



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, October 17, 2022
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Proclamation
 - 5.A. Domestic Violence Awareness Month - Katie Schaumann
6. Visitor Presentation
 - 6.A. His House Foundation - Martha Brannon
7. Consent Items
 - 7.A. Adopt Resolution 2022-120 Identifying the Need for Livable Communities Local Housing Incentives Account Funding and Authorizing Application for Grant Funds
 - 7.B. Adopt Resolution No. 2022-122 Approving the Final Site & Building Plan for Chaska Tech Center/Amcon Construction/PC #2022-55
 - 7.C. Adopt Resolution No. 2022-123 Approving the Eitel House Final Plat/Jonathan Association/PC #2022-56
 - 7.D. Adopt Resolution No. 2022-124 Approving the Final Plat for Hidden Maples/Landmark Builders/PC #2022-53
 - 7.E. Adopt Resolution 2022-128 Approving the Cooperative Construction Agreement with MnDOT for Oakk Ridge Development - TH 41 Roundabout and Highway Improvements.
 - 7.F. Authorize a Purchase Agreement with Club West Partners, LLC for Property Necessary for Right of Way and Stormwater

7.G. Set Date for Canvass of Municipal Election Results

8. Action Items

8.A. Adopt Resolution 2022-129 Extension of Power Sales Agreement with Minnesota Municipal Power Agency

8.B. Adopt Resolution No. 2022-125 and Ordinance Nos. 1022 & 1023 Approving the Final Site & Building Plan and Zoning Ordinance Amendments for Hazeltine Plaza Apartments/Trident Development/PC #2022-54

8.B.i. Ordinance No. 1022 Approving the Zoning Ordinance Amendment (ZOA) to PCD-15

8.B.ii. Ordinance No. 1023 Approving the Zoning Ordinance Amendment (ZOA) to Section 15.16.030 PCD

8.C. Items related to a Tax Abatement Agreement with RCS-RCA Oak Ridge, LLC

8.C.i. Adopt Resolution 2022-126 Granting Contingent Approval of a Tax Abatement Agreement

8.C.ii. Motion to set a Public Hearing for November 7, 2022 to Review a Proposed Property Tax Abatement.

8.C.iii. Adopt Resolution 2022-127 Relating to the Financing of Certain Proposed Projects; and, Establishing Compliance with the Reimbursement Bond Regulations under the Internal Revenue Code

9. Bills

9.A. ACCOUNTS PAYABLE CLAIMS ROSTER 10-17-2022

10. Other Business

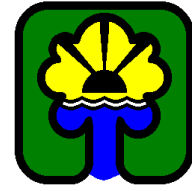
10.A. City Administrator's Report

10.B. Monthly Financial Reports

11. Adjourn



**CITY OF
CHASKA MINNESOTA**
“A Quality Small Town”
PROCLAMATION



In Recognition of Domestic Violence Awareness Month

WHEREAS, in the City of Chaska in recognition of the critical work being done by domestic violence advocates in service of the survivors and victims’ they serve, I encourage all citizens to actively engage in the work and events sponsored by Southern Valley Alliance and other organizations working toward the elimination of domestic violence; and

WHEREAS, more than 10 million adults experience domestic violence, and over 1.5 million high school students are physically abused by dating partners, annually in the United States; and

WHEREAS, more than 19,000 calls are placed to domestic violence hotlines nationwide every day; and

WHEREAS, the impact of domestic violence is felt not only by individuals and families, but communities and nation as a whole; and

WHEREAS, Chaska joins with others across the state of Minnesota, and nationwide, in supporting domestic violence victims and survivors, the advocates and organizations who serve them, and holding offenders accountable in Chaska.

NOW, THEREFORE, be it resolved, that I, Mark Windschitl, Mayor of the City of Chaska, on behalf of the City Council and the Citizens of Chaska, do hereby Proclaim October 2022 as Domestic Violence Awareness Month.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Chaska this 17th day of October in the year of our Lord Two Thousand and Twenty-One.

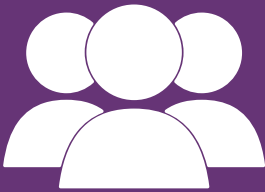
Mark Windschitl, Mayor, City of Chaska



FY 21-22 Annual Report

Southern Valley **Alliance**

SERVING THOSE IN NEED



Last year, SVA served 945 victim- survivors with our programs and services. Core programs include a 24/7 crisis line and crisis intervention, support groups, court advocacy, resources and referrals, and community education.

CRISIS INTERVENTION



Victims call us in their time of greatest need. 1,881 calls to our crisis line were answered by trained staff and volunteer advocates. This line can also be utilized by concerned family and friends that may have questions.

PROGRAM ADDITIONS



SVA implemented two new programs to service our community better: A Lethality Assessment in partnership with all 10 Law Enforcement departments in Carver and Scott counties, and Hospital Advocacy at St. Francis Hospital.

EDUCATING OUR COMMUNITY



SVA provides community outreach and education to teach about domestic violence and healthy relationships. Last year, 2,765 adults and youth attended a training session.



October is Domestic Violence Awareness Month



SHARE A SIGN. SHINE A LIGHT. SAVE A LIFE.

Join SVA's purple light and yard sign campaign this October to raise awareness and show your support.

For more info and to order your sign:

952-873-4214 | officemanager@svamn.org |   



Sharing within Our Community



General Overview

- Established 501(3)(C) in 2008
- Certified by the state of Minnesota
- Housing Stabilization Services
- United Way 211 Crisis Agency Responder for SW Metro Counties
- Carver Scott Street Outreach Grant
- DEI competent staff, bilingual and translation services available
- Partnerships with Carver, Scott and Far West Hennepin
- Currently have over 100 volunteers

Some of our Community Partners



Greater Twin Cities
United Way



MOUNT CALVARY



HHFA Campus























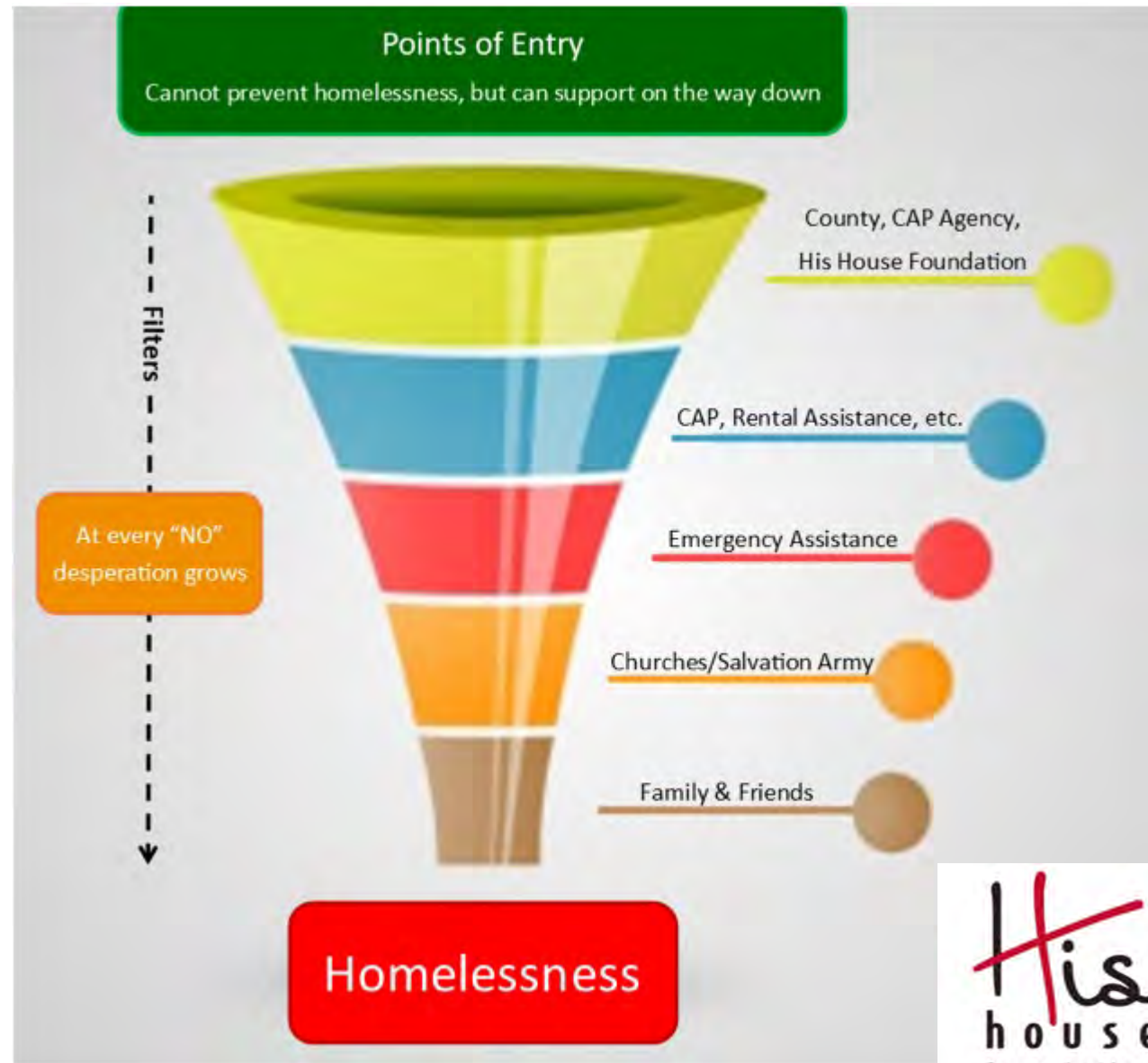
**HHF
RESOURCE
CENTER**
Open by Appointment

Email: HisHouseNonprofit@gmail.com

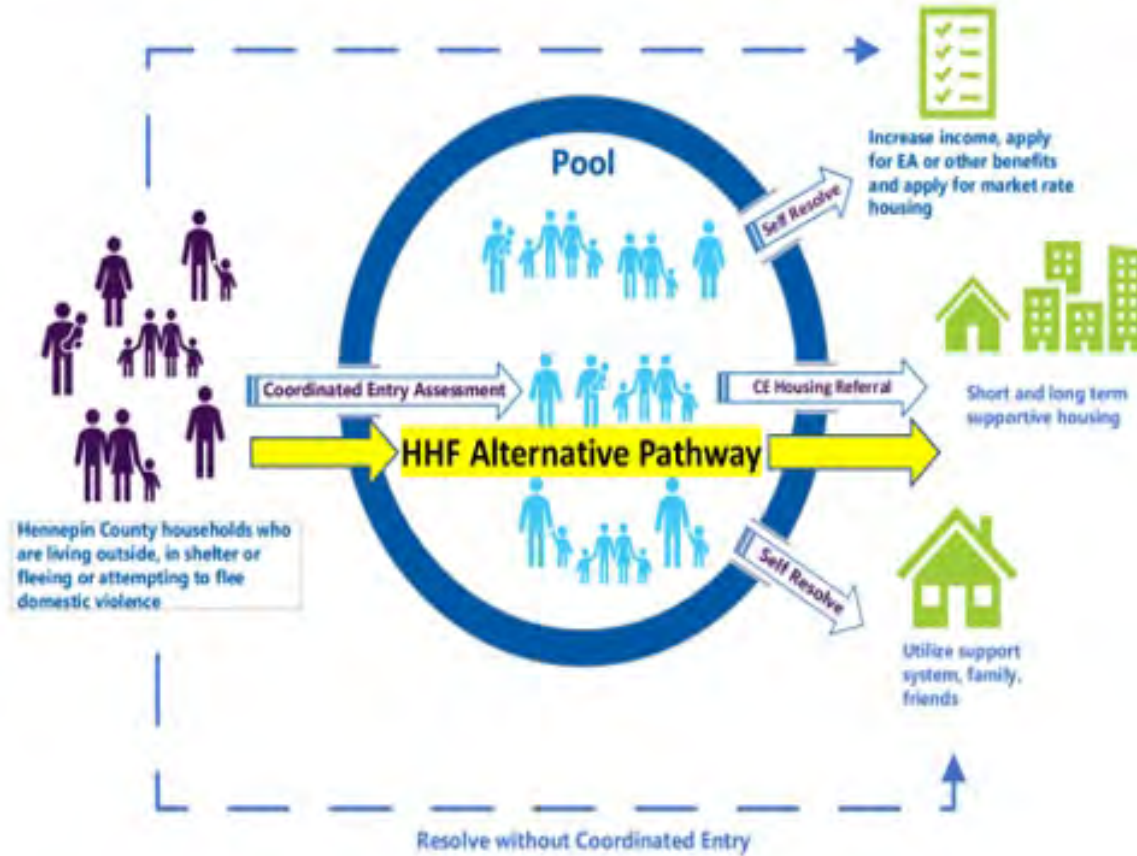
Web: HisHouseFoundation.com

501c3 Nonprofit | Human Services





Hennepin County Coordinated Entry







PLACE TO CALL HOME

Carver County working to shelter and re-house homeless residents

BY MEGAN ELLIOTT
megan.elliott@carver-mn.com

For many people, a home is an achievement. It's a standard goal for young adults to find a house and settle down eventually. However, a growing problem in many states is a rising homeless population, and what to do to keep them safe and, eventually, get them back on their feet. Carver County has been working to tackle this problem head-on, providing shelter during the worst of the winter and summer and setting up programs to take the steps needed to stabilize.

To start, how do we define homelessness? According to the Minnesota Homeless Management Information System (HMIS), homelessness is defined by "any individual, unaccompanied youth, or family that is without a permanent place to live that is fit for human habitation." There's also a difference between short-term homelessness and long-term. Long-term means a few different things, with being without a permanent resident for a year, or being repeatedly in homeless situations over a period of three years. Take into mind that there are other factors in homelessness such as fleeing a violent relationship, disability, etc., but for the purposes of this article we will be using this broad definition.

In recent months, Carver County has been working to place homeless individuals and families in both shelters and homes. The rehoming of a local veteran and her family made it in The News and Times and Star Tribune, and the commissioners approved funding to keep six hotel rooms open for use during winter. Ac-

cording to Jennifer Romero, the county's housing program supervisor, the number averages out at about 90 families/individuals experiencing homelessness.

"We have about on average 90 households experiencing a type of homelessness at a given time," said Romero. "They can be couch-surfing for an extended period, living outside, or in and out of homeless situations over a period of three years."

There's according to the specific criteria in the definition, according to Rod Franks, director of Health and Human Services for Carver County. And definitions between different programs aren't "apples to apples", either, so that number may fluctuate depending on where you're looking, but broadly speaking it's going to be at least 90 out of the 100,000 people living in Carver County, according to an HMIS report, counting homeless individuals shows more of a minimum at the point they were counted.

Homelessness can be caused by a number of factors, including loss of a job, unemployment, loss of mortgage going up to name a few.

"Evictions are really bad because once it's on your record, it's very difficult to find a new place to rent," said Romero. "A few of the people living in their cars may have a job, but with an eviction they can't find a place to live because of it."

Mental and physical disabilities are also a factor, as people struggling with either have difficulty finding employment, as well as the elderly. Emergencies, such as a medical need, can also lead people into homelessness usually, since some households are unable to care for a

mobility expense.

"It really cuts across all demographic and economic groups in all parts of our society," said Franks.

"We have people that have lived in the same home for 50 years, and now they've lost everything," Romero added. "It really can happen to anyone."

The Housing Program staff as well as Health and Human Services and the Community Action Partnership (CAP) Agency have been working with hotels in the southwest metro to help as many as they can to first get shelter, then to help them through some other steps into getting back on their feet.

For Carver County, one of main help is a local Super 8 Hotel in Chaska. Through the CAP Agency, the hotel has six rooms that are rented out through the entirety of winter to keep people out of the cold. The rooms cannot be rented by anyone else through winter, according to Romero, and are given to a new person once the initial occupier no longer needs it.

How they come to not need it is handled by other programs in the county.

"Once they have some shelter and needs met, we start looking at how they become homeless in the first place," said Franks.

That can be looking at what kind of work they need, finding affordable housing, getting them into programs that can help them stabilize, and in some cases even getting them rehabilitation they need. Every situation is different, but there are resources at the county and state level made to help people rise out of homelessness one step at a time.

"Just having a phone available is an amazing thing," said Romero. "There is someone without a means of communication supposed to connect to these resources? It's next to impossible."

With only six rooms, it's about high-on need. There are rules to follow, such as sobriety or obeying the rules of the hotel, but for the most part according to Romero there haven't been problems for sheltering people. Those with mental health needs, there are case managers from the county to help them either get the counseling they need or the medication they need to make it through another day.

And while the shelter is only open fully through the winter for freezing rain, severe cold, or snow, that doesn't mean there aren't other days the county uses this resource. For example, bad thunderstorms during summer will also open up the shelter so people can at least be dry.

Of course, there's always a need for more space. With six rooms to try and serve a possible 90, the county is always looking for help. The best way is to contact Jennifer Romero in the Housing Program at jromero@carver.mn.us to see what they need, or if there's a way to help. Donations to the program are also appreciated, as they can open the rooms for longer or more of them. Those struggling with homelessness, or those who know a person struggling, can also contact Romero and her team in order to find help. And even if someone is experiencing imminent homelessness, these programs can also help them avoid it.

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/17/2022

Subject: Resolution 2022-120 Identifying the Need for Livable Communities Local Housing Incentives Account Funding and Authorizing Application for Grant Funds

Prepared By: Elise Durbin, Assistant City Administrator

Background

As Council is aware, staff has been working with the Carver County Community Development Agency (CDA) on the Ernst House rehabilitation and new construction project in downtown Chaska. The project, when complete, will be four new single-family homes which will be permanently affordable via the Carver County Community Land Trust. In 2020 the project was successful in obtaining gap funding from both Minnesota Housing as well as the Metropolitan Council's Local Housing Incentives Account (LHIA). Since the time of that application, construction costs have risen significantly and the gap for the project has increased.

The Metropolitan Council is piloting a new LHIA Affordable Homeownership program this fall and is currently soliciting applications through October 31. One of the requirements of the program is a resolution of support from the community seeking the funds.

Recommendation

In talking with Metropolitan Council staff, the Ernst House project fits the program guidelines, and given the current financial gap of the project, both City and CDA staff agree that it is important to apply for these funds. Therefore, staff is recommending approval of the resolution of support for the LHIA Affordable Homeownership pilot program application.

CITY COUNCIL ACTION REQUESTED

Motion to approve Resolution 2022-120 identifying the need for Livable Communities Local Housing Incentives Account funding and authorizing application for grant funds.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/17/2022 **RESOLUTION NO.** 2022-120

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

**RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES LOCAL
HOUSING ACCOUNT FUNDING AND AUTHORIZING APPLICATION FOR GRANT
FUNDS**

WHEREAS the City of Chaska is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2022 as determined by the Metropolitan Council, and is therefore eligible to apply for Livable Communities Local Housing Incentives Account funds; and

WHEREAS the City has identified a proposed project within the City that meets the Incentives Account's purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS the City has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the City agrees to act as legal sponsor for the project(s) contained in the grant application(s) submitted on or before October 31, 2022; and

WHEREAS the City acknowledges Livable Communities Local Housing Incentives Account grants are intended to fund projects or project components that support the production and preservation of affordable housing to help municipalities meet their negotiated Livable Communities Act housing goals; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Local Housing Incentives Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Incentives Account grant funding.

NOW THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

Finds that it is in the best interests of the City's development goals and priorities for the proposed project or projects to occur at these particular sites and at this particular time.

Finds that the project components for which Livable Communities Local Housing Incentives Account funding is sought:

will not occur solely through private or other public investment within the reasonably foreseeable future; and

will occur within three years after a grant award only if Livable Communities Local Housing Incentives Account funding is made available for this project at this time.

Represents that the City has undertaken reasonable and good faith efforts to procure funding for the project components for which Livable Communities Local Housing Incentives Account funding is sought but was not able to find or secure from other sources funding that is necessary for project component completion within three years and states that this representation is based on the following reasons and supporting facts:

The project will provide permanently affordable homeownership housing to those at or below 80% AMI.

The project will rehabilitate an existing home and develop an infill lot in amenity rich downtown Chaska.

Project Name: Ernst House CLT project

Amount Requested: \$400,000

Authorizes its City Administrator or Designee to submit on behalf of the City an application or applications for Metropolitan Council Livable Communities Local Housing Incentives Account grant funds for the project components identified in the application, and to execute such agreements as may be necessary to implement the project on behalf of the City.

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

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/17/2022

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

Applicant: Amcon Construction

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

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

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

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

BACKGROUND

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

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

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

Changes Since Preliminary Plan

The following updates have occurred since preliminary plan approval:

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

Project Goals

The identified goals for this project include the following:

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

ZONING & DOWNTOWN MASTER PLAN

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

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

EXISTING CONDITIONS

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

CURRENT REQUEST

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

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

Adjacent properties

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

Site Layout

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

Building Location/Design

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

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

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

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

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

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

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

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

Setbacks

The required setbacks for the site are as follows:

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

PARKING SETBACKS	
Direction	Setback

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

Parking/Access/Circulation

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

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

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

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

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

Landscaping

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

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

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

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

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

Lighting

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

Signs

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

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

Utilities

Water and sewer are available to serve this site.

Stormwater

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

Deadline for Agency Actions

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

PLANNING COMMISSION ACTION TAKEN 10/12/2022:

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

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

- a. Project Narrative (pgs 1-4), submitted by Amcon Construction, dated September 6, 2022.
- b. Existing Conditions Plan (pg A103), submitted by Amcon Construction, dated September 6, 2022
- c. Site Forces Exhibit (pg A102), submitted by Amcon Construction, dated September 6, 2022
- d. Site Plan (pg A100), submitted by Amcon Construction, dated September 6, 2022
- e. Grading & Erosion Control Plan (pg C1), submitted by Elliot, dated September 27, 2022
- f. Site Utilities & Stormwater (pg C2), submitted by Elliot, dated September 27, 2022
- g. Overlay Plan (Landscape and Site Utilities) (pg C3), submitted by Elliot, dated September 27, 2022
- h. Landscape Plan (pg L1), submitted by Elliot, dated September 27, 2022
- i. Truck Turning Radius Diagram (pg TTRD), submitted by Elliott, dated September 27, 2022
- j. Site Photometrics, submitted by Aid Electric, dated April 8, 2022
- k. Perspective (pg A303), submitted by Amcon Construction, dated September 6, 2022
- l. Elevations (pg A301-A302), submitted by Amcon Construction, dated September 6, 2022
- m. Floor Plan (pg A101), submitted by Amcon Construction, dated September 6, 2022
2. Adherence with the Engineers Memo dated May 11, 2022.
3. Compliance with the County Memo dated February 2022.
4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
5. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
6. Coordination with the City Engineer with regard to utilities, grading and drainage.
7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
8. No exterior storage will be permitted.
9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
11. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
13. Provision that signage for all tenants to use similar signing methods and design.
14. Provision that monument signage adhere to 10 foot property line setbacks.
15. Provision of a storm water management plan meeting City and Carver County WMO standards.
16. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
17. Provision that all mechanical equipment will be fully screened from view.
18. Coordination with Electric Department on service locations.
19. Elimination of un-used driveway accesses on Chaska Boulevard or Fire Lane prior to issuance of a Building Permit.
20. Final Plat to list City of Chaska as a part of the plat.

21. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.
22. Provision of a truck lane on the north side of the site to be at least 24 feet wide.
23. Provision of irrigation for the landscaped and sodded areas of the site.
24. Provision that boulevard trees are shown between the Fire Lane sidewalk and curb and to be shown on the plans prior to issuance of a building permit.
25. Provision that planting island trees are shown on the northeasterly side of the site between the parking lot and northeast property line, and to be shown on the plans prior to issuance of a building permit.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-122 approving the Final Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/17/2022 **RESOLUTION NO.** 2022-122

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

Resolution approving the Final Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center) / Amcon Construction/PC #2022-55

WHEREAS, the applicant, Amcon Construction, is requesting Final Site & Building Plan approval for the construction of a multi-tenant office/warehouse/quasi-retail building totaling approximately 41,000 square feet in size and roughly 23 feet in height; and

WHEREAS, this facility will be a 25-tenant building ranging in size from 1,320 to 2,460 square feet per tenant space; and

WHEREAS, the tenants this building is targeted for will range in uses including plumbing contractors, manufacturer's showroom, auto restoration, environmental companies, flooring distribution and installation, small parts manufacturer, on-line retailers (e-tailer), dry wall contractor, aviation equipment, repair personnel, dance studios, etc; and

WHEREAS, these tenants will not include uses with outside storage or overnight parking needs; e.g. auto repair, towing, and car rental; and

WHEREAS, access to the site will be gained from Fire Lane from two points of access; one aligned with Cuzzy's access, and one on the northeast side to provide truck access; and

WHEREAS, the proposed building will be constructed with stone, EIFs siding, glass, rock faced block, overhead metal doors, and fabric awnings; and

WHEREAS, the colors proposed between the masonry and EIFS are very similar (i.e. cream), and thus providing more contrast between those two materials could provide more depth to the building's design, and staff would require that the applicant explore color variations in the building permit; and

WHEREAS, the pedestrian and overhead doors will be powder coated doors to match the design of the building (Almond color); and

WHEREAS, they will also be providing windows so that the front facades (east, west and south) will be more articulated; and

WHEREAS, 117 parking spaces (87 initial installation; 30 proof of parking) are proposed as a part of this project; and

WHEREAS, a truck lane is oriented on the north side to line up with Formacoat's truck lane and provide access out to Fire Lane; and

WHEREAS, this truck lane needs to be at least 24 feet wide; and

WHEREAS, a cross access easement exists over Formacoat's site, and the same will be required for the Chaska Tech Center; and

WHEREAS, the applicant will also need to show on their plans (between the proposed sidewalk and curb) the inclusion of boulevard trees along Fire Lane; and

WHEREAS, these trees will not be expected to be installed with the project (same with the sidewalk), however, the City anticipates that these pieces will be installed when the extension of Fire Lane connects to Yellow Brick Road in an undetermined future; and

WHEREAS, in that regard, a plan needs to show how both elements fit into the existing right-of-way; and

WHEREAS, the applicant has provided a plan that shows this but has relocated the planting island trees to be within the boulevard; and

WHEREAS, the applicant will need to show a plan that has planting island trees and boulevard trees, and this will need to be addressed prior to a building permit being issued; and

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

WHEREAS, any lighting proposed for this plan should be fully screened and face downward; and

WHEREAS, on October 12, 2022 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center) (PC#2022-55); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Site & Building Plan for Phase III of the Chaska Building Center (Chaska Tech Center) (PC#2022-55), subject to the aforementioned stipulations and following conditions:

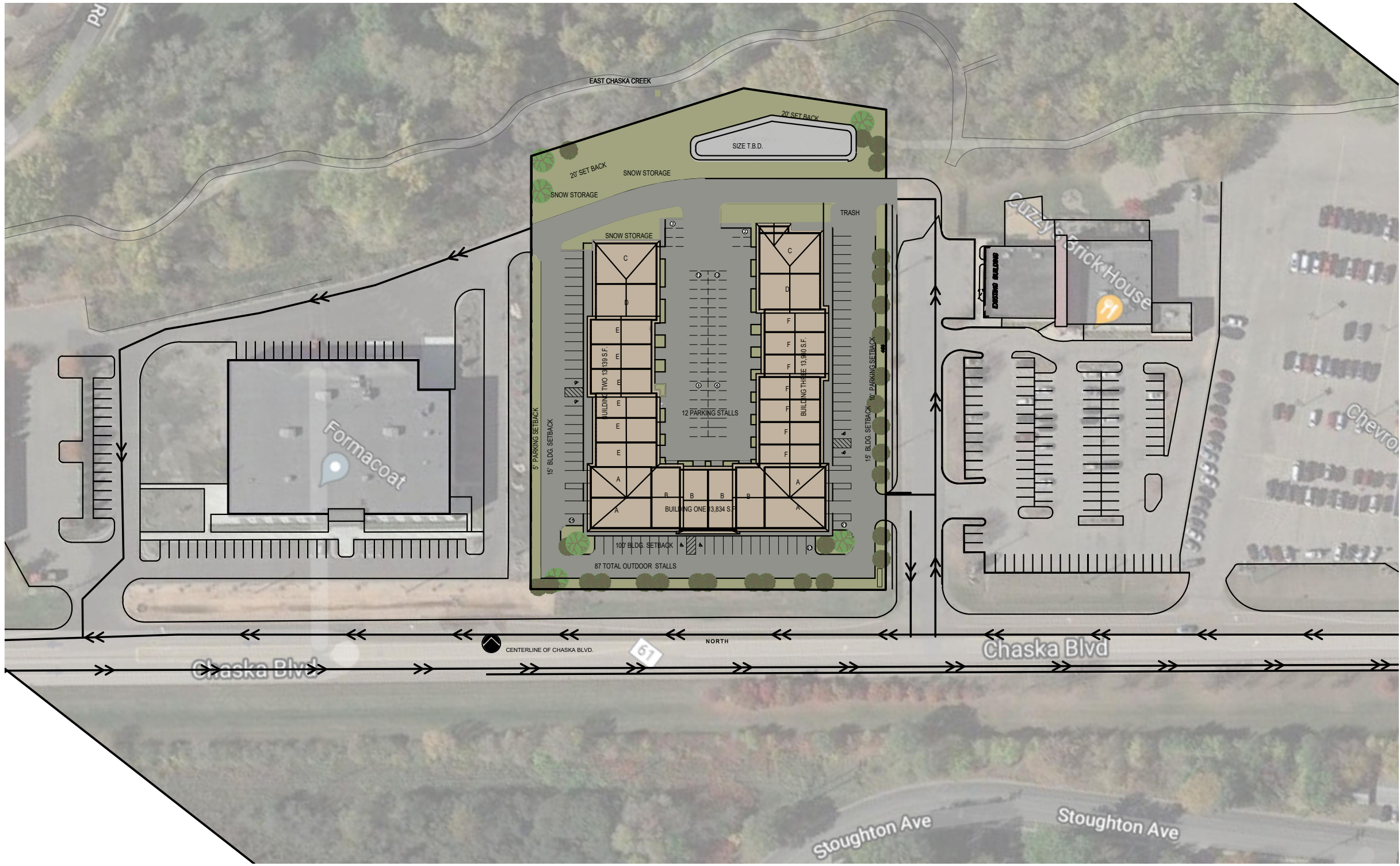
1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), submitted by Amcon Construction, dated September 6, 2022.
 - b. Existing Conditions Plan (pg A103), submitted by Amcon Construction, dated September 6, 2022
 - c. Site Forces Exhibit (pg A102), submitted by Amcon Construction, dated September 6, 2022
 - d. Site Plan (pg A100), submitted by Amcon Construction, dated September 6, 2022
 - e. Grading & Erosion Control Plan (pg C1), submitted by Elliot, dated September 27, 2022
 - f. Site Utilities & Stormwater (pg C2), submitted by Elliot, dated September 27, 2022
 - g. Overlay Plan (Landscape and Site Utilities) (pg C3), submitted by Elliot, dated September 27, 2022
 - h. Landscape Plan (pg L1), submitted by Elliot, dated September 27, 2022
 - i. Truck Turning Radius Diagram (pg TTRD), submitted by Elliott, dated September 27, 2022
 - j. Site Photometrics, submitted by Aid Electric, dated April 8, 2022
 - k. Perspective (pg A303), submitted by Amcon Construction, dated September 6, 2022
 - l. Elevations (pg A301-A302), submitted by Amcon Construction, dated September 6, 2022
 - m. Floor Plan (pg A101), submitted by Amcon Construction, dated September 6, 2022
2. Adherence with the Engineers Memo dated May 11, 2022.
3. Compliance with the County Memo dated February 2022.
4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
5. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.

6. Coordination with the City Engineer with regard to utilities, grading and drainage.
7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
8. No exterior storage will be permitted.
9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
11. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
13. Provision that signage for all tenants to use similar signing methods and design.
14. Provision that monument signage adhere to 10 foot property line setbacks.
15. Provision of a storm water management plan meeting City and Carver County WMO standards.
16. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
17. Provision that all mechanical equipment will be fully screened from view.
18. Coordination with Electric Department on service locations.
19. Elimination of un-used driveway accesses on Chaska Boulevard or Fire Lane prior to issuance of a Building Permit.
20. Final Plat to list City of Chaska as a part of the plat.
21. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.
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25. Provision that planting island trees are shown on the northeasterly side of the site between the parking lot and northeast property line, and to be shown on the plans prior to issuance of a building permit.

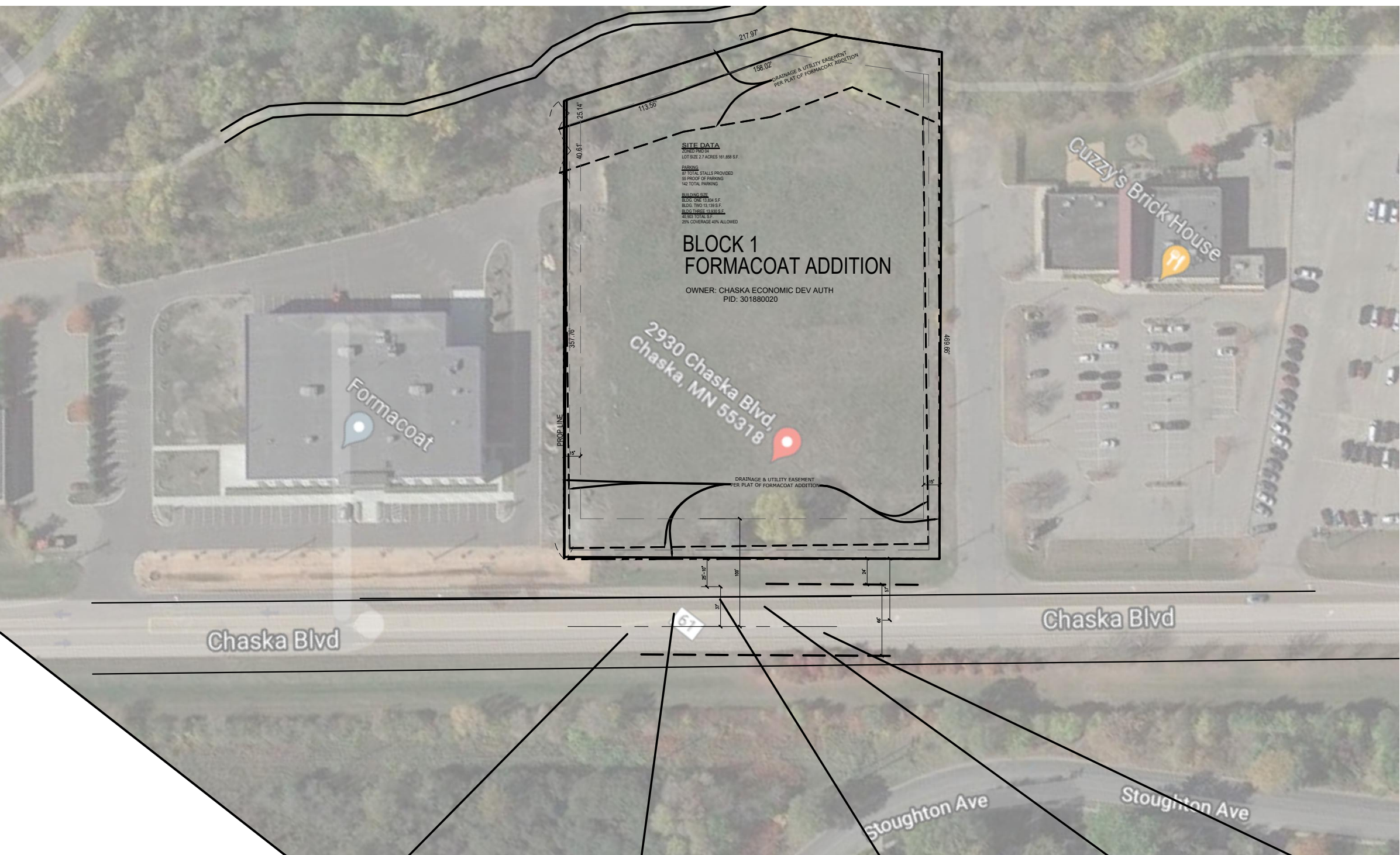
Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of October, 2022.

Mark Windschitl, Mayor

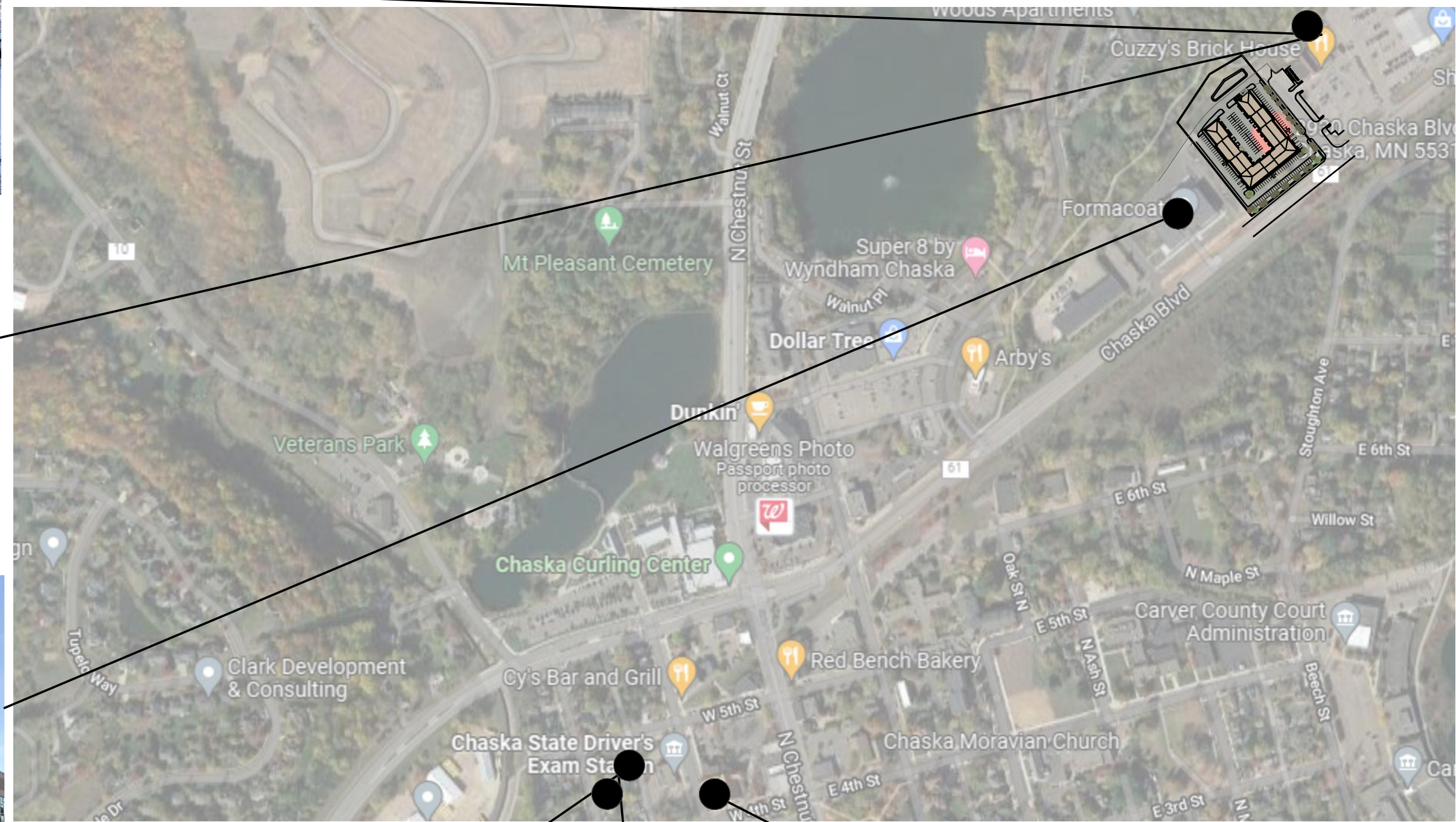
Attest: _____
Chaska Deputy Clerk



TRAFFIC FLOW
1"=100'



SITE VIEWS
1"=100'



ADJACENT BUILDINGS



UTILITIES AND SCREENING
1"=100'

CHASKA TECH CENTER
CHASKA, MINNESOTA
CONCEPT SITE PLAN

CONTRACTOR: AMCON CONSTRUCTION
WAYDE JOHNSON
6121 BAKER ROAD, SUITE 101
MINNETONKA, MN 55345
P: (651) 379-9090
Email: wjohnson@amconconstruction.com

ARCHITECT: AMCON CONSTRUCTION COMPANY
6121 BAKER ROAD #101
MINNETONKA, MN 55345
P: (651) 379-9090
CONTACT: BRUCE HELLIER
BHELLIER@AMCONCONSTRUCTION.COM

SHEET INDEX:		SHEET NAME			
SHEET NUMBER					
A100		SITE PLAN COVER SHEET			
A101		FLOOR PLAN			
A102		SITE FORCES EXHIBIT			
A103		AERIAL SITE / MAP OF EXISTING COND.			
A301		ELEVATIONS			
A302		ELEVATIONS			
A303		PERSPECTIVE VIEWS			
C-1		GRADING PLAN + EROSION CONTROL			
C-2		SITE UTILITIES AND STORMWATER			
C-3		OVERLAY PLAN			
L-1		LANDSCAPE PLAN			
		SITE LIGHTING			

SITE DATA
ZONED PMD 21
LOT SIZE 2.7 ACRES 161,858 S.F.

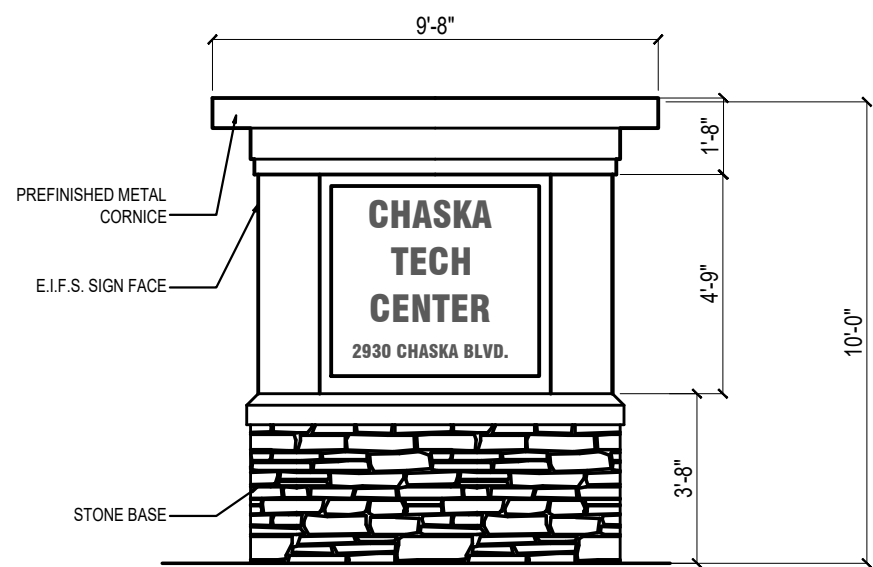
PARKING
117 TOTAL STALLS REQUIRE
88 STALLS PROVIDED
29 PROOF OF PARKING
117 TOTAL PARKING

BUILDING SIZE
BLDG. ONE 13,834 S.F.
BLDG. TWO 13,139 S.F.
BLDG. THREE 13,930 S.F.
40,903 TOTAL S.F.
25% COVERAGE 40% ALLOWED

ONE SPACE FOR EACH 2,000 S.F. FLOOR AREA
AND ONE SPACE PER 350 S.F. FOR FUTURE
CHANGE OF USE.

THE FACADES SHALL BE COMPOSED OF
CLASS 1,2 AND 3 MATERIALS, AT LEAST 30%
CLASS 1 AND CLASS 2 AND NOT MORE THAN
40% CLASS 3 MATERIALS

CLASS 1, BRICK, STONE, GLASS, COPPER,
CLASS 2, BRICK, CAST STONE, ROCKFACE,
BURNISHED CMU, PRECAST CONC. PANELS,
E.I.F.S.
CLASS 3, PRECAST PANELS, OPAQUE PANELS,
SMOOTH CMU, CERAMIC BLOCK, GLASS
BLOCK, WOOD.



2 MONUMENT SIGN ELEVATION
1/4"=1'=0"

COUNTY STATE AID HIGHWAY NO. 61

1 CONCEPT SITE PLAN
1" = 30'



LOT 2
161,858 square feet (3.72 acres)



AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9090 FAX: 651-379-9091

LARIAT
COMPANIES INC.

AMCON CONST. CO.
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THIS DOCUMENT IS AN INSTRUMENT
OF SERVICE AND IS THE PROPERTY
OF AMCON CONST. CO. IT IS TO BE
USED FOR THE PROJECT AND SITE
ONLY. IT MAY NOT BE USED OR
REPRODUCED IN ANY MANNER
WITHOUT WRITTEN CONSENT.

DRAWN BY: BCH

CHASKA TECH CENTER
2930 CHASKA BLVD. CHASKA, MINNESOTA

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

SITE PLAN
A100
PROJECT NUMBER
21016



7514 OLIVER AVE S
MINNEAPOLIS, MN 55423

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email: info@ellottdesignbuild.com

**CHASKA TECH
CENTER**

2930 CHASKA BLVD
CHASKA, MN



6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E485

DATE 1-3-22

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CIVIL SHEET INDEX

[illegible]

DRAWING TITLE:

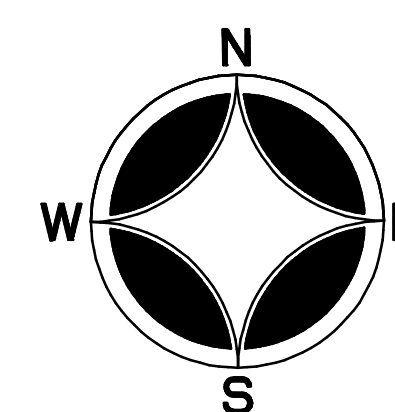
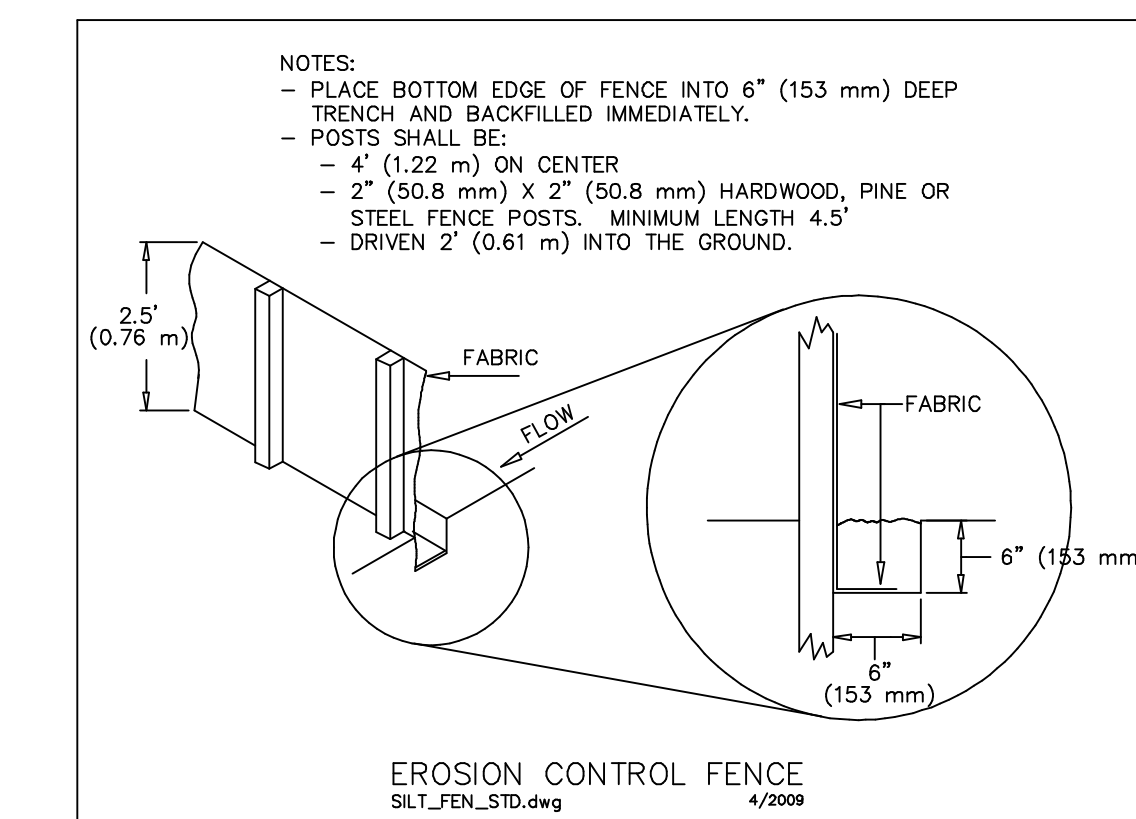
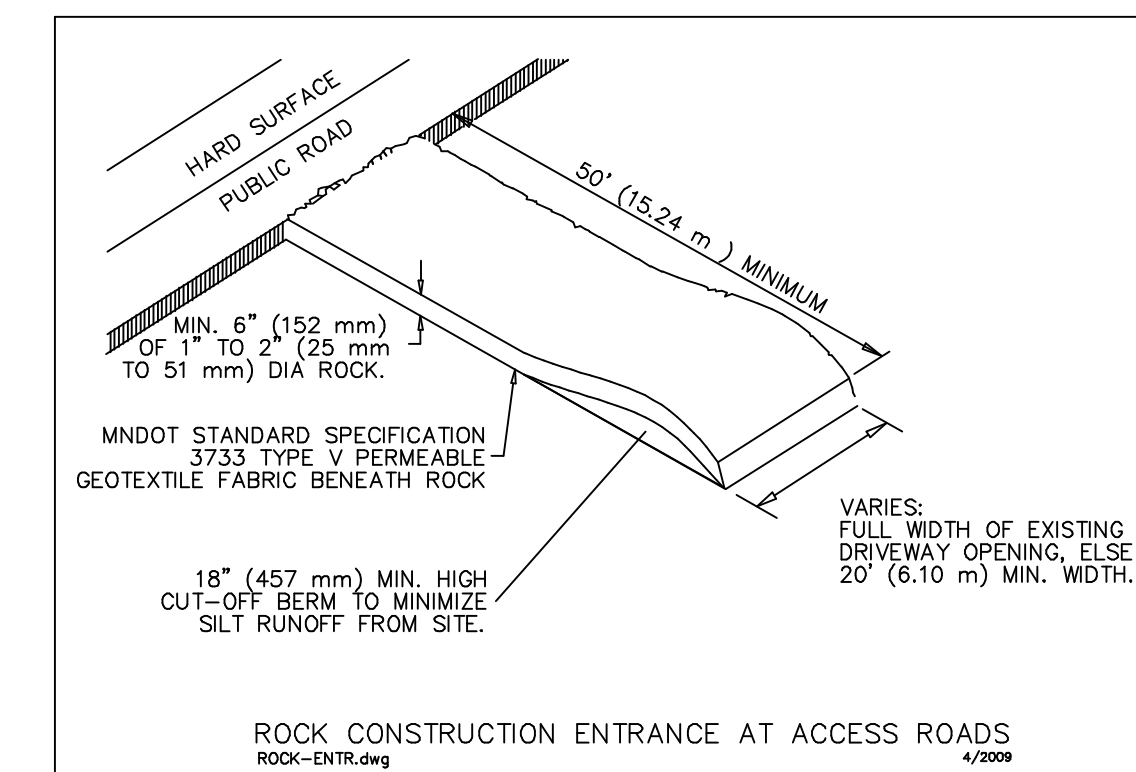
GRADING & EROSION CONTROL PLAN

DRAWING NUMBER:

C1

GENERAL NOTES:

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



GRAPHIC SCALE 1"=30'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 30, 60, and 90.



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CHASKA TECH
CENTER
2930 CHASKA BLVD
CHASKA, MN

AMCON
6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E485

DATE 1-3-22

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**PRELIMINARY
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CIVIL SHEET INDEX

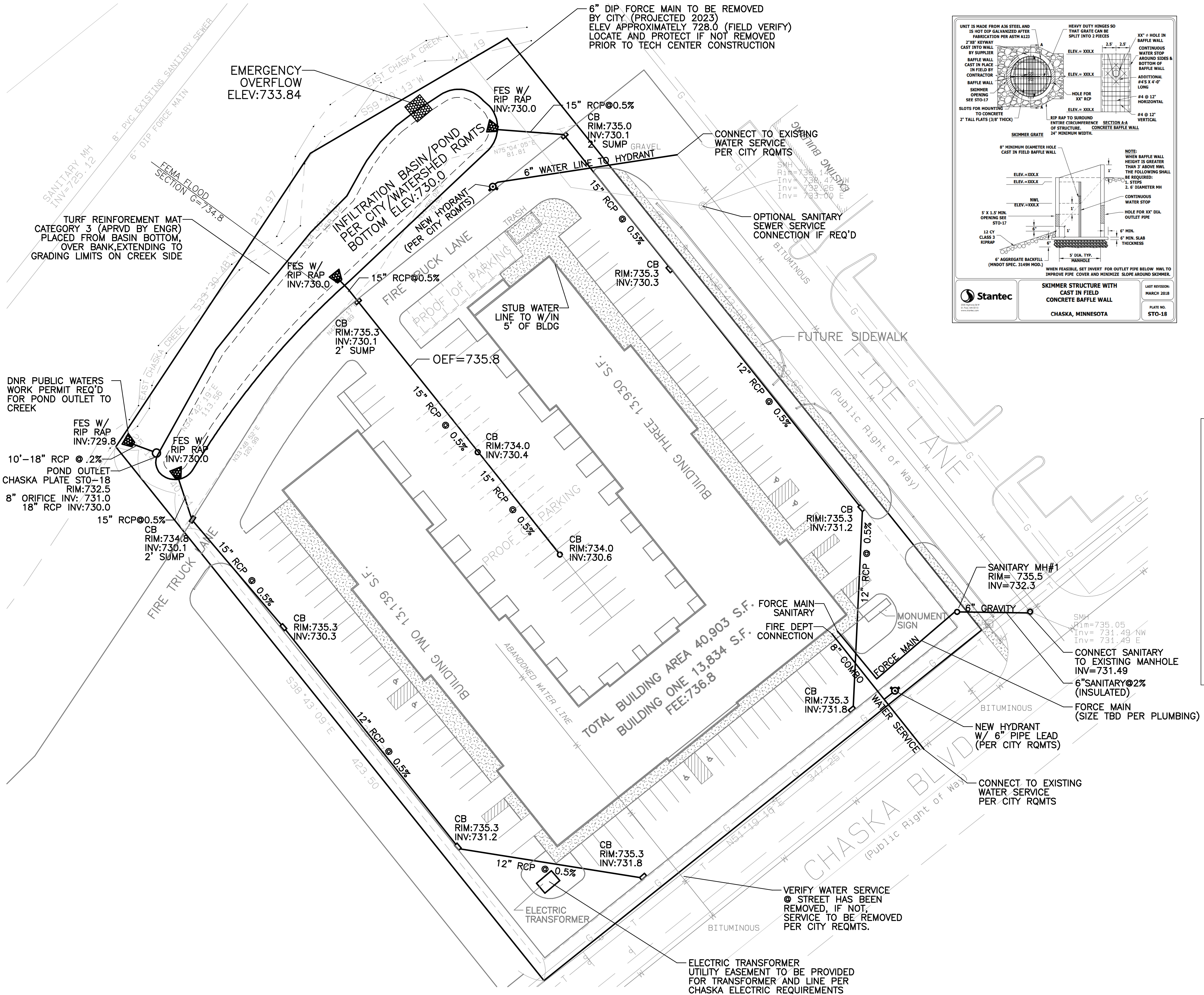
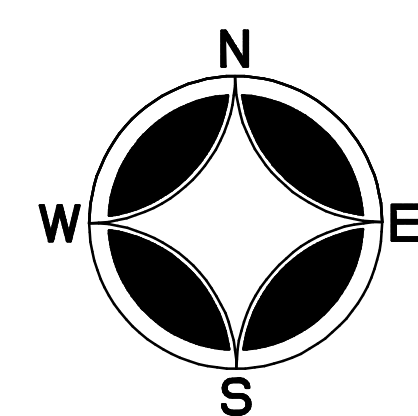
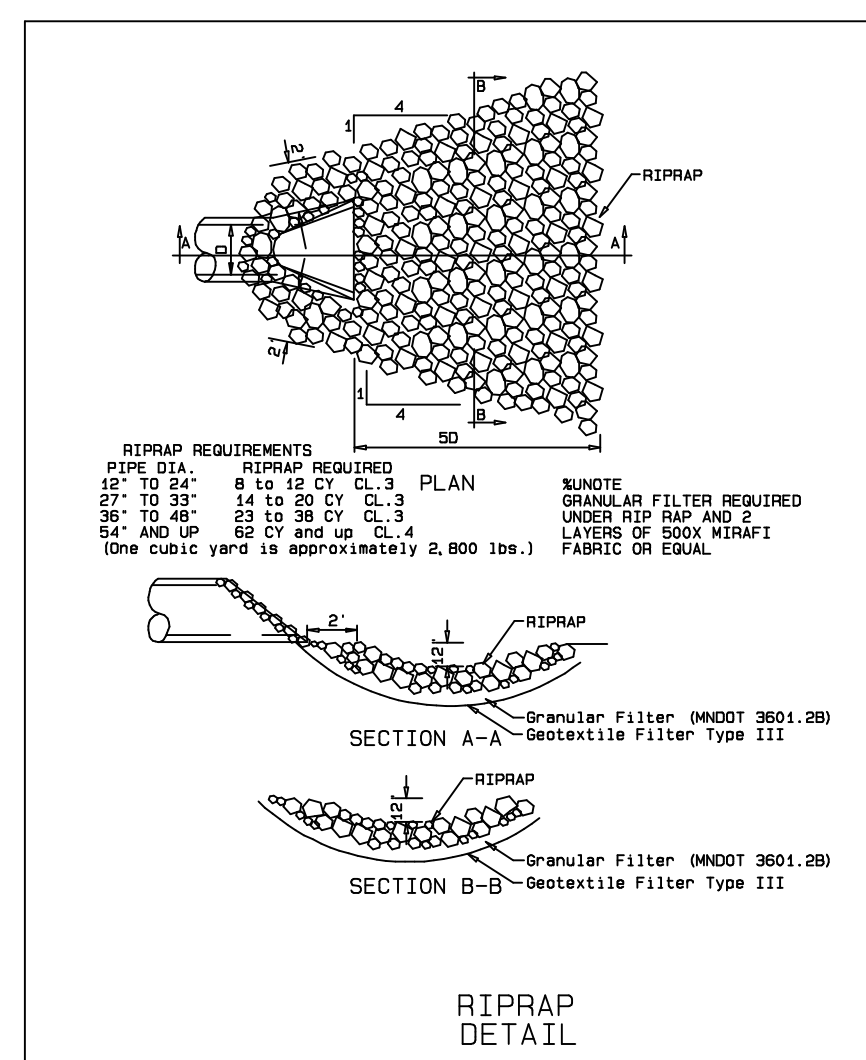
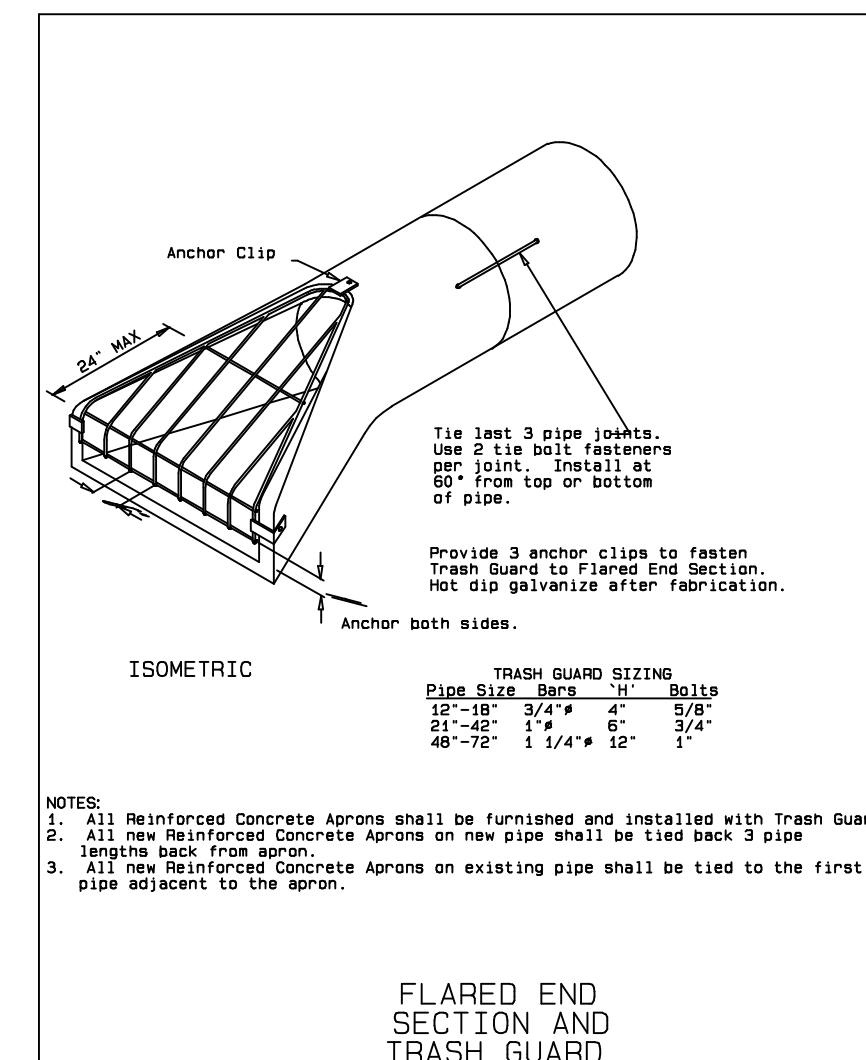
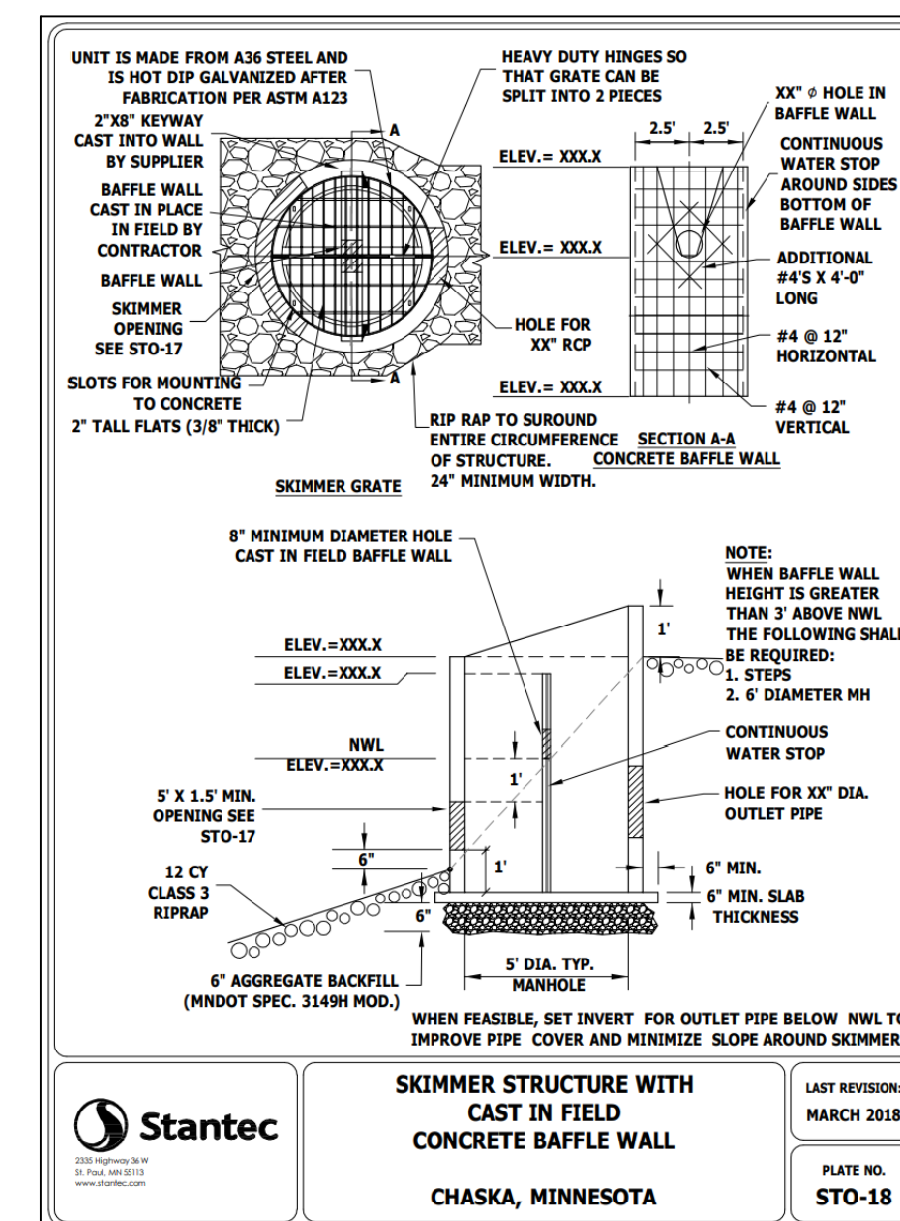
SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:

**SITE UTILITIES &
STORMWATER**

DRAWING NUMBER:

C2





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**CHASKA TECH
CENTER**

2930 CHASKA BLVD
CHASKA, MN



6121 Baker Road, Suite 101
Minnetonka, MN 55345

PROJECT NO. E485

DATE	1-3-22
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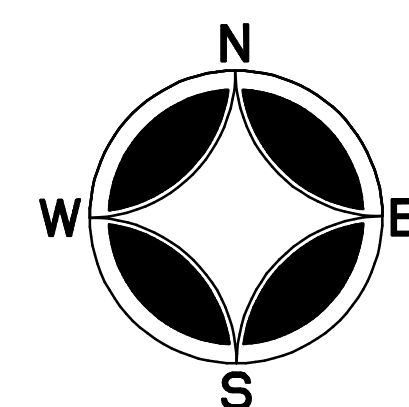
CIVIL SHEET INDEX

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

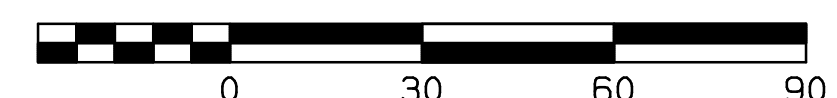
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OVERLAY PLAN
(LANDSCAPE AND
SITE UTILITIES)

DRAWING NUMBER:

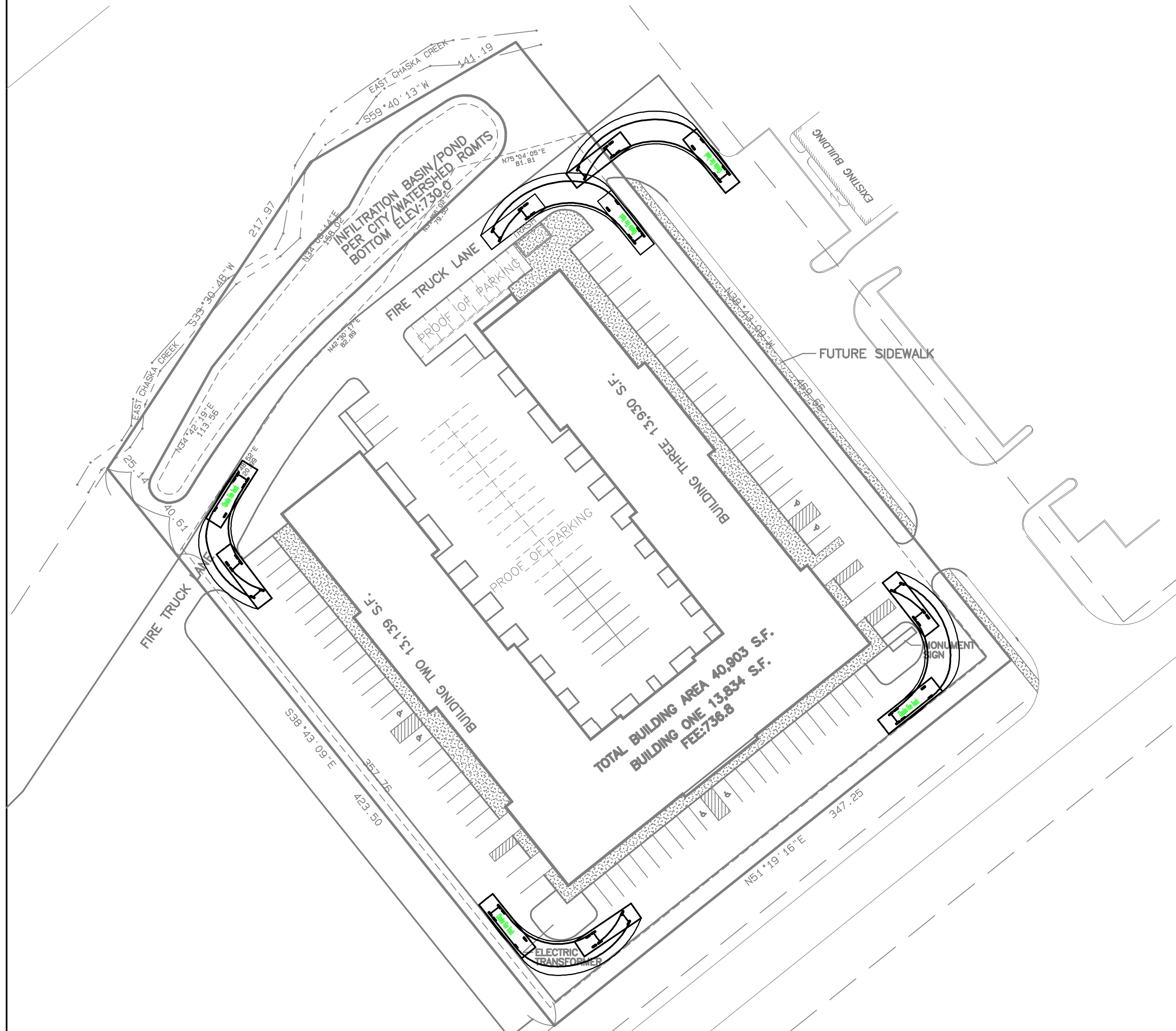
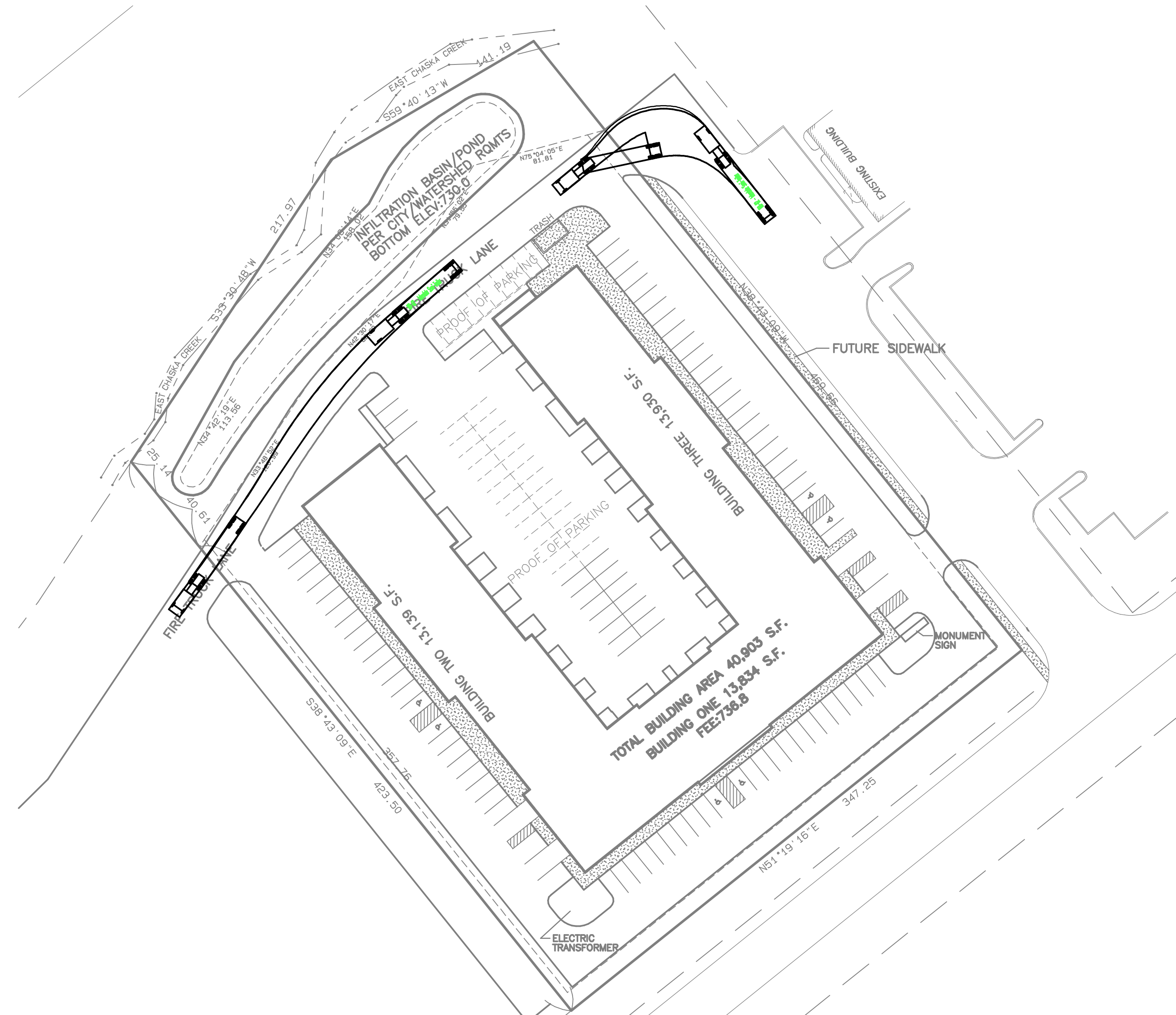
C3



GRAPHIC SCALE



CHASKA FIRE TRUCK TURING RADIUS

SEMI-TRUCK
TURNING RADIUS

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**CHASKA TECH
CENTER**

2930 CHASKA BLVD
CHASKA, MN



**6121 Baker Road, Suite 101
Minnetonka, MN 55345**

PROJECT NO. E485

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**PRELIMINARY
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CIVIL SHEET INDEX

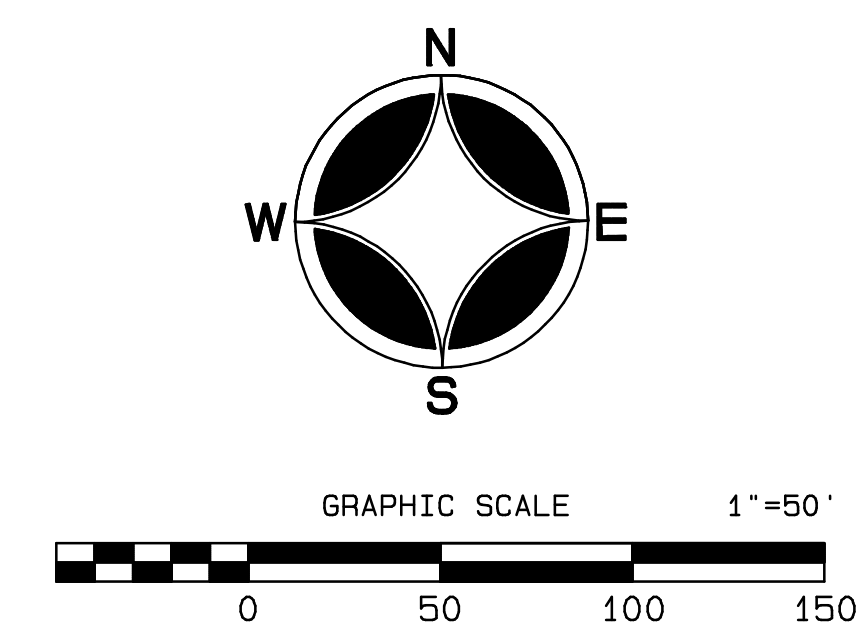
SHEET	TITLE
C1	GRADING & EROSION CONTROL
C2	SITE UTILITIES & STORMWATER
C3	OVERLAY PLAN
L1	LANDSCAPE PLAN

DRAWING TITLE:

TRUCK TURNING RADIUS DIAGRAM

DRAWING NUMBER:

TTRD





VIEW LOOKING EAST
NO SCALE



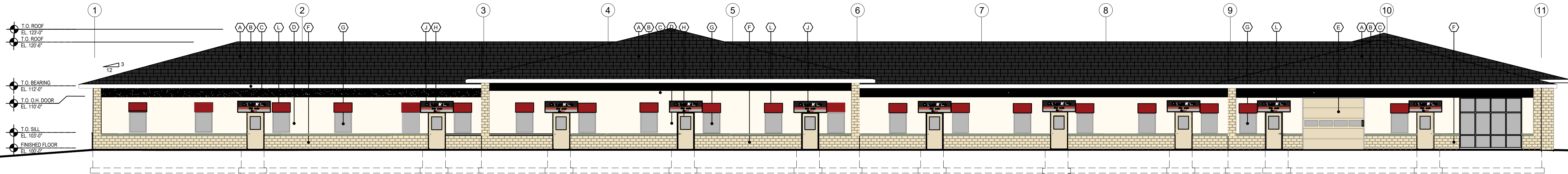
MATERIALS



VIEW LOOKING WEST
NO SCALE



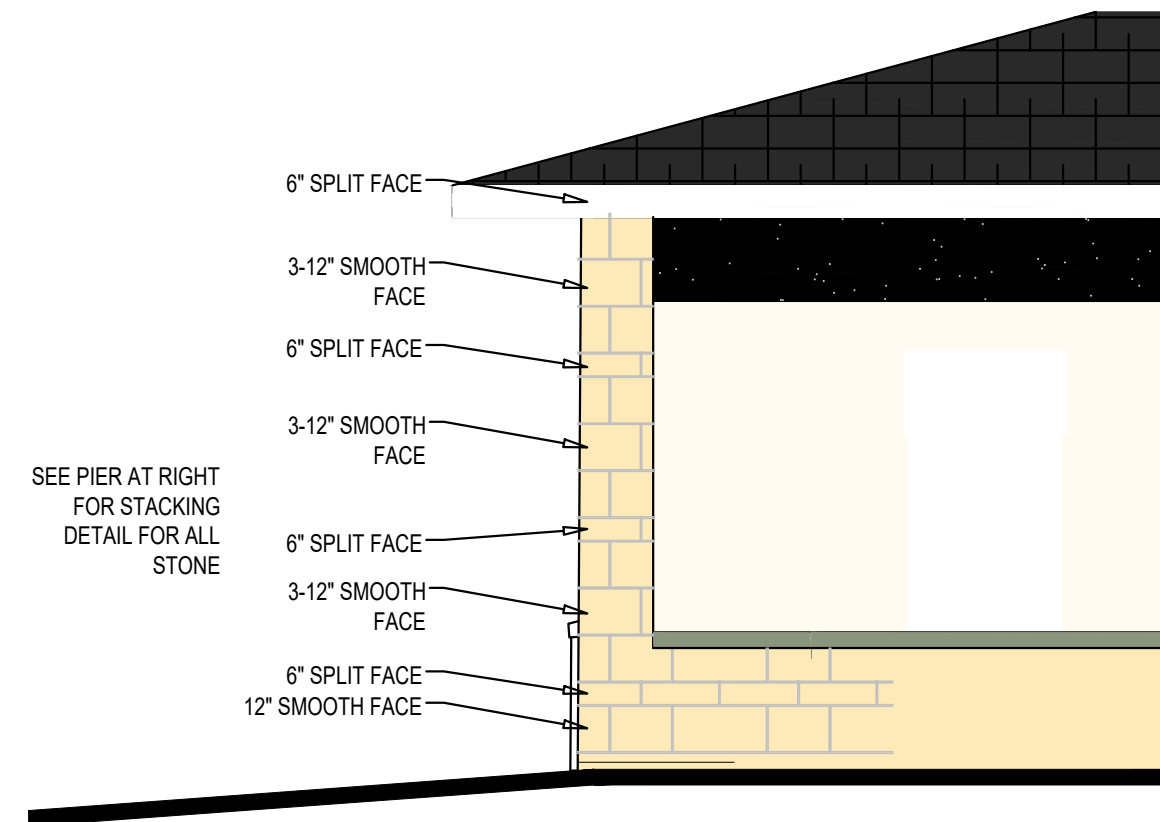
M:\2016 Chaska Tech Center\Drawings\Exterior Elevations.dwg | 01/18/2022 10:41 AM | Office User (101) | B: Bruce Heller



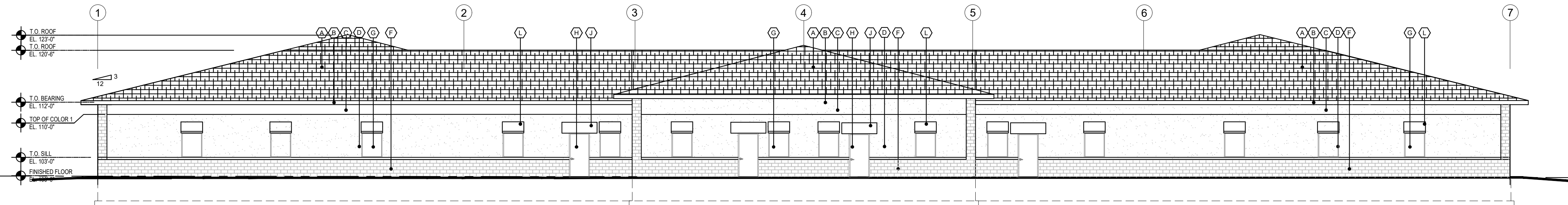
1 WEST ELEVATION
A301 3/32" = 1'-0"

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

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



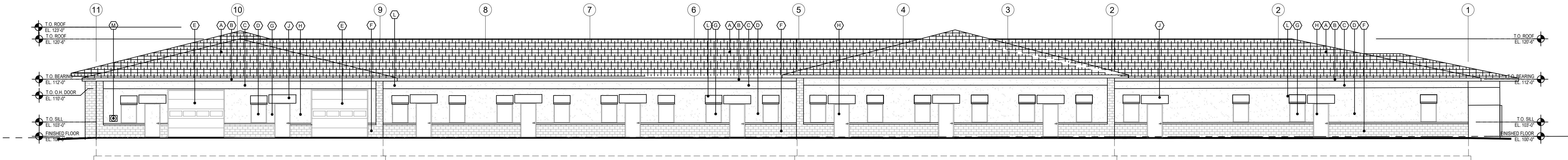
4 STONE DETAIL
A301 1/4" = 1'-0"



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

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

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



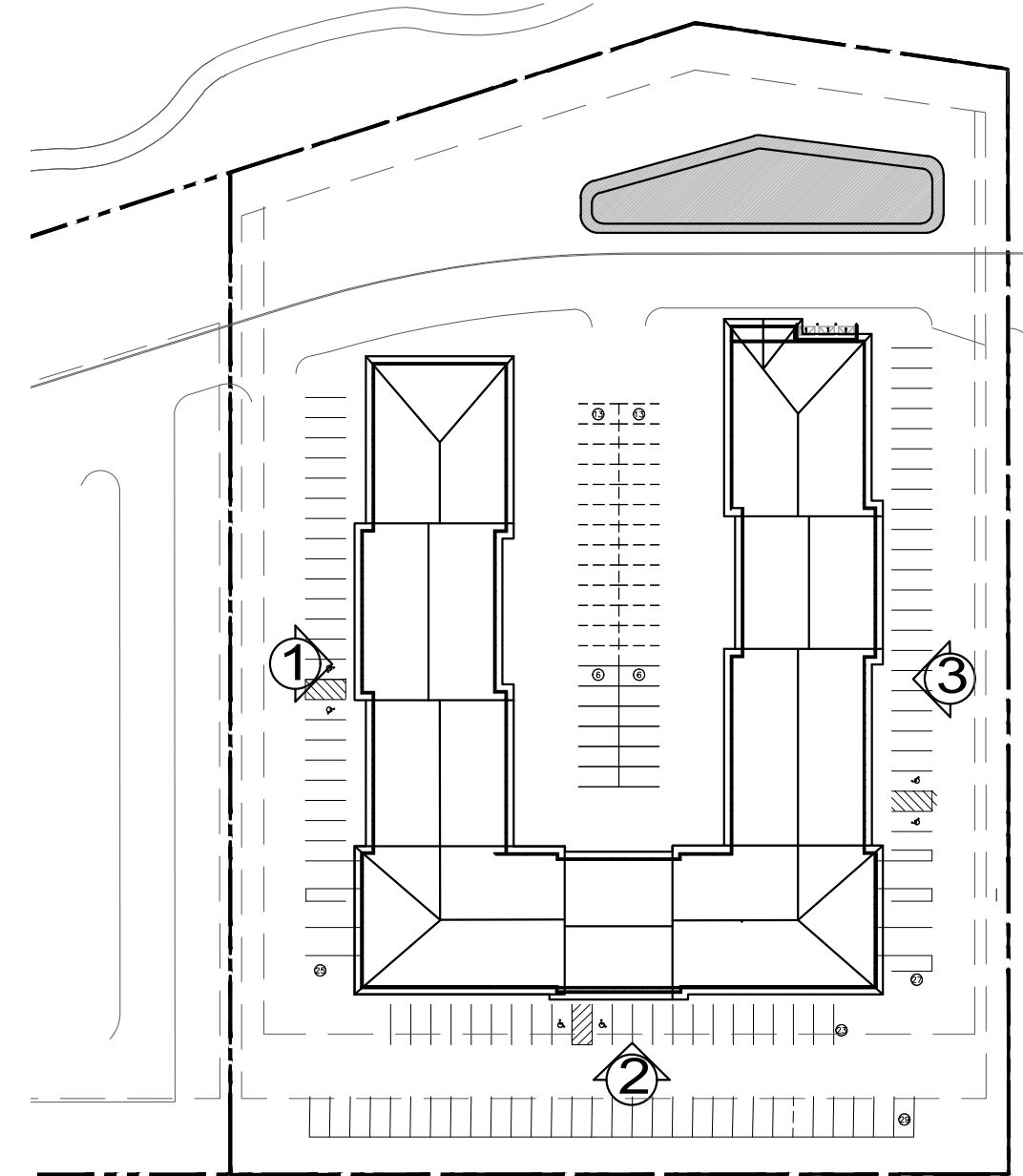
3 EAST ELEVATION
A301 3/32" = 1'-0"

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

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

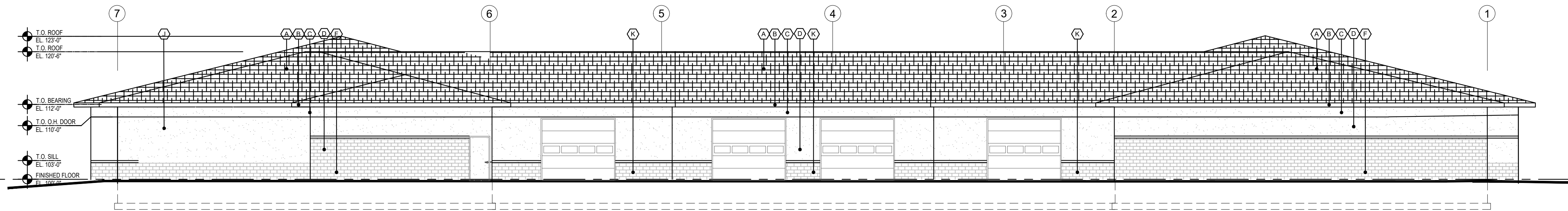
KEY NOTES

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



ELEVATION KEY

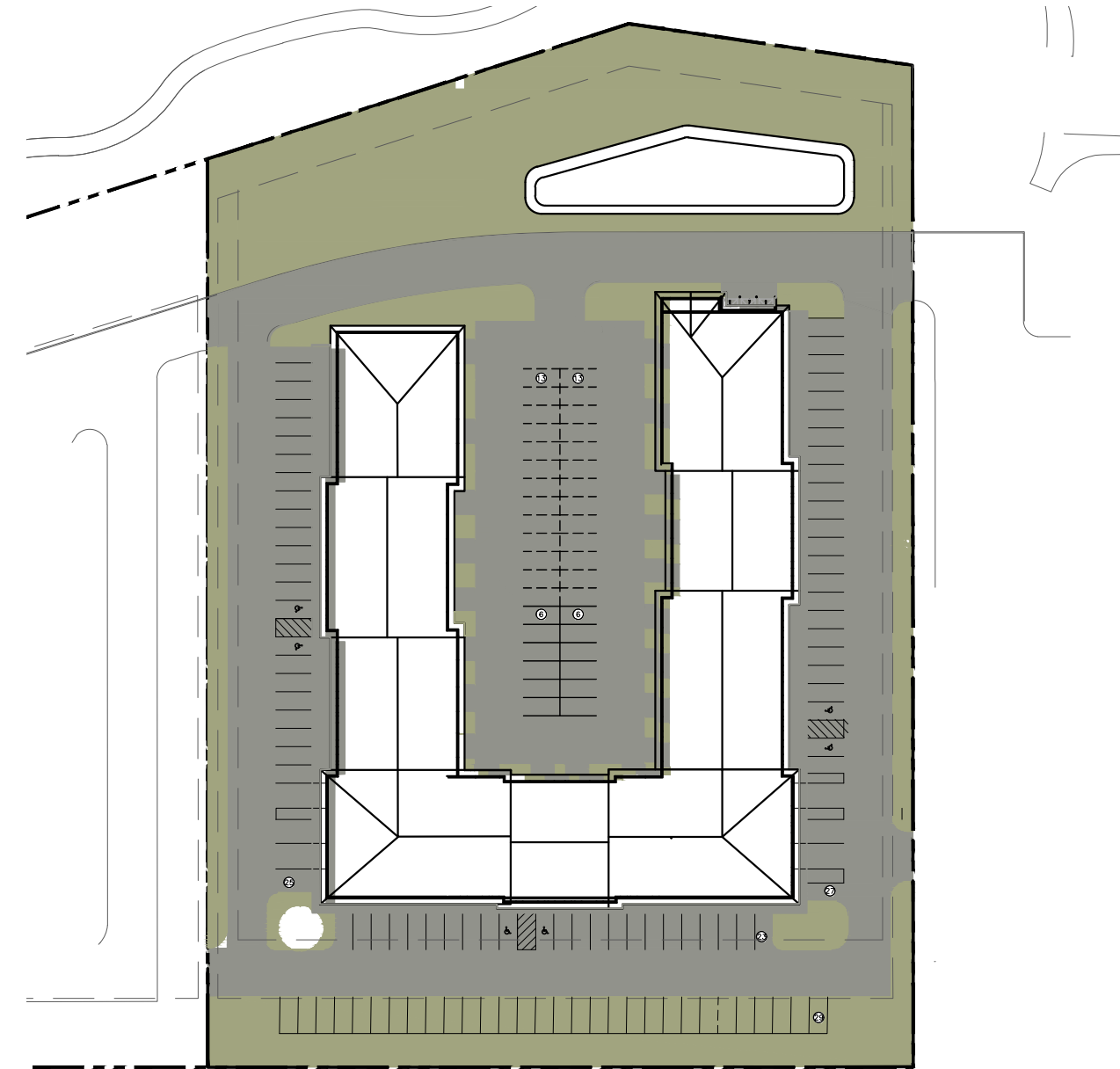
W:\2016 Chaska Office\Warehouse\Draw\Exterior Elevations.dwg 10/28/2022 14:25 All Rights Reserved
W:\2016 Chaska Office\Warehouse\Draw\Exterior Elevations.dwg 10/28/2022 14:25 All Rights Reserved



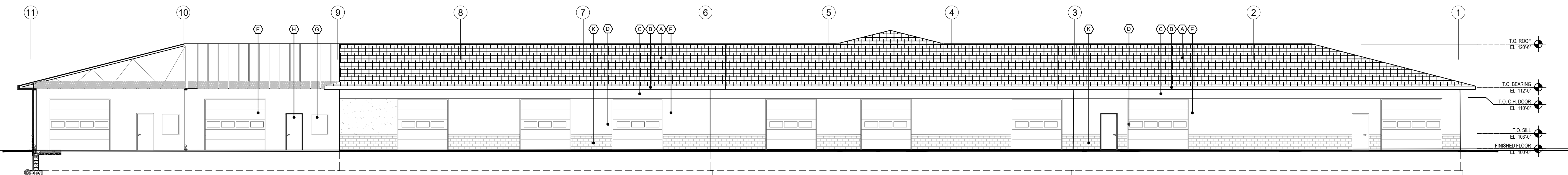
4 NORTH ELEVATION
3/32" = 1'-0"

2,669 S.F. ELEVATION
30% OF 2,669=801 S.F.
846 S.F. OF MASONRY VENEER
2,282 S.F. OF EIFS
156 S.F. PREFINISHED METAL FASCIA
4 OVERHEAD DOORS @117S.F. EH = 468 S.F.
0 WINDOWS @ 13.3 S.F. EH = 0 S.F.
1 MAN DOORS @ 24S.F. EH = 24 S.F.

