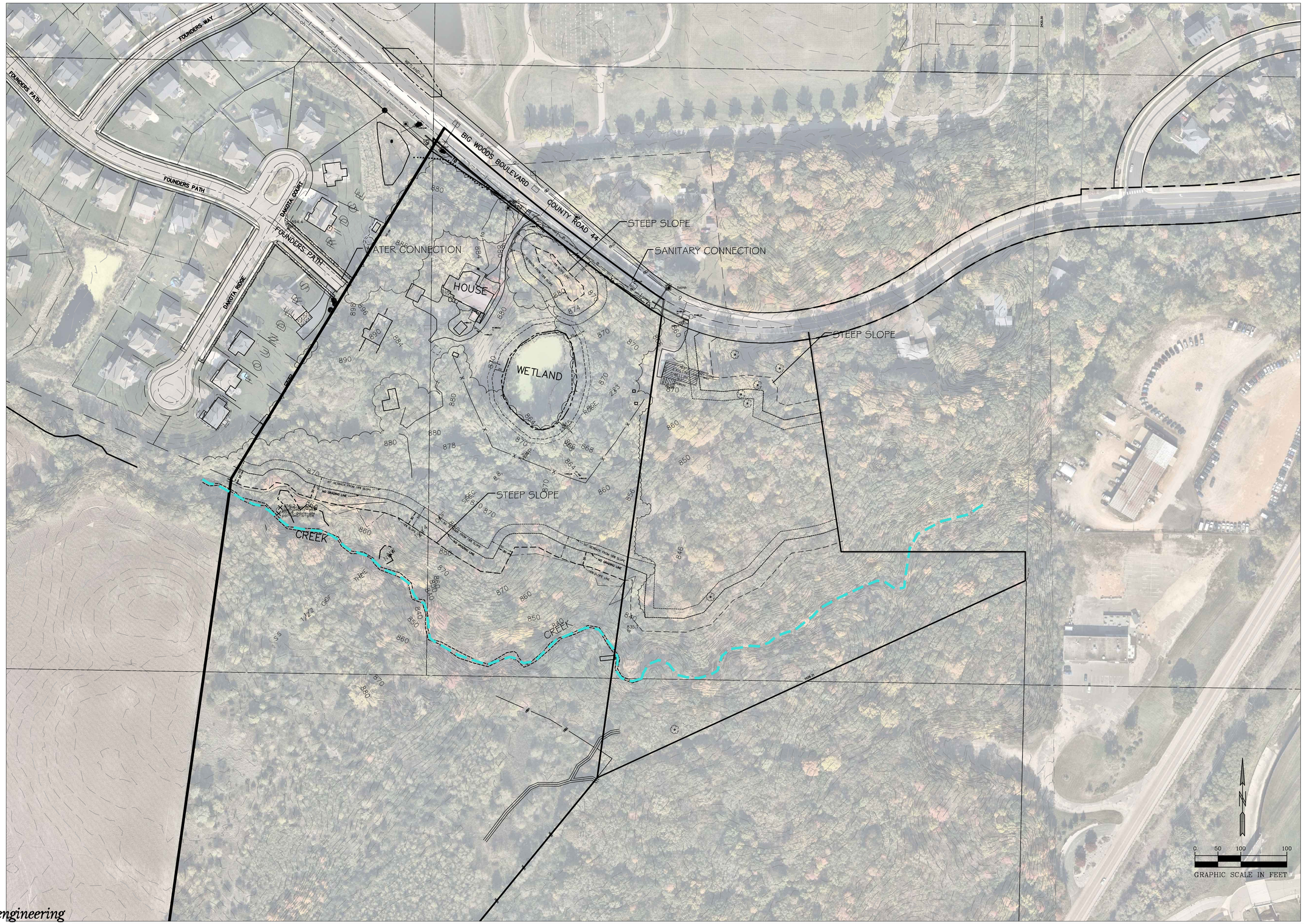
CONCEPT PLAN

JOHNSON-REILAND

ENSCONCED WOODS
CHASKA, MINNESOTA

1 OF 5

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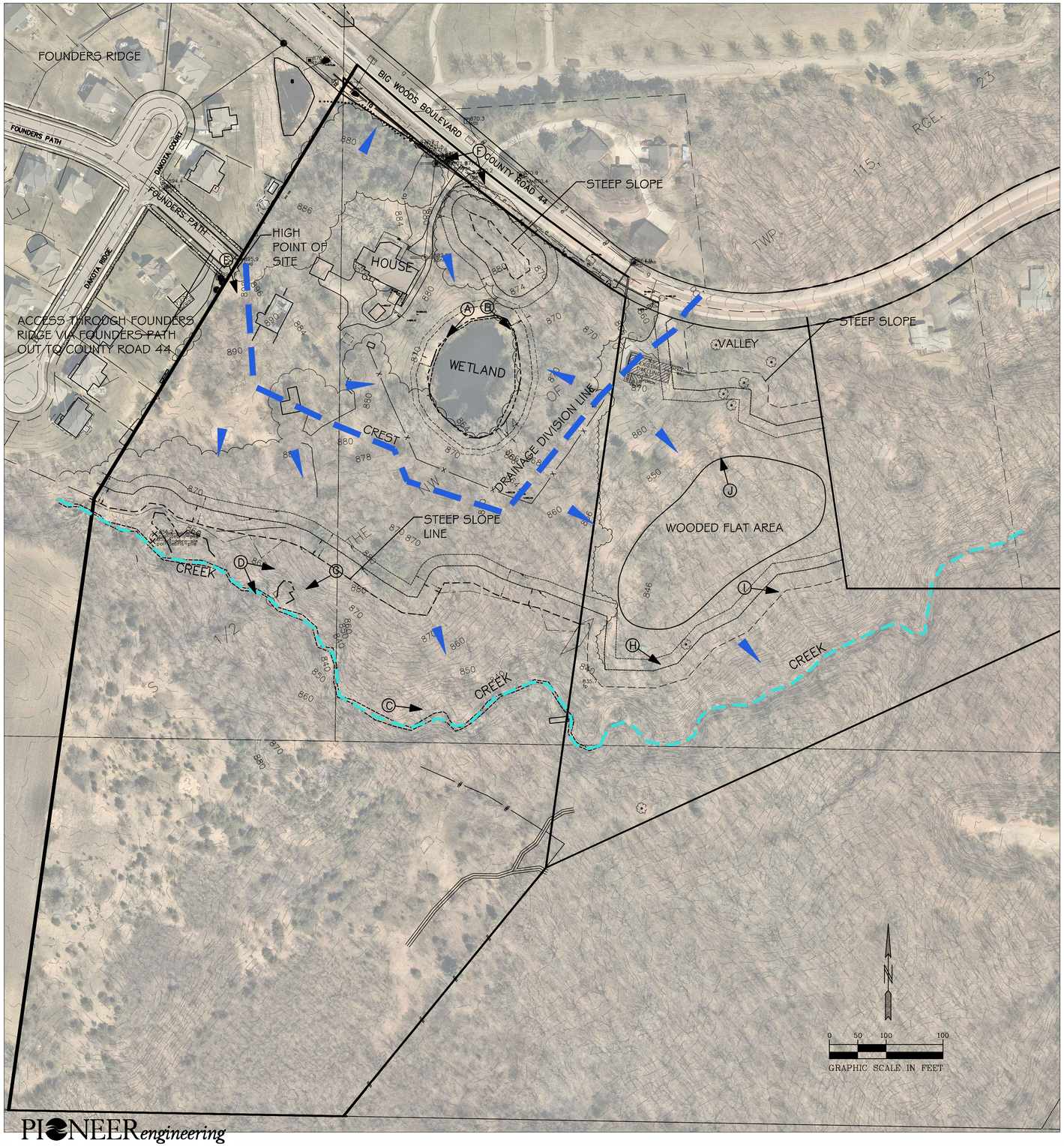
EXISTING CONDITIONS

JOHNSON-REILAND

ENSCONCED WOODS
CHASKA, MINNESOTA

2 OF 5

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DIRECTION OF DRAINAGE

PHOTO LOCATION

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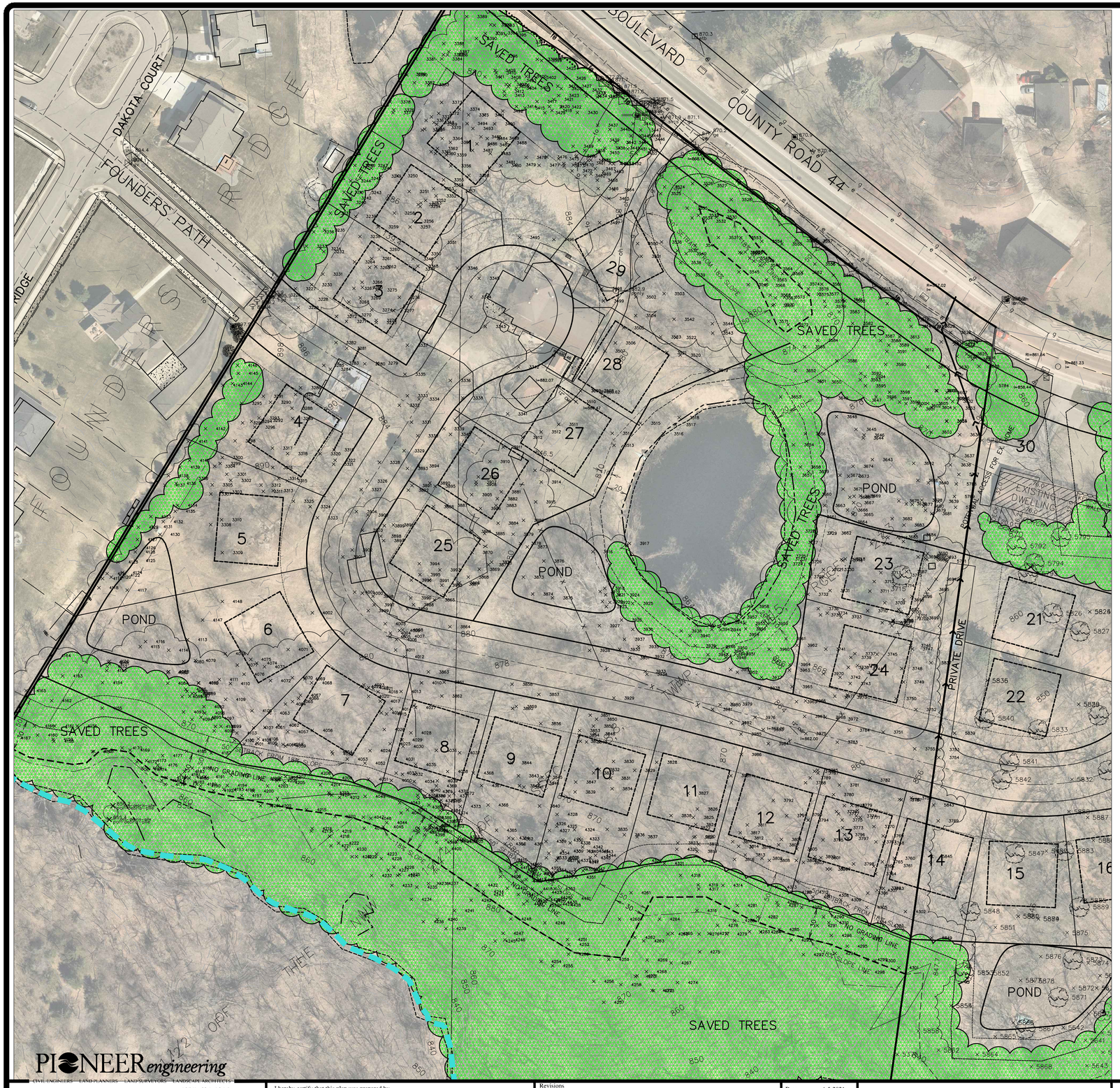
SITE FORCES

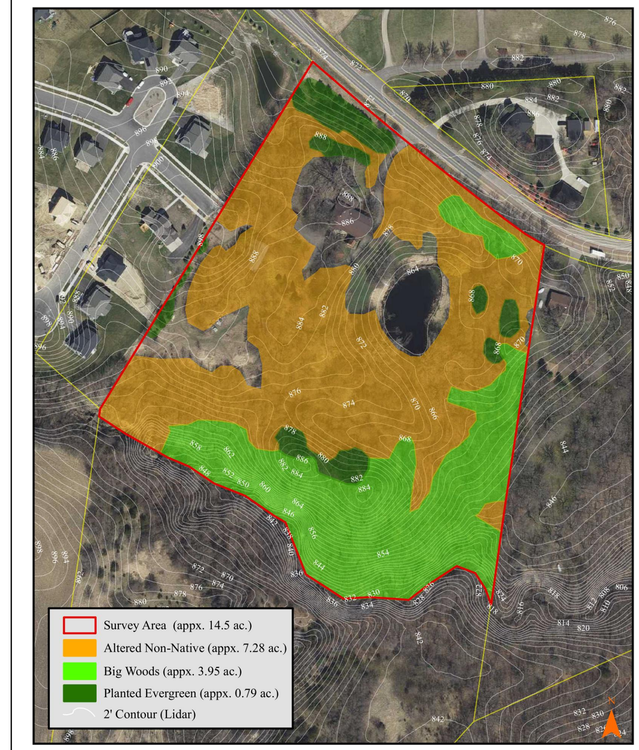
JOHNSON-REILAND

ENSCONCED WOODS
CHASKA, MINNESOTA

3 OF 5

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Tree Cover
Carlson Property
Chaska, MN

Figure 1

TREE INVENTORY, ANALYSIS, AND FIGURE 1 BY MIDWEST NATURAL RESOURCES, INC.

SAVED WOODLAND AREAS

N

0 25 50 100

GRAPHIC SCALE IN FEET

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Reg. No. 44763 Date xx

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4-27-2021 city comments

Date 4-5-2021
Designed JLT-NAP
Drawn JLT-NAP
Checked JLT-NAP

CONCEPT TREE PRESERVATION

JOHNSON-REILAND

ENSCONCED WOODS
CHASKA, MINNESOTA

4 OF 5

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SAVED TREES

POND

EXISTING DWELLING

SAVED TREES

SAVED TREES

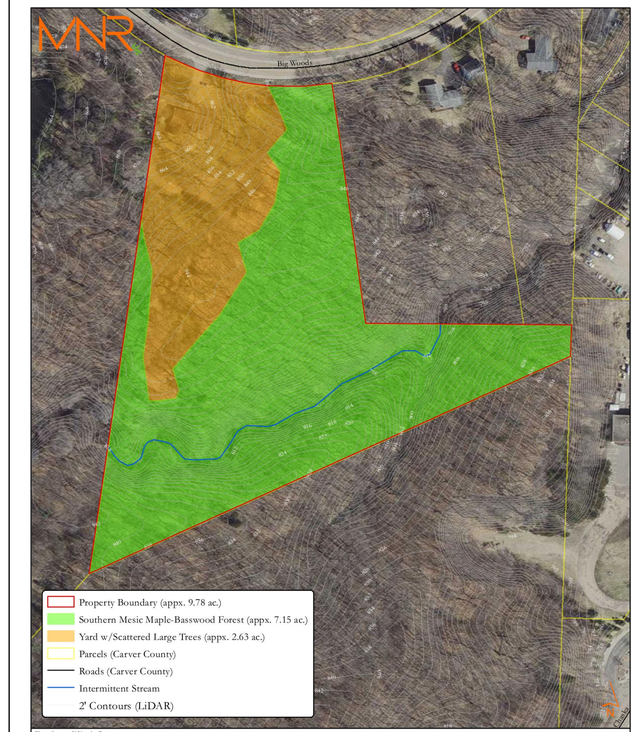
PRIVATE DRIVE

SAVED TREES

POND

SAVED TREES

SAVED TREES



Tree Cover
Robling Property
Johnson Reiland Homes
Chaska, MN

Figure 1

TREE INVENTORY, ANALYSIS, AND FIGURE 1 BY MIDWEST NATURAL RESOURCES, INC.

SAVED WOODLAND AREAS

N

0 25 50 100

GRAPHIC SCALE IN FEET

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Checked JLT

CONCEPT TREE PRESERVATION

JOHNSON-REILAND

ENSCONCED WOODS
CHASKA, MINNESOTA

5 OF 5

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
05/17/2021

Subject: **Wagner Woods - Concept Plan**

Applicant: Lennar

Location: 9430 Audubon Road; west of Audubon Road (CR 15), south of Autumn Woods Drive

Case No.: 2021-10

Synopsis: Applicant seeks to obtain approval of a 102 lot development on approximately 45 acres of land owned by the Wagner family

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

Autumn Woods and Autumn Woods East abut the subject property. These plats were approved in September 1982 (Autumn Woods) and September 1994 (Autumn Woods East). Autumn Woods East 2nd Addition was approved October 1994, which included Ironwood Boulevard's right-of-way (ROW) stubbing at the southern edge of Wagner's property (9430 Audubon Road). This was with anticipation of the Wagner developing and connecting into such street.

Project Goals

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

- Chaska's High Quality of Life is Enhanced
  This community will offer existing Chaska residents, as well as various demographics of prospective buyers looking to live in Chaska, the opportunity to purchase a new home within the City. This neighborhood will provide homeowners access to retail, dining, golf courses, medical facilities, regional transportation, quality schools, parks and trails, and proximity to downtown Chaska. This community will also include a new City park.

- Taxpayers Perceive they are Getting Cost-Effective Service
  As an infill development, all infrastructure is in place to serve the new homes. The City will receive a significant amount of infrastructure impact fees of which little will be expended with this development. In addition, the new homes will generate tax revenue, a significant increase from the current agricultural status of the property. This will aid the City in providing cost-effective services to Chaska residents.

- Well-Planned and Orderly Community Development is a Priority
  Development of this infill site is highly efficient and desirable from an infrastructure and orderly growth standpoint. It makes efficient use of the significant amount of public infrastructure immediately accessible in public right-of-way. The proposed community with park dedication is consistent with the Low Density Residential and Park land use

designations. And as mentioned, Lennar homes include quality materials including stone, vinyl, and LP in varying styles such as lap siding, shakes, and board and batten. Lennar's anti-monotony code will offer additional variation through the use of multiple color packages.

- A Sense of Community and Small Town Values are Maintained
  Adding new residents to this location is ideal from the standpoint of the broader community. These new residents will strengthen and add vibrancy to the nearby restaurants, retail establishments, schools, and City parks and trail system. Downtown businesses are also likely to benefit from the addition of this community.

- A Commitment to Excellence
  Excellence in this community will be evident in many ways:
  - The plan considers tree preservation and wetlands, parkland dedication, and landscape buffering.
  - Views of the neighborhood from the surrounding streets and within the neighborhood.
  - Attractiveness of the homes and quality of home construction.

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

CURRENT PROPOSAL
The 102-lot detached single-family proposal on approximately 45-acres of property is located west of County Road 15 (Audubon Road) and south of Autumn Woods Drive. A public park is proposed on the northwest corner of the site. Ironwood Boulevard stubs off on the south edge of the Wagner property, which will provide one access into this site. This new development will be an extension off Ironwood Boulevard, but will not be part of the Autumn Woods development, which surrounds the south, west and northwest sides of the site.

Adjacent properties
The site is bound on the north by Autumn Woods Drive; to the west by residential (Autumn Woods); the south by residential (Autumn Woods East) and a Jonathan-owned park; and the east by County Road 15 (Audubon Road) and the city of Chanhassen.

City-owned property abuts the north and northwest portion of the site. The site does not have direct frontage on Autumn Woods Drive to the north.

Existing Conditions
The subject property is located at 9430 Audubon Road on the eastern edge of Chaska, and contains a farmstead with multiple out-buildings (all of which will be removed). The site is 45.47 gross acres in size and is currently farmed agricultural land with wooded areas on the southwest and northwest edges. Five wetlands have been delineated on the site totaling approximately 5 acres in size. There are wooded steep slopes surrounding the wetland on the north edge of the property, as well as a small steep slope area on the southern edge of the property.

Land Use
The proposed 45-acre plan consists of 102 new single family lots. Two lot sizes/products are proposed within this development (dubbed as Lennar's 'Landmark Series' and 'Venture Series'); the Landmark Series (75 lots) will be 65 foot wide lots and feature one-story and two-story homes with 3-car or 4-car garages (with basements); the Venture Series (27 lots) will be 50 foot wide lots and feature one-story and two-story homes with 2-car or 3-car garages (basement and slab on grade plans).

The parcel of land that this development encompasses is currently zoned Open (O), which is a 'holding zone' until it develops. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout
The layout of the site will come from the extension of Ironwood Boulevard to the south from the Autumn Woods development. The road will travel north-south near the easterly portion of the site to connect into Autumn Woods Drive on the north side to provide an additional access into the development (this connection will require purchasing City-owned land to access Autumn Woods Drive). This street extension will provide access to the 'Venture Series' lots (27 lots) on its east side. A double-layered loop street will extend off the west side of the Ironwood Boulevard extension and provide access to the Landmark Series lots (75 lots).

A public park space is denoted in the northwest portion of the site. A park access is shown between lots 53 and 54. This park space will connect into the City-owned property that abut the north and northwest portions of the site.

Transportation/Traffic/ROW/Construction Traffic
The Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways. Specifically, Ironwood Boulevard is extended to the north to provide access to the development area. This street will connect into Autumn Woods Drive thus creating an additional access into the development. On the south and north sides of the sites will ultimately provide access out on to County Road 15 (Audubon Road). A double-layered loop street will extend off the west side of Ironwood Boulevard to access additional lots. Staff is recommending a traffic impact study be completed to evaluate the traffic impacts to the neighboring City streets along with the two intersection at both Butternut and Autumn Woods drive that connect to the County Highway (Audubon Road) and to evaluate any improvements that may be necessary to accommodate the proposed development.

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

Construction traffic needs to be evaluated for routes into this new development. The developer will have to work with the City Engineer to determine an appropriate route. A construction traffic plan should be submitted for review in the preliminary submittal.

Utilities
Sewer and water utilities are available.
Stormwater

Stormwater ponding is proposed as a part of this proposal; 4 ponding areas have been delineated on the plan mainly situated around the large wetland on the south side of the site. It will be required that the developer provides adequate maintenance access into these areas to be shown during their preliminary submittal. Maintenance accesses and ponds need to be in separate outlots, and not on private property. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks
Minimum setbacks proposed are front setbacks of 25 feet, rear setbacks of 25 feet, side setbacks of 7.5 feet for the Landmark Series lots and 5 feet for Venture Series lots, and corner setbacks are 20 feet.

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

SETBACKS	
Direction	**Setback**
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
County Road 15	125 feet from centerline

The lots that abut the wooded steep slope edges on the north edge of the site should ensure the lot lines are out of the 30 foot no grade/no mow setback so that the lots are not ambiguous in terms of its use; it appears that Lots 42-53 are showing to encroach. The 30 foot setback does not allow fences to be built on or within it so it's better that these setbacks are not within property lines.

Architecture & Anti Monotony
Lennar will be the sole builder in this development. The Landmark Series noted above will be 50 foot wide homes, ranging in price from $460,000-520,000. The Venture Series will be 40 foot wide home, ranging in price from $400,000-$430,000. Lennar homes include varying amounts of stone on front facades and siding materials consist of lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. They have provided a couple home examples they offer as an attachment in the packet.

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

Trails & Sidewalks
There are no trails proposed as a part of this development. A public trail already exists on the west side of County Road 15 (Audubon Road). Because there are no trails being built, the

developer will be required to pay trail fees, which will be wrapped into the Developer's Agreement.

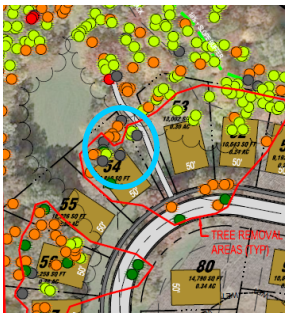
The developer will be required to provide sidewalks on both sides of the streets per City policy. The concept plan is showing sidewalks on only one side of the street. The developer will need to show sidewalks on both sides in their preliminary submittal. In addition, a sidewalk extension on the south side of Autumn Woods Drive that connects the development entrance out to the County Road trail will be required for contiguous circulation.

Screening, Landscaping & Tree Preservation

Because this development abuts a major roadway (Audubon Road; CR 15) it will be important that the homes that back up to this have adequate screening. The development north of Autumn Woods Drive (Lake Hazeltine Woods) provides berming and landscaping on its east edge along the County Road. Staff would require this same screening to be carried all the way through the east side of Wagner Woods. The concept plan is showing a level of screening occurring and the applicant states that approximately 90 trees will be added to this area. The applicant will have to show in their preliminary landscape and grading plan how the landscaping and berming will be achieved.

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

A level of Tree Preservation will be an important piece of this development. The applicant has already conducted and submitted a tree survey as a part of this proposal showing the location and condition of the trees. Wooded areas exist on the southwest, northwest, and north portions of the site. 722 trees were inventoried on the site. The developer has already started to show certain areas for tree preservation (591 trees saved; 131 trees proposed to be removed), mainly along the south edge of the site and around the northern wetland. The south edge trees to be preserved are proposed to be in an outlot that will be deeded to the City. Tree preservation will also occur in the area slated for public park on the northwest side. There are areas around the park space that should be looked at further for additional tree preservation, primarily around the proposed park access. The access from the development into the park is roughly 20 feet wide. Lots flock either side of the access which require removal of trees. There are trees near the entrance of this park that would be beneficial in preserving (oak trees ranging from 29" to 41" in caliper that are in Excellent and Good conditions; trees 1208, 1215, 1220, and 1221; these trees are in the general area circled in blue below) and provide a natural grand entrance to the park for the Wagner Woods development. The current access does not provide for that as it is too narrow. Staff would advise looking into providing a larger access to the park to allow the preservation of more trees and provide a visible and monumental opening.



Parkland, Park Board & Planning Commission Recommendations
The Comprehensive Plan guides a portion of this area of land for a neighborhood park. The Comprehensive Plan shows the park space on the south side of the site as a connection to the Jonathan-owned park in Autumn Woods, however, after a site visit it appeared that the northwest portion of the site was the most viable/ideal location for a public park. This area would be able to contiguously connect into City-owned land that abuts the north and northwest sides of the site. It also provides an open pocket area nestled between trees, making it very idyllic. The south side of the site is encumbered by a wetland and abuts a Jonathan-owned park, which does not lend itself well for a public park. The park space proposed is showing a total of ~2.6 acres (does not include wetland or wooded steep slope areas as these areas do not count as acceptable park space), which falls below the park dedication requirements for this size of site. It will be required of the developer to pay park dedication fees for the remainder of park dedication; the Park Board will determine the amount of park acreage that will be accepted as public park dedication.

The Park Board has met on this concept at their May 11th meeting. They discussed their recommendations in regards to the park access, size, etc. The Park Board has provided their recommendations, which include:

- The City receive a minimum of 2.65 acres of park dedication in land, with a strong recommendation for additional land, and receive the balance of park dedication in cash.

- Further recommendation is to omit Lennar's proposed park land dedication starting at northwest corner of lot 52 and everything east from there, and to omit lots 53, 54, and 55 to achieve the minimum 2.65 acres all contiguous on the northwest corner of the site.

The Planning Commission also provided recommendations on the park space at their May 12th meeting. Their recommendation is as follows:

- Provision of parkland implemented into the development, not as a fee to the city.

Development Costs (Infrastructure Improvements)
The City of Chaska has a number of area-wide development cost such as, but not limited to:
- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

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

Neighborhood Meeting & Neighbor Concerns
The developer conducted a neighborhood meeting on May 3, 2021 to go over the concept plan. The neighbors provided concerns, which have been addressed in the documents titled 'Wagner Property Online Neighborhood Meeting' and 'Summary of Neighborhood Concerns May 6, 2021'.

The neighbors that abut this proposed development have compiled a list of comments and concerns of the project. This is provided as an attachment in the Planning Commission packet. The concerns speak to density, lot sizes, traffic, and being a part of the Jonathan Association.

PLANNING COMMISSION ACTION TAKEN 5/12/21:

Motion to recommend to City Council approval of the Wagner Woods Concept Plan for a 102-lot subdivision on 45 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-5), prepared by Josh Metzer of Lennar, undated
    b. Wagner Property Tree Survey (pgs 1-26), prepared by ISG, dated March 24, 2021
    c. ALTA Survey (pgs 1-3), prepared by Pioneer Engineering, dated January 25, 2021
    d. Existing Conditions, prepared by ISG, dated April 28, 2021
    e. Site Forces, prepared by ISG, dated April 28, 2021
    f. Tree Survey, prepared by ISG, dated April 28, 2021
    g. Proposed Layout, prepared by ISG, dated April 28, 2021
    h. Park Exhibit, prepared by ISG, dated April 28, 2021
    i. Proposed Layout with Tree Condition, prepared by ISG, dated April 28, 2021
2. Adherence with the City Engineer's Memo dated May 5, 2021.
3. Adherence with the Carver County Public Works memo dated May 7, 2021.
4. Provision that all lot lines are outside 30 foot no grade/no mow setback of wooded steep slopes and to be shown on the preliminary submittal.
5. Provision that all lot lines are outside of wetland areas and their required buffers and to be shown on the preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision that boulevard trees are placed between the sidewalk and street.
8. Provision of adequate berming and landscaping along east edge abutting County Road 15 to be addressed at Preliminary submittal.
9. Provision to further evaluate tree preservation efforts for trees 1208, 1215, 1220, and 1221 around the public park entrance, and to be submitted with a Tree Preservation Plan at preliminary submittal.
10. Provision of sidewalks on both sides of all local streets, and to be shown on plans at preliminary submittal.
11. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 25 feet
    c. Side (Landmark Series, 65 foot wide lots): 7.5 feet
    d. Side (Venture Series, 50 foot wide lots): 5 feet
    e. Side (corner): 20 feet
12. Adherence to the 125 foot centerline building setback from County Road 15, and to be shown on all preliminary plans.
13. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
14. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
15. Provision of LP Smartside used on all front elevations, and 4 inch window trim on all windows.
16. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.

