AGENDA
CHASKA CITY COUNCIL
ONE CITY HALL PLAZA, CITY HALL, COUNCIL CHAMBERS
Monday, August 20, 2018
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
6. Approve Previous Meeting Minutes
   - 6.A. Approve City Council Minutes from July 30, 2018
   - 6.B. Approve City Council Minutes of August 6, 2018
7. Consent Items
   - 7.A. Adopt Resolution 2018-113, Awarding Bid for Utility Extension to Former Carver County Public Works Site to Service a Brewery
   - 7.B. Adopt Resolution 2018-114, Approve the Final Plat for Savanna Estates 2nd Addition/PC #2018-31
   - 7.C. Adopt Resolution 2018-115, Approve the Final Plat for Clover Field 7th Addition/Fieldstone Family Homes/PC #2018-27
   - 7.D. Chaska Community Center Hockey Locker Room Remodel
   - 7.E. Adopt Resolution 2018-119, Approve the 2019 Carver County Assessment Agreement
   - 7.F. Purchase Agreement - Property at 3690 Creek Road

8. Action Items

8.A. Adopt Resolution 2018-118 Approving the Final Site & Building Plan for Biolyph at 4275 Norex Drive/PC #2018-23

8.B. Adopt Ordinance No. 954, Approving Rezoning from PID-2 to PID-8/City of Chaska/PC #2018-28 and Ordinance No. 955, Zoning Ordinance Amendment to Sections 4.4.3.2D/PC #2018-23 and PC #2018-28

8.C. Presentation of Community Survey Results

8.D. Adopt Resolution 2018-110 and Ordinance 952, Approve the Preliminary Plat and Rezoning for Sagewood/PC #2018-30

8.E. Adopt Resolution 2018-111, Approve the Lot Split for Sagewood on the Kelzer Site

8.F. Adopt Resolution 2018-112, Approve the Conditional Use Permit for Residential Facility at 320 Walnut Street/PC #2018-29

8.G. Adopt Resolution 2018-116, Public Improvement Hearing to Consider Chaska Creek Way Phase II Improvements

8.H. Adopt Resolution 2018-117, Approving Construction Plans for the Chaska Creek Way and Chaska Creek Boulevard Improvements and Authorizing Solicitation of Public Bids

9. Bills

9.A. AP COUNCIL ROSTER 8-20-2018

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly Report

10.B. Other Meeting Minutes

10.B.i. Receive the minutes of the July 11, 2018 Planning Commission meeting

10.B.ii. Receive minutes of the August 8, 2018 Planning Commission Meeting

10.B.iii. Receive Minutes of the July 26, 2018 Human Rights Commission Meeting

11. Adjourn

DRAFT

- MINUTES -
CHASKA CITY COUNCIL
JULY 30, 2018

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Absent:

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Brian Jung, Public Works Superintendent and Marshall Grange, Parks and Recreation Director.

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

5. Visitor
5.A. Presentation of Proclamation and Certificate of Appreciation Honoring Nicholas Mason of the Chaska Park Board
Mayor Windschitl read a Proclamation honoring Nicholas Mason's service to the City of Chaska through his role with the Chaska Park Board and presented him with a Certificate of Appreciation.

Mr. Mason expressed his gratitude to this Council and past councils for appointing him to the Park Board. He also thanked the members of the Park Board he served with, and City Administrator Podhradsky for selecting Marshall Grange as the Parks and Recreation Director.

Mr. Mason, 1888 White Oak Drive, received permission to speak at this time regarding item 8.B. He stated that the proposal and location for the Dog Park are far superior to the proposals previously submitted to the Council, and acknowledged those who prepared and submitted the proposal. He also noted that Marshall Grange and his staff have done an excellent job of reaching out to the community and soliciting public input. Mr. Mason spoke of the quality facilities, tremendous structured programs, and scores of activities people can make use of that the leadership the current and past council has provided, and noted the only missing amenity expected from such a broad array of recreational services is a dog park. He expressed gratitude that this proposal is here for Council review tonight, and opined that approval (and opening) of a dog park is a politically popular decision for elected officials to make. Mr. Mason asked that they Council approve the proposal from Item 8.B. tonight, and authorize Mr. Podhradsky and Staff to open the dog park this year, if necessary.

Mayor Windschitl asked if Mr. Mason thought they could get it done this year.

Mr. Mason stated that he hoped so.

Councilmember Boe thanked Mr. Mason for his time, effort, and expertise and the well-researched questions he would ask.

Councilmember Rohe stated that he recalls Mr. Mason as a hard-nosed reporter asking him a lot of questions and stated that those were the good ole days.

Mayor Windschitl joked that he was glad they had sent Mr. Mason to report over at Carver.

Councilmember Geisler thanked Mr. Mason for all the years he has given to Chaska as he made a huge difference, and stated that she is grateful he is her neighbor.

Mayor Windschitl thanked Mr. Mason for his comments regarding Item 8.B. and agreed that this is the best proposal moving forward and he feels positive that this will go well. He also thanked the members in the audience from the Park Board who came to support Mr. Mason.

Councilmember Schulz mentioned he had worked with Mr. Mason on the Community Task Force and stated that he always appreciated the conversations they had and the straight feedback and direct dialogue. He thanked him that he could always ask questions and receive a thoughtful, straightforward answer, and said he would miss him serving on the Park Board.

Mayor Windschitl recalled that he when he first became mayor, he would have coffee at the Community Center, as was a tradition, and his only guest was Mr. Mason. He thanked Mr. Mason for coming in tonight and that he could be a part of this.

David Roan, 1840 Parkridge Drive, recalled the process of writing the proclamation for tonight, and that the Park Board had a difficult time knowing how to go about writing it and joked that they should have Mr. Mason write it. He stated that one of the great contributions Mr. Mason made to the Park Board was his ability to clearly articulate and word-smith motions they wanted to send to the Council and that they will sure miss him and all his contributions.

Marshall Grange, Chaska Parks and Recreation Director, thanked Mr. Mason and stated that he was the first Park Board member to seek him out when he first began his role as director and expressed his gratitude to Mr. Mason for all he has done.

Mr. Mason stated that he had scheduled that meeting with Mr. Grange to be a half and hour, and it turned into an hour and twenty minutes.

5.B. Chaska High School Baseball

Craig Baumann, Head Coach of the Chaska High School Baseball Team, expressed thanks on behalf of the team to the City, the Parks and Recreation Board, and Public Works for the great facility they provide for the team. He thanked Public Works for getting the team onto the field

in a very quick fashion this year and noted that other teams have commented on what a great facility the team gets to play and practice in.

Scott Gerber also added they brought a letter to have on record, and thanked the City for the partnership they have with the school.

Mayor Windschitl invited the baseball team members present to introduce themselves.

Team members gave their name, grade, and position. Mr. Gerber also introduced Brandon Arnold, assistant coach.

Mayor Windschitl clarified for anyone who didn't know that the City put a berm in about three years ago to prevent flooding. He thanked the coaches and players for coming tonight.

5.C. Chaska Historical Society Update

Lisa Oberski, 322 W First Street, President of the Chaska Historical Society, presented the Council with an update on the Chaska Historical Society (CHS) and their goals. She gave a brief history of the CHS, and listed several notable developments. She also recognized the work and service the volunteers with the CHS do, and gave an overview of the current projects the CHS is working on. Ms. Oberski then listed the goals of the CHS to help them meet their mission, and asked what the CHS could do to help the Council achieve the goal of making Chaska the best small town in Minnesota.

Mayor Windschitl stated that the membership for the CHS is very reasonable, and it is a great contribution to help the CHS do what they do.

Ms. Oberski stated that membership rates may be going up in the fall, so to act now to get them at their current rate.

Mayor Windschitl stated that it is the very work of the CHS that helps to make Chaska great and thanked Ms. Oberski for what they do.

Councilmember Rohe noted that he saw the Chaska History Books at a booth at City Square West and asked for clarification on the date range for the newest book.

Ms. Oberski explained the second book will be 1950-2000.

Councilmember Rohe stated he may not be around for the third volume as it is for the time period 2000-2050.

Mayor Windschitl stated that donations to the CHS are tax-deductible as it is a 501(c)3.

Ms. Oberski explained a membership form can be downloaded from the CHS website and mailed in or dropped off at the History Center Tuesdays through Fridays 1-4pm. She also noted they are hoping to get more volunteers in order to offer a Saturday time as well.

Mayor Windschitl inquired how long the displays will be up.

Ms. Oberski replied they will be up until mid-November.

Councilmember Geisler inquired if the CHS is cataloging these old photos and artifacts electronically.

Ms. Oberski explained that they are caught up with all the photographs and artifacts, and they are in the process of putting subject files into the index as well to facilitate easy searching.

Councilmember Geisler asked if the CHS was able to get photos of the underground tunnel that was discovered in Fireman's Park.

Ms. Oberski replied that Mark Olson took wonderful photos of that and they are on display at the History Center. She commented that it is fun to see history rear its head, referring to the tunnel and objects found when a man used a metal detector.

Councilmember Boe commented that he is so glad for all the CHS does and that they are embracing new technology and scanning and digitizing these so they are easier for folks to find.

Ms. Oberski stated that it is a challenge as they do not have a ton of volunteers who have that expertise, but do have some, and many who are willing to learn and that's all they can ask.

Councilmember Schulz commented that this must have been a ton of work.

Ms. Oberski replied that is was fourteen years of constant work. She said to thank the volunteers.

Councilmember Boe commented that volunteers drive the organization.

Mayor Windschitl noted that he had forgotten to mention when the baseball team was here that the Chaska VFW Baseball Team went 4-0 in their regions and are going to the state tournament.

6. Minutes

Motion by Councilmember Geisler, second by Councilmember Rohe to approve the minutes of the July 16, 2018 City Council meeting.
Motion carried.

7. Consent Agenda

Motion by Councilmember Boe, second by Councilmember Rohe to approve the Consent Agenda Items A through D:

A. Adopt Resolution No. 2018-105 Acceptance of Gifts and Donations
   Motion to Adopt Resolution No. 2018-105 acknowledging and accepting gifts to the City of Chaska received during the period April 01, 2018 through June 30, 2018.
B. Temporary On-Sale 3.2% Malt Liquor Licenses for the Chaska Lions Club

Motion to approve Temporary On-Sale 3.2% Malt Liquor License T32.18.04 for Flags in Honor of MN Car, Bike & Tractor Show, August 11, 2018, on behalf of the Chaska Lion's Club.

C. Lake Hazeltine Tap Easement (Tract A & O, Registered Land Survey No. 51, Carver County, Minnesota)
   Motion to authorize execution of easement with Norther States Power Company.
D. Adopt Resolution No. 2018-106 2018 Budget Amendment
   Motion to Adopt Resolution No. 2018-106 amending 2018 Fund Budgets.

Motion carried.

8. Action Items

8.A. Letter of Intent – Purchase of Property at 3690 Creek Road

Assistant Administrator Kabat introduced the item to the Council.

Councilmember Geisler inquired what the size of the property is.

Assistant Administrator Kabat stated that the 0.4 is the piece they would sell, next to that is the steep slope area, and the part of the property adjacent to the road is a couple of acres.

Councilmember Geisler also asked if the creek goes right through the property.

Assistant Administrator Kabat confirmed that it does.

Councilmember Geisler asked if there is a risk of flooding as expensive equipment would be stored in the pole barn.

Assistant Administrator Kabat explained that in 2014 when that area flooded, the part of the property containing the pole barn stayed high and dry.

Councilmember Geisler inquired if the area with the pole barn is elevated compared to the creek.

Assistant Administrator Kabat confirmed that it is and described the topography and vegetation of the site a bit more.

Councilmember Rohe stated that when an opportunity like this comes up, especially with the existing pole barn, it makes sense to move forward with this.

Assistant Administrator Kabat explained Staff has been out there to look at the site and confirm that the condition of the pole barn is excellent.

Mayor Windschitl inquired if there is power there.

Assistant Administrator Kabat confirmed that there is currently no power to the site and explained that for the immediate proposed storage for the City, power is not essential, but is something they would perhaps look at in the future.

Mayor Windschitl asked how big the pole barn is.

Assistant Administrator Kabat replied that it is 20ft x 40ft.

Mayor Windschitl commented that he is concerned that for the price, the site has a lot of slope which makes it difficult to put anything on it, and asked if the property is being over-valued. He went on to say that if you look at the property, there is nothing else that could be done beyond where the pole barn is situated.

Assistant Administrator Kabat commented that part of the reason for that value could just be the sheer size of the parcel and stated Staff could contact the County Assessor and have her verify that assessed value and see if there is a point of revision to be had there.

Councilmember Schulz inquired if the value listed tonight came from the assessed value.

Assistant Administrator Kabat replied that it did.

Councilmember Rohe stated that often times assessed value is lower than market value.

Assistant Administrator Kabat agreed.

Councilmember Boe commented that the only thing that keeps it from being higher is it is not a buildable parcel.

Mayor Windschitl asked what the acreage of the parcel is.

Assistant Administrator Kabat stated it is 6 acres.

Mayor Windschitl stated he is concerned with the narrow roadway and moving equipment like lawn mowers or golf carts when residents are on the road commuting to work.

Public Works Superintendent Jung mentioned that this was one of his concerns when he first looked at the site, but that it will be transitional/seasonal storage and not visited on a daily basis.

Mayor Windschitl explained that he understood it differently because he thought it was storage for equipment needed for downtown and asked for clarification that it would just be put away for the winter.

Public Works Superintendent Jung replied that it would primarily be used as seasonal storage.

Mayor Windschitl commented that he has understood that differently and looked for clarification.

Public Works Superintendent Jung explained that it would free up some space in the Pine Street garage, but will not be used on a daily basis.

Mayor Windschitl inquired if the other one they are planning to build was more for storage initially.

Public Works Superintendent Jung stated that this parcel fits a niche and has a pole barn built, and eventually the sewer has to go up Creek Road, and at that time they would more than likely be acquiring the land, and if it changed hands, they may not get it at the assessed value.

Mayor Windschitl asked who owns the parcel to the north.

Assistant Administrator Kabat stated that he does not know who the owner is but it is something they could take a look at.

Mayor Windschitl commented that he was not sure it made a difference but because of the slopes and the price, he just feels it is high for no utilities and the lack of buildability.

Councilmember Geisler inquired of the value of the pole barn.

Assistant Administrator Kabat stated that it would be accounted for in the assessed price.

Mayor Windschitl stated that you could not build a pole barn in Chaska, and this one is grandfathered in, so it would be hard to compare the price of a similar sized, but differently constructed structure.

Motion by Councilmember Rohe, second by Councilmember Boe to accept the letter of intent to Mr. Jerry Bontrager and direct staff to draft a purchase agreement between the City and Mr. Bontrager to acquire the property at 3690 Creek Road.

Councilmember Boe noted that he looked on the Carver County GIS and the parcel to the north is owned by the City of Chaska.

Motion carried.

8.B. Lions Park Off-Leash Dog Area (OLDA)
Assistant Administrator Kabat introduced the item to the Council.

Parks and Recreation Director Grange presented the item to the Council.

Mayor Windschitl inquired if there are set open and close hours for the park.

Parks and Recreation Director Grange replied that they are proposing within their rules the open time at 7am, and 10pm. He explained 7am is taken from the established Noise Ordinance and 10 pm from the established park closing time in the Park Ordinance.

Mayor Windschitl looked to confirm that since the park is not locked, self-policing is required and expected for following the open/close times.

Parks and Recreation Director Grange stated that if there were issues brought forth by neighbors finding other residents not following the open/close times, they could bring that forward and the City would handle that.

Mayor Windschitl also asked if there would be a light in the dog park.

Parks and Recreation Director Grange replied that there would not be. He then continued presenting the item.

Councilmember Geisler inquired where the small dog off-leash location would be.

Parks and Recreation Director Grange pointed out on the map where the off-leash dog areas would be. He then continued with his presentation.

Mayor Windschitl inquired what the concrete pad by the gates would be for.

Parks and Recreation Director Grange explained that it creates more stability at those entry gates and provides easy access for folks to get on the trails who may have a wheelchair. He then continued his presentation.

Councilmember Schulz inquired what the use of the park shelter building will be in the summer months.

Parks and Recreation Director Grange stated primarily for restroom use.

Councilmember Rohe asked if there would be any efficiency in upgrading the shelter in Lion's Park as well, since there would be people doing the work for the dog park shelter.

Parks and Recreation Director Grange explained they had not included that in their budgeting.

Several members of the Council agreed that it might be nice to take advantage of having contractors already doing the work at the dog park to also work on the shelter at Lion's Park.

Assistant Administrator Kabat stated that it is something they could take a look at and that from his understanding, there have been broader discussions about how that could be funded, for example getting the Lion's Club involved.

Mayor Windschitl commented that he had a conversation with City Administrator Podhradsky about the same thing. He agreed that it needs upgrading and said he thought there was a plan to replace all the fixtures and do an overhaul.

Councilmember Geisler mentioned that she had thought the Council had discussed adding the upgrades to the Lion's Park shelter to the dog park project, from a "while we are at it" point of view.

Mayor Windschitl stated he didn't think it was for this project as he had his discussions with City Administrator Podhradsky prior to this project, but that his issue has been talked about for several years and the Council and Staff should keep it on their radar.

Assistant Administrator Kabat noted that in regards to the dog park shelter, the fixtures need cleaning and refurbishing, but would remain, which does provide some cost savings. He also mentioned the partitions are in good shape too.

Mayor Windschitl suggested looking into some kind of locking mechanism for the shelter for after-hours to reduce the chance of vandalism.

A member of the Council inquired if there would be any surveillance cameras at the park.

Parks and Recreation Director Grange stated they would not initially. There will be lighting features to detract people, like motion lights, and they are also proposing additional street lights at the end of the trails. He commented that spurring more activity to this side of the park will hopefully deter some of the bad behavior that may be out there today. He then went on with his presentation.

Councilmember Boe inquired if park of the dog licensing process through the City includes verifying current vaccinations.

Parks and Recreation Director Grange replied that they do.

Councilmember Boe commented that for dogs from Chaska, you would know they are current but might not know about a visiting dog.

Parks and Recreation Director Grange agreed and stated that is why they are leaning on the rabies tag requirement.

Councilmember Boe asked if both the large dog area and small dog area are off leash.

Parks and Recreation Director Grange stated that they are, but it is required to leash your dog prior to leaving those areas.
Councilmember Boe commented that he was glad to hear that as there is a trail running through the park and he'd hate to see someone on a bike knocked over by a dog that is off-leash.

Councilmember Schulz commented that there are already lots of dogs off-leash on the trails.

Parks and Recreation Director Grange suggested even strategically placing a sign leading up to that trail informing them there is a dog park up ahead.

Councilmember Schulz stated there should be a sign in the off-leash areas reminding users to leash their dogs prior to leaving the area.

Parks and Recreation Director Grange continued his presentation.

Mayor Windschitl inquired if this is a bid project.

Brian Jung replied that most of the items can be quoted for the fencing.

Councilmember Schulz looked to clarify that certain aspects of this project will be done in-house.

Mr. Jung confirmed this was so, that City Staff will be doing a lot of the concrete work, but they did obtain cost estimates from a local concrete contractor for the remaining work and he came back with very fair pricing.

Councilmember Schulz asked what the trail bed in the larger area is made from.

Mr. Jung stated that it is hard to define at this point. The plan is to go in and do buckthorn removal, hazard tree removal, and then assess the rest of the trees in the area so there would be a lot of woodchips down on the ground in there. They are hoping to get grass growing in there, but their thoughts are to let people dictate if there will be trails in there but they may just be natural trails that will flow.

Assistant Administrator Kabat explained that the trails depicted on the concept plan are conceptual.

Assistant Administrator Kabat referred to Mayor Windschitl's inquiry about putting things out to bid and stated there was a recent change in the statute/requirement threshold for a project to need go out to bid bumping up to $175,000. He stated that since they will be able to do significant portion of the work in-house, they fall below that threshold.

Mayor Windschitl commented that he had just been looking to clarify if any of the work would be going out to bid.

Parks and Recreation Director Grange continued his presentation of the item.

Mayor Windschitl referred to the budget of the project being $142,000 and inquired if that is available right now.
Councilmember Boe stated that this is exciting and they have been talking about this for a very long time.

Councilmember Schulz commented that seeing this proposal makes him glad that they rejected some of the other proposed sites as this looks to be head and shoulders above those.

Mayor Windschitl agreed and stated that he liked that even though the location is not central, it is central to a lot of locations and has easy access.

The Council agreed and added that the trails are beneficial as well.

Motion by Councilmember Schulz, second by Councilmember Geisler to approve the recommendation made by the Chaska Parks and Recreation Board to implement the proposed Off-Leash Dog Area and Improvements at Lions Park.

Councilmember Schulz suggested directing Staff to look into the other facilities within Lion's Park and how to potentially implement improvements within those within the same project. He suggested getting a game plan for that as it has been talked about for a long time.

Councilmember Boe thanked everyone for their work on this and for avoiding naming the park Chaska Canine Center as there are already several CCC names utilized.

Mayor Windschitl stated that there may have been some challenges when the other sites brought forward were rejected but believes this site is by far better than the other sites that were proposed. He thanked Staff for finding this location and the Park Board for being patient.

Councilmember Geisler commented that even though the other one seemed like the right site, this one really is the right site.

Motion carried.

9. Bills
9.A. Accounts Payable Council Roster 7-30-18

Motion by Councilmember Rohe, second by Councilmember Boe to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business
10.A. Other Reports
10.A.i. June 2018 Financial Reports
10.A.ii. 2Q-2018-Investment Report
10.B. Other Meeting Minutes
10.B.i. Receive the minutes of the July 9, 2018 Park Board Meeting.
10.B.ii. Receive the minutes of the July 11, Planning Commission Meeting.

Councilmember Geisler:

- Referred to the events of the past two weekends and stated that this is the best Fire and Ice event since she has lived in Chaska, and by far the best River City Days event. She was impressed by the turnout, bands, and fireworks for Fire and Ice. Councilmember Boe stated that he heard feedback that moving the firework location was desired, and he heard good feedback about where it was this year. The Council further discussed the benefit of the firework location this year. Councilmember Geisler stated that River City

Days is totally a volunteer-run event and that it was packed, the bands were well received, the food was great, the layout great, lots for kids to do. She thanked everyone for their work. The Council discussed how great the weather was for these events. Councilmember Geisler stated that it was the longest parade for this event that she had seen. The Council agreed. She thanked Mike Lindell for his generosity supporting his community, and stated the whole event was well organized and the breakfast was fantastic. She again thanked everyone who had a part in this event and asked if it was the first year for the climbing wall. The Council wasn't sure but thought it might have been the first year. The Council thanked the Lion's for their work in getting the bands there. Mayor Windschitl thanked Tim Sebenaler, Bob Snyder, and Cindy and Bob Hall for all their work. Councilmember Boe stated they have already signed the first contract for a band to play next year. The Council again discussed their positive experience of the event and the good luck with the weather.

Councilmember Schulz:

- Thanked Assistant Administrator Kabat for getting the tall grass taken care of on Clover Ridge Drive. He asked if there is a plan to get repairs done for the sidewalk there. Assistant Administrator Kabat said he would look in to that.

Councilmember Boe:

- Noted that several residents have talked with him about the construction hours for Hwy 41 stating that it beginning too early on weekends and ending too late. He inquired if there is any way to work with that, while understanding the project schedule is the driving force. Assistant Administrator Kabat explained that the project was designed with the goal of minimizing traffic closure as much as possible and so the crews are really trying to push and maximize their time out there in order to keep the length of the project as short as possible. He stated that if residents do have concerns, and since it is a County project, there is a website specifically for the project and to look at that or let the County know. The Council noted the significant progress crews are making and that the coming school year is a big motivation.
- Mentioned the Chaska Cubs ended their regular season with a win, despite of the rain, and was well attended. Mayor Windschitl stated that playoffs begin Tuesday.

Councilmember Rohe:

- Referred to the parade and said he had been critical of the parade in the past and thanked those involved and said that he thinks they are really getting into the groove with it. He stated it was the best parade so far. Councilmember Boe added that they did a great job of it despite the altered route due to construction.
- Noted that the Kohl's parking lot is terrible with the weeds and such.
- Stated that he believes there needs to be education or enforcement regarding the HAWK system on Chaska Boulevard. He said he thinks the flashing red light is throwing people off and inquired if they could have it be solid red, so that it would either be solid red or off. Assistant Administrator Kabat stated he believes they can take a look at the timing and the amount of time allotted for those different phases and how those phases are communicated as well. Councilmember Rohe pointed out that most drivers know that when a stop light is flashing red, they are to stop, and then go, and this may be throwing

them off regarding the HAWK system. The Council agreed as a whole they have all seen issues with drivers not understanding this. Assistant Administrator Kabat stated the enforcement and education is important as to how to use, he explained how each light phase is to work. He again said they could look at the amount of time dedicated to those phases, but that drivers should know there is a consequence to not following it properly. He suggested he and Kevin go out and make a demonstrational video to post online as they had done some education when the system was first put in place, but maybe it is time for a refresher.

- Noted that there are ruts that have developed in the roundabout on Pioneer and Bavaria that are causing cars to slip when there is substantial rainfall.
- Mentioned that the sound wall on Hwy 41 is big and very noticeable and has really changed that whole area, not in a positive way. He stated he is glad they didn't put one on the other side because it would have looked unbelievable. He said he hopes they'll dress it up or do something.

City Attorney Melchert:

- Stated he did not have anything but joked that the Council is a typical Council allowing a 9-item agenda to take two and a half hours.

Assistant City Administrator Kabat:

- Noted there is a work session at 6 pm on August 6th, 2018 prior to the Council Meeting.
- Informed the Council that on August 20, 2018 there will be a 5:30 pm work session for the 2019 budget and tax levy.
- Noted that Peter Leatherman will likely be on the agenda for the August 20, 2018 Council meeting to discuss the results of the community survey.
- Mentioned that on August 7, 2018 Art Space is coming to do an open house form 7-9pm at the Event Center.
- Noted the City Square West Task Force will be meeting up again on August 15th, September 19th, and October 3rd, with an open house around August 22, 2018.
- Mentioned that Lakeview Industries will be doing a project in Carver. He noted that the City did work with them and try to find locations for them, as well as innovative approaches to try to make some sites work for them, but they were looking for a lot of property, about 40 acres, which narrowed the scope of options within Chaska. He gave some of the locations the City suggested to them, but they did not feel these would meet their needs within the timeframe they needed.

Mayor Windschitl:

- Inquired when work will begin on the Aldi project. Assistant Administrator Kabat stated that he believes they are still intending to move forward with the project this year, but they are at a point where they need to pull their building permit, and it is in their court to move forward at this point. Mayor Windschitl noted that this same discussion was had with regards to Hy-Vee and hopes they will also be on schedule for 2019. Councilmember Rohe wondered how much SUPERVALU's acquisition and the stuff around CUB will push them into moving quicker.
- Inquired if Staff could check where the Plex and Pascale Monument project is.

Keith Roberts, 625 Creek Road, is a mechanic and is trying to put up a shop on the west end of town as there are several customers coming from out of town and there is nothing for them to do at his current location at the east end of town. He asked if there is any site on the west end of town for him to put up a shop.

Mayor Windschitl advised Mr. Roberts make an appointment with Assistant Administrator Kabat as he and City Administrator Podhradsky know about things the Council does not and are the right people for him to sit down with to discuss this.

Mayor Windschitl thanked Mr. Roberts for coming in.

11. Adjourn

Motion by Councilmember Rohe, second by Councilmember Schulz to adjourn the meeting at 8:35 pm.
Motion carried.

Draft

- MINUTES -
CHASKA CITY COUNCIL
AUGUST 6, 2018

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Absent: None.

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

4. Adopt the Agenda
Motion by Councilmember Geisler, second by Councilmember Boe to adopt the agenda as presented.

Councilmember Boe inquired why the Agenda is marked as revised.

Mayor Windschitl replied that the numbers for the Formacoat bid were added after the Agenda was published.

Motion carried.

5. Visitor
None.

6. Minutes
Previous meeting minutes were not presented for approval.

7. Consent Agenda
Councilmember Schulz referred to Item B and noted that it is the volunteers who make these commissions happen and thanked Ellen Bean for taking on this role. The Council all agreed she will be an excellent addition to the Human Rights Commission.

Motion by Councilmember Schulz, second by Councilmember Boe to approve the Consent Agenda Items A through E:

A. Adopt Resolution No. 2018-107 Approving Site Assessment Agreement for Chaska Creek Way Street and Utility Expansion Project at Chaska Creek Center

Motion to Adopt Resolution No. 2018-107 Approving and Authorizing Staff to fully execute the Site Assessment Agreement related to the Chaska Creek Way Street and Utility Extension Project.

B. Human Rights Commission Appointment
   Motion to appoint Ellen Bean to the Alternate 2 position on the Human Rights Commission for the term August 6, 2018 to December 31, 2020.
C. Adopt Resolution No. 2018-108 Award Bid for West Creek Substation Bus 2 Construction
   Motion to adopt Resolution No. 2018-108 to award the bid for the West Creek Substation Bus 2 construction to M.J. Electric for the amount of $694,061.00.
D. Minnesota Municipal Utilities Association MMUA Delegate Appointment
   Motion to appoint Toby Saxon as the primary delegate for MMUA and Andrew Romine and Jack Worm as alternates.
E. Adopt Resolution No. 2018-109 Awarding Bid for the Formacoat Site Demolition Project
   Motion to adopt Resolution No.2018-109 Awarding the Bid for the Formacoat Site Demolition Project to DRC Inc. in the low bid amount of %139,000.

Councilmember Schulz inquired if the bids on the Formacoat site came in as expected.

Assistant Administrator Kabat replied that the initial low bid was readjusted to better accommodate the project, and went up from the original bid but was still the low bid overall. He stated the bid is below the City's projected cost so the City is in a good position with that project.

Mayor Windschitl looked to clarify that the City is confident everything is in the bid that should be and they wouldn't get a lot of add-on.

City Engineer Clark indicated this was so.

Mayor Windschitl inquired if the contractor knows the project is on a tight timeline and that the whole site will be done.

Assistant Administrator Kabat stated that they did and that the whole site will be cleared. He explained they will put priority on the Formacoat side getting cleared first so they can get moving on their project.

Motion carried.

8. Action Items

8.A. Financial Reports 2017

Administrative Services Director Graczyk presented the City of Chaska 2017 Comprehensive Annual Financial Reports (CAFR) and the Fire Relief Reports to the Council.

Bill Lauer with Malloy, Montague, Karnowski, Radosevich & Co (MMKR) reviewed the role of the auditor and presented the findings from their audit reports.

Mayor Windschitl commented that as they have gone through this previously, a lot of the Council's questions have been answered.

Administrative Services Director Graczyk highlighted the details of the Certificate of Achievement for Excellence in Financial Reporting program contained within the CAFR.

Councilmember Geisler commented that they remain in good shape and have healthy funds.

Administrative Services Director Graczyk agreed that the City is continuing in healthy financial positions and stated that this report becomes the baseline for looking at funding needs going into the 2019 budget. He mentioned that the City continues to issue debt, has a strong bond rating and received a clean opinion from MMKR.

Councilmember Geisler commented that an AA rating saves a lot of money.

Administrative Services Director Graczyk agreed. He also acknowledged the work that Jay Tobin, Lisa Nelson, and Aaron Sharpie have done for the financial reports, and thanked the rest of the Finance Staff and all the City Staff for the team effort necessary for supporting them in the financial reporting process.

Councilmember Schulz commented that they were clear reports and that it is evident there is a well-functioning team with the financial side of things and without that support, things would come to a screeching halt quickly. He said they did a great job with the finances and working the numbers and presenting these reports, which is proven by 28 years of receiving the Certificate of Achievement for Excellence in Financial Reporting and congratulated them for that award.

Mayor Windschitl referred to MMKR's report and noted that having a consistent year with no changes in staff has made the audit smoother and easier to do and tells you everyone is working together. He stated this is a long and tedious project and thanked everyone for their role in this report, and reiterated that the audit shows everything is good and the City is looking healthy.

Motion by Councilmember Boe, second by Councilmember Geisler to accept City of Chaska 2017 Comprehensive Annual Financial Reports and Chaska Fire Department Relief Association 2017 Annual Financial Reports. Motion carried.

9. Bills
9.A. AP Council Roster 8-6-18

Motion by Councilmember Rohe, second by Councilmember Schulz to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report: Not available

Councilmember Boe:

- Reminded folks of Night to Unite tomorrow. Mayor Windschitl mentioned that there is more activity out and about because of this and thus drivers should use caution.
- Noted that tomorrow there is also the Art Space Open House at the Event Center downtown from 7-9pm, put on by the Art Consortium of Carver County. Assistant Administrator Kabat mentioned that there are a number of activities planned with this open house including performers and vendors. He also gave more details of what the Art Consortium does and stated that the open house is being held to see if there is a market in Chaska to support this type of project. Mayor Windschitl commented that this is partially driven via the Task Force that the City is using on the redevelopment of City Square West to look at different buildings around town that may to this group.

Councilmember Geisler:

- Noted Pasta Zola is still collecting school supplies for kids in need and the last collection day is Saturday, August 12.
- Reminded folks of the farmers market on Wednesday from 3-7pm on August 8th. Councilmember Boe commented that there are two farmers markets on Wednesday—one in the Government Center from 10am-1pm, and one in the afternoon at City Square Park. He also noted that there has been at least one food truck at the Courthouse every day.
- Mentioned that the Clayhole Concerts are winding down; there is one scheduled on August 8th and August 15th.
- Noted that Flags of Honor Car and Bike Show is planned for Saturday August 11th at City Square Park, and commented that if you want to register for it it's 9am-12pm, with the car show running from 10am-2pm. Mayor Windschitl mentioned that this event benefits the veterans that need any help and urged residents to please support the event.
- Informed the Council that Touch a Truck is at the Community Center on Thursday, August 16 at 5pm.
- Mentioned she viewed a television show called TKO that had Chaska residents on it.

Assistant Administrator Kabat:

- Reminded the Council of the Work Session on August 20th from 5:30-7pm.
- Informed the Council that there are two proposals submitted to the City for projects to be done on the remainder of the site where Formacoat is building. Councilmember Schulz inquired how the City determines which to pick. Assistant Administrator Kabat explained they will look at which match the goals the City has for that site, how quickly the projects could be actuated on, how feasible do they feel they are, what are the number of jobs to be created and the wages those would produce, and the scale of the facility being proposed. He stated Staff hopes to have determinations and more information to share by the next Council Meeting. The Council shared their pleasure that this site is seeing so much attention after sitting for so long.
- Councilmember Geisler asked Assistant Administrator Kabat how Veteran's Park is coming along. He explained the project is continuing to move and they are having

progress there with some structures are coming up, with real visible progress on the shelter. Mayor Windschitl described some of the progress he saw there. Councilmember Rohe inquired if there was to be a September dedication date. Mayor Windschitl stated that the VFW would really like to do something, but the word from Public Works Director Jung is that Veteran's Day may be a better time as they are further behind than anticipated. He opined that it would be nice to have everything done, down to the grass, prior to having the dedication, even if it meant not dedicating it until next year on Memorial Day or something.

Mayor Windschitl:

- Noted that City Square West Task Force meets August 15th.
- Mentioned the Chaska VFW baseball team will be going to the State for the first time.
- Gave an update on the Chaska Cubs game and stated they will be going to State.
- Noted that there are City elections this year, and that there are a number of positions open and that the filing period opened last Tuesday and runs through Tuesday, August 14th.
- Encouraged residents to get out and vote at the Primary Election on August 14th as there are a lot of important positions coming out of there.

11. Adjourn

Motion by Councilmember Geisler, second by Councilmember Schulz to adjourn the meeting at 8:02 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
08/20/2018

Subject: **Awarding Bid for Utility Extension to Former Carver County Public Works Site to Service a Brewery**

Prepared By: Matt Clark, City Engineer

Background

The redevelopment of the old County Public Works site for a brewery requires the extension of sanitary sewer and water service, as noted on the attached exhibit. Bids were recently solicited to extend those utilities in an easement across the south edge of the Total Loss property. The low bid was received from G. F. Jedlicki in the amount of $377,582.00. Jedlicki is a reputable contractor with whom the City has worked in the past. The bid does represent a good value (competitive) as can be seen by the grouping of the five bidders on the tabulation. The intent is to award the bid and have construction completed yet this year.

CITY COUNCIL ACTION REQUESTED

Adopt a Resolution Awarding the contract for the Extension of Utilities to the former County Public Works site to the low bidder, G. F. Jedlicki, in the amount of $377,582.00, and authorize the City Administrator to execute said contract.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 08/20/2018 RESOLUTION NO. 2018-113

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A RESOLUTION AWARDING THE BID FOR UTILITIES EXTENSION TO FORMER CARVER COUNTY PUBLIC WORKS SITE TO SERVICE A BREWERY

WHEREAS, on July 16, 2018, City Council adopted Resolution No. 2018-102, approving the construction documents for the redevelopment of the former Carver County Public Works Site to service a brewery and authorized the solicitation of public bids for the project;

WHEREAS, pursuant to an advertisement for bids for said project, a bid opening was held on Thursday, August 9, 2018, with bids being opened and tabulated according to State Statute and the following bids were received:

	CONTRACTOR	TOTAL BASE BID
Low	G. F. Jedlicki, Inc.	$377,582.00
#2	Geislinger & Sons	$382,526.00
#3	Ryan Contracting Co.	$400,460.00
#4	Rachel Contracting	$421,040.75
#5	BCM Construction, Inc.	$448,866.50

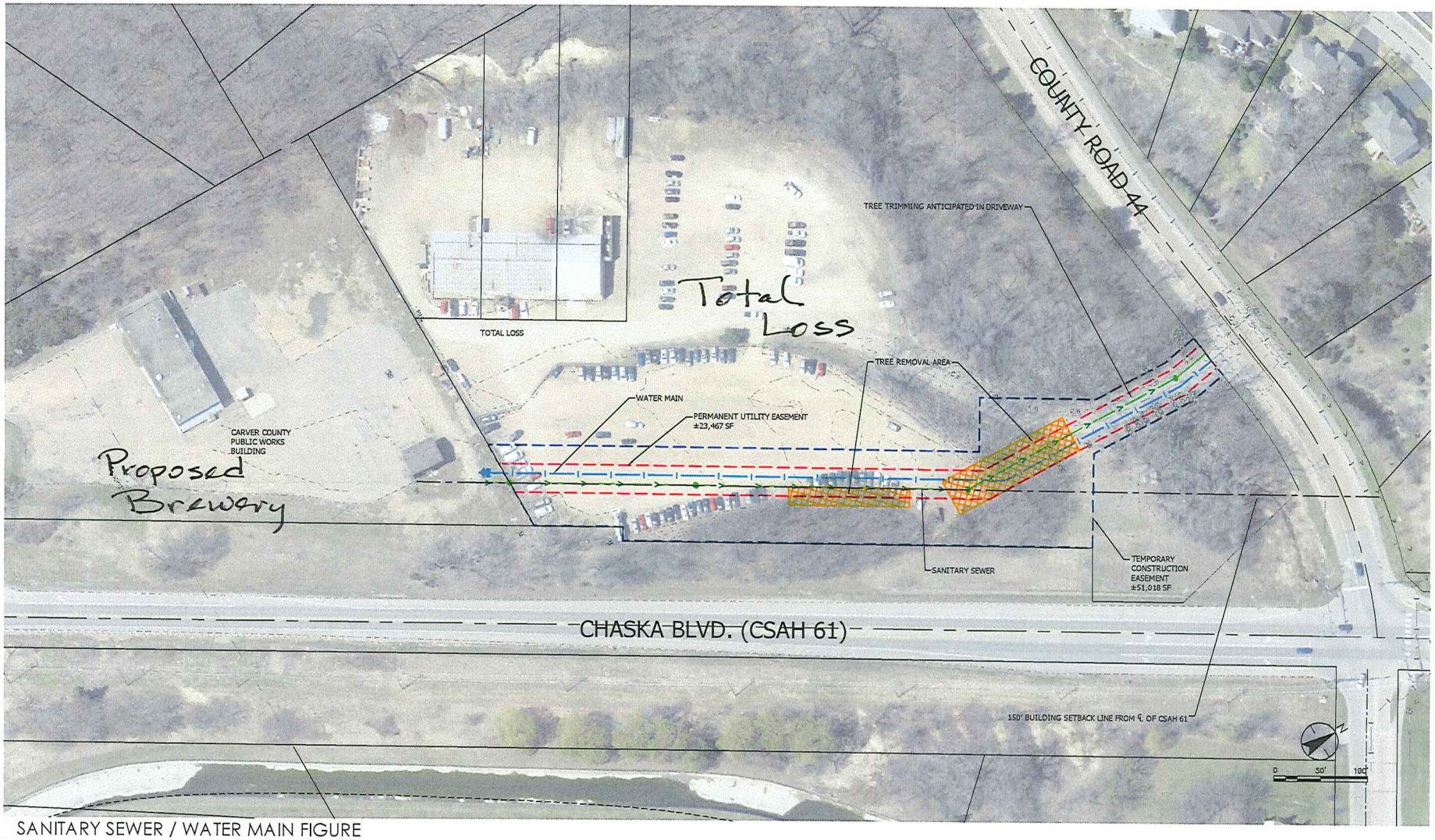
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the Utilities Extension to the former Carver County Public Works Site to service a brewery to the low responsible bidder, G. F. Jedlicki, Inc., in the amount of $377,582.

FURTHER BE IT RESOLVED, that the Mayor and City Administrator are authorized to execute the contract documents for said improvement project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk



SANITARY SEWER / WATER MAIN FIGURE

CITY OF CHASKA

FORMER CARVER COUNTY GARAGE SANITARY SEWER EXTENTION

FIGURE 2

DATE: 02/28/2017 PROJ. NO.: 193803800

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

Stantec

Project Name: **Chaska Former Carver County Public Works Site**

City Project No.:

Stantec Project N 193803800

Bid Opening: Thursday, August 9, 2018 at 10 A.M., CDT

Owner: **City of Chaska, MN**

I hereby certify that this is an exact reproduction of bids received.

Eric S. Lembke, PE
License No. 42748

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 1 G.F. Jedlicki, Inc. Unit Price	Total	Bidder No. 2 Geislinger & Sons Unit Price	Total	Bidder No. 3 Ryan Contracting Co. Unit Price	Total	Bidder No. 4 Rachel Contracting Unit Price	Total
	PART 1 - STREET IMPROVEMENTS										
1	MOBILIZATION	LS	1	$4,100.00	$4,100.00	$21,500.00	$21,500.00	$18,500.00	$18,500.00	$20,000.00	$20,000.00
2	TRAFFIC CONTROL	LS	1	$2,500.00	$2,500.00	$4,500.00	$4,500.00	$3,000.00	$3,000.00	$4,000.00	$4,000.00
3	TEMPORARY COMERCIAL DRIVEWAY ACCESS	LS	1	$2,500.00	$2,500.00	$1,000.00	$1,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00
4	TEMPORARY CONSTRUCTION ACCESS	EA	1	$1,000.00	$1,000.00	$1,500.00	$1,500.00	$3,000.00	$3,000.00	$2,000.00	$2,000.00
5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	10	$100.00	$1,000.00	$135.00	$1,350.00	$150.00	$1,500.00	$160.00	$1,600.00
6	CLEAR AND GRUB	LS	1	$10,500.00	$10,500.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
7	TREE TRIMMING	HR	8	$520.00	$4,160.00	$475.00	$3,800.00	$300.00	$2,400.00	$445.00	$3,560.00
8	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	25	$5.00	$125.00	$4.00	$100.00	$10.00	$250.00	$6.00	$150.00
9	REMOVE BITUMINOUS PAVEMENT	SY	750	$5.00	$3,750.00	$4.00	$3,000.00	$5.00	$3,750.00	$5.00	$3,750.00
10	REMOVE STORM SEWER PIPE	LF	92	$10.00	$920.00	$13.00	$1,196.00	$15.00	$1,380.00	$20.00	$1,840.00
11	REMOVE STORM SEWER MANHOLE OR CATCH BASIN	EA	3	$400.00	$1,200.00	$300.00	$900.00	$700.00	$2,100.00	$500.00	$1,500.00
12	REMOVE FENCE	LF	370	$5.00	$1,850.00	$5.00	$1,850.00	$10.00	$3,700.00	$1.85	$684.50
13	ADJUST FRAME AND RING CASTING	EA	1	$375.00	$375.00	$250.00	$250.00	$1,000.00	$1,000.00	$660.00	$660.00
14	COMMON EXCAVATION (EV)	CY	650	$21.00	$13,650.00	$12.00	$7,800.00	$20.00	$13,000.00	$13.60	$8,840.00
15	SUBGRADE EXCAVATION (EV)	CY	50	$10.00	$500.00	$12.00	$600.00	$20.00	$1,000.00	$13.60	$680.00
16	MUCK EXCAVATION (EV)	CY	50	$38.00	$1,900.00	$16.00	$800.00	$20.00	$1,000.00	$20.75	$1,037.50
17	GRANULAR BORROW (CV)	CY	100	$18.00	$1,800.00	$16.00	$1,600.00	$35.00	$3,500.00	$33.00	$3,300.00
18	COMMON TOP SOIL BORROW (LV)	CY	325	$23.00	$7,475.00	$30.00	$9,750.00	$25.00	$8,125.00	$33.00	$10,725.00
19	GEOTEXTILE FABRIC, TYPE V	SY	750	$3.00	$2,250.00	$2.00	$1,500.00	$2.00	$1,500.00	$2.30	$1,725.00
20	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	450	$20.00	$9,000.00	$15.50	$6,975.00	$20.00	$9,000.00	$18.90	$8,505.00
21	AGGREGATE BASE, CLASS 5, 100% CRUSHED (PARKING LOT)	TN	950	$20.00	$19,000.00	$16.00	$15,200.00	$20.00	$19,000.00	$18.90	$17,955.00
22	WATER FOR DUST CONTROL	1000 GAL	5	$200.00	$1,000.00	$100.00	$500.00	$5.00	$25.00	$1.75	$8.75
23	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	TN	175	$110.00	$19,250.00	$102.00	$17,850.00	$83.00	$14,525.00	$110.00	$19,250.00
24	4" BITUMINOUS CURB	LF	550	$14.00	$7,700.00	$12.00	$6,600.00	$10.00	$5,500.00	$14.00	$7,700.00
25	PROTECTION OF CATCH BASIN	EA	9	$175.00	$1,575.00	$150.00	$1,350.00	$50.00	$450.00	$170.00	$1,530.00
26	WATER FOR TURF ESTABLISHMENT	1000 GAL	10	$200.00	$2,000.00	$150.00	$1,500.00	$35.00	$350.00	$3.50	$35.00
27	SILT FENCE, MACHINE SLICED	LF	1600	$2.50	$4,000.00	$2.50	$4,000.00	$2.00	$3,200.00	$5.00	$8,000.00
28	ROCK DITCH CHECK	EA	2	$550.00	$1,100.00	$250.00	$500.00	$250.00	$500.00	$420.00	$840.00
29	SEED MIXTURE TYPE 36-211	AC	0.5	$5,720.00	$2,860.00	$2,500.00	$1,250.00	$2,000.00	$1,000.00	$2,620.00	$1,310.00
30	SEED MIXTURE TYPE 25-151	AC	0.5	$7,480.00	$3,740.00	$2,500.00	$1,250.00	$2,000.00	$1,000.00	$1,430.00	$715.00
31	MULCH MATERIAL, TYPE 1	TN	1	$880.00	$880.00	$950.00	$950.00	$500.00	$500.00	$480.00	$480.00

Item Num	BID TABULATION Item	Units	Qty	Bidder No. 1 G.F. Jedlicki, Inc. Unit Price	Total	Bidder No. 2 Geislinger & Sons Unit Price	Total	Bidder No. 3 Ryan Contracting Co. Unit Price	Total	Bidder No. 4 Rachel Contracting Unit Price	Total
32	EROSION CONTROL BLANKETS, CATEGORY 3	SY	1500	$1.30	$1,950.00	$2.25	$3,375.00	$2.00	$3,000.00	$1.60	$2,400.00
33	RAPID 4 STABILIZATION METHOD	SY	500	$1.00	$500.00	$2.50	$1,250.00	$1.00	$500.00	$1.90	$950.00
34	FLOCCULENT SOCK	EA	5	$200.00	$1,000.00	$300.00	$1,500.00	$100.00	$500.00	$300.00	$1,500.00
35	BIOLOG - TYPE WOOD FIBER	LF	1000	$3.30	$3,300.00	$6.00	$6,000.00	$2.50	$2,500.00	$3.60	$3,600.00
36	BIOLOG - TYPE STRAW	LF	500	$3.30	$1,650.00	$5.00	$2,500.00	$2.00	$1,000.00	$3.50	$1,750.00
37	6' TALL CHAIN LINK FENCE	LF	300	$35.00	$10,500.00	$25.00	$7,500.00	$28.00	$8,400.00	$28.75	$8,625.00
	TOTAL PART 1 - STREET IMPROVEMENTS				$152,560.00		$153,046.00		$152,655.00		$164,205.75
	PART 2 - STORM SEWER IMPROVEMENTS										
38	15" RCP STORM SEWER, CLASS 5	LF	96	$48.00	$4,608.00	$50.00	$4,800.00	$50.00	$4,800.00	$65.00	$6,240.00
39	4' DIA STORM SEWER CBMH, INCL R-4341-A CSTG AND CONC ADJ RINGS	EA	1	$3,000.00	$3,000.00	$1,800.00	$1,800.00	$3,500.00	$3,500.00	$4,400.00	$4,400.00
40	4' DIA STORM SEWER CBMH, INCL R-4341-A CSTG AND CONC ADJ RINGS (SPECIAL)	EA	2	$3,200.00	$6,400.00	$6,700.00	$13,400.00	$6,000.00	$12,000.00	$4,900.00	$9,800.00
41	CONNECT TO EXISTING STORM STRUCTURE	EA	1	$800.00	$800.00	$700.00	$700.00	$2,000.00	$2,000.00	$1,700.00	$1,700.00
42	CONNECT TO EXISTING STORM PIPE	EA	1	$500.00	$500.00	$100.00	$100.00	$2,000.00	$2,000.00	$1,800.00	$1,800.00
43	RANDOM RIP CLASS 3	CY	10	$90.00	$900.00	$65.00	$650.00	$85.00	$850.00	$153.00	$1,530.00
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				$16,208.00		$21,450.00		$25,150.00		$25,470.00
	PART 3 - WATER MAIN IMPROVEMENTS										
44	INSTALL HYDRANT	EA	1	$4,900.00	$4,900.00	$5,000.00	$5,000.00	$6,000.00	$6,000.00	$4,850.00	$4,850.00
45	CONNECT TO EXISTING WATER MAIN	EA	1	$1,200.00	$1,200.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$4,200.00	$4,200.00
46	TEMPROARY 12" VALVE AND BOX	EA	1	$4,300.00	$4,300.00	$3,500.00	$3,500.00	$5,000.00	$5,000.00	$3,800.00	$3,800.00
47	6" GATE VALVE AND BOX	EA	1	$2,000.00	$2,000.00	$1,850.00	$1,850.00	$3,000.00	$3,000.00	$2,400.00	$2,400.00
48	6" PVC WATER MAIN, C900	LF	10	$35.00	$350.00	$50.00	$500.00	$60.00	$600.00	$38.00	$380.00
49	12" PVC WATER MAIN, C900	LF	820	$54.00	$44,280.00	$60.00	$49,200.00	$50.00	$41,000.00	$66.00	$54,120.00
50	INSULATION, 8" THICK	SY	20	$39.00	$780.00	$65.00	$1,300.00	$70.00	$1,400.00	$80.00	$1,600.00
51	DUCTILE IRON FITTINGS	LB	500	$4.00	$2,000.00	$6.00	$3,000.00	$3.00	$1,500.00	$13.00	$6,500.00
52	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	200	$0.01	$2.00	$3.00	$600.00	$0.01	$2.00	$4.25	$850.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				$59,812.00		$69,950.00		$63,502.00		$78,700.00
	PART 4 - SANITARY SEWER IMPROVEMENTS										
53	CONNECT TO EXISTING SANITARY SEWER PIPE	EA	1	$4,000.00	$4,000.00	$8,500.00	$8,500.00	$5,000.00	$5,000.00	$4,500.00	$4,500.00
54	4' DIAMETER SANITARY MH, INCL R-1642-B CSTG AND CONC ADJ RINGS	EA	4	$11,400.00	$45,600.00	$5,500.00	$22,000.00	$6,000.00	$24,000.00	$7,200.00	$28,800.00
55	4' DIAMETER SANITARY MANHOLE OVERDEPTH	LF	43	$200.00	$8,600.00	$500.00	$21,500.00	$550.00	$23,650.00	$595.00	$25,585.00
56	DROP SECTION FOR DROP MANHOLE	EA	2	$13,500.00	$27,000.00	$3,500.00	$7,000.00	$4,000.00	$8,000.00	$3,350.00	$6,700.00
57	MANHOLE PROTECTIVE COATING	LF	39	$100.00	$3,900.00	$420.00	$16,380.00	$550.00	$21,450.00	$635.00	$24,765.00
58	RISER PIPE FOR OUTSIDE DROP	LF	10	$350.00	$3,500.00	$30.00	$300.00	$300.00	$3,000.00	$150.00	$1,500.00
59	8" PVC SANITARY SEWER, SDR 35	LF	50	$50.00	$2,500.00	$45.00	$2,250.00	$70.00	$3,500.00	$51.00	$2,550.00
60	8" PVC SANITARY SEWER, SDR 26	LF	770	$60.00	$46,200.00	$70.00	$53,900.00	$85.00	$65,450.00	$54.00	$41,580.00
61	12" PVC SANITARY SEWER, SDR 35	LF	50	$70.00	$3,500.00	$75.00	$3,750.00	$100.00	$5,000.00	$77.00	$3,850.00
62	8" PVC PLUG	EA	1	$400.00	$400.00	$100.00	$100.00	$100.00	$100.00	$1,375.00	$1,375.00
63	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	200	$0.01	$2.00	$7.00	$1,400.00	$0.01	$2.00	$4.30	$860.00
64	RESTRICTED TRENCH	LF	100	$38.00	$3,800.00	$10.00	$1,000.00	$0.01	$1.00	$106.00	$10,600.00
	TOTAL PART 4 - SANITARY SEWER IMPROVEMENTS				$149,002.00		$138,080.00		$159,153.00		$152,665.00

Item Num	Item	Units	Qty	Bidder No. 1 G.F. Jedlicki, Inc. Unit Price	Total	Bidder No. 2 Geislinger & Sons Unit Price	Total	Bidder No. 3 Ryan Contracting Co. Unit Price	Total	Bidder No. 4 Rachel Contracting Unit Price	Total
BID TABULATION											
	BID SUMMARY:										
	TOTAL PART 1 - STREET IMPROVEMENTS				$152,560.00		$153,046.00		$152,655.00		$164,205.75
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				$16,208.00		$21,450.00		$25,150.00		$25,470.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				$59,812.00		$69,950.00		$63,502.00		$78,700.00
	TOTAL PART 4 - SANITARY SEWER IMPROVEMENTS				$149,002.00		$138,080.00		$159,153.00		$152,665.00
	TOTAL BASE BID:				**$377,582.00**		**$382,526.00**		**$400,460.00**		**$421,040.75**
	Contractor Name and Address:			G. F. Jedlicki 2471 Galpin Court #110 Chanhassen, MN 55317		Geislinger & Sons, Inc. 511 Central Ave. S. Watkins, MN 55389		Ryan Contracting Company 26480 France Ave., PO Box 246 Elko New Market, MN 55020		Rachel Contracting, Inc. 4125 Napier Ct. NE St. Michael, MN 55376	
	Phone:			952-934-7272		320-764-2006		952-894-3200		763-424-1500	
	Email:			jedlickigf@aol.com		jeff@geislingerandsons.com		tomr@ryancont.com		estimating@rachelcontracting.com	
	Signed By			Garrett Jedlicki		Jeff Geislinger		Thomas J. Ryan		Matthew Coz	
	Title:			President		President		President		President	
	Signed Responsible Contractor Certificate:			Yes		Yes		Yes		Yes	
	Bid Security:			Bid Bond		Bid Bond		Bid Bond		Bid Bond	
	Addenda Acknowledged:			None		None		None		None	

Stantec

Bidder No. 5

BID TABULATION

BCM Construction, Inc.

Item Num	Item	Units	Qty	Unit Price	Total
	PART 1 - STREET IMPROVEMENTS				
1	MOBILIZATION	LS	1	$35,000.00	$35,000.00
2	TRAFFIC CONTROL	LS	1	$4,000.00	$4,000.00
3	TEMPORARY COMERCIAL DRIVEWAY ACCESS	LS	1	$2,200.00	$2,200.00
4	TEMPORARY CONSTRUCTION ACCESS	EA	1	$3,200.00	$3,200.00
5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	10	$210.00	$2,100.00
6	CLEAR AND GRUB	LS	1	$8,000.00	$8,000.00
7	TREE TRIMMING	HR	8	$500.00	$4,000.00
8	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	25	$10.00	$250.00
9	REMOVE BITUMINOUS PAVEMENT	SY	750	$4.50	$3,375.00
10	REMOVE STORM SEWER PIPE	LF	92	$12.00	$1,104.00
11	REMOVE STORM SEWER MANHOLE OR CATCH BASIN	EA	3	$400.00	$1,200.00
12	REMOVE FENCE	LF	370	$6.50	$2,405.00
13	ADJUST FRAME AND RING CASTING	EA	1	$500.00	$500.00
14	COMMON EXCAVATION (EV)	CY	650	$17.00	$11,050.00
15	SUBGRADE EXCAVATION (EV)	CY	50	$15.00	$750.00
16	MUCK EXCAVATION (EV)	CY	50	$21.00	$1,050.00
17	GRANULAR BORROW (CV)	CY	100	$24.00	$2,400.00
18	COMMON TOP SOIL BORROW (LV)	CY	325	$25.00	$8,125.00
19	GEOTEXTILE FABRIC, TYPE V	SY	750	$1.75	$1,312.50
20	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	450	$21.00	$9,450.00
21	AGGREGATE BASE, CLASS 5, 100% CRUSHED (PARKING LOT)	TN	950	$21.00	$19,950.00
22	WATER FOR DUST CONTROL	1000 GAL	5	$50.00	$250.00
23	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	TN	175	$88.00	$15,400.00
24	4" BITUMINOUS CURB	LF	550	$12.00	$6,600.00
25	PROTECTION OF CATCH BASIN	EA	9	$225.00	$2,025.00
26	WATER FOR TURF ESTABLISHMENT	1000 GAL	10	$75.00	$750.00
27	SILT FENCE, MACHINE SLICED	LF	1600	$2.50	$4,000.00
28	ROCK DITCH CHECK	EA	2	$210.00	$420.00
29	SEED MIXTURE TYPE 36-211	AC	0.5	$2,600.00	$1,300.00
30	SEED MIXTURE TYPE 25-151	AC	0.5	$2,600.00	$1,300.00
31	MULCH MATERIAL, TYPE 1	TN	1	$850.00	$850.00

Bidder No. 5

BID TABULATION — **BCM Construction, Inc.**

Item Num	Item	Units	Qty	Unit Price	Total
32	EROSION CONTROL BLANKETS, CATEGORY 3	SY	1500	$2.75	$4,125.00
33	RAPID 4 STABILIZATION METHOD	SY	500	$3.00	$1,500.00
34	FLOCCULENT SOCK	EA	5	$375.00	$1,875.00
35	BIOLOG - TYPE WOOD FIBER	LF	1000	$3.25	$3,250.00
36	BIOLOG - TYPE STRAW	LF	500	$3.25	$1,625.00
37	6' TALL CHAIN LINK FENCE	LF	300	$30.00	$9,000.00
	TOTAL PART 1 - STREET IMPROVEMENTS				$175,691.50
	PART 2 - STORM SEWER IMPROVEMENTS				
38	15" RCP STORM SEWER, CLASS 5	LF	96	$75.00	$7,200.00
39	4' DIA STORM SEWER CBMH, INCL R-4341-A CSTG AND CONC ADJ RINGS	EA	1	$3,300.00	$3,300.00
40	4' DIA STORM SEWER CBMH, INCL R-4341-A CSTG AND CONC ADJ RINGS (SPECIAL)	EA	2	$4,950.00	$9,900.00
41	CONNECT TO EXISTING STORM STRUCTURE	EA	1	$770.00	$770.00
42	CONNECT TO EXISTING STORM PIPE	EA	1	$770.00	$770.00
43	RANDOM RIP CLASS 3	CY	10	$90.00	$900.00
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				$22,840.00
	PART 3 - WATER MAIN IMPROVEMENTS				
44	INSTALL HYDRANT	EA	1	$4,100.00	$4,100.00
45	CONNECT TO EXISTING WATER MAIN	EA	1	$1,500.00	$1,500.00
46	TEMPROARY 12" VALVE AND BOX	EA	1	$3,850.00	$3,850.00
47	6" GATE VALVE AND BOX	EA	1	$1,420.00	$1,420.00
48	6" PVC WATER MAIN, C900	LF	10	$55.00	$550.00
49	12" PVC WATER MAIN, C900	LF	820	$70.00	$57,400.00
50	INSULATION, 8" THICK	SY	20	$85.00	$1,700.00
51	DUCTILE IRON FITTINGS	LB	500	$8.00	$4,000.00
52	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	200	$5.50	$1,100.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				$75,620.00
	PART 4 - SANITARY SEWER IMPROVEMENTS				
53	CONNECT TO EXISTING SANITARY SEWER PIPE	EA	1	$6,200.00	$6,200.00
54	4' DIAMETER SANITARY MH, INCL R-1642-B CSTG AND CONC ADJ RINGS	EA	4	$6,200.00	$24,800.00
55	4' DIAMETER SANITARY MANHOLE OVERDEPTH	LF	43	$650.00	$27,950.00
56	DROP SECTION FOR DROP MANHOLE	EA	2	$6,700.00	$13,400.00
57	MANHOLE PROTECTIVE COATING	LF	39	$535.00	$20,865.00
58	RISER PIPE FOR OUTSIDE DROP	LF	10	$100.00	$1,000.00
59	8" PVC SANITARY SEWER, SDR 35	LF	50	$85.00	$4,250.00
60	8" PVC SANITARY SEWER, SDR 26	LF	770	$85.00	$65,450.00
61	12" PVC SANITARY SEWER, SDR 35	LF	50	$90.00	$4,500.00
62	8" PVC PLUG	EA	1	$200.00	$200.00
63	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	200	$5.50	$1,100.00
64	RESTRICTED TRENCH	LF	100	$50.00	$5,000.00
	TOTAL PART 4 - SANITARY SEWER IMPROVEMENTS				$174,715.00

Bidder No. 5

BID TABULATION — **BCM Construction, Inc.**

Item Num	Item	Units	Qty	Unit Price	Total
	BID SUMMARY:				
	TOTAL PART 1 - STREET IMPROVEMENTS				$175,691.50
	TOTAL PART 2 - STORM SEWER IMPROVEMENTS				$22,840.00
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				$75,620.00
	TOTAL PART 4 - SANITARY SEWER IMPROVEMENTS				$174,715.00
	TOTAL BASE BID:				**$448,866.50**

Contractor Name and Address:	BCM Construction, Inc. 15760 Acorn Trail Faribault, MN 55021
Phone:	507-333-1155
Email:	dan.behrens@bcmgrading.com
Signed By	Dan Behrens
Title:	President
Signed Responsible Contractor Certificate:	Yes
Bid Security:	Bid Bond
Addenda Acknowledged:	None

REQUEST FOR ACTION
CHASKA CITY COUNCIL
8/20/2018

Subject: Savanna Estates 2nd Addition - Final Plat

Applicant: Koosman Homes

Location: North of County Road 44, west of the Harvest

Case No.: 2018-31

Synopsis: Applicant seeks to obtain approval of the Final Plat for 11 single family lots in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Motion to adopt the Resolution approving the request

---

BACKGROUND

The concept plan for Savanna Estates was approved in February of 2017, and the preliminary plat and rezoning was approved in April of 2017. At this time, 51 lots were preliminary platted.

The final plat for the 1st Addition of 15 lots was approved in June 2017.

CURRENT PROPOSAL

Tonight staff brings forward the second phase of this development. The applicant is proposing to final plat only 11 lots as a part of this proposal.

Layout

The initial access to the property will be from Vista View Drive to the east from the adjacent Club West/Harvest neighborhood. Additional access will be provided to the west of the site from the collector road, Savanna Way. The installment of the cul de sac (Savanna Court) will be a part of this 2nd phase.

Setbacks

The setbacks will be consistent with the adjacent neighborhoods and 1st Addition of Savanna Estates. Namely, the front yard setback should be no less than 23 feet, with the front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The rear yard setback should be 30 feet. The side yard setback of 10 feet for the house and 5 feet for the garage side work within the City's guidelines except for corner lots, which should have a side yard setback of 23 feet. These setbacks are the same as those in the 2nd, 3rd, 4th and 5th additions of Club West.

In addition to the above noted setbacks, the development will be required to meet building setbacks from Savanna Way (collector road) and County Road 44. Savanna Way requires a 100 foot centerline setback and County Road 44 requires a 125 foot centerline setback.

Development Costs (Infrastructure Improvements)
The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)
- Work Force Housing

Prior to recording the final plat, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be. A development agreement will be required for this addition.

Final Plat
The request this evening is for a final plat of the site, which encompasses 11 lots.

Disposition of Outlots

- Outlot A: Future development land to be owned by the developer
- Outlot B: Land designated for a monument sign and landscaping to be owned by the developer

PLANNING COMMISSION ACTION TAKEN 8/8/2018:
Motion to recommend to City Council approval of the Final Plat for Savanna Estates 2nd Addition for 11 single family lots in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Final Plat – Savanna Estates 2nd Addition (pgs 1-2), prepared by Alliant Engineering, undated
    b. Construction Documents (pgs 1-17), prepared by Alliant Engineering, dated July 3, 2018
2. Adherence to the City Engineer's memo dated August 2, 2018.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision of sidewalks on both sides of all local streets.
5. Compliance with Ordinance No. 934 (PRD-69).
6. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
7. Payment of development fees prior to recording of final plat.
8. Compliance with the City's existing anti-monotony housing ordinance.
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
10. Provision of a turnaround provided at the stub of Savanna Trail to be reviewed and approved by the Engineering Department.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution, approving the Final Plat for Savanna Estates 2nd Addition (PC #2018-31)

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **August 2, 2018**
Subject: **Savanna Estates 2nd Addition**

The 2nd Addition of Savanna Estates proposes a consistent development layout that was approved with the preliminary plat. Previous additions have provided for the extensions of sewer and water utilities to service the proposed lots. The site grading plan and wetland impacts for the overall development area have previously been accepted by all agencies. Development access for the site is consistent with the planned intersection location along the City's collector road. Construction access for the site will be directed off the new collector road Savanna Way.

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

PLAT FILE NO.
C.R. DOC. NO

SAVANNA ESTATES
SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That KLC of Wilmar, Inc., a Minnesota Corporationgs, LLC, a contract purchaser, of the following described property:

Outlots A, B, C, and D, SAVANNA ESTATES, according to the recorded plat thereof, Carver County, Minnesota.

Have caused the same to be surveyed and platted as SAVANNA ESTATES, SECOND ADDITION, and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

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

Signed: KLC of Willmar, Inc.

_____
Daniel Koosman, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Daniel Koosman, President of KLC of Willmar, Inc., a Minnesota corporation, on behalf of the corporation.

_____

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this ___ day of _____, 20__

_____
Dennis B. Olmstead, Licensed Land Surveyor
Minnesota License No. 18425

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Dennis B. Olmstead, a Licensed Land Surveyor.

_____

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian Praske, County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

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

Laurie Davies, County Auditor/Treasurer

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of SAVANNA ESTATES was filed this _____ day of _____, 20_____, at _____ o'clock ___.M. as Document Number _____ .

_____, County Recorder

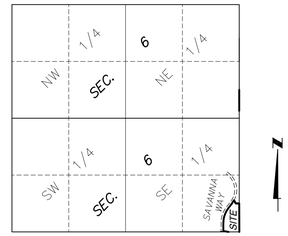
By: _____

ALLIANT ENGINEERING

SHEET 1 OF 2 SHEETS

PLAT FILE NO.
C.R. DOC. NO

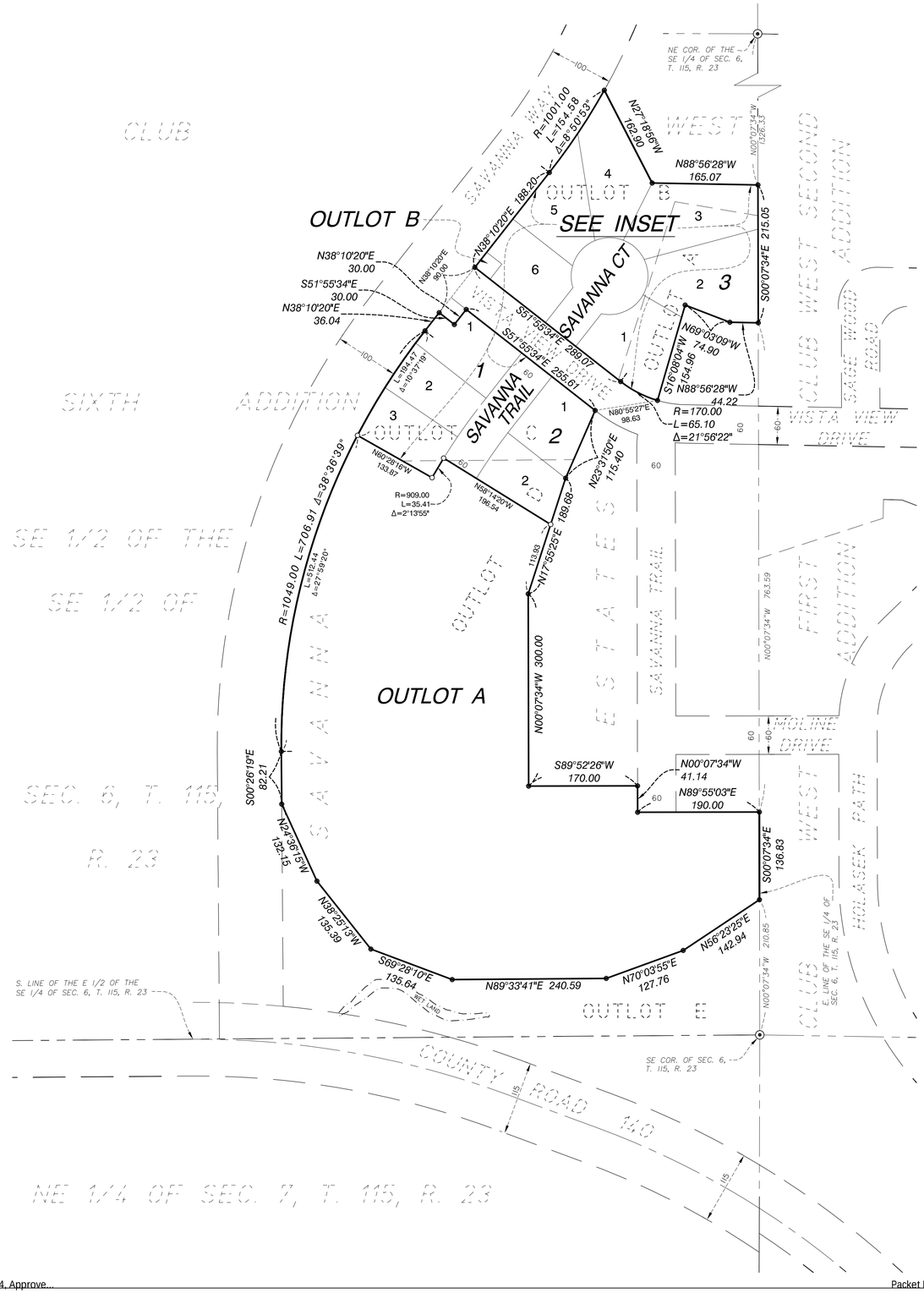
SAVANNA ESTATES SECOND ADDITION



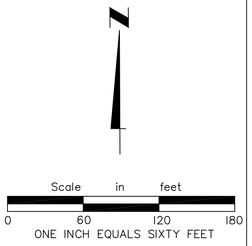
VICINITY MAP
SECTIONS 6, T115N, R23W
NOT TO SCALE

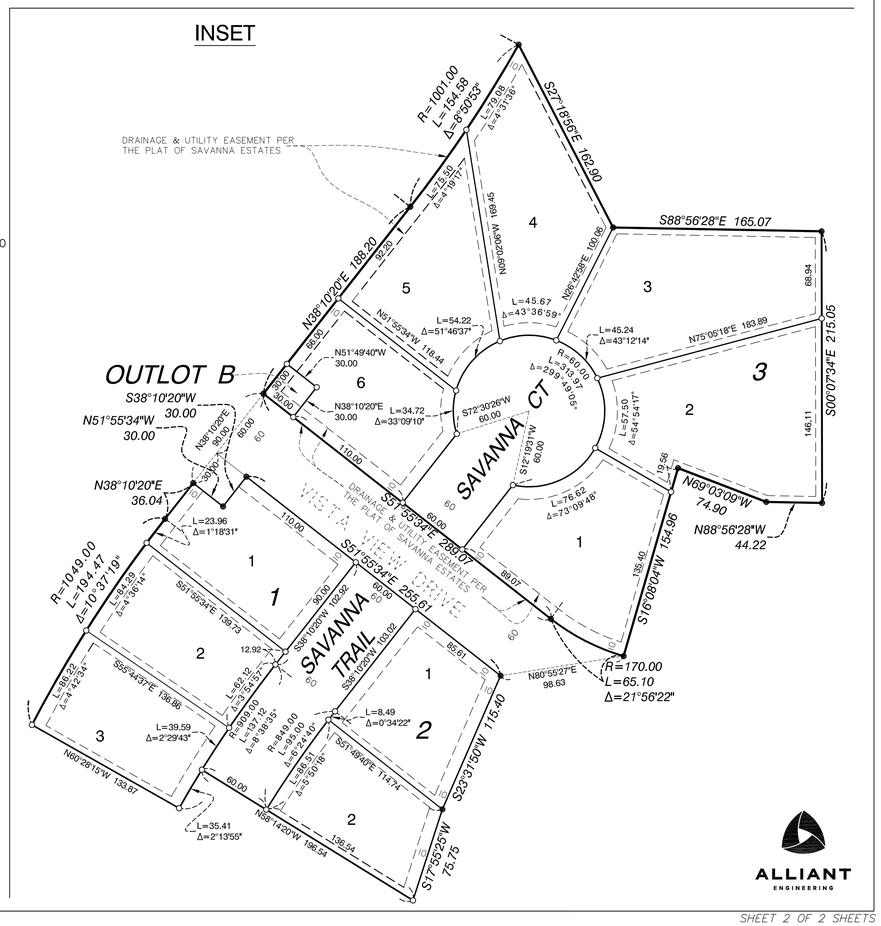
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 115, RANGE 23 HAS A CARVER COUNTY BEARING OF S00°07'34"E (NAD83, 1986 ADJ.).

- ● Denotes 1/2 inch x 18 inch iron monument found marked by license no. 18425 unless otherwise shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- ⊙ Denotes Carver County Cast Iron Monument found



Scale in feet
0 100 200 300
ONE INCH EQUALS ONE HUNDRED FEET

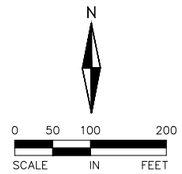


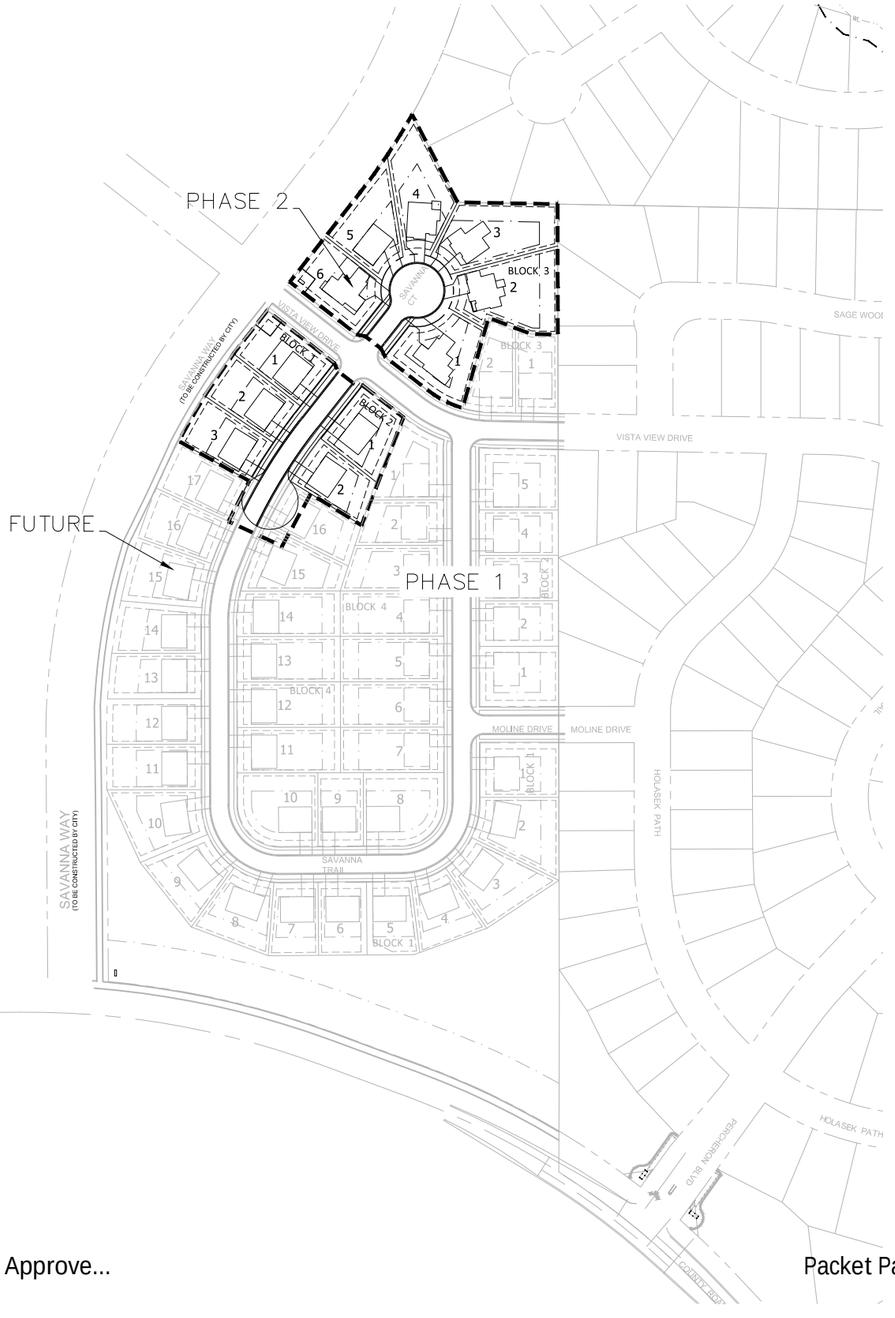


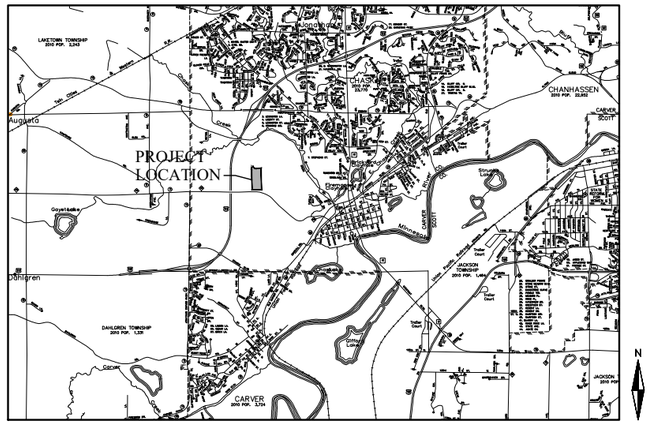
ALLIANT ENGINEERING

SAVANNA ESTATES PHASE 2

CHASKA, MINNESOTA







VICINITY MAP
NOT TO SCALE

DEVELOPER

KOOSMAN HOMES
2320 U.S. HWY 12, SUITE 1
WILMAR, MN 56201
DANIEL KOOSMAN
PH: 320-235-7440

CONSULTANT

ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH
SUITE 300
MINNEAPOLIS, MN 55415
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

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

SURVEYOR

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

LANDSCAPE ARCHITECT

MALEAH MILLER
LICENSE NO. 19507
EM: mmiller@alliant-inc.com

SHEET INDEX

	NO.
COVER SHEET	1
DETAILS	2-3
EXISTING CONDITIONS SURVEY	4
GRADING PLAN	5-7
STORM WATER POLLUTION PREVENTION PLAN	8-9
GRADING NOTES AND DETAILS	10
STREET AND STORM SEWER PLAN AND PROFILES	11-12
INTERSECTION DETAILS	13
SANITARY SEWER AND WATERMAIN PLAN AND PROFILES	14-15
LANDSCAPE PLAN	16-18

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
COVER SHEET

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

DAVE NASH, PE
7-31-18 Date
21836 License No.