CLASS 1 STONE 846 S.F. + 0 S.F. GLASS=846 S.F.
GREATER THAN 801 S.F.
CLASS 2 EFIS 1,331 S.F. GREATER THAN 835 S.F.



ELEVATION KEY

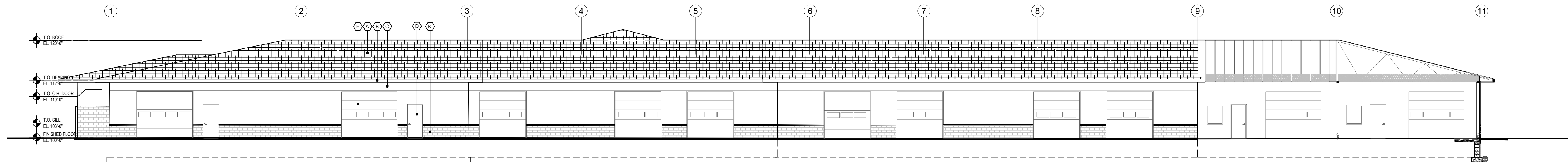


5 INTERIOR WEST ELEVATION
3/32" = 1'-0"

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

CLASS 2 ROCK FACED 368 S.F. = 14%
CLASS 2 EFIS 860 S.F. GREATER THAN 30% S.F.

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



6 INTERIOR EAST ELEVATION
3/32" = 1'-0"

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

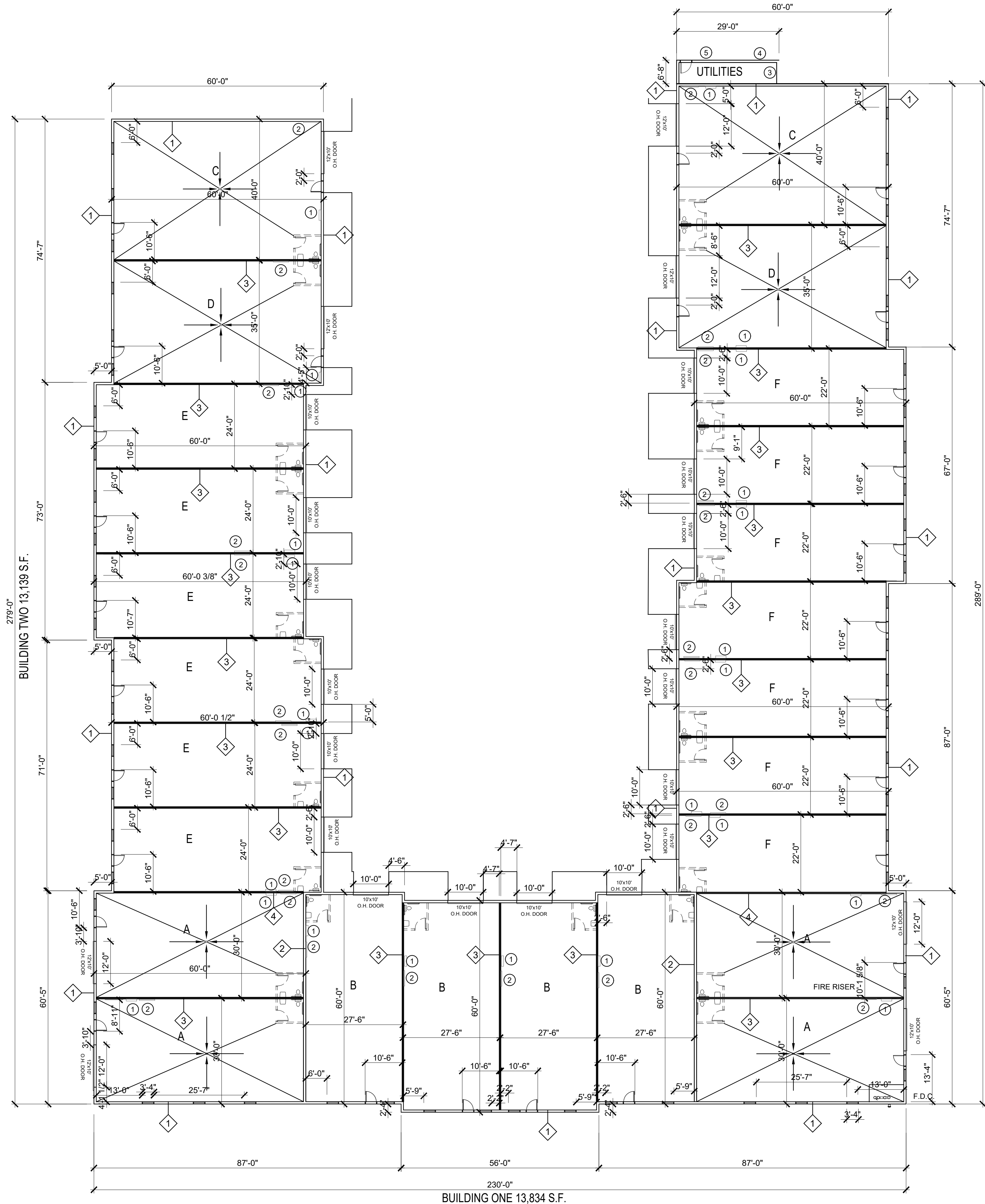
CLASS 2 ROCK FACED 397 S.F. = 14%
CLASS 2 EFIS 1,403 S.F. GREATER THAN 30% S.F.

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

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

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

- 1** EXTERIOR WALL TYPICAL
8 1/2" 2" E.I.F.S. SYSTEM AIRWEATHER BARRIER SYSTEM GYP. BD. DENSGLASS SHEATHING 2" x 6" WOOD STUDS @ 16" O.C. - R=18 F.B. INSULATION V.B.- 5/8" GYP. BD. LIMESTONE BASE TO 36" ROCK FACE FACING TO 36" INTERIOR ELEV. SEE ELEVATIONS FOR EXTERIOR FINISHES EXTERIOR WALL ASSEMBLY
- 2** INTERIOR BEARING WALL
6 7/8" 5/8" GYP. BD. ON EACH SIDE OF 2X6" WOOD STUDS @ 16" O.C. WITH ACOUSTICAL BATT INSULATION TO ELEV. 112'-0" PROVIDE 6" OF BATT INSULATION ON EACH SIDE OF WALL AT CLG
- 3** INTERIOR PARTITION TO STRUCTURE ABOVE
4 7/8" 2X4 WOOD STUDS @ 16" O.C. WITH ACOUSTICAL BATT INSULATION EXTEND FROM FLOOR SLAB TO 12'-0" ABOVE FINISH FLOOR TO BOTTOM OF TRUSS. PRO RIB METAL PANEL BOTH SIDES OF WALL
- 4** ONE HOUR INTERIOR AREA SEPARATION WALL
4 7/8" 5/8" GYP. BD. TYPE X ON EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. WITH ACOUSTICAL BATT INSULATION EXTEND FROM FLOOR SLAB TO ROOF STRUCTURE FRAME AND PROVIDE 5/8" TYPE X 48" BOTH SIDES UNDER ROOF STRUCTURE 1 HR. FIRE RATED (UL U309) WITH ACOUSTICAL BATT INSULATION



FLOOR PLAN
1 A1.1 1/16" = 1'-0"

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/17/2022

Subject: Eitel House – Final Plat

Applicant: The Jonathan Association

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

Case No.: 2022-56

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

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

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

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

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

FINAL PLAT

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

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

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

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

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

PRD-2 has the following minimum setback standards:

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

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

CONCEPT PLAN

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

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

HERITAGE PRESERVATION COMMISSION REVIEW

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

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

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

PLANNING COMMISSION ACTION TAKEN 10/12/2022:

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

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

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-123 approving the Eitel House Final Plat.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/17/2022 **RESOLUTION NO.** 2022-123

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

**Resolution approving the Final Plat for the Eitel House/Jonathan Association/PC
#2022-56**

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

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

WHEREAS, Outlot K includes the historic Eitel House and a Jonathan playground, Outlots I and J are used for the Jonathan trail system, Outlot W is directly adjacent to Outlot K and has been used as part of the Eitel House/Jonathan playground open space, Outlot W is undevelopable and is also adjacent to the City of Chaska trail outlot to the north; and

WHEREAS, the Jonathan Association anticipates that including Outlot W, Tuscany Hills, as part of the new residential lot will increase the value and enjoyment of the Eitel House residential property for its future owner; and

WHEREAS, if Outlot W is excluded from the Eitel House plat, then it will be separated from the Jonathan playground open space by the new residential lot; and

WHEREAS, the Eitel House Final Plat proposes one residential lot (Lot 1, Block 1) and two outlots; and

WHEREAS, Outlot A is for the existing Jonathan playground and Outlot B is for the existing Jonathan Trail (connection to Hutchins Court, along Eitel Rd, along Hutchins Court); and

WHEREAS, this land is located in the PRD-2 zoning district and the R-4-14 density group with PRD-2; and

WHEREAS, PRD-2 has the following minimum setback standards:

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

WHEREAS, the purpose of the concept plan is to illustrate the potential placement and size of a future detached garage and driveway; and

WHEREAS, the concept plan for the detached garage shows the maximum size allowed for an accessory structure, which 768 sq. ft; and

WHEREAS, the applicant is showing the placement of the garage as far west as it can go before topography becomes an issue; and

WHEREAS, driveway access and garage doors are oriented on the northeasterly side of the structure; and

WHEREAS, the location of the garage was selected to minimize the garage's impacts on views from the Eitel House, from the Jonathan playground, and from the street; and

WHEREAS, the intent of the concept is orient the more architecturally interesting sides of the garage to the playground and street by having the garage doors primarily facing inward to the property; and

WHEREAS, due to the location of the garage and driveway, the existing windmill would need to be relocated on site, which is shown as relocated just to the east of the Eitel House; and

WHEREAS, the Eitel House Preliminary Plat was a discussion item on the HPC's May 3, 2022 meeting agenda; and

WHEREAS, the purpose of the discussion was to give the HPC the opportunity to provide input related to the potential addition of a garage on the Eitel House property in the future, which would require submittal of a Site Alteration Permit to the HPC; and

WHEREAS, the HPC reviewed and discussed the Eitel House Preliminary Plat application materials, providing the following input:

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

WHEREAS, on October 12, 2022 the Planning Commission recommended approval to the City Council of the Final Plat for the Eitel House (PC#2022-56); and

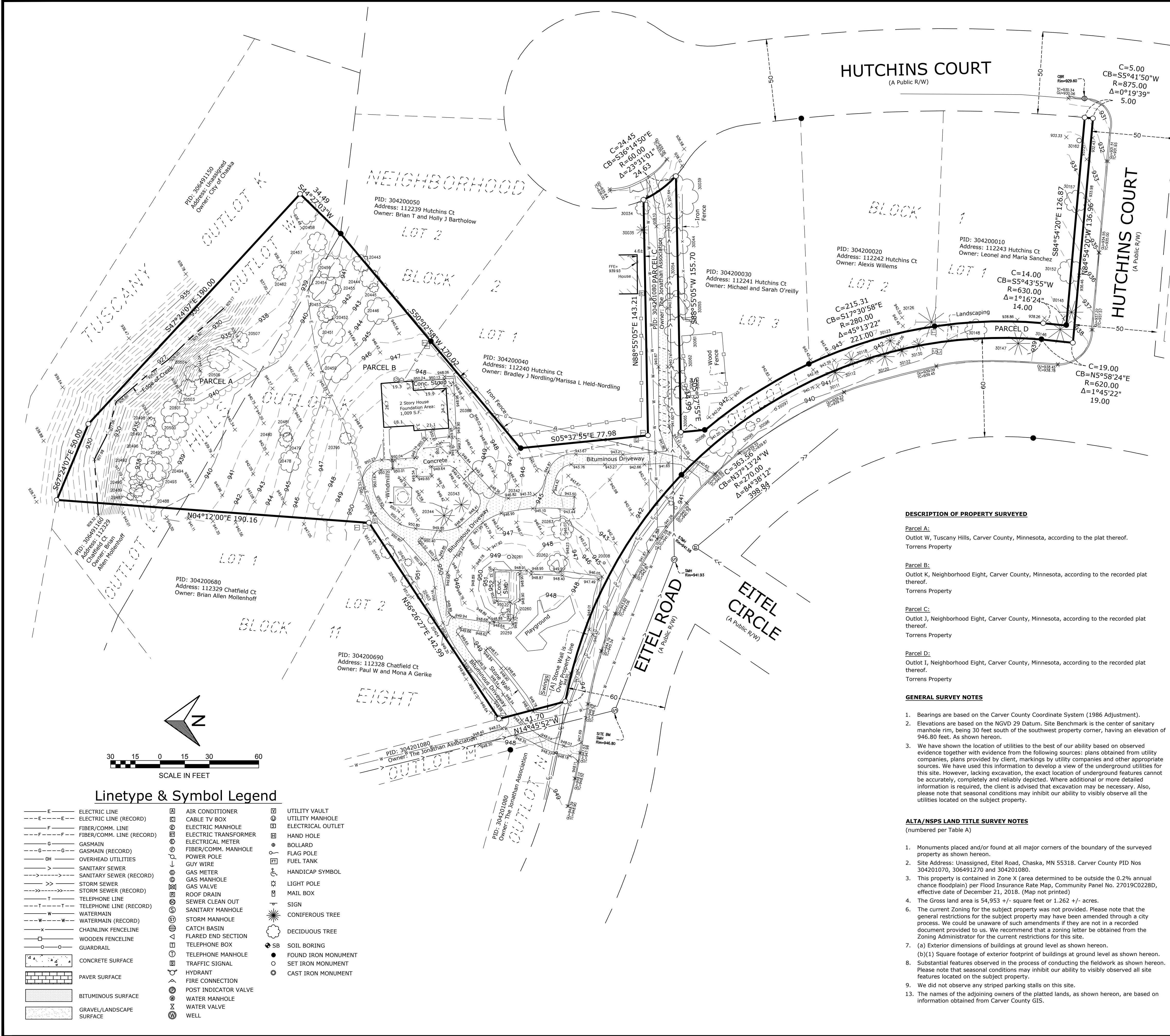
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for the Eitel House (PC#2022-56), subject to the aforementioned stipulations and following conditions:

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

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

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



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

DESCRIPTION OF PROPERTY SURVEYED

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

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

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

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

GENERAL SURVEY NOTES

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

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

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

SURVEY REPORT

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

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

ALTA CERTIFICATION

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

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

The fieldwork was completed on 3-9-2022.

Dated this 21st day of March, 2022.

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

XX Eitel Road

Chaska, Carver County, MN 55318

Hellmuth & Johnson

8050 West 78th Street, Edina, MN 55439

PROJECT

CLIENT

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

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

QA/QC

FIELD CREW	OF
DRAWN BY	JRN
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

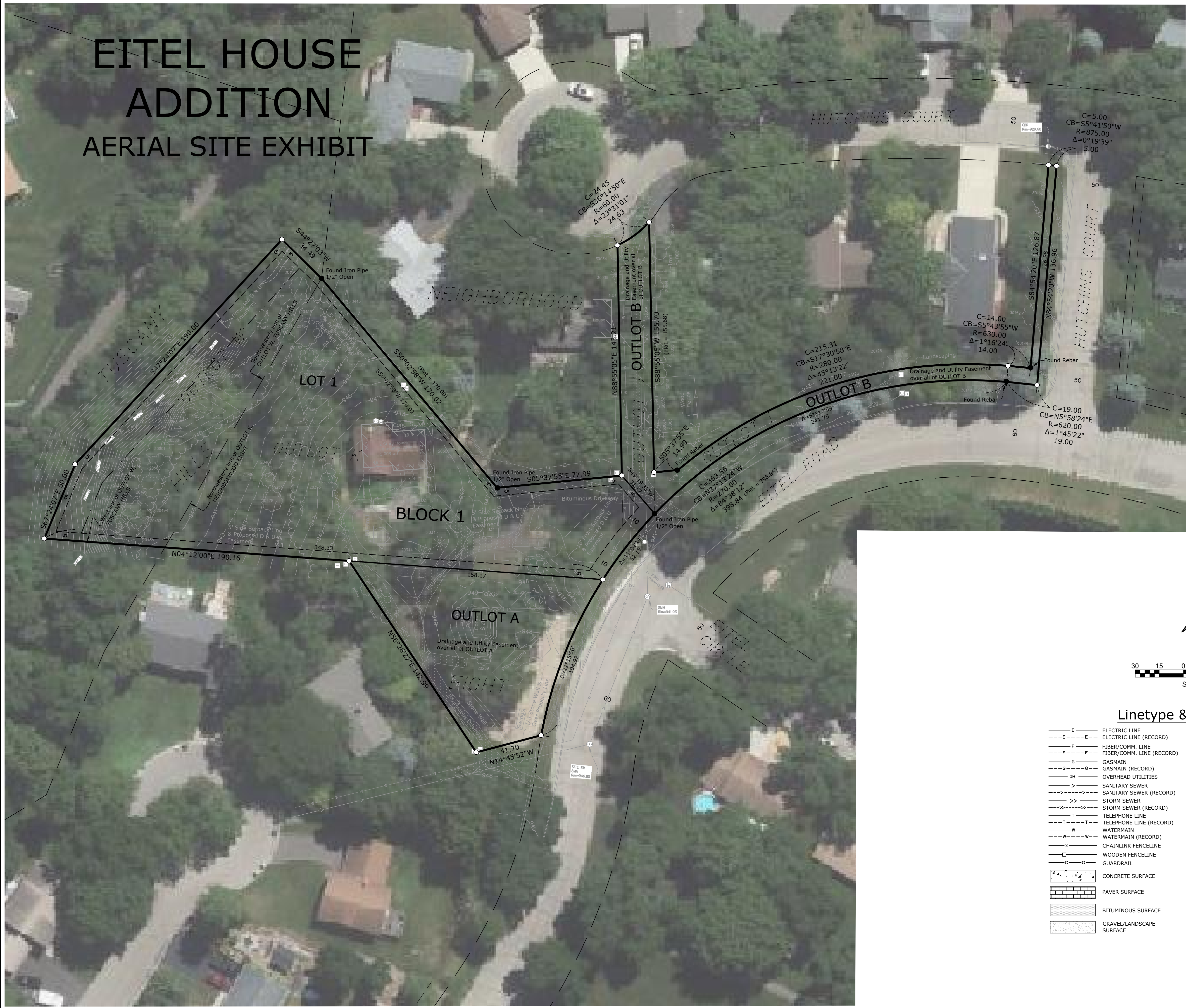
DATE	DESCRIPTION

PROJECT NO.: 21474

ALTA/NSPS LAND TITLE SURVEY

V1.0

EITEL HOUSE
ADDITION
AERIAL SITE EXHIBIT



PROPERTY DESCRIPTION:

OUTLOT W, Tuscany Hills, Carver County, Minnesota, according to the plat thereof.
And
OUTLOT K, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
And
OUTLOT J, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.
And
OUTLOT I, Neighborhood Eight, Carver County, Minnesota, according to the recorded plat thereof.

GENERAL NOTES

- This exhibit displays background information as shown on the ALTANSPS Land Title Survey of the subject property, dated 3-21-2022.
- The purpose of this exhibit is to show the existing conditions and boundary information with an aerial photo overlay.

XX Eitel Road

Chaska, Carver County, MN 55318

Hellmuth & Johnson

8050 west 78th Street, Edina, MN 55439

PROJECT

CLIENT

QA/QC

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

VICINITY MAP



REVISION SUMMARY

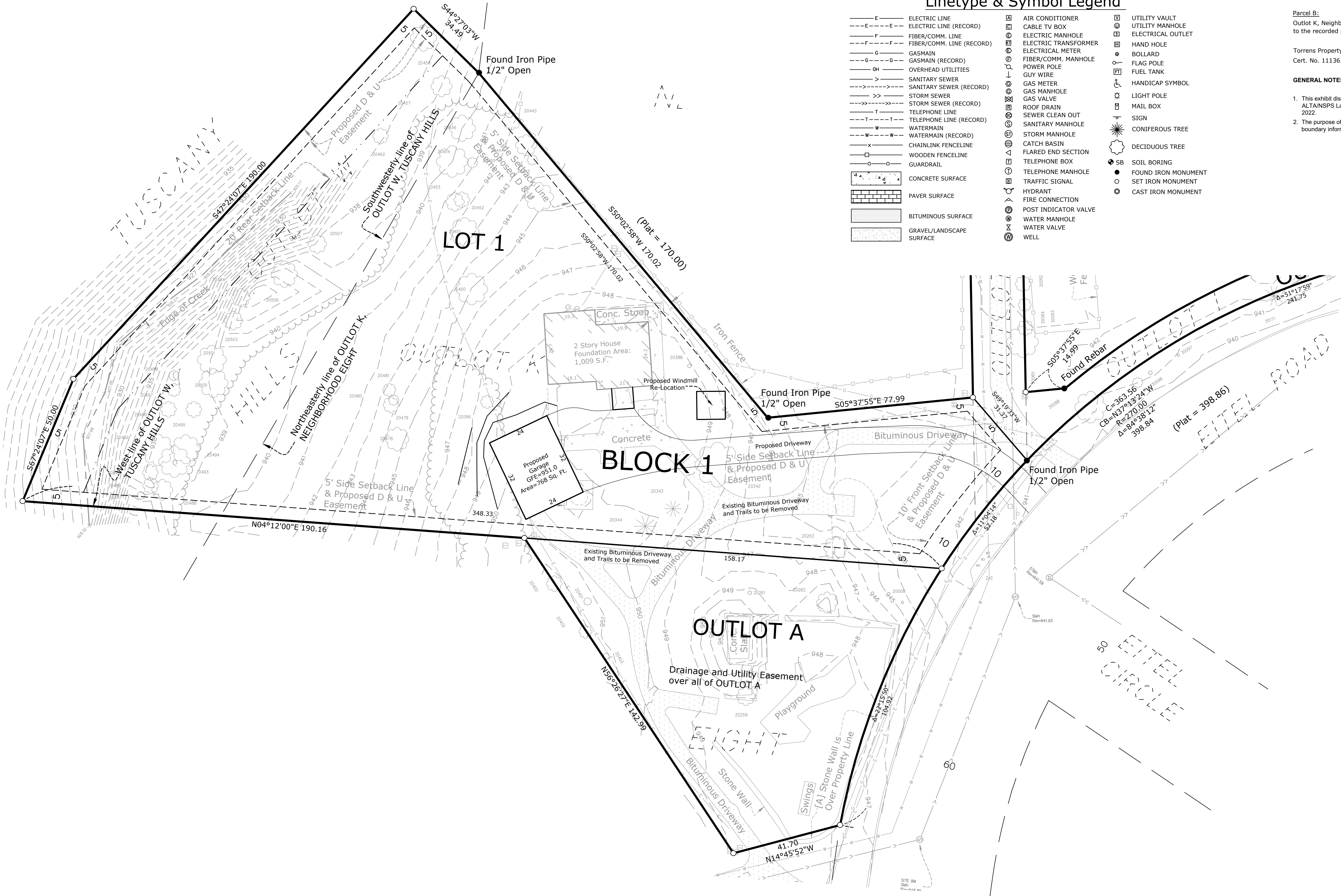
DATE	DESCRIPTION

PROJECT NO. - 21474

AERIAL SITE EXHIBIT

V1.2

EITEL HOUSE
ADDITION
CONCEPT SITE PLAN



Linetype & Symbol Legend

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

PROPERTY DESCRIPTION:

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

Torrens Property
Cert. No. 23452.0

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

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

GENERAL NOTES

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

CONCEPT SITE PLAN

PROJECT

Chaska, Carver County, MN 55318

Hellmuth & Johnson

8050 west 78th Street, Edina, MN 55439

CLIENT

QA/QC

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

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION
04-26-22	Revise Driveway

PROJECT NO. - 21474

SITE PLAN EXHIBIT

V1.1

EITEL HOUSE

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

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

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

And

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

And

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

And

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

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

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

By: _____ its _____

STATE OF _____, COUNTY OF _____

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

My Commission Expires: _____
Notary Public, Signature _____ Notary Public, Printed Name _____

Notary Public _____ County, _____

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 20____.

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

STATE OF MINNESOTA, COUNTY OF _____

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

My Commission Expires: _____
Notary Public, Signature _____ Notary Public, Printed Name _____

Notary Public _____ County, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR, Carver County, Minnesota

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

Brian Praske, Carver County Surveyor

By: _____

COUNTY AUDITOR, Carver County, Minnesota

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

Dated this _____ day of _____, 20____.

Crystal Campos, County Auditor

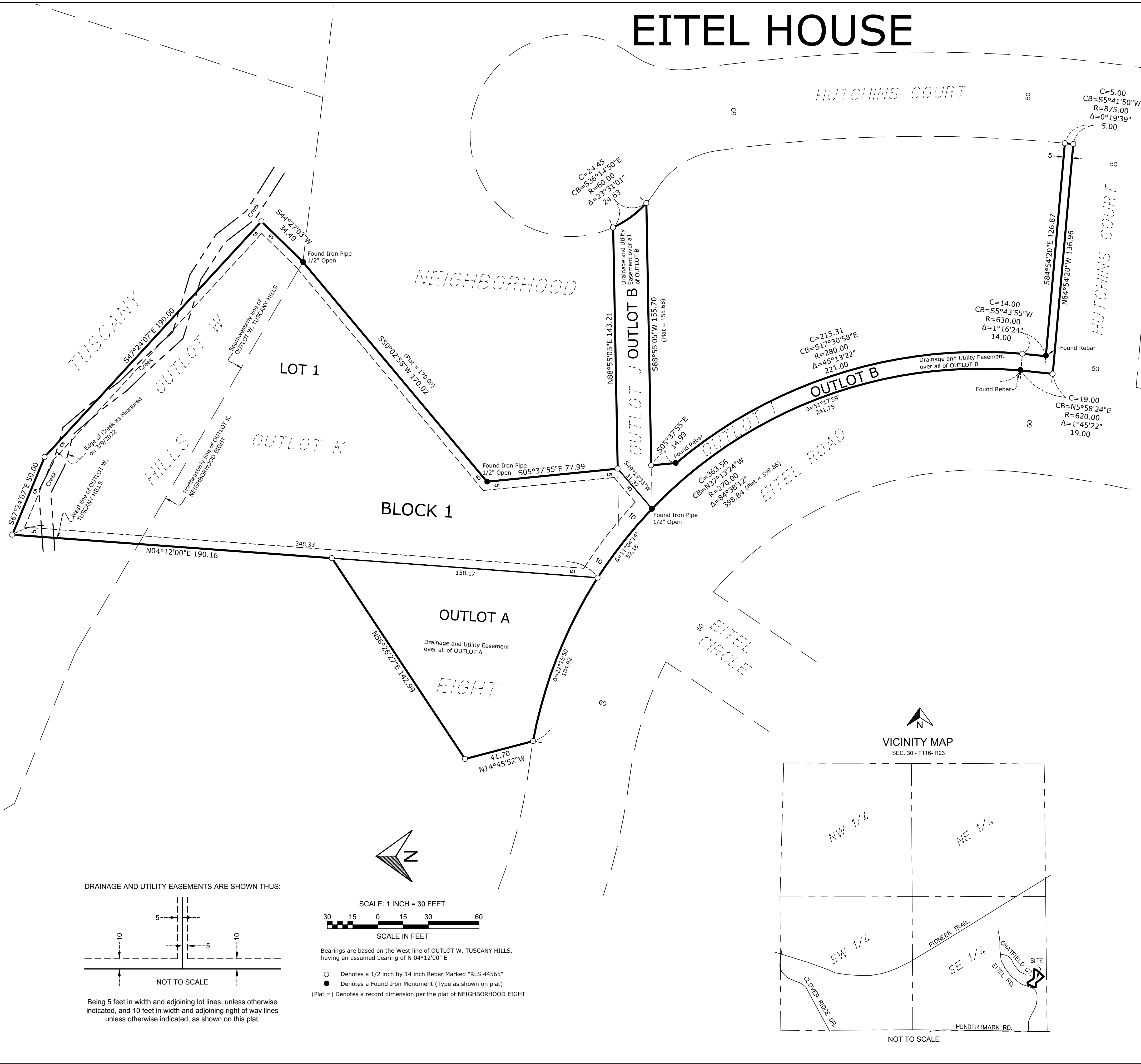
By: _____

REGISTRAR OF TITLES, Carver County, Minnesota

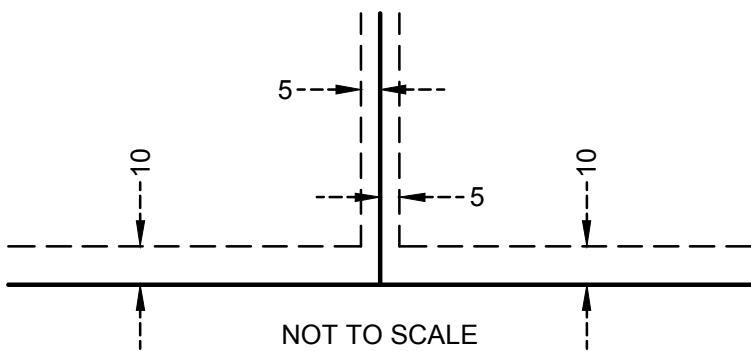
I hereby certify that this plat of EITEL HOUSE was filed this _____ day of _____, 20____, at _____ O'Clock _____ M. as Document No. _____.

Kaaren Lewis, Registrar of Titles

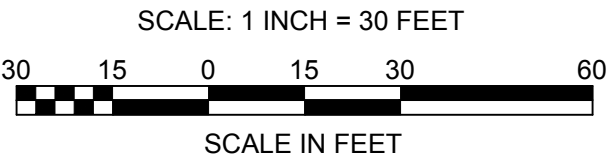
By: _____



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



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

○ Denotes a 1/2 inch by 14 inch Rebar Marked "RLS 44565"
● Denotes a Found Iron Monument (Type as shown on plat)

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

REQUEST FOR ACTION

CHASKA CITY COUNCIL

10/17/2022

Subject: Hidden Maples – Final Plat

Applicant: Landmark Builders Inc.

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

Case No.: 2022-53

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

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

PREVIOUS APPROVALS

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

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

UPDATES SINCE SEPTEMBER 14th PLANNING COMMISSION

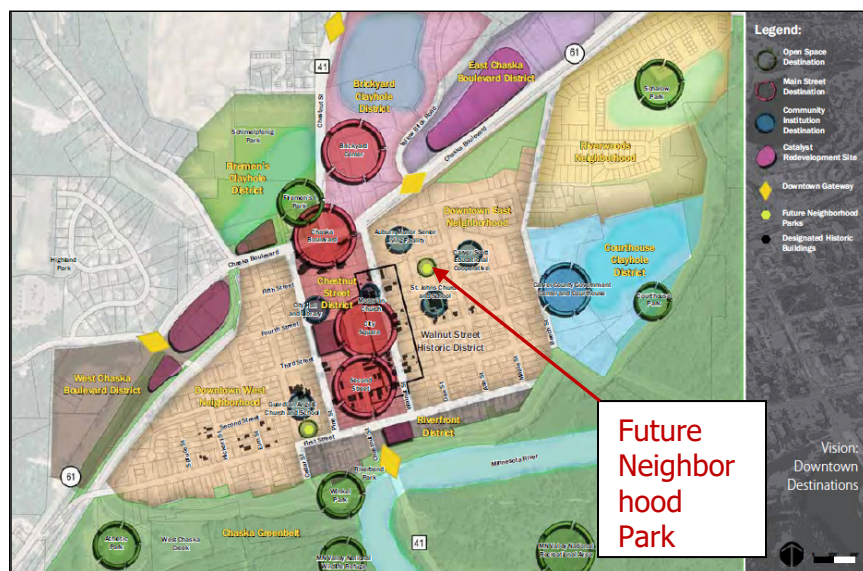
The following are updates since the September 14th meeting:

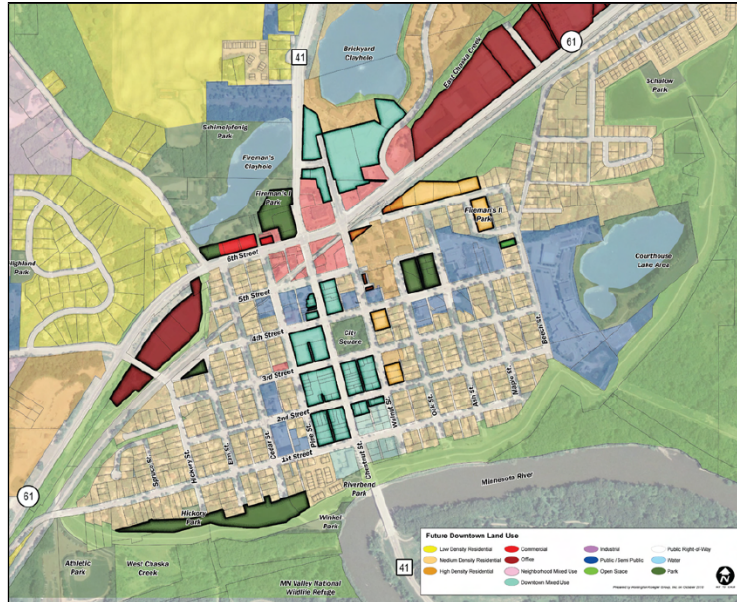
- House Designs: It was noted in the planning commission review of the final plat that the developer should work on providing more house designs for the 4 lots. There are 8 different house designs provided; some are ramblers, some are 2-story, some have 2 car garages, and some have 3 car garages. 2 of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

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

BACKGROUND

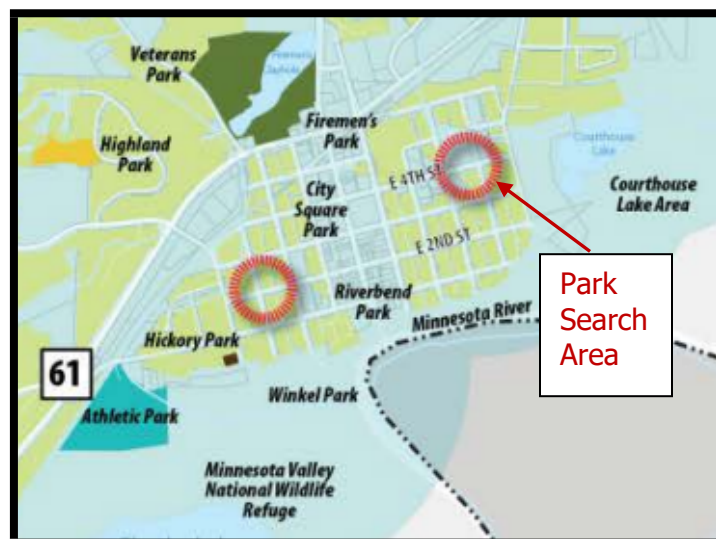
The site being looked at this evening is the former site of Firemen's Park II in downtown Chaska. It was owned by the school district (ISD 112), and thus has never actually been a public park (although it previously looked and operated that way). The school district listed the site for sale a couple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





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

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



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

Project Goals

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

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

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

Comprehensive Plan

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

CURRENT PROPOSAL

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

Adjacent properties

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

Existing Conditions

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

Land Use

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

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

Layout

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

Transportation/ROW/Construction Traffic

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

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

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

Utilities

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

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

Stormwater

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

Setbacks

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

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

SETBACKS	
Direction	Setback
Chaska Creek	50 feet from edge

Architecture & Anti Monotony

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

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

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

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

Trails & Sidewalks

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

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

Landscaping & Tree Preservation

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

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

Parkland

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

Flood Plain

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

Development Costs (Infrastructure Improvements)

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

- Storm Sewer
- Trails
- Parks

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

Neighborhood Meeting

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

Deadline for Agency Action

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

PLANNING COMMISSION ACTION TAKEN 10/12/2022:

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

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

(Section 15.28.290).

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

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-124 approving the Final Plat for Hidden Maples.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/17/2022 **RESOLUTION NO.** 2022-124

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

**Resolution approving the Final Plat for Hidden Maples/Landmark Builders/PC
#2022-53**

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

WHEREAS, the proposed one-acre plan consists of 4 new single family lots with a lot size of 70-80 feet wide and approximately 145 feet deep (~0.23 acres); and

WHEREAS, the parcel of land that this development encompasses are currently zoned Medium Density Residential (R-2); and

WHEREAS, the neighborhood will be accessed from Maple Street with all the proposed lots facing west; and

WHEREAS, as part of the proposed development, an 80' wide right-of-way (40' 1/2 right-of-way adjacent to the subject property) is planned to be dedicated to accommodate the existing utilities and street as well as future infrastructure improvements; and

WHEREAS, the home proposed on the southern lot will be adjusted to the east to avoid utility and right of way conflicts and to accommodate required minimum building setbacks; and

WHEREAS, the final plat addresses this layout by pulling back the lot lines appropriately; and

WHEREAS, construction traffic needs to be evaluated for routes into this new development, and the developer will have to work with the City Engineer to determine an appropriate route; and

WHEREAS, it should be noted that there is an existing sanitary sewer pipe that runs along the southwest portion of the site; and

WHEREAS, the lot on the south side of the development appears to be encumbered by such; and

WHEREAS, this lot shows an easement in the preliminary plans that encompasses this utility; and

WHEREAS, the lot will still be able to provide a reasonable house pad that stays outside of this easement and meets setbacks; and

WHEREAS, there is an electric transmission line that runs along the west side of the property limits; and

WHEREAS, the final plat shows the lot lines outside of where the transmission towers are located; and

WHEREAS, stormwater ponding will have to meet all Carver County WMO and City standards; and

WHEREAS, based on the construction plans for Maple Street and 5th Street East, there is no boulevard proposed as the sidewalk will go right up to the curb; and

WHEREAS, because of this trees are shown in the front yards of each lot; and

WHEREAS, it will be required of the developer to pay park dedication fees; and

WHEREAS, there are 14 trees that exist on the west edge of the site; and

WHEREAS, these trees will be required to be removed with the street reconstruction and development plans; and

WHEREAS, there are additional trees on the east side of the property that fall within the City's ROW; and

WHEREAS, on October 12, 2022 the Planning Commission recommended approval to the City Council of the Final Plat for Hidden Maples (PC#2022-53); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for Hidden Maples (PC#2022-53), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Cover Sheet (pg C0.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - b. Existing Conditions (pg C1.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - c. Site Layout (pg C2.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - d. Grading & Utility Plan (pg C5.01), submitted by Civil Methods, Inc., dated July 29, 2022
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2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Adherence to the following building setbacks:
 - a. Front (house): 20 feet
 - b. Rear: 25 feet
 - c. Side(house/garage): 5 feet
 - d. Side (corner): 20 feet
 - e. Chaska Creek: 50 feet from edge
4. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
6. Provision of a storm water management plan meeting City and Carver County WMO standards.
7. Provision of a construction traffic plan to be reviewed and approved by the City Engineer.
8. Adherence with Zoning Code Section 15.20 Flood Protection.
9. Provision differentiated designs between all the homes to meet zoning section 15.28.290.

10. Provision of developer responsibility to coordinate with the City to remove any hazardous trees or limbs on or near the site as determined by the Public Works Director, prior to issuance of a building permit.
11. Provision that all grading/building plans provide sufficient elevation above the regulatory flood protection elevation, and to be addressed at building permit submittal.

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

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

HIDDEN MAPLES

PLAT FILE NO.

C.R. DOC. NO.

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

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

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

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

Signed: Landmark Builders Inc

Landmark Builders Inc.
Yevegeniy Vorobey, Chief Executive Officer

STATE OF _____

COUNTY OF _____

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

Printed Notary Name

Signature

Notary Public, _____ County, Minnesota.

My Commission Expires _____

SURVEYOR'S CERTIFICATION

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

Dated this ____ day of _____, 20____.

STATE OF _____

COUNTY OF _____

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

Printed Notary Name

Signature

Notary Public, _____ County, Minnesota.

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota.

By _____ Mayor

By _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

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

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

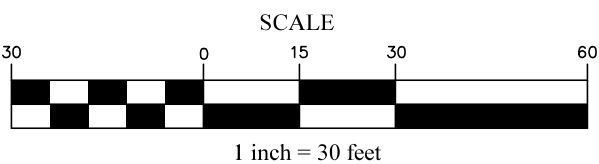
I hereby certify that this plat of HIDDEN MAPLES was filed this ____ day of _____, 20____, at ____ o'clock ____M. as Document No. _____.

Kaaren Lewis, County Recorder

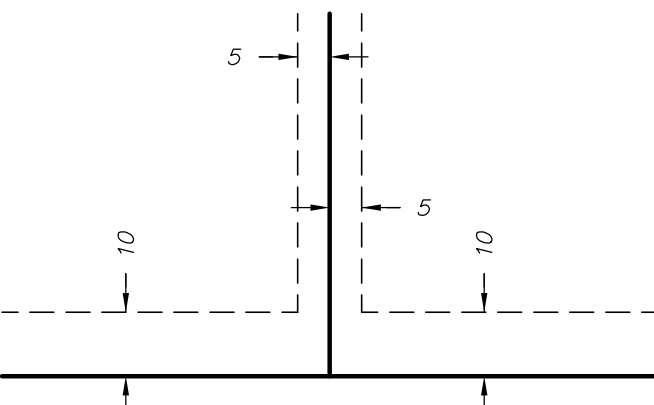
By: _____

Legend

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

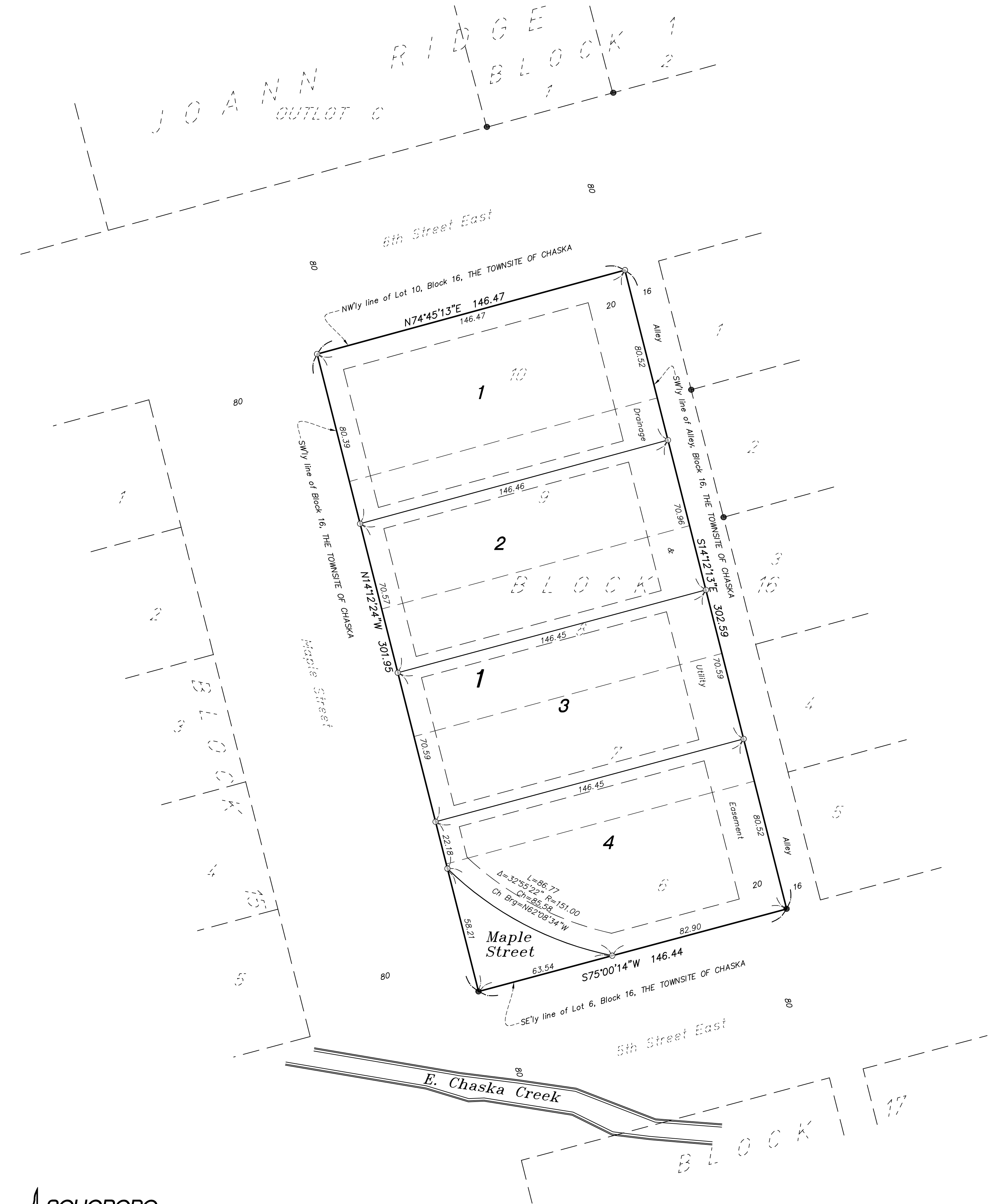


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



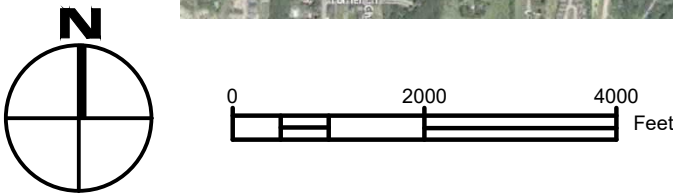
Drainage and Utility Easements being 10 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining lot lines, unless otherwise indicated.

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



SCHOBORG
LAND SERVICES
INC.

FINAL PLANS FOR
HIDDEN MAPLES
CHASKA, MN
JUNE 2022



VICINITY MAP

PROJECT TITLE

CONTACTS

INDEX

NOTES

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

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

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

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

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

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

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

LEGEND:

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



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o: 763.210.5713 | www.civilmethods.com

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

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

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

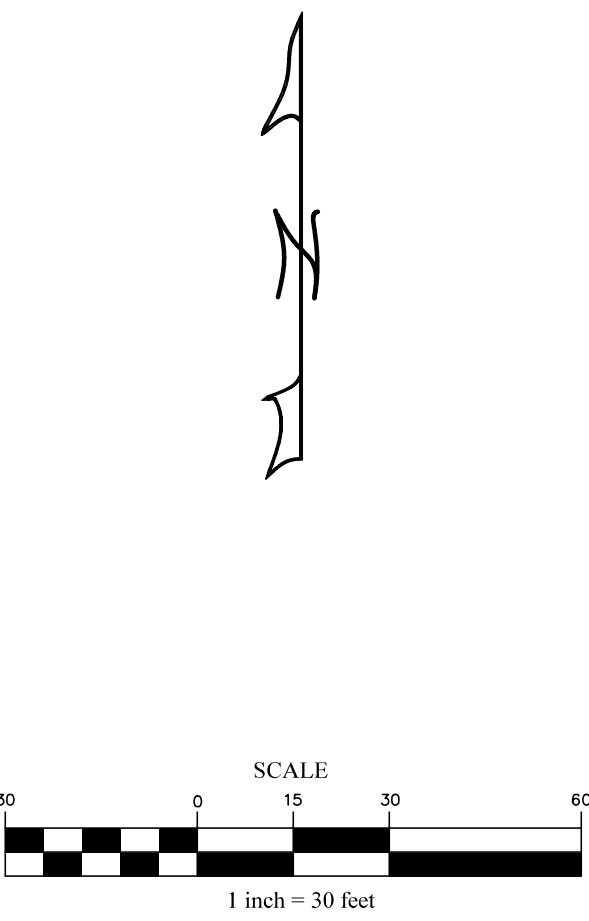
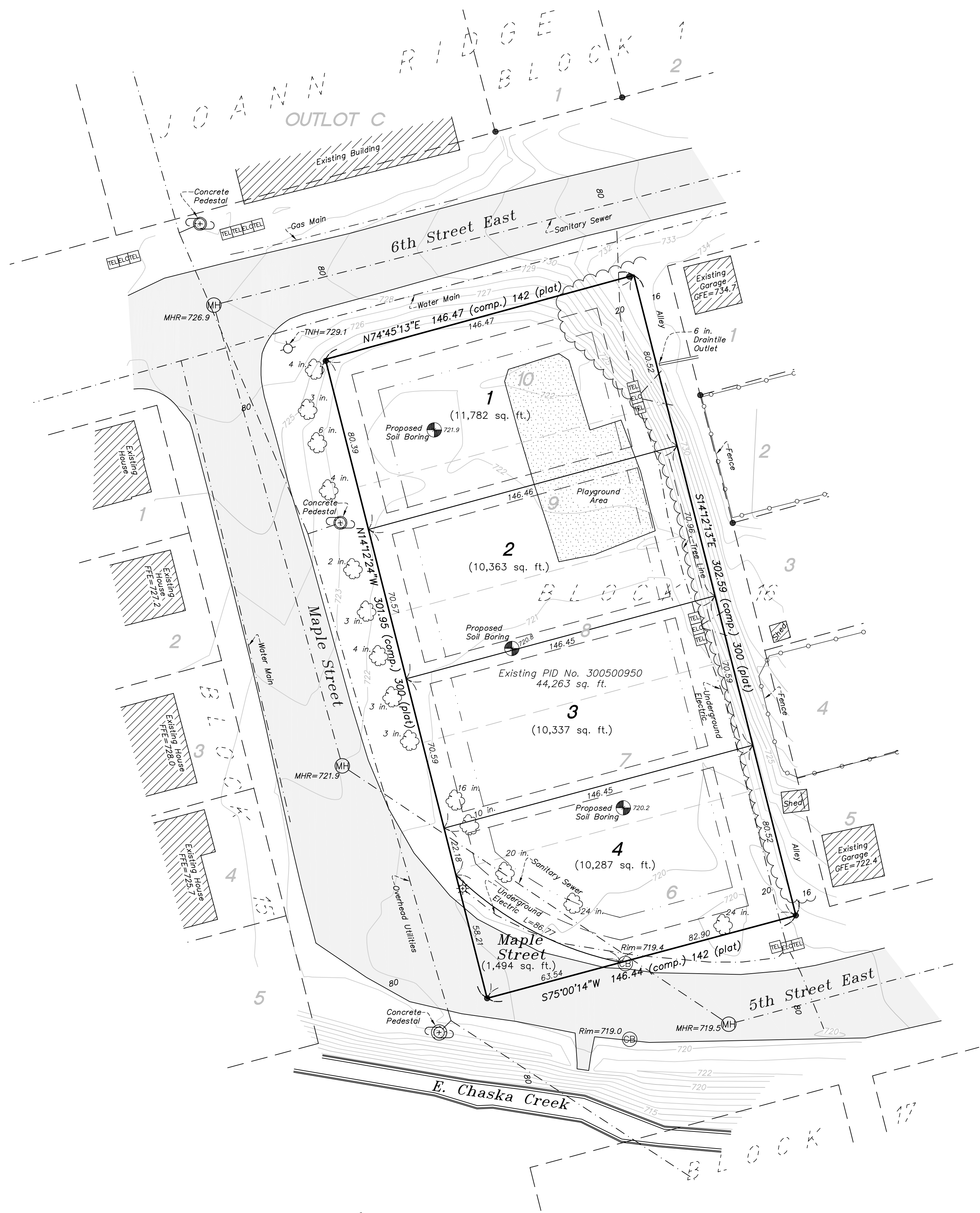
DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

COVER SHEET

SHEET NO:
C0.01

EXISTING CONDITIONS & PRELIMINARY PLAT



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

PID No.: 300500950

Parcel Area: 44,263 sq. ft.

Zone: R2 - Medium Density Residence

Flood Zone: X

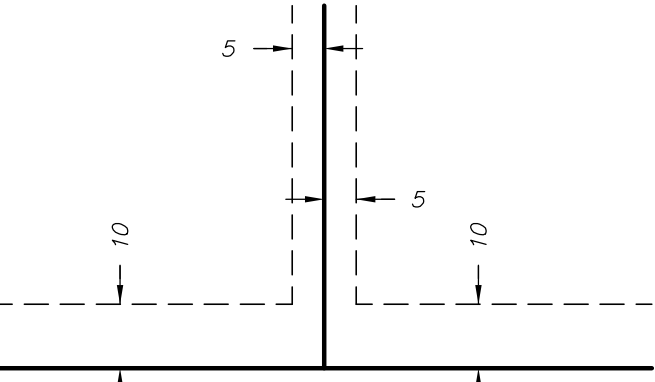
Benchmark:
MnDOT Geodetic Monument: 728 ADJ USGS
Elevation = 728.57 NAVD88 (per MnDOT)

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

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

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

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



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

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

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

C1.01

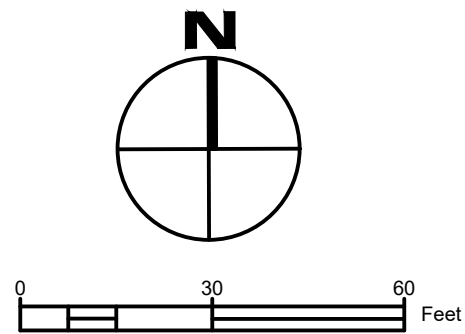
SCHOBORG
LAND SERVICES
INC.

763-972-3221
www.SchoborgLand.com

8997 Co. Rd. 13 SE
Delano, MN 55328

Prepared for:
Landmark Builders Inc.

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



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

LEGEND:

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

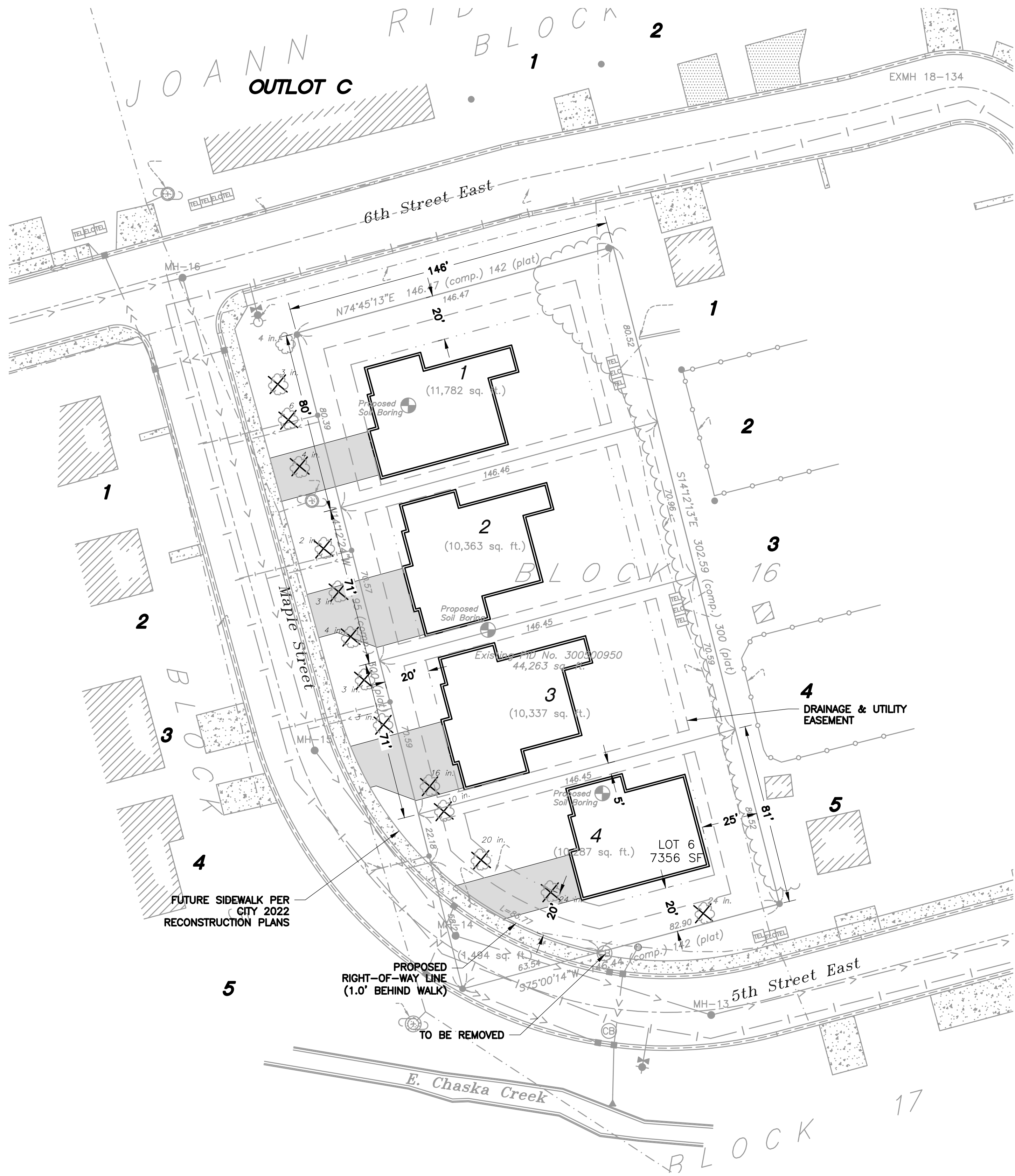
SITE DATA:

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

PROPOSED HARD SURFACE: ±18,000 SQ FT

NOTES:

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



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

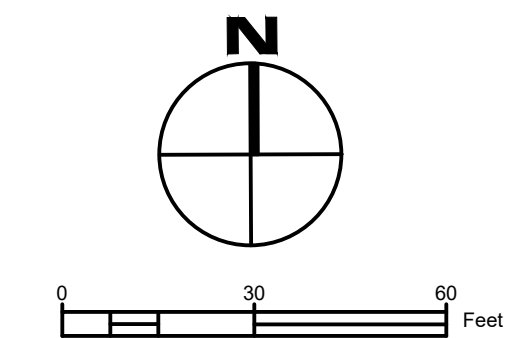
DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
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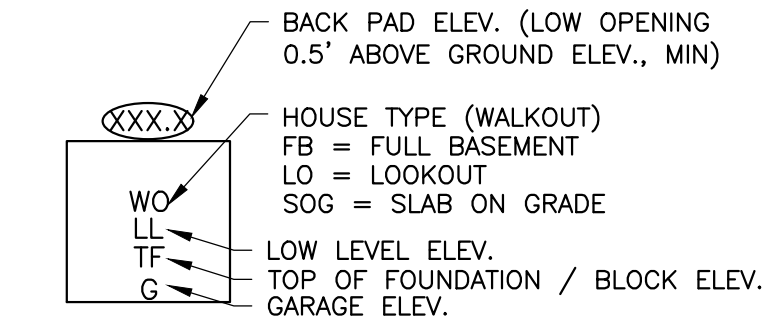
HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

SITE LAYOUT

SHEET NO:
C2.01



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



TYPICAL LOT & HOUSE PAD

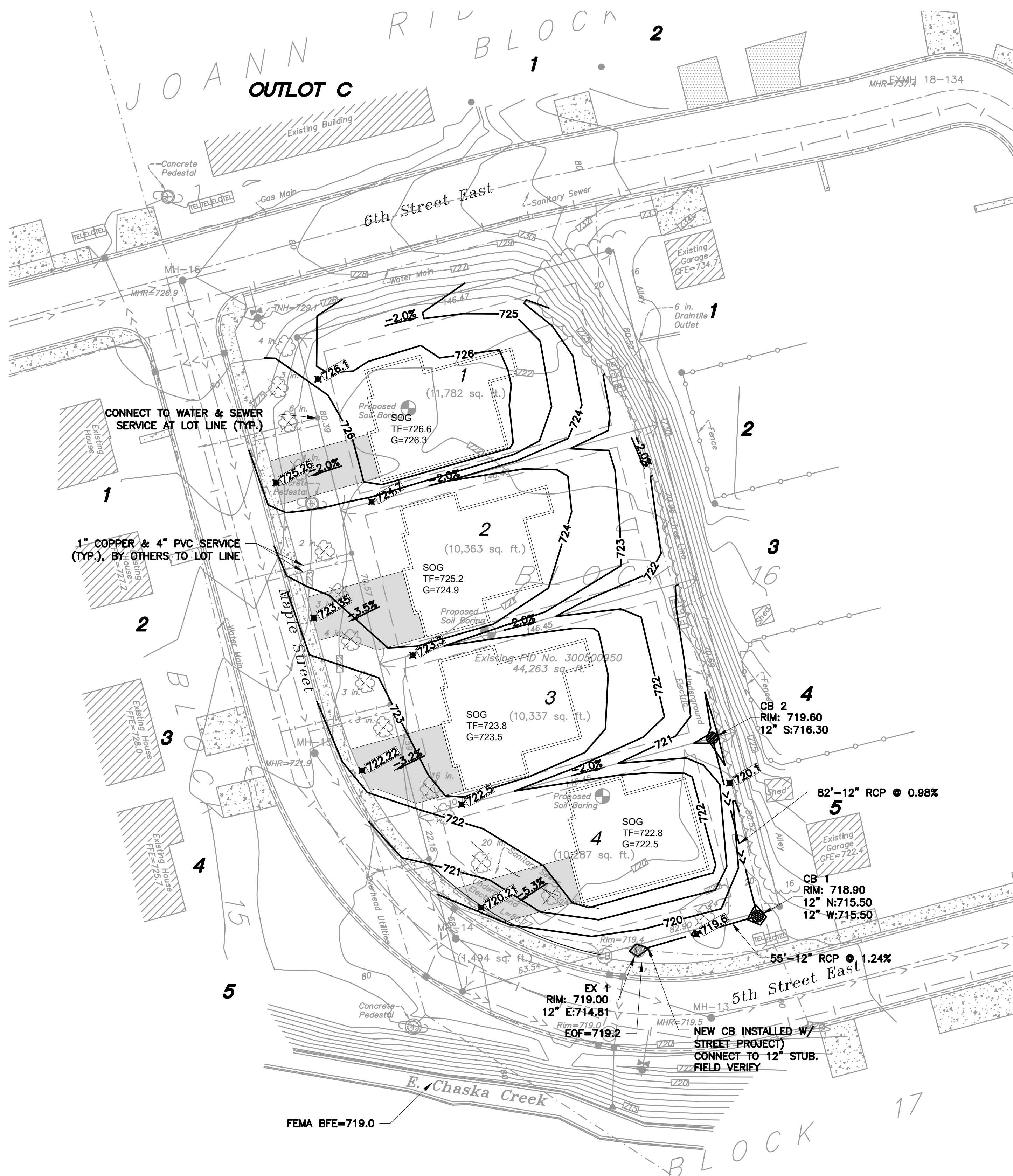
GENERAL NOTES:

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

GRADING & UTILITY NOTES:

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

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



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DATE: 07-29-2022

DAVID M POGGI

UIC NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

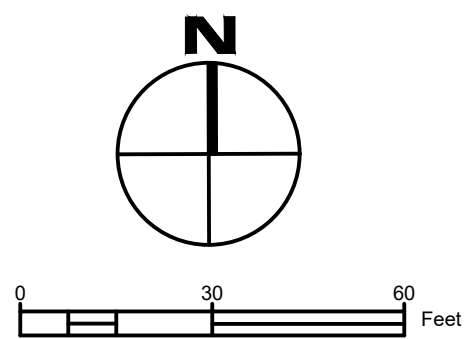
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HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

GRADING & UTILITY PLAN

SHEET NO:

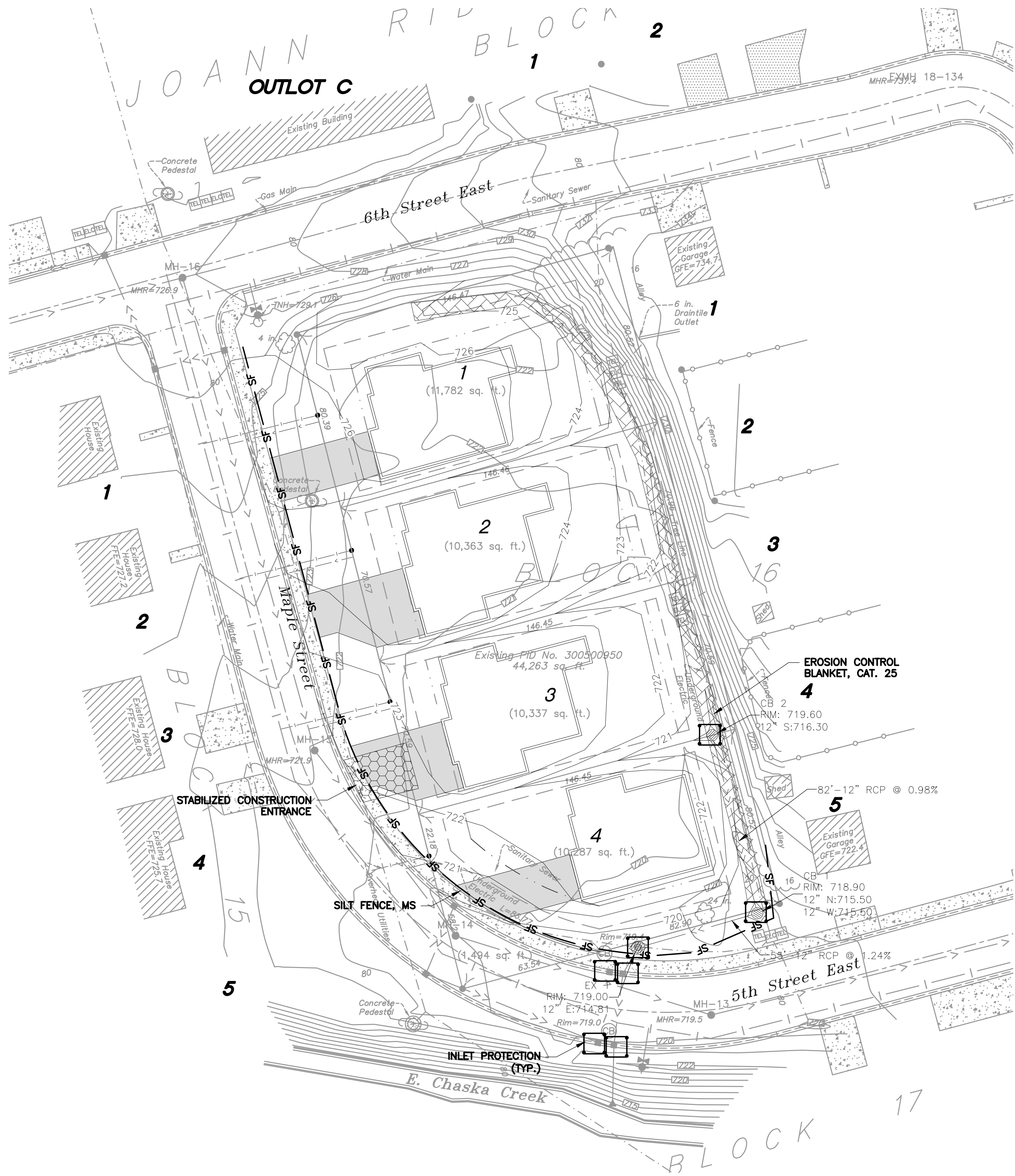
C5.01



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

SEDIMENT CONTROL & TURF RESTORATION NOTES:

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



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DAVID M POGGI

DATE: 07-29-2022

LIC. NO.: 44573

DESIGNED: DMP

DRAWN: DMP

CHECKED: KEB

DATE / REVISION:
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07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

EROSION CONTROL PLAN

SHEET NO:

C6.01

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

SITE AND CONSTRUCTION DESCRIPTION:

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

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

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

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

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

PERMANENT STORMWATER MANAGEMENT:

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

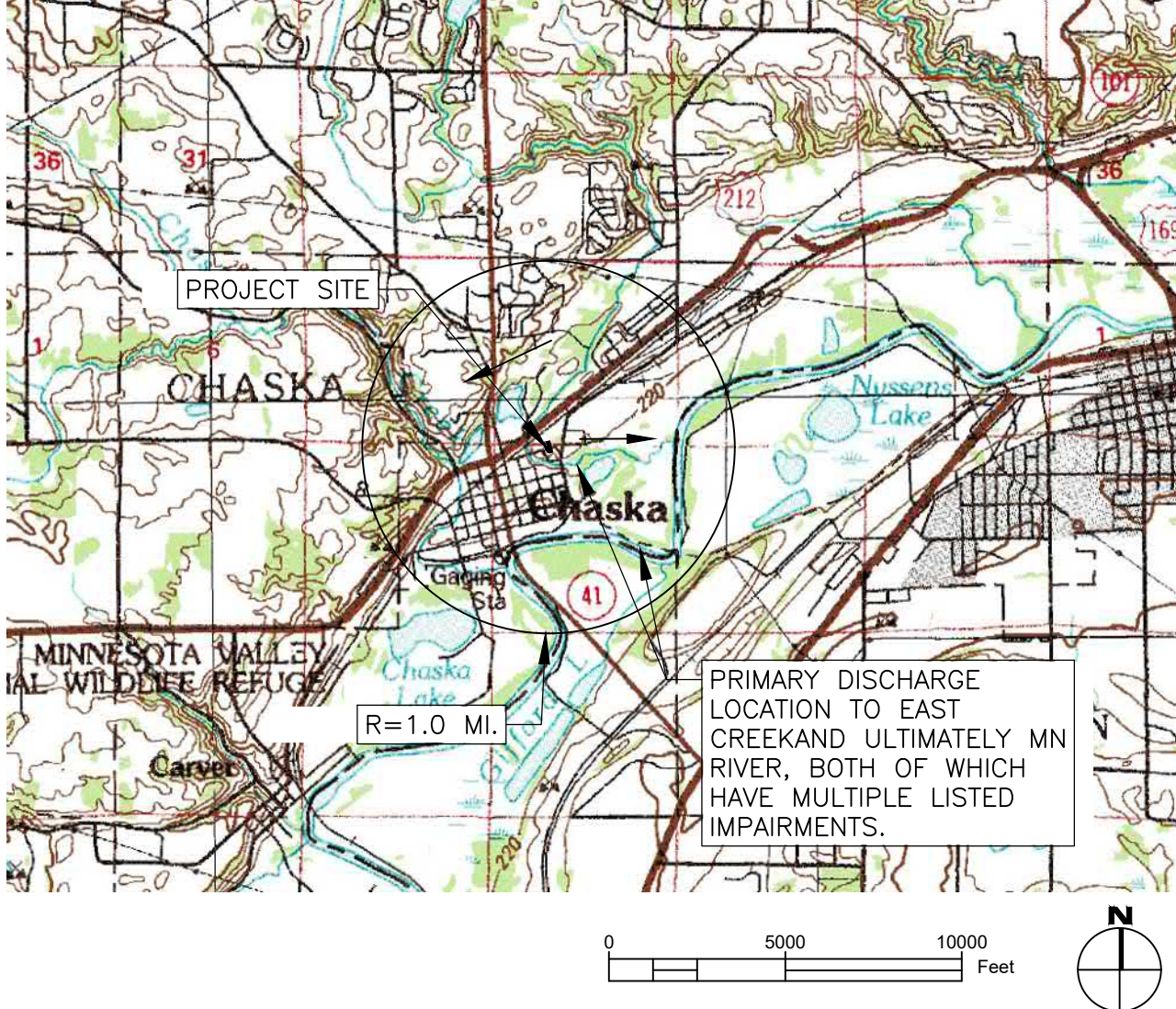
Seasonal high water table (SHWT) elevations have been approximated with soil borings indicating mottled soils. In addition, the site is adjacent to East Creek with a FEMA BFE=719.0.

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

SOILS MAP



DOWNSTREAM SURFACE WATERS AND WETLANDS



EROSION & SEDIMENT CONTROL QUANTITIES

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

INSPECTIONS & MAINTENANCE

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

POLLUTION PREVENTION

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

FINAL STABILIZATION

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

RECORD RETENTION

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

TRAINING REQUIREMENTS

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

RESPONSIBLE PARTIES & TRAINING SUMMARY

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

CIVIL METHODS, INC.