17. 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.
18. Provision of a storm water management plan meeting City and Riley Purgatory BCWD standards.
19. Provision that adequate maintenance accesses are provided for the stormwater ponds, to be located in separate outlots, and to be shown on the plans at preliminary submittal.
20. Provision that stormwater ponds are located in separate outlots, and to be shown on the plans at preliminary submittal.
21. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
22. Provision of a construction traffic plan to be submitted at preliminary submittal.
23. Provision of a traffic study to be submitted at preliminary submittal.
24. Direct access onto County Road 15 (Audubon Road) shall be provided.
25. Provision of trail continuity with Jonathan Association trails in Autumn Woods.
26. Provision to include the Wagner Woods development into the Jonathan Association.
27. Provision of construction access to come directly from County Road 15.
28. Provision that Wagner Woods development be more reflective of the characteristics (i.e., trails, streets, open space, and lot layouts) of the Autumn Woods development.
29. Provision of parkland implemented into the development, not as a fee to the city.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-31 approving the Concept Plan for Wagner Woods (PC #2021-10).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 05/17/2021 RESOLUTION NO. 2021-31

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Wagner Woods/Lennar/PC #2021-10

WHEREAS, the 102-lot detached single-family proposal on approximately 45-acres of property is located west of County Road 15 (Audubon Road) and south of Autumn Woods Drive; and

WHEREAS, a public park is proposed on the northwest corner of the site; and

WHEREAS, two lot sizes/products are proposed within this development (dubbed as Lennar's 'Landmark Series' and 'Venture Series'); the Landmark Series (75 lots) will be 65 foot wide lots; and

WHEREAS, the Venture Series (27 lots) will be 50 foot wide lots; and

WHEREAS, the layout of the site will come from the extension of Ironwood Boulevard to the south from the Autumn Woods development; and

WHEREAS, the road will travel north-south near the easterly portion of the site to connect into Autumn Woods Drive on the north side to provide an additional access into the development (this connection will require purchasing City-owned land to access Autumn Woods Drive); and

WHEREAS, the 30 foot wooded steep slope no grade/no mow setback does not allow fences to be built on or within it so it's better that these setbacks are not within property lines; and

WHEREAS, a sidewalk extension on the south side of Autumn Woods Drive that connects the development entrance out to the County Road trail will be required for contiguous circulation; and

WHEREAS, 722 trees were inventoried on the site, and the developer has already started to show certain areas for tree preservation (591 trees saved; 131 trees proposed to be removed), mainly along the south edge of the site and around the northern wetland; and

WHEREAS, there are trees near the entrance of the park that would be beneficial in preserving (oak trees ranging from 29" to 41" in caliper that are in Excellent and Good conditions; trees 1208, 1215, 1220, and 1221) and provide a natural grand entrance to the park for the Wagner Woods development; and

WHEREAS, on May 12, 2021 the Planning Commission recommended approval to the City Council of the Concept Plan for Wagner Woods (PC#2021-10); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Wagner Woods (PC#2021-10), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Narrative (pgs 1-5), prepared by Josh Metzer of Lennar, undated

b. Wagner Property Tree Survey (pgs 1-26), prepared by ISG, dated March 24, 2021
c. ALTA Survey (pgs 1-3), prepared by Pioneer Engineering, dated January 25, 2021
d. Existing Conditions, prepared by ISG, dated April 28, 2021
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f. Tree Survey, prepared by ISG, dated April 28, 2021
g. Proposed Layout, prepared by ISG, dated April 28, 2021
h. Park Exhibit, prepared by ISG, dated April 28, 2021
i. Proposed Layout with Tree Condition, prepared by ISG, dated April 28, 2021

2. Adherence with the City Engineer's Memo dated May 5, 2021.
3. Adherence with the Carver County Public Works memo dated May 7, 2021.
4. Provision that all lot lines are outside 30 foot no grade/no mow setback of wooded steep slopes and to be shown on the preliminary submittal.
5. Provision that all lot lines are outside of wetland areas and their required buffers and to be shown on the preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision that boulevard trees are placed between the sidewalk and street.
8. Provision of adequate berming and landscaping along east edge abutting County Road 15 to be addressed at Preliminary submittal.
9. Provision to further evaluate tree preservation efforts for trees 1208, 1215, 1220, and 1221 around the public park entrance, and to be submitted with a Tree Preservation Plan at preliminary submittal.
10. Provision of sidewalks on both sides of all local streets, and to be shown on plans at preliminary submittal.
11. Provision of a sidewalk extension on the south side of Autumn Woods Drive that connects the development entrance out to the County Road trail will be required for contiguous circulation.
12. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 25 feet
    c. Side (Landmark Series, 65 foot wide lots): 7.5 feet
    d. Side (Venture Series, 50 foot wide lots): 5 feet
    e. Side (corner): 20 feet
13. Adherence to the 125 foot centerline building setback from County Road 15, and to be shown on all preliminary plans.
14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
15. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
16. Provision of LP Smartside used on all front elevations, and 4 inch window trim on all windows.
17. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
18. 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.
19. Provision of a storm water management plan meeting City and Riley Purgatory BCWD standards.
20. Provision that adequate maintenance accesses are provided for the stormwater ponds, to be located in separate outlots, and to be shown on the plans at preliminary submittal.
21. Provision that stormwater ponds are located in separate outlots, and to be shown on the plans at preliminary submittal.
22. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
23. Provision of a construction traffic plan to be submitted at preliminary submittal.
24. Provision of a traffic study to be submitted at preliminary submittal.

25. Direct access onto County Road 15 (Audubon Road) shall be provided.
26. Provision of trail continuity with Jonathan Association trails in Autumn Woods.
27. Provision to include the Wagner Woods development into the Jonathan Association.
28. Provision of construction access to come directly from County Road 15.
29. Provision that Wagner Woods development be more reflective of the characteristics (i.e., trails, streets, open space, and lot layouts) of the Autumn Woods development.
30. **Provision of parkland implemented into the development, not as a fee to the city.**

    OR

31. **The City receive a minimum of 2.65 acres of park dedication in land, with a strong recommendation for additional land, and receive the balance of park dedication in cash.**

32. **Omit Lennar's proposed park land dedication starting at northwest corner of lot 52 and everything east from there, and to omit lots 53, 54, and 55 to achieve the minimum 2.65 acres all contiguous on the northwest corner of the site.**

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of May, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark**
Date: **May 5, 2021**
Subject: **Wagner Property Concept Plan**

The proposed Wagner property home development site accounts in total of over 45 acres and lies on the norther easter edge of Chaska bounded by the Autumn Woods neighborhood and Audobon road. A majority of the site is currently used for agricultural purposes with rolling terrain, wooded edges, and wetland areas that are generally shown on the concept plan. The Engineering comments on the proposed concept plan are as follows:

1. Street and Utility Improvements

a. Street Improvements
The Concept plan proposes an extension of Ironwood boulevard with connections to Autumn woods Drive and Butternut Drive which are both public streets. The street and cul-de-sacs proposed will need to be designed to City standards. Consistent with layout requirements that have been in place for some time, it is proposed the development plat all right-of-way to a sixty (60) foot width. The street section includes a thirty-two (32) foot wide street that allows parking on both sides, an eight-foot (8) wide planting boulevard on each side and a five-foot (5) concrete sidewalk on each side of the street.

Staff is recommending a traffic impact study be completed to evaluate the traffic impacts to the neighboring City streets along with the two intersection at both Butternut and Autumn Woods drive that connect to the County Highway (Audubon Road) and to evaluate any improvements that may be necessary to accommodate the proposed development.

b. Sanitary Sewer/Watermain - Gravity sanitary sewer and water main piping stubs are currently in place at the north stub street of Ironwood Boulevard and are available to service the site.

2. Wetlands – The concept plan has identified a number of wetlands that exist over the site. If the concept plan is accepted a wetlands study and delineation report will need to be completed to properly identify the wetlands that exist over the property. Prior to the preliminary layout approvals any wetlands that exist and are proposed to be impacted with development will require the necessary agency approvals.

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3. Storm water - The storm water treatment areas shown are conceptual in terms size and area and will need to be evaluated further. City and watershed storm water standards will require that ponds be sized to capture, store, and treat the development area as well as accommodate offsite drainage that passes through the property. A storm water management plan that meets all agency requirements will be required as is consistent with all City development. The development stormwater plan will need to evaluate the downstream system as it relates to the runoff from the development. Over the years the system downstream has been overwhelmed with runoff from the property which the development will help support with onsite ponding and storage. Efforts to protect the downstream drainage system from the 100-year storm event must be incorporated in the design. Maintenance for stormwater ponds and the drainage systems will be important along with dedicated areas to ensure proper access.

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REQUEST FOR ACTION
CHASKA PARK BOARD
5/17/2021

Subject: Recommendations for Park Dedication as Part of Lennar Concept Plan for Development of Wagner Property

Prepared By: Marshall Grange, Parks and Recreation Director

Lennar has submitted a concept plan to the City of Chaska and requested a review of their proposed single-family community located at Audubon Road and Autumn Woods Drive on the Wagner property. Per the City of Chaska's 2040 Comprehensive Plan, this 45.47-acre site has been identified to include a neighborhood park within the development. Per city ordinance, when subdivisions are to be developed for residential purposes, the City shall receive at least 10% of gross residential land for public use. The ordinance also states the City may require a cash contribution in lieu of land dedication or a combination of land dedication and cash contribution.

After reviewing Lennar's concept plan at the May 11th Park Board meeting, their recommendations include:

- The City receive a minimum of 2.65 acres of park dedication in land, with a strong recommendation for additional land, and receive the balance of park dedication in cash.

- Further recommendation is to omit Lennar's proposed park land dedication starting at northwest corner of lot 52 and everything east from there, and to omit lots 53, 54, and 55 to achieve the minimum 2.65 acres all contiguous on the northwest corner of the site.

CITY COUNCIL ACTION REQUESTED

The Park Board recommends City Council approve the City to receive a minimum of 2.65 acres of park dedication in land, with a strong recommendation for additional land, and receive the balance of park dedication in cash. Further recommendation is to omit Lennar's proposed park land dedication starting at northwest corner of lot 52 and everything east from there, and to omit lots 53, 54 and 55 to achieve the minimum 2.65 acres all contiguous on the northwest corner of the site.

Carver County
Public Works
11360 Highway 212, Suite 1
Cologne, MN 55322

May 7, 2021

City of Chaska
c/o Elizabeth Hanson, AICP
City Planner
952-448-9200
EHanson@chaskamn.com

Re: Development / Access Review Comments: Wagner Woods Concept Plan located at PID# 300270100 adjacent to County State Aid Highway (CSAH) 15 (Audubon Road)

Thank you for the opportunity to review the subject development in the City of Chaska. Consistent with the County Comprehensive Plan and County Codes, and other official controls of the County, the following are comments and recommended conditions of approval and as potential requirements for any necessary permits to be issued for the project.

1. Regarding access onto the County Highway –
   a. A Transportation Impact Analysis (TIA) is required based on the number of proposed units and potential traffic impacts to County intersections of CSAH 15/Autumn Woods Dr. and CSAH 15/Butternut Dr. The TIA will need to evaluate the operations at the CSAH 15/Autumn Woods Dr. intersection and the CSAH 15/Butternut Dr. intersection. See the attachment titled Appendix A: Traffic Impact Analysis Process for requirements. Based on TIA findings, County may impose reasonable conditions to mitigate development driven traffic impacts at these intersections.
   b. No direct access to CSAH 15 is proposed. Additional County review and approval will be required if this condition changes.
2. Regarding highway right of way –
   a. CSAH 15 at this location is a 2-lane undivided urban roadway facility with a trail on the west side. The existing right of way is approximately 50 ft. from the centerline of the roadway adjacent to the subject property.
   b. The planned typical section for the segment of highway along this property is a 2-lane undivided urban facility with a trail on the west side. The County's 2040 Comprehensive Plan (Figure B.6) defines the needed right of way for this type of highway typical section as 60 ft. from centerline.
   c. The plat shall incorporate 60 ft. of dedicated right of way from the centerline of CSAH 15 to the subject property.
3. Noise mitigation along CSAH 15 is recommended via increased setback, berm, and/or other screening of planned dwellings adjacent to CSAH 15.
4. The County will need to review and approve the final grading plans for properties adjacent to CSAH 15. A grading permit will be required for grading work within the highway right of

CARVER COUNTY

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way.

5. The technical details of the final plat, its boundaries and form(s) will need to be reviewed and approved by the County Surveyor.
6. Prior to any work affecting or on County highways or in County right of way, the applicant shall coordinate plans with the County Engineer and obtain a Utility or Excavating/Filling/Grading Permit(s) from Carver County Public Works: (www.co.carver.mn.us/departments/public-works/quick-links/permits). Final details of locations, grades, and profiles affecting County roads as well as any utility connections will need to be reviewed and approved prior to any permits.
7. Any damages, modifications, or changes incurred on County highways from current or approved conditions will need to remedied or updated at development expense, including costs incurred by the County.

These are the County's comments at this time. If you have any questions or need further assistance, please contact staff noted below:

Joan Guthmiller Administrative Technician Carver County Public Works 952.466.5201 jguthmiller@co.carver.mn.us	Angie Stenson AICP Sr. Transportation Planner Carver County Public Works 952.466.5273 astenson@co.carver.mn.us	Dan McCormick, P.E. PTOE Traffic Services Supervisor Carver County Public Works 952.466.5208 dmccormick@co.carver.mn.us

NARRATIVE: Lennar Single Family Residential Community – Wagner Property

U.S. Home Corp, dba Lennar, is pleased to submit this request for Concept Plan Review of the proposed single family community at Audubon Road and Autumn Woods Drive.

Lennar Core Values and Guiding Principles

Our commitment to Quality, Value, and Integrity is the underlying foundation upon which Lennar was built, and these three fundamental principles still guide us in caring for our customers, associates, shareholders, and community.

- Quality: Lennar continually maximizes the quality of its building efforts. Not only do we harness our national purchasing power to increase quality building materials while lowering costs to deliver greater value, but we observe internal quality assurance programs and external third-party inspection processes to guarantee the quality of every new home.
- Value: Lennar delivers unprecedented value through its industry-leading incentives. Our Everything's Included® approach gives buyers the new home features and finishes they want at the best possible value, while a personal myLennar account simplifies the homeownership experience with easy-to-access tools, resources, and rewards. Also, our family of companies can assist with mortgage, title, and insurance needs to ensure a smooth closing.
- Integrity: At Lennar, we are committed to doing the right thing for the right reason. We are dedicated to being an innovator in the industry, constantly focused on improving the quality of our homes and approaching each day with the highest level of integrity for our customers, associates, shareholders, trade partners, community, and environment.

Existing Conditions

(please see Existing Conditions exhibit)

The subject property is located at 9430 Audubon Road on the eastern edge of Chaska and is bounded by Autumn Woods Drive on the north, The Autumn Woods and Autumn Woods East residential developments to the west and south, and by Audubon Road on the east. The site is 45.47 gross acres in size and is currently farmed agricultural land with wooded areas on the southwest and northwest edges. Five wetlands have been delineated on the site totaling approximately 5 acres in size. There are steep slopes surrounding the wetland on the north edge of the property, as well as a small steep slope area on the southern edge of the property.

Development Overview

- Homes: The proposed community will consist of 102 single family homes (approximately 2.4 units/acre) of varying styles. Infrastructure: The neighborhood will be served by public street and utilities.
- Wetlands & Ponding: Of the roughly 5 acres of existing wetlands on the property approximately 1.2 acre will be fully impacted and replaced with the purchase of credits, and the remaining 3.8 acres will remain undisturbed. A stormwater ponds will be created on site for purposes of stormwater treatment. The wetlands and stormwater ponds will be platted in outlots which will be deeded to the City.
- Landscaping: Trees will be planted along Audubon Road to provide a landscape buffer between the homes and passing traffic. Boulevard and yard plantings will also be installed per City Code requirements. We are proposing the preservation of dozens of trees through the dedication of easements or outlots and parkland.
- Park Dedication: Lennar is proposing the dedication of approximately 4.5 acres of wooded upland and 1.3 acres of wetland for use as parkland.

- Parking: The community will be served by public streets with a curb-to-curb width of 32 feet. These homes will contain 2-car or 3-car garages which will be served by a minimum 25-foot long driveway. This means each lot could park at least four cars.
- Developer/Builder: Lennar will act as both developer of the property and builder of the homes.

Proposed Homes and Architecture

(please see exterior renderings, photos, and floorplans)

The Landmark Series are one-story and two-story single family homes with 3-car or 4-car garages (plus basement). These homes will be placed on 65-foot wide lots. The Venture Series are also one-story and two-story single family homes but have a slightly smaller footprint than the Landmark and have 2-car or 3-car garages. The Venture have both basement and slab-on-grade plans.

Landmark Series	
Units:	75 lots
Lot Width:	65 feet
Building Width:	50 feet
Bedrooms:	4-5 bedrooms
Bathrooms:	3-5 bathrooms
Garage:	3-car or 4-car
Square Footage:	1,920 - 2,790
Base Price Range:	**$460,000 - $520,000
Setbacks:	Front – 25 feet Side – 7.5 feet Corner – 20 feet Rear – 25 feet

Venture Series	
Total Units:	27 lots
Lot Width:	50 feet
Building Width:	35 - 40 feet
Bedrooms:	3-4 bedrooms
Bathrooms:	2-3 bathrooms
Garage:	2-car or 3-car
Square Footage:	1,480 – 2,505
Base Price Range:	**$400,000 - $430,000
Setbacks:	Front – 25 feet Side – 5 feet Corner – 20 feet Rear – 25 feet

***Pricing is estimated and subject to change based on current market conditions at time of sales.*

Lennar homes include varying amounts of stone on front facades and siding materials consist of lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. Architectural renderings are included with this submittal. Lennar's design team will carefully plan the color packages of each home to avoid monotony and to ensure a visually appealing streetscape.

Infrastructure

The proposed community is located adjacent to existing residential development. As a result, all infrastructure is readily available and adequately sized to handle additional development. No trunk infrastructure will need to be constructed to serve this development. Watermain, sanitary sewer, and storm sewer are available in Autumn Woods Drive or Ironwood Boulevard.

Stormwater will be collected by storm sewer and discharged into the City storm sewer system, wetland or stormwater pond for treatment. An existing culvert carries a small portion of stormwater from the site to an existing wetland on the east side of Audubon Road. The development's stormwater system will be designed to meet City and County standards.

Access for the new neighborhood will be provided from Autumn Woods Drive and Ironwood Boulevard. This will be the only access as we are proposing this as a cul-de-sac street. As mentioned previously, the new community will be served by public street and utilities.

Public Park and Trails

The City's Comprehensive Plan calls for the placement of a park on this property. Lennar is proposing the dedication of approximately 4.3 acres of wooded upland and 1.5 acres of wetland for use as parkland. This area is located on the northern edge of the property adjacent to 3.64 acres of vacant land owned by the City. Therefore, there is potential for the creation of a 9-acre public park accessible from Autumn Woods Drive and this proposed community.

Regional trail systems can be immediately accessed via the Audubon Road trails. The varying tiers of single family homes proposed for this community will attract a wide range of demographics, including first-time home buyers, young to middle-aged singles, small families, divorcees, and empty nesters. The new public park and access to regional trails will cater towards all these demographics.

Tree Preservation and Planting

Significant slopes were present on the hillsides around the wetland located along the northern boundary of the site. Due to a combination of the slippery and unsafe conditions at the time of field work and the fact that this area will not be impacted by future development, all the trees present below the top of bank of the hillsides were not inventoried. Of what could safely be completed, a total of 722 significant trees were inventoried and tagged within the project boundary. Detailed assessments of each tree's structural and health conditions were reported based on visual inspections from the ground and were given a rating of Excellent, Good, Fair, Poor, and Dead. The tree assessment and survey maps have been provided to the City.

Given the long term use of the property has been agricultural much of the site is void of trees. The majority of trees that do exist on the site are clustered in the northwest and southwest corners. As with most new residential developments Lennar is proposing the removal of some trees from the site. It is estimated 131 trees will need to be removed to accommodate development of the proposed community. This means approximately 591 trees, the great majority of the 722 inventoried trees, will be preserved through the dedication of parkland on the north edge of the property and dedication of a tree preservation outlot on the south edge of the property. Both the park and the outlot will be deeded to the City. Furthermore, there are hundreds of trees located on the steep slope surrounding the northerly wetland that were not inventoried but will also be preserved.

In addition to tree preservation efforts Lennar will be planting at least two trees on each residential lot, as well as additional boulevard tree plantings throughout the neighborhood. A landscape buffer consisting of approximately 90 trees will be planted on the eastern property line adjacent to Audubon Road.

Viewsheds

- Views from Audubon Road: As mentioned above, the plan is to create a landscape buffer along Audubon Road so the public streetscape view will mostly be that of trees, shrubs, and grasses. Due to the mostly curvilinear design of the internal streets of this community many of the homes will be are offset or angled from one another which creates visual variation and interest from the public view. Lennar's anti-monotony code will offer additional variation through the use of multiple exterior elevations and color package options so each building will be unique from the next.

- Views from homes: Many of the proposed homes (nearly 30%) will back up to wetlands, preserved wooded areas, or the City park, all of which should make for pleasing views from the rear yard. The 27 homes that back up to Audubon will have a densely planted landscape buffer at the rear property line which will serve as a visual and noise buffer from Audubon Road.

Traffic Impacts

According to ITE Trip Generation for Land Use Code 270 *(Residential PUD for 102 Dwelling Units)* the following trips are projected:

- Weekday, Total Generated Trips: 878
- Weekday, Total AM Peak Hour Generated Trips: 79
- Weekday, Total PM Peak Hour Generated Trips: 87

Connectivity to Area Resources and Amenities

The subject property's proximity to the following area resources and amenities are a major part of what we believe will make this a quality and successful community:

- Downtown Chaska;
- Chaska Town Course and Hazeltine National Golf Club;
- Minnesota Landscape Arboretum;
- Eastern Carver County Schools;
- New City park and access to Chaska's vast recreational trail network;
- Wide variety of retail and dining establishments.

Description of Requests

Lennar will eventually be requesting a rezoning of the subject property from O-Open Development to PRD-Planned Residence Development which will provide flexibility and creativity in the homesite configuration which will result in an efficient use of land through the preservation of trees, wetlands and land for park dedication. The PRD zoning will also match that of surrounding neighborhoods.

The Chaska Comprehensive Plan guides the subject property Low Density Residential and Park. Therefore, our proposed plan is in conformance with the Chaska Comprehensive Plan.

Land uses surrounding the subject property include:

- North – single family homes (Autumn Woods), townhomes (Lake Hazeltine Woods);
- West – single family homes (Autumn Woods);
- South – single family homes (Autumn Woods East);
- East – Audubon Road and townhomes (Liberty on Bluff Creek).

Chaska Core Strategies

The following summarizes how this proposed community contributes to and supports the City's core strategies.

- Chaska's High Quality of Life is Enhanced

This community will offer existing Chaska residents, as well as various demographics of prospective buyers looking to live in Chaska, the opportunity to purchase a new home within the City. This neighborhood will provide homeowners access to retail, dining, golf courses, medical facilities, regional transportation, quality schools, parks and trails, and proximity to downtown Chaska. This community will also include a new City park.

- Taxpayers Perceive they are Getting Cost-Effective Service

As an infill development, all infrastructure is in place to serve the new homes. The City will receive a significant amount of infrastructure impact fees of which little will be expended with this development. In addition, the new homes will generate tax revenue, a significant increase from the current agricultural status of the property. This will aid the City in providing cost-effective services to Chaska residents.

- Well-Planned and Orderly Community Development is a Priority

Development of this infill site is highly efficient and desirable from an infrastructure and orderly growth standpoint. It makes efficient use of the significant amount of public infrastructure immediately accessible in public right-of-way. The proposed community with park dedication is consistent with the Low Density Residential and Park land use designations. And as mentioned, Lennar homes include quality materials including

stone, vinyl, and LP in varying styles such as lap siding, shakes, and board and batten. Lennar's anti-monotony code will offer additional variation through the use of multiple color packages.

- A Sense of Community and Small Town Values are Maintained

Adding new residents to this location is ideal from the standpoint of the broader community. These new residents will strengthen and add vibrancy to the nearby restaurants, retail establishments, schools, and City parks and trail system. Downtown businesses are also likely to benefit from the addition of this community.

- A Commitment to Excellence

  Excellence in this community will be evident in many ways:
  - The plan considers tree preservation and wetlands, parkland dedication, and landscape buffering.
  - Views of the neighborhood from the surrounding streets and within the neighborhood.
  - Attractiveness of the homes and quality of home construction.

Schedule

Land development work (grading, utilities, and streets) will hopefully begin in Fall 2021 with construction on model homes beginning late 2021. Ideally, we would have a home ready for the Spring 2022 Parade of Homes. The overall project will likely be developed in two to three phases. Lennar estimates full occupancy of the community will occur approximately 36 months from the date sales begin.

Lennar has a long-standing history of building successful communities throughout the Twin Cities, including similar communities under development at Oak Tree (Carver), Stonebridge (Jordan), Sundance Greens (Dayton), Ravinia (Corcoran), and Laurel Creek (Rogers). We invite you to visit any of these communities and our website at https://www.lennar.com/new-homes/minnesota/minneapolis-st-paul. We are looking forward to this opportunity to work with the City of Chaska again and thank the City for its support.

Regards,

Josh Metzer
Land Entitlement Manager
Lennar Minnesota

Wagner Property Online Neighborhood Meeting – May 3rd 5:00pm-6:45pm

- Approximately 30 neighboring residents joined the online neighborhood meeting.
- Josh Metzer provided a verbal summary of the project scope including the following topics:
  - Proposed site layout;
  - Lot sizes;
  - Vehicular access points;
  - Projected daily and peak hour vehicle trips;
  - City Park location and layout;
  - Tree removal and tree preservation;
  - Proposed new landscaping;
  - Proposed housing styles, sizes, and starting price ranges.
- To aid in the summary of the project a slideshow with the following exhibits was shared on the screen:
  - Color Concept Plan;
  - Tree Removal/Preservation Exhibit;
  - Park Exhibit;
  - Exterior Architecture Renderings.
- Several neighbors had questions and provided comments or concerns as listed below:
- Where will construction traffic will enter and exit site? (Josh - this would be outlined in the PrePlat Plans and Construction Plans which will be reviewed by the City);
- Will a tot lot be provided for the for the new community? (Josh - there are no plans to propose a tot lot; the new community will include the dedication of 2.6 acres for parkland);
- Will fencing be installed at the rear of Lots 1, 2, and 3 in the SE corner of the site? (Josh – fencing is not proposed at the rear of these lots, however, Lennar could propose additional tree buffer plantings along those rear property lines);
- Will fencing be installed along Audubon? (Josh – no fencing, but rather dense landscape buffer which will be much more visually appealing than a fence);
- Additional traffic this new community will produce is a concern;
- Lot sizes are not consistent with surrounding neighborhood; density is too high. (Josh – surrounding neighborhoods were platted and developed 25 to 40 years ago. Lot sizing and home sizes for single family residential development have changed considerably since then. The subject property is guided Low Density Residential by the Chaska 2040 Comprehensive Plan which allows 2 to 5 units per acre. The proposed community is around 2.5 to 2.6 units per acre which is well within the permitted density for this site);
- This community has a lack of parks and trails. (Josh – 2.6 acres of this community are being dedicated to the City for the creation of a City Park; this 2.6 acres is adjacent to City-owned property, so the Park has the potential to be up to 7 acres in size. We are proposing sidewalks throughout the community on every street; there is an existing trail that runs the entire length of the east property line on Audubon that will remain in place.);
- What are proposed rear yard setbacks? Will sheds and fences be allowed?
- Is it possible to eliminate the access onto Ironwood and create an access directly onto Audubon? (Josh – a new access point directly onto Audubon is not proposed; given the adequate available access onto Autumn Woods Drive and Ironwood Blvd it is unlikely the County or the City would support a new access onto Audubon.).

Summary of Neighborhood Concerns May 6, 2021

I am attaching here the written comments received so far from the current residents of the Autumn Woods area. I am also gathering additional information from the entire neighborhood to present at the Park Board meeting, Planning Commission meeting, and City Council meeting.

In general, everyone presently living in the area is very concerned about the current plan proposed by Lennar. The principal concerns are listed below. I, and others, will be providing additional details on all of these issues over the course of the coming meetings.

- The density of the proposed Lennar development does not match the existing neighborhood and, in fact, is off by a long shot. Thus, Lennar's statement in its initial letter to selected residents is false.
    - Here is what Lennar said: "The density of this development will be similar to that of the surrounding single-family neighborhoods." (See Para 1 of Letter to selected residents, attached here.) An evaluation of their plan and the actual lots of present residents shows that this statement is simply not true.
    - The properties that are directly connected to this development average .49 acres per property. They range from .4 to .65 acres.
    - Autumn Woods and Autumn Woods North properties range from .4 acres on the smallest to 1.5 acres on the largest with an average at slightly above a half acre each.
    - Autumn Woods East ranges from a half acre to 1 acre with the average slightly above a half acre.
    - Autumn Woods South ranges from .2 acres on the smallest to just below a half acre. The smallest properties have either woods, Jonathan owned property, or wetlands in their backyard making the property seem larger than it is. None of these properties are less than 70' wide.
- There is extensive and very grave concern about the unsafe conditions that will result from the dramatic increase in traffic to the existing streets in the neighborhood. In particular, current residents are extremely worried about people leaving the new development and cutting through the existing neighborhoods (mainly using Ironwood Blvd, Autumn Woods Drive and Acorn) to get to Target, Home Depot, Hwy 41, etc.
    - Autumn Woods Drive does not have any sidewalks. This is a primary walking and biking route for everyone in the area. It is routinely used by small children walking and biking to the various parks. It will become unsafe for all.
    - Ironwood was not meant to have thousands of additional cars per week cutting through to get to other main roads.
    - Butternut and Autumn Woods Drive will be inundated with traffic during peak times.
    - All of these things will significantly decrease the safety and livability of all those in the area. This negative impact is not necessary, as there are other options to handle this issue.

- The proposed development is not presently planned to be part of the Jonathan Association. This would mean there are no protections for all the surrounding neighbors for junk in the yard, inappropriate sheds, boat and RV parking, fence issues. Yet, all the surrounding neighbors would be subject to strict rules on these, and many other, issues. In addition, Jonathan Association members

(which is every single home on all side of this proposed development) all pay yearly dues to maintain extensive parks and trails. This development has no trails and no current park.

- The proposed development's plan to give the City the unbuildable and densely treed area abutting the wetlands on the North end is no answer to the park and trail issue. The City's use of that area would require extensive tree removal, which is another loss to this area and is not a solution.
- There are presently no parks and no trails planned for the new development. This will lead to overuse of the existing parks and trails that the other neighborhood residents pay for, and it also means that the Lennar side is overly dense and does not match the surrounding neighborhoods in green space.
- The proposed Lennar plan also does not match the written and adopted statements and goals in Chaska's 2030 and 2040 Comprehensive Plans.
- In summary, all of these issues cause real property value decreases for current residents. In addition, the current plan severely impacts the safety and livability of those already here. New residents, while welcomed to this area and this community, cannot be prioritized over those that have lived here, invested in and cared for these neighborhoods for decades.

Sincerely,

Emily Rome Welter & Eric Welter

Emily Rome Welter & Eric Welter
2857 Ironwood Blvd.
Chaska (612-207-6334)

LENNAR®

Dear Chaska and Chanhassen Neighbor,

U.S. Homes Corp, dba Lennar, is proposing to develop 45 acres at 9430 Audubon Road. Lennar has submitted a 106-home concept plan to the City of Chaska. The density of this development will be similar to that of the surrounding single-family neighborhoods. You are receiving this letter because your residence or property is located within 350 feet of the proposed development.