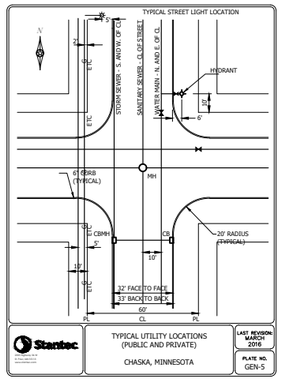
QUALITY ASSURANCE/CONTROL
BY DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196

1
SHEET 1 of 18

drawing name: x:\2016\160196\plan sheets\Phase 2\160196cove.dwg Aug 01, 2018 - 10:27am



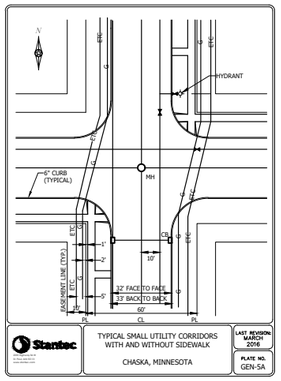
Stantec

TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE)

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5A



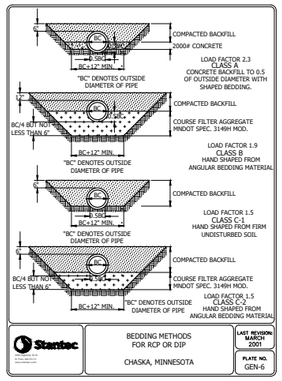
Stantec

TYPICAL SMALL UTILITY CORRIDORS WITH AND WITHOUT SIDEWALK

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. GEN-5A



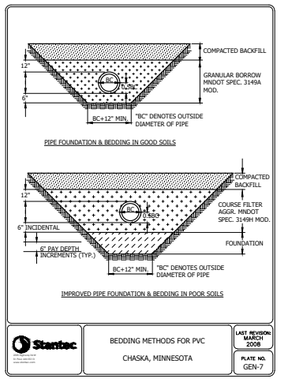
Stantec

BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



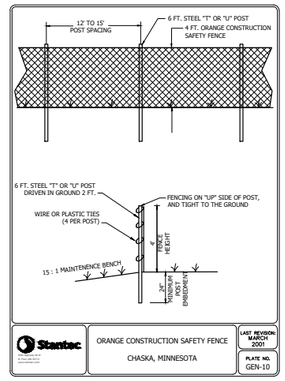
Stantec

BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7



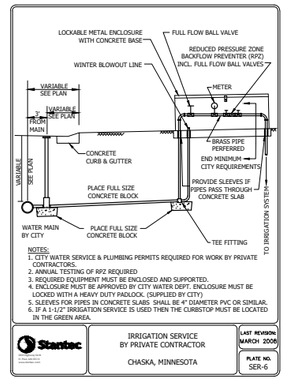
Stantec

ORANGE CONSTRUCTION SAFETY FENCE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-10



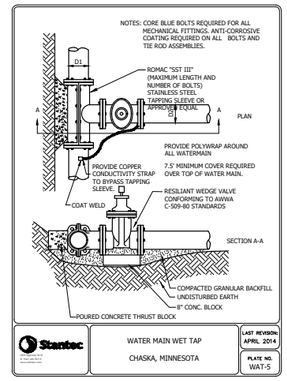
Stantec

IRRIGATION SERVICE BY PRIVATE CONTRACTOR

CHASKA, MINNESOTA

LAST REVISION: MARCH 2006

PLATE NO. SER-6



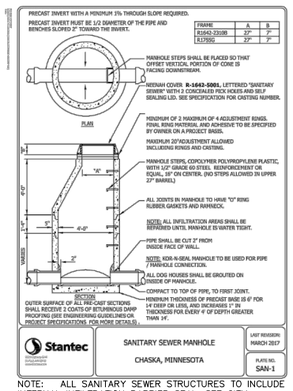
Stantec

WATER MAIN WET TAP

CHASKA, MINNESOTA

LAST REVISION: APRIL 2014

PLATE NO. WAT-5



Stantec

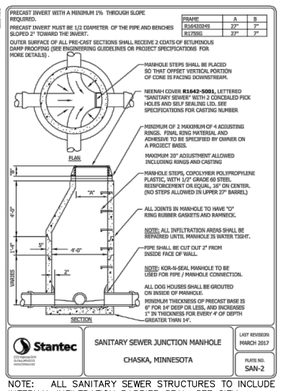
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. SAN-1

NOTE: ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.



Stantec

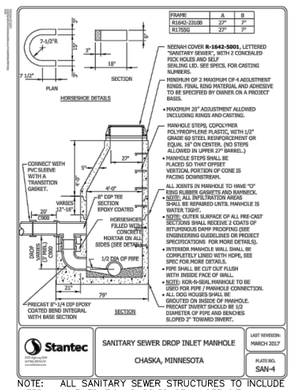
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. SAN-2

NOTE: ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.



Stantec

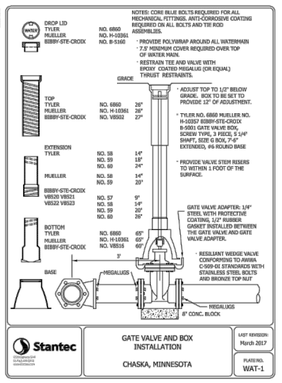
SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. SAN-4

NOTE: ALL SANITARY SEWER STRUCTURES TO INCLUDE INTERNAL INFILTRATION BARRIER SEAL. SEE CITY ENGINEERING GUIDELINES.



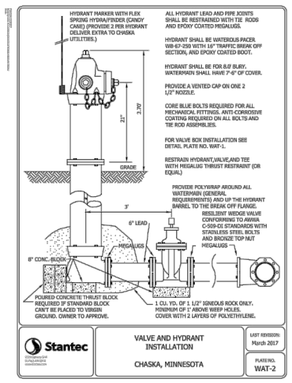
Stantec

GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: March 2017

PLATE NO. WAT-1



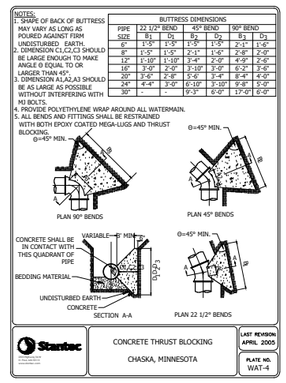
Stantec

VALVE AND HYDRANT INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: March 2017

PLATE NO. WAT-2



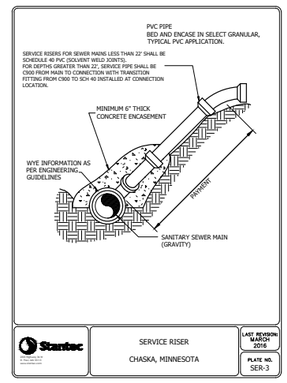
Stantec

CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION APRIL 2005

PLATE NO. WAT-4



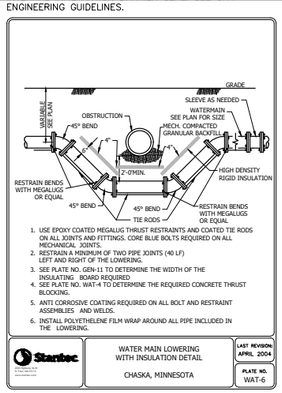
Stantec

SERVICE RISER

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-3



1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

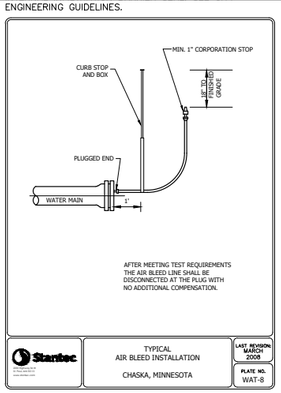
Stantec

WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. WAT-6



AFTER MEETING TEST REQUIREMENTS THE AIR BLEED LINE SHALL BE DISCONNECTED AT THE PLUG WITH NO ADDITIONAL COMPENSATION.

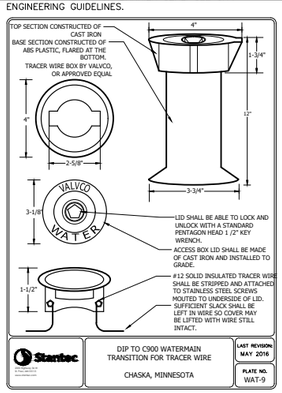
Stantec

TYPICAL AIR BLEED INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-8



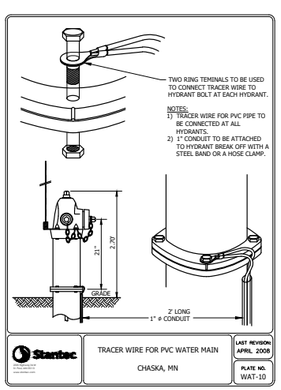
Stantec

DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE

CHASKA, MINNESOTA

LAST REVISION: MAY 2016

PLATE NO. WAT-9



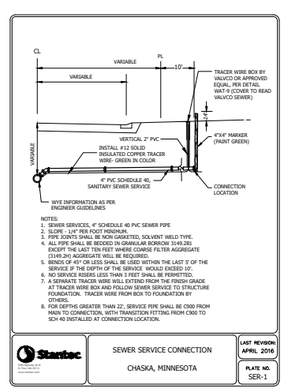
Stantec

TRACER WIRE FOR PVC WATER MAIN

CHASKA, MN

LAST REVISION: APRIL 2008

PLATE NO. WAT-10



NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE 3149.2B2 WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

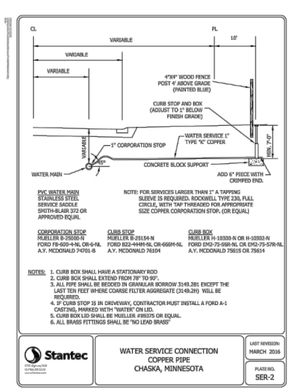
Stantec

SEWER SERVICE CONNECTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. SER-1



NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 330, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

NOTES: 1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 39" TO 95".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE 3149.2B2 WILL BE REQUIRED.
4. 8" CURB STOP 10 IN CHEVAWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #10370 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

Stantec

WATER SERVICE CONNECTION COPPER PIPE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2016

PLATE NO. SER-2

SAVANNA ESTATES PHASE 2

KOOSMAN HOMES

SAVANNA ESTATES PHASE 2

DETAILS

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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

DAVE NASH, PE

7-31-18 Date

21836 License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA

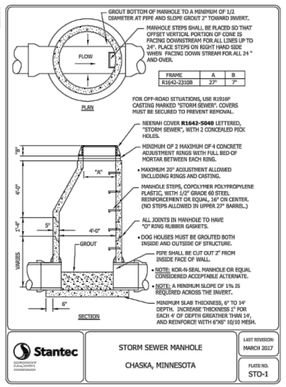
DESIGNED: DJN

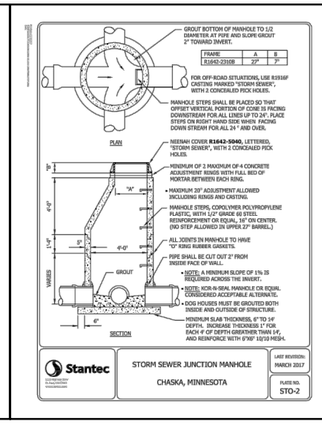
DRAWN: PLN

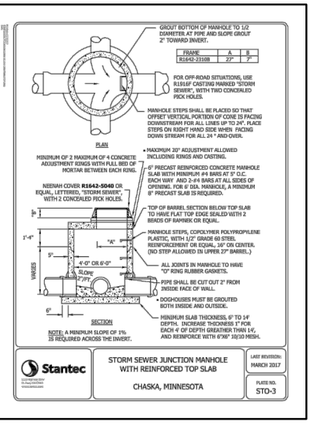
PROJECT NO: 216-0196

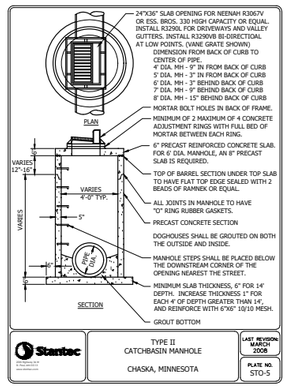
SHEET 2 of 18

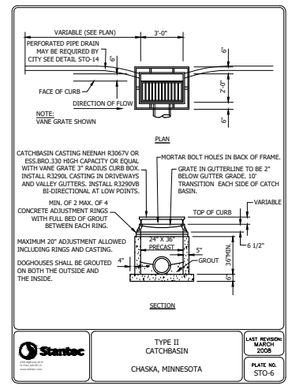
Drawing name: x:\2016\160196\plan sheets\Phase 2\160196det.dwg Aug 01, 2018 - 10:27am

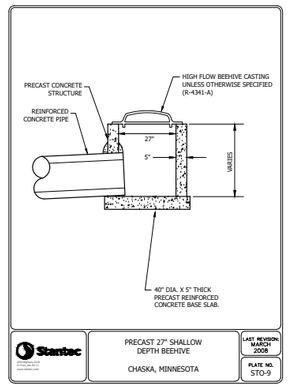


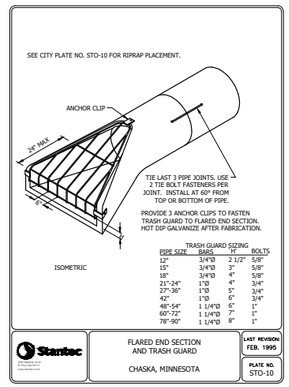


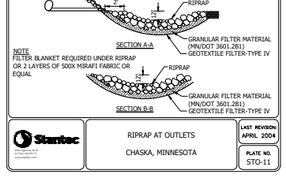


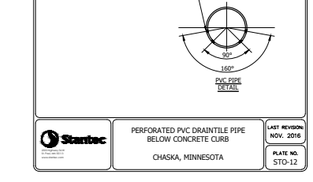


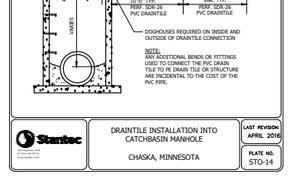


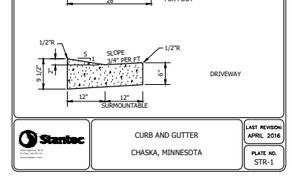


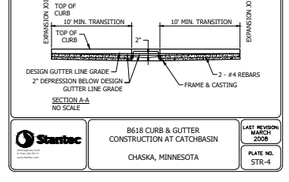


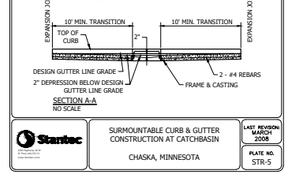


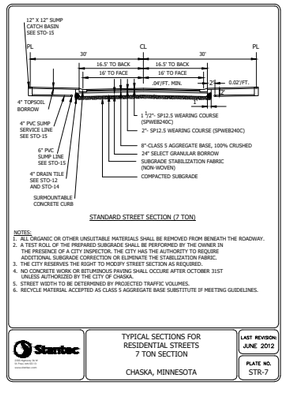


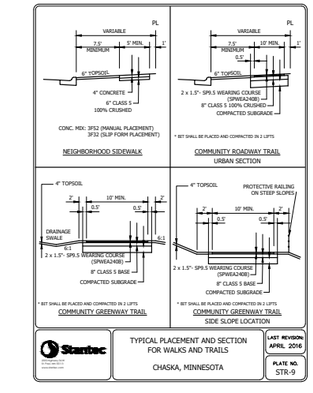


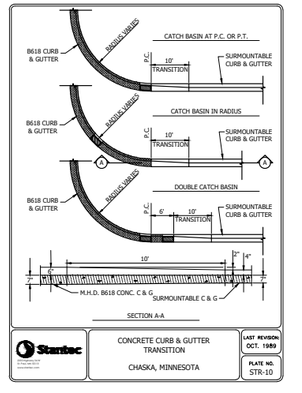


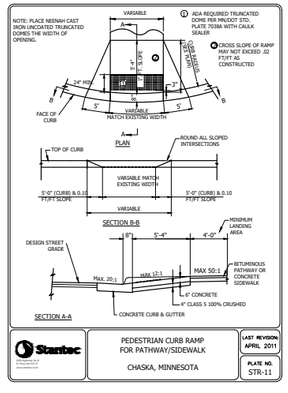


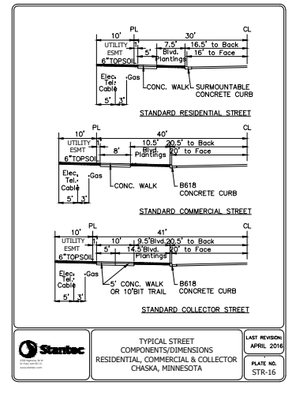


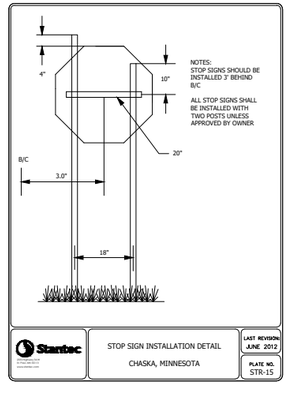


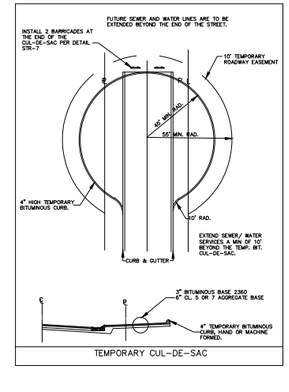












ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
DETAILS

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

DAVE NASH, PE
7-31-18 Date
21836 License No.

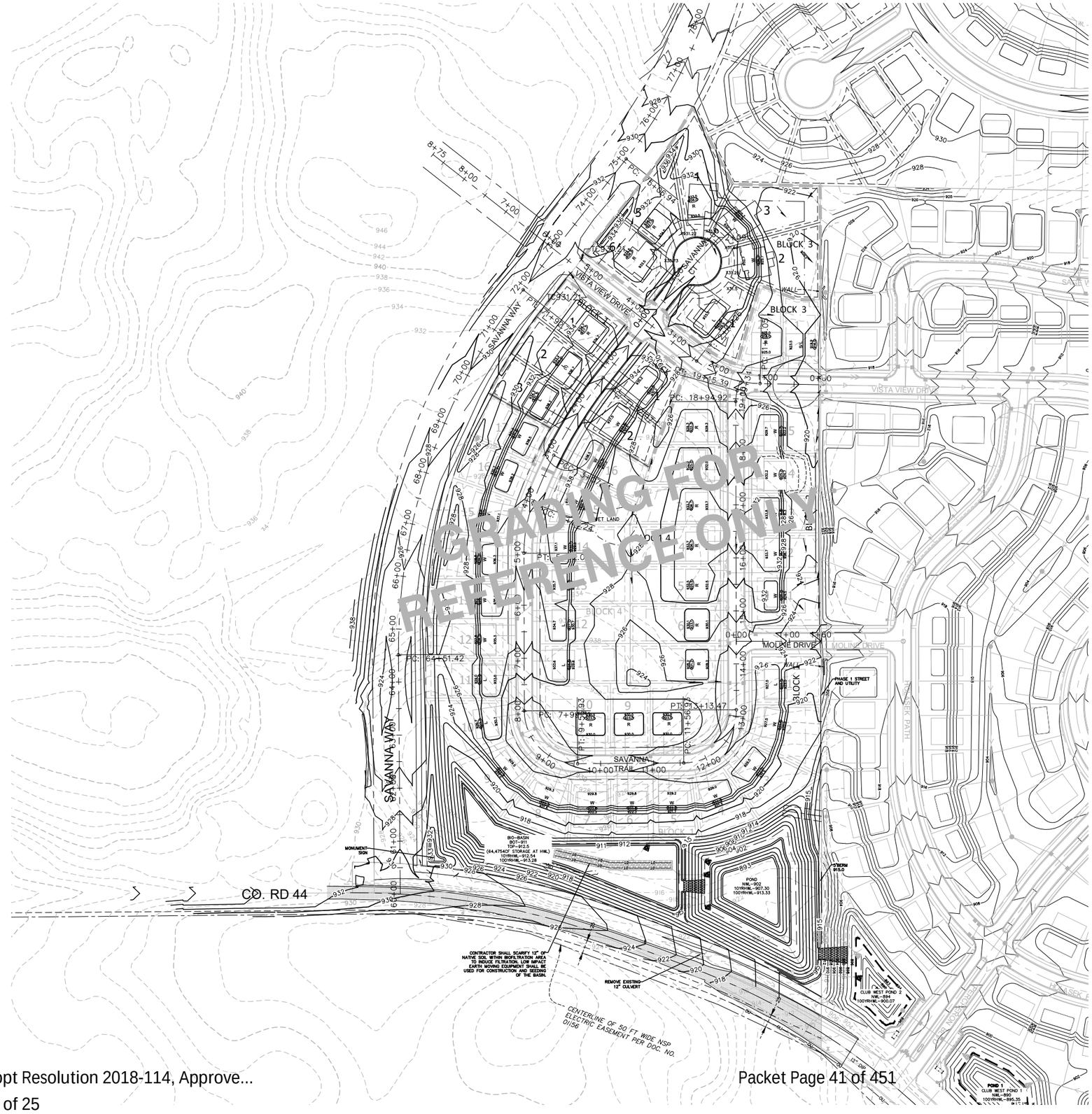
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196

3
SHEET 3 of 18

Drawing name: x:\2016\160196\plan sheets\Phase 2\160196det.dwg Aug 01, 2018 - 10:27am

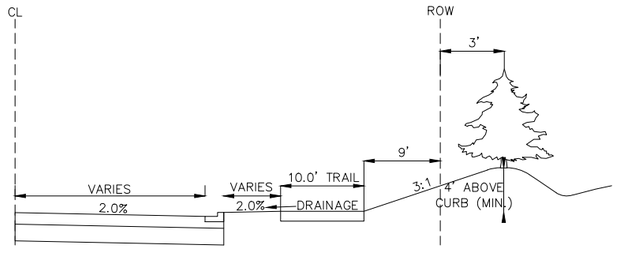


GRADING LEGEND:

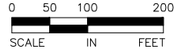
FRONT OF PAD / 954.3 / (1) / W / 950.3 / 957.6 / REAR OF PAD	GARAGE FLOOR ELEVATION; ADDITIONAL REQUIRED STEPS BEYOND TYP.; STEP ASSUMED = 0.60" (7"); HOUSE TYPE; LOWEST FLOOR ELEVATION; REAR ELEVATION
F	FULL BASEMENT
L	LOOK OUT
W	WALK OUT
789	EXISTING CONTOUR
789	PROPOSED CONTOUR
62.44 x962.44	PROPOSED SPOT ELEVATION
TW XXX / BW XXX	TOP OF WALL ELEVATION; BOTTOM OF WALL ELEVATION
xTB962.44	TOP OF BERM ELEVATION
2.00%	DIRECTION OF DRAINAGE
	EMERGENCY OVERFLOW ROUTING
	RETAINING WALL
	PROPOSED CATCH BASINS
	PROPOSED STORM SEWER
	WETLAND DELINEATION
	TREE PROTECTION LIMITS
	EXISTING VEGETATION LIMITS
769 / 770	EXISTING TREE TO REMAIN

GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 1.75%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF CHASKA CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
13. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
14. CONTRACTOR TO FOLLOW TOPSOIL MANAGEMENT PLAN AS APPROVED BY CARVER COUNTY WMO.



SAVANNA WAY TYPICAL CROSS SECTION



ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
GRADING PLAN

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

DAVE NASH, PE

7-31-18 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

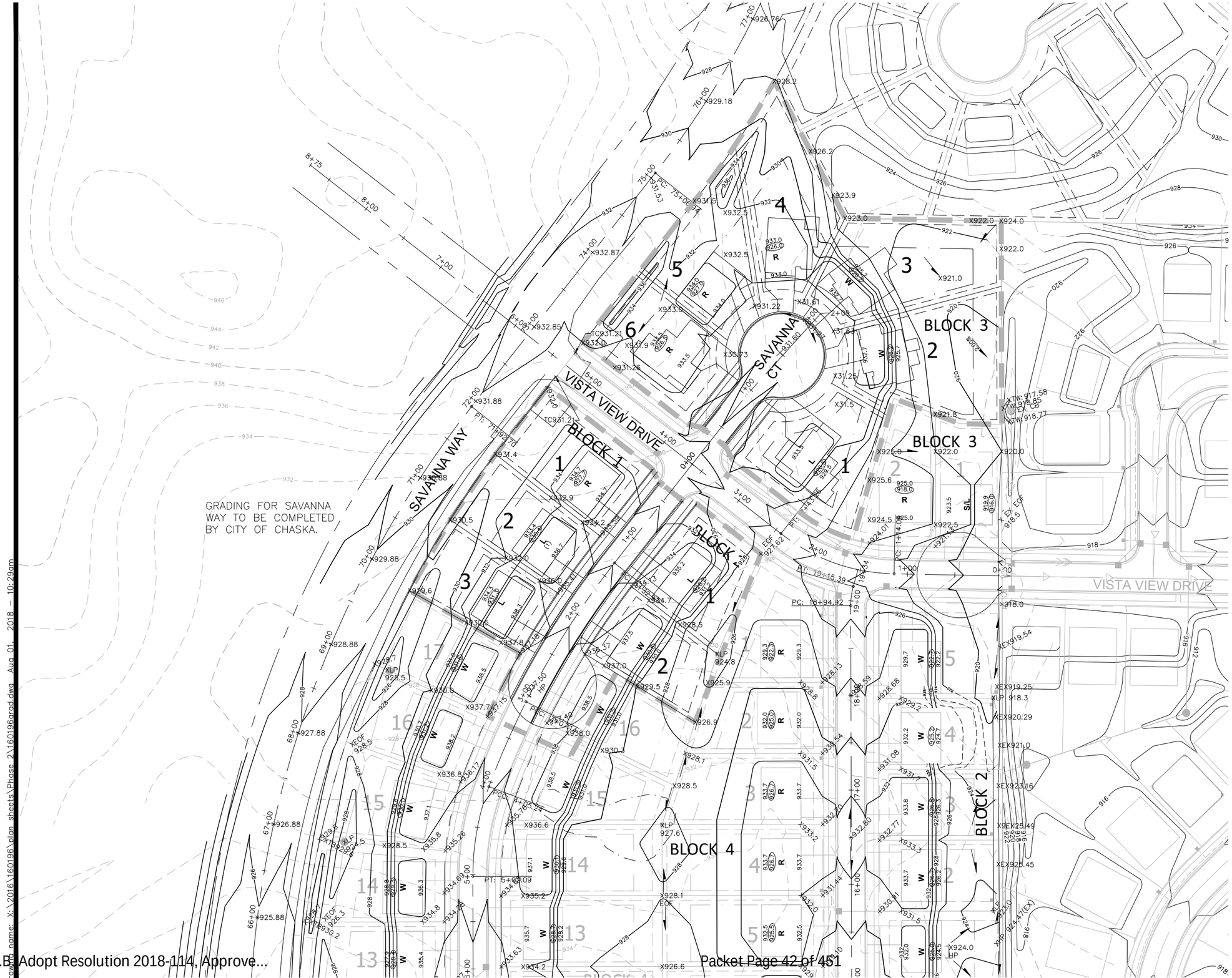
DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

5
SHEET 5 of 18

Drawing name: X:\2016\160196\plan sheets\Phase 2\160196grad.dwg Aug 01, 2018 - 10:29am



GRADING FOR SAVANNA WAY TO BE COMPLETED BY CITY OF CHASKA.

GRADING LEGEND:

- FRONT OF PAD / 954.3 / (1) / W / 950.3 / 957.6 / REAR OF PAD — GARAGE FLOOR ELEVATION; ADDITIONAL REQUIRED STEPS BEYOND TYP. STEP ASSUMED = 0.60" (7¼"); HOUSE TYPE; LOWEST FLOOR ELEVATION; REAR ELEVATION
- F — FULL BASEMENT
- L — LOOK OUT
- W — WALK OUT
- 789 — EXISTING CONTOUR
- 789 — PROPOSED CONTOUR
- X962.44 — PROPOSED SPOT ELEVATION
- 62.44 / TW XXX / BW XXX — TOP OF WALL ELEVATION; BOTTOM OF WALL ELEVATION
- xTB962.44 — TOP OF BERM ELEVATION
- 2.00% — DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- RETAINING WALL
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- WETLAND DELINEATION
- TREE PROTECTION LIMITS
- EXISTING VEGETATION LIMITS
- 769 / 770 — EXISTING TREE TO REMAIN

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

PHASE 2 CONSTRUCTION DOCUMENTS

KOOSMAN HOMES

PHASE 2 CONSTRUCTION DOCUMENTS

GRADING PLAN

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

DAVE NASH, PE

7-31-18 — Date

21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

6

SHEET 6 of 18

N

0 25 50 100

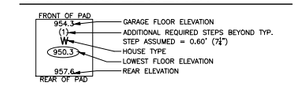
SCALE IN FEET

Drawing name: X:\2016\160196\plan sheets\Phase 2\160196grad.dwg Aug 01, 2018 - 10:29am

GRADING FOR SAVANNA WAY TO BE COMPLETED BY CITY OF CHASKA.

GRADING FOR CO. RD. 44 TURN LANE AND TRAIL TO BE COMPLETED BY CITY OF CHASKA.

GRADING LEGEND:



F FULL BASEMENT
L LOOK OUT
W WALK OUT
789 EXISTING CONTOUR
789 PROPOSED CONTOUR
62.44 X962.44 PROPOSED SPOT ELEVATION
TW XXX TOP OF WALL ELEVATION
BW XXX BOTTOM OF WALL ELEVATION
xTB962.44 TOP OF BERM ELEVATION
2.00% DIRECTION OF DRAINAGE
EMERGENCY OVERFLOW ROUTING
RETAINING WALL
PROPOSED CATCH BASINS
PROPOSED STORM SEWER
WETLAND DELINEATION
TREE PROTECTION LIMITS
EXISTING VEGETATION LIMITS
769 770 EXISTING TREE TO REMAIN

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
GRADING PLAN

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

DAVE NASH, PE

7-31-18 Date — 21836 License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

SHEET 7 of 18

N

0 25 50 100
SCALE IN FEET

Drawing name: X:\2016\160196\plan sheets\Phase 2\160196grad.dwg Aug 01, 2018 - 10:29am

ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

NOTE TO CONTRACTOR:

THE OWNER AND THE GENERAL CONTRACTOR ARE THE RESPONSIBLE PARTIES TO IMPLEMENT THE NPDES PERMIT. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN THE MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

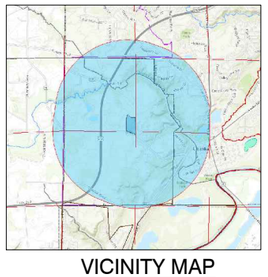
THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

SWPPP BMP QUANTITIES (PER PLAN):

1.	STANDARD PRE SILT FENCE	0	LF
2.	STANDARD POST SILT FENCE	1,115	LF
3.	EROSION CONTROL BLANKET	0	SY
4.	BIOROLL/BIOLOG	0	EA
5.	INLET PROTECTION	0	EA
6.	TEMPORARY SEEDING	0	AC

LEGEND:

- PRE-SF — DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER
- PST-SF — DENOTES POST-GRADING SEDIMENT BARRIER
- PST-SF — DENOTES EXISTING POST-GRADING SEDIMENT BARRIER
- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISITNG INLET SEDIMENT CONTROL (WIMCO TYPE)
- DENOTES EXISTING BIO-ROLL EROSION CHECKS
- E.O.F. — DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES EXISTING TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION
- TOPSOIL STOCKPILE LOCATION



VICINITY MAP

0 1250 2500 5000

SCALE IN FEET

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

CONSTRUCTION SEQUENCING

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL PRIVATE UTILITIES
7. INSTALL INLET PROTECTION DEVICES.
8. INSTALL POST STREET AND UTILITY SILT FENCE.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.
10. COMPLETE BIOFILTRATION GRADING AND CONSTRUCTION AFTER STORM SEWER CONSTRUCTION.

EROSION CONTROL RESPONSIBLE PARTY:

KOOSMAN HOMES

NOTE:

SEE SHEET 10 FOR EROSION CONTROL NOTES

*CONTRACTOR SHALL CLEAN EXISTING STREETS DAILY, OR AS DIRECTED BY THE CITY ENGINEERING REPRESENTATIVE

N

0 50 100 200

SCALE IN FEET

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
STORM WATER POLLUTION PREVENTION PLAN

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

DAVE NASH, PE

7-31-18 — Date — 21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

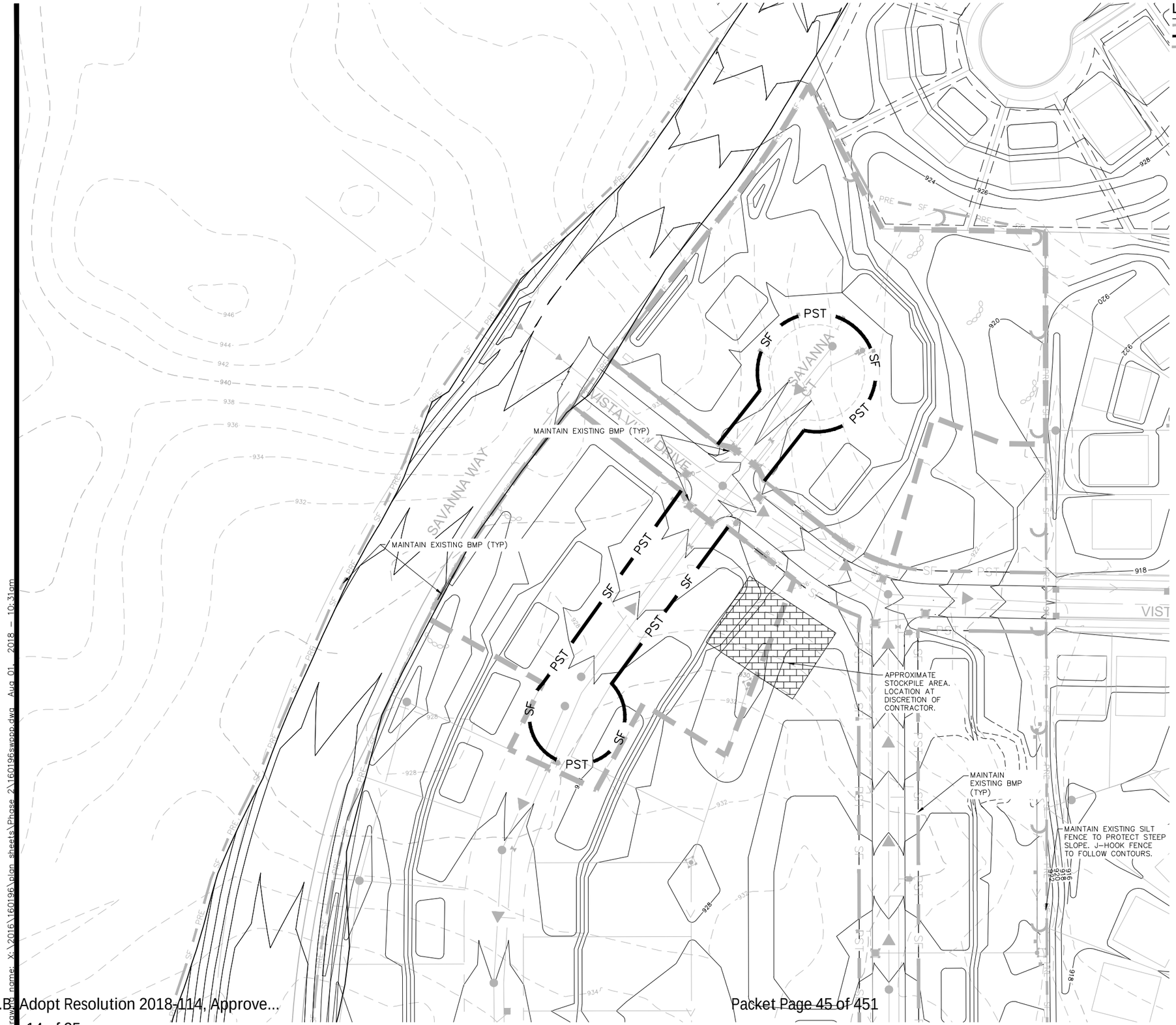
PROJECT TEAM DATA

DESIGNED: DN
DRAWN: PLN
PROJECT NO: 216-0196

8

SHEET 8 of 18

drawing name: x:\2016\160196\plan sheets\Phase 2\160196swppp.dwg Aug 01, 2018 - 10:31am



LEGEND:

- PRE-SF — DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER
- PST-SF — DENOTES POST-GRADING SEDIMENT BARRIER
- PST-SF — DENOTES EXISTING POST-GRADING SEDIMENT BARRIER
- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING INLET SEDIMENT CONTROL
- DENOTES EXISTING BIO-ROLL EROSION CHECKS
- E.O.F. — DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES EXISTING TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION
- TOPSOIL STOCKPILE LOCATION
- **DENOTES PH-2**

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD

N

0 25 50 100
SCALE IN FEET

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
STORM WATER POLLUTION PREVENTION PLAN

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

DAVE NASH, PE

7-31-18 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

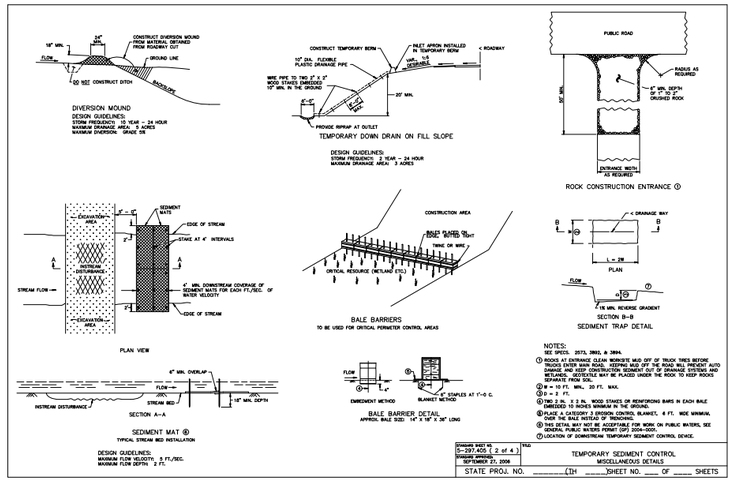
DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

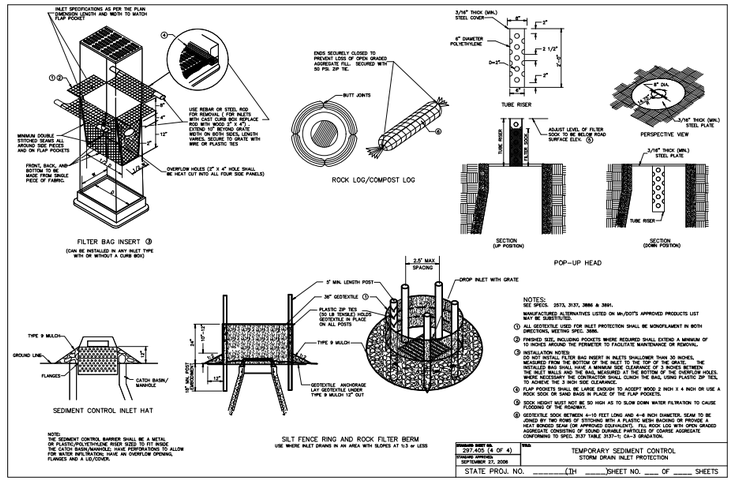
PROJECT TEAM DATA

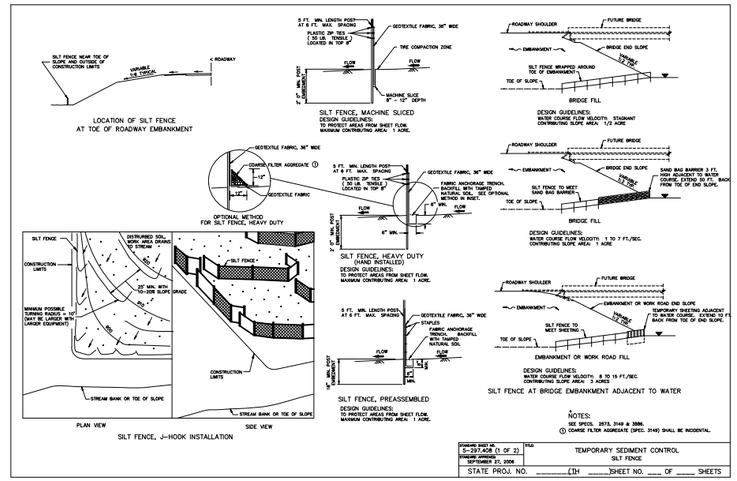
DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

9
SHEET 9 of 18

drawing name: x:\2016\160196\plan sheets\Phase 2\160196swppp.dwg Aug 01, 2018 - 10:31am







EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 190 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 190 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENTMEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENTBASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCES.

2. REPLACEMENT – FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.4.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

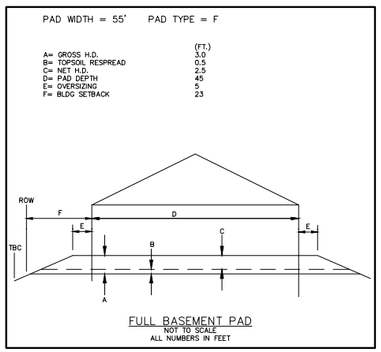
THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

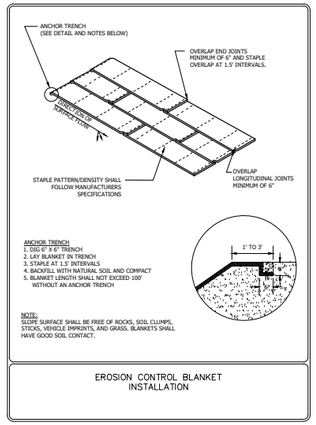
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

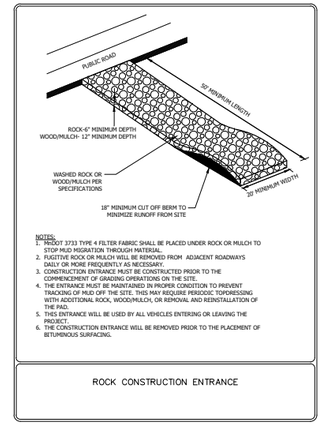
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

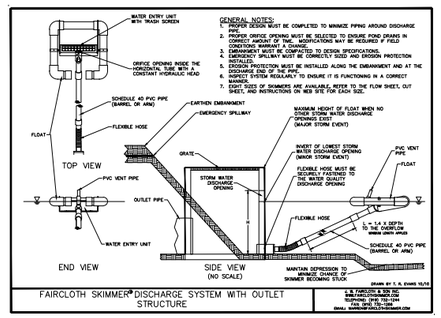
4. NO ENGINE DEGREASING IS ALLOWED ON SITE.



HOLD DOWN DETAILS







ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
GRADING NOTES AND DETAILS

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

DAVE NASH, PE
7-31-18 21836
Date License No.

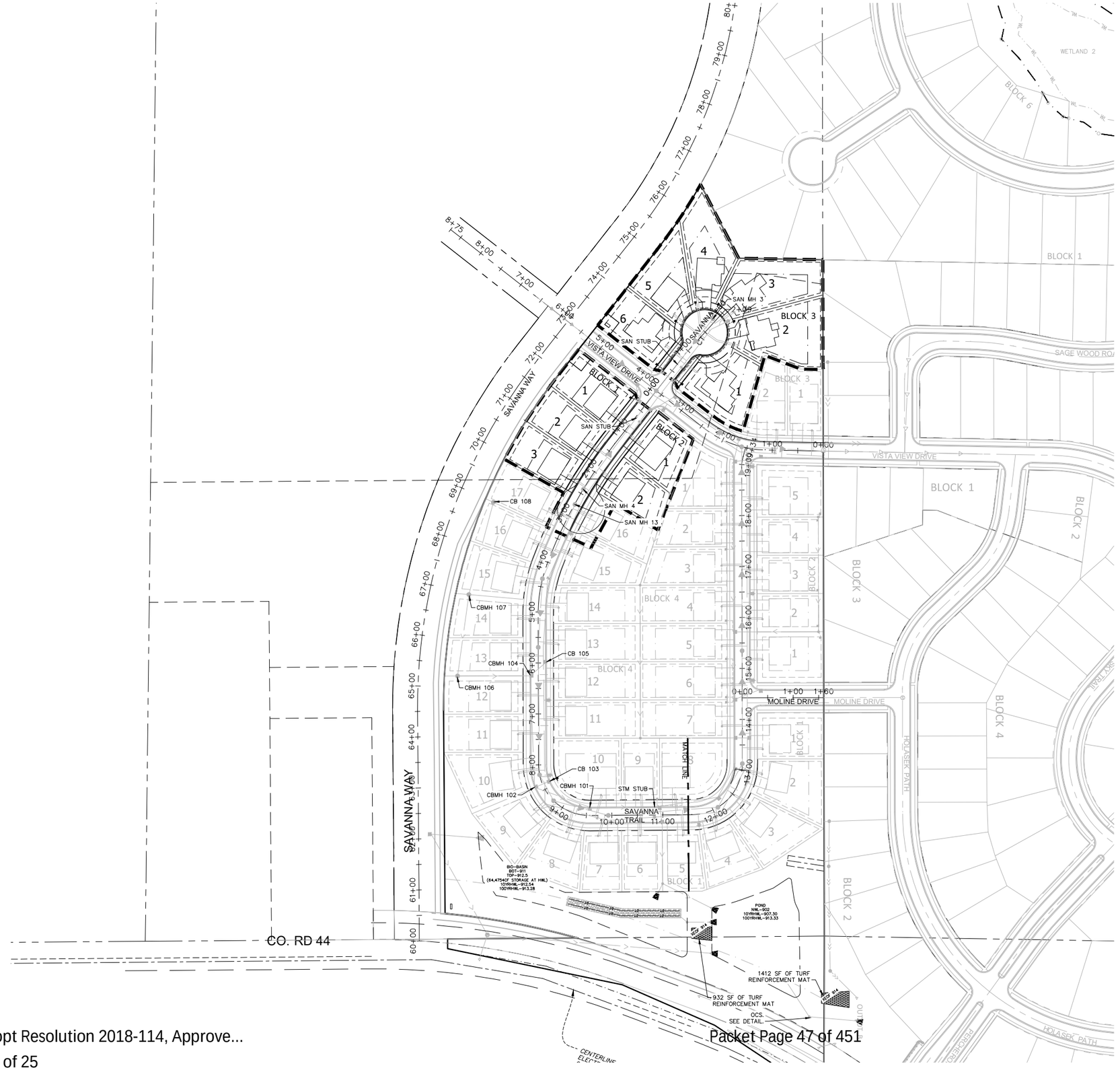
QUALITY ASSURANCE/CONTROL
BY DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196

10
SHEET 10 of 18

Drawing name: X:\2016\16019\plan sheets\Phase 2\16019grad2.dwg Aug 01, 2018 - 10:31am



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

N

0 50 100 200
SCALE IN FEET

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
STREET AND STORM SEWER PLAN OVERVIEW

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

DAVE NASH, PE

7-31-18 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

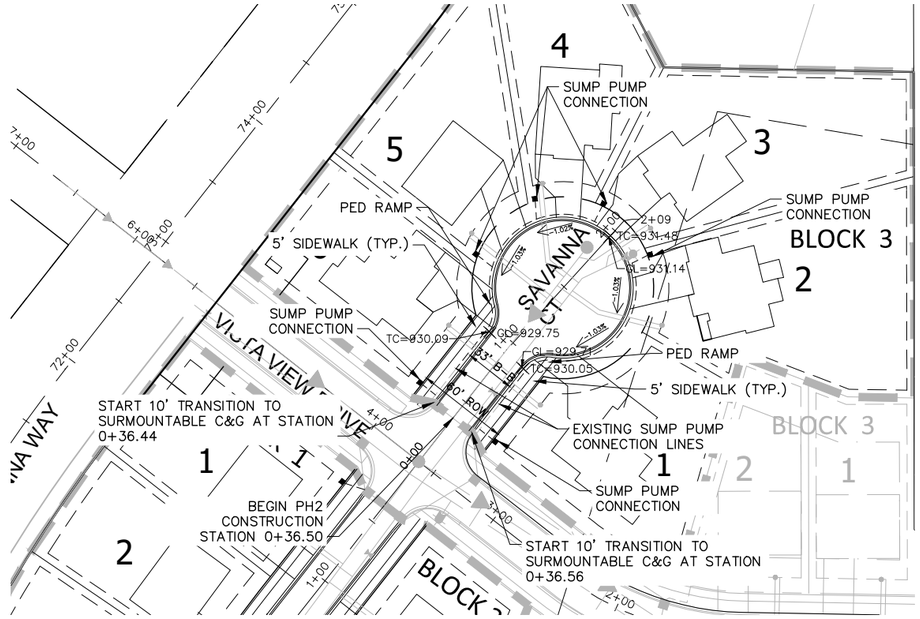
PROJECT TEAM DATA

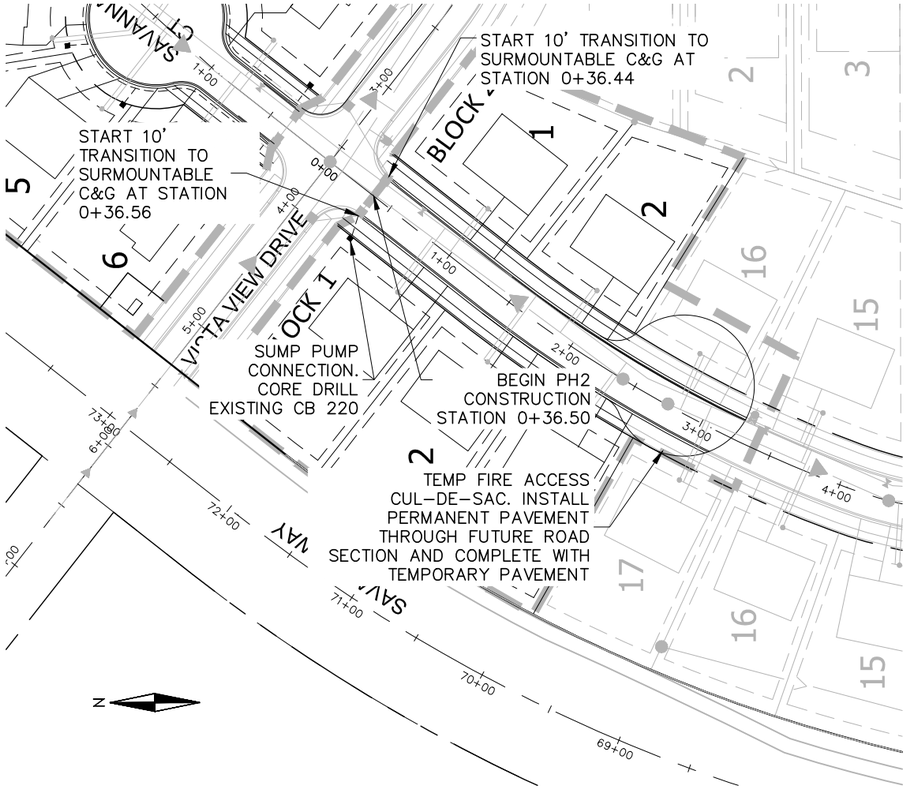
DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

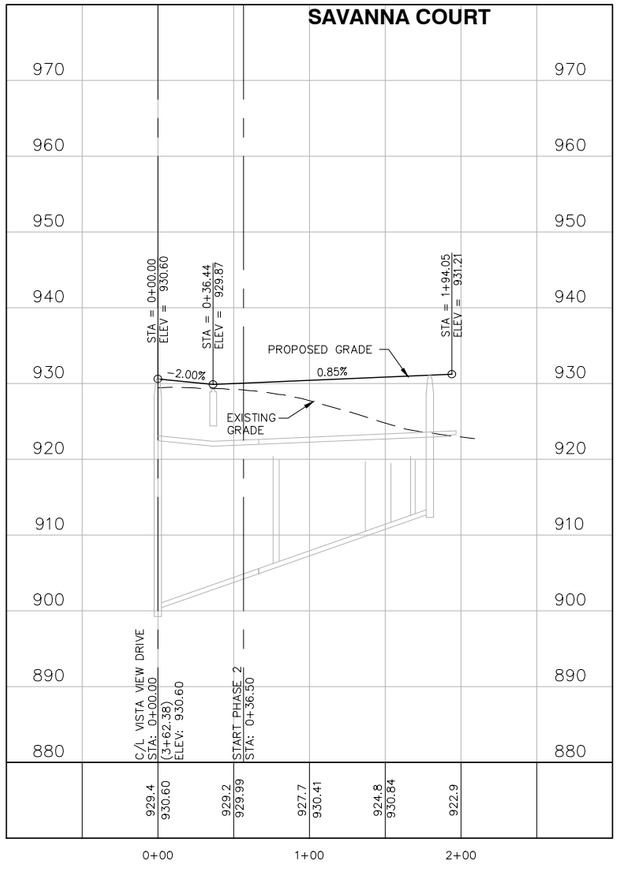
11

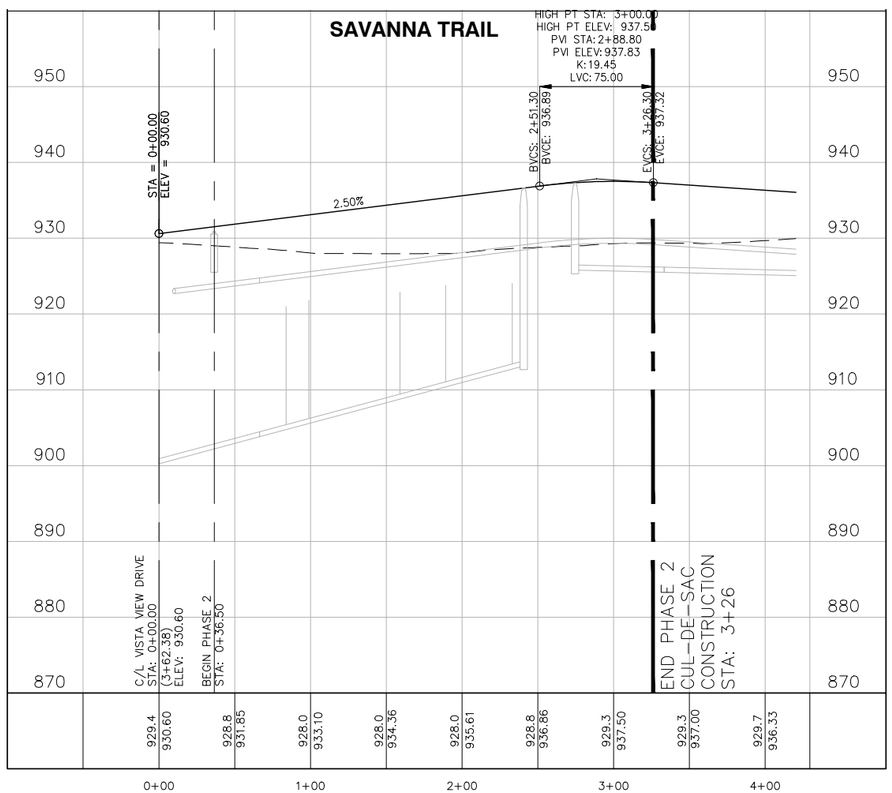
SHEET 11 of 18

drawing name: X:\2016\160196\plan sheets\Phase 2\160196strm.dwg Aug 01, 2018 - 10:32am









NOTES:

1. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
2. SUMP CATCH BASINS SHALL BE 12"X12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
3. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
4. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
5. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
6. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.
7. ALL RIM INVERTS ARE TAKEN FROM THE GUTTER LINE.
8. SUMP PUMP LINES TO BE SEPARATED FROM STREET DRAINTILE. SEE CITY DETAIL STO-15 FOR INSTALLATION DIRECTION.

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
STREET AND STORM SEWER PLAN AND PROFILES

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

DAVE NASH, PE

7-31-18 — Date — 21836 License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

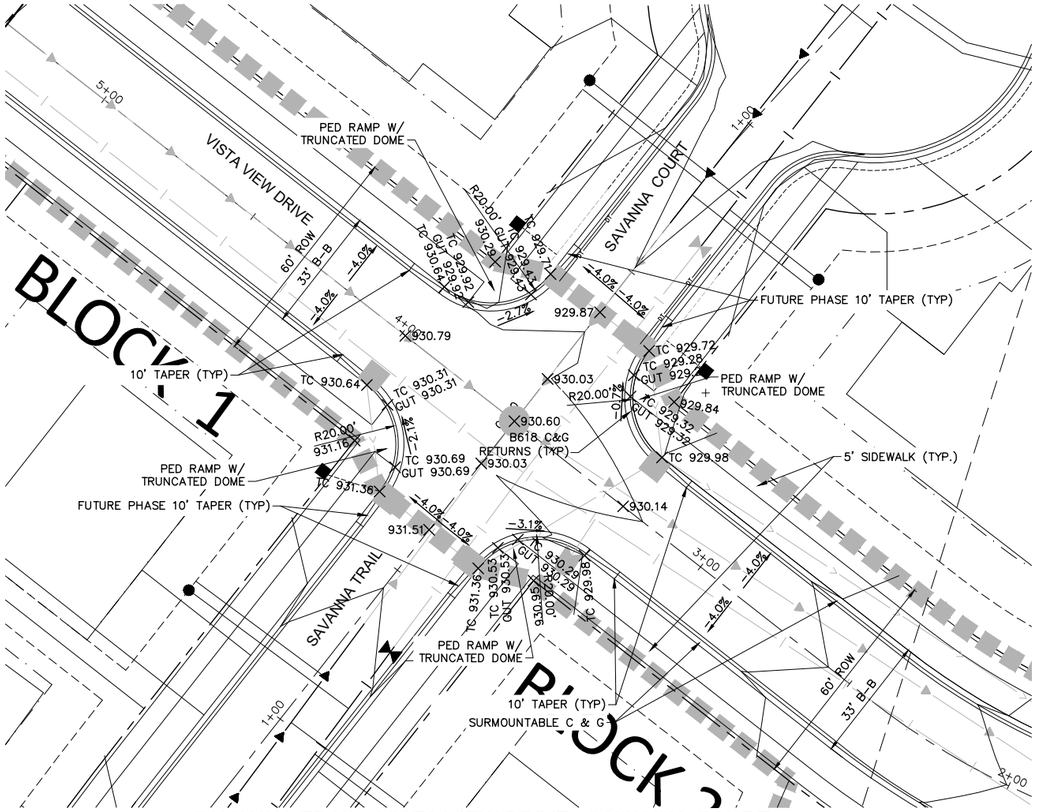
PROJECT TEAM DATA

DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

12

SHEET 12 of 18

Drawing name: X:\2016\160196\plan sheets\Phase 2\160196strm.dwg Aug 01, 2018 - 10:32am



SAVANNA TRAIL / VISTA VIEW DRIVE / SAVANNA COURT

NOTES:

1. ALL CURB AND GUTTER GRADES SHALL BE AT A MIN. OF 0.5%.
2. ALL INTERSECTION CURB RETURNS SHALL BE B618.
3. ALL TRAFFIC SIGNS TO BE INSTALLED PER CITY SPECIFICATIONS AND THE MNMUTCD.
4. SEE CITY OF CHASKA STANDARD PLATES FOR ALL DETAILS.

N

0 10 20 40
SCALE IN FEET

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
INTERSECTION DETAILS

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

DAVE NASH, PE
7-31-18 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

13
SHEET 13 of 18

plotted name: X:\2016\160196\plan sheets\Phase 2\160196inte.dwg Aug 01, 2018 - 10:32am

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

N

0 50 100 200
SCALE IN FEET

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
SANITARY AND WATERMAIN PLAN OVERVIEW

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

DAVE NASH, PE

7-31-18 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

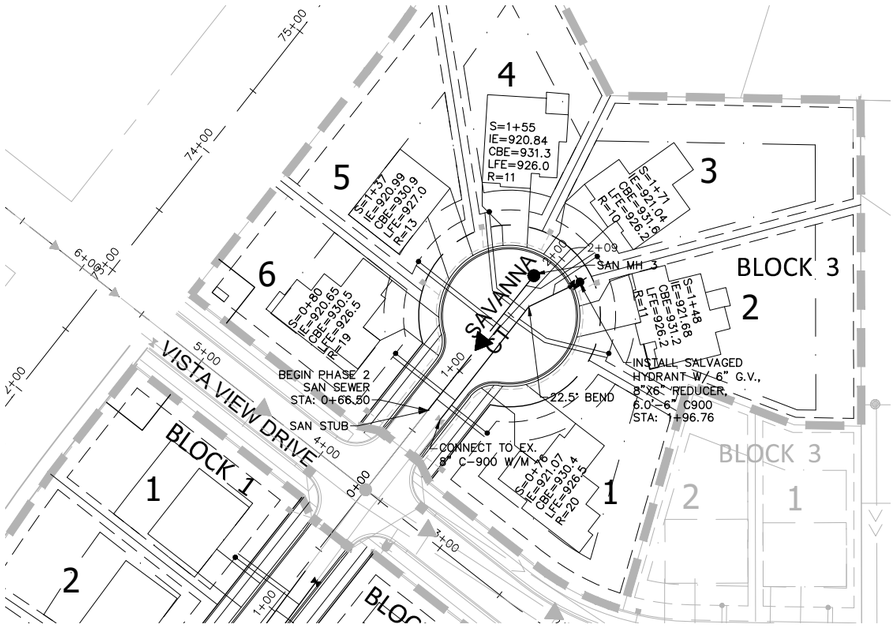
PROJECT TEAM DATA

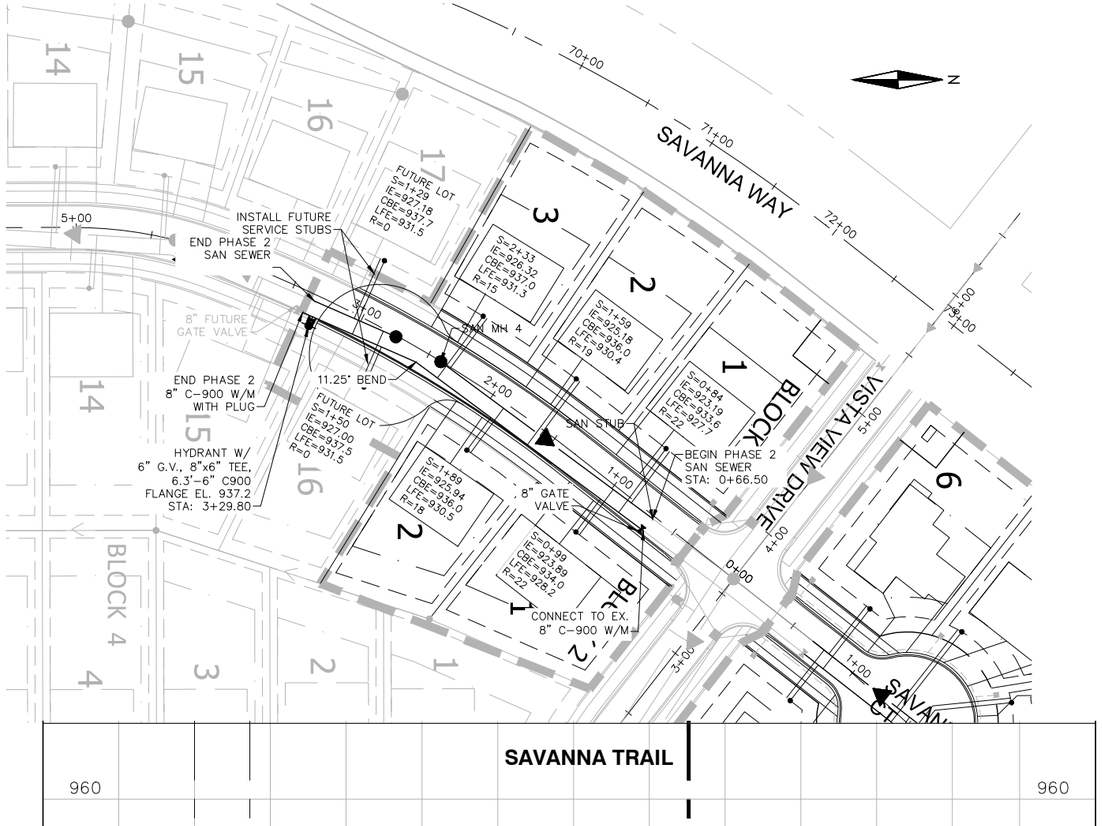
DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

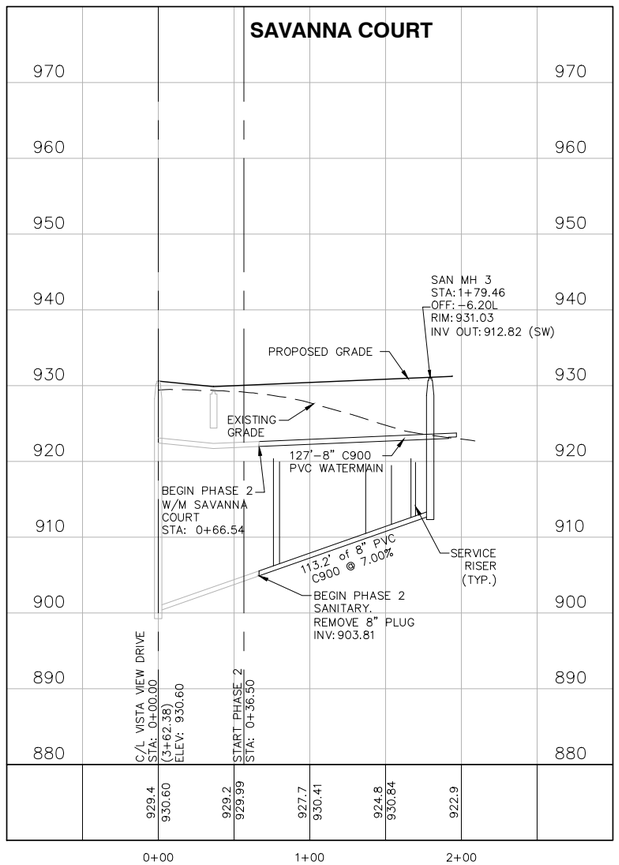
14

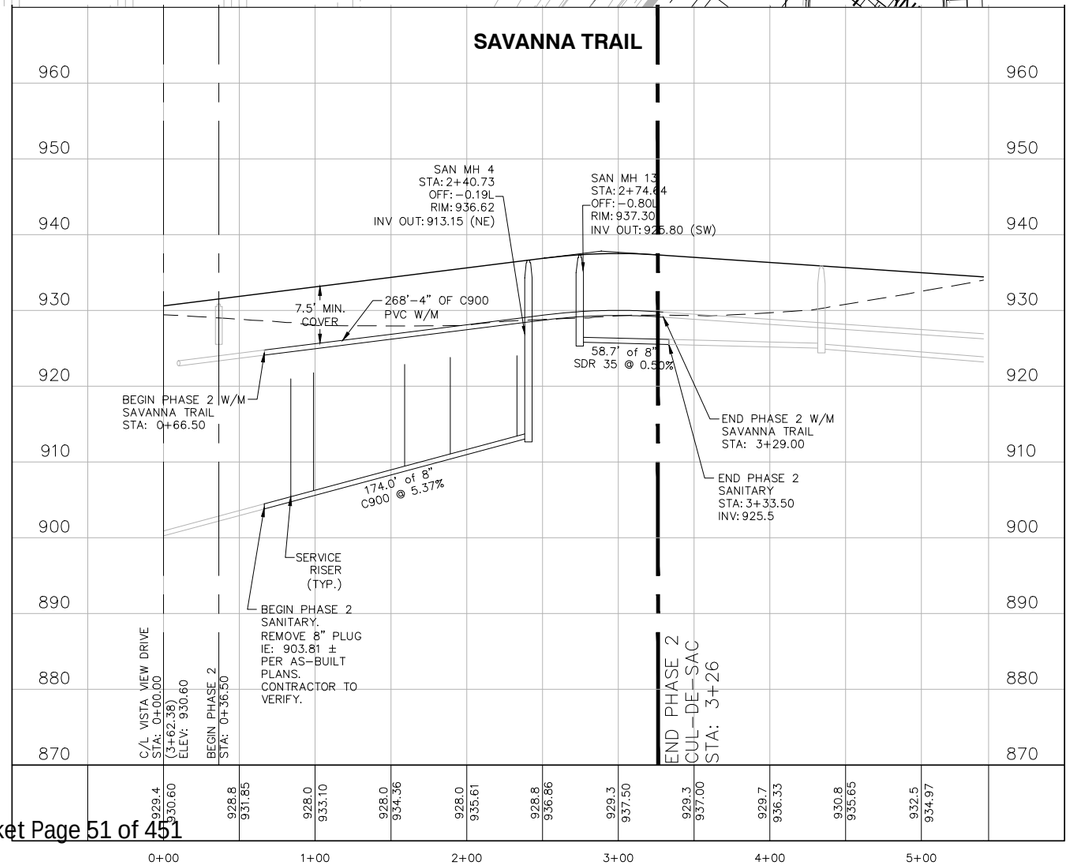
SHEET 14 of 18

drawing name: x:\2016\160196\plan sheets\Phase 2\160196util.dwg Aug 01, 2018 - 10:33am









N

0 25 50 100
SCALE IN FEET

NOTES:

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

LEGEND:

S = SANITARY SERVICE WYE STATION (FROM DOWNSTREAM MH)
IE = SANITARY SERVICE INVERT ELEVATION
CBE = CURB BOX ELEVATION
R = RISER LENGTH (ACTUAL LENGTH, NOT VERT. RISE (VERTICAL HEIGHT = R X 0.707)

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
SANITARY AND WATERMAIN PLAN AND PROFILES

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

DAVE NASH, PE

7-31-18 — Date — 21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

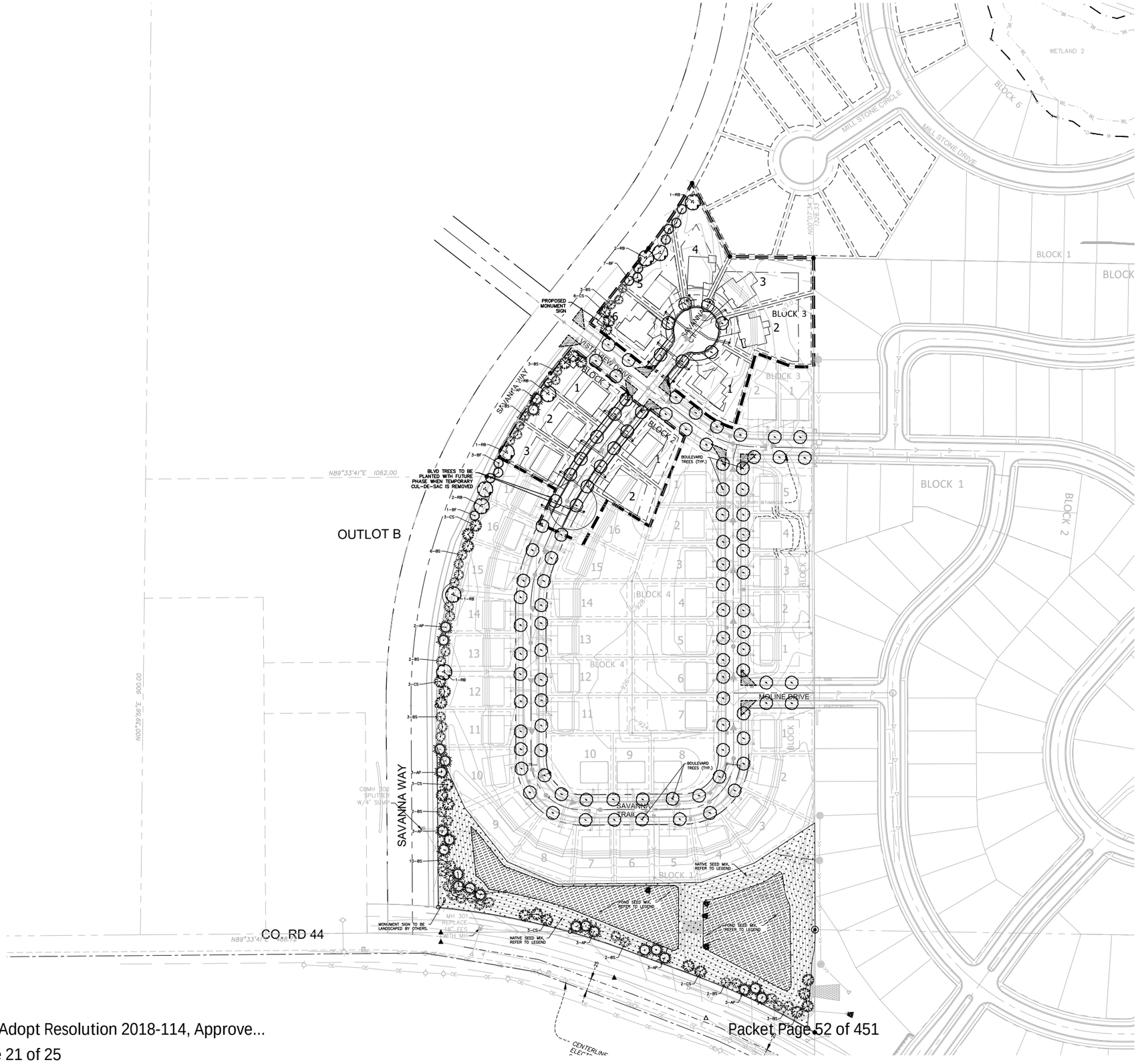
PROJECT TEAM DATA

DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

15

SHEET 15 of 18

drawing name: X:\2016\160196\plan sheets\Phase 2\160196util.dwg Aug 01, 2018 - 10:33am



LANDSCAPE REQUIREMENTS

PER CITY OF CHASKA ZONING ORDINANCE:
SECTION 9.6.4 REQUIREMENTS FOR ONE AND TWO FAMILY RESIDENTIAL SUBDIVISIONS: ONE OVERSTORY DECIDUOUS TREES PER EVERY 50 LF ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2.5" CALIPER (B&B).

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora "Redmond"), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triancanthos "Inermis"), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata "Greenspire"), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

POND–MNDOT SEED MIX: 33–261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE–MNDOT SEED MIX: 35–241 (NATIVE/GENERAL ROADSIDE).

30' VISION SITE TRIANGLE

N

0 50 100 200
SCALE IN FEET

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

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

MALEAH M. MILLER, PLA

7-31-18 — Date
19507 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

16

SHEET 16 of 18

Drawing name: X:\2016\160196\plan sheets\Phase 2\160196land.dwg Aug 01, 2018 - 10:33am

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora "Redmond"), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triancanthos "Inermis"), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata "Greenspire"), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

POND–MNDOT SEED MIX: 33–261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE–MNDOT SEED MIX: 35–241 (NATIVE/GENERAL ROADSIDE).

30' VISION SITE TRIANGLE

OUTLOT B

PROPOSED MONUMENT SIGN

VISTA VIEW DRIVE

SAVANNA CT

SAVANNA WAY

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BOULEVARD TREES (TYP.)

BLVD TREES TO BE PLANTED WITH FUTURE PHASE WHEN TEMPORARY CUL–DE–SAC IS REMOVED

N89°33'41"E 1062.00

N00°07'34"W 1326.33

1–RB, 2–RB, 7–BF, 3–BS, 6–CS, 3–BS, 1–RB, AP, BS, 1–RB, 3–BF, 2–RB, 1–BF, 3–CS, 6–BS, 1–RB, 2–AP, 2–BS

0 25 50 100
SCALE IN FEET

N

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

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

MALEAH M. MILLER, PLA

7–31–18 Date | 19507 License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7–3–18	PHASE 2 CDs
7–31–18	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216–0196

17

SHEET 17 of 18

Drawing name: X:\2016\160196\plan sheets\Phase 2\160196land.dwg Aug 01, 2018 - 10:34am

SEED PLANTING NOTES:

POND AREA SEED MIX: MN STATE SEED MIX 33-261. (STORMWATER SOUTH & WEST)
SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

NATIVE SEED MIX: MN STATE SEED MIX 35-221. (DRY PRAIRIE GENERAL)
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING:
MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP.

IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

TEMPORARY STOCK PILE SEED AND STRAW MULCH:
MnDOT # 22-112 SEED MIXTURE DESIGNATIONS – 40 LBS PER ACRE.

SEEDING SHALL BE APPLIED FROM APRIL 1 – JULY 20 OR JULY 20 – FREEZE UP.

MULCH SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. MULCH TO BE HIGH QUALITY WEED FREE MULCH, NATIVE GRASS MULCH, OR CLEAN STRAW. MULCH WITHIN 48 HOURS OF SEEDING.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

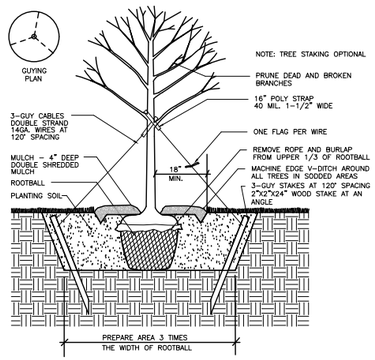
LANDSCAPE PLAN NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE STAKES SHALL INCLUDE THE TYPE/VARIETY OF TREES TO BE PLANTED. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION. UPON COMPLETION OF THE STAKING/LABELING NOTIFY THE ASSISTANT CITY ENGINEER FOR REVIEW IN THE FIELD.
3. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
4. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
5. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
7. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
8. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
11. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
13. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
14. DEVELOPER WILL PROVIDE A CENTRAL IRRIGATION SYSTEM FOR ALL LOTS. REFER TO IRRIGATION PLANS BY OTHERS.
15. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
16. LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
17. ALL BOULEVARDS TO BE SODDED UNLESS OTHERWISE SHOWN ON PLANS.

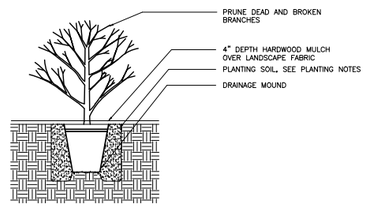
LANDSCAPE SCHEDULE

QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES			
9	RB	RIVER BIRCH CLUMP	Betula nigra	10' B&B	CLUMP FORM
		CONIFERS			
23	AP	AUSTRIAN PINE	Pinus nigra	6' HT. B&B	FULL FORM
40	BS	BLACKHILLS SPRUCE	Picea glauca densata	6' HT. B&B	FULL FORM
24	CS	NORWAY SPRUCE	Picea pungens	6' HT. B&B	FULL FORM
11	BF	BALSAM FIR	Abies balsamea	6' HT. B&B	FULL FORM
		BOULEVARD TREES			
102	--	BOULEVARD TREES – 1/ 50LF (REFER TO NOTE)	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK, NO V-CROTCH
204		TOTAL PROVIDED TREES			

NOTES:
1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
2. LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
3. OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
4. BOULEVARD TREES ARE NOT SHOWN AT MATURE SIZE DUE TO THE VARIETY WILL CHOSEN BY HOME OWNER.



1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE LEGEND:

REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

APPROVED BOULEVARD TREES:
- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioicus), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora "Redmond"), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triancanthos "Inermis"), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata "Greenspire"), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)

POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE-MNDOT SEED MIX: 35-241 (NATIVE/GENERAL ROADSIDE).

30' VISION SITE TRIANGLE

N

0 25 50 100
SCALE IN FEET

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

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

MALEAH M. MILLER, PLA
7-31-18 Date
19507 License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196

18
SHEET 18 of 18

drawing name: X:\2016\160196\plan sheets\Phase 2\160196land.dwg Aug 01, 2018 - 10:34am

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 08/20/2018 RESOLUTION NO. 2018-114

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for Savanna Estates 2nd Addition/Koosman Homes/P.C. No. 2018-31

WHEREAS, the applicant is proposing to final plat only 11 lots as a part of this proposal; and

WHEREAS, the initial access to the property will be from Vista View Drive to the east from the adjacent Club West/Harvest neighborhood; and

WHEREAS, additional access will be provided to the west of the site from the collector road, Savanna Way; and

WHEREAS, the installment of the cul de sac (Savanna Court) will be a part of this 2nd phase; and

WHEREAS, disposition of Outlots:

- Outlot A: Future development land to be owned by the developer
- Outlot B: Land designated for a monument sign and landscaping to be owned by the developer

WHEREAS, on August 8, 2018 the Planning Commission recommended approval to the City Council of the Final Plat for Savanna Estates 2nd Addition (PC#2018-31); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for Savanna Estates 2nd Addition (PC#2018-31), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Final Plat – Savanna Estates 2nd Addition (pgs 1-2), prepared by Alliant Engineering, undated
    b. Construction Documents (pgs 1-17), prepared by Alliant Engineering, dated July 3, 2018
2. Adherence to the City Engineer's memo dated August 2, 2018.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision of sidewalks on both sides of all local streets.
5. Compliance with Ordinance No. 934 (PRD-69).
6. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
7. Payment of development fees prior to recording of final plat.
8. Compliance with the City's existing anti-monotony housing ordinance.

9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
10. Provision of a turnaround provided at the stub of Savanna Trail to be reviewed and approved by the Engineering Department.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
08/20/2018

Subject: **Clover Field 7th Addition –Final Plat**

Applicant: Fieldstone Family Homes

Location: The area west of Hemingway Drive and South of Schneider Court, and the area west of Clover Ridge Drive and South of Huckleberry Road in the Clover Ridge development

Case No.: 2018-27

Synopsis: Applicant seeks to obtain approval of a final plat that will subdivide four (4) former multi-family lots into eleven (11) single-family lots in the Clover Ridge neighborhood

Prepared By: Elizabeth Hanson, City Planner

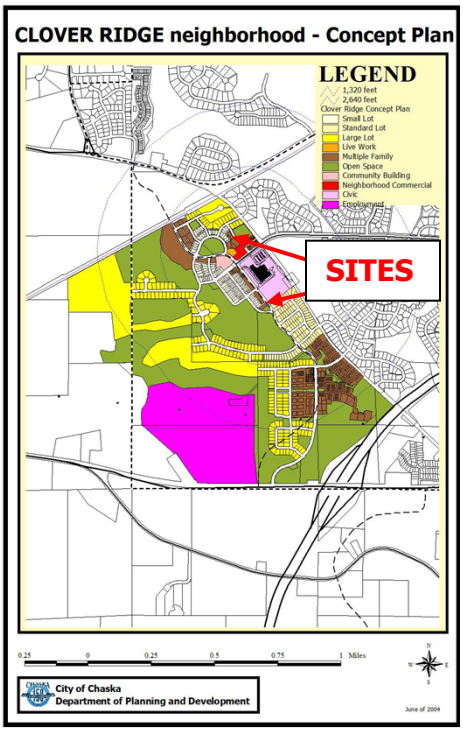
Staff Recommendation: Motion to adopt a Resolution approving the request

---

BACKGROUND

At its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved. The Concept Plan showcased an assortment of housing and densities throughout the development.

The sites being looked at tonight were originally guided to be multi-family/townhomes, however, are being platted as single-family lots. The four sites are of remaining and unbuilt townhome lots from the Clover Field (2001), Clover Run (2004), and Clover Field 4th Addition (2004) plats. The townhome market has not been very strong over the years and thus the reason these lots have remained undeveloped. The proposal to plat these lots as single-family lots is much more in line with the market conditions and demand today.