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

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

DAVID M POGGI

DATE: 07-29-2022

LIC. NO.: 44573

DESIGNED: DMP

DRAWN: DMP

CHECKED: KEB

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

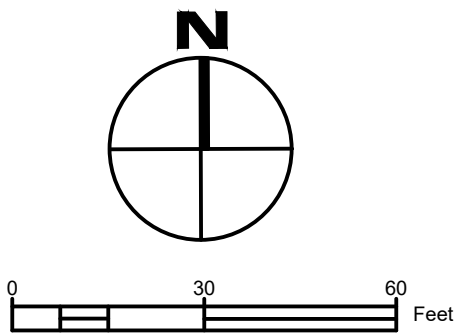
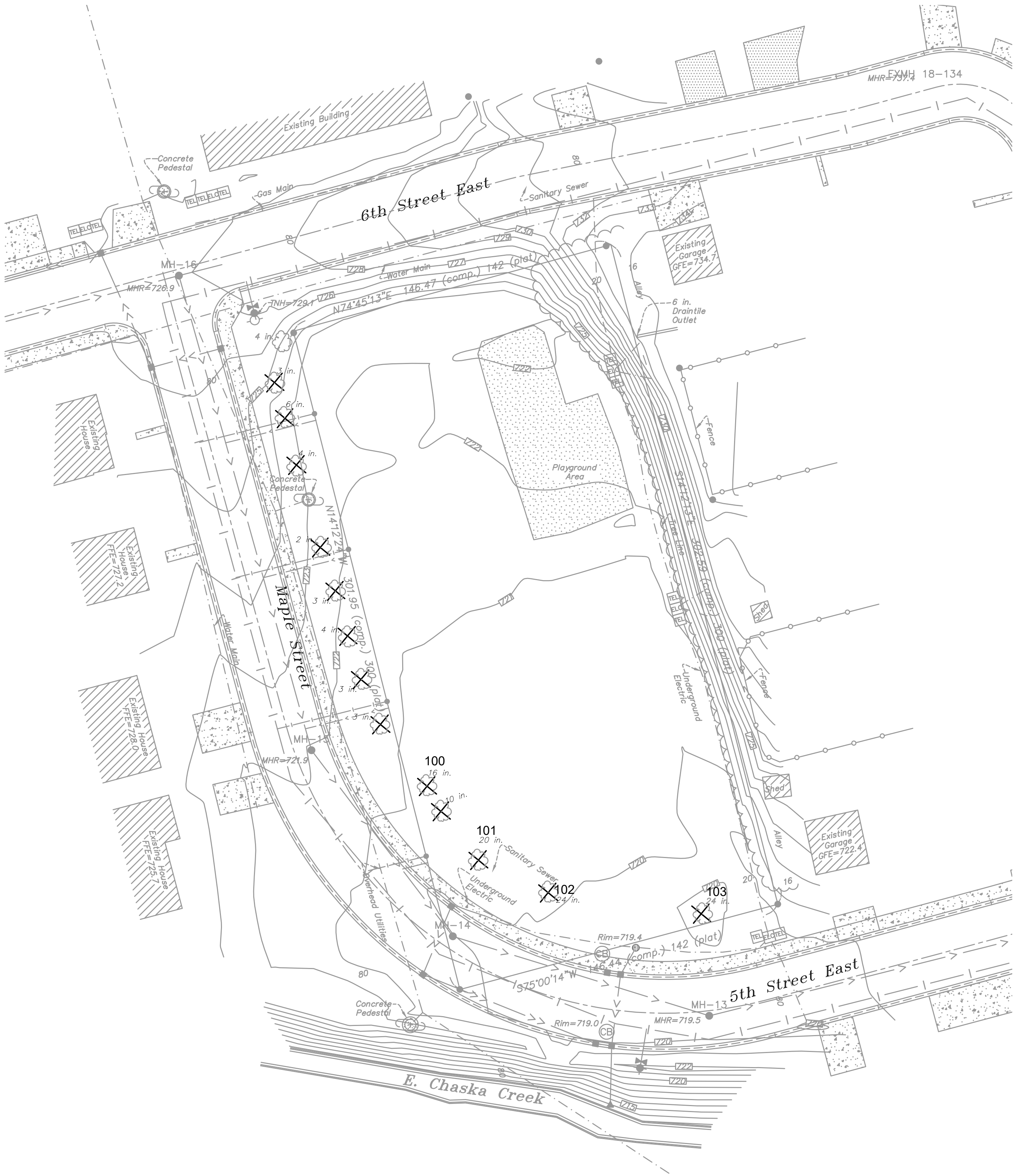
HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

SWPPP

SHEET NO:

C6.02

Print Date: 7/29/2022 9:08 AM
File Loc: C:\CIVIL\Methods, Inc\CM - Documents\7. Projects\22023. Maple Street Residential\08. DRAWINGS AND SPECIFICATIONS\CD\Sheets\FINAL\00_Tree Inventory.dwg



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

LEGEND:

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

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

*Identification by others

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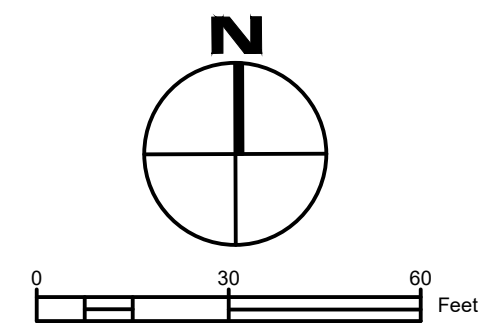
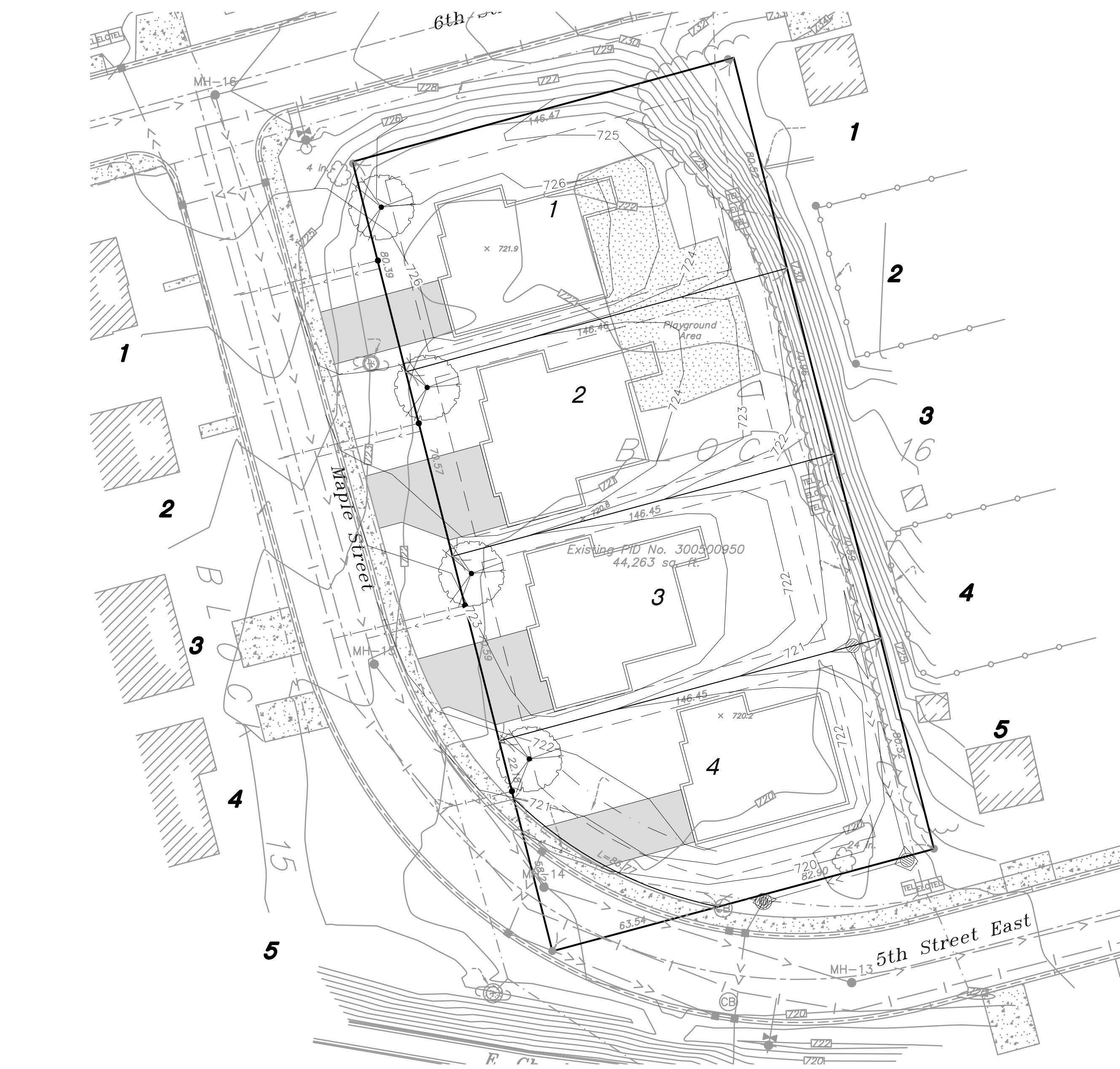
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HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

TREE INVENTORY

SHEET NO:
C8.01

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



LEGEND:

- PROPERTY LINE ———
EASEMENT - - - - -
DECIDUOUS TREE (MAPLE, OAK) (Symbol)

LANDSCAPING SUMMARY:

R2 – MEDIUM DENSITY RESIDENTIAL

1 TREE / LOT (40' MIN. SPACING)

REQUIRED: 4 TREES

PROVIDED: 4 TREES

PLANT SCHEDULE

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

NOTES:

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

BALLED & BURLAPPED STOCK

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

CONTAINER STOCK

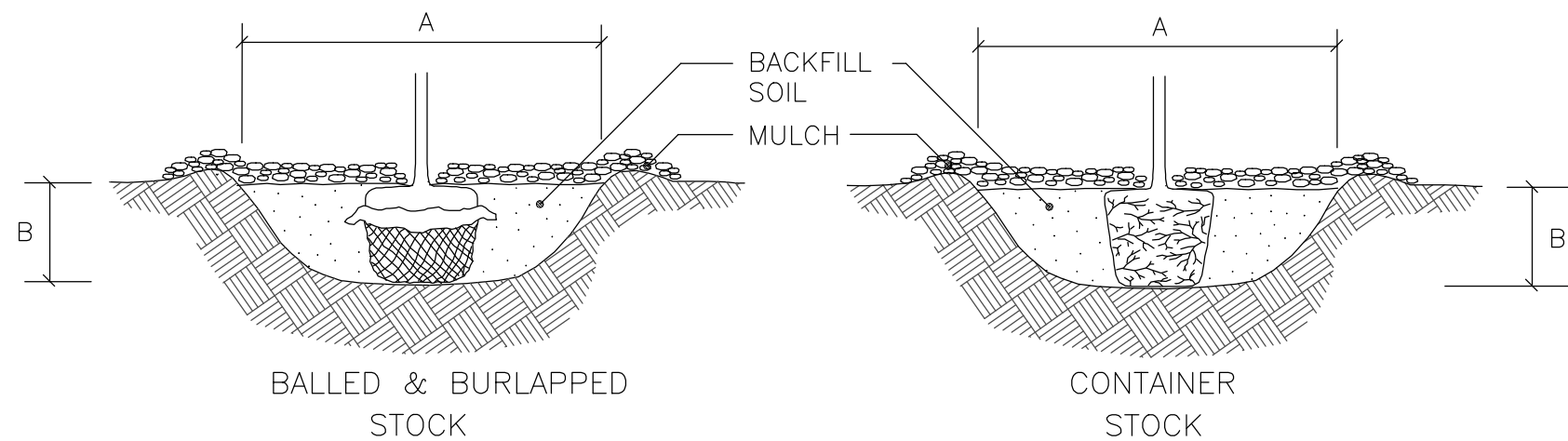
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY ENGINEER.
3. REMOVE CONTAINER AND SCORE OR PRUNE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS AS NECESSARY.
4. SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH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

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

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

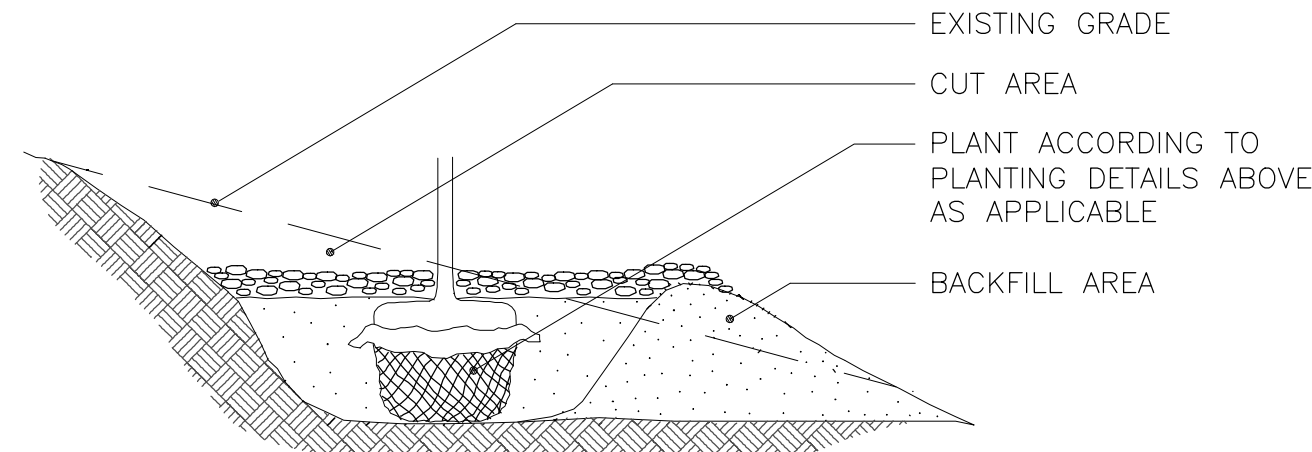
NOTE:

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



BALLED & BURLAPPED STOCK

CONTAINER STOCK



NOTE:

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

FOR STEEP SLOPES

1 ISOLATED PLANTINGS

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HIDDEN MAPLES

LANDMARK BUILDERS, INC.

CHASKA, MN

LANDSCAPING PLAN

SHEET NO:

C8.02



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

PLAN INFORMATION

FRAMING NOTES:

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

CONCRETE NOTES:

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

INSULATION:

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

DOORS AND WINDOWS:

- ALL WINDOWS AND DOORS TO NE DOUBLE GLASS PANELS WITH LOW-E RATINGS.
- ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED
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- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED
- WINDOW GLAZING MUST BE AT LEAST 18" ABOVE FINISHED FLOOR WHEN WINDOW IS ABOVE 6' FROM GRADE
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MECHANICAL & ELECTRICAL:

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

CODE INFORMATION

CODE INFORMATION:

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

SOIL TYPE:

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

WIND EXPOSURE:

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

GENERAL NOTES:

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

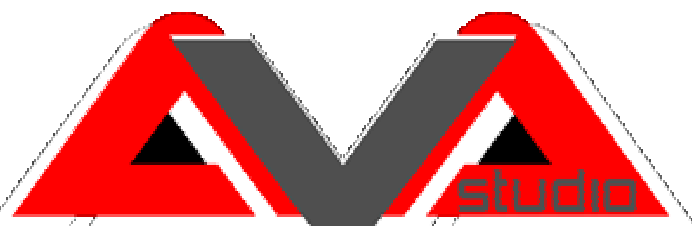
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A102	Elevations
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Area	Level	Name
2081 SF	Main Level	Main Level
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50 SF	Main Level	Mech Room
1275 SF	Upper Level	Upper Level



AVA STUDIO

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

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Design 1

Chaska Cover Page

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

A101

Scale 12" = 1'-0"



② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
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③ Rear
3/16" = 1'-0"



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Chaska
Elevations

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

A102

Scale 3/16" = 1'-0"

10/3/2022 10:55:51 AM



① 3D View 1
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Design 2

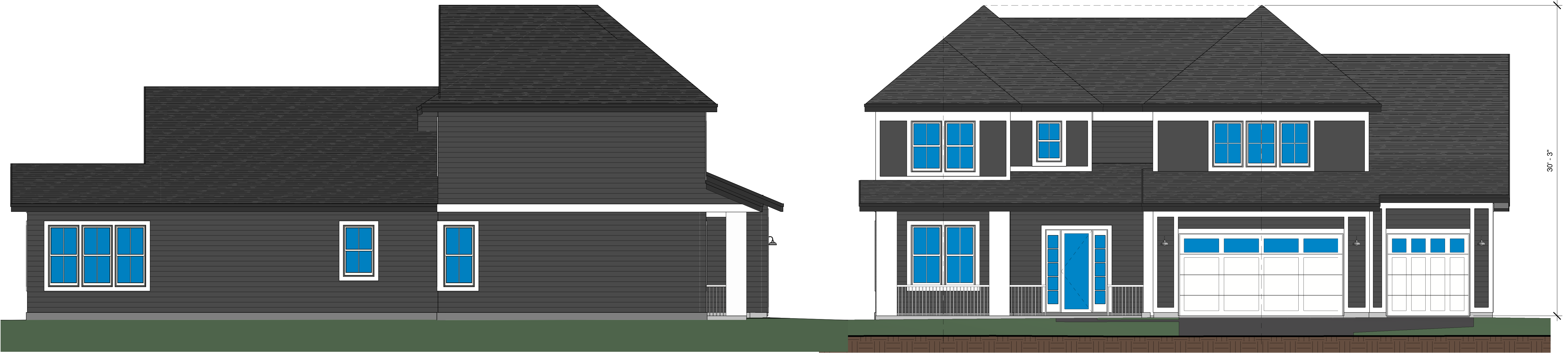
Chaska Cover Page

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

A101

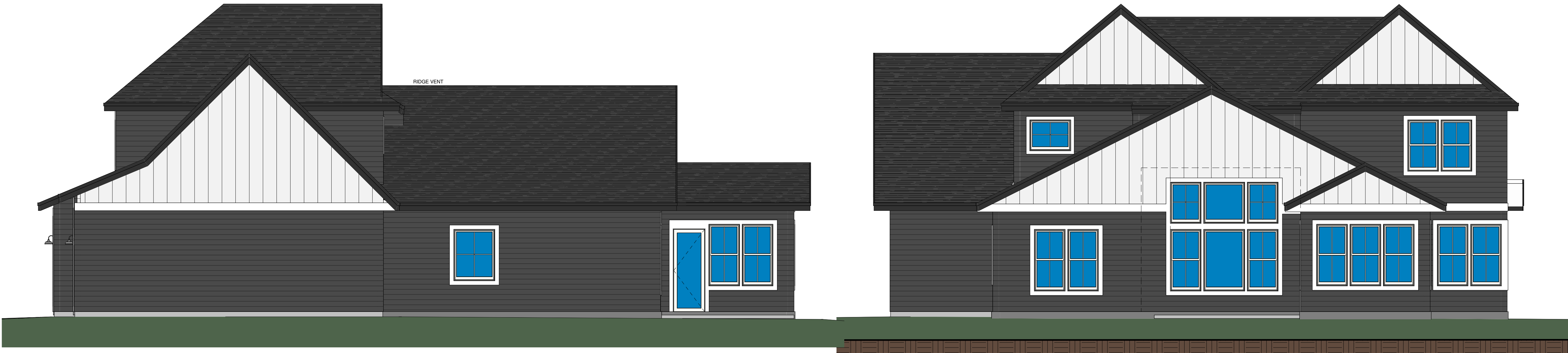
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② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
3/16" = 1'-0"



AVA STUDIO
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Design 2

Chaska

Elevations

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

A102

Scale 3/16" = 1'-0"

10/9/2022 10:58:07 AM



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

PLAN INFORMATION

FRAMING NOTES:

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

CONCRETE NOTES:

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

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- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49
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- SHEETROCK:**
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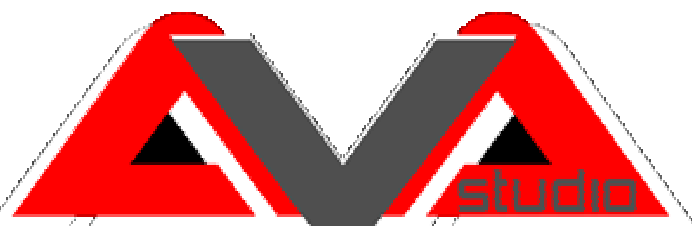
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Sheet Number	Sheet Name
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Design 7

Chaska Cover Page

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

A101

Scale 12" = 1'-0"

10/9/2022 12:21:56 PM



② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
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③ Rear
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Chaska
Elevations

Project number Chaska
Date 5/21/2022
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A102

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10/9/2022 12:21:59 PM



1 3D View 1
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Design 6

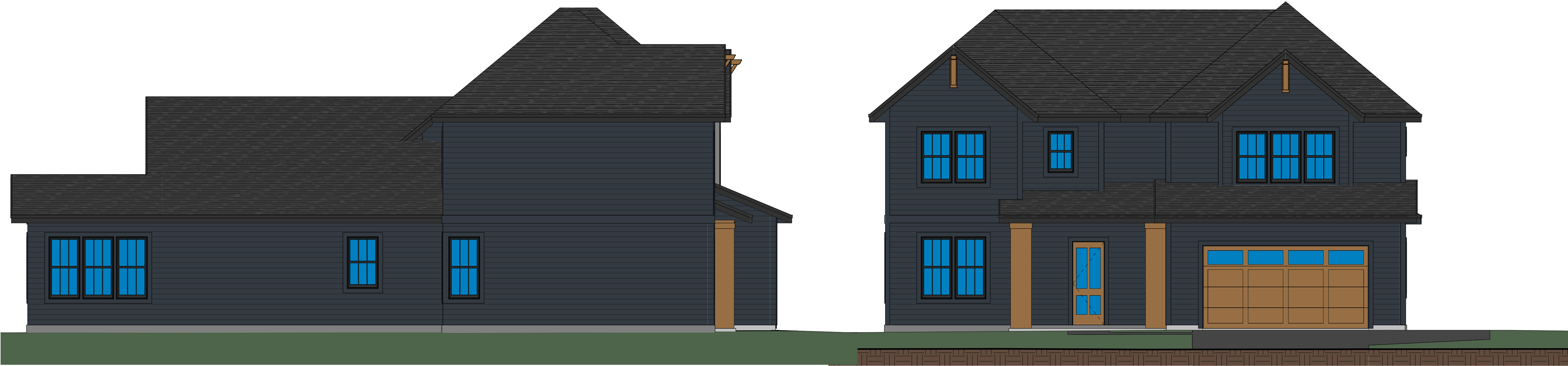
Chaska Cover Page

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

A101

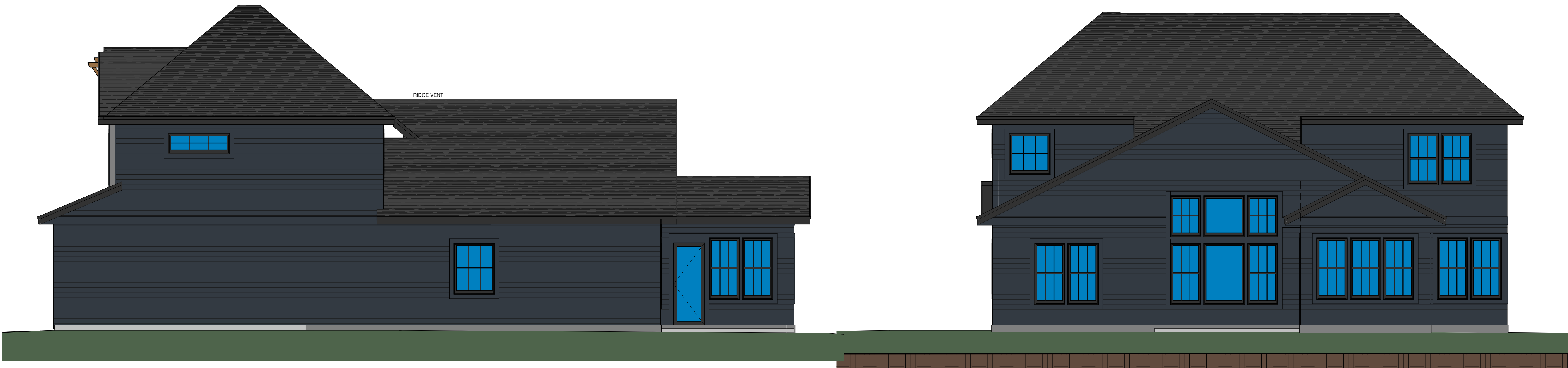
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Design 6

Chaska
Elevations

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

A102

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

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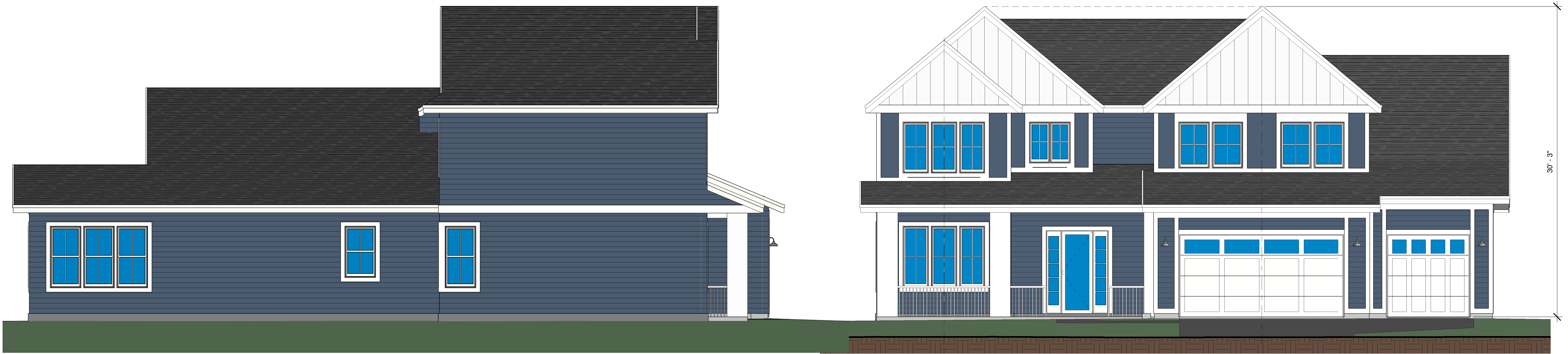
Design 5

Chaska Cover Page

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

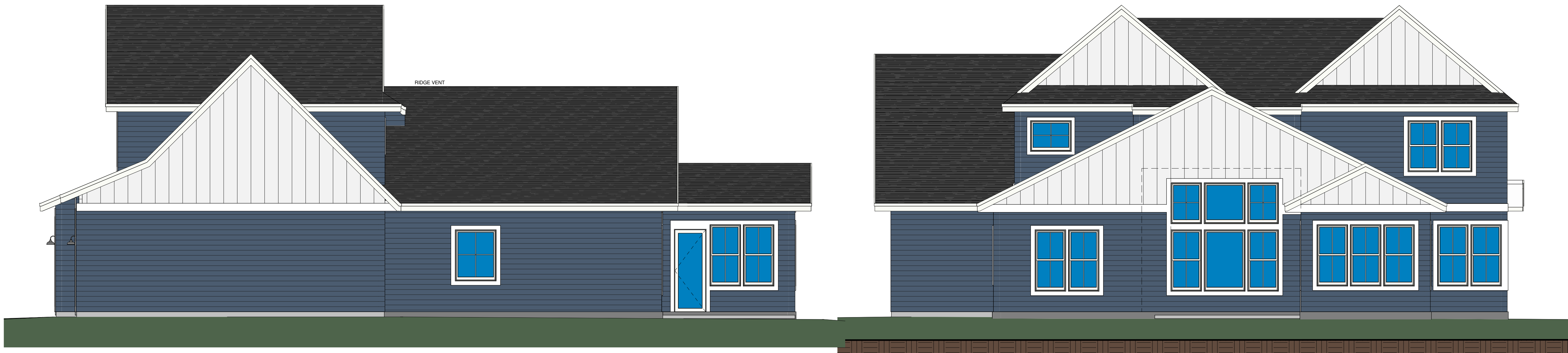
A101

Scale 12" = 1'-0"



② Left
3/16" = 1'-0"

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A102

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10/9/2022 11:48:31 AM



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WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER
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Design 8

Chaska Cover Page

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

A101

Scale 12" = 1'-0"

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3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

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Design 8

Chaska
Elevations

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

A102

Scale	3/16" = 1'-0"
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10/3/2022 12:24:52 PM



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

PLAN INFORMATION

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Design 4

Chaska Cover Page

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

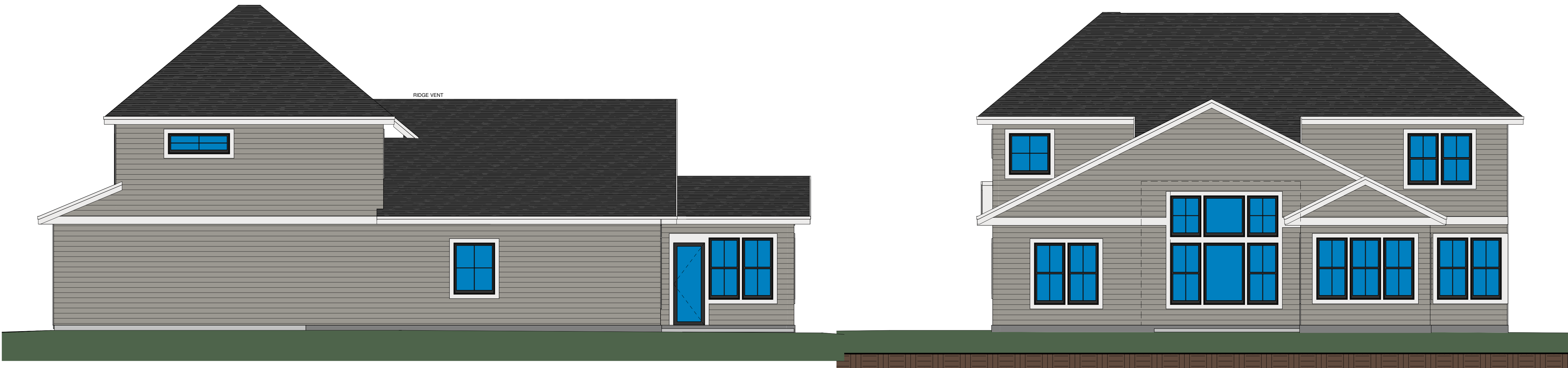
A101

Scale 12" = 1'-0"



② Left
3/16" = 1'-0"

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Elevations

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

A102

Scale 3/16" = 1'-0"

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

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Design 3

Chaska Cover Page

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

A101

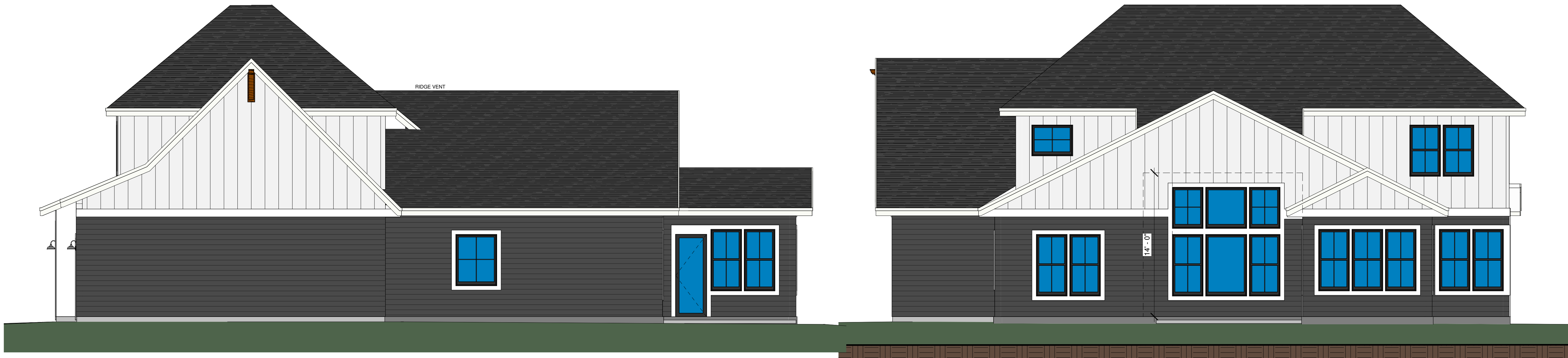
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A102

Scale 3/16" = 1'-0"

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REQUEST FOR ACTION CHASKA CITY COUNCIL 10/17/2022

Subject: Oak Ridge Development – TH 41 Roundabout and Highway Improvements Cooperative Construction Agreement

Prepared By: Matt Clark, City Engineer

The Oak Ridge Development that was approved by Council includes access changes along Trunk Highway 41 to serve the existing Oak Ridge Conference Center along with the new Costco Building and housing development complex. The improvements include a new roundabout located at the Peavey Road that will serve as the primary access into the development combined with a secondary restricted three-quarter access with turn lane improvements near the existing entrance into the Oak Ridge site. The project involves complete reconstruction over portions of the highway along with grading drainage, lighting, new surfacing and other associated construction activities. MnDOT has now formally approved the construction plans which as a next step requires an agreement with the City.

Both State and County agencies require agreements with cities when improvements are made to the trunk highway to define roles and responsibilities. The attached agreement formalizes this process and allows the City or its designated representative the ability to construct the new improvements. Further, the agreement identifies the maintenance responsibilities between agencies.

The items to note for the City maintenance within the MnDOT right of way are the municipal utilities, and pedestrian trail elements, with minor maintenance for lighting needed at the new roundabout. MnDOT will take ownership and maintenance responsibilities for the new roundabout, turn lanes, drainage and lighting improvements. MnDOT has been planning for mill and overlay project that is planned to occur next summer along TH 41 beginning at TH 5 extending south to Hazeltine Boulevard. The best coordinate projects, a portion of the mill and overlay project that was planned within the limits of the City project is being completed with the access improvements to the highway. MnDOT will be providing reimbursement to the City once the work is complete.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution No. 2022-128, approving the Cooperative Construction Agreement with the State of Minnesota Department of Transportation for the Oak Ridge Development - TH 41 Roundabout and Highway Improvements Project.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

Date 10/17/2022 **Resolution No.** 2022-128

Motion by Councilmember _____ **Second by Councilmember** _____

**A RESOLUTION APPROVING A COOPERATIVE CONSTRUCTION AGREEMENT
BETWEEN THE CITY OF CHASKA AND MNDOT FOR A TRUNK HIGHWAY 41
ROUNDAABOUT**

WHEREAS, the Minnesota Department of Transportation ("MNDOT") and the City of Chaska (the "City") desire to construct a roundabout on Trunk Highway 41 at the current Peavey Road intersection, which project will be designated as State Project No. 1008-104 (the "Roundabout Project"); and

WHEREAS, a Cooperative Construction Agreement for the Roundabout Project has been drafted by MNDOT, the form of which is attached to this resolution as Exhibit A (the "Roundabout Agreement"); and

WHEREAS, the Roundabout Project will, among other things, serve a property development lying west of the Roundabout Project, which will include the existing Oak Ridge Conference Center, a new Costco building, and a new housing development complex (the "Oak Ridge Development"); and

WHEREAS, in connection with the Oak Ridge Development, the City previously entered into a Developer's Agreement with RCS-RCA Oak Ridge, LLC (the "Developer") and certain other parties dated September 30, 2022 (the "Oak Ridge Developer's Agreement"); and

WHEREAS, the Oak Ridge Developer's Agreement obligates the Developer to construct the Roundabout Project in conjunction with other improvements required for the Oak Ridge Development; and

WHEREAS, the City will assign certain rights and obligation under the Roundabout Agreement to the Developer so that the Developer can construct the Roundabout Project as required by the Oak Ridge Developer's Agreement (the "Assignment"); and

WHEREAS, in addition to this resolution, MNDOT requires that the City Council adopt a resolution that MNDOT has prepared approving the Roundabout Project (the "Required MNDOT Resolution"), the form of which is attached to the back of the Roundabout Agreement; and

WHEREAS, the City Council finds it is in the best interest of the City and its residents to enter into the Roundabout Agreement with MNDOT and to have the Developer construct the roundabout and related improvements to facilitate vehicular and pedestrian access to the new Oak Ridge Development;

NOW THEREFORE, be it resolved by the City Council for the City of Chaska:

1. The above recitals and findings are incorporated as resolutions of the City Council.
2. Construction of the Roundabout Project is approved.
3. The form of the Roundabout Agreement attached as Exhibit A is approved; provided, however, that the City Engineer is authorized to make such revisions to the Roundabout Agreement prior to its execution as he deems necessary or desirable.
4. The City's assignment of the Roundabout Agreement to the Developer is approved.
5. The City Engineer shall work with the City Attorney to prepare a written document effectuating such Assignment.
6. The Required MNDOT Resolution attached to the back of the Roundabout Agreement is approved and incorporated herein by reference as a resolution of the City Council.
7. The Mayor and City Administrator are authorized to execute and deliver, on behalf of the City, the Roundabout Agreement, the written Assignment, and any other documents they deem necessary or desirable to facilitate the Roundabout Project. Further, the City Administrator, the Senior Clerk, and the Deputy Clerk, or any one of them, is authorized to execute the Required MNDOT Resolution. The execution of any document or instrument by such officers of the City shall be conclusive evidence of the approval of such document or instrument in accordance with the terms of this resolution.

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

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

**STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
AND
CITY OF CHASKA
COOPERATIVE CONSTRUCTION
AGREEMENT**

State Project Number (S.P.):	1008-104	Original Amount Encumbered
Trunk Highway Number (T.H.):	41=260	<u>\$70,995.96</u>
Lighting System Feed Point No.:	10E3	

This Agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State") and the City of Chaska, acting through its City Council ("City").

Recitals

1. The City will perform grading, bituminous surfacing, roundabout, and lighting construction, and other associated construction upon, along, and adjacent to Trunk Highway No. 41 from 1,400 feet south of Peavey Road to 800 feet north of Peavey Road according to City-prepared plans, specifications, and special provisions designated by the City and by the State as State Project No. 1008-104 (T.H. 41=260) ("Project"); and
2. The City requests the State allow the construction of the grading, bituminous surfacing, roundabout, and lighting construction, and other associated construction upon, along, and adjacent to Trunk Highway No. 41, and the State is willing to allow said construction; and
3. The City requests the State participate in the costs of the guardrail and mill and overlay construction and the State is willing to participate in the costs of said construction and associated construction engineering; and
4. The City will maintain the storm sewer, sidewalk, retaining wall, and lighting construction as described in Article 5. Maintenance by the City; and
5. Minnesota Statutes § 161.20, subdivision 2 authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining, and improving the trunk highway system.

Agreement

1. Term of Agreement; Survival of Terms; Plans; Incorporation of Exhibits

- 1.1. *Effective Date.*** This Agreement will be effective on the date the State obtains all signatures required by Minnesota Statutes § 16C.05, subdivision 2.
- 1.2. *Expiration Date.*** This Agreement will expire when all obligations have been satisfactorily fulfilled.
- 1.3. *Survival of Terms.*** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, without limitation, the following clauses: 2.4. State Ownership of Improvements; 5. Maintenance by the City; 10. Liability; Worker Compensation Claims; Insurance; 13. State Audits; 14. Government Data Practices; 15. Governing Law; Jurisdiction; Venue; and 17. Force Majeure.

- 1.4. **Plans, Specifications, and Special Provisions.** State-approved City plans, specifications, and special provisions designated by the City and by the State as State Project No. 1008-104 (T.H. 41=260) are on file in the office of the City's Engineer and incorporated into this Agreement by reference ("Project Plans").
- 1.5. **Exhibits.** Preliminary Schedule "I" is attached and incorporated into this Agreement. Exhibit A – Drainage and Retaining Wall Maintenance Responsibilities and Exhibit B – Signing Maintenance are on file in the office of the City Engineer and attached and incorporated into this Agreement.

2. Right-of-Way Use

- 2.1. **Limited Right to Occupy.** The State grants to the City (and its contractors and consultants) the right to occupy Trunk Highway Right-of-Way as necessary to perform the work described in the Project Plans. This right is limited to the purpose of constructing the project, and administering such construction, and may be revoked by the State at any time, with or without cause. Cause for revoking this right of occupancy includes, but is not limited to, breaching the terms of this or any other agreement (relevant to this project) with the State, failing to provide adequate traffic control or other safety measures, failing to perform the construction properly and in a timely manner, and failing to observe applicable environmental laws or terms of applicable permits. The State will have no liability to the City (or its contractors or consultants) for revoking this right of occupancy.
- 2.2. **State Access; Suspension of Work; Remedial Measures.** The State's District Engineer or assigned representative retains the right to enter and inspect the Trunk Highway Right-of-Way (including the construction being performed on such right-of-way) at any time and without notice to the City or its contractor. If the State determines (in its sole discretion) that the construction is not being performed in a proper or timely manner, or that environmental laws (or the terms of permits) are not being complied with, or that traffic control or other necessary safety measures are not being properly implemented, then the State may notify and require the City (and its contractors and consultants) to suspend their operations until the City (and its contractors and consultants) take all necessary actions to rectify the situation to the satisfaction of the State. The State will have no liability to the City (or its contractors or consultants) for exercising or failing to exercise its rights under this provision.
- 2.3. **Traffic Control; Worker Safety.** While the City (and its contractors and consultants) are occupying the State's Right-of-Way, they must comply with the approved traffic control plan, and with applicable provisions of the Work Zone Field Handbook (<http://www.dot.state.mn.us/trafficeng/workzone/index.html>). All City, contractor, and consultant personnel occupying the State's Right-of-Way must be provided with required reflective clothing and hats.
- 2.4. **State Ownership of Improvements.** The State will retain ownership of its Trunk Highway Right-of-Way, including any improvements made to such right-of-way under this Agreement, unless otherwise noted. The warranties and guarantees made by the City's contractor with respect to such improvements (if any) will flow to the State. The City will assist the State, as necessary, to enforce such warranties and guarantees, and to obtain recovery from the City's consultants and contractor (including its sureties) for non-performance of contract work, for design errors and omissions, and for defects in materials and workmanship. Upon request of the State, the City will undertake such actions as are reasonably necessary to transfer or assign contract rights to the State and to permit subrogation by the State with respect to claims against the City's consultants and contractors.
- 2.5. **Utility Relocation.** The State authorizes the City to issue Notices and Orders for utility relocation in accordance with Minnesota Statutes §161.45 and Minnesota Rules Part 8810.3100 through 8810.3600.

3. Contract Award and Construction

- 3.1. *Bids and Award.*** The City will receive bids and award a construction contract to the lowest responsible bidder (or best value proposer), subject to concurrence by the State in that award, according to the Project Plans. The contract construction will be performed according to the Project Plans.
- 3.2. *Bid Documents Furnished by the City.*** The City will, within 7 days of opening bids for the construction contract, submit to the State's State Aid Agreements Engineer a copy of the low bid and an abstract of all bids together with the City's request for concurrence by the State in the award of the construction contract. The City will not award the construction contract until the State advises the City in writing of its concurrence.
- 3.3. *Rejection of Bids.*** The City may reject and the State may require the City to reject any or all bids for the construction contract. The party rejecting or requiring the rejection of bids must provide the other party written notice of that rejection or requirement for rejection no later than 30 days after opening bids. Upon the rejection of all bids, a party may request, in writing, that the bidding process be repeated. Upon the other party's written approval of such request, the City will repeat the bidding process in a reasonable period of time, without cost or expense to the State.
- 3.4. *Contract Terms.*** The City's contract with its construction contractor(s) must include the following terms:
- A. A clause making the State of Minnesota, acting through its Commissioner of Transportation, an intended third-party beneficiary of the contract with respect to the portion of work performed on the State's Right-of-Way; and
 - B. A clause requiring the State to be named as an additional insured on any insurance coverage which the contractor is required to provide; and
 - C. A clause stating that any warranties provided by the contractor, for the work performed on the trunk highway, will flow to, and be enforceable by, the State as the owner of such improvements.
- 3.5. *Direction, Supervision, and Inspection of Construction.***
- A. The contract construction will be under the direction of the City and under the supervision of a registered professional engineer; however, the State participation construction covered under this Agreement will be open to inspection by the State District Engineer's authorized representatives. The City will give the State Aid Agreements Engineer at Roseville five days' notice of its intention to start the contract construction.
 - B. Responsibility for the control of materials for the contract construction will be on the City and its contractor and will be carried out according to Specifications No. 1601 through and including No. 1609 in the State's current "Standard Specifications for Construction".
- 3.6. *Contaminated Soils and Groundwater within the State's Cost Participation Limits.***
- A. **24 Hour Notification.** The City will notify the State District Engineer's authorized representative a minimum of 24 hours prior to the contractor beginning the excavation and removal of any contaminated soils that have been identified within the Project limits.
 - B. **Immediate Notification.** The City will notify the State District Engineer's authorized representative immediately upon the contractor encountering contaminated soils and/or groundwater in areas that are within the Project limits. The City will confer with the State as to the handling, disposal, and any other issues related to contaminated materials found on State Right-of-Way or import of materials onto State Right-of-Way.

C. *Environmental Consultant.* The City will provide for an Environmental Consultant to be on site to observe and document the excavation, handling, and disposal of contaminated soils that have been identified within the Project limits. If the contractor encounters contaminated materials in areas not previously identified and upon notification by the City to the State, the City hired Environmental Consultant will be provided to collect and analyze soil and/or groundwater samples to determine contaminant levels, work with the landfill for disposal of the soil waste, and provide oversight of any soil and groundwater handling and disposal. The City will not allow the contractor to excavate any contaminated soil unless the Environmental Consultant is present.

3.7. *Completion of Construction.* The City will cause the contract construction to be started and completed according to the time schedule in the construction contract special provisions. The completion date for the contract construction may be extended, by an exchange of letters between the appropriate City official and the State District Engineer's authorized representative, for unavoidable delays encountered in the performance of the contract construction.

3.8. *Plan Changes.* The State will not participate in the cost of any contract construction that is in addition to the State participation construction covered under this Agreement unless the following conditions have been met:

A. The necessary State funds have been encumbered.

B. All changes in the Project Plans and all addenda, change orders, supplemental agreements, and work orders entered into by the City and its contractor for State participation construction are approved in writing by the State District Engineer's authorized representative.

3.9. *Compliance with Laws, Ordinances, and Regulations.* The City will comply and require its contractor to comply with all Federal, State, and Local laws, and all applicable ordinances and regulations. With respect only to that portion of work performed on the State's Trunk Highway Right-of-Way, the City will not require the contractor to follow local ordinances or to obtain local permits.

4. Right-of-Way; Easements; Permits

4.1. The City will, without cost or expense to the State, obtain all rights-of-way, easements, construction permits, and any other permits and sanctions that may be required in connection with the local and trunk highway portions of the contract construction. Before payment by the State, the City will furnish the State with certified copies of the documents for rights-of-way and easements, construction permits, and other permits and sanctions required for State participation construction covered under this Agreement.

4.2. The City will convey to the State by quit claim deed all newly acquired rights needed for the continuing operation and maintenance of the Trunk Highway, if any, upon completion of the Project, at no cost or expense to the State.

4.3. The City will comply with Minnesota Statutes § 216D.04, subdivision 1(a) for identification, notification, design meetings, and depiction of utilities affected by the contract construction.

5. Maintenance by the City

Upon completion of the Project, the City will provide the following without cost or expense to the State:

5.1. *Roundabout on T.H. 41.*

A. *Roundabout Approaches.* Maintenance of Peavey Road approaches up to the curb line of the outer circle of the T.H. 41 roundabout. Maintenance includes, but is not limited to, snow, ice, and debris

removal, resurfacing, seal coating, and any other maintenance activities according to accepted City maintenance practices.

B. *Roundabout Circle.* Maintenance of the roundabout circle on T.H. 41 at Peavey Road. The State and the City will provide for snow, ice, and debris removal of the roadway portion of the roundabout circle in conjunction with ongoing maintenance activities of their respective roadway approaches to the roundabout circle. The State will provide for resurfacing, seal coating, and any other maintenance activities necessary to perpetuate the roadway portion of the roundabout circle in a safe and usable condition.

C. *Roundabout Landscaping.* Maintenance of any landscaping in the Peavey Road roundabout. Maintenance includes but is not limited to, vegetation control, litter and debris removal, removal and replacement of all dead or diseased plantings, and any other maintenance activities necessary to perpetuate the landscaping in a safe, usable, and aesthetically acceptable condition.

5.2. *Storm Sewers.* Routine maintenance of storm sewer facilities construction as shown on Exhibit A – Drainage and Retaining Wall Maintenance Responsibilities. Routine maintenance includes, but is not limited to, removal of sediment, debris, vegetation and ice from grates and catch basins, and any other maintenance activities necessary to preserve the facilities and to prevent conditions such as flooding, erosion, or sedimentation, this also includes informing the District Maintenance Engineer of any needed repairs.

5.3. *Sidewalks.* Maintenance of any sidewalk construction, including stamped and colored concrete sidewalk (if any) and pedestrian ramps. Maintenance includes, but is not limited to, snow, ice, and debris removal, patching, crack repair, panel replacement, cross street pedestrian crosswalk markings, vegetation control of boulevards (if any), and any other maintenance activities necessary to perpetuate the sidewalks in a safe, useable, and aesthetically acceptable condition.

5.4. *Trail.* Maintenance and ownership of any trail construction. Maintenance includes, but is not limited to, snow and ice control/removal, sweeping and debris removal, patching, crack repair, pavement replacement, vegetation control, signing, pavement markings, and any other maintenance activities necessary to perpetuate the bikeways and shared use paths in a safe and usable condition.

5.5. *Signs.* Ownership and maintenance of signs as shown on Exhibit B – Signing Maintenance. Maintenance includes all activities necessary to perpetuate the signs in a safe, usable, and aesthetically acceptable condition.

5.6. *Retaining Walls.* Maintenance of retaining walls Upper_1, Lower_1, and SE_Wall as shown on Exhibit A – Drainage and Retaining Wall Maintenance Responsibilities. Minor maintenance includes graffiti removal and any other maintenance activities necessary to perpetuate the walls in a safe, usable, and aesthetically acceptable condition. Major maintenance includes repairs, replacement, and painting necessary for the lifelong integrity of the retaining walls.

5.7. *Lighting.* Maintenance of lighting at and approaching the roundabout, including all legs and within the roundabout, will be shared between the State and the City. The City will be responsible for the hook up cost and application to secure an adequate power supply to the service pad or pole and will pay all monthly electrical service expenses necessary to operate the lighting facility. The City will be responsible for minor maintenance, including, but not limited to re-lamping or LED luminaire replacement, repair or replacement of all damaged luminaire glassware, luminaires when damaged or when ballasts fail, photoelectric control on luminaires, and painting of poles and other equipment, if applicable, for the entire system. The State will be responsible for major maintenance, including, but not limited to Gopher State One Call (GSOC) locates, knocked down poles including wiring within the poles, damaged poles, pull boxes,

underground wire, loose connections, damaged foundations, defective starter boards or drivers, damaged fuse holders, and blown fuses for the entire system.

- 5.8. *Additional Drainage.*** No party to this Agreement will drain any additional drainage volume into the storm sewer facilities constructed under the construction contract that was not included in the drainage for which the storm sewer facilities were designed, without first obtaining written permission to do so from the other party.

6. Basis of State Cost

- 6.1. *Schedule "I".*** The Preliminary Schedule "I" includes anticipated State participation construction items and the construction engineering cost share covered under this Agreement.
- 6.2. *State Participation Construction.*** The State will participate in the following at the percentages indicated.
- A.** 100 Percent will be the State's rate of cost participation in all of the guardrail and mill and overlay construction. The construction includes, but is not limited to, those construction items tabulated on Sheet No. 2 of the Preliminary Schedule "I".
- 6.3. *Construction Engineering Costs.*** The State will pay a construction engineering charge equal to 8 percent of the total State participation construction covered under this Agreement.
- 6.4. *Addenda, Change Orders, Supplemental Agreements, and Work Orders.*** The State will share in the costs of construction contract addenda, change orders, supplemental agreements, and work orders that are necessary to complete the State participation construction covered under this Agreement and are approved in writing by the State District Engineer's authorized representative.
- 6.5. *Liquidated Damages.*** All liquidated damages assessed the City's contractor in connection with the construction contract will result in a credit shared by each party in the same proportion as their total construction cost share covered under this Agreement is to the total contract construction cost before any deduction for liquidated damages.

7. State Cost and Payment by the State

- 7.1. *State Cost.*** \$70,995.96 is the State's estimated share of the costs of the contract construction which includes the construction engineering cost share as shown in the Preliminary Schedule "I". The Preliminary Schedule "I" was prepared using estimated anticipated construction items and estimated quantities and unit prices and may include any credits or lump sum costs. Upon review of the construction contract bid documents described in Article 3.2, the State will decide whether to concur in the City's award of the construction contract and, if so, prepare a Revised Schedule "I" based on construction contract construction items, quantities, and unit prices, which will replace and supersede the Preliminary Schedule "I" as part of this Agreement.
- 7.2. *Conditions of Payment.*** The State will pay the City the State's total estimated construction cost share, which does not include the construction engineering cost share, as shown in the Revised Schedule "I", after the following conditions have been met:
- A.** Encumbrance by the State of the State's total estimated construction cost share, the construction engineering cost share, as shown in the Revised Schedule "I".
- B.** Approval by the State's Land Management Director at St. Paul of certified documentation, submitted by the City, for all right-of-way and easement acquisitions required for the contract construction.
- C.** Execution of this Agreement and transmittal to the City, including a letter advising of the State's concurrence in the award of the construction contract.

- D. The State's receipt of a written request from the City for the advancement of funds. The request will include certification by the City that all necessary parties have executed the construction contract.

7.3. *Limitations of State Payment; No State Payment to Contractor.* The State's participation in the contract construction is limited to the State participation construction shown in Article 7.1, and the State's participation will not change except by a mutually agreed written amendment to this Agreement. The State's payment obligation extends only to the City. The City's contractor is not intended to be and will not be deemed to be a third party beneficiary of this Agreement. The City's contractor will have no right to receive payment from the State. The State will have no responsibility for claims asserted against the City by the City's contractor.

7.4. *Construction Costs Exceeding Encumbered Amount.* Whenever it appears the cost of the State participation construction covered under this Agreement is about to exceed the current amount of encumbered State funds, the City will notify the State District Engineer's authorized representative in writing prior to performance of the additional State participation construction. Notification will include an estimate in the amount of additional funds necessary to complete the State participation construction including construction engineering costs and the reason(s) why the current amount encumbered will be exceeded. The State will, upon its approval of the additional State participation construction, encumber the necessary additional funds. That action will have the effect of amending this Agreement so as to include the State's share of the costs of the additional construction.

Should the City cause the performance of additional contract construction which would otherwise qualify for State participation construction covered under this Agreement, but for which the State has not previously encumbered funds, that additional contract construction is done at the City's own risk. The City will notify the State District Engineer's authorized representative in writing of the additional State participation construction. Notification will include an estimate in the amount of additional funds necessary to cover the additional State participation construction including construction engineering costs and the reason(s) why the current amount encumbered was exceeded. If the State District Engineer's authorized representative approves the additional State participation construction, the City's claim for compensation along with a request for encumbrance of the necessary additional funds will be submitted to the State's Budget Section for review of compliance with Minnesota Statutes § 16A.15, subdivision 3, but no guarantee is made that the claim will be approved by the State's Budget Section. If the claim for compensation and the request for encumbrance of the necessary additional funds are approved by the State's Budget Section, that action will have the effect of amending this Agreement so as to include the State's share of the costs of the additional construction.

7.5. *Records Keeping and Invoicing by the City.* The State will provide the City with a Payment Processing Package containing a Modified Schedule "I" form, instructions, and samples of documents for processing final payment of the State participation construction covered under this Agreement.

The City will keep records and accounts that enable it to provide the State with the following prior to final payment:

- A. A copy of the Modified Schedule "I" which includes final quantities of State participation construction.
- B. Copies of the City contractor's invoice(s) covering all contract construction.
- C. Copies of the endorsed and canceled City warrant(s) or check(s) paying for final contract construction, or computer documentation of the warrant(s) issued, certified by an appropriate City official that final construction contract payment has been made.
- D. Copies of all construction contract change orders, supplemental agreements, and work orders.

- E. A certification form, attached to a copy of the Final Schedule "I", both provided by the State. The certification form will be signed by the City's Engineer in charge of the contract construction attesting to the following:
 - i. Satisfactory performance and completion of all contract construction according to the Project Plans.
 - ii. Acceptance and approval of all materials furnished for the contract construction relative to compliance of those materials to the State's current "Standard Specifications for Construction".
 - iii. Full payment by the City to its contractor for all contract construction.
- F. When requested, copies certified by the City's Engineer, of material sampling reports and material testing results for the materials furnished for the contract construction.
- G. A copy of the "as built" plan sent to the State Aid Agreements Engineer.
- H. A formal invoice (original and signed) in the amount due the City as shown in the Final Schedule "I".

7.6. Final Payment by the State. Upon completion of all contract construction, the State will prepare a Final Schedule "I" according to the procedures detailed in the Payment Processing Package and submit a copy to the City. The Final Schedule "I" will be based on final quantities, and include all State participation construction items and the construction engineering cost share covered under this Agreement. If the final cost of the State participation construction exceeds the amount of funds advanced by the State, the State will pay the difference to the City without interest. If the final cost of the State participation construction is less than the amount of funds advanced by the State, the City will refund the difference to the State without interest.

The State and the City waive claims for any payments or refunds less than \$5.00 according to Minnesota Statutes § 15.415.

8. Authorized Representatives

Each party's Authorized Representative is responsible for administering this Agreement and is authorized to give and receive any notice or demand required or permitted by this Agreement.

8.1. The State's Authorized Representative will be:

Name, Title: Malaki Ruranika, Cooperative Agreements Engineer (or successor)
 Address: 395 John Ireland Boulevard, Mailstop 682, St. Paul, MN 55155
 Telephone: (651) 366-4634
 E-Mail: malaki.ruranika@state.mn.us

8.2. The City's Authorized Representative will be:

Name, Title: Matt Clark, City Engineer (or successor)
 Address: One City Hall Plaza, Chaska, MN 55318
 Telephone: (952) 227-7522
 Email: mclark@chaskamn.com

9. Assignment; Amendments; Waiver; Contract Complete

9.1. Assignment. No party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other party and a written assignment agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office. The foregoing does not

prohibit the City from contracting with a third-party to perform City construction and/or maintenance responsibilities covered under this Agreement.

- 9.2. Amendments.** Any amendment to this 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 Agreement, or their successors in office.
- 9.3. Waiver.** If a party fails to enforce any provision of this Agreement, that failure does not waive the provision or the party's right to subsequently enforce it.
- 9.4. Contract Complete.** This Agreement contains all prior negotiations and agreements between the State and the City. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

10. Liability; Worker Compensation Claims; Insurance

- 10.1.** Each party is responsible for its own acts, omissions and the results thereof to the extent authorized by law and will not be responsible for the acts and omissions of others and the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of the City. Notwithstanding the foregoing, but subject to the provisions of Minnesota Statutes Chapter 466, the City will indemnify, hold harmless, and defend (to the extent permitted by the Minnesota Attorney General) the State against any claims, causes of actions, damages, costs (including reasonable attorneys fees), and expenses arising in connection with the project covered by this Agreement, regardless of whether such claims are asserted by the City's contractor(s) or consultant(s) or by a third party because of an act or omission by the City or its contractor(s) or consultant(s).
- 10.2.** Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.
- 10.3.** The City may require its contractor to carry insurance to cover claims for damages asserted against the City's contractor.

11. Nondiscrimination

Provisions of Minnesota Statutes § 181.59 and of any applicable law relating to civil rights and discrimination are considered part of this Agreement.

12. Title VI/Non-discrimination Assurances

The City agrees to comply with all applicable US DOT Standard Title VI/Non-Discrimination Assurances contained in DOT Order No. 1050.2A, and in particular Appendices A and E, which can be found at: https://edocs-public.dot.state.mn.us/edocs_public/DMResultSet/download?docId=11149035. If federal funds are included in this Agreement, the City will ensure the appendices and solicitation language within the assurances are inserted into contracts as required. The State may conduct a review of the City's compliance with this provision. The City must cooperate with the State throughout the review process by supplying all requested information and documentation to the State, making City staff and officials available for meetings as requested, and correcting any areas of non-compliance as determined by the State.

13. State Audits

Under Minnesota Statutes § 16C.05, subdivision 5, the City's books, records, documents, accounting procedures, and practices relevant to this Agreement are subject to examination by the State and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

14. Government Data Practices

The City and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the City or the State.

15. Governing Law; Jurisdiction; Venue

Minnesota law governs the validity, interpretation, and enforcement of this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

16. Termination; Suspension

16.1. *By Mutual Agreement.* This Agreement may be terminated by mutual agreement of the parties or by the State for insufficient funding as described below.

16.2. *Termination for Insufficient Funding.* The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the City. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the City will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if this Agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds.

16.3. *Suspension.* In the event of a total or partial government shutdown, the State may suspend this Agreement and all work, activities, performance and payments authorized through this Agreement. Any work performed during a period of suspension will be considered unauthorized work and will be undertaken at the risk of non-payment.

17. Force Majeure

No party will be responsible to the other for a failure to perform under this Agreement (or a delay in performance), if such failure or delay is due to a force majeure event. A force majeure event is an event beyond a party's reasonable control, including but not limited to, unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

[The remainder of this page has been intentionally left blank.]

STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minnesota Statutes § 16A.15 and 16C.05.

Signed: _____

Date: _____

SWIFT Purchase Order: 3000667494

CITY OF CHASKA

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions, or ordinances.

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

DEPARTMENT OF TRANSPORTATION

Recommended for Approval:

By: _____
(District Engineer)

Date: _____

Approved:

By: _____
(State Design Engineer)

Date: _____

COMMISSIONER OF ADMINISTRATION

By: _____
(With Delegated Authority)

Date: _____

INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.

PRELIMINARY SCHEDULE "I"

Agreement No. 1050055

City of Chaska

S.P. 1008-104 (T.H. 41=260)

Preliminary: October 10, 2022

State Funds

Grading, bituminous surfacing, roundabout construction, and lighting construction performed under
City contract with _____
located on TH 41 from 1400' south of Peavey Road to 800' north of Peavey Road

STATE COST PARTICIPATION

(1) Work Items From Sheet No. 2	65,737.00
Construction Engineering (8%)	5,258.96
Subtotal	\$70,995.96
Encumbered Amount	\$70,995.96

(1) Amount of advance payment as described in Article 7 of the Agreement (estimated amount)

EXHIBIT A - Drainage and Retaining Wall Maintenance Responsibilities

Agreement 1050055

SP 1008-104

City of Chaska

Page 1 of 3

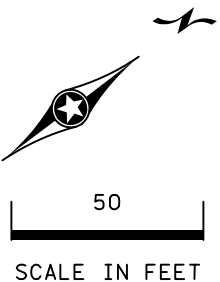


EXHIBIT LEGEND

- MNDOT MAINTENANCE
- CITY MAINTENANCE

GENERAL NOTES:

- ALL HIGH AND LOW POINTS ARE ON THE ROADWAY PROFILE GRADE.
- FOR DRAINAGE PROFILES, TABULATIONS, AND DETAILS, SEE SHEETS 59-64.
- SEE INPLACE UTILITY AND REMOVAL PLANS FOR DRAINAGE REMOVAL.

SPECIFIC NOTES:

- DRAINAGE STRUCTURE DESIGN SPECIAL 2. SEE DETAIL ON SHEET 63.
- SEE CONTOUR PLAN ON SHEET 64.

LEGEND

- | | | | |
|--|-----------------------------------|------|------------------------------|
| --- | CONSTRUCTION LIMITS | XXXX | STRUCTURE NUMBER |
| --- | EXISTING R/W | → | SURFACE FLOW DIRECTION |
| --- | DELINEATED WETLAND BOUNDARY | ■ | PROPOSED CATCH BASIN |
| --- | PROPOSED STORM SEWER | ▨ | EXISTING CATCH BASIN |
| --- | EXISTING STORM SEWER | ● | PROPOSED MANHOLE |
| --- | EXISTING CULVERT | ○ | EXISTING MANHOLE |
| BR | SEDIMENT CONTROL LOG TYPE COMPOST | ▲ | PROPOSED APRON |
| MS | SILT FENCE TYPE MS | ▽ | EXISTING APRON |
| SEED MIX 35-241
ROLLED EROSION PREVENTION, CAT 35
TYPE 4 FERTILIZER (18-1-8) | | ○CP | CULVERT END CONTROLS |
| SEED MIX 35-241
ROLLED EROSION PREVENTION, CAT 20
TYPE 4 FERTILIZER (18-1-8) | | □ | STORM DRAIN INLET PROTECTION |
| | | ▨ | RANDOM RIPRAP, CLASS II |

BEGIN CONSTRUCTION
TH 41 NB STA 1001+76.35



I HEREBY CERTIFY THAT THIS SHEET 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:
SIGNATURE:
DATE:

DRAFT COPY
DRAFT COPY
LICENSE #

DRAINAGE, EROSION & TURF ESTABLISHMENT PLAN

BEGIN CONSTRUCTION TO TH 41 NB STA 1007+00

SP 1008-104 (TH 41)

SHEET NO. 52 OF 90 SHEETS

GENERAL NOTES:

- A. ALL HIGH AND LOW POINTS ARE ON THE ROADWAY PROFILE GRADE.
- B. FOR DRAINAGE PROFILES, TABULATIONS, AND DETAILS, SEE SHEETS 59-64.
- C. SEE INPLACE UTILITY AND REMOVAL PLANS FOR DRAINAGE REMOVAL.

SPECIFIC NOTES:

- ① DRAINAGE STRUCTURE DESIGN SPECIAL 1. SEE DETAIL ON SHEET 62.

EXHIBIT LEGEND

- MNDOT MAINTENANCE
- CITY MAINTENANCE



50

SCALE IN FEET

City - major maintenance & minor maintenance

MnDOT - major maintenance
City - minor maintenance

EXHIBIT A - Drainage and Retaining Wall Maintenance Responsibilities

Agreement 1050055
SP 1008-104
City of Chaska
Page 2 of 3

MnDOT - major maintenance
City - minor maintenance

City - major maintenance & minor maintenance

END CONSTRUCTION
PEAVEY RD EB STA 57+51.00

LEGEND

- | | | | |
|--|-----------------------------------|------|------------------------------|
| --- | CONSTRUCTION LIMITS | XXXX | STRUCTURE NUMBER |
| --- | EXISTING R/W | → | SURFACE FLOW DIRECTION |
| --- | DELINEATED WETLAND BOUNDARY | ■ | PROPOSED CATCH BASIN |
| --- | PROPOSED STORM SEWER | ▣ | EXISTING CATCH BASIN |
| --- | EXISTING STORM SEWER | ● | PROPOSED MANHOLE |
| --- | EXISTING CULVERT | ○ | EXISTING MANHOLE |
| BR | SEDIMENT CONTROL LOG TYPE COMPOST | ▲ | PROPOSED APRON |
| MS | SILT FENCE TYPE MS | ▽ | EXISTING APRON |
| SEED MIX 35-241
ROLLED EROSION PREVENTION, CAT 35
TYPE 4 FERTILIZER (18-1-8) | | CP | CULVERT END CONTROLS |
| SEED MIX 35-241
ROLLED EROSION PREVENTION, CAT 20
TYPE 4 FERTILIZER (18-1-8) | | □ | STORM DRAIN INLET PROTECTION |
| | | ▨ | RANDOM RIPRAP, CLASS II |

12:28:28 PM
4/8/2022
C:\Users\2021\2210004\DESIGN\Plan Sheets\cd\008104_dr03.dgn



I HEREBY CERTIFY THAT THIS SHEET 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:
SIGNATURE:
DATE:

DRAFT COPY
DRAFT COPY
LICENSE #

DRAINAGE, EROSION & TURF ESTABLISHMENT PLAN
TH 41 NB STA 1013+50 TO STA 1019+50

SP 1008-104 (TH 41)

SHEET NO. 54 OF 90 SHEETS

GENERAL NOTES:

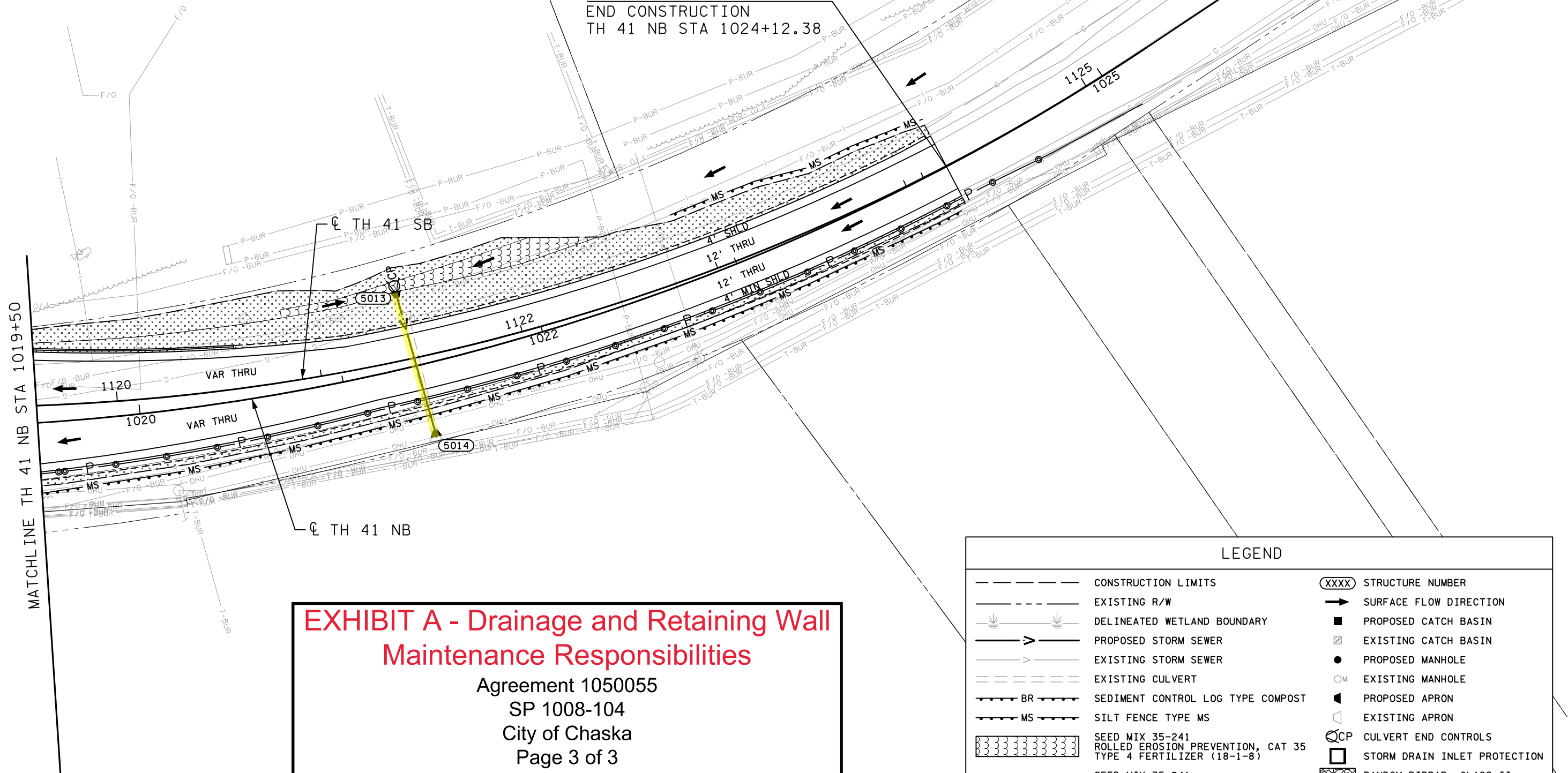
- A. ALL HIGH AND LOW POINTS ARE ON THE ROADWAY PROFILE GRADE.
- B. FOR DRAINAGE PROFILES, TABULATIONS, AND DETAILS, SEE SHEETS 59-64.
- C. SEE INPLACE UTILITY AND REMOVAL PLANS FOR DRAINAGE REMOVAL.

EXHIBIT LEGEND



MNDOT MAINTENANCE

50
SCALE IN FEET



**EXHIBIT A - Drainage and Retaining Wall
Maintenance Responsibilities**

Agreement 1050055
SP 1008-104
City of Chaska
Page 3 of 3

LEGEND

- | | | | |
|------------|--|------|------------------------------|
| --- | CONSTRUCTION LIMITS | XXXX | STRUCTURE NUMBER |
| --- | EXISTING R/W | → | SURFACE FLOW DIRECTION |
| --- | DELINEATED WETLAND BOUNDARY | ■ | PROPOSED CATCH BASIN |
| --- | PROPOSED STORM SEWER | ▨ | EXISTING CATCH BASIN |
| --- | EXISTING STORM SEWER | ● | PROPOSED MANHOLE |
| --- | EXISTING CULVERT | ○ | EXISTING MANHOLE |
| --- BR --- | SEDIMENT CONTROL LOG TYPE COMPOST | ▲ | PROPOSED APRON |
| --- MS --- | SILT FENCE TYPE MS | ◻ | EXISTING APRON |
| | SEED MIX 35-241
ROLLED EROSION PREVENTION, CAT 35
TYPE 4 FERTILIZER (18-1-8) | ○CP | CULVERT END CONTROLS |
| | SEED MIX 35-241
ROLLED EROSION PREVENTION, CAT 20
TYPE 4 FERTILIZER (18-1-8) | □ | STORM DRAIN INLET PROTECTION |
| | | ▨ | RANDOM RIPRAP, CLASS II |

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4/26/2022
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NO	DATE	DWN	CKD	REVISIONS



I HEREBY CERTIFY THAT THIS SHEET 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:
SIGNATURE:
DATE:

DRAFT COPY
DRAFT COPY
LICENSE #

DRAINAGE, EROSION & TURF ESTABLISHMENT PLAN
TH 41 NB STA 1019+50 TO END CONSTRUCTION

SP 1008-104 (TH 41)
SHEET NO. 55 OF 90 SHEETS
Page 118 of 274

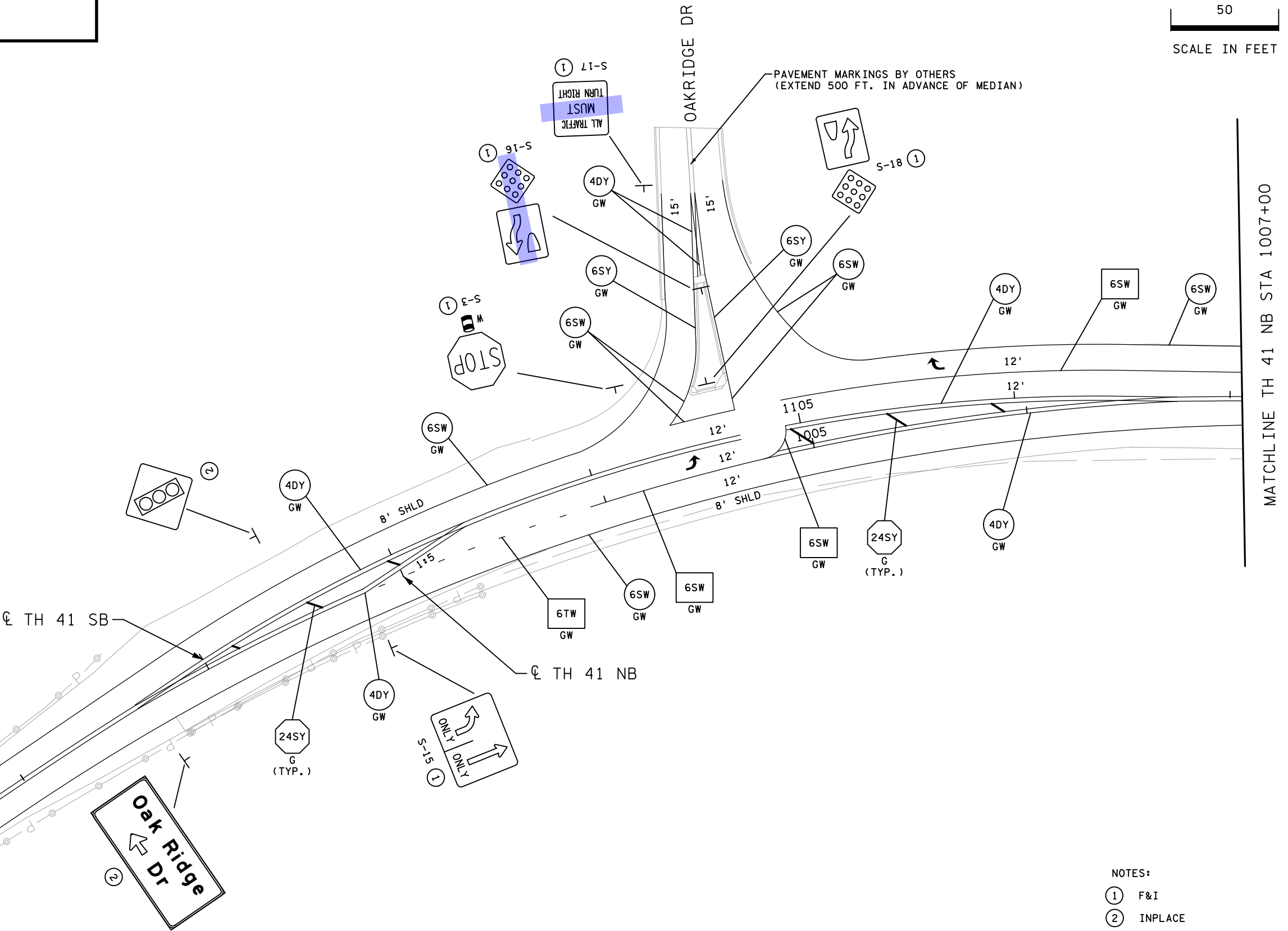
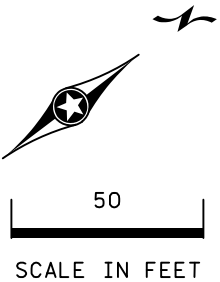
EXHIBIT B - Signing Maintenance

Agreement 1050055
SP 1008-104
City of Chaska
Page 1 of 2

Exhibit Legend

CITY MAINTENANCE

NOTE: Signs within MnDOT right-of-way that are not designated City maintenance will be maintained by MnDOT.



- NOTES:
- ① F&I
 - ② INPLACE

12:31:40 PM
4/26/2022
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NO	DATE	DWN	CKD	REVISIONS



I HEREBY CERTIFY THAT THIS SHEET 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: MICHAEL P. MCCURRO
SIGNATURE: [Signature]
DATE: 4/26/2022

DRAFT COPY
DRAFT COPY
LICENSE # 19902

PERMANENT PAVEMENT MARKING & SIGNING PLANS
PERMANENT SIGNING & STRIPING

SP 1008-104 (TH 41)
SHEET NO. 84 OF 90 SHEETS

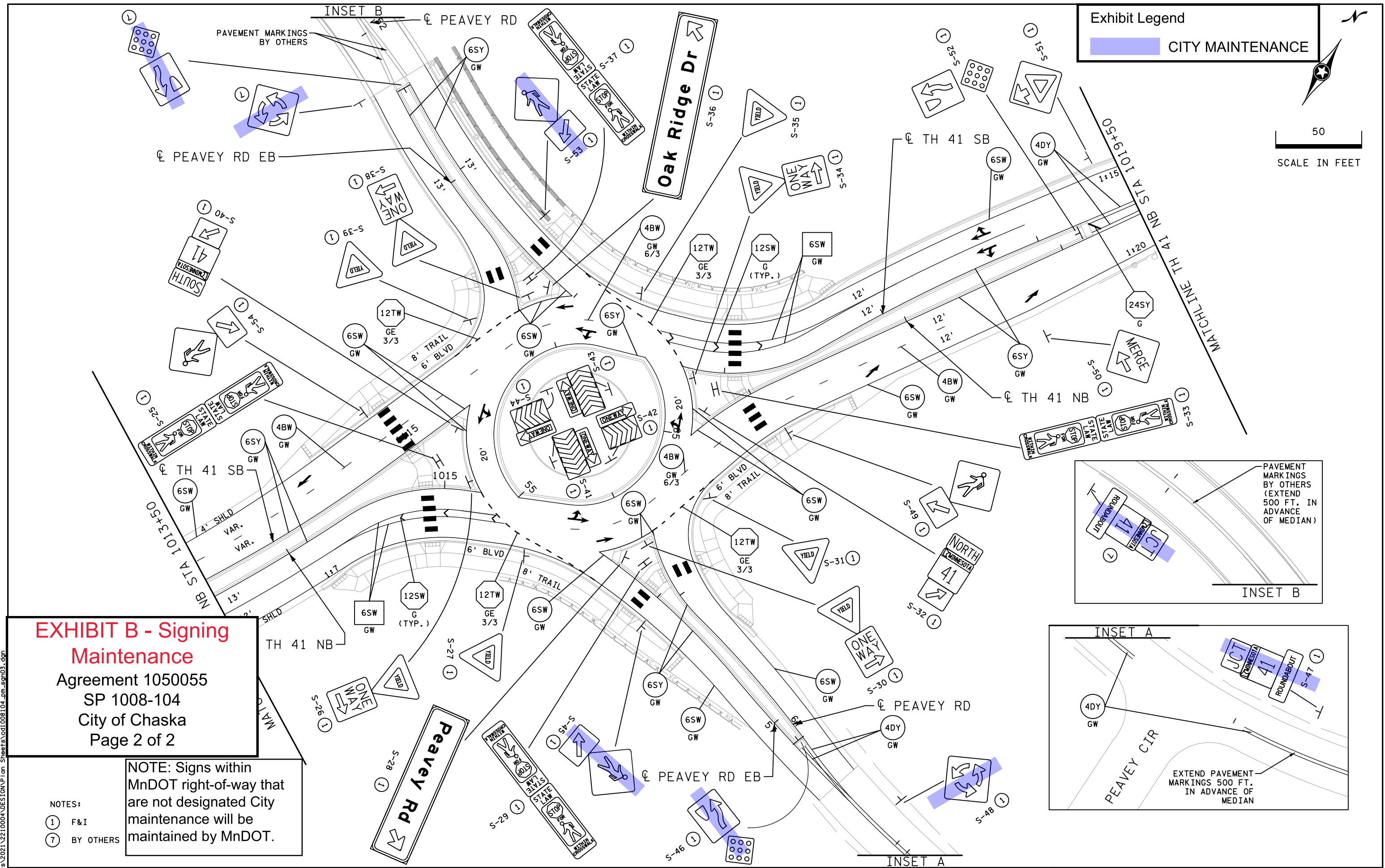


EXHIBIT B - Signing Maintenance

Agreement 1050055
SP 1008-104
City of Chaska
Page 2 of 2

NOTE: Signs within MnDOT right-of-way that are not designated City maintenance will be maintained by MnDOT.

NOTES:

① F&I

⑦ BY OTHERS

I HEREBY CERTIFY THAT THIS SHEET 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: MICHAEL P MCCURD
SIGNATURE: _____
DATE: _____ LICENSE # 33902

PERMANENT PAVEMENT MARKING & SIGNING PLANS

SP 1008-104 (TH 41)

SHEET NO. 86 OF 90 SHEETS

Page 120 of 274

CITY OF CHASKA

RESOLUTION

IT IS RESOLVED that the City of Chaska enter into MnDOT Agreement No. 1050055 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for payment by the State to the City of the State's share of the cost of the guardrail and mill and overlay construction and other associated construction to be performed upon, along, and adjacent to Trunk Highway No. 41 from 1400 feet south of Peavey Road to 800 feet north of Peavey Road under State Project No. 1008-104.

IT IS FURTHER RESOLVED that the Mayor and the _____
(Title)
are authorized to execute the Agreement and any amendments to the Agreement.

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the Council of the City of Chaska at an authorized meeting held on the _____ day of _____, 2022, as shown by the minutes of the meeting in my possession.

Subscribed and sworn to me this _____ day of _____, 2022

Notary Public _____

My Commission Expires _____

(Signature)

(Type or Print Name)

(Title)

REQUEST FOR ACTION

CHASKA CITY COUNCIL

10/17/2022

Subject: Authorizing a Purchase Agreement with Club West Partners, LLC for property necessary for right of way and stormwater.

Prepared By: Nate Kabat

BACKGROUND

The final plat for Chaska Club West Industrial was approved by the City Council on May 16, 2022. The final plat includes Outlot C which is intended for right of way needed for the extension of Chaska Creek Boulevard to the south and Outlot B which is intended for stormwater capture for the collector road system in SW Chaska. At the time of final plat approval, staff discussed the City's need to negotiate acquisition of these areas with the property owner, which is Club West Partners, LLC.

UPDATE

The purchase agreement attached to this staff report details that City will be purchasing three separate parcels, A, B, and C which are all included as individual exhibits. The parcels that are proposed to be acquired will preserve the future right of way and storm water needs for a future collector road in SW Chaska (extension of Chaska Creek Blvd and Creek Road improvements). The right of way and roadway will serve both immediate planned industrial development and the overall SW comprehensive transportation network. Of the 3 parcels, the purchase price is based on the developable portion of each parcel. The total area the City would be acquiring is approximately 9.53 acres with the non-steep slope land area and right of way area totaling 5.97 acres. The total purchase price of parcels A, B, and C is \$1,380,882.49. The purchase price is based on \$5.31 per square for the 5.97 acres of non-restricted development area, which is commensurate with market for developable industrial land.

While details of the timing to close are being resolved, City staff have substantially completed negotiation with the property owner for the necessary right of way and stormwater ponding property. Staff expects the timing to close to be resolved in the next week or two. The property owner desired Council approval authorizing the Mayor and City Administrator to sign the purchase agreement upon completion because this will help the property owner have greater certainty about the developable portion of the property as they continue to market that.