We invite you to join an online neighborhood meeting on Monday, May 3rd, 2021 from 5:00-7:00pm. The online meeting will be held on Microsoft Teams at the following web address:

https://msteams.link/KYU5

There will be a brief presentation of the proposed site plan and a description of the homes to be built here. The remainder of the meeting will be an Open House format during which time we can answer questions you may have. We look forward to meeting you.

If you cannot attend the meeting but have questions, please contact Josh Metzer with Lennar at josh.metzer@lennar.com or 612-360-9881.

Sincerely,
U.S. Homes Corp, dba Lennar

McShane, Jill

From: Rome Welter, Emily
Sent: Monday, May 3, 2021 12:45 PM
To: Rome, Jan
Subject: FW: Lennar Neighborhood Questions/Concerns

From: Brandon Johnson <info@brandonsportfolio.com>
Sent: Monday, May 3, 2021 12:44:54 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Cc: Erica Johnson <erica810@gmail.com>
Subject: Lennar Neighborhood Questions/Concerns

Hi Emily,
Here is our list of concerns/questions about the proposed Lennar Development:

Brandon and Erica Johnson
2902 Ironwood Blvd, Chaska MN 55318
612-987-9740

Traffic and Safety:
• I'm concerned that this neighborhood has no outlets of its own. It will heavily increase the traffic through our neighborhood and most likely increase speeds along Ironwood Blvd. If people from the new neighborhood use Ironwood to cut over to Pioneer Trail it will heavily increase traffic on a road that is filled with children. Right now people use ironwood by turning off of Butternut but with the new layout it will be a straightaway and probably increase speeds through the neighborhood where many drivers are already driving too fast.

• The new entrance off of Ironwood is also bordered by our park which has a lot of foot and bike traffic as well.

Density:
• Lennar states that they are building homes of a similar density but that is not accurate. Both developments off of Ironwood and Autumn Woods have large lots and space between each house. A single home on Autumn Woods has 3 homes backing up to it in the Lennar plan. That is not similar density by any means. It is too crowded and does not follow the lot sizes of the adjoining properties.

• The plan directly boarding Audubon is extremely dense and has an urban look to it that does not match the surrounding properties.

Greenspace:
• There doesn't appear to be any plan for green space between the properties.

Trails and Parks:
• Is this new neighborhood part of the Jonathan Association? Autumn woods pays to maintain the parks and trails via the association dues that we pay yearly. This new neighborhood will have direct access to our amenities potentially without contributing to our fees.

• Our neighborhood has trails in and around it and none are connected or reflected in the Lennar plan.

Chaska 2040 Plan

"The City of Chaska is rich in natural beauty and resources. Its landscape is gently rolling to hilly, with significant concentrations of woodland..."
"Natural and environmental resources are protected for the benefit of the overall health of the community's natural and human environment."

- City of Chaska - 2040 Comprehensive Plan Chapter 3 - Natural and Environmental Resources Protection 3-2

There is nothing about this neighborhood plan that speaks to the Chaska 2040 plan goals. It is a dense housing neighborhood void of the charm or small town feel that Chaska has become known for.

Thank you,
Brandon Johnson

Concerns of Marc and Kara Strazzanti (2901 Forest Ridge)

"Here are Marc's and my thoughts on access to the planned neighborhood using Butternut:

- Children safety at the park.
- Our neighborhood will be used as a cut-through route.
- Our neighborhood wasn't designed to be part of a larger, more expansive neighborhood to our North.
- Density/number of houses proposed."

Greg and Nicole Loeding (2867 Ironwood Blvd.)

"We are very concerned about the increase in traffic by the park and on our street as they cut through to go to Target. We have a 7, 5 and almost 2 year old and they love to play at the parks and in our front yard. This is the best neighborhood and we love it because it is so quiet and peaceful."

McShane, Jill

From: Rome Welter, Emily
Sent: Monday, May 3, 2021 1:00 PM
To: Rome, Jan
Subject: FW: Wagner Property

From: Skip Rothe <skiprothe@gmail.com>
Sent: Monday, May 3, 2021 12:59:58 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Subject: Wagner Property

Emily,

Thanks for taking the lead on this issue.

Kay (my wife) and I live in Autumn Woods North and will obviously be affected by this area. Kay is the VP of Jonathan and I am the chair of the Architectural Review Committee plus (because I have been in construction all of my life) I took over some of their construction projects like the rebuilding of the pavilion and all of the monument signs being done.

Because of my involvement with the city I have contacted Liz Hanson and aired my concerns about the traffic from this development. In particular I am very concerned about the North connection and how close it is to the two lane intersection with Audubon. I am also extremely concerned about the foot traffic and the amount of people that use Autumn Woods Drive as we do not have any trails on this end of Autumn Woods. Yes, I do believe this development should have larger size lots that will attempt to line up with Autumn Woods also.

Jeremy (Jonathan Pres), at the request of Liz Hanson, has been in touch with the builder to have them be part of Jonathan. I believe this is important to ensure there are some sidewalks and trails connecting to the existing trails in Autumn Woods and that the park is maintained like the rest of our parks. When I spoke to Jeremy I told him this was our concern.

We built our home here 33 years ago and obviously want to retain the highest property value possible. I do not believe this will enhance values in our neighborhood and are very concerned about the impact this will have on the beauty of this area, the traffic and people that want to get out and walk the paths.

Let me know what I can do to help.

Skip Rothe
612-670-6408

McShane, Jill

From: Rome Welter, Emily
Sent: Monday, May 3, 2021 2:02 PM
To: Rome, Jan
Subject: FW: Lennar Concerns

From: Ashley Ammerman <ashley.ammermann@icloud.com>
Sent: Monday, May 3, 2021 2:02:12 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily
Subject: Lennar Concerns

Hello Emily,

Thank you for heading this Lennar project up.

My biggest concerns is the traffic coming into the neighborhood from Butternut and additional traffic in Autumn Woods/Ironwood of people "cutting" through our neighborhood. Currently, our family (kids 8,6,4 yrs old) can ride bikes/walk Autumn Woods Dr. (no side walk) feeling relatively safe. Traffic seems to be ONLY neighbors in the Autumn Woods neighborhood. However, if the two entry points into the proposed Lennar development are on Autumn Woods Dr. & Butternut, our neighborhood streets will turn dangerous-fast! I believe the new development should have their own entry/exit within their own development thus preventing the increase of traffic into Autumn Woods.

Additionally, our neighborhood parks are relatively quite with quantity of kids. Adding a large development that doesn't pay Jonathan Association dues, yet will inevitably be using our Park will overtime increase our dues. More wear/use on parks, means more maintenance/repairs, which ultimately means increase in dues over time. If we are sharing parks, Lennar Development needs to collect dues from homes and give to Jonathan Association to pay for shared use of parks.

Thank you!
Kindly,
Ashley Ammermann
2855 Timberview Trail, Chaska

Sent from my iPhone

McShane, Jill

From: Rome Welter, Emily
Sent: Tuesday, May 4, 2021 8:39 PM
To: Rome, Jan
Subject: FW: New Subdivision

From: Lisa PAYNTER <spaynt@comcast.net>
Sent: Tuesday, May 4, 2021 8:38:31 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Subject: New Subdivision

Hi Emily -

I hope all is well in your household. Lots going on around here, and I realize I'm a little late - but, I did want to contact you with our main concern about the new subdivision.

I wasn't able to watch/attend last nights meeting - so certainly don't claim to know a lot about it - but am very concerned about the potential traffic coming through our neighborhood. I can see the residents of the new division not only going in and out via Butternut, but also down Ironwood for a quick back way to Target etc. Allowing them to enter and exit via Audubon makes much more sense - and I question why it wasn't the initial plan. It's a main road - not going through a neighborhood.

We have so many young kids living here. In fact, the current traffic flow makes me nervous; let alone adding what would come come from an entire new neighborhood.

I'm sure there are other points too - but, I did want to voice our concern about the traffic flow...which is a huge one for us.

Thanks for all your work - we appreciate it!
Lisa Paynter
cell 952-261-2092

McShane, Jill

From: Rome Welter, Emily
Sent: Wednesday, May 5, 2021 9:38 AM
To: Rome, Jan
Subject: FW: Proposed Lennar Development

From: Susan Seifert <smseifert72@gmail.com>
Sent: Wednesday, May 5, 2021 9:38:00 AM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Subject: Re: Proposed Lennar Development

Holtz, 2940 Autumn Woods Drive
Seifert, 2875 Autumn Woods Drive
Genavive Sacheal
Andrew Armstrong
2925 Autumn Woods Drive

Zoom meeting tonight, right?

Sent from my iPhone

> On May 5, 2021, at 8:59 AM, Rome Welter, Emily <EmilyRomeWelter@edinarealty.com> wrote:
>
> Thanks, Sue. Can you please let me know the address for each family that signed your email? Thanks. I need to include that with your comments.
>
> Emily Rome Welter | REALTOR®
> ***Service. Integrity. Results.***
> Executive Circle 2020 – Top 2%
> The Rome Team – Edina Realty
> E: 612.207.6334
> www.RomeTeamRealEstate.com
>
> **From:** Susan Seifert <smseifert72@gmail.com>
> **Sent:** Wednesday, May 5, 2021 8:51 AM
> **To:** Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
> **Subject:** Proposed Lennar Development
>
> To whom it may concern:
>
> We have no objection to the proposed housing development plan by the Lennar Development Corporation located along Audobon.

That being said, we do however have concerns about the impact of increased traffic in our Autumn Woods neighborhood. Increased traffic

introduces noise, pollution, speeding, and most importantly a safety hazard. We have no sidewalks on our street. Our streets are not

designed to be roads.

We are asking you as our representatives to consider alternative ways to accommodate the ins and outs of the Lennar neighborhood.

Thank you for considering our request,

Kris and Tom Holtz,
Genavive Sachiel
Andrew Armstrong
John and Susan Seifert

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McShane, Jill

From: Rome Welter, Emily
Sent: Wednesday, May 5, 2021 12:17 PM
To: Rome, Jan
Subject: FW: new subdivision concerns

From: Abbie Foster <abbiebug9@gmail.com>
Sent: Wednesday, May 5, 2021 12:17:14 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Subject: new subdivision concerns

Hi Emily-

can you please forward our concerns to whom it may concern?

Being on a busy street already, it concerns us as a family with little children to add more congestion. We have a child with down syndrome who often runs across the street without looking beforehand. With the add on subdivision and added traffic this is very concerning... we may have to move. This is not what we signed up for when moving to this neighborhood 5 years ago.
thank you for listening to our concerns.

Tim and Abbie Foster

McShane, Jill

From: Rome Welter, Emily
Sent: Wednesday, May 5, 2021 2:58 PM
To: Rome, Jan
Subject: FW: comments for upcoming Lennar Development

From: Matt Douglas <mddouglas83@gmail.com>
Sent: Wednesday, May 5, 2021 2:58:32 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Subject: comments for upcoming Lennar Development

Hey Emily.

I live just down the street from you at 2857 Ironwood Blvd. I was given your contact info to email concerns too regarding the new development being put in on the farm adjacent to our neighborhood.

Honestly, I personally only have one concern, but it's a big one. I'm VERY concerned about them opening up the end of Ironwood Blvd. by the park and giving this new neighborhood access to our streets and park. We have serious problems with people driving WAY too fast up and down Ironwood today and so many of us have young children that play in our front yards.

If they open up Ironwood people will begin to use that as a shortcut between Pioneer Trail and the new Neighborhood to avoid the stoplights at the corner of Audubon & Pioneer AND Audubon & Butternut. It is absolutely out of line that they have zero entrances & exits to Audubon from the new neighborhood and plan to force 100% of the traffic through our neighboorhood.

Is there a way we can protest/fight this on two different fronts?
1) Not opening up ironwood to that new neighborhood.
2) Reduce the number of homes by 2 or 3 in the proposed new neighborhood to create 2 roads in and out directly from Audubon?

What can we do as neighbors to help fight this?

Thanks!
Matt Douglas
(360)630-6065

McShane, Jill

From: Rome Welter, Emily
Sent: Wednesday, May 5, 2021 2:58 PM
To: Rome, Jan
Subject: FW: Proposed Lennar development at 9430 Audubon Rd.

From: Darin Kleinsasser <darkleins@hotmail.com>
Sent: Wednesday, May 5, 2021 2:57:56 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily
Subject: Proposed Lennar development at 9430 Audubon Rd.

Hello Emily,

I'm writing with my concerns about the proposed development at 9430 Audubon Rd. My concerns are the lack of green space in the development as well as the high density of the development. This will have significant effects on the livability in the neighborhood including safety and traffic issues.

This development does not reconcile with the city of Chaska's 2040 Comprehensive Plan to "Preserve and maintain Chaska's existing, well-built neighborhoods which are what attracted many people to the city over the last several decades". It is certainly what attracted us to Chaska a couple of years ago.

Thank you,
Darin Kleinsasser

McShane, Jill

From: Rome Welter, Emily
Sent: Wednesday, May 5, 2021 4:01 PM
To: Rome, Jan
Subject: FW: Comments in regards to the new Lennar development

---

From: Joanna Douglas <doujoa@yahoo.com>
Sent: Wednesday, May 5, 2021 4:00:53 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Subject: Comments in regards to the new Lennar development

Hey Emily.

I live just down the street from you at 2857 Ironwood Blvd. I was given your contact info to email concerns regarding the new development being put in on the farm adjacent to our neighborhood.

I am personally very concerned about them opening up the end of Ironwood Blvd by the park and giving this new neighborhood access to our streets and park. We have serious problems with people driving WAY too fast up and down Ironwood today and so many of us have young children that play in our front yards.

If they open up Ironwood people will begin to use that as a shortcut between Pioneer Trail and the new Neighborhood to avoid the stoplights at the corner of Audubon & Pioneer AND Audubon & Butternut. It is absolutely out of line that they have zero entrances & exits to Audubon from the new neighborhood and plan to force 100% of the traffic through our neighboorhood.

The danger of routing 100 homes worth of traffic directly next to a park where little kids play and are certainly distracted is completely asinine.

Is there a way we can protest/fight this on two different fronts?
1) Not opening up ironwood to that new neighborhood.
2) Reduce the number of homes by 2 or 3 in the proposed new neighborhood to create 2 roads in and out directly from Audubon?

What can we do as neighbors to help fight this?

Thank you so much for fighting for our neighborhood!

Kindly,
Joanna Douglas
360-630-1300

McShane, Jill

From: Rome Welter, Emily
Sent: Wednesday, May 5, 2021 1:41 PM
To: Rome, Jan
Subject: FW: Ironwood Blvd concerns

From: Melissa Stauffer <mitzi19038@yahoo.com>
Sent: Wednesday, May 5, 2021 1:40:23 PM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Subject: Ironwood Blvd concerns

I am extremely concerned, as a resident of Ironwood Boulevard, that the increase traffic would be a safety concern. As a resident of this street for only under 2 years I have seen many a close call with younger ones with the cross through traffic we already do have. I have seen countless kids learning to ride their bikes down this street and turning around at the proposed entrance on Butternut. Children use that turn around daily since the playground is right there. Having an entrance to a large new development at the base of a playground would be a concern as a parent.

When our developemmet has something as simple as a garage sale this street become congested. How will adding over a 100 homes effect that?

As far as Autumn Woods Road that street is already a concern of mine while biking and walking, there is no sidewalks. How can you even think adding a busy entrance with all that traffic on a road with no sidewalks?

If this plan is accepted YOU MUST use Audubon as your point of entry/exit. Do not bring this ridiculous idea to our development. We have children outside every day all day on this street. Many of them very young. One of the children, a door down from me, has special needs. Everyone on this street looks out for one another and respects that our kids are riding bikes, walking, scootering, etc. To put 100 plus homes cutting through here would be a disaster. The question isn't what if something would happen to one of our kids it is When?

If this development does go through and links to our beautiful neighborhood will you have all of the things we do here? I back to a tree preserve, a piece of my property that I can not use or make changes to but pay taxes for. I do this happily because it is dedicated green space that I have come to love and cherish about our neighborhood. Will this neighborhood have dedicated green space, playgrounds, sidewalks, comply with our neighborhood association requirements so that it all is aesthetically pleasing?

Lastly when it comes to traffic survey if and when this goes through there really needs to be thought into when the surveys are done. I saw someone last week at the park area in the middle of an afternoon during the week when traffic is minimal.

Melissa Stauffer
2871 Ironwood Blvd
(215) 620-1633

Rome Welter, Emily

From: Skip Rothe <skiprothe@gmail.com>
Sent: Monday, May 3, 2021 3:31 PM
To: Rome Welter, Emily
Subject: Property Information

Follow Up Flag: Follow up
Flag Status: Flagged

Emily,

From the GIS mapping:

- The properties that are directly connected to this development average .49 acres per property. They range from .4 to .65 acres.
- Autumn Woods and Autumn Woods North properties range from .4 acres on the smallest to 1.5 acres on the largest with an average at slightly above a half acre each.
- Autumn Woods East ranges from a half acre to 1 acre with the average slightly above a half acre
- Autumn Woods South ranges from .2 acres on the smallest to just below a half acre. The smallest properties have either woods, Jonathan owned property, or wetlands in their backyard making the property seem larger than it is. None of these properties are less than 70' wide.

I think this information should show them that they need to expand the size of their lots to fit the surrounding neighborhood. I will let you present this information to them at the appropriate time.

Skip Rothe
612-670-6408

McShane, Jill

From: Rome Welter, Emily
Sent: Thursday, May 6, 2021 12:06 AM
To: Rome, Jan
Subject: FW: concerned citizens

From: Genavive Vianna Sachiel <genais@gmail.com>
Sent: Thursday, May 6, 2021 12:05:28 AM (UTC-06:00) Central Time (US & Canada)
To: Rome Welter, Emily <EmilyRomeWelter@edinarealty.com>
Subject: concerned citizens

Dear Emily Rome Welter,

Thank you for spearheading this initiative to mitigate the devastating impact we feel the Lennar development of Wagner Land will cause to our beloved Autumn Woods Neighborhood within the Jonathan Association.

To Whom It May Concern:

My name is Genavive Ivy Vianna Sachiel, and my Fiance Andrew Armstrong and Elderly Father Jack Luoma just recently purchased a home at 2925 Autumn Woods Drive in Chaska

I began planning my family's permanent move to the Twin Cities 3 years ago in order to obtain substantially better medical care for my medically complex 4 year old daughter. We extensively researched the entire Twin Cities area to find the perfect fit for my family to meet our complex needs and relocate into a forever home. Once we found our beloved Chaska we rented an apartment here for over a year as we established ourselves into the community, sold our 3 other houses, and found the perfect house for us on Autumn Woods Drive. We were blessed to find top notch schools and medical specialists in the area. The appeal of our new Home on Autumn Woods Drive with sparse but wonderful neighbors and semi-private road (Autumn Woods Drive) with very few connecting roads has naturally created a very safe environment and neighborhood which my family really needs and the residents here seem to really appreciate and enjoy. The Jonathan Association trails, amenities, and resources also create a unique environment in many of the neighborhoods we explored on our hunt for a home.

However, from our new home on Autumn Woods Drive, and most of my neighbors homes here, we do NOT have any immediate trail access from ANY of our properties. Our road, specifically our section of Autumn Woods Drive does NOT even have a real shoulder, gravel path or even sidewalks to walk on! The road goes directly from pavement into grassy private yards, so everyone is forced to walk on the edge road! Luckily there is not much automobile traffic and there are very few cars ever parked on the road. Unfortunately it is necessary to walk on the actual road to access all of the parks, trails and literally everything else. Autumn Woods Drive and its very few connecting roads are all small isolated roads and it appears that everyone in the Autumn Woods community is aware of this and all the drivers are quite considerate and conscious of all the walkers. We observe this everyday and we all rely on Autumn Wood's Drive's minimal traffic for our safety and accessibility to the public and surrounding community.

My biggest concern is for the safety of my family and our neighborhood residents, many who are elderly, but still love to walk our road. Many of the houses around me contain the original home occupants who have been living here 35+ years! Adding additional traffic to our road would seriously impact the safety of all walkers! Since walking the road really is a very large part of what the whole Autumn Woods community does, it would be a tragic loss to lose this with the addition of additional connecting roads!

I personally appreciate the very quiet road that we live on because my daughter has multiple medical disabilities including the sensory processing disorder that involves her suffering from stimulus evoked seizures. She is also permanently in a wheelchair, and she loves when I take her for a walk on the road edge which would be rendered completely impossible if the current automobile traffic level increases due to new roads.

I would urge you to model other neighborhoods and their roads to have the unique appeal that Autumn Woods Drive and Autumn Woods Neighborhood offers! To many of us it is much more than a bunch of houses in a row. Autumn Woods, by its unique design, without many connecting or busy roads, provides us a safe, peaceful, and tranquil community. It's priceless!

Sincerely,

Genavive Ivy Vianna Sachiel &
Andrew Michael Armstrong

CONCERNS FOR NEW LENNAR DEVELOPMENT: 5/5/2021

FROM THE CHASKA HERALD:

In the city's 2020 plan, much of the emphasis was put on the growth Chaska was likely to see in coming years. It's not an exact science, however. "We've already exceeded where we thought we'd be in 2020," said Podhradsky.
Most of the city's growth is still expected to occur in the next 10 years. By 2020, Chaska is anticipated to be nearing build-out, creating different challenges for those working on the 2030 plan.
By then, Chaska is expected to have made the move from a developing community to a developed community. The 2030 plan represents Chaska at ultimate build-out.

If...as the city states, we are moving to a "developed community" – then this new development should be consistent with the adjacent Autumn Woods homes... to maintain what the city has already built and to stay true to why people move here.

The first line of the 2040 comprehensive plan states:

OPEN SPACE
"A strong parks, trails, recreation and open space system is a very important ingredient for providing a high quality of life for Chaska residents."

Plat designs show the park doubling in size, but it looks like just a pond is going in. What about a park with expanded amenities?

Will there be walking trails throughout the development?
Many, many people consistently walk within the neighborhood with kids, dogs, etc.

Will they try to keep the woods/as many trees as possible?

DENSITY – A HUGE CONCERN (and inconsistent with the city's plans)

The density of the Lennar plan is not consistent with the adjoining Autumn Woods neighborhoods. The lots are much smaller and home values will be lower, which will negatively impact existing homes and their value. (Homes across Audubon DO NOT count, as they are not in Chaska.)

Lot sizes within Autumn Woods are generally larger, with many lots from .5 to 1 acre. Lot sizes in the new development should be consistent with that, particularly for those homes backing up to and visible by existing homes. The homes being built by Lennar should should be consistent with what the homes on Julian Drive, Autumn Woods Drive, Ironwood Blvd. and Forest Ridge offer to the community.

People move out to Chaska, Chanhassen, etc., to have more space, more room, more trees, more trails, and to get away from the density of suburbs that are closer to the city. With a tight, 102 homes in the proposed development, you might as well be living in south Minneapolis or St. Louis Park.

Will these homes be part of the Jonathan Association that owns the local parks and trails? This new development should support then, since they will also use them. The parks and trails throughout each phase of Autumn Woods were paid for, and continue to be paid for, by the association residents.

TRAFFIC – A HUGE CONCERN

All egress is out of Butternut and Autumn Woods Drive. Traffic should also be able to exit onto Audubon directly. There are MANY kids, people with dogs walking during the day and evening, and my concern is that people in the new neighborhood with be zipping through the streets way too fast.

With 102 homes currently planned, (assuming each home has 2 cars (or MORE...we have 4!) that hundreds and hundreds of additional cars moving in and out of the neighborhood at all hours of the day.

Sidewalks and walking trails should be mandatory in the new development.

Concerns submitted by
Dave & Kirsten Taylor
at 2893 Forest Ridge

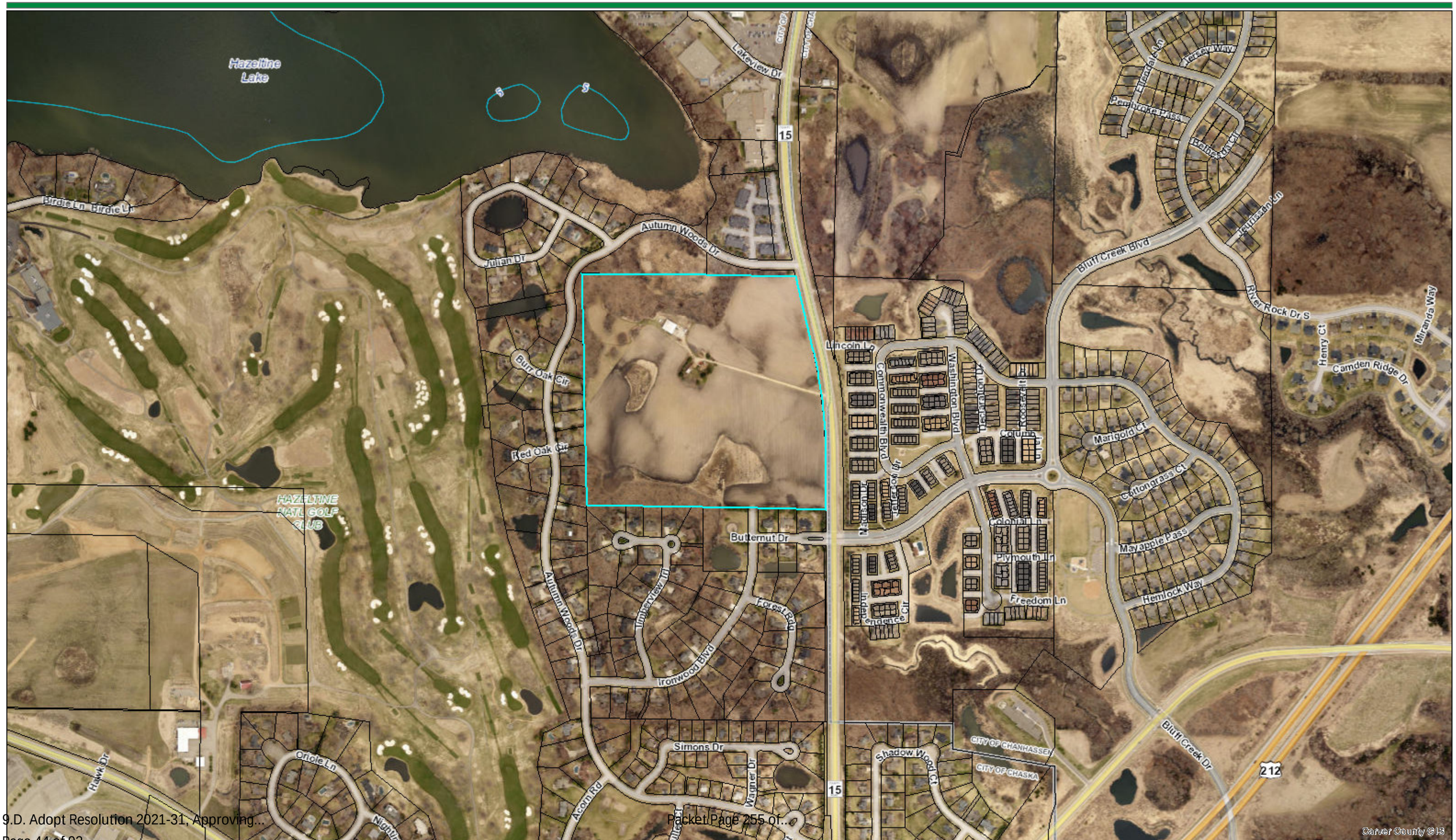
CITY OF CHASKA

Wagner Woods

Date: 5/7/2021

0 0.0375 0.075 0.15 0.225 0.3 mi

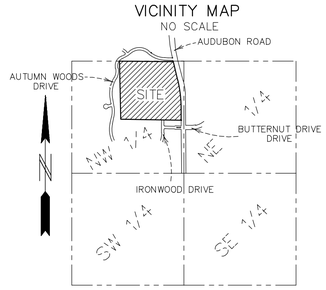
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VICINITY MAP

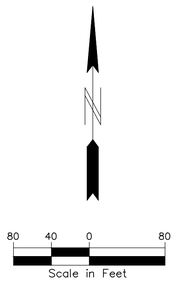
NO SCALE



SECTION 27, TWP. 116, RGE. 23
CARVER COUNTY, MINNESOTA

SHEET INDEX:

SHEET 1: BOUNDARY EXHIBIT
SHEET 2: EXISTING CONDITIONS EXHIBIT
SHEET 3: EXISTING CONDITIONS EXHIBIT



LEGEND:

- ◉ Denotes cast iron monument
- ● Denotes found iron pipe

Property Description per Commitment for title insurance Commitment No. NCS-1046944-MPLS Commitment Date: December 01, 2021. AT 7:30 A.M. issued by first American Title Insurance Company.

That part of the following described tract of land lying west of County State Aid Highway No. 17, Carver County, Minnesota:

All that part of the Northwest Quarter of Section 27, Township 116 North, Range 23 West, Carver County, Minnesota, lying easterly of the following described line: Commencing at a point on the north line of said Section 27, 1053.28 feet east of the northwest corner of said Section; thence south parallel with the west line of said Section to the south line of said Northwest Quarter and there terminating; excepting therefrom the south 1287.50 feet of said tract.

* Bearings shown are based on the North line of the Northwest Quarter, Section 27, Township 116, Range 23, Carver County, Minnesota which is assumed to have a bearing of N89°12'00"W.
* Only easements which appear in Schedule B of the Commitment for Title Insurance issued by First American Title Insurance Company commitment no. NCS-1046944-MPLS dated December 01st, 2020 at 7:30 am. are shown. No other search for recorded or unrecorded easements was made by the surveyor as part of this survey.
* This survey does not purport to show the existence or non-existence of any encroachments from or onto the hereon described land, or unrecorded easements which affect said land.
* Underground private and public utilities are per plans and field locations as provided and marked by the individual state, county, city, township and utility companies. Said utilities are shown in an approximate way only and were field verified where possible. For more information regarding utilities contact Gopher State One Call (651) 454-0002 ticket reference numbers 210290163 and 210290164.
* Site area : Gross = 45.5541 ac. (1984335 sf.)
  Net = 45.5541 ac. (1984335 sf.)
* No zoning report or letter was provided to the surveyor.
* Portions of the herein referenced site lies in flood zone X, areas of minimal flood hazard, per Flood Insurance Rate Map 27019C0229D. effective date December 21st, 2018.
* Boundary corner monuments were not set as a part of this survey.

To U.S. Home Corporation, a Delaware corporation and First American Title Insurance Company:

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, 3, 4, 6(A), 7a, 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 11/12/2020.

Signed: Pioneer Engineering, P.A.