CURRENT PROPOSAL

The applicant is requesting approval of a final plat to re-plat four townhome lots into eleven single-family lots.

The re-platting into Clover Field 7th Addition and the construction of single family homes will be accomplished by Field Stone Family Homes, a custom home builder in the Twin Cities area. Field Stone Family Homes builds over 100 homes on an annual basis and has previously

completed the construction of homes in the Clover Field development. The townhouse lots proposed to be re-platted for single family detached homes are all typical of this portion of the Clover Field development in that each lot presents a double frontage, a front and a rear elevation that faces the public street and the private alley. As such the homes will each be designed to provide a front styled façade for each side of the proposed home facing the street and alley. The proposed lots also provide varying dimensions of the lot pads for each of the three proposed blocks of single family homes, so that specific home plans will be developed for each block. Field Stone Family Homes has submitted sample house plans for recently constructed homes to illustrate the general character of the homes that will be constructed in the proposed Clover Field 7th Addition, with the understanding that new, lot specific plans, will need to be created for the proposed homes.

All public streets have been constructed in previous phases of the Clover Field development, and only the completion of the construction of the private alley adjacent to proposed Block 3 requires new construction. All public utilities to serve the existing town home lots have also been constructed with previous phases of the Clover Field development, however these utilities provided a single water and sewer service pair to each of the original 4 townhome buildings. New utilities will need to be constructed to provide a separate pair of water and sanitary sewer services to each of the proposed single-family lots.

Two new boulevard trees will be added off of Clover Ridge Drive to continue the boulevard plantings along this stretch. Staff would point out that the area these trees are being added to is fairly constrained between the sidewalk and road, and thus it would be acceptable to place these trees behind the sidewalk in the front yards of the homes to ensure they survive.

In staff's opinion, the change from multi-family lots to single-family lots will not disrupt the layout or streetscape of the development in a negative manner. In fact, the single-family home lots will blend in well with the surrounding neighborhoods as most of the adjacent sites are single-family. Staff believes this change will be a positive one and ultimately allow development of these lots that have been vacant for several years.

Final Plat
The request this evening is for a final plat of the site. The four multi-family lots will be platted into eleven single-family lots.

The existing lot to the north near Hemingway Drive will be platted into three (3) single-family lots; the existing three lots to the south near Huckleberry Road and Clover Ridge Drive will be platted into eight (8) single-family lots.

Jonathan
Because this area is in Jonathan, the applicant will have to coordinate with the Jonathan Association and Cloverfield Community Association on any further requirements they have to adhere to. These requirements would be along the lines of, but not limited to, house design, site improvements, and drainage.

Conclusion
The proposal, with modifications required by the City, complies with all provisions of the zoning and no variances are requested.

PLANNING COMMISSION ACTION TAKEN 7/11/18:

Motion to recommend to City Council approval of the Final Plat for Clover Field 7th Addition, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Clover Field 7th Addition Final Plat, prepared by Bohlen Surveying & Associates
    b. Tree Plan, prepared by CES Consultants, LLC, dated June 26, 2018
    c. Site Grading with Setbacks, prepared by CES Consultants, LLC, dated June 26, 2018
    d. SWPPP Plan and Notes, prepared by CES Consultants, LLC, dated June 26, 2018
    e. Sanitary Sewer and Water Services Plan, prepared by CES Consultants, LLC, dated June 26, 2018
    f. Details (pgs 1-2), prepared by CES Consultants, LLC, dated June 26, 2018
2. Adherence to the following building setbacks:
    a. Front: 23 feet
    b. Front (unenclosed porch): 15 feet
    c. Front (Block 3, Clover Field 7th Addition): 10 feet
    d. Rear: 10 feet
    e. Side: 5 feet
    f. Side (corner): 15 feet
3. Compliance with Section 9 of the zoning code.
4. Compliance with zoning district PMD-15, Ordinance No. 708.
5. Provision to locate new boulevard trees on Clover Ridge Drive behind the sidewalk in the front yards.
6. Provision to construct the additional alleyway out to Faulkner Drive.
7. Provision of the final alleyway designs to be reviewed and approved by the Engineering Department and Fire Department prior to installation.
8. Provision of a final grading and drainage plan to be reviewed and approved by the Engineering Department.
9. Coordination with the Engineering Department for utility services to the sites.
10. Adherence to the Engineers Memo dated July 4, 2018.
11. Provision that building facades shall be varied and articulated to provide visual interest.
12. Coordination with the Jonathan Association and Cloverfield Community Association on any further requirements.
13. City Engineer to provide assessments on any drainage concerns of the site prior to issuance of a building permit.

CITY COUNCIL ACTION REQUESTED

Motion to adopt a Resolution approving the Final Plat for Clover Field 7th Addition (PC #2018-27).

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **August 14, 2018**
Subject: **Clover Field 7th Addition**

The planned Clover Field 7th addition development proposes a change in building type from town home units that were previously approved with Clover Run, Clover Field and Clover Field 4th Addition to single family lots. From a storm water perspective, the previous developments have satisfied the storm water needs for the proposed lots and the less intense use will not require the developer to complete an amended storm water management plan. The final approved grading and drainage plan however will need to provide more detail for any changes from the previous approved plan and alley drainage. Turning movements for standard hauling vehicles will need to be accommodated for the alleys with the final layout. The design section for the alleys will need to be coordinated with engineering department. City sewer and water service was previously provided and is readily available. The final layout addresses the change in providing individual services to each of the properties. The final approval of the utilities will need to be coordinated with engineering and utility departments. Because the change in service locations will require street cuts, a $30,000 escrow will be required as the plat is filed. Upon acceptance of the street repair work, the escrow will be released.

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

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 08/20/2018 RESOLUTION NO. 2018-115

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Plat for Clover Field 7th Addition /Fieldstone Family Homes/P.C. No. 2018-27

WHEREAS, at its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved; and

WHEREAS, the sites being looked at tonight were originally guided to be multi-family/townhomes, however, are being platted as single-family lots; and

WHEREAS, the four sites are of remaining and unbuilt townhome lots from the Clover Field (2001), Clover Run (2004), and Clover Field 4th Addition (2004) plats; and

WHEREAS, the applicant is requesting approval of a final plat to re-plat four townhome lots into eleven single-family lots; and

WHEREAS, the re-platting into Clover Field 7th Addition and the construction of single family homes will be accomplished by Field Stone Family Homes, a custom home builder in the Twin Cities area; and

WHEREAS, all public streets have been constructed in previous phases of the Clover Field development, and only the completion of the construction of the private alley adjacent to proposed Block 3 requires new construction; and

WHEREAS, two new boulevard trees will be added off of Clover Ridge Drive to continue the boulevard plantings along this stretch; and

WHEREAS, staff would point out that the area these trees are being added to is fairly constrained between the sidewalk and road, and thus it would be acceptable to place these trees behind the sidewalk in the front yards of the homes to ensure they survive; and

WHEREAS, because this area is in Jonathan, the applicant will have to coordinate with the Jonathan Association and Cloverfield Community Association on any further requirements they have to adhere to; and

WHEREAS, on July 11, 2018 the Planning Commission recommended approval to the City Council of the Final Plat for Clover Field 7th Addition (PC#2018-27); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Plat for Clover Field 7th Addition (PC#2018-27), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Clover Field 7th Addition Final Plat, prepared by Bohlen Surveying & Associates
    b. Tree Plan, prepared by CES Consultants, LLC, dated June 26, 2018
    c. Site Grading with Setbacks, prepared by CES Consultants, LLC, dated June 26, 2018
    d. SWPPP Plan and Notes, prepared by CES Consultants, LLC, dated June 26, 2018
    e. Sanitary Sewer and Water Services Plan, prepared by CES Consultants, LLC, dated June 26, 2018
    f. Details (pgs 1-2), prepared by CES Consultants, LLC, dated June 26, 2018
2. Adherence to the following building setbacks:
    a. Front: 23 feet
    b. Front (unenclosed porch): 15 feet
    c. Front (Block 3, Clover Field 7th Addition): 10 feet
    d. Rear: 10 feet
    e. Side: 5 feet
    f. Side (corner): 15 feet
3. Compliance with Section 9 of the zoning code.
4. Compliance with zoning district PMD-15, Ordinance No. 708.
5. Provision to locate new boulevard trees on Clover Ridge Drive behind the sidewalk in the front yards.
6. Provision to construct the additional alleyway out to Faulkner Drive.
7. Provision of the final alleyway designs to be reviewed and approved by the Engineering Department and Fire Department prior to installation.
8. Provision of a final grading and drainage plan to be reviewed and approved by the Engineering Department.
9. Coordination with the Engineering Department for utility services to the sites.
10. Adherence to the Engineers Memo dated August 14, 2018.
11. Provision that building facades shall be varied and articulated to provide visual interest.
12. Coordination with the Jonathan Association and Cloverfield Community Association on any further requirements.
13. City Engineer to provide assessments on any drainage concerns of the site prior to issuance of a building permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

Description of the Proposed Clover Field 7th Addition

June 26, 2018

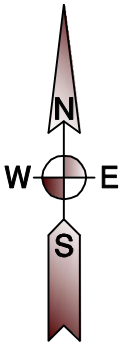
The proposal is to replat three of the remaining and unbuilt town house lots that were platted with the Clover Field and Clover Field 6th Addition plats into single family lots. Specifically the lots proposed for replatting are:

- Existing Clover Field 6th Addition, Lot 2, Block 6, platted for 7 townhome units (in a single building) is to be replatted as Clover Field 7th Addition, Lots 1-3, Block 1 for 3 single family lots.
- Existing Clover Field, Lot 1 Block 2, platted for 8 townhome units (in 2-4 unit buildings) is to be replatted as Clover Field 7th Addition, Lots 1-5, Block 2 for 5 single family lots.
- Existing Clover Field, Lot 1 Block 1, platted for 4 townhome units (in a single building) is to be replatted as Clover Field 7th Addition, Lots 1-3, Block 3.

See the attached Figures 1-3 for the location within the Clover Field Development area.

The replatting into Clover Field 7th Addition and the construction of single family homes will be accomplished by Field Stone Family Homes, a custom home builder in the Twin Cities area. Field Stone Family Homes builds over 100 homes on an annual basis and has previously completed the construction of homes in the Clover Field development. The townhouse lots proposed to be replatted for single family detached homes are all typical of this portion of the Clover Field development in that each lot presents a double frontage, a front and a rear elevation that faces the public street and the private alley. As such the homes will each be designed to provide a front styled façade for each side of the proposed home facing the street and alley. The proposed lots also provide varying dimensions of the lot pads for each of the three proposed blocks of single family homes, so that specific home plans will be developed for each block. Field Stone Family Homes has submitted sample house plans for recently constructed homes to illustrate the general character of the homes that will be constructed in the proposed Clover Field 7th Addition, with the understanding that new, lot specific plans, will need to be created for the proposed homes.

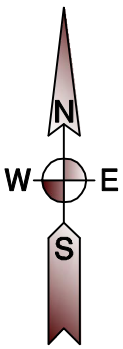
All public streets have been constructed in previous phases of the Clover Field development, and only the completion of the construction of the private alley adjacent to proposed Block 3 requires new construction. All public utilities to serve the existing town home lots have also been constructed with previous phases of the Clover Field development, however these utilities provided a single water and sewer service pair to each of the original 4 townhome buildings. New utilities will need to be constructed to provide a separate pair of water and sanitary sewer services to each of the proposed single family lots.



CLOVER FIELD 7TH ADDITION

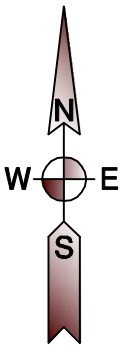
Figure 1

Location Map



CLOVER FIELD
7TH ADDITION
Figure 2

PROPOSED BLOCK 1



CLOVER FIELD
7TH ADDITION
Figure 3

PROPOSED BLOCKS 2 & 3

REQUEST FOR ACTION
CHASKA CITY COUNCIL
08/20/2018

Subject: **Chaska Community Center Hockey Locker Room Remodel**

Prepared By: Marshall Grange, Parks & Recreation Director

Background:
The Chaska High School hockey program has a desire to remodel locker rooms at the Chaska Community Center to house both their varsity and junior varsity teams into dedicated and equitable boys and girls locker rooms. Currently the boys varsity and boys junior varsity are in separate locker rooms and the same goes for the girls.

At the June 16, 2018 Council meeting, City Council authorized Wenk Construction to advertise bids for this project, as they are our construction manager for this project. Based on the bids that Wenk Construction received through the bidding process, the lowest bids received brought the project in at a guaranteed maximum price of $571,774.00. The City of Chaska plans to finance this amount and enter into an amended ice rate agreement with the School District in which, over the course of approximately 15 years, will pay back to the city 80% of the total costs. This will come through an additional payment for each hour of ice that they rent in the facility until the entire amount is repaid. The space currently used for junior varsity locker rooms will become available for other uses providing a community benefit as a result of this project thus, the City of Chaska is proposing to cover 20% of the project cost along with the design fees of $48,000 through Community Center CIP funds.

Staff is recommending approval of these contracts to move forward with this project. If this agreement is approved tonight, we expect to have the project completed by the middle of November, which will minimize its impact on the upcoming Hockey season.

CITY COUNCIL ACTION REQUESTED
Motion to authorize City Administrator, Matt Podhradsky, and Mayor, Mark Windschitl, to execute the necessary contracts to award bids for the CCC Locker Room Addition project..

Attachments:
1. CCC Locker Room Remodel Bid Tab
2. 18.08.14 Wenk GMP
3. A100 New Locker Room
4. A200 Locker Remodel

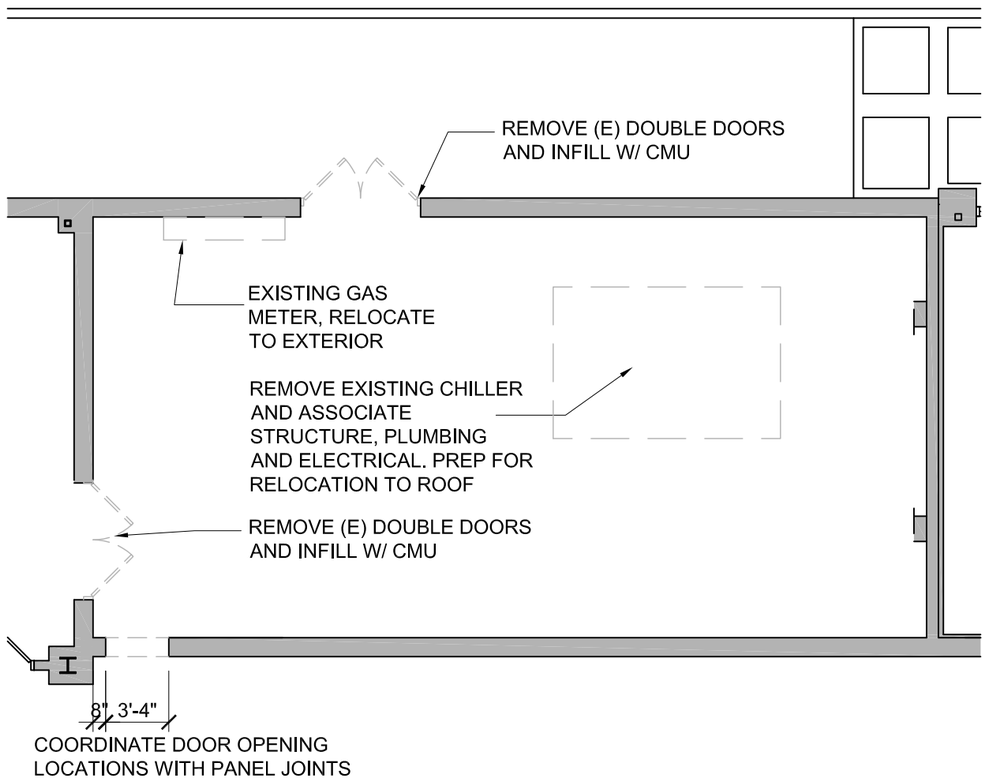
Chaska Community Center Locker Room Expansion
Bid Tabulation - July 31, 2018

Contract	Bidders	Base Bid	Value Engineering	Subontract Amount
Contract #0510 - Structural Steel - Erection				
	AME Construction Corporation	**$5,700**	**$0**	**$5,700**
	Bald Eagle Erectors, Inc.	$7,600		
	High 5 Erectors II, Inc.	$8,990		
	Patriot Erectors, Inc.	$14,440		
	Red Cedar Steel Erectors	$21,000		
Contract #0512 - Structural Steel - Supply				
	Daka Metal Fabricators	**$18,850**	**$0**	**$18,850**
Contract #0610 - General Construction				
	George F. Cook Constuction Company	**$153,800**	**$0**	**$153,800**
	Meisinger Construction Company, Inc.	$155,000		
	Parkos Construnction Company	$165,400		
	Ebert Inc., DBA Ebert Construction	$167,700		
	Maertens-Brenny Construction Company	$185,000		
	JS Cates Construction, Inc.	$604,000		
Contract #0750 - Roofing				
	John A. Dalsin & Sons, Inc.	**$37,028**	**$0**	**$37,028**
Contract #1051 - Custom Wood Lockers				
	Janis Wood Products	**$120,055**	**-$66,455**	**$53,600**
Contract #2100 - Fire Protection				
	No Bids Received - Purchase Order to be issued	**N/A**	**$0**	**$0**
Contract #2200 - Plumbing and HVAC				
	NAC Mechanical & Electrical Services, DBA Northern Air Corp.	**$115,900**	**-$1,000**	**$114,900**
	Peterson Sheet Metal, Inc.	$129,750		
Contract #2600 - Electrical				
	Robbs Electric, Inc.	**$23,500**	**$0**	**$23,500**
	Laketown Electric Corporation	$25,500		

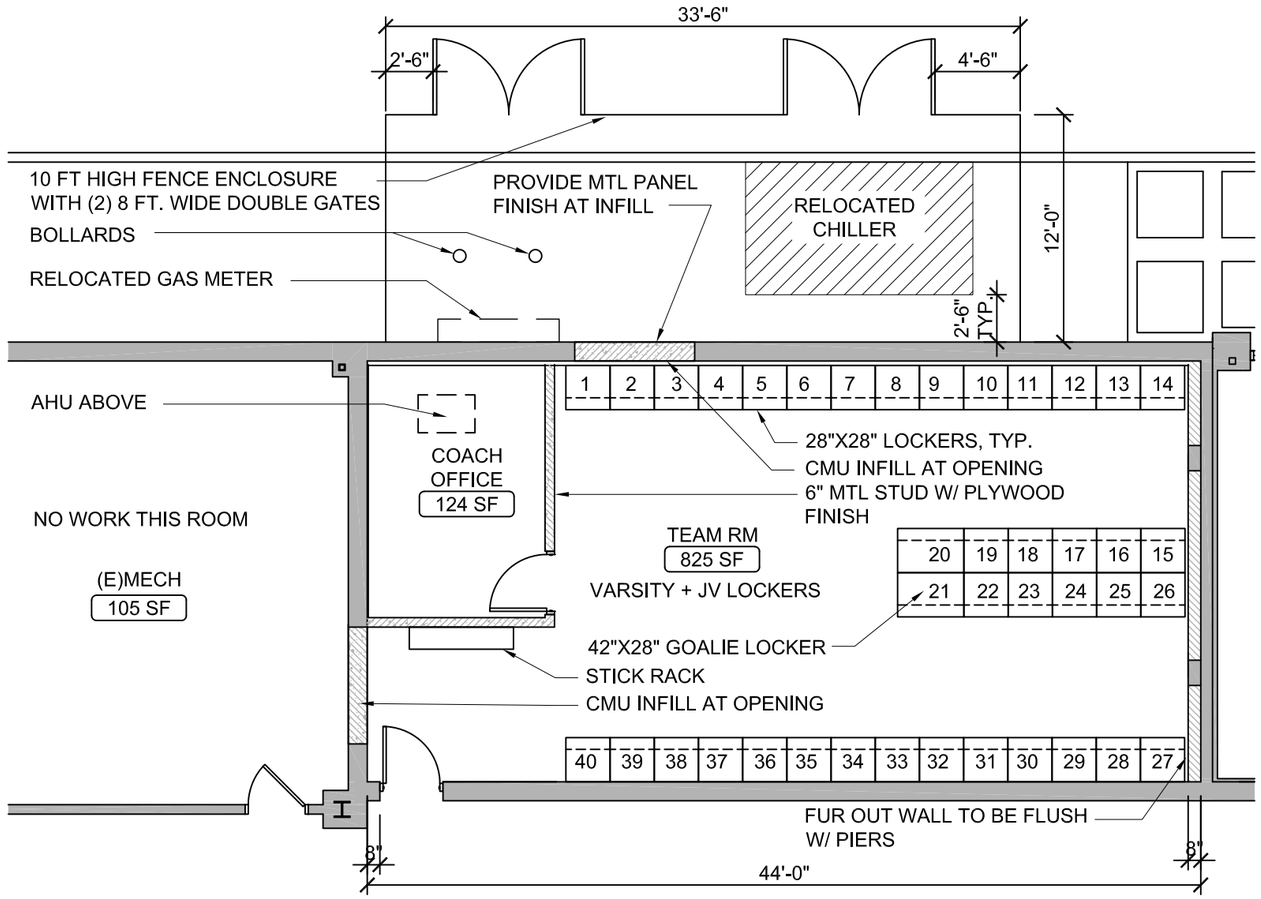
PROJECT:	**Chaska Community Center Locker Room Expansion**
OWNER:	City of Chaska
LOCATION:	1661 Park Ridge Drive, Chaska, MN 55318
ARCHITECT:	292 Design Group
DATE	August 14, 2018
COMPLIED BY:	TI/AH

WENCK
Responsive partner.
Exceptional outcomes.

DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT COST	SUBTOTAL	TOTAL COST
01	**General Requirements**					**$96,965**
	Project Management & Administration	1	al	$30,000	$30,000	
	Site Supervision	480	hr	$95	$45,600	
	Superintendent Phone / Technology	12.00	wk	$70	$840	
	Superintendent Truck / Travel	12.00	wk	$230	$2,760	
	General Labor Allowance	100	hr	$65	$6,500	
	Survey / Site Layout / Staking	1	ls	$750	$750	
	SAC/WAC Charges - EXCLUDED	0	ls	$0	$0	
	Gas Meter Relocation Charges	1	ls	$385	$385	
	City Building Permit	1	ls	$1,790	$1,790	
	Security Fencing	1	ls	$2,500	$2,500	
	Special Inspections / Testing	1	ls	$2,685	$2,685	
	Plan Reproduction, Printing, & Postage	1.00	al	$750	$750	
	Tool Rental	1.00	al	$450	$450	
	Dumpsters	1.00	al	$1,050	$1,050	
	Final Cleaning	1,810	sf	$0.50	$905	
0510	Structural Steel Erection - AME Construction Corporation					**$5,700**
0512	Structural Steel Supply - DAKA Metal Fabricators					**$18,850**
0610	General Construction & Demolition - George F. Cook Construction Company					**$153,800**
0750	Roofing & Sheet Metal - John A. Dalsin & Sons, Inc.					**$37,028**
0965	Resilient Flooring & Carpet - Commercial Flooring Services, Inc.					**$14,404**
1051	Custom Wood Lockers - Janus Wood Products					**$53,600**
2100	Fire Protection - Summit Fire Protection					**$5,000**
2200	Plumbing & Heat Piping - Northern Air Corporation					**$114,900**
2600	Electrical & Technology - Robb's Electric, Inc.					**$23,500**
	SUBTOTAL CONSTRUCTION COSTS					**$523,747**
00	**Insurance, Fees, and Contingencies**					**$48,027**
	Construction Contingency	5.00%		$523,747	$26,187	
	Construction Managemet Fee	2.50%		$557,828	$13,946	
	Payment & Performance Bond	1.40%		$563,880	$7,894	
	TOTAL GUARANTEED MAXIMUM PRICE					**$571,774**
00	**Design Fees**					**$48,000**
	Architecture & Engineering Fees	1	ls	$48,000	$48,000	
	TOTAL PROJECT COST					**$619,774**



LOCKER ROOM DEMO PLAN



PROPOSED LOCKER ROOM PLAN

NEW LOCKER ROOM NOTES:

RELOCATE COOLING TOWER TO FRONT OF BUILDING. RECONNECT TO PUMPS
RELOCATE GAS METER TO OUTSIDE OF BUILDING.
ENCLOSE EXISTING DOOR AND INSTALL NEW FOUNDATION WALL
REMOVE EXISTING CONCRETE SLAB AND POUR NEW CONCRETE FLOOR
CONSTRUCT NEW ROOF WITH LOW SLOPE WITH EPDM ROOFING OVER RIGID INSULATION
12" WIDE FLANGE STEEL BEAM STRUCTURE AT 5'-0" O.C. WITH METAL DECK
INSULATE EXISTING WALLS AND COVER INSULATION WITH DURABLE PLYWOOD PANELING
INSTALL NEW HVAC UNIT TO HEAT AND PROVIDE FRESH AIR VENTILATION
INSTALL NEW LIGHTING
INSTALL NEW FIRE PROTECTION
CUT NEW OPENING IN ARENA WALL FOR ACCESS
CONSTRUCT NEW VARSITY LOCKERS PER SCHOOL DISTRICT REQUIREMENTS

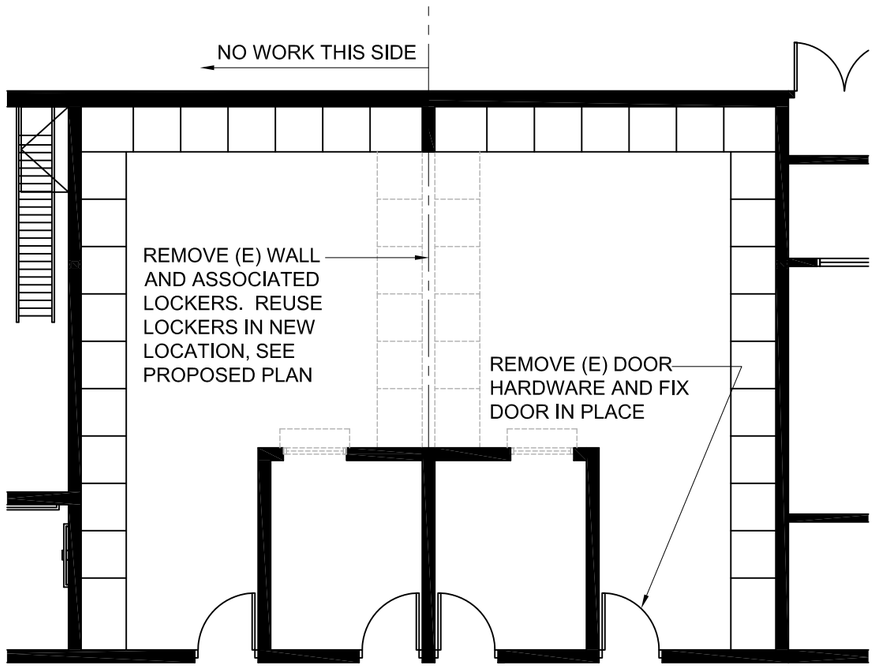
292DESIGN GROUP
3333 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406

Scale: 1 / 8 " = 1' - 0"
Date: 12.15.2017
Drawn By: EKO/MCC
Project No.: 17050.00

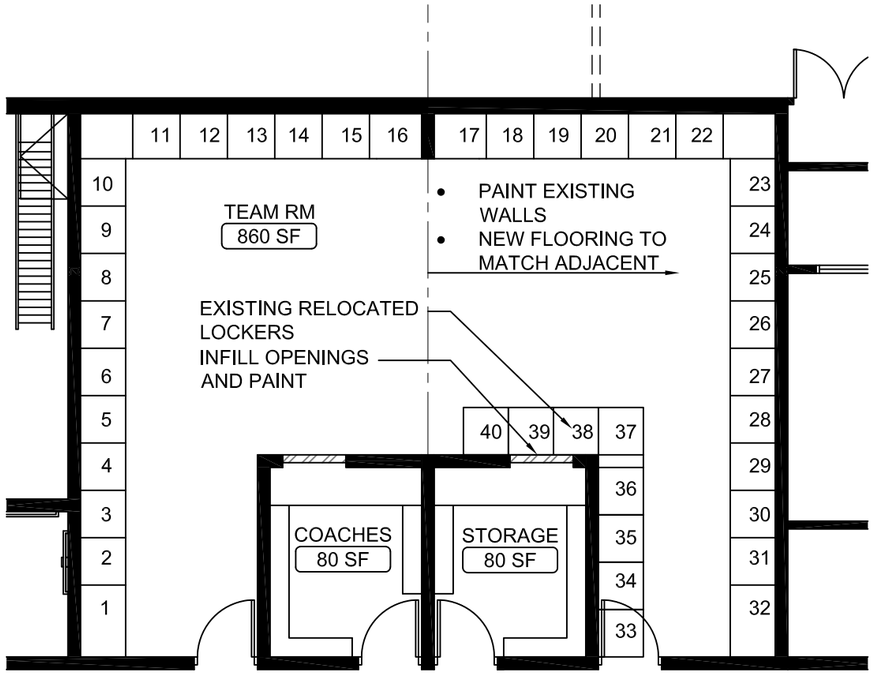
NEW LOCKER ROOM

CHASKA COMMUNITY CENTER
1661 PARK RIDGE DRIVE
CHASKA, MN

SHEET: A100



EXIST. LOCKER ROOM DEMO PLAN



PROPOSED EXIST. LOCKER ROOM PLAN

EXISTING LOCKER ROOM NOTES:

REMOVE EXISTING WALL AS SHOWN DASHED

INFILL EXISTING WINDOWS IN OFFICES

REMOVE DOOR HARDWARE FROM EAST LOCKER ROOM ENTRY. SEAL DOOR SHUT.

RELOCATE LOCKERS ALONG WALL TO BE REMOVED AS SHOWN ON PLAN

PAINT EAST LOCKER ROOM

PROVIDE NEW FLOORING AT EAST LOCKER ROOM

PROVIDE NEW P.LAM ON SEAT OF LOCKERS, PROVIDE NEW CLEAR FINISH ON WOOD COMPONENTS

292Design

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 20 271

Scale:	1 / 8 " = 1' - 0"
Date:	04.23.2018
Drawn By:	MCC
Project No.:	17050.00

EXISTING LOCKER ROOM REMODEL

CHASKA COMMUNITY CENTER
1661 PARK RIDGE DRIVE
CHASKA, MN

SHEET:
A200

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO STANTEC IMMEDIATELY. © 2018 STANTEC. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

MINNESOTA DEPARTMENT OF TRANSPORTATION
CITY OF CHASKA MINNESOTA

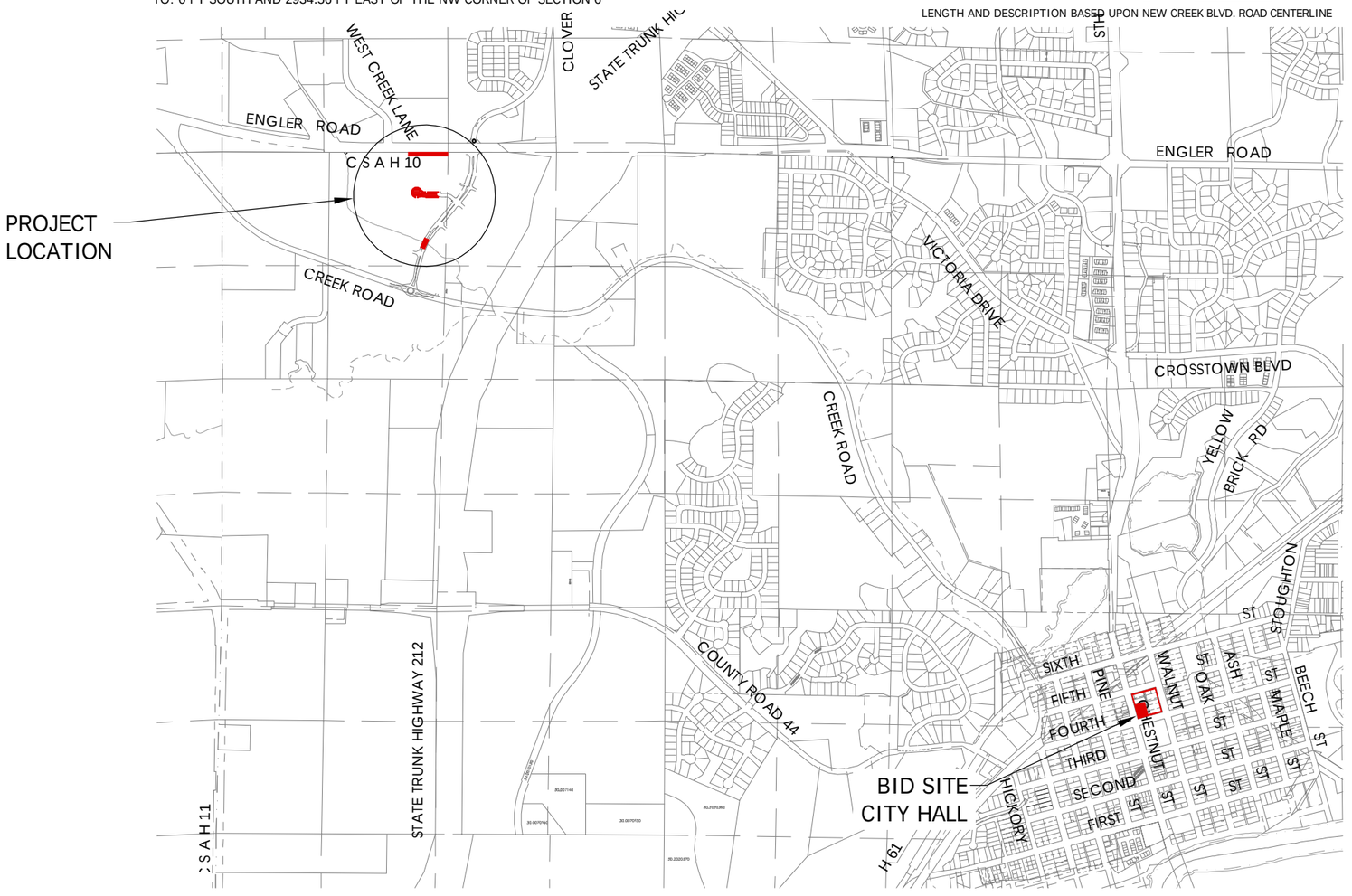
CONSTRUCTION PLANS FOR: GRADING, AGGREGATE BASE, PLANT MIXED BITUMINOUS PAVEMENT, STORM SEWER, CONCRETE CURB AND GUTTER, TRAFFIC CONTROL AND RELATED APPURTENANCES

S.A.P. 196-123-00X LOCATED ON CHASKA CREEK BOULEVARD FROM STA. X+XX TO STA. X+XX

SECTION 6, T.115, R.23
FROM: 1054.24 FT SOUTH AND 2357.29 FT EAST OF THE NW CORNER OF SECTION 6
TO: 0 FT SOUTH AND 2934.56 FT EAST OF THE NW CORNER OF SECTION 6

GROSS LENGTH	_____	FEET	_____	MILES
BRIDGE LENGTH	_____	FEET	_____	MILES
EXCEPTION LENGTH	_____	FEET	_____	MILES
NET LENGTH	_____	FEET	_____	MILES

LENGTH AND DESCRIPTION BASED UPON NEW CREEK BLVD. ROAD CENTERLINE

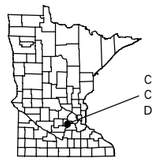


TYPICAL PLAN SCALE
UNLESS OTHERWISE NOTED:

0 50 100
Horizontal Scale In Feet

0 10 20
Vertical Scale In Feet

PROJECT LOCATION



CITY: CHASKA
COUNTY: CARVER
DISTRICT: METRO

DESIGN DESIGNATION	
CHASKA CREEK BLVD:	LOCAL
DESIGN SPEED	40 MPH
DESIGN LOAD	10 TONS
20 YEAR SIGMA N18	2,300,000
DESIGN LANE	
NUMBER OF TRAFFIC LANES	2
NUMBER OF PARKING LANES	na
SHOULDER WIDTH	na
ADT:	
PRESENT - 2017	0
FUTURE - 2037	13,600
SOIL R VALUE	12

DESIGN SPEED FOR ROADWAY
BASED ON STOPPING SIGHT DISTANCE:
HEIGHT OF EYE = 3.5 FT
HEIGHT OF OBJECT = 2.0 FT

DESIGN SPEED FOR BIKEWAY
BASED ON STOPPING SIGHT DISTANCE:
HEIGHT OF EYE = 4.5 FT
HEIGHT OF OBJECT = 0 FT

N
VACINITY MAP

0 800 1600
Scale in feet

THE UTILITY QUALITY LEVELS IN THIS PLAN WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING [illegible]

NOTE:
ALL LOCATIONS OF PUBLIC UTILITIES INSTALLED UNDER THIS CONTRACT VERIFIED ELECTRONICALLY

--- SPECIFICATION REFERENCE ---
THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR CONSTRUCTION" SHALL GOVERN.

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

SHEET INDEX

GENERAL SHEETS

G1.01	TITLE SHEET
G1.02	PLAN LEGEND

CIVIL SHEETS

C0.01	EXISTING CONDITIONS AND REMOVAL
C1.01 - C1.02	TYPICAL SECTIONS
C2.01	SWPPP
C2.02 - C2.03	EROSION CONTROL AND RESTORATION
C4.01 - C4.03	WATER AND SEWER PLAN AND PROFILE
C5.01 - C5.02	STORM SEWER PLAN AND PROFILE
C6.01 - C6.02	STREET PLAN AND PROFILE
C8.01 - C8.07	STANDARD DETAILS

THIS PLAN CONTAINS 22 SHEETS

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

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 UNDER THE LAWS OF THE STATE OF

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

_____
CONSULTING ENGINEER STANTEC - CITY OF CHASKA LIC. No.

Approved _____ Date: _____
CITY OF CHASKA ENGINEER

Approved _____ Date: _____
DISTRICT STATE-AID ENGINEER:
REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

Approved _____ Date: _____
APPROVED FOR STATE AID FUNDING: STATE AID ENGINEER

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
LOCATION PLAN - SHEET INDEX
TITLE SHEET

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
G1.01

Date: 2018/4/20 18 - 7:58pm
Login: CHASKA, dahl, lake, 193804283-XSNO, 193804283_Boarder_Majorplot
Drawing: C:\Users\dahl.lake\Desktop\193804283_CAD Drwg\Sheets\193804283_G100.dwg

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. © 2018 STANTEC. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

EXISTING TOPOGRAPHIC SYMBOLS

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

SURVEY SYMBOLS

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

PROPOSED TOPOGRAPHIC SYMBOLS

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

EXISTING PRIVATE UTILITY LINES

CTV-D CTV-D CTV-D	CABLE TV QUALITY LEVEL D
CTV-C CTV-C CTV-C	CABLE TV QUALITY LEVEL C
CTV-B CTV-B CTV-B	CABLE TV QUALITY LEVEL B
CTV-A CTV-A CTV-A	CABLE TV QUALITY LEVEL A
FO-D FO-D FO-D	FIBER OPTIC QUALITY LEVEL D
FO-C FO-C FO-C	FIBER OPTIC QUALITY LEVEL C
FO-B FO-B FO-B	FIBER OPTIC QUALITY LEVEL B
FO-A FO-A FO-A	FIBER OPTIC QUALITY LEVEL A
E-D E-D E-D	POWER QUALITY LEVEL D
E-C E-C E-C	POWER QUALITY LEVEL C
E-B E-B E-B	POWER QUALITY LEVEL B
E-A E-A E-A	POWER QUALITY LEVEL A
G-D G-D G-D	GAS QUALITY LEVEL D
G-C G-C G-C	GAS QUALITY LEVEL C
G-B G-B G-B	GAS QUALITY LEVEL B
G-A G-A G-A	GAS QUALITY LEVEL A
C-D C-D C-D	COMMUNICATION QUALITY LEVEL D
C-C C-C C-C	COMMUNICATION QUALITY LEVEL C
C-B C-B C-B	COMMUNICATION QUALITY LEVEL B
C-A C-A C-A	COMMUNICATION QUALITY LEVEL A
OHP OHP OHP	OVERHEAD POWER
OHC OHC OHC	OVERHEAD COMMUNICATION
OHU OHU OHU	OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC LINES

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

SURVEY LINES

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

EXISTING UTILITY LINES

FM FM FM	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	WATER MAIN
	WATER SERVICE

PROPOSED UTILITY LINES

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

FUTURE UTILITY LINES

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

CONCRETE CURB AND GUTTER

	EXISTING
	PROPOSED
	FUTURE
	DEMOLITION

GRADING INFORMATION

952	EXISTING CONTOUR MINOR
950	EXISTING CONTOUR MAJOR
952	PROPOSED CONTOUR MINOR
950	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
× 953.53 / × STA:5+67.19 980.87	PROPOSED SPOT ELEVATION
1:4	RISE:RUN (SLOPE)

ABBREVIATIONS

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

HATCH PATTERNS

HEAVY DUTY BITUMINOUS	SAND
BITUMINOUS	BEDROCK
CONCRETE	GROUND
GRAVEL	

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEVASEE

SIGNATURE: XX/XX/XX LIC. NO. 49746

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
PLAN LEGEND

NO	REVISION	DATE
1	BID SET	2018

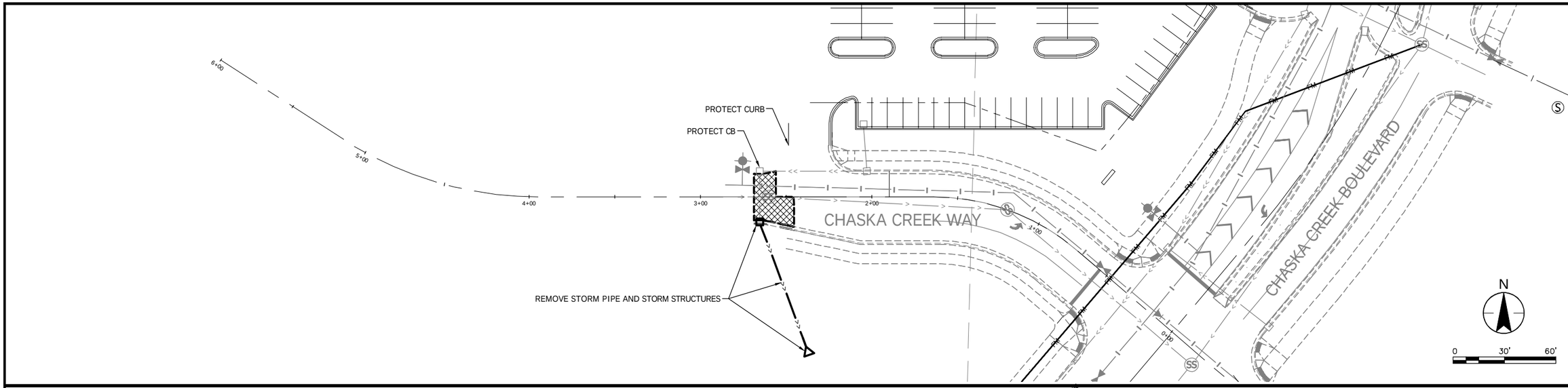
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

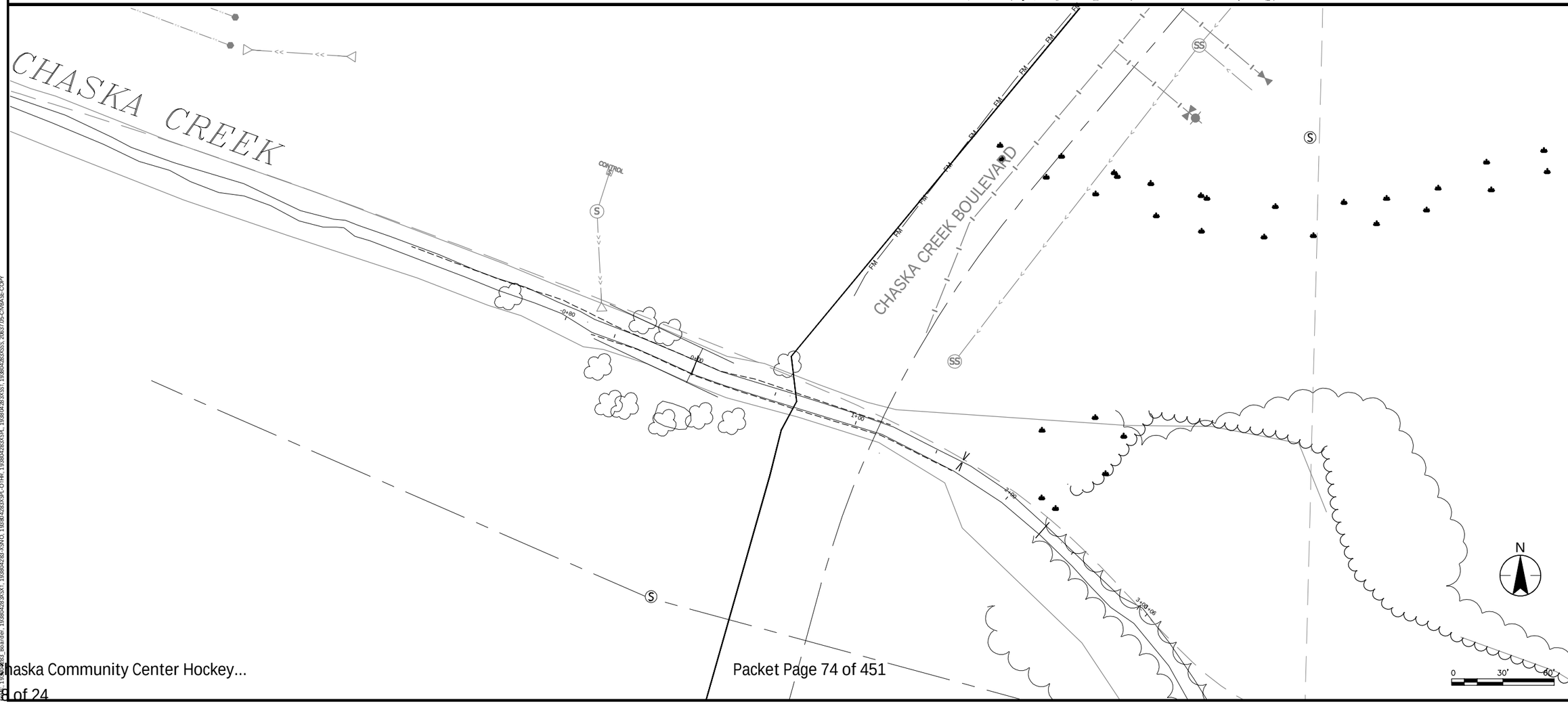
SHEET NUMBER
G1.02

Date: 2018/04/20 - 10:10pm
Login: chorn, dshl, Lexie
Xref: C:\Users\chorn\Documents\Projects\193804283_CHASKA_CREEK_LANE_PHASE_2_chorn_dshl_Lexie.rvt
Plotted: 2018/04/20 - 10:10pm
Login: chorn, dshl, Lexie
Xref: C:\Users\chorn\Documents\Projects\193804283_CHASKA_CREEK_LANE_PHASE_2_chorn_dshl_Lexie.rvt

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

Date: 2018/4/20 2:16 - 7:08pm
Login: ericlemieux
Xrefs: 193804283_C000.dwg, 193804283_CADD Data\Sheets\193804283_CADD Data\Sheets\193804283_C000.dwg
Plot Scale: 1.5000 '/ in. Plot Date/Time: 2018/4/20 2:16:58 PM
Layout: 193804283 Base file: 193804283XSIT, 193804283-XSNO, 193804283-SPI-OTHR, 193804283XSPL, 193804283XSIT, 193804283XSSS, 20637.05-CIVBASE-COPY





Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMIEUX
LIC. NO.: 42748
SIGNATURE: XX/XX/XX
DATE:

CITY OF CHASKA, MINNESOTA

CHASKA CREEK LANE PHASE 2

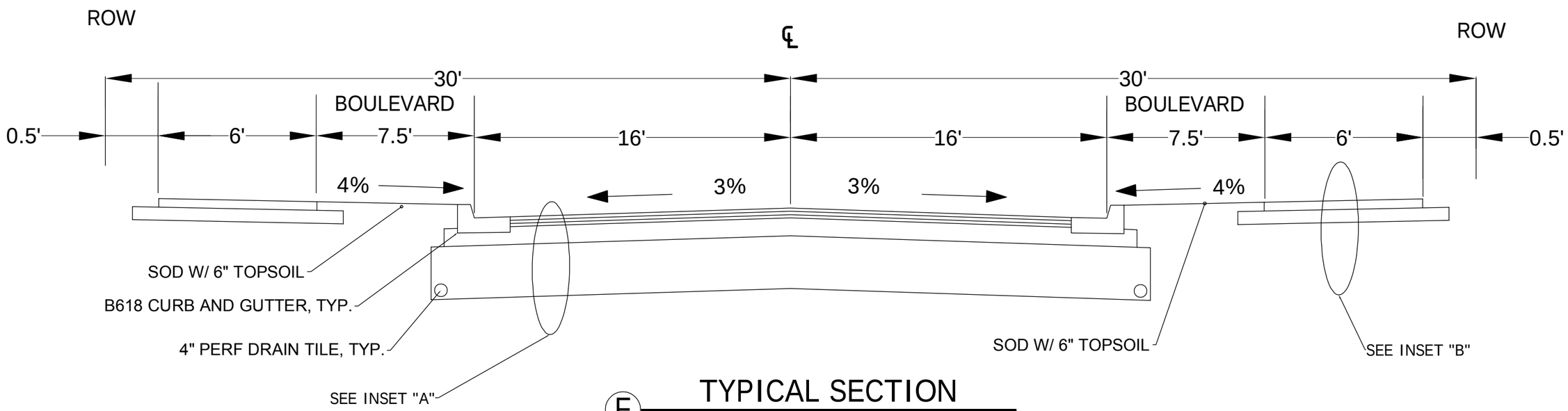
EXISTING CONDITIONS
REMOVALS

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

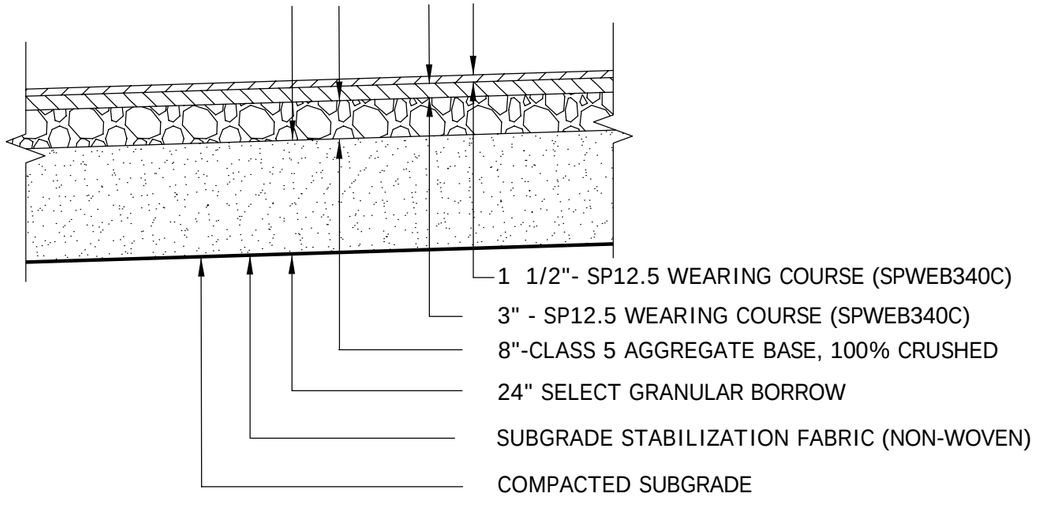
SHEET NUMBER
C0.01

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ©
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

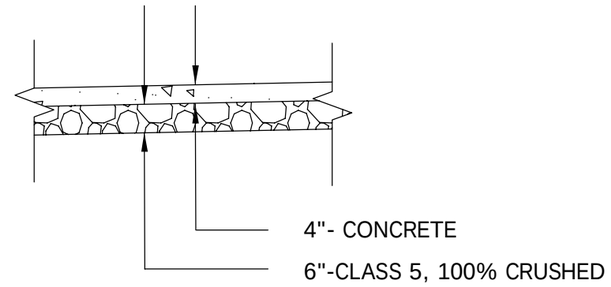


F TYPICAL SECTION

CHASKA CREEK LANE
(2+65.69 - 4+XX)



INSET A
ROAD SECTION



INSET B
CONC. TRAIL SECTION

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME ERIC S. LEMBKE LIC. NO. 42748

SIGNATURE XX/XX/XX

DATE

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
TYPICAL SECTION
CHASKA CREEK WAY

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C1.01

Date: 2018/4/20 18 - 7:10pm
Login: dmeier
Xref: 193804283_Basorder

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. © 2018 STANTEC THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

EROSION AND SEDIMENT CONTROL – CONSTRUCTION ACTIVITY REQUIREMENTS

CHAIN OF COMMAND

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

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

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

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

CONTACT LIST

City Project Engineer - Matt Clark - (952) 227-7703
City Inspector - Mike Hirsch - (651) 775-5150
Contractor -
MPCA Contact - Chip Hentges - (952) 442-5101
Watershed District Contact - Paul Moline - (952) 361-1825

EROSION PREVENTION PRACTICES

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

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

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

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

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

SEDIMENT CONTROL PRACTICES

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

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

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

EROSION AND SEDIMENT CONTROL SEQUENCING

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

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

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

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

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

EROSION AND SEDIMENT CONTROL SEQUENCING

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

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

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

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

DEWATERING AND BASIN DRAINING

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

POLLUTION PREVENTION MANAGEMENT MEASURES

Solid Waste: Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.

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

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

All liquid and solid wastes generated by concrete washout operations will be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes will not contact the ground, and there will not be runoff from the concrete washout operations or areas. Liquid and solid wastes will be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTIONS AND MAINTENANCE

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

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

Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all off-site paved surfaces, within 24 hours of discovery.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
SIGNATURE: XX/XX/XX LIC. NO. 42748
DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
SWPPP
EROSION CONTROL AND RESTORATION

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C2.01

Date: 2018/4/20 18 - 7:22pm
Login: mclark
Xref: \\193804283 CA D\Drwg\Sheets\193804283_C200.dwg
Xref: \\193804283 Boulder, \\193804283\SXT, \\193804283\SNO, \\193804283\SPL, \\193804283\SXS, 206370\8-CVBASE

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY.
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

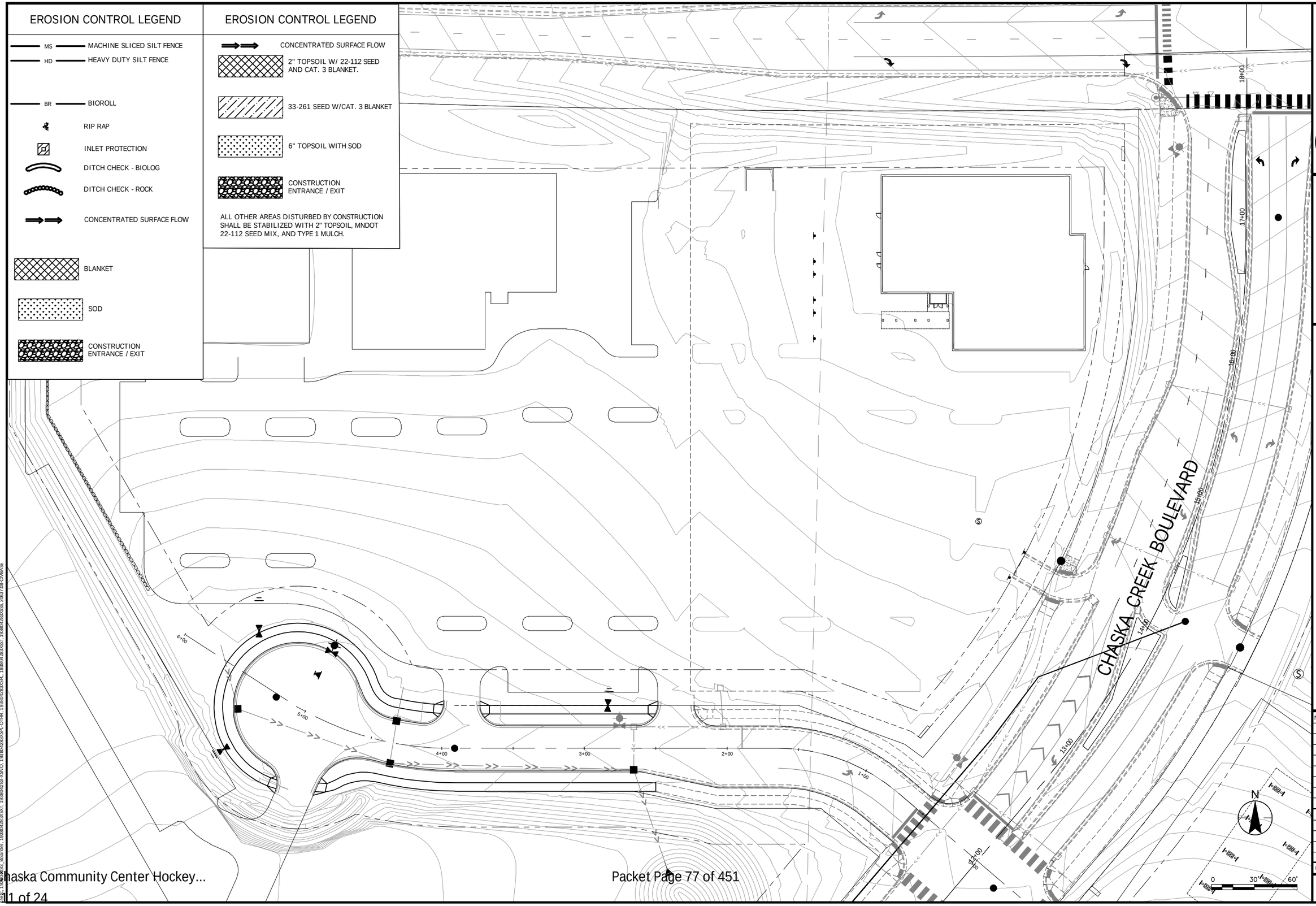
EROSION CONTROL LEGEND

- MS — MACHINE SLICED SILT FENCE
- HD — HEAVY DUTY SILT FENCE
- BR — BIOROLL
- RIP RAP
- INLET PROTECTION
- DITCH CHECK - BIOLOG
- DITCH CHECK - ROCK
- CONCENTRATED SURFACE FLOW
- BLANKET
- SOD
- CONSTRUCTION ENTRANCE / EXIT

EROSION CONTROL LEGEND

- CONCENTRATED SURFACE FLOW
- 2" TOPSOIL W/ 22-112 SEED AND CAT. 3 BLANKET.
- 33-261 SEED W/CAT. 3 BLANKET
- 6" TOPSOIL WITH SOD
- CONSTRUCTION ENTRANCE / EXIT

ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH 2" TOPSOIL, MNDOT 22-112 SEED MIX, AND TYPE 1 MULCH.



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XXX LIC. NO. 42748

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
EROSION CONTROL AND RESTORATION

NO	REVISION	DATE
1	BID SET	2018

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193804283

SHEET NUMBER
C2.02

Date: 2018/4/20 - 7:21pm
Login: eric.lembke
Xrefs: 193804283_Boarder 193804283XST, 193804283-XSHO, 193804283XSR, 193804283XSS1, 193804283XSS, 20637.08-CIVBASE

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OF THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

8" PLUG
8" GV AND BOX
WATEROUS PACER HYDRANT
6" GV AND BOX, 8"X6" REDUCER
23' - 6" C900
TNH = XXX
INSULATE BETWEEN
WATERMAIN AND STORM SEWER
12"X8" REDUCER
CONNECT TO EXISTING WM
12"X8" TEE
CONNECT TO EXISTING PIPE
INSULATE BETWEEN
WATER SERVICE
AND STORM SEWER
MH - 20
MH - 48
MH - 59
MH - 23
CHASKA CREEK WAY
CHASKA CREEK BOULEVARD

0 30' 60'

NOTE:
* PROFILE STATIONING REPRESENT ALIGNMENT OVER THE PIPES, STRUCTURE INFORMATION CORRESPONDS TO CENTER LINE ALIGNMENT STATIONING.
* PROFILE HORIZONTAL SCALE = 1" = 50'.
* PROFILE VERTICAL SCALE = 1" = 10'.

MH - 20
STA 5+73
RIM 899.44
INV 880.66 6" SW
INV 880.58 8" E

MH - 48
STA 4+08
RIM 898.05
INV 879.14 8" W
INV 879.04 8" E

CONNECT-1
STA 2+88
RIM 878.73
INV 878.01 8" W
INV 878.01 8" E

MH - 59
STA 2+60
RIM 900.76
INV 877.73 8" W
INV 877.63 8" E

MH - 23
STA 1+20
RIM 903.36
INV 876.24 8" W
INV 876.14 8" SE

MH - 13
STA 11+91
RIM 905.01
INV 888.87 8" NE
INV 874.73 8" NW
INV 874.55 8" SW

12"X8" CROSS
12"X8" REDUCER
167'-8" PVC @ 0.86%
120'-8" PVC @ 0.86%
12"X8" TEE
28'-8" PVC @ 1.00%
139'-8" PVC @ 1.00%
140'-8" PVC @ 1.00%

900.5 899.07 | 896.5 898.93 | 895.7 898.71 | 895.4 898.10 | 895.5 898.21 | 896.1 899.10 | 897.0 900.03 | 897.9 900.96 | 898.8 901.89 | 899.8 903.10 | 900.7 904.39 | 903.0 905.57 | 902.1 905.58 | 902.8 904.94

6+00 5+00 4+00 3+00 2+00 1+00 0+00 -1+00

940 930 920 910 900 890 880 870

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME ERIC S. LEMBKE
SIGNATURE
DATE XX/XX/XX
LIC. NO. 42748

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK WAY
SANITARY SEWER AND WATERMAIN

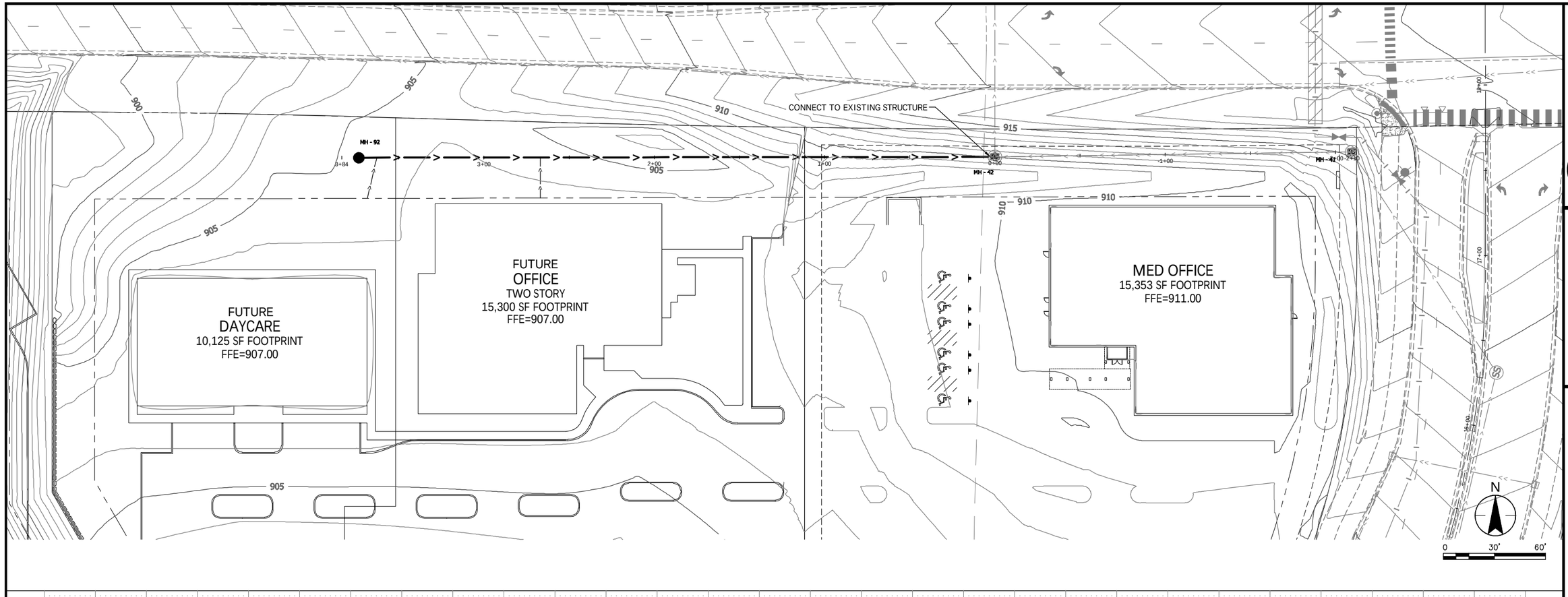
NO	REVISION	DATE
1	BID SET	2018

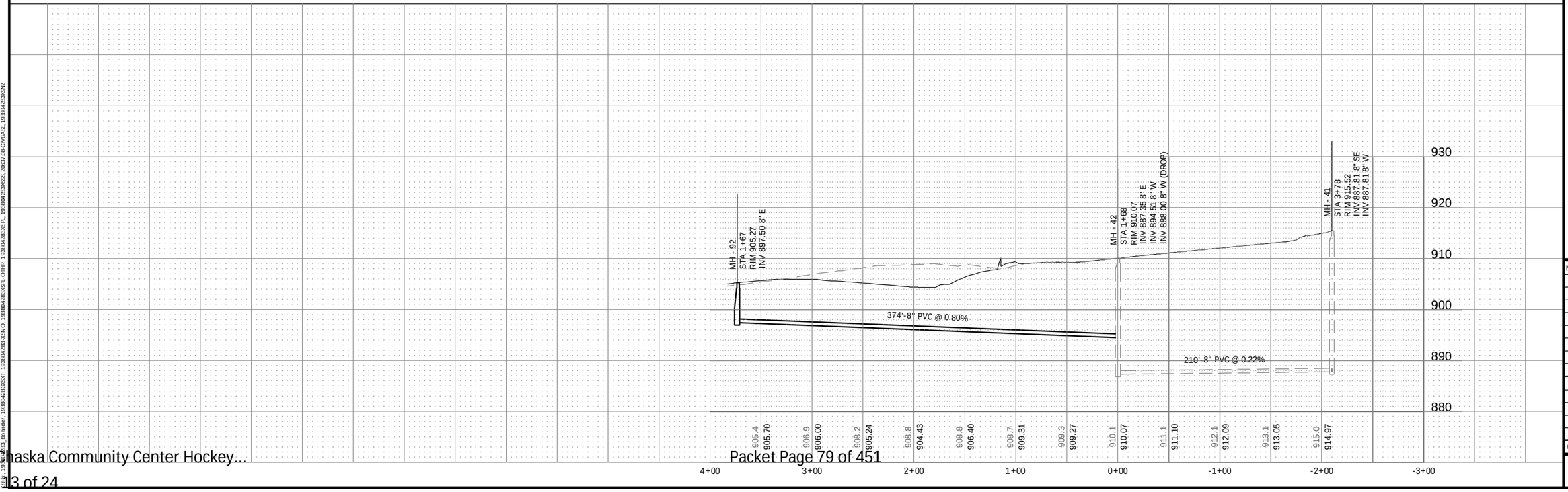
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C4.01

Date: 2018.12.20 16:47:29 -6:47pm
Xrefs: 193804283_Boarder_193804283XSX1, 193804283-XSNO, 193804283-XSPL-OTHR, 193804283XSR_193804283XSS, 2063708-CVBASE, 193804283-XSNZ

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.





Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42748

DATE:

CITY OF CHASKA, MINNESOTA

CHASKA CREEK LANE PHASE 2

CHASKA CREEK WAY

SANITARY SEWER AND WATERMAIN

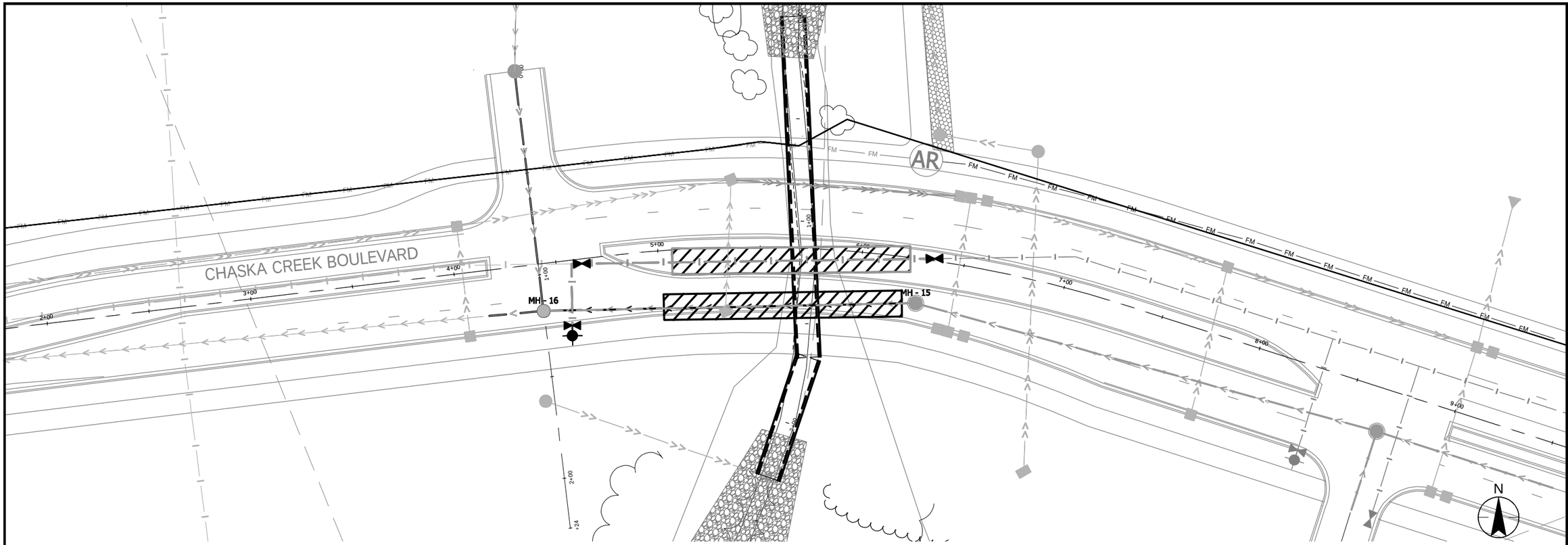
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

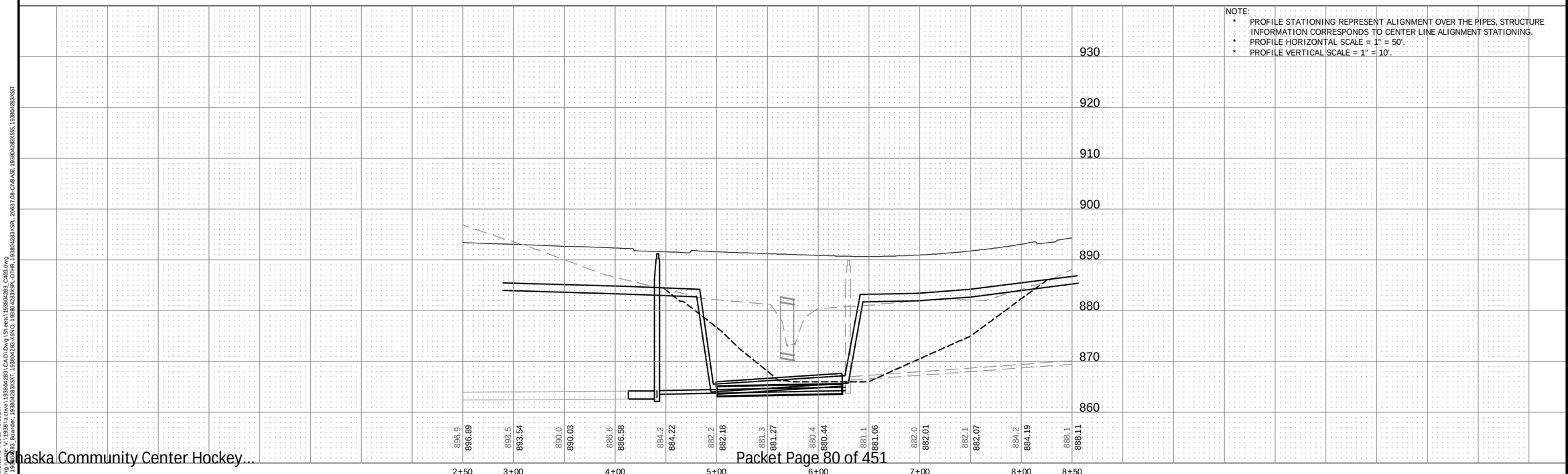
SHEET NUMBER
C4.02

Date: 4/14/2018 - 6:48pm
Login: jsteiner
Path: I:\2019\04\193804283\CAD\Dwg\Sheets\193804283_C400.dwg
Xrefs: 193804283_Boarder, 193804283XSX1, 193804283-XSNO, 193804283XSR-, 193804283XSS5, 206370R-CYBASE, 193804283XSNZ

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. IT IS A CONDITION OF USE OF THESE DRAWINGS THAT THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



CHASKA CREEK BOULEVARD



NOTE:
* PROFILE STATIONING REPRESENT ALIGNMENT OVER THE PIPES, STRUCTURE INFORMATION CORRESPONDS TO CENTER LINE ALIGNMENT STATIONING.
* PROFILE HORIZONTAL SCALE = 1" = 50'.
* PROFILE VERTICAL SCALE = 1" = 10'.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE LIC. NO. 42748

SIGNATURE: XX/XX/XX

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK BOULEVARD
SANITARY SEWER AND WATERMAIN

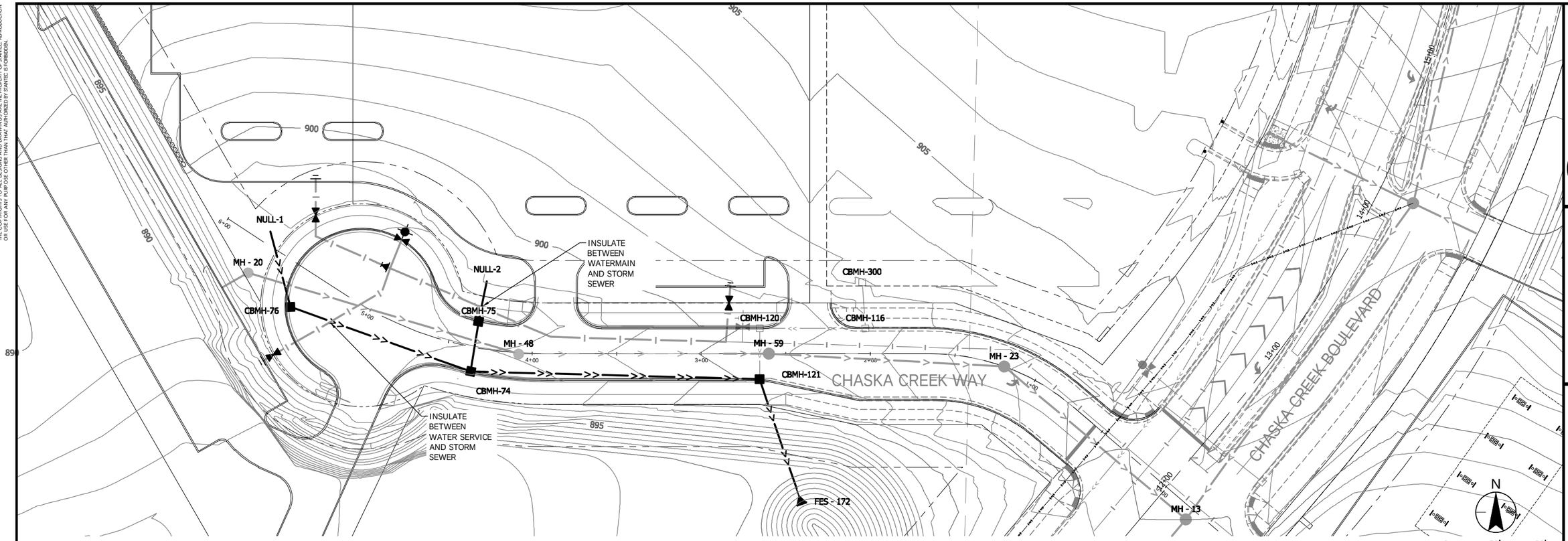
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

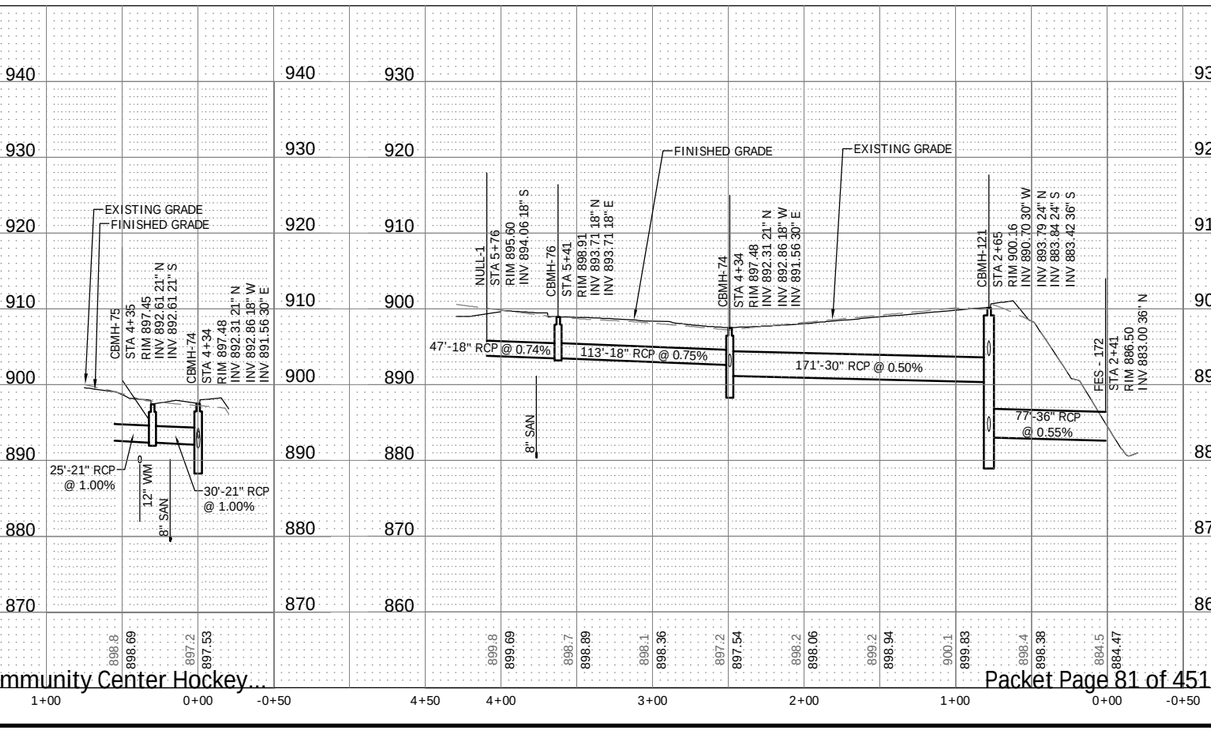
SHEET NUMBER
C4.03

Date: 2/7/2018 - 6:55pm
Login: ERIC.LEMBKE
Xrefs: 193804283_Boarder.193804283XST, 193804283-XSHO, 193804283XSR, 206370B-CMBASE, 193804283XSS, 193804283XST

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. © STANTEC
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



CHASKA CREEK WAY



NOTE:
* PROFILE STATIONING REPRESENT ALIGNMENT OVER THE PIPES, STRUCTURE INFORMATION CORRESPONDS TO CENTER LINE ALIGNMENT STATIONING.
* PROFILE HORIZONTAL SCALE = 1" = 50'.
* PROFILE VERTICAL SCALE = 1" = 10'.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
SIGNATURE: XX/XX/XXX
LIC. NO.: 42748
DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK WAY
STORM SEWER

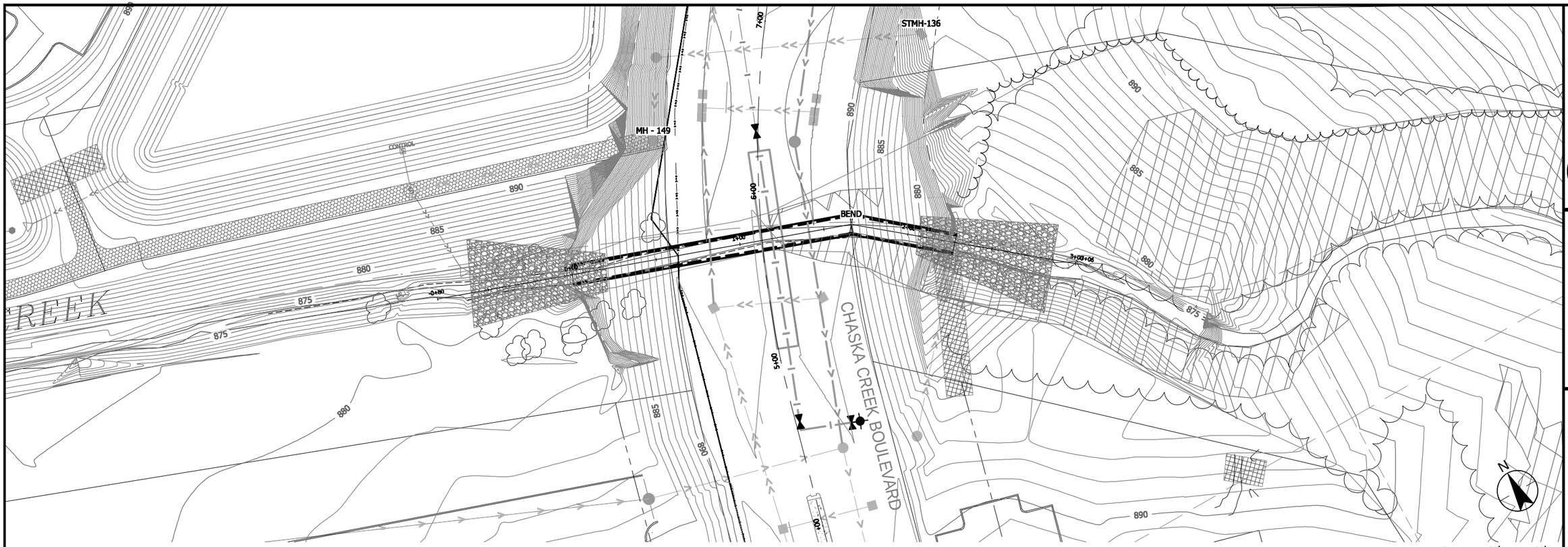
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

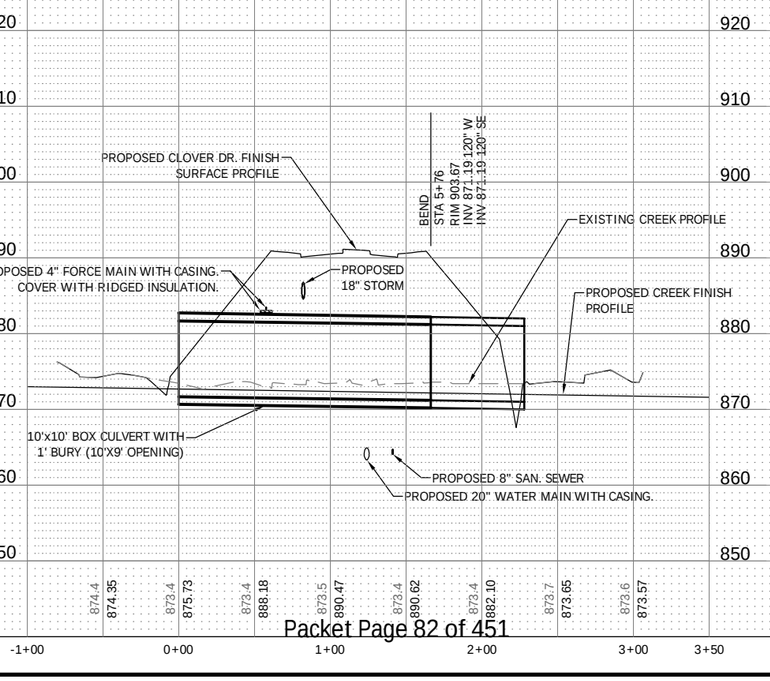
SHEET NUMBER
C5.01

Date: 2018/4/20 18 - 5:21pm
Login: eric.lembke
Xrefs: 193804283_C500.dwg, 193804283_C501.dwg, 193804283_C502.dwg, 193804283_C503.dwg, 193804283_C504.dwg, 193804283_C505.dwg, 193804283_C506.dwg, 193804283_C507.dwg, 193804283_C508.dwg, 193804283_C509.dwg, 193804283_C510.dwg, 193804283_C511.dwg, 193804283_C512.dwg, 193804283_C513.dwg, 193804283_C514.dwg, 193804283_C515.dwg, 193804283_C516.dwg, 193804283_C517.dwg, 193804283_C518.dwg, 193804283_C519.dwg, 193804283_C520.dwg, 193804283_C521.dwg, 193804283_C522.dwg, 193804283_C523.dwg, 193804283_C524.dwg, 193804283_C525.dwg, 193804283_C526.dwg, 193804283_C527.dwg, 193804283_C528.dwg, 193804283_C529.dwg, 193804283_C530.dwg, 193804283_C531.dwg, 193804283_C532.dwg, 193804283_C533.dwg, 193804283_C534.dwg, 193804283_C535.dwg, 193804283_C536.dwg, 193804283_C537.dwg, 193804283_C538.dwg, 193804283_C539.dwg,

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



CHASKA CREEK BOULEVARD



NOTE:
* PROFILE HORIZONTAL SCALE = 1" = 50'.
* PROFILE VERTICAL SCALE = 1" = 10'.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
SIGNATURE: XX/XX/XXX LIC. NO. 42748
DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK BOULEVARD
STORM SEWER

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C5.02

Date: 2/7/2018 - 6:35 pm
Login: ERIC.LEMBKE
Plotted by: ERIC.LEMBKE
File: I:\193804283\3-Design\3-CAD\Dwg\Sheets\193804283_C500.dwg
Xrefs: I:\193804283\3-Design\3-CAD\Dwg\Xrefs\193804283-XSHT_193804283-XSHO_193804283-XSPR_193804283-XSR_193804283-XSST_20637-09-CVBASE

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

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: _____ LIC. NO.: 42748

DATE: XX/XX/XX

CITY OF CHASKA, MINNESOTA

CHASKA CREEK LANE PHASE 2

CHASKA CREEK WAY

STREET PLAN AND PROFILE

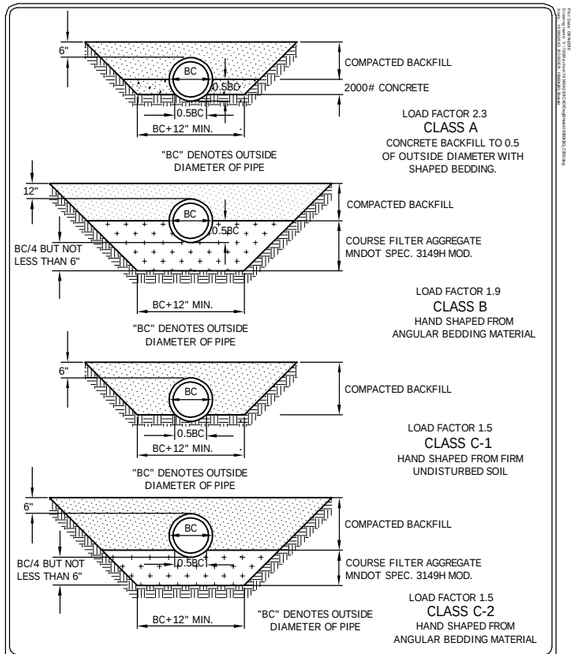
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C6.01

Date: 2018.04.20 18:17:52pm
Login: jeric.lembke
Path: I:\193804283\Civil\Drawings\Working\193804283-SNO_193804283-SP-OHR_193804283-SR_193804283XS1_193804283XS2_20637-08-CVBASE_193804283XSS_20637-08-CVBASE_193804283XSNZ_193804283XSRD
Xrefs: 193804283 Boarder_193804283XS1_193804283XS2_193804283-SNO_193804283-SP-OHR_193804283-SR_193804283XSS_20637-08-CVBASE_193804283XSNZ_193804283XSRD
Plot Date: 2018.04.20 18:17:52pm
Plot By: jeric.lembke
Plot Name: I:\193804283\Civil\Drawings\Working\193804283-CAD\Dwg\Sheets\193804283_C600.dwg

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SUBCONTRACTORS COMPLY WITH ALL APPLICABLE REGULATIONS. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

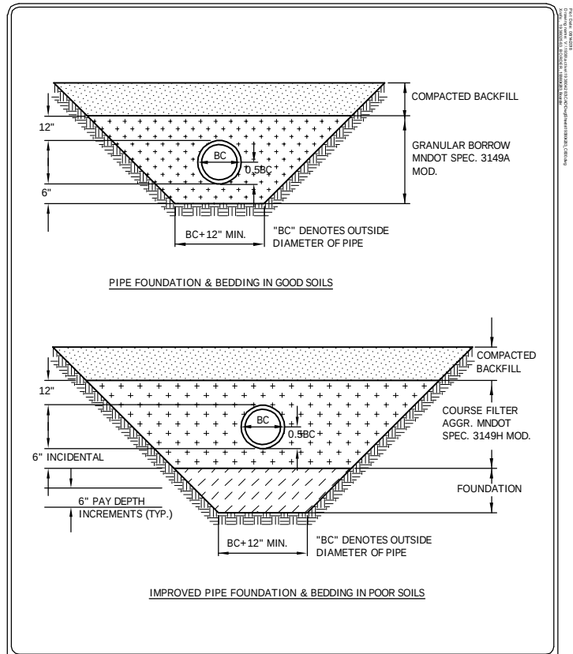


BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



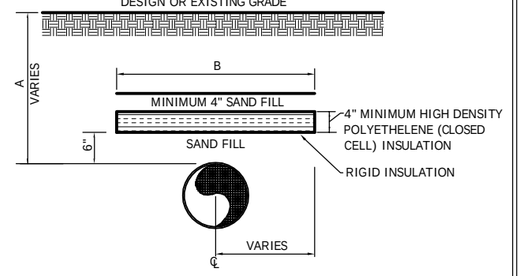
BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7

NOTE: WATER MAIN BURIED LESS THAN 7.5' TO BE APPROVED BY OWNER



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED. STAGGER/ OFFSET JOINTS 2' MINIMUM BETWEEN SHEET LAYERS.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

INSULATION DETAIL

CHASKA, MINNESOTA

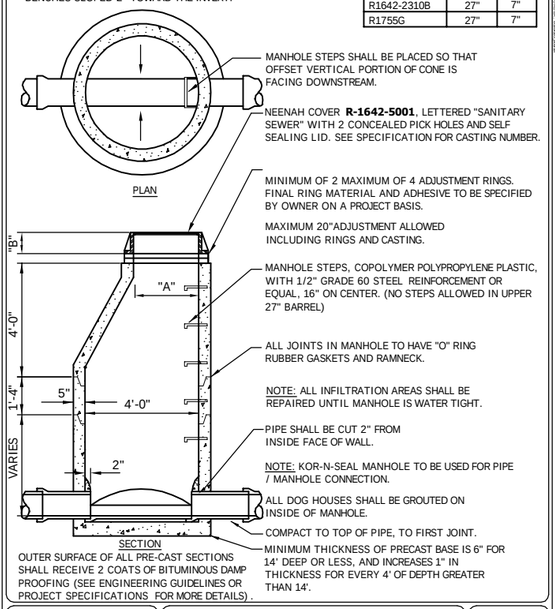
LAST REVISION: APRIL 2016

PLATE NO. GEN-8

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

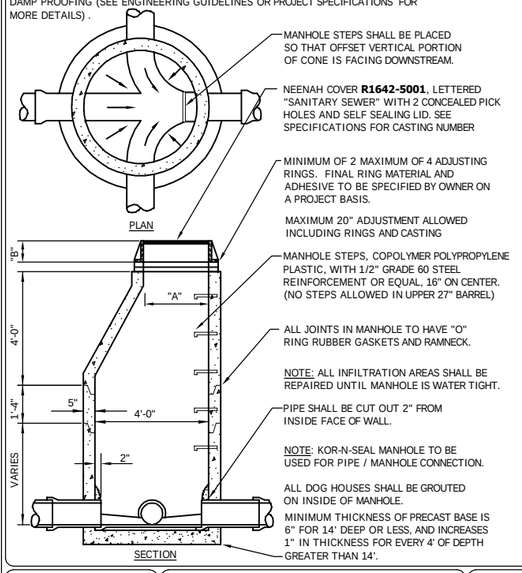
PLATE NO. SAN-1

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R16420245	27"	7"
R1755G	27"	7"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .