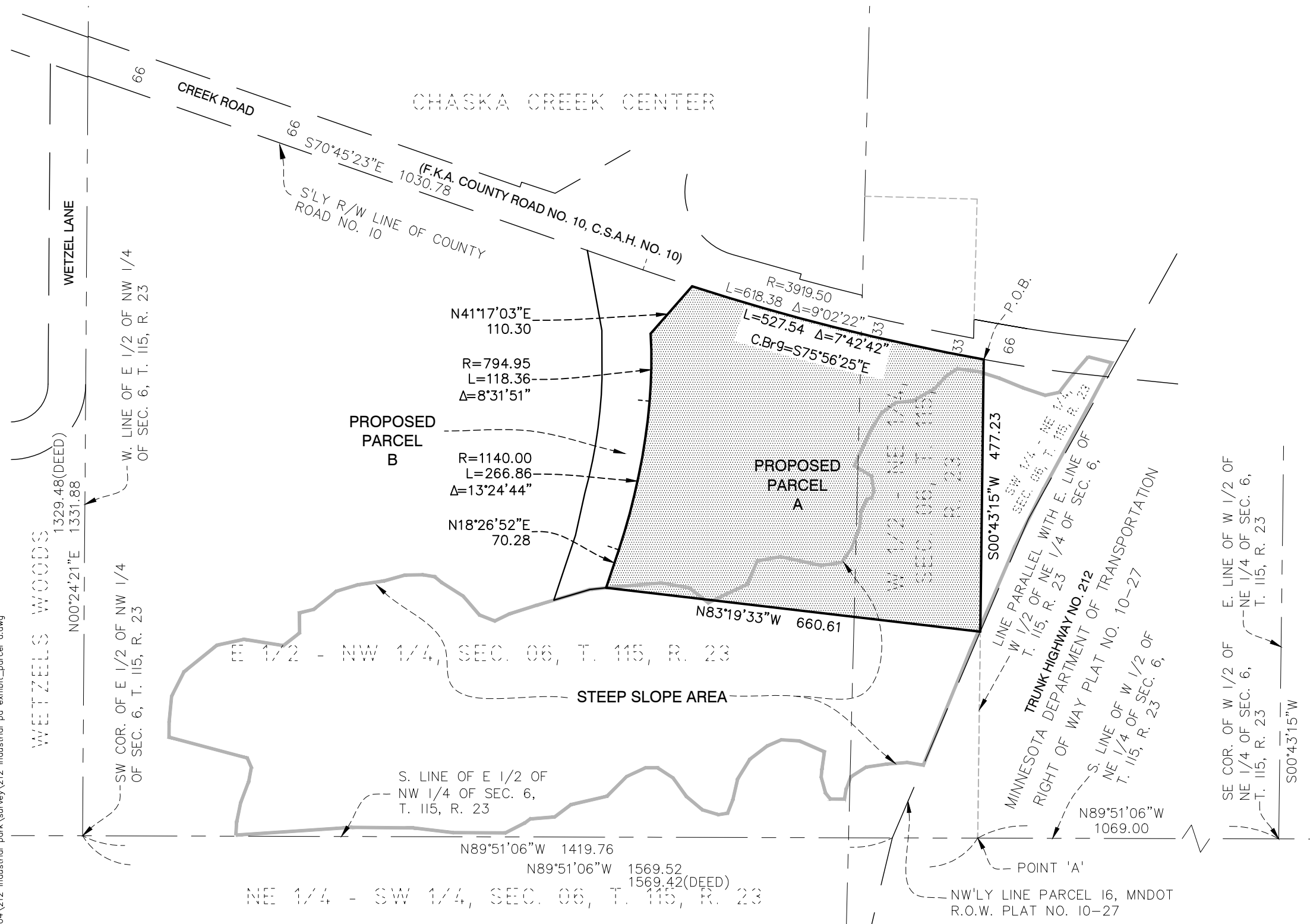
RECOMMENDATION

The property acquisition is necessary for the planned collector road system to serve SW Chaska. The negotiated purchase agreement enables the City to obtain the necessary property. While details of the timing to close are being finalized, staff recommends Council adopt a motion authorizing the Mayor and City Administrator to sign the purchase agreement upon completion. This authorization will provide needed certainty to the property owner.

CITY COUNCIL ACTION REQUESTED

Motion authorizing the Mayor and City Administrator to enter into a purchase agreement upon completion baring any substantive changes with Club West Partners, LLC for parcels A, B, and C as defined in said purchase agreement.

x:\2013\130004\212 industrial park\survey\212 industrial pa exhibit_parcel a.dwg



LEGAL DESCRIPTION FOR PROPOSED PARCEL A PURCHASE AGREEMENT AREA

Those parts of the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 6, Township 115, Range 23, according to the United States Government Survey thereof and situate in Carver County, Minnesota described as follows:

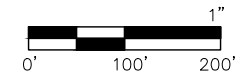
Commencing at the Southeast Corner of said West Half of the Northeast Quarter; thence Westerly along the South line of said West Half of the Northeast Quarter a distance of 1069.00 feet to a point hereinafter described as Point 'A'; thence continue Westerly along said South line of the West Half of the Northeast Quarter and the South line of said East Half of the Northwest Quarter a distance of 1569.42 feet to the Southwest corner of said East Half of the Northwest Quarter; thence Northerly along the West line of said East Half of the Northwest Quarter a distance of 1329.48 feet to the South line of County Road No. 10; thence Southeasterly and Easterly along the Southwesterly and Southerly line of said County Road No. 10 to its intersection with a line drawn North from the hereinbefore described Point 'A' parallel with the East line of said West Half of the Northeast Quarter, said point of intersection being the point of beginning; thence South 00 degrees 43 minutes 15 seconds West, assumed bearing along said parallel line, a distance of 477.23 feet to the northwesterly line of Parcel 16 of Minnesota Department of Transportation Right of Way Plat No. 10-27; thence North 83 degrees 19 minutes 33 seconds West 660.61 feet; thence North 18 degrees 26 minutes 52 seconds East 70.28 feet; thence northerly 266.86 feet along a tangential curve concave to the northwest, having a radius of 1140.00 feet and a central angle of 13 degrees 24 minutes 44 seconds; thence northerly 118.36 feet along a compound curve concave to the west, having a radius of 794.95 feet and a central angle of 8 degrees 31 minutes 51 seconds; thence North 41 degrees 17 minutes 03 seconds East 110.30 feet to said Southerly line of County Road No. 10; thence Southeasterly along said Southerly line to the point of beginning.

 **P.A. DESCRIPTION AREA**
(304,511 SQ. FT.; 6.99 ACRES)

 **STEEP SLOPE AREA WITHIN PROPOSED PARCEL A**
(105,633 SQ. FT.; 2.43 ACRES)

212 INDUSTRIAL AGREEMENT EXHIBIT - PROPOSED PARCEL A

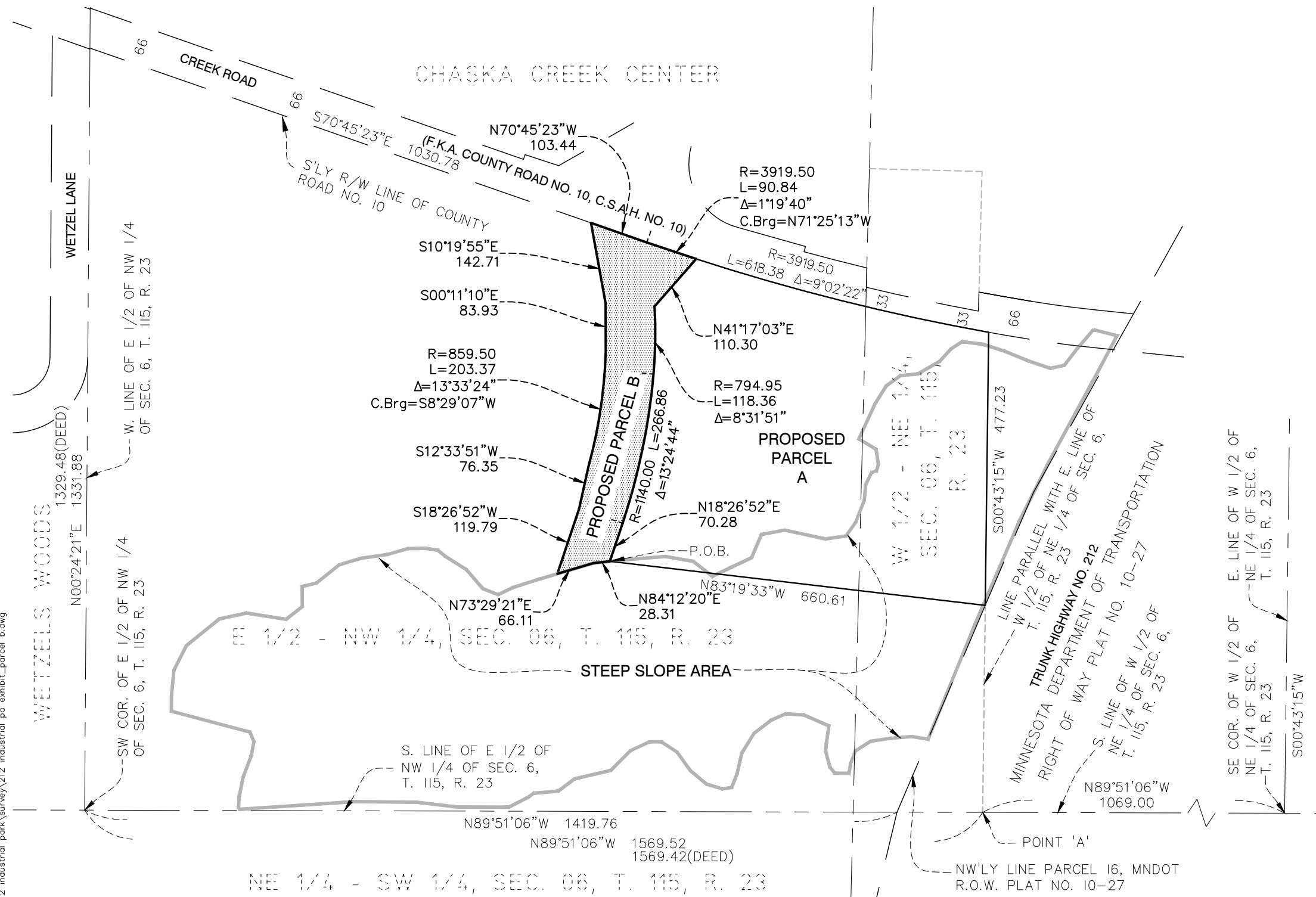
CHASKA, MINNESOTA



DATE: 2/7/2022
DRAWN BY: DPE
SCALE: 1" = 200'



x:\2013\130004\212 industrial park\survey\212 industrial pa exhibit_parcel b.dwg



LEGAL DESCRIPTION FOR PROPOSED PARCEL B PURCHASE AGREEMENT AREA

That part of the East Half of the Northwest Quarter of Section 6, Township 115, Range 23, according to the United States Government Survey thereof and situate in Carver County, Minnesota described as follows:

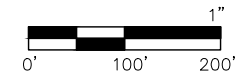
Commencing at the Southeast Corner of the West Half of the Northeast Quarter of said Section 6, Township 115, Range 23; thence Westerly along the South line of said West Half of the Northeast Quarter a distance of 1069.00 feet to a point hereinafter described as Point 'A'; thence continue Westerly along said South line of the West Half of the Northeast Quarter and the South line of said East Half of the Northwest Quarter a distance of 1569.42 feet to the Southwest corner of said East Half of the Northwest Quarter; thence Northerly along the West line of said East Half of the Northwest Quarter a distance of 1329.48 feet to the South line of County Road No. 10; thence Southeasterly and Easterly along the Southwesterly and Southerly line of said County Road No. 10 to its intersection with a line drawn North from the hereinbefore described Point 'A' parallel with the East line of said West Half of the Northeast Quarter; thence South 00 degrees 43 minutes 15 seconds West, assumed bearing along said parallel line, a distance of 477.23 feet to the northwesterly line of Parcel 16 of Minnesota Department of Transportation Right of Way Plat No. 10-27; thence North 83 degrees 19 minutes 33 seconds West 660.61 feet to the point of beginning; thence North 18 degrees 26 minutes 52 seconds East 70.28 feet; thence northerly 266.86 feet along a tangential curve concave to the northwest, having a radius of 1140.00 feet and a central angle of 13 degrees 24 minutes 44 seconds; thence northerly 118.36 feet along a compound curve concave to the west, having a radius of 794.95 feet and a central angle of 8 degrees 31 minutes 51 seconds; thence North 41 degrees 17 minutes 03 seconds East 110.30 feet to said Southerly line of County Road No. 10; thence northwesterly 90.84 feet along said Southerly line of County Road No. 10, along a non-tangential curve concave to the northeast, having a radius of 3919.50 feet, a central angle of 01 degrees 19 minutes 40 seconds, and a chord bearing of North 71 degrees 25 minutes 13 seconds West; thence North 70 degrees 45 minutes 23 seconds West, continuing along said Southerly line, tangent to last described curve, 103.44 feet; thence South 10 degrees 19 minutes 55 seconds East 142.71 feet; thence South 00 degrees 11 minutes 10 seconds East 83.93 feet; thence southerly 203.37 feet along a non-tangential curve concave to the west, having a radius of 859.50 feet, a central angle of 13 degrees 33 minutes 24 seconds, and a chord bearing of South 08 degrees 29 minutes 07 seconds West; thence South 12 degrees 33 minutes 51 seconds West, not tangent to last described curve, 76.35 feet; thence South 18 degrees 26 minutes 52 seconds West 119.79 feet; thence North 73 degrees 29 minutes 21 seconds East 66.11 feet; thence North 84 degrees 12 minutes 20 seconds East 28.31 feet to the point of beginning.



P.A. DESCRIPTION AREA
(54,935 SQ. FT.; 1.26 ACRES)

212 INDUSTRIAL AGREEMENT EXHIBIT - PROPOSED PARCEL B

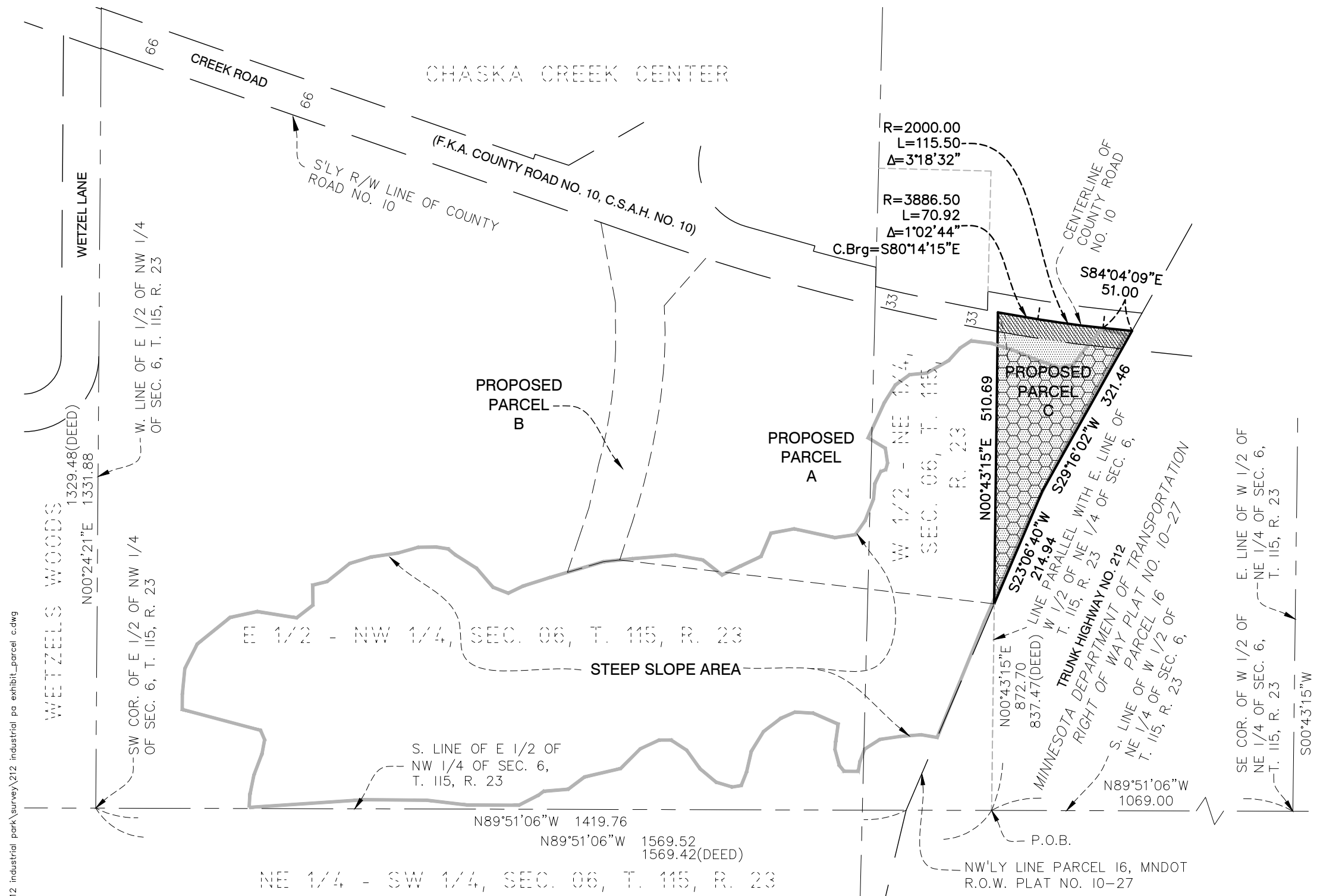
CHASKA, MINNESOTA



DATE: 2/7/2022
DRAWN BY: DPE
SCALE: 1" = 200'



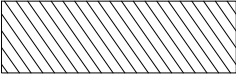
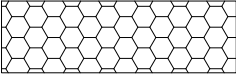
ALLIANT
ENGINEERING



LEGAL DESCRIPTION FOR PROPOSED PARCEL C PURCHASE
AGREEMENT AREA

That part of the West Half of the Northeast Quarter of Section 6, Township 115, Range 23, according to the United States Government Survey thereof and situate in Carver County, Minnesota, lying southerly of the centerline of County Road No. 10, westerly of that part of the Southwest Quarter of said Northeast Quarter of Section 6 shown as Parcel 16 on Minnesota Department of Transportation Right of Way Plat Numbered 10-27, filed as Doc. No. 405657, said Carver County, and easterly of the following described line:

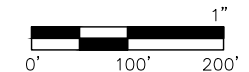
Commencing at the Southeast Corner of said West Half of the Northeast Quarter; thence Westerly along the South line of said West Half of the Northeast Quarter a distance of 1069.00 feet to the point of beginning of the line to be described; thence North parallel with the East line of said West Half a distance of 837.47 feet more or less to the centerline of County Road No. 10, and said line there terminating.

- | | |
|---|--|
|  | P.A. DESCRIPTION AREA
(55,993 SQ. FT.; 1.28 ACRES) |
|  | AREA OF EXISTING 33 FOOT
ROADWAY EASEMENT
(7,550 SQ. FT.; 0.17 ACRES) |
|  | STEEP SLOPE AREA WITHIN THAT
PART OF PROPOSED PARCEL C LYING
SOUTH OF S'LY LINE OF R/W
(41,753 SQ. FT.; 0.96 ACRES) |
| <p>NET AREA
(6,690 SQ. FT.; 0.15 ACRES)</p> | |

212 INDUSTRIAL AGREEMENT EXHIBIT - PROPOSED PARCEL C

CHASKA, MINNESOTA

REVISÉD: 9/21/22



DATE: 3/3/2022
DRAWN BY: DPE
SCALE: 1" = 200'



PURCHASE AGREEMENT VACANT LAND

THIS AGREEMENT is made on ____ day of October, 2022 (“**Effective Date**”), between CLUB WEST PARTNERS, LLC, a Minnesota limited liability company (“**Seller**”), and THE CITY OF CHASKA, a Minnesota municipality (“**Buyer**”).

Seller and Buyer agree as follows:

1. **Sale of Property.** Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the real property (approximately 9.53 acres) (“**Property**”) located in Carver County, Minnesota, as depicted and described as “Proposed Parcel A,” “Proposed Parcel B,” and “Proposed Parcel C” on those certain surveys dated February 7, 2022 and September 21, 2022 created by Alliant Engineering and attached hereto as **Exhibit A** and as shown on the CHASKA CLUB WEST INDUSTRIAL plat attached hereto as **Exhibit B**.

2. **Purchase Price.** Buyer agrees to pay to Seller the sum of \$1,380,882.49 (the “**Purchase Price**”), payable as follows:

a. \$10,000.00 payable upon the execution of this Agreement (“**Earnest Money**”), which shall be paid to and held by the Title Company and shall be applied as a credit to the Purchase Price upon Closing.

b. The Purchase Price is calculated as \$5.31/sf of the non-steep slope land area upon the Property and exclusive of right-of-way easements, which is calculated to be 5.97 acres and shall be paid in cash and/or by wire transfer of immediately available funds on or before the Closing Date.

3. **Closing.** The closing contemplated by this Agreement (the “**Closing**”) shall occur on _____, 2022 or such earlier date selected by Buyer (“**Closing Date**”). The Closing shall take place at the office of Title Mark (“**Title Company**”) at 510 Chestnut Street North, Suite 100, Chaska, MN 55318 or such other place agreed upon by the parties.

4. **Buyer’s Contingencies**

a. **Title.** Title shall have been found acceptable, or be made acceptable, to Buyer in accordance with the requirements and terms of this Agreement.

b. **Performance of Seller’s Obligations.** As of the Closing Date, Seller shall have performed all of Seller’s obligations under this Agreement and the representations and warranties of Seller in this Agreement shall be true and correct on the Closing Date, as if made on the Closing Date. If any of the contingencies herein have not been satisfied on or before the applicable dates, then this Agreement may be terminated, at Buyer’s option, by written notice from Buyer to Seller. Such notice of termination may be given at any time. Notwithstanding the foregoing, Buyer may terminate this

Agreement on or before Closing for any reason or for no reason and this Agreement shall become null and void and neither party will have any further rights or obligations regarding this Agreement or the Property, and if Seller is not in breach its sole remedy shall be to retain any Earnest Money deposited at the time of termination.

c. **Buyer's Due Diligence.** Buyer and its representatives shall have access to the Property and all parts thereof up until the Closing Date to conduct due diligence as deemed necessary by Buyer, which may include a Phase I Environmental Assessment ("**Phase I**") of the Property. The Phase I shall be at Buyer's expense. Buyer shall indemnify and hold Seller and the Property harmless from any costs associated with the Phase I and from damage or destruction to the Property arising from Buyer's environmental testing up to \$500 per acre prorated and upon proof, and such obligations shall survive Closing or any termination of this Agreement. In the event Buyer is dissatisfied with the results of the Phase I, or dissatisfied with Buyer's due diligence, Buyer, at its option, and as its sole remedy, may terminate this Agreement on or before the Closing Date by written notice to Seller and the Earnest Money shall be refunded to Buyer.

d. **Evidence of Title.** Seller shall furnish to Buyer within fifteen (15) days of this Agreement a commitment issued by Title Company for an ALTA Owner's Policy ("**Title Policy**") in the amount of the Purchase Price, insuring Buyer's title to the Property, subject only to the permitted encumbrances ("**Title Commitment**").

e. **Title Objections.** Buyer shall make written objections ("**Objections**") to the Title Commitment within thirty (30) days of receipt thereof. Buyer's failure to make Objections within the time provided shall constitute a waiver of Objections. Any matter indicated in the Title Commitment, and not objected to by Buyer, shall be a permitted encumbrance. Seller shall have fifteen (15) days after receipt of Objections to cure Objections in Buyer's sole discretion. The Closing shall be postponed until Objections have been cured. If Seller cures Objections within the time provided, Seller shall give written notice to Buyer that Objections have been cured and the Closing shall be held within ten (10) days of written notice by Seller. If Seller fails to cure Objections within the time provided, Buyer, at its option and as its sole remedy, may terminate this Agreement by written notice to Seller and the Earnest Money shall be refunded to Buyer or Buyer may waive Objections and proceed to close in which event Seller shall have no further liability or obligation to Buyer by reason of such Objections.

5. **Conveyance.** Upon performance by Buyer of its obligations under this Agreement including payment of the Purchase Price, Seller shall execute and deliver to Buyer a Limited Warranty Deed ("**Deed**") conveying marketable title to the Property subject to the following:

- a. Building and zoning laws, ordinances and state and federal regulations;
- b. Reservation of any mineral rights by the State of Minnesota;
- c. Real estate taxes payable in the year of closing; and
- d. All matters that have been waived or accepted by Buyer pursuant to Section 4 (e).

Seller shall also deliver to the Title Insurer (1) an affidavit indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens, or bankruptcies against or involving Seller or, to Seller's actual knowledge, the Property; that to Seller's actual knowledge there has been no skill, labor, or material furnished to the Property for which payment has not been made or for which mechanics' liens could be filed; that to Seller's actual knowledge there are no unrecorded interests in the Property; and other standard Seller affidavit provisions, and (2) such other customary documents or instruments as may be reasonably required by Title Insurer in order to consummate the Closing; provided, however, Seller shall not be obligated to execute any documents or instruments (such as indemnification agreements) such that Seller is subject or otherwise potentially exposed to any cost, obligation or liability unless Seller has agreed in writing to provide such items to cure any Objections in accordance with Section 4 of this Agreement.

6. **Real Estate Taxes.** Seller shall pay all real estate taxes and any penalties or interest thereon, due and payable with respect to the Property in all years prior to the year of closing, including all deferred taxes (including "Green Acres" taxes pursuant to Minn. Stat. § 273.111). Real estate taxes payable in the year of the closing shall be prorated between the parties on a per diem basis as of the Closing Date. Buyer shall pay all real estate taxes due and payable in years after the year of the closing.

7. **Assessments.**

a. Seller or its assigns shall be responsible for the payment of all special assessments, if any, levied against the Property prior to the Closing Date.

b. Seller and Buyer shall amend the Site-Assessment Agreement entered into by and between Seller and Buyer on August 24, 2021 (the "**Site-Assessment Agreement**") to reapportion the assessment therein so as to exclude the Property and ensure that Buyer has no obligation to pay any portion of the City Project Costs (as that term is defined by the Site-Assessment Agreement) for the City Project (as that term is defined by the Site-Assessment Agreement), estimated to be \$454,000, which shall be borne completely by Seller, its successors, or assigns.

c. The City shall approve the execution of a conditional Consent to Assignment of the Site-Assessment Agreement from Seller to _____, a copy of which shall be attached hereto as **Exhibit C** upon its execution.

8. Seller's Representations and Warranties.

a. **Title to Property.** On the Closing Date, Seller will have marketable fee simple title to the Property, free and clear of all encumbrances except the permitted encumbrances.

b. **Environmental Laws.** To the knowledge of Seller, no toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, perfluoroalkyl and polyfluoroalkyl substances, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. Section 9601-9657, as amended) (hereinafter collectively referred to as "**Hazardous Substances**") have been generated, treated, stored, released or disposed of, or otherwise placed, deposited in, buried (including barrels containing or previously containing such items), or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to (i) the Property to become a treatment, storage, or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. Section 6901 *et seq.*, or any similar federal law, state law or local ordinance, (ii) a release or threatened release of toxic or hazardous wastes or substances, pollutants or contaminants, from the Property within the ambit of, CERCLA, or any similar federal law, state law or local ordinance, or (iii) the discharge of pollutants or effluents into any water source or system, the dredging or filling of any waters or the discharge into the air of any emissions, that would require a permit under the Federal Water Pollution Control Act, 33 U.S.C. Section 1251 *et seq.*, or the Clean Air Act, U.S.C. Section 7401 *et seq.*, or any similar state law or local ordinance. To the knowledge of Seller, no substances or conditions exist in or on the Property that may support a claim or cause of action under RCRA, CERCLA or any other federal, state or local environmental statutes, regulations, ordinances or other environmental regulatory requirements, including without limitation, the Minnesota Environmental Response and Liability Act, Minn. Stat. 115B ("**MERLA**") and the Minnesota Petroleum Tank Release Cleanup Act, Minn. Stat. 115C. No aboveground or underground tanks, are located in or about the Property, or have been located under, in or about the Property and have subsequently been removed or filled.

c. **Environmental Claims.** There are no environmental claims, including, but not limited to any violation of Section 8(b) above, pending or, to the actual knowledge of the Seller, threatened against the Seller or the Property or against any

person whose liability for such environmental claims the Seller has retained or assumed by contract, license use agreement, lease, warranty or guarantee, or any applicable law.

d. **Historical.** Seller has no knowledge that the Property has any conditions that are protected by federal or state law (such as American Indian burial grounds, ceremonial earthworks, historical structures or materials, or archeological sites).

e. **Methamphetamine Disclosure.** To the actual knowledge of Seller, methamphetamine production has not occurred on the property.

f. **Rights of Others to the Property.** Seller has not entered into any other contracts for the sale or lease of the Property, which remain in effect as of the date of this Agreement.

g. **Proceedings.** To the actual knowledge of Seller, there is no action, litigation, investigation, condemnation or proceeding of any kind pending or to the actual knowledge of Seller, threatened against Seller or any portion of the Property that would affect Seller's ability to perform its obligations under this Agreement.

h. **Assessments.** Seller has received no notices and has no knowledge, from any governmental entity regarding assessments or planned improvements that may result in assessments to the Property.

i. **Governmental Notices.** Seller has not received any notices, and has no knowledge, of violations of any statute, code, ordinance, law or regulation regarding the Property which were sent by governmental entities to Seller at any time during its ownership of the Property.

j. **Unrecorded Documents.** To the actual knowledge of Seller, there are no unrecorded leases, contracts, easements, or any other documents creating rights in parties other than Seller which cannot be terminated by Seller prior to Closing and which will continue to affect the Property after Closing.

k. **Condition of Property.** To the actual knowledge of Seller, there are no present violations of any restrictions relating to the use or improvement of the Property.

Seller will indemnify Buyer, its successors, and assigns, against, and will hold Buyer, its successors, and assigns, harmless from, any expenses or damages, including reasonable attorneys' fees and costs, that Buyer, or its successors or assigns, suffers or incurs because of the breach of any of the above representations and warranties, whether such breach is discovered

before or after Closing. All such representations and warranties shall survive Closing for a period of one (1) year and shall not be merged in the delivery and execution of the deed or other instruments of conveyance called for in this Agreement.

9. **Well Disclosure.** (check a or b)

a. X Seller does not know of any wells on the Property (inquiry may be needed here).

b. Seller knows that there is a well or wells on the Property and Seller's Well Disclosure is attached.

10. **Sewage Treatment System Disclosure.** (check a or b and c or d)

a. Sewage generated on the Property goes to a facility permitted by the Minnesota Pollution Control Agency.

b. X Sewage generated on the Property does not go to a facility permitted by the Minnesota Pollution Control Agency.

c. X Seller does not know if there is an abandoned individual sewage treatment system on the Property.

d. Seller knows that there is an abandoned individual sewage treatment system on the Property and Seller's Disclosure of Individual Sewage Treatment System is attached.

11. **Foreign Entity.** Seller is not a foreign person, partnership, trust or estate as those terms are defined in Section 1445 of the Internal Revenue Code.

12. **Possession.** Seller shall deliver possession of the Property to Buyer on the Closing Date.

13. **Allocation of Costs.** The parties agree to the following allocation of costs:

a. **Title Commitment.** Seller shall pay the cost of providing the Title Commitment.

b. **Title Policy.** Buyer shall pay the premium for the issuance of the Title Policy.

c. **Deed Tax.** Seller shall pay the state deed tax and conservation fee in connection with the recording of the Deed.

d. **Mortgage Registry Tax.** Buyer shall pay the mortgage registry tax in connection with the recording of any mortgage.

e. **Recording Fees.** Buyer shall pay the cost of recording the Deed and the recording costs of all other documents.

f. **Closing Fee.** Seller and Buyer shall each pay one-half of the closing fees charged by Title Company.

g. **Attorneys' Fees.** Except as otherwise provided herein, each party shall pay its own attorneys' fees.

14. **Remedies.**

a. **Buyer.** In the event of default by Seller under this Agreement, Buyer may, as Buyer's sole remedy, after at least ten (10) days written notice to Seller and Seller's failure to cure the default within said period, declare this Agreement terminated and the Earnest Money shall be returned to Buyer.

b. **Seller.** In the event of default by Buyer under this Agreement, Seller may, after at least ten (10) days written notice to Buyer and Buyer's failure to cure the default within said period, cancel this Agreement, and upon cancellation, retain the Earnest Money as liquidated damages. Cancellation by Seller shall be in accordance with the provisions of Minn. Stat. § 559.217 or Minn. Stat. § 559.21, subd. 4.

c. The remedies provided in this Agreement are the exclusive remedies of the parties.

15. **Brokers.** The parties represent to each other that they have not retained a broker or agent in connection with the purchase and sale of the Property. The parties shall indemnify and hold each other harmless from and against any claims, causes of action, damages, costs or expenses, including attorneys' fees, arising from any broker or agent claiming a commission or fee with respect to the purchase and sale of the Property.

16. **Time.** Time is of the essence for all provisions of this Agreement.

17. **Notice.** Any notice provided in this Agreement shall be in writing and shall be mailed by United States certified mail, return receipt requested, postage prepaid, and properly addressed as follows:

Seller: Club West Partners, LLC
16972 Brandtjen Farm Drive
Lakeville, MN 55044
Attn: T. Jacob Enebak

Buyer: City of Chaska
One City Hall Square
Chaska, MN 55318
Attn: Matt Clark

Notice shall be effective on the date of mailing.

18. **Entire Agreement; As Is Sale.** This Agreement constitutes the complete and final agreement between the parties relating to the purchase and sale of the Property. This Agreement supersedes any prior oral or written agreement. Except as expressly provided herein including specifically Sections 8, 9, and 10 neither Seller nor any real estate broker, agent or other representative of Seller has made any representations or warranties whatsoever regarding this transaction or any fact relating thereto, including, without limitation, the condition of the Property and Buyer acknowledges that it is purchasing the Property in its “as is” condition with all faults. Buyer has not relied and will not rely on, and Seller is not liable for or bound by, any express or implied warranties, guaranties, statements, representations or information pertaining to the Property or relating thereto made or furnished by Seller, or any real estate broker or agent representing or purporting to represent Seller, to whomever made or given, directly or indirectly, verbally or in writing, unless expressly set forth herein, including specifically Sections 8, 9, and 10.

19. **Governing Law.** This Agreement has been executed in the State of Minnesota and shall be governed in all respects by the laws thereof.

20. **Assignment.** Buyer may not assign its rights under this Agreement without the prior written consent of Seller, which shall not be unreasonably withheld, delayed, or conditioned.

21. **No Third-Party Rights.** This Agreement is made for the benefit of Seller and Buyer and no other person shall have any rights under this Agreement.

22. **Severability.** The provisions of this Agreement shall be severable and the invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of the other provisions.

23. **Amendment.** No amendment of this Agreement shall be valid unless it is in writing and signed by the parties.

24. **Waiver.** No waiver of any provision of this Agreement shall be valid unless it is in writing and signed by the party against whom the waiver is sought to be enforced. No waiver of any provision of this Agreement shall be deemed a waiver of any other provision of this Agreement.

25. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all which shall constitute but a single instrument.

26. **Captions.** Captions are for reference purposes only and shall not be considered in the interpretation of this Agreement.

27. **Construction.** Seller and Buyer and their respective counsel have reviewed and revised this Agreement. Seller and Buyer acknowledge that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement

28. **Attorneys' Fees and Costs.** In the event of litigation arising out of breach or claimed breach of this Agreement, the prevailing party shall be entitled to recovery from the other party all costs and expenses incurred as a result, including attorneys' fees and costs.

29. **Survival.** Except to the extent set forth in this Agreement, all of the terms of this Agreement, including, without limitation, the representations and warranties contained herein, shall survive and be enforceable after the Closing and delivery of the Deed.

[Counterpart Signature Pages to Follow]

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands effective on the day and year first above written.

CLUB WEST PARTNERS, LLC

By: _____
T. Jacob Enebak
Its: Chief Manager

***COUNTERPART SIGNATURE PAGE FOR PURCHASE AGREEMENT FOR VACANT
LAND – CLUB WEST PARTNERS***

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands effective on the day and year first above written.

CITY OF CHASKA

By: _____

Mark Windschitl

Its: Mayor

By: _____

Matt Podhradsky

Its: City Administrator

***COUNTERPART SIGNATURE PAGE FOR PURCHASE AGREEMENT FOR VACANT
LAND – CITY OF CHASKA***

EXHIBIT A **Proposed Parcel A** (Outlot B on CHASKA CLUB WEST INDUSTRIAL in Carver County)

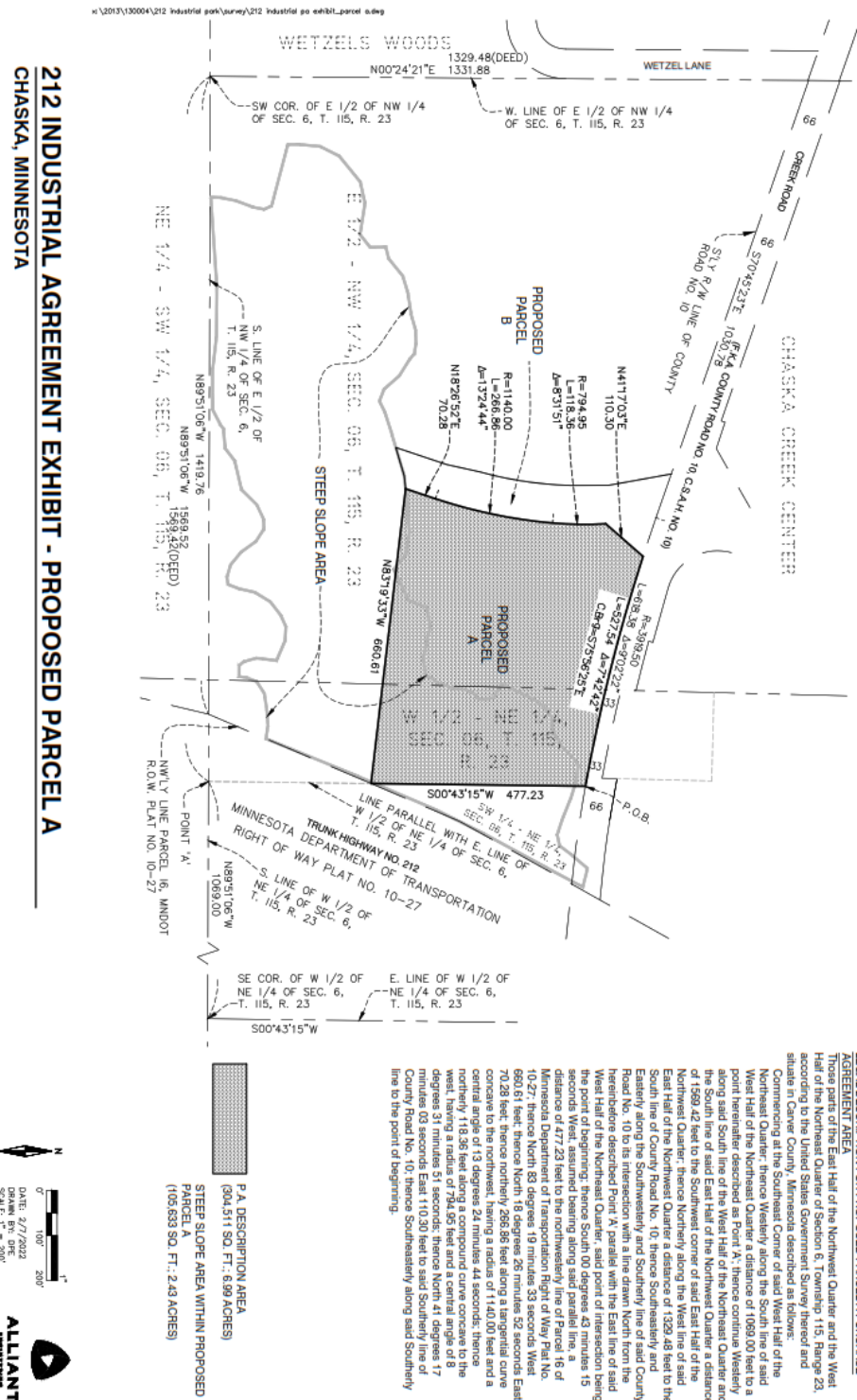
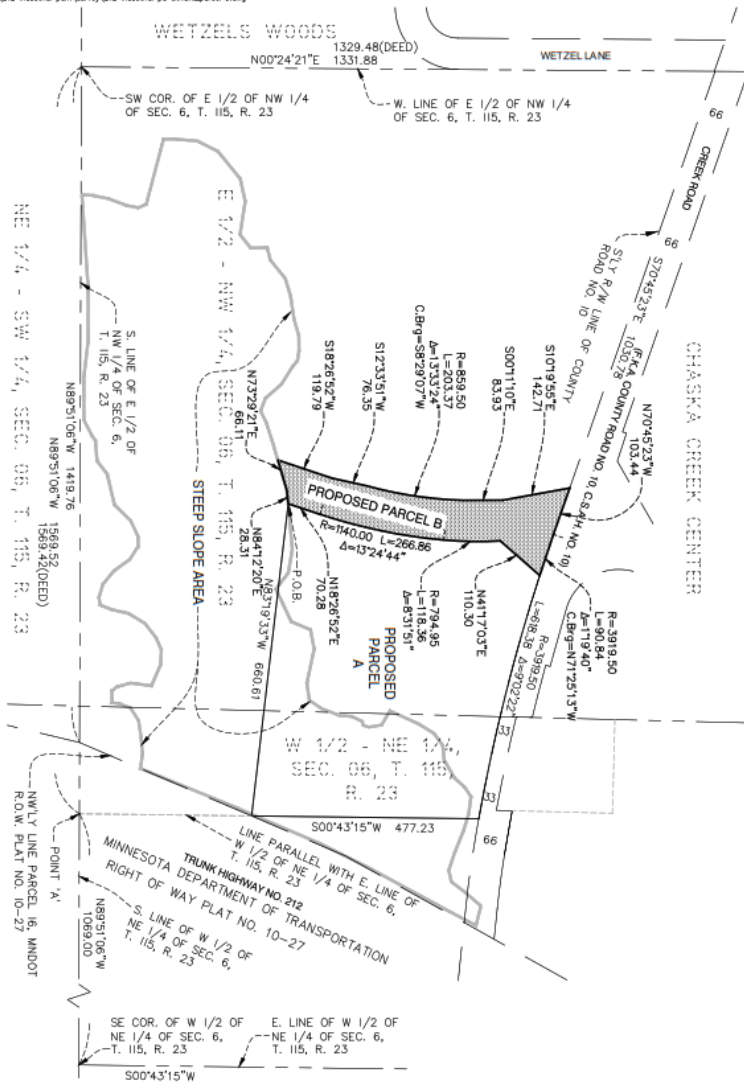
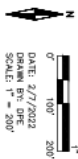


EXHIBIT A
Proposed Parcel B
(Outlot C on CHASKA CLUB WEST INDUSTRIAL in Carver County)

212 INDUSTRIAL AGREEMENT EXHIBIT - PROPOSED PARCEL B
CHASKA, MINNESOTA



PA DESCRIPTION AREA
(64.935 SQ. FT.; 1.28 ACRES)



DATE: 2/7/2022
DRAWN BY: DFE
SCALE: 1" = 200'

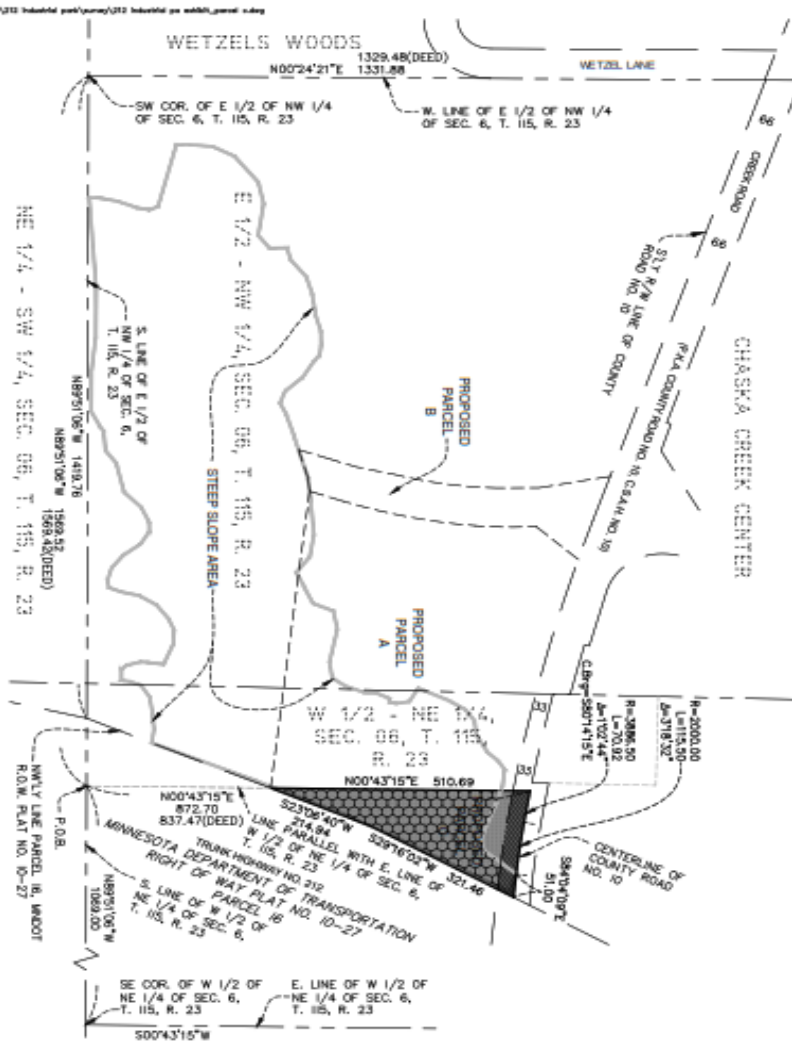


LEGAL DESCRIPTION FOR PROPOSED PARCEL B PURCHASE AGREEMENT AREA
That part of East Half of the Northwest Quarter of Section 6, Township 115, Range 23, according to the United States Government Survey thereof and situate in Carver County, Minnesota described as follows:

Commencing at the Southeast Corner of the West Half of the Northeast Quarter of said Section 6, Township 115, Range 23; thence Westerly along the South line of said West Half of the Northeast Quarter a distance of 1069.00 feet to a point hereinafter described as Point A; thence continue Westerly along said South line of the West Half of the Northeast Quarter and the South line of said East Half of the Northeast Quarter a distance of 1569.42 feet to the Southeast corner of said East Half of said East Quarter; thence North 83 degrees 51 minutes 51 seconds West, East Half of the Northeast Quarter a distance of 1329.48 feet to the South line of County Road No. 10; thence Southeast and East along the intersection with a line drawn North from the herebefore described Point A, parallel with the East line of said West Half of the Northeast Quarter; thence South 00 degrees 43 minutes 15 seconds West, assumed bearing along said parallel line, a distance of 477.23 feet to the northwestern line of Parcel 16 of 10.27-acre District of Transportation Right of Way Plat No. 10-27; thence North 83 degrees 51 minutes 51 seconds West, 690.61 feet to the point of beginning; thence North 18 degrees 26 minutes 52 seconds East 70.28 feet; thence north 266.86 feet along a tangential curve concave to the northwest, having a radius of 1140.00 feet and a central angle of 13 degrees 24 minutes 44 seconds; thence north 118.36 feet along a compound curve concave to the west, having a radius of 794.95 feet and a central angle of 8 degrees 31 minutes 51 seconds; thence North 41 degrees 17 minutes 03 seconds East 110.30 feet to said Southern line of County Road No. 10; thence continuing 90.64 feet along the South line of said County Road No. 10 to the Southeast corner of said East Quarter of said Section 6, Township 115, Range 23; thence North 70 degrees 45 minutes 23 seconds West, continuing along said Southern line, tangent to last described curve, 103.44 feet; thence South 10 degrees 11 minutes 55 seconds East 142.71 feet; thence South 203.37 feet along a non-tangential curve concave to the west, having a radius of 639.23 feet, a central angle of 11 degrees 29 minutes 44 seconds West; thence South 12 degrees 33 minutes 51 seconds West, not tangent to last described curve, 76.35 feet; thence South 18 degrees 26 minutes 52 seconds West 119.79 feet; thence North 73 degrees 29 minutes 21 seconds East 66.11 feet; thence North 84 degrees 12 minutes 20 seconds East 28.31 feet to the point of beginning.

EXHIBIT A
Proposed Parcel C

212 INDUSTRIAL AGREEMENT EXHIBIT - PROPOSED PARCEL C
CHASKA, MINNESOTA



	P.A. DESCRIPTION AREA (55,990 SQ. FT.; 1.28 ACRES)
	AREA OF EXISTING 30 FOOT BOUNDARY EASEMENT (7,250 SQ. FT.; 0.17 ACRES)
	STEEP SLOPE AREA WITHIN THAT PART OF PROPOSED PARCEL C LYING SOUTH OF S1/2 LINE OF NW 1/4, SEC. 6, T. 115, R. 23 (41,750 SQ. FT.; 0.96 ACRES)
	NET AREA (6,690 SQ. FT.; 0.15 ACRES)

LEGAL DESCRIPTION FOR PROPOSED PARCEL C, BLANCHARD AGREEMENT AREA
 That part of the West Half of the Northeast Quarter of Section 6, Township 115, Range 23, according to the United States Government Survey thereof and situate in Carver County, Minnesota, lying southerly of the centerline of County Road No. 10, westerly of that part of the Southeast Quarter of said Northeast Quarter of Section 6 shown as Parcel 16 on Minnesota Department of Transportation Right of Way Plat Numbered 10-27, listed as Doc. No. 402657, said Carver County, and easterly of the following described line:
 Connecting at the Southeast Corner of said West Half of the Northeast Quarter, thence Westerly along the South line of said West Half of the Northeast Quarter a distance of 1000.00 feet to the point of beginning of the line to be described, thence North parallel with the East line of said West Half a distance of 837.47 feet more or less to the centerline of County Road No. 10, and said line thence Westerly.

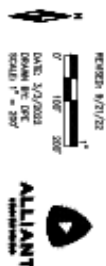


EXHIBIT B
Plat to CHASKA CLUB WEST INDUSTRIAL

[illegible]

16

Consent to Assignment of Site Assessment Agreement

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
10/17/2022**

Subject: Set Date for Canvass of Municipal Election Results

Prepared By: Denise Beebe, Senior Clerk

Statute requires that the results from the Municipal Election be canvassed (certified) within three to ten days after the election, which would be November 9th through 18th. A special meeting for this canvass needs to be set by the Council, as a regular Council meeting does not fall between those dates.

Carver County needs to verify election statics first for all municipalities and school districts in the county prior to municipalities conducting canvasses. Carver County will conduct their canvass on, Thursday, November 17th at 9:00 am.

Staff recommends the canvass of local municipal election results be set for Thursday, November 17, 2022 at 5:30 pm.

CITY COUNCIL ACTION REQUESTED

Motion to set the date for the canvass of local election results as November 17, 2022, at 5:30 pm at the Chaska City Hall Council Chambers.

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/17/2022

Subject: **Extension of Power Sales Agreement with Minnesota Municipal Power Agency**

Prepared By: Matt Podhradsky

History

In 1995 the City of Chaska, along with seven other municipal utilities, formed the Minnesota Municipal Power Agency. The purpose of the Power Agency is to provide wholesale power for the municipal utilities that are part of the Agency. In forming the Agency, each of the participant cities entered into a contract which stated that they would exclusively purchase power through the Agency through October 31, 2012. This was subsequently extended to 2022. In 2004, this purchase power agreement was extended to run through October 31, 2040 to allow for financing to build both Chaska's Minnesota River Turbine and the Faribault Energy Park.

Since that time, the Agency has grown significantly, not only in membership but in the assets it has developed. Specifically, since 1992, 6 additional member cities have been added to MMPA, with the most recent addition being Elk River. In addition to this, MMPA has also developed several Power Generation facilities, with the most recent coming on-line at the end of this year with the addition of Walleye Wind Farm in southern Minnesota.

Purpose of Power Purchase Agreement

The main purposes behind a Power Purchase Agreement and its length are really two-fold. The first reason is to make sure that we as a member City have a reliable power source into the future, taking away as much uncertainty as we can about whether we will be able to meet our load capacity needs in the future. The other main purpose is to allow for financing of power generating equipment that is necessary to meet our long-term planning and capacity needs.

This power generation equipment, such as the Minnesota River Turbine, Faribault Energy Park, Oak Glenn Wind Farm, the Le Sueur Hometown Bio Energy Project and Walley Wind are very expensive pieces of equipment that have a very long life expectancy (usually over 50-60 years) and are only affordable to the agency if we can finance them over a long period of time (usually 30 years). Similar to when the City finances for large infrastructure investments, such as streets, the only way to get access to capital, and especially affordable capital, is by being able to demonstrate to lenders that there is a secure source of revenue to support the repayment of these bonds over the life of this financing. If we are unable to demonstrate this, capital can be more difficult to obtain, and at the very least, increases the cost of our financing, which has a direct impact on our rates.

Over the past 30 years, it has been this planning, and ability to finance projects over longer periods of time, that has allowed MMPA to see such success. Not only have we been able to

adequately meet our electrical demands and our renewable energy requirements, but we have also been able to do this with rates that are significantly lower than Xcel. For 2022, our retail rates for residential users were 5% lower than Xcel. This competitive position with Xcel has been very consistent over the years. At the same time, we have been able to provide higher reliability to our customers than Xcel, which is significant for commercial/industrial users such as Data Centers. These rates and reliability are significant factors in our Economic Development efforts here in the City.

Need for Contract Extension

The last time that the City of Chaska considered an extension of our Purchase Power Agreement was in 2014 when we extended the agreement to October 31, 2050. At the time, we only had 26 years left in the Purchase Power Agreement and had several projects that were being contemplated that would require 30-year financing to complete. Financing of these assets would not have been possible but for the extension of the purchase power agreements.

We are quickly approaching having only 27 years left in our Purchase Power agreement and have additional assets that are being planned in the next several years that would require 30-year financing to complete. MMPA issues tax-exempt debt to finance its generation additions. As mentioned previously, this debt is backed by MMPA's Power Sales Agreements with its members. Extending the contract out to 2060 would enable MMPA to issue 30-year debt until 2030 allowing us to have the mechanism to finance planned projects over the next 7 years. Being able to issue 30-year debt helps MMPA maintain lower total costs and therefore lower rates keeping us competitive with our competition at Xcel.

Staff Recommendation

Based on the information above, it would be Staff's recommendation that the City Council take the following actions in relation to MMPA:

- Approve the extension of the Power Purchase Agreement from October 31, 2050 to October 31, 2060

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution No. 2022-129 Authorizing and Approving an Amendment in the term of the Power Sales Agreement between the Minnesota Municipal Power Agency and the City of Chaska and authorizing the execution of the agreement on behalf of the Mayor and Administrator.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/17/2022 RESOLUTION NO. 2022-129

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

**A RESOLUTION APPROVING AND AUTHORIZING AN AMENDMENT IN THE TERM OF
THE POWER SALES AGREEMENT BETWEEN THE MINNESOTA MUNICIPAL POWER
AGENCY AND THE CITY OF CHASKA**

WHEREAS, the Minnesota Municipal Power Agency and The City of Chaska wish to amend the term of the "Minnesota Municipal Power Agency Power Sales Agreement," as amended, pursuant to the terms of the attached "Amendment to the Minnesota Municipal Power Sales Agreement,"

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Chaska:

That the City Council of the City of Chaska hereby approves the attached amendment to the Minnesota Municipal Power Agency Power Sales Agreement and Authorizes the Execution of the Agreement on Behalf of the City of Chaska by the Mayor or other Authorized Agent.

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

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

AMENDMENT TO
MINNESOTA MUNICIPAL POWER AGENCY
POWER SALES AGREEMENT

THIS AMENDMENT, entered into and made effective as of the ____ day of _____, 2022, hereby amends the Agreement known as the Minnesota Municipal Power Agency Power Sales Agreement, as amended, by and between the Minnesota Municipal Power Agency ("Agency"), a municipal power agency and political subdivision of the State of Minnesota, and the CITY OF CHASKA, a municipal corporation of the State of Minnesota and a member of the Agency ("Member"), dated April 22, 1992 (hereinafter referred to as the "Agreement").

WHEREAS, the Agency and the Member wish to amend the term of the Agreement as set forth below:

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

Section 7 of the Agreement, as may have been previously amended, which currently provides as follows:

SECTION 7. Term

This Agreement shall remain in effect through December 31, 2050, and if not then terminated by at least 5 years prior written notice given by either party to the other, shall continue in full force and effect until so terminated.

shall be replaced in its entirety by the following paragraph:

SECTION 7. Term

This Agreement shall remain in effect through December 31, 2060, and if not then terminated by at least 5 years prior written notice given by either party to the other, shall continue in full force and effect until so terminated.

With the intention of causing this Amendment to the Agreement to become binding on the date first set forth above, the parties have hereby signed this Amendment to the Agreement as set forth below.

By signing below, each party represents that it has taken all steps necessary to authorize and approve the execution of this Amendment as set forth below.

MINNESOTA MUNICIPAL POWER AGENCY

Attest: _____

By: _____

Its: _____

CITY OF CHASKA, MINNESOTA

Attest: _____

By: _____

Its: _____

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/17/2022

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

Applicant: Trident Development, LLC, Roger Fink

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

Case No.: PC No. 2022-54

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

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution and Ordinances

BACKGROUND

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

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

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

CHANGES SINCE PRELIMINARY APPROVALS

The following are changes that have occurred since preliminary approvals:

- Breezeway Safety; a pedestrian crossing was added immediately west of the breezeway to provide a safer connection between the main entrance and surface parking lot area. Safety railings will be included at the walkways under the breezeway to deter

pedestrians from crossing the drive lane within the breezeway. In addition, a speed bump will be included at the in-bound entrance, pedestrian crossing and vehicular signage will be installed, and convex mirrors will be added for pedestrians to see oncoming traffic.

Goals

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

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

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

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

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

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

Existing Conditions

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

Presently, the site consists of paved parking at the northern half, a green space area intended for a commercial development pad, and includes two access points connecting Hazeltine Plaza to Hundertmark Rd. The site is surrounded by a mix of uses including residential, recreational,

and office/commercial. Hazeltine Plaza currently includes Kohl's as the primary anchor, McDonald's, Starbucks, Chipotle, Aldi's, and Park Dental as occupants of the commercial development. Hazeltine National Golf Course neighbors the site to the east, Hazeltine Shores townhomes is a residential rental development to the northeast, the City's newly renovated Loop executive golf course is to the north, and the Goodman Group office building is northwest of the site. The two neighboring golf courses provide an opportunity for the proposed apartments to create attractive views for units on the north and west sides. City trails currently exist along Hazeltine Blvd and Hundertmark Rd. adjacent to the site.

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

Adjacent properties

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

Use

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

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

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

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

Following direction given to staff at concept by the City Council, the PCD-15 zoning ordinance was amended during the preliminary approvals to include multi-family residential as a permitted

use in the district. The proposal this evening meets the guidance of the Comprehensive Plan and the zoning district's intent and permitted uses.

CURRENT REQUEST

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

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

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

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

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

At the preliminary review, staff suggested that the project would need a variance for setback and a variance for FAR in order to proceed with final. While City Council expressed support for the project and a belief that the project should proceed as proposed because the design and

scale fits with the existing surrounding commercial district and meets setbacks set in the zoning district and FAR set by the PCD section of the zoning ordinance, City Council also expressed a desire to pursue a solution other than a variance if possible. Based on Council's direction, staff is recommending a narrow and tailored ordinance amendment.

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

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

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

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

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

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

If the above amendment moves forward the project has to meet certain standards laid out in sections E & F of 15.16.020 for Density, Building/Site Design, Lot Coverage and Common Open

Space which emphasize the project's livability. Those standards and the project's proposal are defined below.

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

Setbacks & Development Standards

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

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

PARKING SETBACKS	
Direction	Setback
Hundertmark Road	10 feet from right-of-way

Hazeltine Boulevard	10 feet from right-of-way
Interior Property Lines	5 feet

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

Hazeltine Plaza Housing Development Location/Design

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

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

Analysis

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

The design of the building uses a series of "bump-outs", "insets" and contrasting colors to soften the massing and emulate traditional, timeless architecture. The buff-colored Chaska brick and flat roof elements compliment the Kohl's department store and other retail buildings in Hazeltine Plaza. The black, oversized commercial style windows reflect the professional feel established by Hazeltine Plaza. The use of exterior details such as alternating widths of lap siding, board and batten panels and soldier course brick add additional visual interest to the building. In other words, the building is providing a 360-degree architectural design.

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

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

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

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

ZONING ORDINANCE AMENDMENT (ZOA) TO PCD-15

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

Parking/Access/Circulation

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

Hazeltine Plaza was originally planned with the intention that all parking would be shared among the commercial developments on the site. With this objective in mind, the expectation has been that each development contributes its share of parking to ensure that the development can park itself as a whole. City requirements for retail parking are one parking space per 200 square feet. The Kohl's development was originally approved with 5.6 parking spaces per 1,000 square feet of retail, which exceeds the 1 space per 200 square feet

requirement. Kohl's currently contains 444 spaces on its property; a 1 space per 200 square foot ratio would require 450 spaces. However, shared parking easements with the balance of the development results in ample parking.

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

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

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

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

Analysis

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

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

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

The northern Hundertmark access is currently and primarily used by shopping center patrons as the primary access from Hundertmark, and a secondary access to the shopping center by volume as compared to the access onto Hazeltine Blvd. The project proposes to create a drive-under/breezeway across this access point. Attention to design and use has been given to this area of the building. The first floor areas adjacent to the breezeway will be common space and covered parking areas. The building exterior wall assembly will also achieve an

average 38 STC (Sound Transmission Class) rating and the overhead bridge construction is designed to achieve a 54 STC rating to mitigate noise sound to the dwelling units above.

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

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

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

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

Signage

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

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

Staff Recommendation/Analysis

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

Landscaping, Screening & Tree Preservation

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed

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

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

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

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

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

Usable Open Space

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

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

Pedestrian Connections

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

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

Lighting

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

Utilities

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

Stormwater

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

Development Costs (Infrastructure Improvements)

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

- Storm Sewer
- Trails
- Parks

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

Staging

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

Deadline for Agency Actions

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

PLANNING COMMISSION ACTION TAKEN 10/12/2022:

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

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

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

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

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

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2022-125 approving the Hazeltine Plaza Apartments Final Site & Building Plan.

Motion to adopt Ordinance No. 1022 approving the Zoning Ordinance Amendment (ZOA) to PCD-15.

Motion to adopt Ordinance No. 1023 approving the Zoning Ordinance Amendment (ZOA) to Section 15.16.030 Planned Commercial Development District.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/17/2022 **RESOLUTION NO.** 2022-125

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

**Resolution approving the Final Site & Building Plan for Hazeltine Plaza
Apartments/Trident Development/PC #2022-54**

WHEREAS, trident Development proposes a Final Site & Building Plan and Zoning Ordinance Amendments (ZOA) to develop, construct and operate a market-rate, rental housing community containing 112 dwelling units, contained within one (1) four-story apartment building; and

WHEREAS, based on direction provided to staff by the City Council at preliminary review, the Zoning Ordinance Amendments will include an amendment to the PCD-15 zoning district to include language for the utility brick proposed, and an amendment to Section 15.16.030 Planned Commercial District Development to eliminate the PRD requirements on Building Setbacks and FAR for residential uses in planned commercial districts; and

WHEREAS, the site plan proposes to maintain the existing entrance drives from Hundertmark Road, by creating a drive-under/breezeway above and across the northly access for vehicular and pedestrian traffic to travel from Hundertmark to the retail stores located west; and

WHEREAS, exterior materials consist of Chaska brick blend, limestone colored split faced block, LP Smartside lap siding, and board and batten. 4 inch window trim will also be incorporated; and

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

WHEREAS, the site plan is proposing 237 parking stalls for the apartment site (106 surface; 131 underground); and

WHEREAS, the building exterior wall assembly will also achieve an average 38 STC (Sound Transmission Class) rating and the overhead bridge construction is designed to achieve a 54 STC rating to mitigate noise sound to the dwelling units above; and

WHEREAS, signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City; and

WHEREAS, the City Code calls for 0.71 acres (31,012 square feet) of usable open space for an ordinary 4.74-acre site, and the proposal is showing 0.73 acres (32,055 square feet); and

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

WHEREAS, on October 12, 2022 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan for Hazeltine Plaza Apartments (PC#2022-54); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Site & Building Plan for Hazeltine Plaza Apartments (PC#2022-54), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-2), submitted by Trident Development, LLC, dated September 26, 2022
 - b. Trip Generation Study (pgs 1-5), prepared by SSTs, dated July 19, 2022
 - c. Cover (pg C1), prepared by Carlson McCain, dated September 6, 2022
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 - f. Site Plan (pg C4), prepared by Carlson McCain, dated September 6, 2022
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 - q. Exterior Materials, prepared by KW Architects, dated July 20, 2022
 - r. Exterior Elevations (pgs 1-2), prepared by KW Architects, dated July 20, 2022
2. Compliance with the zoning PCD-15 (ord. nos. 802, 946, and 1020).
3. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
4. Provision of adequate sound proofing of the drive-under/breezeway to ensure noise does not conflict with residents.
5. Coordinate with the City Engineer to ensure that adequate sight-lines are preserved at all access points to Hundertmark Road.
6. Adherence to the following building setbacks as found in PCD-15:
 - a. Hundertmark Road: 100 feet from centerline
 - b. From southernmost property line: 30 feet
 - c. From northernmost property line: 25 feet
7. Adherence to the following parking setbacks as found in PCD-15:
 - a. Hundertmark Road: 10 feet from right-of-way
 - b. Hazeltine Boulevard: 10 feet from right-of-way
 - c. Interior Property Lines: 5 feet
8. Coordination with the City Engineer for the provision of public utilities to the site.
9. Provision of a storm water management plan meeting City and Carver County WMO standards.
10. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.

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

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

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

ORDINANCE NO. 1022

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

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

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

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

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

ORDINANCE NO. 1023

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

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

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

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

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk



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

September 26, 2022

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

VIA E-MAIL

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

Dear Ms. Hansen,

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

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

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

ZONING ORDINANCE AMENDMENT TO PCD-15.

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

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

FINAL PLAN REVISIONS -

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

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

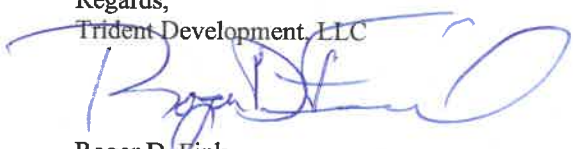
Enclosed herewith please find the following:

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

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

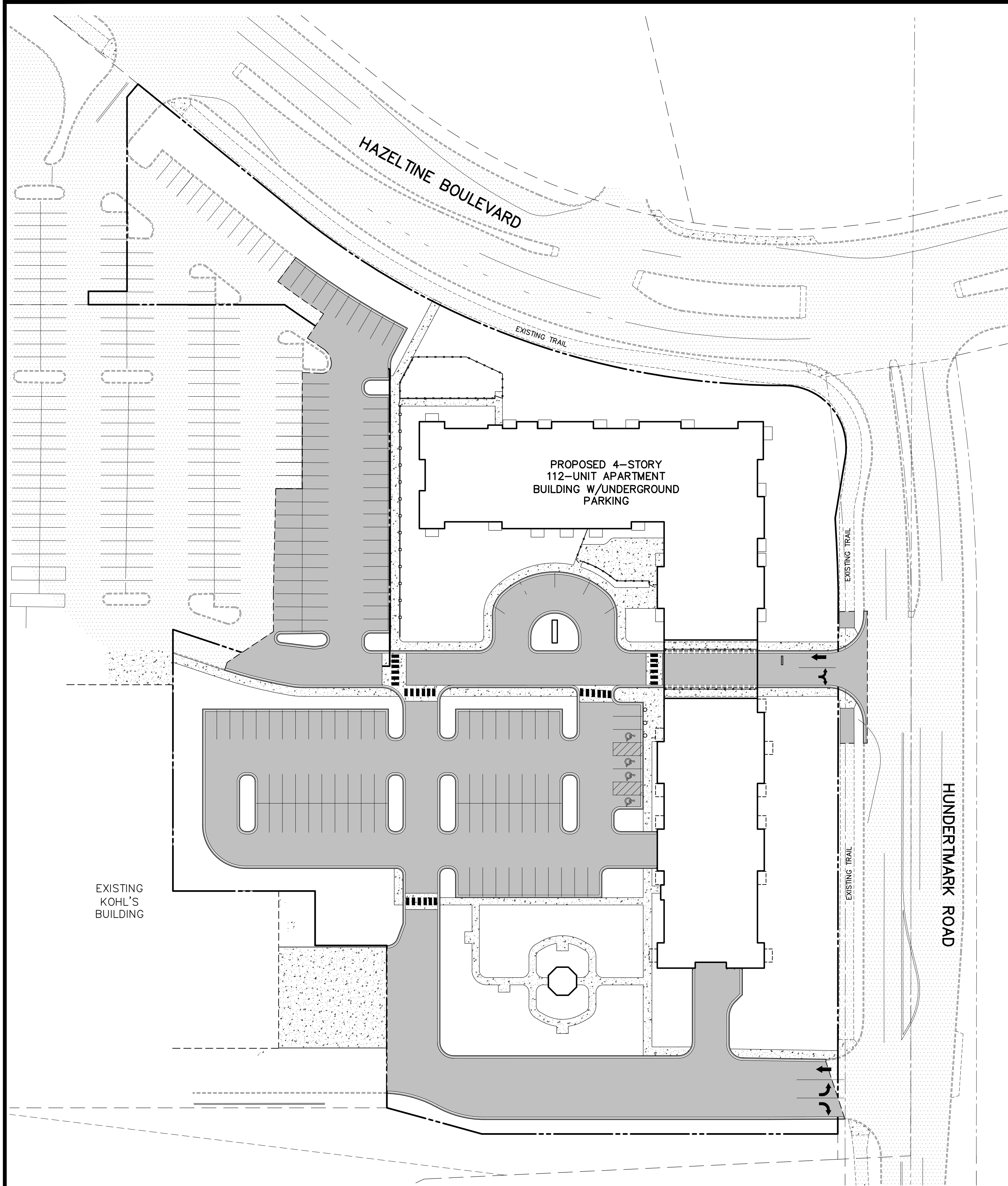
Regards,

Trident Development, LLC



Roger D. Fink
Sr. Vice President
Enclosures

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

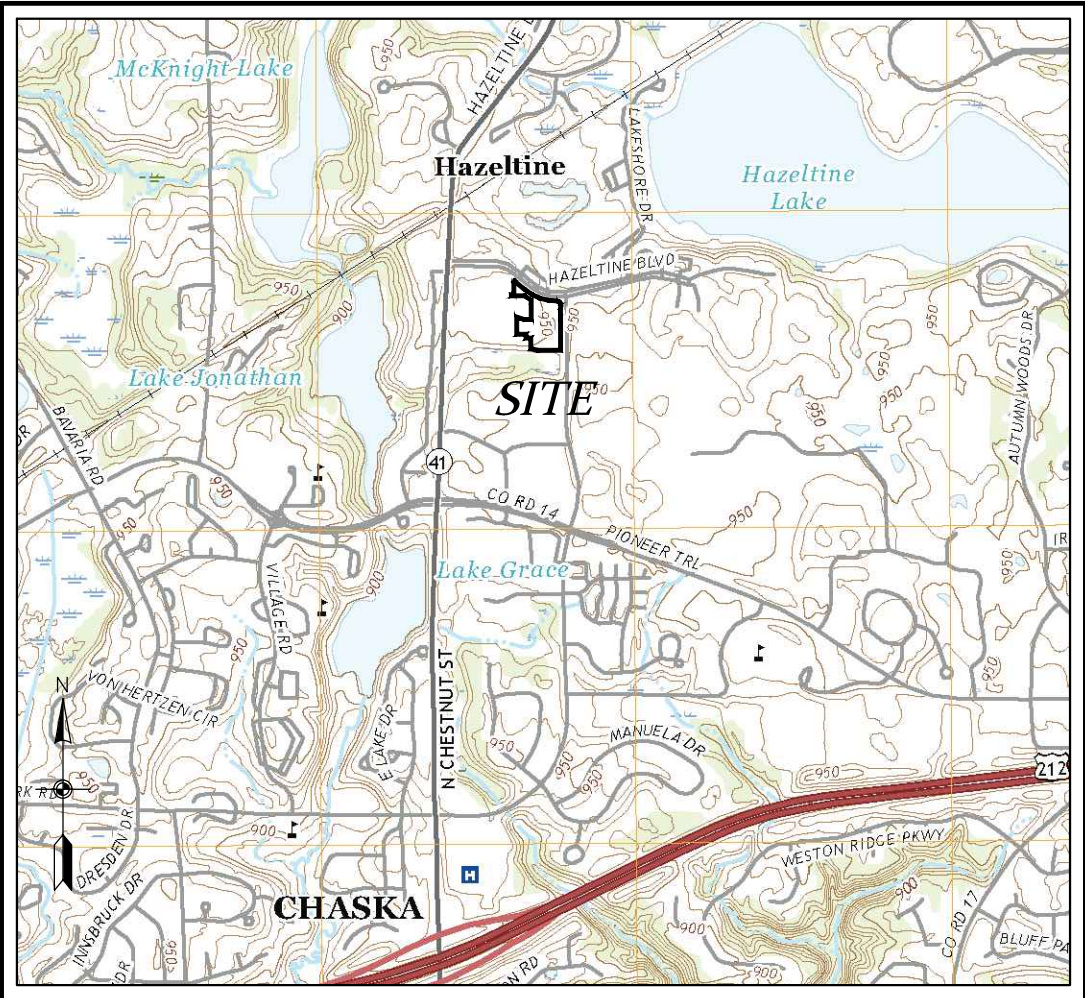


HAZELTINE APARTMENTS

~ SITE IMPROVEMENT PLANS ~

CHASKA, MINNESOTA

VICINITY MAP
NOT TO SCALE



PROJECT OWNER

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

ARCHITECT

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

CIVIL ENGINEER

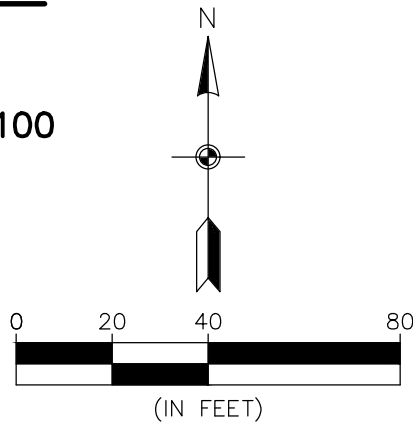
CARLSON MCCAIN, INC.
DAN WILKE
3890 PHEASANT RIDGE DRIVE NE #100
BLAINE, MINNESOTA 55449
763-489-7900

LANDSCAPE ARCHITECT

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

SHEET INDEX

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



BENCHMARK

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

ELEVATION = 955.35 FT. (NAVD 88)

CALL BEFORE YOU DIG

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ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7958 \ CARLSONMCCAIN.COM

COVER SHEET

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC

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

REVISIONS

1. 07/20/22 Per City Comments

2. 08/01/22 Per City Comments

3. 09/06/22 Per City Comments

DRAWN BY: DJW

DESIGNED BY: DJW

ISSUE DATE: 07/05/22

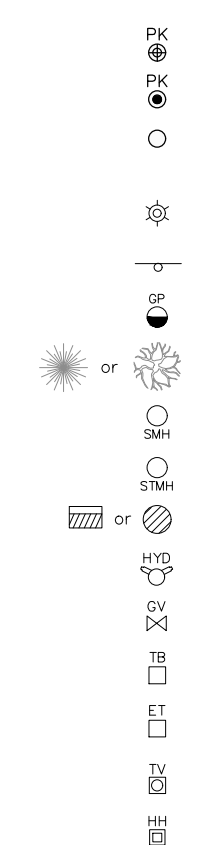
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Dan J. Wilke, P.E.

Signature: Dan Wilke

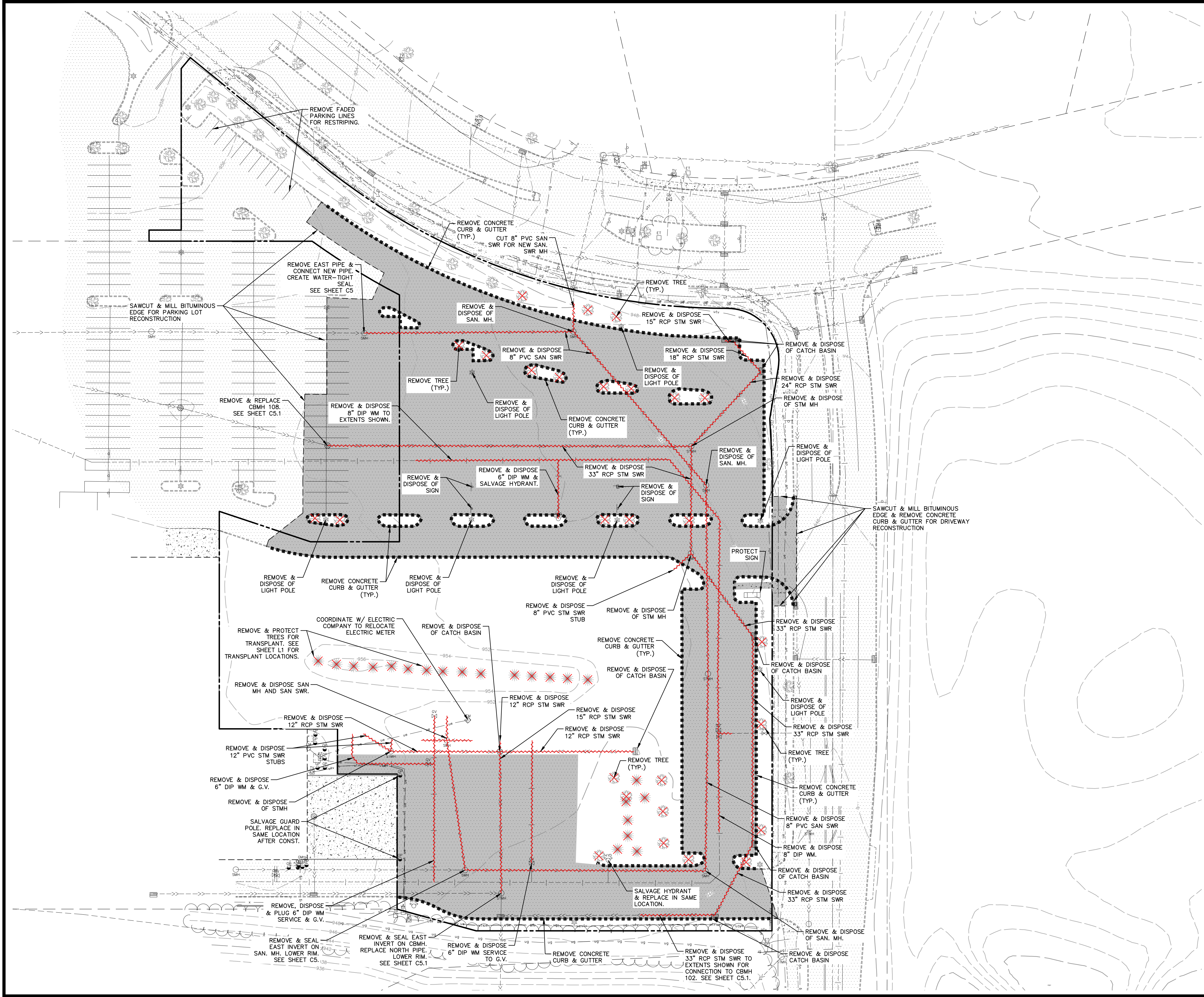
Date: 07/05/22 License #: 53182

C1 of 8



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

2 of 8



LEGEND

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

REMOVALS PLAN NOTES

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

0 20 40 80
(IN FEET)

BENCHMARK

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

ELEVATION = 955.35 FT. (NAVD 88)

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

ENGINEERING
SURVEYING
ENVIRONMENTAL

**CARLSON
MCCAIN**

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

REMOVALS PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

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

REVISIONS

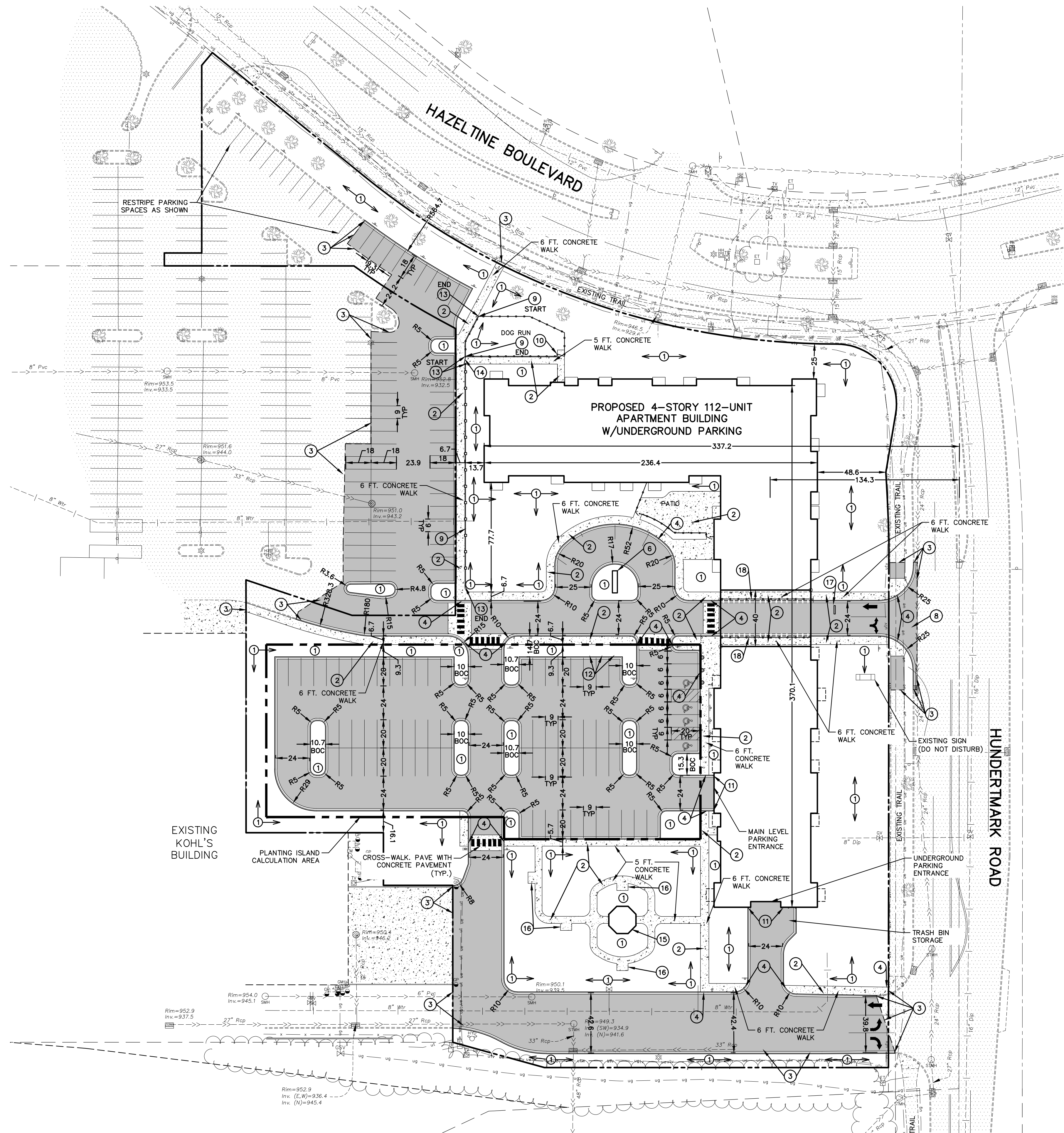
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments
3. 09/06/22 Per City Comments

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

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

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

C3 of 8



SITE DATA

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

PARKING SUMMARY

SEE SHEET C4.3

AVERAGE BUILDING SETBACK

HUNDERMARK ROAD = 171.2'

PLANTING ISLAND CALCULATIONS

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

SIGNING AND STRIPING NOTES

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

SITE PLAN KEYNOTES

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

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

SITE PLAN NOTES

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

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

SAW CUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.