By _____ Date 02-09-2021
Peter J. Hawkinson, Professional Land Surveyor
Minnesota License No. 42299
Email: PHawkinson@Pioneereng.com

ALTA/NSPS Land Title Survey for:
U.S. Home Corporation, a Delaware corporation

Cad File: I21012 ALTA-NSPS LAND TITLE SURVEY.DWG
Date: 1-25-21
Folder #: 8590
Drawn by: MTW

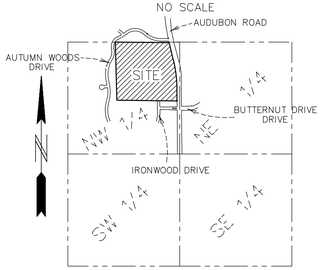
PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

Sheet 1 of 3

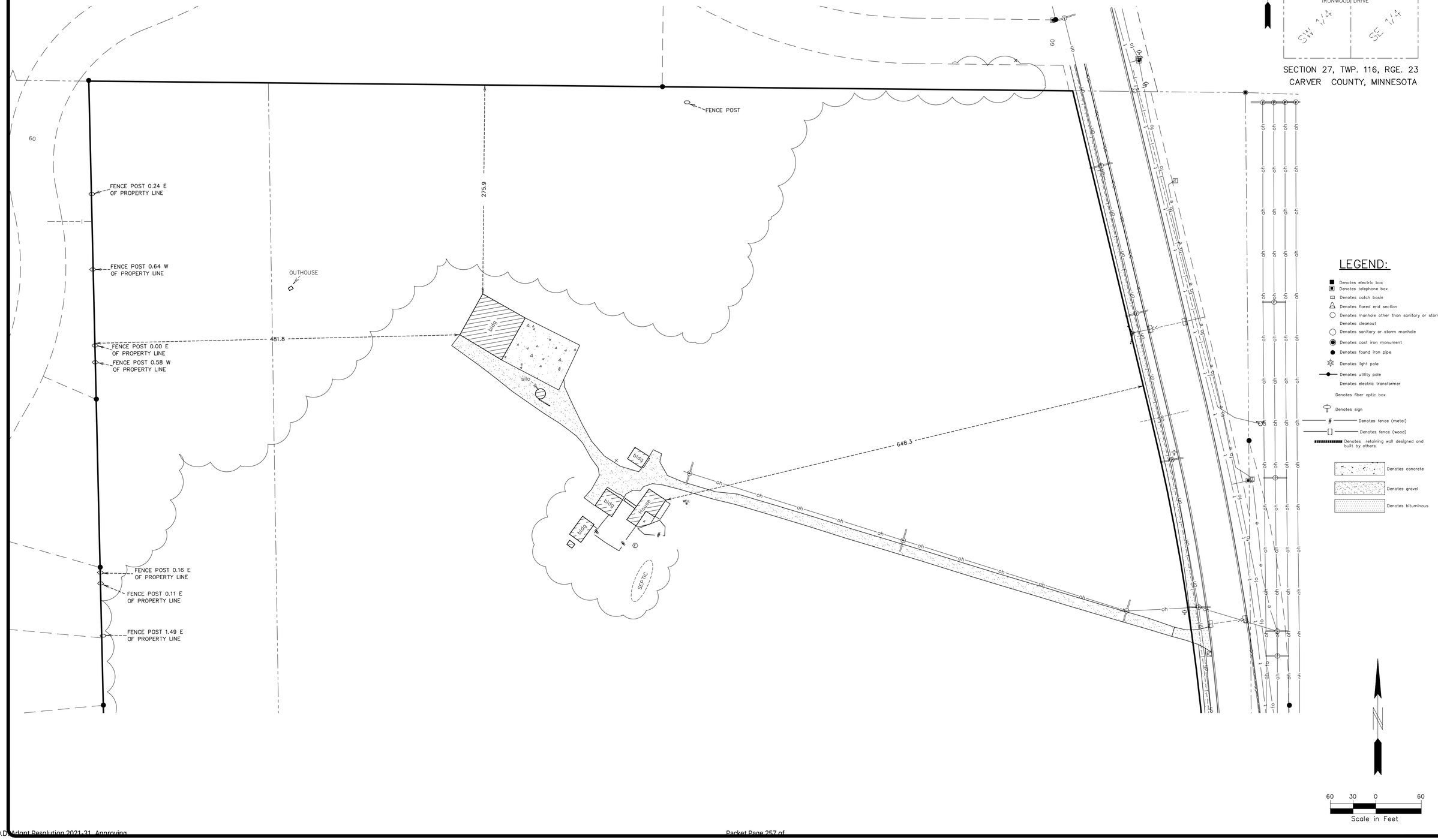
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ALTA/NSPS Land Title Survey for:
U.S. Home Corporation, a Delaware corporation

VICINITY MAP
NO SCALE



SECTION 27, TWP. 116, RGE. 23
CARVER COUNTY, MINNESOTA



LEGEND:

- Denotes electric box
- Denotes telephone box
- Denotes catch basin
- Denotes flared end section
- Denotes manhole other than sanitary or storm
- Denotes cleanout
- Denotes sanitary or storm manhole
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes light pole
- Denotes utility pole
- Denotes electric transformer
- Denotes fiber optic box
- Denotes sign
- Denotes fence (metal)
- Denotes fence (wood)
- Denotes retaining wall designed and built by others.
- Denotes concrete
- Denotes gravel
- Denotes bituminous

Cad File: 121012 ALTA-NSPS LAND
LAND TITLE SURVEY.DWG
Date: 1-25-21
Folder #: 8590
Drawn by: MTW

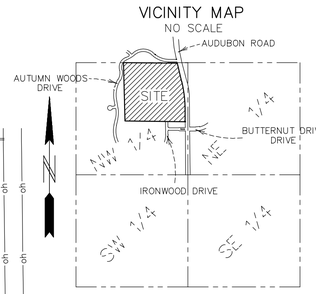
PIONEER engineering
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Sheet 2 of 3

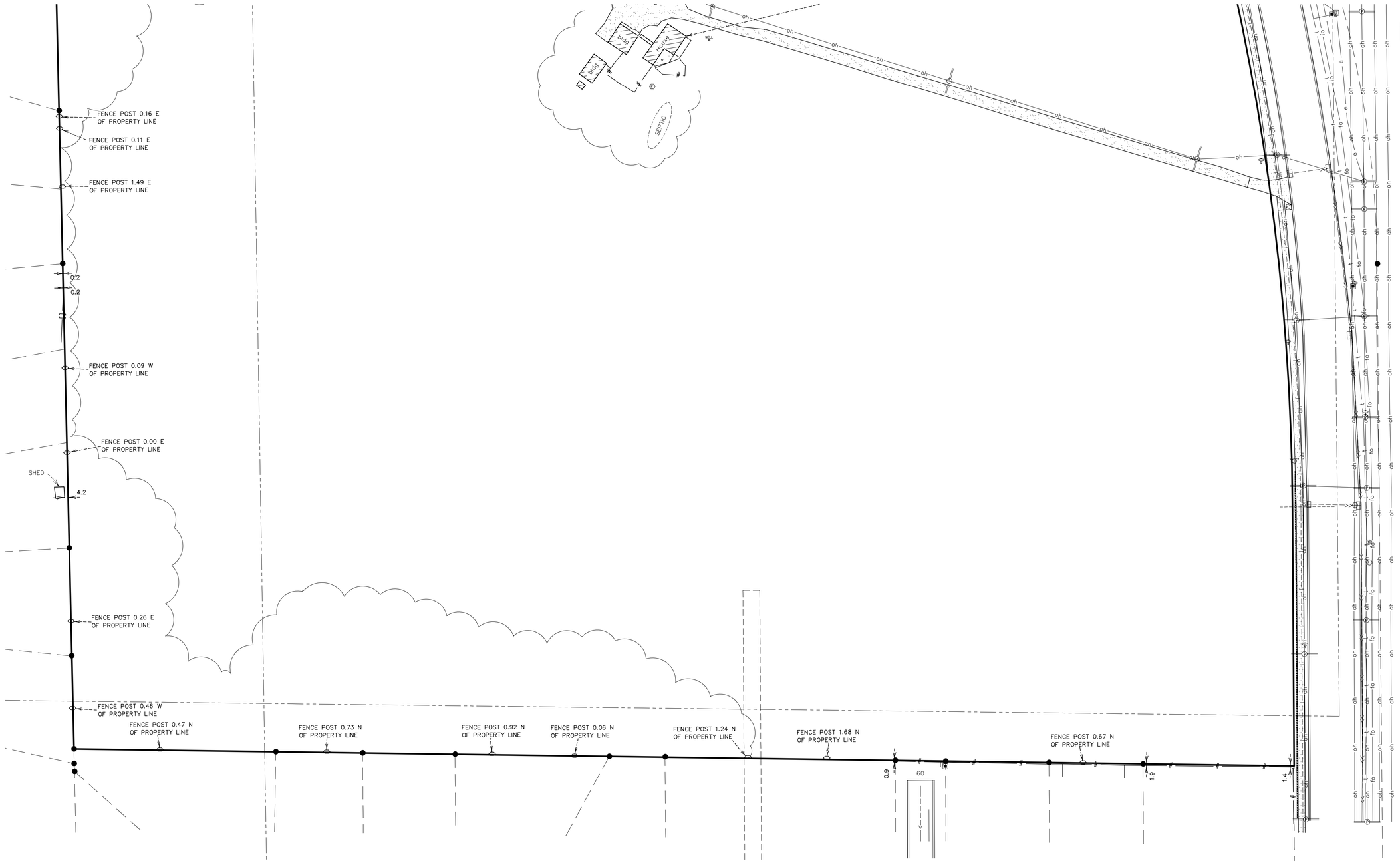
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ALTA/NSPS Land Title Survey for:
U.S. Home Corporation, a Delaware corporation

VICINITY MAP
NO SCALE



SECTION 27, TWP. 116, RGE. 23
CARVER COUNTY, MINNESOTA



LEGEND:

- Denotes fence post(typical)
- Denotes electric box
- Denotes telephone box
- Denotes catch basin
- Denotes flared end section
- Denotes manhole other than sanitary or storm
- Denotes cleanout
- Denotes sanitary or storm manhole
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes light pole
- Denotes utility pole
- Denotes electric transformer
- Denotes fiber optic box
- Denotes sign
- Denotes fence (metal)
- Denotes fence (wood)
- Denotes retaining wall designed and built by others.
- Denotes concrete
- Denotes gravel
- Denotes bituminous

60 30 0 60
Scale in Feet

Cad File: 121012 ALTA-NSPS LAND LAND TITLE SURVEY.DWG
Date: 1-25-21
Folder #: 8590
Drawn by: MTW

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Sheet 3 of 3

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SITE DATA	
GROSS SITE AREA:	45.54 ACRES
EXISTING WETLANDS:	4.95 ACRES
18% + SLOPES:	1.93 ACRES
NET DEVELOPABLE AREA:	**38.66 ACRES**

SCALE: 1" = 100 FEET

EXISTING CONDITIONS

LENNAR

WAGNER PROPERTY
CHASKA, MINNESOTA - 04/28/2021
ISG PROJECT NO. 21-24984

ISG Architecture + Engineering + Environmental + Planning

ISGInc.com

CAD FILE NAME 24984 EX CONDITIONS



LOT WIDTH LEGEND

LOT TYPE	MINIMUM LOT WIDTH
	PROJECT BOUNDARY
	LEVEL 1 APROXIMATE WETLAND BOUNDARY AND BUFFER
	ACCESS CONNECTION POINT
	DRAINAGE OUTLETS
	EXISTING DRAINAGE PATERN
	TOPOGRAPHICAL HIGH POINT
L.P.	TOPOGRAPHICAL LOW POINT
	VIEWSHEDS
	BUFFERS
	RIDGE LINE / DRAINAGE BREAK
	PEDESTRIAN LINKAGES

SCALE: 1" = 100 FEET

SITE FORCES

ISG

Architecture + Engineering + Environmental + Planning

LENNAR

WAGNER PROPERTY
CHASKA, MINNESOTA - 04/28/2021
ISG PROJECT NO. 21-24984

ISGInc.com

CAD FILE NAME 24984 SITE

EXISTING SINGLE FAMILY
EXISTING MULTI. FAMILY (TOWNHOMES)
AUTUMN WOODS DRIVE
AUDUBON ROAD (COUNTY ROAD 15)
EXISTING WETLAND
18%+ WOODED STEEP SLOPE LINE
TREE SURVEY TREE, TYP.
HAZELTINE NATIONAL GOLF CLUB
EXISTING SINGLE FAMILY
EXISTING WETLAND
EXISTING CURB- CUT
EXISTING TRAIL ALONG AUDUBON
EXISTING STREET TEXT
EXISTING MULTI. FAMILY (TOWNHOMES)
SITE
EXISTING WETLAND
EXISTING SINGLE FAMILY
BUTTERNUT DRIVE
BLUFF CREEK BOULEVARD
EXISTING MULTI. FAMILY (TOWNHOMES)

TREE QUALITY

SYMBOL	QUALITY
●	EXCELLENT
●	GOOD
●	FAIR
●	POOR
●	DEAD

0 100 200
SCALE: 1" = 100 FEET

TREE SURVEY

LENNAR

ISG
Architecture + Engineering + Environmental + Planning

WAGNER PROPERTY
CHASKA, MINNESOTA - 04/28/2021
ISG PROJECT NO. 21-24984

ISGInc.com

CAD FILE NAME 24984 TREES

LOT WIDTH LEGEND

LOT TYPE	QUANTITY	MINIMUM LOT WIDTH
	75	65 FT (7.5 FT SIDE SETBACKS)
	27	50 FT (5 FT SIDE SETBACKS)
TOTAL	102	

SETBACKS

	BUILDING	
	PER ZONING ORDINANCE	SHOWN ON PLAN
FRONT YARD	20'-0"	25'-0"
SIDE YARD	5'-0"	5' (7.5' ON 65' LOTS)
SIDE CORNER YARD	20'-0"	20'-0"
REAR YARD	25'-0"	25'-0"

EXISTING WETLAND
EXISTING MULTI. FAMILY
AUTUMN WOODS DRIVE
AUDUBON ROAD (COUNTY ROAD 15)
50' BLUFF CREEK SETBACK
100' BLUFF CREEK SETBACK
HAZELTINE NATIONAL GOLF CLUB
EXISTING SINGLE FAMILY
AUTUMN WOODS DRIVE
EXISTING WETLAND
EXISTING WETLAND
EXISTING WETLAND
BASIN
INFILTRATION AREA
BASIN
BASIN
BASIN
EXISTING WETLAND
EXISTING SINGLE FAMILY
EXISTING MULTI. FAMILY
COMMONWEALTH BLVD.
WASHINGTON BLVD.
SITE
EXISTING MULTI. FAMILY
KINNICKINNIC BLVD.
BUTTERNUT DRIVE
BLUFF CREEK BOULEVARD

0 100 200
SCALE: 1" = 100 FEET

PROPOSED LAYOUT

LENNAR

WAGNER PROPERTY
CHASKA, MINNESOTA - 04/28/2021
ISG PROJECT NO. 21.24984

ISG
Architecture + Engineering + Environmental + Planning

CAD FILE NAME 24984 PRO CONCEPT

ISGInc.com

PARK AREA

GROSS OUTLOT AREA:	5.80 ACRES
EXISTING WETLANDS:	1.27 ACRES
18% + SLOPES:	1.93 ACRES
NET PARK AREA:	**2.60 ACRES**



PARK EXHIBIT

SCALE: 1" = 40' FEET

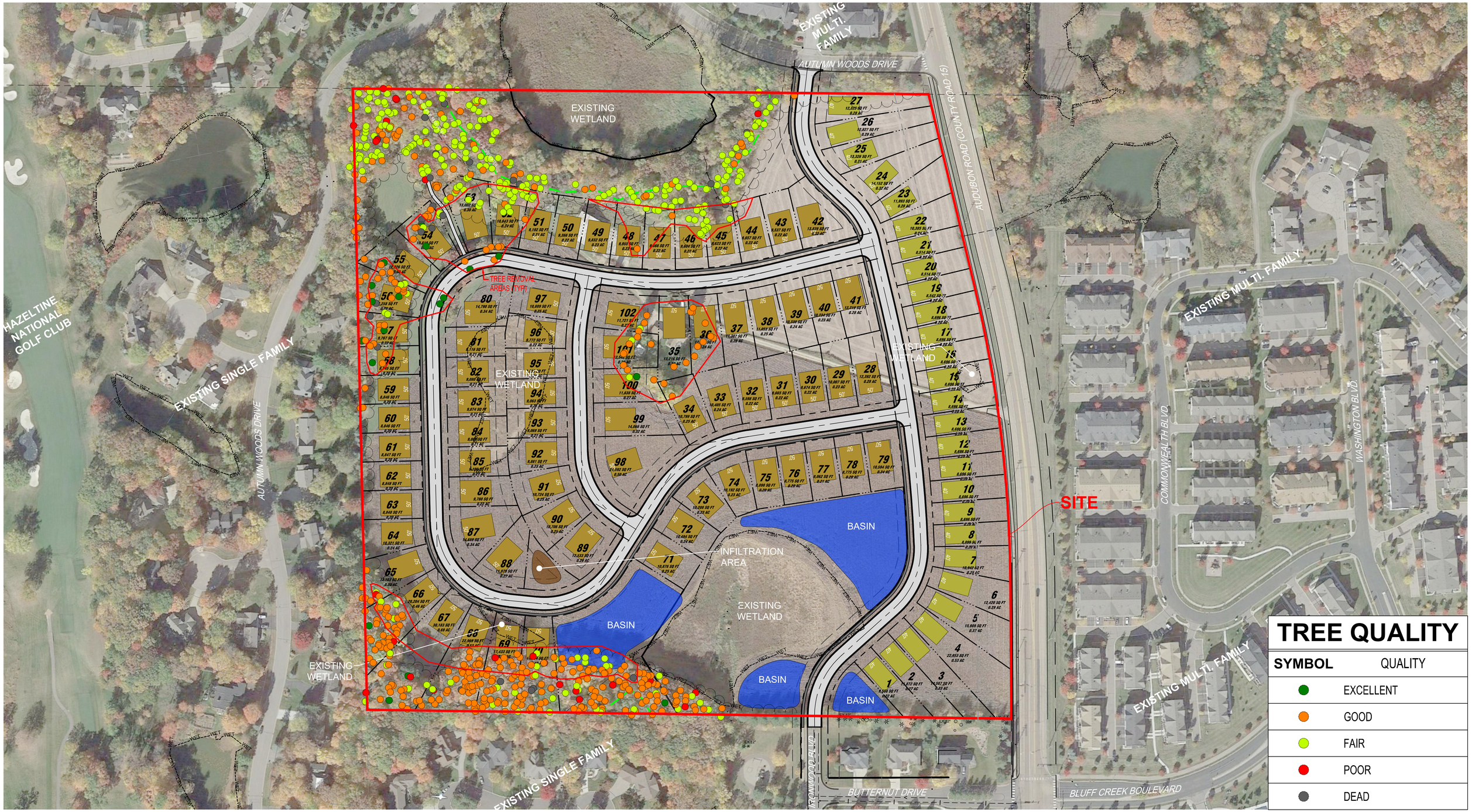
LENNAR

ISG Architecture + Engineering + Environmental + Planning

WAGNER PROPERTY
CHASKA, MINNESOTA - 04/28/2021
ISG PROJECT NO. 21-24984

CAD FILE NAME 24984 PRO CONCEPT

ISGInc.com



TREE QUALITY

SYMBOL	QUALITY
●	EXCELLENT
●	GOOD
●	FAIR
●	POOR
●	DEAD

SCALE: 1" = 100 FEET

PROPOSED LAYOUT WITH TREE CONDITION

LENNAR

ISG

Architecture + Engineering + Environmental + Planning

WAGNER PROPERTY
CHASKA, MINNESOTA - 04/28/2021
ISG PROJECT NO. 21-24984

ISGInc.com

CAD FILE NAME 24984 PRO CONCEPT

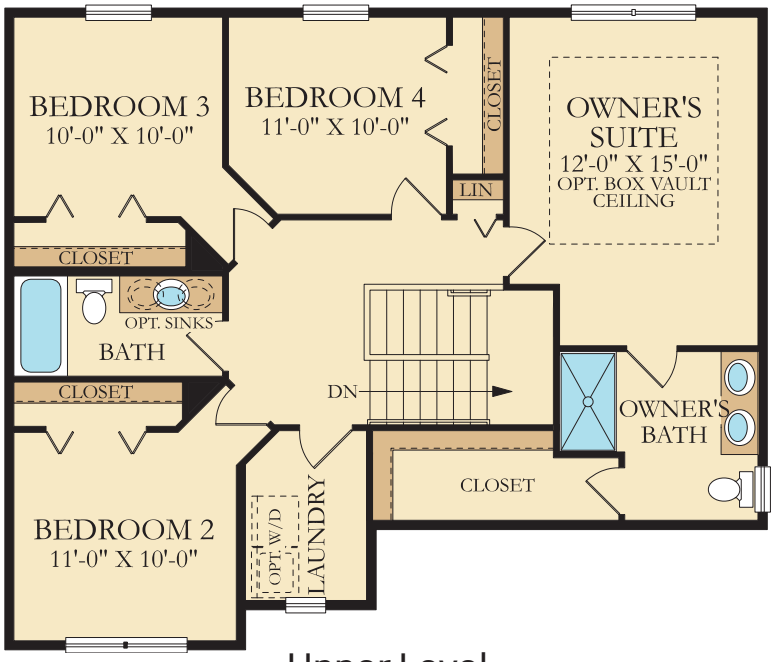
The Columbus EI • 3-Car

2,148 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

16305 36th Ave. N. Suite 600, Plymouth, MN 55446

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Columbus EI • 3-Car









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LENNAR.COM **952-373-0485**

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EQUAL HOUSING OPPORTUNITY

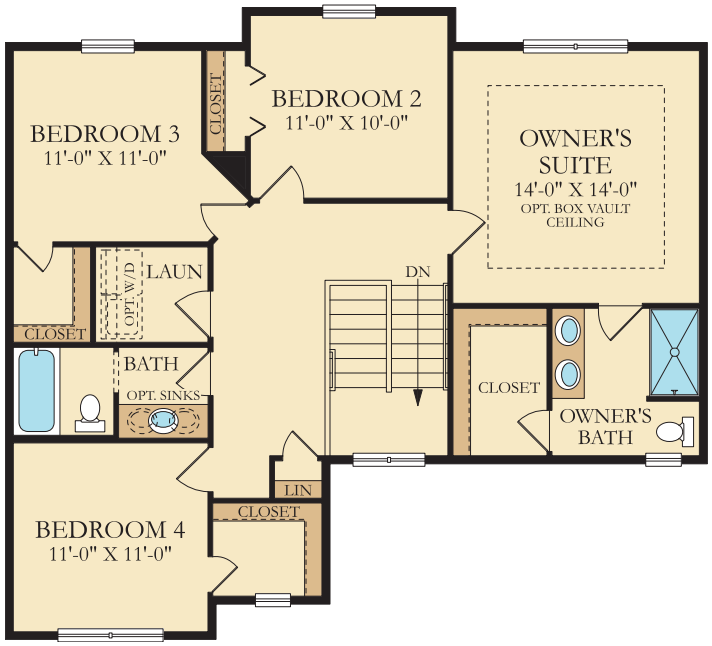
The Vanderbilt EI • 3-Car

2,271 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage



Main Level



Upper Level

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13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Vanderbilt EI • 3-Car









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EQUAL HOUSING OPPORTUNITY

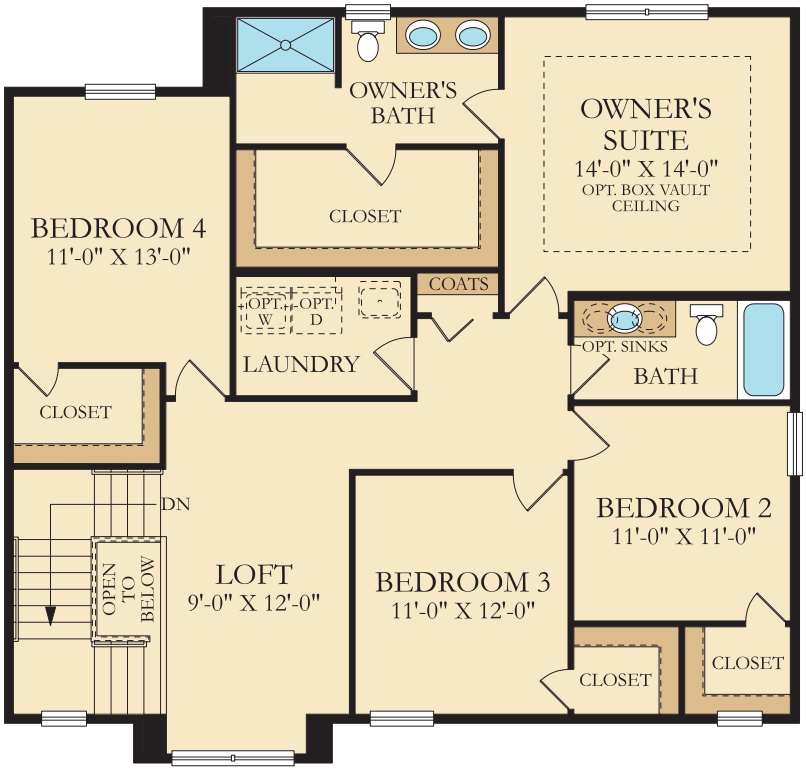
The Alexander EI • 3-Car

2,443 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

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LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Alexander EI • 3-Car









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EQUAL HOUSING OPPORTUNITY

The Lewis EI • 3-Car

2,692 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

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13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Lewis EI • 3-Car









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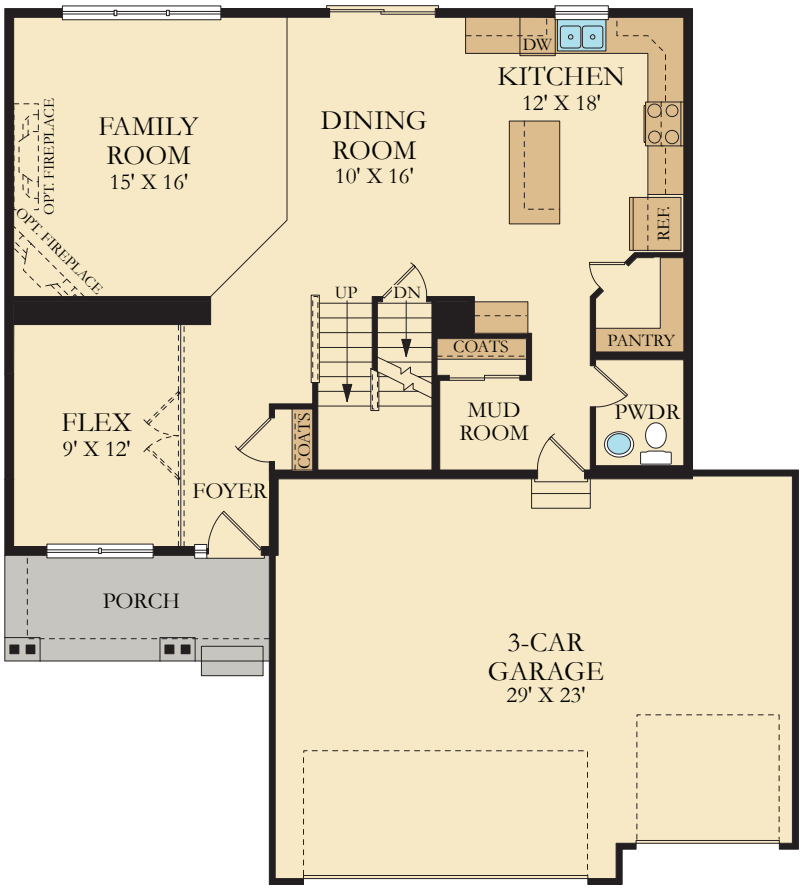
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EQUAL HOUSING OPPORTUNITY

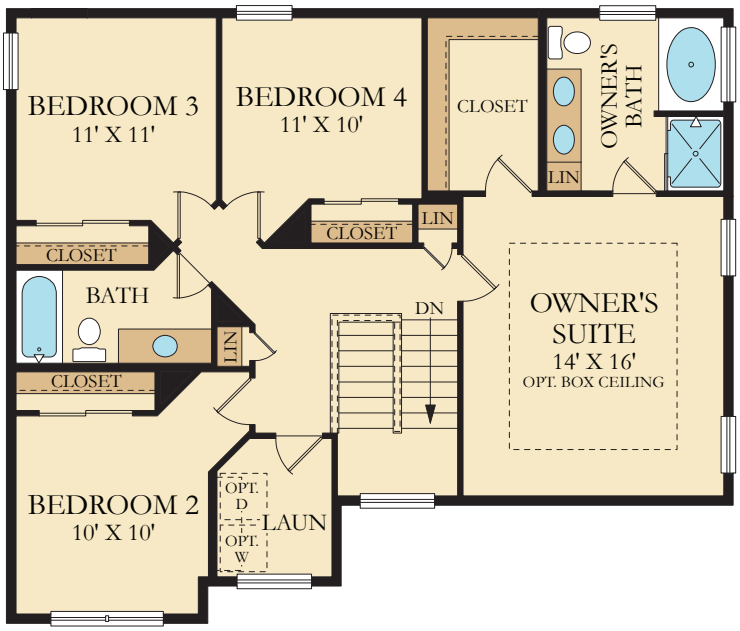
The Bristol EI

2,185 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage



Main Level



Upper Level

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LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Bristol EI









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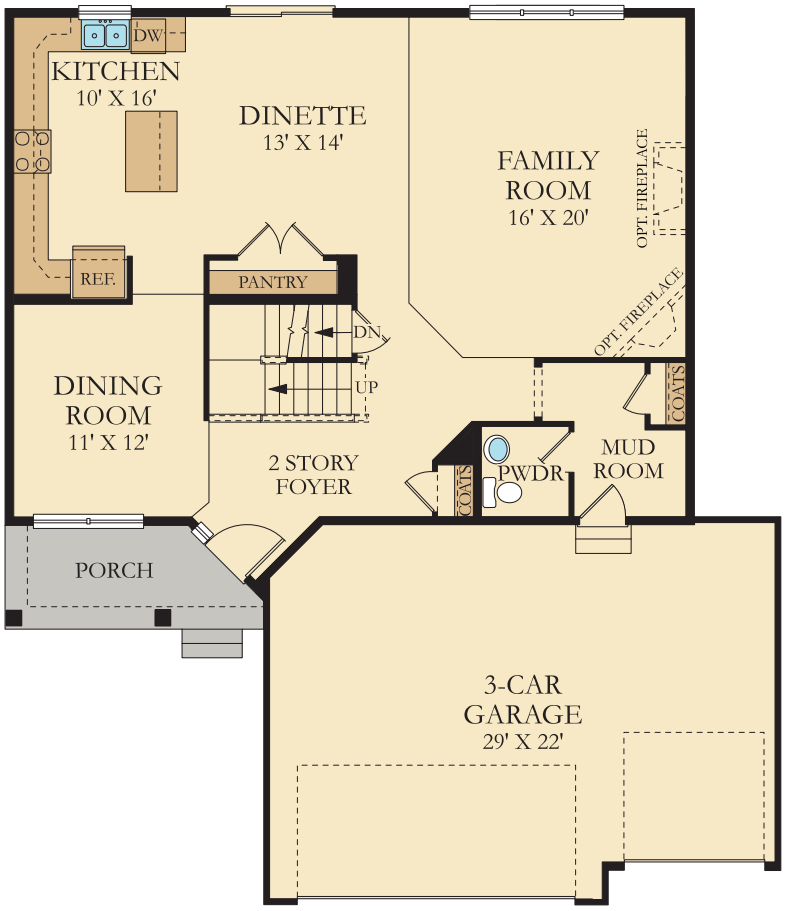
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EQUAL HOUSING OPPORTUNITY