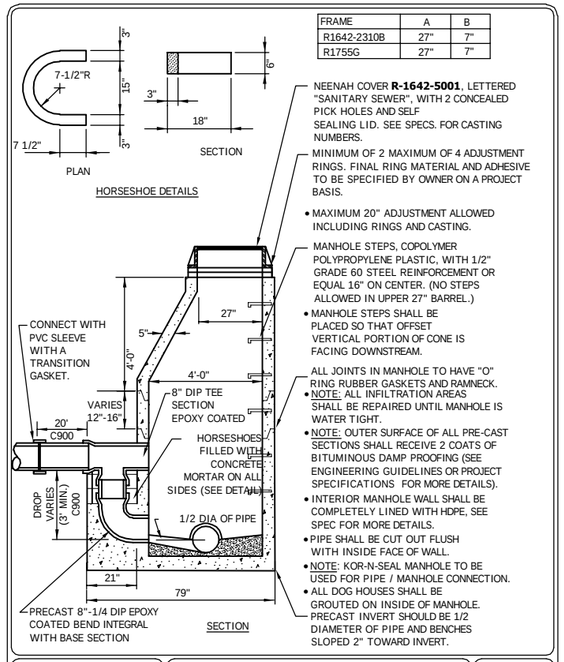
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. SAN-3

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. SAN-4

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42248

DATE:

CITY OF CHASKA, MINNESOTA

CHASKA CREEK LANE PHASE 2

STANDARD DETAILS

NO	REVISION	DATE
1	BID SET	2018

SURVEY

DRAWN

DESIGNED

CHECKED

APPROVED

PROJ. NO. 193804283

SHEET NUMBER C8.01

Plotted: Date: 2018 7:38pm
Xrefs: 193804283_C900.dwg
Xrefs: 193804283_BORDER_193804283_Border

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

DROP LID
TYLER NO. 6860
MUELLER NO. H-10361
BIBBY-STE-CROIX NO. B-5160

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.

GRADE

TOP
TYLER NO. 6860 26"
MUELLER NO. H-10361 26"
BIBBY-STE-CROIX NO. VB502 27"

- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE

EXTENSION
TYLER NO. 58 14"
NO. 59 18"
NO. 60 24"
MUELLER NO. 58 14"
NO. 59 20"
BIBBY-STE-CROIX
VB520 VB521 NO. 57 9"
VB522 VB523 NO. 58 14"
NO. 59 20"
NO. 60 26"

- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.

BOTTOM
TYLER NO. 6860 65"
MUELLER NO. H-10361 65"
BIBBY-STE-CROIX NO. VB516 60"

GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.

- RESILIANT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

3'
BASE
MEGALUGS
MEGALUGS
8" CONC. BLOCK

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

GATE VALVE AND BOX INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: March 2017
PLATE NO. WAT-1

HYDRANT MARKER WITH FLEX SPRING HYDRA/FINDER (CANDY CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASKA UTILITIES.)

ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

21"
2.70'
GRADE
3'
6" LEAD
MEGALUGS
RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT
MEGALUGS
8" CONC. BLOCK
POURED CONCRETE THRUST BLOCK REQUIRED IF STANDARD BLOCK CAN'T BE PLACED TO VIRGIN GROUND. OWNER TO APPROVE.
1 CU. YD. OF 1 1/2" IGNEOUS ROCK ONLY. MINIMUM OF 1' ABOVE WEEP HOLES. COVER WITH 2 LAYERS OF POLYETHYLENE.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

VALVE AND HYDRANT INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: March 2017
PLATE NO. WAT-2

DROP LID
TYLER NO. 6850 OR 6860
MUELLER NO. H-10361
BIBBY-STE-CROIX NO. B-5160

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

PROVIDE POLYWRAP AROUND ALL WATERMAIN

7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.

RESTRAIN TEE AND VALVE WITH MEGALUG (OR EQUAL) THRUST RESTRAINTS.

GRADE

TOP
TYLER NO. 6850 26"
MUELLER NO. H-10361 26"
BIBBY-STE-CROIX NO. VB502 27"

ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.

TYLER NO. 6850 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED.

EXTENSION
TYLER NO. 58 14"
NO. 59 18"
NO. 60 24"
MUELLER NO. 58 14"
NO. 59 20"
BIBBY-STE-CROIX
VB520 NO. 57 9"
VB521 NO. 58 14"
VB522 NO. 59 20"
VB523 NO. 60 26"

PROVIDE VALVE STEM RISER TO WITHIN 1' OF THE SURFACE.

BOTTOM
TYLER NO. 6850 65"
MUELLER NO. H-10361 65"
BIBBY-STE-CROIX NO. VB516 60"

BUTTERFLY VALVE (14" OR LARGER) DRESSER 450, PRATT GROUNDHOG, KENNEDY, OR EQUAL.

3'
MEGALUGS
MEGALUGS
BUTTERFLY VALVE ADAPTER
END VIEW
8" CONC. BLOCK

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

BUTTERFLY VALVE AND BOX INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016
PLATE NO. WAT-3

NOTES:

1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

Θ=45° MIN.
PLAN 90° BENDS

Θ=45° MIN.
PLAN 45° BENDS

CONCRETE SHALL BE IN CONTACT WITH THIS QUADRANT OF PIPE
VARIABLE
3' MIN
6"
BEDDING MATERIAL
UNDISTURBED EARTH
CONCRETE
SECTION A-A

Θ=45° MIN.
PLAN 22 1/2° BENDS

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CONCRETE THRUST BLOCKING
CHASKA, MINNESOTA

LAST REVISION: APRIL 2005
PLATE NO. WAT-4

GRADE
SLEEVE AS NEEDED
VARIABLE SEE PLAN
OBSTRUCTION
WATERMAIN SEE PLAN FOR SIZE
45° BEND
MECH. COMPACTED GRANULAR BACKFILL
4"
6"
4"
2'-0'MIN.
HIGH DENSITY RIGID INSULATION
RESTRAIN BENDS WITH MEGALUGS OR EQUAL
45° BEND
45° BEND
RESTRAIN BENDS WITH MEGALUGS OR EQUAL
TIE RODS

1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

WATER MAIN LOWERING WITH INSULATION DETAIL
CHASKA, MINNESOTA

LAST REVISION: APRIL 2004
PLATE NO. WAT-6

MIN. 1" CORPORATION STOP
CURB STOP AND BOX
18" TO FINISHED GRADE
PLUGGED END
WATER MAIN
1'

AFTER MEETING TEST REQUIREMENTS THE AIR BLEED LINE SHALL BE DISCONNECTED AT THE PLUG WITH NO ADDITIONAL COMPENSATION.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPICAL AIR BLEED INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: MARCH 2008
PLATE NO. WAT-8

TWO RING TEMINALS TO BE USED TO CONNECT TRACER WIRE TO HYDRANT BOLT AT EACH HYDRANT.

NOTES:
1) TRACER WIRE FOR PVC PIPE TO BE CONNECTED AT ALL HYDRANTS.
2) 1" CONDUIT TO BE ATTACHED TO HYDRANT BREAK OFF WITH A STEEL BAND OR A HOSE CLAMP.

21"
2.70'
GRADE
2' LONG
1" ϕ CONDUIT

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TRACER WIRE FOR PVC WATER MAIN
CHASKA, MN

LAST REVISION: APRIL 2008
PLATE NO. WAT-10

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
SIGNATURE: XX/XX/XX
DATE: LIC. NO. 42248

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

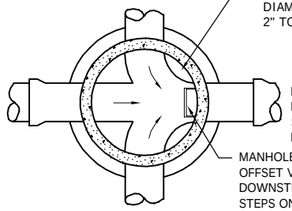
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER C8.02

Plotted: 2/6/2018 7:28:01 PM
Plotted by: Eric.Lembke
Last Saved By: Eric.Lembke
Date: 2/6/2018 7:28:01 PM
File Name: C:\Users\eric.lembke\Documents\193804283_C800.dwg
Model: 193804283_BORDER_193804283_Border

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



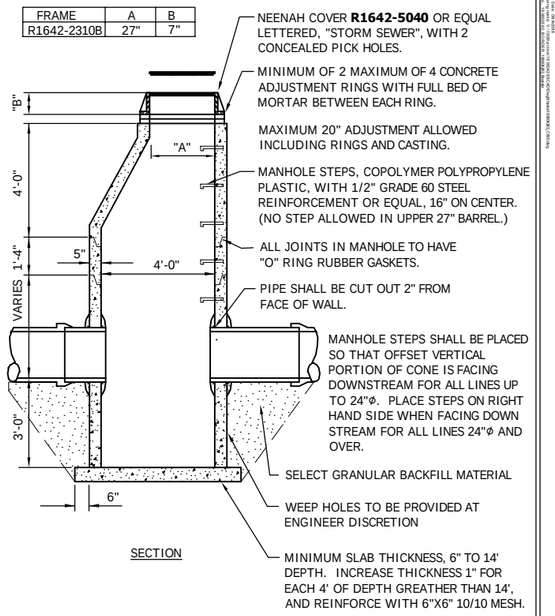
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. STO-3



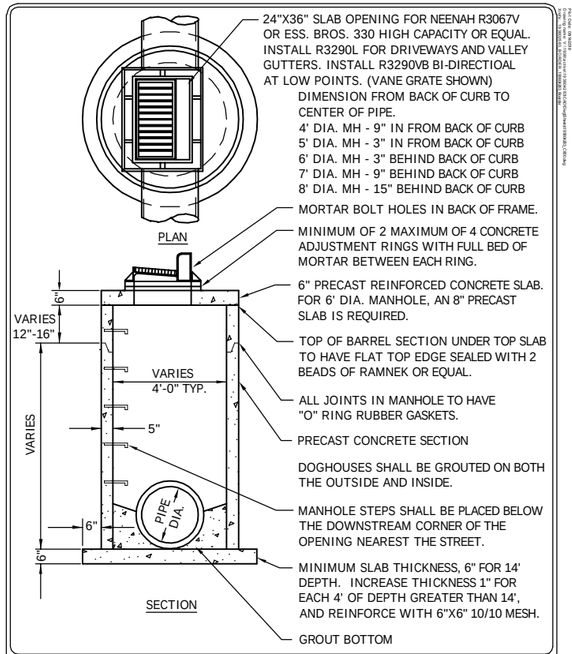
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

PERFORATED SUMP MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. STO-4



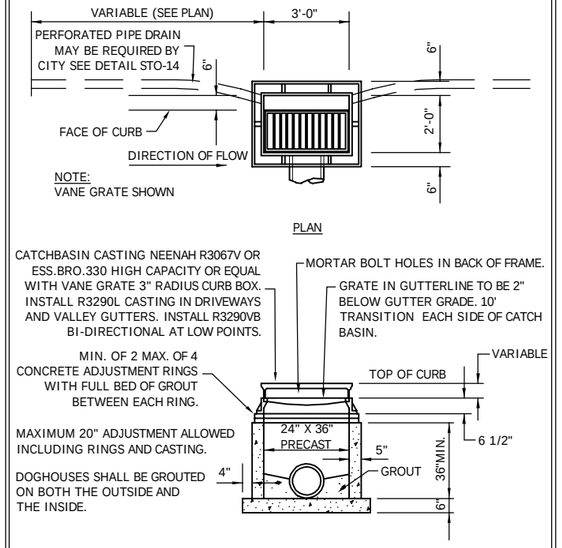
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPE II CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STO-5



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

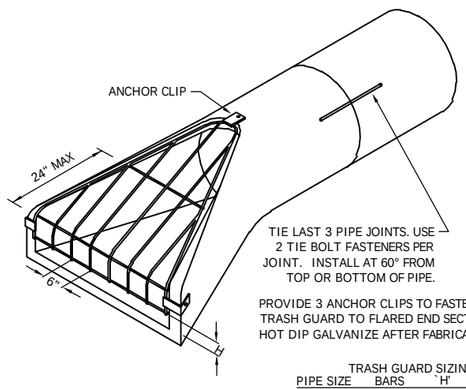
TYPE II CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STO-6

SEE CITY PLATE NO. STO-10 FOR RIPRAP PLACEMENT.



TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

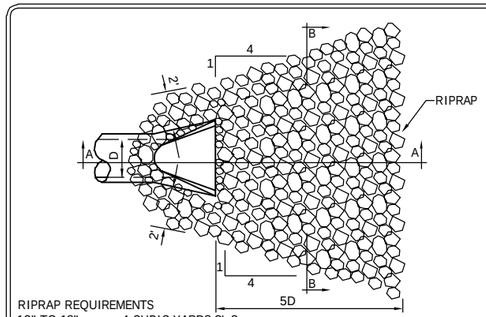
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: FEB. 1995

PLATE NO. STO-10



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

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

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42248

DATE:

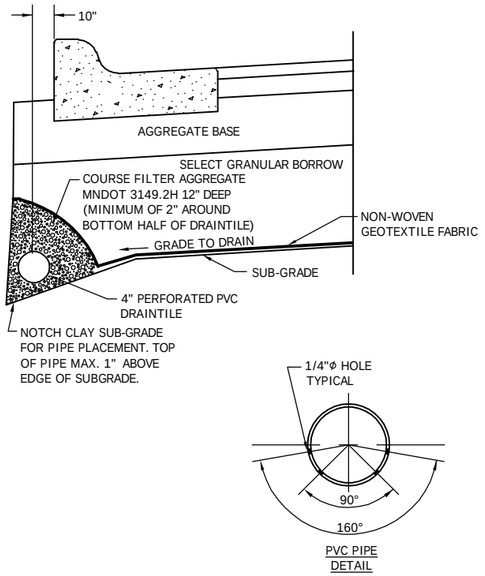
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER C8.03

Plotted: Date=2/14/2018 - 7:28pm
Xrefs: Name=193804283_C600.dwg, Path=I:\193804283\CAD\Dwg\Sheets\193804283_C600.dwg
Name=193804283_BORDER_193804283_Boarder
Name=193804283_BORDER_193804283_Boarder

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



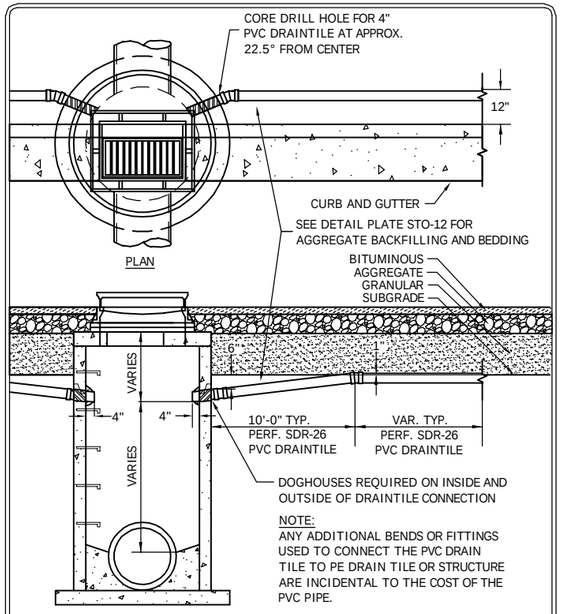
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

PERFORATED PVC DRAINTILE PIPE
BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

PLATE NO. STO-12



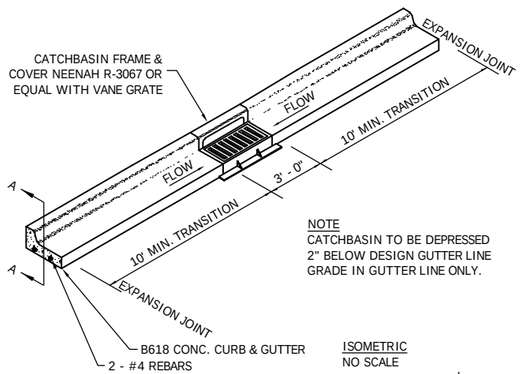
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

DRAINTILE INSTALLATION INTO
CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STO-14



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

B618 CURB & GUTTER
CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-4

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42748

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

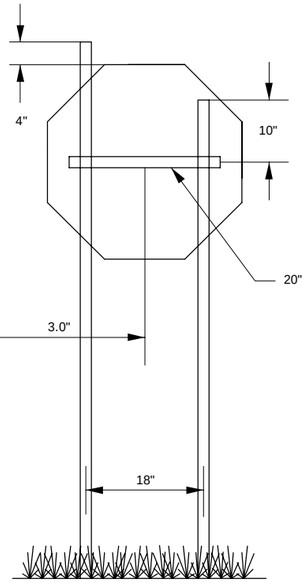
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C8.04

Date: 2018/4/20 18 - 7:45pm
Login: ericlembke
Path: I:\2019\Projects\193804283\CAD\Dwg\Sheets\193804283_C800.dwg
Xrefs: 193804283_BORDER, 193804283_Border

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



NOTES:
STOP SIGNS SHOULD BE INSTALLED 3' BEHIND B/C

ALL STOP SIGNS SHALL BE INSTALLED WITH TWO POSTS UNLESS APPROVED BY OWNER

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

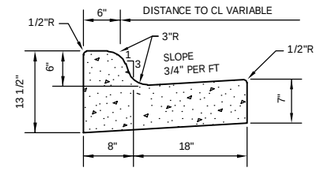
STOP SIGN INSTALLATION DETAIL

CHASKA, MINNESOTA

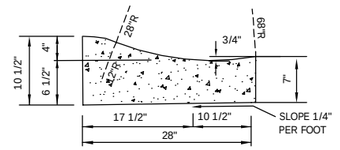
LAST REVISION: JUNE 2012

PLATE NO. STR-15

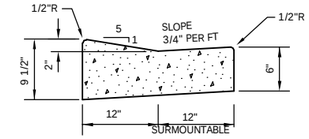
CONCRETE MATERIALS AS FOLLOWS:
3F52 - MANUAL PLACEMENT
3F32 - SLIP FORM PLACEMENT



MNDOT B618



SURMOUNTABLE



DRIVEWAY

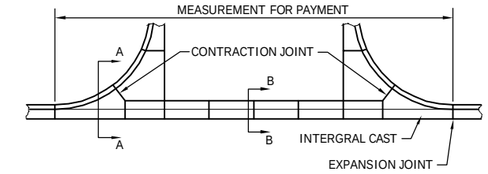
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

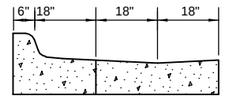
CURB AND GUTTER

CHASKA, MINNESOTA

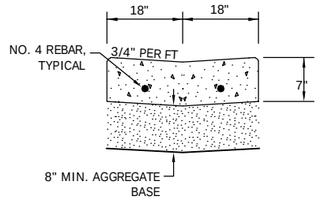
LAST REVISION: APRIL 2016

PLATE NO. STR-1





SECTION A-A
THRU B618 C&G



SECTION B-B
THRU
CONCRETE VALLEY
GUTTER

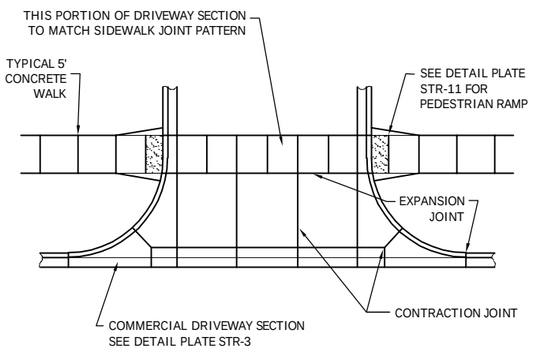
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-3



SEE DRIVEWAY DETAIL PLATE STR-2 FOR CONCRETE THICKNESS AND PANEL WIDTH

ADDITIONAL JOINTS MAY BE ADDED AT CONTRACTORS DISCRETION AND OWNERS APPROVAL

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPICAL SECTION FOR SIDEWALK
ACROSS COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-12

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42748

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

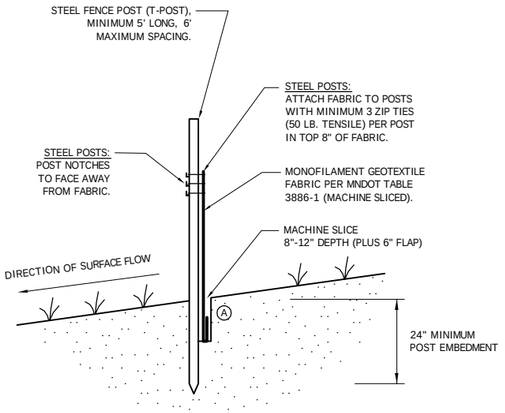
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER C8.05

Date: 2/7/14/2018 - 7:40pm
Login: ERIC.LEMBKE
Xrefs: 193804283_C900.dwg 193804283_BORDER_193804283_Border

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



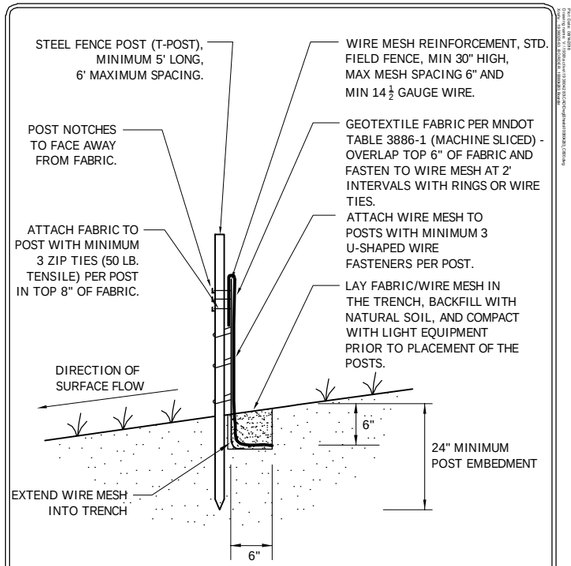
NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY DUTY (ERO-1B) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

(A) COMPACTION:
AFTER "SLICING" IN THE FABRIC AND *BEFORE* INSTALLATION OF STEEL POSTS, DRIVE INSTALLATION EQUIPMENT OVER THE "SLICE" WHILE FABRIC IS LAYING ON THE GROUND. *THEN* INSTALL THE POSTS AND PULL UP FABRIC TO ATTACH AT A UNIFORM HEIGHT.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SILT FENCE
MACHINE SLICED
CHASKA, MN

LAST REVISION: APRIL 2011
PLATE NO. ERO-1A



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

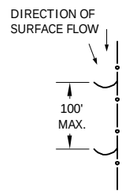
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SILT FENCE
HEAVY DUTY
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-1B

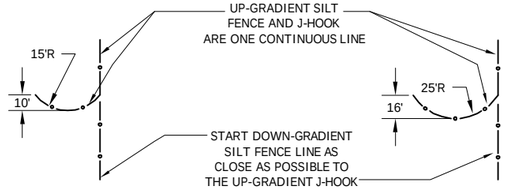
PLAN VIEW

I. SPACING REQUIREMENTS



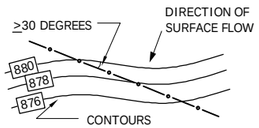
NOTE: SPACING DISTANCES WILL VARY, BUT ARE NOT TO EXCEED 100 FEET.

II. SIZING REQUIREMENTS: J15, J25



J15 - FOR CATCHMENT AREA <0.25 ACRES

J25 - FOR CATCHMENT AREA ≥0.25 ACRES

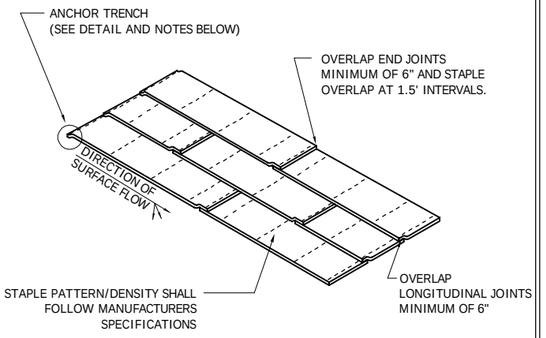


NOTE:
J-HOOKS SHALL BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

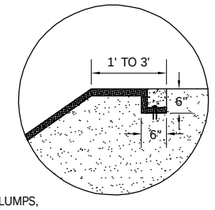
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SILT FENCE
J-HOOK
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-1D



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

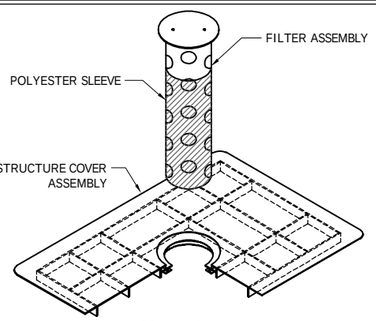


NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

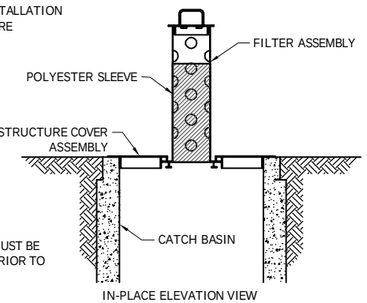
EROSION CONTROL BLANKET
INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-2



ISOMETRIC VIEW

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE OR TOP SLAB.



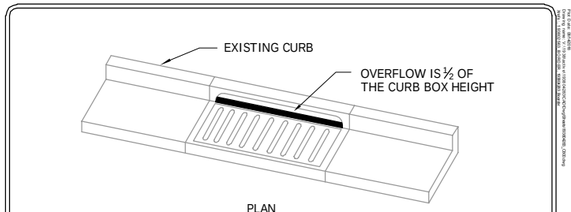
NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

IN-PLACE ELEVATION VIEW

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

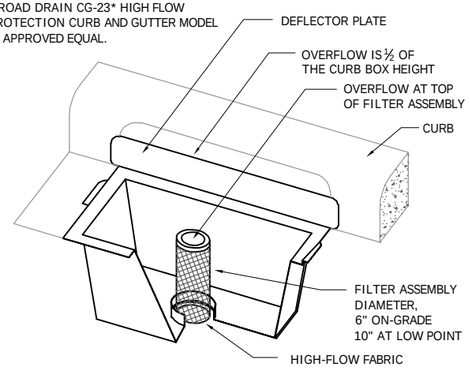
INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4A



PLAN

WIMCO ROAD DRAIN CG-23* HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.



* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

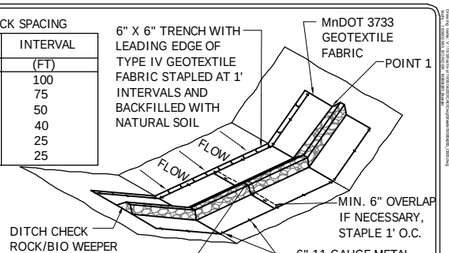
INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4B

DITCH CHECK SPACING

DITCH GRADE (%)	INTERVAL (FT)
2	100
4	75
6	50
8	40
10	25
10+	25

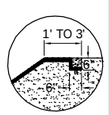
6" X 6" TRENCH WITH LEADING EDGE OF TYPE IV GEOTEXTILE FABRIC STAPLED AT 1' INTERVALS AND BACKFILLED WITH NATURAL SOIL

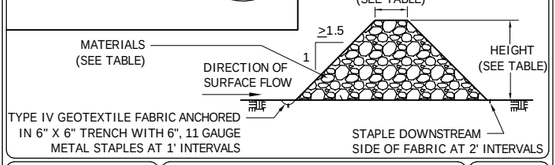


NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

	HEIGHT (INCHES)	WIDTH (INCHES)	MATERIAL
SMALL CHECK	24	12 - 18	MnDOT 3601 CLASS II RIP RAP
LARGE CHECK	36	24 - 30	MnDOT 3601 CLASS III RIP RAP
ROCK WEEPER	18	6 - 12	MnDOT 3882 TYPE 9 MULCH (1 1/2" WASHED ROCK)

ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT

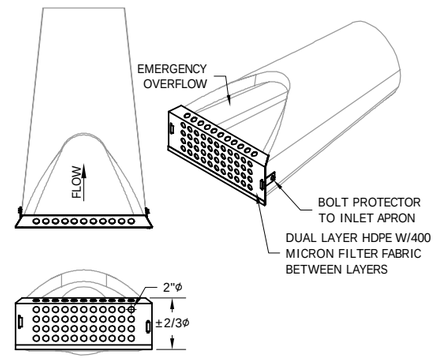




Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

DITCH CHECK / WEEPER
SIZING AND MATERIALS
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-5



- FILTER FABRIC MAY BE REPLACED AS REQUIRED BY REMOVING BOLTS OR RIVETS CONNECTING HDPE LAYERS AND BOLTING OR RIVETING BACK TOGETHER.
- DEVICES SHOWN ARE AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS. INFRASAFE - CULVERT INLET PROTECTOR.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

FLARED END
EROSION CONTROL
CHASKA, MINNESOTA

LAST REVISION: FEB 2005
PLATE NO. ERO-6

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
LIC. NO. 42748
SIGNATURE: XX/XX/XX
DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

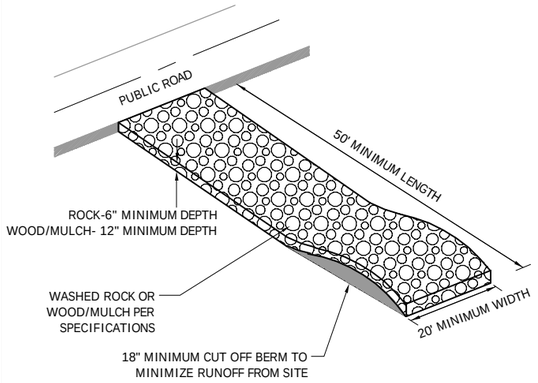
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C8.06

Plotted: Date: 2018.04.20 19:07:39 -7:00pm
Xref: C:\Users\eric.lembke\Documents\193804283_CADD Dwg\Sheets\193804283_C800.dwg
Xref: 193804283_BORDER_193804283_Border
Xref: 193804283_BORDER_193804283_Border

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



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

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

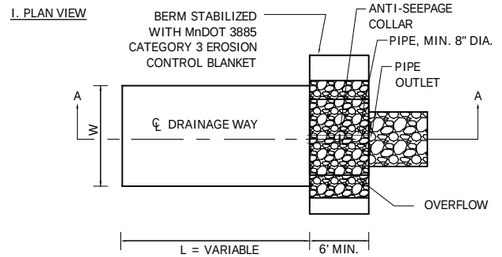
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

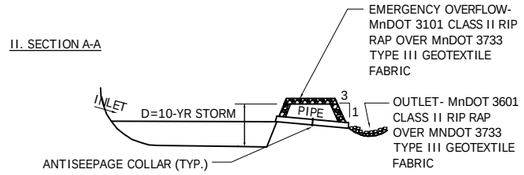
LAST REVISION: APRIL 2008

PLATE NO. ERO-7

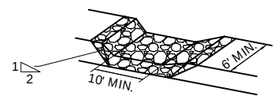
I. PLAN VIEW



II. SECTION A-A



III. BASIN EMERGENCY OVERFLOW



NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

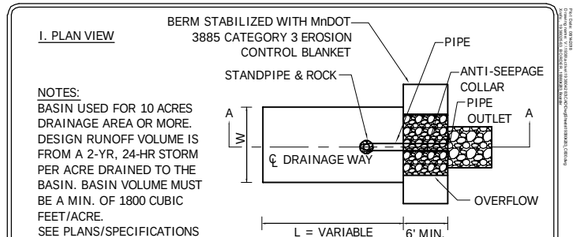
TEMPORARY SEDIMENTATION BASIN
PIPE OUTLET

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

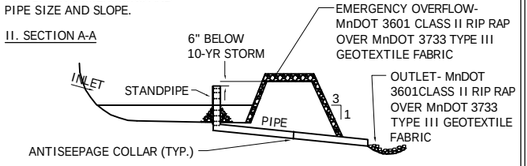
PLATE NO. ERO-8A

I. PLAN VIEW

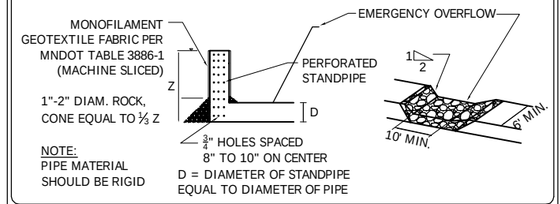


NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

II. SECTION A-A



III. BASIN STANDPIPE AND EMERGENCY OVERFLOW



NOTE:
PIPE MATERIAL SHOULD BE RIGID

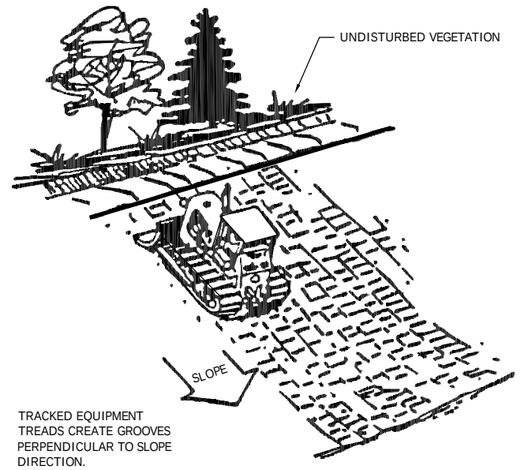
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TEMPORARY SEDIMENTATION BASIN
STANDPIPE OUTLET

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-8B



TRACKED EQUIPMENT
TREADS CREATE GROOVES
PERPENDICULAR TO SLOPE
DIRECTION.

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

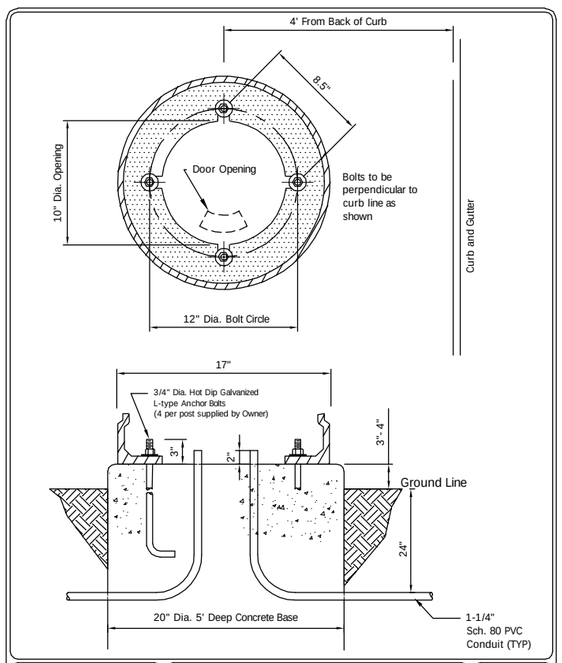
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SLOPE TRACKING

CHASKA, MINNESOTA

LAST REVISION: FEB 2004

PLATE NO. ERO-10



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

LIGHT POLE
ANCHORAGE GUIDE
AND LOCATION

CHASKA, MINNESOTA

LAST REVISION: JULY 2013

PLATE NO. ELC-01

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42748

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C8.07

Date: 2/11/4/2018 - 7:41pm
Xref: 193804283_C600.dwg
Xref: 193804283_BORDER_193804283_Border

REQUEST FOR ACTION
CHASKA CITY COUNCIL
08/20/2018

Subject: 2019 County Assessment Agreement

Prepared By: Denise Wetzel, Senior Clerk

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

	2017-2018 (Prior Agreement)	2019 (Proposed Agreement)
Residential	$12.50	$13.45
Agricultural	$13.00	$14.00
Commercial/Industrial	$14.00	$15.00

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

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

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution supporting the 2019 County Assessment Agreement and authorizing the Mayor and City Clerk/Administrator to sign the 2019 Assessment Agreement with Carver County.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 8/20/2018 RESOLUTION NO. 2018-119

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A RESOLUTION SUPPORTING THE 2018-2019 COUNTY ASSESSMENT AGREEMENT

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

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

WHEREAS, Under the contract the 2019 fees would be assessed on a per parcel basis according to the following fee schedule:

Residential:	$12.50
Agricultural	$13.00
Commercial/Industrial	$14.00

NOW THEREFORE BE IT RESOLVED, that the City Council of Chaska supports the 2019 County Assessment Agreement and authorize the Mayor and City Administrator to execute the 2019 Assessment Agreement with Carver County.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

SERVICE AGREEMENT FOR JOINT ASSESSMENT

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

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

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

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

1) **Term.** That the Town, which is situated in the County of Carver, and which constitutes a separate assessment district, shall have its property within Carver County assessed by the Carver County Assessor for the assessment date of January 2, 2019. All work necessary to the establishment of the estimated market value for each Carver County parcel in the Town shall be performed by the Carver County Assessor or by one or more of the licensed assessors under his/her direction and supervision.

2) **Cooperation.** It is hereby agreed that the Town and all of its officers, agents and employees shall render full cooperation and assistance to the County to facilitate the provision of the services contemplated hereby.

3) **Payment Amount**. The Town shall pay to the County for the assessment of property with Carver County the sum of thirteen dollars and forty five cents ($13.45) per residential valuation, fourteen dollars and no cents ($14.00) per agricultural valuation, and fifteen dollars and no cents ($15.00) per commercial/industrial valuation (for the assessment of January 2, 2019) existing or created before the closing of the relative assessment year.

4) **Payment terms.** Full payment of all claims submitted by the County Assessor for relative assessment dates shall be received by the County no later than November 15th of the respective years.

5) The County agrees that in each year of this Agreement it shall, by its County Assessor or one or more of his/her deputies, view and determine the market value of at least twenty percent (20%) of the parcels within this taxing jurisdiction. It is further agreed that the County shall have on file documentation of those parcels – physically inspected for each year of this Agreement.

6) **Data Privacy.** Pursuant to Minn. Stat. Chap. 13, the parties agree to maintain and protect data received or to which they have access. No private or confidential data

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

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

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

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

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

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

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

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

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

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

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

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

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

Town/City	**County/Division**
City of Chaska One City Hall Plaza Chaska, MN 55318 City Administrator Matthew Podhradsky	Angela Johnson Carver County Assessor 600 E 4th Street Chaska MN 55318 ajohnson@co.carver.mn.us

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

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

or their successors.

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

14) **Health and Safety**. Each party shall be solely responsible for the health and safety of its employees and subcontractor's employees in connection with the services performed in accordance with this Agreement. Each party shall ensure that all employees, including those of all subcontractors, have received training required to properly and safely perform services outlined in this Agreement.

15) **No Waiver**. Nothing in this Agreement shall constitute a waiver by the either party of any statute of limitations or exceptions on liability. If the either party fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.

16) **Severability**. If any part of this Agreement is rendered void, invalid or unenforceable, by a court of competent jurisdiction, such rendering shall not affect the remainder of this Agreement unless it shall substantially impair the value of the entire Agreement with respect to either party. The parties agree to substitute for the invalid provision a valid provision that most closely approximates the intent of the invalid provision.

17) **Applicable Laws**. The Laws of the State of Minnesota shall apply to this Agreement.

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

This the _____ day of _____, 2018.

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

This the _____ day of _____, 2018.

CITY/TOWNSHIP OF CHASKA

By:_____
Chairperson/Mayor

By:_____
City Administrator Matthew Podhradsky

Approved as to form:

_____
City Attorney/ Date

COUNTY OF CARVER

By: _____
Gayle Degler, Chairperson
Board of Commissioners

Attest: _____
Dave Hemze/County Admin.

And: _____
Angela Johnson
County Assessor

Approved as to form:

_____
Assistant County Attorney/Date

REQUEST FOR ACTION
CHASKA CITY COUNCIL
08/20/2018

Subject: **Purchase Agreement - Property at 3690 Creek Road**

Prepared By: Nate Kabat, Assistant City Administrator

Background
On July 30, 2018, Council accepted a letter of intent with Jerry Bontrager, current owner of 3690 Creek Road, and directed staff to draft a purchase agreement between the City and Mr. Bontrager to acquire the property at 3690 Creek Road. The property contains a large shed that the Chaska Public Works will use for storage. The property is at a strategic location on Creek Road for Public Works operations, and for future improvements involving Creek Road.

Update
The attached purchase agreement sets the terms of the transaction that will transfer ownership of the property of 3690 Creek Road from Mr. Bontrager to the City of Chaska. Consistent with the letter of intent and reflected in the purchase agreement, the City will pay Mr. Bontrager $83,700, which is the 2018 assessed value for the property, property taxes will be prorated to the date of property sale, and the City will pay closing costs. The transaction will occur on or before October 1, 2018.

Recommendation
Staff recommends the Council to accept the attached purchase agreement, and direct staff to close on the property at 3690 Creek Road.

CITY COUNCIL ACTION REQUESTED
Motion to authorize the Mayor and City Administrator to execute the purchase agreement with Mr. Jerry Bontrager to acquire the property at 3690 Creek Road.

REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement (the "Agreement") is made as of August ___, 2018, between the City of Chaska, a Minnesota municipal corporation (the "Buyer") and the Bontrager Family Trust dated July 12, 2016 (the "Seller");

In consideration of the mutual covenants and agreements hereinafter contained, the parties agree as follows:

1. Sale of Property. Upon the terms and subject to the conditions set forth in this Agreement, Seller agrees to sell, convey and transfer to Buyer, and Buyer agrees to purchase and acquire from Seller, all of Seller's right, title and interest in and to approximately 6.37 acres of real property, together with any improvements thereon, legally described on **Exhibit A** attached hereto (the "Property").

2. Purchase Price. The total purchase price to be paid by Buyer to Seller for the Property is Eighty-Three Thousand Seven Hundred and No/100 Dollars ($83,700.00) (the "Purchase Price"). The Purchase Price will be delivered by Buyer on the Closing Date (as hereafter defined) by wire transfer or other certified funds.

3. Closing and Closing Date. The closing of the Property shall occur at Title Mark, LLC, as agent for First American Title Company (the "Title Company") in Chaska, Minnesota (the "Closing"). If this Agreement is not terminated in accordance herewith, the Closing shall occur on or before October 1, 2018 (the "Closing Date"), or any other such date mutually agreed upon by the parties.

4.A. Conditions Precedent - Buyer. The obligations of Buyer under this Agreement are contingent upon each of the following:

a. Representations and Warranties. The representations and warranties of Seller contained in this Agreement will be true now and on Closing Date as if made on the Closing Date, and Seller shall deliver to Buyer at Closing a certificate dated on the Closing Date, signed by Seller, certifying that such representations and warranties are true as of the Closing Date (the "Bring-down Certificate").

b. Title. Title shall have been found acceptable, or been made acceptable, in accordance with the requirements and terms hereof as of Closing Date.

c. Testing and Surveying. Buyer shall have determined, on or before Closing Date, that, in its sole discretion, it is satisfied with the results of all matters disclosed by soil tests, well tests, inspections, surveys, hazardous waste and environmental reviews of the Property, including a Phase I (and if necessary a Phase II) environmental assessment of the Property, or any other analysis showing that the Property will meet Buyer's intended purposes if the Buyer so chooses to

conduct any such testing and surveying, all at its cost and expense. Such access and testing shall be governed by Section 11.

d. Document Review. Buyer shall have determined, on or before the Closing Date, that it is satisfied with its review, examination and analysis of the Property, Seller's records, any Permitted Encumbrances, and all contracts, agreements, warranties and all other documents in connection with the Property (together with any amendments thereto) including, without limitation, surveys, or other depictions relating to the Property, copies of all wetland analyses, all environmental reports or studies, soil reports and inspections reports (all of which are collectively referred to herein as the "Documents"). Seller agrees to provide Buyer with all such Documents in existence in Seller's possession to Buyer within five (5) days of execution of the Agreement.

e. Compliance with Laws. On or before Closing Date, Buyer shall have reasonably determined that the Property fully complies with all existing local, state, and federal regulations concerning the operation of the Property including, but not limited to, zoning and environmental codes and laws.

f. Performance of Seller's Obligations. Seller shall have performed all obligations required to be performed by Seller under this Agreement, as and when required by this Agreement.

g. Leases and Contracts. Seller is the sole occupant of the Property. As of the Closing Date, no portion of the Property to be conveyed at Closing shall be subject to a lease or any other interest to a third party. If any such leases or contracts exist as of the date hereof, Seller shall provide Buyer with verification of the termination, and proof of surrender, of the Property on or before the Closing Date.

All contingencies set forth in this section are specifically stated and agreed to be for the sole and exclusive benefit of Buyer, and Buyer shall have the right to unilaterally waive any contingency by written notice to Seller.

4.B. Conditions Precedent – Seller. The obligations of Seller under this Agreement are contingent upon each of the following:

a. Representations and Warranties. The representations and warranties of Buyer contained in this Agreement will be true now and on the Closing Date as if made on the Closing Date, and Buyer shall have delivered to Seller at Closing a certificate dated on the Closing Date, signed by an authorized representative of Buyer, certifying that such representations and warranties are true as of Closing Date (the "Bring-down Certificate").

b. Performance of Buyer's Obligations. Buyer shall have performed all obligations required to be performed by Buyer under this Agreement, as and when required by this Agreement.

5. Closing and Possession. The Closing of the purchase and sale contemplated herein shall occur on or before the Closing Date as provided in Section 3. The Closing shall take place at 10:00 a.m. local time at the offices of the Title Company in Chaska, Minnesota, or at such other place and time as may be acceptable to Seller and Buyer. Seller agrees to deliver possession of the Property to Buyer on Closing Date. The following documents shall be provided at Closing:

a. Seller's Closing Documents. On Closing Date, Seller shall execute and/or deliver to Buyer the following (collectively "Seller's Closing Documents"):

(i) Deed. A Trustee's Deed ("Deed"), in form satisfactory to Buyer, conveying marketable title to the Property being conveyed to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances.

(ii) Certificate of Trust/Affidavit of Trustee. A Certificate of Trust and Affidavit of Trustee by Seller authorizing the conveyance of the Property.

(iii) Title Policy. The suitably marked up Title Commitment (as hereafter defined), from the Title Company in the form required by this Agreement.

(iv) Bring-down Certificate. The Bring-down Certificate containing the certification described in Section 4.A(a).

(v) Seller's Affidavit. An Affidavit of Title by Seller indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Property being conveyed, that there has been no skill, labor or material furnished to the Property being conveyed for which payment has not been made or for which mechanics', construction or other liens could be filed; and that there are no other unrecorded interests in the Property, together with whatever standard owner's affidavit and/or, indemnity (ALTA Form) which may be required by Title Company to issue the Title Policy in the form required by this Agreement.

(vi) FIRPTA Affidavit. A non-foreign affidavit, properly executed and in recordable form, containing such information as is required by IRC Section 1445(b)(2) and its regulations.

(vii) IRS Reporting Form. The appropriate Federal Income Tax reporting form, if any.

(viii) Minnesota Well Certificate. If necessary, a well certificate conforming to Minnesota law.

(ix) Other Documents. All other documents reasonably determined by Buyer or Title Company to be necessary to transfer the Property to Buyer free and clear of all encumbrances, or that may be necessary for Buyer to operate the Property. Where necessary to comply with statutory record retention requirements, Seller may retain originals of records and provide copies to Buyer.

b. Buyer's Closing Documents. On Closing Date, Buyer will execute and/or deliver to Seller the following (collectively "Buyer's Closing Documents"):

(i) Purchase Price. The Purchase Price by wire transfer or other certified funds.

(ii) Title Documents. Such affidavits of Buyer, certificates of value, real estate transfer forms, or other documents as may be reasonably required by Title Company in order to record Seller's Closing Documents and issue the Title Policy required by this Agreement.

(iii) Bring-Down Certificate. The Bring-Down Certificate containing the certification described in Section 4.B.(a).

6. Title Matters. Title examination shall be conducted as follows:

a. Deliverables. As soon as is reasonably possible, and in no event later than forty-five (45) business days after the date of this Agreement, Seller shall furnish to Buyer the following items relating to the Property:

(i) Title Commitment. A Title Commitment issued by Title Company, at Seller's expense, to insure marketable title to the Property, deleting the standard exceptions and including all appropriate judgment and bankruptcy searches, in the amount of the Purchase Price, and naming Buyer as the proposed insured, wherein the Title Company shall agree to issue an ALTA 2006 form owner's policy of title insurance (the "Title Commitment"); and

(ii) Documents. To the extent available, complete and legible copies of all recorded documents listed as Schedule B-1 matters to be terminated or satisfied in order to issue the Title Policy described in the Title Commitment, or as Schedule B-2 exceptions thereunder (the "Recorded Documents"), which Recorded Documents shall be furnished at Seller's expense; and

(iii) Survey. Any recent surveys of the Property made by a registered land surveyor licensed by the State of Minnesota (the "Survey") in Seller's possession and control, Buyer may, at its expense, request a new survey be completed which bears a certificate signed and sealed by the surveyor, certifying to Buyer, Seller and the Title Company that such Survey reflects the locations of all easements and areas affected by any Recorded Documents affecting the Property as disclosed in the Title Commitment as well as any encroachments onto the Property or by any improvements onto any easement area or adjoining property.

b. Title Policy Content. The Title Policy (as defined below) shall be dated on the Closing Date in the amount of the Purchase Price, all requirements listed in ALTA Schedule B-1 and the standard exceptions shall have been deleted, have an effective date as the date and time of recordation of the Deed transferring title to the Property to Buyer, deleting or insuring over the Title Objections (as hereafter defined), having all endorsements required by and paid for by Buyer as set forth in this section attached (the "Title Policy"), all of which requirements shall be met by Seller on or before the Closing Date (including those requirements that must be met by releasing or satisfying monetary encumbrances), but excluding the Permitted Encumbrances that will remain after Closing, which "Permitted Encumbrances" are defined below.

c. Title Objections. If any of the following shall occur (collectively a "Title Objection"):

(i) The Title Commitment or other evidence of title or search of the appropriate real estate records discloses that any party other than Seller has title to the Property covered by the Title Commitment;

(ii) Any title exception is disclosed in Schedule B to the Title Commitment that is not one of the Permitted Encumbrances or one that Seller specifies when delivering the Title Commitment to Buyer as one that Seller will cause to be deleted from the Title Commitment concurrently with the Closing, including: (i) any exceptions that pertain to encumbrances securing any loans that will not be assumed by Buyer; and (ii) any exceptions that Buyer reasonably believes could materially or adversely affect Buyer's use and enjoyment of the Property; or

(iii) Any Survey discloses any matter that Buyer reasonably believes could materially or adversely affect Buyer's use and enjoyment of the Property;

then Buyer shall notify Seller in writing (the "Buyer's Notice") of such matters within ten (10) business days after receiving all of the Title Commitment, Survey and copies of Recorded Documents for the Property.

d. Cure. Seller shall use its reasonable efforts to cure each Title Objection within thirty (30) days of Buyer's Notice. If each Title Objection is not cured within thirty (30) days, Buyer will have the option to: (i) terminate this Agreement; or (ii) waive the Title Objection and proceed to close. Any Title Objection that the Title Company is willing to insure over on terms acceptable to Seller and Buyer is herein referred to as an "Insured Exception." The Insured Exceptions, together with any title exception or matters disclosed by the Survey not objected to by Buyer in the manner aforesaid shall be deemed to be acceptable to Buyer and are "Permitted Encumbrances".

e. Non-Waiver. Nothing herein waives Buyer's right to claim a breach of this Agreement or to claim a right to indemnification if Buyer suffers damages as a result of a misrepresentation with respect to the condition of title to the Property, which breaches and remedies are set forth in detail below.

7. Allocations. Seller and Buyer make the following allocations of costs regarding the performance of matters pursuant to this Agreement, the nonpayment of which, whether before or after the Closing, shall constitute a material breach of this Agreement:

a. Title Insurance, Closing Fee and Survey. Seller shall pay the cost of the Title Commitment. Buyer shall pay the premium for the Title Policy and any endorsements thereto and the cost of the Survey, if any. Buyer will pay the reasonable and customary closing fee or charge imposed by the Title Company or its designated closing agent.

b. Real Estate Deed Tax. Seller shall pay the Minnesota deed tax (the "Deed Tax") for the conveyance of the Property under this Agreement.

c. Real Estate Taxes and Special Assessments. For the Closing, the real estate taxes payable in the year prior to Closing shall be paid by Seller. In the year of Closing, all real estate taxes attributable to the Property shall be prorated between the Seller and Buyer to the Closing Date. All levied or pending special assessments shall be prorated to the Closing Date.

d. Green Acres. Seller shall pay all Green Acres tax and recapture (Minn. Stat. § 273.111) required by the conveyance of the Property. If Carver County is unable to provide a calculation of the amount due, a reasonable portion of the Purchase Price for the Property conveyed shall be placed in escrow with Title Company for payment of Green Acres tax and recapture.

e. Recording Costs. Seller will pay the cost of recording all documents necessary to place record title to the Property in Buyer in the condition warranted by Seller in this Agreement. Buyer will pay the cost of recording all other documents.

f. Attorneys' Fees. Seller and Buyer shall each pay its own attorneys' fees in connection with the preparation and negotiation of this Agreement and the Closing.

8. Representations and Warranties by Seller. Seller represents and warrants to Buyer as follows. The phrase "to Seller's knowledge" or similar qualifying phrase shall mean the actual knowledge of Jerry Bontrager:

a. Authority. Seller has the requisite power and authority to execute and perform this Agreement and any Seller's Closing Documents to be signed by it; such documents have been (or will be prior to Closing) duly authorized by all necessary action on the part of Seller and at the Closing shall have been duly executed and delivered; such execution, delivery, and performance by Seller of such documents does not conflict with or result in a violation of Seller's trust documents, any judgment, order, or decree of any court or arbiter to which Seller is a party, or any agreement by which Seller is bound; and such documents are and shall be valid and binding obligations of Seller, enforceable in accordance with their terms.

b. Title. Seller has title to the Property. Seller is the sole operator of the Property.

c. Sewer and Water. Seller certifies that the Property is / is not currently served by municipal sewer and water.

d. Well Disclosure. *Check one of the following:*

[X] **(1)** Seller certifies that Seller does not know of any wells on the Property and will so certify on the Deed delivered on the Closing Date.

[__] **(2)** Wells on the Property are disclosed by Seller on the M.S.B.A. Real Property Form No. 21 (2005), Well Disclosure Statement.

e. Sewage Treatment System Disclosure. *Check either (1), (2) or (3):*

[ ] **(1)** Seller certifies that sewage generated at the Property goes to a facility permitted by the Minnesota Pollution Control Agency (for example, a city or municipal sewer system).

[__] **(2)** Seller certifies that sewage generated at the Property does not go to a facility permitted by the Minnesota Pollution Control Agency and Seller's Disclosure of Individual Sewage Treatment System is attached.

[_X_] **(3)** Seller certifies that there is no sewage system upon or servicing the Property.

Check either (4) or (5):

[__] **(4)** Seller does not know if there is an abandoned individual sewage treatment system on the Property.

[X] **(5)** Seller knows that there are no abandoned individual sewage treatment systems on the Property. If Seller discloses the existence of an abandoned individual sewage treatment system on the Property, then Minnesota law requires that the location of the system be disclosed to Buyer with a map. *[Attach Seller's Disclosure of Individual Sewage Treatment System with map completed.]*

f. Methamphetamine Disclosure. To Seller's knowledge, methamphetamine production has not occurred on the Property.

g. Construction Liens. All labor and materials which have been provided to the Property during the six (6) months immediately preceding the Closing Date have been fully paid for or will be fully paid for prior to the Closing Date.

h. Litigation. No litigation or other proceedings, including investigations, are currently pending or, to Seller's knowledge, threatened with respect to the Property.

i. Rights of Others to Purchase Property. Seller has not entered into any other contracts, agreements or understandings, whether oral or written, for the sale of all or any portion of the Property, to Seller's knowledge there are no existing rights of first refusal or options to purchase all or any portion of the Property, or any other rights of others that might prevent the consummation of this Agreement.

j. Ag Preserves. No part of the Property is subject to an agricultural preserve covenant or constitutes an agricultural preserve pursuant to Minn. Stat. § 473H.02 to 473H.17.

k. FIRPTA. Seller is not a "foreign person," "foreign partnership," "foreign trust" or "foreign estate," as those terms are defined in Section 1445 of the Internal Revenue Code.

l. Broker. Seller has not engaged a broker in relation to the sale of the Property. In the event a claim for payment is made by a broker for Seller, Seller is solely

responsible for paying any brokerage fees associated with the sale of the Property.

m. Environmental Laws. To Seller's knowledge, except as may be set forth in any Environmental Site Assessment obtained by Buyer, 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, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment) (collectively, "Hazardous Substance") have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to the Property becoming a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment. To Seller's knowledge, except as may be set forth in any Environmental Site Assessment obtained by Buyer, there are no Hazardous Substances or conditions in or on the Property that may support a claim or cause of action under any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment. The Property is not now, and to Seller's knowledge, never has been, listed on any list of sites contaminated with Hazardous Substances, nor used as landfill, dump, disposal or storage site for Hazardous Substances.

n. Property Clean Up. Seller shall, on or before the Closing Date, remove any construction debris, metal, plastic, solid waste, or other personal property on the Property, with the exception of the shed located thereon.

These representations and warranties constitute a primary inducement for Buyer to enter into this Agreement and shall survive the execution of this Agreement and continue for one (1) year following the delivery of the Deed required by this Agreement. If said representations and warranties are at any time found to be false or inaccurate, Seller will be in material breach of this Agreement.

9. Representations and Warranties by Buyer. Buyer represents and warrants to Seller that Buyer is a municipal corporation under the laws of the State of Minnesota; that Buyer is duly qualified to transact business in the State of Minnesota; that Buyer has the power and authority to execute this Agreement and any Buyer's Closing Documents signed by it; that this Agreement and all such documents have been duly authorized by all necessary City action on the part of Buyer and at the Closing shall have been duly executed and delivered; that the execution, delivery, and performance by Buyer of such documents does not conflict with or violate Buyer's charter, or any judgment, order or decree of any court or arbiter or any agreement by which Buyer is bound; and that all such documents are valid and binding obligations of Buyer and are enforceable in accordance with their terms. Buyer represents and warrants that it has not retained a broker and has no knowledge of any brokerage fees

associated with the sale or purchase of the Property. These representations and warranties constitute a primary inducement for Seller to enter into this Agreement and shall survive the execution of this Agreement and continue for one (1) year following the delivery of the deed required by this Agreement. If said representations and warranties are at any time found to be false or inaccurate, Buyer will be in material breach of this Agreement.

10. Condemnation. If, prior to Closing Date, any governmental entity commences any eminent domain proceedings (the "Proceedings") against all or any part of the Property, Seller shall promptly give notice to Buyer of such fact, and, at Buyer's option (to be exercised by notice to Seller within thirty (30) days after Seller's notice), this Agreement shall terminate. Upon such termination, neither Seller nor Buyer shall have any further rights or obligations under this Agreement. If Buyer does not give such notice, then there shall be no reduction in the Purchase Price, and Seller shall assign to Buyer at Closing Date all of Seller's right, title, and interest in and to any award made or to be made in the Proceedings. Prior to Closing Date, Seller shall not designate counsel, appear in, or otherwise act with respect to the Proceedings without Buyer's prior written consent.

11. Access and Inspection. Buyer shall have the right, upon reasonable notice to Seller, at its own risk, cost and expense and on any date or dates beginning on the date of this Agreement until the Closing Date to enter, or cause its agents or representatives to enter, upon the Property for the purpose of making surveys or other tests, test borings, inspections, environmental investigations and/or studies of the Property. Buyer shall not make any physical alterations to the Property and such entry shall not interfere with Seller's use of the Property. Buyer shall promptly restore the Property to substantially the same condition in which it existed immediately prior to any physical tests conducted by or on behalf of Buyer. Buyer will, and Seller shall permit Buyer to, begin mowing the grassy area surrounding the building on the Property as of the date of this Agreement. Buyer shall indemnify, defend and hold Seller harmless from any and all damages, liabilities or claims caused by the Buyer, its employees, agents or contractors, in exercising its rights under this Section 11 which indemnity, defense and hold harmless obligation shall survive the Closing and the termination or expiration of this Agreement without limitation in time.

12. Acquisition. Seller has requested the Buyer acquire the Property though negotiation. Seller waives all rights it may have under Chapter 117 of the Minnesota Statutes. The Property constitutes bare land, with the exception of one building/shed located thereon. The Purchase Price includes all amounts Seller may be entitled to under Minn. Stat. § 117.52 (Uniform Relocation Assistance) and all other provisions of Chapter 117 of the Minnesota Statutes.

a. Seller Relocation Benefit Waiver. Under Minn. Stat. § 117.52, Seller may be eligible for the following types and amounts of relocation assistance, services, payments, and benefits as described in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (the "Uniform Act").

(i) Relocation planning, advisory services on relocation, and coordination of relocation; no fixed dollar amount.

(ii) Appraisal reimbursement of up to $5,000.00.

(iii) Payment for actual and reasonable moving and related expenses up to a HUD guidelines maximum of Twenty Thousand and No/100 Dollars ($20,000.00).

(iv) Reestablishment expenses up to a maximum of Fifty Thousand and No/100 Dollars ($50,000.00).

Seller does not presently operate any business, farming or otherwise, on the Property and therefore has no intent to move any portion of the operation from the Property nor move personal property or seek any replacement land for Seller's use of the Property. Nothing herein shall preclude Seller from using the Purchase Price to purchase any real or personal property of Seller's choosing. Seller shall, on or before Closing, terminate its use of the Property. Seller agrees, voluntarily waives, and forever forfeits any and all rights to relocation assistance, services, payments, and benefits for which it may be eligible under Minn. Stat. § 117.52 and the Uniform Act. Seller acknowledges that prior to the execution of a purchase agreement with the Buyer for the acquisition of the Property, these waiver provisions were explained to it and it fully and completely understands what it is waiving by virtue of this provision. Additionally, Seller is advised to retain and confer with legal counsel in relation to the terms and conditions of this waiver or any other questions it may have regarding this Agreement.

This section, without limitation in time, shall survive any Closing.

13. Lease. From and after the date of this Agreement until either: (i) Buyer has closed on the Property; or (ii) this Agreement is terminated, Seller shall not lease or otherwise allow any individual or entity other than Seller to use, occupy, farm or reside on any portion of the Property.

14. Assignment. Neither Seller nor Buyer may assign its rights under this Agreement for any purpose, without the prior written consent of the other party.

15. Default and Remedies. If Buyer defaults under this Agreement: (i) Seller shall have the right to terminate this Agreement by giving written notice to Buyer. If Buyer fails to cure such default within thirty (30) days of the date of such notice, this Agreement will terminate, time being of the essence of this Agreement; (ii) Seller may within one hundred eighty (180) days after the default by Buyer, commence an action claiming damages; or (iii) within one hundred eighty (180) days after the default by Buyer, Seller may commence an action for specific performance.

If Seller defaults under this Agreement, Buyer shall: (i) have the right to terminate this Agreement by giving written notice to Seller. If Seller fails to cure such default within thirty (30) days of the date of such notice, this Agreement will terminate, time being of the essence of this Agreement;

(ii) Buyer may within one hundred eighty (180) days after the default by Seller, commence an action claiming damages; or (iii) within one hundred eighty (180) days after the default by Seller, Buyer may commence an action for specific performance.

16. Indemnification; Remedies.

a. Survival. Unless a separate time period is provided in a specific section of this Agreement, all representations, warranties, covenants and obligations in this Agreement shall survive the Closing for a period of one (1) year therefrom. The right to indemnification, reimbursement or other remedy based upon the representations, warranties, covenants and obligations shall not be affected by any investigation at any time, whether before or after the execution and delivery of this Agreement or Closing Date, with respect to the accuracy or inaccuracy of or compliance with any such representation, warranty, covenant or obligation. The waiver of any condition based upon the accuracy of any representation or warranty, or on the performance of or compliance with any covenant or obligation, will not affect the right to indemnification, reimbursement or other remedy based upon such representations, warranties, covenants and obligations.

b. Indemnification and Reimbursement by Seller. Seller will defend, indemnify and hold harmless Buyer, and its representatives, members, subsidiaries and affiliated entities (collectively the "Buyer Indemnified Persons"), and will reimburse the Buyer Indemnified Persons for any loss, liability, claim, damage, expense (including costs of investigation and defense and reasonable attorneys' fees and expenses) or diminution of value, whether or not involving a third-party claim (collectively "Damages"), arising from or in connection with:

(i) Any breach of any representation or warranty made by Seller in: (i) this Agreement; (ii) the certificates or Documents delivered pursuant to this Agreement; (iii) any transfer instrument; or (iv) any other certificate, document, writing or instrument delivered by Seller pursuant to this Agreement;

(ii) Any breach of any covenant or obligation of Seller in this Agreement or in any other certificate, document, writing or instrument delivered by Seller pursuant to this Agreement; and

(iii) Any breach of this Agreement by Seller.

c. Indemnification and Reimbursement by Buyer. To the extent allowed by Minnesota law, Buyer will indemnify and hold harmless Seller, and will reimburse Seller, for any damages arising from or in connection with:

(i) Any breach of any representation or warranty made by Buyer in this Agreement or in any certificate, document, writing or instrument delivered by Buyer pursuant to this Agreement;

(ii) Any breach of any covenant or obligation of Buyer in this Agreement or in any other certificate, document, writing or instrument delivered by Buyer pursuant to this Agreement.

d. Limitation of Indemnity Claims. Any clam for indemnification must be commenced within one (1) year following the Closing Date.

17. Notices. Any notice required or permitted to be given under any provision of this Agreement shall be in writing and shall be deemed to have been given in accordance with this Agreement, if it is mailed, by United States certified mail, return receipt requested, postage prepaid; or if deposited cost paid with a nationally recognized, reputable overnight courier, properly addressed as follows:

If to Seller: The Bontrager Family Trust dated July 12, 2016

Attn: Jerry Bontrager
10454 Decatur Ave. S.

Bloomington, MN 55438

With a copy to: _____

_____
_____
_____

If to Buyer: City of Chaska
One City Hall Plaza
Chaska, MN 55318
Attn: Matthew Podhradsky

With a copy to: Melchert Hubert Sjodin, PLLP
102 West 5th Street
Chaska, MN 55318
Attn: Luke L. Melchert

Notice shall be effective, and the time for response to any notice by the other party shall commence to run, one (1) business day after any such mailing or deposit. Either Seller or Buyer may change its address for the service of notice by giving notice of such change to the other party, in any manner above specified, ten (10) days prior to the effective date of such change.

18. Captions; Exhibits. The section and paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement. All schedules, exhibits, addenda or attachments referred to herein are hereby incorporated in and constitute a part of this Agreement.

19. Entire Agreement; Modification. This written Agreement constitutes the complete agreement between Seller and Buyer and supersedes any prior oral or written agreements between them regarding the Property. There are no oral agreements that change this Agreement, and no amendment of any of its terms will be effective unless in writing and executed by both Seller and Buyer.

20. Binding Effect. This Agreement binds and benefits Seller and Buyer and their respective successors and assigns.

21. Controlling Law. This Agreement has been made under, and will be interpreted and controlled by, the laws of the State of Minnesota.

22. Waiver. No waiver of the provisions of this Agreement shall be effective unless in writing, executed by the party to be charged with such waiver. No waiver shall be deemed a continuing waiver or waiver in respect of any subsequent breach or default, either of similar or different nature, unless expressly stated in writing.

23. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Agreement.

24. Facsimile/Electronic Signatures. This Agreement may be executed with signatures transmitted by facsimile or electronic mail and shall constitute a binding agreement with such signatures. Nonetheless, any party providing facsimile or electronic mail signatures shall provide the other party with the original signatures within five (5) business days after providing the facsimile or electronic mail signature page(s).

25. Severability. If any provision of this Agreement is invalid or unenforceable, such provision shall be deemed to be modified to be within the limits of enforceability or validity, if feasible; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

26. Further Assurances. At any time and from time to time after Closing Date, each party shall, upon request of another party, execute, acknowledge and deliver all such further and other assurances and documents, and will take such action consistent with the terms of this Agreement as may be reasonably requested to carry out the transactions contemplated herein, and to permit each party to enjoy its rights and benefits hereunder.

27. **Jurisdiction; Service of Process.** Any proceeding arising out of or relating to this Agreement may, in the discretion of the party commencing the action, be brought in a Minnesota state court; and each party consents to the jurisdiction of such court.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates listed below.

The remainder of this page is left blank intentionally. Counterpart signature pages to follow.

BUYER

CITY OF CHASKA

Dated: _____, 2018

_____

By: Mark Windschitl
Its: Mayor

Dated: _____, 2018

_____

By: Matthew Podhradsky
Its: City Administrator

THIS IS A COUNTERPART SIGNATURE PAGE TO A REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY OF CHASKA AND THE BONTRAGER FAMILY TRUST DATED JULY 12, 2016 EFFECTIVE AS OF AUGUST ___, 2018

SELLER

THE BONTRAGER FAMILY TRUST DATED JULY 12, 2016

Dated: _____, 2018

_____

By: Jerry J. Bontrager
Its: Trustee

Dated: _____, 2018

_____

By: Darlene K. Bontrager
Its: Trustee

THIS IS A COUNTERPART SIGNATURE PAGE TO A REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY OF CHASKA AND THE BONTRAGER FAMILY TRUST DATED JULY 12, 2016 EFFECTIVE AS OF AUGUST ___, 2018

EXHIBIT A

DESCRIPTION OF PROPERTY

That part of the North Half of the Southwest Quarter of Section 5, Township 115, Range 23, Carver County, Minnesota lying east of the easterly right of way of C.S.A.H. No. 10 and north of the following described line and its westerly prolongation:

Commencing at the northeast corner of said North half of the Southwest Quarter; thence South 0 degrees 16 minutes 04 seconds East (assumed bearing) along the east line of said North Half of the Southwest Quarter a distance of 575.66 feet to the point of beginning of the line to be described; thence South 75 degrees 56 minutes 46 seconds West a distance of 380.72 feet to said easterly right of way line of C.S.A.H. No. 10 and said line there terminating.

Together with a driveway easement for ingress and egress being a strip of land 30 feet in width lying 15 feet both sides of the following described centerline:

Commencing at the Southeast corner of the North Half of the Southwest Quarter of Section 5, Township 115 North, Range 23, Carver County, Minnesota; thence on an assumed bearing of North 89 degrees 04 minutes 57 seconds West along the South line of said North half 123.77 feet to the East right of way line of County Highway No. 10 and the point of beginning of the centerline to be described; thence North 64 degrees 15 minutes 00 second East 128.11 feet; thence on a tangential curve concave to the West, having a radius of 124.00 feet and a central angle of 84 degrees 07 minutes 16 seconds an arc distance of 182.06 feet; thence tangent to said curve North 21 degrees 20 minutes 00 seconds West 535.16 feet to the South line of the above described property and there terminating.

EXCEPTING THEREFROM that part of said driveway easement which lies within the property described in Order and Decree of Registration recorded as Document No. 92874.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
8/20/2018

Subject: **Biolyph – Final Site & Building Plan**

Applicant: Timothy Pearcy

Location: 4275 Norex Drive – Arbor Park 3rd Addition

Case No.: PC No. 2018-23

Synopsis: The applicant is requesting approval of a Final Site & Building Plan to construct a building addition at Biolyph

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the request

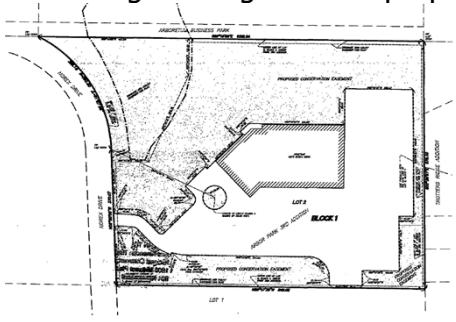
---

BACKGROUND

On May 19, 1986 (Res. No. 86-42), the subject area (including 4275 Norex Drive) and Arbor Park development was rezoned to Planned Industrial District (PID-2). In May 1990, the site and building plan for 4275 Norex Drive was approved. The approvals showed an approximately 51,000 square foot building area with a possible future expansion area of 62,000 square feet. At that time there was no residential on the east edge of the property rather it was agriculture in the City of Chanhassen. In 1993 that area was rezoned for residential and has subsequently been developed. The City's typical practice has always been that if building additions are shown on approved site plan drawings, then they are legally allowed to build such additions. We have consistently allowed buildings to expand based on their original approvals, which is the case for this proposal.