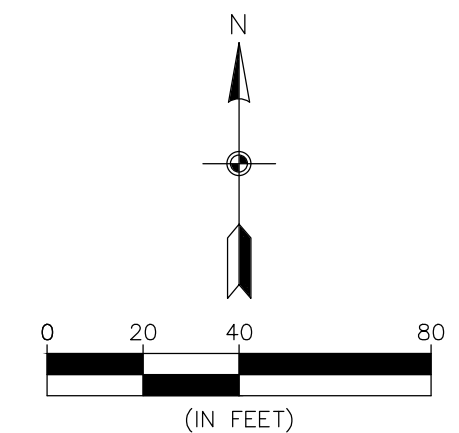
EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.

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

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

SIGN SCHEDULE (PER MMUTCD)

SEE SHEET C4.3



BENCHMARK	
1. TOP NUT OF HYDRANT APPROXIMATELY 56 FEET NORTH/NORTHEASTERLY OF THE NORTHEAST CORNER OF THE EXISTING KOHL'S BUILDING, AS SHOWN.	
ELEVATION = 955.35 FT. (NAVD 88)	

CALL BEFORE YOU DIG

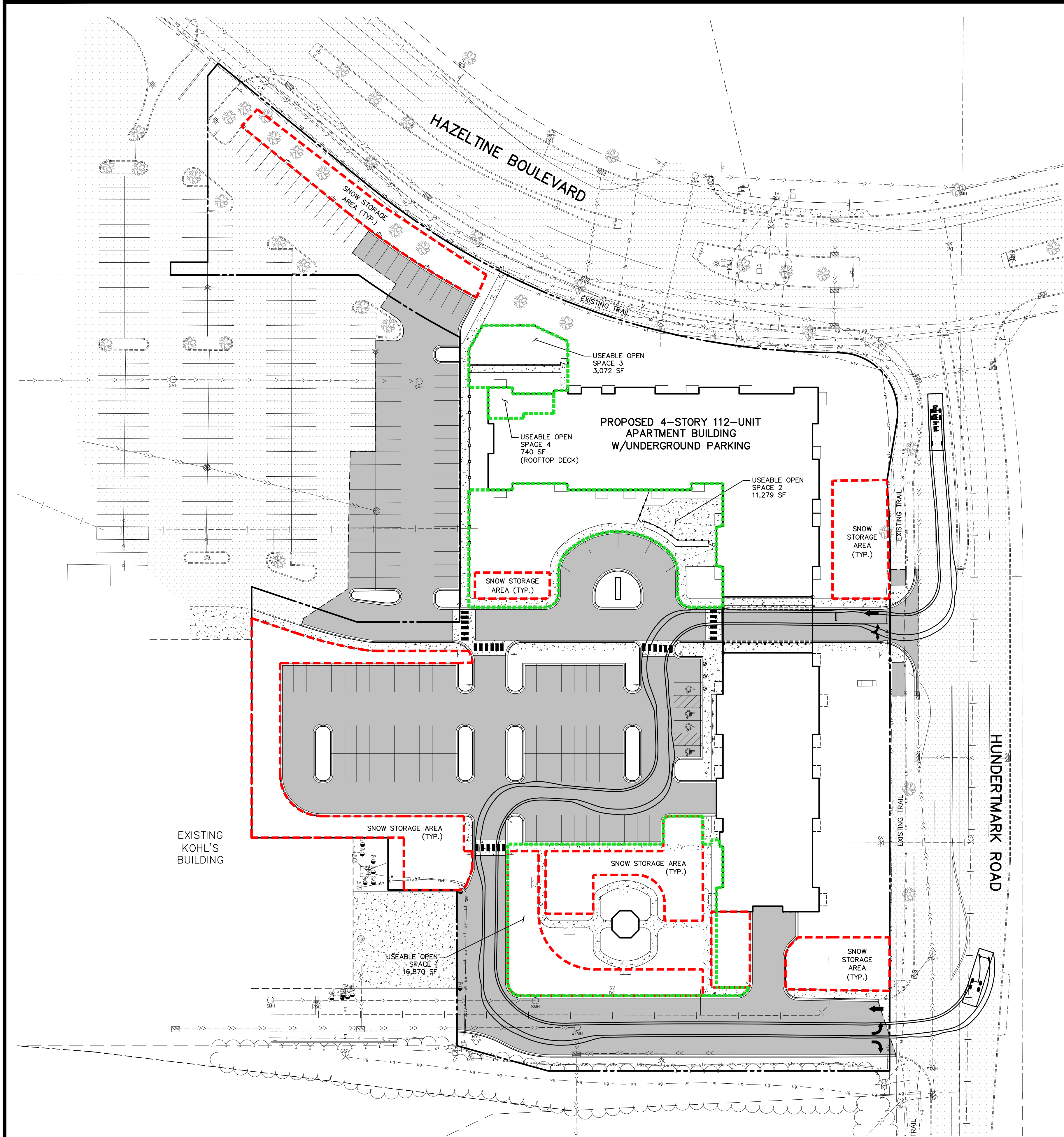
Know what's below.
Call before you dig.

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

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

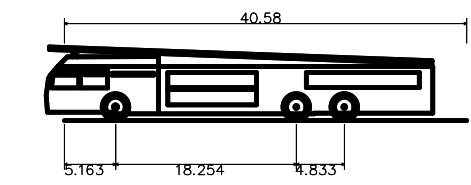
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Name: Dan J. Wilke, P.E.
Signature: *Dan Wilke*
Date: 07/05/22 License #: 53182

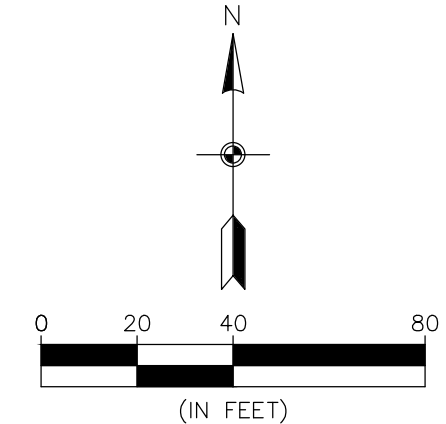


USEABLE OPEN SPACE CALCULATIONS

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



Chaska Aerial Fire Truck
Overall Length 40.58ft
Overall Width 10.50ft
Overall Body Height 7.40ft
Min Body Ground Clearance 0.63ft
Track Width 7.61ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 36.00°



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

CALL BEFORE YOU DIG


Know what's below.
Call before you dig.

TURNING ANALYSIS (FIRE)/SNOW STORAGE

HAZELTINE APARTMENTS
Chaska, Minnesota

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

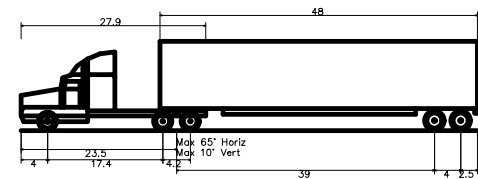
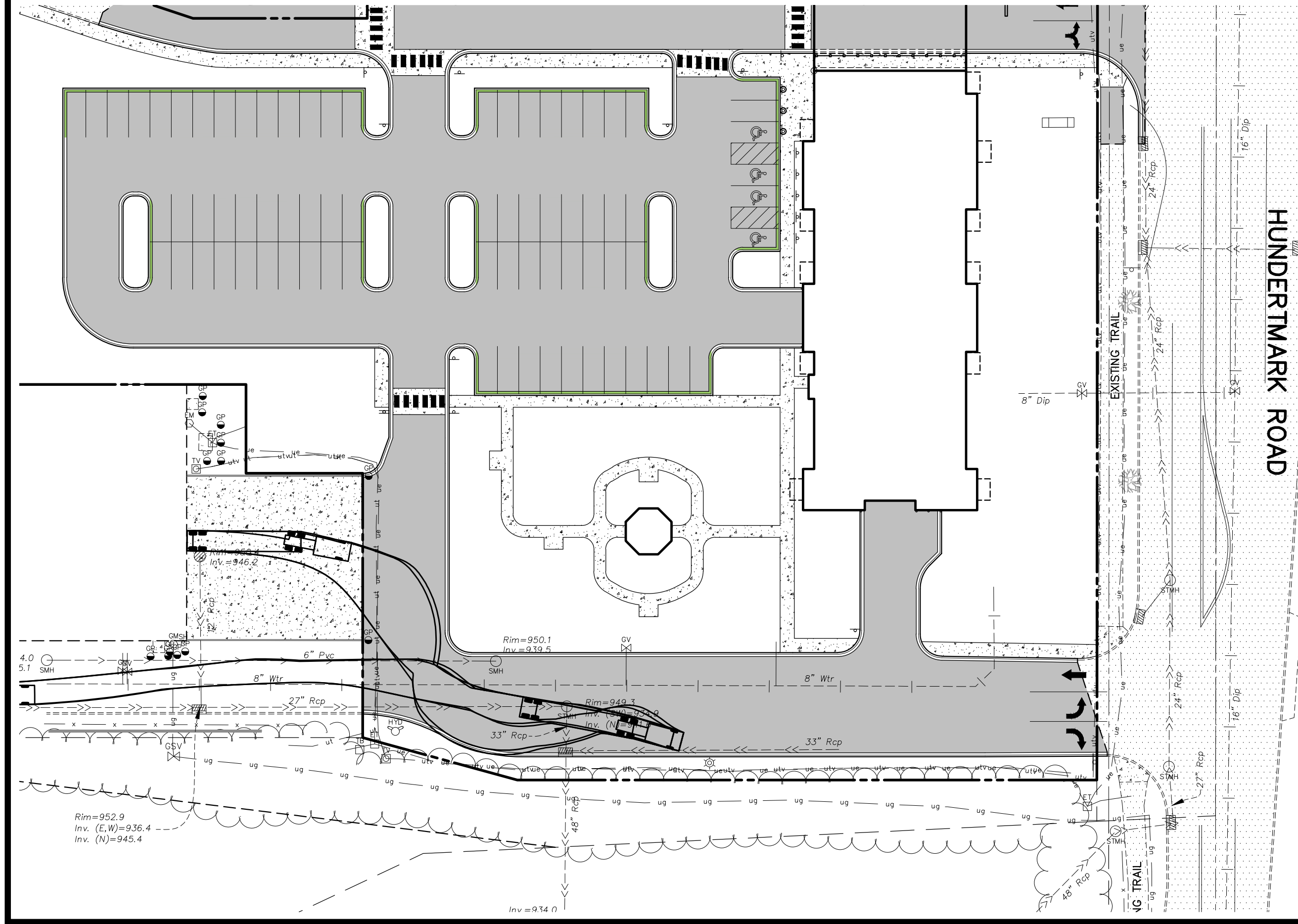
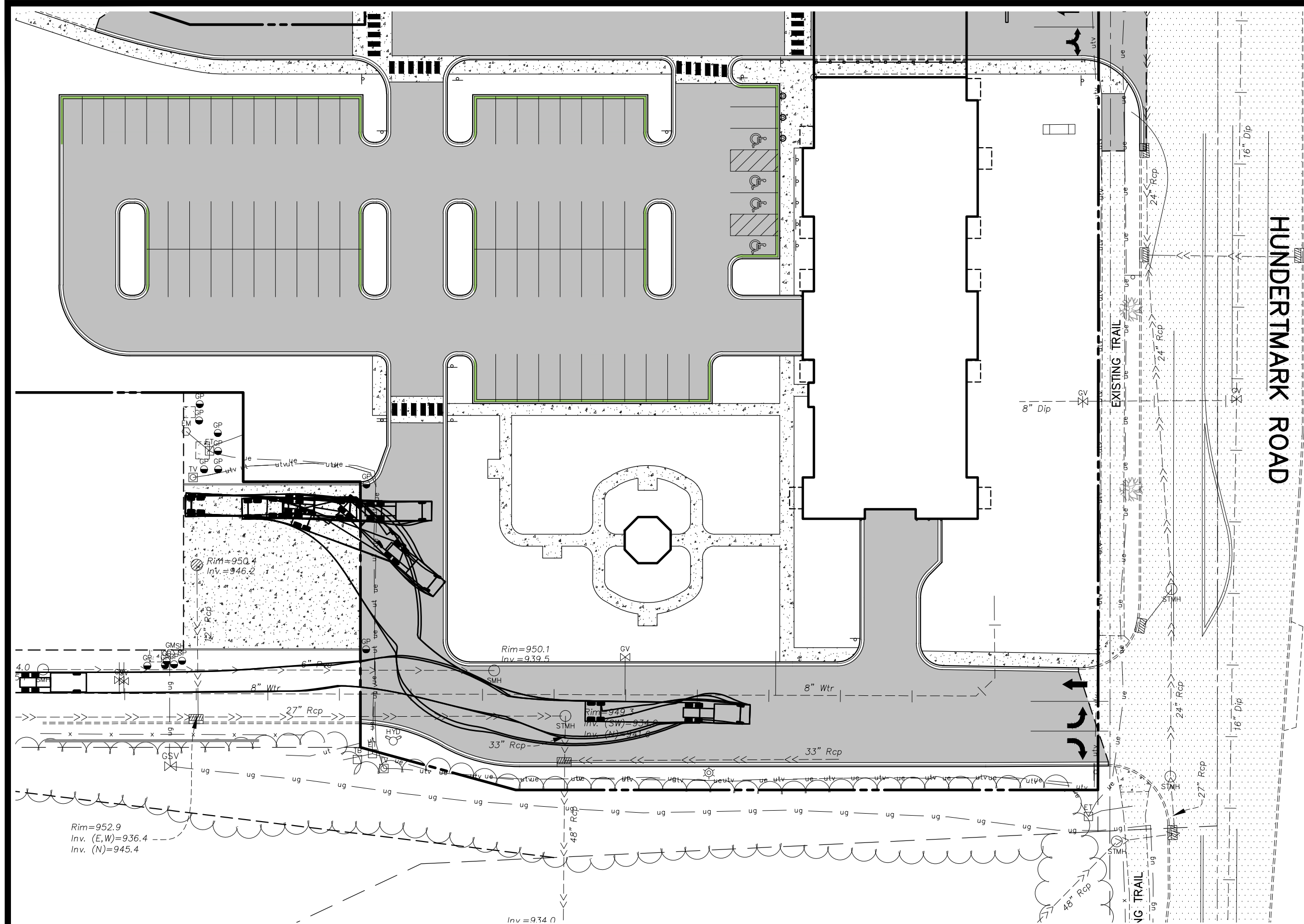
- REVISIONS
- 07/20/22 Per City Comments
 - 08/01/22 Per City Comments
 - 08/04/22 Re-draw Open Space Lines

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

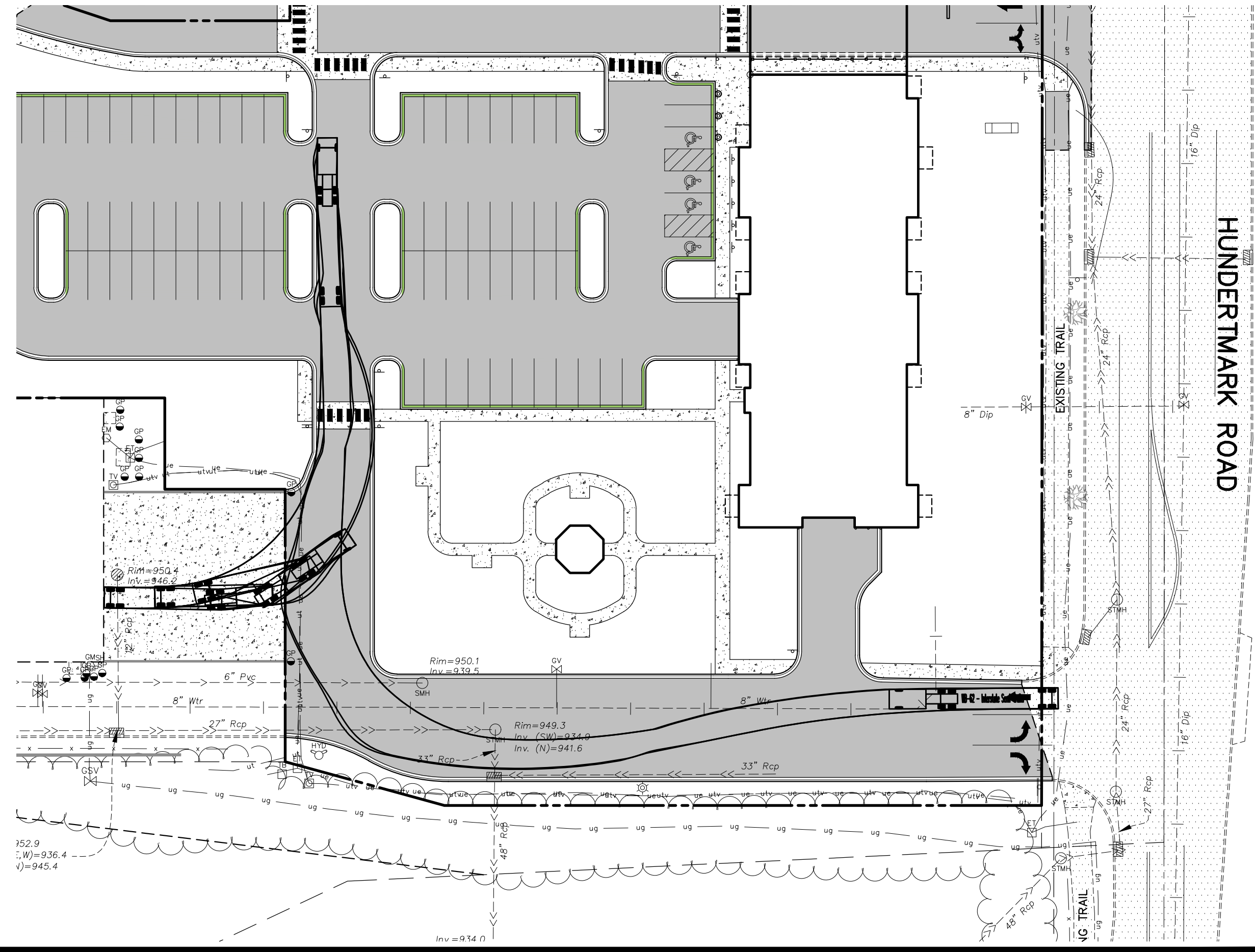
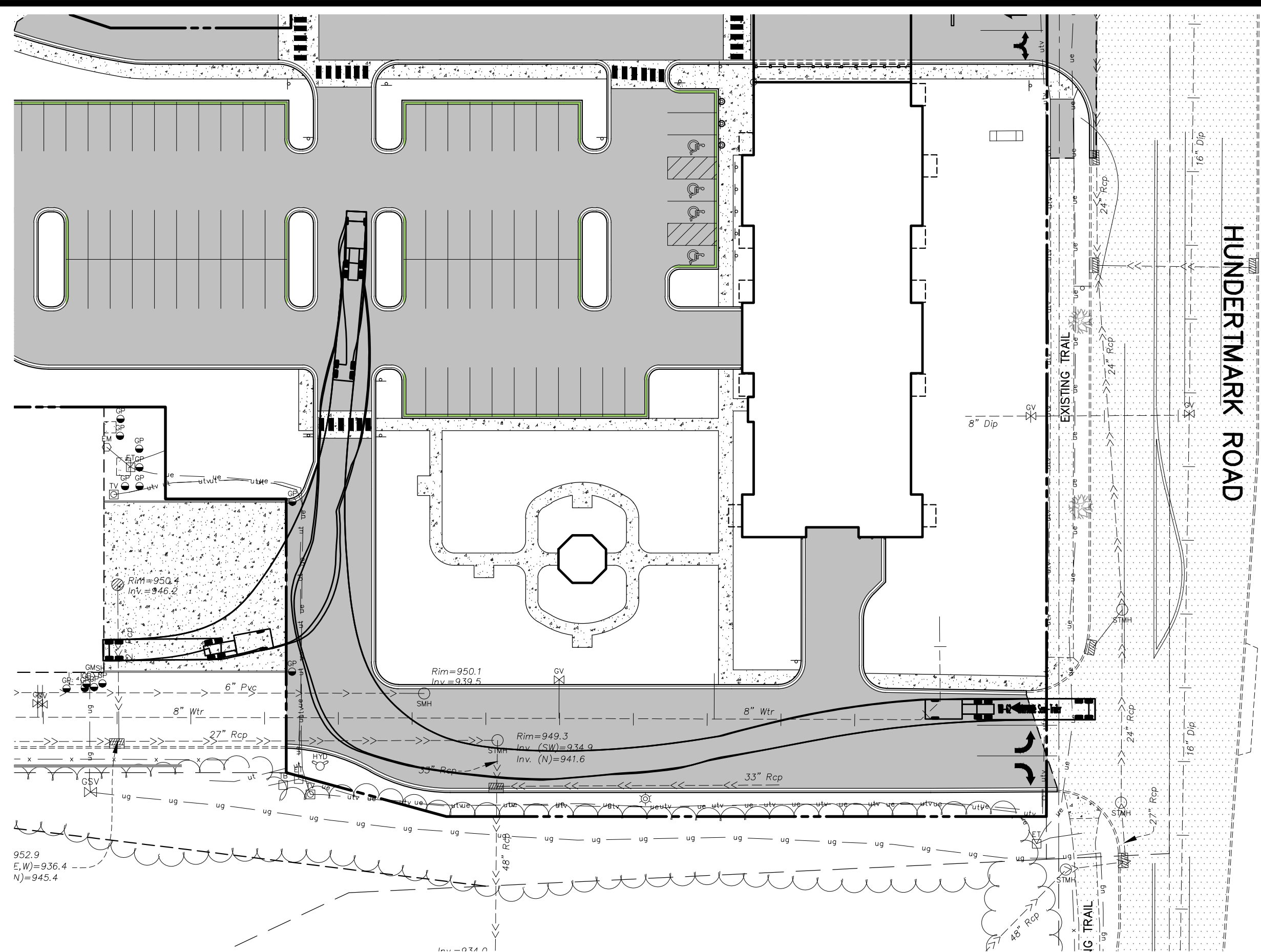
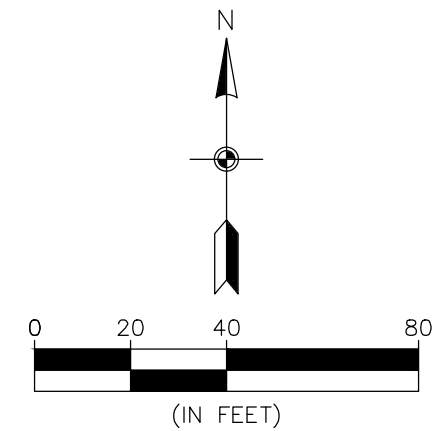
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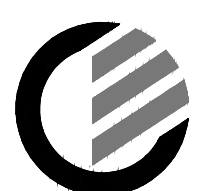
Name: Dan J. Wilke, P.E.
Signature: 
Date: 07/05/22 License #: 53182

C4.1 of 8



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





**CARLSON
McCain**

ENGINEERING
SURVEYING
ENVIRONMENTAL

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

TURNING ANALYSIS
(LOADING DOCK)

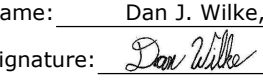
HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
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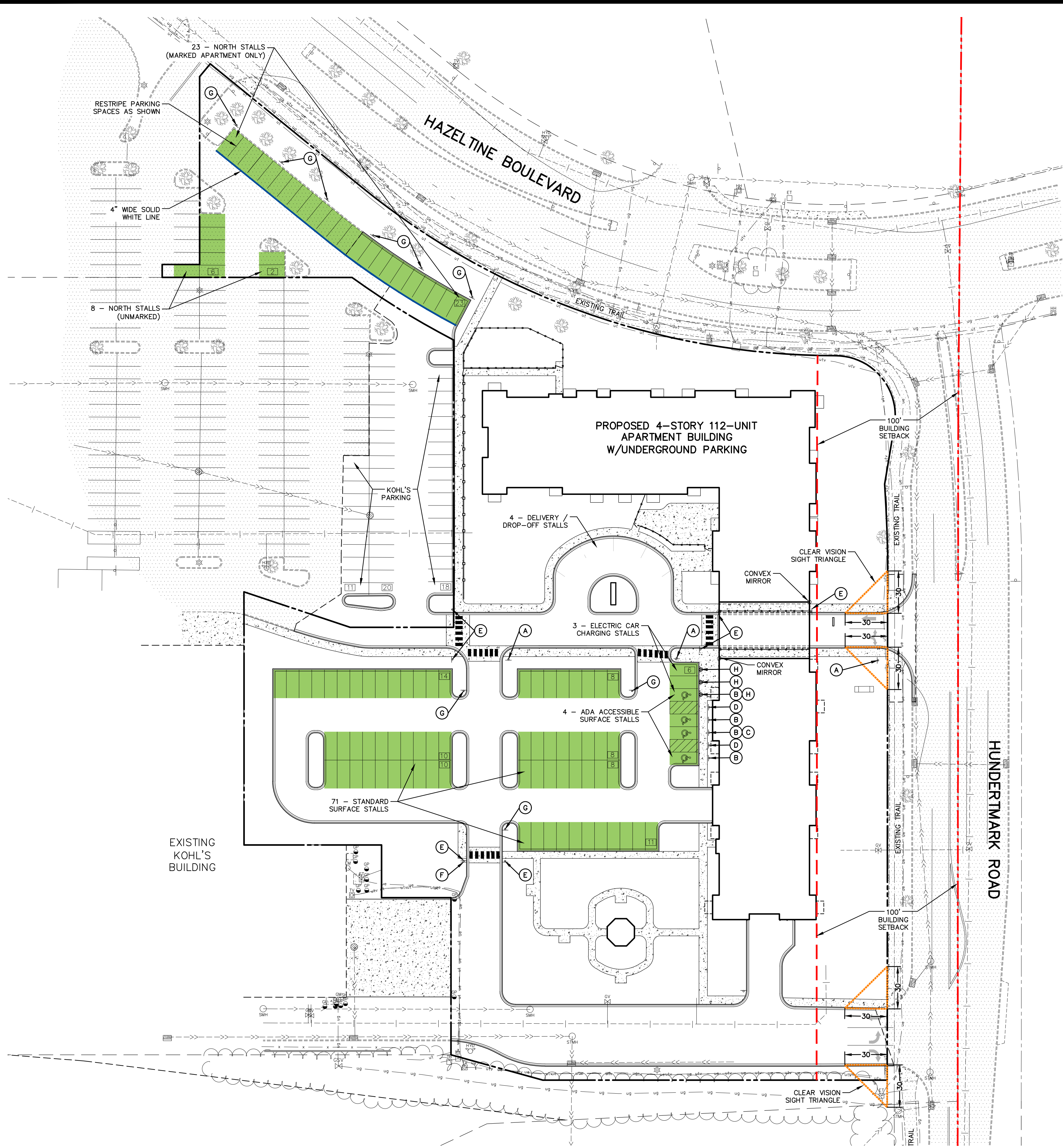
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Name: Dan J. Wilke, P.E.
Signature: 
Date: 07/05/22 License #: 53182

C4.2 of 8



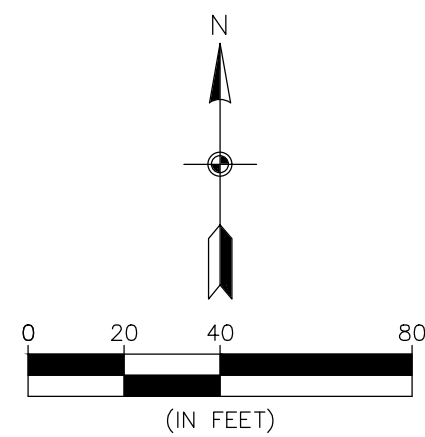
LEGEND	
EXISTING	PROPOSED
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UNDERGROUND FIBER OPTIC	
OVERHEAD ELECTRIC	
MANHOLE	
HYDRANT	
GATE VALVE	
UTILITY POLE	
GUY WIRE	
ELECTRIC TRANSFORMER	
TELEPHONE BOX	
TELEVISION BOX	
HAND HOLE	
LIGHT POLE	
SIGN	
FENCE LINE	

PARKING SUMMARY

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

SIGN SCHEDULE (PER MMUTCD)

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



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

HAZELTINE APARTMENTS
Chaska, Minnesota

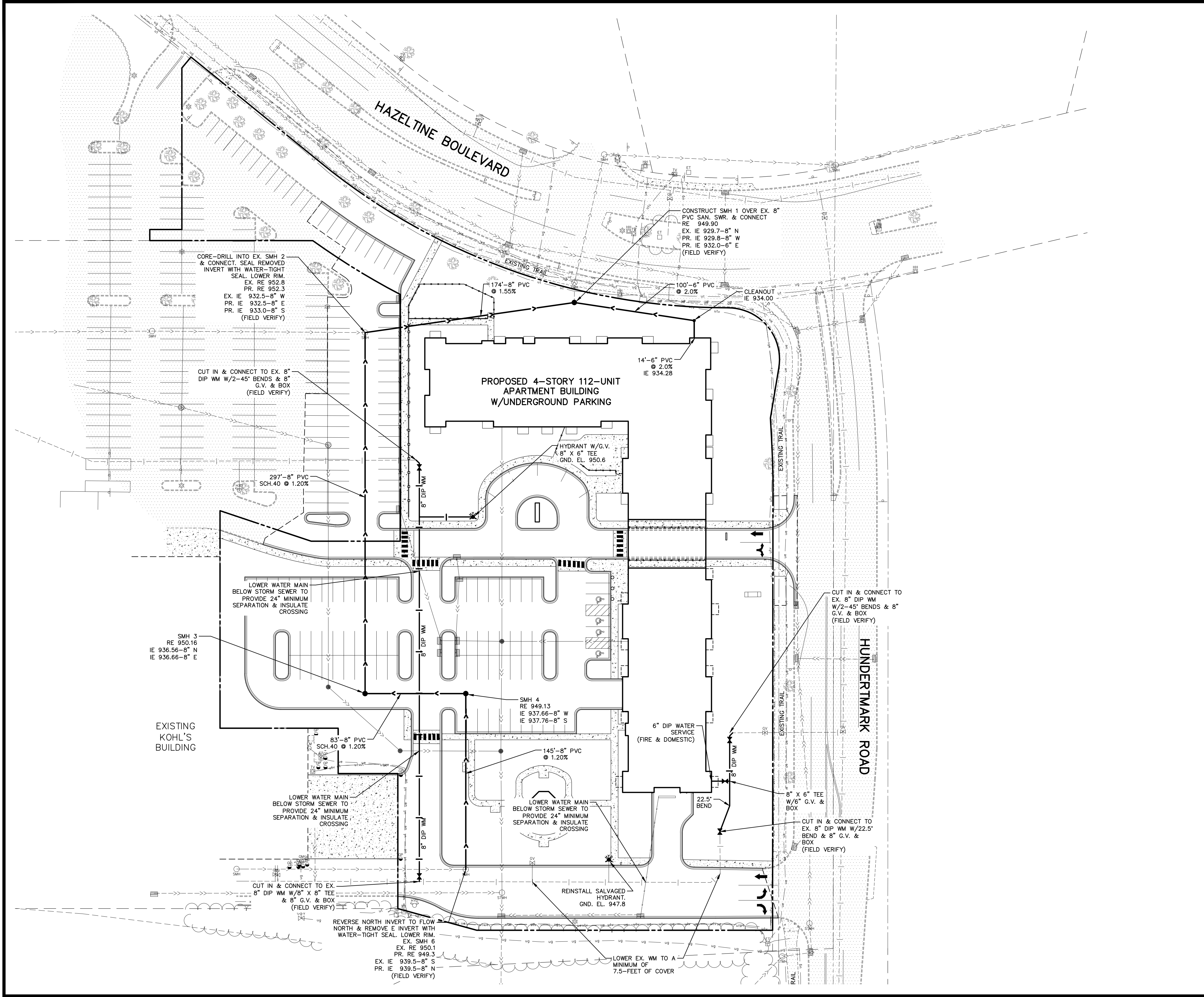
TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS	
1. 07/20/22 Per City Comments	
2. 08/01/22 Per City Comments	
3. 09/06/22 Per City Comments	
DRAWN BY: DJW	
DESIGNED BY: DJW	
ISSUE DATE: 07/05/22	

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

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

C4.3 of 8



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

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

0 20 40 80
(IN FEET)

BENCHMARK

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

ELEVATION = 955.35 FT. (NAVD 88)

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UTILITY PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

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

REVISIONS

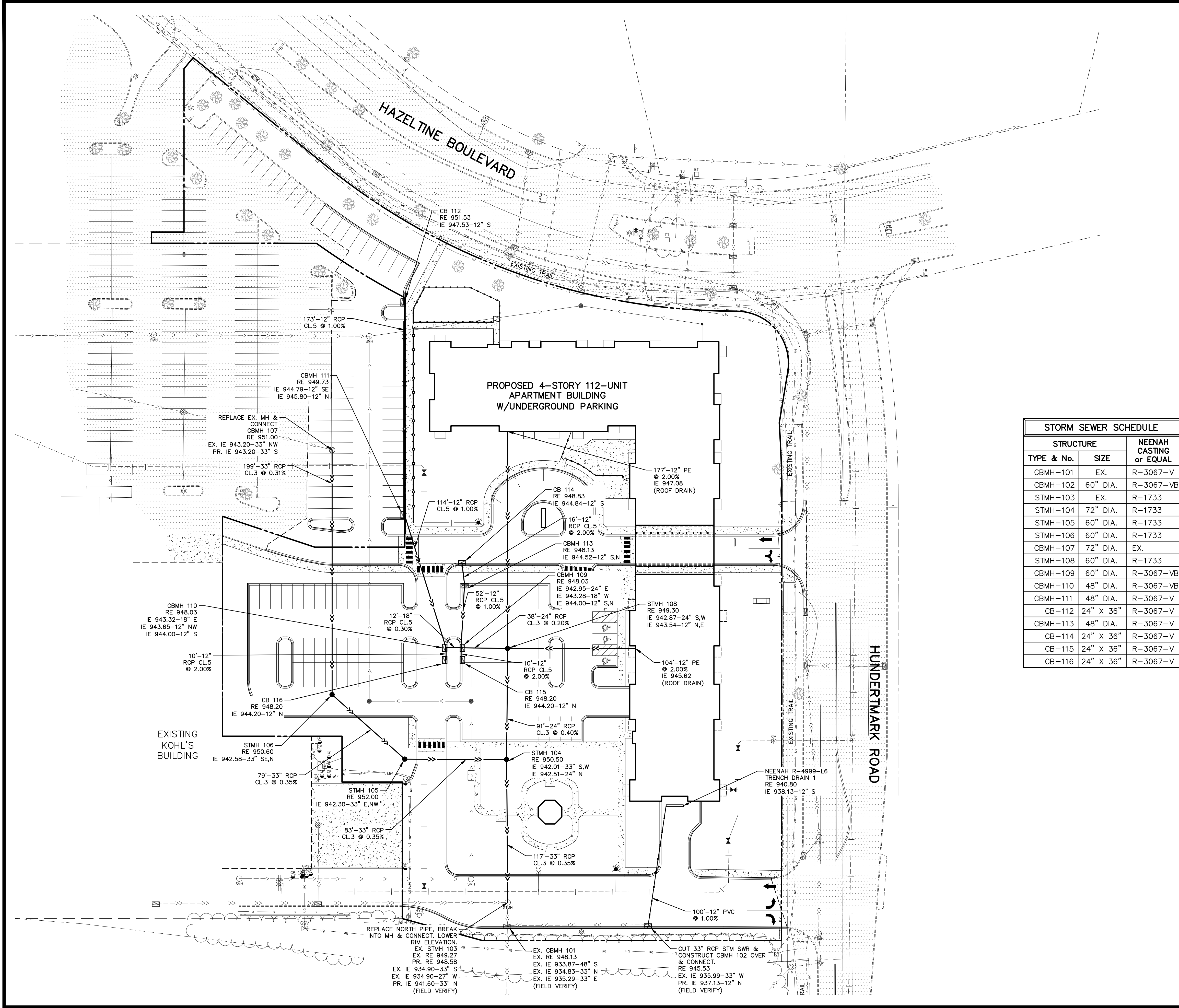
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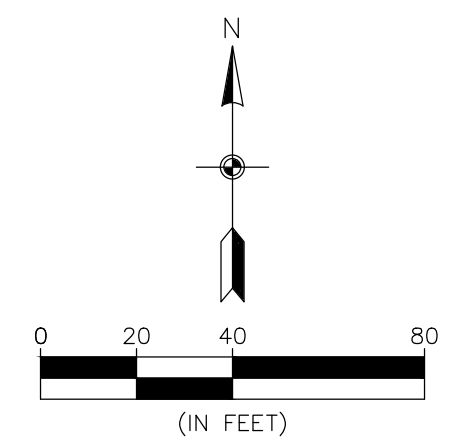


LEGEND		
EXISTING		PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT		
CONCRETE WALK		
CURB LINE	---	---
SANITARY SEWER	---	---
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TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC METER	---	---
GAS METER	---	---

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

UTILITY PLAN NOTES

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UTILITY PLAN (STORM SEWER)

HAZELTIME APARTMENTS
Chaska, Minnesota

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

REVISIONS

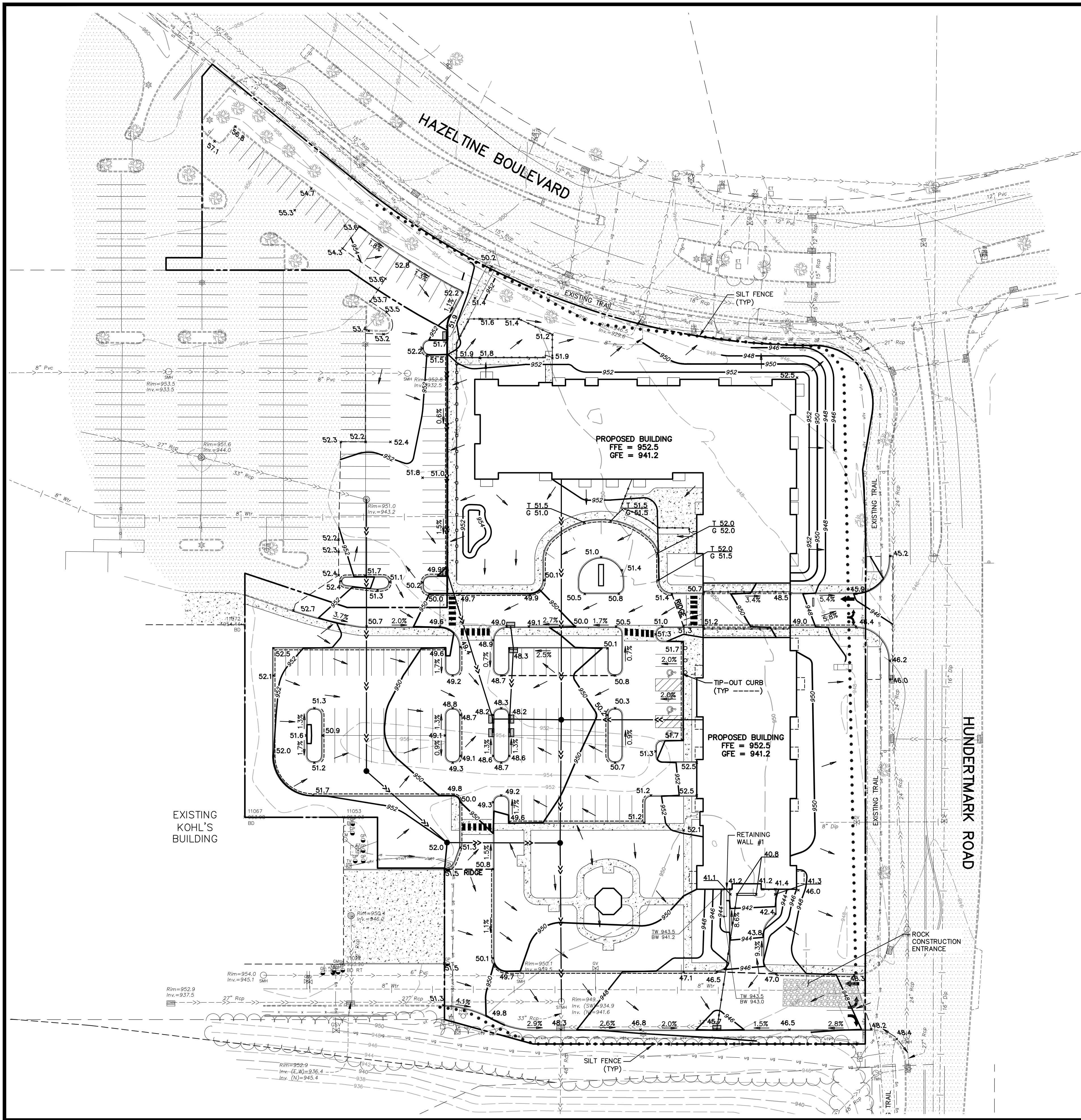
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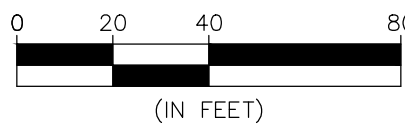
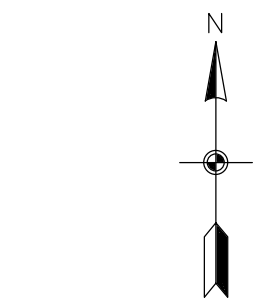
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
CURB LINE	---
SANITARY SEWER	---
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TELEPHONE BOX	---
ELECTRIC TRANSFORMER	---
TELEVISION BOX	---
HAND HOLE	---
ELECTRIC METER	---
GAS METER	---
10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

GOVERNING SPECIFICATIONS

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

GRADING NOTES

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



BENCHMARK

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- ELEVATION = 955.35 FT. (NAVD 88)



GRADING, DRAINAGE, & EROSION CONTROL PLAN

HAZELTINE APARTMENTS

Chaska, Minnesota

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

REVISIONS

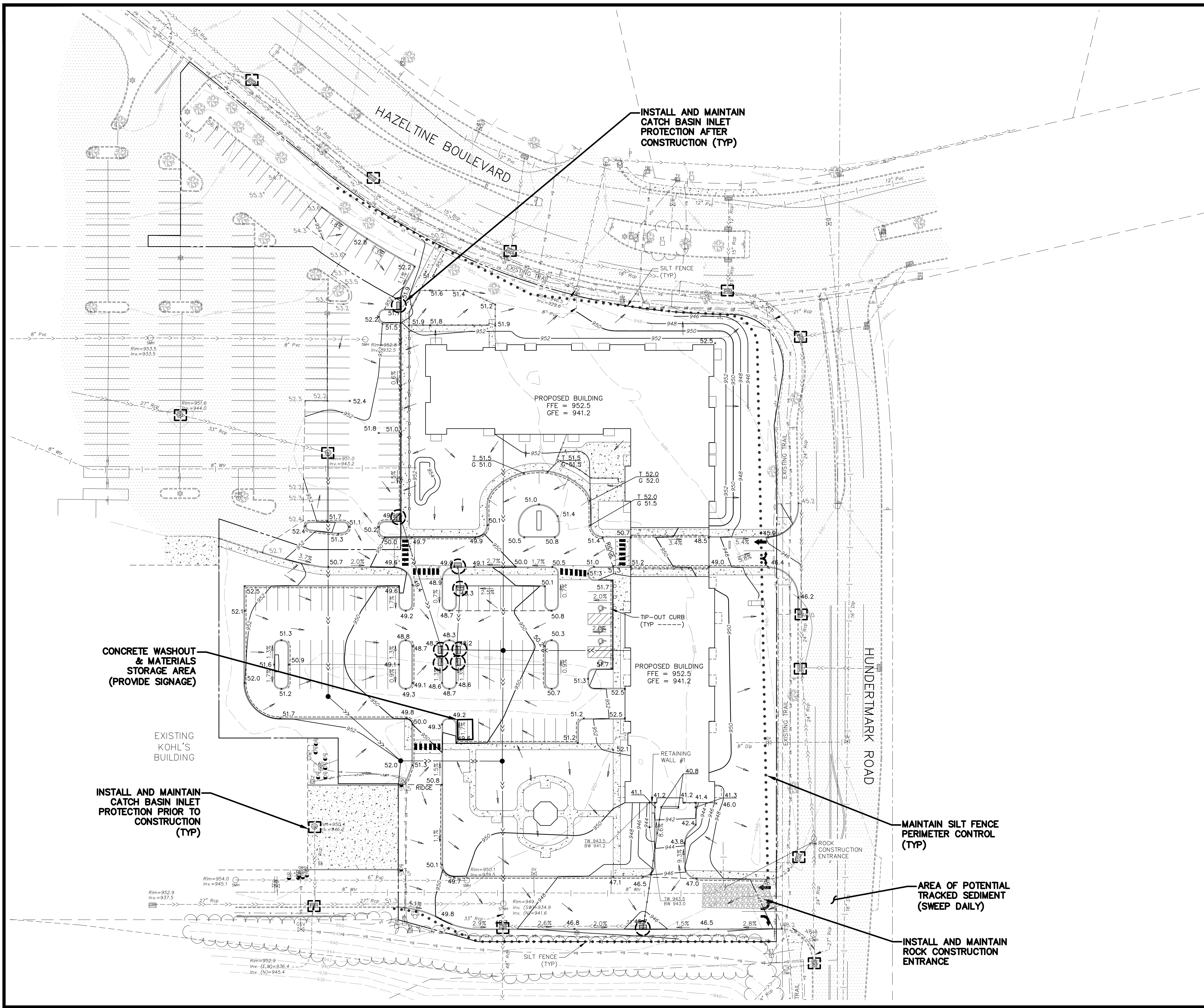
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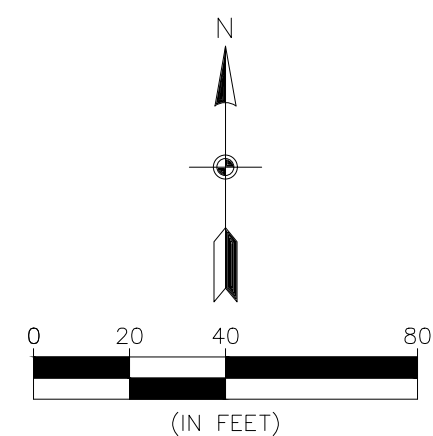
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Date: 07/05/22 License #: 53182

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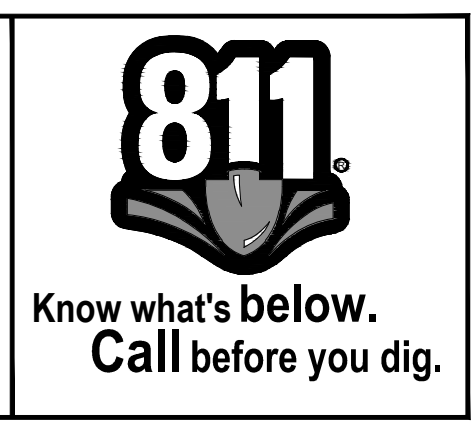
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
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SILT FENCE	---



BENCHMARK

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STORMWATER POLLUTION PREVENTION PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

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

REVISIONS	
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Name:	Dan J. Wilke, P.E.
Signature:	<i>Dan Wilke</i>
Date:	07/05/22 License #: 53182
C7	of 8

GENERAL INFORMATION

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

PROJECT INFORMATION

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

SWPPP APPLICABILITY

THIS SWPPP IS FOR THE HAZELTINE APARTMENTS.

RESPONSIBLE PARTIES

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

SWPPP DESIGN: AARON BRISKI, PE

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

SITE MANAGER:

TRAINING DOCUMENTATION:

INSPECTION REPRESENTATIVE:

TRAINING DOCUMENTATION:

EXISTING SITE CONDITIONS

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

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

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

PROPOSED SITE CONDITIONS

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

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

SOIL INFORMATION

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

WETLAND CONSIDERATIONS

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

STORMWATER RECEIVING WATERS

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

SPECIAL/IMPAIRED WATER CONSIDERATIONS

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

STORMWATER MANAGEMENT PLAN

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

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

PRIOR TO START OF CONSTRUCTION

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

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

DURING CONSTRUCTION

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

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

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

POST CONSTRUCTION

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

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

NOTICE OF TERMINATION

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

INSPECTIONS & RECORD KEEPING

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

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

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

- RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.

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

MAINTENANCE

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

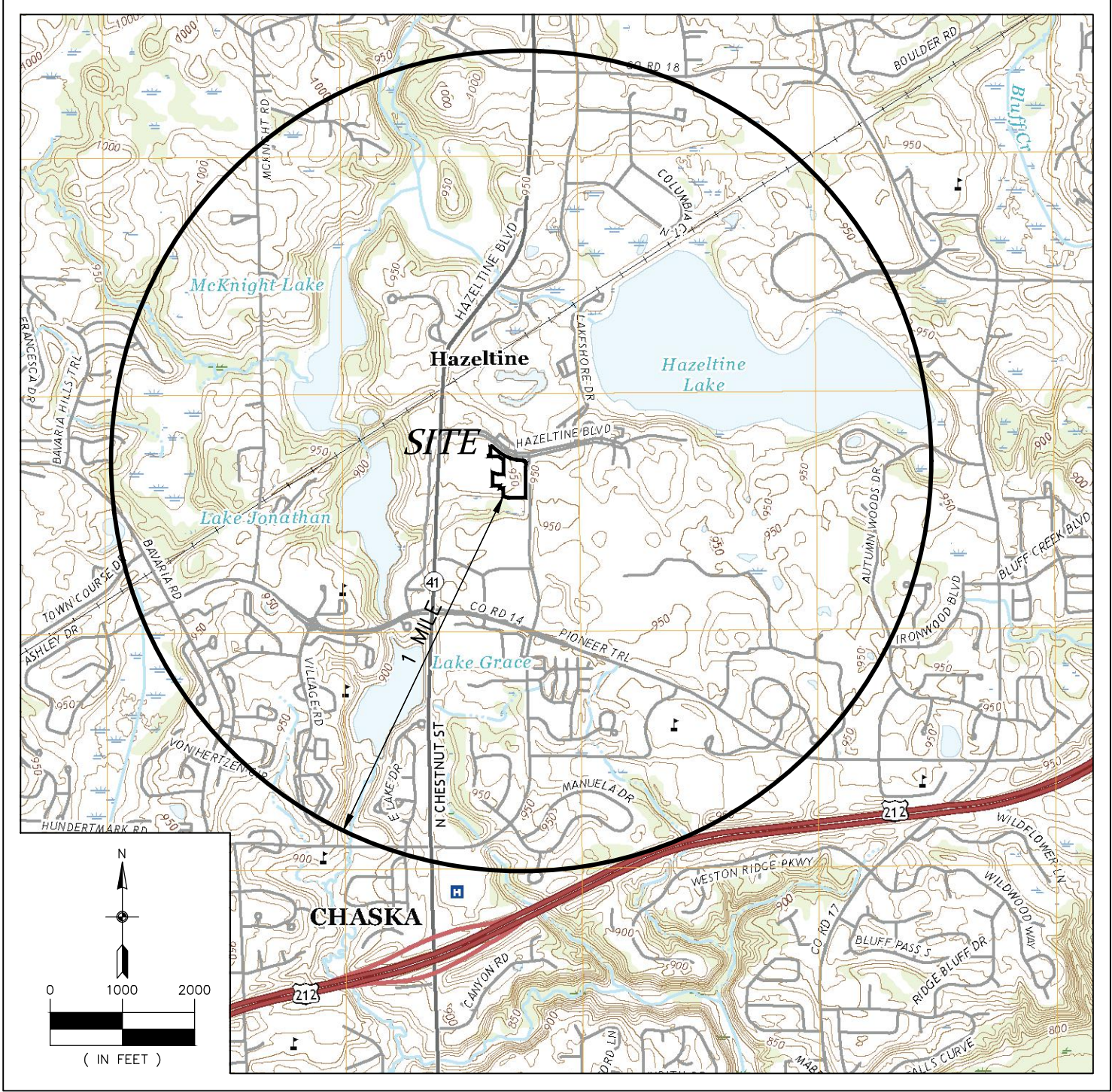
- ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
- SILT FENCE SHALL BE REPAIRED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

QUANTITIES

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

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

SITE LOCATION MAP



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

STORMWATER POLLUTION PREVENTION PLAN

HAZELTINE APARTMENTS

Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC

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

REVISIONS

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

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

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

Name: Dan J. Wilke, P.E.

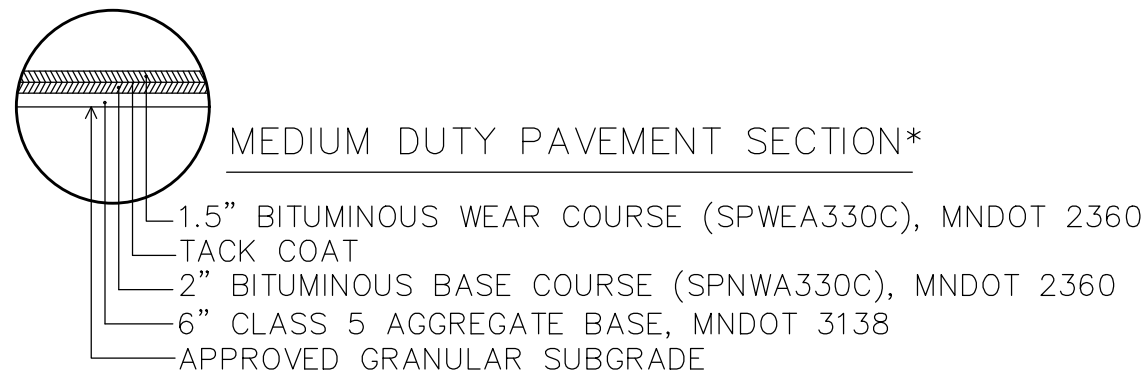
Signature: Dan Wilke

Date: 07/05/22 License #: 53182

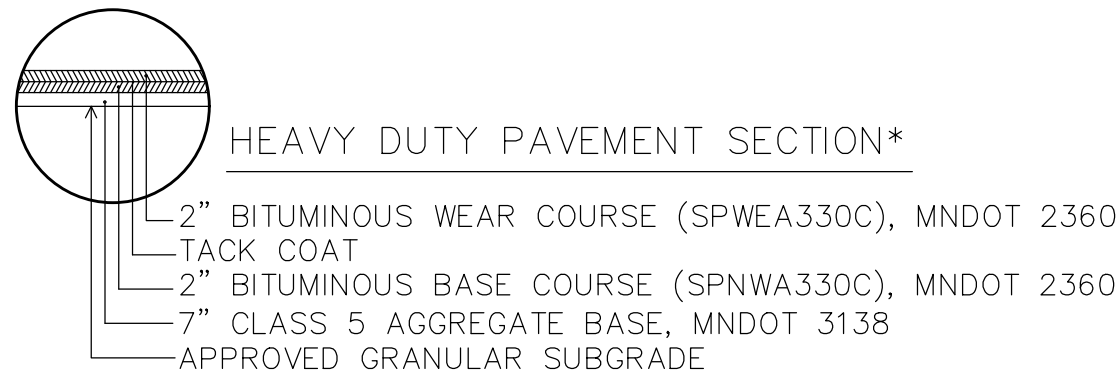
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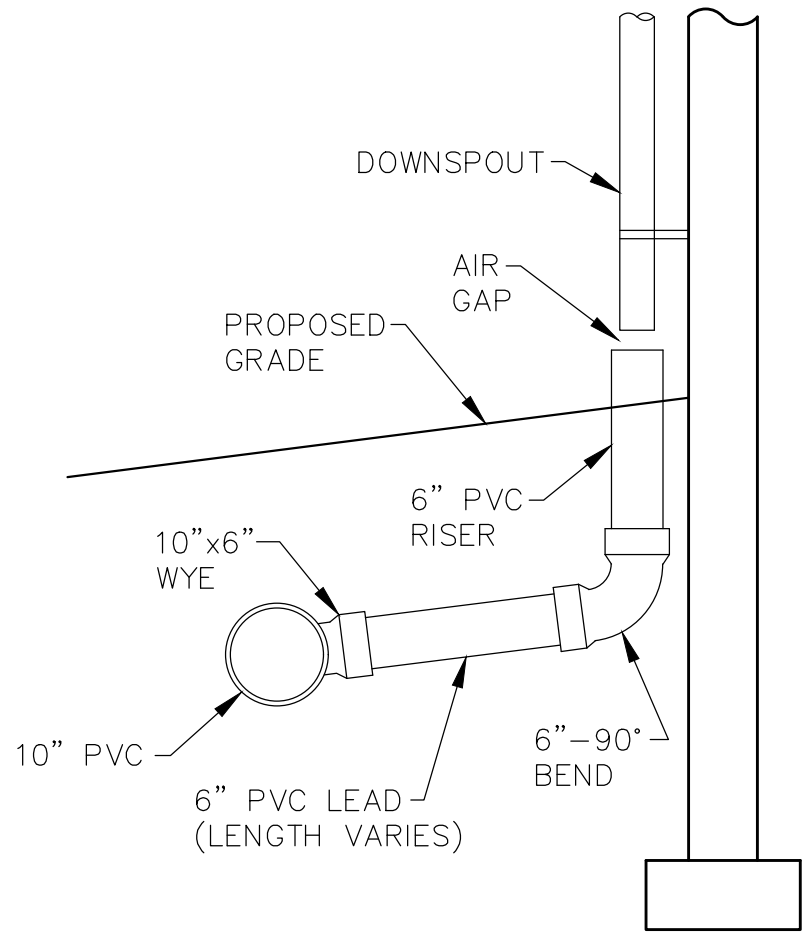
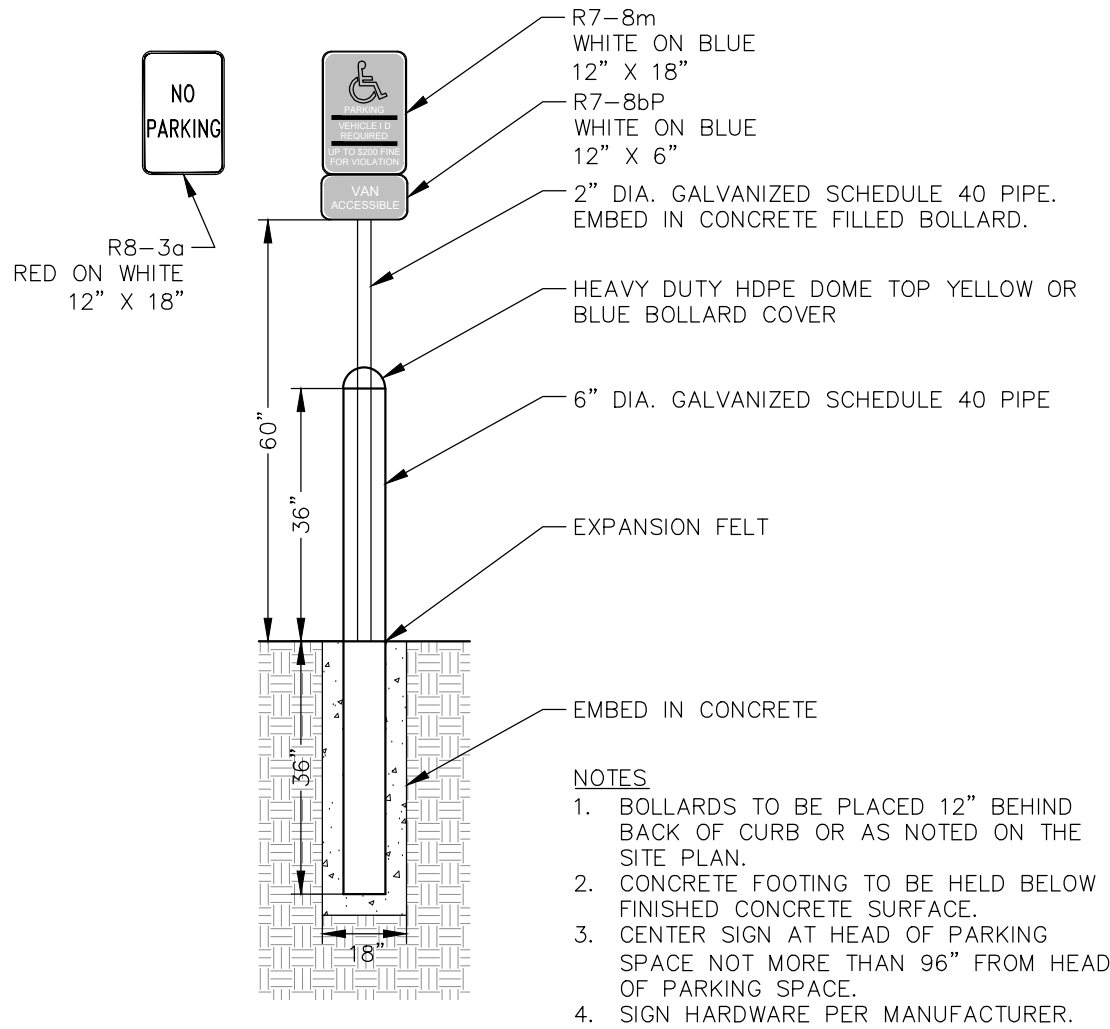
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*MEDIUM DUTY PAVEMENT SECTION SHALL BE USED FOR ALL PARKING AREAS ONSITE.



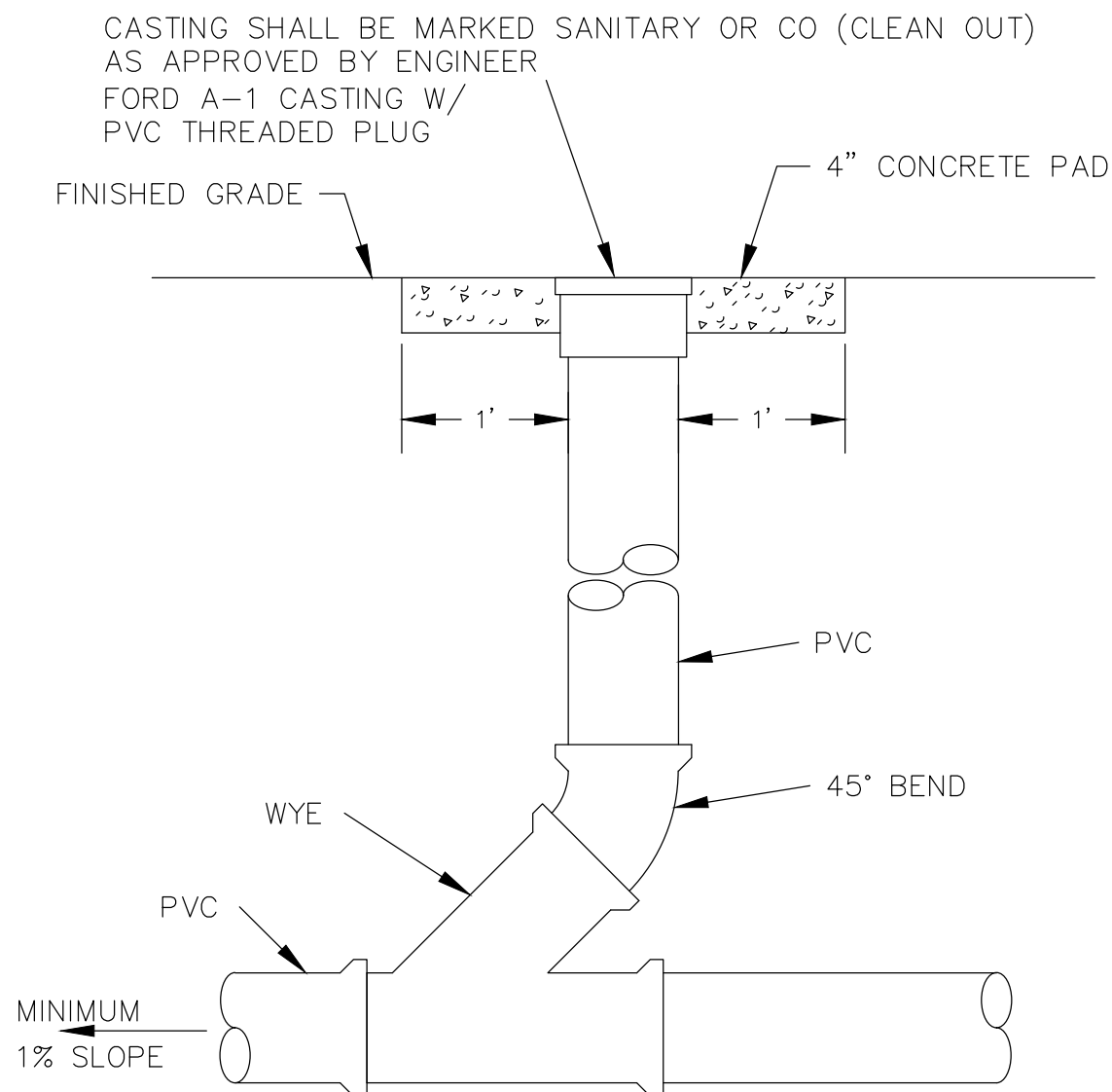
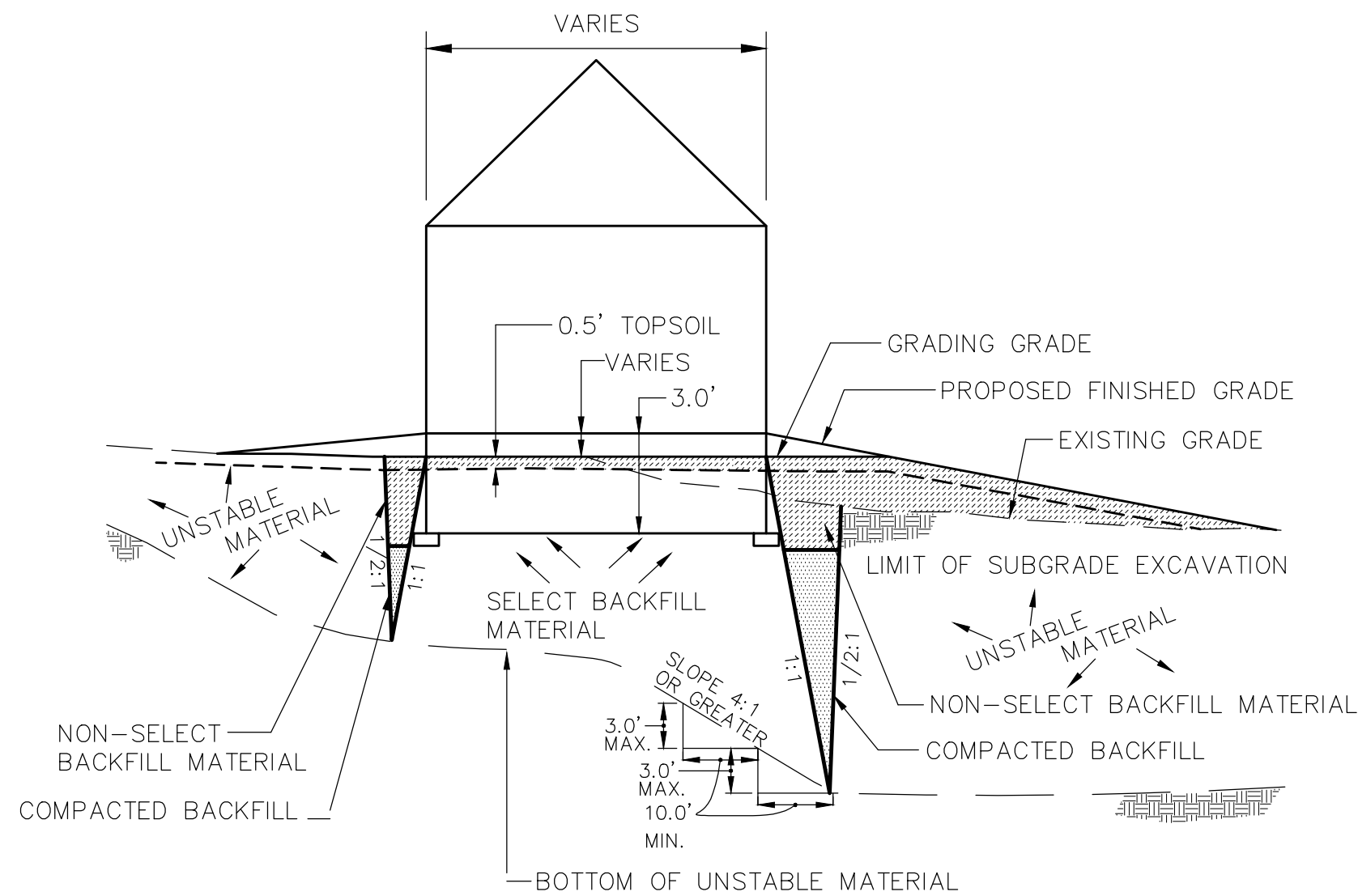
*HEAVY DUTY PAVEMENT SECTION SHALL BE USED FOR ALL DRIVE LANES ONSITE.



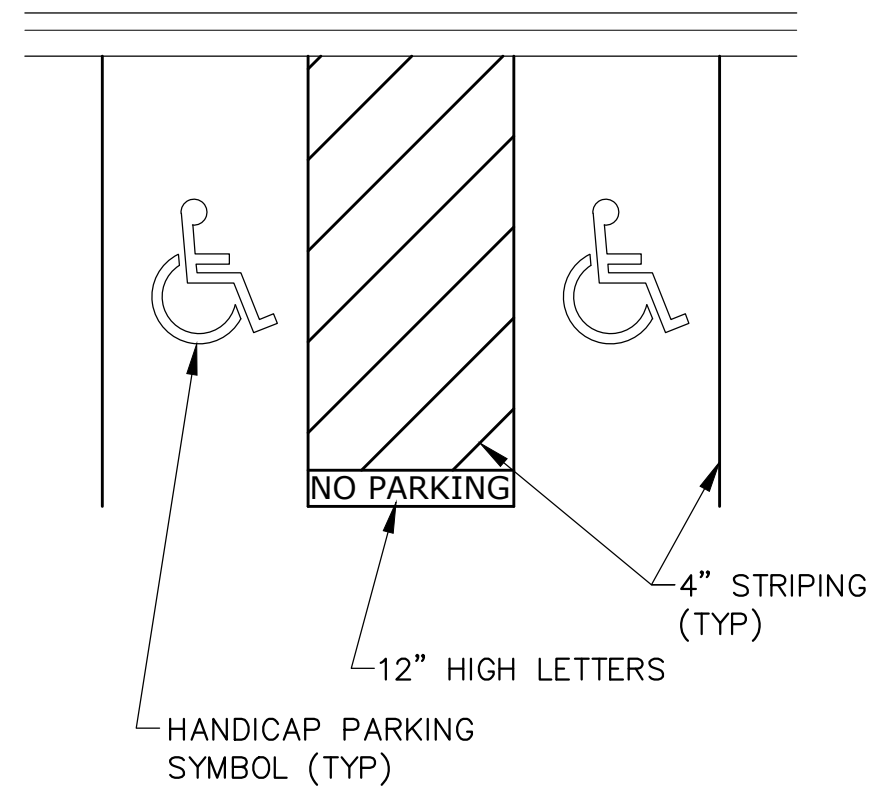
1 PAVEMENT SECTIONS
CB NO SCALE

4 SIGN ON BOLLARD
CB NO SCALE

7 DOWNSPOUT CONNECTION
CB NO SCALE



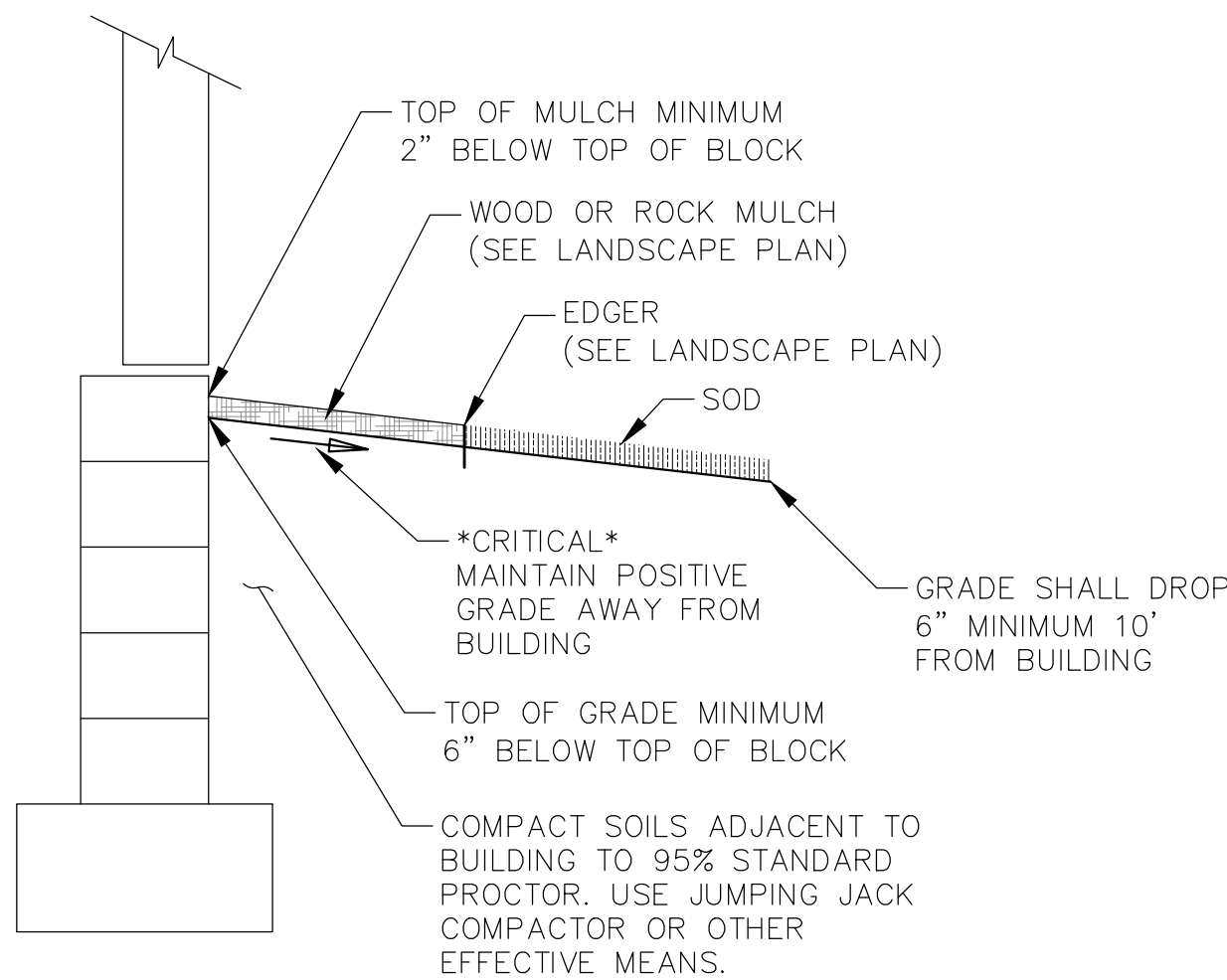
- NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
 - CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
 - ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.