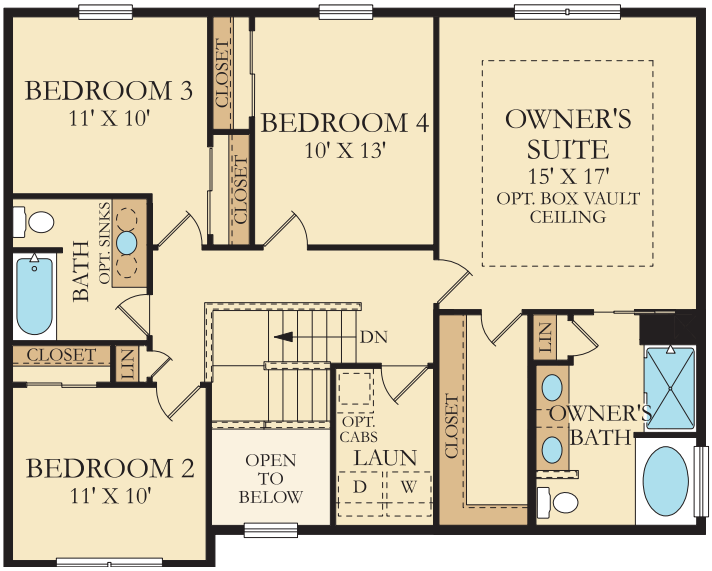
2,439 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage

The Springfield EI



Main Level



Upper Level

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LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Springfield EI







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EQUAL HOUSING OPPORTUNITY

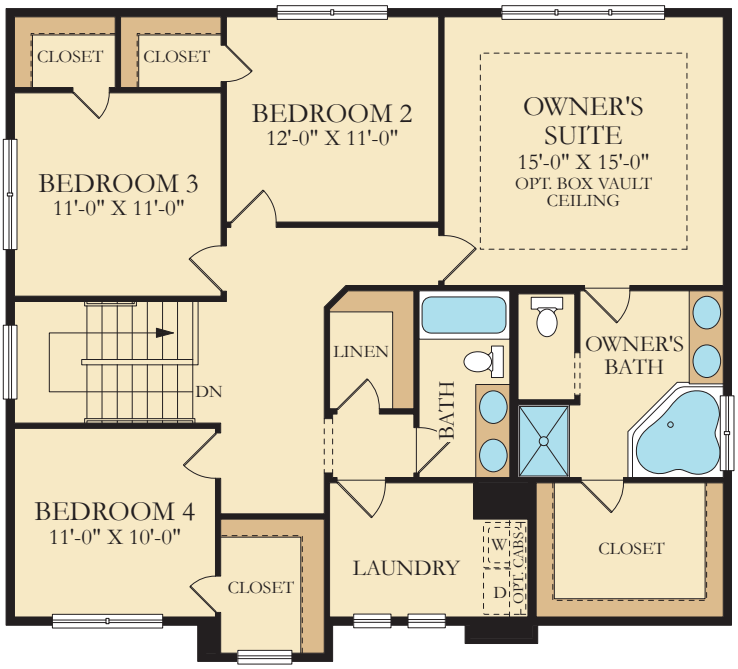
The Sinclair EI • 3 Car

2,468 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage



Main Level



Upper Level

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LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Sinclair EI • 3 Car

















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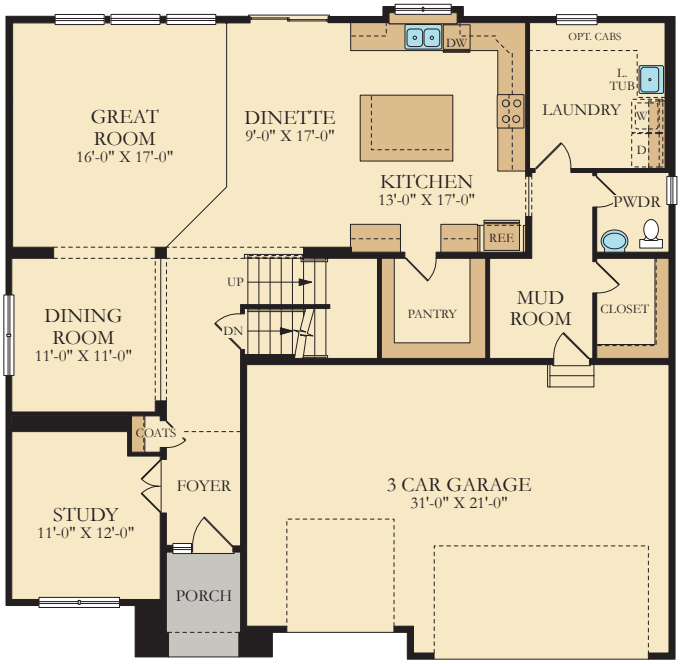
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EQUAL HOUSING OPPORTUNITY

The Snelling EI • 3 Car

3,270 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 4 Bathrooms
- 3 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

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LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Snelling EI • 3 Car













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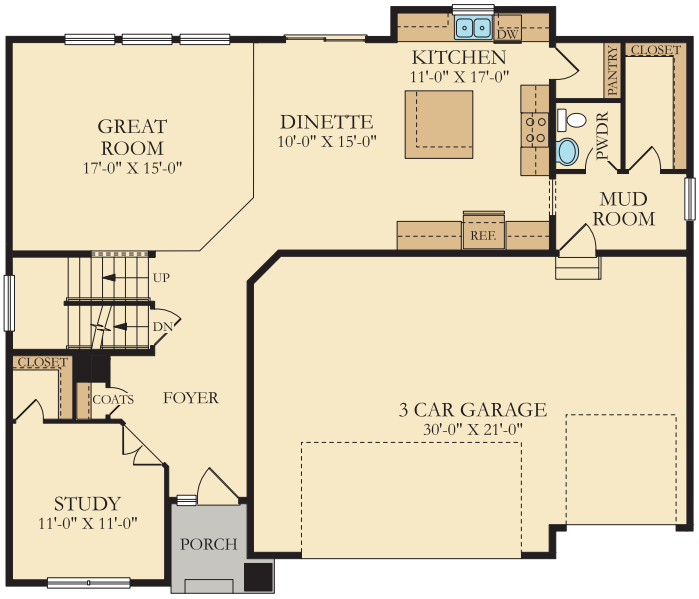
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EQUAL HOUSING OPPORTUNITY

The Taylor EI • 3 Car

2,680 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Taylor EI • 3 Car















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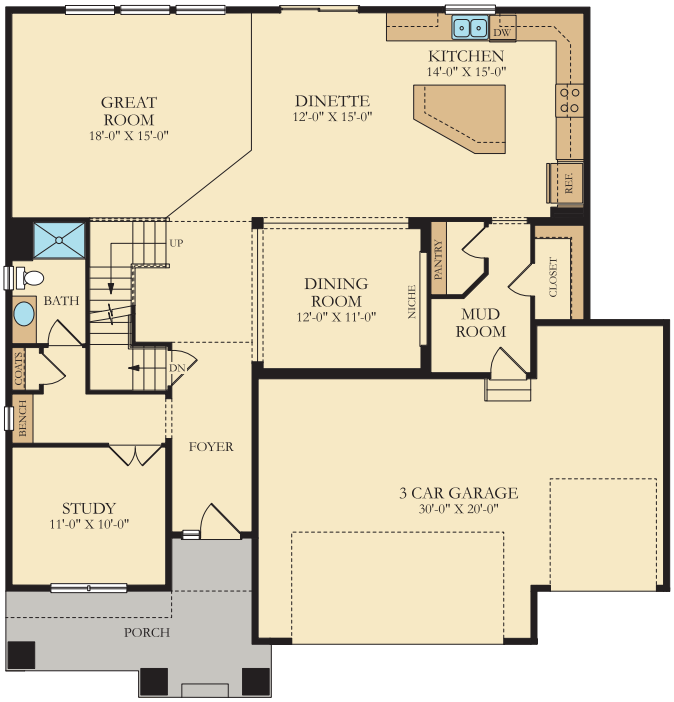
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EQUAL HOUSING OPPORTUNITY

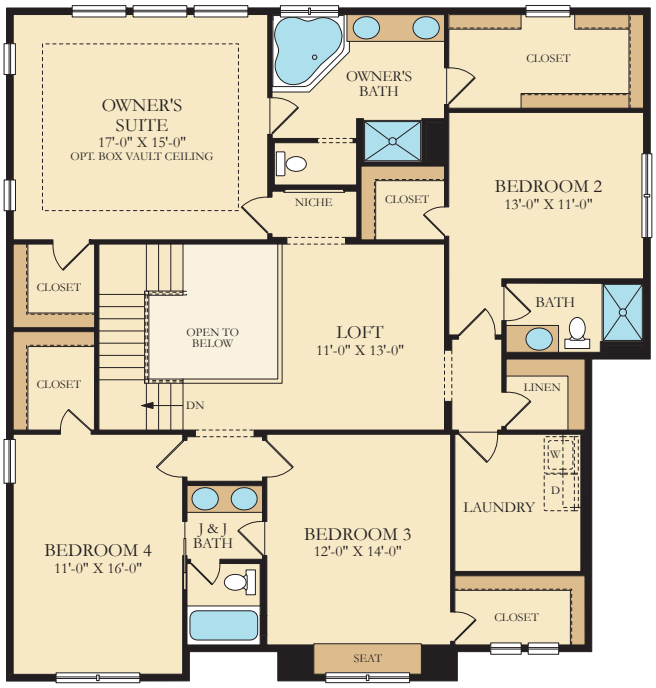
The Washburn EI • 3 Car

3,328 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 4 Bathrooms
- 3 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Washburn EI • 3 Car











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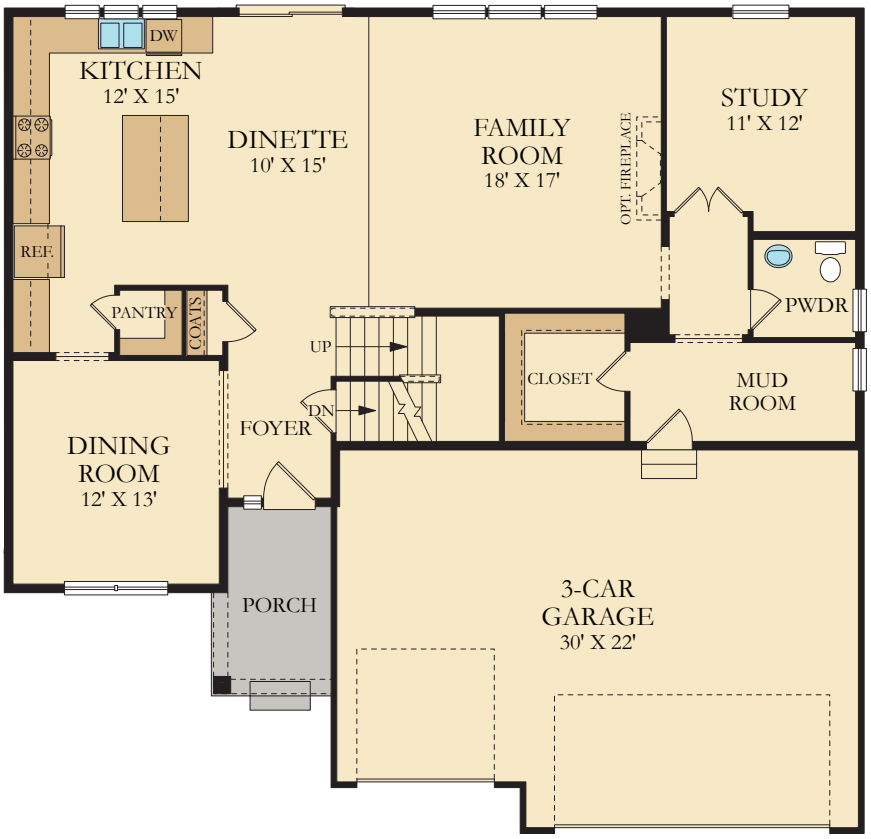
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EQUAL HOUSING OPPORTUNITY

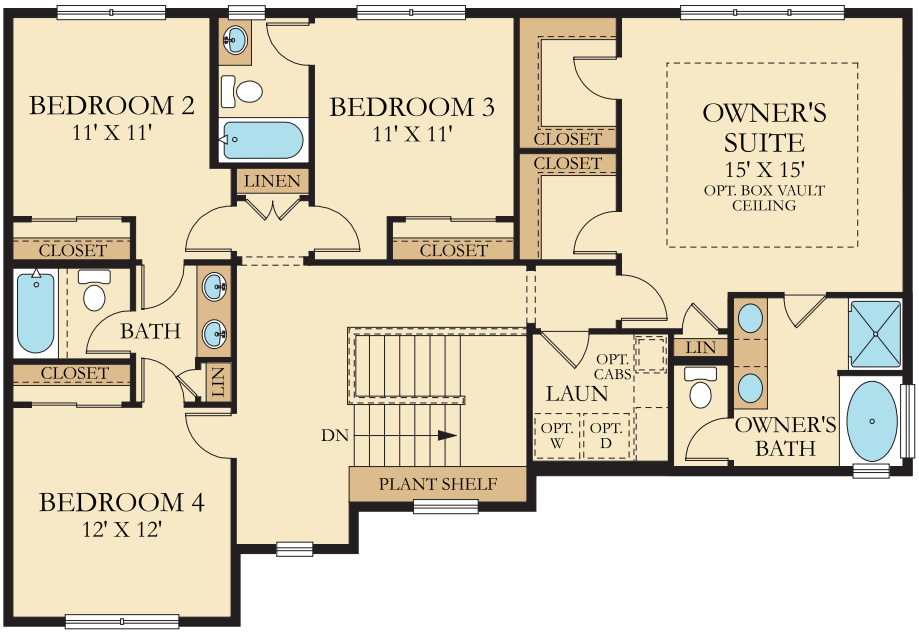
2,786 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 3 Car Garage

The McKinley EI



Main Level



Upper Level

EVERYTHING'S INCLUDED®

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LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The McKinley EI













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EQUAL HOUSING OPPORTUNITY

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER

The Clearwater EI

1,920 Sq. Ft.

- 1 Story
- 3 Bedrooms
- 2 Bathrooms
- 3 Car Garage



Main Level

EVERYTHING'S INCLUDED®

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13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Clearwater EI









EVERYTHING'S INCLUDED®

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LENNAR.COM **952-373-0485**

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EQUAL HOUSING OPPORTUNITY

The Summit EI • 3 Car

3,029 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 4 Bathrooms
- 3 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

16305 36th Ave. N. Suite 600, Plymouth, MN 55446

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Summit EI • 3 Car











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EQUAL HOUSING OPPORTUNITY

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER

Independence EI

Main Home

2,637 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 4 Bathrooms
- 2 Car Garage

Private Suite

563 Sq. Ft.

- 1 Bedroom
- 1 Bathroom
- Private Entrance
- Kitchenette
- Laundry
- Living Area
- 1 Car Garage

NEXTGEN®
THE HOME WITHIN A HOME®

EVERYTHING'S INCLUDED®



Main Level



Upper Level

16305 36th Ave. N. Suite 600, Plymouth, MN 55446

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

Independence EI







EVERYTHING'S INCLUDED®

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EQUAL HOUSING OPPORTUNITY

The Acadia

1,881 Sq. Ft.

- 2 Stories
- 3 Bedrooms
- 3 Bathrooms
- 2 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

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LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Acadia







EVERYTHING'S INCLUDED®

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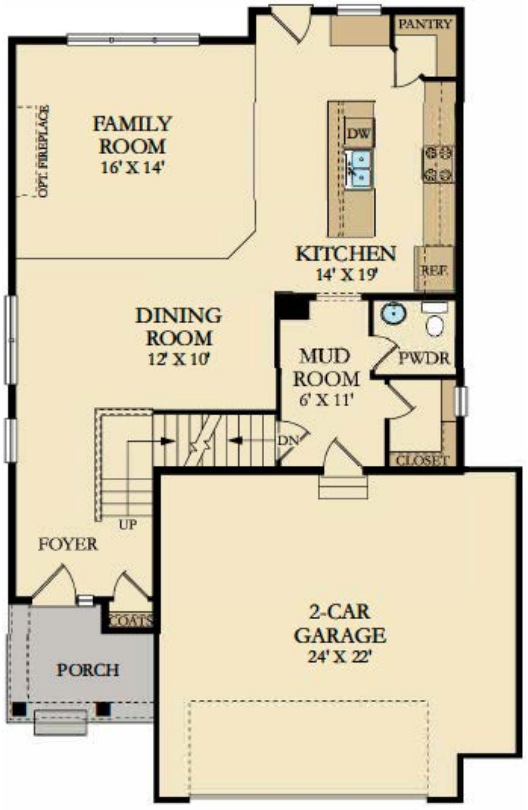
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EQUAL HOUSING OPPORTUNITY

The Bryce

2,006 Sq. Ft.

- 2 Stories
- 3 Bedrooms
- 3 Bathrooms
- 2 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Bryce







EVERYTHING'S INCLUDED®

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EQUAL HOUSING OPPORTUNITY

The Denali

2,067 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 2 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Denali







EVERYTHING'S INCLUDED®

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EQUAL HOUSING OPPORTUNITY

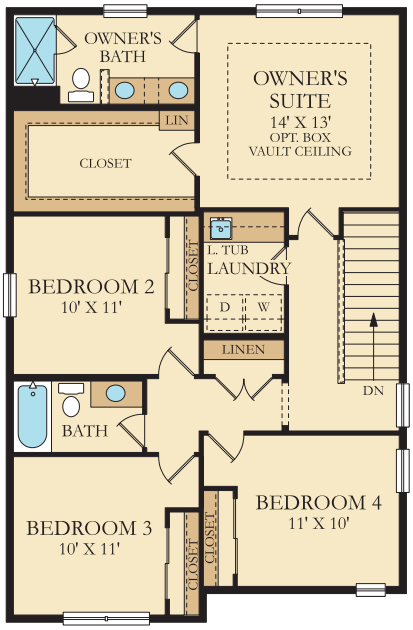
The Rainier

2,198 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 3 Bathrooms
- 2 Car Garage



Main Level



Upper Level

EVERYTHING'S INCLUDED®

16305 36th Ave. N. Suite 600, Plymouth, MN 55446

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Rainier







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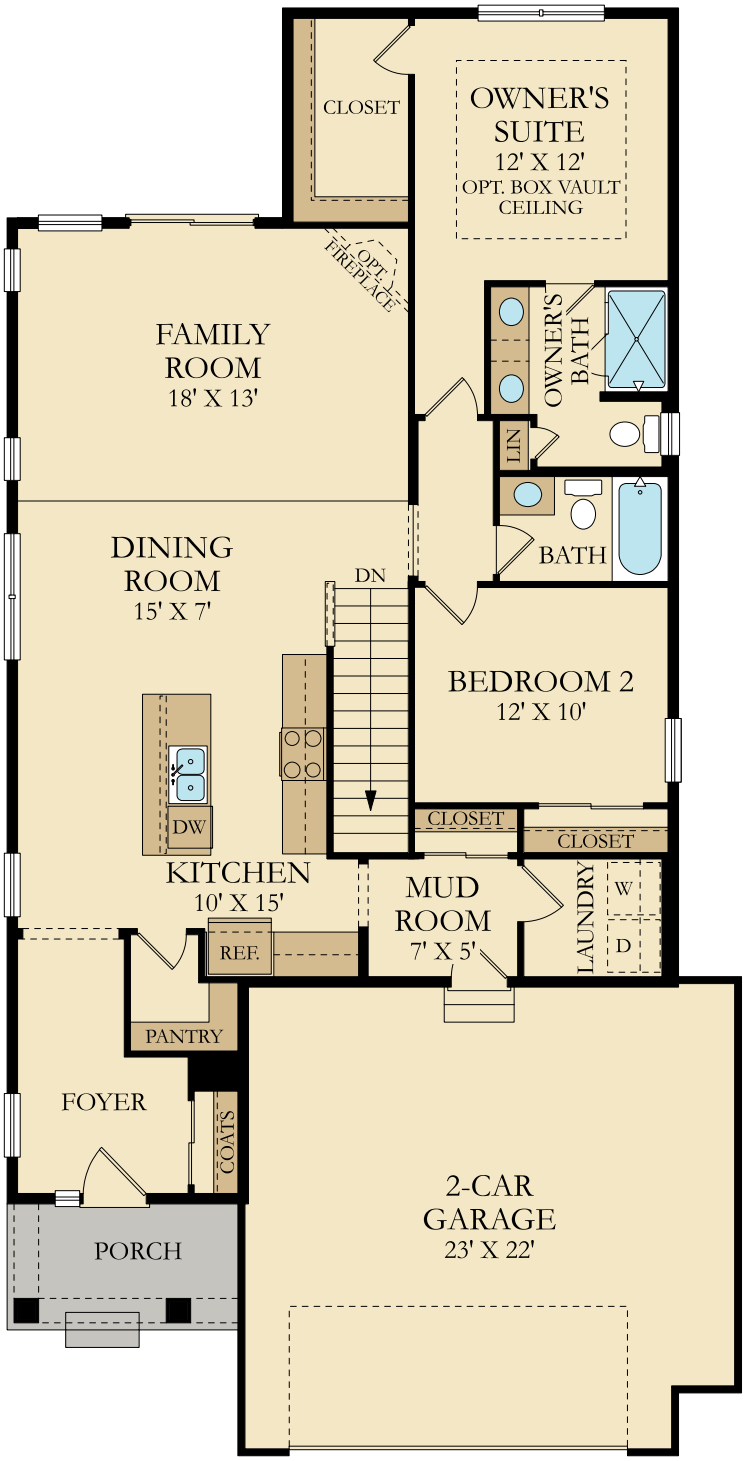
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EQUAL HOUSING OPPORTUNITY

The Teton

1,481 Sq. Ft.

- 1 Stories
- 2 Bedrooms
- 2 Bathrooms
- 2 Car Garage



Main Level

EVERYTHING'S INCLUDED®

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER

The Teton







EVERYTHING'S INCLUDED®

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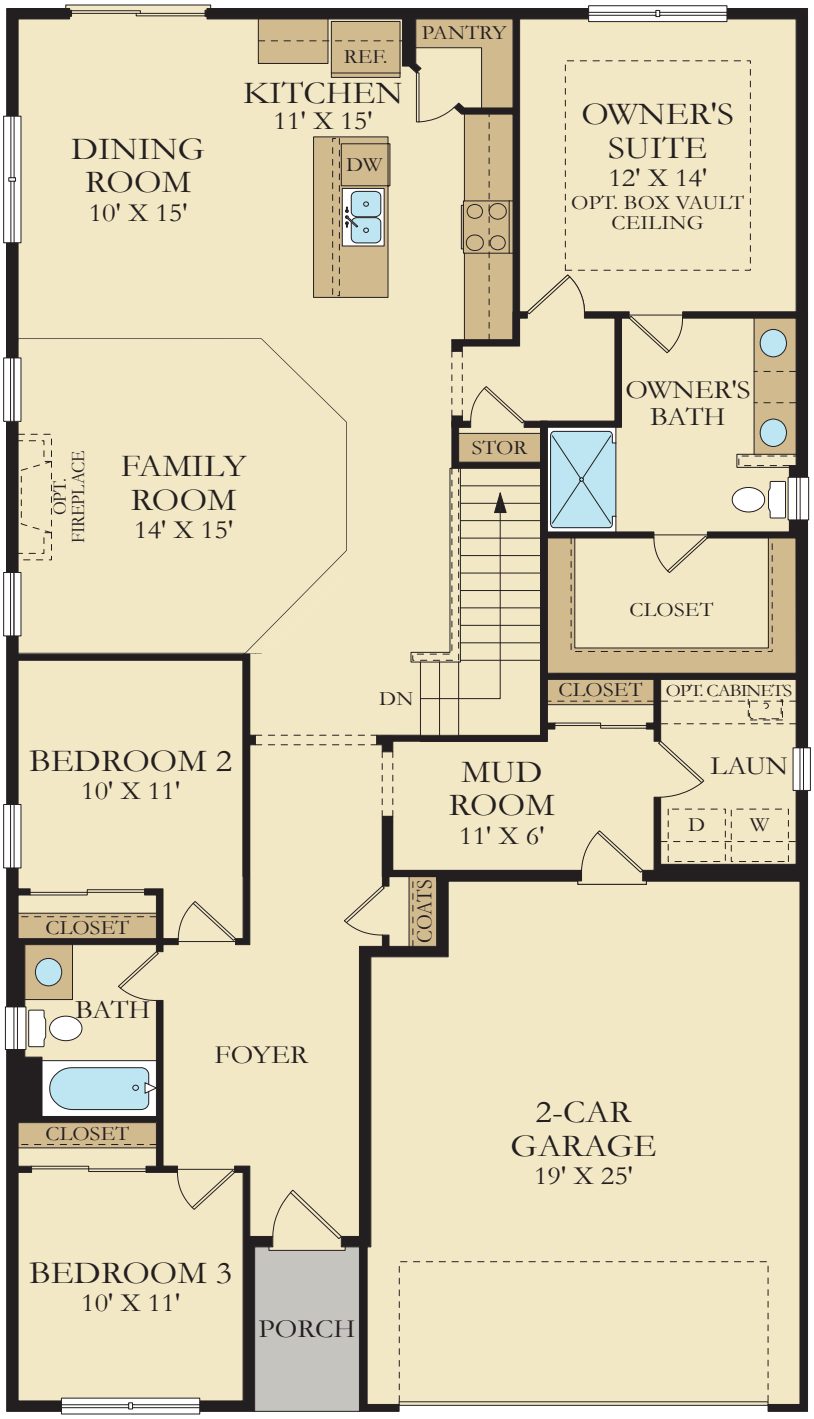
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EQUAL HOUSING OPPORTUNITY

The Zion

1,833 Sq. Ft.