Existing Conditions

The subject property is located at 4275 Norex Drive, legally described as Lot 2, Block 1, Arbor Park 3rd Addition, and consists of 13 acres. The site currently has a two-story 64,000 square foot building (51,000 square foot building area) on it with a 78-stall parking lot. There is also an existing Carriage House on the southeast corner of the site that was used when the former 'Hometime' business occupied the site. There is a conservation easement that exists on the property; it essentially runs along the edges of the property (see below).



CHANGES TO THE PLANS FROM INITIAL SUBMITTAL UP UNTIL NOW

The applicant has completed several changes to their plans prior to the one being submitted/reviewed tonight. These changes are in part due to the concerns noted by staff and by the adjacent residents, which are important in mentioning as a preface to this request.

Initially the applicant submitted their Final Site and Building Plan application in May 2018 to be reviewed at the June Planning Commission and City Council meetings. The applicant decided to table their request until the August meetings to work on the plans more. In between May and August staff met with the applicant and his professional team to tour the site to understand the areas to focus on, particularly as it relates to landscaping, parking, and lighting.

Since their initial submittal and being reviewed by the Planning Commission the applicant has done the following changes:

- Moved proposed parking lot approximately 10 feet to the west to provide further separation from the adjacent residences
- Moved proof of parking areas out of conservation easement areas on the east side
- Added more significant trees (mainly 12 foot tall evergreens) on the east edge of site adjacent to the parking lot to provide a more effective screen
- Added more coniferous plantings on east side of parking lot adjacent to the drive aisle to provide more effective screen, as directed by staff
- Added more shrubs within conservation easement and area near the proposed parking lot to help fill in between the significant trees being added to screen
- Reduced parking lot lights to 20 feet from 25 feet tall

Other Items Explored as Requested by Planning Commission:

Berming on east side of property:

The applicant considered this option on the east side for additional screening methods. The applicant's landscape architect has provided an analysis of this consideration in a narrative attached in this packet. In sum, the use of berms on the east edge would not be a practical choice. The reasons being that the berm (if 4 feet high) would require clearing a minimum area of 25 feet in width to maintain a 3:1 slope. In turn this would clear out existing vegetation (including the conservation easement) on the eastern edge to make way for the berm, which is not an acceptable or practical option. The other reason being that plantings would not be able to be placed directly on top of such berm, rather they would need to be placed in staggered rows along the two foot elevation line, effectively only granting two additional feet of height for screening. Other alternatives were explored, such as higher coniferous trees, to provide more increased screening coverage and less site disruption.

Proposed Parking Lot Relocation on Southern-Most side of Site:

The Planning Commission recommended potentially relocating the proposed parking lot to be situated on the southern-most area of the site to provide further separation and screening potential from the adjacent residences. The applicant has indicated that this would not work and would create a hardship for their employees utilizing the new entrance, having to walk 400 feet across the parking lot and truck maneuvering area. Therefore, the parking lot is remaining just southerly of the proposed building addition. The applicant chose to revise their landscape

plan to include more native shrubs/plantings in the conservation easement area to fill in gaps between the proposed new trees and to provide additional screening to the parking lot.

CURRENT REQUEST
The request this evening is for Final Site & Building Plan approval for the construction of a two-story building addition (totaling 44,000 square feet for both stories; 26,000 square feet for the first story's building footprint). A new parking lot is also proposed on the south side of the building addition, which will total 28 parking spaces.

Adjacent properties
The site is bounded on the south by an industrial property; the north by the City of Chanhassen; the west by industrial; and the east by residences in Chanhassen.

Use
The use of this site is consistent with the approved zoning for the property (Planned Industrial District - PID-2). However, please keep in mind that the site, including the rest of the current PID-2 area, will be rezoned to PID-8 to further clarify the setbacks that are already set forth in this district. The permitted uses will be consistent through this rezoning.

Building Location/Design
The building addition is proposed on the east portion of the site. The addition will maintain the existing height and design of the principal building. Two stories are proposed at the same height as the existing building of 25 feet above grade (please note the northeast corner of the building addition will be closer to 32 feet due to the grade changes) with precast concrete panels as the main material.

Staff Recommendation/Analysis
The location of the proposed building addition is consistent with the previous approvals for the site. The building addition is smaller than what was previously anticipated; there is still approximately 18,000 square feet of building footprint that has been slated for an addition, just north of this proposed addition (refer to A1 Site Plan by Martin Woody Architects for clarity). Staff is happy to see that the look and height of the building will be maintained in this addition. Windows will be added to the south and east elevations, which is a nice way to break up the large concrete massing.

Parking/Access/Circulation
The site is proposing to incorporate 28 additional parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Existing Office	13,000 sf	1ps/250sf	52 parking spaces
Existing Manufacturing	37,000 sf	1ps/350sf	106 parking spaces
Existing Warehousing	17,000 sf	1ps/2,000sf	8 parking spaces

Proposed Office	3,400 sf	1ps/250sf	14 parking spaces
Proposed Manufacturing	15,000 sf	1ps/350sf	44 parking spaces
Proposed Warehousing	25,000 sf	1ps/2,000sf	13 parking spaces
		REQUIRED	**237 parking spaces**
		PROVIDED	**258 parking spaces (106 constructed spaces + 152 proof of parking spaces)**

Based on the table above the applicant is meeting the parking requirements for the site. The City would only require the building to construct the amount of parking that is necessary to operate the facility and to show the remainder as proof of parking.

It should be noted that a portion of the proof of parking areas in the southeast portion of the site are shown in the conservation easement area that exists. Staff advised the applicant to revise this area to show the parking outside of this easement area on the eastern side, and move to other portions of the site, such as the grass area south of the preserved oak tree median and the grass area south of the drive aisle into the site. The applicant has provided an updated plan that shows consistency with this.

Setbacks
The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	**Setback**
Norex Drive	30 feet
East Property Line	30 feet; needs to stay out of conservation easement
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	**Setback**
Property Lines	10 feet

Landscaping, Screening & Conservation Easement
The table below indicates the landscaping requirements for this building addition and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	140 caliper inches (49 trees)	140 caliper inches (42 trees)

Understory Trees	12	15
Shrubs	150	167

According to the table above the applicant is sufficient in meeting the landscape ordinance for this size of a building addition.

In addition to meeting the landscape ordinance the applicant will need to provide adequate screening on its east edge to provide a proper buffer between the adjacent residences. The applicant has shown a layer of coniferous and deciduous trees on the east property line between the building and parking lot. A majority of the coniferous trees situated around the parking lot are 12 feet in height, which provides significant screening to this area and the proximate building. The applicant is showing a double layer of deciduous and coniferous shrubs on the east edge of the parking lot, in line with the drive aisle. Additional shrubs are situated in the conservation easement area between the significant trees to help fill in potential gaps.

As noted before, there is a conservation easement that exists on the property. The delineation of this easement was shown previously in this report. It has been brought up to the applicant that this easement needs to remain intact and no cutting of trees/vegetation would be allowed in this area unless it conforms with the easement agreement. The applicant's plans do not indicate cutting/impacting this area with their proposal, with the exception of two basswood trees noted as undesirable. Staff is not in support of removing any trees within this easement unless it complies with the exceptions of the easement agreement.

It should be noted that there is currently a staggered line of evergreen plantings on the east portion of the site. These were put in around the same time that the generator was put in to help screen this component from the adjacent properties. These trees are in the impact are of the building addition and thus will be relocated or removed off the site.

Lighting
The parking lot lighting proposed for this plan should be fully screened and face downward. Wall pack lighting on this building addition shall be used at a minimum to avoid any potential nuisances on neighboring residential properties. The photometric plan indicates that the foot candles will be lessened down to zero at the property line, which meets the City's lighting ordinance. Pole lighting is proposed for the parking lot at 20 feet in height (as opposed to 25 feet high in previous submittals). All lighting will be required to meet a 0 degree angle and have the light sources fully concealed. It should be noted that since their planning commission submittal they have revised their plan to add wall pack lighting on the north and east sides of the building addition above the proposed doors, which is a building code requirement. Staff has advised these light fixtures to be limited to 8 feet from grade in order to minimize the effects of these lights, which the applicant has done.

Utilities
Water and sewer are available to serve this site.

Stormwater
The applicant will work with the City and the Watershed district to determine if a drainage and stormwater report are needed. A grading and drainage plan will be required to meet all agency requirements.

NEIGHBOR CONCERNS
Attached to this item tonight is a collection of letters from adjacent Chanhassen residents. They have expressed their concerns in their letters and it relates to the following:

- Screening
- Setbacks of the building addition
- Lighting
- Drainage
- Conservation Easement
- Noise from generator

The following is being done with the proposal as it relates to the concerns as noted above:

- Screening: as noted on the landscape plan, the applicant is adding a mix of deciduous and coniferous plantings on the east portion of the property; this is in addition to the conservation easement area, which provides a vegetative break between the residential and industrial uses. Coniferous trees of 12 feet in height are being added around the parking lot to help screen this area. The existing generator will also be screened by 8 foot high spruces.
- Setbacks: the building addition proposed meets the setbacks that were originally applied to this lot when approvals were received in 1990. The City's typical practice has always been that if building additions are shown on approved site plan drawings, then they are legally allowed to build such additions. We have consistently allowed buildings to expand based on their original approvals, which is the case for this proposal.
- Lighting: the applicant has reduced the height of the parking lot lights to be 20 feet tall as opposed to 25 feet tall, which is a favorable change according to staff. The wall lights on the building's south elevation will be no higher than 8 feet from grade. The photometric plan indicates that there will be no light glare onto adjacent properties to the east.
- Drainage: as stated from the City Engineer the grading limits propose to maintain the existing grades along the conservation easement which staff is recommending. The runoff from the proposed parking lot and building expansions are shown to be collected and routed through the existing drainage system which ultimately discharge to the treatment ponds located in the NW corner of the site near 82nd Street
- Conservation Easement: as noted before the conservation easement will not be impacted as a result of this proposal; both the building addition, parking lot and grading will be outside the limits of this area. The landscape plan shows two basswood trees shown as desired removals in this area that staff will not support/authorize; these trees will need to remain unless deemed an acceptable removal according to the conservation easement.
- Noise from generator: any noise will have to conform to State noise standards; the existing generator is completely exposed on the east side of the building. This proposal will essentially wrap the building around this generator on its north edge and provide screening on its south edge with 8 foot coniferous trees. The incorporation of both these things should help alleviate some potential noise concerns.

DEADLINE FOR AGENCY ACTION
The City of Chaska received the complete application for this request on Wednesday, May 30, 2018. Pursuant to Minnesota State Statutes the City was to act on this request by Sunday, July

29, 2018 (60 days), however the City provided the petitioner with a written letter for an additional 60-day review period for further review. This additional review period extended to **Thursday, September 27, 2018**. The City may with the petitioner's consent extend the review period beyond the Thursday, September 27, 2018 date. The petitioner has already stated that they would not like to extend past September 27, 2018. 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."

CONCLUSION

Staff concludes that the proposed building addition meets the previous anticipation for a building addition on this site.

PLANNING COMMISSION ACTION TAKEN 8/8/2018:

Motion to recommend approval of the Final Site & Building Plan for Biolyph at 4275 Norex Drive (PC#2018-23), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Existing Conditions (pg C2.01), submitted by Sambatek, dated July 25, 2018.
    b. Grading and Erosion Control Plan (pg C4.01), submitted by Sambatek, dated July 25, 2018.
    c. Erosion Control Notes and Details (pg C4.02), submitted by Sambatek, dated July 25, 2018.
    d. Utility Plan (pg C6.01), submitted by Sambatek, dated July 25, 2018.
    e. Details (pg C9.01), submitted by Sambatek, dated July 25, 2018.
    f. Landscape – Snow Removal Plan (pg L1.01), submitted by Sambatek., dated July 25, 2018.
    g. Landscape Details (pg L1.02), submitted by Sambatek, dated July 25, 2018.
    h. Landscape Rendering, submitted by Sambatek
    i. Site Plan (pg C3.01), submitted by Sambatek, dated July 25, 2018.
    j. Site Lighting Plan (pg SL1), submitted by Martin Woody Architects, dated July 24, 2018.
    k. Site Plan (A1), submitted by Martin Woody Architects, dated July 24, 2018.
    l. First Floor Plan (pg A2), submitted by Sambatek, dated May 1, 2018.
    m. Second Floor Plan (pg A3), submitted by Sambatek, dated May 1, 2018.
    n. Elevations (pg A4), submitted by Martin Woody Architects, dated July 24, 2018.
    o. Overall Development Plan, submitted by Sambatek, dated July 25, 2018.
2. Adherence with the Engineers Memo dated July 31, 2018.
3. Provision that all mechanical equipment will be fully screened from view.
4. Coordination with the City Engineer for the provision of public utilities to the site.
5. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
7. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
8. Provision that the building will be fire sprinkled.
9. Provision to coordinate with the Electric Department on the service needs for the site and building.
10. Provision of Conservation Easement be adhered to.
11. Provision that proof of parking areas be revised outside of the conservation easement area on the east portion of the site and relocated to the grass area south of the preserved oak tree and grass area south of the main drive aisle into the site.
12. Provision that wall pack lighting cannot exceed 8 feet in height.
13. Provision that pole mount lighting in eastern parking lot cannot exceed 20 feet in height.

14. Provision of main entrance wall lights to be incorporated into the canopy and flush mounted.
15. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
16. Provision to coordinate with the City Engineer on drainage for the site.
17. Provision of staff approval to incorporate the maximum amount of screening and berming on east edge of the site near parking lot side to benefit the neighbors to the east.
18. Provision to amend the Conservation Easement with the City to move the proposed parking lot to the south property line.

CITY COUNCIL ACTION REQUESTED

Motion to adopt resolution approving the Final Site and Building Plan for Biolyph at 4275 Norex Drive (PC #2018-23).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE AUGUST 20, 2018 RESOLUTION NO. 2018-118

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Final Site & Building Plan for Biolyph at 4275 Norex Drive/Timothy Pearcy/P.C. No. 2018-23

WHEREAS, on May 19, 1986 (Res. No. 86-42), the subject area (including 4275 Norex Drive) and Arbor Park development was rezoned to Planned Industrial District (PID-2); and

WHEREAS, in May 1990, the site and building plan for 4275 Norex Drive was approved; and

WHEREAS, the approvals showed an approximately 51,000 square foot building area with a possible future expansion area of 62,000 square feet; and

WHEREAS, since their initial submittal and being reviewed by the Planning Commission the applicant has done the following changes:

- Moved proposed parking lot approximately 10 feet to the west to provide further separation from the adjacent residences
- Moved proof of parking areas out of conservation easement areas on the east side
- Added more significant trees (mainly 12 foot tall evergreens) on the east edge of site adjacent to the parking lot to provide a more effective screen
- Added more coniferous plantings on east side of parking lot adjacent to the drive aisle to provide more effective screen, as directed by staff
- Added more shrubs within conservation easement and area near the proposed parking lot to help fill in between the significant trees being added to screen
- Reduced parking lot lights to 20 feet from 25 feet tall; and

WHEREAS, the request this evening is for Final Site & Building Plan approval for the construction of a two-story building addition (totaling 44,000 square feet for both stories; 26,000 square feet for the first story's building footprint), and a new parking lot is also proposed on the south side of the building addition, which will total 28 parking spaces; and

WHEREAS, two stories are proposed at the same height as the existing building of 25 feet above grade (please note the northeast corner of the building addition will be closer to 32 feet due to the grade changes) with precast concrete panels as the main material; and

WHEREAS, the location of the proposed building addition is consistent with the previous approvals for the site; and

WHEREAS, the building addition is smaller than what was previously anticipated as there is still approximately 18,000 square feet of building footprint that has been slated for an addition, just north of this proposed addition; and

WHEREAS, the applicant is meeting the parking requirements for the site, where 237 parking spaces are required and 258 parking spaces (106 constructed spaces + 152 proof of parking spaces) are provided; and

WHEREAS, the applicant has shown a layer of coniferous and deciduous trees on the east property line between the building and parking lot; and

WHEREAS, a majority of the coniferous trees situated around the parking lot are 12 feet in height, which provides significant screening to this area and the proximate building; and

WHEREAS, the applicant is showing a double layer of deciduous and coniferous shrubs on the east edge of the parking lot, in line with the drive aisle; and

WHEREAS, additional shrubs are situated in the conservation easement area between the significant trees to help fill in potential gaps; and

WHEREAS, there is a conservation easement that exists on the property; and

WHEREAS, it has been brought up to the applicant that this easement needs to remain intact and no cutting of trees/vegetation would be allowed in this area unless it conforms with the easement agreement; and

WHEREAS, the applicant's plans do not indicate cutting/impacting this area with their proposal, with the exception of two basswood trees noted as undesirable; and

WHEREAS, staff is not in support of removing any trees within this easement unless it complies with the exceptions of the easement agreement; and

WHEREAS, the photometric plan indicates that the foot candles will be lessened down to zero at the property line, which meets the City's lighting ordinance; and

WHEREAS, pole lighting is proposed for the parking lot at 20 feet in height (as opposed to 25 feet high in previous submittals); and

WHEREAS, all lighting will be required to meet a 0 degree angle and have the light sources fully concealed; and

WHEREAS, it should be noted that since their planning commission submittal they have revised their plan to add wall pack lighting on the north and east sides of the building addition above the proposed doors, which is a building code requirement; and

WHEREAS, staff has advised these light fixtures to be limited to 8 feet from grade in order to minimize the effects of these lights, which the applicant has done; and

WHEREAS, on August 8, 2018 the Planning Commission recommended approval to the City Council of the Final Site and Building Plan for Biolyph at 4275 Norex Drive (PC#2018-23); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Site and Building Plan for Biolyph at 4275 Norex Drive (PC#2018-23), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Existing Conditions (pg C2.01), submitted by Sambatek, dated July 25, 2018.
    b. Grading and Erosion Control Plan (pg C4.01), submitted by Sambatek, dated July 25, 2018.
    c. Erosion Control Notes and Details (pg C4.02), submitted by Sambatek, dated July 25, 2018.
    d. Utility Plan (pg C6.01), submitted by Sambatek, dated July 25, 2018.
    e. Details (pg C9.01), submitted by Sambatek, dated July 25, 2018.
    f. Landscape – Snow Removal Plan (pg L1.01), submitted by Sambatek., dated August 15, 2018.
    g. Landscape Details (pg L1.02), submitted by Sambatek, dated July 25, 2018.
    h. Landscape Rendering, submitted by Sambatek
    i. Site Plan (pg C3.01), submitted by Sambatek, dated July 25, 2018.
    j. Site Lighting Plan (pg SL1), submitted by Martin Woody Architects, dated August 15, 2018.
    k. Site Plan (A1), submitted by Martin Woody Architects, dated August 15, 2018.
    l. First Floor Plan (pg A2), submitted by Sambatek, dated May 1, 2018.
    m. Second Floor Plan (pg A3), submitted by Sambatek, dated May 1, 2018.
    n. Elevations (pg A4), submitted by Martin Woody Architects, dated July 24, 2018.
    o. Overall Development Plan, submitted by Sambatek, dated July 25, 2018.
    p. Landscape Narrative (pgs 1-4), submitted by Sambatek, dated August 15, 2018
2. Adherence with the Engineers Memo dated July 31, 2018.
3. Provision that all mechanical equipment will be fully screened from view.
4. Coordination with the City Engineer for the provision of public utilities to the site.
5. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
7. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
8. Provision that the building will be fire sprinkled.
9. Provision to coordinate with the Electric Department on the service needs for the site and building.
10. Provision of Conservation Easement be adhered to.
11. Provision that proof of parking areas be revised outside of the conservation easement area on the east portion of the site and relocated to the grass area south of the preserved oak tree and grass area south of the main drive aisle into the site.
12. Provision that wall pack lighting cannot exceed 8 feet in height.
13. Provision that pole mount lighting in eastern parking lot cannot exceed 20 feet in height.
14. Provision of main entrance wall lights to be incorporated into the canopy and flush mounted.
15. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
16. Provision to coordinate with the City Engineer on drainage for the site.
17. Provision of staff approval of the maximum amount of screening and berming on east edge of the site near parking lot side to benefit the neighbors to the east.
18. Provision to amend the Conservation Easement with the City to move the proposed parking lot to the south property line.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **July 31, 2018**
Subject: **Biolyph**

From a sewer and water perspective the proposed building expansion plans to utilize the in-place utilities that serve the current building. The service connections will be handled as a part of the building permit process.

The site plan proposes to extensions to the existing storm sewer piping to manage storm water runoff from both the building and the parking lot. The runoff from the proposed parking lot and building expansions are shown to be collected and routed through the existing drainage system which ultimately discharge to the treatment ponds located in the NW corner of the site near 82nd Street. The proposed improvements will require coordination with both City and County for erosion and sediment control permit.

Grading over the site is restricted to remain outside the conservation easement. The grading limits propose to maintain the existing grades along the conservation easement which staff is recommending.

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

Final Site Development Plans

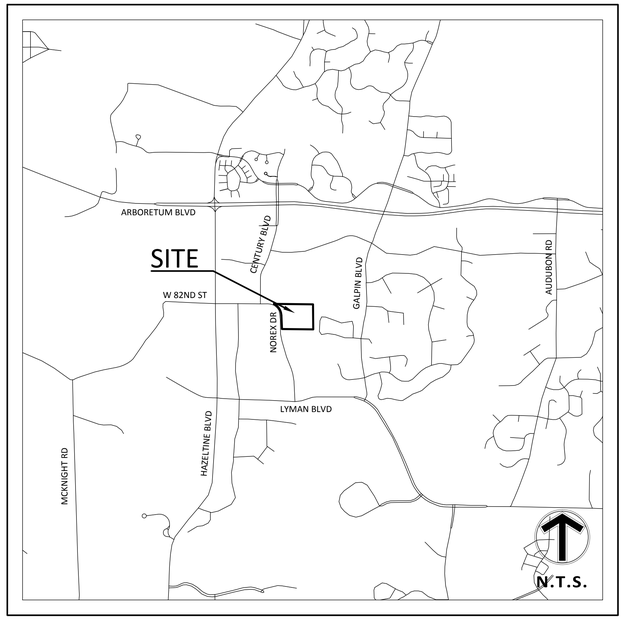
for

DaVinci Microlyph

Chaska, Minnesota

Presented by:

Martin Woody Architects



VICINITY MAP
NO SCALE

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
MARTIN WOODY ARCHITECTS
26405 SMITHTOWN ROAD
SHOREWOOD, MN 55331
TEL 612-382-2423
CONTACT: MARTIN WOODY

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
FAX 763-476-8532
CONTACT: ERIC VOGEL

ARCHITECT
MARTIN WOODY ARCHITECTS
7115 KINGS ROAD
EXCELSIOR MN, 55331
TEL 612-382-2423
CONTACT: MARTIN WOODY

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
FAX 763-476-8532
CONTACT: MARK SALO

GEOTECHNICAL
NORTHERN TECHNOLOGIES INC
1408 NORTHLAND DRIVE #107
MENDOTA HEIGHTS, MN 55120
TEL 651-389-4191
FAX 651-389-4190
CONTACT: RYAN MENTER

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
FAX 763-476-8532
CONTACT: WILLIAM DELANEY

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C3.02	OVERALL DEVELOPMENT PLAN
C4.01	GRADING AND EROSION CONTROL PLAN
C4.02	EROSION CONTROL NOTES AND DETAILS
C6.01	UTILITY PLAN
C9.01	DETAILS
L1.01	LANDSCAPE - SNOW REMOVAL PLAN

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

Certification

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

Eric A. Vogel
Registration No. 51624 Date: 5/1/2018

If applicable, please contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

NOT FOR CONSTRUCTION

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

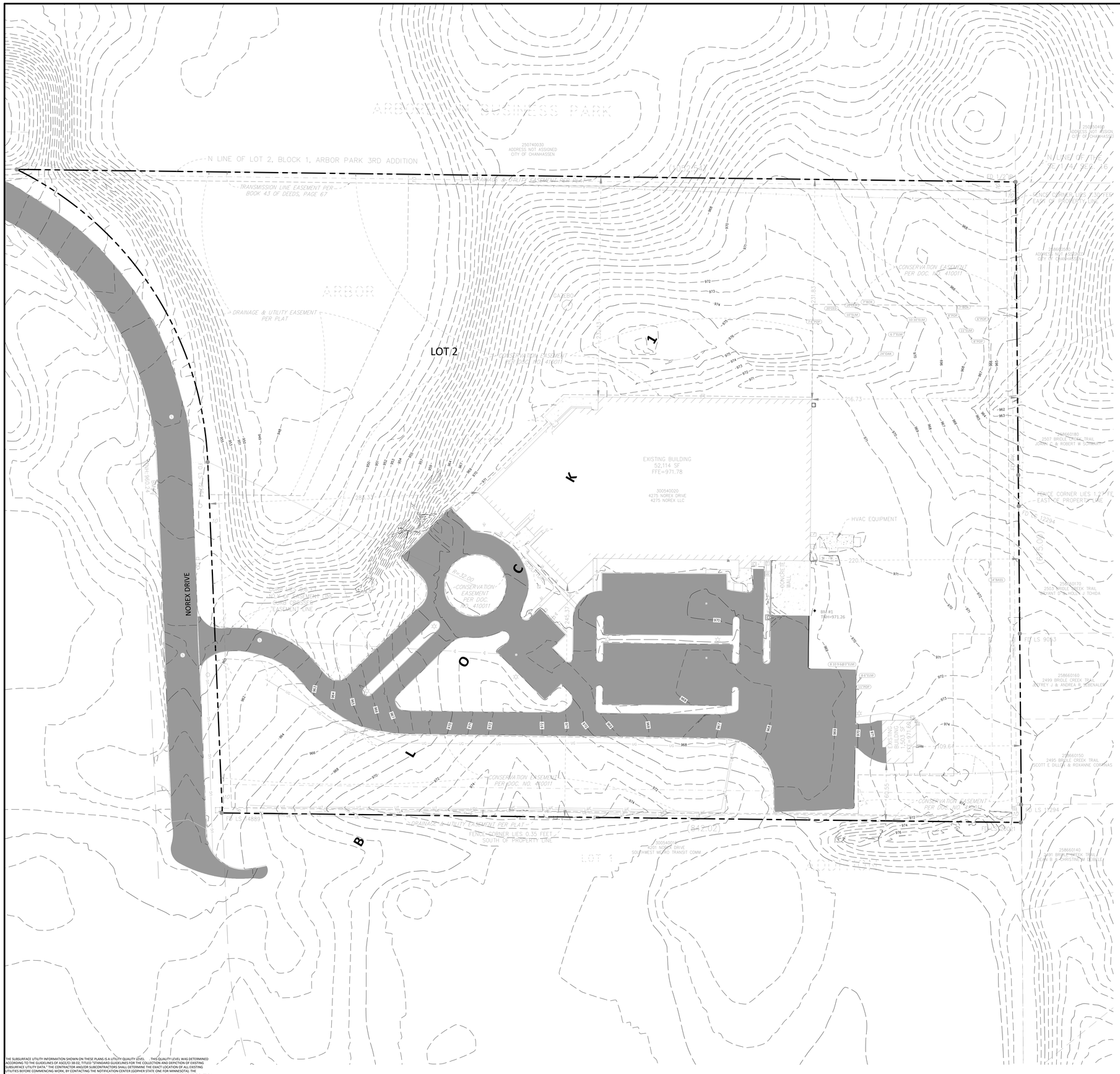
No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. 20068.01

Jul 25, 2018 - 10:50am - User:evogel I:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01-C1-TITLE.dwg



LEGEND

FOUND MONUMENT	WATERMAIN	EASEMENT LINE
SET MONUMENT MARKED LS 47481	SANITARY SEWER	SETBACK LINE
ELECTRIC METER	STORM SEWER	RESTRICTED ACCESS
LIGHT	FLARED END SECTION	CONCRETE CURB
AIR CONDITIONER	ELECTRIC TRANSFORMER	BUILDING LINE
GUY ANCHOR	TELEPHONE PEDESTAL	BUILDING CANOPY
HANDICAP STALL	GAS METER	BITUMINOUS SURFACE
UTILITY POLE	OVERHEAD WIRE	CONCRETE SURFACE
POST	CHAIN LINK FENCE	LANDSCAPE SURFACE
SIGN	IRON FENCE	DECIDUOUS TREE
	WIRE FENCE	CONIFEROUS TREE
	WOOD FENCE	

SURVEY NOTES

1. The bearing system is based on the Carver County coordinate system, NAD83 (2011 Adjust). With an assumed bearing of South 89 degrees 16 minutes 50 seconds East for the North line of Lot 2, Block 1, Arbor Park 3rd Addition.
2. The vertical datum is based on NAVD88. The originating bench marks is MNDOT JON, referenced from the MnDOT Geodetic Database

   BENCHMARK #1
   Top nut of hydrant on west side of Norex Drive . Elev.=960.24

   BENCHMARK #2
   Top nut of hydrant in parking lot south of building. Elev.=971.28

3. Subject property's address is 4275 Norex Drive, Chaska, MN, its property identification number is 300540020.

SUBJECT PROPERTY

Description from title commitment:

Lot 2, Block 1, Arbor Park 3rd Addition, Carver County, Minnesota.

Abstract Property

Referencing Title Commitment No. 38171, dated 02/27/2014, that Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Agency has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Section 2 thereof using the same numbering system as in said Section 2. **Exception Items No's. 1-12 and 18 are not Survey related items.**

13. Drainage and utility easement as shown on the recorded plat of Arbor Park, as partially vacated by Resolution No. 88-81 filed January 23, 1990, as Document No. 111619 file February 6, 1990, as Document No. 111981; and by Resolution No. 88-110 filed March 12, 1991, as Document No. 122232. **Easements are shown on survey**. **The easement vacations do not affect the surveyed property.**
14. Drainage and utility easement as shown on the recorded plat of Arbor Park 3rd Addition. **Easements are shown on survey**.
15. Terms and conditions of Easement for electric transmission line purposes in favor of The Minnesota Valley Electric cooperative dated November 30, 1937, filed June 20, 1938 in Book 43 of deeds, Page 67. **Easement is shown on survey**.
16. Terms and conditions of Easement Agreement for drainage and ditch purposes dated August 18, 1956, filed August 18, 1956 in Book 61 of Deeds, Page 204. **This item is not plotted hereon because it does not affect the subject property**.
17. Terms and conditions of Grant of Easement for Conservation and Scenic Purposes dated March 1, 2005, filed March 18, 2005, as Document No. 410011. **Easement is shown on survey**.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL ___. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 40 80
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

Certification
NOT FOR CONSTRUCTION

Summary
Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

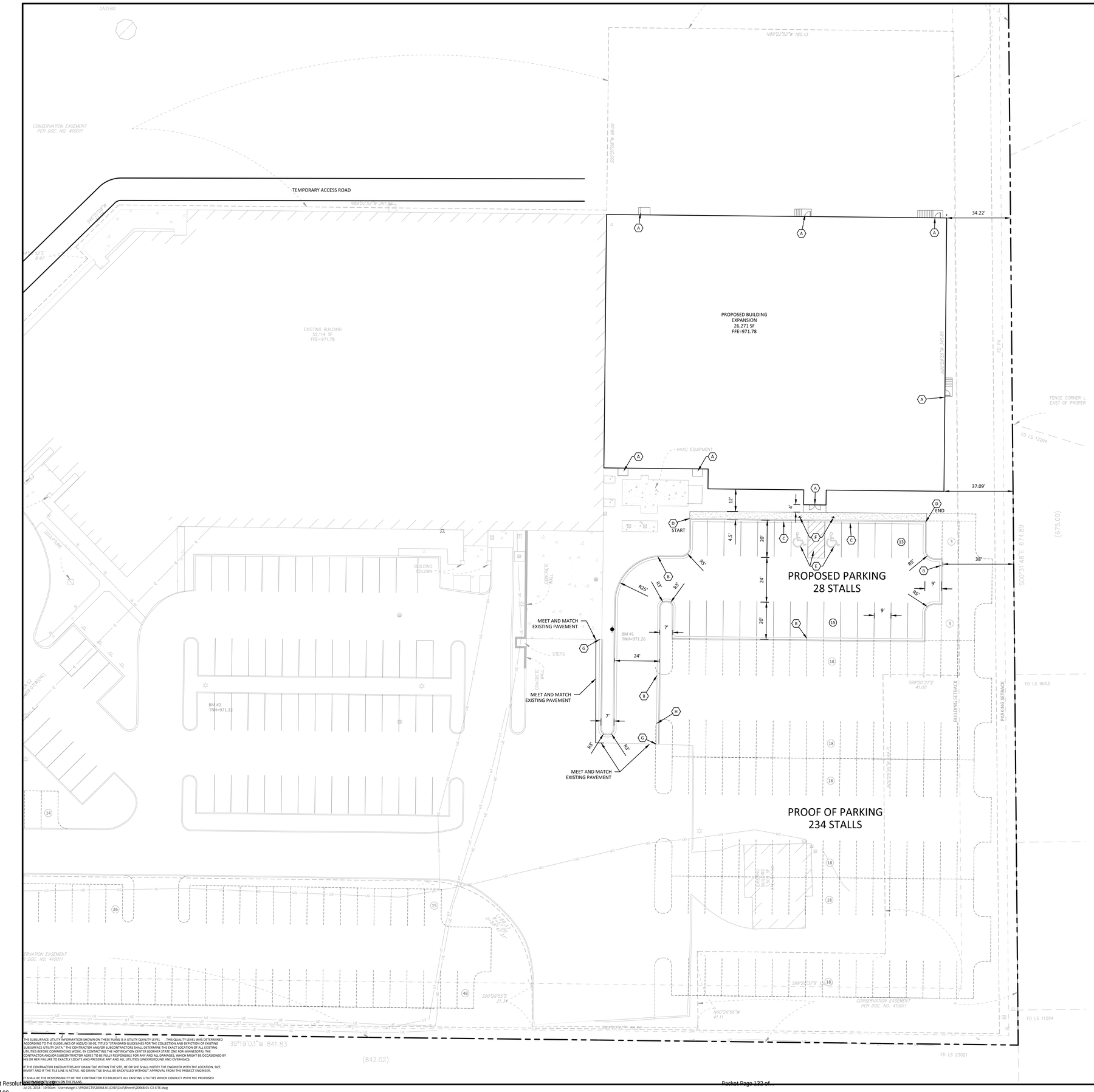
No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.01

Project No. 20068.01

Jul 25, 2018 - 10:50am - User:evogel I:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01-C2-EXCOND.dwg



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			
RETAINING WALL			CONCRETE SIDEWALK
WETLAND LIMITS		WL	
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW	XX		
KEY NOTE	XX		
PROOF OF PARKING			

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	591,846 SF	13.59 AC
DISTURBED AREA	42,824 SF	0.98 AC
PARKING		
PROPOSED STALLS		28
PROOF OF PARKING STALLS		112
TOTAL STALLS		140
ZONING		
EXISTING ZONING		PID-2
PROPOSED ZONING		PID-2
SETBACKS		
BUILDING		30 FT
PARKING		5 FT

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
10. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

KEY NOTES

A. BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
B. B-612 CONCRETE CURB AND GUTTER
C. CURB TRANSITION - SEE GRADING PLAN
D. INTEGRAL SIDEWALK CURB
E. ACCESSIBLE STALLS/STRIPING
F. ACCESSIBLE PARKING SIGN
G. END SECTION CURB AND GUTTER
H. 2' CURB CUT

NORTH
SCALE 0 20 40 IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Jul 25, 2018 - 10:50am - User:avogel L:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01-C3-SITE.dwg

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client

MARTIN WOODY ARCHITECTS

26405 Smithtown Road
Shorewood, MN 55331

Project

DAVINCI MICROLYPH

Location

CHASKA, MN

4275 NOREX DRIVE

Certification

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

NOT FOR CONSTRUCTION

Eric A. Vogel
Registration No. 51924 Date: 5/1/2018

If application is made to us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL

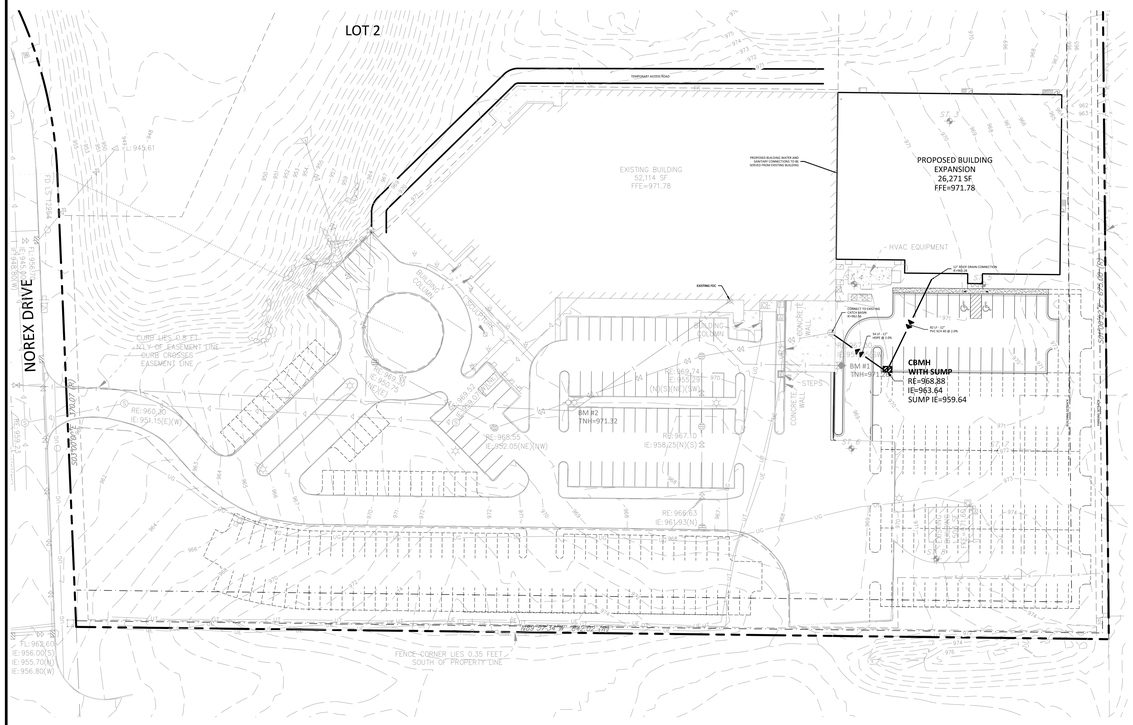
Sheet Title

SITE PLAN

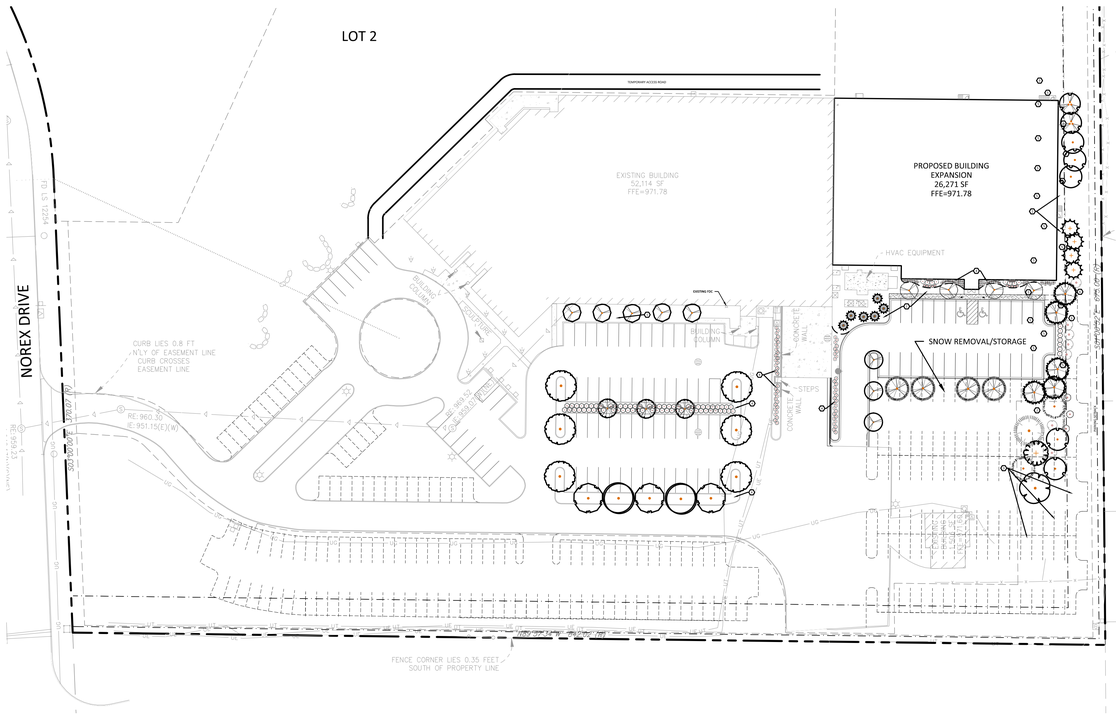
Sheet No. Revision

C3.01

Project No. 20068.01



UTILITY PLAN

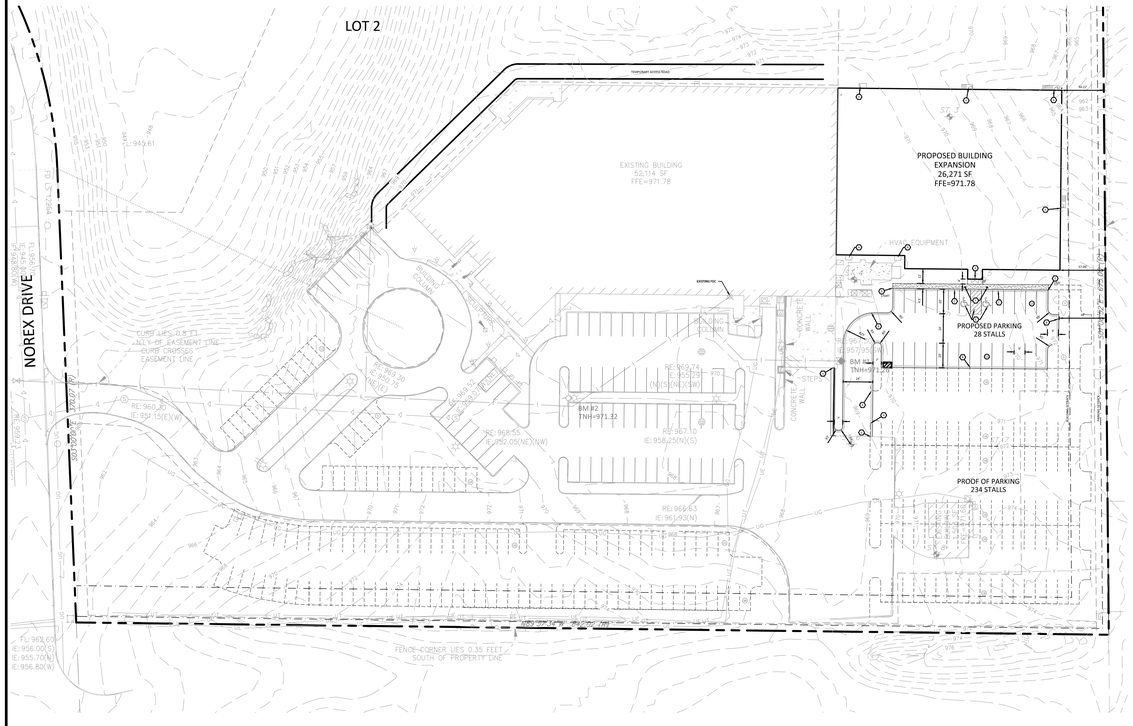


LANDSCAPE PLAN

LANDSCAPE LEGEND

1. SOD OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS SOUTH OF SOUTH BUILDING WALL)
2. MN STATE SEED MIX 25-131 OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS NOT SODDED)
3. PRESERVE AND PROTECT EXISTING TREES WITH SNOW FENCE AT DRIP LINE
4. ROCK MULCH - 1½" RIVER ROCK MULCH @ 3" DEPTH OVER COMMERCIAL WEED BARRIER
5. TRANSPLANT EXISTING TREES WITH TREE SPADE AS FEASABLE FOR USE IN LANDSCAPE BUFFER

STEEL EDGER



SITE PLAN

KEY NOTES

A. BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
B. B-612 CONCRETE CURB AND GUTTER
C. CURB TRANSITION - SEE GRADING PLAN
D. INTEGRAL SIDEWALK CURB
E. ACCESSIBLE STALLS/STRIPING
F. ACCESSIBLE PARKING SIGN
G. END SECTION CURB AND GUTTER
H. 3' CURB CUT

NORTH

SCALE 0 50 100 FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

Certification
NOT FOR CONSTRUCTION

Summary
Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

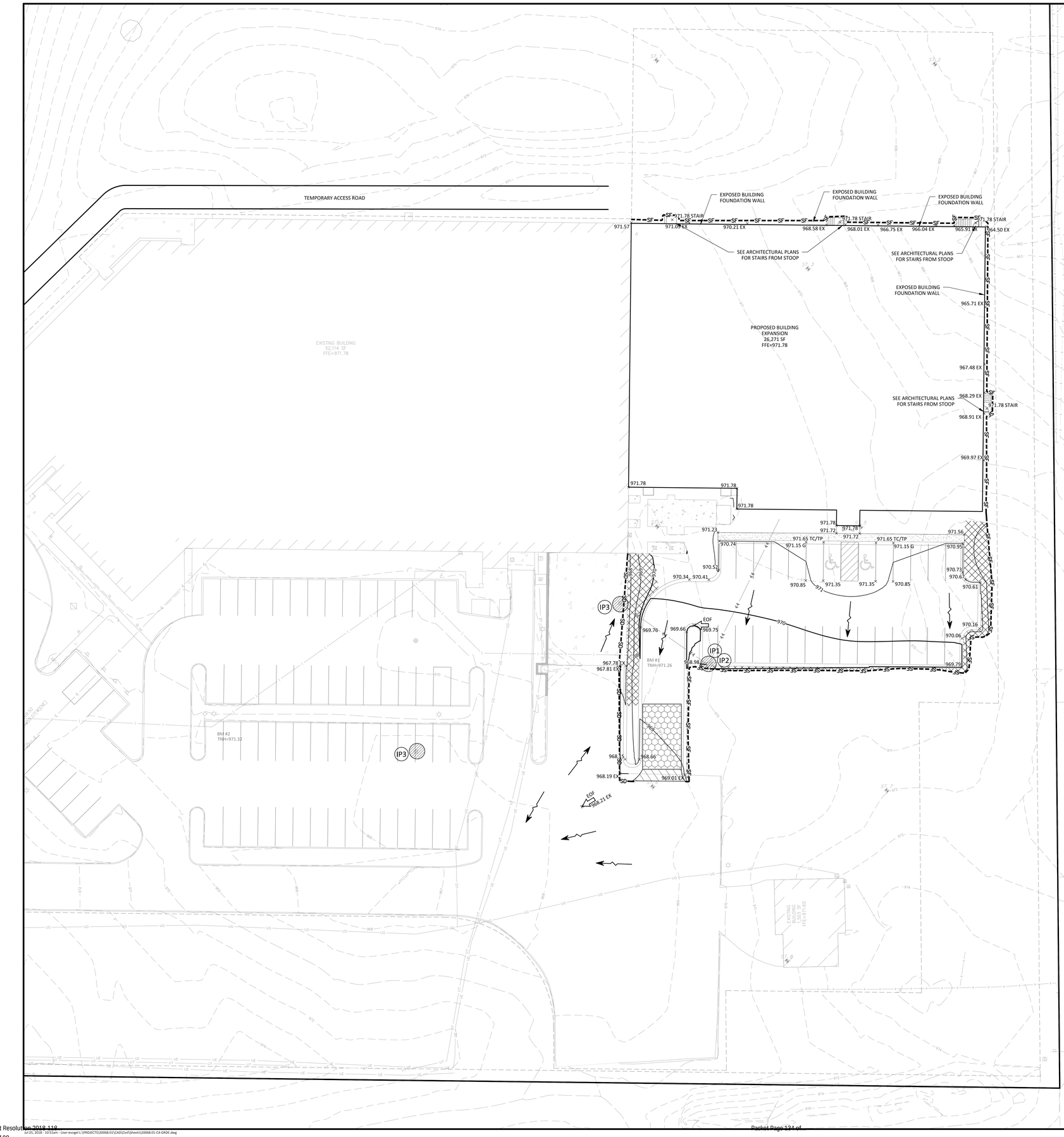
No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL

Sheet Title
OVERALL DEVELOPMENT PLAN

Sheet No. Revision

Project No. 20068.01

Jul 25, 2018 - 10:51am - User:avogel L:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01-OVERALL DEV PLAN.dwg



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
SPOT ELEVATION	902.5	902.5
CONTOUR	902	902
RIP RAP		
OVERFLOW ELEV.	EOF 902.5	
SOIL BORINGS		
SILT FENCE	SF SF	
SILT DIKE	SD SD	
TEMPORARY STONE CONSTRUCTION ENTRANCE		
SLOPE 18% OR GREATER		
DIRECTION OF OVERLAND FLOW		

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: NORTHERN TECHNOLOGIES, INC.
   ADDRESS: 1408 NORTHLAND DRIVE #107, MENDOTA HEIGHTS, MN 55120
   PHONE: 651-389-4191
   DATED: 6-5-2014

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES.
    - 15.a. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 15.b. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 15.c. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 15.d. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.

NORTH

0 20 40
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

Certification

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

Eric A. Vogel
Registration No. 51924 Date: 5/1/2018

If applicable, please contact us for a wet signed copy of this plan which is available upon request at Sambatek's Minnetonka, MN office.

NOT FOR CONSTRUCTION

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL

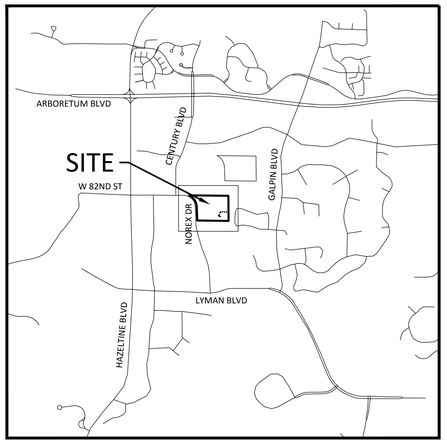
Sheet Title
GRADING AND EROSION CONTROL PLAN

Sheet No. Revision
C4.01

Project No. 20068.01

Jul 25, 2018 - 10:51am - User:evogel I:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01-C4-GRDE.dwg

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP
NOT TO SCALE

USGS MAP
NOT TO SCALE

AREA SUMMARY IN ACRES

PRE - CONSTRUCTION IMPERVIOUS	1.82 AC±
PROPOSED NEW IMPERVIOUS	0.89 AC±
PROPOSED SEEDED AREA	0.10 AC±
TOTAL DISTURBED	0.98 AC±

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES; PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART III.A.2 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART IV.D. OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION SHALL TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART IV.C.6 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART II.B.5 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

ALL POSTS, GEOTEXTILE MATERIAL AND FASTENERS SHALL COMPLY WITH MNDOT SPECIFICATION 3886 AND TABLE 3886-1.

1 SILT FENCE
N.T.S.

NOTE:

ROCK EXITS SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK. ROCK EXITS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. MAINTENANCE OF ROCK EXITS SHALL INCLUDE A TOP DRESSING OF NEW GRAVEL, OR REMOVAL AND REPLACEMENT OF THE GRAVEL AS NEEDED, TO KEEP THE EXITS FREE FROM COLLECTED MUD.

2 CONSTRUCTION ENTRANCE
N.T.S.

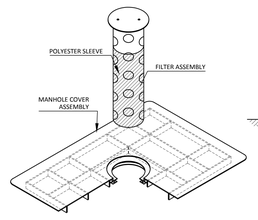
DIKE PLAN VIEW

NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.

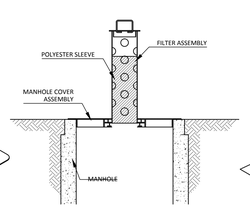
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

SECTION A-A

3 SILT DIKE ON PAVEMENT
N.T.S.



ISOMETRIC VIEW

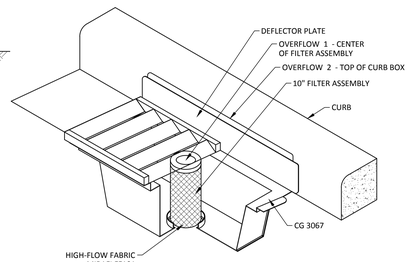


IN-PLACE ELEVATION VIEW

SPECIFICATIONS AND STANDARDS
- AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.
- AWS STRUCTURAL WELDING CODE-STEEL, D1.1-94.
- 29 CFR 1926-OSHA SAFETY AND HEALTH STANDARDS

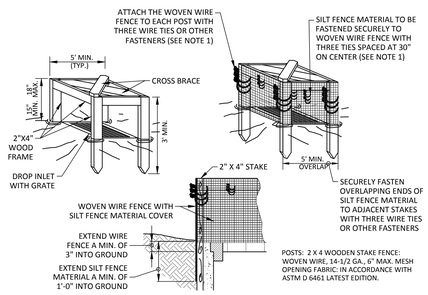
DESIGN LOADS	AVAILABILITY STOCK
ALLOWABLE AXLE WEIGHT LOAD	20000 LBS.
SAFETY FACTOR	2:1
WATER FLOW RATE (THROUGH POLYESTER FILTER)	0.476 CFS @ 3" HEAD 1.074 CFS @ 15" HEAD
MAXIMUM OVERFLOW RATE	1.113 CFS @ 6" HEAD 1.575 CFS @ 12" HEAD

4 IP-3
N.T.S.



ROAD DRAIN CASTING APPLICABILITY
- NEENAH R-3067
- NEENAH R-3512

5 IP-2
N.T.S.



POSTS: 2 X 4 WOODEN STAKE FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING FABRIC IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

6 IP-1
N.T.S.

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	860
SILT DIKE	LINEAR FEET	124
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	1
INLET PROTECTION DEVICE (IP-2)	UNIT	1
INLET PROTECTION DEVICE (IP-3)	UNIT	2

DEVELOPER/OWNER:
MARTIN WOODY ARCHITECTS
26405 SMITHTOWN ROAD
SHOREWOOD, MN 55331
612-382-2423

SITE OPERATOR / GENERAL CONTRACTOR

SUPERINTENDENT:

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

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

NOT FOR CONSTRUCTION

Eric A. Vogel
Registration No. 51932 Date: 5/1/2018

If applicable, please call us for a wet signed copy of this plan which is available upon request at Sambatek's Minnetonka, MN office.

Summary
Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL

Sheet Title
EROSION CONTROL NOTES AND DETAILS

Sheet No. Revision
C4.02

Project No. 20068.01

LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
EASEMENT		
DRAINTILE		
GAS LINE	GL	GL
ELECTRIC	UE	UE
TELEPHONE	UT	UT

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   - 1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
   - 1.2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   - 1.3. A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   - 2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   - 2.2. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
     - 2.2.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

   COMPANY: NORTHERN TECHNOLOGIES, INC.
   ADDRESS: 1408 NORTHLAND DRIVE #107, MENDOTA HEIGHTS, MN 55120
   PHONE: 651-389-4191
   DATED: 6-5-2014

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO ENGINEER. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL ____ THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Jul 25, 2018 - 10:51am - User:evogel L:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01-C6-UTIL.dwg

NORTH

0 20 40
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

Certification

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

NOT FOR CONSTRUCTION

Eric A. Vogel
Registration No. 51924 Date: 5/1/2018

If applicable, please contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

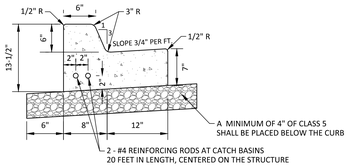
Revision History

No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL

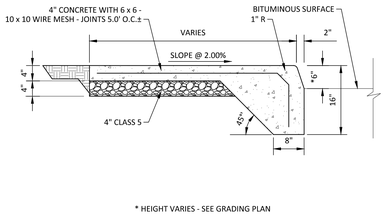
Sheet Title
UTILITY PLAN

Sheet No. Revision
C6.01

Project No. 20068.01

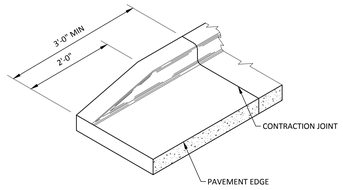


1 B612 CONCRETE CURB & GUTTER
N.T.S.

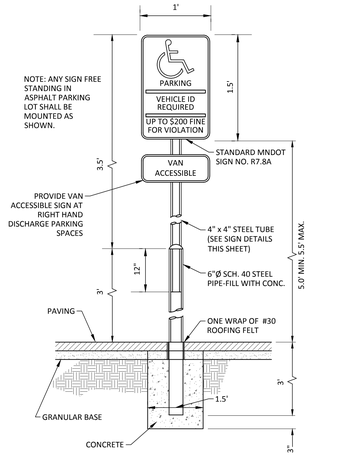


* HEIGHT VARIES - SEE GRADING PLAN

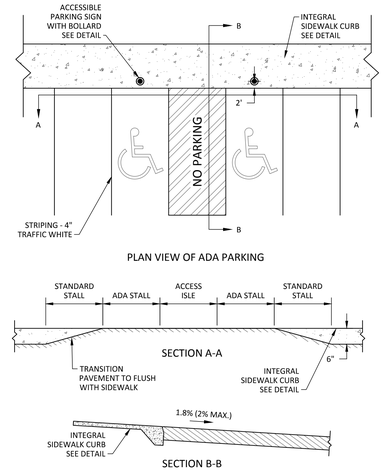
2 INTEGRAL SIDEWALK CURB
N.T.S.



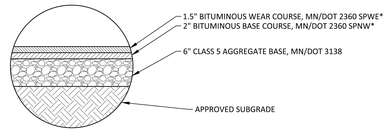
3 CURB END SECTION
N.T.S.



4 ACCESSIBLE PARKING SIGN
N.T.S.



5 ADA PARKING
N.T.S.

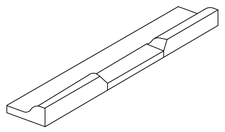


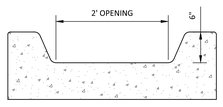
STANDARD DUTY PAVEMENT

* REFER TO BITUMINOUS MIX DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT

NOTES:
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION", AND ALSO THE REQUIREMENTS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MN/DOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.

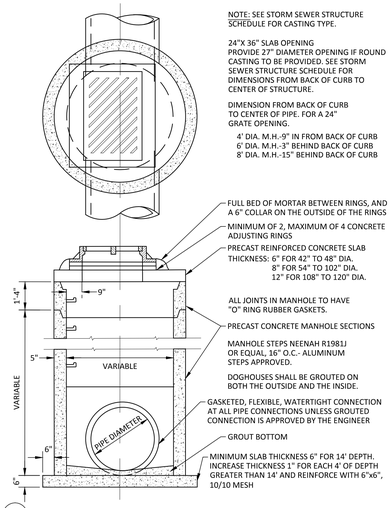
6 PAVEMENT SECTION
N.T.S.





SECTION

7 CURB CUT
N.T.S.



8 CATCH BASIN MANHOLE
N.T.S.

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN

4275 NOREX DRIVE

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

NOT FOR CONSTRUCTION

Eric A. Vogel
Registration No. 51024 Date: 5/1/2018

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History
No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL

Sheet Title
DETAILS

Sheet No. Revision
C9.01

Project No. 20068.01

Jul 25, 2018 - 10:51am - User:evogel L:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01-C9-DETL.dwg

PLANT SCHEDULE ADDITION

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	2.5"Cal		2
	RB	Betula nigra `Cully` TM	Heritage Birch	B & B	2.5"Cal		2
	NC	Catalpa speciosa	Northern Catalpa	B & B	2.5"Cal		1
	HB	Celtis occidentalis	Common Hackberry	B & B	2.5"Cal		1
	HL	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	3" Cal.	B&B		6
	IW	Ostrya virginiana	American Hophornbeam	B & B	2.5"Cal		5
	BL	Tilia americana `Boulevard`	Boulevard Linden	B & B	2.5"Cal		3
CONIFERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea	Balsam Fir	6`	B&B	6`	4
	PA2	Picea abies	Norway Spruce	12` Ht.	Spade		1
	PG2	Picea glauca `Densata`	Black Hills Spruce	12` Ht.	Spade		2
	PPU	Picea pungens	Colorado Spruce	8` Ht.	Transplant		6
	PR2	Pinus resinosa	Red Pine	12` Ht.	Spade		4
	PS2	Pinus strobus	White Pine	12` Ht.	Spade		5
ORN. TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	HT	Crataegus crus-galli `Inermis`	Thornless Hawthorn	B & B	2.5"Cal		3
	CC	Malus x `Coaralburst`	Coralburst Crabapple	B & B	2"Cal		5
	SS	Malus x `Spring Snow`	Spring Snow Crab Apple	B & B	2"Cal		3
	JL	Syringa reticulata	Japanese Tree Lilac	B & B	2"Cal		4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT			QTY
	BC	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	5 gal			33
	COA	Corylus americana	American Hazelnut	5 gal			6
	BH	Diervilla lonicera	Dwarf Bush Honeysuckle	5 gal			28
	CE	Euonymus alatus `Compactus`	Compact Burning Bush	5 gal			3
	HAV	Hamamelis virginiana	Common Witch Hazel	10 gal			6
	AJ	Juniperus horizontalis `Compacta`	Andorra Compact Juniper	5 gal			8
	PT	Potentilla fruticosa `Fargo` TM	Fargo Potentilla	5 gal			33
	MP	Potentilla fruticosa `McKay`s White`	McKay`s White Bush Cinquefoil	5 gal			30
	HA	Thuja occidentalis `Holmstrup`	Holmstrup Cedar	10 gal			7
	VL	Viburnum lentago	Nannyberry	5 gal			8
	VTW	Viburnum trilobum `Wentworth`	Wentworth Cranberry Bush Viburnum	7 gal			5
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONT			QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal			6
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONT			QTY
	AFS	Sedum x `Autumn Fire`	Autumn Fire Sedum	1 gal			10
		Existing canopy cover within planting areas.					

TRANSPLANTED ON-SITE TREES LOCATED WITHIN CONSTRUCTION ZONE MAY BE USED INSTEAD OF THE ABOVE EVERGREEN TREES - OVERALL COUNT WILL BE THE SAME OR MORE.

LANDSCAPE LEGEND

1. SOD OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS SOUTH OF SOUTH BUILDING WALL)
2. MN STATE SEED MIX 25-131 OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS NOT SODDED)
3. PRESERVE AND PROTECT EXISTING TREES WITH SNOW FENCE AT DRIP LINE
4. ROCK MULCH - 1-½" RIVER ROCK MULCH @ 3" DEPTH OVER COMMERCIAL WEED BARRIER
5. TRANSPLANT EXISTING TREES WITH TREE SPADE AS FEASABLE FOR USE IN LANDSCAPE BUFFER
6. REMOVE UNDESIRABLE TREE. GRIND STUMP TO DEPTH OF 18 INCHES.

STEEL EDGER

CITY LANDSCAPE CODE

2 STORY BUILDING CODE REQUIREMENTS - 52,542 TOTAL GROSS SQUARE FEET

MINIMUM SIZE REQUIREMENTS:

OVERSTORY DECIDUOUS TREE	2.5"	UNDERSTORY DECIDUOUS TREE	2"
CONIFEROUS TREE	6'	MAJOR SHRUB PLANTING	5 GAL.

TOTAL CALIPER INCHES REQUIRED: (GROSS SQ. FT. / 320) = 140 CAL. INCHES

TREE CALIPER	2.5"	3.0"	3.5"	4.0"	4.5"+
TREES REQ.	39	6	5	4	4
TREES PROP.	20	10	X	X	12

TOTAL CALIPER INCHES PROPOSED: = 140 CAL. INCHES

UNDERSTORY/SHRUBS	REQUIRED	PROPOSED
UNDERSTORY TREES	12	15
SHRUBS	150	167

NORTH

0 20 40

SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

Certification

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

NOT FOR CONSTRUCTION

William Delaney
Registration No. 41512 Date: 07/25/18

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this sheet which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No.	Date	By	Submittal / Revision
	5/1/2018		SITE PLAN REVIEW
	7/25/2018		CITY RESUBMITTAL
	8/15/2018		CITY RESUBMITTAL

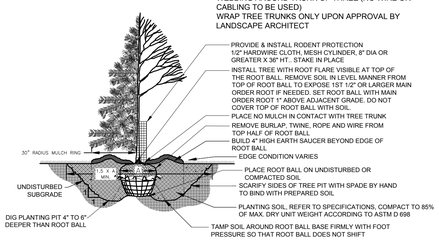
Sheet Title
LANDSCAPE - SNOW REMOVAL PLAN

Sheet No. Revision
L1.01

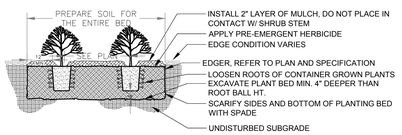
Project No. 20068.01

Aug 15, 2018 - 8:51am - User:jworkman L:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01 L1 LAND.dwg

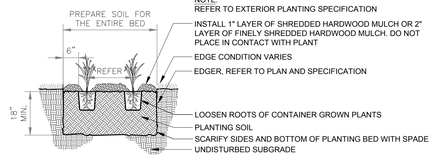
NOTE:
CONTRACTOR SHALL MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. IF STAKING IS REQUIRED BY SITE CONDITIONS, CONTRACTOR TO USE 2 OR 3 STAKE METHOD WITH 1" WEBBING AROUND TRUNK OF THREE (NO WIRE OR CABLING TO BE USED)
WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT



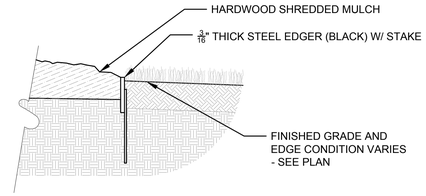
1 L1.02 **TREE PLANTING DETAIL**
NTS



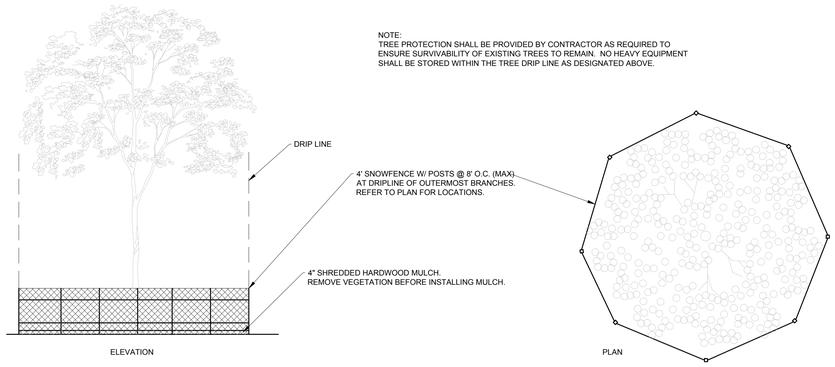
2 L1.02 **SHRUB PLANTING DETAIL**
NTS



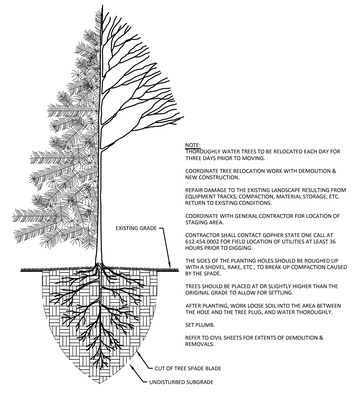
3 L1.02 **PERENNIAL PLANTING DETAIL**
NTS



4 L1.02 **STEEL EDGER**
NTS



5 L1.02 **TREE PROTECTION DETAIL**
3/16" = 1'-0"



6 L1.02 **TREE SPADE DETAIL**
1/4" = 1'-0"

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
14. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
14. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
15. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
16. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
17. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS

17.1.	POTTED PLANTS:	4/1 - 6/1; 9/21 - 11/1
17.2.	DECIDUOUS /B&B:	4/1 - 6/1; 9/21 - 11/1
17.3.	EVERGREEN POTTED PLANTS:	4/1 - 6/1; 9/21-11/1
17.4.	EVERGREEN B&B:	4/1 - 5/1; 9/21 - 11/1
17.5.	TURF/LAWN SEEDING:	4/1 - 6/1; 7/20 - 9/20
17.6.	NATIVE MIX SEEDING:	4/1 - 7/20; 9/20-10/20

18. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
20. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 4" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1-2" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 (FORMERLY MnDOT 240) WILL BE PLACED AT THE RATE OF 70 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
4. CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

NORTH
0 ## ##
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

Certification

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

NOT FOR CONSTRUCTION

William Delaney
Registration No. 41512 Date: 07/25/18

This certification is not valid unless wet signed in blue ink. If signature is not blue contact us for a wet signed copy of this sealed sheet which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No.	Date	By	Submittal / Revision
1	5/1/2018		SITE PLAN REVIEW
2	7/25/2018		CITY RESUBMITTAL

Sheet Title
LANDSCAPE DETAILS

Sheet No. Revision
L1.02

Project No. 20068.01

Jul 25, 2018 - 10:51am - User:evogel L:\PROJECTS\20068.01\CAD\Civil\Sheets\20068.01-L1-LAND.dwg

POND

EXISTING
OVERSTORY

EXISTING BUILDING

PROPOSED BUILDING

PROPOSED PARKING

ADDITIONAL
VEGETATIVE
SCREENING

EXISTING
OVERSTORY

EXISTING TURF

NOREX DRIVE

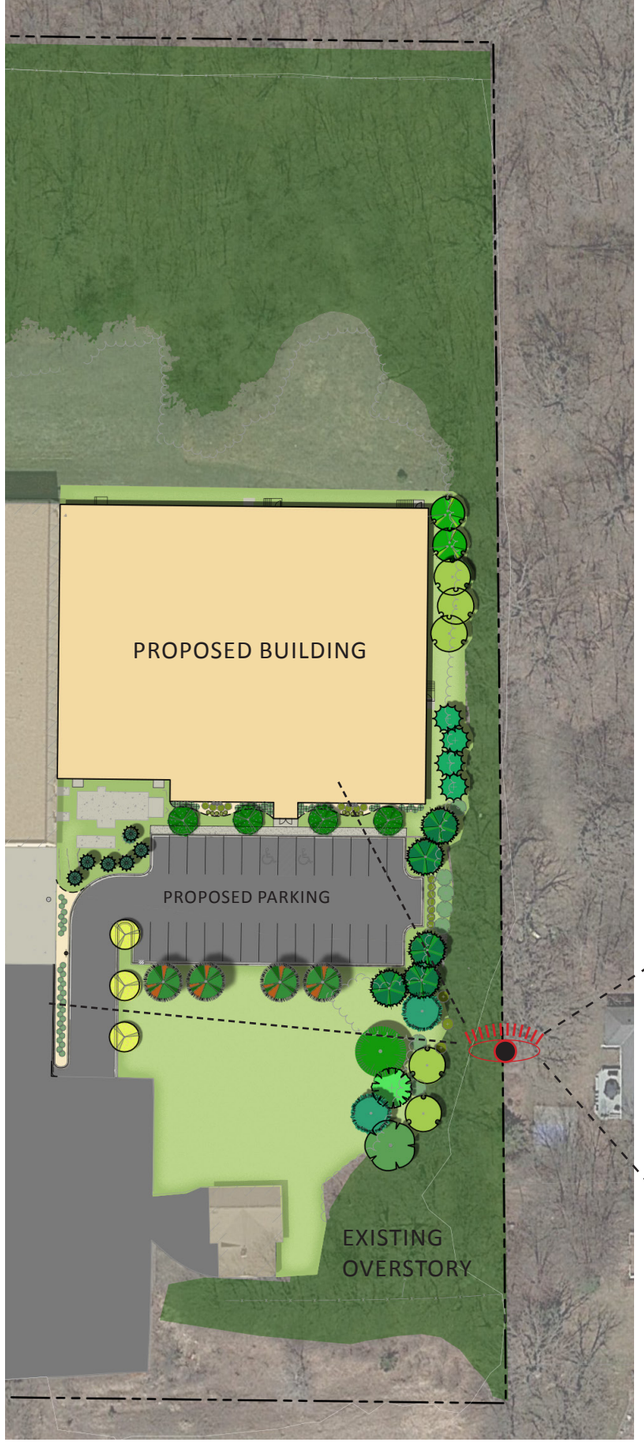
DAVINCI / MICROLYPH - CHASKA, MN

LANDSCAPE RENDERING

0’ 30’ 60’ 120’

MARTIN WOODY ARCHITECTS

Sambatek



CURRENT VIEW FROM PROPERTY EDGE.

APPROXIMATE VIEW WITH PROPOSED SCREENING TREES AT INSTALLATION.

DAVINCI / MICROLYPH - CHASKA, MN

SCREENING EXHIBIT

PROJECT DATA:

SITE AREA: 535,139 S.F./13.66 ACRES
ZONING: PLANNED INDUSTRIAL DISTRICT PID-2
TOTAL OF DISTURBED AREA: 41,842 S.F.

PARKING REQUIRED:
TOTAL NUMBER OF SPACES REQUIRED: 238
PARKING SPACES PROVIDED: 186
PROOF OF PARKING SPACES REQUIRED: 190
PROOF OF PARKING SPACES: 152 SPACES

FUTURE BUILDING ADDITION AREA: 18,224 S.F.
PROOF OF PARKING SPACES REQUIRED: 52 SPACES

PARKING REQUIRED FOR EXISTING BUILDING:

FIRST FLOOR AREA: 52,114 S.F.

OFFICE AREA: 13,250 S.F./250 S.F. PER SPACE: 53 SPACES
MANUFACTURING AREA: 26,989 S.F./350 S.F. PER SPACE: 77 SPACES
WAREHOUSE AREA: 11,875 S.F./2,000 S.F. PER SPACE: 6 SPACES

MEZZANINE AREA: 15,093 S.F.

MANUFACTURING AREA: 10,077 S.F./350 S.F. PER SPACE: 29 SPACES
WAREHOUSE AREA: 5,016 S.F./2,000 S.F. PER SPACE: 3 SPACES

TOTAL NUMBER OF SPACES REQUIRED: 168
PARKING SPACES PROVIDED: 78
PROOF OF PARKING SPACES REQUIRED: 39

PARKING REQUIRED FOR NEW BUILDING ADDITION:

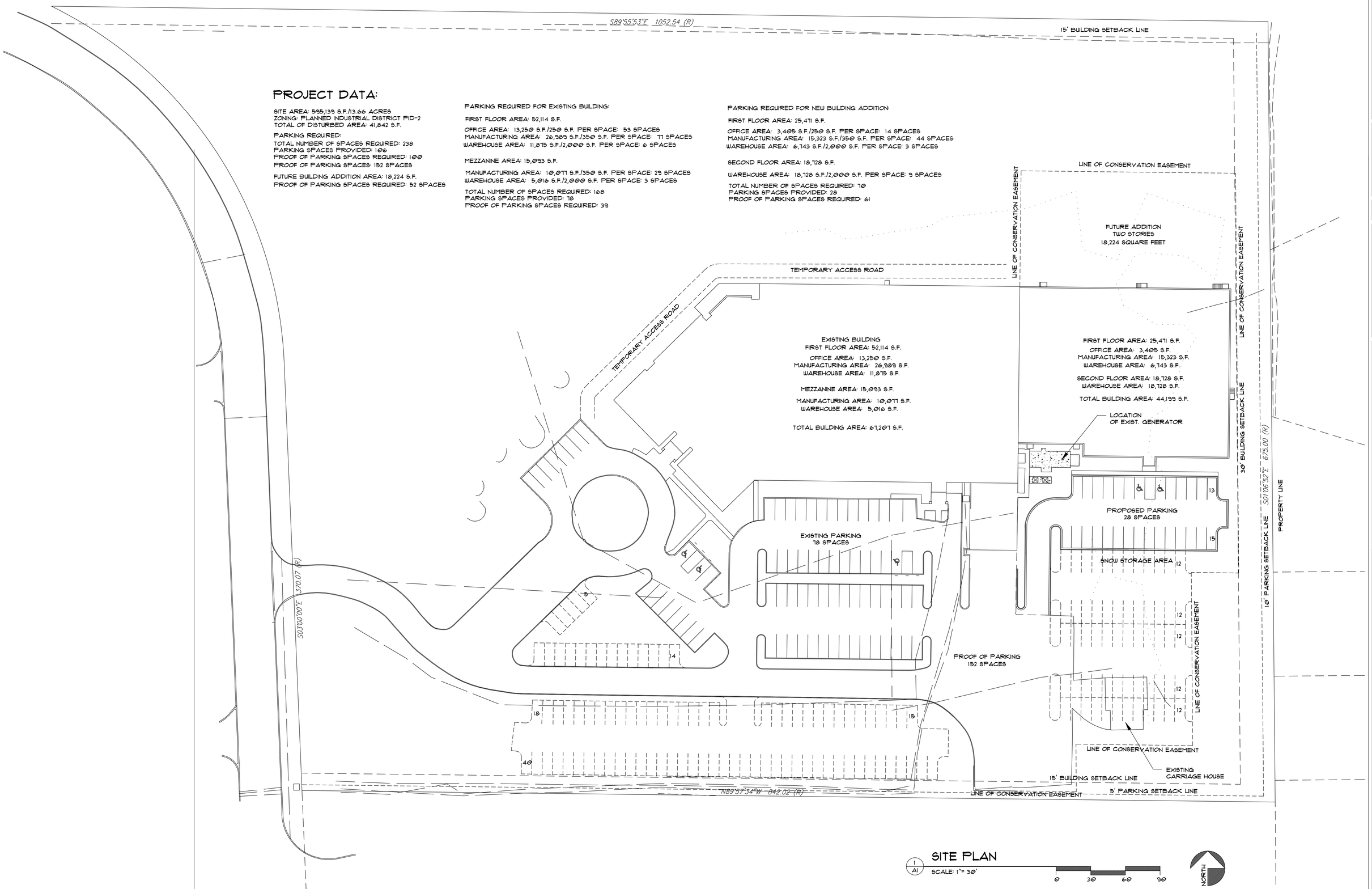
FIRST FLOOR AREA: 25,471 S.F.

OFFICE AREA: 3,405 S.F./250 S.F. PER SPACE: 14 SPACES
MANUFACTURING AREA: 15,323 S.F./350 S.F. PER SPACE: 44 SPACES
WAREHOUSE AREA: 6,743 S.F./2,000 S.F. PER SPACE: 3 SPACES

SECOND FLOOR AREA: 18,728 S.F.

WAREHOUSE AREA: 18,728 S.F./2,000 S.F. PER SPACE: 9 SPACES

TOTAL NUMBER OF SPACES REQUIRED: 70
PARKING SPACES PROVIDED: 28
PROOF OF PARKING SPACES REQUIRED: 61



1 A1 SITE PLAN
SCALE: 1" = 30'
0 30 60 90

MARTIN WOODY ARCHITECTS
2648 SMITHTOWN ROAD
SHOREWOOD, MN. 55331
PHONE: (612) 382-2423

DATE: JUNE 28, 2018
REVISIONS:
JULY 10, 2018
JULY 24, 2018
AUG. 15, 2018

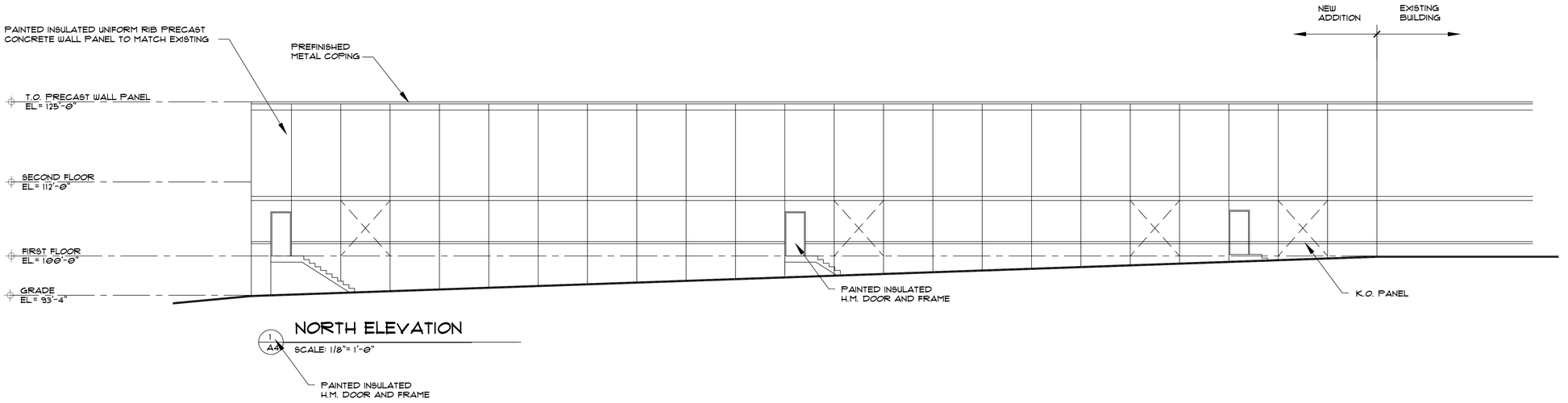
FILE: C: BIOLYPH CHASKA/A1.DWG

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: XX/XX/XX REGISTRATION NO.: 20954

COPYRIGHT 2018
MARTIN WOODY
ARCHITECTS, INC.