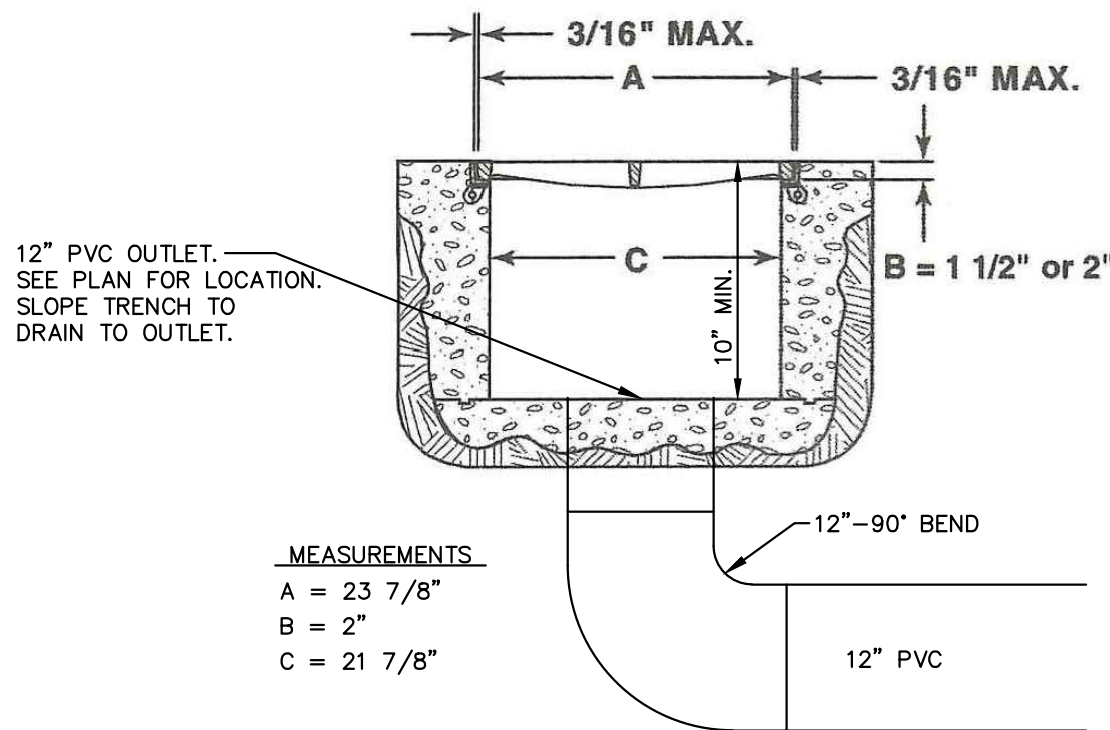
2 SUBGRADE CORRECTION
CB NO SCALE

5 STORM SEWER CLEAN OUT
CB NO SCALE

8 HANDICAP PARKING STALL STRIPING
CB NO SCALE



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



3 TYPICAL GRADING AT BUILDING
CB NO SCALE

6 TURF ESTABLISHMENT
CB NO SCALE

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

DETAILS

HAZELTINE APARTMENTS
Chaska, Minnesota

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

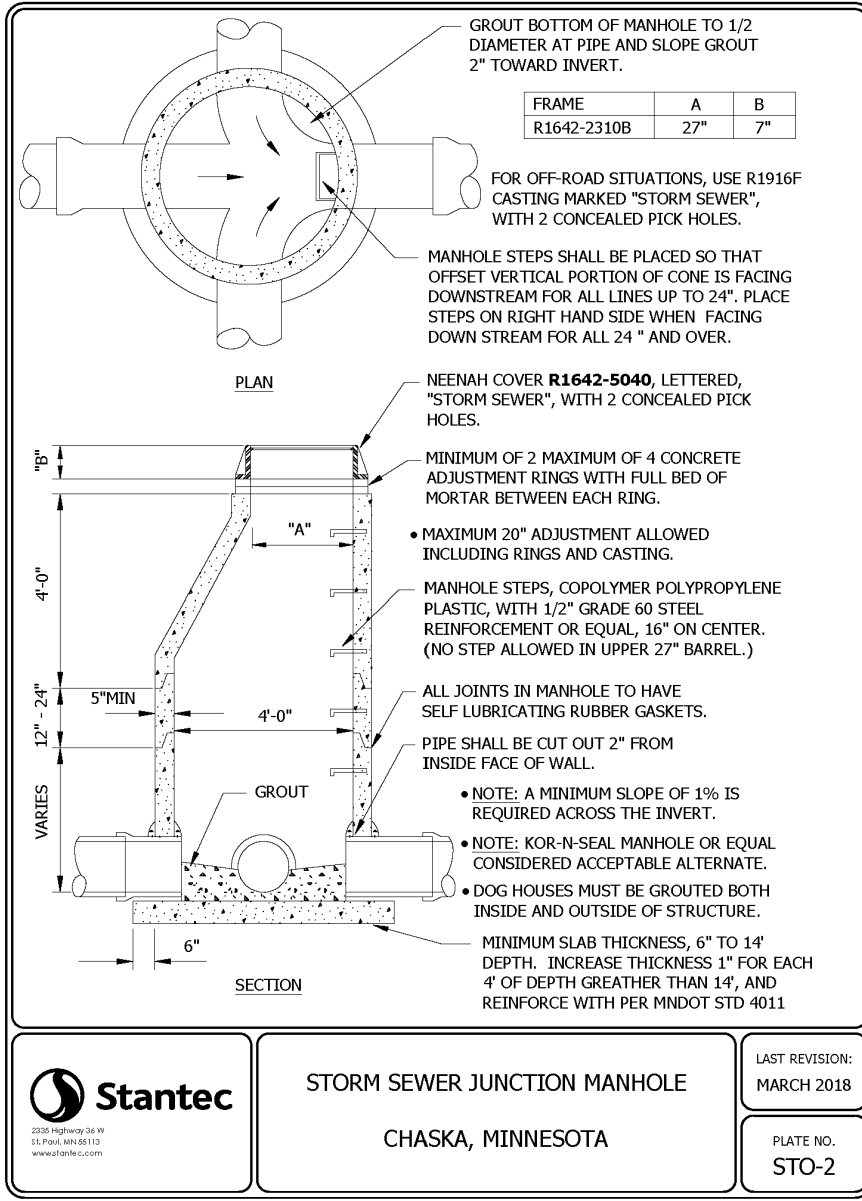
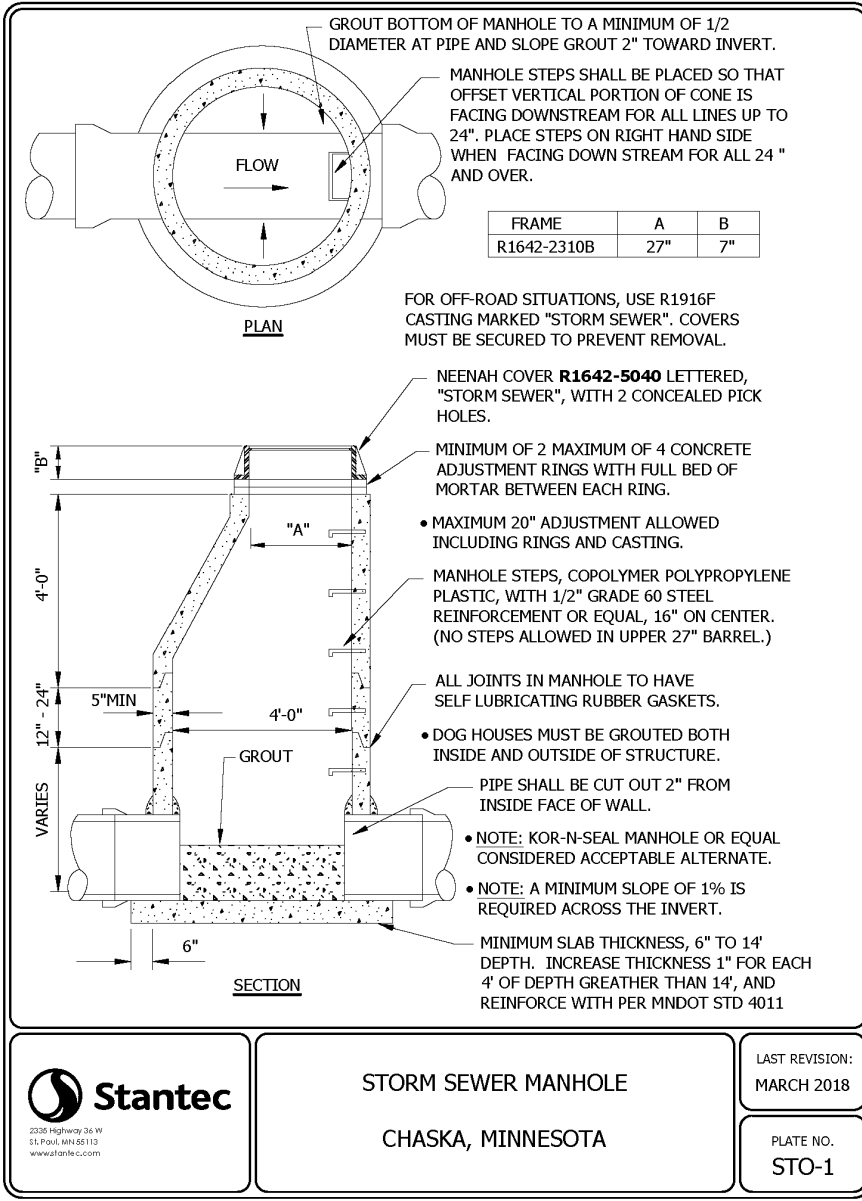
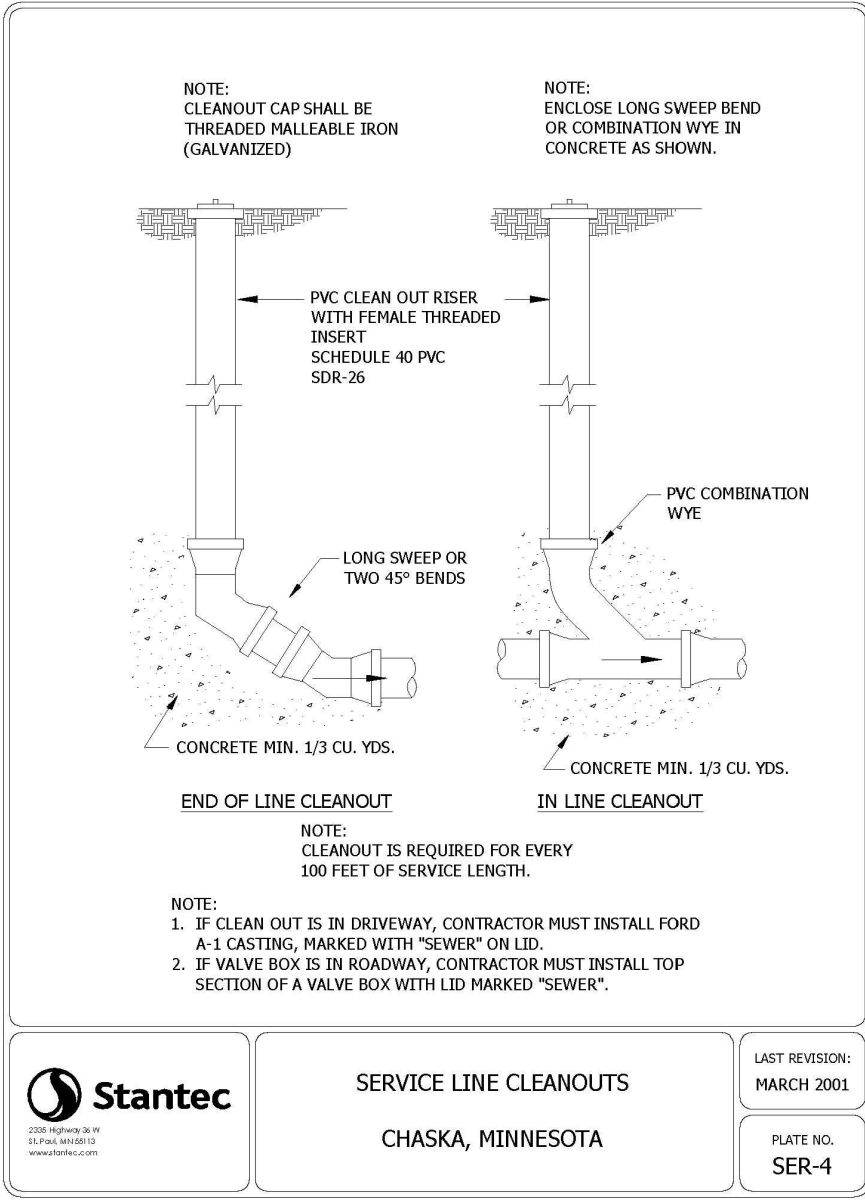
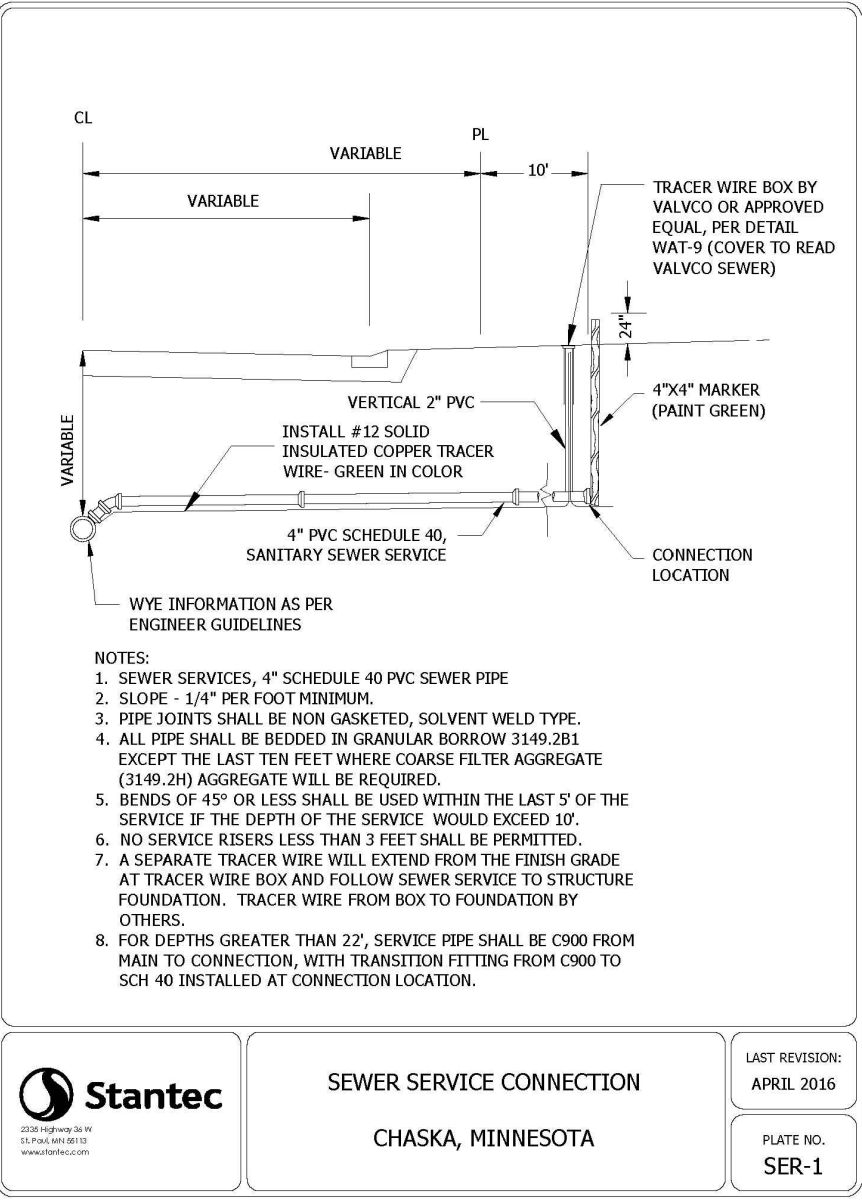
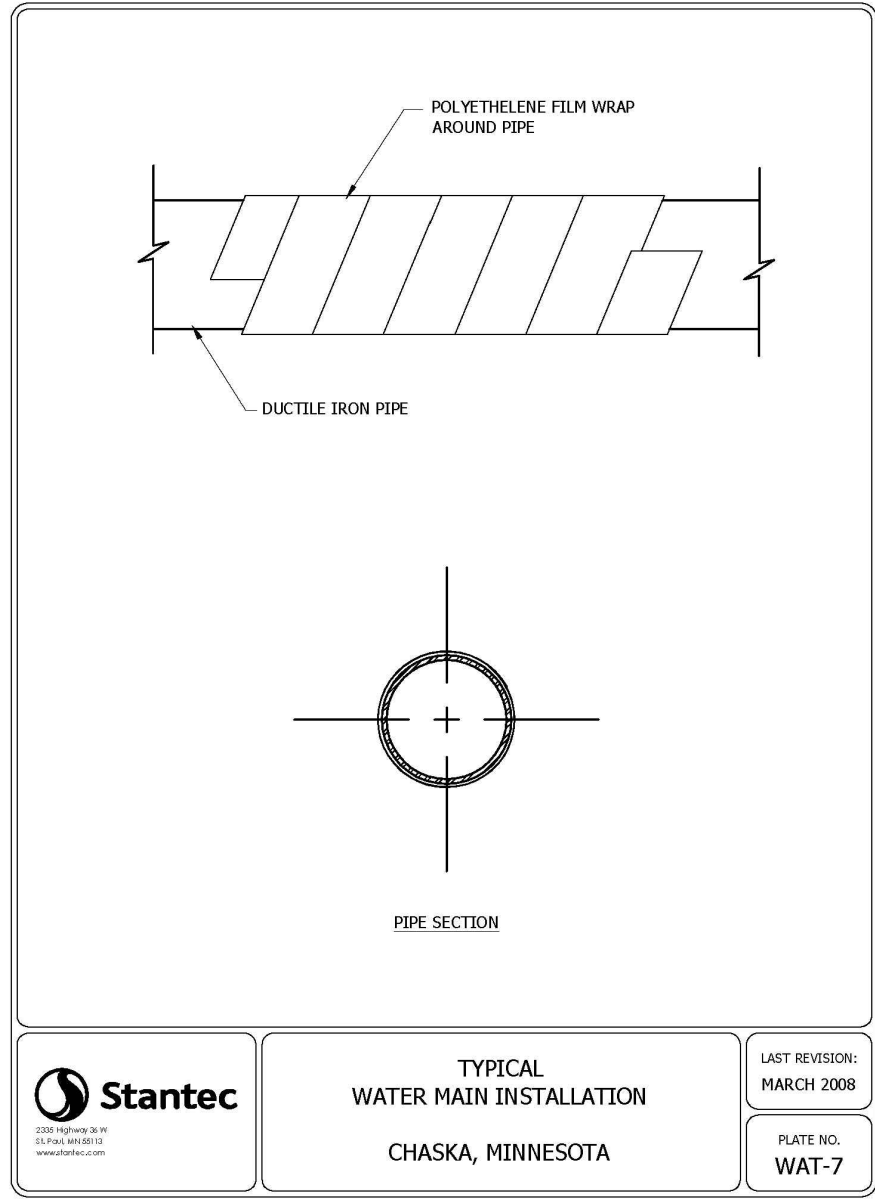
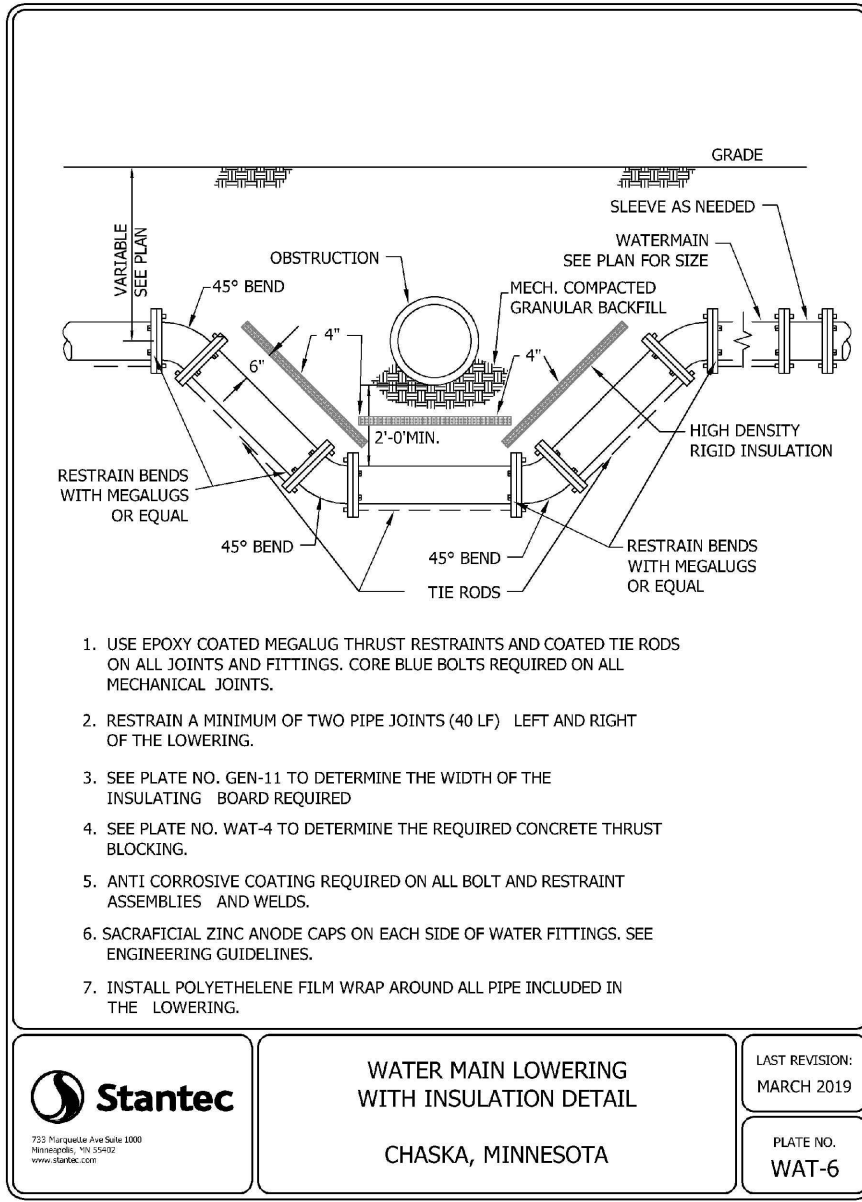
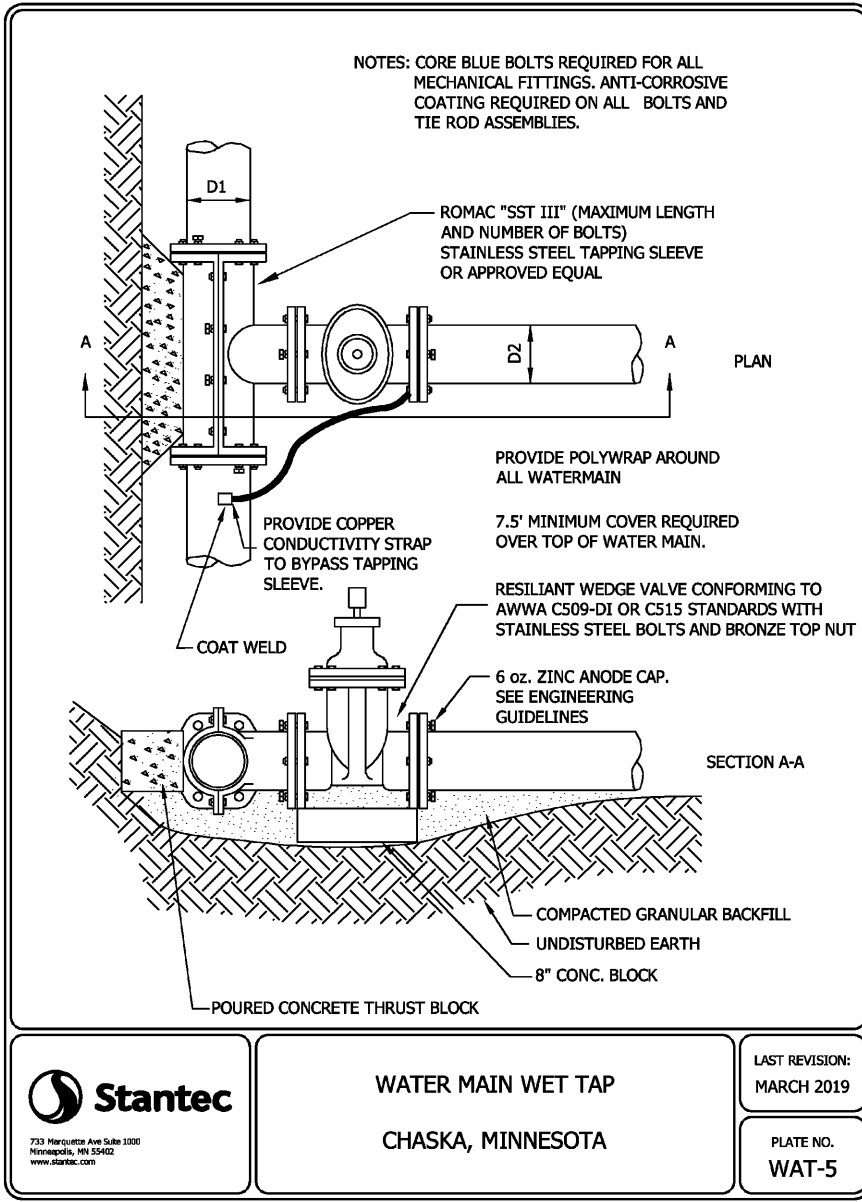
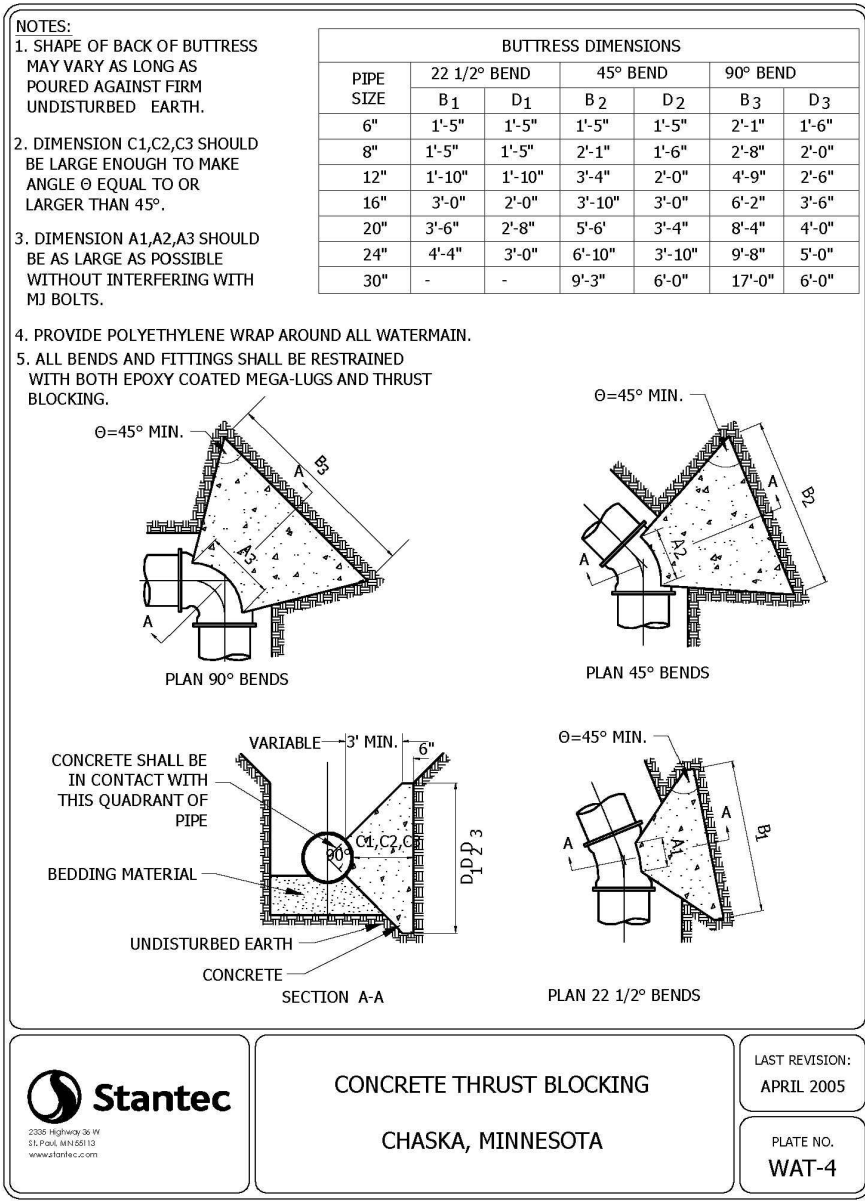
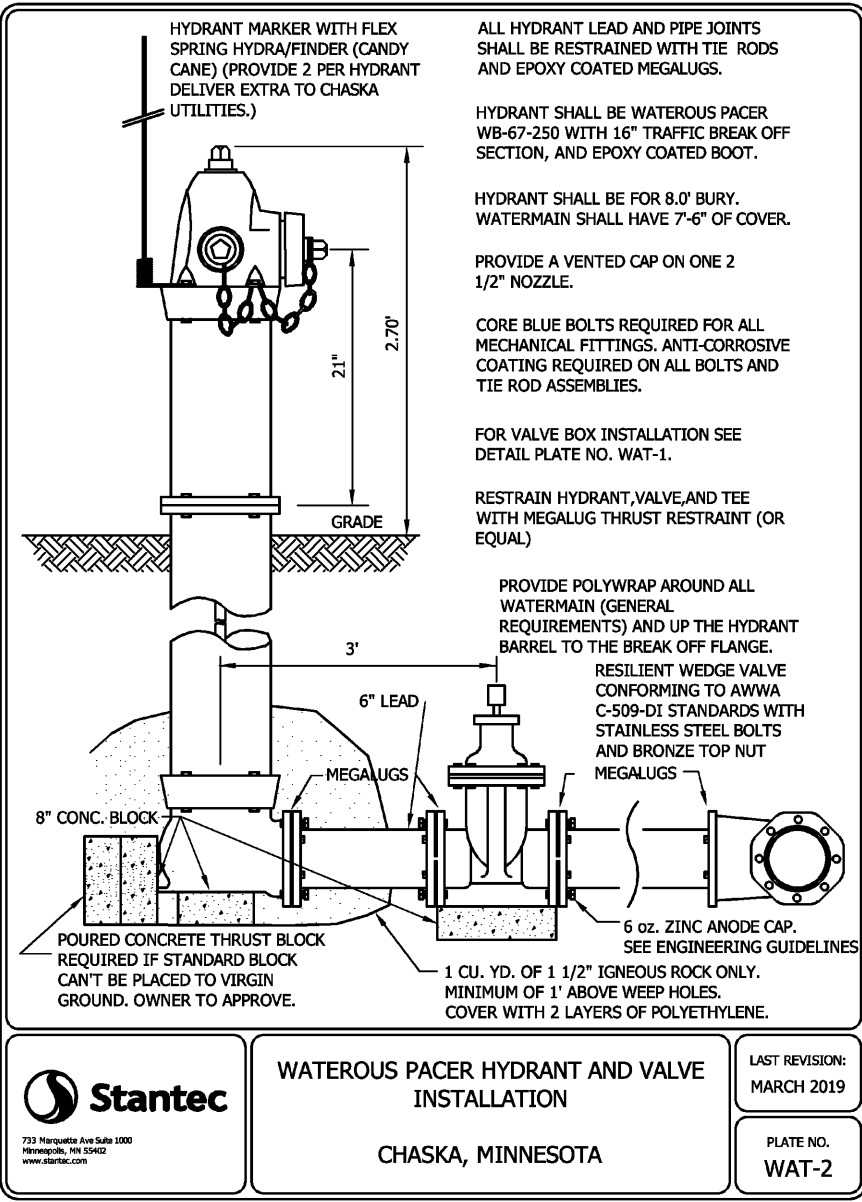
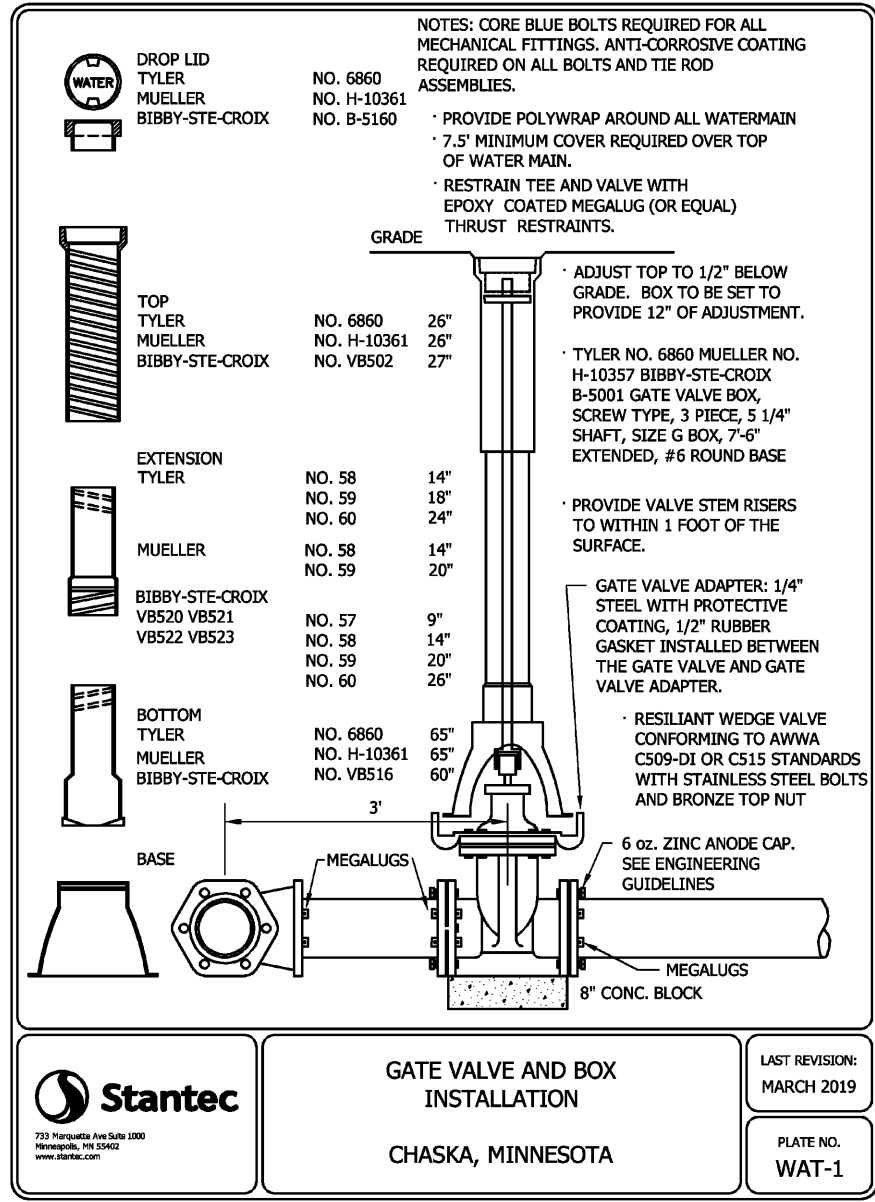
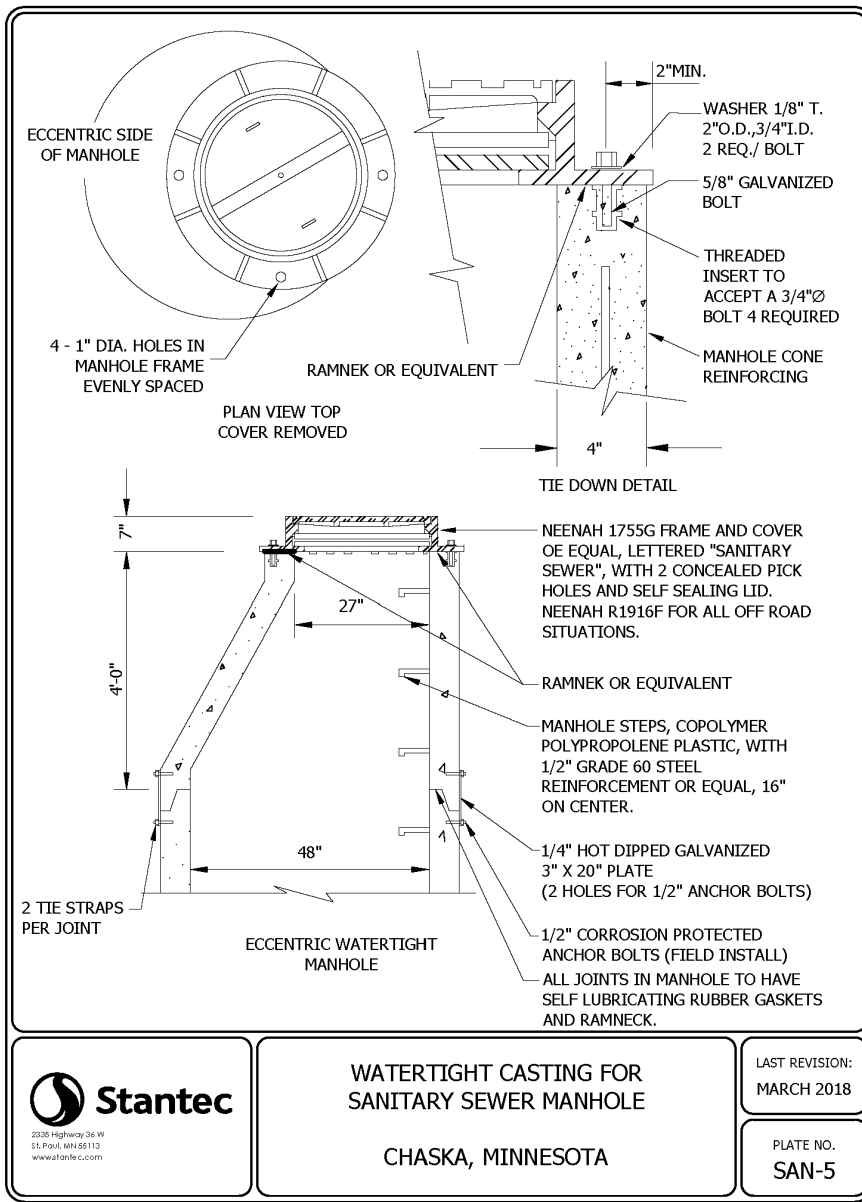
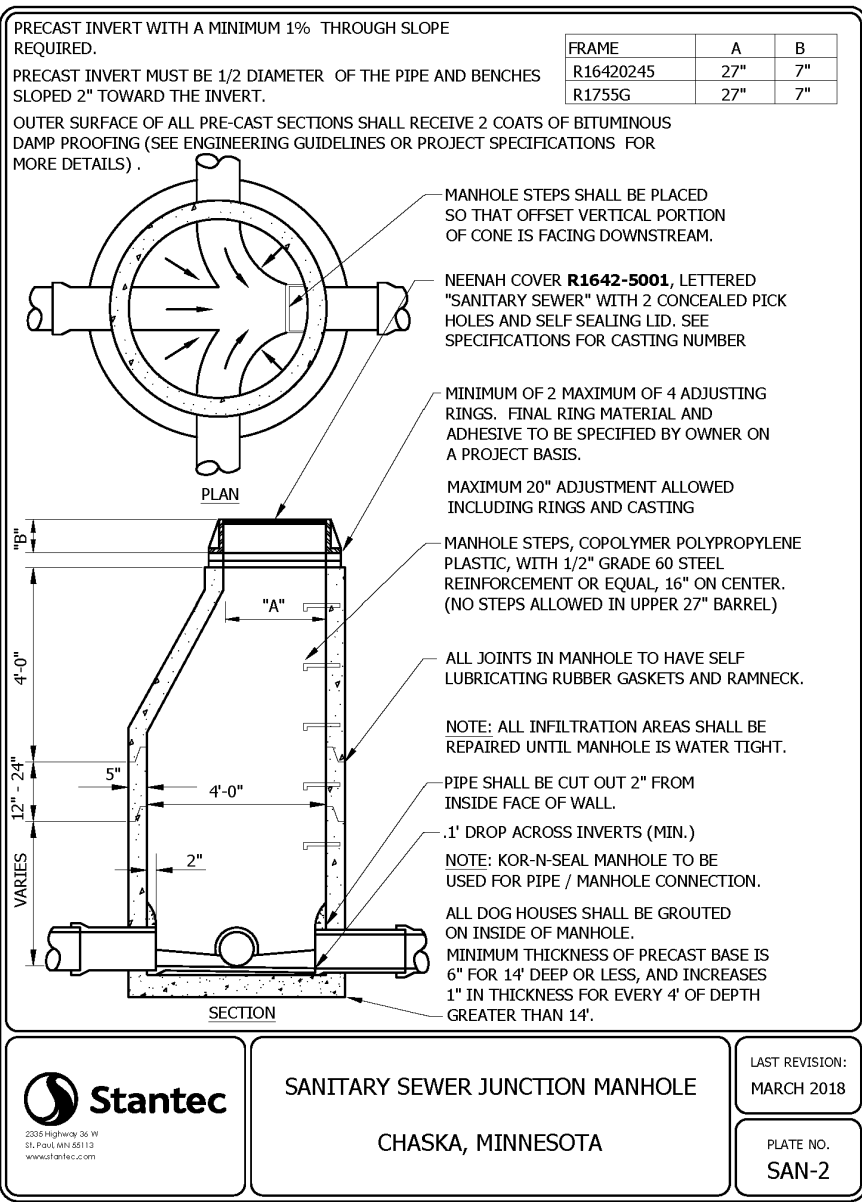
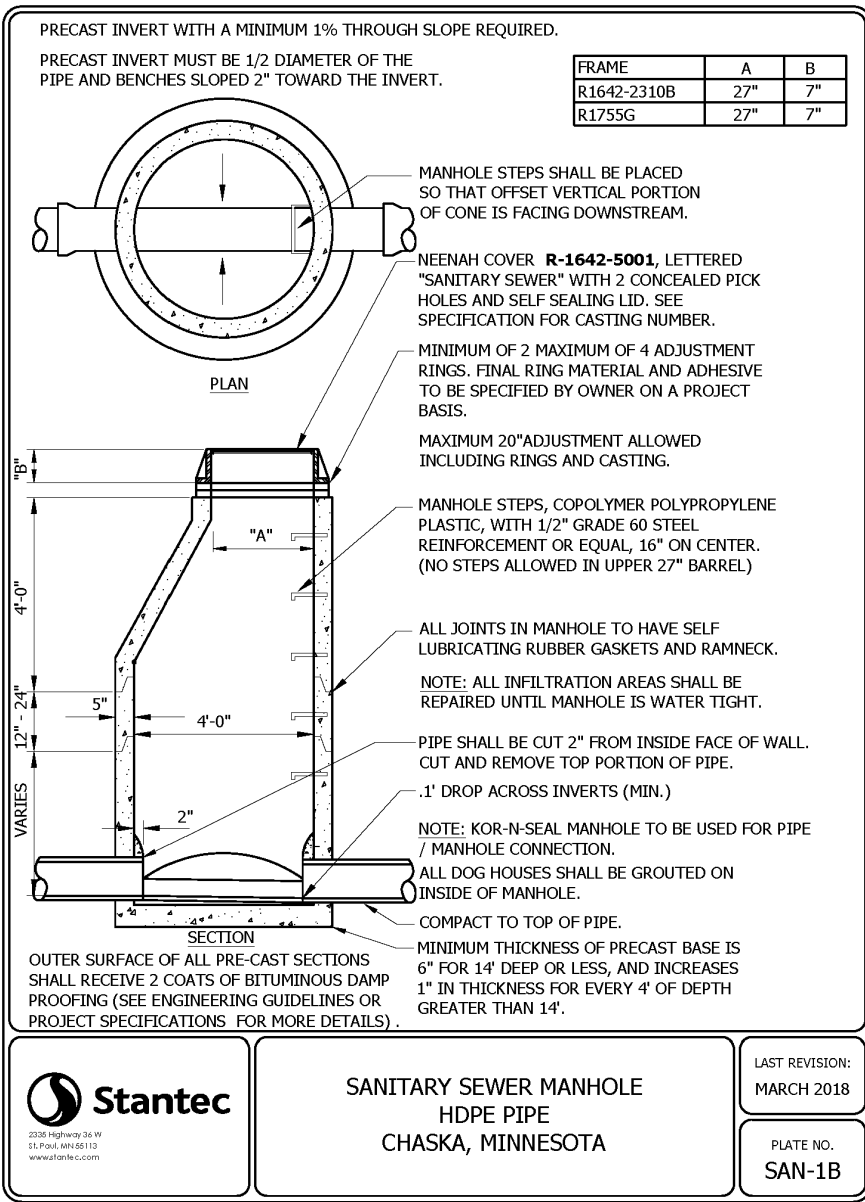
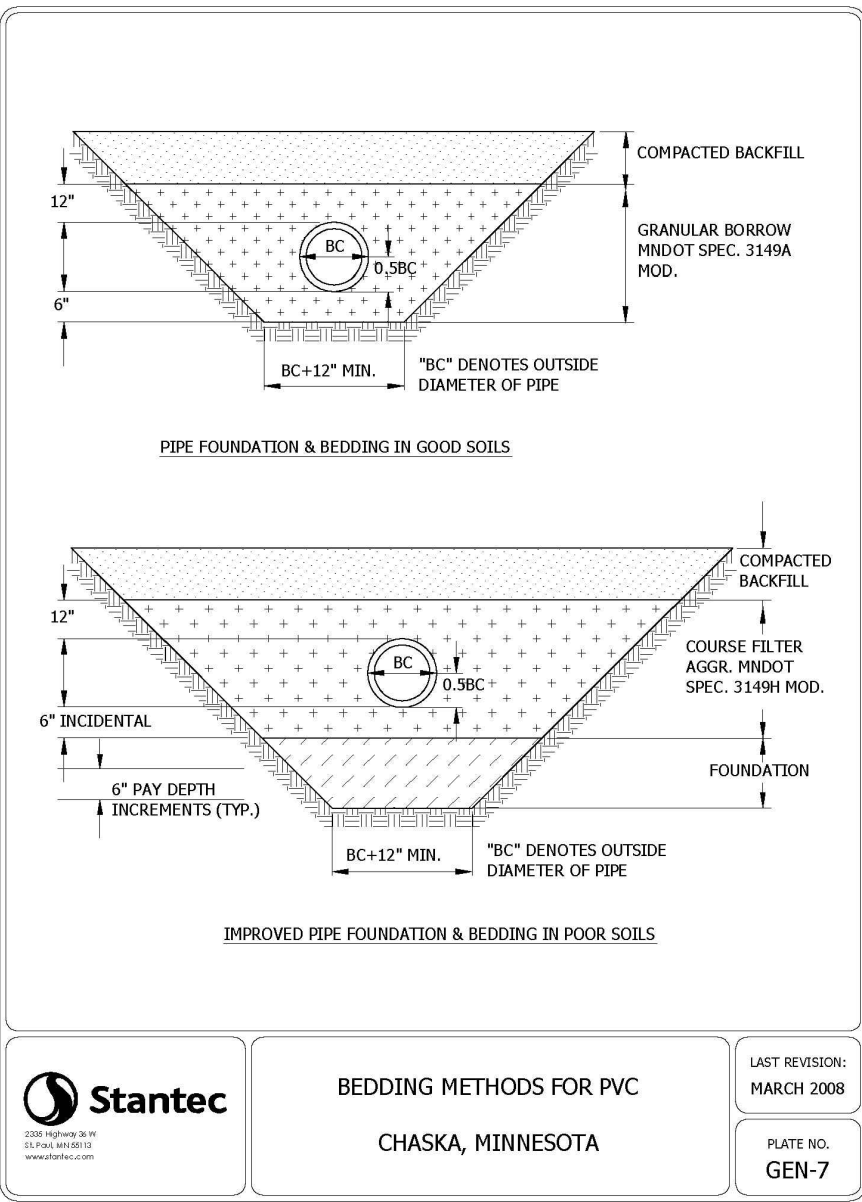
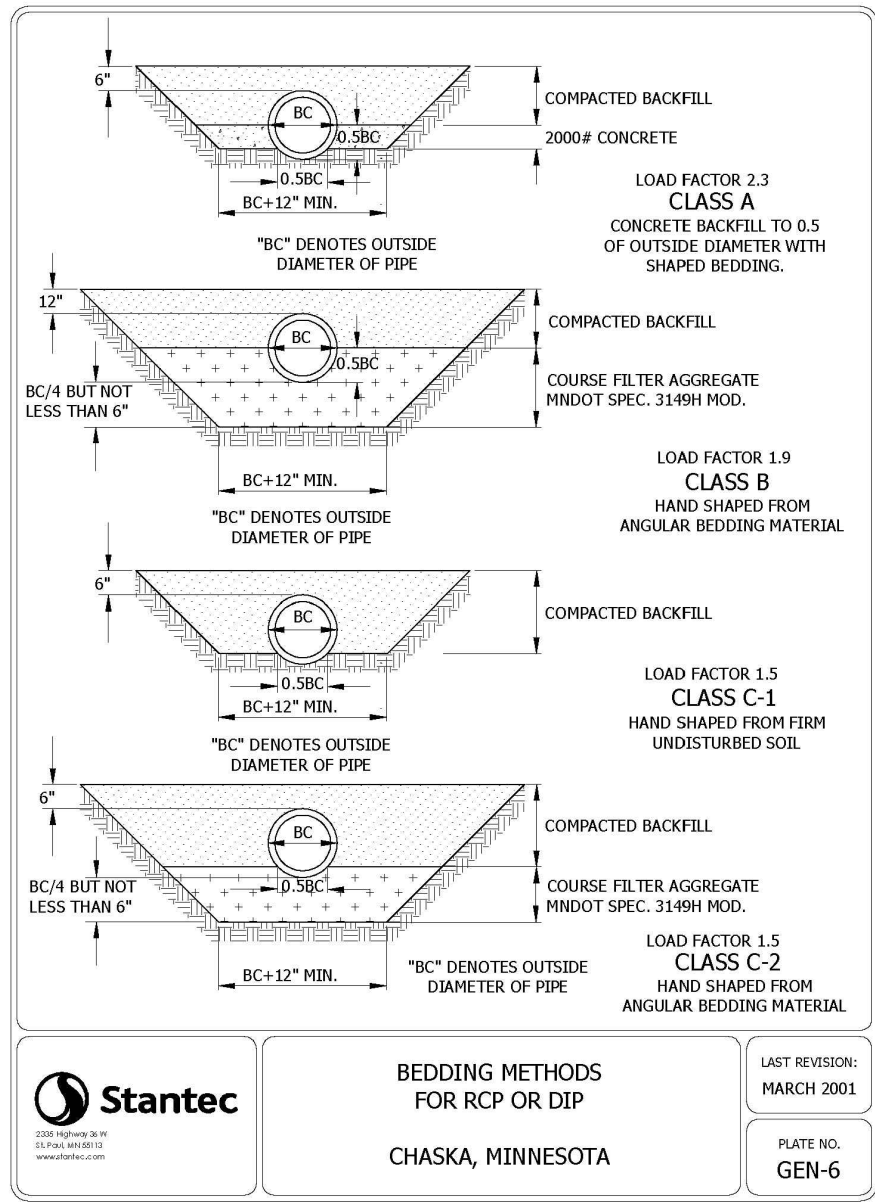
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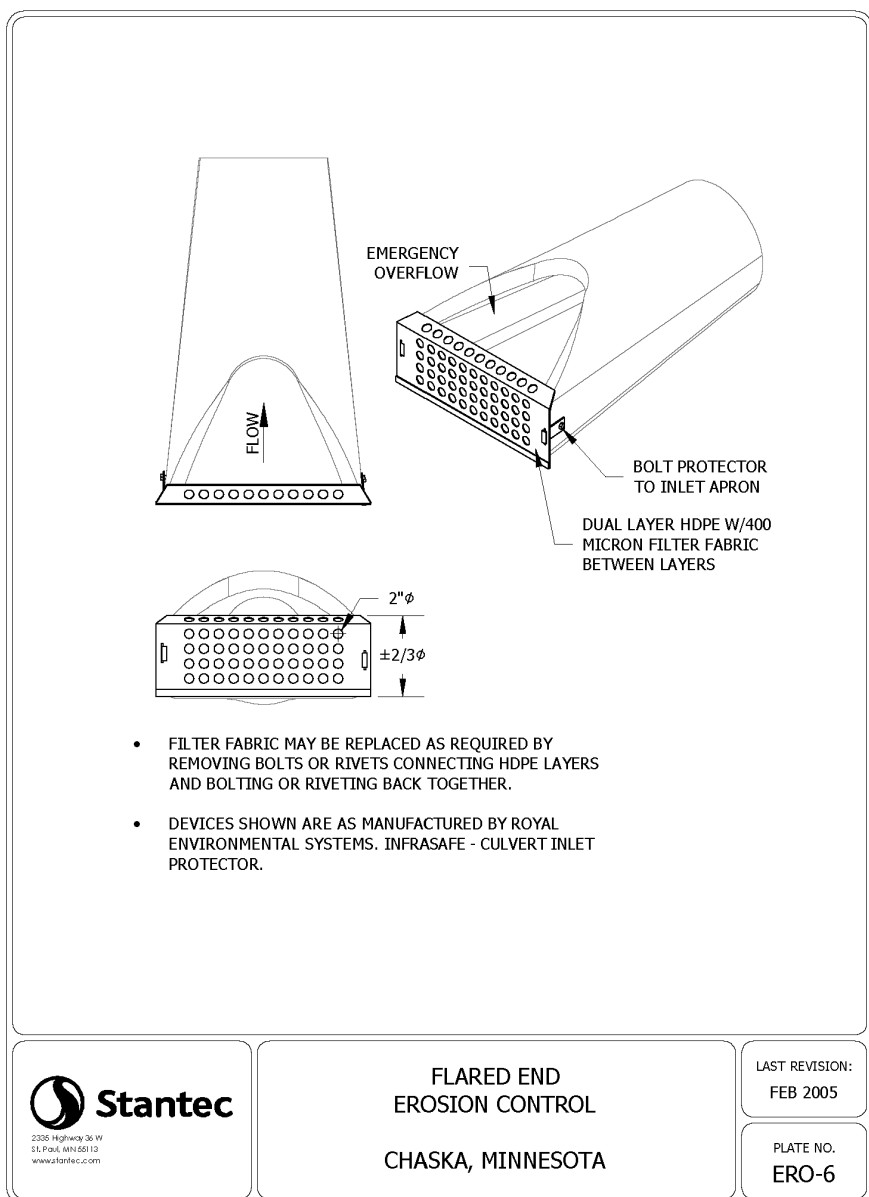
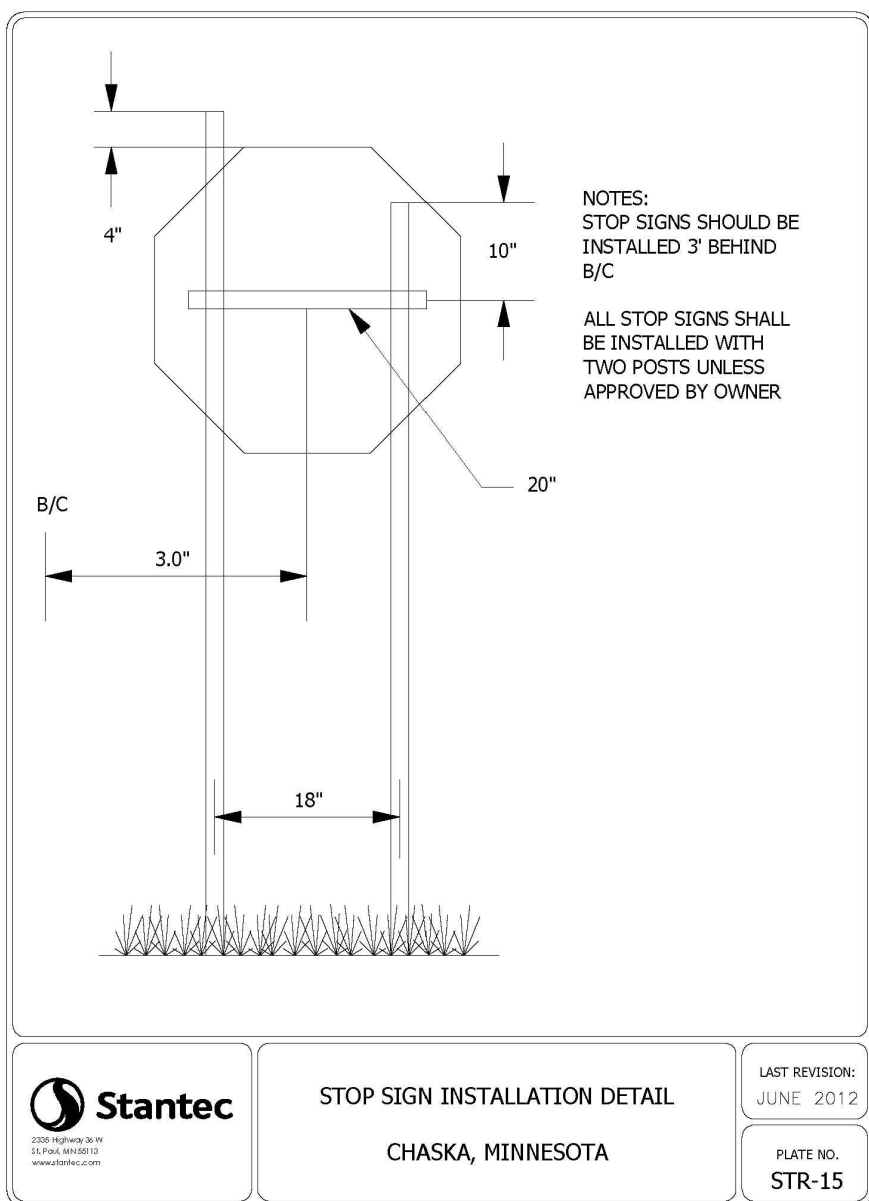
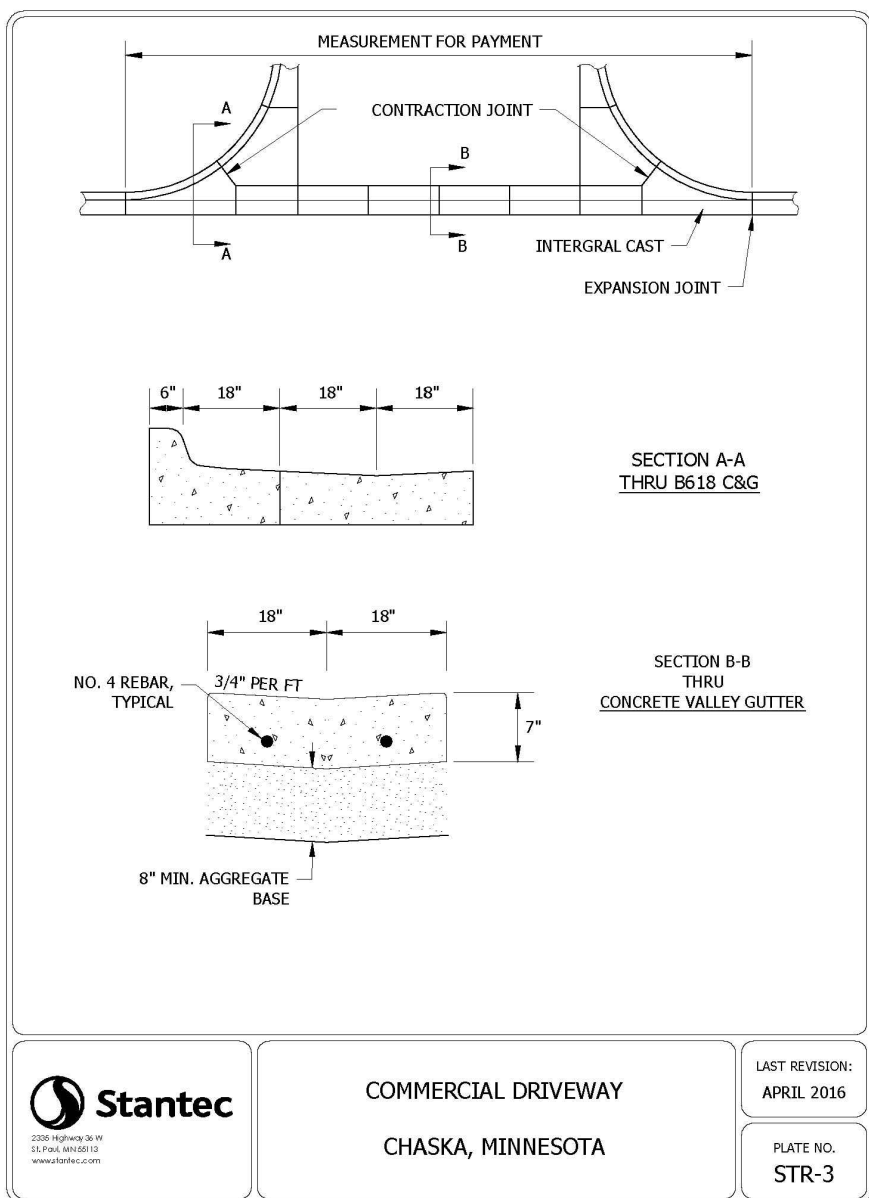
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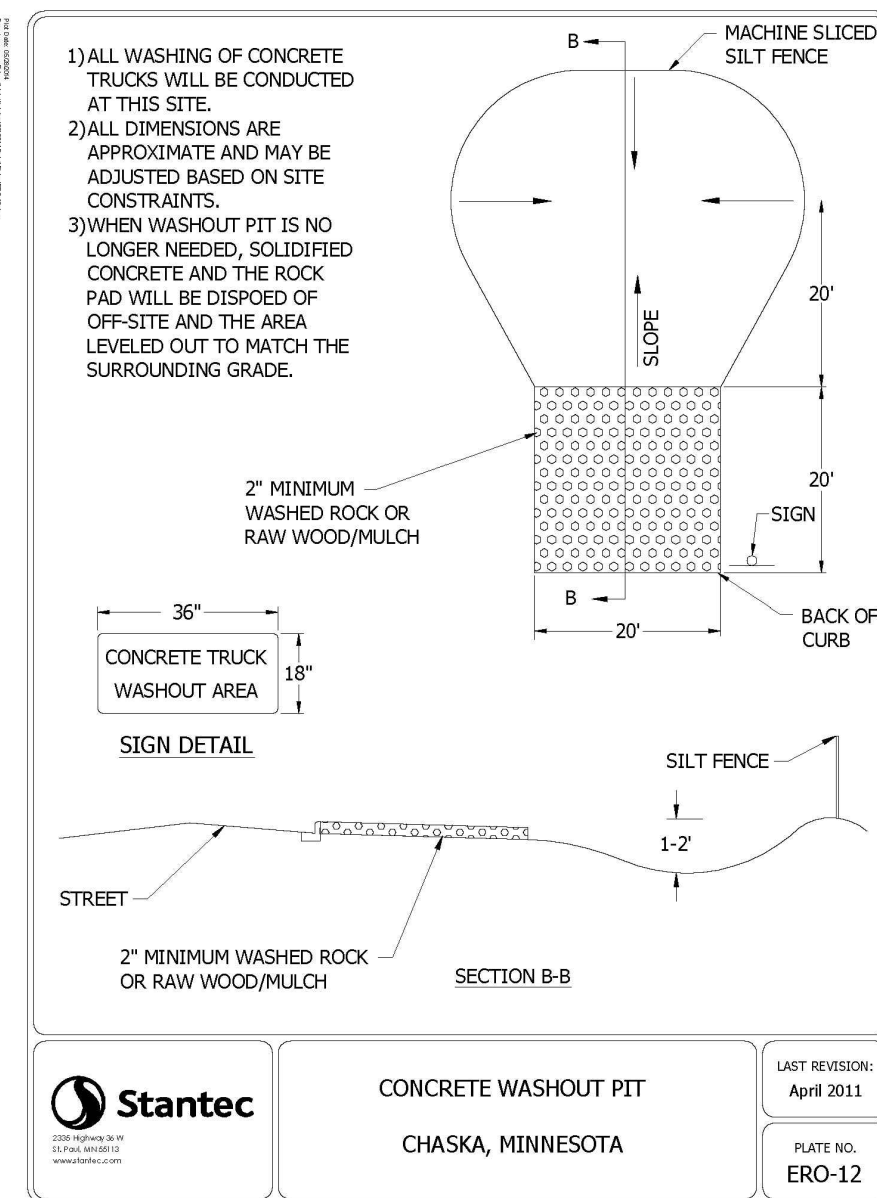
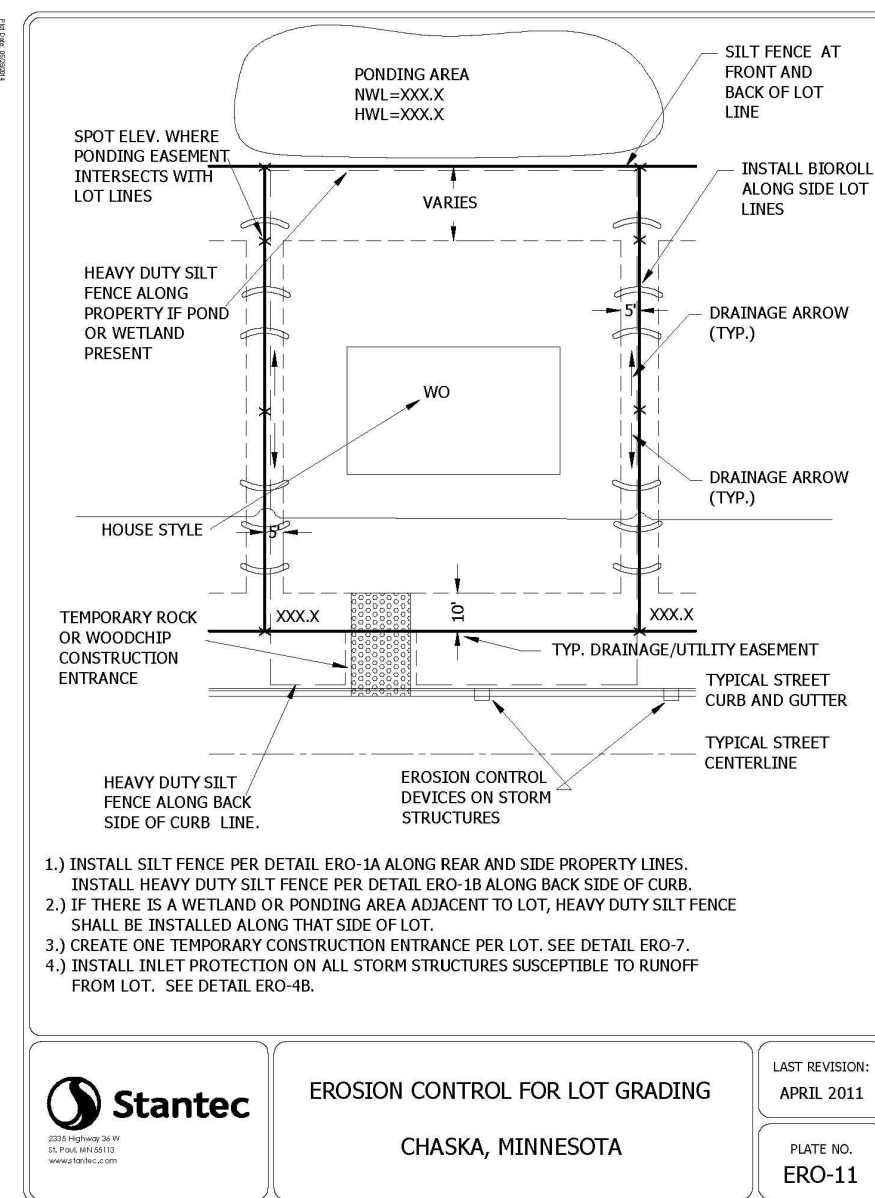
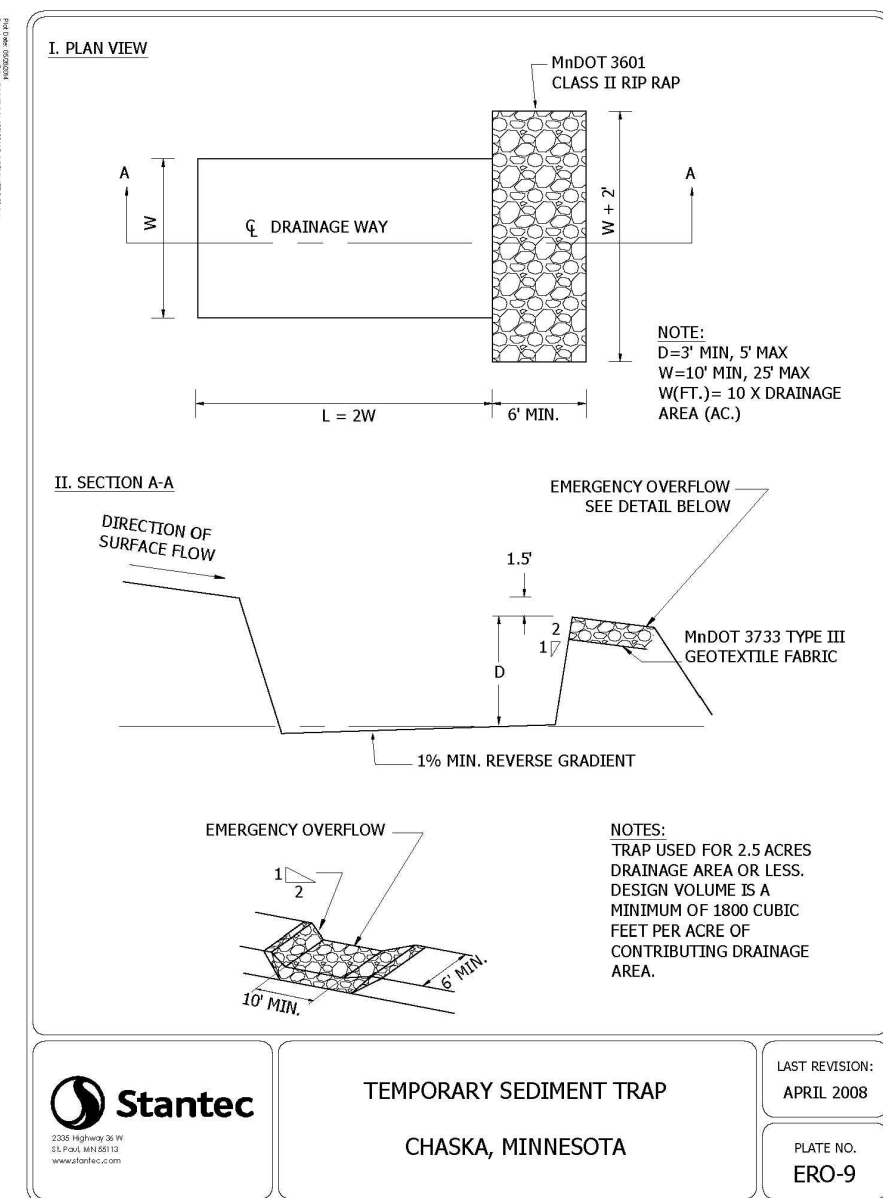
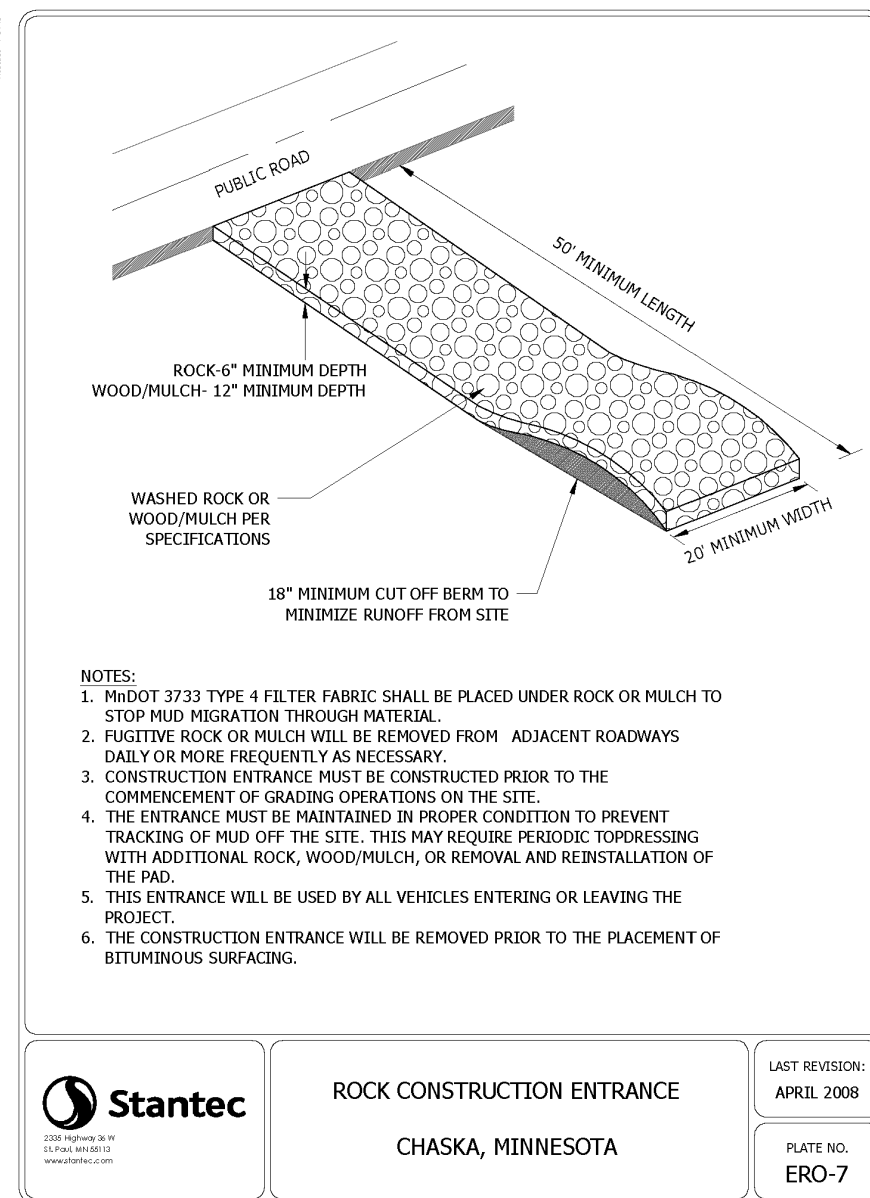
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DESIGNED BY: DJW
ISSUE DATE: 07/05/22

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

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







DETAILS

HAZELTINE APARTMENTS

Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
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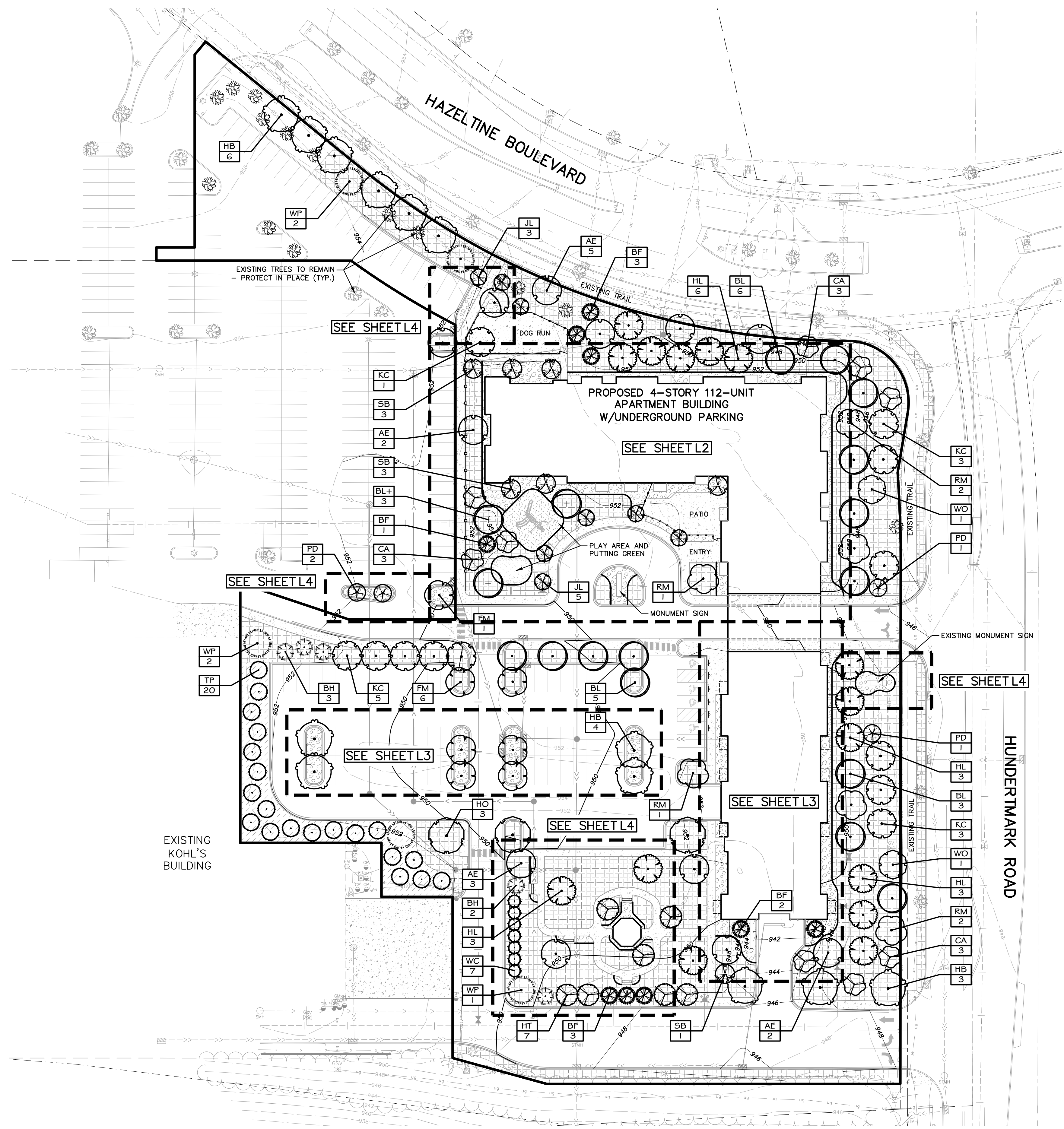
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Name: Dan J. Wilke, P.E.
Signature: 
Date: 07/05/22 License #: 53182



1 OVERALL LANDSCAPE PLAN
L1

CITY OF CHASKA LANDSCAPE REQUIREMENTS

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

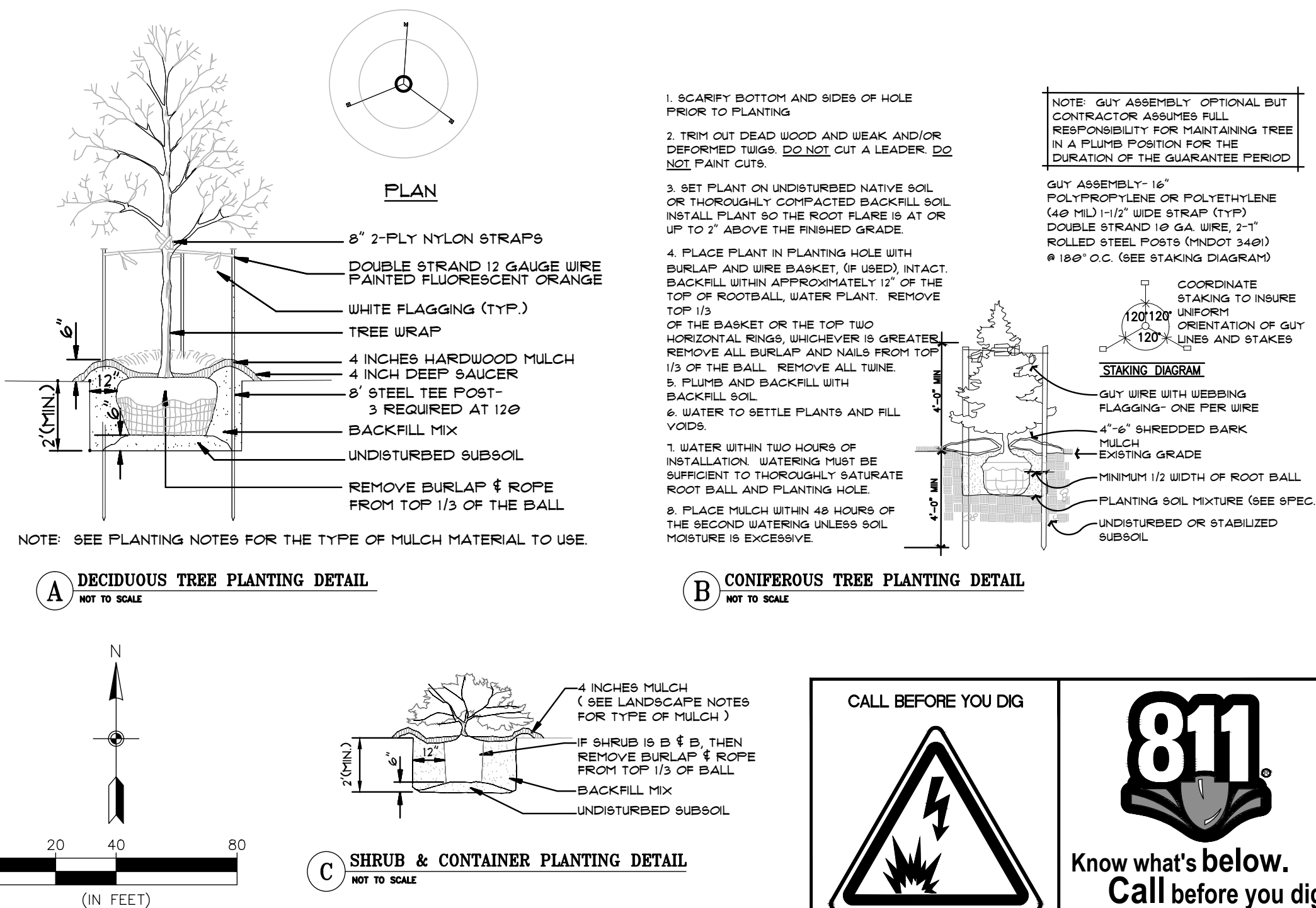
2. **UNDERSTORY TREES AND SHRUBS.** A MINIMUM NUMBER OF UNDERSTORY TREES AND SHRUBS ARE REQUIRED AS FOLLOWS:

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

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

LANDSCAPE PLAN NOTES

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



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE



LANDSCAPE PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

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

REVISIONS

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

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

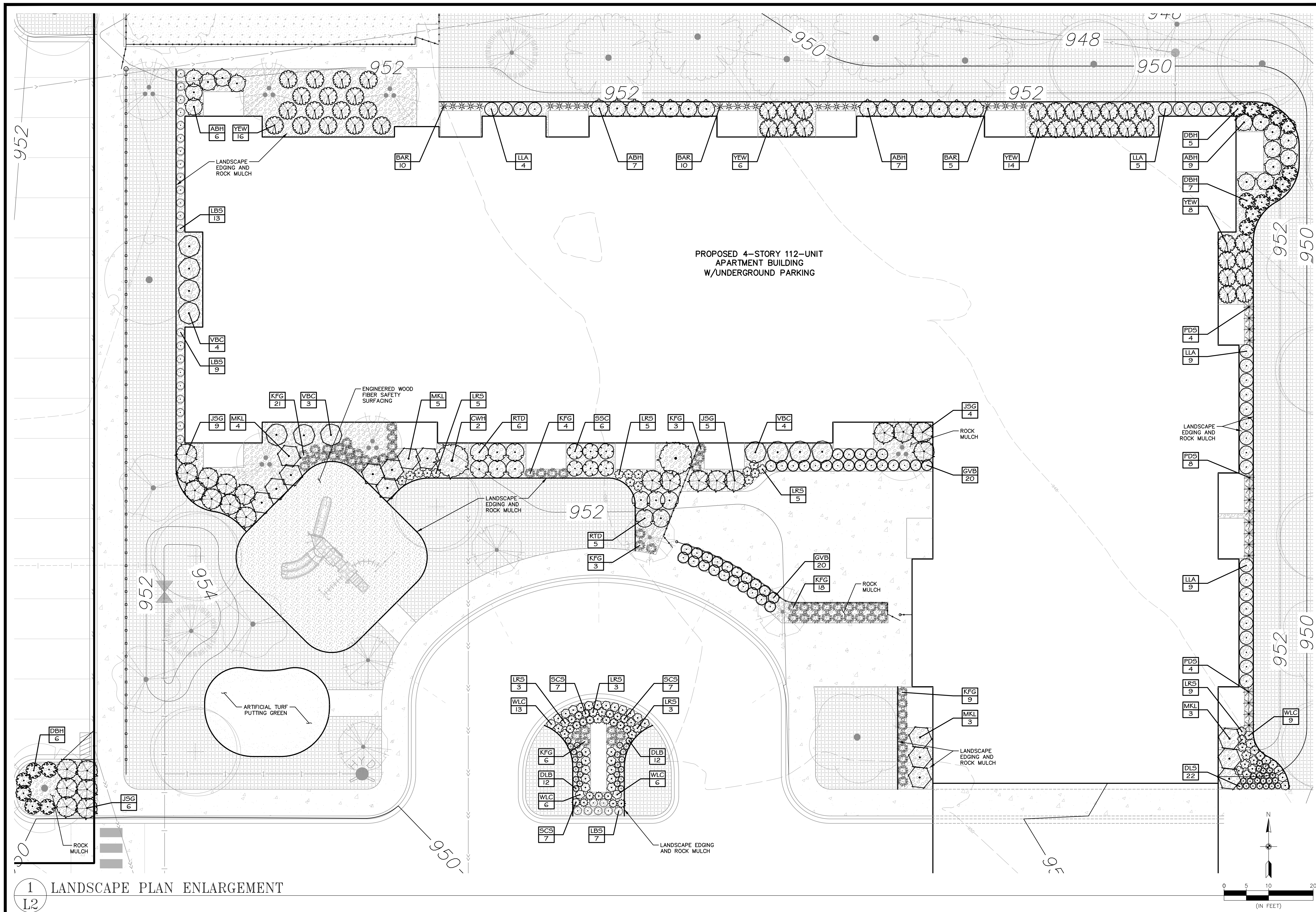
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

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

L1 of 5

CARLSON MCCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

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



LANDSCAPE PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
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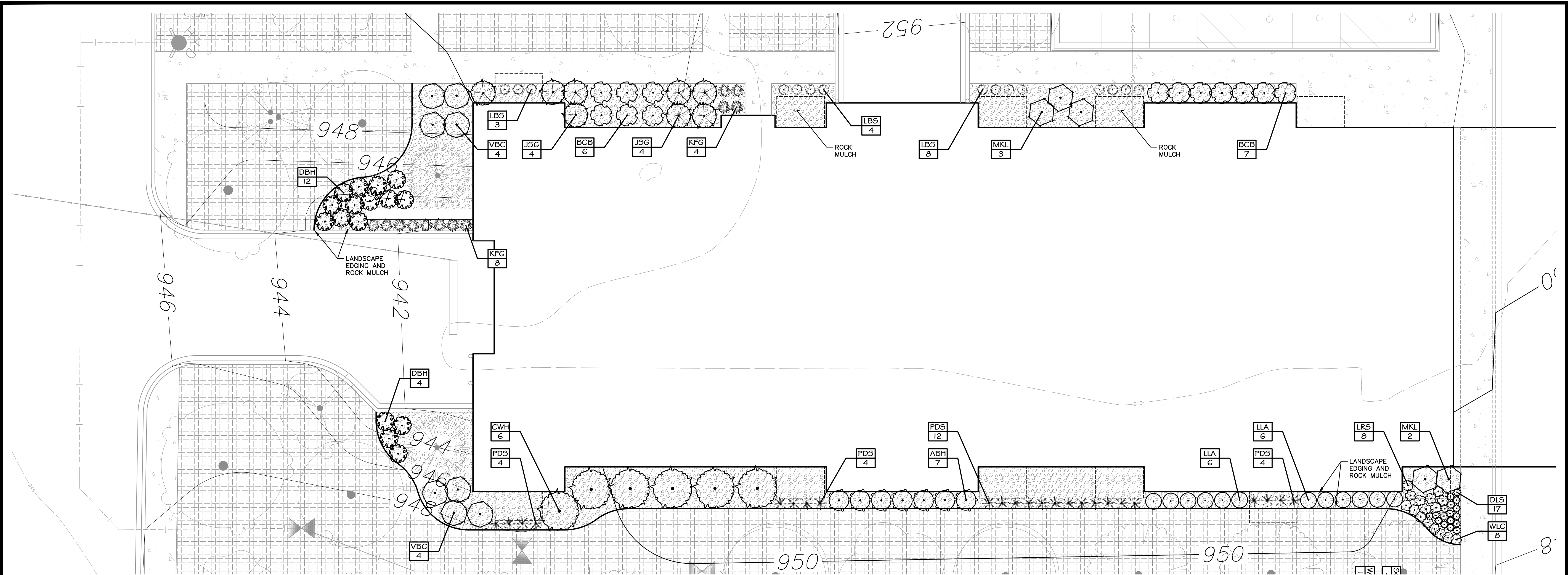
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA

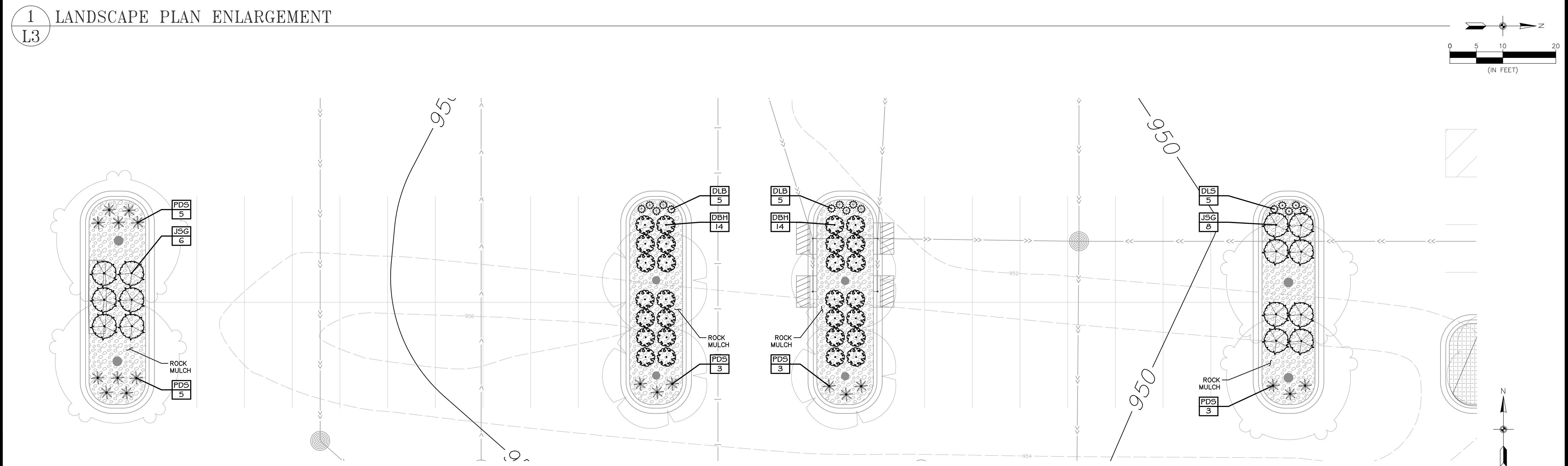
Signature: 