- 1 Stories
- 3 Bedrooms
- 2 Bathrooms
- 2 Car Garage



Main Level

EVERYTHING'S INCLUDED®

LENNAR®

13 YEARS TWIN CITIES #1 HOMEBUILDER†

The Zion







EVERYTHING'S INCLUDED®

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EQUAL HOUSING OPPORTUNITY

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **May 17, 2021**

Paid and Unpaid Invoices:
Check #'s 337912-338075 **$1,567,031.46**

Paid Electronic Invoices:
Wire #'s 2764-2777 **$1,318,222.30**

Amount for Approval-Council Meeting:
May 17, 2021 **$2,885,253.76**

Checks

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100002 2ND WIND EXERCISE EQUIPMENT INC									
21-068072		04/22/2021	051821	337927	132.24	05/22/2021	INV	PD	Cardio machine button cov
CHECK DATE: 05/18/2021									
100006 SCOTT A HUTNICK									
89197		04/29/2021	051021	337912	450.00	05/15/2021	INV	PD	Animal Control April
CHECK DATE: 05/10/2021									
102555 ABLE HOSE & RUBBER LLC									
223655-001		04/27/2021	051821	337928	537.75	05/27/2021	INV	PD	HOSES 4" BLACK NITRILR (7
CHECK DATE: 05/18/2021									
103825 ACUSHNET COMPANY									
910881418		04/27/2021	051821	337929	9,125.56	06/26/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910891457		04/28/2021	051821	337929	148.28	05/28/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910891602		04/28/2021	051821	337929	859.19	06/27/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910892723		04/29/2021	051821	337929	119.72	05/29/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910892724		04/29/2021	051821	337929	119.72	05/29/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910892852		04/29/2021	051821	337929	119.72	05/29/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910893328		04/29/2021	051821	337929	172.64	05/29/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910902404		04/29/2021	051821	337929	76.45	06/28/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910902460		04/29/2021	051821	337929	438.88	06/28/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910902570		04/29/2021	051821	337929	594.87	05/29/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910927414		05/03/2021	051821	337929	119.72	06/02/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910936068		05/04/2021	051821	337929	887.82	07/03/2021	INV	PD	RESALE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/18/2021									
910936499		05/04/2021	051821	337929	119.72	06/03/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910936527		05/04/2021	051821	337929	119.72	06/03/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910946406		05/05/2021	051821	337929	150.73	06/04/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910946591		05/05/2021	051821	337929	67.90	07/04/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910947655		05/06/2021	051821	337929	119.72	06/05/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
910947878		05/06/2021	051821	337929	122.66	06/05/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
					13,483.02				
100036 ADAM'S PEST CONTROL INC									
3287017		04/20/2021	051821	337930	60.32	05/20/2021	INV	PD	OAK 19 PEST CONTROL
CHECK DATE: 05/18/2021									
3287279		04/20/2021	051821	337930	15.00	05/20/2021	INV	PD	OAK 19 BIO-DRAIN SERVICE
CHECK DATE: 05/18/2021									
3287304		04/20/2021	051821	337930	57.98	05/20/2021	INV	PD	OAK 19 BUG LIGHT RENTAL
CHECK DATE: 05/18/2021									
					133.30				
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC									
7490206		05/01/2021	051821	337931	98.90	05/31/2021	INV	PD	Apr Collections Commissio
CHECK DATE: 05/18/2021									
104862 ALLEY, KATIE									
2010925.002		05/04/2021	051821	337932	69.57	06/04/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: ALLEY, KATIE			
100072 ALTERNATIVE TECHNOLOGIES INC									
49856		04/30/2021	051821	337933	60.00	05/30/2021	INV	PD	TRANSFORMER OIL TESTING
CHECK DATE: 05/18/2021									
100103 ANCOM TECHNICAL CENTER									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101554		04/29/2021	051821	337934	275.00	05/29/2021	INV	PD	BLUETOOTH ON RADIOS FOR S
CHECK DATE: 05/18/2021									
101669		05/04/2021	051821	337934	30.95	06/04/2021	INV	PD	FD PAGER BATTERY
CHECK DATE: 05/18/2021									
101670		05/04/2021	051821	337934	239.00	06/04/2021	INV	PD	FD HEADSET REPAIR
CHECK DATE: 05/18/2021									
					544.95				
100119 SHAKOPEE VALLEY FORD									
293944FOW		04/27/2021	051821	337935	32.28	05/27/2021	INV	PD	#1162 Door lock knob and
CHECK DATE: 05/18/2021									
106918 ARTHUR CLESEN INC									
359598		04/13/2021	051821	337936	1,207.30	05/13/2021	INV	PD	IRRIGATION PARTS
CHECK DATE: 05/18/2021									
100146 ASPEN MILLS INC									
273564		04/28/2021	051821	337937	65.36	05/28/2021	INV	PD	DUTY PANTS-CHIEF WIEBE
CHECK DATE: 05/18/2021									
273982		05/05/2021	051821	337937	39.50	06/04/2021	INV	PD	RADIO HOLDER-NUNEZ
CHECK DATE: 05/18/2021									
273983		05/05/2021	051821	337937	39.50	06/04/2021	INV	PD	RADIO HOLDER-TARMAN
CHECK DATE: 05/18/2021									
273984		05/05/2021	051821	337937	133.51	06/04/2021	INV	PD	UNIFORM-ASTRY
CHECK DATE: 05/18/2021									
					277.87				
100174 BAUER BUILT TIRE AND BATTERY									
180269860		04/23/2021	051821	337938	223.04	05/23/2021	INV	PD	#902 TIRES BLDG INSPECTOR
CHECK DATE: 05/18/2021									
109847 BERG, FREDERIC									
2010908.002		04/26/2021	051821	337939	25.50	05/26/2021	INV	PD	REFUND ACCOUNT BALANCE-CA
CHECK DATE: 05/18/2021						PAYEE: BERG, FREDERIC			
104168 BIDDLE, BRITNEY									
2010909.002		04/26/2021	051821	337940	29.00	05/26/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107561 BLOTSKY, LAURA									
2010929.002 CHECK DATE: 05/18/2021		05/04/2021	051821	337941	10.25	06/04/2021	INV	PD	REFUND ACCOUNT BALANCE
100201 BCBSM INC									
210430398124 CHECK DATE: 05/13/2021		04/30/2021	051321	337922	172,045.08	05/20/2021	INV	PD	JUN EMP INS PREM-MEDICAL
102279 BOLTON & MENK INC									
0267803 CHECK DATE: 05/18/2021		04/26/2021	051821	337942	301,395.42	05/29/2021	INV	PD	TH 41 & CSAH 61 IMPROVEME
100214 BORDER STATES INDUSTRIES INC									
921983592 CHECK DATE: 05/18/2021	210054	04/29/2021	051821	337943	626.12	05/29/2021	INV	PD	(4) ELBOW 2 WAY FEED THRU
921983593 CHECK DATE: 05/18/2021		04/29/2021	051821	337943	354.30	05/25/2021	INV	PD	N/S MISC LINE HARDWARE -
					980.42				
100254 BRYAN ROCK PRODUCTS INC									
46740 CHECK DATE: 05/18/2021		04/30/2021	051821	337944	2,539.91	05/30/2021	INV	PD	PEAVEY RD/PARKS/WATER STO
100275 CALLAWAY GOLF									
933092667 CHECK DATE: 05/18/2021		04/27/2021	051821	337945	117.00	08/25/2021	INV	PD	RESALE
933126204 CHECK DATE: 05/18/2021		05/03/2021	051821	337945	300.32	12/01/2021	INV	PD	DEMO/RENTALS
					417.32				
100302 CARVER COUNTY									
2747 CHECK DATE: 05/18/2021		05/05/2021	051821	337946	15,250.00	06/04/2021	INV	PD	2021 COUNTY TIF ADMIN FEE
100285 CARVER COUNTY									
89206		04/01/2021	051821	337948	18,224.24	05/01/2021	INV	PD	1ST QTR PROSECUTION FEES

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/18/2021									
89333		05/05/2021	051821	337947	28.12	05/05/2021	INV	PD	Forfeiture Payout ICR#190
CHECK DATE: 05/18/2021									
89335		05/05/2021	051821	337947	187.58	05/05/2021	INV	PD	Forfeiture Payout ICR#200
CHECK DATE: 05/18/2021									
89336		05/05/2021	051821	337947	968.77	05/05/2021	INV	PD	Forfeiture Payout ICR#200
CHECK DATE: 05/18/2021									
89337		05/05/2021	051821	337947	656.77	05/05/2021	INV	PD	Forfeiture Payout ICR#200
CHECK DATE: 05/18/2021									
					20,065.48				
100314 CARVER COUNTY IS/GIS DEPT									
2807		05/07/2021	051821	337949	265.00	06/07/2021	INV	PD	MAY INTERNET SERVICE
CHECK DATE: 05/18/2021									
CSER-1142		04/27/2021	051821	337949	4,580.13	05/27/2021	INV	PD	GIS SHARED POSITION - 1ST
CHECK DATE: 05/18/2021									
					4,845.13				
107854 CASTLE, ANDREW									
89273		04/24/2021	051821	337950	70.56	05/24/2021	INV	PD	MILEAGE-3/9-4/24
CHECK DATE: 05/18/2021									
100323 CDW GOVERNMENT INC									
9892829		03/25/2021	051821	337951	-1,950.42	06/30/2021	CRM	PD	BLDG MAINT SURFACE PROS (
CHECK DATE: 05/18/2021									
C193329		04/23/2021	051821	337951	4,158.00	05/23/2021	INV	PD	AIRWATCH LICENSE RENEWAL
CHECK DATE: 05/18/2021									
C414722		04/28/2021	051821	337951	149.20	05/28/2021	INV	PD	VIDEO ADAPTERS
CHECK DATE: 05/18/2021									
WG41110		06/09/2015	051821	337951	-136.89	05/29/2021	CRM	PD	CREDIT-DOCKING STATION
CHECK DATE: 05/18/2021									
					2,219.89				
100337 QWEST CORPORATION									
220953268		04/16/2021	051021	337913	12,246.11	05/16/2021	INV	PD	APR INTERNET SERVICE
CHECK DATE: 05/10/2021									
100338 QWEST CORPORATION									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
202001327/APR21		04/21/2021	051021	337914	40.95	05/17/2021	INV	PD	APR T1 FOR PHONE SYSTEM
CHECK DATE: 05/10/2021									
100374 CHANHASSEN, CITY OF									
APRIL 2021		05/04/2021	051821	337952	28.35	05/26/2021	INV	PD	APR HWY 41/82ND ST SIGNAL
CHECK DATE: 05/18/2021									
MARCH 2021		05/04/2021	051821	337952	30.08	05/26/2021	INV	PD	MAR HWY 41/82ND ST SIGNAL
CHECK DATE: 05/18/2021									
					58.43				
100368 CHASKA LAUNDRY CENTER									
2202		04/30/2021	051821	337953	122.37	05/20/2021	INV	PD	APR TOWEL SVC-TC
CHECK DATE: 05/18/2021									
103458 CITY OF CHASKA-PUBLIC WORKS									
133013001-2021-3		04/05/2021	051821	337954	1,520.59	06/05/2021	INV	PD	APR REBATE-FILTER
CHECK DATE: 05/18/2021									
102038 ULTIMATE SAFETY CONCEPTS INC									
194279		04/29/2021	051821	337955	289,501.35	05/19/2021	INV	PD	NEW AIR PACKS AND MASKS
CHECK DATE: 05/18/2021									
194342		04/30/2021	051821	337955	5,514.81	05/20/2021	INV	PD	44 CO MONITORS FOR ALL 11
CHECK DATE: 05/18/2021									
					295,016.16				
100418 CLEARSOFT INC									
139-325 APRIL		05/01/2021	051821	337956	75.00	05/27/2021	INV	PD	APR FD WATER SOFTENER REN
CHECK DATE: 05/18/2021									
139-325 MAY		05/01/2021	051821	337956	75.00	05/27/2021	INV	PD	MAY FD WATER SOFTENER REN
CHECK DATE: 05/18/2021									
6161		04/30/2021	051821	337956	621.32	05/30/2021	INV	PD	Water Softener Salt-CCC
CHECK DATE: 05/18/2021									
					771.32				
109691 PRO-SHOPKEEPER COMPUTER SOFTWARE COMPANY									
328124		05/04/2021	051821	337957	625.00	06/04/2021	INV	PD	MAY TC SOFTWARE
CHECK DATE: 05/18/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104611 COMMERCIAL FURNITURE SERVICES INC									
89541-0		04/23/2021	051821	337958	879.90	05/15/2021	INV	PD	2 Chairs for PD Office
CHECK DATE: 05/18/2021									
100429 COORDINATED BUSINESS SYSTEMS LTD									
INV149902		05/04/2021	051821	337959	83.73	05/14/2021	INV	PD	HP Color M452DW
CHECK DATE: 05/18/2021									
INV149903		05/04/2021	051821	337959	228.95	05/14/2021	INV	PD	HP M404DN
CHECK DATE: 05/18/2021									
INV149912		05/04/2021	051821	337961	305.00	06/04/2021	INV	PD	MAY COPIER CONTRACT
CHECK DATE: 05/18/2021									
INV149913		05/04/2021	051821	337960	703.29	05/14/2021	INV	PD	Contract Invoice-PD
CHECK DATE: 05/18/2021									
INV150342		05/06/2021	051821	337961	12.53	06/05/2021	INV	PD	APR FINANCE/ADMIN PRINTER
CHECK DATE: 05/18/2021									
					1,333.50				
106301 CORE AND MAIN LP									
O096258	210052	04/26/2021	051821	337962	5,899.24	05/26/2021	INV	PD	INVENTORY-SLEEVES, MEGALU
CHECK DATE: 05/18/2021									
106135 CRAFT HOMES LLC									
4490 Savanna Partial		04/30/2021	051821	337963	15,000.00	05/30/2021	INV	PD	PARTIAL BLDR DEP REF-4490
CHECK DATE: 05/18/2021									
4514 Savanna Partial		04/30/2021	051821	337963	15,000.00	05/30/2021	INV	PD	PARTIAL BLDR DEP REF-4514
CHECK DATE: 05/18/2021									
4532 Savanna Partial		04/30/2021	051821	337963	15,000.00	05/30/2021	INV	PD	PARTIAL BLDR DEP REF-4532
CHECK DATE: 05/18/2021									
					45,000.00				
107485 CROWN COLLEGE									
24		05/05/2021	051821	337964	554.00	05/25/2021	INV	PD	CPR TRAINING FOR FD
CHECK DATE: 05/18/2021									
100480 CUMMINS NPOWER LLC									
E4-35353		04/22/2021	051821	337965	161.14	05/22/2021	INV	PD	#312 FUEL FILTERS
CHECK DATE: 05/18/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100488 DAKOTA COUNTY TECHNICAL COLLEGE									
803212		03/29/2021	051821	337966	500.00	04/29/2021	INV	PD	Pursuit Refresher #423/40
CHECK DATE: 05/18/2021									
809401		04/08/2021	051821	337966	500.00	05/08/2021	INV	PD	Pursuit Refresher #422/40
CHECK DATE: 05/18/2021									
					1,000.00				
107812 SCOTT CONGDON									
4971		04/27/2021	051821	337967	42.00	05/27/2021	INV	PD	DECK INSPECTION RECORDS
CHECK DATE: 05/18/2021									
109858 DITTBERNER, ADAM									
2010930.002		05/04/2021	051821	337968	25.00	06/04/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: DITTBERNER, ADAM			
100589 ELECTRICAL MATERIALS COMPANY									
392773	210053	04/14/2021	051821	337969	11,497.30	05/14/2021	INV	PD	(125) PED UPRGHT 8X8 W/ST
CHECK DATE: 05/18/2021									
109848 ELLISON, LINDSEY									
2010911.002		04/26/2021	051821	337970	24.91	05/26/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: ELLISON, LINDSEY			
100602 EMERGENCY APPARATUS MAINTENANCE INC									
117273		04/28/2021	051821	337971	116.29	05/28/2021	INV	PD	#328 LADDER TRUCK PARTS
CHECK DATE: 05/18/2021									
102657 ENERGY MANAGEMENT SOLUTIONS INC									
10195		05/01/2021	051821	337972	7,148.29	06/05/2021	INV	PD	MAY 2021 RETAINER FEE
CHECK DATE: 05/18/2021									
109854 ERICKSON, ASHLEY									
2010921.002		04/27/2021	051821	337973	36.00	05/27/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: ERICKSON, ASHLEY			
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
164778759		04/22/2021	051021	337915	800.21	05/22/2021	INV	PD	MAY EMP INS PREM-VISION
CHECK DATE: 05/10/2021									
100653 FERGUSON ENTERPRISES INC									
8362968		04/14/2021	051821	337974	689.96	05/14/2021	INV	PD	TOILET REPAIR PARTS FOR S
CHECK DATE: 05/18/2021									
8363012		04/08/2021	051821	337974	3.61	05/08/2021	INV	PD	SEWER CLEANOUT PLUG
CHECK DATE: 05/18/2021									
8365885		04/15/2021	051821	337974	67.28	05/15/2021	INV	PD	PARTS CH BOILER CHECK VAL
CHECK DATE: 05/18/2021									
8367203		04/08/2021	051821	337974	45.29	05/08/2021	INV	PD	PARK SHELTER PLUMBING REP
CHECK DATE: 05/18/2021									
8367234		04/15/2021	051821	337974	144.77	05/15/2021	INV	PD	TOILET & PARTS LION'S PK
CHECK DATE: 05/18/2021									
8372140		04/15/2021	051821	337974	329.68	05/15/2021	INV	PD	TOILET & PARTS PIONEER PK
CHECK DATE: 05/18/2021									
8376055		04/13/2021	051821	337974	408.89	05/13/2021	INV	PD	WATER HEATER PARTS ATHLET
CHECK DATE: 05/18/2021									
8376726		04/19/2021	051821	337974	424.34	05/19/2021	INV	PD	COPPER FITTINGS FOR LEAK
CHECK DATE: 05/18/2021									
8387808		04/16/2021	051821	337974	49.43	05/16/2021	INV	PD	TOILET SEAT LION'S PK
CHECK DATE: 05/18/2021									
8391129		04/19/2021	051821	337974	88.45	05/19/2021	INV	PD	PIPE FITTINGS FOR WATER H
CHECK DATE: 05/18/2021									
8391151		04/19/2021	051821	337974	88.45	05/19/2021	INV	PD	PIPE FITTINGS FOR WATER H
CHECK DATE: 05/18/2021									
8391828		04/27/2021	051821	337974	50.00	05/27/2021	INV	PD	PLUMBING TOOL RENTAL - AT
CHECK DATE: 05/18/2021									
8396415		04/28/2021	051821	337974	49.04	05/28/2021	INV	PD	TOLIET REPAIR PARTS/EXTRA
CHECK DATE: 05/18/2021									
8412177		04/28/2021	051821	337974	152.55	05/28/2021	INV	PD	TOILET FOR VETS PK BATHRO
CHECK DATE: 05/18/2021									
8427111		04/30/2021	051821	337974	74.68	05/30/2021	INV	PD	IRRIGATION PUMP PIPING RE
CHECK DATE: 05/18/2021									
					2,666.42				
100655 FERRELLGAS 7780961									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1115401607		04/07/2021	051821	337975	59.12	05/07/2021	INV	PD	PROPANE
CHECK DATE: 05/18/2021									
1115545907		04/21/2021	051821	337975	56.97	05/21/2021	INV	PD	PROPANE
CHECK DATE: 05/18/2021									
1115686560		05/05/2021	051821	337975	56.53	06/05/2021	INV	PD	PROPANE FORKLIFT
CHECK DATE: 05/18/2021									
					172.62				
106319 CHAD JEREMY FIGG									
APR 2021		05/04/2021	051821	337976	175.80	06/04/2021	INV	PD	APR TAE KWON DO
CHECK DATE: 05/18/2021									
100680 FORCE AMERICA INC									
001-1534140		04/19/2021	051821	337977	227.12	05/19/2021	INV	PD	#142 ASPHALT BRAKER ON TR
CHECK DATE: 05/18/2021									
100705 GCSAA									
1017596		05/04/2021	051821	337978	205.00	06/30/2021	INV	PD	MEMBERSHIP RENEWAL-J HOLD
CHECK DATE: 05/18/2021									
1018834		05/07/2021	051821	337978	400.00	06/30/2021	INV	PD	MEMBERSHIP RENEWAL-M MOER
CHECK DATE: 05/18/2021									
					605.00				
100707 GEAR FOR SPORTS									
41821942		05/04/2021	051821	337979	624.00	07/19/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
100717 GENERAL PARTS LLC									
6235948		03/01/2021	051821	337980	757.43	06/04/2021	INV	PD	OAK 19 EQUIP PREV MAINT P
CHECK DATE: 05/18/2021									
106901 INFLECTION.COM INC									
CIT02939034		04/30/2021	051821	337981	528.00	05/30/2021	INV	PD	APR BACKGROUND CHECKS
CHECK DATE: 05/18/2021									
105536 GOPHER STATE FIRE EQUIPMENT									
125721		04/30/2021	051821	337982	179.85	05/30/2021	INV	PD	TC EXTINGUISHER SERVICE

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/18/2021									
101463 GOPHER STATE ONE CALL									
1040280		04/30/2021	051821	337983	719.55	05/30/2021	INV	PD	APRIL LOCATES
CHECK DATE: 05/18/2021									
100759 GRAINGER									
9886015735		04/29/2021	051821	337984	238.59	05/29/2021	INV	PD	Flow Switch for Splash Pa
CHECK DATE: 05/18/2021									
109849 HALLSTROM, BETHANY									
2010912.002		04/26/2021	051821	337985	29.00	05/26/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: HALLSTROM, BETHANY			
100807 HARTMAN COMPANIES INC									
10708		04/30/2021	051821	337986	25,089.00	05/30/2021	INV	PD	2021 SPRING SHADE TREE PR
CHECK DATE: 05/18/2021									
100810 HAWKINS INC									
4924050		04/23/2021	051821	337987	10.00	06/07/2021	INV	PD	DEMURRAGE
CHECK DATE: 05/18/2021									
4932958		05/07/2021	051821	337987	3,814.01	06/21/2021	INV	PD	WTP CHEMICALS
CHECK DATE: 05/18/2021									
					3,824.01				
100815 HAZELTINE GATES LLC									
CITY OF CHASKA-2021		05/01/2021	051821	337988	14,000.00	06/01/2021	INV	PD	PAR 30 PARKING LOT RENTAL
CHECK DATE: 05/18/2021									
100821 HEALTHPARTNERS INC									
104735630		05/05/2021	051321	337923	6,403.01	06/01/2021	INV	PD	JUN EMP INS PREM-DENTAL
CHECK DATE: 05/13/2021									
100830 HELSTROM, DEREK									
89274		04/28/2021	051821	337989	120.96	05/28/2021	INV	PD	MILEAGE-1/22-4/28
CHECK DATE: 05/18/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107645 HENNING PROFESSIONAL SERVICES INC									
111-3		05/05/2021	051821	337990	799.30	06/05/2021	INV	PD	6TH ST BRIDGE-2021 DT REC
CHECK DATE: 05/18/2021									
100848 HIGH TECH CLEANING INC									
16670		05/01/2021	051821	337991	3,092.25	06/01/2021	INV	PD	CITY HALL
CHECK DATE: 05/18/2021									
16671		05/01/2021	051821	337991	485.16	06/01/2021	INV	PD	COMMUNITY ROOM-CLOVER RID
CHECK DATE: 05/18/2021									
16672		05/01/2021	051821	337991	1,495.91	06/01/2021	INV	PD	FIRE STATION
CHECK DATE: 05/18/2021									
16673		05/01/2021	051821	337991	1,140.83	06/01/2021	INV	PD	HISTORY CENTER
CHECK DATE: 05/18/2021									
16675		05/01/2021	051821	337991	1,971.55	06/01/2021	INV	PD	MSB
CHECK DATE: 05/18/2021									
16676		05/01/2021	051821	337991	161.72	06/01/2021	INV	PD	STANTEC BUILDING
CHECK DATE: 05/18/2021									
16677		05/01/2021	051821	337991	625.00	06/01/2021	INV	PD	WTP
CHECK DATE: 05/18/2021									
					8,972.42				
109852 HOCAMP, GREG									
2010919.002		04/27/2021	051821	337992	26.00	05/27/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: HOCAMP, GREG			
109846 HOWARD, JILLIAN									
2010910.002		04/26/2021	051821	337993	25.00	05/26/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: HOWARD, JILLIAN			
100878 HUEBSCH									
84176/APR2021		04/30/2021	051821	337994	1,690.79	05/10/2021	INV	PD	APR RUG/MAT SVC
CHECK DATE: 05/18/2021									
109851 HUTCHINSON, CRAIG									
2010918.002		04/27/2021	051821	337995	50.00	05/27/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: HUTCHINSON, CRAIG			

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
108162 HYDRO-DESIGNS INC									
0061707-IN CHECK DATE: 05/18/2021		04/30/2021	051821	337996	648.58	05/30/2021	INV	PD	RPZ TESTING MGT APR 2021
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2021/0507-ICMA CHECK DATE: 05/10/2021		05/07/2021	051021	337916	4,973.90	05/07/2021	INV	PD	050721 Payroll 457 Contri
104751 IMPACT MAILING OF MINNESOTA INC									
152637 CHECK DATE: 05/18/2021		04/28/2021	051821	337997	8,060.65	05/28/2021	INV	PD	Apr Bills
152638 CHECK DATE: 05/18/2021		04/28/2021	051821	337997	1,032.71	05/28/2021	INV	PD	Apr Reminders
152639 CHECK DATE: 05/18/2021		04/28/2021	051821	337997	278.63	05/31/2021	INV	PD	Apr Final Bills
					9,371.99				
100900 INDELCO PLASTICS CORPORATION									
INV235125 CHECK DATE: 05/18/2021	210055	01/28/2021	051821	337998	106.64	05/04/2021	INV	PD	INVENTORY-PVC UNION/MALE
100943 JEFFERSON FIRE & SAFETY INC									
IN128657 CHECK DATE: 05/18/2021		04/16/2021	051821	337999	550.99	05/16/2021	INV	PD	HELMET FOR FF
IN128787 CHECK DATE: 05/18/2021		04/19/2021	051821	337999	1,500.00	05/19/2021	INV	PD	FOAM FOR TRUCKS
IN128974 CHECK DATE: 05/18/2021		04/29/2021	051821	337999	61.32	05/29/2021	INV	PD	SHIELD FOR HELMET
IN129112 CHECK DATE: 05/18/2021		04/29/2021	051821	337999	365.00	05/29/2021	INV	PD	FF BOOTS
					2,477.31				
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC									
87722455 CHECK DATE: 05/18/2021		04/27/2021	051821	338000	384.00	05/27/2021	INV	PD	WTP ALARM SVC
109859 JOHNSON, MORGAN									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2010940.002		05/04/2021	051821	338001	34.73	06/04/2021	INV	PD	RFD MEMBERSHIP-APR
CHECK DATE: 05/18/2021						PAYEE: JOHNSON, MORGAN			
2010941.002		05/04/2021	051821	338001	34.73	06/04/2021	INV	PD	RFD MEMBERSHIP-MAY
CHECK DATE: 05/18/2021						PAYEE: JOHNSON, MORGAN			
					69.46				
101007 KODRU EQUIPMENT INC									
20069		04/29/2021	051821	338002	2,740.61	05/29/2021	INV	PD	SKYVIEW PRESSURE REDUCING
CHECK DATE: 05/18/2021									
102925 KORTERRA INC									
21029		05/01/2021	051821	338003	3,498.20	05/31/2021	INV	PD	KORWEB MAPPING SERVICES 4
CHECK DATE: 05/18/2021									
101043 LANO EQUIPMENT INC									
01-824999		04/19/2021	051821	338004	140.12	05/19/2021	INV	PD	#145 MINI EXCAVATOR (FILT
CHECK DATE: 05/18/2021									
01-825710		04/21/2021	051821	338004	355.70	05/21/2021	INV	PD	WEED WHIP AND LEAF BLOWER
CHECK DATE: 05/18/2021									
01-826699		04/26/2021	051821	338004	56.97	05/26/2021	INV	PD	STREET BACKPACK BLOWER
CHECK DATE: 05/18/2021									
01-827098		04/27/2021	051821	338004	196.70	05/27/2021	INV	PD	PARTS FOR TREE MOWER TOOL
CHECK DATE: 05/18/2021									
01-828853		05/04/2021	051821	338004	130.19	06/04/2021	INV	PD	#255 PARK MOWER PARTS
CHECK DATE: 05/18/2021									
01-828890		05/04/2021	051821	338004	19.07	06/04/2021	INV	PD	#145 EXCAVATOR PART
CHECK DATE: 05/18/2021									
01-829496		05/06/2021	051821	338004	304.55	06/06/2021	INV	PD	#145 MINI EXCAVATOR PART
CHECK DATE: 05/18/2021									
01-829668		05/06/2021	051821	338004	-31.86	06/06/2021	CRM	PD	CREDIT PARK PARTS
CHECK DATE: 05/18/2021									
					1,171.44				
101044 LANO EQUIPMENT OF NORWOOD									
59987		04/20/2021	051821	338005	701.13	05/20/2021	INV	PD	STUMP GRINDER RENTAL
CHECK DATE: 05/18/2021									
101050 LAW ENFORCEMENT LABOR SERVICES INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
May 2021		05/07/2021	051021	337917	1,524.00	05/07/2021	INV	PD	May 2021 Police Union Due
CHECK DATE: 05/10/2021									
101056 LEAGUE OF MINNESOTA CITIES									
10003277-MAY21		05/04/2021	051821	338006	92,675.00	06/01/2021	INV	PD	PROPERTY/CASUALTY INSURAN
CHECK DATE: 05/18/2021									
101057 LEAGUE OF MINNESOTA CITIES									
10002436/MAY21 AUDIT		05/04/2021	051821	338007	28,999.00	06/01/2021	INV	PD	W/C PREMIUM AUDIT ADJUSTM
CHECK DATE: 05/18/2021									
109855 LEE, QUINN BROWN									
2010926.002		05/04/2021	051821	338008	40.00	06/04/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: LEE, QUINN BROWN			
101071 LENZEN CHEVROLET BUICK INC									
82736		03/31/2021	051821	338009	30.48	04/30/2021	INV	PD	#2705 ELEC CABLE
CHECK DATE: 05/18/2021									
82884		04/27/2021	051821	338009	7.17	05/27/2021	INV	PD	#202 DOOR LOCK KNOB
CHECK DATE: 05/18/2021									
82899		04/28/2021	051821	338009	149.61	05/28/2021	INV	PD	#202 DOOR LATCH
CHECK DATE: 05/18/2021									
					187.26				
109853 LEONARD, PAM									
2010920.002		04/27/2021	051821	338010	45.75	05/27/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: LEONARD, PAM			
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
50338		05/01/2021	051821	338011	775.00	05/31/2021	INV	PD	MAY SA SUPPORT
CHECK DATE: 05/18/2021									
109850 LORENZ, LEIGHTON									
2010917.002		04/27/2021	051821	338012	28.00	05/27/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: LORENZ, LEIGHTON			
105139 LUBE TECH AND PARTNERS LLC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2599785		04/22/2021	051821	338013	311.72	05/22/2021	INV	PD	STOCK GUN GREASE TUBES (2
CHECK DATE: 05/18/2021									
2601323		04/24/2021	051821	338013	563.41	05/24/2021	INV	PD	OIL
CHECK DATE: 05/18/2021									
					875.13				
105710 MACQUEEN EMERGENCY GROUP									
P05018		04/14/2021	051821	338014	192.44	05/14/2021	INV	PD	E11 PARTS
CHECK DATE: 05/18/2021									
109856 MEILLER, KARI									
2010927.002		05/04/2021	051821	338015	38.00	06/04/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: MEILLER, KARI			
101168 MELCHERT HUBERT SJODIN PLLP									
156315		05/07/2021	051821	338016	288.00	06/07/2021	INV	PD	COUNCIL MTGS 4/5, 4/19
CHECK DATE: 05/18/2021									
156316		05/07/2021	051821	338016	2,636.20	06/07/2021	INV	PD	CSAH 44 & HWY 212 PARCEL
CHECK DATE: 05/18/2021									
156317		05/07/2021	051821	338016	2,728.00	06/07/2021	INV	PD	CREEK WAY & CHASKA CREEK
CHECK DATE: 05/18/2021									
156320		05/07/2021	051821	338016	41.20	06/07/2021	INV	PD	BAVARIA DOWNS (ASSESSMENT
CHECK DATE: 05/18/2021									
156321		05/07/2021	051821	338016	2,356.00	06/07/2021	INV	PD	HWY 41 DT REDEVELOPMENT
CHECK DATE: 05/18/2021									
156322		05/07/2021	051821	338016	1,391.60	06/07/2021	INV	PD	2021 MISC LEGAL
CHECK DATE: 05/18/2021									
156324		05/07/2021	051821	338016	205.80	06/07/2021	INV	PD	SUBDIVISION ORDINANCE AME
CHECK DATE: 05/18/2021									
156325		05/07/2021	051821	338016	1,315.00	06/07/2021	INV	PD	SAVANNA SOUTH-EXT OF SAVA
CHECK DATE: 05/18/2021									
156326		05/07/2021	051821	338016	715.40	06/07/2021	INV	PD	525 CREEKRIDGE DR-CUP AME
CHECK DATE: 05/18/2021									
156327		05/07/2021	051821	338016	1,127.00	06/07/2021	INV	PD	DATA PRACTICES ACT-2021
CHECK DATE: 05/18/2021									
156328		05/07/2021	051821	338016	2,666.00	06/07/2021	INV	PD	UNITED PROPERTIES-COSTCO-
CHECK DATE: 05/18/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					15,470.20				
101183 METROPOLITAN COUNCIL									
APR 2021 SAC CHECK DATE: 05/18/2021		04/30/2021	051821	338017	51,663.15	05/30/2021	INV	PD	APR SAC CHARGES
101182 METROPOLITAN COUNCIL									
0001124275 CHECK DATE: 05/18/2021		05/06/2021	051821	338018	226,109.79	06/01/2021	INV	PD	JUN SEWER SERVICES FOR ME
101187 METRO SALES INC									
INV1803579 CHECK DATE: 05/18/2021		04/26/2021	051821	338019	122.00	05/26/2021	INV	PD	MAY FD COPIER
INV1810267 CHECK DATE: 05/18/2021		05/05/2021	051821	338019	197.00	06/04/2021	INV	PD	Contract Invoice-PD
					319.00				
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES									
48523 CHECK DATE: 05/18/2021		05/05/2021	051821	338020	277.50	06/05/2021	INV	PD	4 HR Refresher Drivers Cl
101196 MID COUNTY COOP #122622									
51647 CHECK DATE: 05/18/2021		04/28/2021	051821	338021	844.74	05/30/2021	INV	PD	298 GLS GAS-TC
51648 CHECK DATE: 05/18/2021		04/28/2021	051821	338021	362.04	05/30/2021	INV	PD	137 GLS DIESEL-TC
					1,206.78				
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0507210014172152 CHECK DATE: 05/10/2021		05/07/2021	051021	337919	202.12	05/07/2021	INV	PD	050721 Payroll Child Supp
PR050721001510208001 CHECK DATE: 05/10/2021		05/07/2021	051021	337918	184.58	05/07/2021	INV	PD	050721 Payroll Child Supp
					386.70				
101227 MINNESOTA ELEVATOR INC									
906397 CHECK DATE: 05/18/2021		05/03/2021	051821	338022	405.92	06/03/2021	INV	PD	May CCC Elevator Service