PROJECT: BUILDING ADDITION FOR:
DAVINCI/MICROLYPH
4215 NOREX DRIVE
CHASKA, MINNESOTA 55318

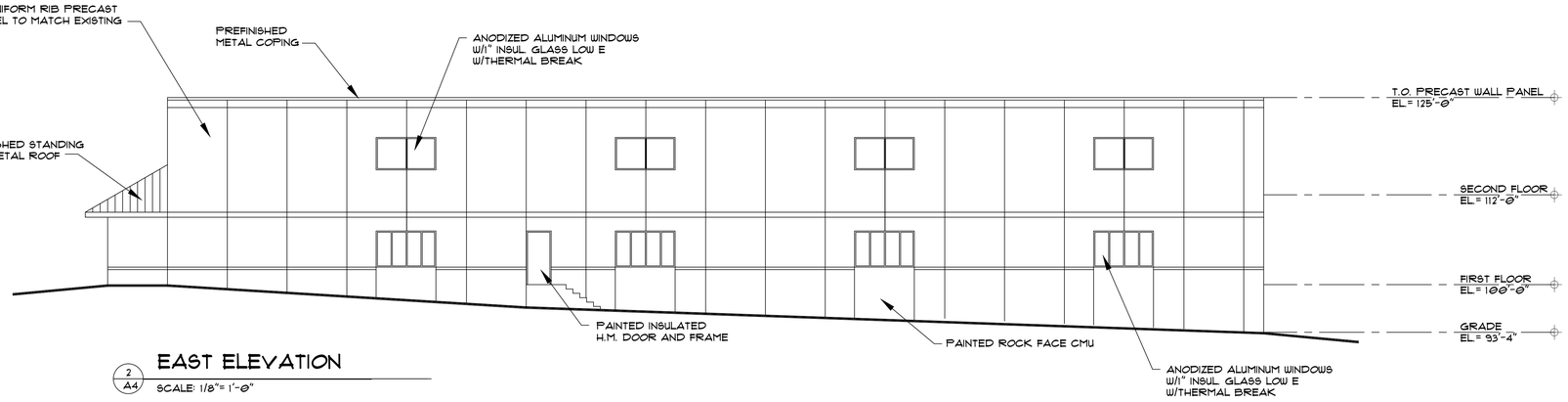
SHEET: A1 OF 4



NORTH ELEVATION

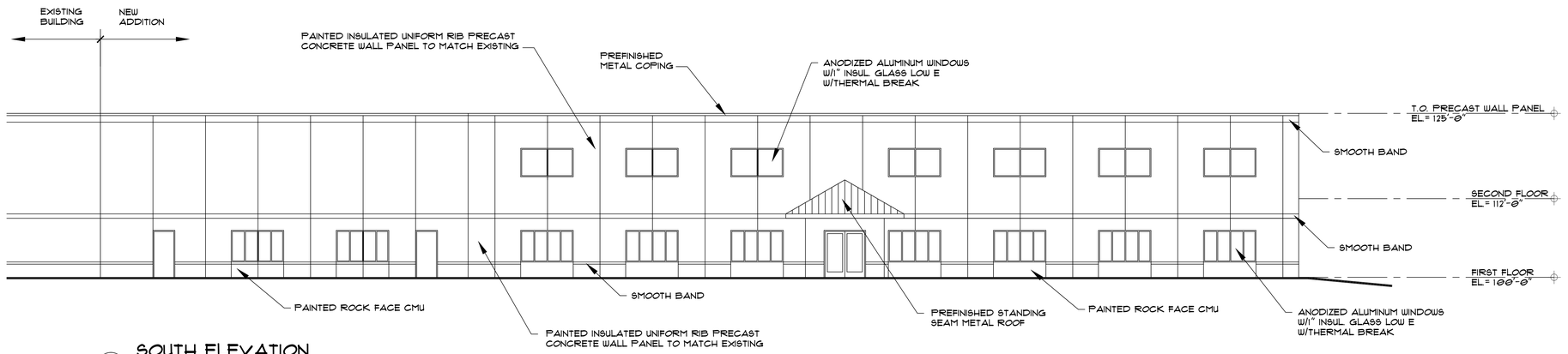
1/A4 SCALE: 1/8"= 1'-0"

PAINTED INSULATED H.M. DOOR AND FRAME



EAST ELEVATION

2/A4 SCALE: 1/8"= 1'-0"



SOUTH ELEVATION

3/A4 SCALE: 1/8"= 1'-0"

MARTIN MOODY ARCHITECTS
34 WATER STREET, SUITE 5
EXCELSIOR, MN. 55331
PHONE (612) 382-2423

DATE: MAY 1, 2018
REVISIONS:
JULY 24, 2018

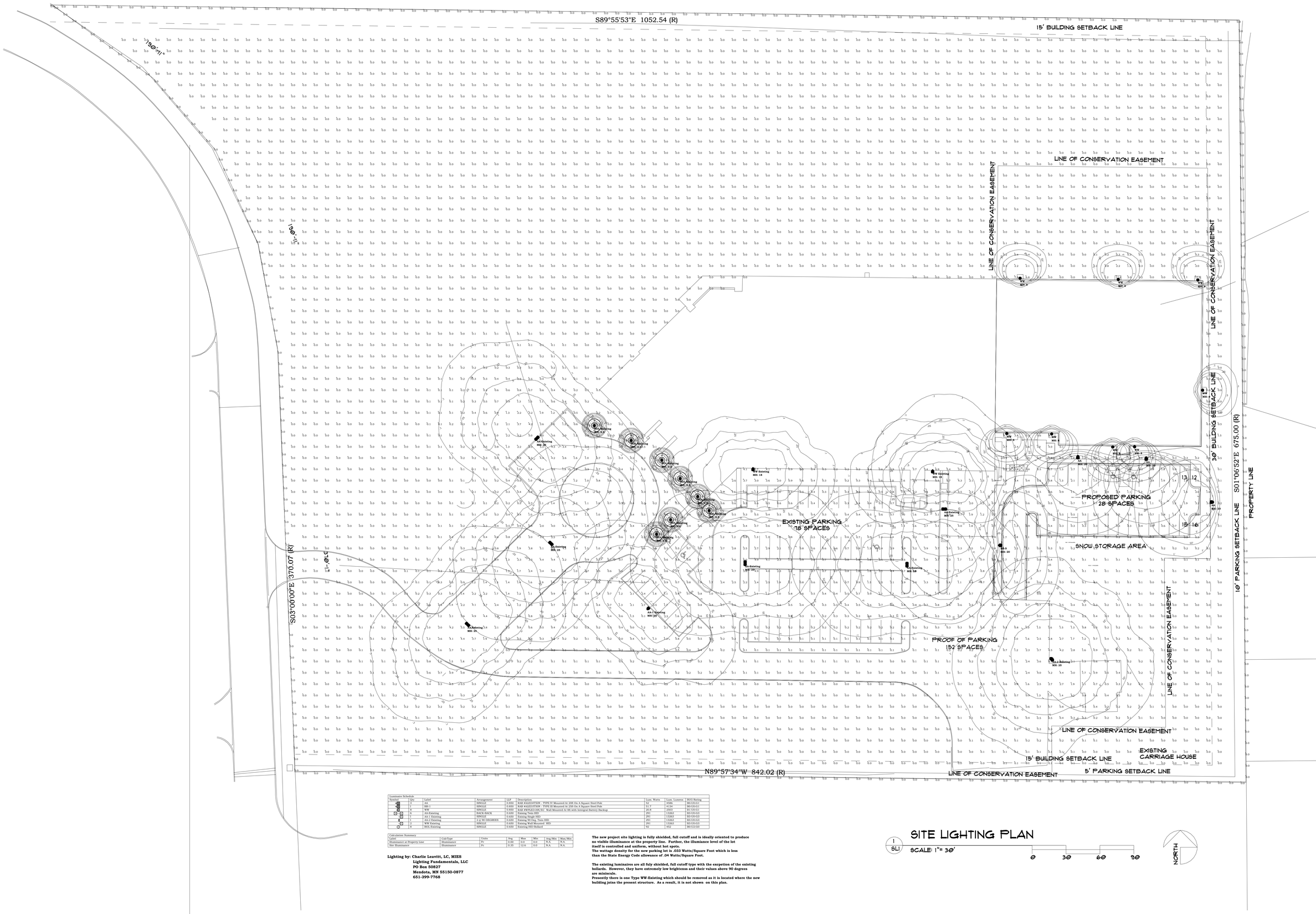
FILE: C: BIOLYPH /NOREX/A4.DWG

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: _____ REGISTRATION NO.: 20954

COPYRIGHT 2018
MARTIN MOODY
ARCHITECTS, INC.

PROJECT: BUILDING ADDITION FOR:
DAVINCI/MICROLYPH
4275 NOREX DRIVE
CHASKA, MINNESOTA 55318

SHEET: A4
OF 4



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	IECC Rating
	3	AA	SINGLE	0.650	RAB #ALED45T02N - TYPE IV Mounted At 20ft On A Square Steel Pole	52	6566	B0-U1-G1
	1	BB-1	SINGLE	0.650	RAB #ALED25T03N - TYPE III Mounted At 25ft On A Square Steel Pole	51.7	4154	B0-U0-G1
	1	BB-2	SINGLE	0.650	RAB #ALED25T03N - TYPE III Mounted At 25ft On A Square Steel Pole	51.7	4154	B0-U0-G1
	6	AS-Existing	BACK-BACK	0.650	Existing Twin HID	291	13063	B3-U3-G3
	1	AS-1 Existing	SINGLE	0.650	Existing Single HID	291	13063	B3-U3-G3
	1	AS-2 Existing	2 @ 90 DEGREES	0.650	Existing 90 Deg. Twin HID	291	13063	B3-U3-G3
	2	WW Existing	SINGLE	0.650	Existing Wall Mounted HID	291	13063	B3-U3-G3
	8	BOL-Existing	SINGLE	0.650	Existing HID Bollard	92	852	B0-U2-G0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Illuminance at Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site Illuminance	Illuminance	Fc	0.35	12.6	0.0	N.A.	N.A.

Lighting by: Charlie Leavitt, LC, MIES
Lighting Fundamentals, LLC
PO Box 50827
Mendota, MN 55150-0877
651-399-7768

The new project site lighting is fully shielded, full cutoff and is ideally oriented to produce no visible illuminance at the property line. Further, the illuminance level of the lot itself is controlled and uniform, without hot spots.
The wattage density for the new parking lot is .033 Watts/Square Foot which is less than the State Energy Code allowance of .04 Watts/Square Foot.

The existing luminaires are all fully shielded, full cutoff type with the exception of the existing bollards. However, they have extremely low brightness and their values above 90 degrees are miniscule.
Presently there is one Type WW-Existing which should be removed as it is located where the new building joins the present structure. As a result, it is not shown on this plan.

1 SLI

SITE LIGHTING PLAN

SCALE: 1" = 30'

MARTIN WOODY ARCHITECTS PHONE (612) 382-2423
26405 SMITHTOWN ROAD
SHOREWOOD, MN. 55331

DATE: ~~APR 25, 2018~~
REVISIONS
JUL 12, 2018
JULY 24, 2018
AUG. 15, 2018

FILE: C: BIOLYPH CHASKA/A1.DWG

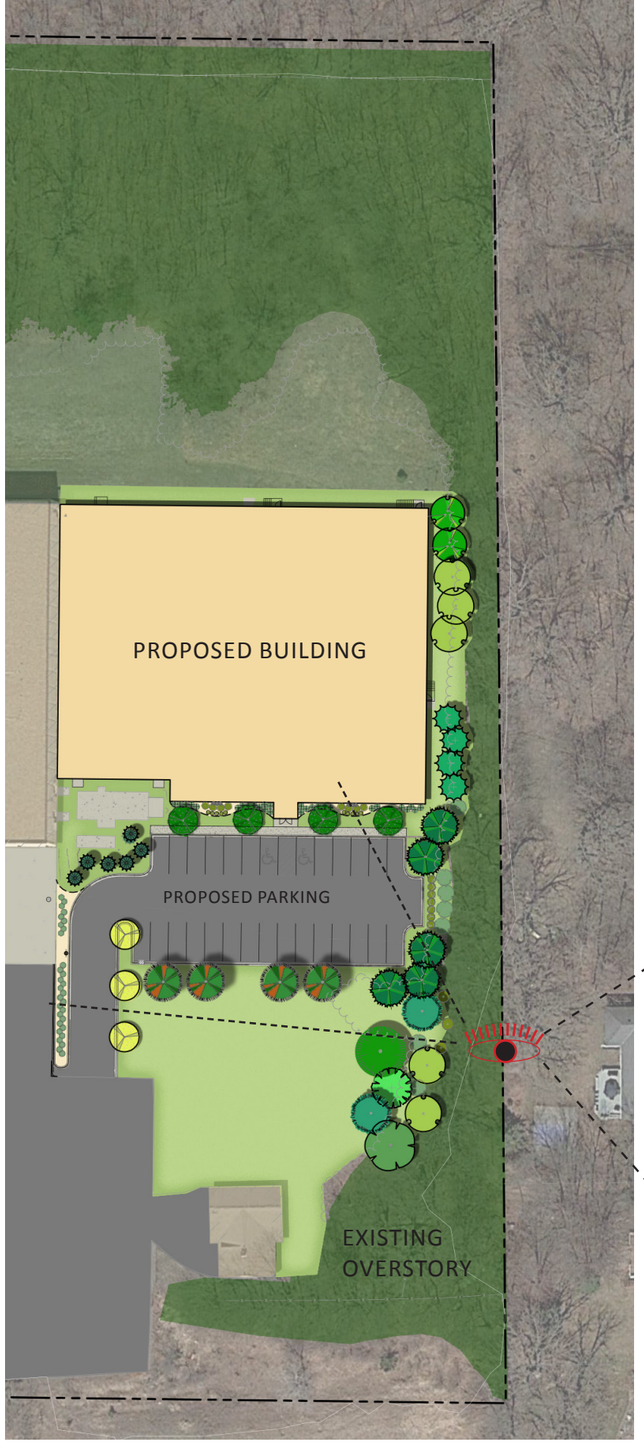
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: XX/XX/2018 REGISTRATION NO.: 20564

COPYRIGHT 2018
MARTIN WOODY
ARCHITECTS, INC.

PROJECT: BUILDING ADDITION FOR:
DAVINCI/MICROLYPH
4275 NOREX DRIVE
CHASKA, MINNESOTA 55318

SHEET: SL1
OF 1



CURRENT VIEW FROM PROPERTY EDGE.

APPROXIMATE VIEW WITH PROPOSED SCREENING TREES AT INSTALLATION.

DAVINCI / MICROLYPH - CHASKA, MN

SCREENING EXHIBIT

Sambatek

Engineering | Surveying | Planning | Environmental

Memorandum

DATE: Wednesday, August 15, 2018
TO: City of Chaska
FROM: Sambatek Landscape Department
SUBJECT: Landscape Narrative for 4275 Norex Drive

The landscape plan for the Davinci/ Microlyph fulfills the purpose and intent of the city of Chaska's ordinance to provide additional trees for the mitigation of carbon dioxide, soil conservation, erosion control, physical aesthetics, cooling of land, reduction of noise and glare, and breaking the monotony of human developments with the design solutions listed below. It should be noted that there were two unique site challenges that influenced design choices:

1) There exists on site, substantial conservation easements; thereby limiting the available land for improvements and imposing restrictions to interventions within the landscape.
2) The proposed building dimensions and location and proximity to the conservation easement limit the viable plant palette available to achieve the desired effects.

Parking lot screening

The requirement for parking (based on the owner's needs) placed it in close proximity to the conservation easement and drove the design to incorporate as many native species as possible as a means of reducing noise and glare. The city staff initially expressed a strong desire to preserve all vegetation within easement so plantings were focused along the existing treeline. The parking lot was then reconfigured to remove the two eastern most stalls in order to provide more space for plantings. In areas that afforded the space and appropriate conditions, trees larger than the city's requirements were specified to provide greater heights and widths of screening at time of installation. At the request of city staff, additional *Thuja occidentalis* have been specified at the eastern end of the parking area in order to buffer the year round screening of car headlights. Larger trees have also been specified along the southern edge of the parking area in order to provide additional pavement cooling and screening.

Building façade screening

Trees have been specified along the eastern side of the proposed building that fit the following characteristics: fast growing, narrow growth habits due to the existing vegetation within the easement and proximity to the building, indigenous or naturalized to the area, and appropriate to existing light and moisture conditions. The purpose of the plantings is not to completely hide the building, but to provide diversity of form in order to break up the monotony of the building.

12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343 | 763.476.6010
1421 34th Avenue Southeast, Suite 202, Mandan, ND 58554 | 701.204.6845
www.sambatek.com

Additional screening for residential properties

As the owner of the project wishes to provide a strong natural buffer between adjoining properties; large, native shrubs have been specified to be planted within the easement as space and conditions allow. Preferences have been given to areas that reveal the largest least obstructed views between properties while maintaining concern for the health of existing vegetation.

Alternate proposals

Architectural walls – The concept of using 4 foot architectural walls to screen headlights was explored and ultimately decided against due to the proximity of the conservation easement. Given that a vegetated easement already exists and that further architectural interventions into or near the easement would detract from the natural aesthetics, it was decided that the heavy use of natural vegetation would achieve the both the required 75% opacity of screening and the desired aesthetic appeal.

Removal of vegetation within the conservation easement – The terms of the easement allow for the removal of vegetation with the written consent of the Grantee. Removing of select vegetation within the easement would have allowed for larger and denser screening trees to be established. However, it was the desire of city staff to refrain from removing any vegetation from the conservation easement so plantings were adjusted to the perimeter of the easement. Further discussions with city staff may yield opportunities closer to time of installation that would allow for the removal of undergrowth and noxious species in order to allow for stronger establishment of desirable plantings.

Use of berms – The notion of berms was considered in order to raise the height of screening plantings. This was determined to be a poor choice based strongly on two effects:

1. A four foot berm would necessitate the clearing a minimum area 25 feet in width (to maintain a 3:1 slope). This would require the removal of nearly all vegetation within the 30 foot easement to the property line, which is unacceptable.
2. The placement of new tree plantings on the berm would not occur at the 4 foot elevation. Instead, each side of the berm would be planted in staggered rows along the two foot elevation line. This would effectively only grant two additional feet of height to the screening. Other alternatives were chosen instead because of increased screening coverage and site disruption.

In conclusion, this plan for the Davinci/Microlyph site fulfills Chaska's landscape intent and requirements, respects the wishes of the Grantee with regards to the conservation easement, and utilizes creative plant selection and placement to achieve effective and natural screening.

12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343 | 763.476.6010
401 North 3rd Avenue Southeast, Suite 202, Mandan, ND 58554 | 701.204.6845
www.sambatek.com

1. Exhibit showing existing vegetative cover with conservation easement along eastern edge of property. (8.14.2018)

12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343 | 763.476.6010
1480 46th Avenue Southeast, Suite 202, Mandan, ND 58554 | 701.204.6845
www.sambatek.com

2a. Image of screening opportunity between properties along eastern property line before plantings.

2b. Rendering of same image with new proposed screening trees in place.

12800 Whitewater Drive, Suite 300, Minnetonka, MN 55343 | 763.476.6010
1600 43rd Avenue Southeast, Suite 202, Mandan, ND 58554 | 701.204.6845
www.sambatek.com

ALED4T50N

RAB

Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Patent pending management system. 5-year, no-compromise warranty.

Color: Bronze

Weight: 32.0 lbs

Project:	Type:
DaVinci/Microlyph	AA
Prepared By:	**Date:**
CLL	4/28/2018

Driver Info		LED Info	
Type:	Constant Current	Watts:	50W
120V:	0.46A	Color Temp:	4000K
208V:	0.27A	Color Accuracy:	72 CRI
240V:	0.23A	L70 Lifespan:	100000
277V:	0.20A	Lumens:	7256
Input Watts:	55W	Efficacy:	133 LPW
Efficiency:	91%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000178X

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

SuitableFor use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Copyright 2018 RAB Lighting | All Rights Reserved Note: Specifications subject to change at any time without notice

Technical Specifications (continued)

Other

Equivalency:

Replaces 200W Metal Halide

BAA Compliance:

Click for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliance:

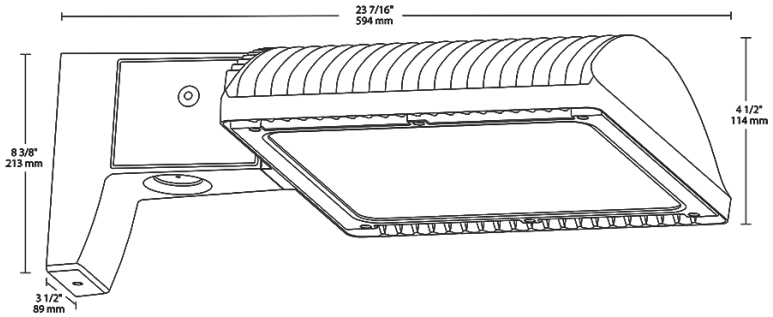
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year, no-compromise warranty

Ordering Matrix

Family	Distribution	Wattage	Mounting	Color Temp	Finish	Voltage	Dimming	Control Options
ALED	4T	50		N				
	2T = Type II **3T** = Type III **4T** = Type IV	**50** = 50W **78** = 78W **105** = 105W **125** = 125W **150** = 150W	**Blank** = Arm **SF** = Slipfitter	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **RG** = Roadway Gray **W** = White	**Blank** = 120-277V **/480** = 480V (not available for 150W)	**Blank** = Standard **/D10** = 0-10V Dimming **/BL** = Bi-Level	**Blank** = No Option **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell **/PCT** = 120-277V Twistlock Photocell (not available for Slipfitter mounting) **/PCT4** = 480V Twistlock Photocell (not available for Slipfitter mounting) **/WS2** = Multi-Level Motion Sensor(50W, 78W and 105W only) **/WS4** = Multi-Level Motion Sensor(125W and 150W only) **/LC** = Lightcloud® Control

Copyright 2018 RAB Lighting | All Rights Reserved Note: Specifications subject to change at any time without notice

ALED3T50N

RAB

Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Mounts to 4" square steel poles at 20-35'. Patent pending thermal management system. 5-year, no-compromise warranty.

Color: Bronze Weight: 32.0 lbs

Project:	Type:
DaVinci/Microlyph	BB-1
Prepared By:	**Date:**
CLL	4/28/2018

Driver Info		LED Info	
Type:	Constant Current	Watts:	50W
120V:	0.46A	Color Temp:	4000K
208V:	0.27A	Color Accuracy:	72 CRI
240V:	0.23A	L70 Lifespan:	100000
277V:	0.20A	Lumens:	6617
Input Watts:	55W	Efficacy:	121 LPW
Efficiency:	92%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000178V

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

SuitableFor use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Copyright 2018 RAB Lighting | All Rights Reserved Note: Specifications subject to change at any time without notice

Technical Specifications (continued)

Other

Equivalency:

Replaces 200W Metal Halide

BAA Compliance:

Click for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliance:

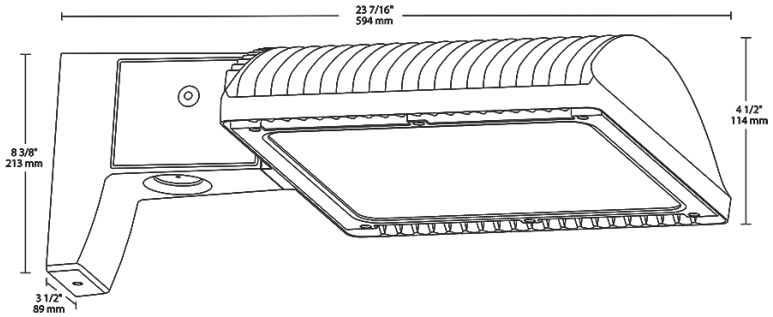
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year, no-compromise warranty

Ordering Matrix

Family	Distribution	Wattage	Mounting	Color Temp	Finish	Voltage	Dimming	Control Options
ALED	3T	50		N				
	2T = Type II **3T** = Type III **4T** = Type IV	**50** = 50W **78** = 78W **105** = 105W **125** = 125W **150** = 150W	**Blank** = Arm **SF** = Slipfitter	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **RG** = Roadway Gray **W** = White	**Blank** = 120-277V **/480** = 480V (not available for 150W)	**Blank** = Standard **/D10** = 0-10V Dimming **/BL** = Bi-Level	**Blank** = No Option **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell **/PCT** = 120-277V Twistlock Photocell (not available for Slipfitter mounting) **/PCT4** = 480V Twistlock Photocell (not available for Slipfitter mounting) **/WS2** = Multi-Level Motion Sensor(50W, 78W and 105W only) **/WS4** = Multi-Level Motion Sensor(125W and 150W only) **/LC** = Lightcloud® Control

Copyright 2018 RAB Lighting | All Rights Reserved Note: Specifications subject to change at any time without notice

WPLED18N

RAB

Ultra-high efficiency LED 18 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze Weight: 7.5 lbs

Project:	Type:
DaVinci/Microlyph	WW
Prepared By:	**Date:**
CLL	4/28/2018

Driver Info

Type:	Constant Current
120V:	0.17A
208V:	0.11A
240V:	0.09A
277V:	0.08A
Input Watts:	20W
Efficiency:	89%

LED Info

Watts:	18W
Color Temp:	4000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	2503
Efficacy:	124 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000175K

IESNA LM-79 & LM-80 Testing:

RAB LED luminaries have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED:

Multi-chip, high-output, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 4 kV surge protection, 500mA, 100-240VAC: 0.3-0.15A, 277VAC: 0.15A, Power Factor: 99%

Construction

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Other

For Use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Patents:

The design of WPLED18 is protected by US patent D608,040, Canada patent 138280, and China patent CN301649064S

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Replacement:

Replaces 150W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

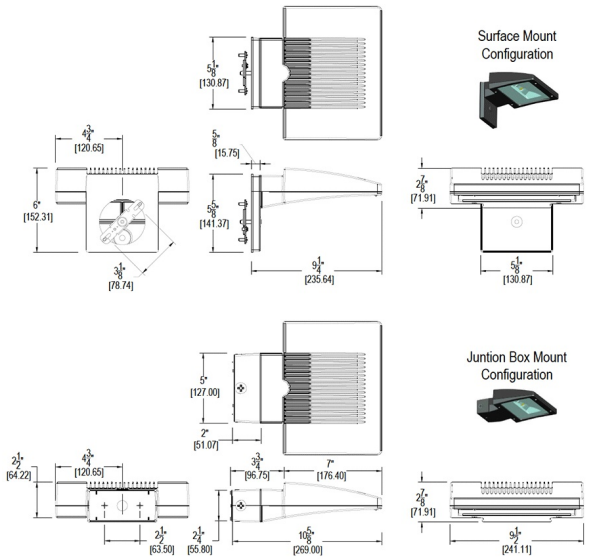
B1 U0 G0

Copyright 2018 RAB Lighting | All Rights Reserved Note: Specifications subject to change at any time without notice

WPLED18N

RAB

Dimensions



Features

- Ultra-high efficiency LED 18 Watt wallpack
- Replaces 150W Metal Halide Wallpacks
- 100,00-Hour LED Lifespan
- 5-year, no-compromise warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Emergency Battery Backup	Options
WPLED	18	N			
	18 = 18W	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **W** = White	**Blank** = No Battery Backup **/E** = Standard Battery Backup **/EC** = Battery Backup with Cold Start	**Blank** = No Option **/PC** = 120V Button Photocell **/PC2** = 277V Button Photocell **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell

Copyright 2018 RAB Lighting | All Rights Reserved Note: Specifications subject to change at any time without notice

Bryant Tchida
2503 Bridle Creek Trail
Chanhassen, MN 55317

August 1, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: REZONING PID-2 (4275 NOREX DRIVE, PID 300540020) AND AMENDMENT TO SECTION 4.4.3.2(d) OF CHASKA ZONING ORDINANCE

Dear Planning Commission of the City of Chaska:

I live at 2503 Bridle Creek Trail in Chanhassen with my wife Holly and our three children. Our residential property directly abuts the Biolyph property, located at 4275 Norex Drive, to the east. I am writing with respect to the City of Chaska's Request for Rezoning to the Planned Industrial District (PID-2) in regard to setbacks that would affect the expansion of the Biolyph property and the proposed expansion's unreasonably close proximity to our home. I am also writing in regard to the City's proposed amendment to Section 4.4.3.2(d) of the Chaska Zoning Ordinance, which, if adopted, would cause the existing 100-foot setback to apply *only* to Chaska residential uses and no other surrounding residential communities. Finally, I am writing about the City of Chaska's Notice to Consider Approval of a Final Site Plan for a Building Addition of Biolyph.

Our concerns regarding Biolyph's proposed expansion and site plan are fully expressed in my June 5, 2018 letter to the Planning Commission as well as letters from other concerned homeowners. These letters are attached for your convenience to the extent you have not yet had the chance to review them. We now have additional concerns, however, related to the City of Chaska's attempt to rezone the Biolyph property in this Planned Industrial District and the City's attempt to amend Section 4.4.3.2(d).

Chaska Zoning Ordinance Section 4.4.3.2(d) clearly requires Planned Industrial District buildings (like Biolyph) to have a 100-foot setback from adjoining residential uses and residential zoning. The City of Chaska enacted this setback provision for a reason. The purpose of the 100-foot setback between residential and industry is to assure that adequate separation is provided between the two areas to prevent congestion, minimize health and safety issues, and to keep residential areas free from industrial nuisances. The 100-foot setback also exists to provide space for adequate landscaping and screening in between residential and industrial properties.

Now, the City of Chaska is seeking to bypass the clear and unambiguous 100-foot setback requirement to accommodate Biolyph's proposed expansion in two ways. First, the City is relying on Chaska Zoning Ordinance 3.2 for the proposition that a 20-foot setback is required.

Second, the City proposes to outright amend Section 4.4.3.2(d) of the Chaska Zoning Ordinance so that it applies *only* to Chaska residential properties. I'll address the rezoning and alleged 20-foot setback issue first and the proposed amendment to Section 4.4.3.2(d) second.

1. **The 100-foot Setback of Section 4.4.3.2(d) Applies to Biolyph's Expansion Instead of the Vague and General Requirements of Section 3.2.**

This City's reliance on Chaska Zoning Ordinance 3.2 is misplaced and is inapplicable to Biolyph's expansion directly next to neighboring residential parcels. Section 3.2 deals only with general lot density and setback requirements and *does not* address what happens when there are residential properties, zones and residential uses next door. Section 3.2 is general, vague and in no way addresses the surrounding residential properties at issue here.

Section 4.4.3.2(d), however, addresses *precisely* what setbacks are required for adjoining residential uses from the Biolyph property. Section 4.4.3.2(d) is clear and unambiguous in providing for a 100-foot buffer between industrial use and residential use. The notion that this proposed action to rezone the Biolyph property, as set forth in the City of Chaska's Notice of Public Hearing dated July 19, 2018, is being taken to "eliminate any ambiguity" and "make things more clear in terms of the standards that are already set forth," is wrong. The standards currently set forth in Section 4.4.3.2(d), which apply directly to the Biolyph property as a Planned Industrial District, could not be clearer. Here, the City is attempting to rezone this property by substituting a vague and general industrial setback ordinance (which does not anywhere address proximity to residential uses or residential zoning) in place of a clear, unambiguous ordinance that directly applies to this property and its relation to residential uses.

The City also contends that "[t[his rezoning will not change anything for the property owners and buildings in this district[.]" However, this proposed rezoning is a *major* change to the current ordinances and policies behind these ordinances. This rezoning does not address what happens when there are residential properties, residential zoning, and residential uses right next door. The City of Chaska is asking the Planning Commission to turn a blind eye to the existing applicable ordinances and residential uses directly next to this property. It instead seeks to apply a general and vague industrial setback ordinance that does not apply to this property with directly abutting residential homes.

The City is essentially attempting to spot zone this parcel of land to get around the 100-foot setback requirement in Section 4.4.3.2(d). This proposed rezoning will turn Biolyph into its own "business island" with completely different requirements than other industrial properties within the same area. This request to now rezone this property differently, when there is already a clear and unambiguous ordinance in place, is arbitrary, capricious and unreasonable.

Rezoning this property to require a 20-foot setback from a residential property would have a substantial impact not only on the neighboring homeowners' sense of privacy, safety and well-

being, but on our property values as well. (*See* attached letter from Shelly Kilibarda). The fact that these homes which directly border the Biolyph property are located within Chanhassen city limits is of no consequence. This Commission cannot and should not discriminate against neighboring residents of Chanhassen.

2. Amending Section 4.4.3.2(d) Unfairly and Discriminately Targets Neighboring Residential Property Owners

The proposed amendment to Section 4.4.3.2(d) is even more discriminative. Approving this amendment would result in an absurd and unreasonable result by only recognizing a "residential use" exists on a certain side of a city boundary. The reasons for requiring a 100-foot setback from residential property apply *equally* to a residential property bordering industry no matter where on the boundary the residence is located. This proposed amendment detrimentally singles out neighboring residents who do not reside in Chaska.

Please consider that Chaska and Chanhassen are often linked together. For example, the two cities combine to make many competitive youth sports leagues and wonderful schools. Chaska and Chanhassen together are a *community*. And to now say that a Chanhassen homeowner is to be singled out and treated differently from a Chaska homeowner in relation to the way in which bordering industry can treat them is discriminatory and results in clear and intentional disparate treatment of similarly situated homeowners. This proposed discriminatory treatment of similarly situated homeowners should not be allowed.

The timing of the City's proposed amendment is also suspect. Section 4.4.3.2(d) has been in place for years. Now, only when Biolyph is faced with an issue of how to get around a 100-foot setback requirement does the City seek to amend the zoning ordinance to discriminate against neighboring residents. This amendment not only suddenly departs from the clear regulations that have been part of Chaska zoning law for years, but the discriminatory impact of this amendment will be far-reaching. It impacts all residential homeowners who are neighbors to the City of Chaska and is not limited to the City of Chanhassen.

3. Other Matters.

We suggest that it would be a good idea to ask the Carver County Planning Commission to provide its views on this issue, and for you to take those views into account in making your decision, since the City of Chaska is acting in a manner that will discriminate against property owners in bordering communities who have no political recourse in Chaska. We are, therefore, copying the Carver County Planning Commission with this letter.

To the extent the City of Chaska Planning Commission grants the City of Chaska's rezoning request and approves the proposed amendment to Section 4.4.3.2(d), we then respectfully request the City fully honor and uphold the Conservation Easement (Doc. No. 410011) in place

on the Biolyph property and not allow Biolyph to cut any more trees or disturb that easement for construction or other purposes. We also rest on our prior request for light pollution mitigation measures and a robust screen and landscaping between the abutting residential properties and Biolyph to the extent that the zoning amendments are enacted and the project is allowed to proceed (which it should not be). (*See* Tchida letter, dated June 5, 2018).

We appreciate your time and consideration of our views.

Sincerely,

Bryant Tchida

Cc: Carver County Planning Commission
Carver County Government Center
600 East 4th Street
Chaska, MN 55318

Denny Laufenburger, Mayor of Chanhassen
700 Market Blvd.
P.O. Box 147
Chanhassen, MN 55317

Kate Aanenson, Chanhassen Community Development Director
7700 Market Blvd.
P.O. Box 147
Chanhassen, MN 55317

Bryant Tchida
2503 Bridle Creek Trail
Chanhassen, MN 55317
June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4275 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2503 Bridle Creek Trail with my wife Holly and our three children, Alison (11), Chris (9), and Katie (6). Our residential property directly abuts the Biolyph property to the east. I am writing with respect to the Final Site Plan submitted by Biolyph and up for review by the Chaska Planning Commission on June 13, 2018.

To be clear, I understand and appreciate the importance of local industry, job creation and tax base. I also believe that industry and residential can exist in proximity and in harmony with each other. Balancing the rights and interests of both types of property owners is one of the fundamental reasons that zoning ordinances and codes exist. Biolyph is a growing and thriving business.

That having been said, I object to the Final Site Proposal. First, the Proposed Final Site Plan violates the City of Chaska's Zoning Ordinance, namely, Chaska Zoning Ordinance Section 4.4.3.2(d). According to Section 4.4.3.2(d), a 100-foot setback from adjoining residential uses or zoning districts is required for Planned Industrial District buildings such as Biolyph. The Final Site Plan proposes a mere 30-foot setback for both the building and parking lot. If approved, the building and parking lot would significantly encroach upon and impair my family's use and enjoyment of our property.

To give you some perspective, I am submitting some before and after pictures with this letter. I'm sure you can appreciate how unpleasant it would be to have the present view moved to within 30 feet of your residential property line. The parking lot would also be right next to where our kids play with no berm or other boundary. In addition to the view of industrial property, increased car traffic in close proximity to our house, and deprivation of natural light, we are deeply concerned about noise, vibrations, pollution of soil, air quality, light pollution and the like. We are also concerned about water runoff, raising of the water table and water intrusion onto our property. I believe that the Biolyph property has significant drainage issues. You should know that the topography slopes downward toward our house and we have an active sump pump. We are

concerned that increasing the hard surface area to the extent proposed in the Final Site Plan could cause water infiltration problems on our property.

We understand the Chaska City Planning Department's position to be that the 30-foot setback is allowed under a May 21, 1990 Site/Building Plan submitted by Home Time/Duplication Factory – P.C. and approved by the Chaska Planning Commission. Although the 1990 Site Plan referenced a "possible future expansion," the Planning Commission's recommendation did not address the possible future expansion in any meaningful or conclusive way. No site plan was ever approved for this "possible future expansion." That is because the expansion was not actually proposed. Thus, if the expansion ever became desired by the property owner, the property owner cannot not rely on the 1990 approval of the original Site Plan in order to build out the expansion area—that is the very reason that the property owner is presently going through the site plan submission and approval process.

To illustrate the point more directly, whatever conditions existed in 1990, circumstances have changed. For example, as noted in the 1990 Planning Commission report, "[t]he proposed Home Time/Duplication Factory facility meets the requirements of the Zoning Ordinance with regard to setbacks, parking and lot coverage." Although that was true at the time with respect to the original facility, it is not true today with the proposed expansion. Among other things, the residential zone that abuts the property to the east had not yet been constructed (our home was not built until 1994), so there was no need to take into account the required 100-foot setback from adjoining residential uses or zoning districts under Zoning Ordinance Section 4.4.3.2(d). The original building also was setback far enough from the adjoining property boundary such that minimum setbacks were not implicated.

Moreover, the 1990 approval relied heavily on a robust landscape plan and the heavily wooded nature of the property, including to the east of the building:

> As stated previously the site contains a significant amount of mature hardwoods (mostly oaks with some maple and basswood). The buildings orientation has maximized preservation of the existing trees. The landscape requirement for this site is 162 caliper inches or 57 overstory trees. The Landscape Plan, specific to the improved area of the site provides 21 overstory trees for a total of 55 caliper inches. The remainder of the requirement is proposed to be made up in credit for existing trees. In addition to the overstory trees provided the plan also includes 21 ornamental trees and a large number and variety of shrubs and flowers.

This landscaping plan provided an approximately 120-foot screen and buffer between the residential boundary and the existing building. Despite the 1990 approval's reliance on the heavily wooded nature of the area surrounding the original building, most of the trees to the east of the

existing building have now been cut, including the mature oaks, maples and basswood. As a result, the property owner is out of compliance with the 1990 landscaping plan. It would be unreasonable, irrational, arbitrary and capricious for the Planning Commission to rely on the 1990 approval of the existing structure as authority for the current proposed expansion when circumstances have changed and the site is significantly out of compliance with the original Site Plan and approval. You must take the new circumstances into consideration. The 100-foot setback Zoning Ordinance was adopted for a reason. This situation is the reason, and there is no rational justification for departing from the 100-foot setback rule here.

To put a finer point on things, the character and appearance of both the Biolyph property and of the adjoining residential neighborhood have been irreparably altered by the removal of the forested area on the east side of the property. What was once a lush, thick, forested screen with dozens of mature oak, maple and basswood trees, a large canopy and thick vegetation between the industrial building and the residences is now mostly barren, with no meaningful landscaping screen. I doubt this is what the Chaska Planning Commission had in mind when it approved the 1990 Site Plan, especially when it placed such emphasis on landscaping and the robust assortment of existing mature trees. To reiterate—the only thing approved in the 1990 Site Plan was the existing structure with landscaping and other requirements. No lots were platted for future development, and no actual future expansion site plan was proposed or approved. The "potential future expansion" was nothing more than a ghost plan.

The Site Plan suffers from numerous other deficiencies. For example, the plan includes no storm water improvements. It does not include any sort of water treatment plan even though the water will flow into an existing sewer system (and into the City of Chanhassen). The Site Plan proposes to plow snow toward and collect it on our property line—the runoff from snow melt will flow to our property. The Site Plan also lacks a tree preservation plan. In addition, the proof of parking is partially located in a conservation easement upon which no improvements can be constructed. (A copy of the easement is enclosed for your review.) And, there is no screen whatsoever proposed in front of the new parking lot abutting our property.

I respectfully request that the Final Site Plan be rejected because it fails to satisfy the required 100-foot setback requirement under Chaska Zoning Ordinance Section 4.4.3.2(d), because it does not adequately address landscaping to provide meaningful screens in between the properties, and because it is otherwise deficient.

To the extent that the Planning Commission decides to move forward with some portion of the Site Plan, however, our biggest concern is the visual impact of the expansion and adequately mitigating the adverse impact of the expansion through use of robust landscaping and screens. Irrespective of required setbacks under the Zoning Ordinance, a sufficient setback must be included between the building and the residential property boundaries to ensure there is adequate space for landscaping

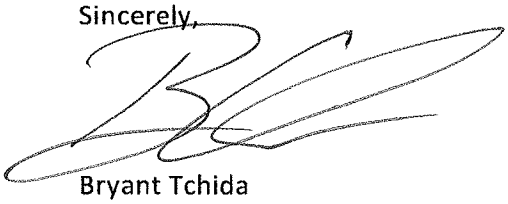
and screens, including so that the trees and other vegetation have adequate light and space to grow. There should also be a meaningful boundary separating the parking lot and residential properties.

An irrigated berm with a variety of conifer and hardwood trees, shrubs, and other vegetation on top would be a good start. Mature trees should be planted at the outset so that the building and parking lot are fully screened from the abutting residences. A good example of an adequate screen can be found between the Dell Five Business District off Dell Road in Chanhassen (Lake Drive East off Dell Road) and the residential properties along Wynnfield Road in Eden Prairie to the south. This could serve as a useful model for a landscaping project here, and I encourage you to look at it.

In addition, allowing the adjoining residential neighbors to have input on a final landscaping and screening plan would be a good idea. The new screening that has been planted since the forested area to the east was cut is minimal and inadequate—the row of small pines (some of which are dead) provides no meaningful screen. The existing Final Site Plan is vague as to the landscaping proposal. I believe that Biolyph should be required to submit detailed visual landscaping plans so that the Planning Commission (and interested adjoining residential landowners) have a clear picture of and the opportunity to approve any landscaping proposal.

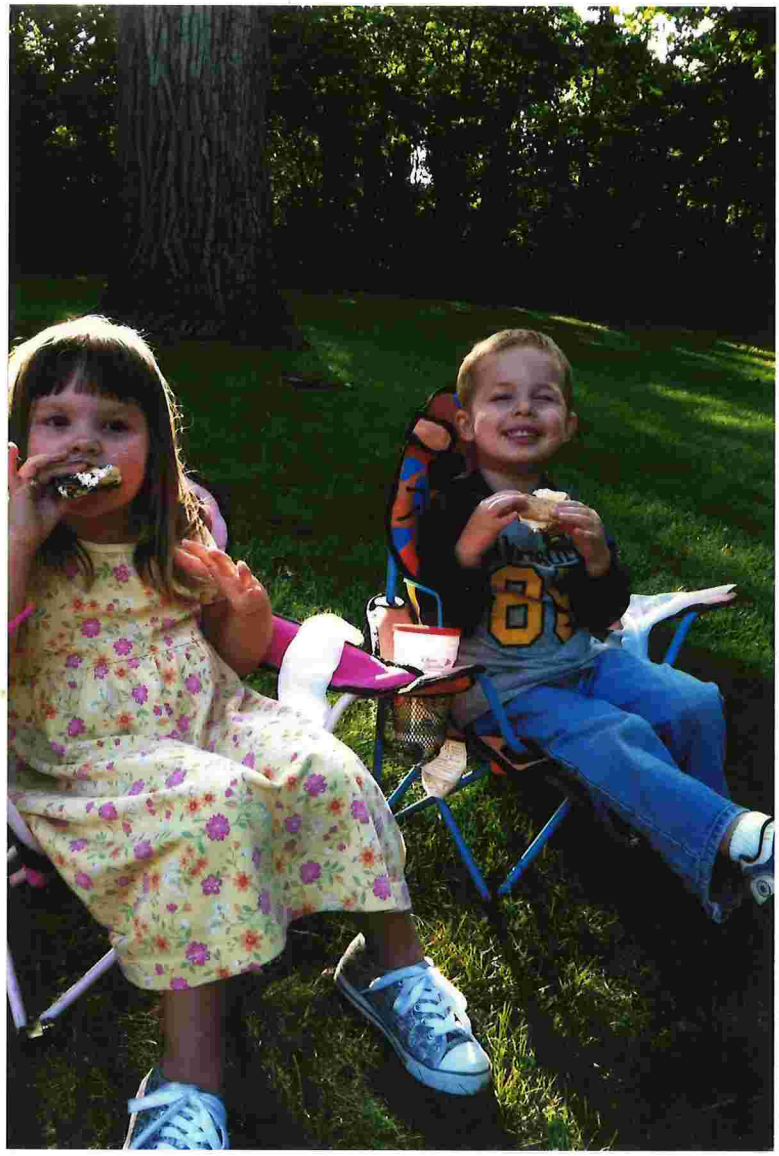
Although my family and I urge you to reject the Final Site Plan because it is out of compliance with the City of Chaska's Zoning Ordinance, we request at the very least that you require substantial revisions to the Final Site Plan to ensure that any negative visual, noise, air, light, water drainage and other impacts from the proposed expansion are mitigated to the extent possible. This would include, at a minimum, a detailed and robust landscaping plan that provides true screening for Biolyph's residential neighbors to the east. We appreciate your time and your consideration of our views.

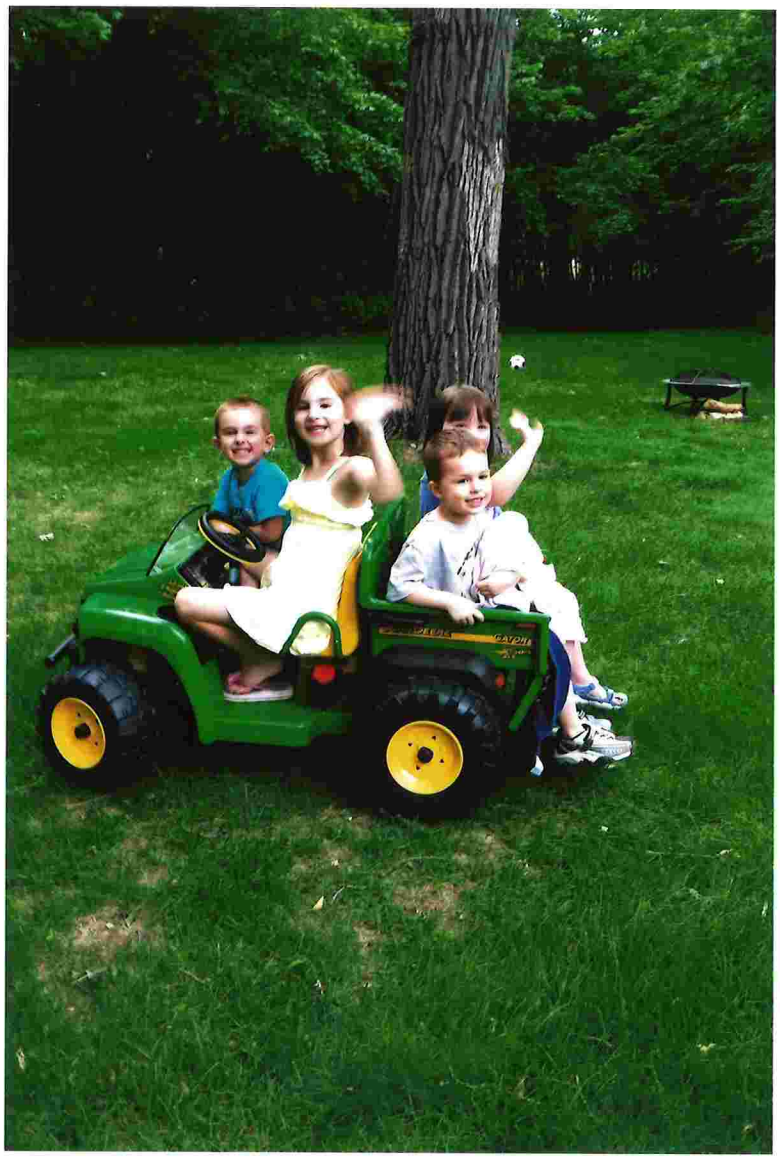
Sincerely,

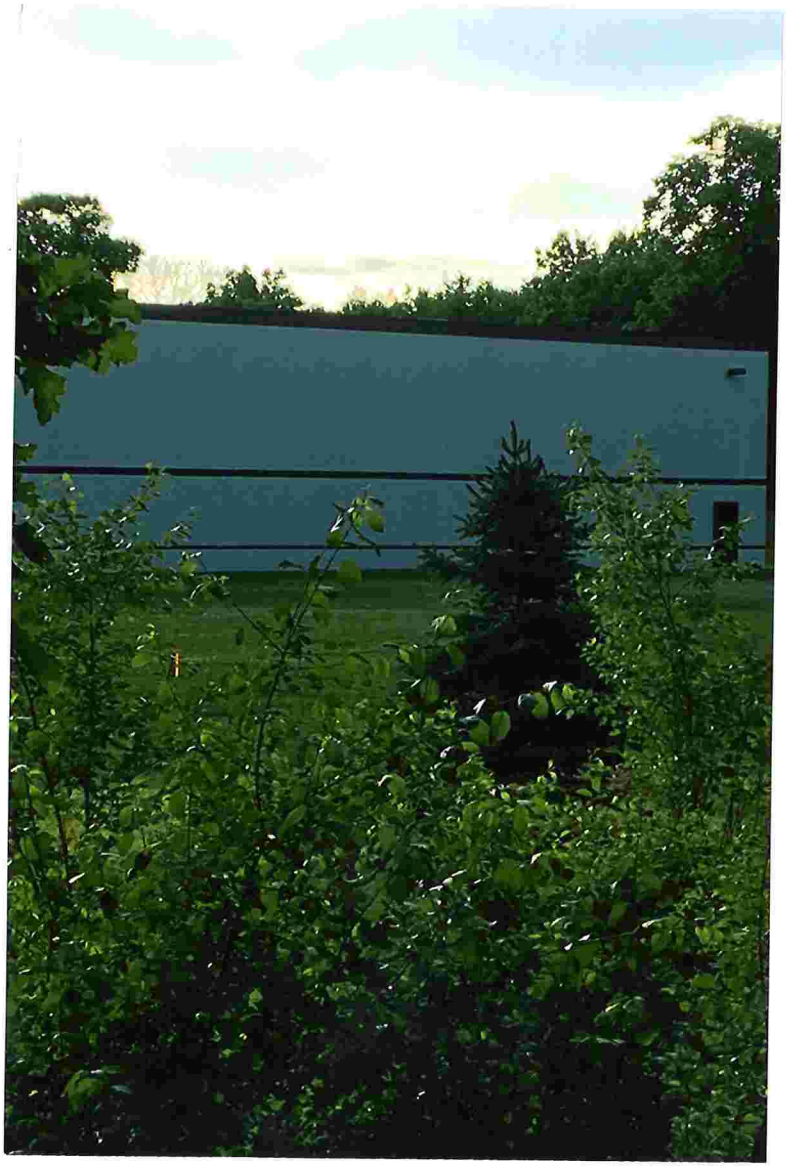


Bryant Tchida

BEFORE PHOTOS







AFTER PHOTOS

Document No.
A 410011

OFFICE OF THE
COUNTY RECORDER
CARVER COUNTY, MINNESOTA

Fee: $ 29.50 Check#: 35732

Certified Recorded on 03-18-2005 at 01:30 ☐ AM ☐ PM

2005-03-18

Carl W. Hanson, Jr.
County Recorder

GRANT OF EASEMENT
FOR
CONSERVATION AND SCENIC PURPOSES

Drafted By:
Larkin Hoffman Daly & Lindgren Ltd.
1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, MN 55431-1194
(952) 835-3800

NCS-138783-MPLS(NE)

After Recording Return To:
First American Title Insurance Company
1900 Midwest Plaza West
801 Nicollet Mall
Minneapolis, MN 55402
Attn: Nette Ejigu

Non Standard Filing
Pursuant to M.S. 357.203 1

GRANT OF EASEMENT
FOR
CONSERVATION AND SCENIC PURPOSES

THIS GRANT OF EASEMENT FOR CONSERVATION AND SCENIC PURPOSES is made on this 1st day of March, 2005, by HTD ASSETS OF OSHKOSH, INC., a Wisconsin corporation ("**Grantor**"), to the CITY OF CHASKA, a Minnesota municipal corporation ("**Grantee**").

RECITALS

Grantor is the owner in fee simple of real property in the County of Carver, Minnesota, which is legally described on Exhibit A attached hereto (the "**Property**"). Grantee desires to use a portion of the Property for conservation and scenic purposes.

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor:

1.) Easement - Grantor hereby grants to Grantee, its successors and assigns, a permanent easement (the "**Easement**") for conservation and scenic purposes over, under, upon and across that portion of the Property depicted on Exhibit B. The Easement shall run with the title to the Property and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns, including, but without limitation all subsequent owners of the Property and all persons claiming under them.

2.) Use of Easement Area:

(a) Grantor hereby agrees not to perform or cause the construction of any improvements within the Easement, except for internal-directional and identification signs reasonably required within the Property, which could damage or obstruct the Easement or interfere with Grantee's access to or Grantee's right to use the Easement area for conservation and scenic purposes.

(b) Except as may be permitted by a grading or excavation permit issued by the Grantee, no soil or other substance or material shall be dumped or placed as landfill or for any other purpose, reason or cause on all or any part of the Easement area without the express prior written approval of Grantee.

(c) No trees, shrubs or other vegetation shall be removed from all or any part of the Easement area without the express prior written approval of Grantee, except (i) for trees, limbs or branches that are touching the

NCS-138783 -MPLS(NE

building, dead, diseased or pose safety hazards, and (ii) within the approximately three (3) foot wide "mow strip" around the building or other improvements on the Property which may be mowed on a periodic basis.

(d) Except as may be permitted by a grading or excavation permit issued by the Grantee, no loam, peat, gravel, soil, rock or other material or substance shall be excavated, dredged or removed from all or any part of the Easement area without the express prior written approval of Grantee.

(e) Nothing in this instrument shall be construed to grant a right or privilege to the general public at large to use or occupy the Easement area for any purpose or to place any materials of any kind on or remove materials from said Easement area; nor shall Grantee extend such right to anyone.

3). Governing Law - This instrument shall be construed and governed by the laws of the State of Minnesota.

IN WITNESS WHEREOF, the parties hereto have executed this instrument.

GRANTOR:
HTD ASSETS OF OSHKOSH, INC.

By: _____
Dean Johnson
Its: President

GRANTEE:
CITY OF CHASKA

By: _____
Its: _____

By: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this 23rd day of February, 2005, by Dave Tokorney and _____, the City Administrator and _____, respectively, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

Margo G. Steffel
Notary Public

MARGO G. STEFFEL
Notary Public-Minnesota
My Comm. Expires Jan. 31, 2006

STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 1 day of March, 2005, by Dean Johnson the President of HTD Assets of Oshkosh, Inc., a Wisconsin corporation, on behalf of the corporation.

Anne DuCharme
Notary Public

ANNE DUCHARME
Notary Public
Minnesota
My Commission Expires January 31, 2006

THIS INSTRUMENT WAS DRAFTED BY:
Larkin Hoffman Daly & Lindgren Ltd.
1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, Minnesota 55431
(952) 835-3800 (TFA)

984558.2

EXHIBIT A

LEGAL DESCRIPTION
(Entire Property)

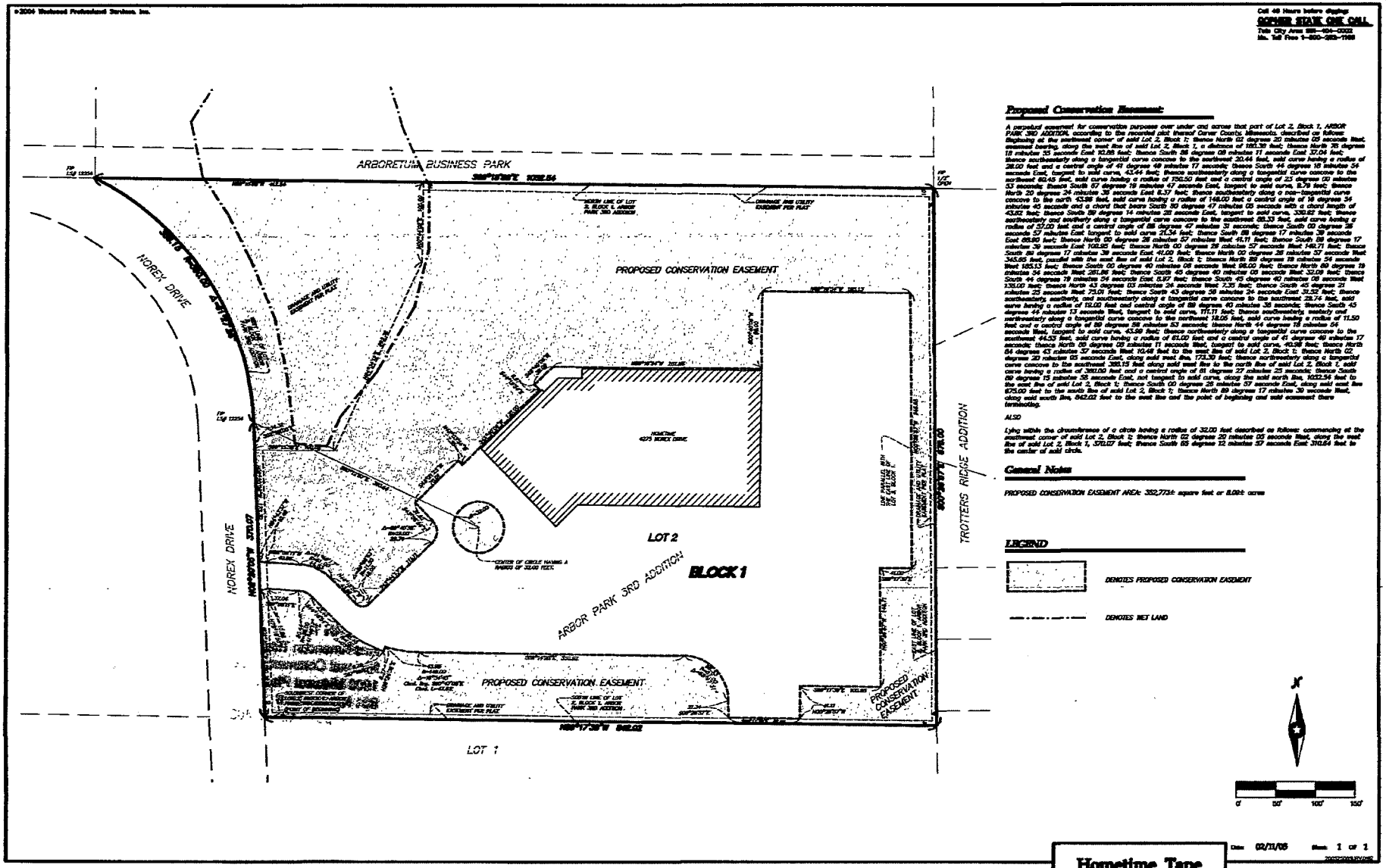
Legal Description:

Lot 2, Block 1, Arbor Park 3rd Addition, Carver County, Minnesota.

EXHIBIT B

DIAGRAM OF PERMANENT EASEMENT

[attach diagram here]


ARBORETUM BUSINESS PARK
HOREX DRIVE
PROPOSED CONSERVATION EASEMENT
LOT 2
BLOCK 1
ARBOR PARK 3RD ADDITION
TROTTERS RIDGE ADDITION
LOT 1
PROPOSED CONSERVATION EASEMENT
PROPOSED CONSERVATION EASEMENT
Proposed Conservation Easement
General Notes
PROPOSED CONSERVATION EASEMENT AREA: 352,773± square feet or 8.09± acres
LEGEND
DENOTES PROPOSED CONSERVATION EASEMENT
DENOTES WET LAND
Call 48 Hours before digging!
GOPHER STATE ONE CALL
Twin City Area 651-454-0002
Min. Toll Free 1-800-252-1166
Westwood Professional Services, Inc.
HOMETIME
Hometime Tape Duplication Center
Sketch & Description
Chaska, Carver County, Minnesota
Date 02/11/05
Sheet 1 of 1

RETURN TO:
First American Title Insurance Co.
National Commercial Services
1900 Midwest Plaza
801 Nicollet Mall
Minneapolis, MN 55402

Alan Kerkman
2510 Bridle Creek Trail
Chanhassen, MN 55317
June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4725 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I recently received the courtesy notice of the meeting to consider the approval of a final site plan for Biolyph. I would like to thank you for reaching out and notifying my family about the proposed addition to their lot. I am happy to hear that Biolyph is thriving in their current location and all that means for our local economy. I am disappointed however by the means that they are choosing to expand. In the past few years they have been cutting down much of the natural beauty of their lot and encroaching right up to the borders of their property. I understand the desire for Biolyph to expand, but it seems that there has to be a better way to find a solution to their growth needs.

I have reviewed the draft letter that Mr. Tchida is sending to the commission and I have to say I agree with him on all points. I urge you to consider the negative impacts that this proposal has for those of us who live nearby. When we moved into our home we were unable to see or hear the industry that was so closely located to us. However, as Biolyph has basically clear-cut their eastern border we now see and hear them regularly and with the proposed further development, we do not look forward to the continued degradation of a formerly peaceful and quiet neighborhood.

I hope the planning commission will see how many negative consequences this proposal, in its current form, will have on the local community and I hope you will take Mr. Tchida's recommendations to heart when you make your decision.

Thank you for taking the time to understand and consider our position in this matter.

Respectfully,

Alan Kerkman

Shelly Kilibarda
2511 Bridle Creek Trail
Chanhassen, MN 55317

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4275 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2511 Bridle Creek Trail with my husband and 3 children. I have been a licensed real estate broker for 15 years in multiple states, including Minnesota. I am writing in support of my neighbor Bryant Tchida and his letter to the Commission dated June 5, 2018.

I strongly urge the Commission to carefully consider the affect the Final Site Plan submitted by Biolyph will have on the property value of the homes located on Bridle Creek Trail in Trotter's Ridge neighborhood. Without thoughtful consideration of the esthetic look, encroachment issue with the new plan's 30' set back as well as possible environmental issues (specifically water shed), my concern is not only of the decrease in value for the properties adjoining Biolyph, but the negative impact on the overall value of our quaint little neighborhood of 49 homes.

Realtors, appraisers and buyers use properties listed and sold within a neighborhood to establish a market value comparison. The homes adjoining Biolyph will most definitely experience a decrease in value if the current proposed plan is approved. This, in turn, will affect all 49 homeowners on Bridle Creek Trail. There is an opportunity for Biolyph to work with our neighborhood and specifically the adjoining neighbors to create an encroachment- free site with a visually pleasing landscape plan. Thank you for your consideration.

Sincerely,

Shelly Kilibarda

Shelly Kilibarda

Don Schulz
2507 Bridle Creek Trl.
Chanhassen, MN 55317

June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

Re: 4275 Norex Drive (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2507 Bridle Creek Trail with my wife Mary and grandson Jeffrey (4). Our property is directly behind the Biolyph property to the east. I am writing in regards to the Final Site Plan submitted by Biolyph and up for review by the Chaska Planning Commission on June 13, 2018.

I have fully read and reviewed the letter submitted in reference to the same matter from our neighbor Bryant Tchida. My wife and I agree 100% with all the points Bryant has brought up in his letter of concern. In addition, we would like to voice our concern over the existing noise level and parking lot traffic which occurs early morning and late at night. I can only imagine how much worse it will get being within 30 feet of our property.

I also understand the need for businesses and residential property owners to successfully co-mingle in the same neighborhood. However, we have also experienced some intrusiveness from the noise level coming from water gushing out to the generator being fired up. In addition, during the winter months the headlights coming through our windows from the morning shift can get very unpleasant. Again, I can only imagine how this will elevate from the proposed Final Site Plan.

My family and I urge you to reject the Final Site Plan because of the valid points Bryant Tchida so eloquently brought up in his letter. We also request at the very least that you require revisions to the Final Site Plan to ensure that any negative visual, noise, air, light, water drainage and other impacts from the proposed expansion be minimal and include a detailed and robust landscaping plan that provides true screening for Biolyph's residential neighbors to the east. We appreciate your consideration.

Sincerely,

Don Schulz

Mary Schulz

Stephen and Courtney Bellairs
2470 Bridle Creek Trail, Chanhassen, MN 55317

To:
City of Chaska Planning Commission
1 City Hall Plaza
Chaska, MN 55317

Date: August 1, 2018

Re: Lot 2, Block 1, Arbor Park 3rd Addition (PID 300540020)

I am a current neighboring homeowner and architect residing on Bridle Creek Trail in Chanhassen, and I write regarding two of the subjects on the agenda at the upcoming Planning Commission hearing scheduled for August 8, 2018 at 7pm at Chaska City Hall.

The first relates to your consideration of the approval of a final site plan for a building addition for Biolyph, on the east side of Norex Drive in the Arbor Park industrial park, per the legal description above.

The second relates to the proposed setback adjustments being considered as part of the rezoning of PID-2, which are an integral part of the considerations being made under the first item.

We understand both items above, if approved without consideration of the requests below, will adversely affect residential neighbors' visual and landscape amenities and assets bordering the properties along the western edge of the Trotter's Ridge subdivision, and the property values throughout this subdivision.

We are also aware of the relatively recent (2014 and later) removal of a substantial number of large caliper, mature indigenous hardwood tree species from the 100 ft setback currently associated with Lot 2 referenced above. The value and preservation of this forest has gained much interest in Chaska over the years, and detailed descriptions are embedded in zoning papers at the City.

We have the following comments related to both of the above matters which shall be considered at the above meeting:

1. Deforestation:

   I attach sequential photographs showing the slow but deliberate removal of large caliper indigenous trees and forest sections from the existing setback zone between Chanhassen's Trotter's Ridge western property lines and the Chaska industrial lots, courtesy Google Earth Pro's historic satellite imagery. We request proof that this has not contravened local and State ordinances protecting indigenous forest assets. This should be a requirement of the process currently being considered. If ordinances have been contravened, then local and State-mandated penalties and restoration to original (pre-2010) conditions are requested.

2. Landscape screening:
   a. If the setbacks abutting Chanhassen's Trotter's Ridge residential neighborhoods are reduced from 100 ft to 30 ft, then we request that landscape screening is provided along the edges of either future parking lot edges or along the faces of industrial development encroaching

within the existing 100 ft setback to closely match Chaska's own zoning ordinance screening requires for conditions that match. Landscape screening requested should be such that views from residential properties to the east of the development to parking or facilities on the Chaska side of the landscape screen are more than 75% blocked (not visible) once the plant material has been allowed one year of annual cycles to establish itself, and shall be maintained in healthy and sustaining condition throughout the life of the industrial facility by the property owner, inspected once annually by the Chaska Planning department landscape staff or arborist, as applicable, to ensure sustained health and existence. This aligns with Chaska's own zoning ordinance article 9.6.6.1 a and b (copy attached) for the situations described in this section of the zoning ordinance, and the maintenance guarantee is similar to that described in ordinance article 9.6.7.

b. Further to 2a above, the attached Chaska City Council Resolution 2018-64 dated May 2018 cites very similar conditions at similar lot conditions in the City of Chaska, and requires substantially similar screening and protection of existing large caliper trees on an industrial property abutting residential lots in Chaska. This is a legal precedent prompting serious consideration of the measures requested in 2a above, and establishes the potential for reparation for the re-planting of the mature, large caliper trees removed post-2010, as well as the establishment of a tree preservation easement across the subject property to protect trees in the future. Please consider this in relation to our concerns above.

3. Finally, can the City and Owner of Lot 2 above prove that all expansion location options have been exhausted thereby requiring expansion to the east, or is this simply the easiest and cheapest manner in which to expand?

We respectfully request your serious consideration and adoption of the above requests as part of your deliberations regarding the above matters.

Sincerely

Stephen Bellairs, AIA, RIBA, LEED AP

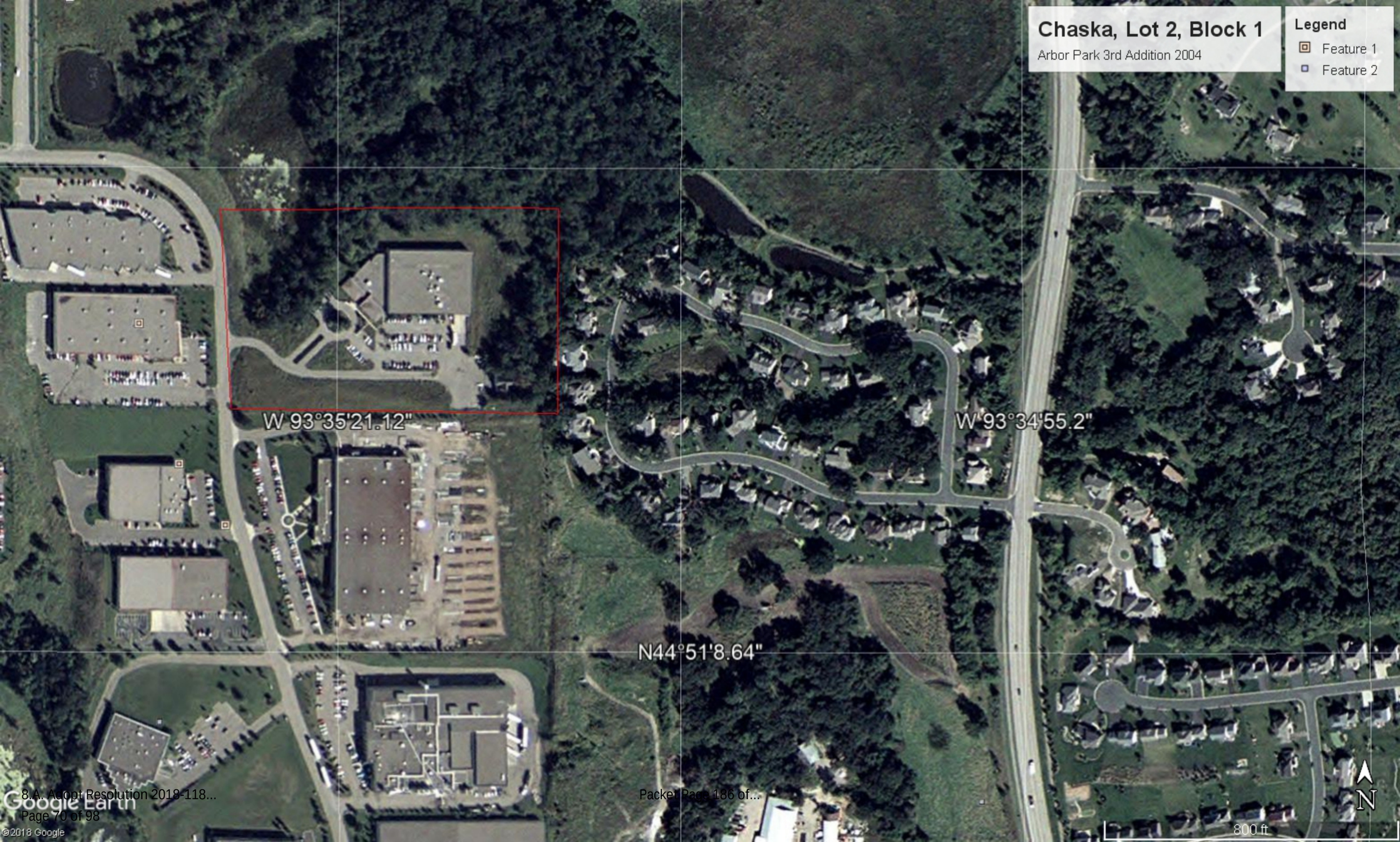
cc: Bridle Creek Trail Home Owners

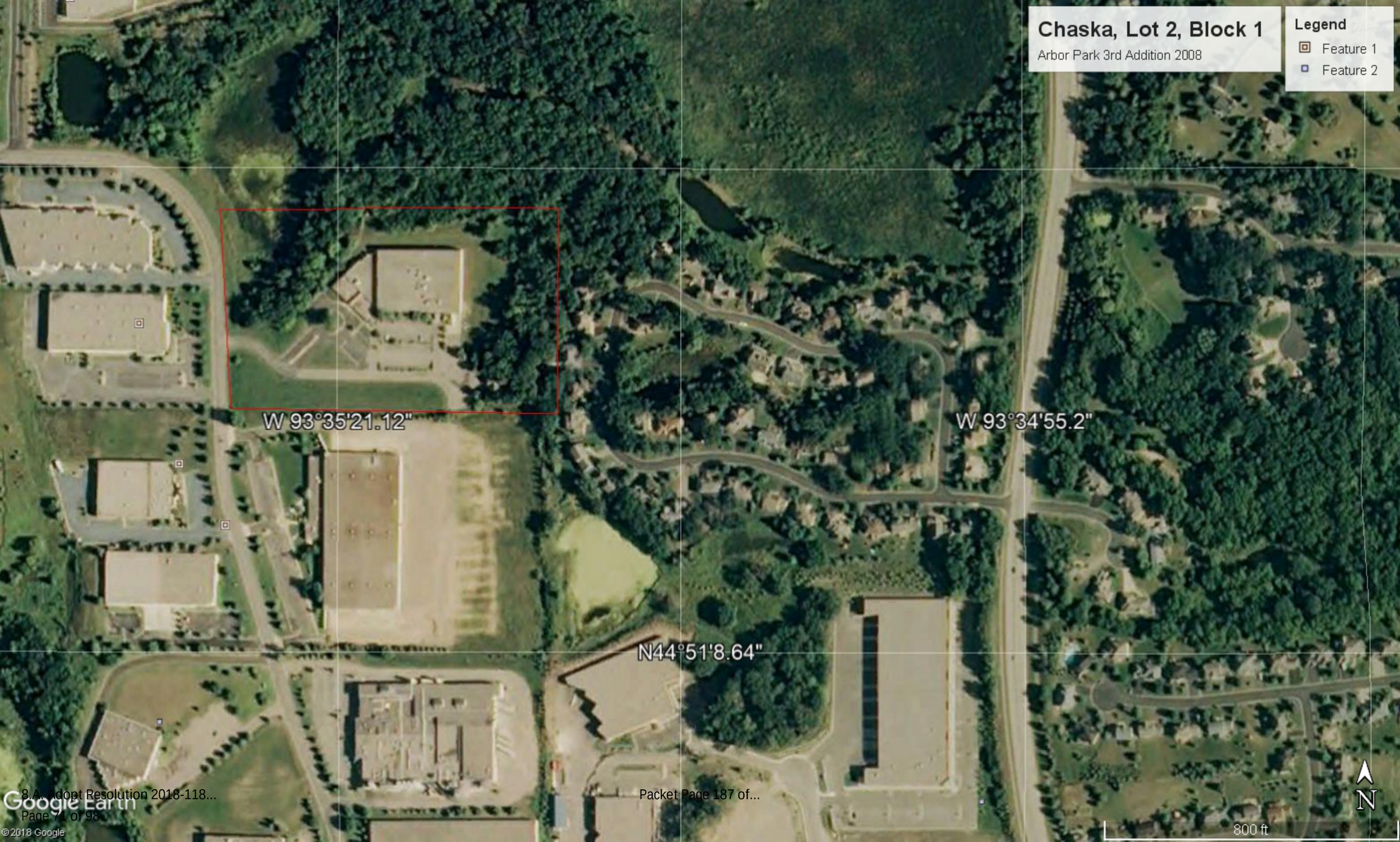
Attachments:

- Aerial photographs of deforestation.
- City of Chaska Zoning Ordnance Section 9.
- City of Chaska Council Resolution 2018-64.

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 1991
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
Google Earth
©2018 Google
800 ft
N

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2002
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
800 ft
N
Google Earth
©2018 Google


Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2004
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
800 ft
N
Google Earth
©2018 Google


Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2008
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
800 ft
N
Google Earth
©2018 Google

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2010
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
Google Earth
©2018 Google
800 ft
N

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2012
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
Google Earth
©2018 Google
800 ft
N

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2013
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
Google Earth
©2018 Google
800 ft
N

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2014
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
800 ft
N
Google Earth
©2018 Google

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2015
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
Google Earth
© 2018 Google
800 ft
N

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2016
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
N
800 ft
Google Earth
©2018 Google

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2017
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
N
800 ft
Google Earth
©2018 Google

Chaska, Lot 2, Block 1
Arbor Park 3rd Addition 2018
Legend
Feature 1
Feature 2
W 93°35'21.12"
W 93°34'55.2"
N44°51'8.64"
Google Earth
©2018 Google
800 ft
N

a) The number of understory trees shall be equal to twenty-five (25) percent of the required number of overstory trees; and

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.

9.6.5.3 Credit for Existing Trees

Sites containing significant existing trees which will be retained may be given a credit against the caliper inch requirements listed above. Significant trees are defined as coniferous trees twelve (12) feet or more in height, overstory deciduous trees ten (10) inches or more in diameter, or understory deciduous trees six (6) inches or more in diameter. Examples of acceptable overstory trees are oak, maple, basswood, etc. Examples of acceptable understory trees are crabapple, Russian olive, river birch, and amur maple. The amount of credit will be based upon location and size as determined by the Community Development Department. Credit shall not be given for dead, diseased or damaged trees.

9.6.5.4 Planting Islands

All open parking lots containing twenty-five (25) or more vehicular parking spaces, shall provide at least ten (10) percent of the hard surface area of the parking lot and driveways to the right-of-way for landscaped planting islands. Applicants shall provide a table demonstrating compliance with this requirement.

Parking lot islands shall be landscaped with appropriate overstory trees and shrubs or flowers. These islands shall be sized to accommodate the anticipated canopy size of the trees (at maturity) contained within them.

The inside width, behind the curb in landscape islands or peninsulas, shall be a minimum of ten (10) feet.

All landscaped areas shall be protected by concrete curbing.

All landscaping area shall have the proper soil preparation to ensure the viability of the vegetation to survive. The landscaping plan shall provide specifications for proper soil preparation.

Installation of irrigation systems shall be required to assure continued maintenance and health of plant material.

9.6.6 SCREENING:

9.6.6.1 Screening Required

a) Off-street open parking areas containing six (6) or more spaces, and all loading facilities shall be screened from public streets which afford an unobstructed view of the parking or loading area, ~~and~~ from adjacent properties zoned or developed for residential or public use. Height of screening shall be at least four (4) feet but no more than six (6) feet above level of parking lot, and shall be ten (10) feet above the loading facility. Minimum opacity shall be 75 percent year round.

b) Outdoor storage areas permitted in the I-Industrial District shall be screened by fences subject to the provision of Subsection 9.20.4.1.

9.6.6.2 Materials

Required screening may be achieved with any combination of the following: earth mounds, walls, fences, shrubs, compact evergreen trees, or dense deciduous hedge. In general, plant materials are preferred as opposed to walls and fences. If walls and fences are used, they shall be subject to the provisions of Subsection 9.20.4.1(b).

9.6.6.3 Location

Required screening shall be located at the same lot as the facility to be screened. It shall not be located within street rights-of-way, nor within 15 feet of any street or driveway opening onto a street.

9.6.7 LANDSCAPE GUARANTEE:

Financial security shall be provided as required by Subsection 14.4.4.3 of this Ordinance in order to guarantee the installation and vigorous growing condition of all landscape elements and screening required herein. Said security shall remain in effect for two full growing seasons. The two year guarantee for plant material installed after June 1 shall commence the following year. Lots provided with an irrigation system covering 100% of the area improved with landscaping need provide security for only one growing season.

(Ord. No. 849, 5/16/2011)

9.7 STORM WATER MANAGEMENT AND EROSION CONTROL

In the development, improvement, excavation or alteration of land, surface runoff is subject to water quality and quantity controls established by Chaska and other regulatory agencies. Said runoff shall be properly channeled into storm drains, a water course, ponding area or other public drainage facility in accordance with an approved plan. This plan shall also provide for erosion and sediment control before, during and after construction until the soil and slopes are stabilized with permanent cover. These control measures shall be maintained until site stabilization occurs.

Plans for activities noted above shall be approved by the City prior to the start of construction. All plans shall be in compliance with standards, policies, and provisions of the most recent version of the following documents as appropriate:

a) The Hazeltine/Bavaria Watershed Management Plan;
b) Chaska Stormwater Management Plan;
c) Chaska Stormwater Quality Management Plan;
d) National Urban Runoff Program (NURP) Standards;
e) MPCA “Protecting Water Quality in Urban Areas”.