Date: 07/05/22 License #: 56346

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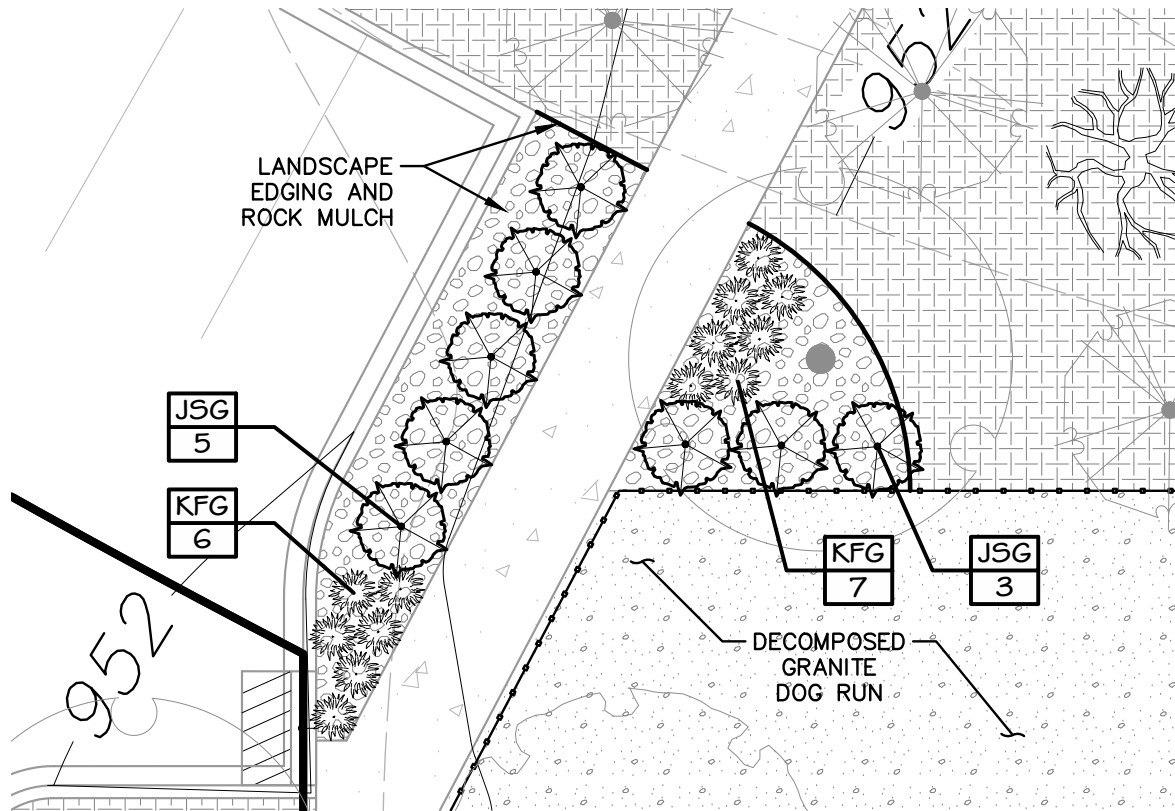
1 LANDSCAPE PLAN ENLARGEMENT



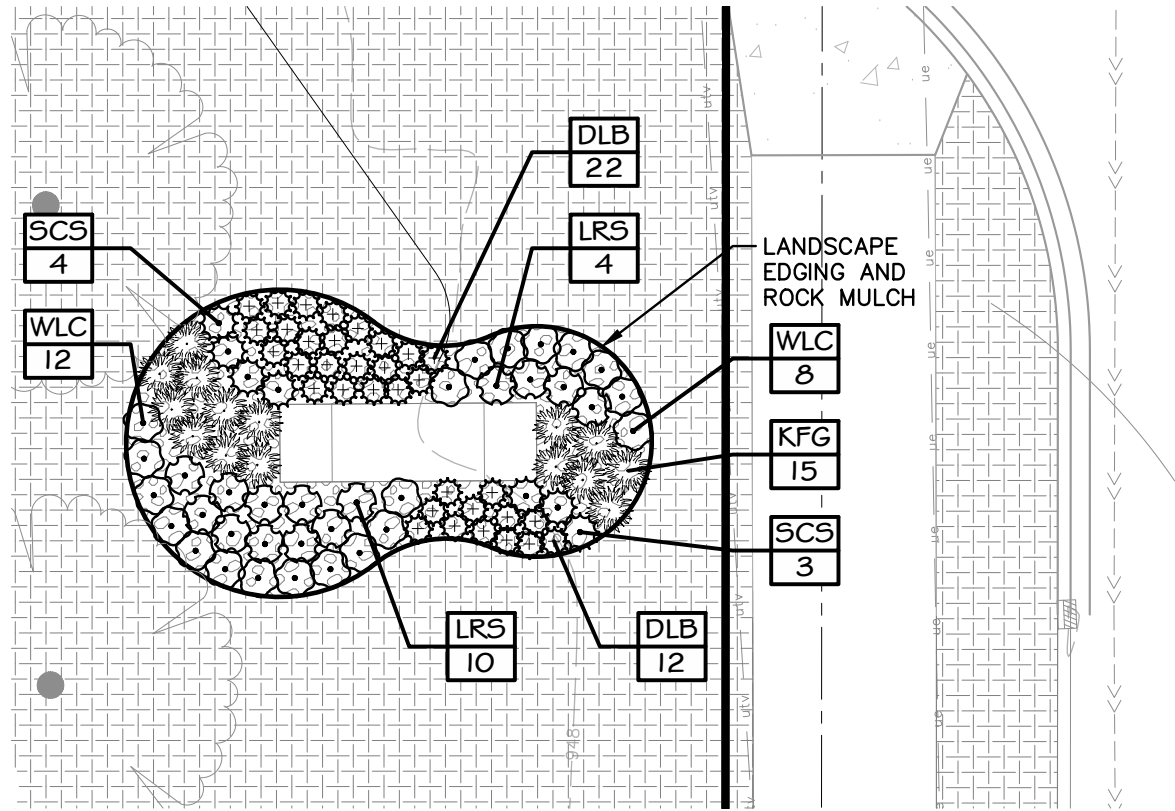
2 LANDSCAPE PLAN ENLARGEMENT

LANDSCAPE SPECIFICATIONS

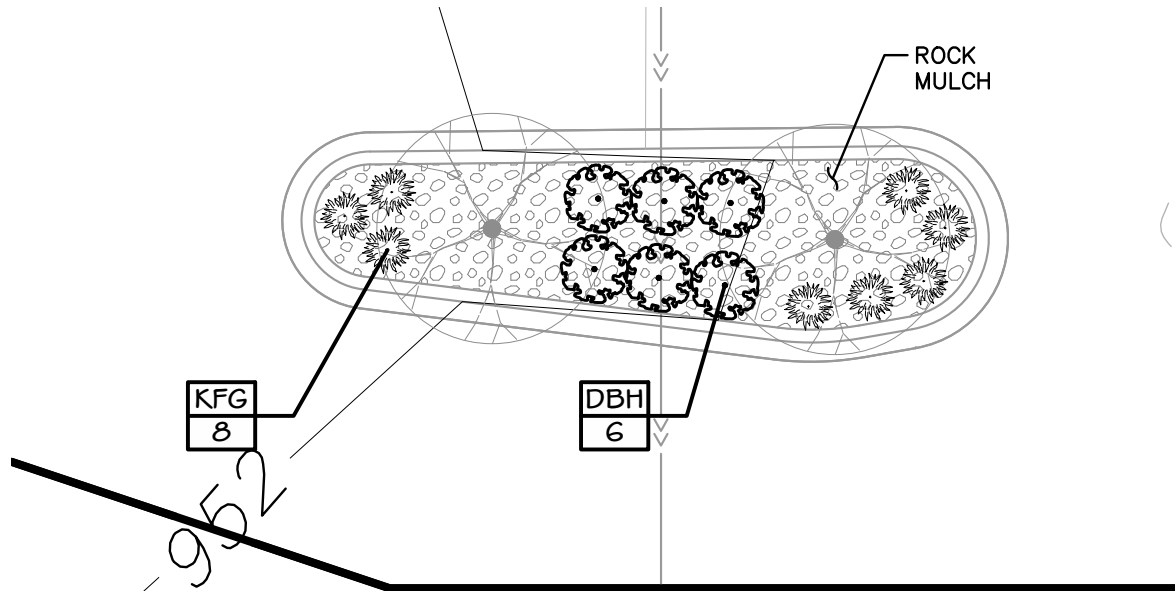
1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4" INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEED. A MINIMUM 12" INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. **SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. **PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF WEEDS, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. **LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-UPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. **IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLY, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, FORBES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDER AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDER AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
17. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



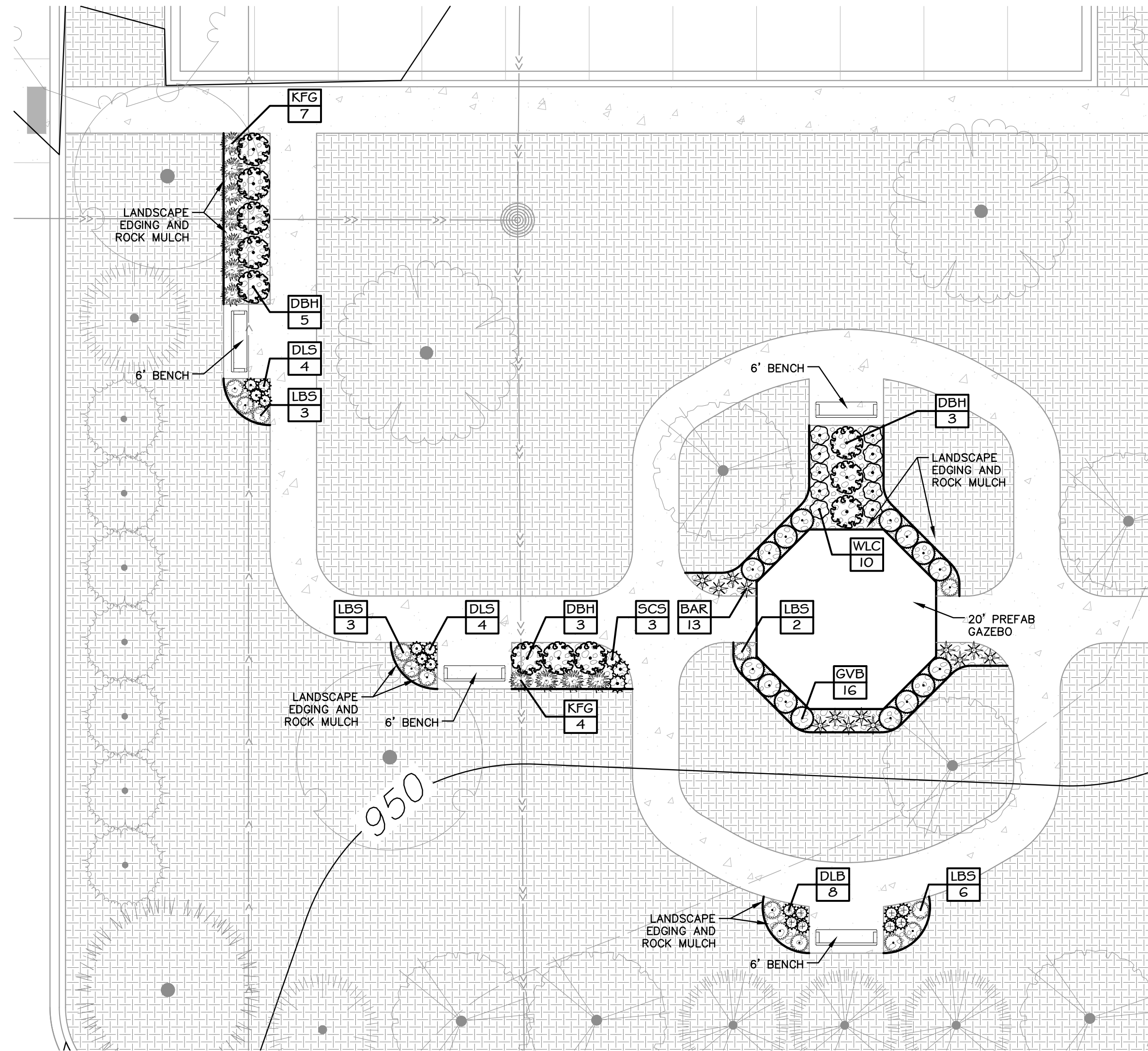
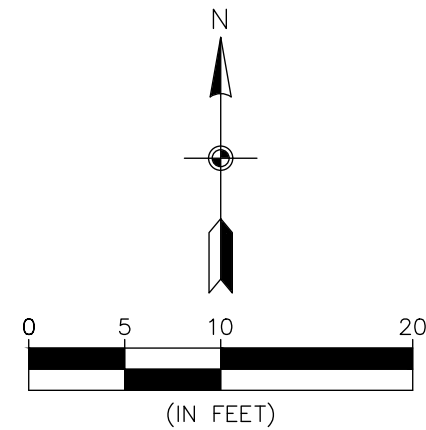
1 LANDSCAPE PLAN ENLARGEMENT
L4



2 LANDSCAPE PLAN ENLARGEMENT
L4



3 LANDSCAPE PLAN ENLARGEMENT
L4



4 LANDSCAPE PLAN ENLARGEMENT
L4

LANDSCAPE PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

TRIDENT DEVELOPMENT, LLC
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REVISIONS

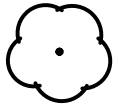
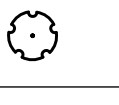
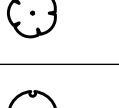
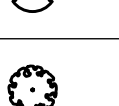
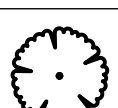
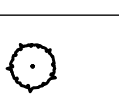
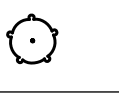
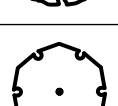
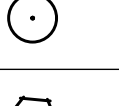
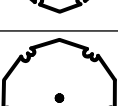
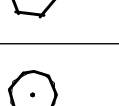
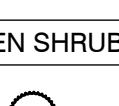
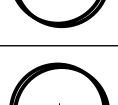
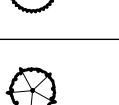
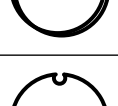
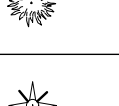
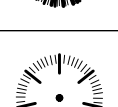
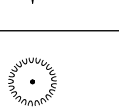
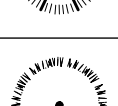
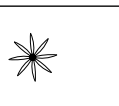
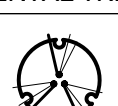
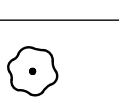
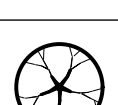
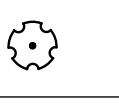
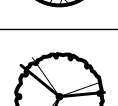
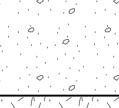
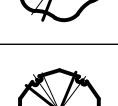
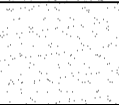
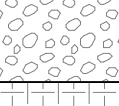
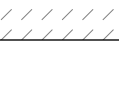
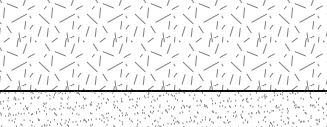
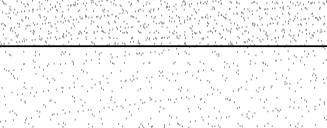
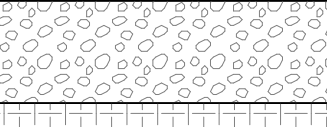
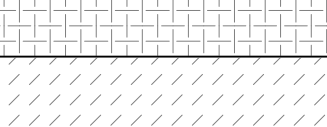
1. 07/20/22 Per City Comments
2. 08/01/22 Per City Comments

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

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

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

L4 of 5

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

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LANDSCAPE SCHEDULE

HAZELTINE APARTMENTS
Chaska, Minnesota

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

REVISIONS

1. 07/20/22 Per City Comments

2. 08/01/22 Per City Comments

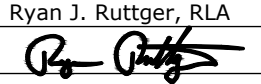
DRAWN BY: RJR

DESIGNED BY: RJR

ISSUE DATE: 07/05/22

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

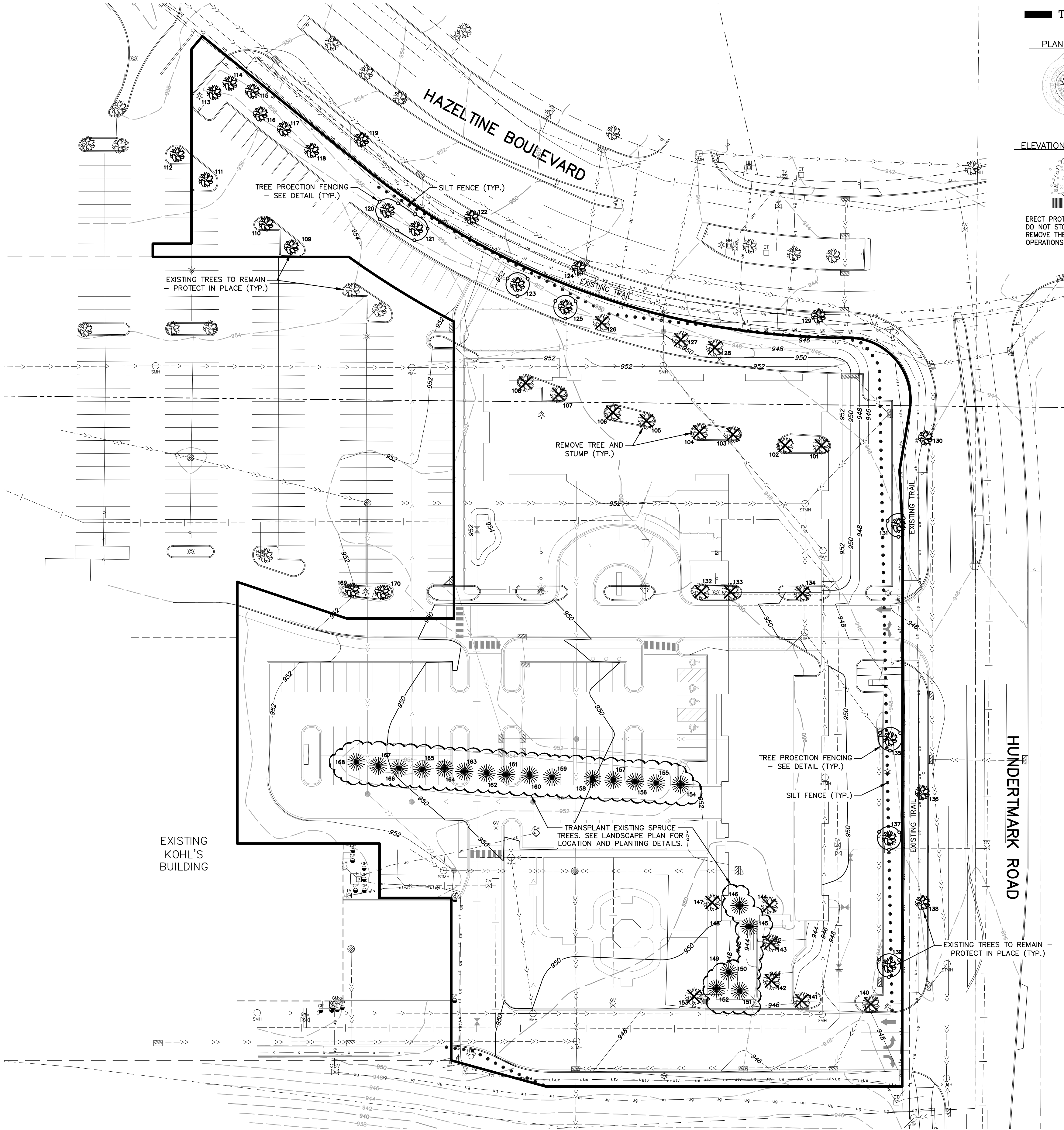
Name: Ryan J. Ruttger, RLA

Signature: 

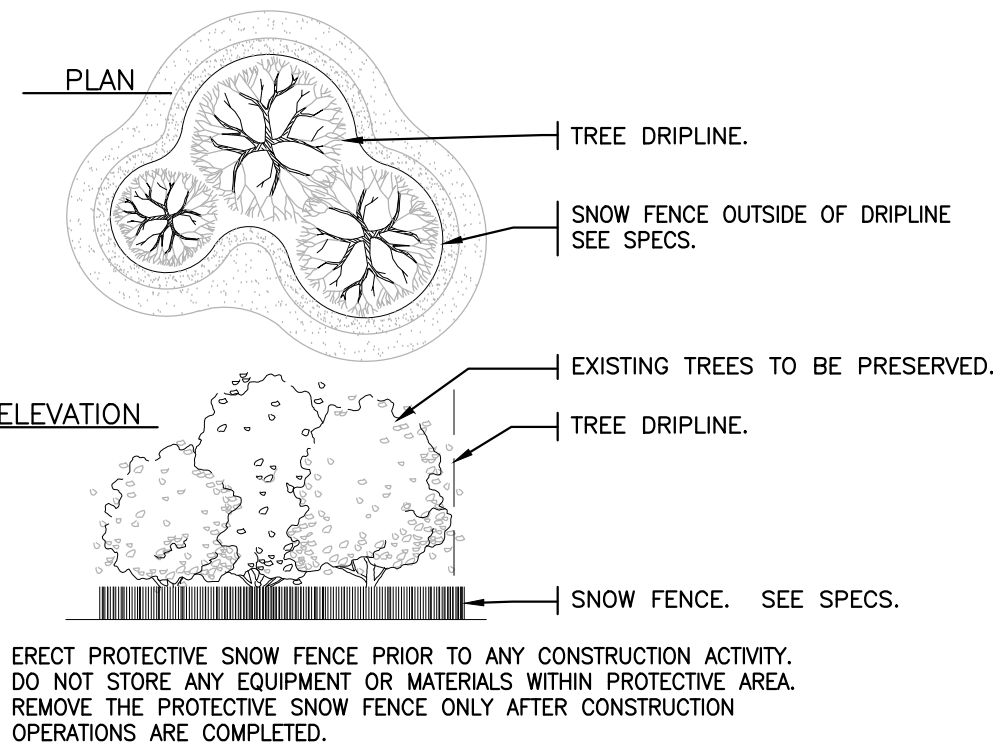
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TREE PROTECTION FENCE



LEGEND

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

TREE INVENTORY

Tag #	Tree Size (DBH)	Species (Common Name)	Condition	Designation
101	5	Sugar Maple	Good	REMOVE
102	8	Sugar Maple	Good	REMOVE
103	7	Sugar Maple	Good	REMOVE
104	7	Sugar Maple	Good	REMOVE
105	7	Sugar Maple	Good	REMOVE
106	7	Sugar Maple	Good	REMOVE
107	8	Sugar Maple	Good	REMOVE
108	7	Sugar Maple	Good	REMOVE
109	6	Sugar Maple	Good	SAVE
110	6	Sugar Maple	Good	SAVE
111	8	Sugar Maple	Good	SAVE
112	8	Sugar Maple	Good	EXEMPT (Save)
113	2	Serviceberry	Good	EXEMPT (Save)
114	5	Pear	Good	EXEMPT (Save)
115	5	Pear	Good	EXEMPT (Save)
116	8	Swamp White Oak	Good	SAVE
117	7	Sugar Maple	Good	SAVE
118	7	Swamp White Oak	Good	SAVE
119	7	Swamp White Oak	Good	EXEMPT (Save)
120	7	Sugar Maple	Good	SAVE
121	6	Sugar Maple	Good	SAVE
122	5	Swamp White Oak	Good	EXEMPT (Save)
123	7	Sugar Maple	Good	SAVE
124	5	Sugar Maple	Good	EXEMPT (Save)
125	7	Sugar Maple	Good	SAVE
126	7	Sugar Maple	Good	REMOVE
127	7	Sugar Maple	Good	REMOVE
128	6	Sugar Maple	Good	REMOVE
129	6	Swamp White Oak	Good	EXEMPT (Save)
130	7	Swamp White Oak	Good	EXEMPT (Save)
131	6	Swamp White Oak	Good	SAVE
132	3	Chokecherry	Good	EXEMPT (Remove)
133	3	Chokecherry	Good	EXEMPT (Remove)
134	8	Sugar Maple	Good	REMOVE
135	6	Swamp White Oak	Good	SAVE
136	6	Swamp White Oak	Good	EXEMPT (Save)
137	8	Swamp White Oak	Good	SAVE
138	6	Swamp White Oak	Good	EXEMPT (Save)
139	7	Swamp White Oak	Good	SAVE
140	6	Swamp White Oak	Good	REMOVE
141	6	Swamp White Oak	Good	REMOVE
142	5	Swamp White Oak	Good	REMOVE
143	6	Swamp White Oak	Good	REMOVE
144	6	Swamp White Oak	Good	REMOVE
145	8	Spruce	Good	TRANSPLANT
146	7	Spruce	Good	TRANSPLANT
147	5	Swamp White Oak	Good	EXEMPT (Remove)
148	5	White Pine	Poor	EXEMPT (Remove)
149	5	White Pine	Good	EXEMPT (Remove)
150	7	Spruce	Good	TRANSPLANT
151	7	Spruce	Good	TRANSPLANT
152	6	Spruce	Good	TRANSPLANT
153	5	Swamp White Oak	Good	EXEMPT (Remove)
154	6	Spruce	Good	TRANSPLANT
155	6	Spruce	Good	TRANSPLANT
156	6	Spruce	Good	TRANSPLANT
157	6	Spruce	Good	TRANSPLANT
158	6	Spruce	Good	TRANSPLANT
159	6	Spruce	Good	TRANSPLANT
160	6	Spruce	Good	TRANSPLANT
161	6	Spruce	Good	TRANSPLANT
162	6	Spruce	Good	TRANSPLANT
163	6	Spruce	Good	TRANSPLANT
164	6	Spruce	Good	TRANSPLANT
165	6	Spruce	Good	TRANSPLANT
166	7	Spruce	Good	TRANSPLANT
167	6	Spruce	Good	TRANSPLANT
168	6	Spruce	Good	TRANSPLANT
169	6	Amur Maple	Good	EXEMPT (Remove)
170	5	Amur Maple	Poor	EXEMPT (Remove)

SUMMARY	Cal. Inches	No. of Trees
Exempt Trees Removed (Undersized, Poor Condition, Off-Site, Nuisance Species, etc.)	37	8
Significant Trees Removed	113	17
Total Removed	150	25
Significant Trees Saved (in place)	158	25
Significant Trees Saved (transplant)***	126	20
Total Saved	284	45
TOTAL INVENTORIED	434	70

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



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TREE PRESERVATION PLAN

HAZELTINE APARTMENTS
Chaska, Minnesota

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

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

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

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

TP1

1

Hazeltine Apartments

07/05/2022



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

EXISTING SITE PLAN KEY

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

SITE METRICS

PARCEL ID 302190030

ADDRESS 1130 HAZELTINE BLVD, CHASKA, MN 55318

PARCEL AREA 4.74 ACRES

ZONING DEVELOPMENT PCD - PLANNED COMMERCIAL



EXISTING VIEW - HAZELTINE BLVD AND
HUNDERTMARK RD



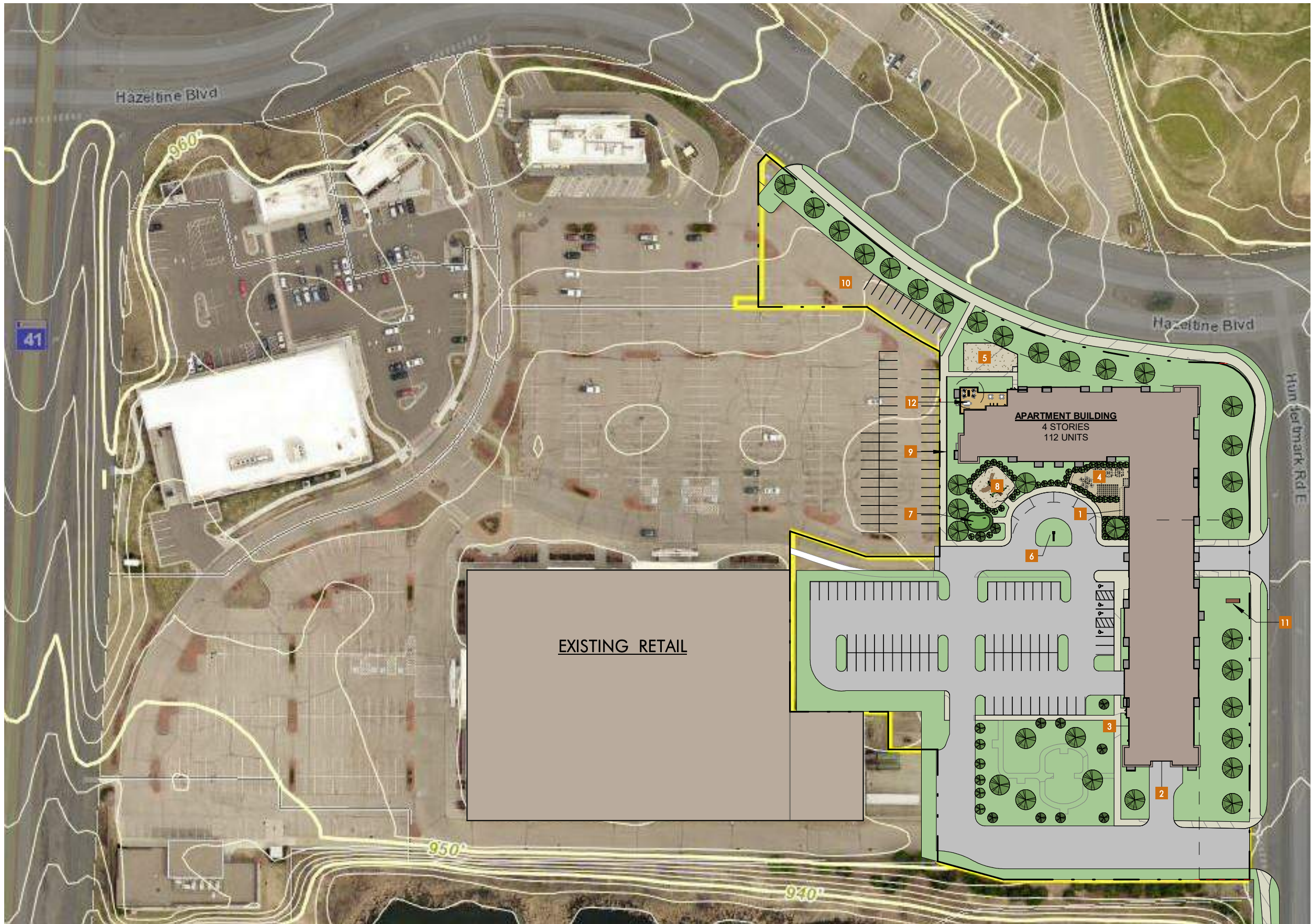
EXISTING VIEW - HUNDERTMARK RD EAST
ENTRANCE



EXISTING VIEW - HUNDERTMARK
RD SOUTH



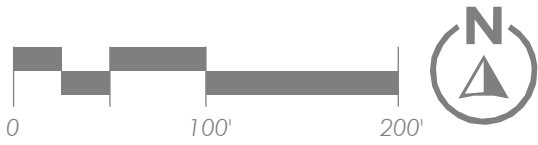
EXISTING VIEW - HAZELTINE BLVD NORTH
ENTRANCE

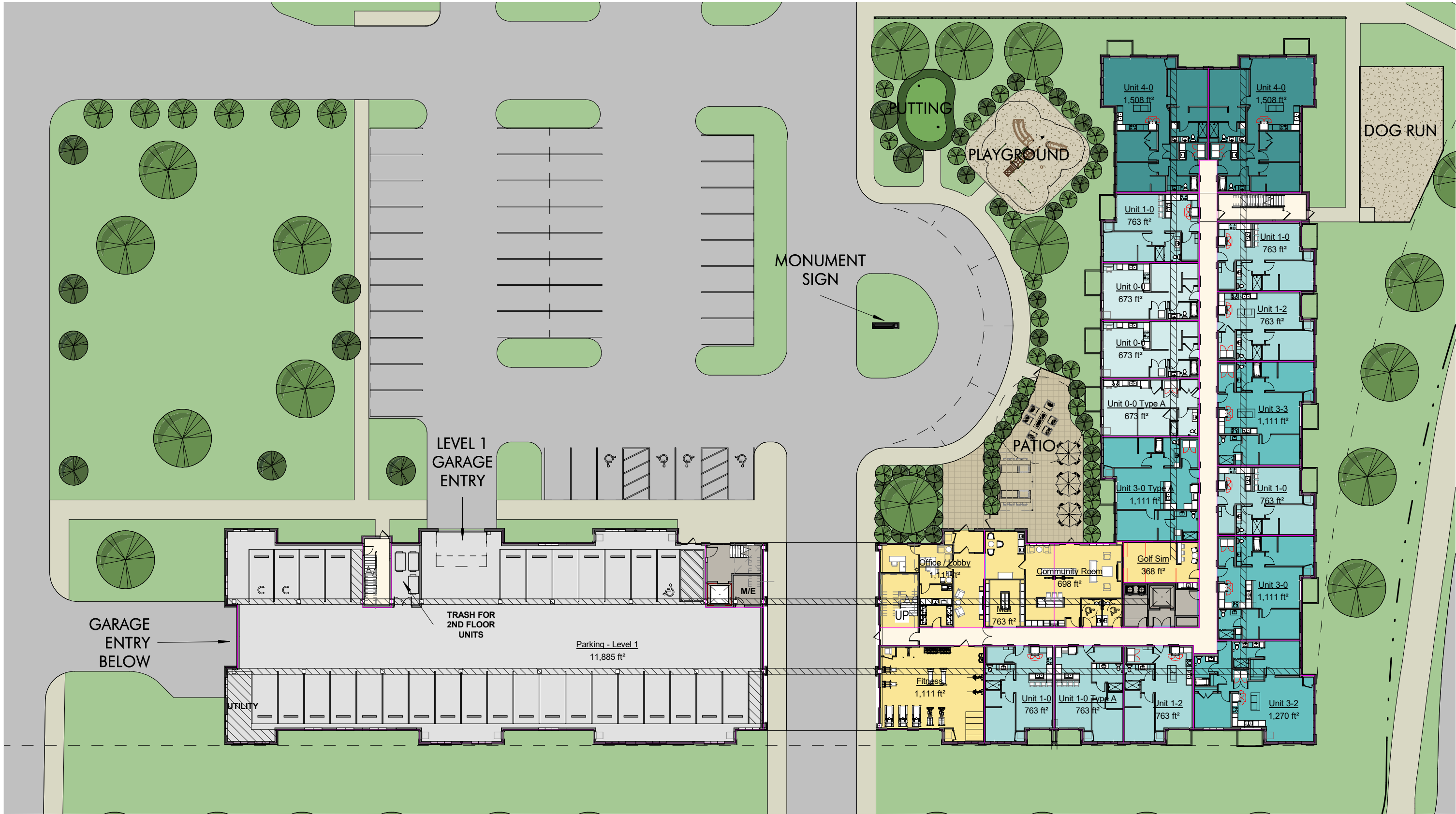


SITE PLAN KEY

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

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

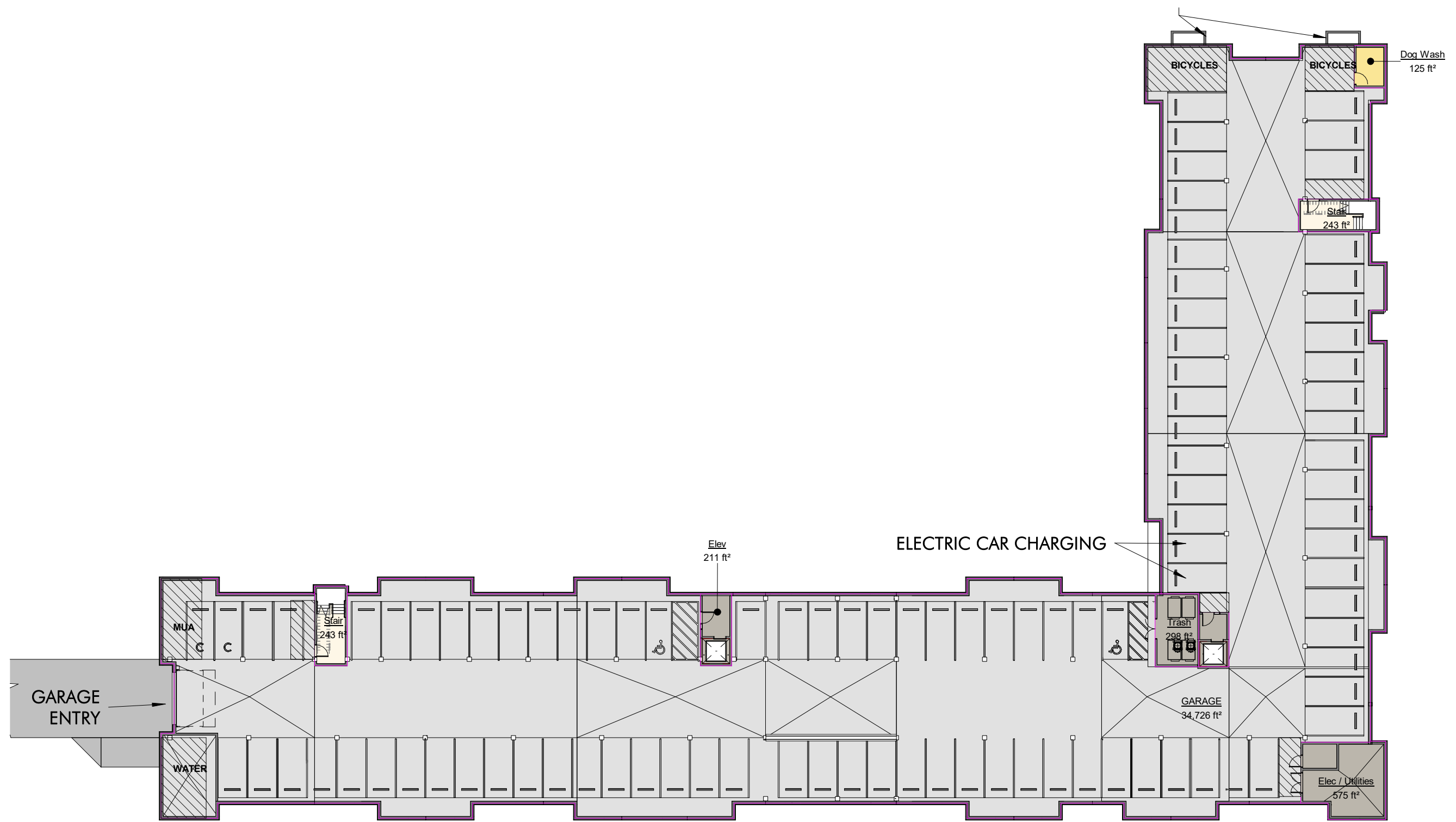




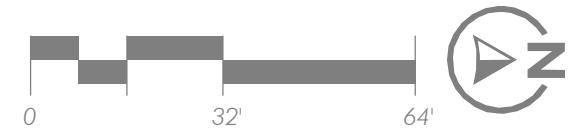
① Level 1
1/32" = 1'-0"

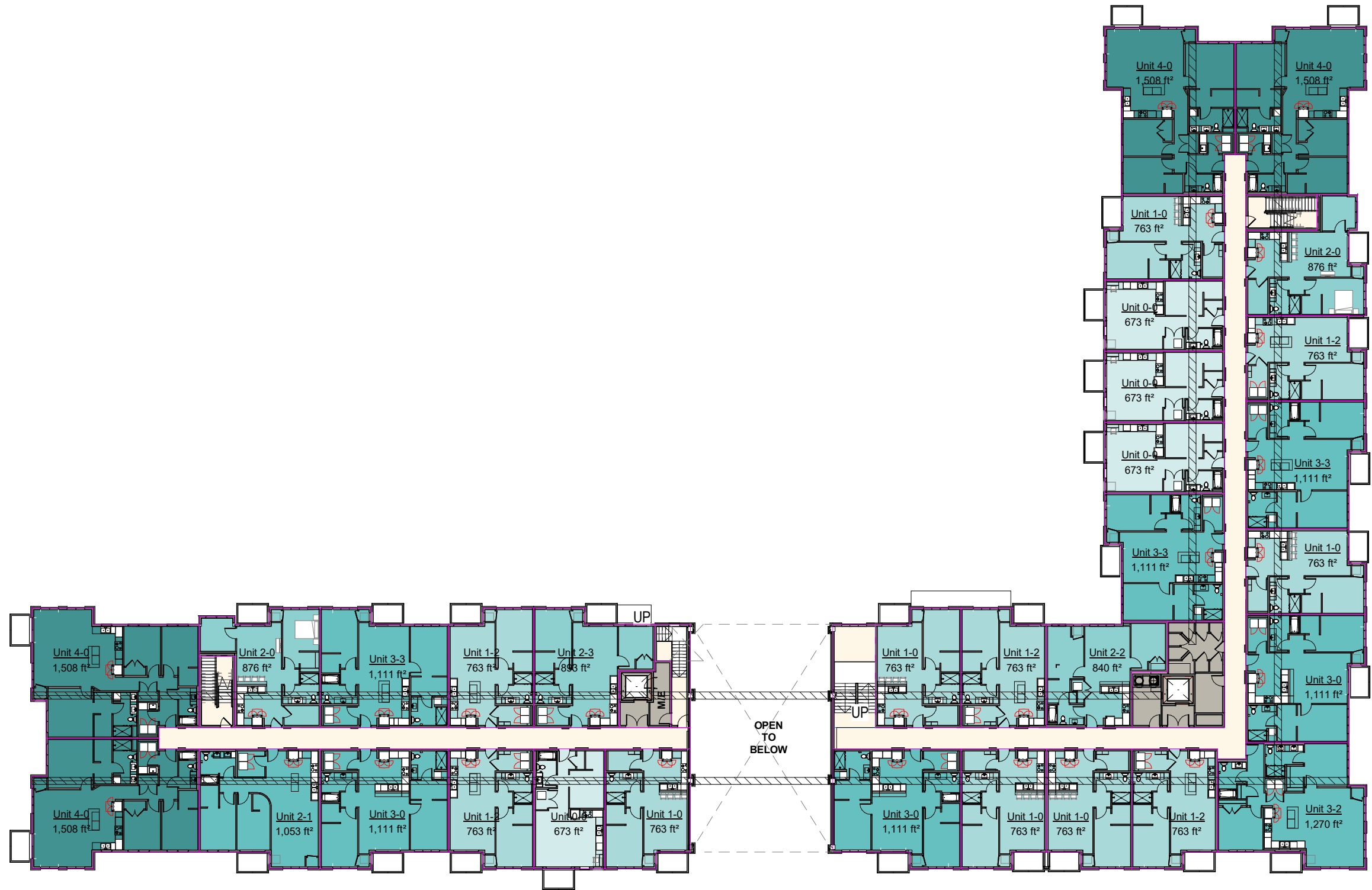


AREA WELL EXHAUST

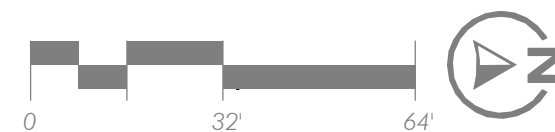


1 Level -1
1/32" = 1'-0"





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





CONCEPTUAL RENDERING - HUNDERTMARK ROAD SOUTHEAST VIEW



CONCEPTUAL RENDERING - BREEZEWAY VIEW



CONCEPTUAL RENDERING - HUNDERTMARK ROAD AND HAZELTINE BOULEVARD VIEW



CONCEPTUAL RENDERING - HAZELTINE BLVD VIEW



CONCEPTUAL RENDERING - ROOFTOP DECK VIEW



CONCEPTUAL RENDERING - SOUTHWEST AERIAL VIEW

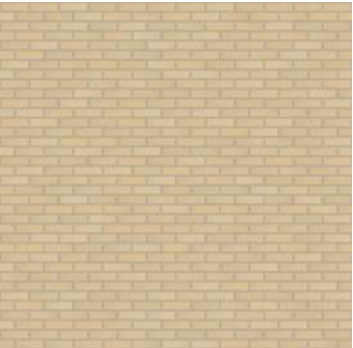


① CONCEPTUAL RENDERING - WEST AERIAL VIEW
12" = 1'-0"



CONCEPTUAL RENDERING - ENTRANCE COURTYARD VIEW

EXTERIOR MATERIALS

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

EXTERIOR MATERIALS

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

TOTAL BUILDING EXTERIOR MATERIAL AREAS

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

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



Truss Brg.
142'-8 7/8"
Level 4
133'-7 3/4"
Level 3
122'-5 7/8"
Level 2
111'-4"
Level 1
100'-0"
Level -1
88'-8"

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

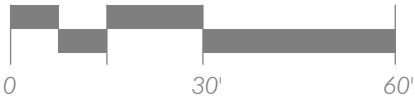
NORTH ELEVATION MATERIAL AREAS
CLASS I
GLASS - 3,440 SF (30%)
BRICK (UTILITY) - 2,011 SF (18%)
LP SMARTSIDE LAP SIDING - 2,840 SF (25%)
LP SMARTSIDE PANEL SIDING - 2,190 SF (20%)

CLASS II



Truss Brg.
142'-8 7/8"
Level 4
133'-7 3/4"
Level 3
122'-5 7/8"
Level 2
111'-4"
Level 1
100'-0"
Level -1
88'-8"

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



WEST END ELEVATION

MATERIAL AREAS

CLASS I

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



Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"

① Elevation - West End
1" = 30'-0"



Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"

② Elevation - South
1" = 30'-0"

SOUTH ELEVATION MATERIAL AREAS

CLASS I

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

WEST ELEVATION MATERIAL AREAS

CLASS I

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

CLASS II



Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

Level 1

100'-0"

③ Elevation - West
1" = 30'-0"

WEST ELEVATION MATERIAL AREAS

CLASS I

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



Truss Brg.

142'-8 7/8"

Level 4

133'-7 3/4"

Level 3

122'-5 7/8"

Level 2

111'-4"

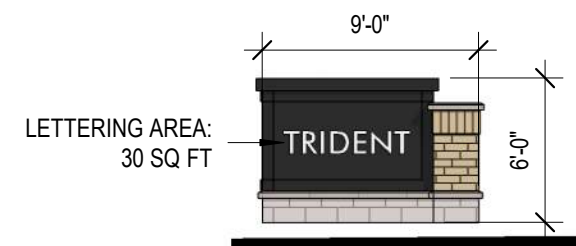
Level 1

100'-0"

Level -1

88'-8"

④ Elevation - South End
1" = 30'-0"



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

PLANNING METRICS

Zoning
Current: PCD - Planned Commercial Development

Height
Proposed: 4 Stories / 48 Feet

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

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

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

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

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

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

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

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

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

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/17/2022

Subject: Items related to a Tax Abatement Agreement with RCS-RCA Oak Ridge, LLC

Prepared By: Elise Durbin, Assistant City Administrator

Background

On September 12, 2022, the City Council authorized staff to negotiate a Tax Abatement Agreement with RCS-RCA Oak Ridge, LLC for the redevelopment of the Oak Ridge site. Council also authorized execution of the agreement should the terms not deviate substantially.

Since the September meeting, and as the developer was working through final numbers, the gap originally anticipated has increased, and additional funds were requested for the entire project to proceed. Because of the increase of proposed tax abatement funds, the terms of the Tax Abatement Agreement have changed and require the City Council's review.

Tax Abatement Agreement Changes

The following chart provides a comparison of the original terms considered by the Council on September 12, and the proposed new terms.

	September 12 terms	October 17 terms
Total tax abatement assistance*	Up to \$1,840,000	Up to \$2,340,000
Upfront assistance	\$0	\$700,000
Deferred area and trail charges	\$1,147,600.52	\$1,147,600.52
Pay-go note	\$692,399.48	\$492,399.28
Tax abatement term	20 years	20 years
Purpose	Roundabout construction	Roundabout construction
Financial incentive to Continental for assessment agreement	\$50,000 to \$75,000	\$75,000

*While the total amount of tax abatement assistance increased to the developer by \$500,000, the city will be reimbursing itself interest from the abatement for the deferred area and trail which equates to nearly \$500,000—thereby negating the additional amount funds provided.

Recommendation

Staff continues to feel that tax abatement assistance for this project is appropriate for several reasons:

- The project aligns with the city's long-range plans for the site
- The construction of the roundabout will improve the safety and traffic along Highway 41
- The project creates new jobs and new housing for the community
- The project provides new pedestrian connections throughout the site and connects to the city's existing trail network.

Staff is recommending the City Council approve the Tax Abatement Agreement with RCS-RCA Oak Ridge, LLC subject to holding a public hearing on November 7. The public hearing associated with the tax abatement originally planned for October 17 needs to be re-noticed because of the changes in total abatement assistance and subsequently cannot be held until November 7. The public hearing notice will be published in the *Chaska Herald* on October 20 which will allow this to happen.

Additionally, staff is recommending the City Council approve a resolution that would allow the city to reimburse itself should it be decided to issue debt to finance the \$700,000 in upfront assistance being provided for this project. In accordance with IRS regulations, this must be done prior to the payment of any project expenditures or purchases.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2022-126 granting contingent approval of a tax abatement agreement.

Motion to set the public hearing for November 7, 2022, to review the proposed property tax abatement.

Motion to adopt Resolution 2022-127 relating to the financing of certain proposed projects; and, establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/17/2022 **RESOLUTION NO.** 2022-126

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

**RESOLUTION GRANTING CONTINGENT APPROVAL OF A TAX ABATEMENT
AGREEMENT**

BE IT RESOLVED by the City Council (the "Council"), City of Chaska, Minnesota (the "City"), as follows:

Section 1. Authorization and Recitals.

1.01. The City, pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815, as amended (the "Act"), is authorized to grant an abatement of the property taxes imposed by the City on a parcel of property, if certain conditions are met, through the adoption of a resolution specifying the terms of the abatement.

1.02. The City proposes to finance construction of a roundabout located at Peavey Road and Highway 41 in the City (the "Project").

1.03. Pursuant to the Act, on November 7, 2022, this Council intends to conduct a public hearing on the desirability of granting an abatement of property taxes (the "Abatement") on certain properties expected to be benefited by the proposed Project, which properties are identified as follows (the "Properties"):

304740010
304740020
304740040

Section 2. Contingent Approval of Tax Abatement Agreement.

2.01. There has been prepared and presented to the Council for its consideration a certain Tax Abatement Agreement (the "Agreement") between the City and RCS-RCA Oak Ridge, LLC (the "Developer"), stating the Developer's responsibilities and the terms and conditions of the City's assistance with the financing construction of the Project.

2.02. Contingent upon this Council granting the Abatement following the public hearing, this Council hereby approves the Agreement, together with any related documents necessary in connection therewith (collectively, the "Development Documents") substantially in the form presented to the Council. This Council hereby authorizes Mayor and City Administrator, in their

discretion and at such time, if any, as they may deem appropriate, to execute the same on behalf of the City, and to carry out, on behalf of the City, the City's obligations thereunder.

2.03. The approval hereby given to the Development Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the City and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the Council by any duly designated acting official, or by such other officer or officers of the Council as, in the opinion of the City Attorney, may act in their behalf.

2.04. Upon execution and delivery of the Development Documents, the officers and employees of the City are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the City to implement the Development Documents.

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

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/17/2022 **RESOLUTION NO.** 2022-127

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

**RESOLUTION RELATING TO FINANCING OF CERTAIN PROPOSED PROJECTS; AND,
ESTABLISHING COMPLIANCE WITH REIMBURSEMENT BOND REGULATIONS
UNDER THE INTERNAL REVENUE CODE**

BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota (the "City"), as follows:

1. Recitals.

(a) The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the "Regulations") require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid, or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

(b.) The City desires to comply with requirements of the Regulations with respect to certain projects hereinafter identified.

2. Official Intent Declaration.

(a) The City proposes to undertake certain projects, which projects and the estimated costs thereof are generally described in Exhibit A hereto, which is hereby incorporated herein and made a part hereof (the "Projects").

(b) Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds (as hereinafter defined), (ii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iii) expenditures in a "de minimus" amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for the Projects have been paid by the City before the sixty (60) days before the date of adoption of this resolution.

(c) The City reasonably expects to reimburse the expenditures made for costs of the Projects out of the proceeds of debt in an estimated maximum aggregate principal amount of \$770,000 (the "Bonds") after the date of payment of all or a portion of the costs of the Projects. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

3. Budgetary Matters. As of the date hereof, there are no City funds reserved, allocated on a long-term basis, or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis, or otherwise set aside) to provide permanent financing for the expenditures related to the Projects, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

4. Reimbursement Allocations. The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the Projects. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the Bonds or the Projects and shall specifically identify the actual original expenditure being reimbursed.

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

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

EXHIBIT A

<u>PROJECTS:</u>	
RCS-RCA Oak Ridge, LLC for the Roundabout Project City Fund: (Abatement Project)	\$770,000
Total All Projects	\$770,000

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

October 17, 2022

Paid and Unpaid Invoices:

Check #'s 344230-344443

\$3,435,055.01

Paid Electronic Invoices:

Wire #'s 3421-3435

\$1,218,602.41

Amount for Approval-Council Meeting:

October 17, 2022

\$4,653,657.42

City of Chaska

VENDOR INVOICE LIST

Checks

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110872 1ST SERVICE RESIDENTIAL										
350033845-2022-1 CHECK DATE: 10/18/2022		09/26/2022	101822	344246	250.00	250.00	11/10/2022	INV	PD	SEP REBATE-RESIDENTIAL
100006 SCOTT A HUTNICK										
105871 CHECK DATE: 10/06/2022		09/30/2022	100622	344230	450.00	450.00	10/20/2022	INV	PD	Sep Animal Control
107858 ABDO EICK AND MEYERS LLP										
462029 CHECK DATE: 10/18/2022		09/30/2022	101822	344247	15,765.58	15,765.58	11/06/2022	INV	PD	SEP FINANCE TEMP-THORS
103825 ACUSHNET COMPANY										
914263555 CHECK DATE: 10/18/2022		09/28/2022	101822	344248	45.75	45.75	11/27/2022	INV	PD	RESALE
914264381 CHECK DATE: 10/18/2022		09/28/2022	101822	344248	705.79	705.79	10/28/2022	INV	PD	RESALE
914274715 CHECK DATE: 10/18/2022		09/29/2022	101822	344248	350.05	350.05	11/28/2022	INV	PD	RESALE
914285007 CHECK DATE: 10/18/2022		09/30/2022	101822	344248	58.80	58.80	10/30/2022	INV	PD	RESALE
914285570 CHECK DATE: 10/18/2022		09/30/2022	101822	344248	152.39	152.39	10/30/2022	INV	PD	RESALE
914308002 CHECK DATE: 10/18/2022		10/04/2022	101822	344248	145.10	145.10	12/03/2022	INV	PD	RESALE
					1,457.88					
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC										
551921001 CHECK DATE: 10/18/2022		09/30/2022	101822	344249	15.00	15.00	11/30/2022	INV	PD	Sep Collection Commiss
100843 AH HERMEL CANDY & TOBACCO CO										
947454 CHECK DATE: 10/18/2022		10/06/2022	101822	344250	154.91	154.91	11/06/2022	INV	PD	WATER FOR FD
110875 ANDERSON, ELI										

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2012378.002		10/10/2022	101822	344251	80.10	80.10	11/12/2022	INV	PD	RFD YOUTH MEMBERSHIP A
CHECK DATE: 10/18/2022		PAYEE: ANDERSON, ELI								
100119 SHAKOPEE VALLEY FORD										
336744FOW		09/28/2022	101822	344252	25.08	25.08	10/28/2022	INV	PD	#1163 DOOR LOCKS
CHECK DATE: 10/18/2022										
337201FOW		10/05/2022	101822	344252	258.13	258.13	11/05/2022	INV	PD	#1193 BAKE PADS AND RO
CHECK DATE: 10/18/2022										
337784FOW		10/11/2022	101822	344252	195.94	195.94	11/11/2022	INV	PD	#902 SHOCKS FOR COURTE
CHECK DATE: 10/18/2022										
					479.15					
100122 ARAMARK REFRESHMENT SERVICES										
4428151		10/03/2022	101822	344253	71.06	71.06	11/03/2022	INV	PD	COFFEE FOR FD
CHECK DATE: 10/18/2022										
4428227		10/03/2022	101822	344253	115.31	115.31	11/03/2022	INV	PD	Water Filter for Coffe
CHECK DATE: 10/18/2022										
5099481		09/16/2022	101822	344253	76.74	76.74	10/16/2022	INV	PD	COFFEE FOR FD
CHECK DATE: 10/18/2022										
					263.11					
109198 ARCHER MECHANICAL										
28674		09/30/2022	101822	344254	7,112.27	7,112.27	10/28/2022	INV	PD	Install Pool Heat Exch
CHECK DATE: 10/18/2022										
28726		10/07/2022	101822	344254	143,447.00	143,447.00	11/07/2022	INV	PD	CCC Chiller Installati
CHECK DATE: 10/18/2022										
					150,559.27					
110874 ARETZ, BRADY										
248000410-2022-1		09/26/2022	101822	344255	1,464.00	1,464.00	11/10/2022	INV	PD	SEP REBATE-SOLAR PANEL
CHECK DATE: 10/18/2022		PAYEE: ARETZ, BRADY								
100146 ASPEN MILLS INC										
300821		09/21/2022	101822	344256	599.35	599.35	10/21/2022	INV	PD	DUTY UNIFORM-GAREIS
CHECK DATE: 10/18/2022										
301323		09/30/2022	101822	344256	88.89	88.89	10/30/2022	INV	PD	DUTY UNIFORM-DAWSON
CHECK DATE: 10/18/2022										
301325		09/30/2022	101822	344256	548.36	548.36	10/30/2022	INV	PD	DUTY UNIFORM-FELTMANN

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CHECK DATE: 10/18/2022										
301326		09/30/2022	101822	344256	129.95	129.95	10/30/2022	INV	PD	DUTY UNIFORM-ANDERSON
CHECK DATE: 10/18/2022										
301327		09/30/2022	101822	344256	129.95	129.95	10/30/2022	INV	PD	DUTY UNIFORM-BONNEMA
CHECK DATE: 10/18/2022										
301328		09/30/2022	101822	344256	236.44	236.44	10/30/2022	INV	PD	DUTY UNIFORM-SIMMONS
CHECK DATE: 10/18/2022										
100174 BAUER BUILT TIRE AND BATTERY					1,732.94					
180285574		10/05/2022	101822	344257	1,193.56	1,193.56	11/15/2022	INV	PD	#1212 TIRES & 4 STOCK
CHECK DATE: 10/18/2022										
180285688		10/05/2022	101822	344257	653.96	653.96	11/15/2022	INV	PD	#1193 TIRES
CHECK DATE: 10/18/2022										
180285689		10/05/2022	101822	344257	799.02	799.02	11/05/2022	INV	PD	#102 TIRES
CHECK DATE: 10/18/2022										
180285690		10/05/2022	101822	344257	515.84	515.84	11/15/2022	INV	PD	#87 WATER
CHECK DATE: 10/18/2022										
180285698		10/05/2022	101822	344257	599.76	599.76	11/15/2022	INV	PD	#718 TIRES
CHECK DATE: 10/18/2022										
180285955		10/12/2022	101822	344257	886.38	886.38	11/15/2022	INV	PD	#102 STREET - TIRES
CHECK DATE: 10/18/2022										
105265 BEEBE, DENISE					4,648.52					
105870		09/29/2022	101822	344258	32.88	32.88	10/29/2022	INV	PD	MILEAGE-CARVER CTY CLE
CHECK DATE: 10/18/2022										
100201 BCBSM INC										
220930410630		09/30/2022	101322	344241	174,483.41	174,483.41	10/20/2022	INV	PD	NOV EMP INS PREM-MEDIC
CHECK DATE: 10/13/2022										
102279 BOLTON & MENK INC										
0297488		09/21/2022	101822	344259	3,679.00	3,679.00	10/27/2022	INV	PD	2022 FUNDING ASSISTANC
CHECK DATE: 10/18/2022										
0297631		09/21/2022	101822	344259	39,346.26	39,346.26	10/23/2022	INV	PD	TH 41 & CSAH 61 IMPROV
CHECK DATE: 10/18/2022										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					43,025.26					
100214 BORDER STATES INDUSTRIES INC										
925055910	220188	10/03/2022	101822	344260	301.57	301.57	11/25/2022	INV	PD	100 = CONNECT COMP H-T
CHECK DATE: 10/18/2022										
925073536	220193	10/05/2022	101822	344260	294.57	294.57	11/25/2022	INV	PD	100 - CONNECT COMP H-T
CHECK DATE: 10/18/2022										
925099018	220194	10/10/2022	101822	344260	3,740.30	3,740.30	11/25/2022	INV	PD	9 - FAULT INDICATOR OH
CHECK DATE: 10/18/2022										
					4,336.44					
100220 BOYER FORD TRUCKS INC										
008P14567		10/06/2022	101822	344261	3,452.00	3,452.00	11/06/2022	INV	PD	#328 BRAKES
CHECK DATE: 10/18/2022										
008P15403		10/11/2022	101822	344261	-2,640.00	-2,640.00	11/11/2022	CRM	PD	#328 CORE RETURN
CHECK DATE: 10/18/2022										
					812.00					
100226 BRAUN INTERTEC CORPORATION										
B309908		09/16/2022	101822	344262	12,157.75	12,157.75	10/16/2022	INV	PD	2022 DT RECON-CMT & VI
CHECK DATE: 10/18/2022										
100254 BRYAN ROCK PRODUCTS INC										
56038		09/30/2022	101822	344263	531.99	531.99	10/30/2022	INV	PD	STOCKPILE
CHECK DATE: 10/18/2022										
102474 STATE OF MINNESOTA; DEPARTMENT OF PUBLIC SAFETY										
00000717870		09/30/2022	101822	344264	1,080.00	1,080.00	10/30/2022	INV	PD	Data Processing
CHECK DATE: 10/18/2022										
110854 BUSHARD, THOMAS										
10002885		09/30/2022	101822	344265	12.97	12.97	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
100323 CDW GOVERNMENT INC										
CT93491		09/16/2022	101822	344266	67.80	67.80	10/16/2022	INV	PD	IT NETWORK CABLES
CHECK DATE: 10/18/2022										
CX08135		09/21/2022	101822	344266	187.63	187.63	10/21/2022	INV	PD	IT NETWORK RACK

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City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CX20152 CHECK DATE: 10/18/2022										
DB60620 CHECK DATE: 10/18/2022										
DC13590 CHECK DATE: 10/18/2022										
DC42900 CHECK DATE: 10/18/2022										
DC52328 CHECK DATE: 10/18/2022										
100332 CENTERPOINT ENERGY RESOURCES CORP					3,299.36					
105010300/SEP22 CHECK DATE: 10/13/2022		10/04/2022	101322	344242	5,257.71	5,257.71	11/02/2022	INV	PD	SEP 3210 CHASKA BLVD G
109045922/SEP22 CHECK DATE: 10/13/2022		10/05/2022	101322	344242	12,008.17	12,008.17	11/02/2022	INV	PD	SEP 1661 PARK RIDGE DR
109052076/SEP22 CHECK DATE: 10/13/2022		10/05/2022	101322	344242	5,371.22	5,371.22	11/02/2022	INV	PD	SEP 1611 PARK RIDGE DR
100337 QWEST CORPORATION					22,637.10					
612114164 CHECK DATE: 10/11/2022		10/01/2022	101122	344235	410.07	410.07	10/31/2022	INV	PD	OCT SIP PHONE BILL
100368 CHASKA LAUNDRY CENTER										
2232 CHECK DATE: 10/18/2022		09/30/2022	101822	344267	173.78	173.78	10/20/2022	INV	PD	TOWELS-TC
100377 CHASKA ROTARY CLUB										
5919 CHECK DATE: 10/18/2022		10/01/2022	101822	344269	361.50	361.50	11/01/2022	INV	PD	4TH QTR DUES, RENT, ME
5941 CHECK DATE: 10/18/2022		10/01/2022	101822	344268	361.50	361.50	11/01/2022	INV	PD	4TH QTR DUES, RENT, ME
100350 CHASKA, CITY OF					723.00					

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City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
HOCKEY 22-23 STARTUP CHECK DATE: 10/18/2022		09/29/2022	101822	344270	500.00	500.00	11/10/2022	INV	PD	START-UP CASH FOR HOCK
110240 CINTAS CORPORATION NO 2										
5124122981 CHECK DATE: 10/18/2022		09/12/2022	101822	344271	462.51	462.51	10/12/2022	INV	PD	1st Aid Supplies-CCC
102293 CITY OF CHASKA-ELECT										
133013001-2022-1 CHECK DATE: 10/18/2022		09/12/2022	101822	344272	2,409.50	2,409.50	11/10/2022	INV	PD	SEP REBATE-BUSINESS LI
110867 CITY VIEW ELECTRIC INC										
2897 CHECK DATE: 10/18/2022		10/05/2022	101822	344273	433.12	433.12	11/05/2022	INV	PD	OVERPAYMENT-FIRE PERMI
109942 MANSFIELD TOP SERVICES INC										
32009012075 CHECK DATE: 10/18/2022		10/01/2022	101822	344274	3,325.00	3,325.00	10/31/2022	INV	PD	Oct Curl/Event Cleanin
42009005434 CHECK DATE: 10/18/2022		09/28/2022	101822	344274	581.25	581.25	10/28/2022	INV	PD	Sep Event Labor
100418 CLEARSOFT INC					3,906.25					
156-329 CHECK DATE: 10/18/2022		10/01/2022	101822	344275	75.00	75.00	10/27/2022	INV	PD	OCT FD WATER SOFTENER
100419 CLOVER CONDOMINIUM ASSOCIATION										
498838-11 CHECK DATE: 10/18/2022	220002	10/15/2022	101822	344276	419.95	419.95	11/01/2022	INV	PD	NOV COMMUNITY ROOM DUE
109691 PRO-SHOPKEEPER COMPUTER SOFTWARE COMPANY										
392232 CHECK DATE: 10/18/2022		10/04/2022	101822	344277	625.00	625.00	11/04/2022	INV	PD	OCT TC SOFTWARE
100768 CODE 4 SERVICES INC										
7606 CHECK DATE: 10/18/2022		09/20/2022	101822	344278	10,637.96	10,637.96	10/20/2022	INV	PD	Upfitting new squad 12

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7607		09/20/2022	101822	344278	13,812.48	13,812.48	10/20/2022	INV	PD	Upfitting new squad 12
CHECK DATE: 10/18/2022										
7640		09/28/2022	101822	344278	1,338.42	1,338.42	10/28/2022	INV	PD	Charging systems-Squad
CHECK DATE: 10/18/2022										
7675		10/06/2022	101822	344278	913.02	913.02	11/05/2022	INV	PD	Pepperball mounts-Squa
CHECK DATE: 10/18/2022										
7687		10/12/2022	101822	344278	2,673.84	2,673.84	11/11/2022	INV	PD	PIT Bars-Squads 1226/1
CHECK DATE: 10/18/2022										
102867 TILLER CORPORATION					29,375.72					
220930		09/30/2022	101822	344279	27,451.35	27,451.35	10/30/2022	INV	PD	CTY RD 15 TRAIL - BUTT
CHECK DATE: 10/18/2022										
105466 COMPUTER INTEGRATION TECHNOLOGIES INC										
335974		09/30/2022	101822	344280	239.80	239.80	10/30/2022	INV	PD	OCT CYBER SECURITY TRA
CHECK DATE: 10/18/2022										
110741 COPAS, JOE										
36496-1		09/30/2022	101822	344281	31.88	31.88	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
100490 DAKOTA SUPPLY GROUP										
S102111147.001	220190	09/26/2022	101822	344282	30,927.27	30,927.27	11/25/2022	INV	PD	#601-1999 750KVA 120/2
CHECK DATE: 10/18/2022										
S102111149.001	220189	09/26/2022	101822	344282	30,927.27	30,927.27	11/25/2022	INV	PD	#601-2000 750 TRN 120/
CHECK DATE: 10/18/2022										
100508 DDK CONSTRUCTION INC					61,854.54					
4203 HARROW COVE		10/11/2022	101822	344283	2,500.00	2,500.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/18/2022										
4209 HARROW COVE		10/11/2022	101822	344283	2,500.00	2,500.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/18/2022										
4215 HARROW COVE		10/11/2022	101822	344283	2,500.00	2,500.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/18/2022										
4216 HARROW COVE		10/11/2022	101822	344283	2,500.00	2,500.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/18/2022										
4222 HARROW COVE		10/11/2022	101822	344283	2,500.00	2,500.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/18/2022										
4228 HARROW COVE		10/11/2022	101822	344283	2,500.00	2,500.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/18/2022										
110870 KYLE DECKER					15,000.00					
11053		10/03/2022	101822	344284	460.78	460.78	11/03/2022	INV	PD	DUMPSTER FOR BURN ROOM
CHECK DATE: 10/18/2022										
100520 DEM CON COMPANIES LLC										
12496		09/30/2022	101822	344285	2,762.96	2,762.96	10/30/2022	INV	PD	LION'S PARK SHELTER/40
CHECK DATE: 10/18/2022										
100541 DLT SOLUTIONS LLC										
5110554A		09/22/2022	101822	344286	678.15	678.15	10/22/2022	INV	PD	AUTOCAD SUBSCRIPTION R
CHECK DATE: 10/18/2022										
100548 DON WHERLEY MASONRY INC										
105968		09/29/2022	101822	344287	5,000.00	5,000.00	10/29/2022	INV	PD	BRICK AND CONCRETE REP
CHECK DATE: 10/18/2022										
100549 DORSEY AND WHITNEY LLP										
3814871		09/13/2022	101822	344288	1,155.00	1,155.00	10/30/2022	INV	PD	GEN LEGAL, COSTO ABATE
CHECK DATE: 10/18/2022										
110871 DOWDEN, DAVID										
106088		09/09/2022	101822	344289	382.38	382.38	11/11/2022	INV	PD	MILEAGE-ARENA REFRIG C
CHECK DATE: 10/18/2022										
105629 DICKS SANITATION SERVICE INC										
DT0004815056		08/31/2022	101822	344290	665.15	665.15	10/11/2022	INV	PD	RIVER CITY DAYS
CHECK DATE: 10/18/2022										
DT0004871763		09/30/2022	101822	344290	956.94	956.94	10/30/2022	INV	PD	MSB
CHECK DATE: 10/18/2022										
DT0004871764		09/30/2022	101822	344290	198.84	198.84	10/30/2022	INV	PD	FIRE STATION

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/18/2022										
DT0004871765 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	625.75	625.75	10/30/2022	INV	PD	CITY HALL
DT0004871766 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	213.42	213.42	10/30/2022	INV	PD	ATHLETIC PARK
DT0004871767 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	147.42	147.42	10/30/2022	INV	PD	LION'S PARK
DT0004871768 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	188.92	188.92	10/30/2022	INV	PD	VETERAN'S PARK
DT0004871769 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	147.42	147.42	10/30/2022	INV	PD	COMMUNITY PARK
DT0004871770 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	133.38	133.38	10/30/2022	INV	PD	MCKNIGHT PARK
DT0004871771 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	133.38	133.38	10/30/2022	INV	PD	SUNSET PARK
DT0004871774 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	727.82	727.82	10/30/2022	INV	PD	TOWN COURSE
DT0004871775 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	123.55	123.55	10/30/2022	INV	PD	PAR 30
DT0004871776 CHECK DATE: 10/18/2022		09/30/2022	101822	344290	239.66	239.66	10/30/2022	INV	PD	TOWN COURSE MAINTENANC
					4,501.65					
100606 ENERGY SALES INC										
44463 CHECK DATE: 10/18/2022		10/04/2022	101822	344291	431.63	431.63	11/03/2022	INV	PD	FILTERS FOR MSB IR HEA
110868 ENSCONCED WOODS LLC										
106007 CHECK DATE: 10/18/2022		10/06/2022	101822	344292	100,000.00	100,000.00	11/06/2022	INV	PD	REFUND BUILDER DEPOSIT
					PAYEE: ENSCONCED WOODS LLC					
109044 EQUIPMENT MANAGEMENT COMPANY										
61248 CHECK DATE: 10/18/2022		09/20/2022	101822	344293	725.00	725.00	10/20/2022	INV	PD	MAINT ON EXTRACTION EQ
103643 EROSION PRODUCTS LLC										
23155		10/03/2022	101822	344294	141.00	141.00	11/03/2022	INV	PD	EROSION BLANKET STAPLE

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CHECK DATE: 10/18/2022										
110851 ESTATE OF JOE LIPINSKI										
10012230		09/30/2022	101822	344295	219.33	219.33	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
100625 EUREKA CONSTRUCTION INC										
53290150-2		10/07/2022	101822	344296	489,403.62	489,403.62	11/07/2022	INV	PD	CREEK RD UTILITY & ST
CHECK DATE: 10/18/2022										
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY										
165464992		09/22/2022	100622	344231	786.70	786.70	10/31/2022	INV	PD	OCT EMP INS PREM-VISIO
CHECK DATE: 10/06/2022										
100649 FEDERAL EXPRESS CORPORATION										
7-904-54548		10/05/2022	101322	344243	99.69	99.69	10/20/2022	INV	PD	UB SHIPPING FROM US BA
CHECK DATE: 10/13/2022										
110169 FELHABER LARSON FENLON AND VOGT PA										
693963		10/04/2022	101822	344297	6,942.00	6,942.00	11/04/2022	INV	PD	TH 41 Project-Property
CHECK DATE: 10/18/2022										
693964		10/04/2022	101822	344297	4,176.00	4,176.00	11/04/2022	INV	PD	Creek Rd Trunk Sewer E
CHECK DATE: 10/18/2022										
					11,118.00					
100653 FERGUSON ENTERPRISES INC										
9336772		10/04/2022	101822	344298	63.41	63.41	11/04/2022	INV	PD	MAINT SUPPLIES-SCREENS
CHECK DATE: 10/18/2022										
9553243		10/04/2022	101822	344298	52.20	52.20	11/04/2022	INV	PD	EAST CREEK PARK MAINT
CHECK DATE: 10/18/2022										
9598853		09/27/2022	101822	344298	28.99	28.99	10/27/2022	INV	PD	TOILET REPAIR PARTS
CHECK DATE: 10/18/2022										
9623386		10/04/2022	101822	344298	217.77	217.77	11/04/2022	INV	PD	MAINT SUPPLIES-SPUDS
CHECK DATE: 10/18/2022										
					362.37					
100658 FERGUSON WATERWORKS										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0498949-1		09/26/2022	101822	344299	675.00	675.00	10/26/2022	INV	PD	MARKING PAINT
CHECK DATE: 10/18/2022										
100659 FIELDSTONE FAMILY HOMES										
2719 FAULKNER DR		10/11/2022	101822	344300	2,500.00	2,500.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/18/2022										
3006 HEMINGWAY DR		10/11/2022	101822	344300	750.00	750.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/18/2022										
3012 HEMINGWAY DR		10/11/2022	101822	344300	2,000.00	2,000.00	11/11/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/18/2022										
					5,250.00					
106319 CHAD JEREMY FIGG										
Sep 2022		10/05/2022	101822	344301	730.20	730.20	11/04/2022	INV	PD	Sep Tae Kwon Do
CHECK DATE: 10/18/2022										
110858 FILREIS, RICHARD										
10010791		09/30/2022	101822	344302	461.43	461.43	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
100661 FIRE CATT LLC										
11516		09/15/2022	101822	344303	2,872.10	2,872.10	11/07/2022	INV	PD	ANNUAL FIRE HOSE TESTI
CHECK DATE: 10/18/2022										
100693 FS3 INC										
80125	220185	09/27/2022	101822	344304	18,836.00	18,836.00	10/27/2022	INV	PD	6800 = CONDUIT 3" CONT
CHECK DATE: 10/18/2022										
80131	220186	09/28/2022	101822	344304	18,836.00	18,836.00	10/28/2022	INV	PD	6800 = CONDUIT 3" CONT
CHECK DATE: 10/18/2022										
80132	220187	09/28/2022	101822	344304	18,836.00	18,836.00	10/28/2022	INV	PD	6800 = CONDUIT 3" CONT
CHECK DATE: 10/18/2022										
					56,508.00					
100707 GEAR FOR SPORTS										
41959247		10/06/2022	101822	344305	416.12	416.12	11/06/2022	INV	PD	Curling resale-UA tees
CHECK DATE: 10/18/2022										
100717 GENERAL PARTS LLC										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6365781 CHECK DATE: 10/18/2022		09/01/2022	101822	344306	958.14	958.14	10/30/2022	INV	PD	OAK 19 EQUIP PREV MAIN
108000 GEORGE PHILLIPS CURLING STONE										
105654 CHECK DATE: 10/18/2022		09/27/2022	101822	344307	706.00	706.00	10/28/2022	INV	PD	Blade Sharpening
100729 GILBERT MECHANICAL CONTRACTORS INC										
222214 CHECK DATE: 10/18/2022		09/28/2022	101822	344308	736.00	736.00	10/28/2022	INV	PD	QTRLY HVAC SVC
100737 GMH ASPHALT CORPORATION										
52492300-2 CHECK DATE: 10/18/2022		10/06/2022	101822	344309	533,626.92	533,626.92	11/06/2022	INV	PD	2022 DT RECONSTRUCTION
106901 INFLECTION.COM INC										
CIT02939052 CHECK DATE: 10/18/2022		09/30/2022	101822	344310	246.00	246.00	10/30/2022	INV	PD	SEP BACKGROUND CHECKS
101463 GOPHER STATE ONE CALL										
2090284 CHECK DATE: 10/18/2022		09/30/2022	101822	344311	766.80	766.80	10/30/2022	INV	PD	SEPTEMBER LOCATES
100753 GPS INDUSTRIES LLC										
LEASE0026258 CHECK DATE: 10/18/2022		10/01/2022	101822	344312	5,120.00	5,120.00	10/31/2022	INV	PD	GPS LEASE
100759 WW GRAINGER INC										
9458882991 CHECK DATE: 10/18/2022		09/27/2022	101822	344313	140.28	140.28	10/27/2022	INV	PD	MOTOR FOR CABINET HEAT
9460550248 CHECK DATE: 10/18/2022		09/28/2022	101822	344314	470.41	470.41	10/28/2022	INV	PD	TRASH BAGS-TC
110844 GRANGE, MARSHALL					610.69					
105691 CHECK DATE: 10/18/2022		08/10/2022	101822	344315	1,389.40	1,389.40	10/26/2022	INV	PD	NRAP CONF-REG, AIRFARE

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102333 HANSON, ELIZABETH										
106083		09/23/2022	101822	344316	394.02	394.02	11/11/2022	INV	PD	MILEAGE-2 DULUTH CONF-
CHECK DATE: 10/18/2022										
100810 HAWKINS INC										
6308082		10/07/2022	101822	344317	7,341.17	7,341.17	11/21/2022	INV	PD	WTP CHEMICALS
CHECK DATE: 10/18/2022										
100816 HAZELTINE NATIONAL GOLF COURSE										
100		09/06/2022	101822	344318	20,000.00	20,000.00	10/30/2022	INV	PD	GOLF EXPERIENCE 2022
CHECK DATE: 10/18/2022										
100827 HEGERS DAIRY LLC										
1320		07/15/2022	101822	344319	1,054.82	1,054.82	08/15/2022	INV	PD	Concession Stand Resal
CHECK DATE: 10/18/2022										
100830 HELSTROM, DEREK										
105786		09/22/2022	101822	344320	140.63	140.63	10/22/2022	INV	PD	MILEAGE 8/11-9/22
CHECK DATE: 10/18/2022										
100834 HENNEPIN COUNTY FIRE CHIEFS ASSOC										
22-031		09/23/2022	101822	344321	750.00	750.00	10/23/2022	INV	PD	BLUE CARD TRNG-FD
CHECK DATE: 10/18/2022										
100848 HIGH TECH CLEANING INC										
18126		10/01/2022	101822	344322	3,294.00	3,294.00	11/01/2022	INV	PD	CITY HALL
CHECK DATE: 10/18/2022										
18127		10/01/2022	101822	344322	520.00	520.00	11/01/2022	INV	PD	COMMUNITY ROOM - CLOVE
CHECK DATE: 10/18/2022										
18128		10/01/2022	101822	344322	1,593.00	1,593.00	11/01/2022	INV	PD	FIRE STATION
CHECK DATE: 10/18/2022										
18129		10/01/2022	101822	344322	1,215.00	1,215.00	11/01/2022	INV	PD	HISTORY CENTER
CHECK DATE: 10/18/2022										
18130		10/01/2022	101822	344322	215.00	215.00	11/01/2022	INV	PD	IT DEPARTMENT
CHECK DATE: 10/18/2022										

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18131		10/01/2022	101822	344322	2,100.00	2,100.00	11/01/2022	INV	PD	MSB
CHECK DATE: 10/18/2022										
18132		10/01/2022	101822	344322	185.00	185.00	11/01/2022	INV	PD	STANTEC ENGINEERING
CHECK DATE: 10/18/2022										
18133		10/01/2022	101822	344322	665.00	665.00	11/01/2022	INV	PD	WTP
CHECK DATE: 10/18/2022										
18176		10/04/2022	101822	344322	125.58	125.58	11/04/2022	INV	PD	MSB PAPER PRODUCTS-TP
CHECK DATE: 10/18/2022										
100878 HUEBSCH					9,912.58					
84176/SEP2022		09/30/2022	101822	344323	1,762.02	1,762.02	10/10/2022	INV	PD	SEP RUG/MAT SVC
CHECK DATE: 10/18/2022										
108162 HYDRO-DESIGNS INC										
0068799-IN		09/30/2022	101822	344324	680.96	680.96	10/29/2022	INV	PD	RPZ TESTING MGT SEP 20
CHECK DATE: 10/18/2022										
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP										
2022/1007-ICMA		10/07/2022	101122	344236	7,245.90	7,245.90	10/07/2022	INV	PD	100722 Payroll - 457 &
CHECK DATE: 10/11/2022										
104751 IMPACT MAILING OF MINNESOTA INC										
202043		10/05/2022	101822	344325	685.94	685.94	11/05/2022	INV	PD	Oct Disconnects
CHECK DATE: 10/18/2022										
110528 INVOICE CLOUD INC										
3052-2022_9		09/30/2022	101822	344326	15,148.04	15,148.04	10/30/2022	INV	PD	Sep UB Payment Process
CHECK DATE: 10/18/2022										
110860 JANZEN, JOSEPH										
10011181		09/30/2022	101822	344327	41.76	41.76	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
110674 JM TEST SYSTEMS INC										
S765851-IN		09/28/2022	101822	344328	1,349.02	1,349.02	10/28/2022	INV	PD	GLOVE TESTING & GLOVE
CHECK DATE: 10/18/2022										

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108948 AUDRANN INC										
1387313		09/30/2022	101822	344329	162.62	162.62	11/14/2022	INV	PD	HVAC BELTS-CCC
CHECK DATE:	10/18/2022									
1387313-01		09/30/2022	101822	344329	19.23	19.23	11/14/2022	INV	PD	HVAC BELTS-CCC
CHECK DATE:	10/18/2022									
1387926		10/07/2022	101822	344329	172.52	172.52	11/21/2022	INV	PD	ACID NEUTRALIZER FOR W
CHECK DATE:	10/18/2022									
1387927		10/05/2022	101822	344329	14.21	14.21	11/19/2022	INV	PD	CAPACITORS FOR ROOFTOP
CHECK DATE:	10/18/2022									
1388126		10/06/2022	101822	344329	164.77	164.77	11/20/2022	INV	PD	HUMIDIFIER PARTS & FUR
CHECK DATE:	10/18/2022									
1388129		10/06/2022	101822	344329	64.00	64.00	11/20/2022	INV	PD	HVAC MAINT SUPPLIES
CHECK DATE:	10/18/2022									
1388305		10/07/2022	101822	344329	230.94	230.94	11/21/2022	INV	PD	HVAC BELTS-CURL/EVENT
CHECK DATE:	10/18/2022									
1388305-01		10/10/2022	101822	344329	38.65	38.65	11/24/2022	INV	PD	HVAC BELTS-CURL/EVENT
CHECK DATE:	10/18/2022									
					866.94					
110873 JTC FOODS LLC										
172934139-2022-1		10/03/2022	101822	344330	366.87	366.87	11/10/2022	INV	PD	SEP REBATE-BUSINESS LI
CHECK DATE:	10/18/2022									
110853 KEENAN, AMANDA										
36968-1		09/30/2022	101822	344331	116.47	116.47	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE:	10/18/2022									
36968-2		09/30/2022	101822	344331	88.42	88.42	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE:	10/18/2022									
					204.89					
110852 KNUTSON, KEITH										
36578		09/30/2022	101822	344332	43.24	43.24	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE:	10/18/2022									
101018 KRISS PREMIUM PRODUCTS INC										
180357		10/03/2022	101822	344333	1,042.50	1,042.50	11/03/2022	INV	PD	Cooling Chemicals-Curl
CHECK DATE:	10/18/2022									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103247 RACHAEL KROOG										
10/2022-01		10/04/2022	101822	344334	192.00	192.00	11/04/2022	INV	PD	Pickleball Clinic - In
CHECK DATE: 10/18/2022										
110855 LANGE, JIM										
10006428		09/30/2022	101822	344335	46.81	46.81	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
101043 LANO EQUIPMENT INC										
01-945402		10/04/2022	101822	344336	642.58	642.58	11/04/2022	INV	PD	POLE PRUNER
CHECK DATE: 10/18/2022										
01-946774		10/10/2022	101822	344336	559.99	559.99	11/10/2022	INV	PD	CHAINSAW-FD
CHECK DATE: 10/18/2022										
01-946822		10/10/2022	101822	344336	107.49	107.49	11/10/2022	INV	PD	#129 STREET - TUBES
CHECK DATE: 10/18/2022										
110856 LAPPI, MARY					1,310.06					
10006517		09/30/2022	101822	344337	48.19	48.19	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
110864 LATINO VOICES OF MINNESOTA										
1		09/30/2022	101822	344338	800.00	800.00	10/28/2022	INV	PD	DIA DE LOS MUERTOS OFE
CHECK DATE: 10/18/2022										
101050 LAW ENFORCEMENT LABOR SERVICES INC										
Oct-22		10/07/2022	101122	344237	1,625.00	1,625.00	10/07/2022	INV	PD	Oct-22 Police Union Du
CHECK DATE: 10/11/2022										
110732 LAWSON PRODUCTS INC										
9309950586		09/21/2022	101822	344339	100.14	100.14	10/21/2022	INV	PD	ZIP TIES-FD
CHECK DATE: 10/18/2022										
105139 LUBE TECH AND PARTNERS LLC										
3030398		09/30/2022	101822	344340	787.93	787.93	10/30/2022	INV	PD	#328 OIL FOR LADDER TR
CHECK DATE: 10/18/2022										