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101303 MINNESOTA TEAMSTERS LOCAL #320									
May 2021		05/07/2021	051021	337920	4,598.00	05/07/2021	INV	PD	May 2020 Local #320 Union
CHECK DATE: 05/10/2021									
101352 MINNESOTA TREASURY DIVISION									
89332		05/05/2021	051821	338023	14.06	05/05/2021	INV	PD	Forfeiture payout ICR#190
CHECK DATE: 05/18/2021									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/APR21		04/27/2021	051321	337924	809.49	05/22/2021	INV	PD	APR ST LITES-TOWN COURSE
CHECK DATE: 05/13/2021									
121770311/APR21		04/27/2021	051321	337924	24.15	05/22/2021	INV	PD	APR 4255 CREEK RD
CHECK DATE: 05/13/2021									
					833.64				
101281 KRISTIE MITCHELL									
89198		04/29/2021	051821	338024	514.40	05/29/2021	INV	PD	APR SKATE LESSONS
CHECK DATE: 05/18/2021									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
APRIL0190352021		04/30/2021	051821	338025	5,278.16	05/30/2021	INV	PD	APR PERMIT SURCHARGES
CHECK DATE: 05/18/2021									
101356 MTI DISTRIBUTING INC #31380									
1297611-00		04/23/2021	051821	338026	25.78	05/23/2021	INV	PD	#229 PARK MOWER PART
CHECK DATE: 05/18/2021									
1298052-00		04/26/2021	051821	338026	492.65	05/26/2021	INV	PD	#232 PARK MOWER PARTS
CHECK DATE: 05/18/2021									
1298600-00		04/28/2021	051821	338026	309.76	05/28/2021	INV	PD	#233 PARK MOWER PARTS
CHECK DATE: 05/18/2021									
1298615-00		04/30/2021	051821	338026	224.46	05/30/2021	INV	PD	#269 PARK MOWER PARTS
CHECK DATE: 05/18/2021									
					1,052.65				
101354 MTI DISTRIBUTING INC #700767									
1300170-00		05/06/2021	051821	338027	489.79	06/06/2021	INV	PD	FWY CUTTING UNIT BASKETS

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/18/2021									
106198 NAVIANT INC									
0142796-IN		05/03/2021	051821	338028	3,043.65	05/23/2021	INV	PD	APR ONBASE HOSTING FEE
CHECK DATE: 05/18/2021									
102654 NORTH AMERICAN SAFETY INC									
INV57089		04/22/2021	051821	338029	449.91	05/22/2021	INV	PD	SAFETY CLOTHING (CITY ISS
CHECK DATE: 05/18/2021									
INV57288		05/04/2021	051821	338029	391.73	06/04/2021	INV	PD	CITY ISSUE SAFETY CLOTHIN
CHECK DATE: 05/18/2021									
INV57323		05/05/2021	051821	338029	162.28	06/05/2021	INV	PD	CITY ISSUE SAFETY CLOTHIN
CHECK DATE: 05/18/2021									
					1,003.92				
101425 NORTHERN SAFETY TECHNOLOGY INC									
52283		04/26/2021	051821	338030	76.77	05/26/2021	INV	PD	#232 PARK MOWER STROBE LI
CHECK DATE: 05/18/2021									
101428 NORTHLAND SYSTEMS INC									
54954		02/22/2021	051821	338031	485.00	06/06/2021	INV	PD	TERM PARTS FOR IT SWITCHE
CHECK DATE: 05/18/2021									
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/APR2021		04/28/2021	051321	337925	381.16	05/20/2021	INV	PD	APR PARTS & SUPPLIES
CHECK DATE: 05/13/2021									
101445 OFFICE DEPOT									
167636715001-1		04/20/2021	051821	338032	42.98	05/22/2021	INV	PD	Knives, coffee and cups f
CHECK DATE: 05/18/2021									
167636715001-2		04/20/2021	051821	338032	22.87	05/22/2021	INV	PD	Tape, Rubberbands, Pens f
CHECK DATE: 05/18/2021									
167636715001-3		04/20/2021	051821	338032	37.44	05/22/2021	INV	PD	Copy Paper for work room
CHECK DATE: 05/18/2021									
167648429001		04/20/2021	051821	338032	10.42	05/22/2021	INV	PD	Plates for the breakroom
CHECK DATE: 05/18/2021									
167648433001		04/21/2021	051821	338032	13.49	05/22/2021	INV	PD	Rubber bands for the work

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/18/2021									
170497679001		04/26/2021	051821	338033	13.99	05/28/2021	INV	PD	Tape dispenser
CHECK DATE: 05/18/2021									
					141.19				
101465 ON SITE SANITATION INC									
0001115825		04/21/2021	051821	338034	135.57	05/21/2021	INV	PD	SUNSET PARK
CHECK DATE: 05/18/2021									
0001115826		04/21/2021	051821	338034	135.57	05/21/2021	INV	PD	CITY SQUARE PARK
CHECK DATE: 05/18/2021									
					271.14				
101522 THE PGA OF AMERICA									
27012692-2021		05/04/2021	051821	338035	436.00	08/31/2021	INV	PD	ANNUAL DUES-KELLIN
CHECK DATE: 05/18/2021									
27559649-2021		05/04/2021	051821	338035	436.00	08/31/2021	INV	PD	ANNUAL DUES-HELSTROM
CHECK DATE: 05/18/2021									
27652465-2021		05/04/2021	051821	338035	436.00	08/31/2021	INV	PD	ANNUAL DUES-CASTLE
CHECK DATE: 05/18/2021									
					1,308.00				
109857 PIERCE, TANYA									
2010928.002		05/04/2021	051821	338036	12.25	06/04/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: PIERCE, TANYA			
101530 PING INC									
15709909		05/04/2021	051821	338037	153.04	07/04/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
15715815		05/06/2021	051821	338037	53.12	07/05/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
					206.16				
106085 N&M ENTERPRISES INC									
INV149769		04/29/2021	051821	338038	370.90	05/29/2021	INV	PD	GARBAGE BAGS FOR PARKS/BU
CHECK DATE: 05/18/2021									
101543 PLUNKETTS PEST CONTROL INC									
7011936		04/05/2021	051821	338039	65.06	06/04/2021	INV	PD	PEST CONTROL-FD

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/18/2021									
101557 POWER SYSTEM ENGINEERING INC									
9037257		05/07/2021	051821	338040	772.00	06/07/2021	INV	PD	CHASKA SUBSTATION (BLUFF)
CHECK DATE: 05/18/2021									
101689 READY WATT ELECTRIC INC									
221250		05/03/2021	051821	338041	2,440.00	06/03/2021	INV	PD	1ST HALF SIREN MAINTENANC
CHECK DATE: 05/18/2021									
101631 REINDERS INC									
3078385-00		04/28/2021	051821	338042	5,353.89	05/28/2021	INV	PD	FERTILIZER FOR PARKS/CITY
CHECK DATE: 05/18/2021									
3078386-00		04/28/2021	051821	338042	8,696.00	05/28/2021	INV	PD	GRASS SEED/FERTILIZER FOR
CHECK DATE: 05/18/2021									
3170257-00		04/26/2021	051821	338042	9,687.44	05/26/2021	INV	PD	FERTILIZER-TC
CHECK DATE: 05/18/2021									
					23,737.33				
101638 RURAL ELECTRIC SUPPLY COOPERATIVE									
820669-00	210051	04/22/2021	051821	338043	719.60	05/22/2021	INV	PD	(4) CROSSARM 10' TANGENT
CHECK DATE: 05/18/2021									
109845 RICE, JAMES									
2010906.002		04/26/2021	051821	338044	36.00	05/26/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021						PAYEE: RICE, JAMES			
107706 RICHARDS, SARA									
2010907.002		04/26/2021	051821	338045	29.00	05/26/2021	INV	PD	REFUND ACCOUNT BALANCE
CHECK DATE: 05/18/2021									
107697 RIVERS EDGE CONCRETE LLC									
C2319355		04/14/2021	051821	338046	1,630.00	05/15/2021	INV	PD	CONCRETE BLOCKS
CHECK DATE: 05/18/2021									
C2323279		04/22/2021	051821	338046	1,720.00	05/23/2021	INV	PD	COMMUNITY PK BACKSTOP/DUG
CHECK DATE: 05/18/2021									
C2324072		04/23/2021	051821	338046	1,210.00	05/24/2021	INV	PD	COMMUNITY PK BACKSTOP/DUG

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/18/2021									
					4,560.00				
101673 ROCHESTER MIDLAND CORP									
INV00253373		04/25/2021	051821	338047	56.79	05/25/2021	INV	PD	FIREMAN'S PARK
CHECK DATE: 05/18/2021									
INV00255631		05/05/2021	051821	338047	279.70	06/04/2021	INV	PD	VETERAN'S PARK SVC MAY-OC
CHECK DATE: 05/18/2021									
					336.49				
100574 SAFETY SIGNS									
0126145-IN		04/21/2021	051821	338048	1,520.40	05/21/2021	INV	PD	BARRICADE SIGN BLANKS
CHECK DATE: 05/18/2021									
101703 SALVATION ARMY									
APR/21 HS		05/11/2021	051821	338049	119.00	06/11/2021	INV	PD	APR HEAT SHARE CONTRIBUTI
CHECK DATE: 05/18/2021									
108102 SECURITAS ELECTRONIC SECURITY INC									
7000724177		04/21/2021	051821	338050	135.00	05/21/2021	INV	PD	B. BASKET MONITORING 5/1-
CHECK DATE: 05/18/2021									
7000724178		04/21/2021	051821	338050	183.99	05/21/2021	INV	PD	CITY HALL MONITORING 5/1-
CHECK DATE: 05/18/2021									
					318.99				
105713 TOWING SERVICES INC									
89361		05/05/2021	051821	338051	2,140.00	05/05/2021	INV	PD	Forfeiture Payouts
CHECK DATE: 05/18/2021									
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
3183-9		04/29/2021	051821	338052	458.94	05/20/2021	INV	PD	STAIN FOR MCKNIGHT SHELTE
CHECK DATE: 05/18/2021									
104827 ROHN INDUSTRIES INC									
549667		04/19/2021	051821	338053	20.25	05/19/2021	INV	PD	Security Console Shreddin
CHECK DATE: 05/18/2021									
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
108528755-001		04/29/2021	051821	338054	796.13	05/29/2021	INV	PD	IRRIGATION BOOSTER PUMP-A
CHECK DATE: 05/18/2021									
101828 SOUTHWEST NEWS MEDIA									
2130198		04/01/2021	051821	338055	35.35	05/25/2021	INV	PD	ZONING HEARING-SUBDIVISIO
CHECK DATE: 05/18/2021									
2130199		04/01/2021	051821	338055	38.89	05/25/2021	INV	PD	ZONING HEARING-FENCE & LA
CHECK DATE: 05/18/2021									
2130606		04/08/2021	051821	338055	198.30	05/25/2021	INV	PD	HYDRANT FLUSHING
CHECK DATE: 05/18/2021									
2130903		04/15/2021	051821	338055	67.17	05/25/2021	INV	PD	ADOPT STATE TRAFFIC REGUL
CHECK DATE: 05/18/2021									
2132119		04/29/2021	051821	338055	127.26	05/25/2021	INV	PD	2021 DT RECON HEARING
CHECK DATE: 05/18/2021									
2132120		04/29/2021	051821	338055	77.77	05/25/2021	INV	PD	AMEND ZONING ORD-POOL FEN
CHECK DATE: 05/18/2021									
2132121		04/29/2021	051821	338055	45.96	05/25/2021	INV	PD	HEARING-PLAT/REZONE OAK R
CHECK DATE: 05/18/2021									
2132122		04/29/2021	051821	338055	42.42	05/25/2021	INV	PD	CUP HEARING-TOTAL LOSS BR
CHECK DATE: 05/18/2021									
					633.12				
105870 SPALDING, CAROL									
350032081-2		05/04/2021	051821	338056	4,033.73	06/04/2021	INV	PD	OVERPYMT KWH USAGE 3/17-4
CHECK DATE: 05/18/2021						PAYEE: SPALDING, CAROL			
101847 SRF CONSULTING GROUP INC									
12504.00-24		04/30/2021	051821	338057	10,845.38	05/30/2021	INV	PD	TH 212 INTERCHANGE & CSAH
CHECK DATE: 05/18/2021									
101857 ST ANDREWS PRODUCT COMPANY									
169		04/29/2021	051821	338058	181.69	05/29/2021	INV	PD	GOLF TEES
CHECK DATE: 05/18/2021									
102984 STEVE'S CURLING SUPPLIES LLC									
A4798		05/03/2021	051821	338059	359.10	06/03/2021	INV	PD	Curling supplies, resale
CHECK DATE: 05/18/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101892 STUART C IRBY CO									
S012386165.001	210050	04/12/2021	051821	338060	10,379.36	05/12/2021	INV	PD	(5,874) COND UD ALUM 4/0
CHECK DATE: 05/18/2021									
103677 SUN LIFE ASSURANCE COMPANY OF CANADA									
237741/MAY21		05/01/2021	051321	337926	4,189.25	06/01/2021	INV	PD	MAY EMP INS PREM-LIFE
CHECK DATE: 05/13/2021									
101932 TAYLOR MADE GOLF CO INC									
34972791		04/27/2021	051821	338061	276.75	06/26/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
34978751		04/29/2021	051821	338061	297.92	05/29/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
34982275		04/29/2021	051821	338061	813.57	06/28/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
34987023		04/30/2021	051821	338061	152.80	10/01/2021	INV	PD	DEMO/RENTALS
CHECK DATE: 05/18/2021									
34987311		04/08/2021	051821	338061	756.00	06/07/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
34987339		04/30/2021	051821	338061	1,111.73	06/29/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
35000452		05/06/2021	051821	338061	120.10	07/06/2021	INV	PD	RESALE
CHECK DATE: 05/18/2021									
					3,528.87				
101964 PMT EMBROIDERY LLC									
18578		05/04/2021	051821	338062	42.00	06/04/2021	INV	PD	HRC T-Shirts for New Memb
CHECK DATE: 05/18/2021									
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M26392		04/30/2021	051821	338063	498.50	05/30/2021	INV	PD	4/14 Planning, 4/19 Counc
CHECK DATE: 05/18/2021									
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									
1549467-202104-1		05/01/2021	051821	338064	125.30	06/15/2021	INV	PD	Data Processing
CHECK DATE: 05/18/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106979 TRUE SEED AND SUPPLY									
2615		04/27/2021	051821	338065	370.00	05/27/2021	INV	PD	GRASS SEED FOR RESTORATIO
CHECK DATE: 05/18/2021									
102028 TWIN CITY WATER CLINIC INC									
15887		04/21/2021	051821	338066	350.00	05/21/2021	INV	PD	ANNUAL WATER TESTING AT P
CHECK DATE: 05/18/2021									
15935		04/30/2021	051821	338066	510.00	05/30/2021	INV	PD	WTP APRIL SAMPLES
CHECK DATE: 05/18/2021									
					860.00				
101555 UNITED STATES POSTAL SERVICE									
89224		04/20/2021	051821	338067	245.00	06/04/2021	INV	PD	BRM PERMIT #23500
CHECK DATE: 05/18/2021									
102102 VERIZON WIRELESS									
9878275344		04/23/2021	051021	337921	635.30	05/15/2021	INV	PD	APR CRADLEPOINTS
CHECK DATE: 05/10/2021									
102109 VICTORIA REPAIR & MANUFACTURING									
9662		04/05/2021	051821	338068	24.00	06/05/2021	INV	PD	PARK MOWER REPAIR PIPE
CHECK DATE: 05/18/2021									
102227 ONVOY LLC									
0009426210501		05/01/2021	051821	338069	1,853.53	05/25/2021	INV	PD	MAY EDU CTR INTERNET/ETHE
CHECK DATE: 05/18/2021									
0009486210501		05/01/2021	051821	338069	889.21	05/25/2021	INV	PD	MAY CITY HALL ETHERNET
CHECK DATE: 05/18/2021									
					2,742.74				
102133 WAGNER PRESS & GRAPHICS									
34095		05/04/2021	051821	338070	32.00	05/19/2021	INV	PD	Business Cards-Duzan
CHECK DATE: 05/18/2021									
102143 WATER CONSERVATION SERVICES INC									
11307		04/28/2021	051821	338071	336.40	05/28/2021	INV	PD	LEAK LOCATE AT 816 ASHLEY

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 05/18/2021									
102189 WM MUELLER & SONS									
264173		04/20/2021	051821	338072	1,610.52	05/25/2021	INV	PD	POTHOLE PATCHING/E LAKE D
CHECK DATE: 05/18/2021									
264284		04/23/2021	051821	338072	3,044.43	05/25/2021	INV	PD	W/S ASHLEY WM BREAK/POTHO
CHECK DATE: 05/18/2021									
264365		04/27/2021	051821	338072	266.90	05/25/2021	INV	PD	W/S STOCKPILE
CHECK DATE: 05/18/2021									
264366		04/27/2021	051821	338072	574.72	05/25/2021	INV	PD	COLUMBIA CT WM BREAK PATC
CHECK DATE: 05/18/2021									
264455		04/29/2021	051821	338072	1,037.62	05/25/2021	INV	PD	SCHOOLMASTER/VAN SLOUN TR
CHECK DATE: 05/18/2021									
264522		04/30/2021	051821	338072	864.00	05/25/2021	INV	PD	MCKNIGHT TRAIL PATCHING
CHECK DATE: 05/18/2021									
264643		05/04/2021	051821	338072	643.26	06/25/2021	INV	PD	MCKNIGHT TRAIL PATCHING
CHECK DATE: 05/18/2021									
					8,041.45				
102220 NORTHLAND SYSTEMS INC									
80841		05/03/2021	051821	338073	6,715.00	06/07/2021	INV	PD	MAY RECOVERY SVC
CHECK DATE: 05/18/2021									
80859		05/03/2021	051821	338073	13,914.69	06/07/2021	INV	PD	MAY SUPPORT SVC
CHECK DATE: 05/18/2021									
80860		05/03/2021	051821	338073	1,778.44	06/07/2021	INV	PD	VULNERABILITY SVC AGREEME
CHECK DATE: 05/18/2021									
					22,408.13				
102226 ZARNOTH BRUSH WORKS INC									
0184471-IN		04/13/2021	051821	338074	994.00	05/13/2021	INV	PD	SWEEPER BROOMS & GUTTER B
CHECK DATE: 05/18/2021									
102231 ZIEGLER INC									
IN000091597		05/05/2021	051821	338075	27.47	06/05/2021	INV	PD	T5 TRAILER STREET DECALS
CHECK DATE: 05/18/2021									
					27.47				

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
301 INVOICES					1,567,031.46				

** 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
100005 MINNESOTA MUNICIPAL MONEY MARKET FUND									
89540		05/12/2021	051221	2776	1,000,000.00	05/12/2021	DIR	PD	XFER ONB TO 4M-CASHFLOW
CHECK DATE: 05/12/2021									
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
89320		05/07/2021	051021	2773	1,928.51	05/10/2021	DIR	PD	050721 Payroll - HCSP Con
CHECK DATE: 05/10/2021									
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
89321		05/07/2021	051021	2774	400.00	05/10/2021	DIR	PD	050721 Payroll - MNDCP Co
CHECK DATE: 05/10/2021									
101756 MII LIFE INCORPORATED									
2021/0503		05/03/2021	050521	2766	24,336.00	05/05/2021	DIR	PD	5/3/21 VEBA CONTRIBUTION
CHECK DATE: 05/05/2021									
39804600		04/27/2021	042921	2764	1,553.86	04/29/2021	DIR	PD	4/29/21 FSA REIMBURSEMENT
CHECK DATE: 04/29/2021									
39808518		05/04/2021	050621	2767	1,576.49	05/06/2021	DIR	PD	5/6/21 FSA REIMBURSEMENTS
CHECK DATE: 05/06/2021									
39816964		05/11/2021	051321	2777	159.00	05/13/2021	DIR	PD	5/13/21 FSA REIMBURSEMENT
CHECK DATE: 05/13/2021									
					27,625.35				
100927 INTERNAL REVENUE SERVICE									
89212		04/30/2021	050321	2765	45.50	05/03/2021	DIR	PD	043021 MISC Payroll SS an
CHECK DATE: 05/03/2021									
89314		05/07/2021	050721	2768	133,428.63	05/07/2021	DIR	PD	050721 Payroll - SS, Medi
CHECK DATE: 05/07/2021									
					133,474.13				
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
89315		05/07/2021	051021	2772	25,995.08	05/10/2021	DIR	PD	050721 Payroll - MN State
CHECK DATE: 05/10/2021									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
89316		05/07/2021	050721	2769	12,096.31	05/07/2021	DIR	PD	050721 Payroll - 457 Cont
CHECK DATE: 05/07/2021									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
89319		05/07/2021	050721	2771	4,004.15	05/07/2021	DIR	PD	050721 Payroll - Roth Con
CHECK DATE: 05/07/2021									
104668 OPTUM BANK INC									
89318		05/07/2021	051121	2775	15,481.43	05/11/2021	DIR	PD	050721 Payroll - HSA Cont
CHECK DATE: 05/11/2021									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
89317		05/07/2021	050721	2770	97,217.34	05/07/2021	DIR	PD	050721 Payroll - PERA Con
CHECK DATE: 05/07/2021									
					97,217.34				
14 INVOICES					1,318,222.30				

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report
May 17, 2021
By
Matt Podhradsky

UPCOMING COUNCIL MEETING SCHEDULE

Below is a list of the upcoming Council meetings and any work sessions we are planning on having prior to the regular Council meeting.

May 17th: We will be having a work session from 5:45-7 pm to go through the topic of considering naming rights for public enterprise fund facilities. We will be prepared to talk about not only the financial opportunities that this could provide but also the public policy questions that should be considered during such a conversation. That night we will have a packed agenda as there are several planning cases that are being heard by the Planning Commission in May.

The 5th Monday of May is Memorial Day, so we will not be having Council on that night.

We will be having a Work Session on both June 7th and June 21st, both going from 5:45-7. The topic of the June 7th meeting will be the Fire Relief Association and developing a policy for City funding into our Paid-on-Call Pension program. The topic for the June 21st meeting will be hearing from our Auditors as MMKR about the results of our recently completed audit for the 2020 fiscal year.

If you have any questions about any of these meetings, or you are unable to attend, just let me know.

Update on Projects

As you may have noticed driving around the community, there are several municipal projects that are currently underway for the summer. Here is a list of some that we are currently working on and the status of these projects:

-Trail/Bridge at Lake Grace: As we have discussed in the past, we have been working over the last several months to design and implement a plan to connect the pedestrian underpass under Highway 41 just south of Super Target to the ravine trail system around Lake Grace. Work for this project is currently underway with the contractor both building the footings for the bridge that will need to go over a section of Lake Grace to make this connection and reconstructing the trails section that goes along the southeast shore of Lake Grace. The bridge itself is currently being fabricated at a factory in South Dakota and is expected to be delivered on site within the next couple of weeks. We expect that this project will be complete and useable by the middle of June pending any weather delays.

-City Square Gazebo: As you have likely noticed, the condition of the City Square Park Gazebo has been deteriorating over the last several years, especially in its roof structure. While we do

have a park rehabilitation that is scheduled for City Square Park to occur during the reconstruction of Highway 41, we did determine recently that the roof of the Gazebo could not wait that long and needed to be replaced. Our Building Maintenance and Public Work crews have been working on replacement of the roof over the past week, with it nearly being completed. Not only did they put new roofing boards on the Gazebo, but also installed all new cedar shake shingles on the roof. If you get a chance, drive by to take a look. The project looks great and is a big enhancement to the structure and the park.

-The Loop (Par 30): If you were to drive out to the old Par 30 now, you would see that most of the rough grading of the course and greens has been completed, with them now working on installation of storm sewer infrastructure. With this work completed, the shapers for the greens will now be on site over the next several weeks shaping the contours of the green structures. This is the artistic side of this construction process and is really the work that will help define what this course is when it is finished. We continue to be on schedule to have the contractor's work completed by the middle of July at which time it will be turned over to our Town Course Maintenance staff who will be responsible for seeding and growing in the course. At the same time, we are working with Stantec to develop a design for the clubhouse facility both to allow Barrier Free Golf to start fundraising for this structure, but also for us to be ready to hopefully build this over the winter months to be ready for the course opening next Spring.

If you have any questions on the status of these or other projects, please let me know.

MnDOT Highway 41 Open House

As you are aware, last Thursday, MnDOT did hold an open house regarding the construction of Highway 41 to go over with both residents and businesses the strategy for reconstructing this road over the summers of 2022 and 2023, and to give people an opportunity to bring up any issues/concerns/questions they might have on the construction. Attached to this bi-weekly you will find a summary of the meeting that occurred and some of the topics they discussed. If you have any questions on this, do not hesitate to ask.

COVID Wind-down

As you are aware, as of Friday (May 14th) the Governor announced that the mask mandate has been lifted for those that have been vaccinated, and by the Friday before Memorial Day, all restrictions on businesses will be lifted.

With that being the case, we have been working on moving to get City operations back to normal and getting all office staff back to work in our City facilities. Here is a list of some of the things we are discussing so that you are aware:

-Mask Mandate at Work Lifted: We will be moving immediately (May 14th) to lift the requirement for our vaccinated employees to where masks when they are in public facilities or working with groups of people. While we are going to recommend that unvaccinated employees continue to where masks, we will have no way of enforcing this as we are not allowed as employers to know for sure who has been vaccinated or not vaccinated. We will also share with our residents that they will no longer be required to wear masks in public facilities if they have been vaccinated but would recommend it if they are not vaccinated.

-All Workers Back to In-Person Work: While many of our employees have already restarted their work in-person, we still have some employees that are working from a distance. We are setting June 14th as the deadline to have all employees back in person, with us encouraging them to come back sooner if possible, to avoid any rush of employees all on the last day to make IT's job more manageable. We will also be going back to our normal PPL/Vacation/Sick Leave policy which will require employees to use their own leave if they are ill or need to quarantine if they have not been vaccinated.

-EOC: We will be closing our EOC for this even in mid-June, with the last meeting of the EOC being on June 16th. We have had the EOC in place since March 9th of 2020.

-City's Emergency Orders: We will be recommending to Council that we act to formally remove our existing Emergency Orders at the first meeting in July, which will be Monday, July 12th.

-Council/Commissions Back in Council Chambers: We will officially have our first meetings in the Council Chambers starting in July, with all Council/Commissions meeting back in person. We will continue to provide a Zoom/Hybrid option for our residents to be able to participate in meetings, which we think has been very successful and provides a good way for our residents to participate in meetings.

As more details come out, I will let you know. We are very happy to be moving back to normal operations and hope that by mid-June we will be there. Please let me know if you have any questions.

Memorial Day Program

With COVID restrictions now quickly coming off, the Legion and VFW have decided to open their Memorial Day program to the public. While they will still not have a parade, they still will be having the program at 10 am, with it starting with them marching over from the VFW to the Veteran's Memorial in Veteran's Park. Let me know if you have any questions on this.

City of Chaska
Memorandum

To: Administration, Mayor and City Council

From: Lisa Nelson
Controller

Date: May 14, 2021

RE: Financial Reports –
Year-To-Date (YTD) Ending March 31, 2021

FINACIAL REPORTS
Enclosed are year-to-date financial reports as of March 31, 2021.

Each fund includes the adopted budget compared to YTD actuals, and the resulting variance. Also presented is the percentage of actual revenue or expenditures compared to the annual budget.

Each report also includes revenue and expenditures as of 03/31/20. 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 March.
- YTD vendor payments that:
    1) were previously approved by the City Council, or
    2) are pending approval by the Council at the May 17th meeting.

These draft reports do not include the following revenues and expenditures:

- Administrative charges and allocations
- Workers Comp and Property Insurance allocations
- 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 3/31/2021 AND 3/31/2020

	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 3/31/2020
REVENUES:						
Property Taxes *	$ 7,743,413	$ 7,743,413	$ -	$ (7,743,413)	0%	$ -
Franchise Fees:						
Cable TV	300,000	300,000	-	(300,000)	0%	-
Gas	457,200	457,200	-	(457,200)	0%	-
Licenses	202,830	191,310	90,507	(100,803)	47%	89,952
Permits:						
Building	479,000	627,128	155,517	(471,611)	25%	61,463
Plan Check	135,000	135,000	73,889	(61,111)	55%	28,561
Mechanical, Plumbing & Other	126,528	142,268	52,596	(89,672)	37%	30,017
Intergovernmental:						
State Aid - MSA	120,000	120,000	120,000	-	100%	120,000
State Aid - Police and Fire	415,171	415,171	-	(415,171)	0%	-
State - Other	45,500	45,500	2,166	(43,334)	5%	1,170
County, School and Local	160,329	160,329	16,000	(144,329)	10%	-
Charges For Services:						
General Government	103,340	103,340	8,404	(94,936)	8%	24,122
Public Safety	59,397	59,397	29,554	(29,843)	50%	28,500
Public Works	124,090	124,090	5,584	(118,506)	4%	1,215
Parks & Recreation	172,635	172,635	34,568	(138,067)	20%	1,210
Administrative Charges	4,870,670	4,870,670	-	(4,870,670)	0%	-
Fines And Forfeitures	71,623	61,423	6,060	(55,363)	10%	9,941
Investment Earnings	22,000	22,000	(773)	(22,773)	-4%	(2,284)
Other Revenue	171,950	171,950	69,416	(102,534)	40%	69,536
TOTAL REVENUES	15,780,676	15,922,824	663,488	(15,259,336)	4%	463,403
EXPENDITURES:						
General Government:						
Mayor & Council	145,078	145,078	28,994	116,084	20%	43,538
Communications	112,115	112,115	21,127	90,988	19%	21,128
Administration	866,591	866,591	185,841	680,750	21%	222,838
Human Resources	286,290	286,290	120,599	165,691	42%	72,300
Elections	5,402	5,402	-	5,402	0%	18,651
Finance/Admin Services	1,666,915	1,666,915	338,788	1,328,127	20%	418,410
Information Services/Admin Services	1,291,865	1,291,865	286,317	1,005,548	22%	305,729
Fiber Systems	45,226	45,226	21,081	24,145	47%	20,888
Legal - City Attorney	80,400	80,400	26,051	54,349	32%	18,615
Community Development	366,569	366,569	75,139	291,430	20%	126,607
Engineering	480,685	480,685	120,273	360,412	25%	96,118
Government Buildings	239,710	239,710	50,066	189,644	21%	46,969
Facility Maintenance	476,253	476,253	93,856	382,397	20%	2,487
Total General Government	6,063,099	6,063,099	1,368,132	4,694,967	23%	1,414,278
Public Safety:						
Police	5,139,118	5,139,118	1,150,301	3,988,817	22%	1,197,813
DUI & Drug Forfeitures	6,735	-	-	-		872
Crime Prevention Program	352	352	-	352	0%	50
Fire	2,120,171	2,120,171	510,280	1,609,891	24%	446,912
Building Inspections (Comm.Dev)	624,651	763,215	192,644	570,571	25%	140,212
Civil Defense	5,756	5,756	-	5,756	0%	-
COVID-19	-	-	4,442	(4,442)		7,417
Total Public Safety	7,896,783	8,028,612	1,857,667	6,170,945	23%	1,785,859
Public Works:						
Administration	417,742	417,742	96,626	321,116	23%	131,474
Streets & Alleys	1,880,342	1,880,342	227,545	1,652,797	12%	284,929
Snow Removal	247,430	247,430	221,303	26,127	89%	127,923
Signs	11,381	11,381	1,602	9,779	14%	1,167
Municipal Services/Building	235,081	235,081	52,662	182,419	22%	48,483
Parks Maintenance	1,218,315	1,218,315	179,753	1,038,562	15%	219,420
ISD #112 Grounds Maintenance	37,205	37,205	-	37,205	0%	-
Tree Control	40,720	40,720	6,457	34,263	16%	2,218
Total Public Works	4,088,216	4,088,216	785,948	3,302,268	19%	815,614
Parks & Recreation:						
Administration	541,424	541,424	117,391	424,033	22%	160,468
Youth Programs	182,178	182,178	39,599	142,579	22%	43,298
Teen Programs	-	-	158	(158)		-
Adult Programs	97,619	97,619	11,308	86,311	12%	28,049
All Age Programs	-	-	3,554	(3,554)		-
Senior Programs	-	-	-	-		-
Beach/Firemen's Park	121,664	121,664	4,038	117,626	3%	9,542
Hockey & Skating Rinks	11,670	11,670	-	11,670	0%	9,135
Total Parks & Recreation	954,555	954,555	176,048	778,507	18%	250,492
Unallocated	466,623	476,942	13,936	463,006	3%	8,161
Debt Service	3,400	3,400	855	2,545		570
TOTAL EXPENDITURES	19,472,676	19,614,824	4,202,586	15,412,238	21%	4,282,391
OTHER FINANCING SOURCES (USES):						
Transfers In	4,327,000	4,327,000	924,840	(3,402,160)	21%	893,290
Transfers Out	(635,000)	(635,000)	-	635,000		-
NET TRANSFERS	3,692,000	3,692,000	924,840	(2,767,160)		893,290
NET CHANGE IN FUND BALANCES	$ -	$ -	$ (2,614,258)	$ (2,614,258)		$ (2,925,698)

* Tax settlements are received from Carver County in July and December.