9.8 TRAFFIC AND ACCESS CONTROL

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE MAY 21, 2018 RESOLUTION NO. 2018-64

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Sagewood in Clover Ridge/DR Horton./P.C. No. 2018-13

WHEREAS, the 58-lot proposal on approximately 28-acres of property is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive; and

WHEREAS, the North portion will be accessed via an extension of Clover Preserve Lane and consists of 44 home sites; and

WHEREAS, the South portion will be accessed through an extension of Clover Field Circle and contain 14 home sites; this section will end in a cul de sac; and

WHEREAS, because this development abuts the rear and sides of an existing neighborhood it will be important in the preliminary submittal to address screening; and

WHEREAS, luckily the site currently has a mature grove of trees to provide screening to the north, however, there is one area on the north side that is open; and

WHEREAS, it will be ideal for the applicant to incorporate coniferous and deciduous plantings in this area to provide a natural buffer between these neighborhoods; and

WHEREAS, a few other areas of note would be the eastern edges of the site (both in the north and south areas) to create adequate natural buffers between the existing and the new neighborhoods; and

WHEREAS, trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy, and it should be noted that the boulevard is the area between the sidewalk and the street; and

WHEREAS, tree preservation will be an important piece of this development, specifically in the north area where significant trees are present; and

WHEREAS, it should also be noted that Lot 27, Block 1 is shown in a location that will take out a portion of existing trees that could help provide screening from the existing neighborhood to the east; and

WHEREAS, staff would advise maintaining this buffer to help create a natural break and buffer between the two neighborhoods; and

WHEREAS, another area of note is the presence of very large oaks (ranging from 40-64 inch calipers) on Lot 10; and

WHEREAS, staff would advise the applicant to see about incorporating these large oaks into the development in some manner; and

WHEREAS, the Concept Plan does not show any proposal for new park space; and

WHEREAS, it should be noted that the Jonathan Association owns and maintains several parks in close proximity to this development; and

WHEREAS, it will be important that the developer indicate in their preliminary submittal their decision to be a part of the Jonathan Association versus providing their own park space; and

WHEREAS, it would not be fair for the developer to opt out of the Jonathan Association but use their parks, and the developer will be responsible to provide their own park space if they choose to opt out; and

WHEREAS, DR Horton conducted a neighborhood meeting for their concept plan on May 1st, 2018, and they have provided a summary of this meeting as an attachment in the packet; and

WHEREAS, in sum, there were concerns on tree preservation, screening, HOA status, drainage and construction traffic; and

WHEREAS, on May 9, 2018 the Planning Commission recommended approval to the City Council of the Concept Plan for Sagewood in Clover Ridge (PC#2018-13); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Sagewood in Clover Ridge (PC#2018-13), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-2), prepared by DR Horton, dated April 25, 2018
    b. Existing Conditions, prepared by James R. Hill, Inc., dated April 25, 2018
    c. Site Forces Exhibit, prepared by James R. Hill, Inc., dated April 25, 2018
    d. Proposed Drainage, prepared by James R. Hill, Inc., dated April 25, 2018
    e. Tree Preservation Plan, prepared by James R. Hill, Inc., dated April 25, 2018
    f. Elevations with Concept Plan, prepared by James R. Hill, Inc., dated April 25, 2018
    g. Conceptual Site Rendering, prepared by James R. Hill, Inc., dated May 1, 2018
2. Adherence with the City Engineer's Memo dated May 2, 2018.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision that boulevard trees are placed between the sidewalk and street.
6. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
7. Provision of adequate screening and landscaping along north edge abutting the Sophia Drive lots to be addressed at Preliminary submittal.
8. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition and Traditions at Clover Ridge 2nd Addition lots to be addressed at

Preliminary submittal.

9. Provision of sidewalks on both sides of all local streets.
10. Adherence to the following building setbacks:
    a. Front (house): 26 feet
    b. Rear: 20 feet
    c. Side: 5 feet
    d. Side (corner): 26 feet
11. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
12. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
13. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
14. Preservation of wetlands and a 30 foot buffer.
15. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
16. Provision of a storm water management plan meeting City and Carver County WMO standards.
17. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
18. Provision to provide mature tree buffer with existing trees on the east edge of the site that abuts both Lot 1-2, Block 1 of Clover Preserve 2nd Addition.
19. Provision of a tree preservation easement over the protected trees to be recorded prior to recording of final plat.
20. Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed and approved by the Fire Department.
21. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
22. Provision to include a park space for Sagewood if the developer chooses to opt out of the Jonathan Association, and to be shown on the plans at time of preliminary submittal.
23. Provision to further evaluate tree preservation efforts in the north portion of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.
24. Provision of a traffic study to be completed and submitted at preliminary plat.
25. Provision of a construction traffic access plan to be submitted at preliminary plat.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 21st day of May, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

Elizabeth Hanson

From: Timothy Pearcy <TPearcy@Biolyph.com>
Sent: Wednesday, August 8, 2018 4:26 PM
To: Elizabeth Hanson
Cc: Kevin Ringwald
Subject: Introduction
Attachments: BIOLYPH 1.pdf; BIOLYPH 2.pdf; BIOLYPH 3.pdf; Feeding Fawns.pdf; Group Deer.pdf; Group Turkeys.pdf; Snake.pdf; Turkeys.pdf; Buck 2 edit.pdf

My name is Timothy Pearcy. I am Founder, Managing Director, Governor, and 100% owner of BIOLYPH. I am a seasoned Entrepreneur, having started seven companies since 1979 when I was 21 years old.

At BIOLYPH (Bio-life), I invented equipment and processes to stabilize enzymes, proteins, and antibodies used to diagnose early stages of diseases in humans and animals, diagnostics to protect the world from bioterrorism agents, and food pathogen diagnostics to protect us from consuming food that could either make us very sick or kill us. BIOLYPH is honored to be recognized as the world expert in stabilizing lifesaving products. We just celebrated our 25th Anniversary.

Five years ago, we launched a search for our new home where we hope to grow our global headquarters. We found a variety of sites in different northwest communities, some of which offered economic incentives for locating in their cities. After our nearly yearlong search, we chose Chaska and purchased the property at 4275 Norex Drive. I have been pleased with selecting Chaska even without our seeking any financial support.

One motivation for me to purchase this property was the amount of natural green, the retaining pond, and space available for expansion; I personally love and embrace nature. I spend a significant amount of money optimizing the quality of my property to make it a green wildlife sanctuary for the critters and the community. **See Attachments**. We remove dead and diseased trees. I am in the process of spending $30,000 to eradicate the buckthorn. After we clean up the woods, we will be planting new and beautiful trees.

My second motivation to purchase this property was the expansion already City approved for the previous owner.

In January of 2016 when BIOLYPH's operations became fully operational in Chaska, we employed 52 people. We now employ 70 people, a 35 % increase in employment in the past 30 months. 12 of our new employees are from Chaska. This employment trend will continue.

BIOLYPH is an environmentally green and very unusually quiet company. I cannot imagine the few Chanhassen homes bordering our property could have a cleaner greener or quieter neighbor.

I have already invested $8,000,000 in our new headquarters I project estimate investing another $9,000,000 with our upcoming additions. It is time to expand our employment base and operations, which requires additional space. These needs are outlined in our submission to the City of Chaska. I would appreciate the City's support on helping us grow and add value to Chaska.

In tonight's meeting, I have invited part of our Professional Development Team to help answer your questions. The folks invited include:

- Martin Woody, Architect, Martin Woody Architects
- Chad Ayers, Civil Engineer, Sambatek
- Jonnie Workman, Landscape Architect, Sambatek

- Bruce Malerson, Zoning Attorney, Malkerson Gunn Martin LLP

I appreciate your time and your service to our community.

Attachments (9)

TEP: cc

Timothy Pearcy
Managing Director
BIOLYPH LLC
4275 Norex Drive
Chaska, MN 55318-3046
Phone: 952-936-0990
Fax: 952-936-0880
Email: tpearcy@biolyph.com

****
This message is intended only for the designated recipient(s). It may contain confidential or proprietary information and may be subject to confidentiality protections. If you are not a designated recipient, you may not review, use, copy or distribute this message. If you receive this in error, please notify the sender by reply e-mail and delete this message. Thank you.
****

BOLTON

BIOLYPH

Elizabeth Hanson

From: Timothy Pearcy <TPearcy@Biolyph.com>
Sent: Wednesday, August 15, 2018 4:57 PM
To: Elizabeth Hanson; Kevin Ringwald
Cc: Bruce D. Malkerson; martin@martinwoody.com; Chad Ayers, PE, LEED AP; JWorkman@sambatek.com
Subject: Extensive Efforts
Attachments: Landscape Narrative (003).pdf; 20068.01-L1-LAND L1.01 LANDSCAPE (1) (003).pdf; BIOLYPH Picture.jpg; A1 Site Plan 8-15-2018.pdf; SL1 Site Lighting Plan 8-15-2018.pdf

I am very grateful to both of you and the City Planning Commission in supporting BIOLYPH's growth on our property in Chaska.

The purpose of this memo is to address our efforts in optimizing landscape cover and minimize parking lot lights.

Landscape Cover

I have asked Johnnie Workman, our Landscape Architect from Sambatek to optimize the landscaping we will have installed to minimize the neighbors view to our beautiful and well maintained property.

Wanting to be great neighbors, we have examined every option possible for minimizing our neighbors view to our property. We must limit our options to those, which do not hurt our business operation.

We are passionate about protecting the existing green cover between our property in Chaska and the four residential homes in Chanhassen. We considered building a berm yet abandoned this idea because a berm would threaten the health and very life of the thick natural cover that is mature and already exists between our two properties. Attached, is a photograph showing the existing natural coverage. Please see the coverage behind the carriage house and then to the left of it. This is BEFORE we will be adding significant new coverage. AFTER our landscaping, the coverage will be much denser. Our landscape architect has accounted for the existing coverage, and plans to strategically place new and relocate beautiful vegetation that works in harmony with the existing vegetation.

After multiple revisions, our landscaping plan (attached) optimizes limiting the view from the four homes to the BIOLYPH property.

Parking Lot Lights

I have thoroughly reviewed the functional parking requirements and their proximity for employees to enter the expanded building. BIOLYPH is building as few parking spaces as possible. We have relocated two parking spaces away from our east property line.

We met with our lighting contractor and asked if installing lights that are 20' high instead of matching the existing 25' height would reduce the amount of light cast to the east residences. Their opinion is that it would make no difference. Furthermore, they believe we may need to install more 20' high lights than would be required at 25' so the net effect may add more light to the neighbors. BIOLYPH will proceed on this matter as the City directs.

We have attached documents detailing the above referenced matters. The two are from Martin Woody, our Architect and includes a revised Site Plan and Site Lighting Plan. The second two are from our Landscape Architect, Johnnie Workman at Sambatek which is a revised landscape plan showing the existing canopy cover

specifically within the planting areas along the eastern property lines by the proposed new parking. This also includes the landscape narrative. The final document is an aerial photograph of the east side of BIOLYPH's property.

I am very thankful to the City of Chaska.

Attachments (5)

TEP: cc

- Please distribute this package to the members of Chaska's City Council.

Timothy Pearcy
Managing Director
BIOLYPH LLC
4275 Norex Drive
Chaska, MN 55318-3046
Phone: 952-936-0990
Fax: 952-936-0880
Email: tpearcy@biolyph.com

****
This message is intended only for the designated recipient(s). It may contain confidential or proprietary information and may be subject to confidentiality protections. If you are not a designated recipient, you may not review, use, copy or distribute this message. If you receive this in error, please notify the sender by reply e-mail and delete this message. Thank you.
****

REQUEST FOR ACTION
CHASKA CITY COUNCIL
8/20/2018

Subject: **Rezoning of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts from PID-2 to PID-8**

AND Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d

Applicant: City of Chaska

Location: Northern Industrial Park, Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts (northeast quadrant of Highway 41 and Lyman Boulevard up to the extent of the Chanhassen boundary)

Case No.: PC# 2018-28

Synopsis: The applicant is seeking approval of a rezoning of the subject property from PID-2 (Planned Industrial District No. 2) to PID-8 (Planned Commercial Development District No. 8) and a Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt two ordinances approving the requests

BACKGROUND

The PID-2 (Planned Industrial District No. 2) district is located in the City's northern industrial park area, bounded on the west by Highway 41, bounded on the south by Lyman Boulevard, bounded on the east by Chanhassen, and bounded on the north by 82nd Street West and Chanhassen (shown in red below).

This zoning district was established on May 19, 1986 under Resolution No. 86-42. The resolution provided the background, intent, permitted uses, accessory uses, development standards, and sign regulations for this zoning district. The development standards for PID-2 provide specific regulations to adhere to, but also reference Section 3.1.10 (I-Industrial District) relative to open storage, screening, loading docks, building and parking/driving area setbacks and landscaping.

It should be noted that one of the properties in the PID-2 zoning district is planning a building expansion (4275 Norex Drive). This property is located on the northeast boundary of Chaska and Chanhassen. There is a residential development in Chanhassen that abuts this parcel on its east edge. Because of this, there have been concerns brought up on the setbacks to be applied to this site. When this zoning district and building were approved in 1986 and 1990, there was no residential to the east. Therefore, entitlements were given during the 1990 approvals based on these conditions; or in other words, a 100 foot setback was not required or applied to the future expansion area or will be carried over in this rezoning. In fact, in addition to a rezoning, the City will be requesting a Zoning Ordinance Amendment to the chapter referring to this setback so that the 100 foot setback will only apply to 'Chaska' residents and properties.

REZONING PID-2 to PID-8

This rezoning not change anything for the current property owners and buildings in this district rather it will only make things more clear in terms of the standards that are already set forth. The proposed rezoning would amend the PID-2 to include these standards to be more directly expressed in the ordinance. All standards and regulations set forth in the PID-2 district will remain in the PID-8, but will be more directly provided as it relates to setbacks.

The setbacks applied in the original approvals of the PID-2 zoning district (Resolution No. 86-42) are taken from the standard Industrial (I) zoning district, and references back to the Industrial (I) zoning district in the PID-2 resolution. This rezoning will essentially take the Industrial (I) setbacks and place them in the PID-8 regulations/ordinance directly so as to eliminate any ambiguity the current PID-2 Resolution (# 86-42) creates.

The setbacks will remain the same and be as follows:

Minimum building setbacks:

- From Chestnut Street (Highway 41) right-of-way: 150 feet from centerline;
- From Lyman Boulevard (County Road 18): 125 feet from centerline;
- From front lot lines: 30 feet;
- From side lot lines: 15 feet;
- From side (corner) lot lines: 20 feet; and
- From rear lot lines: 20 feet.

Minimum setbacks from impervious surfaces for parking, loading, and driving:

- From street right-of way: 15 feet; and
- From other property lines: 10 feet.

ZONING ORDINANCE AMENDMENT (ZOA) TO SECTION 4.4.3.2d

Existing Language: "*d) From adjoining residential uses or zoning districts:..... 100 feet;*"

Proposed Language: "*d) From adjoining **Chaska** residential uses or **residential** zoning districts **in Chaska**:..... 100 feet;*"

The current Planned Development Districts chapter (Section 4) of the zoning ordinance includes district procedures, different Planned Development Districts (Residential, Commercial, Industrial, Multi-Use, Rural-Lakeshore, etc), and general development standards for each district. Under the Planned Industrial Development District (PID) portion the general development standards state various building setbacks that could be applied in this district. Section 4.4.3.2d) is stated above in regard to one of the building setbacks applied. The intent of this standard was to be applied to Chaska properties. The amendment to include the verbiage 'Chaska' in this standard is to clearly identify that this 100 foot setback only applies to Chaska residences and residential zoning districts in Chaska. The reason being is that the City has control over, and an understanding, where residential and other various uses can go in the City and therefore the setback should only apply to them. The City has no control over neighboring communities and their zoning authority/land uses, and thus this setback should not be strictly applied to them, especially when neighboring community residential uses are established after an Industrial district has been established. The purpose of the proposed Zoning Ordinance Amendment is to clear up any ambiguity with regard to where this setback is applied.

CONCLUSION
City Staff is in support of this rezoning and zoning ordinance amendment to better clarify the setbacks that are applied in this PID district.

PLANNING COMMISSION ACTION TAKEN 8/8/2018:
Motion to recommend approval to City Council of the Rezoning (RZ) from the Planned Industrial District No. 2 (PID-2) to Planned Industrial District No. 8 (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts.

Motion to recommend approval to City Council of the Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d to include the following language:

> *d) From adjoining Chaska residential uses or residential zoning districts in Chaska:.....100 feet;*

CITY COUNCIL ACTION REQUESTED
Motion to adopt Ordinance approving the rezoning from Planned Industrial District No. 2 (PID-2) to Planned Industrial District No. 8 (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts.

And

Motion to adopt Ordinance approving the Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d to include the following language:

> ***d) From adjoining Chaska residential uses or residential zoning districts in Chaska:.....100 feet;***

CITY OF CHASKA 954

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Planned Industrial District (PID-2) zoning district and rezoned to Planned Industrial District (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts, Carver County, Minnesota.

Section II. **PID-8 District regulations.** Permitted uses and regulations applicable to the PID-8 District is hereby amended to read as follows:

A. Intent

The purpose of PID-8 is to provide an area within which industrial and related uses of a generally "clean and quiet" nature can be developed and operated in a high quality physical environment, one which will be complimentary to and compatible with the predominantly low density residential character of the City, and one which will ensure to the owners and occupants of permitted uses the full use, benefit and prestige of a Planned Industrial District of exemplary standards.

It is intended that industrial and related activities be the predominant use in the PID-8 but that complimentary uses such as certain kinds of commercial activity may also be appropriate if properly designed and developed.

It is also intended that development within PID-8 be characterized by relatively high employment levels and building to land ratios, both of which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

B. Permitted Uses

Permitted uses shall be the following:

1. Manufacturing, fabrication, compounding, processing, packaging, treatment and assembly of goods, products and materials.
2. Wholesaling, all commodities except live animals.
3. Scientific research, investigation, testing or experimentation.
4. Office and administrative facilities.
5. Retail commercial facilities providing goods and services for the day to day needs of PID-8 workers and visitors.
6. Warehousing within part of PID-8 which is not adjacent to T.H. 41.
7. Retail commercial facilities beyond those specified in (5) above provided that the Council shall find prior to any such retail use being made of any premises and prior to any substantial change therein, that the use is compatible with the purpose of PID-8.
8. A state licensed day care facility.
9. Uses similar in nature to those listed above and which, in the opinion of the City Council, will not be detrimental to the integrity of PID-8.

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Business and on-site traffic directional signs.
2. Off-street parking and loading facilities.
3. Retail sales or servicing of products manufactured or warehoused.
4. Dish antennas subject to provisions of Section 9.17.2.
5. Radio transmitters, microwave and telecommunications towers.
6. Dwelling necessary for security and safety reasons in relation to a principal use.

D. Development Standards

Development standards applicable to the Industrial District (Section 3.1.10 of Chaska Zoning Ordinance) relative to open storage, screening, loading docks, building and parking/driving areas and landscaping shall apply to the PID-8 District. Additional requirements shall be as follows:

1. Open storage shall not be permitted on site along T.H. 41. Open storage areas on other sites shall not exceed 50 percent of the area covered by principal buildings on each site.
2. To the extent possible, existing natural features such as woodland and wetlands shall be preserved in their natural state, particularly within portions of sites not covered by buildings and parking/loading/driving areas.
3. There shall be no direct driveway access permitted from individual lots to T.H. 41 or C.R. 18 thereby protecting these important arterial roadways for their primary function of moving traffic as opposed to providing access to land.

E. <u>Building Setbacks</u>

Minimum building setbacks shall be as follows:

1. From centerline of Highway 41: 150 feet
2. From centerline of Lyman Boulevard (CR 18): 125 feet
3. From Front Lot Lines: 30 feet
4. From Side Lot Lines: 15 feet
5. From Side (Corner) Lot Lines: 20 feet; and
6. From Rear Lot Lines: 20 feet

Minimum parking setbacks shall be as follows:

1. From Right-of-Way (ROW) of Highway 41: 15 feet
2. From other Property Lines: 10 feet

F. <u>Signs</u>

In addition to the sign regulations contained in Section 10 of the Chaska Zoning ordinance, the following regulations shall apply to free-standing signs in the PID-8 District:

1. Two free-standing signs shall be permitted to identify the overall Arbor Park – one at T.H. 41 and 82nd Street and the other at T.H. 41 and C.R. 18. Maximum sign area shall be 200 square feet and maximum height shall be 24 feet above the grade of the roadway from which the sign gains its principal exposure. Minimum setback from street right-of-way shall be 25 feet. Signs for advertising lots in Arbor Park shall be on a temporary basis until such time a permanent identification sign is installed. At that time, if needed,

the advertising sign shall become an attachment of the permanent structure.

2. Each lot along T.H. 41 shall be permitted two free-standing signs – one visible from T.H. 41 and the other from Peavey Road. Maximum size and heights above street grade shall be determined with final site plan review. Minimum setback from street right-of-way shall be 25 feet from T.H. 41 and 15 feet from Peavey Road.
3. Internal lots shall be permitted one free-standing sign per lot. Maximum height above street grade shall be 8 feet; maximum size shall be 100 square feet; and maximum setback from street right-of way shall be 15 feet.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of August, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

ORDINANCE NO. 955

AN ORDINANCE AMENDING SECTION 4.4.3.2d (BUILDING SETBACKS) FOR THE SETBACK FROM ADJOINING RESIDENTIAL USES OR ZONING DISTRICTS OF ORDINANCE NO. 229 (ZONING ORDINANCE) IN THE CITY OF CHASKA

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 4.4.3.2d (Building Setbacks) is hereby amended to add the following language:

d) From adjoining Chaska residential uses or residential zoning districts in Chaska:…….100 feet;

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of August, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
8/20/2018

Subject: **Sagewood – Preliminary Plat and Rezoning**

Applicant: DR Horton

Location: North of Engler Boulevard/Co Rd 10, west of Clover Preserve Drive

Case No.: 2018-30

Synopsis: Applicant seeks to obtain approval of a 55 lot development on 28 acres of land in the Clover Ridge development area

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Motion to adopt Resolution and Ordinance approving the request

---

BACKGROUND

At its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved. The Concept Plan showcased an assortment of housing and densities throughout the development.

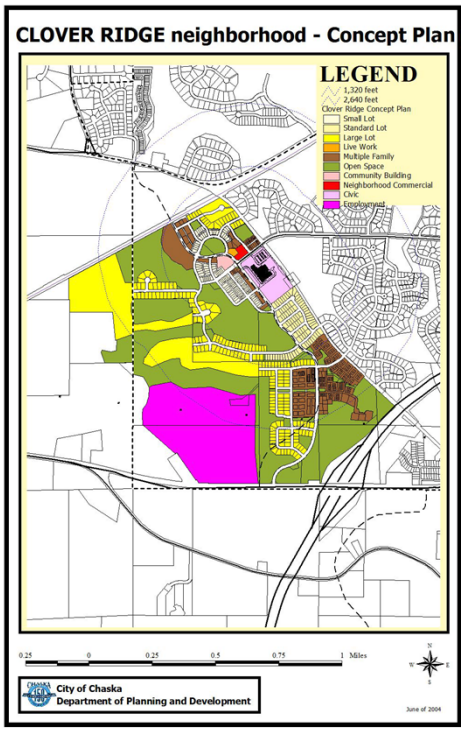
Tonight we are looking at a development concept that will extend the development on the west side of Clover Preserve Drive and south of Sophia Drive up to the extent of its western edge along the Laketown Township border.

At its May 21st, 2018 City Council meeting the Sagewood Concept Plan was approved.

Project Goals

Sagewood is one of the last undeveloped residential piece within the established Clover Ridge community. The identified goals in creating this new neighborhood include the following:

- Providing a seamless transition of road and pedestrian connections
- Housing design and lot sizes that will complement the existing 2-story homes on larger lots
- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage patterns
- Preservation of trees and buffer to existing homes.
- Enhancement of a small community feel



Comprehensive Plan & Clover Ridge Concept Plan

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

The Clover Ridge concept plan also guided this area to be standard lot residential, which the proposal is consistent with. It should be noted that during the time the Clover Ridge was planned/conceptualized, the area in question was looked at to potentially encompass higher densities in smaller areas to preserve the trees in the northern area entirely. This was one way to develop the site. However, with higher densities not necessarily a desirable option by all developers, there can be other acceptable alternatives on how the site develops that still maintains the same intent for preservation. One way, as proposed, is developing a lower density development while preserving significant clusters of trees. More detail and analysis of tree preservation is provided in the tree preservation section of this report.

Items Brought Up by Planning Commission and City Council during Concept Plan and how the applicant has addressed them in this Preliminary submittal:

- Tree Preservation:
  - Plan reduced from 58 lots to 55 lots for further tree preservation
  - Both northern cul de sacs shortened in length to allow for more tree preservation on northern edge
  - Elimination of one lot on north-westerly cul de sac for tree preservation of significant trees
  - Northern edge of site permanently preserved with tree preservation easement
- Drainage:
  - The applicant has met with the adjacent homeowners that back-up to this development since the Concept Plan approval to go over drainage concerns
  - It was determined that due to the combination of soil type and established yard grades, it is unlikely that the development of Sagewood will alleviate frequently running sump pumps and slow drying backyards, but will not add to these existing conditions
  - More separation achieved between the two development areas with the length of both cul de sacs reduced
- Sight Lines/Buffering:
  - Both northern cul de sacs reduced in length, which achieves a wider separation between the Sagewood development and the adjacent developments
  - Lot 1, Block 1 was widened to create a larger buffer between Sagewood and adjacent lot to the east
  - Landscape plan is showing a buffering plan on the north and east edges of the development that abuts adjacent developments/lots
  - A section drawing was submitted to show the grade differences between Sagewood's lots and the northerly development; conclusion is that both developments will end up being at similar grades
- Construction Traffic:
  - The applicant has provided a construction access plan in this submittal
  - Construction access is planned to access the development from Pioneer Trail (to the north) at Clover Ridge Drive; this is the most direct path into the development
- Overall Traffic:
  - The applicant has conducted a traffic report for this preliminary submittal that analyzed how the proposed development will impact traffic in the area

    - Analysis of traffic concluded that traffic shows no concerns with the addition of this development
    - No additional improvements are needed on existing infrastructure for this development
- Parkland (private):
    - The applicant has added a park (to be owned by the homeowners association) in the center of the development.
    - The park detail shows the incorporation of a playground.
    - Both sides of the development (north and south) have access to this park.

CURRENT PROPOSAL

The 55-lot preliminary plat proposal on approximately 28-acres of property is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive. This new addition will essentially be an extension of the existing Clover Ridge neighborhood.

Adjacent properties

The site is bound on the north by single family residential and Sophia Drive, to the west by Laketown Township and land owned by the Kelzer family, the south by a buffer strip and the West Creek Industrial Park, and the east by single family residential and Clover Preserve Drive.

Existing Conditions

The 28-acre site is located in the western edge of the Clover Ridge/Clover Preserve neighborhood. A majority of the site is currently used for agricultural purposes. The westerly property line abuts Laketown Township.

The most northerly portion contains a large area of trees. A tree survey indicates approximately 545 trees of varying sizes and species that are evenly distributed throughout. The majority (46 percent) are Maples followed by Basswood at 23 percent. The remaining species include a combination of Oak, Ash and Elm among a few others. The average size of all trees is approximately 20 inches.

The applicant stated that a wetland investigation took place fall 2017 and it was determined that no wetlands exist on site. A formal application has been filed and has received final decision that there are no wetlands on site.

Land Use

The proposed 28-acre Sagewood consists of 55 single family lots with a typical lot size of 70 feet wide by 140 feet deep. The dimensions are slightly larger than the homes to the north and east of this site. Minimum setbacks are proposed to be consistent with those approved for Clover Preserve: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

The parcels of land that this development encompasses are currently zoned Rural (R). The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout
Due to its natural topography and drainage patterns, Sagewood is divided into two sections: North and South. The North portion will be accessed via an extension of Clover Preserve Lane and consists of 41 home sites. The street will be extended to the westerly property boundary, so that it may be extended in the future. The South portion will be accessed through an extension of Clover Field Circle and contain 14 home sites; this section will end in a cul de sac. Sidewalks will be an extension of the existing conditions to both streets.

Transportation/ROW
The Preliminary Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the Clover Ridge concept plan. Specifically, Clover Preserve Lane is extended to the west to provide access to the north portion of the proposal, which Clover Field Circle is also extended to the west to provide access to the south portion of the proposal. Clover Preserve Lane will stub at its western-most boundary as it abuts Laketown Township. It should be noted that this stub street must provide for an adequate turnaround for emergency vehicles. The Fire Department will have to review and approve such turnaround.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing Clover Ridge development, however, this should be shown on the plans during the preliminary submittal.

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

Stormwater
Stormwater ponding exists today between Clover Preserve Lane and Clover Field Circle. More ponding is proposed as a part of this proposal on the south side of Clover Preserve Lane and on the west side of Clover Field Circle. It will be required that the developer provides adequate maintenance access into these areas to be shown during their preliminary submittal. Stormwater ponding will have to meet all Carver County WMO and City standards.

Phasing
It is the anticipation to start site excavation in mid-summer of this year. The phasing of the project has not been determined yet, but the site will be developed in multiple phases depending on a number of factors such as market demands and local lot absorption.

Setbacks
The setbacks will be generally consistent with the adjacent neighborhoods. Namely, the front yard setback should be no less than 26 feet. The rear yard setback should be 20 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 26 feet.

Architecture
DR Horton will be the sole builder in this development. The proposed homes will be 2-story single family designs, which complement the existing surrounding neighborhood. They anticipate offering approximately 8 floor plans ranging in size from 2,200 to 3,400 square feet.

Each floor plan will have multiple elevation options, which will create variety. A sample of the home designs is shown on the concept plan.

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 has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture.

Trails & Sidewalks

There is an existing trail in the Clover Ridge neighborhood northeast of this site. This trail will ultimately extend up to Pioneer Trail when development around it occurs. The site in question does not intersect with this proposed trail however they will be required to pay for trail fees as a part of their development agreement.

The preliminary plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development.

Screening, Landscaping & Tree Preservation

Because this development abuts the rear and sides of an existing neighborhood it was noted during the concept plan that screening will be important. Luckily the site currently has a mature grove of trees to provide screening to the north, however, there is one area on the north side that is open. The applicant has provided in their landscape plan a grove of coniferous and deciduous trees to encompass this area. The applicant has also added landscape buffers to the north (in the open area) and east edges of the development to create adequate natural buffers between the existing and the new neighborhoods.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. One of the exhibits provided show trees behind the sidewalks. This same exhibit does not show boulevard trees on the corner lot boulevards. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Tree Preservation is an important piece of this development, specifically in the north area where significant trees are present. The applicant has conducted and submitted a tree survey and preservation plan as a part of this proposal. They are showing areas on the north edge to remain untouched.

It was noted during the Concept Plan that the site does offer itself to preserve trees in different ways as there is no obvious direction to go. Staff evaluated the layout of the significant trees and offered several options in the Concept Plan to consider as the developer prepared for their preliminary submittal. These are listed below and how the applicant has reacted to them. It should be noted, that with the submittal of a grading plan for the site, it gives staff a better idea of the grading that needs to occur to accommodate development on this site. In sum, the grading is significant for the road and utility improvements, as well as the lots to ensure drainage happens in a proper manner. Because of this, trees adjacent to the road are difficult in saving. The tree preservation efforts would have to be focused more on the northerly area away from the road and lots where grading starts to dwindle off.

Option #1:
Staff's comment: one area of note was the plethora of oaks and maples on Lot 6. A couple options to consider to further preserve trees is extending the preservation line down southerly to account for more saved trees, or even using Lot 6 solely as an extended tree preservation area.
Applicant's response: the applicant has revised their plan to eliminate Lot 6 and use it solely for preservation efforts. Because of this more than 20 significant trees (mainly oaks and maples) are allowed to be saved.

Option #2:
Staff's comment: another option would be to potentially revise the cul de sacs for Street A and/or B to have a cluster of trees saved in the center. This same concept has been applied successfully before in the Red Cedar Creek 3rd Addition off of Red Cedar Way. This approach offers a unique layout for the neighborhood.

Applicant's response: the applicant explored this layout option, specifically for the central cul de sac. The conclusion was that it was not beneficial or practical to the preservation of trees. The reason being that the median in the cul de sac would force the lots around the cul de sac to move out further and thus impacting more trees around the perimeter. This option did not create additional preservation opportunities.

Option #3:
Staff's comment: the Northeast area tends to make sense in terms of preservation efforts, however, staff will point out that the preservation line could move more southerly across Lot 25-27 to encompass additional oaks and maples as well as capitalize on buffering for the east edge of the site as it abuts the existing Clover Ridge neighborhood.

Applicant's response: the preservation line was pulled down southerly to encompass a couple more trees on Lots 2-3, Block 1. The tree line has been preserved as much as possible to create a useable rear yard that also drains positively away from the new homes. This is also the case along the east boundary where grading needs to occur so that the property drains properly. In an effort to maintain a buffer, the corner lot (Lot 1, Block 1) is wider to allow for a buffer of newly planted evergreens.

Option #4 and #5:
Staff's comments: another option could be deeding the large preservation areas to the City, specifically the northeast preservation area. This area should be significant and account for as many trees as possible to save. Staff would consider counting dedicated land for tree preservation as potential parkland credit. And lastly another option could be to place a tree preservation easement over all areas and trees to be protected. This has been done in the past with other developments, for example, Cortina Woods, in lieu of conveying areas to the City for perpetual protection.

Applicant's response: the applicant has created a separate outlot to encompass the trees on the north side of the property. Their intention is to own this outlot and put a preservation easement over it. Staff is in support of this option for the HOA to own the outlot and place a

preservation easement over it. Staff would also require that this easement covers preserved trees that are outside of Outlot A and on private lots.

Staff had also noted that Lot 1, Block 1 is shown in a location that will take out a portion of existing trees that could help provide screening from the existing neighborhood to the east. Staff advised maintaining this natural buffer to help create a natural break and buffer between the two neighborhoods. The applicant has indicated that the majority of trees on this lot are basswoods and ashes, not necessarily desirable trees. In addition to that, they have created a wider lot that in turn provides enough room to create a buffer and provide room for additional landscaping. If this option is still pursued, then staff would add that the landscaping/screening will have to continue up to the north edge of this lot to buffer from the existing home on Lot 2, Block 1 Clover Preserve 2nd Addition.

Another area of note is the presence of very large oaks (ranging from 40-64 inch calipers) on Lot 16, Block 1. Staff advised the applicant to see about incorporating these large oaks into the development in some manner. The applicant looked into this, however as noted above, due to the location of the road and the grade changes from the existing grade to the proposed grade it did not make these trees practical to save. The impact of the grading around these trees for the road, utilities and building pads creates a significant impact on the trees and their root systems, which in turn, does not provide long term preservation of these trees. Staff is in support of a practical and safe plan so that in the future these trees do not become a hazard or eye sore to the development.

Additional Trees to Consider:
Overall, staff believes the applicant has made steps in the right direction since their concept plan to preserve trees. However, in addition to that staff would note a couple areas/trees (oaks and maples) for the applicant to consider in their final submittal since they are on the cusp of the preservation line or in less detrimental spots:

- Trees 236 and 248 on the edge of Lot 12, Block 1
- Tree 381 on the edge of Lot 9, Block 1
- Tree 408 on the edge of Lot 5, Block 1
- Trees 496 and 499 on the edge of Lot 2, Block 1

Parkland
The Preliminary Plan now shows the incorporation of a new private park space. The development is planning to have their own Homeowners Association and thus were highly encouraged by the Jonathan Association to have their own park for the new development. The park is situated between the north and south portions of the development providing equal access to both sides. Playground equipment is planned for this park area.

The City is not planning to take ownership of any land within the development, with the exception of the stormwater ponding. Because of this, the developer will be responsible to pay parkland dedication fees.

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

- Storm Sewer

- Parks
- Trails

Prior to final plat recording, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be. A development agreement will be required.

Preliminary Plat
The preliminary plat is for 55 single-family lots. The disposition of outlots is as follows:

- Outlot A: will contain a conservation area and be owned by the Homeowners Association
- Outlot B: will contain a monument sign and be owned by the Homeowners Association
- Outlot C: will contain a monument sign and be owned by the Homeowners Association
- Outlot D: will contain stormwater ponding and be deeded to the City of Chaska
- Outlot E: will contain parkland and be owned by the Homeowners Association
- Outlot F: will contain an access point to the City of Chaska's stormwater pond and be deeded to the City of Chaska

Rezoning
The property is currently in the Rural (R) zoning district, and is being rezoned to Planned Residential Development District (PRD-73).

Conclusion
Staff is happy to see another development move forward in the Clover Ridge neighborhood. This will be a significant addition to the area and thus its overall design and accommodations will be important as it moves forward in the planning process.

PLANNING COMMISSION ACTION REQUESTED
Motion to recommend to City Council approval of the Sagewood Preliminary Plat for a 55-lot subdivision on 28 acres of land in the Clover Ridge development, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Preliminary Plan Narrative (pgs 1-12), prepared by DR Horton, dated July 25, 2018
    b. Existing Conditions, prepared by James R. Hill, Inc., dated July 25, 2018
    c. Site Information, prepared by James R. Hill, Inc., dated July 25, 2018
    d. Drainage Maps, prepared by James R. Hill, Inc., dated July 25, 2018
    e. Preliminary Plat (pgs 1-3), prepared by James R. Hill, Inc., dated June 22, 2018
    f. Preliminary Erosion & Sediment Control Plan, prepared by James R. Hill, Inc., dated July 25, 2018
    g. Erosion & Sediment Control Details, prepared by James R. Hill, Inc., dated July 25, 2018
    h. Erosion & Sediment Control Notes, prepared by James R. Hill, Inc., dated July 25, 2018
    i. Preliminary Grading & Drainage Plan - Overall, prepared by James R. Hill, Inc., dated July 25, 2018
    j. Preliminary Grading & Drainage Plan - North, prepared by James R. Hill, Inc., dated July 25, 2018
    k. Preliminary Grading & Drainage Plan - South, prepared by James R. Hill, Inc., dated July 25, 2018
    l. Preliminary Sanitary Sewer & Water Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018

m. Preliminary Sanitary Sewer & Water Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
n. Preliminary Storm Sewer Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
o. Preliminary Storm Sewer Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
p. Construction Details, prepared by James R. Hill, Inc., dated July 25, 2018
q. Preliminary Tree Preservation Plan, prepared by James R. Hill, Inc., dated July 25, 2018
r. Construction Access Plan, prepared by James R. Hill, Inc., dated July 25, 2018
s. Preliminary Landscape Plan (pgs 1-3), prepared by Calyx Design Group, dated July 25, 2018
t. Traffic Assessment (pgs 1-6), prepared by Spack Consulting, dated July 10, 2018
u. Illustrative Cross Section, prepared by Westwood, dated July 25, 2018

2. Adherence with the City Engineer's Memo dated August 1, 2018.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition and Traditions at Clover Ridge 2nd Addition lots to be addressed at Final submittal.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks:
    a. Front (house): 26 feet
    b. Rear: 20 feet
    c. Side: 5 feet
    d. Side (corner): 26 feet
8. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Payment of development fees prior to recording of the final plat.
10. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
11. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision to provide mature tree buffer with existing trees on the east edge of the site that abuts both Lot 1-2, Block 1 of Clover Preserve 2nd Addition.
14. Provision of a tree preservation easement over the protected trees on Outlot A and private lots to be recorded prior to recording of final plat.
15. Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed and approved by the Fire Department.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
17. Provision to provide landscape buffer/screen to Lot 2, Block 1 Clover Preserve 2nd Addition on Lot 1, Block 1 Sagewood.
18. Provision to further evaluate the preservation of trees 236, 248, 381, 408, 496, and 499 and to be addressed during the final submittal.
19. Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.
20. Provision that cluster mailboxes are provided on site for the development.

21. Provision that homes do not exceed 35 feet in height.
22. Provision that park space and amenities are constructed at first phase of development construction.

Motion to recommend to City Council approval of the rezoning from Rural (R) to Planned Residential District (PRD-73).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving the Sagewood Preliminary Plat for a 55-lot subdivision on 28 acres of land in the Clover Ridge development (PC #2018-30)

Motion to adopt Ordinance approving the rezoning from Rural (R) to Planned Residential District (PRD-73).

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark**
Date: **August 1, 2018**
Subject: **Sagewood Preliminary Plat**

The proposed Sagewood home development site accounts in total of nearly 30 acres and lies on the western edge of the Clover Ridge/Clover Preserve neighborhood. The Engineering comments on the proposed preliminary plan are as follows:

1. Street and Utility Improvements – The street and utility improvements are being designed to meet City engineering standards and final plans will be reviewed by the engineering and utility departments.

2. Wetlands (See wetlands exhibit)– The Developer has completed a wetlands inventory over the proposed development site and no wetlands exist requiring no further action.

3. Storm water (See storm water exhibit)

- The attached exhibit shows the overall drainage pattern for storm water routing through the proposed development which ultimately discharge into the existing drainage channel. The drainage channel is direct contributor into the Chaska Creek watershed. The City's requirement for storm water rate control standards will be important to reduce the overall rate from which on-site ponding enters the channel.
- Outlot E serves as the emergency storm water outlet for several existing neighborhoods. Drainage and grading through the outlot will need to be further refined with the proposed playground plans to provide defined an overland drainage that does not impact the playground.
- Storm sewer needs to be further evaluated for lots 1 - 6 of Lot 1 to accommodate backyard drainage with the proposed grading plan.
- Permits for storm water will be required by the regulatory agencies before grading work can occur over the site.

4. Traffic – The traffic memo that was completed shows no concerns with the addition of the proposed development. No additional improvements are needed to the existing roadways in place. The development plan matches what was planned for roadway extensions within the residential area. Construction traffic will need access the proposed development via Clover Ridge Drive and signed accordingly. The Developer will need to work with Jonathan and existing neighborhoods to minimize construction traffic impacts.

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

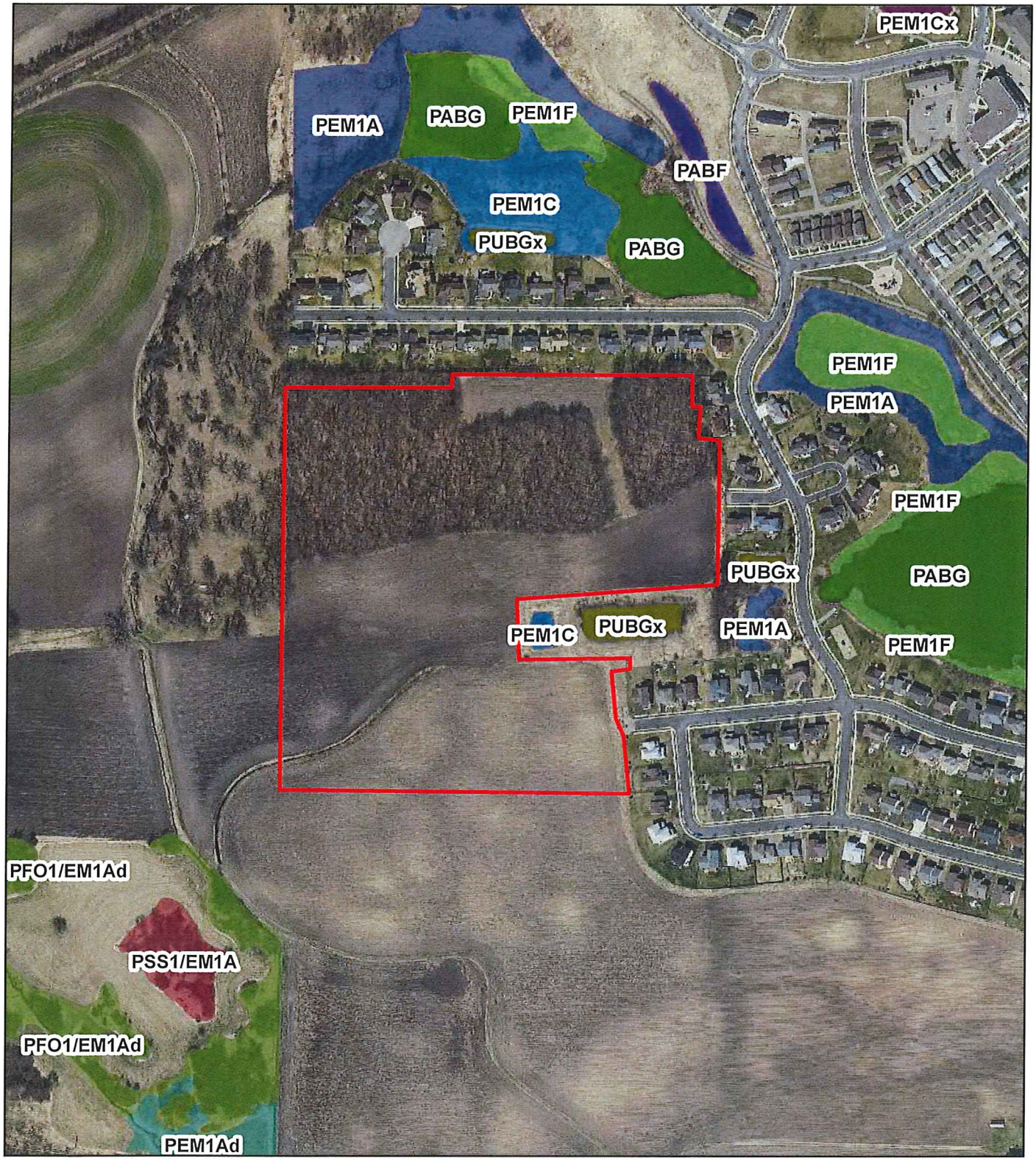


Figure 3 - National Wetlands Inventory

N

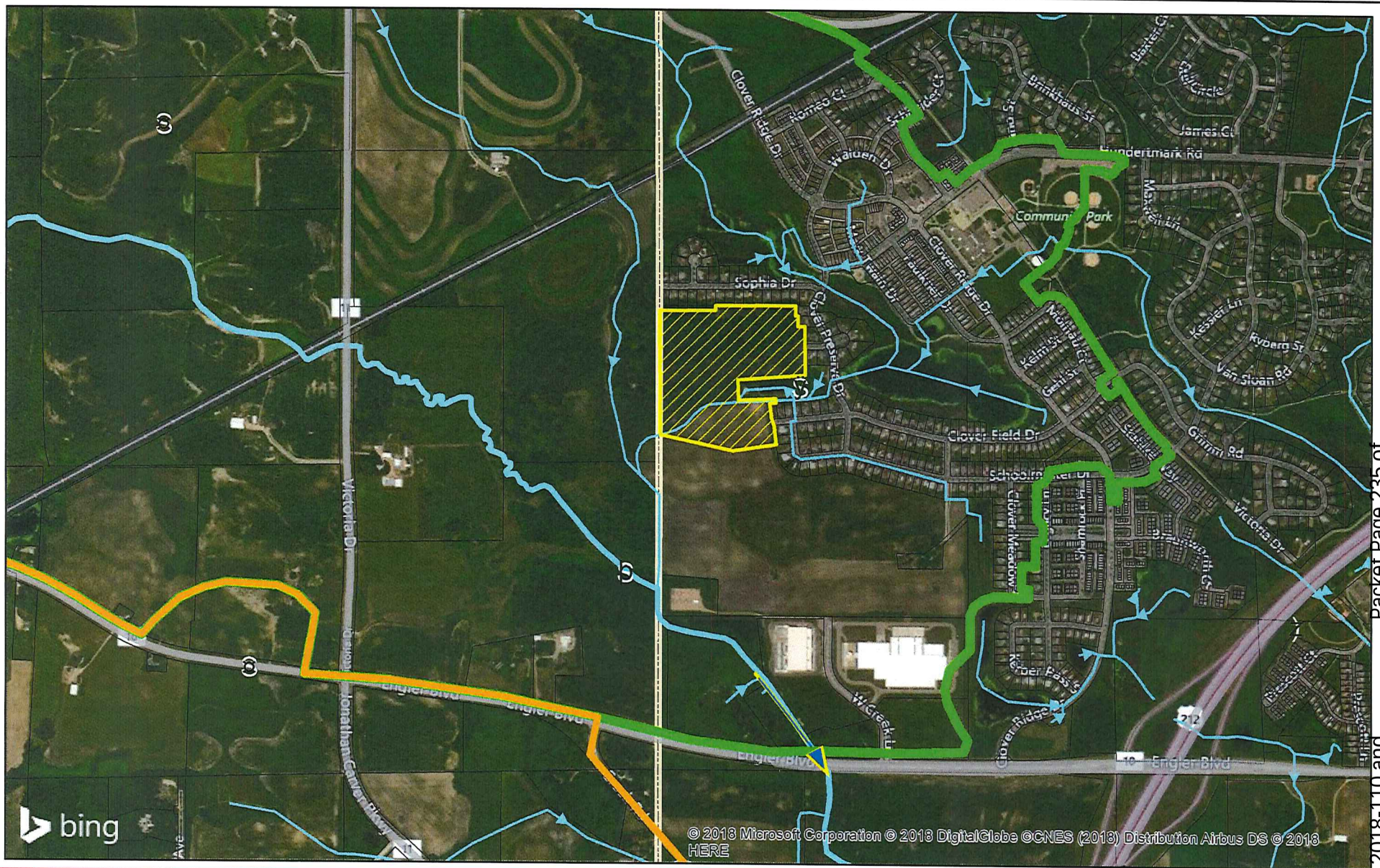
0 500 Feet

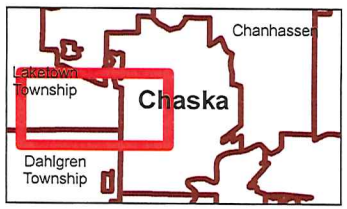
KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: Minnesota DNR (2013), USFWS

Kelzer Site (KES 2017-168)
Chaska, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.





Regional Storm Drainage

Chaska, Minnesota
Sagewood Property

1,100 550 0 1,100 Feet

1:13,569 (At original document size of 8.5 x 11)

- Sagewood_Property
- North Area: 2,163.7 Acres
- South Area 140.5 Acres
- DNR Protected Watercourse
- Flow Direction

Stantec

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Revised: 2018-07-31 By: pcwa
R:\client\municipal\chaska_ci_mn\92MAP\GISDATA\Projects\Storm_Drainage_Sagewood_hyperlyeb.mxd

SAGEWOOD

Preliminary Plan Narrative

Chaska, MN

Sagewood is a nearly 30-acre site located in the western edge of the Clover Ridge neighborhood. The site, which abuts Laketown Township is currently used for agricultural purposes.

The most northerly portion of Sagewood contains a significant area of trees. A tree survey indicates approximately 545 trees of varying sizes and species that are evenly distributed throughout. The majority are Maples and Basswood with the remainder including a combination of Oak, Ash and Elm among a few others.

A wetland investigation took place fall 2017 and it was determined that no wetlands exist on site. This was confirmed and approved by the Wetland Conservation Act TEP on May 21, 2018.

Request

The request for approval includes Preliminary Plat/Site Plan and Rezoning from agricultural to residential use. The proposed 28-acre Sagewood consists of 55 single family lots with a typical lot size of 70 feet wide by 140 feet deep. Minimum setbacks are proposed to be consistent with those approved for Clover Preserve: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

Due to its natural topography and drainage patterns, Sagewood is divided into two sections: North and South. The North portion will be accessed via an extension of Preserve Lane Court and consists of 41 home sites. The street will be extended to the westerly property boundary, so that it may be extended in the future. The South portion will be accessed through an extension of Clover Field Circle and contain 14 home sites. Sidewalks will be an extension of the existing conditions to both streets, which includes walks on both sides.

The proposed homes will mostly be 2-story single family designs, which complement the existing surrounding neighborhood. There will be approximately 8 floor plans ranging in size from about 2,000 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety. Exterior materials include cement board fronts with varying combinations of lap, shakes, board and batten and optional stone. Side and rear elevations will be vinyl. As required by City ordinance, anti-monotony practices will be put in place to ensure like homes are not build next to each other.

Tree Preservation

While the City of Chaska does not have a formal ordinance, it is evident that tree preservation on this site is important. Following much discussion about the existing trees at Concept Plan review, an outlot along the north boundary was created, which is anticipated to be owned by the Sagewood Homeowners Association. City dedication of the outlot would also be considered. Regardless of ownership, the outlot is proposed to contain an easement for tree protection.

To preserve additional trees from what was shown on the Concept Plan, the number of lots reduced from 58 to 55. The loss of lots (located in the north portion) was a result of:

- Preservation of a more significant group of trees on the westerly cul de sac
- Shortening the centrally located cul de sac to create more separation between Sagewood & the existing neighborhood to the north
- Widening the most northeasterly lot to create a larger buffer area for the existing home

As shown on the tree inventory plan, significant sized trees are evenly disbursed throughout the wooded area, which makes is challenging to pinpoint one particular area to preserve. As presented by staff at the Concept Plan stage, options for preservation have been evaluated. The following is in response to these.

Option #1 – Consider saving Oaks and Maples on Lot 6. The revised plan eliminates Lot 6 to expand the preservation area as suggested (now part of Outlot A).

Option #2 – Revise the cul de sac design to maintain a cluster of trees in the center islands. This option was reviewed, but not practical given the potential for damaging the tree root systems to install sewer and water. Additionally, this option creates a wider right-of-way footprint, which pushes building pads further out thereby requiring more trees to be removed.

Option #3 – In the northeast area, move preservation line south to encompass more Oaks and Maples as well as buffer the east edge to existing home. The tree line has been preserved as much as possible to create a useable rear yard that also drains positively away from the new homes. This is also the case along the east boundary where grading needs to occur so that the property drains properly. In an effort to maintain a buffer, the corner lot (Lot 1, Block 1) is wider to allow for a buffer of newly planted evergreens.

Options #4 & 5 – Dedicate preservation area to City or create a tree preservation easement over all areas of trees to be protected. As noted above, the tree protection area is encompassed in an outlot which will be owned by the homeowners association

and contain a preservation easement. Ownership of this lot by the City could also be considered.

It is important that attention be made to the root systems of the trees. The general rule is that a tree's root system expands to the canopy coverage or beyond. Once the root system is compromised, the viability of the tree is as well. In many cases, stressed trees will not show signs until after the homes have been built, which makes large tree removal much more dangerous and costly. The proposed plan is sensitive to this.

Site Layout

As presented at the Concept Plan stage, the site layout is a function of existing pond, street and utility connections, as well as the natural topography. The drainage ditch creates a divide of north and south making the central portion ideal for ponding. Given the existing location of Preserve Lane, it makes most sense to continue it as a "spine" road with cul de sacs running perpendicular. This is an optimal layout not only for tree preservation, but also shallower utilities which reduces future maintenance costs. Additionally, many premium lots are created with a combination of open and/or wooded views.

Drainage

To better understand drainage concerns of the northerly neighbors, a meeting was held on site. It was determined that due to the combination of soil type and established yard grades, it is unlikely that the development of Sagewood will alleviate frequently running sump pumps and slow drying backyards, but will not add to these existing conditions.

The revised plan was shared at this meeting and received positive feedback. The neighbors were generally appreciative of the efforts taken to create a separation between the properties. Further, there was a sense of satisfaction to learn that the proposed homes' yards will be at a similar elevation to their homes. Please refer to Attachment A illustrating the cross section between neighborhoods.

Neighborhood Amenities & Pedestrian Access

A centrally located private neighborhood park is proposed to be built in 2019. Trail connections from both the north & south sides will allow equal access for Sagewood residents. Park equipment will include swings and a play structure for climbing and sliding. Please refer to Attachment B showing the proposed park equipment.

The sidewalk system in Sagewood will be a continuation of the existing adjacent neighborhood. This includes tree-lined concrete sidewalks on both sides of the street. Additionally, pillar-style

monuments will be located at the north entrance to create neighborhood identity. The landscape plan provides more detail on these.

A homeowners association will provide for maintenance of the park and monument, as well as the cluster-style mailboxes.

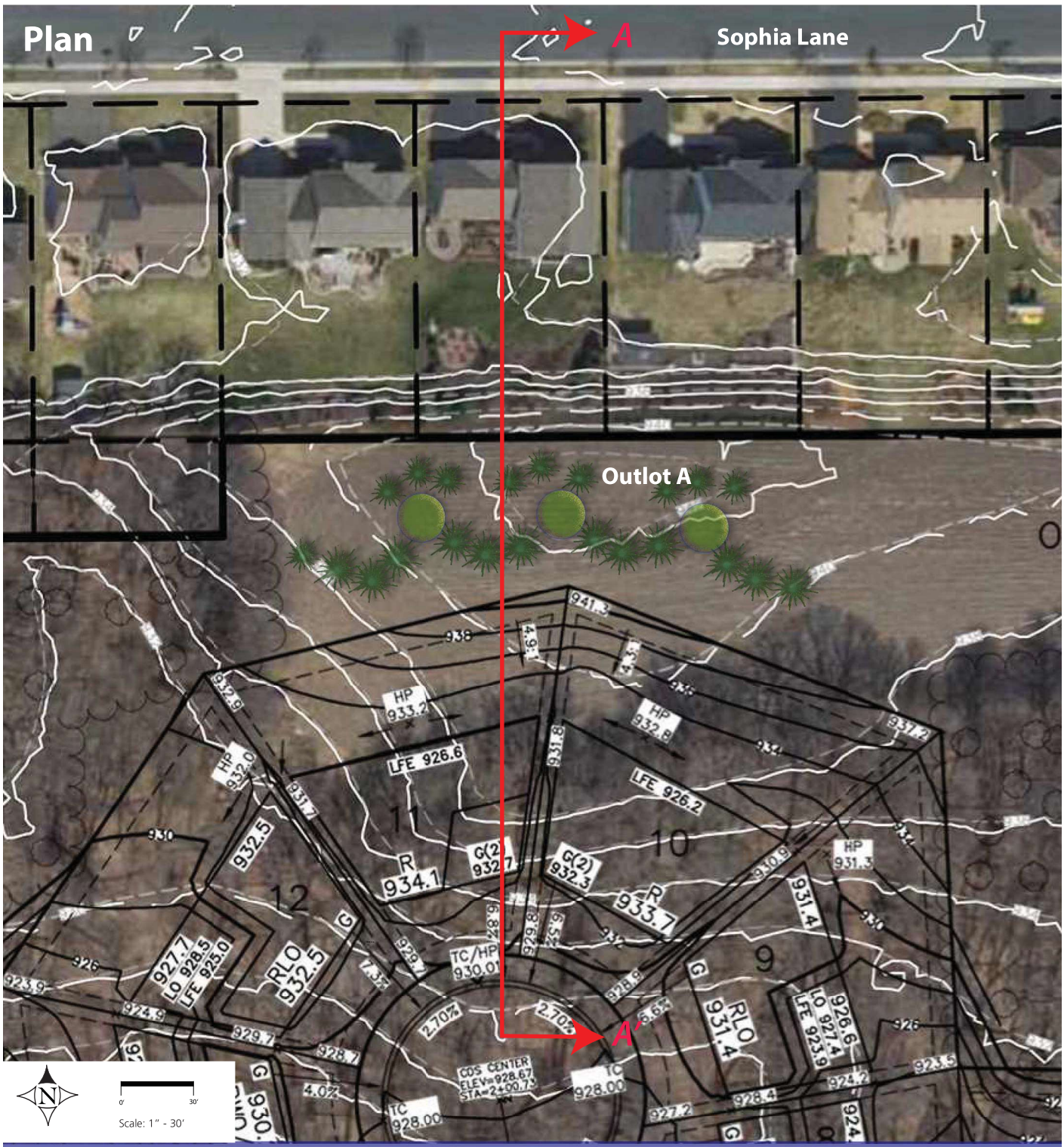
Landscaping

Enhanced landscaping, including overstory & evergreen trees, along the northerly and easterly boundaries will create a buffer from the existing homes. This will be most evident where trees currently do not exist or will be removed due to development. Additionally, tree-lined boulevards will mirror those in the surrounding neighborhood.

In summary, Sagewood will complement the existing neighborhood in more ways than one. Similar lot sizes, streets with sidewalks and homes with front porches provide a more seamless transition to the traditional feel of Clover Ridge. The proposal creates a balance in the number of units to make the project viable while remaining sensitive to the natural features including drainage patterns and tree preservation. In all, Sagewood will be a valuable addition to the City of Chaska.

Attachment A
Section Drawing

Illustrative Cross Section



Westwood
Phone 952.937.5150
Fax 952.937.5822
12701 Whitewater Drive
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

40 YEARS
D·R·HORTON
America's Builder

7/25/2018
0011498

SAGEWOOD
CHASKA, MN

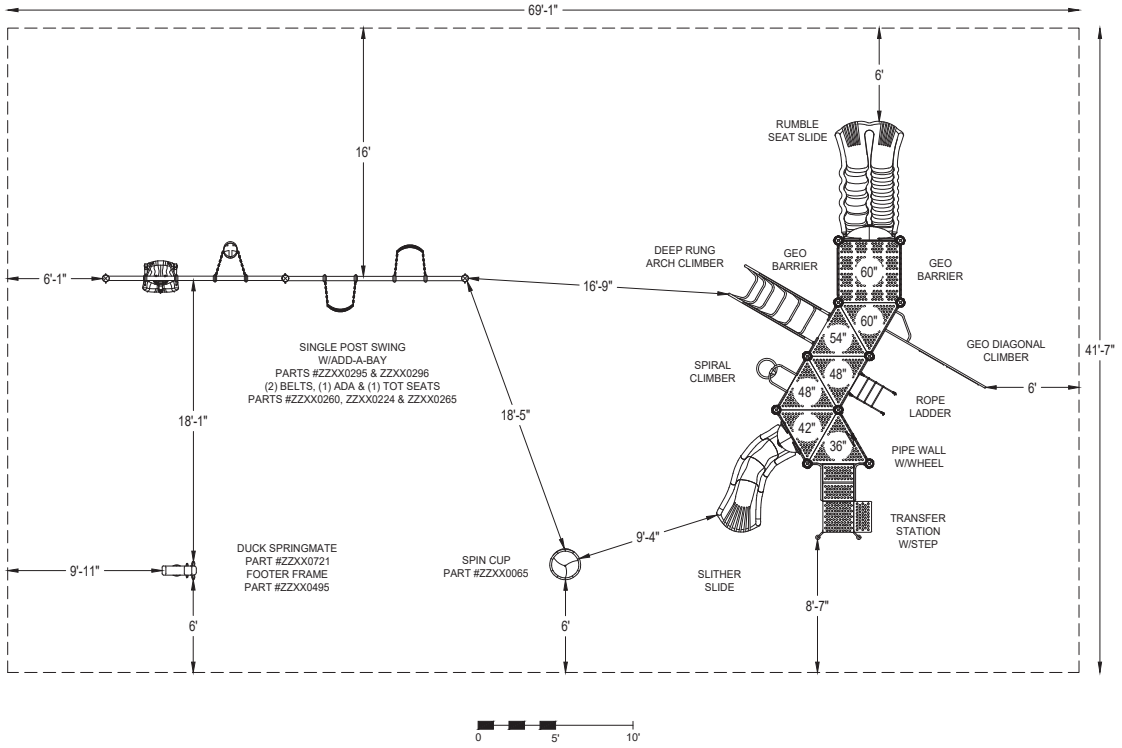
Attachment B
Park Structure Layout and Design

Dr. Horton - Playmakers
Sales Representative
MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net
Equipment Manufacturer
PLAYWORLD
The world needs play.

Dr. Horton - Playmakers
Sales Representative
MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net
Equipment Manufacturer
PLAYWORLD
The world needs play.

Dr. Horton - Playmakers
Sales Representative
MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net
Equipment Manufacturer
PLAYWORLD
The world needs play.

Dr. Horton - Playmakers
Sales Representative
MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net
Equipment Manufacturer
PLAYWORLD
The world needs play.



*PLAYGROUND SUPERVISION REQUIRED

PLAYWORLD

MIDWEST PLAYSCAPES, INC.
8632 Eagle Creek Circle
Savage, MN 55378

EQUIPMENT SIZE:
17'4" x 27' x 11'

USE ZONE:
69'1" x 41'7"

AREA:
2871 SqFt.

PERIMETER:
222 Ft.

FALL HEIGHT:
8 Ft.

USER CAPACITY:
39

AGE GROUP:
5-12

ADA SCHEDULE

	Total Elevated Play Activities: 7		
	Total Ground-Level Play Activities: 6		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	4	2	2
Provided	7	6	3

✓ ASTM F1487-11
✓ CPSC #325

PROJECT NO:
17-3310B.MID

SCALE:
1/8"=1'-0"

DRAWN BY:
DANA GRUBBS

Paper Size
B

DATE:
16-SEPT-17

DR. HORTON - PLAYMAKER
LAKEVILLE, MN

D·R·HORTON®
America's Builder

THE PALMETTO

AMERICAN CLASSIC

HEARTLAND COTTAGE

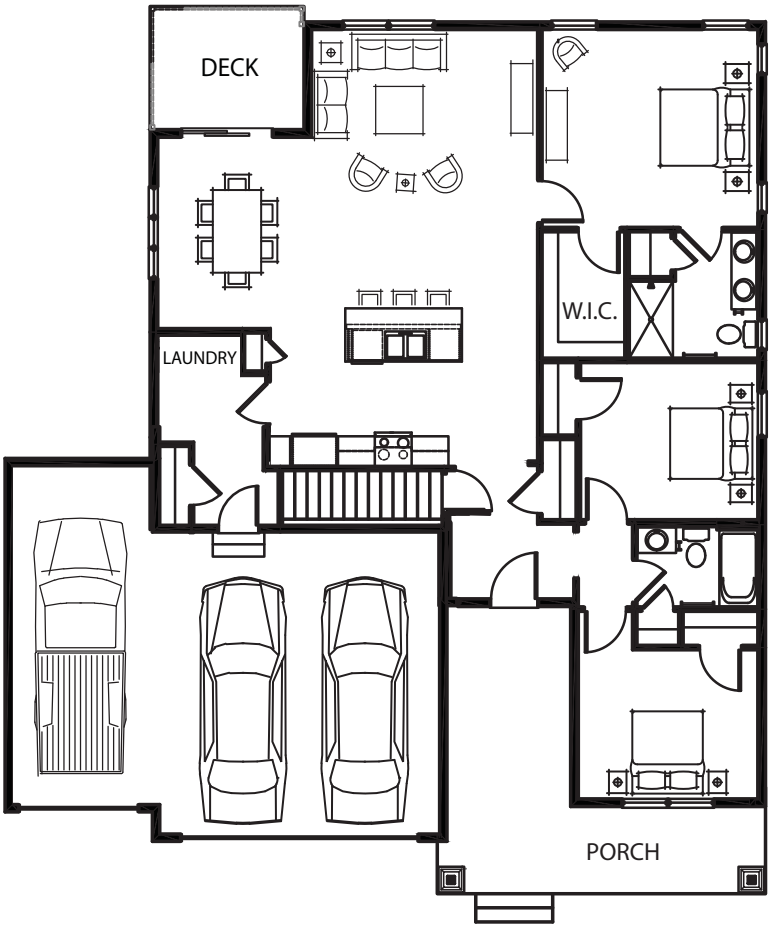
NORTHERN CRAFTSMAN

WWW.DRHORTON.COM | WWW.FACEBOOK.COM/DRHORTON.MINNESOTA

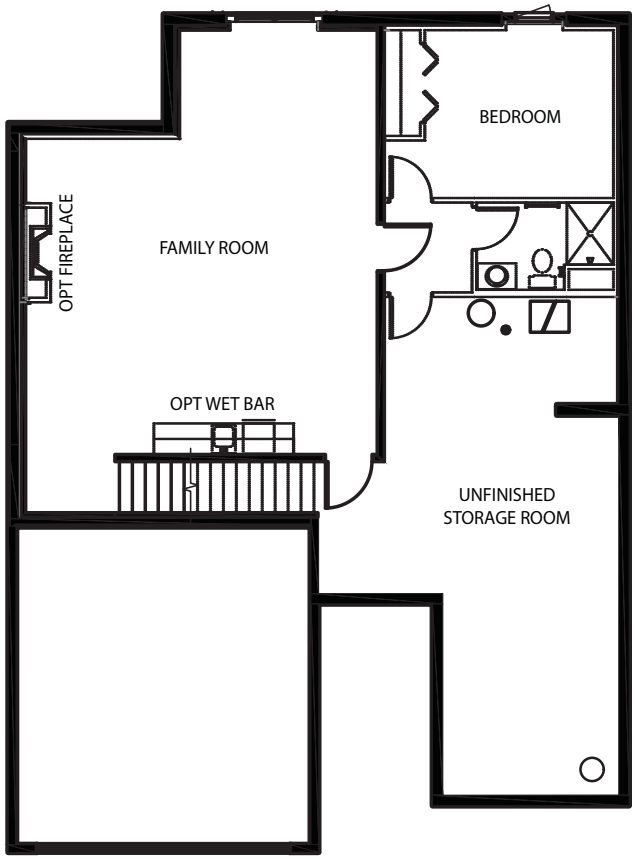
EQUAL HOUSING OPPORTUNITY

THE PALMETTO

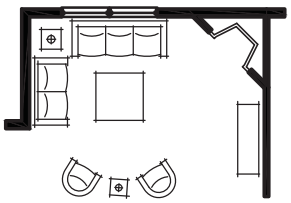
MAIN LEVEL - 1517 SQUARE FEET



OPTIONAL FINISHED LOWER LEVEL - 781 SQUARE FEET



OPTIONAL
FIREPLACE



D·R·HORTON®
America's Builder

Our policy of continuous improvement requires the listed specifications be subject to change without prior notice. Floor plans and renderings are an artistic concept only and may vary. Copyright © 2017 D.R. Horton, Inc. All rights reserved.

MN BLDR LIC BC605657

D·R·HORTON®
America's Builder

THE EASTON

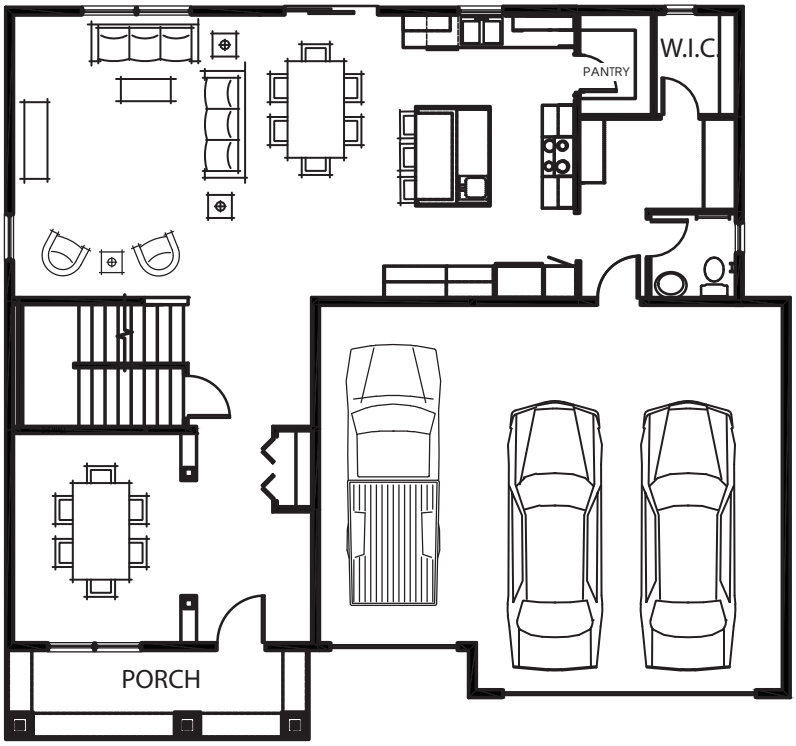
AMERICAN CLASSIC

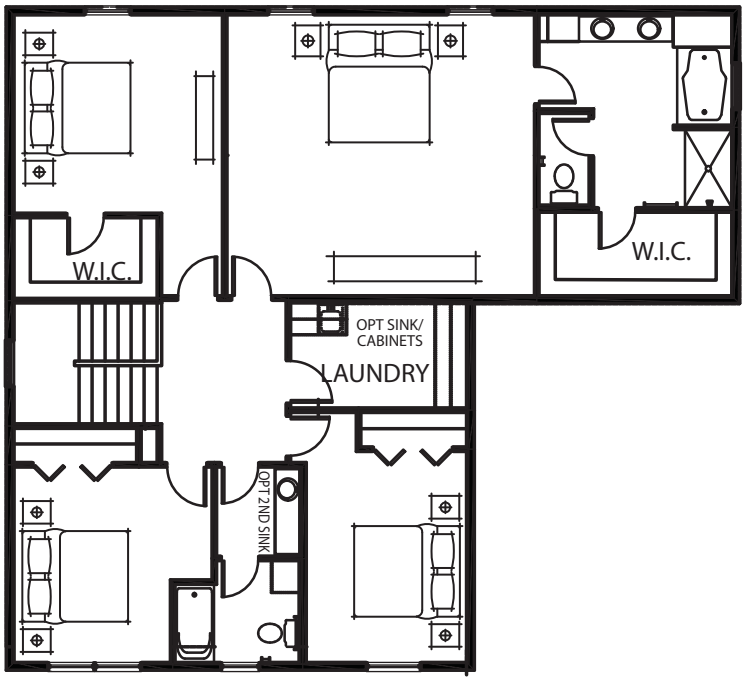
HEARTLAND COTTAGE

NORTHERN CRAFTSMAN

THE EASTON

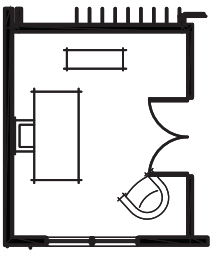
2844 SQUARE FEET



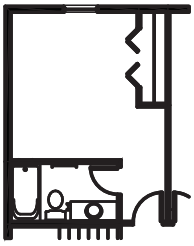


OPTIONAL
GAS FIREPLACE

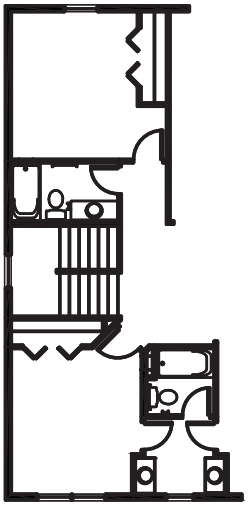
OPTIONAL
STUDY



OPTIONAL
PRIVATE BATH



OPTIONAL
JACK AND JILL BATH
PLUS HALL BATH



D·R·HORTON®
America's Builder

Our policy of continuous improvement requires the listed specifications be subject to change without prior notice. Floor plans and renderings are an artistic concept only and may vary. Copyright © 2016 D.R. Horton, Inc. All rights reserved.

5453 REV 1/17

MN BLDR LIC BC605657

D·R·HORTON®
America's Builder

THE WHITNEY

AMERICAN CLASSIC

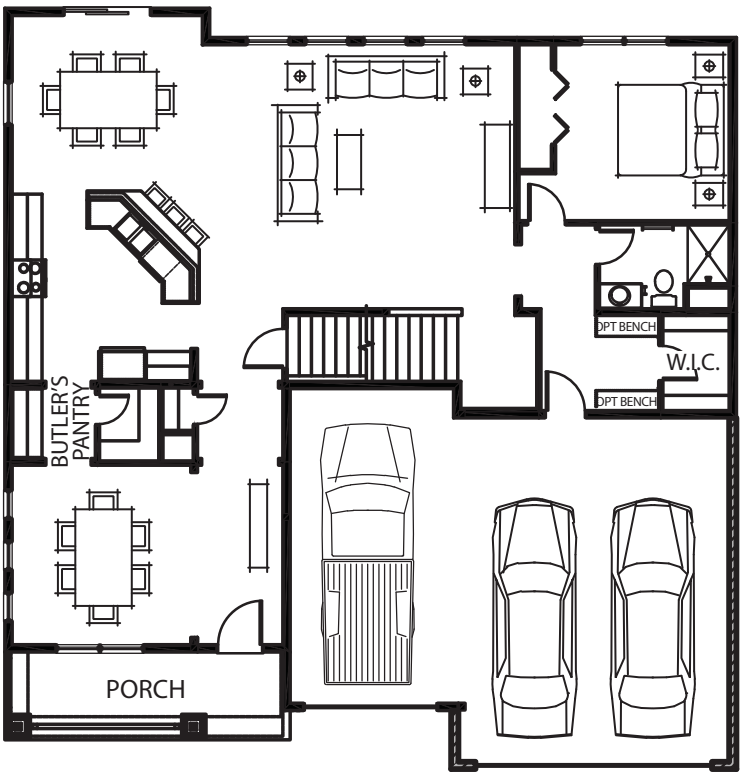
HEARTLAND COTTAGE

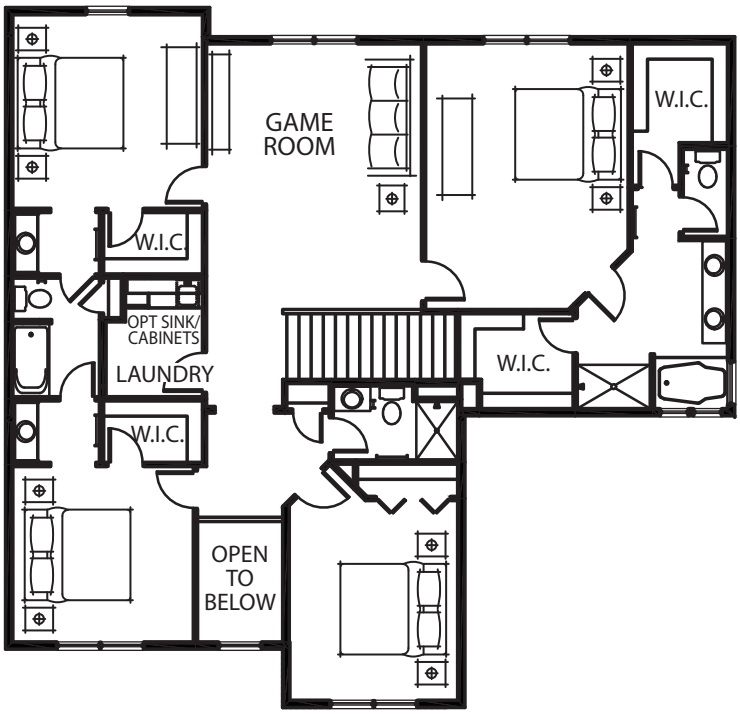
NORTHERN CRAFTSMAN

WWW.DRHORTON.COM | WWW.FACEBOOK.COM/DRHORTON.MINNESOTA

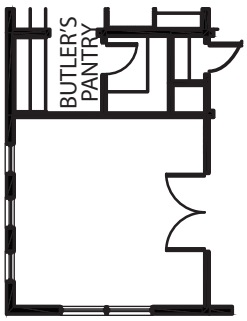
THE WHITNEY

3400 SQUARE FEET

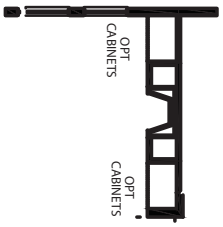




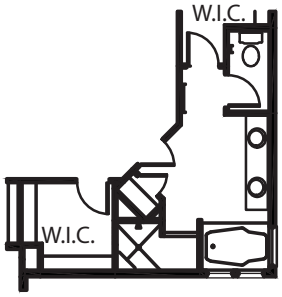
OPTIONAL STUDY



OPTIONAL GAS FIREPLACE



OPTIONAL WALK-IN SHOWER IN OWNER'S BATH



D·R·HORTON®

America's Builder

Our policy of continuous improvement requires the listed specifications be subject to change without prior notice. Floor plans and renderings are an artistic concept only and may vary. Copyright © 2016 D.R. Horton, Inc. All rights reserved.

5450 REV 1/17

MN BLDR LIC BC605657

D·R·HORTON®
America's Builder

THE HARRISON

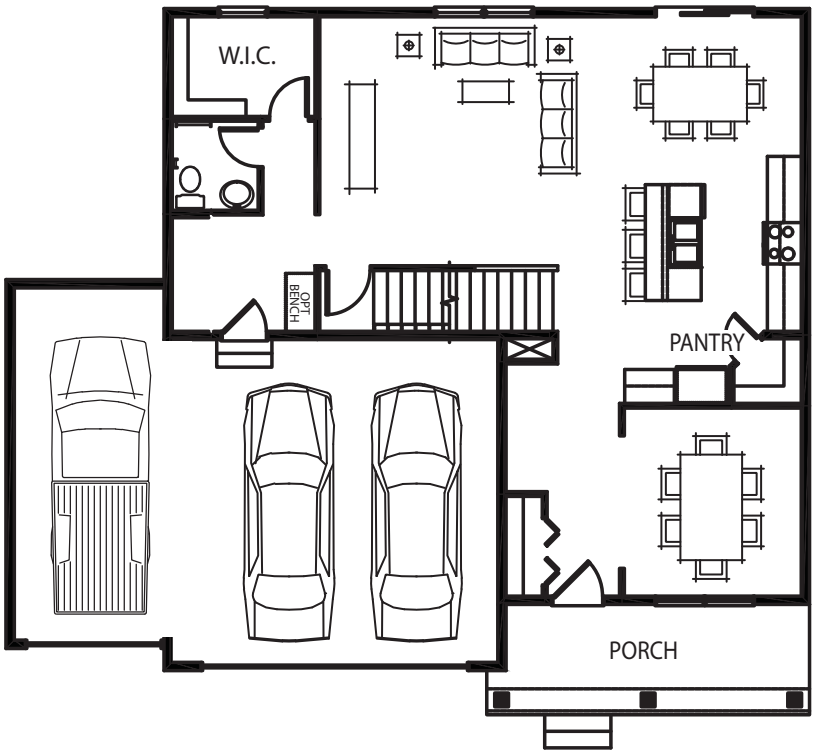
AMERICAN CLASSIC

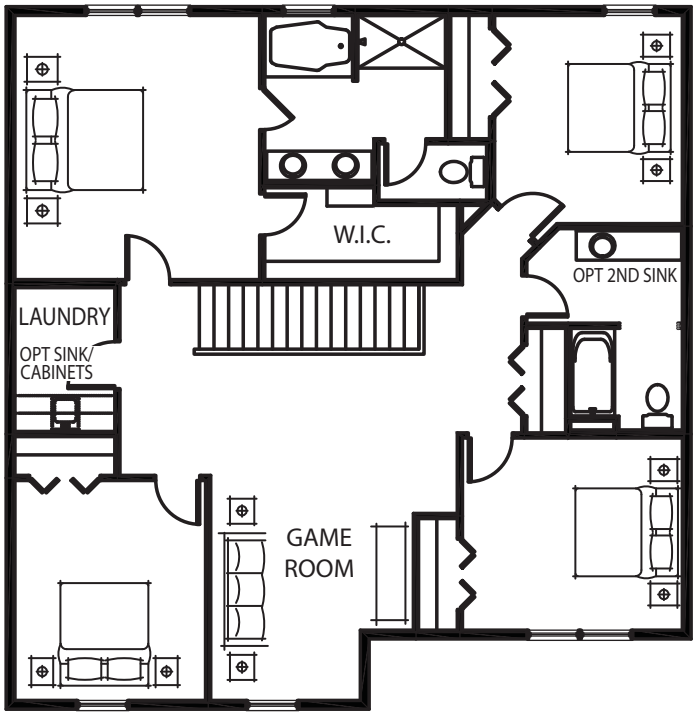
HEARTLAND COTTAGE

NORTHERN CRAFTSMAN

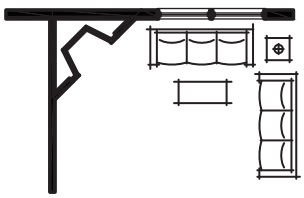
THE HARRISON

2522 SQUARE FEET

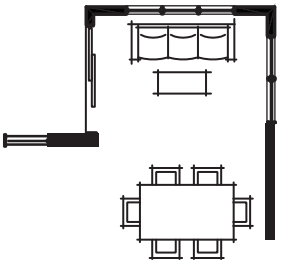




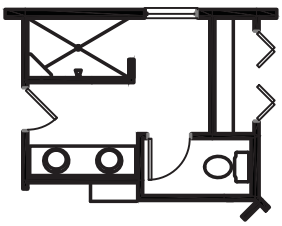
OPTIONAL GAS FIREPLACE



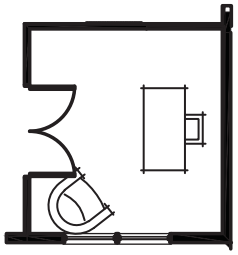
OPTIONAL SUNROOM



OPTIONAL WALK-IN SHOWER IN OWNER'S BATH



OPTIONAL STUDY



D·R·HORTON®
America's Builder

Our policy of continuous improvement requires the listed specifications be subject to change without prior notice. Floor plans and renderings are an artistic concept only and may vary. Copyright © 2017 D.R. Horton, Inc. All rights reserved.