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101117 LYNCH CAMPS										
08/2022-01		08/30/2022	101822	344341	1,243.20	1,243.20	10/28/2022	INV	PD	Tennis Camp Session II
CHECK DATE: 10/18/2022										
105710 MACQUEEN EMERGENCY GROUP										
P07074		10/03/2022	101822	344342	537.83	537.83	11/03/2022	INV	PD	GAS FOR MONITORS-FD
CHECK DATE: 10/18/2022										
101124 MACQUEEN EQUIPMENT										
P45203		10/04/2022	101822	344343	1,536.04	1,536.04	11/04/2022	INV	PD	#142 ELGIN SWEEPER PAR
CHECK DATE: 10/18/2022										
103449 MADDEN GALANTER HANSEN LLP										
106192		10/12/2022	101822	344344	126.45	126.45	11/12/2022	INV	PD	SEP LEGAL
CHECK DATE: 10/18/2022										
104521 MANGOLD GROUP LLC										
6688		09/30/2022	101822	344345	34,490.14	34,490.14	10/30/2022	INV	PD	TOWN COURSE WALL RECON
CHECK DATE: 10/18/2022										
6934		09/30/2022	101822	344345	2,326.85	2,326.85	10/30/2022	INV	PD	SEP MT PLEASANT MAINT
CHECK DATE: 10/18/2022										
103176 MANSFIELD OIL COMPANY					36,816.99					
23670460		10/10/2022	101822	344346	11,216.59	11,216.59	11/09/2022	INV	PD	DYED DIESEL
CHECK DATE: 10/18/2022										
23670461		10/10/2022	101822	344346	13,464.52	13,464.52	11/09/2022	INV	PD	UNLEADED
CHECK DATE: 10/18/2022										
107796 DAWN MARIE MARTIN					24,681.11					
Aug 2022		10/05/2022	101822	344347	117.00	117.00	11/04/2022	INV	PD	Aug Zumba
CHECK DATE: 10/18/2022										
110862 MAWDSLEY, CATHERINE										
10015579		09/30/2022	101822	344348	16.71	16.71	10/30/2022	INV	PD	CREDIT BALANCE REFUND-

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/18/2022										
110859 MCLAUGHLIN, JOSEPH										
10003677		09/30/2022	101822	344349	26.14	26.14	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
108818 DESIGN CONCEPTS LLC										
48974		09/26/2022	101822	344350	825.00	825.00	10/26/2022	INV	PD	KN95 MASKS FOR FF
CHECK DATE: 10/18/2022										
101168 MELCHERT HUBERT SJODIN PLLP										
163407		09/09/2022	101822	344351	690.25	690.25	10/21/2022	INV	PD	HWY 41 DT REDEVELOPMEN
CHECK DATE: 10/18/2022										
163410		09/09/2022	101822	344351	150.60	150.60	10/21/2022	INV	PD	POPLER REAL ESTATE LI
CHECK DATE: 10/18/2022										
					840.85					
101183 METROPOLITAN COUNCIL										
SEP 2022 SAC		09/30/2022	101822	344352	344,421.00	344,421.00	10/31/2022	INV	PD	SEP SAC CHARGES
CHECK DATE: 10/18/2022										
101182 METROPOLITAN COUNCIL										
0001147172		10/06/2022	101822	344353	236,023.00	236,023.00	11/01/2022	INV	PD	NOV SEWER SERVICES FOR
CHECK DATE: 10/18/2022										
101187 METRO SALES INC										
INV2137948		10/05/2022	101822	344354	197.00	197.00	11/04/2022	INV	PD	Contract Invoice-PD
CHECK DATE: 10/18/2022										
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES										
337900-9601		09/29/2022	101822	344355	400.00	400.00	10/14/2022	INV	PD	FF EVOC TRNG-CLASSROOM
CHECK DATE: 10/18/2022										
337900-9610		10/03/2022	101822	344355	2,850.00	2,850.00	11/03/2022	INV	PD	FF TRAINING
CHECK DATE: 10/18/2022										
					3,250.00					
104056 AQUA LOGIC INC										

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105789		09/28/2022	101822	344356	21,970.00	21,970.00	10/28/2022	INV	PD	REPLACE SOPHIA DR SIDE
CHECK DATE: 10/18/2022										
105424 MID AMERICA FESTIVALS										
105909		10/04/2022	101822	344357	252.00	252.00	10/04/2022	INV	PD	Renaissance Fest ticke
CHECK DATE: 10/18/2022										
101196 MID COUNTY COOP #122622										
55530		09/29/2022	100622	344232	1,013.63	1,013.63	10/30/2022	INV	PD	223 GLS DIESEL-TC
CHECK DATE: 10/06/2022										
55531		09/29/2022	100622	344232	683.95	683.95	10/31/2022	INV	PD	184 GLS GAS-TC
CHECK DATE: 10/06/2022										
					1,697.58					
101199 MID COUNTY COOP #122665										
13586		10/07/2022	101822	344358	41.87	41.87	11/10/2022	INV	PD	#111 SPARE TIRE/MOUNT
CHECK DATE: 10/18/2022										
101217 MINNESOTA CHILD SUPPORT PMT CTR										
PR10072201510208001		10/07/2022	101122	344238	184.58	184.58	10/07/2022	INV	PD	100722 Payroll - Child
CHECK DATE: 10/11/2022										
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD										
10526		09/28/2022	101822	344359	126.00	126.00	10/28/2022	INV	PD	FF CERT EXAM
CHECK DATE: 10/18/2022										
101236 MINNESOTA GOLF ASSOCIATION INC										
220022		09/29/2022	101822	344360	670.00	670.00	10/29/2022	INV	PD	MEMBERSHIP FEES
CHECK DATE: 10/18/2022										
104601 MINNESOTA PLAYGROUND INC										
105865		09/29/2022	101822	344361	172,599.85	172,599.85	10/29/2022	INV	PD	SAVANNA OAKS PLAYGROUN
CHECK DATE: 10/18/2022										
105866		09/29/2022	101822	344361	38,710.00	38,710.00	10/29/2022	INV	PD	SAVANNA OAKS PLAYGROUN
CHECK DATE: 10/18/2022										
105986		10/03/2022	101822	344361	2,982.00	2,982.00	11/03/2022	INV	PD	SAVANNA OAKS PARK-BAG
CHECK DATE: 10/18/2022										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT					214,291.85					
Oct-22		10/07/2022	101122	344239	4,793.00	4,793.00	10/07/2022	INV	PD	Oct-22 Local #320 Unio
CHECK DATE: 10/11/2022										
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE										
107050711/SEP22		09/27/2022	101322	344244	852.18	852.18	10/22/2022	INV	PD	SEP ST LITES-TOWN COUR
CHECK DATE: 10/13/2022										
105308 MINNESOTA VALLEY UTILITY SERVICES LLC										
1343		09/30/2022	101822	344362	3,759.00	3,759.00	10/30/2022	INV	PD	SUBSTATION MAINTENANCE
CHECK DATE: 10/18/2022										
101281 KRISTIE MITCHELL										
106067		10/07/2022	101822	344363	3,690.40	3,690.40	11/07/2022	INV	PD	Fall 1 Skate Lessons
CHECK DATE: 10/18/2022										
101341 MINNESOTA DEPT OF LABOR & INDUSTRY										
SEPTEMBER0190352022		09/30/2022	101822	344364	6,247.82	6,247.82	10/31/2022	INV	PD	SEP PERMIT SURCHARGES
CHECK DATE: 10/18/2022										
101351 MN DEPARTMENT OF TRANSPORTATION										
00000717592		09/27/2022	101822	344366	248,571.80	248,571.80	10/27/2022	INV	PD	41/61 paint signal pol
CHECK DATE: 10/18/2022										
P00015776		09/20/2022	101822	344365	359.06	359.06	10/20/2022	INV	PD	CHASKA CREEK BLVD PH 2
CHECK DATE: 10/18/2022										
103037 MINNESOTA DEPARTMENT OF NATURAL RESOURCES					248,930.86					
UWAT012952		10/04/2022	101822	344368	321.00	321.00	11/04/2022	INV	PD	License to Cross-Water
CHECK DATE: 10/18/2022										
UWAT012953		10/04/2022	101822	344369	293.00	293.00	11/04/2022	INV	PD	License to Cross-Sewer
CHECK DATE: 10/18/2022										
UWAT012999		10/04/2022	101822	344367	124.00	124.00	11/04/2022	INV	PD	UG LINE CROSSING 41/PE
CHECK DATE: 10/18/2022										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					738.00					
105995 MONEY MOVERS INC										
151584		10/04/2022	101822	344370	33.20	33.20	11/04/2022	INV	PD	Sep Health Ins Reimb
CHECK DATE: 10/18/2022										
105853 MOR GOLF AND UTILITY INC										
35630		09/30/2022	101822	344371	1,200.00	1,200.00	10/30/2022	INV	PD	RENTAL CARTS
CHECK DATE: 10/18/2022										
109795 MSC INDUSTRIAL DIRECT CO INC										
5681957001		09/20/2022	101822	344372	612.16	612.16	10/20/2022	INV	PD	DRILL BITS AND STOCK S
CHECK DATE: 10/18/2022										
103588 MINNESOTA STATE FIRE CHIEFS ASSOCIATION										
4436		08/31/2022	101822	344373	385.00	385.00	09/30/2022	INV	PD	CHIEFS CONFERENCE +INT
CHECK DATE: 10/18/2022										
4612		09/28/2022	101822	344373	400.00	400.00	10/28/2022	INV	PD	CONF REG-PIERCE
CHECK DATE: 10/18/2022										
					785.00					
101356 MTI DISTRIBUTING INC #31380										
1365811-00		09/30/2022	101822	344374	3,179.67	3,179.67	10/30/2022	INV	PD	LAWN MOWER BLADES
CHECK DATE: 10/18/2022										
1366246-00		10/11/2022	101822	344374	29.26	29.26	11/11/2022	INV	PD	#247 PULLYS FOR FERTIL
CHECK DATE: 10/18/2022										
					3,208.93					
101354 MTI DISTRIBUTING INC #700767										
1365755-00		09/29/2022	101822	344375	618.27	618.27	10/29/2022	INV	PD	FLOW SENSOR PUMPSTATIO
CHECK DATE: 10/18/2022										
110866 MUNICI-PALS										
105965		10/04/2022	101822	344376	120.00	120.00	11/01/2022	INV	PD	DUES & CONF REG-BEEBE
CHECK DATE: 10/18/2022										
104907 NATIONAL GOLF GRAPHICS LLC										
13346		10/04/2022	101822	344377	1,479.50	1,479.50	11/04/2022	INV	PD	RESALE & COURSE FLAGS

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/18/2022										
102654 NORTH AMERICAN SAFETY INC										
INV69181		09/30/2022	101822	344378	109.75	109.75	10/30/2022	INV	PD	SAFETY GLASSES
CHECK DATE: 10/18/2022										
INV69424		10/07/2022	101822	344378	256.00	256.00	12/07/2022	INV	PD	HATS
CHECK DATE: 10/18/2022										
					365.75					
107396 NORTHERN POWER PRODUCTS INC										
323004		09/27/2022	101822	344379	123.25	123.25	10/27/2022	INV	PD	#2115 EXHAUST MANIFOLD
CHECK DATE: 10/18/2022										
101425 NORTHERN SAFETY TECHNOLOGY INC										
54589		09/28/2022	101822	344380	659.26	659.26	10/28/2022	INV	PD	AIR SUPPLY AUTO EJECTS
CHECK DATE: 10/18/2022										
54614		10/04/2022	101822	344380	114.16	114.16	11/03/2022	INV	PD	#99 FLASHLIGHT REPLACE
CHECK DATE: 10/18/2022										
					773.42					
105035 RED BEARD LLC										
2211		10/01/2022	101822	344381	3,300.00	3,300.00	11/01/2022	INV	PD	FALL 6-6-6 MEALS
CHECK DATE: 10/18/2022										
110570 ODP BUSINESS SOLUTIONS LLC										
262276989001		09/21/2022	101822	344382	85.98	85.98	10/22/2022	INV	PD	Copy Paper for the wor
CHECK DATE: 10/18/2022										
267892904001		09/24/2022	101822	344382	8.29	8.29	10/29/2022	INV	PD	Label Protectors for t
CHECK DATE: 10/18/2022										
267893075001		09/28/2022	101822	344382	40.99	40.99	10/29/2022	INV	PD	Pre stamp - stamp for
CHECK DATE: 10/18/2022										
26789308001		09/26/2022	101822	344382	3.38	3.38	10/29/2022	INV	PD	Post it flags for the
CHECK DATE: 10/18/2022										
					138.64					
101465 ON SITE SANITATION INC										
0001413829		10/01/2022	101822	344383	172.00	172.00	10/31/2022	INV	PD	TOWN COURSE MAINTENANC
CHECK DATE: 10/18/2022										

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0001413830 CHECK DATE: 10/18/2022		10/01/2022	101822	344383	146.00	146.00	10/31/2022	INV	PD		SUNSET PARK
0001413831 CHECK DATE: 10/18/2022		10/01/2022	101822	344383	146.00	146.00	10/31/2022	INV	PD		CLOVER RIDGE SOCCER FI
0001413832 CHECK DATE: 10/18/2022		10/01/2022	101822	344383	808.00	808.00	10/31/2022	INV	PD		LION'S PARK PROJECT
0001413833 CHECK DATE: 10/18/2022		10/01/2022	101822	344383	172.00	172.00	11/01/2022	INV	PD		TOWN COURSE
0001413834 CHECK DATE: 10/18/2022		10/01/2022	101822	344383	146.00	146.00	10/31/2022	INV	PD		CITY SQUARE PARK
					1,590.00						
101482 PANNING, HUNTER											
106089 CHECK DATE: 10/18/2022		09/30/2022	101822	344384	47.46	47.46	11/11/2022	INV	PD		PARKING-PIO TRAINING-S
101484 PAPCO INC											
226462 CHECK DATE: 10/18/2022		10/04/2022	101822	344385	225.45	225.45	11/03/2022	INV	PD		Pad Drivers for Auto S
226684 CHECK DATE: 10/18/2022		10/07/2022	101822	344385	189.25	189.25	11/07/2022	INV	PD		Squeegee blades for Au
					414.70						
110639 PERKINS + WILL INC											
0194655 CHECK DATE: 10/18/2022		10/05/2022	101822	344386	16,148.95	16,148.95	11/04/2022	INV	PD		CCC Master Plan thru S
101530 PING INC											
16567401 CHECK DATE: 10/18/2022		10/10/2022	101822	344387	115.75	115.75	12/10/2022	INV	PD		RESALE
101539 PLAISTED COMPANIES INC											
56362 CHECK DATE: 10/18/2022		09/30/2022	101822	344388	3,355.84	3,355.84	10/30/2022	INV	PD		TOPDRESSING SAND-TC &
105594 POMPS TIRE SERVICE INC											
210615307		09/21/2022	101822	344389	5,551.20	5,551.20	10/21/2022	INV	PD		#328 TIRES FOR LADDER

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CHECK DATE: 10/18/2022										
101557 POWER SYSTEM ENGINEERING INC										
9042256		07/06/2022	101822	344390	2,293.26	2,293.26	10/07/2022	INV	PD	MNR RELAY UPGRADE
CHECK DATE: 10/18/2022										
9043586		10/05/2022	101822	344390	2,396.25	2,396.25	11/05/2022	INV	PD	MODELING STUDY - ENG F
CHECK DATE: 10/18/2022										
9043597		10/05/2022	101822	344390	364.00	364.00	11/05/2022	INV	PD	MNR RELAY UPGRADE
CHECK DATE: 10/18/2022										
9043607		10/05/2022	101822	344390	10,050.00	10,050.00	11/05/2022	INV	PD	CHASKA MODEL DEVELOPME
CHECK DATE: 10/18/2022										
					15,103.51					
101563 PRAIRIE FIRE THEATRE										
106015		10/06/2022	101822	344391	500.00	500.00	10/07/2022	INV	PD	Deposit for June 2023
CHECK DATE: 10/18/2022										
101571 PREMIUM WATERS INC										
319023154		09/30/2022	101822	344392	61.85	61.85	10/31/2022	INV	PD	Water Cooler-PD
CHECK DATE: 10/18/2022										
101591 PUMP AND METER SERVICE INC										
527123		09/30/2022	101822	344393	739.43	739.43	10/30/2022	INV	PD	FUEL MONITORING SYS RE
CHECK DATE: 10/18/2022										
103055 QUALITY PROPANE INC										
1854178		09/26/2022	101822	344394	109.73	109.73	10/26/2022	INV	PD	Zamboni LP Gas
CHECK DATE: 10/18/2022										
107855 STAPLES INC										
26990252		08/11/2022	101822	344395	49.27	49.27	09/10/2022	INV	PD	Highlighters, super cl
CHECK DATE: 10/18/2022										
27793964		09/19/2022	101822	344396	10.62	10.62	10/19/2022	INV	PD	COFFEE CREAMER
CHECK DATE: 10/18/2022										
27807124-1		09/19/2022	101822	344395	35.99	35.99	10/19/2022	INV	PD	Dixie Heavy Bowls for
CHECK DATE: 10/18/2022										
27807124-2		09/19/2022	101822	344395	14.99	14.99	10/19/2022	INV	PD	Self stick notes 3 x 3

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/18/2022										
27955850		09/26/2022	101822	344396	24.29	24.29	10/26/2022	INV	PD	HANGING FILE FOLDERS (
CHECK DATE: 10/18/2022										
27995700		09/28/2022	101822	344395	79.95	79.95	10/28/2022	INV	PD	Deposit Ticket Books
CHECK DATE: 10/18/2022										
28252595-1		10/10/2022	101822	344395	3.99	3.99	11/09/2022	INV	PD	Comp Book for Vicki Sc
CHECK DATE: 10/18/2022										
28252595-2		10/10/2022	101822	344395	33.98	33.98	11/09/2022	INV	PD	Desk Calendars for Wen
CHECK DATE: 10/18/2022										
					253.08					
101684 R & R SPECIALTIES OF WISCONSIN INC										
0076766-IN		09/27/2022	101822	344397	42.50	42.50	10/27/2022	INV	PD	Zamboni Blade Sharpeni
CHECK DATE: 10/18/2022										
0076780-IN		09/28/2022	101822	344397	283.30	283.30	10/28/2022	INV	PD	Zamboni Hot Water Fill
CHECK DATE: 10/18/2022										
0076807-IN		09/29/2022	101822	344397	617.35	617.35	10/29/2022	INV	PD	Emissions Test Propane
CHECK DATE: 10/18/2022										
0076808-IN		09/30/2022	101822	344397	67.15	67.15	10/30/2022	INV	PD	Auger Grease Line Prop
CHECK DATE: 10/18/2022										
					1,010.30					
110857 RAYKOWSKI, JENNIFER										
10011793		09/30/2022	101822	344398	203.10	203.10	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
101616 RDO EQUIPMENT COMPANY										
P9385370		09/28/2022	101822	344399	513.00	513.00	10/28/2022	INV	PD	VACTOR HOSE
CHECK DATE: 10/18/2022										
110863 REED, JOSEPH										
2012355.002		09/30/2022	101822	344400	500.00	500.00	10/30/2022	INV	PD	REFUND DEPOSIT-WEDDING
CHECK DATE: 10/18/2022										PAYEE: REED, JOSEPH
107619 RIVERVIEW TERRACE MHP LLC										
2012354.002		09/30/2022	101822	344401	805.31	805.31	11/11/2022	INV	PD	RFD DAILY PASS DEALS (
CHECK DATE: 10/18/2022										

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101668 ROBBS ELECTRIC INC										
42700		10/03/2022	101822	344402	4,332.91	4,332.91	11/03/2022	INV	PD	Electric chiller-CCC
CHECK DATE: 10/18/2022										
101669 ROBERT HALF TECHNOLOGY										
60814534		10/03/2022	101822	344403	1,287.90	1,287.90	11/03/2022	INV	PD	BLDG INSP TEMP-KLEHR W
CHECK DATE: 10/18/2022										
60818387		10/03/2022	101822	344403	3,681.25	3,681.25	11/03/2022	INV	PD	PR TEMP-RADDATZ W/E 9/
CHECK DATE: 10/18/2022										
60854464		10/10/2022	101822	344403	1,287.90	1,287.90	11/10/2022	INV	PD	BLDG INSP TEMP-KLEHR W
CHECK DATE: 10/18/2022										
60857973		10/10/2022	101822	344403	3,633.75	3,633.75	11/10/2022	INV	PD	PR TEMP-RADDATZ W/E 10
CHECK DATE: 10/18/2022										
					9,890.80					
107494 ROBERT THOMAS HOMES										
1000005397-2022		09/30/2022	101822	344404	410.91	410.91	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
101673 ROCHESTER MIDLAND CORP										
INV00341875		09/25/2022	101822	344405	24.24	24.24	10/25/2022	INV	PD	FIREMAN'S PARK
CHECK DATE: 10/18/2022										
INV00343823		10/05/2022	101822	344405	1,585.92	1,585.92	11/04/2022	INV	PD	CITY HALL OCT 2022-SEP
CHECK DATE: 10/18/2022										
INV00344581		10/05/2022	101822	344405	1,203.16	1,203.16	11/04/2022	INV	PD	MSB OCT 2022-NOV 2023
CHECK DATE: 10/18/2022										
					2,813.32					
101737 SCHNECK, SONA										
105852		09/28/2022	101822	344406	99.13	99.13	10/28/2022	INV	PD	MILEAGE-BCA CONF-ST CL
CHECK DATE: 10/18/2022										
101744 SCOTT COUNTY TREASURER										
IN28800		09/28/2022	101822	344407	2,300.00	2,300.00	10/25/2022	INV	PD	FIRE/BURN TOWER TRNG-F
CHECK DATE: 10/18/2022										
110861 SERRANO, ERIC										

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10011792		09/30/2022	101822	344408	512.56	512.56	10/30/2022	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 10/18/2022										
104827 ROHN INDUSTRIES										
585120		10/03/2022	101822	344409	24.54	24.54	11/03/2022	INV	PD	Security Console
CHECK DATE: 10/18/2022										
104383 SIR LINES-A-LOT LLC										
H22-1020-001		09/30/2022	101822	344410	17,145.32	17,145.32	10/29/2022	INV	PD	LONG LINE STRIPING OF
CHECK DATE: 10/18/2022										
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC										
123694241-001		09/23/2022	101822	344411	1,493.51	1,493.51	10/23/2022	INV	PD	IRRIGATION SUPPLIES FO
CHECK DATE: 10/18/2022										
124214778-001		10/10/2022	101822	344411	1,012.00	1,012.00	11/15/2022	INV	PD	HERBICIDE FOR CITY PAR
CHECK DATE: 10/18/2022										
					2,505.51					
101828 SOUTHWEST NEWS MEDIA										
2167701		09/01/2022	101822	344412	62.48	62.48	10/20/2022	INV	PD	Zoning Ord Hearing-Nei
CHECK DATE: 10/18/2022										
2167702		09/01/2022	101822	344412	29.40	29.40	10/20/2022	INV	PD	AUAR for Kelzer Proper
CHECK DATE: 10/18/2022										
2168592		09/30/2022	101822	344413	399.99	399.99	10/20/2022	INV	PD	AD FOR GENERAL HIRING-
CHECK DATE: 10/18/2022										
2169120		09/29/2022	101822	344412	235.20	235.20	10/20/2022	INV	PD	2023 Special Services
CHECK DATE: 10/18/2022										
2169121		09/29/2022	101822	344412	62.48	62.48	10/20/2022	INV	PD	Final Site/Plan-Apt Bl
CHECK DATE: 10/18/2022										
2169122		09/29/2022	101822	344412	286.65	286.65	10/20/2022	INV	PD	Amend Zoning Ord-Real
CHECK DATE: 10/18/2022										
					1,076.20					
101850 STANTEC CONSULTING SERVICES INC										
1978547		09/15/2022	101822	344414	678.75	678.75	10/15/2022	INV	PD	JUN-MCKNIGHT WETLAND B
CHECK DATE: 10/18/2022										
1978549		09/15/2022	101822	344414	90.50	90.50	10/15/2022	INV	PD	JUN-MSA

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CHECK DATE: 10/18/2022										
1978550		09/15/2022	101822	344414	7,025.75	7,025.75	10/15/2022	INV	PD	JUN-RECORD PLAN/BASE M
CHECK DATE: 10/18/2022										
1978551		09/15/2022	101822	344414	1,528.92	1,528.92	10/15/2022	INV	PD	JUN-SW COMMUNITY PARK
CHECK DATE: 10/18/2022										
1978552		09/15/2022	101822	344414	124,311.96	124,311.96	10/15/2022	INV	PD	JUN-CREEK RD TRUNK SEW
CHECK DATE: 10/18/2022										
1978553		09/15/2022	101822	344414	2,611.75	2,611.75	10/15/2022	INV	PD	JUN-NE COLLECTOR IN SW
CHECK DATE: 10/18/2022										
1978554		09/15/2022	101822	344414	777.00	777.00	10/15/2022	INV	PD	JUN-2020 DT RECONSTRUC
CHECK DATE: 10/18/2022										
1978555		09/15/2022	101822	344414	3,840.00	3,840.00	10/15/2022	INV	PD	JUN-STORMWATER REVIEW-
CHECK DATE: 10/18/2022										
1978556		09/15/2022	101822	344414	9,252.32	9,252.32	10/15/2022	INV	PD	JUN-2021 DT ST RECONST
CHECK DATE: 10/18/2022										
1978557		09/15/2022	101822	344414	194.50	194.50	10/15/2022	INV	PD	JUN-CREEK RD IND ST &
CHECK DATE: 10/18/2022										
1978558		09/15/2022	101822	344414	14,333.23	14,333.23	10/15/2022	INV	PD	JUN-CLOVER RIDGE DR/FR
CHECK DATE: 10/18/2022										
1978559		09/15/2022	101822	344414	90.50	90.50	10/15/2022	INV	PD	JUN-SEMINARY FEN C2 RA
CHECK DATE: 10/18/2022										
1978560		09/15/2022	101822	344414	1,299.00	1,299.00	10/15/2022	INV	PD	JUN-WELL 7 WTP
CHECK DATE: 10/18/2022										
1978561		09/15/2022	101822	344414	28,533.86	28,533.86	10/15/2022	INV	PD	JUN-2022 DT RECONSTRUC
CHECK DATE: 10/18/2022										
1978562		09/15/2022	101822	344414	1,392.35	1,392.35	10/15/2022	INV	PD	JUN-2ND & PINE PKG LOT
CHECK DATE: 10/18/2022										
1978564		09/15/2022	101822	344414	4,061.70	4,061.70	10/15/2022	INV	PD	JUN-HUNDERTMARK ELEVAT
CHECK DATE: 10/18/2022										
1978565		09/15/2022	101822	344414	170.25	170.25	10/15/2022	INV	PD	JUN-MCKNIGHT WETLAND B
CHECK DATE: 10/18/2022										
1978567		09/15/2022	101822	344414	14,319.98	14,319.98	10/15/2022	INV	PD	JUN-GENERAL ENGINEERIN
CHECK DATE: 10/18/2022										
1978577		09/15/2022	101822	344414	5,751.42	5,751.42	10/15/2022	INV	PD	JUN-PAR 30 GOLF COURSE
CHECK DATE: 10/18/2022										
1978583		09/15/2022	101822	344414	1,420.50	1,420.50	10/15/2022	INV	PD	JUN-STORMWATER REVIEW-
CHECK DATE: 10/18/2022										

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1978585 CHECK DATE: 10/18/2022		09/15/2022	101822	344414	5,079.75	5,079.75	10/15/2022	INV	PD	JUN-STORMWATER REVIEW-
1978586 CHECK DATE: 10/18/2022		09/15/2022	101822	344414	477.75	477.75	10/15/2022	INV	PD	JUN-STORMWATER REVIEW-
1978587 CHECK DATE: 10/18/2022		09/15/2022	101822	344414	2,319.00	2,319.00	10/15/2022	INV	PD	JUN-STORMWATER REVIEW-
1978589 CHECK DATE: 10/18/2022		09/15/2022	101822	344414	3,024.00	3,024.00	10/15/2022	INV	PD	JUN-STORMWATER REVIEW-
1978592 CHECK DATE: 10/18/2022		09/15/2022	101822	344414	1,676.25	1,676.25	10/15/2022	INV	PD	JUN-STORMWATER REVIEW-
101888 STREICHERS					234,260.99					
I1585492 CHECK DATE: 10/18/2022		08/19/2022	101822	344415	67.93	67.93	09/29/2022	INV	PD	Duzan-name tags,patche
I1586000 CHECK DATE: 10/18/2022		08/23/2022	101822	344415	151.00	151.00	09/24/2022	INV	PD	Moore-alter/emb-Golf E
I1587236 CHECK DATE: 10/18/2022		08/29/2022	101822	344415	12.17	12.17	09/29/2022	INV	PD	Garcia-nameplate-Golf
I1589111 CHECK DATE: 10/18/2022		09/09/2022	101822	344415	7.99	7.99	10/21/2022	INV	PD	Moore-name tag-Golf Ex
I1589119 CHECK DATE: 10/18/2022		09/09/2022	101822	344415	18.98	18.98	10/21/2022	INV	PD	Heitkamp-hat, emb-Golf
I1589120 CHECK DATE: 10/18/2022		09/09/2022	101822	344415	18.98	18.98	10/21/2022	INV	PD	Brumm-hat, emb-Golf Ex
I1589121 CHECK DATE: 10/18/2022		09/09/2022	101822	344415	21.98	21.98	10/21/2022	INV	PD	Moore-insignia-Golf Ex
I1589244 CHECK DATE: 10/18/2022		09/12/2022	101822	344415	8.00	8.00	10/21/2022	INV	PD	Moore-alter-Golf Exper
I1589245 CHECK DATE: 10/18/2022		09/12/2022	101822	344415	230.00	230.00	10/21/2022	INV	PD	Name tags, alter/emb-G
I1589764 CHECK DATE: 10/18/2022		09/14/2022	101822	344415	1,549.74	1,549.74	10/14/2022	INV	PD	Rodriguez-Initial Issu
I1590769 CHECK DATE: 10/18/2022		09/20/2022	101822	344415	191.98	191.98	10/20/2022	INV	PD	Dulitz/Heitkamp-Initia
I1591215 CHECK DATE: 10/18/2022		09/22/2022	101822	344415	30.00	30.00	10/22/2022	INV	PD	Zachman-emb-Golf Exper

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I1592855 CHECK DATE: 10/18/2022		10/03/2022	101822	344415	557.96	557.96	11/06/2022	INV	PD	Rodriguez-Initial Issu
I1593576 CHECK DATE: 10/18/2022		10/06/2022	101822	344415	43.96	43.96	11/06/2022	INV	PD	Moore-Collar Insignia
I1593654 CHECK DATE: 10/18/2022		10/06/2022	101822	344415	110.00	110.00	11/06/2022	INV	PD	Duzan-alter/emb-Golf E
I1593702 CHECK DATE: 10/18/2022		10/06/2022	101822	344415	48.98	48.98	11/06/2022	INV	PD	Rodriguez-Initial Issu
101892 STUART C IRBY CO					3,069.65					
S012598337.002 CHECK DATE: 10/18/2022		10/10/2022	101822-2	344443	-302.46	-302.46	11/10/2022	CRM	PD	RUBBER GLOVE CREDIT
S012598337.004 CHECK DATE: 10/18/2022		10/13/2022	101822-2	344443	3,064.76	3,064.76	11/13/2022	INV	PD	RUBBER GLOVE REPLACEME
S013063662.001 CHECK DATE: 10/18/2022	220192	10/07/2022	101822-2	344443	3,960.00	3,960.00	11/06/2022	INV	PD	INST CT 1000.5 WIND, I
S013201130.001 CHECK DATE: 10/18/2022	220192	10/03/2022	101822-2	344443	1,222.50	1,222.50	11/02/2022	INV	PD	INST CT 1000.5 WIND, I
101894 SUBURBAN UTILITY SUPERINTENDENTS ASSN					7,944.80					
105906 CHECK DATE: 10/18/2022		10/03/2022	101822	344417	150.00	150.00	10/20/2022	INV	PD	ONE-DAY UTILITY SCHOOL
106847 SWANNIES GOLF APPAREL CO										
19274 CHECK DATE: 10/18/2022		06/22/2022	101822	344418	75.00	75.00	08/26/2022	INV	PD	FIXTURE-TC
101925 TALLMAN EQUIPMENT CO INC										
3332696 CHECK DATE: 10/18/2022		09/20/2022	101822	344419	1,256.46	1,256.46	10/20/2022	INV	PD	MEASURING/SHOTGUN STIC
101932 TAYLOR MADE GOLF CO INC										
35875838 CHECK DATE: 10/18/2022		04/28/2022	101822	344420	76.00	76.00	10/01/2022	INV	PD	DEMO/RENTALS

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110312	TEL MANUFACTURING & ENGINEERING OF AMERICA									
266670000-2022-1		10/06/2022	101822	344421	2,160.00	2,160.00	11/10/2022	INV	PD	SEP REBATE-BUSINESS LI
CHECK DATE: 10/18/2022										
266670000-2022-2		10/05/2022	101822	344421	500.00	500.00	11/10/2022	INV	PD	SEP REBATE-ELEC CAR CH
CHECK DATE: 10/18/2022										
109280	THE HOME DEPOT				2,660.00					
B22-10329		10/10/2022	101822	344422	95.00	95.00	11/10/2022	INV	PD	Refund Building Permit
CHECK DATE: 10/18/2022										
109544	THOMAS-KVIDERA, DEAN									
2012367.002		10/05/2022	101822	344423	80.10	80.10	11/05/2022	INV	PD	RFD AOA MEMBERSHIP AUG
CHECK DATE: 10/18/2022										PAYEE: THOMAS-KVIDERA, DEANN
101964	PMT EMBROIDERY LLC									
19284		09/29/2022	101822	344424	154.00	154.00	10/29/2022	INV	PD	Schneck Uniform
CHECK DATE: 10/18/2022										
19285		09/29/2022	101822	344424	169.00	169.00	10/29/2022	INV	PD	Melberg Uniform
CHECK DATE: 10/18/2022										
19286		09/29/2022	101822	344424	176.00	176.00	10/29/2022	INV	PD	Hunter Uniform-Initial
CHECK DATE: 10/18/2022										
104908	TIMESAVER OFF SITE SECRETARIAL INC				499.00					
M27636		09/29/2022	101822	344425	1,325.50	1,325.50	10/29/2022	INV	PD	Aug/Sep Council/EDA, P
CHECK DATE: 10/18/2022										
101989	TOWN & COUNTRY GLASS INC									
13071		10/05/2022	101822	344426	1,303.40	1,303.40	11/05/2022	INV	PD	WINDOWS/REPAIRS MSB &
CHECK DATE: 10/18/2022										
101995	TRANE									
313015721		10/03/2022	101822	344427	841.00	841.00	11/03/2022	INV	PD	CITY HALL QTR4 CHILLER
CHECK DATE: 10/18/2022										
102027	TWIN CITIES & WESTERN RAILROAD CO									

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M900349-IN		09/26/2022	101822	344428	93.75	93.75	10/26/2022	INV	PD	OH LINE RXR CROSSING 0
CHECK DATE: 10/18/2022										
106577 TWIN CITY HARDWARE COMPANY INC										
PSI2145442		09/26/2022	101822	344429	1,300.90	1,300.90	10/26/2022	INV	PD	NEW DOOR HARDWARE
CHECK DATE: 10/18/2022										
110053 TX CHILD SUPPORT SDU										
PR1007220012725283		10/07/2022	101122	344240	147.69	147.69	10/07/2022	INV	PD	100722 Payroll - Child
CHECK DATE: 10/11/2022										
102064 US BANK										
6667564		09/23/2022	101822	344430	500.00	500.00	10/23/2022	INV	PD	2017A PAYING AGENT FEE
CHECK DATE: 10/18/2022										
6667783		09/23/2022	101822	344430	500.00	500.00	10/23/2022	INV	PD	2020C PAYING AGENT FEE
CHECK DATE: 10/18/2022										
6667785		09/23/2022	101822	344430	500.00	500.00	10/23/2022	INV	PD	2020D PAYING AGENT FEE
CHECK DATE: 10/18/2022										
6673508		09/23/2022	101822	344430	1,700.00	1,700.00	10/23/2022	INV	PD	2020E TRUSTEE FEES
CHECK DATE: 10/18/2022										
					3,200.00					
104522 US FOODS INC										
4452281		09/27/2022	101822	344431	338.07	338.07	10/27/2022	INV	PD	OAK 19 TOWELS & TP
CHECK DATE: 10/18/2022										
4563455		09/30/2022	101822	344431	248.64	248.64	10/30/2022	INV	PD	TOWELS & SOAP-TC
CHECK DATE: 10/18/2022										
					586.71					
102061 USA BLUE BOOK										
118588		09/21/2022	101822	344432	216.88	216.88	10/21/2022	INV	PD	HYDRANT METER PARTS
CHECK DATE: 10/18/2022										
110799 VERIZON CONNECT FLEET USA LLC										
312000032304		10/03/2022	100622	344233	279.20	279.20	11/02/2022	INV	PD	Data Processing - GPS
CHECK DATE: 10/06/2022										
102102 VERIZON WIRELESS										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9916513152		09/23/2022	100622	344234	579.18	579.18	10/15/2022	INV	PD	SEP CRADLEPOINTS
CHECK DATE: 10/06/2022										
102227 ONVOY LLC										
0009426221001		10/01/2022	101322	344245	406.03	406.03	10/25/2022	INV	PD	OCT EDU CTR INTERNET/E
CHECK DATE: 10/13/2022										
0009486221001		10/01/2022	101322	344245	1,015.08	1,015.08	10/25/2022	INV	PD	OCT CITY HALL ETHERNET
CHECK DATE: 10/13/2022										
102133 WAGNER PRESS & GRAPHICS					1,421.11					
35771		09/21/2022	101822	344433	63.00	63.00	10/21/2022	INV	PD	Business cards-Isaacso
CHECK DATE: 10/18/2022										
35787		09/26/2022	101822	344433	147.00	147.00	10/16/2022	INV	PD	Recruitment Brochures
CHECK DATE: 10/18/2022										
102146 WATER SPECIALTY OF MINNESOTA INC					210.00					
12808		10/05/2022	101822	344434	2,519.42	2,519.42	11/05/2022	INV	PD	Pool Chemicals
CHECK DATE: 10/18/2022										
102157 MICHAEL P WELLENS										
7482		10/06/2022	101822	344435	3,278.25	3,278.25	11/06/2022	INV	PD	SAVANNA OAKS PK SILT F
CHECK DATE: 10/18/2022										
102166 WESCO DISTRIBUTION INC										
119858		09/29/2022	101822	344436	2,110.78	2,110.78	10/29/2022	INV	PD	WARNING STICKERS
CHECK DATE: 10/18/2022										
124740	220191	10/05/2022	101822	344436	3,705.30	3,705.30	11/06/2022	INV	PD	6 = SWITCH OH 900AMP S
CHECK DATE: 10/18/2022										
125375		10/06/2022	101822	344436	227.25	227.25	11/06/2022	INV	PD	WIRE TAGS
CHECK DATE: 10/18/2022										
103153 WEST COAST TRENDS INC					6,043.33					
40660112		09/23/2022	101822	344437	185.24	185.24	10/23/2022	INV	PD	RESALE
CHECK DATE: 10/18/2022										

Report generated: 10/13/2022 15:08
 User: 8482mrob
 Program ID: apinvlst

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102174 WHEELER HARDWARE COMPANY										
SPI134467		10/03/2022	101822	344438	151.13	151.13	11/02/2022	INV	PD	KEYS
CHECK DATE: 10/18/2022										
102189 WM MUELLER & SONS										
281343		09/26/2022	101822	344439	186.93	186.93	10/25/2022	INV	PD	POTHOLE PATCHING
CHECK DATE: 10/18/2022										
281397		09/27/2022	101822	344439	323.89	323.89	10/25/2022	INV	PD	TOP DRESS SAND COMMUNI
CHECK DATE: 10/18/2022										
281693		10/05/2022	101822	344439	167.48	167.48	11/25/2022	INV	PD	POTHOLE PATCHING
CHECK DATE: 10/18/2022										
					678.30					
110850 BRENDA ZACHRISON										
0000016		09/22/2022	101822	344440	150.00	150.00	10/22/2022	INV	PD	Adaptive Program- Llam
CHECK DATE: 10/18/2022										
110387 ZAPPA, TONY										
105813		09/27/2022	101822	344441	29.26	29.26	10/27/2022	INV	PD	MILEAGE-CERT BLDG OFFI
CHECK DATE: 10/18/2022										
102231 ZIEGLER INC										
CM000075263		07/26/2022	101822	344442	-1,083.34	-1,083.34	08/26/2022	CRM	PD	#141 STREET - CREDIT
CHECK DATE: 10/18/2022										
S1000233187	220103	09/27/2022	101822	344442	12,512.58	12,512.58	10/27/2022	INV	PD	CIRCUIT BREAKER FOR BL
CHECK DATE: 10/18/2022										
SI000233989		09/27/2022	101822	344442	249.61	249.61	10/27/2022	INV	PD	MSB GENERATOR DIAGNOSI
CHECK DATE: 10/18/2022										
SI000237618		10/05/2022	101822	344442	1,809.34	1,809.34	11/10/2022	INV	PD	MSB GENERATOR
CHECK DATE: 10/18/2022										
394 INVOICES					3,435,055.01					

** END OF REPORT - Generated by Michelle Robbin **

VENDOR INVOICE LIST

Electronic Payments

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100385 CHASKA FIRE DEPT RELIEF ASSN										
2022/1003 AID CHECK DATE: 10/03/2022		10/03/2022	100322	3424	202,041.59	202,041.59	10/03/2022	DIR	PD	REMIT FIRE AID TO CFDR
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY										
105955 CHECK DATE: 10/12/2022		10/07/2022	101222	3434	6,620.60	6,620.60	10/12/2022	DIR	PD	100722 Payroll - HCSP
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY										
105956 CHECK DATE: 10/11/2022		10/07/2022	101122-2	3433	850.00	850.00	10/11/2022	DIR	PD	100722 Payroll - MNDCP
101756 MII LIFE INCORPORATED										
40382542 CHECK DATE: 10/05/2022		10/04/2022	100522	3425	2,587.96	2,587.96	10/05/2022	DIR	PD	10/5/22 FSA REIMB-HEAL
40389407 CHECK DATE: 10/12/2022		10/11/2022	101222	3435	245.34	245.34	10/12/2022	DIR	PD	10/12/22 FSA REIMB-HEA
					2,833.30					
100927 INTERNAL REVENUE SERVICE										
105949 CHECK DATE: 10/07/2022		10/07/2022	100722	3428	150,513.98	150,513.98	10/07/2022	DIR	PD	100722 Payroll - SS, M
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES										
105950 CHECK DATE: 10/11/2022		10/07/2022	101122-2	3432	29,558.25	29,558.25	10/11/2022	DIR	PD	100722 Payroll - MN St
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)										
105951 CHECK DATE: 10/07/2022		10/07/2022	100722	3429	15,457.43	15,457.43	10/07/2022	DIR	PD	100722 Payroll - 457 C
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)										
105954 CHECK DATE: 10/07/2022		10/07/2022	100722	3431	5,152.58	5,152.58	10/07/2022	DIR	PD	100722 Payroll - Roth
104668 OPTUM BANK INC										

Report generated: 10/13/2022 14:00
 User: 8482mrob
 Program ID: apinvlst

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105953		10/07/2022	100622-2	3427	16,390.35	16,390.35	10/07/2022	DIR	PD	100722 Payroll - HSA C
CHECK DATE: 10/06/2022										
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION										
105952		10/07/2022	100722	3430	107,093.08	107,093.08	10/07/2022	DIR	PD	100722 Payroll - PERA
CHECK DATE: 10/07/2022										
101973 CARVER COUNTY TITLE MANAGEMENT INC										
PARCEL 6 HWY 41		09/30/2022	WIRE_001	3426	6,530.00	6,530.00	10/06/2022	DIR	PD	MOSELLE HOLDINGS TEMP
CHECK DATE: 10/06/2022										
WABASH-CREEK RD		09/21/2022	092922-3	3423	55,331.25	55,331.25	09/29/2022	DIR	PD	WABASH CHASKA FARMS EA
CHECK DATE: 09/29/2022										
102066 US BANK					61,861.25					
2022/10/01 DS-1		09/29/2022	092922-3	3421	395,987.50	395,987.50	09/29/2022	DIR	PD	US B-DS PMT DUE 10/1/2
CHECK DATE: 09/29/2022										
2022/10/01 DS-2		09/29/2022	092922-3	3422	224,242.50	224,242.50	09/29/2022	DIR	PD	US B-DS PMT DUE 10/1/2
CHECK DATE: 09/29/2022										
15 INVOICES					1,218,602.41					

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report

October 17, 2022

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for over the next several weeks:

October 17th: We **will not** be having a Work Session prior to the meeting on Monday. Instead, we will start at 7 pm with our regular meeting. We will have items on the meeting coming from the Planning Commission along with consideration of extension of our Power Purchase Agreement with MMPA.

October 31st: As this is the 5th Monday of the month, and Halloween, we are not planning on having a Council meeting or Work Session on this night.

November 7th: We will have a Work Session from 5:30-7 on this night to go over Budget discussions on our Utility Enterprise Funds, including Electric, Storm Water, Water and Sewer. Following the meeting we will have a regular Council meeting.

November 21st: We will have a Work Session from 5:30-7 on this night to go over the Budget Discussions from our Recreational Enterprise Funds including the Chaska Town Course, Chaska Community Center and the Curling and Event Center. We will have a regular meeting to follow.

I should also note that we will need to have a special meeting called after the election to canvass our local election results for our Mayoral and Council Seats. This meeting needs to occur prior to the November 21st meeting, thus requiring a special meeting. At this point we are targeting the evening of Thursday, November 17th at 5:30 pm. We will be discussing more as we get closer to this time.

If you have any questions, or are unable to attend, please let me know.

UPDATE ON COSTCO/CONTINENTAL TOWNHOME PROJECT

As I shared in my last bi-weekly, over the past several weeks Staff has been working hard to get the details of the Costco/Continental project completed to allow the project to be able to move forward to closing and allow development work to move forward on the project. As I last shared, two weeks ago the developer of the project was able to get the plat and all City Development Agreements moved forward and recorded with the County, thus allowing the closing with Costco and Continental to move forward. While there were last minute details that needed to be addressed with our Abatement Agreement last week, and details to work through

between the developer and the eventual owners of the site, they were able to move forward late last Friday to close on the site, thus allowing the project to move forward. With that having occurred, we did see the first sign of work on the site occurring right away at the beginning of the week with the clearing of the site, with grading activities expected to be starting within the next several days.

Based on the project starting now, it is the goal and anticipation that Costco would like to be able to open their doors approximately 1 years from now. If the weather cooperates this fall to allow for all site work and utilities to be installed, we would expect that in early spring Costco would take over their portion of the site and start construction of their building. You would also see the round-about being constructed on Highway 41 starting in early summer, with the goal of having that completed by Labor Day of next year. The round-about would need to be completed for a Certificate of Occupancy to be provided to either Costco or Continental.

At the meeting this upcoming Monday, you will see the final form of the tax abatement agreement coming back for final approval, along with MnDOT's approved plans for the round-about, which we will also have to approve.

If you have any questions on any of this, please feel free to contact me.

UPDATE ON COMMUNITY CENTER MASTER PLAN COMMITTEE

I wanted to take this opportunity to give Council an update on where we are at in the CCC Master Planning process. Over the past several months, the Task Force and our consultants at Perkins and Will have been working to gather input from the community, CCC members, Task Force members, Open House, etc... regarding understanding perceptions of needs within the facility itself. The consultant has also been working to pull together quantitative data on the facility, demographics, national trends, etc... to help inform the process.

Having all this baseline information pulled together, the Task Force at their last meeting were able to finalize the objectives/guiding principals of the study and what areas will be the highest priority areas of the facility to focus on as we move forward in developing the concepts plans for the facility moving forward.

With this information, the architects are now moving forward with developing multiple concept designs for the Task Force to review, which will occur at their next meeting on November 30th. This will be the first time the Task Force will see comprehensive architectural concepts to critique and to measure how the concepts measure against the objectives of the study. These discussions will help narrow down what concepts the Task Force want to see move forward, which will eventually lead to costing of the options and plans for how to get feedback from the public on the concept(s) that are developed.

One thing to note from the feedback that we have received from the public thus far, and through our Task Force process, is that the feedback from different groups has been consistent. Most people who have provided input and identified the key areas to focus on in the study have been consistent about what they see as the major areas that need to receive attention and will provide the most value to invest into as we move forward. This is a real positive as we strive to develop a plan that is appealing to many different perspectives in the community.

If anybody has any questions on this process, please feel free to let me know.

2023 RIVER CITY DAYS DISCUSSIONS

As we have talked about over the summer, with the construction occurring on Highway 41 next summer, it will be difficult to have any major community gathering events in City Square Park during the summer of 2023 because of access and parking issues. Since this is the case, Staff has been working to utilize next summer as a time period to do some much-needed revitalization work in City Square Park, including rehabilitation of the Gazebo itself.

Because of this, there will be a need to move the normal events we have in City Square during the summer, including the River City Days celebration. I did want to share that Brian Jung and I were able to have initial discussions with the leadership of the River City Days event this past week to talk about an alternative location for next summer. After discussing, all agreed that the best place for us to move the celebration for next summer will be over to Lion's Park, as some of the basic infrastructure, space and parking exist in the area that could accommodate the festival on a temporary basis. We also think that with the street network system in the area that moving things such as the parade is feasible and keep people going to the parade close to the festivities occurring in the park.

Over the next several weeks we will be hammering out details of what needs to occur to make this a successful transition. We are confident after our conversation with the River City Days Committee that although there are disruptions with street reconstruction occurring that everyone is committed to keeping the celebration moving forward next summer and that Lion's Park is a good place to make this happen.

If there are any questions about this, please let me know.

UPCOMING EVENTS IN THE COMMUNITY

Below is a list of the upcoming events in Chaska:

- Trail of Fun Event: October 15th from 5-8 pm at Chaska Athletic Park
- Halloween Jamboree: October 29th from 4-6 pm at the CCC

If you have any questions about these upcoming events, please let me know.

City of Chaska Memorandum

To: Administration, Mayor, and City Council

**From: Lisa Nelson
Controller**

Date: October 14, 2022

**RE: Financial Reports –
Year-To-Date (YTD) Ending August 31, 2022**

FINACIAL REPORTS

Enclosed are year-to-date financial reports as of August 31, 2022.

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 08/31/21. 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 August.
- YTD vendor payments that:
 - 1) were previously approved by the City Council, or
 - 2) are pending approval by the Council at the October 17th meeting.

These draft reports do not include the following revenues and expenditures/expenses:

- General investment earnings revenue (allocated at year-end)
- Depreciation expense (recorded at year-end)

GENERAL FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 08/31/2022 AND 08/31/2021

	2022				PERCENT OF BUDGET RECEIVED/ EXPENDED	2021 ACTUAL AS OF 8/31/2021
	BUDGETED AMOUNTS		ACTUAL AS OF	VARIANCE WITH		
	ORIGINAL	AMENDED	8/31/2022	AMENDED BUDGET		
REVENUES:						
Property Taxes *	\$ 8,446,549	\$ 8,446,549	\$ 4,436,290	\$ (4,010,259)	53%	\$ 4,073,236
Franchise Fees (Cable TV & Gas)	753,000	753,000	385,092	(367,908)	51%	384,135
Licenses	190,730	190,730	175,158	(15,572)	92%	172,294
Permits:						
Building	1,035,098	1,035,098	1,381,986	346,888	134%	1,006,563
Other Permits	35,798	35,798	26,413	(9,385)	74%	13,663
Intergovernmental:						
Federal	-	-	-	-		28,761
State	574,277	574,277	159,146	(415,131)	28%	168,536
Regional, County, School & Local	163,170	163,170	71,487	(91,683)	44%	102,344
Charges For Services:						
General Government	149,300	149,300	143,600	(5,700)	96%	71,012
Public Safety	56,337	56,337	41,546	(14,791)	74%	41,886
Public Works	14,260	14,260	16,444	2,184	115%	85,745
Parks & Recreation	276,464	276,464	249,365	(27,099)	90%	154,576
Administrative Charges **	5,159,173	5,159,173	3,418,303	(1,740,870)	66%	4,656,135
Fines And Forfeitures	40,223	40,223	23,479	(16,744)	58%	24,054
Investment Earnings	22,000	22,000	(5,112)	(27,112)	-23%	(773)
Other Revenue	178,350	178,350	198,749	20,399	111%	155,722
TOTAL REVENUES	17,094,729	17,094,729	10,721,946	(6,372,783)	63%	11,137,889
EXPENDITURES:						
General Government:						
Mayor & Council	182,008	182,008	81,712	100,296	45%	71,086
Communications	52,008	52,008	28,996	23,012	56%	41,002
Administration	890,488	890,488	627,095	263,393	70%	525,790
Human Resources	462,916	462,916	317,427	145,489	69%	247,700
Elections	38,905	38,905	10,575	28,330	27%	-
Finance/Admin Services	1,760,400	1,760,400	1,110,623	649,777	63%	1,055,399
Information Services & Fiber Sys.	1,315,842	1,315,842	908,676	407,166	69%	793,440
Legal - City Attorney	100,000	100,000	163,202	(63,202)	163%	80,620
Community Development	380,392	380,392	342,702	37,690	90%	212,614
Engineering	547,244	547,244	353,866	193,378	65%	324,811
Government Buildings	203,720	203,720	189,323	14,397	93%	159,750
Facility Maintenance	681,240	681,240	396,476	284,764	58%	276,779
Total General Government	6,615,163	6,615,163	4,530,673	2,084,490	68%	3,788,991
Public Safety:						
Police	5,579,740	5,584,740	3,780,872	1,803,868	68%	3,419,009
Fire	2,280,515	2,280,515	1,395,142	885,373	61%	1,437,021
Building Inspections (Comm.Dev)	755,775	755,775	583,816	171,959	77%	543,733
Civil Defense	5,785	5,785	332	5,453	6%	2,880
COVID-19	-	-	-	-		7,726
Total Public Safety	8,621,815	8,626,815	5,760,162	2,866,653	67%	5,410,369
Public Works:						
Administration	427,833	427,833	273,023	154,810	64%	294,465
Streets & Alleys	1,934,186	1,934,186	1,314,442	619,744	68%	893,073
Snow Removal	267,799	267,799	185,297	82,502	69%	262,708
Signs	11,438	11,438	1,337	10,101	12%	2,596
Municipal Services/Building	236,164	236,164	119,657	116,507	51%	156,108
Tree Maintenance	40,843	40,843	43,464	(2,621)	106%	31,908
Total Public Works	2,918,263	2,918,263	1,937,220	981,043	66%	1,640,858
Parks & Recreation:						
Administration	691,010	691,010	510,229	180,781	74%	347,180
Community Events	62,100	62,100	48,171	13,929		-
Programs (Youth/Teen/Adult/Sr.)	421,068	421,168	189,346	231,822	45%	174,624
Beach/Firemen's Park	103,983	104,983	94,186	10,797	90%	95,714
Hockey & Skating Rinks	11,629	11,629	7,348	4,281	63%	1,071
Park Maintenance	1,186,745	1,186,745	965,801	220,944		1,024,617
Total Parks & Recreation	2,476,535	2,477,635	1,815,081	662,554	73%	1,643,206
Unallocated	734,553	378,453	1,467	376,986	0%	54,088
Debt Service	3,400	3,400	18,039	(14,639)		2,279
TOTAL EXPENDITURES	21,369,729	21,019,729	14,062,642	6,957,087	67%	12,539,791
OTHER FINANCING SOURCES (USES):						
Transfers In	4,630,000	4,630,000	2,898,210	(1,731,790)	63%	2,900,000
Transfers Out	(355,000)	(705,000)	-	705,000		(280,000)
NET TRANSFERS	4,275,000	3,925,000	2,898,210	(1,026,790)		2,620,000
NET CHANGE IN FUND BALANCES	\$ -	\$ -	\$ (442,486)	\$ (442,486)		\$ 1,218,098

* Tax settlements are received from Carver County in June/July and December.

** Annual administrative charges are being allocated monthly in 2022. They were recorded earlier in 2021.

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 8/31/2022 AND 8/31/2021

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2021
REVENUES:					
Property Taxes *	\$ 6,000	\$ 3,161	\$ (2,839)	53%	\$ 3,158
Charges For Services/Lot Sales	2,400	1,200	(1,200)	50%	3,000
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	4,361	(4,339)	50%	6,158
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	8,500	9,452	(952)	111%	7,080
Capital Outlay	5,000	-	5,000	0%	-
TOTAL EXPENDITURES	13,500	9,452	4,048	70%	7,080
NET CHANGE IN FUND BALANCES	\$ (4,800)	\$ (5,091)	\$ (291)		\$ (922)

* Tax settlements are received from Carver County in June/July and December.

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 08/31/22 AND 08/31/21

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET	% RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2021
REVENUES:					
Property Taxes *	\$ 182,989	\$ 96,661	\$ (86,328)	53%	\$ 89,724
Intergovernmental	-	-	-	0%	-
Charges For Services	172,500	115,000	(57,500)	67%	167,435
Special Assessments	40,000	23,611	(16,389)	59%	21,189
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Leases/Rent	32,400	21,826	(10,574)	67%	21,452
Other Revenue	-	21,390	21,390		-
TOTAL REVENUES	422,489	278,488	(144,001)	66%	299,800
EXPENDITURES:					
Current:					
Administration:					
Professional Services	23,289	850	22,439	4%	843
Other Charges and Special Events	52,318	7,099	45,219	14%	9,812
Administrative Fees	266,300	177,533	88,767	67%	258,530
Economic Development Projects/Programs:					
Professional Services	-	44,016	(44,016)		52,830
Other Charges and Special Events	60,882	9,351	51,531	15%	-
Debt Service:					
Principal - Promissory Note	16,800	-	16,800	0%	9,061
Interest - Promissory Note	2,900	-	2,900	0%	2,139
TOTAL EXPENDITURES	422,489	238,849	183,640	57%	333,215
NET CHANGE IN FUND BALANCES	\$ -	\$ 39,639	\$ 39,639		\$ (33,415)

* Tax settlements are received from Carver County in June/July and December.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 08/31/2022 AND 08/31/21

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2021
REVENUES:					
Property Taxes *	\$ 3,751,317	\$ 509,484	\$ (3,241,833)	14%	\$ 208,092
Intergovernmental	188,000	-	(188,000)		-
Charges For Services	30,500	10,502	(19,998)	34%	4,000
Interest Earnings	-	39,586	39,586		47,030
Leases (tower)	106,000	110,321	4,321	104%	111,876
Donations/Contributions	-	3,552	3,552		2,000
TOTAL REVENUES	4,075,817	673,445	(3,402,372)	17%	372,998
EXPENDITURES:					
Current:					
General Government	10,000	15,214	(5,214)		-
Public Safety	188,000	-	188,000		-
Public Works	-	4,697	(4,697)		-
Debt Service:					
Issuance Costs & Fiscal Agent Fees	50,000	-	50,000		-
Capital Outlay:					
Furniture And Equipment					
Communications	36,500	-	36,500	0%	-
Admin. Services-Finance	13,000	-	13,000	0%	-
Admin. Services-Information Technology	44,000	48,243	(4,243)	110%	37,961
Police	151,000	-	151,000	0%	163,132
Fire	265,000	170,235	94,765	64%	317,358
Building Inspections	52,000	-	52,000	0%	-
Public Works	220,000	177,724	42,276	81%	93,698
TOTAL EXPENDITURES	1,029,500	416,113	613,387	40%	612,149
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,046,317	257,332	(2,788,985)		(239,151)
OTHER FINANCING SOURCES (USES):					
Transfers In	28,000	28,000	-	100%	-
Transfers Out	(3,511,317)	(211,803)	3,299,514	6%	-
Bonds Issued	437,000	-	(437,000)	0%	-
Sale of Capital Assets	-	32,174	32,174		6,075
TOTAL OTHER FINANCING SOURCES (USES)	(3,046,317)	(151,629)	2,894,688		6,075
NET CHANGE IN FUND BALANCES	\$ -	\$ 105,703	\$ 105,703		\$ (233,076)

* Tax settlements are received from Carver County in June/July and December.

ELECTRIC FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 8/31/2022 AND 8/31/2021

	2022			PERCENT OF BUDGET	2021
	BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 8/31/2021
OPERATING REVENUES:					
Residential Sales	\$ 10,063,000	\$ 6,573,687	\$ (3,489,313)	65%	\$ 7,057,552
Senior Sales	598,000	378,483	(219,517)	63%	423,873
Commercial Sales	1,149,000	728,420	(420,580)	63%	771,204
Industrial Sales	28,718,000	20,262,507	(8,455,493)	71%	20,585,645
Intradepartmental	792,000	750,646	(41,354)	95%	826,662
Electric Service Charges	1,789,000	8,733,245	6,944,245	488%	3,407,889
Other Sales	183,000	412,197	229,197	225%	112,225
TOTAL OPERATING REVENUES	43,292,000	37,839,185	(5,452,815)	87%	33,185,050
OPERATING EXPENSES:					
Purchased Power	26,859,000	25,968,798	890,202	97%	21,963,389
Distribution:					
Personnel Services	1,871,498	1,169,648	701,850	62%	1,170,666
Supplies, Services & Other Charges	645,672	611,989	33,683	95%	410,078
Administration:					
Personnel Services	388,046	208,518	179,528	54%	141,302
Supplies, Services & Other Charges *	3,108,138	2,088,662	1,019,476	67%	2,973,384
Utility Billing:					
Personnel Services	345,507	220,401	125,106	64%	163,994
Supplies, Services & Other Charges	339,939	256,530	83,409	75%	187,234
Conservation Programs	675,973	243,414	432,559	36%	245,245
Capital Outlay	600,000	319,485	280,515	53%	549,150
TOTAL OPERATING EXPENSES	34,833,773	31,087,445	3,746,328	89%	27,804,442
OPERATING INCOME	8,458,227	6,751,740	(1,706,487)		5,380,608
NON-OPERATING REVENUES:					
Investment Earnings	16,700	(4,472)	(21,172)	-27%	(2,161)
Intergovernmental	-	96	96		119
TOTAL NON-OPERATING REVENUES	16,700	(4,376)	(21,076)		(2,042)
NON-OPERATING EXPENSES:					
Debt Service - Principal	526,479	-	526,479	0%	2,160,000
Debt Service - Interest	308,725	67,344	241,381	22%	129,244
Debt Service - Agent Fees	450	500	(50)		850
TOTAL NON-OPERATING EXPENSES	835,654	67,844	767,810	8%	2,290,094
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	7,639,273	6,679,520	(959,753)		3,088,472
CAPITAL CONTRIBUTIONS	-	287,037	287,037		95,284
TRANSFERS IN (OUT):					
Transfers In	-	-	-		41,463
Transfers (Out)	(6,906,000)	(4,582,210)	2,323,790		(4,677,000)
TOTAL TRANSFERS IN (OUT)	(6,906,000)	(4,582,210)	2,323,790		(4,635,537)
CHANGE IN NET POSITION	\$ 733,273	\$ 2,384,347	\$ 1,651,074		\$ (1,451,781)

* Administrative charges are being allocated earlier in 2022 than they were in 2021

WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 8/31/2022 AND 8/31/2021

	2022				PERCENT OF BUDGET	2021
	ORIGINAL BUDGET	AMENDED BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2021
OPERATING REVENUES:						
Residential Sales	\$ 1,767,000	\$ 1,767,000	\$ 1,288,922	\$ (478,078)	73%	\$ 1,358,443
Commercial Sales	1,191,000	1,191,000	883,826	(307,174)	74%	821,378
Industrial Sales	420,000	420,000	277,348	(142,652)	66%	288,611
Other Sales	493,040	493,040	556,579	63,539	113%	411,352
TOTAL OPERATING REVENUES	3,871,040	3,871,040	3,006,675	(864,365)	78%	2,879,784
OPERATING EXPENSES:						
Pumping	263,282	263,282	242,612	145,655	92%	273,695
Treatment	324,341	324,341	280,228	189,585	86%	250,545
Distribution:						
Personnel Services	515,846	535,846	329,725	206,121	62%	334,805
Supplies, Services & Other Charges	372,275	372,275	121,889	250,386	33%	190,488
Administration:						
Personnel Services	128,327	128,327	84,967	43,360	66%	82,817
Supplies, Services & Other Charges *	666,734	666,734	433,593	233,141	65%	624,973
Utility Billing:						
Personnel Services	74,036	74,036	48,515	25,521	66%	81,998
Supplies, Services & Other Charges	67,159	67,159	58,018	9,141	86%	47,194
Capital Outlay	692,500	692,500	594,922	97,578	86%	209,566
TOTAL OPERATING EXPENSES	3,104,500	3,124,500	2,194,469	1,200,488	70%	2,096,081
OPERATING INCOME	766,540	746,540	812,206	336,123	109%	783,703
NON-OPERATING REVENUES:						
Investment Earnings	13,300	13,300	(3,209)	(16,509)	-24%	(719)
Intergovernmental	-	-	788	788		4,810
Lease - Bountiful Basket	31,200	31,200	20,779	(10,421)	67%	20,419
TOTAL NON-OPERATING REVENUES	44,500	44,500	18,358	(26,142)	41%	24,510
NON-OPERATING EXPENSES:						
Debt Service - Principal	933,111	933,111	133,035	800,076	14%	95,439
Debt Service - Interest	154,944	154,944	78,777	76,167	51%	265,341
Issuance Costs & Fiscal Agent Fees	-	-	60	(60)		60
Old Water Treatment Plant/Bountiful Basket	1,911	1,911	1,640	271		752
TOTAL NON-OPERATING EXPENSES	1,089,966	1,089,966	213,512	876,454	20%	361,592
INCOME (LOSS) BEFORE TRANSFERS	(278,926)	(298,926)	617,052	1,186,435		446,621
TRANSFERS IN (OUT):						
Transfers In	465,000	465,000	-	(465,000)		-
Transfers (Out)	(117,000)	(117,000)	(117,000)	-		(43,504)
NET TRANSFERS IN (OUT)	348,000	348,000	(117,000)	(465,000)		(43,504)
CHANGE IN NET POSITION	\$ 69,074	\$ 49,074	\$ 500,052	\$ 721,435		\$ 403,117

* Administrative charges are being allocated earlier in 2022 than they were in 2021.

SEWER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 8/31/2022 AND 8/31/2021

	2022				PERCENT OF BUDGET RECEIVED/ EXPENDED	2021 ACTUAL AS OF 8/31/2021
	ORIGINAL BUDGET	AMENDED BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET		
OPERATING REVENUES:						
Residential Sales	\$ 1,824,800	\$ 1,824,800	\$ 1,084,258	\$ (740,542)	59%	\$ 1,057,951
Commercial Sales	1,143,800	1,143,800	781,240	(362,560)	68%	698,785
Industrial Sales	1,343,900	1,343,900	970,662	(373,238)	72%	837,652
Other Sales	859,950	859,950	878,817	18,867	102%	699,164
TOTAL OPERATING REVENUE	5,172,450	5,172,450	3,714,977	(1,457,473)	72%	3,293,552
OPERATING EXPENSES:						
Pumping	25,960	25,960	10,043	15,917	39%	10,077
Treatment	3,072,288	3,072,288	2,304,207	768,081	75%	2,034,988
Collection:						
Personnel Services	515,849	535,849	329,657	206,192	62%	334,474
Supplies, Services & Other Charges	217,804	217,804	81,097	136,707	37%	92,036
Administration:						
Personnel Services	128,325	128,325	84,968	43,357	66%	82,817
Supplies, Services & Other Charges *	652,495	652,495	427,733	224,762	66%	622,653
Utility Billing:						
Personnel Services	74,036	74,036	48,318	25,718	65%	81,998
Supplies, Services & Other Charges	62,532	62,532	57,247	5,285	92%	44,554
Capital Outlay	172,000	172,000	637	171,363	0%	17,848
TOTAL OPERATING EXPENSES	4,921,289	4,941,289	3,343,907	1,597,382	68%	3,321,445
OPERATING INCOME	251,161	231,161	371,070	139,909		(27,893)
NON-OPERATING REVENUES:						
Investment Earnings	6,700	6,700	-	(6,700)	0%	(114)
Intergovernmental	-	-	49	49		75
TOTAL NON-OPERATING REVENUES	6,700	6,700	49	(6,651)	1%	(39)
NON-OPERATING EXPENSES:						
Debt Service - Principal	254,441	254,441	249,141	5,300	98%	203,561
Debt Service - Interest	133,020	133,020	63,777	69,243	48%	129,861
Issuance Costs & Fiscal Agent Fees	-	-	265	(265)		265
TOTAL NON-OPERATING EXPENSES	387,461	387,461	313,183	74,278		333,687
INCOME (LOSS) BEFORE TRANSFERS	(129,600)	(149,600)	57,936	207,536		(361,619)
TRANSFERS IN (OUT):						
Transfers (Out)	(177,000)	(177,000)	(177,000)	-		(67,334)
CHANGE IN NET POSITION	\$ (306,600)	\$ (326,600)	\$ (119,064)	\$ 207,536		\$ (428,953)

* Administrative charges are being allocated earlier in 2022 than they were in 2021

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 08/31/2022 AND 08/31/2021

	2022				PERCENT OF BUDGET RECEIVED/ EXPENDED	2021 ACTUAL AS OF 8/31/2021
	ORIGINAL BUDGET	AMENDED BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET		
OPERATING REVENUES:						
Admissions	\$ 221,520	\$ 221,520	\$ 139,404	\$ (82,116)	63%	\$ 76,154
Memberships	1,108,031	1,108,031	668,844	(439,187)	60%	440,164
Rentals	1,166,615	1,516,845	782,848	(733,997)	52%	636,898
Charges for Services/Lessons	615,690	633,690	381,210	(252,480)	60%	172,321
Other Revenue	100,987	100,987	35,810	(65,177)	35%	9,870
TOTAL OPERATING REVENUE	\$ 3,212,843	\$ 3,581,073	\$ 2,008,116	\$ (1,572,957)	56%	\$ 1,335,407
OPERATING EXPENSES:						
Personnel Services	2,156,871	2,243,471	1,488,881	754,590	66%	1,380,278
Operating Supplies	182,481	235,481	210,553	24,928	89%	132,263
Professional Services	834,785	843,212	812,530	30,682	96%	707,389
Other Charges	739,709	739,709	246,333	493,376	33%	139,767
Capital Outly	-	-	227,044	(227,044)		170,120
TOTAL OPERATING EXPENSES	3,913,846	4,061,873	2,985,341	1,076,532	73%	2,529,817
OPERATING INCOME	(701,003)	(480,800)	(977,225)	(496,425)		(1,194,410)
NON-OPERATING REVENUES:						
Intergovernmental Revenue	-	-	1,900	1,900		40,000
Investment Earnings (Charges)	(11,400)	(11,400)	322	11,722	-3%	9
TOTAL NON-OPERATING REVENUES	(11,400)	(11,400)	2,222	13,622	-19%	40,009
NON-OPERATING EXPENSES:						
Debt Service - Principal	330,000	330,000	-	330,000	0%	-
Debt Service - Interest	135,000	135,000	66,016	68,984	49%	99,670
Issuance Costs & Fiscal Agent Fees	2,750	2,750	1,700	1,050	62%	1,700
TOTAL NON-OPERATING EXPENSES	467,750	467,750	67,716	400,034	14%	101,370
INCOME (LOSS) BEFORE TRANSFERS	(1,180,153)	(959,950)	(1,042,719)	(82,769)		(1,255,771)
TRANSFERS IN (OUT):						
Transfers In	820,000	820,000	470,000	(350,000)		477,000
CHANGE IN NET POSITION	\$ (360,153)	\$ (139,950)	\$ (572,719)	\$ (432,769)		\$ (778,771)

CHASKA PAR 30 FUND / THE LOOP (Closed During Construction)
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 8/31/22 AND 8/31/21

	2022			2021
	BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET	ACTUAL AS OF 8/31/2021
OPERATING REVENUES:				
Green Fees	\$ -	\$ -	\$ -	\$ -
Cart Rental	-	-	-	-
Merchandise & Other Sales	-	-	-	-
TOTAL OPERATING REVENUES	-	-	-	-
OPERATING EXPENSES:				
Golf - Maintenance Dept:				
Personnel Services	-	-	-	-
Supplies, Services & Other Charges	-	9,411	(9,411)	4,227
Golf - Club House:				
Personnel Services	-	-	-	-
Supplies, Services & Other Charges	-	-	-	579
Capital Outlay - Golf Course Construction	-	177,121	(177,121)	1,640,737
TOTAL OPERATING EXPENSES	-	186,532	(186,532)	1,645,543
OPERATING INCOME	-	(186,532)	(186,532)	(1,645,543)
NON-OPERATING REVENUES:				
Investment Earnings (Charges)	-	720	720	76
Refunds/Reimbursements	-	-	-	59
TOTAL NON-OPERATING REVENUES	-	720	720	135
NON-OPERATING EXPENSES:				
Interest	-	53,187	(53,187)	-
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	-	(238,999)	(238,999)	(1,645,408)
CAPITAL CONTRIBUTIONS	-	106,250	106,250	-
CHANGE IN NET POSITION	\$ -	\$ (132,749)	\$ (132,749)	\$ (1,645,408)

Golf course is closed for construction

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 8/31/22 AND 8/31/21

	2022				PERCENT OF BUDGET RECEIVED/ EXPENDED	2021 ACTUAL AS OF 8/31/2021
	ORIGINAL BUDGET	AMENDED BUDGET	ACTUAL AS OF 8/31/222	VARIANCE WITH BUDGET		
OPERATING REVENUES:						
Green Fees	\$ 1,664,000	\$ 1,664,000	\$ 1,491,798	\$ (172,202)	90%	\$ 1,469,444
Driving Range	155,000	185,000	144,956	(40,044)	78%	139,370
Golf Rentals	437,000	437,000	324,948	(112,052)	74%	333,003
Merchandise	258,000	258,000	223,714	(34,286)	87%	230,813
Other Sales	209,000	209,000	167,178	(41,822)	80%	143,914
TOTAL OPERATING REVENUE	\$ 2,723,000	\$ 2,753,000	\$ 2,352,594	\$ (400,406)	85%	\$ 2,316,544
OPERATING EXPENSES:						
Golf - Maintenance Dept:						
Personnel Services	747,839	747,839	514,722	233,117	69%	468,145
Supplies, Services & Other Charges	284,515	352,515	233,639	118,876	66%	262,429
Golf - Club House:						
Personnel Services	556,312	556,312	417,434	138,878	75%	369,884
Supplies, Services & Other Charges	417,131	417,131	380,221	36,910	91%	300,942
Merchandise for Resale	175,155	175,155	236,783	(61,628)	135%	203,807
Capital Outlay	165,000	229,000	139,894	89,106	61%	74,200
TOTAL OPERATING EXPENSES	2,345,952	2,477,952	1,922,693	555,259	78%	1,679,407
OPERATING INCOME	377,048	275,048	429,901	154,853		637,137
NON-OPERATING REVENUES:						
Investment Earnings (Charges)	(2,600)	(2,600)	(1,028)	1,572		-
TOTAL NON-OPERATING REVENUES	(2,600)	(2,600)	(1,028)	1,572		-
NON-OPERATING EXPENSES:						
Debt Service - Principal	165,600	165,600	-	165,600	0%	-
Debt Service - Interest	38,600	38,600	26,027	12,573	67%	30,399
TOTAL NON-OPERATING EXPENSES	204,200	204,200	26,027	178,173	13%	30,399
CHANGE IN NET POSITION	\$ 170,248	\$ 68,248	\$ 402,846	\$ 334,598		\$ 606,738

TURBINE GENERATOR FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 8/31/22 AND 8/31/21

	2022			PERCENT OF BUDGET RECEIVED/ EXPENDED	2021
	BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET		ACTUAL AS OF 8/31/2021
OPERATING REVENUES:					
Lease Revenue	\$ 2,486,184	\$ 786,206	\$ (1,699,978)	32%	\$ 842,118
OPERATING EXPENSES:					
Professional Services	105,000	99,640	5,360	95%	97,307
Other Charges	229,020	57,255	171,765	25%	57,361
TOTAL OPERATING EXPENSES	334,020	156,895	177,125	47%	154,668
OPERATING INCOME	2,152,164	629,311	(1,522,853)		687,450
NON-OPERATING REVENUES:					
Investment Earnings	-	(259)	(259)		(142)
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	(259)	(104,478)	0%	(142)
NON-OPERATING EXPENSES:					
Debt Service - Principal	1,340,000	-	1,340,000	0%	-
Debt Service - Interest	737,500	368,750	368,750	50%	400,625
Issuance Costs & Fiscal Agent Fees	4,500		4,500	0%	-
TOTAL NON-OPERATING EXPENSES	2,082,000	368,750	1,713,250	18%	400,625
CHANGE IN NET POSITION	\$ 174,383	\$ 260,302	\$ 85,919		\$ 286,683

STORM WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 08/31/22 AND 08/31/21

	2022			PERCENT	2021
	BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2021
OPERATING REVENUES:					
Residential Sales	\$ 1,098,000	\$ 738,703	\$ (359,297)	67%	\$ 857,656
Industrial Sales	819,000	550,316	(268,684)	67%	650,259
All Other Receipts	14,385	8,853	(5,532)	62%	7,682
TOTAL OPERATING REVENUE	1,931,385	1,297,872	(633,513)	67%	1,515,597
OPERATING EXPENSES:					
Collections:					
Personnel Services	374,800	220,866	153,934	59%	80,781
Supplies, Services & Other Charges	305,577	220,940	84,637	72%	196,783
Administration:					
Personnel Services	196,022	127,176	68,846	65%	86,309
Supplies, Services & Other Charges	393,501	262,425	131,076	67%	390,529
Utility Billing:					
Supplies, Services & Other Charges	63,820	53,235	10,585	83%	45,891
Depreciation	30,000	-	30,000	0%	-
Capital Outlay	346,500	527,367	(180,867)	152%	126,647
TOTAL OPERATING EXPENSES	1,710,220	1,412,009	298,211	83%	926,940
OPERATING INCOME	221,165	(114,137)	(335,302)		588,657
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	6,500	(2,850)	(9,350)	-44%	(370)
Intergovernmental	-	40,000	40,000		-
Refunds and Reimbursements	-	102,310	102,310		-
TOTAL NON-OPERATING REVENUES	6,500	139,460	132,960		(370)
NON-OPERATING EXPENSES:					
Debt Service - Principal	199,933	142,600	57,333	71%	115,999
Debt Service - Interest	83,987	49,804	34,183	59%	53,688
Issuance Costs & Fiscal Agent Fees	-	175	(175)		175
TOTAL NON-OPERATING EXPENSES	283,920	192,579	91,341	68%	169,862
INCOME (LOSS) BEFORE TRANSFERS	(56,255)	(167,256)	(111,001)		418,425
TRANSFERS IN (OUT):					
Transfers In	203,617	203,167	(450)	100%	204,603
Transfers (Out)	(246,000)	(246,000)	-	100%	(273,709)
NET TRANSFERS IN (OUT)	(42,383)	(42,833)	(450)		(69,106)
CHANGE IN NET POSITION	\$ (98,638)	\$ (210,089)	\$ (111,451)		\$ 349,319

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 08/31/2022 AND 08/31/2021

	2022				PERCENT OF BUDGET RECEIVED/ EXPENDED	2021 ACTUAL AS OF 8/31/2021
	ORIGINAL BUDGET	AMENDED BUDGET	ACTUAL AS OF 8/31/2022	VARIANCE WITH BUDGET		
OPERATING REVENUES:						
Memberships	\$ 143,600	\$ 143,600	\$ 95,114	\$ (48,486)	66%	\$ 77,368
Rentals	151,716	151,716	121,463	(30,253)	80%	62,913
Lessons	208,000	208,000	196,503	(11,497)	94%	51,418
Leagues	250,000	250,000	109,904	(140,096)	44%	88,580
Leases	378,000	378,000	251,380	(126,620)	67%	191,320
Other Revenue	69,484	69,484	41,577	(27,907)	60%	7,702
TOTAL OPERATING REVENUES	1,200,800	1,200,800	815,941	(384,859)	68%	479,301
OPERATING EXPENSES:						
Administration:						
Personnel Services	371,175	372,375	200,291	172,084	54%	213,057
Supplies, Services & Other Charges	378,665	378,665	285,837	92,828	75%	261,612
Event Center:						
Personnel Services	106,007	107,507	69,688	37,819	65%	64,320
Supplies, Services & Other Charges	13,092	13,092	9,930	3,162	76%	4,395
Curling Center:						
Personnel Services	246,273	259,273	146,304	112,969	56%	119,409
Supplies, Services & Other Charges	122,730	122,730	60,807	61,923	50%	29,916
Crooked Pint	63,330	63,330	35,488	27,842	56%	41,642
Capital Outlay	-	-	32,000	(32,000)		-
TOTAL OPERATING EXPENSES	1,301,272	1,316,972	840,345	476,627	64%	734,351
OPERATING INCOME	(100,472)	(116,172)	(24,404)	91,768		(255,050)
NON-OPERATING REVENUES:						
Investment Earnings (Charges)	(12,154)	(12,154)	1,909	14,063		59
TOTAL NON-OPERATING REVENUES	(12,154)	(12,154)	1,909	14,063		59
NON-OPERATING EXPENSES:						
Debt Service-Principal	1,050,000	1,050,000	1,050,000	-	100%	1,025,000
Debt Service-Interest	530,092	530,092	236,735	293,357	45%	446,260
Issuance Costs & Fiscal Agent Fees	1,600	1,600	3,200	(1,600)	200%	3,200
TOTAL NON-OPERATING EXPENSES	1,581,692	1,581,692	1,289,935	291,757	82%	1,474,460
INCOME (LOSS) BEFORE TRANSFERS	(1,694,318)	(1,710,018)	(1,312,430)	397,588		(1,729,451)
TRANSFERS IN (OUT):						
Transfers In	1,581,692	1,581,692	1,581,692	-	100%	1,586,101
CHANGE IN NET POSITION	\$ (112,626)	\$ (128,326)	\$ 269,262	\$ 397,588		\$ (143,350)