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 3/31/2021 AND 3/31/2020

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 3/31/2020
REVENUES:					
Property Taxes *	$ 6,000	$ -	$ (6,000)	0%	$ -
Charges For Services/Lot Sales	2,400	950	(1,450)	40%	1,000
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	950	(7,750)	11%	1,000
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	8,500	-	8,500	0%	75
Capital Outlay	5,000	-	5,000	0%	-
TOTAL EXPENDITURES	13,500	-	13,500	0%	75
NET CHANGE IN FUND BALANCES	$ (4,800)	$ 950	$ 5,750		$ 925

* 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 3/31/21 AND 3/31/20

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 3/31/2020
REVENUES:					
Property Taxes *	$ 171,598	$ -	$ (171,598)	0%	$ -
Intergovernmental	-	-	-	0%	270,000
Charges For Services	167,435	-	(167,435)	0%	-
Special Assessments	40,000	-	(40,000)	0%	-
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Leases/Rent	32,200	7,946	(24,254)	25%	7,715
TOTAL REVENUES	405,833	7,946	(397,887)	2%	277,715
EXPENDITURES:					
Current:					
Administration:					
Professional Services	23,172	35	23,137	0%	3,011
Other Charges and Special Events	35,347	-	35,347	0%	-
Remit Grant Revenue	11,603	-	11,603		270,033
Administrative Fees	258,530	-	258,530	0%	-
Economic Development Projects/Programs:					
Professional Services	41,303	14,697	26,606	36%	29,193
Other Charges and Special Events	19,479	-	19,479	0%	-
Debt Service:					
Principal - Promissory Note	13,499	3,374	10,125	25%	3,208
Interest - Promissory Note	2,900	826	2,074	28%	992
Capital Outlay	-	-	-		8,858
TOTAL EXPENDITURES	405,833	18,932	386,901	5%	315,295
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	(10,986)	(10,986)		(37,580)
NET CHANGE IN FUND BALANCES	$ -	$ (10,986)	$ (10,986)		$ (37,580)

* Tax settlements are received from Carver County in July and December.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 3/31/2021 AND 3/31/2020

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 3/31/2020
REVENUES:					
Property Taxes *	$ 3,233,159	$ -	$ (3,233,159)	0%	$ -
Charges For Services	4,000	-	(4,000)	0%	-
Interest Earnings	-	47,021	47,021		53,549
Leases (tower)	96,000	64,930	(31,070)	68%	29,557
Donations/Contributions	-	2,000	2,000		1,600
TOTAL REVENUES	3,333,159	113,951	(3,219,208)	3%	84,706
EXPENDITURES:					
Current:					
General Government	10,000	-	10,000		-
Debt Service:					
Issuance Costs & Fiscal Agent Fees	50,000	-	50,000		-
Capital Outlay:					
Furniture And Equipment					
Communications	10,000	-	10,000	0%	-
Admin. Services-Finance	13,000	-	13,000	0%	-
Admin. Services-Information Services	63,000	37,961	25,039	60%	57,867
Police	82,000	5,758	76,242	7%	-
Fire	80,000	-	80,000	0%	-
Public Works	167,000	6,518	160,482	4%	21,105
TOTAL EXPENDITURES	475,000	50,237	424,763	11%	78,972
OTHER FINANCING SOURCES (USES):					
Transfers In	28,000	-	(28,000)	0%	-
Transfers Out	(3,865,932)	-	3,865,932	0%	-
Bonds Issued	170,000	-	(170,000)	0%	-
Sale of Capital Assets	-	-	-		6,150
TOTAL OTHER FINANCING SOURCES (USES)	(3,667,932)	-	3,667,932		6,150
NET CHANGE IN FUND BALANCES	$ (809,773)	$ 63,714	$ 873,487		$ 11,884

* Tax settlements are received from Carver County in July and December.

ELECTRIC FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 3/31/2021 AND 3/31/2020

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED / EXPENDED	PRIOR YEAR YTD AS OF 3/31/2020
OPERATING REVENUES:					
Residential Sales	$ 9,209,000	$ 2,047,848	$ (7,161,152)	22%	$ 1,558,722
Senior Sales	544,000	131,051	(412,949)	24%	99,385
Commercial Sales	1,160,000	288,701	(871,299)	25%	261,554
Industrial Sales	27,032,000	6,493,418	(20,538,582)	24%	4,919,630
Intradepartmental	980,000	213,491	(766,509)	22%	183,503
Electric Service Charges	1,588,000	1,205,020	(382,980)	76%	289,418
Other Sales	187,000	19,708	(167,292)	11%	33,351
TOTAL OPERATING REVENUES	40,700,000	10,399,237	(30,300,763)	26%	7,345,563
OPERATING EXPENSES:					
Purchased Power	25,901,000	6,710,392	19,190,608	26%	6,380,115
Distribution:					
Personnel Services	1,877,202	412,047	1,465,155	22%	457,949
Supplies, Services & Other Charges	533,074	150,243	382,831	28%	82,232
Administration:					
Personnel Services	383,798	45,908	337,890	12%	53,713
Supplies, Services & Other Charges	2,966,510	98,465	2,868,045	3%	94,642
Utility Billing:					
Personnel Services	260,361	59,161	201,200	23%	64,184
Supplies, Services & Other Charges	338,347	60,393	277,954	18%	77,553
Conservation Programs	669,919	105,209	564,710	16%	90,145
Capital Outlay	663,000	261,065	401,935	39%	490,504
TOTAL OPERATING EXPENSES	33,593,211	7,902,883	25,690,328	24%	7,791,037
OPERATING INCOME	7,106,789	2,496,354	(4,610,435)		(445,474)
NON-OPERATING REVENUES:					
Investment Earnings	16,500	(2,209)	(18,709)	-13%	(6,142)
Intergovernmental	-	6	6		-
TOTAL NON-OPERATING REVENUES	16,500	(2,203)	(18,703)		(6,142)
NON-OPERATING EXPENSES:					
Debt Service - Principal	502,977	2,160,000	(1,657,023)	429%	-
Debt Service - Principal (Contra Account)	-	(2,160,000)	2,160,000		-
Debt Service - Interest	327,387	129,244	198,143	39%	147,773
Debt Service - Agent Fees	450	850	(400)		-
TOTAL NON-OPERATING EXPENSES	830,814	130,094	700,720	16%	147,773
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	6,292,475	2,364,057	(3,928,418)		(599,389)
CAPITAL CONTRIBUTIONS	-	-	-		129,131
TRANSFERS IN (OUT):					
Transfers (Out)	(6,292,000)	(924,840)	5,367,160		(893,290)
CHANGE IN NET POSITION	$ 475	$ 1,439,217	$ 1,438,742		$ (1,363,548)

WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 3/31/2021 AND 3/31/2020

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 3/31/2020
OPERATING REVENUES:					
Residential Sales	$ 1,358,000	$ 224,165	$ (1,133,835)	17%	$ 168,571
Commercial Sales	1,043,000	156,296	(886,704)	15%	120,348
Industrial Sales	518,000	91,571	(426,429)	18%	56,893
Other Sales	459,040	133,850	(325,190)	29%	96,932
TOTAL OPERATING REVENUES	3,378,040	605,882	(2,772,158)	18%	442,744
OPERATING EXPENSES:					
Pumping	261,970	63,964	448,006	12%	55,940
Treatment	322,742	77,518	245,224	24%	64,589
Distribution:					
Personnel Services	498,160	116,915	381,245	23%	124,145
Supplies, Services & Other Charges	362,437	61,460	300,977	17%	31,927
Administration :					
Personnel Services	125,732	28,222	97,510	22%	31,013
Supplies, Services & Other Charges	645,538	4,883	640,655	1%	16,741
Utility Billing:					
Personnel Services	130,182	29,581	100,601	23%	32,093
Supplies, Services & Other Charges	66,824	15,637	51,187	23%	15,744
Capital Outlay	290,500	53,577	(13,077)	132%	49,938
TOTAL OPERATING EXPENSES	2,704,085	451,757	2,252,328	17%	422,130
OPERATING INCOME	673,955	154,125	(519,830)	23%	20,614
NON-OPERATING REVENUES:					
Investment Earnings	16,200	(721)	(16,921)	-4%	(3,238)
Intergovernmental	-	6	6		-
Lease - Bountiful Basket	30,600	7,657	(22,943)	25%	7,525
Insurance Claims	-	-	-		17,750
TOTAL NON-OPERATING REVENUES	46,800	6,942	(39,858)	15%	22,037
NON-OPERATING EXPENSES:					
Debt Service - Principal	699,214	95,439	603,775	14%	40,000
Debt Service - Principal (Contra Account)	-	(95,439)	95,439		(40,000)
Debt Service - Interest	331,258	33,729	297,529	10%	21,764
Issuance Costs & Fiscal Agent Fees	-	60	(60)		60
Old Water Treatment Plant/Bountiful Basket	1,900	135	1,765		1,015
TOTAL NON-OPERATING EXPENSES	1,032,372	33,924	998,448	3%	22,839
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(311,617)	127,143	438,760		19,812
TRANSFERS IN (OUT):					
Transfers In	506,000	-	(506,000)		-
Transfers (Out)	(117,000)	(3,483)	113,517		(7,941)
NET TRANSFERS IN (OUT)	389,000	(3,483)	(392,483)		(7,941)
CHANGE IN NET POSITION	$ 77,383	$ 123,660	$ 46,277		$ 11,871

SEWER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 3/31/2021 AND 3/31/2020

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 3/31/2020
OPERATING REVENUES:					
Residential Sales	$ 1,657,900	$ 404,224	$ (1,253,676)	24%	$ 286,544
Commercial Sales	1,130,000	262,538	(867,462)	23%	196,028
Industrial Sales	1,114,500	276,538	(837,962)	25%	182,268
Other Sales	792,350	251,252	(541,098)	32%	192,586
TOTAL OPERATING REVENUE	4,694,750	1,194,552	(3,500,198)	25%	857,426
OPERATING EXPENSES:					
Pumping	25,829	3,360	22,469	13%	2,249
Treatment	2,713,317	904,439	1,808,878	33%	891,846
Collection:					
Personnel Services	498,160	117,792	380,368	24%	126,525
Supplies, Services & Other Charges	199,387	14,529	184,858	7%	16,097
Administration:					
Personnel Services	125,730	28,223	97,507	22%	31,013
Supplies, Services & Other Charges	631,368	4,064	627,304	1%	11,055
Utility Billing:					
Personnel Services	130,182	29,581	100,601	23%	32,093
Supplies, Services & Other Charges	62,220	15,433	46,787	25%	15,975
Capital Outlay	17,500	-	17,500	0%	46,794
TOTAL OPERATING EXPENSES	4,403,693	1,117,421	3,286,272	25%	1,173,647
OPERATING INCOME	291,057	77,131	(213,926)		(316,221)
NON-OPERATING REVENUES:					
Investment Earnings	6,700	(116)	(6,816)	-2%	(546)
Intergovernmental	-	9	9		-
TOTAL NON-OPERATING REVENUES	6,700	(107)	(6,807)	-2%	(546)
NON-OPERATING EXPENSES:					
Debt Service - Principal	139,214	203,561	(64,347)	146%	125,000
Debt Service - Principal (Contra Account)	-	(203,561)	203,561		(125,000)
Debt Service - Interest	76,899	60,010	16,889	78%	43,901
Issuance Costs & Fiscal Agent Fees	-	265	(265)		265
TOTAL NON-OPERATING EXPENSES	216,113	60,275	155,838		44,166
INCOME (LOSS) BEFORE TRANSFERS	81,644	16,749	(64,895)		(360,933)
TRANSFERS IN (OUT):					
Transfers (Out)	(177,000)	(5,391)	171,609		(12,291)
CHANGE IN NET POSITION	$ (95,356)	$ 11,358	$ 106,714		$ (373,224)

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 3/31/2021 AND 3/31/2020

	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 3/31/2020
OPERATING REVENUES:						
Admissions	$ 433,200	$ 304,664	$ 22,190	$ (282,474)	7%	$ 91,392
Memberships	1,354,292	710,720	165,872	(544,848)	23%	304,255
Rentals	1,126,648	995,973	345,081	(650,892)	35%	400,562
Charges for Services/Lessons	543,960	312,243	21,817	(290,426)	7%	118,406
Other Revenue	143,720	71,510	7,789	(63,721)	11%	40,597
TOTAL OPERATING REVENUE	$ 3,601,820	$ 2,395,110	$ 562,749	$ (1,832,361)	23%	$ 955,212
OPERATING EXPENSES:						
Personnel Services	2,164,659	1,956,291	435,429	1,520,862	22%	645,229
Operating Supplies	229,326	229,326	40,614	188,712	18%	78,066
Professional Services	801,931	801,931	195,843	606,088	24%	221,016
Other Charges	211,934	211,934	58,490	153,444	28%	149,364
Capital Outly	175,000	175,000	170,120	4,880	97%	-
TOTAL OPERATING EXPENSES	3,582,850	3,374,482	900,496	2,473,986	27%	1,093,675
OPERATING INCOME	18,970	(979,372)	(337,747)	641,625		(138,463)
NON-OPERATING REVENUES:						
Intergovernmental Revenue	-	-	21,250	21,250		-
Investment Earnings (Charges)	(11,900)	(11,900)	3	11,903	0%	112
Sale of Capital Assets	20,000	20,000	-	(20,000)		-
TOTAL NON-OPERATING REVENUES	8,100	8,100	21,253	13,153	262%	112
NON-OPERATING EXPENSES:						
Debt Service - Principal	355,000	355,000	-	355,000	0%	-
Debt Service - Interest	146,320	146,320	829	145,491	1%	1,605
Issuance Costs & Fiscal Agent Fees	2,750	2,750	1,700	1,050	62%	1,700
TOTAL NON-OPERATING EXPENSES	504,070	504,070	2,529	501,541	1%	3,305
INCOME (LOSS) BEFORE TRANSFERS	(477,000)	(1,475,342)	(319,023)	1,156,319		(141,656)
TRANSFERS IN (OUT):						
Transfers In	477,000	477,000	-	(477,000)		-
CHANGE IN NET POSITION	$ -	$ (998,342)	$ (319,023)	$ 679,319		$ (141,656)

CHASKA PAR 30 FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 3/31/21 AND 3/31/20

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PRIOR YEAR YTD AS OF 3/31/2020
OPERATING REVENUES:				
Green Fees	$ -	$ -	$ -	$ 6,875
Cart Rental	-	-	-	-
Merchandise & Other Sales	-	-	-	-
TOTAL OPERATING REVENUES	-	-	-	6,875
OPERATING EXPENSES:				
Golf - Maintenance Dept:				
Personnel Services	-	-	-	17,302
Supplies, Services & Other Charges	-	1,218	(1,218)	1,108
Golf - Club House:				
Personnel Services	-	-	-	-
Supplies, Services & Other Charges	-	121	(121)	2,147
Merchandise for Resale	-	-	-	357
Capital Outlay - Learning Links	-	162,630	(162,630)	85,906
TOTAL OPERATING EXPENSES	-	163,969	(163,969)	106,820
OPERATING INCOME	-	(163,969)	(163,969)	(99,945)
CHANGE IN NET POSITION	$ -	$ (163,969)	$ (163,969)	$ (99,945)

Golf course is closed for construction

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 3/31/21 AND 3/31/20

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 3/31/2020
OPERATING REVENUES:					
Green Fees	$ 1,464,000	$ 34,056	$ (1,429,944)	2%	$ 17,021
Driving Range	125,000	1,928	(123,072)	2%	964
Cart Rental	356,000	-	(356,000)	0%	-
Merchandise	250,000	36,564	(213,436)	15%	14,382
Other Sales	139,000	68,268	(70,732)	49%	57,968
TOTAL OPERATING REVENUE	$ 2,334,000	$ 140,816	$ (2,193,184)	6%	$ 90,335
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	698,622	114,020	584,602	16%	123,824
Supplies, Services & Other Charges	283,179	44,135	239,044	16%	28,527
Golf - Club House:					
Personnel Services	534,894	83,200	451,694	16%	89,962
Supplies, Services & Other Charges	333,654	51,461	282,193	15%	41,496
Merchandise for Resale	174,284	103,738	70,546	60%	99,287
Capital Outlay	135,500	32,690	102,810	24%	555
TOTAL OPERATING EXPENSES	2,160,133	429,244	1,730,889	20%	383,651
OPERATING INCOME	173,867	(288,428)	(462,295)		(293,316)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(3,300)	-	3,300		-
TOTAL NON-OPERATING REVENUES	(3,300)	-	3,300		-
NON-OPERATING EXPENSES:					
Debt Service - Principal	121,400	-	121,400	0%	-
Debt Service - Interest	30,600	30,399	201	99%	30,009
TOTAL NON-OPERATING EXPENSES	152,000	30,399	121,601	20%	30,009
INCOME (LOSS) BEFORE TRANSFERS	18,567	(318,827)	(337,394)		(323,325)
CHANGE IN NET POSITION	$ 18,567	$ (318,827)	$ (337,394)		$ (323,325)

TURBINE GENERATOR FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIOD ENDED 3/31/21 AND 3/31/20

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 3/31/2020
OPERATING REVENUES:					
Lease Revenue	$ 2,486,184	$ 240,876	$ (2,245,308)	10%	$ 255,059
OPERATING EXPENSES:					
Professional Services	105,000	91,583	13,417	87%	86,717
Other Charges	229,445	57,361	172,084	25%	56,586
TOTAL OPERATING EXPENSES	334,445	148,944	185,501	45%	143,303
OPERATING INCOME	2,151,739	91,932	(2,059,807)		111,756
NON-OPERATING REVENUES:					
Investment Earnings	-	(168)	(168)		(2,660)
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	(168)	(104,387)	0%	(2,660)
NON-OPERATING EXPENSES:					
Debt Service - Principal	1,275,000	-	1,275,000	0%	-
Debt Service - Principal (Contra Account)	-	-	-		-
Debt Service - Interest	801,250	-	801,250	0%	-
Issuance Costs & Fiscal Agent Fees	4,500	-	4,500	0%	-
TOTAL NON-OPERATING EXPENSES	2,080,750	-	2,080,750	0%	-
CHANGE IN NET POSITION	$ 175,208	$ 91,764	$ (83,444)		$ 109,096

STORM WATER FUND

REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET, ACTUAL, AND PRIOR YEAR TO DATE
FOR THE PERIODS ENDING 3/31/21 AND 3/31/20

	2021 BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD AS OF 3/31/2020
OPERATING REVENUES:					
Residential Sales	$ 1,043,000	$ 357,016	$ (685,984)	34%	$ 340,077
Industrial Sales	788,000	265,424	(522,576)	34%	255,526
All Other Receipts	14,385	-	(14,385)	0%	649
TOTAL OPERATING REVENUE	1,845,385	622,440	(1,222,945)	34%	596,252
OPERATING EXPENSES:					
Collections:					
Personnel Services	366,900	7,147	359,753	2%	48,022
Supplies, Services & Other Charges	348,482	17,788	330,694	5%	39,956
Administration:					
Personnel Services	131,336	30,163	101,173	23%	33,181
Supplies, Services & Other Charges	389,871	651	389,220	0%	660
Utility Billing:					
Supplies, Services & Other Charges	63,500	15,228	48,272	24%	14,155
Depreciation	30,000	-	30,000	0%	-
Capital Outlay	217,500	17,695	199,805	8%	64,571
TOTAL OPERATING EXPENSES	1,547,589	88,672	1,458,917	6%	200,545
OPERATING INCOME	297,796	533,768	235,972		395,707
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	6,500	(371)	(6,871)	-6%	(816)
NON-OPERATING EXPENSES:					
Debt Service - Principal	137,333	115,999	21,334	84%	80,000
Debt Service - Principal (Contra Account)	-	(115,999)	115,999		(80,000)
Debt Service - Interest	55,456	39,768	15,688	72%	33,508
Issuance Costs & Fiscal Agent Fees	-	175	(175)		175
TOTAL NON-OPERATING EXPENSES	192,789	39,943	152,846	21%	33,683
INCOME (LOSS) BEFORE TRANSFERS	111,507	493,454	381,947		361,208
TRANSFERS IN (OUT):					
Transfers In	204,603	-	(204,603)	0%	-
Transfers (Out)	(246,000)	(2,219)	243,781	1%	(5,058)
NET TRANSFERS IN (OUT)	(41,397)	(2,219)	39,178		(5,058)
CHANGE IN NET POSITION	$ 70,110	$ 491,235	$ 421,125		$ 356,150

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 3/31/2021 AND 3/31/20

	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	ACTUAL AS OF 3/31/2021	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED	PRIOR YEAR YTD ACTUAL 3/31/2020
OPERATING REVENUES:						
Memberships	$ 149,900	$ 135,350	$ 28,439	$ (106,911)	21%	$ 35,285
Rentals	167,007	99,296	4,271	(95,025)	4%	14,824
Lessons	255,000	131,000	15,410	(115,590)	12%	79,630
Leagues	225,500	180,000	61,940	(118,060)	34%	73,088
Leases	409,000	297,878	54,779	(243,099)	18%	73,820
Other Revenue	52,779	39,484	1,824	(37,660)	5%	22,204
TOTAL OPERATING REVENUES	1,259,186	883,008	166,663	(716,345)	19%	298,851
OPERATING EXPENSES:						
Administration:						
Personnel Services	363,802	363,802	78,645	285,157	22%	86,659
Supplies, Services & Other Charges	362,024	362,024	53,705	308,319	15%	66,994
Event Center:						
Personnel Services	104,317	103,317	21,401	81,916	21%	25,383
Supplies, Services & Other Charges	13,026	13,026	367	12,659	3%	11,662
Curling Center:						
Personnel Services	241,991	199,641	38,230	161,411	19%	66,507
Supplies, Services & Other Charges	93,616	93,616	8,092	85,524	9%	42,704
Crooked Pint	58,525	58,525	8,315	50,210	14%	12,231
Capital Outlay	5,000	5,000	-	5,000		-
TOTAL OPERATING EXPENSES	1,242,301	1,198,951	208,755	990,196	17%	312,140
OPERATING INCOME	16,885	(315,943)	(42,092)	273,851		(13,289)
NON-OPERATING REVENUES:						
Investment Earnings (Charges)	(12,154)	(12,154)	23	12,177		585
TOTAL NON-OPERATING REVENUES	(12,154)	(12,154)	23	12,177		585
NON-OPERATING EXPENSES:						
Debt Service-Principal	1,025,000	1,025,000	1,025,000	-	100%	1,000,000
Debt Service-Principal (Contra Account)	-	-	(1,025,000)	1,025,000		(1,000,000)
Debt Service-Interest	559,501	559,501	230,122	329,379	41%	242,514
Issuance Costs & Fiscal Agent Fees	1,600	1,600	1,600	-	100%	1,600
TOTAL NON-OPERATING EXPENSES	1,586,101	1,586,101	231,722	1,354,379	15%	244,114
INCOME (LOSS) BEFORE TRANSFERS	(1,581,370)	(1,914,198)	(273,791)	1,640,407		(256,818)

Minutes
CHASKA HUMAN RIGHTS COMMISSION
ZOOM
Thursday, March 25, 2021
6:30 PM

1. Roll Call
   Present: Welvaert, Carlson, Hubbard, Castillo, S. White, Spreadbury
   Absent: Haga, L. White, Sandison, Hughes

2. Adopt Agenda
   Motion: Welvaert
   Second: Spreadbury
   Kabat Roll Call Vote: Welvaert, Carlson, Hubbard, Castillo, S. White, Spreadbury
   Motion Carried

3. Open Forum/Guest Presentation
   No guests

4. Approve Minutes
   4A - HRC Minutes February 25, 2021 (Kabat to make spelling corrections)
   Motion: Castillo
   Second: Spreadbury
   Kabat Roll Call Vote: Welvaert, Carlson, Hubbard, Castillo, S. White, Spreadbury
   Motion Carried

5. Treasurer's Report
   5A. Treasurer's Report 2021
   Kabat reported 3 sets of business cards were purchased, $25.00 a box X 3 is $75.00 bringing the balance to $1,925.00.
   Motion: Spreadbury
   Second: Hubbard
   Kabat Roll Call Vote: Welvaert, Carlson, Hubbard, Castillo, S. White, Spreadbury
   Motion Carried

6. Old Business

   6A. Form 2021 Committees

   Commissioner Carlson shared she hoped everyone had the opportunity to think about and determine where they may have an interest in joining a sub-committee. Expressed the sub-committees do carry out the work of the commission.

   Sub-committees for 2021 to consider include:

   - MLK Breakfast – last year remotely but work still had to be done. Meetings initially once a month, closer to the event more frequently. Additional support from Chaska Park and Recreation staff was provided last year.

   - River City Days - last weekend in July, currently not a confirmed date. Sub-committee creates a theme with material available at the booth. The committee should start work now. The entire commission is welcome to attend/volunteer for this event.

   - Calendar Committee – featuring various aspects of diversity each month. Meet initially and work with city staff to make presence known on the web page.

   - Webpage – possibly consider this year, could work with city staff to develop content for a webpage. Commissioner Spreadbury inquired if the HRC can have its own webpage, or does it need to be shared by the city?

   - Program Committee – help guide commission in asking for speakers to come to provide an opportunity to learn together. We can call a different name if need be. This would include having a guest speaker each month.

   Commissioner Castillo shared the possibility at the last meeting to form a sub-committee for recruiting and retaining city employees from other underrepresented populations. Human Rights can guide the city council on how to target people who may not see city posting.

   Commissioner Carlson thought an excellent idea. Shared Chief Seibert is exploring ways to recruit which he shared in the Chaska Herald. Commissioner Carlson shared the need to explore a possible committee with city staff to see how staff including HR would perceive the commission.

Kabat expressed it is a good idea but keep in mind the primary focus of the HRC has been about community engagement. Creating this committee would be a new step. Kabat shared Matt Podhradsky as the city administrator at the advice of the council would need to be involved if possibly creating this new sub-committee. Kabat is open to the idea but will talk with Matt Podhradsky and report back. Kabat expressed for commission to look over the strategic plan for the HRC, more discussion needs to take place.

Commissioner Castillo understands possible concerns and will revisit the strategic plan.

Commissioner Carlson expressed the sub-committee "Program Committee" could possibly invite the HR department for informational purposes.

Commissioner Spreadbury expressed concern about if the HRC has the right qualifications to assist the HR department? Also, possible employment litigation to deal with. Would still like to explore Commissioner Castillo's suggestion for this new sub-committee.

Commissioner Carlson stated the next step would be for Kabat to talk to City Administrator Matt Podhradsky and report back to the commission.

Commissioner Carlson asked the commission what sub-committees they would like to participate in? Each sub-committee can have up to 3 commissioners working together to work on details.

- Commissioner Welvaert would like to join the MLK Breakfast.
- Commissioner Spreadbury shared he would like to join the River City Day's, Calendar, and Website.
- Kabat shared Lisa White would like to join the River City Days.
- Commissioner Hubbard will join River City Days, Calendar, and Program.
- Commissioner S. White accepted to join the MLK Breakfast

Commissioner Carlson will reach out to absent commissioners regarding their interest to participate in a sub-committee.

6B. Discussion: Letter to the Editor

Commissioner Carlson shared the background of the draft letter. The draft letter is a great introduction of the HRC.

A discussion was shared, and the commission agreed to reach out to City Administrator Matt Podhradsky as to what the HRC commission wants to share with our community in real-time. Kabat shared several different ways to communicate with upper city staff and City Council.

After further discussion, Commissioners Spreadbury and Castillo will draft a document/statement and send it to Kabat and Kevin Wright. Kabat will share with Matt Podhradsky and discuss if the HRC could be on the visitor presentation at the April 5th City Council meeting.

The decision was made to move forward with sending the letter to the editor as drafted. Kabat to send to the Chaska Herald.
Motion: Spreadbury
Second: Castillo
Motion Carried
Kabat Roll Call Vote: Welvaert, Carlson, Castillo, Spreadbury, Hubbard, S. White.

7. New Business:

7A. Outreach

Kabat shared this item was not intended to be on the agenda for this meeting.

Commissioner Welvaert inquired to Kabat about the visibility of an outdoor exhibit for the green card voices? Kabat shared what he discussed with Erin Link at the Chaska Community Center. He has not heard back but will reach out again. Kabat is also having a discussion with Erin Link regarding a possible story walk. Kabat to report back at the next meeting.

8. Other Business – No other business

9. Adjourn
Motion: Spreadbury
Second: Welvaert