5465 REV 8/17

MN BLDR LIC BC605657

D·R·HORTON®
America's Builder

THE JORDAN

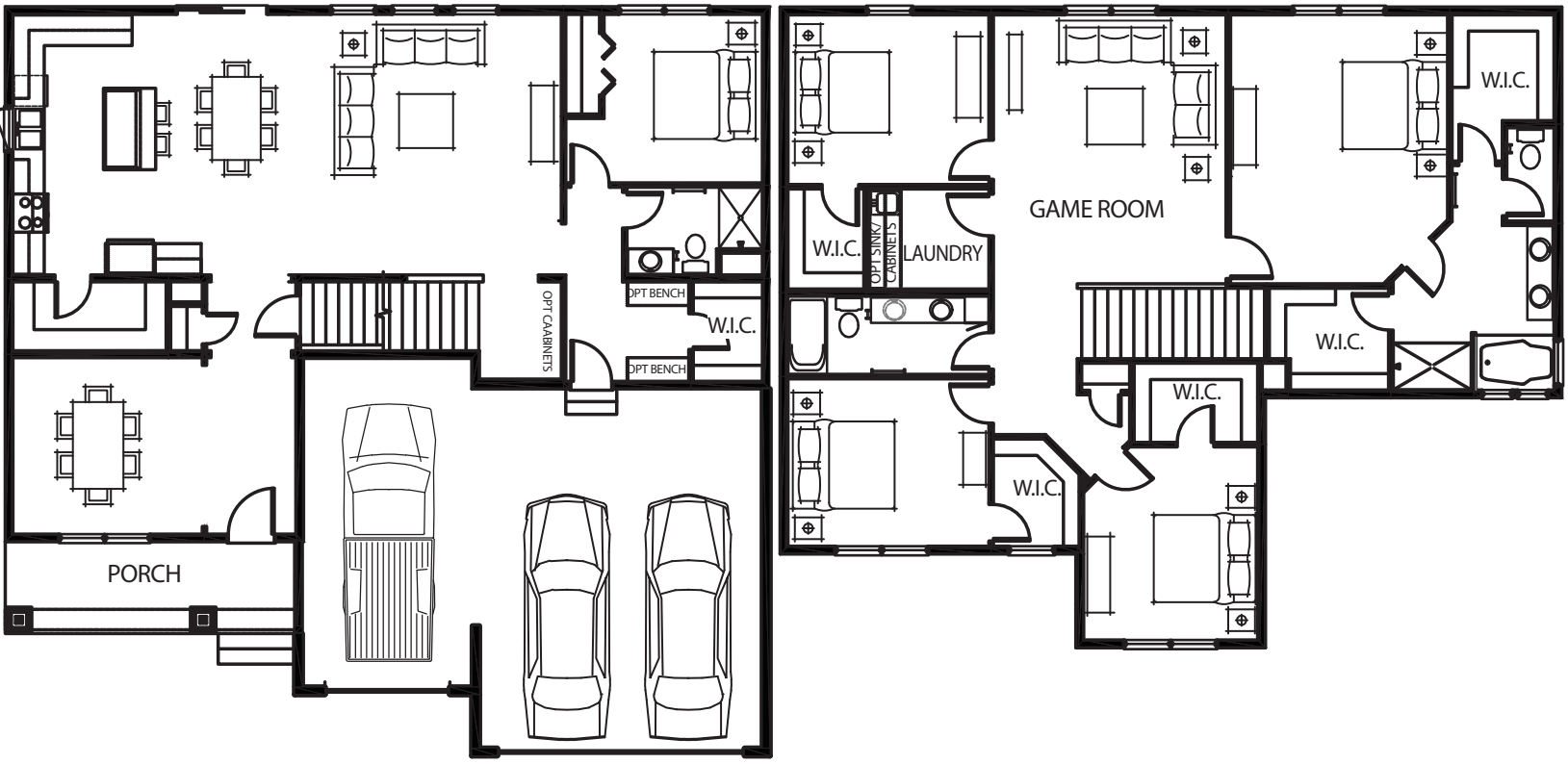
AMERICAN CLASSIC

HEARTLAND COTTAGE

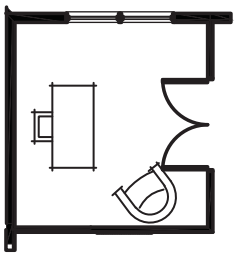
NORTHERN CRAFTSMAN

THE JORDAN

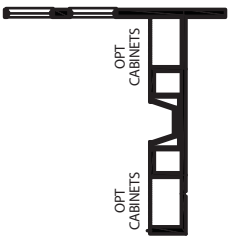
3003 SQUARE FEET



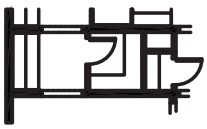
OPTIONAL STUDY



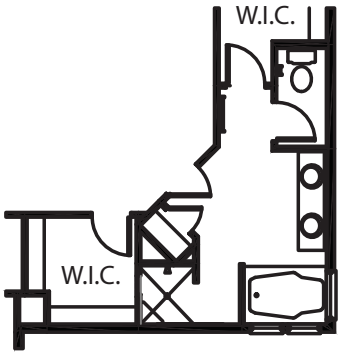
OPTIONAL GAS FIREPLACE



OPTIONAL BUTLER'S PANTRY



OPTIONAL WALK-IN SHOWER IN OWNER'S BATH



D·R·HORTON®

America's Builder

Our policy of continuous improvement requires the listed specifications be subject to change without prior notice. Floor plans and renderings are an artistic concept only and may vary. Copyright © 2017 D.R. Horton, Inc. All rights reserved.

5490 REV 11/17

MN BLDR LIC BC605657

D·R·HORTON®
America's Builder

THE REDWOOD

AMERICAN CLASSIC

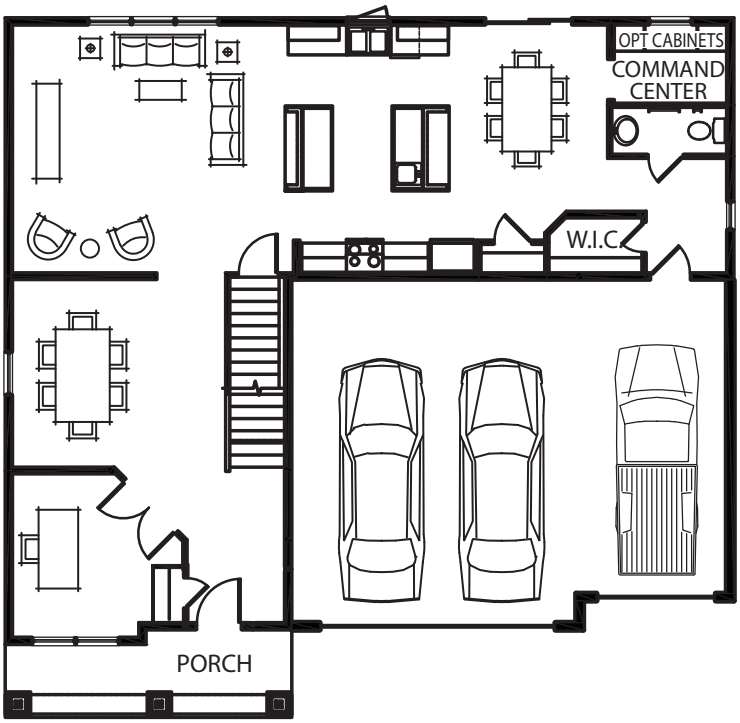
HEARTLAND COTTAGE

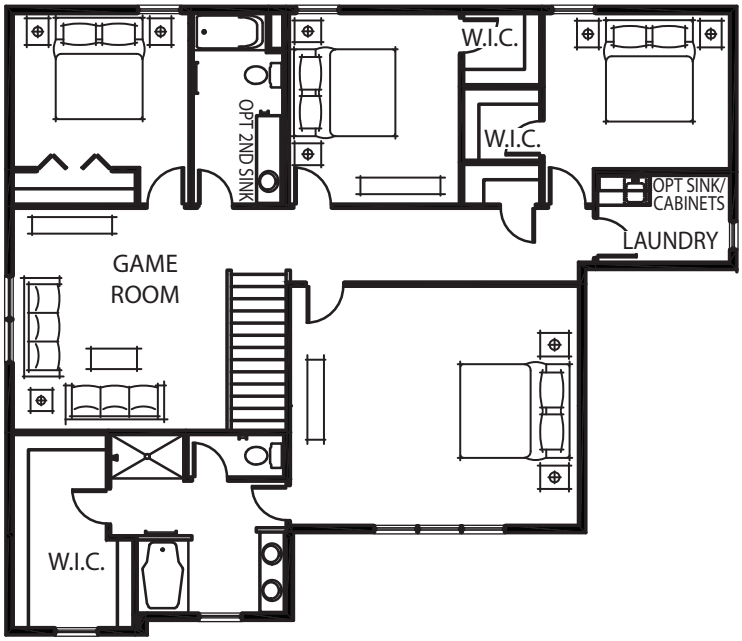
NORTHERN CRAFTSMAN

WWW.DRHORTON.COM | WWW.FACEBOOK.COM/DRHORTON.MINNESOTA

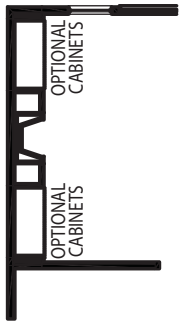
THE REDWOOD

3084 SQUARE FEET

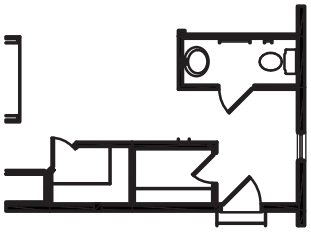




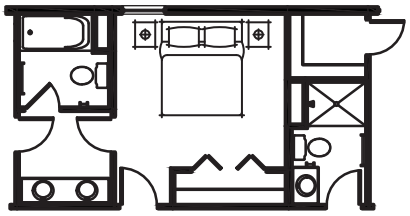
OPTIONAL
GAS FIREPLACE



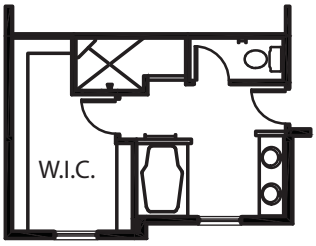
OPTIONAL
WALK-IN PANTRY



OPTIONAL
JACK & JILL PLUS
HALL BATH

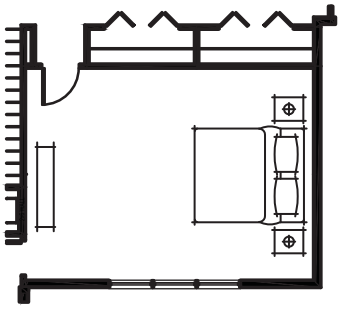


OPTIONAL
WALK-IN SHOWER
IN OWNER'S BATH



OPTIONAL
SEE-THROUGH
GAS FIREPLACE

OPTIONAL
LINEN CLOSETS



D·R·HORTON®
America's Builder

Our policy of continuous improvement requires the listed specifications be subject to change without prior notice. Floor plans and renderings are an artistic concept only and may vary. Copyright © 2016 D.R. Horton, Inc. All rights reserved.

5473 REV 1/16

MN BLDR LIC BC605657

D·R·HORTON®
America's Builder

THE ADAMS

AMERICAN CLASSIC

HEARTLAND COTTAGE

NORTHERN CRAFTSMAN

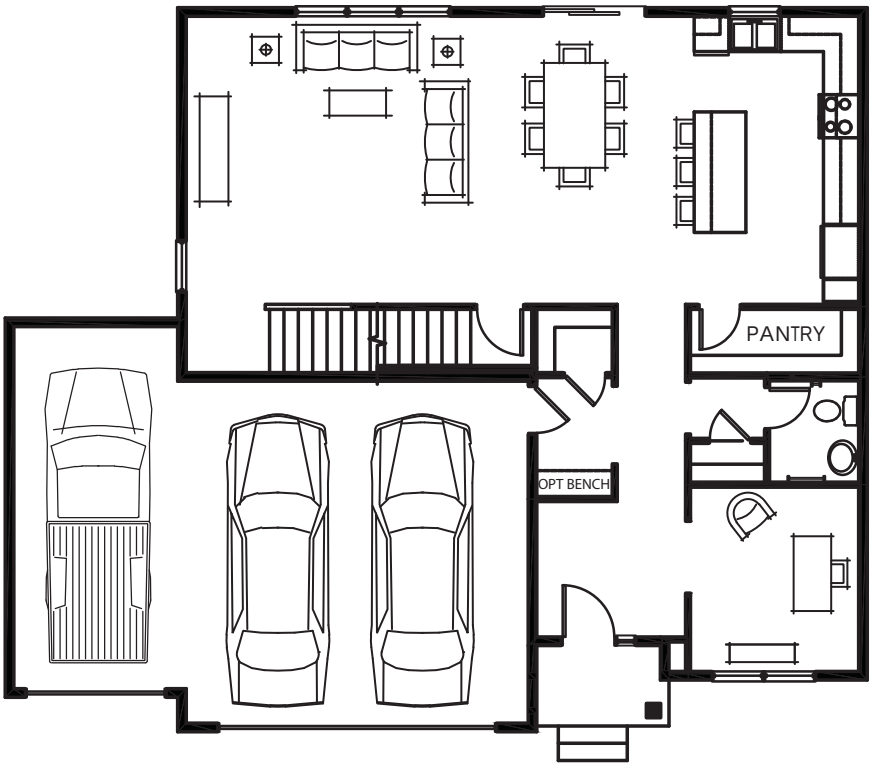
WWW.DRHORTON.COM | WWW.FACEBOOK.COM/DRHORTON.MINNESOTA

EQUAL HOUSING OPPORTUNITY

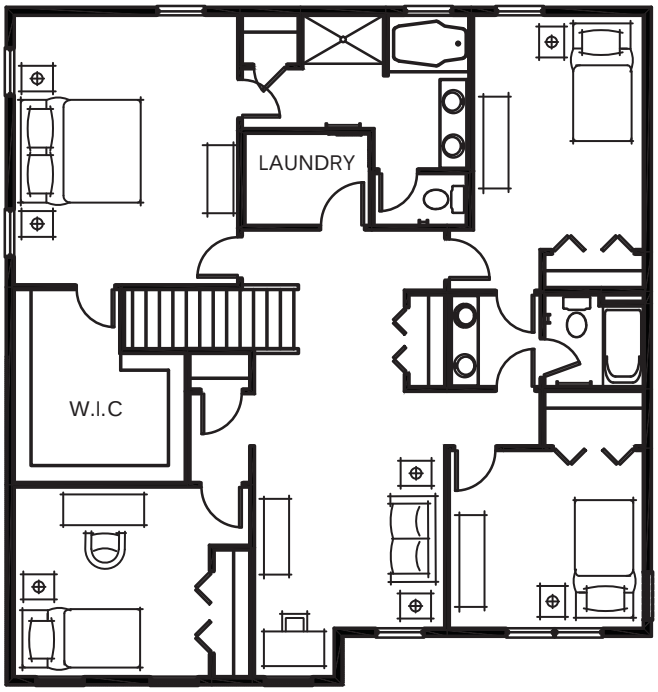
THE ADAMS

2,776 SQUARE FEET

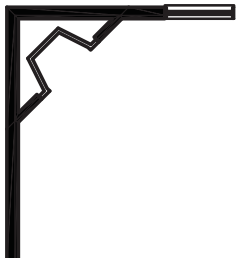
MAIN LEVEL



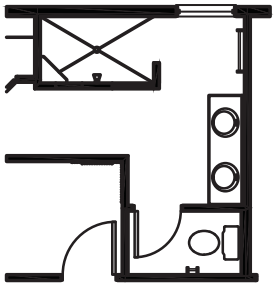
UPPER LEVEL



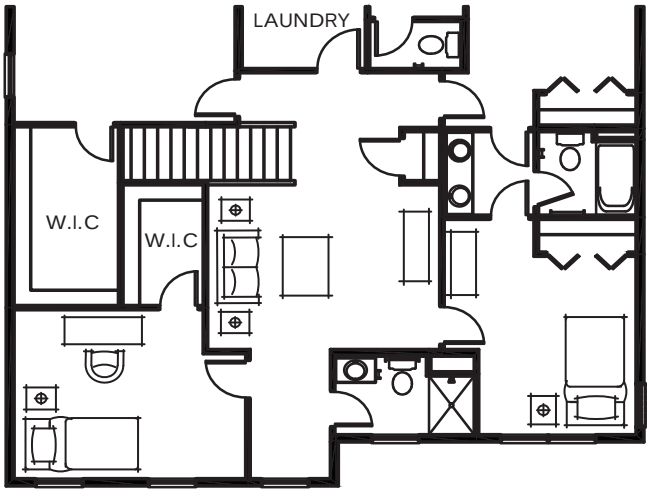
OPTIONAL GAS FIREPLACE



OPTIONAL WALK-IN SHOWER



OPTIONAL 3RD BATH



D·R·HORTON®

America's Builder

Our policy of continuous improvement requires the listed specifications be subject to change without prior notice. Floor plans and renderings are an artistic concept only and may vary. Copyright © 2017 D.R. Horton, Inc. All rights reserved.

5486 REV 7/17

MN BLDR LIC BC605657

D·R·HORTON®
America's Builder

THE WINSTON

AMERICAN CLASSIC

HEARTLAND COTTAGE

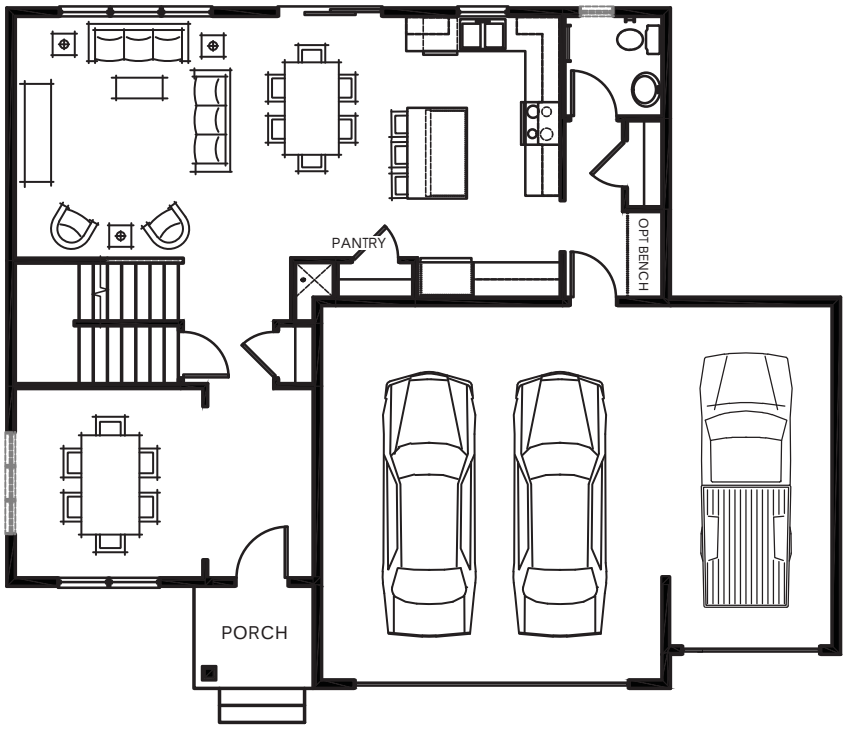
NORTHERN CRAFTSMAN

WWW.DRHORTON.COM | WWW.FACEBOOK.COM/DRHORTON.MINNESOTA

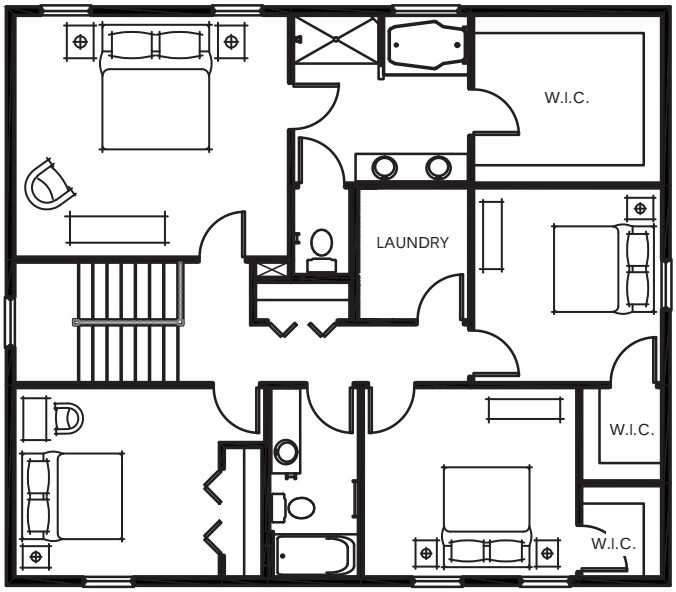
THE WINSTON

2246 SQUARE FEET

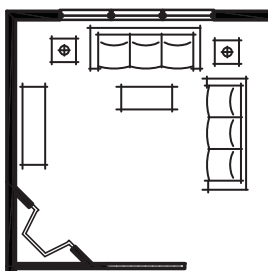
MAIN LEVEL



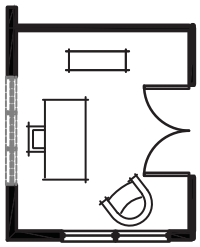
UPPER LEVEL



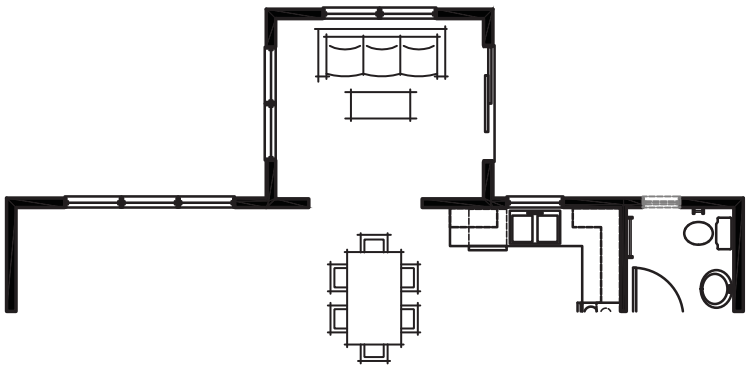
OPTIONAL
GAS FIREPLACE



OPTIONAL
STUDY



OPTIONAL
SUNROOM



D·R·HORTON®
America's Builder

Our policy of continuous improvement requires the listed specifications be subject to change without prior notice. Floor plans and renderings are an artistic concept only and may vary. Copyright © 2017 D.R. Horton, Inc. All rights reserved.

MN BLDR LIC BC605657

SAGEWOOD

CHASKA, MINNESOTA

PRELIMINARY SITE DEVELOPMENT PLANS

FOR

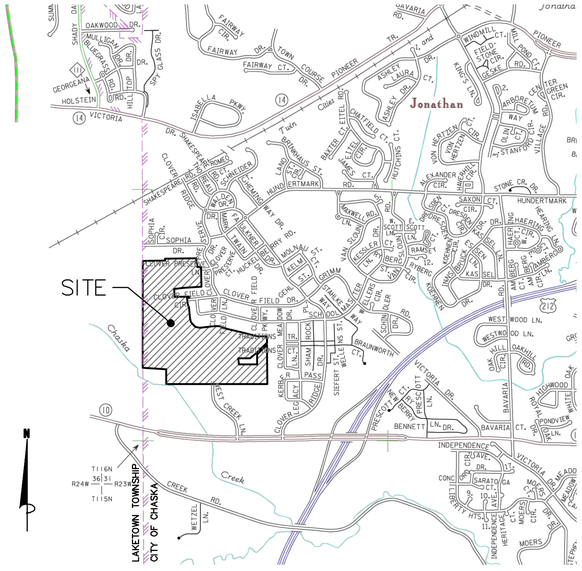
D.R. HORTON, INC.

20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

PHONE: (952) 985-7864

INDEX

TITLE SHEET	C1.0
EXISTING CONDITIONS	C1.1
SITE INFORMATION	C1.2
DRAINAGE MAPS	C1.3
PRELIMINARY PLAT	2.0–2.2
PRELIMINARY EROSION & SEDIMENT CONTROL PLAN	C3.0
EROSION & SEDIMENT CONTROL DETAILS	C3.1
EROSION & SEDIMENT CONTROL NOTES	C3.2
PRELIMINARY GRADING & DRAINAGE PLAN	
OVERALL	C4.0
NORTH	C4.1
SOUTH	C4.2
PRELIMINARY SANITARY & WATERMAIN PLAN	
NORTH	C5.1
SOUTH	C5.2
PRELIMINARY STORM SEWER PLAN	
NORTH	C5.3
SOUTH	C5.4
CONSTRUCTION DETAILS	C6.0
TREE PRESERVATION PLAN	
ALL TREES	C7.0
SIGNIFICANT TREES	C7.1
CONCEPT LAYOUT VS. PRELIMINARY LAYOUT	C7.2
CONSTRUCTION ACCESS PLAN	C8.0
PRELIMINARY LANDSCAPE PLAN	L6.1–L6.3



LOCATION MAP

1" = 1600'

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING RAILROAD
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN

SINGLE FAMILY REQUIREMENT & DATA (RM-1)

MIN. LOT AREA	8,400 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET
MIN. LOT AREA FOR CORNER LOT	10,800 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM SETBACKS (RM-1)

FRONT (HOUSE)	30 FEET
FRONT (GARAGE)	25 FEET
SIDE (HOUSE)	7 FEET
SIDE (STREET)	20 FEET
REAR	30 FEET
MAXIMUM BUILDING COVERAGE	40%

NOTE: SEE PRELIMINARY PLAT FOR PROPOSED LOT REQUIREMENTS

BENCHMARK

1. TOP NUT OF HYDRANT AT NORTHWEST QUADRANT OF EAGLEVIEW DRIVE & 173RD STREET WEST ELEV=927.27
2. TOP NUT OF HYDRANT AT NORTHWEST OF SITE ON 173RD STREET WEST ELEV=928.53

PROJECT COORDINATES

N 44° 48' 52"
W 93° 38' 24"

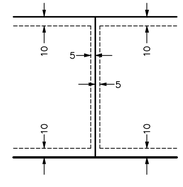
GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

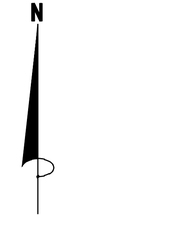
PROJECT CONTACTS

PROJECT ENGINEER:	JOEL COOPER, P.E. – JAMES R. HILL, INC.	(952)-890-6044 (O) (612)-508-6480 (C)
DEVELOPER:	DEB RIDGEWAY – D.R. HORTON, INC.	(952)-985-7864 (O)
CITY ENGINEER:	MATT CLARK – CITY ENGINEER	(952)-227-7522 (O)
NPDES OFFICER:	AMY DELBECQ – MPCA	(651)-757-2446 (O)
GENERAL CONTRACTOR REPRESENTATIVE:	TO BE DETERMINED	

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.



SCALE IN FEET
0 200 400 600
1 inch = 200 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date:_____ Reg.No._____

SAGEWOOD
CHASKA, MINNESOTA
TITLE SHEET
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

DATE
07/02/18

REVISIONS

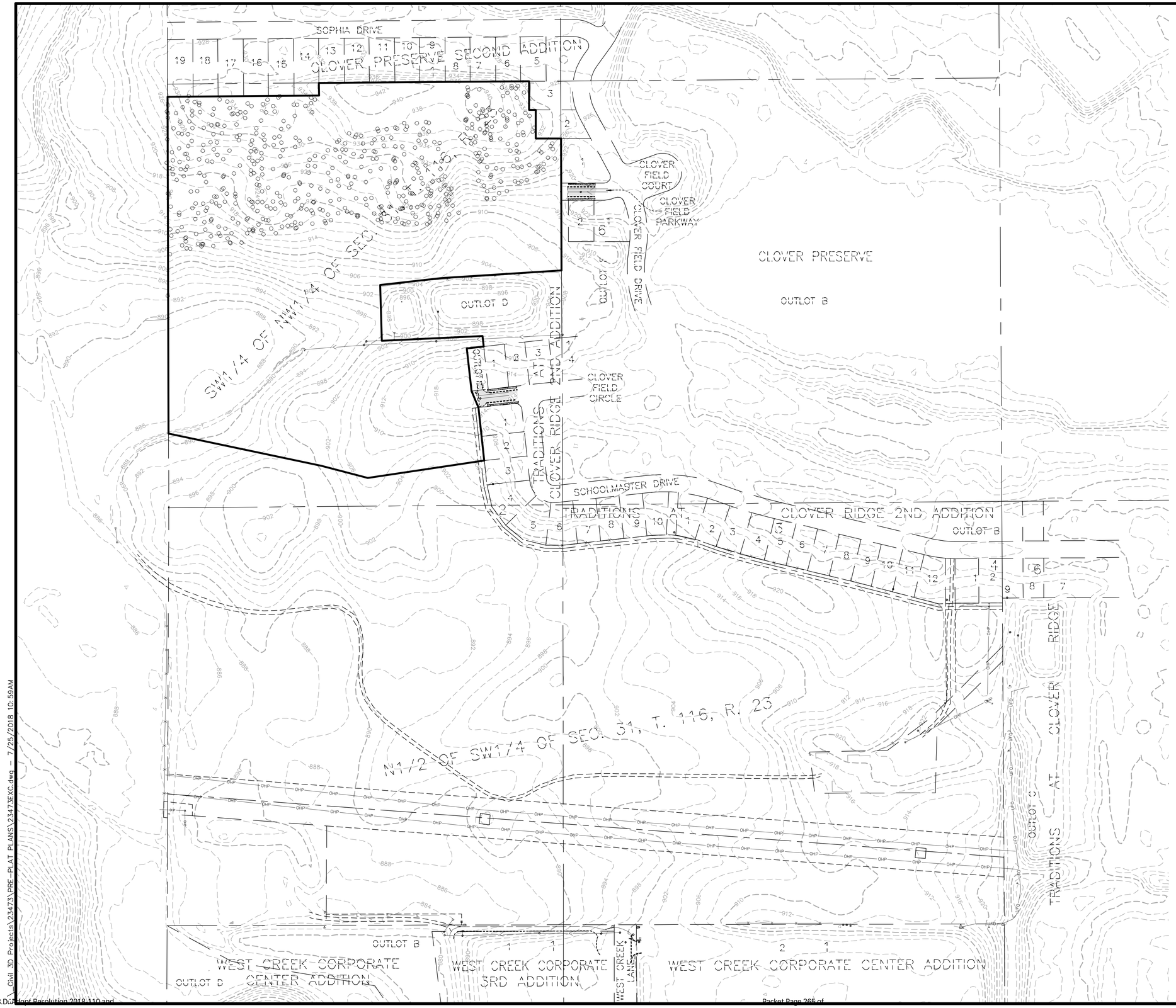
07/25/2018 CITY COMMENTS

CAD FILE
23473TS

PROJECT NO.
23473

C1.0

J:\Civil 3D Projects\23473\PRE-PLAT PLANS\23473TS.dwg – 7/25/2018 10:59AM



LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING WETLAND
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL

N

SCALE IN FEET
0 150 300 450
1 inch = 450 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

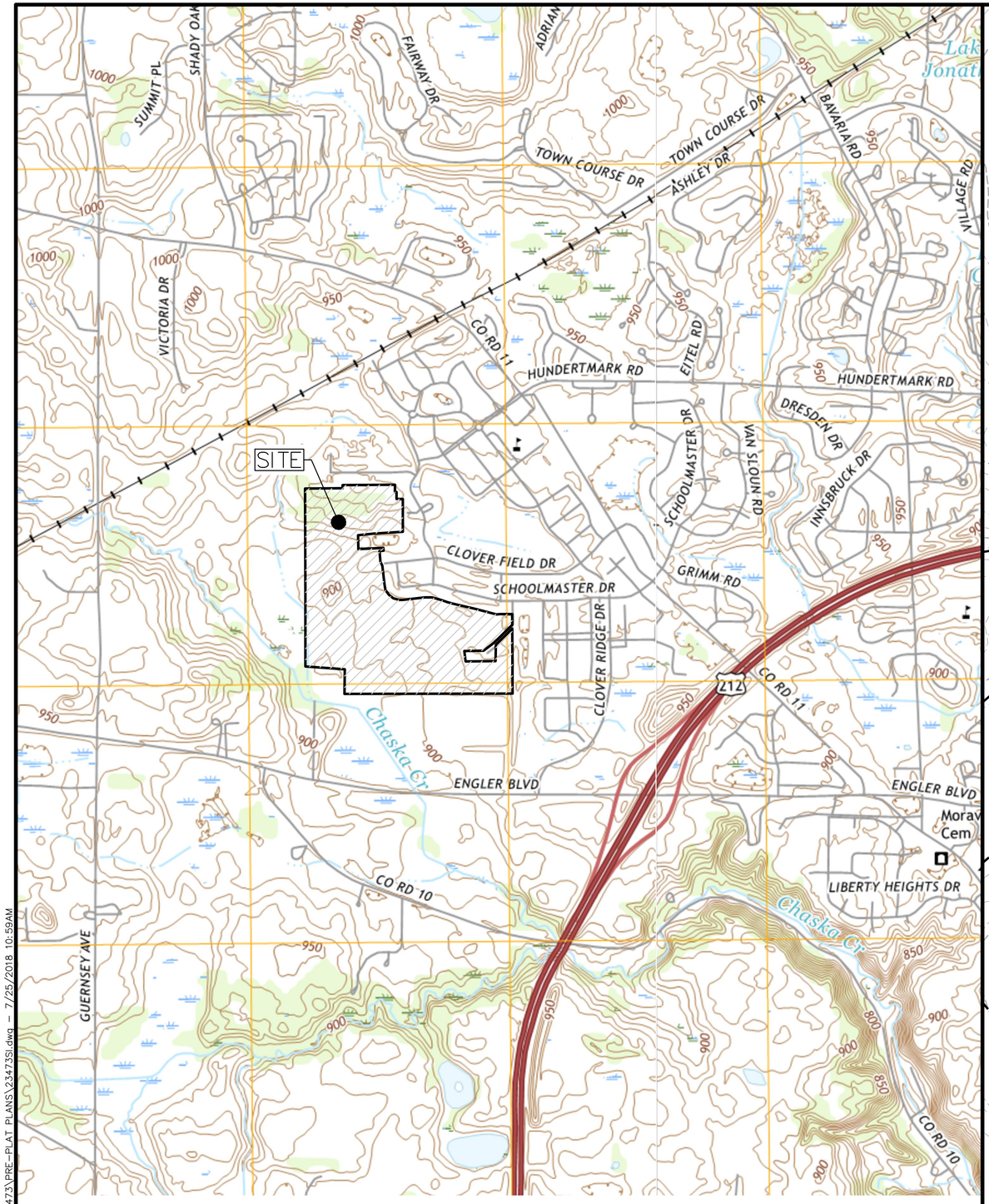
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
EXISTING CONDITIONS
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

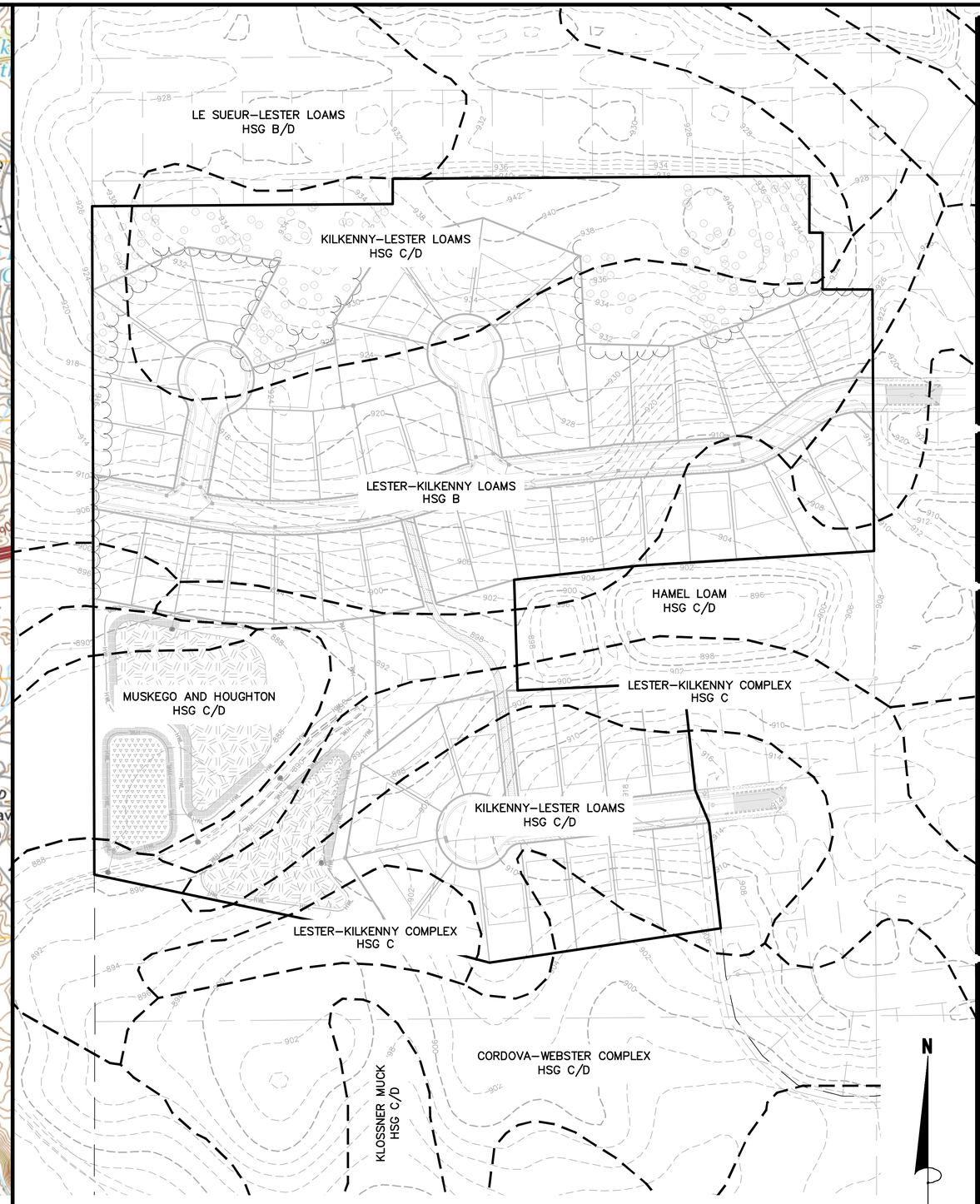
DRAWN BY
JSO
DATE
07/02/18
REVISIONS
07/25/2018 CITY COMMENTS
CAD FILE
23473EXC
PROJECT NO.
23473
C1.1

C:\Civil 3D Projects\23473\PRE-PLAT PLANS\23473EXC.dwg - 7/25/2018 10:59AM



USGS MAP

SCALE: 1" = 800'



USDA SOIL GROUP MAP

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

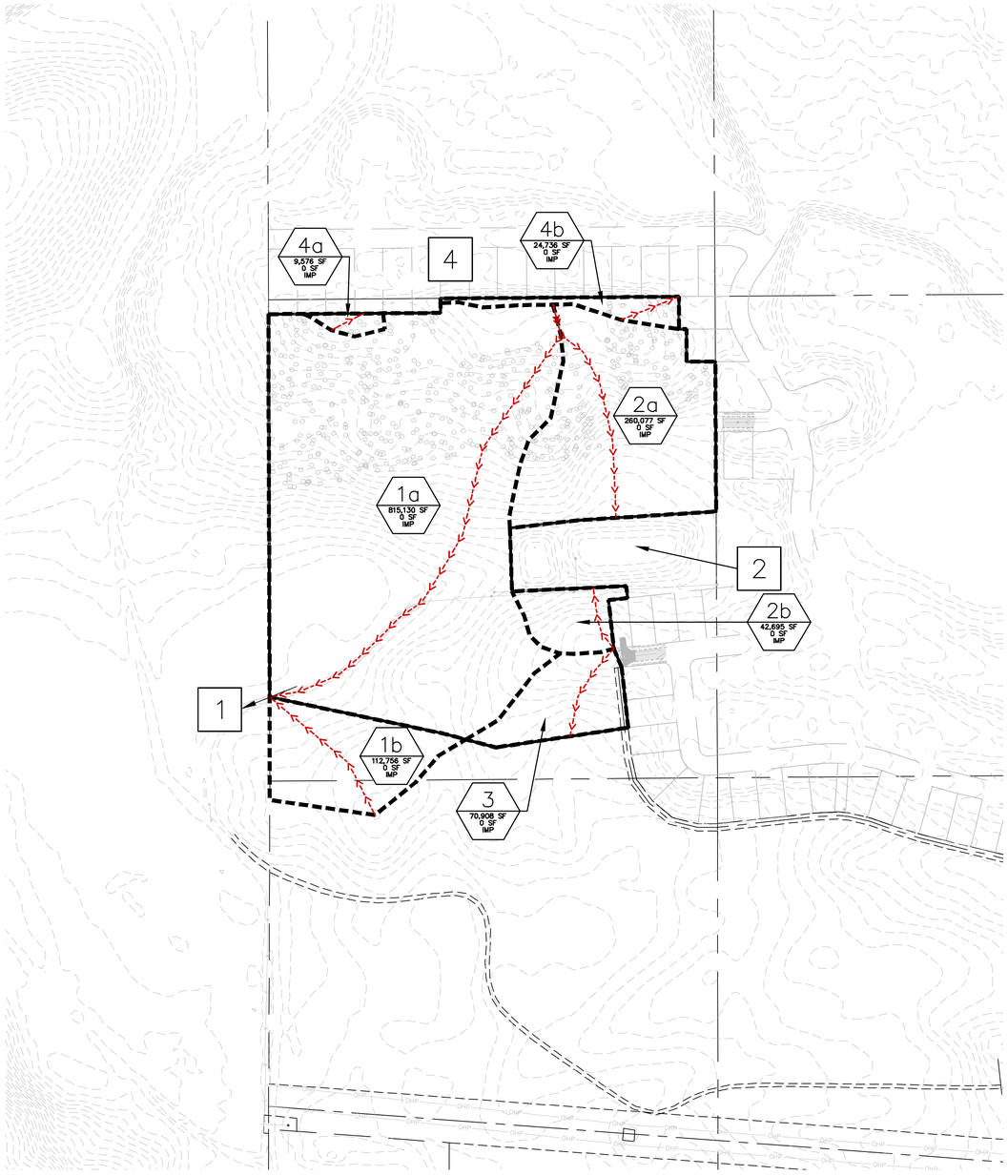
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
SITE INFORMATION
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

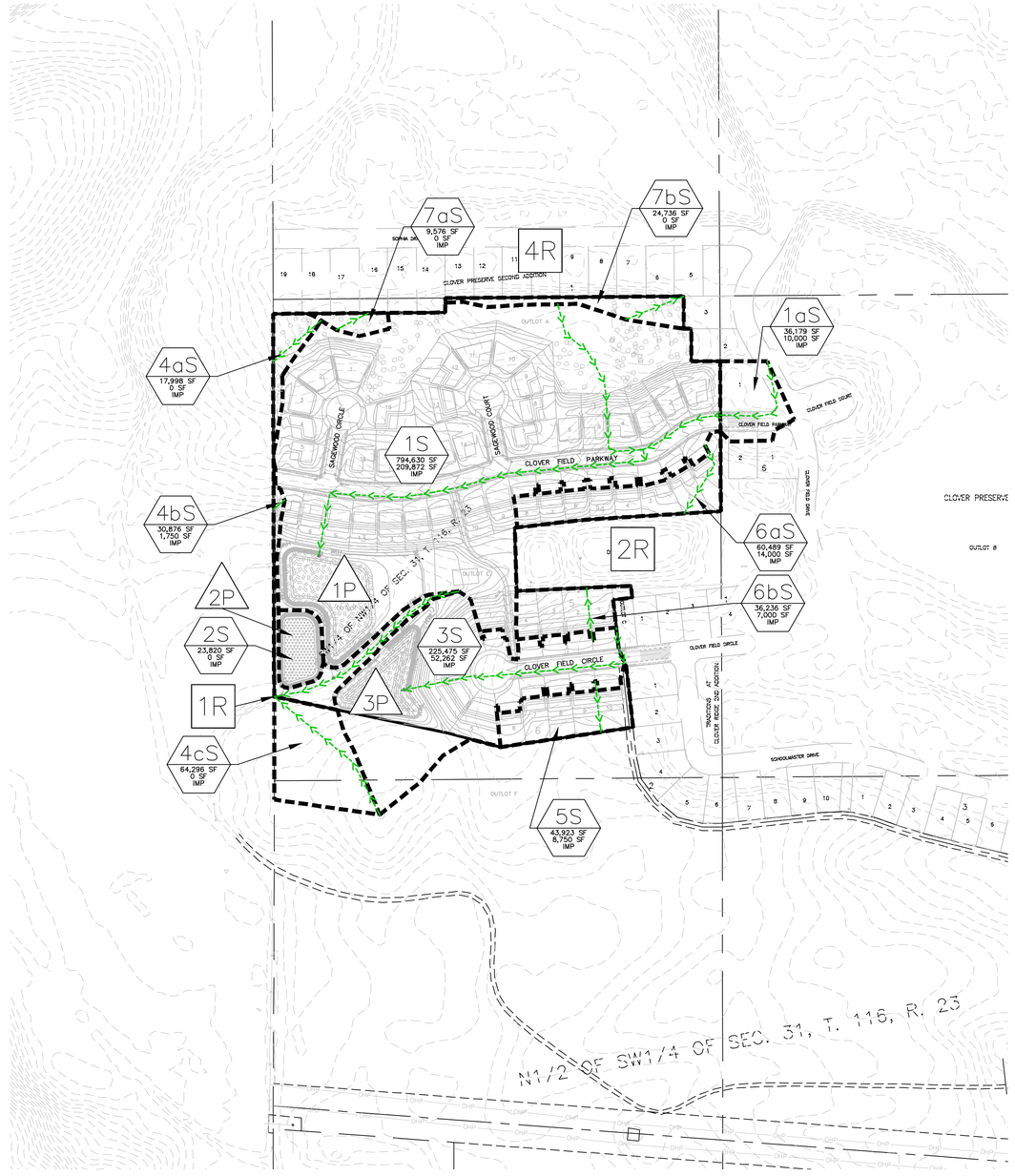
DRAWN BY	JSO
DATE	07/02/18
REVISIONS	
07/25/2018 CITY COMMENTS	
CAD FILE	23473SI
PROJECT NO.	23473
	C1.2

J:\Civil 3D Projects\23473\PRE-PLAT PLANS\23473SI.dwg - 7/25/2018 10:59AM



EXISTING DRAINAGE MAP

SCALE: 1" = 200'



PROPOSED DRAINAGE MAP

SCALE: 1" = 200'

N

VOLUME REDUCTION REQUIREMENT

EXISTING IMPERVIOUS = 0 SF
PROPOSED IMPERVIOUS = 291,884 SF
1.0" OVER NEW IMPERVIOUS = 1.0"/12" PER FT x 291,884 = 24,324 CF
VOLUME PROVIDED
FILTRATION @ 40% CREDIT = [22,058 CF (BASIN 2P) + 21,327 CF (0.5 FT BELOW NWL OF POND 1P)] * 0.40 = 17,354 CF
UPLAND PRESERVATION AREA (0.5" OVER AREA) = 179,724 SF x 0.5"/12" PER FT = 7,489 CF
TOTAL VOLUME PROVIDE = 17,354 CF + 7,489 CF = 24,843 CF

DRAINAGE SUMMARY – PEAK RUNOFF RATES

	EXISTING TO DITCH (1)	PROPOSED TO DITCH (1R)	EXISTING TO EXISTING POND (2)	PROPOSED TO EXISTING POND (2R)	EXISTING DIRECT RUNOFF TO SOUTH (3)	PROPOSED DIRECT RUNOFF TO SOUTH (5S)	EXISTING RUNOFF DIRECT TO NORTH (4)	PROPOSED DIRECT RUNOFF TO NORTH (4R)
2–YEAR (2.9")	19.14 CFS	6.93 CFS	10.76 CFS	4.43 CFS	3.58 CFS	2.52 CFS	1.01 CFS	1.01 CFS
10–YEAR (4.2")	33.99 CFS	14.63 CFS	18.93 CFS	7.94 CFS	5.86 CFS	4.41 CFS	1.90 CFS	1.90 CFS
100–YEAR (7.3")	70.97 CFS	45.46 CFS	39.08 CFS	16.54 CFS	11.28 CFS	9.05 CFS	4.19 CFS	4.19 CFS

LEGEND

1P — POND AREA

1S — DRAINAGE AREA (TOTAL DRAINAGE AREA / IMPERVIOUS AREA) — 336,710 SF / 0 SF IMP

1R — REACH

—→— Tc PATH

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date:_____ Reg.No._____

SAGEWOOD
CHASKA, MINNESOTA
DRAINAGE MAPS
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

DATE
07/02/18

REVISIONS

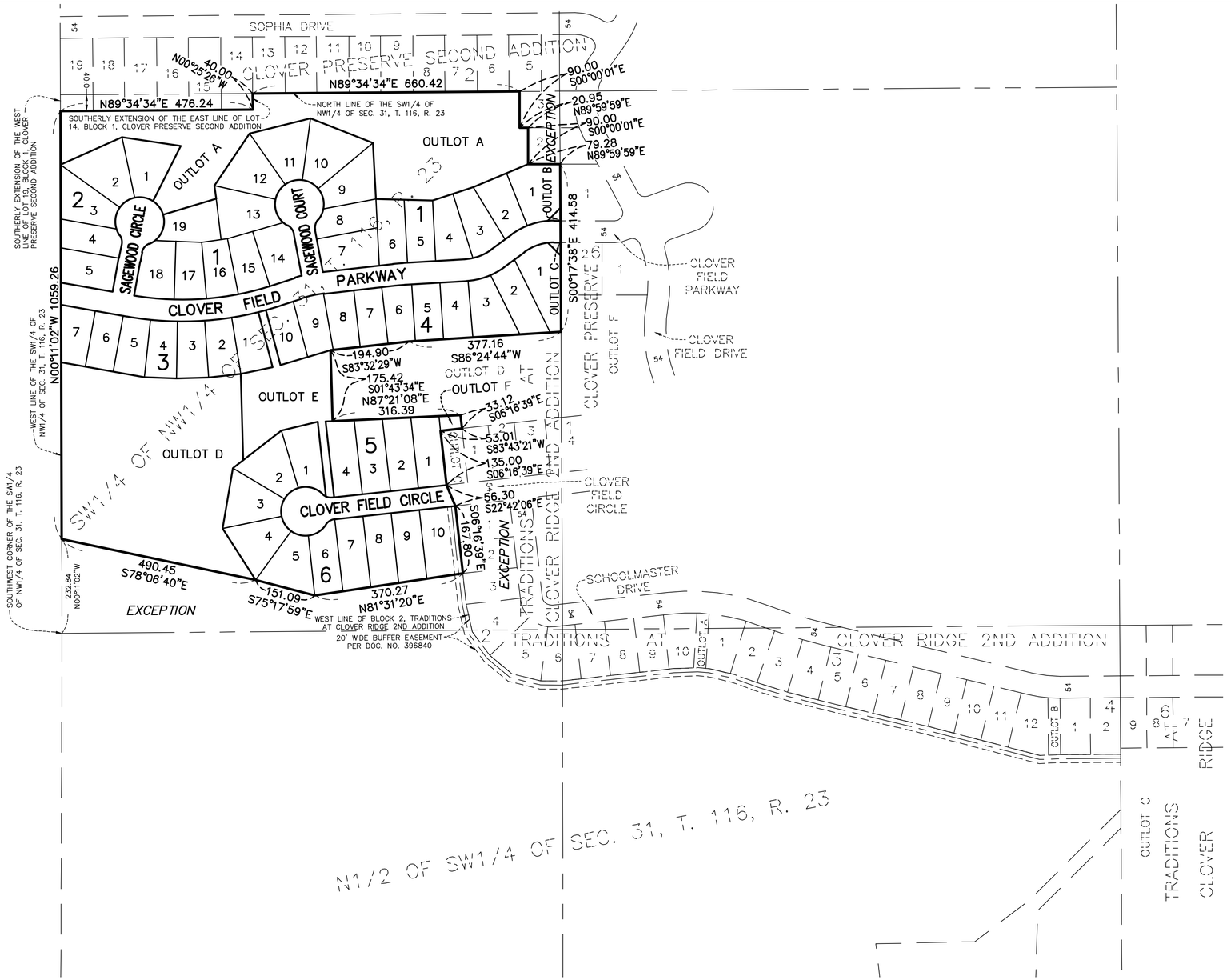
07/25/2018 CITY COMMENTS

CAD FILE
23473SI–DRAIN

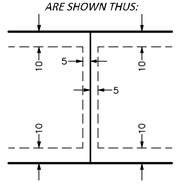
PROJECT NO.
23473

C1.3

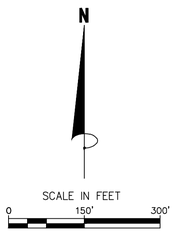
Civil 3D Projects\23473\PRE–PLAT PLANS\23473SI–DRAIN.dwg – 7/25/2018 11:00AM



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND REAR LOT, AS SHOWN ON THE PLAT.



BEARINGS ARE BASED ON THE NORTH LINE OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23 WHICH IS ASSUMED TO HAVE A BEARING OF N 89°34'34" E

PROPERTY DESCRIPTION

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots Two (2) and Three (3), Block One (1), Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the north 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying easterly of the southerly extension of the west line of Lot 19, Block 1, Clover Preserve Second Addition, and lying westerly of the southerly extension of the east line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying southerly of the following described line:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 06 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the west line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.

ZONING INFORMATION

CURRENT ZONING	R – RURAL
PROPOSED ZONING	PRD – PLANNED RESIDENCE DEVELOPMENT
GROSS DENSITY	55 LOTS/28.00 AC=1.96 LOTS/AC

SITE DATA

TOTAL SITE AREA	28.00 AC.
LOT AREA	15.19 AC.
RIGHT OF WAY AREA	3.04 AC.
OUTLOT AREA	9.77 AC.
NUMBER OF SINGLE FAMILY LOTS	55 LOTS

PROPOSED SINGLE FAMILY REQUIREMENT & DATA	REQUIRED (RM–1)	PROPOSED
MIN. LOT AREA	9,450 S.F.	9,800 S.F.
AVERAGE LOT AREA		12,054 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET	70 FEET
MIN. LOT AREA FOR CORNER LOT	11,475 S.F.	11,475 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET	85 FEET

PROPOSED MINIMUM SETBACKS	REQUIRED (RM–1)	PROPOSED
FRONT	30 FEET	30 FEET
SIDE (INTERIOR)	7 FEET	5 FEET
SIDE (STREET)	20 FEET	20 FEET
REAR	30 FEET	30 FEET

OUTLOT SUMMARY

OUTLOT	OWNER	PURPOSE
A	HOME OWNERS ASSOCIATION	CONSERVATION AREA
B	HOME OWNERS ASSOCIATION	MONUMENT SIGN
C	HOME OWNERS ASSOCIATION	MONUMENT SIGN
D	CITY OF CHASKA	STORMWATER MANAGEMENT
E	HOME OWNERS ASSOCIATION	PARK/PLAYGROUND
F	CITY OF CHASKA	UNDEVELOPABLE LAND

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

SAGEWOOD
CHASKA, MINNESOTA

PRELIMINARY PLAT

FOR

D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
PLM

DATE
6/22/18

REVISIONS

CAD FILE
23473pp–1.dwg

PROJECT NO.
23473

2.0

CLOVER PRESERVE SECOND ADDITION

N89°34'34"E 660.42

N89°34'34"E 476.24

40.00
N00°25'26"W

SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 14, BLOCK 1, CLOVER PRESERVE SECOND ADDITION

NORTH LINE OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23

SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 19, BLOCK 1, CLOVER PRESERVE SECOND ADDITION

SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23

OUTLOT A
179624 S.F.

EXCEPTION

90.00 S00°00'01"E
20.95 N89°59'59"E
90.00 S00°00'01"E
N89°59'59"E 79.28

CLOVER FIELD DRIVE

OUTLOT B
489 S.F.

CLOVER FIELD PARKWAY

OUTLOT C
487 S.F.

S00°17'38"E 414.58

SAGEWOOD CIRCLE

SAGEWOOD COURT

CLOVER FIELD PARKWAY
373.27 Δ=28°30'56" R=750.00

N00°11'02"W 1059.26

S86°24'44"W 377.16

S83°32'29"W 194.90

S01°43'34"E 175.42

OUTLOT D
197210 S.F.

OUTLOT E
45730 S.F.

OUTLOT D

OUTLOT F
CLOVER PRESERVE ADDITION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND REAR LOT, AS SHOWN ON THE PLAT.

BEARINGS ARE BASED ON THE NORTH LINE OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23 WHICH IS ASSUMED TO HAVE A BEARING OF N 89°34'34" E

SCALE IN FEET
0 150' 300'

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY PLAT
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
PLM

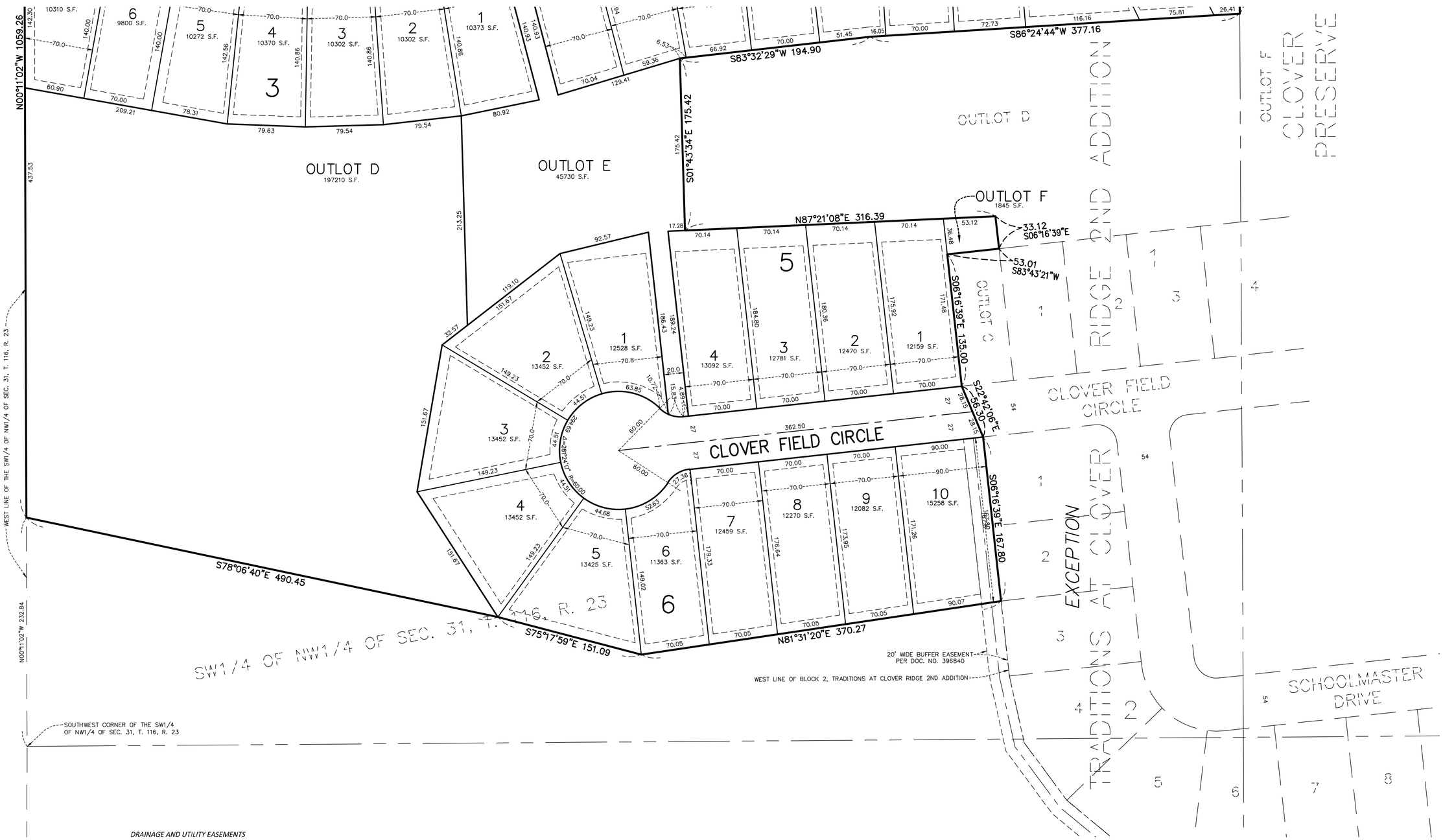
DATE
6/22/18

REVISIONS

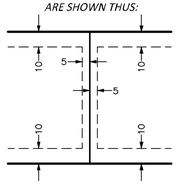
CAD FILE
23473pp-2.dwg

PROJECT NO.
23473

2.1



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND REAR LOT, AS SHOWN ON THE PLAT.

BEARINGS ARE BASED ON THE NORTH LINE OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23 WHICH IS ASSUMED TO HAVE A BEARING OF N 89°34'34" E

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY PLAT
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

DRAWN BY	PLM
DATE	6/22/18
REVISIONS	
CAD FILE	23473pp-2.dwg
PROJECT NO.	23473
	2.2

23473pp-2.dwg - 7/25/2018 11:00AM

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONTOUR
- EXISTING WETLAND
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED GRADING LIMITS
- PROPOSED WIMCO–POST STORM SEWER CONSTRUCTION
- PROPOSED YARD CB INELT PROTECTION – POST STORM SEWER CONSTRUCTION
- PROPOSED DITCH BLOCKING (MnDOT TYPE 3) –POST GRADING/UTILITY CONSTRUCTION
- SOIL BORING LOCATION
- EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET – MnDOT CATEGORY 3
- PROPOSED SEED & MULCH MIX – MnDOT 33–261
- PROPOSED BIO–ROLLS

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

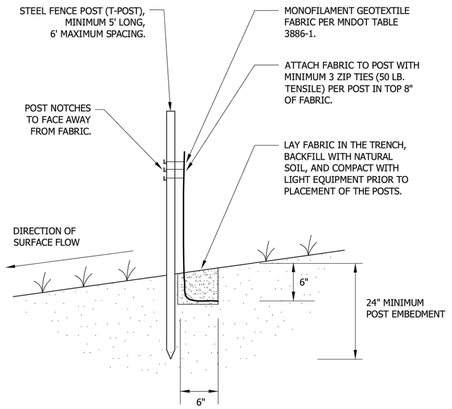
Date:_____ Reg.No._____

SAGEWOOD
CHASKA, MINNESOTA
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

DRAWN BY	JSO
DATE	07/02/18
REVISIONS	
07/25/2018 CITY COMMENTS	
CAD FILE	23473ERC
PROJECT NO.	23473
	C3.0

Civil 3D Projects\23473\PRE-PLAT PLANS\23473ERC.dwg – 7/25/2018 11:00AM

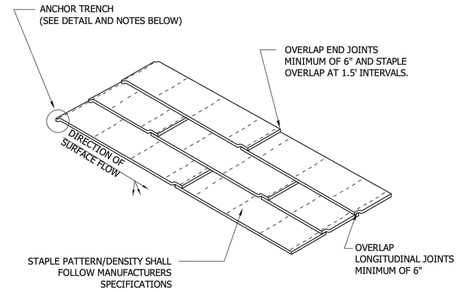


NOTES:
1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
2. SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

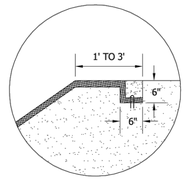
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SILT FENCE STANDARD
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-1C



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

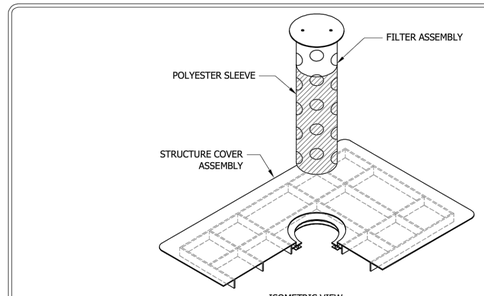


NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

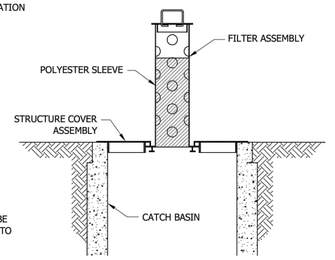
EROSION CONTROL BLANKET INSTALLATION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-2



ISOMETRIC VIEW

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE OR TOP SLAB.



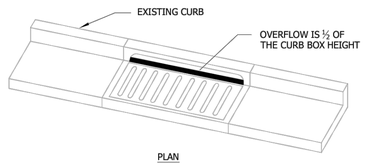
NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

IN-PLACE ELEVATION VIEW

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

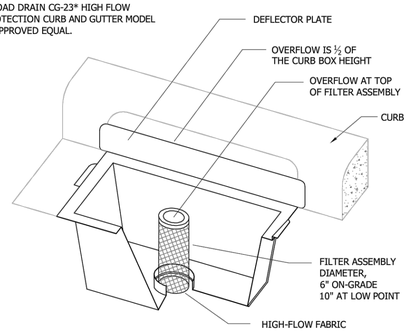
INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4A



PLAN

WIMCO ROAD DRAIN CG-23* HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.

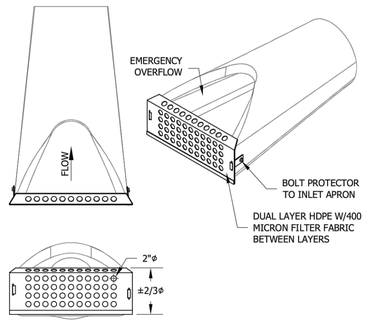


* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-4B

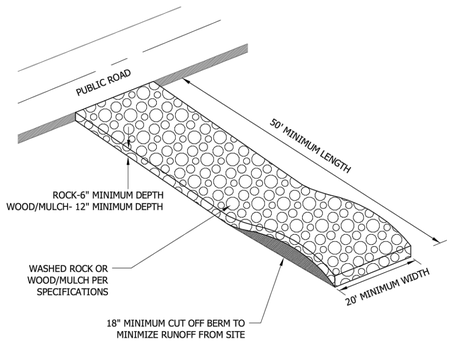


- FILTER FABRIC MAY BE REPLACED AS REQUIRED BY REMOVING BOLTS OR RIVETS CONNECTING HDPE LAYERS AND BOLTING OR RIVETING BACK TOGETHER.
- DEVICES SHOWN ARE AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS. INFRASAFE - CULVERT INLET PROTECTOR.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

FLARED END EROSION CONTROL
CHASKA, MINNESOTA

LAST REVISION: FEB 2005
PLATE NO. ERO-6

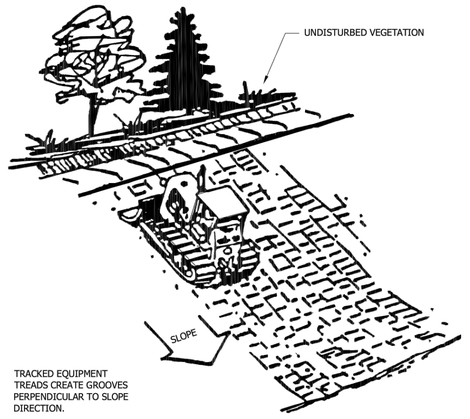


NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING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

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

ROCK CONSTRUCTION ENTRANCE
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008
PLATE NO. ERO-7



TRACKED EQUIPMENT TREADS CREATE GROOVES PERPENDICULAR TO SLOPE DIRECTION.

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SLOPE TRACKING
CHASKA, MINNESOTA

LAST REVISION: FEB 2004
PLATE NO. ERO-10

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date:_____ Reg.No._____

SAGEWOOD
CHASKA, MINNESOTA
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

EROSION & SEDIMENT CONTROL DETAILS

DRAWN BY: JSO
DATE: 07/02/18
REVISIONS
07/25/2018 CITY COMMENTS

CAD FILE: 23473ERD
PROJECT NO.: 23473
C3.1

NPDES REQUIREMENTS

II.B. APPLICATION AND DURATION OF COVERAGE

1. Application Required.
   a. The owner and operator shall submit a complete and accurate on-line application form with the appropriate fee to the MPCA for each project that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately disturb one (1) or more acres. If the applicant is not able to apply on-line, contact the MPCA for technical assistance or a waiver.
   b. For certain projects or common plans of development or sale disturbing 50 acres or more, the application must be submitted at least 30 days before the start of construction activity. This requirement pertains to projects that have a discharge point on the project that is within one mile (aerial radius measurement) of, and flows to, a special water listed in Appendix A, Part B. or waters listed as impaired under section 303(d) of the federal Clean Water Act (see the MPCA's website) where the identified pollutant(s) or stressor(s) are phosphorus (nutrient eutrophication biological indicators), turbidity, dissolved oxygen, or biotic impairment (fish bioassessment, aquatic plant bioassessment and aquatic macroinvertebrate bioassessment). Applicants of projects listed in this part must submit a complete and accurate application form and SWPPP including all calculations for the Permanent Stormwater Management System (see Parts III.A.-D.).

2. All persons meeting the definition of owner and operator are Permittees and must be listed on the application. The owner is responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with Parts III.B, II.C, III.B-F, IV, V, and applicable construction activity requirements found in Appendix A, Part C. of this permit and is jointly responsible with the owner for compliance with those portions of the permit.

3. Permit Coverage Effective Date: The commencement of any construction activity (e.g., land disturbing activities) covered under Part I.A. of this permit is prohibited until permit coverage under this permit is effective.
   a. For projects listed in Part II.B.1.a. permit coverage will become effective seven (7) calendar days after the electronic submittal date or the postmarked date of a complete application form.
   b. For projects listed in Part II.B.1.b. permit coverage will become effective 30 calendar days after the electronic submittal date, the postmarked date or MPCA date stamp (whichever is first) of the complete application. For incomplete applications (e.g., lack of fees or signature) or incomplete SWPPPs (e.g., missing calculations, Best Management Practice (BMP) specifications, estimated quantities of the BMPs, or timing of BMP installation narrative), the permit becomes effective 30 calendar days after all required information is submitted.

4. Coverage Notification: Permittee(s) will be notified of coverage in a manner as determined by the Commissioner (e.g., e-mail, online notification or letter).

5. Change of Coverage: For construction projects where the owner or operator changes, (e.g., an original developer sells portions of the property to various homebuilders or sells the entire site to a new owner) the current owner and the new owner or operator shall submit a complete permit modification on a form provided by the Commissioner. The form must be submitted prior to the new owner or operator commencing construction activity on site or in no case later than 30 days after taking ownership of the property. The owner shall provide a SWPPP to the new owner and operator that specifically addresses the remaining construction activity.

II.C. TERMINATION OF COVERAGE

1. Termination of coverage when construction is complete: All Permittee(s) must submit a Notice of Termination (NOT) to the MPCA on a form provided by the Commissioner within 30 days after all activities required for Final Stabilization (see Part IV.G.) are complete. The Permittee(s)' coverage under this permit terminates at midnight on the submission date of the NOT.

2. Termination of coverage when transfer of ownership occurs: All Permittee(s) must submit a NOT on a form provided by the Commissioner within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The Permittee(s)' coverage under this permit terminates at midnight on the submission date of the NOT.

3. Permittee(s) may terminate permit coverage prior to completion of all construction activity if all of the following conditions are met. After the permit is terminated under this part, if there is any subsequent development on the remaining portions of the site where construction activity was not complete, new permit coverage must be obtained if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activities of one (1) or more acres in size.
   a. Construction activity has ceased for at least 90 days.
   b. At least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover established on those areas.
   c. On areas where construction activity is not complete, permanent cover has been established.
   d. The site is in compliance with Part IV.G.2. and Part IV.G.3. and where applicable, Part IV.G.4. or Part IV.G.5.

4. Permittee(s) may terminate coverage upon approval by the MPCA if information is submitted to the MPCA documenting that termination is appropriate because the project is cancelled.

III.B. SWPPP AMENDMENTS

The Permittee(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs that are designed to correct problems identified or address situations whenever:

1. There is a change in design, construction, operation, maintenance, weather or seasonal conditions that has a significant effect on the discharge of pollutants to surface waters or underground waters.

2. Inspections or investigations by site owner or operators, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or underground waters or that the discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2).

3. The SWPPP is not achieving the general objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of this permit.

4. At any time after permit coverage is effective, the MPCA may determine that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or that the SWPPP does not incorporate the applicable requirements in Part III.A.8., (Impaired Waters and TMDLs). If a water quality standard changes during the term of this permit, the MPCA will make a determination as to whether a modification of the SWPPP is necessary to address the new standard. If the MPCA makes such determination(s) or any of the determinations in Parts III.B.1.-3., the MPCA will notify the Permittee(s) in writing. In response, the Permittee(s) must amend the SWPPP to address the identified concerns and submit information requested by the MPCA, which may include an individual permit application. If the MPCA's written notification requires a response, failure to respond within the specified timeframe constitutes a permit violation.

III.E RECORD RETENTION

The SWPPP (original or copies) including, all changes to it, and inspections and maintenance records must be kept at the site during construction by the Permittee(s) who has/have operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on-site vehicle during normal working hours. All owner(s) must keep the following records on file for three (3) years after submittal of the NOT as outlined in Part II.C. This does not include any records after submittal of the NOT.

1. The final SWPPP
2. Any other stormwater related permits required for the project
3. Records of all inspection and maintenance conducted during construction (Part IV.E. Inspections and Maintenance)
4. All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance and
5. All required calculations for design of the temporary and permanent Stormwater Management Systems.

III.F. TRAINING REQUIREMENTS

The Permittee(s) shall ensure the following individuals identified in this part have been trained in accordance with this Permit's training requirements.

1. Who must be trained:
   a. Individual(s) preparing the SWPPP for the project
   b. Individual(s) overseeing implementation of, revising, and amending the SWPPP and individual(s) performing inspections as required in Part IV.E. One of these individual(s) must be available for an onsite inspection within 72 hours upon request by the MPCA.
   c. Individual(s) performing or supervising the installation, maintenance and repair of BMPs. At least one individual on a project must be trained in these job duties.
2. Training content: The content and extent of training must be commensurate with the individual's job duties and responsibilities with regard to activities covered under this permit for the project. At least one individual present on the permitted project site (or available to the project site in 72 hours) must be trained in the job duties described in Part III.F.1.b. and Part III.F.1.c.
3. The Permittee(s) shall ensure that the individuals are trained by local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater management and the Minnesota NPDES/SDS Construction Stormwater Permit. An update refresher-training must be attended every three (3) years starting three (3) years from the issuance date of this permit.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

IV.A. STORMWATER POLLUTION PREVENTION PLAN

The Permittee(s) must implement the SWPPP and the requirements of this part. The BMPs identified in the SWPPP and in this permit must be selected, installed, and maintained in an appropriate and functional manner that is in accordance with relevant manufacturer specifications and accepted engineering practices.

IV.B. EROSION PREVENTION PRACTICES

1. The Permittee(s) must plan for and implement appropriate BMPs such as construction phasing, vegetative buffer strips, horizontal slope grading, inspection and maintenance of Part IV.E. and other construction practices that minimize erosion as necessary to comply with this permit and protect waters of the state. The location of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence etc.) on the project site before work begins. The Permittee(s) must minimize the need for disturbance of portions of the project that have steep slopes. For those sloped areas which must be disturbed, the Permittee(s) must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing).

2. The Permittee(s) must stabilize all exposed soil areas (including stockpiles). Stabilization must be initiated immediately to limit soil erosion whenever any construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed no later than 14 calendar days after the construction activity in that portion of the site has temporarily or permanently ceased. For Public Waters that the Minnesota Department of Natural Resources has promulgated "work in water restrictions" during specified fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete the stabilization activities within 24 hours during the restriction period. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement but must be in compliance with Part IV.C.5.

3. If using stormwater conveyance channels, the Permittee(s) must design the channels to route water around unstabilized areas on the site and to reduce erosion, unless infeasible. The Permittee(s) must use erosion controls and velocity dissipation devices such as check dams, sediment traps, riprap, or grouted riprap at outlets within and along the length of any constructed stormwater conveyance channel, and at any outlet, to provide a non-erosive flow velocity, to minimize erosion of channels and their embankments, outlets, adjacent stream banks, slopes, and downstream waters during discharge conditions.

4. The Permittee(s) must stabilize the normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water or property edge.

The Permittee(s) shall complete stabilization of the remaining portions of any temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch has temporarily or permanently ceased.

Temporary or permanent ditches or swales that are being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized during the temporary period of its use as a sediment containment system. These areas must be stabilized within 24 hours after no longer being used as a sediment containment system. Applying mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices is not acceptable stabilization in any part of a temporary or permanent drainage ditch or swale.

5. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

6. Unless infeasible due to lack of pervious or vegetated areas, the Permittee(s) must direct discharges from BMPs to vegetated areas of the site (including any natural buffers) in order to increase sediment removal and maximize stormwater infiltration. The Permittee(s) must use velocity dissipation devices if necessary to prevent erosion when directing stormwater to vegetated areas.

IV.C. SEDIMENT CONTROL PRACTICES

1. The Permittee(s) must employ Sediment control practices as necessary to minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
   a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions.
   b. If the down gradient sediment controls are overloaded (based on frequent failure or excessive maintenance requirement), the Permittee(s) must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading, and the SWPPP must be amended to identify these additional practices as required in Part III.B.1.-3.

2. Sediment control practices must be established on all down gradient perimeters and be located upgradient of any buffer zones. The perimeter sediment control practice must be in place before any upgradient land-disturbing activities begin. These practices shall remain in place until Final Stabilization has been established in accordance with Part IV.G. A floating silt curtain placed in the water is not a sediment control BMP to satisfy perimeter control requirements in this part except when working on a shoreline and below the waterline. In those cases, a floating silt curtain can be used as a perimeter control practice if the floating silt curtain is installed as close to shore as possible. Immediately after the short term construction activity (e.g. installation of rip rap along the shoreline) in that area is complete, an upland perimeter control practice must be installed if exposed soils still drain to the surface water.

3. The Permittee(s) shall re-install all sediment control practices that have been adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity has been completed. The Permittee(s) shall complete any short-term activity that requires removal of sediment control practices as quickly as possible. The Permittee(s) must re-install sediment control practices before the next precipitation event even if the short-term activity is not complete.

4. All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified by the Permittee(s) or the jurisdictional authority (e.g., city/county/township/MnDOT engineer). The Permittee(s) must document the need for removal in the SWPPP.

5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in any natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.

6. Where vehicle traffic leaves any part of the site (or onto paved roads within the site):
   a. The Permittee(s) must install a vehicle tracking BMP to minimize the track out of sediment from the construction site. Examples of vehicle tracking BMPs include (but are not limited to) rock pads, mud mats, slash mulch, concrete or steel wash racks, or equivalent systems.
   b. The Permittee(s) must use street sweeping if such vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street (see Part IV.E.5.d.).

7. The Permittee(s) must install temporary sedimentation basins as required in Part III.C. of this permit.

8. The Permittee(s) must minimize soil compaction and, unless infeasible, preserve topsoil. Minimizing soil compaction is not required where the function of a specific area of the site dictates that it be compacted.

9. The Permittee(s) must preserve a 50 foot natural buffer or (if a buffer is infeasible on the site) provide redundant sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. The Permittee(s) is/are not required to enhance the quality of the vegetation that already exists in the buffer or provide vegetation if none exist. However, Permittee(s) can improve the natural buffer with vegetation.

10. If the Permittee(s) intend to use polymers, flocculants, or other sedimentation treatment chemicals on the project site, the Permittee(s) must comply with the following minimum requirements:
    a. The Permittee(s) must use conventional erosion and sediment controls prior to chemical addition to ensure effective treatment. Chemicals may only be applied where treated stormwater is directed to a sediment control system which allows for filtration or settlement of the floc prior to discharge.
    b. Chemicals must be selected that are appropriately suited to the types of soils likely to be exposed during construction, and to the expected turbidity, pH, and flow rate of stormwater flowing into the chemical treatment system or area.
    c. Chemicals must be used in accordance with accepted engineering practices, and with dosing specifications and sediment removal design specifications provided by the manufacturer or provider/supplier of the applicable chemicals.

IV.D. DEWATERING AND BASIN DRAINING

1. The Permittee(s) must discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sedimentation basin on the project site unless infeasible. The Permittee(s) may discharge from the temporary or permanent sedimentation basins to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that nuisance conditions (see Minn. R. 7050.0210, subp. 2) will not result from the discharge. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties. If the Permittee(s) must discharge water that contains oil or grease, the Permittee(s) must use an oil-water separator or suitable filtration device (e.g. cartridge filters, absorbents pads) prior to discharging the water. The Permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock riprap, sand bags, plastic sheeting, or other accepted energy dissipation measures.

2. All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

3. If the Permittee(s) is/are using filters with backwash water, the Permittee(s) must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. The Permittee(s) may discharge backwash water to the sanitary sewer if permission is granted by the sanitary sewer authority. The Permittee(s) must replace and clean the filter media used in dewatering devices when required to retain adequate function.

IV.E. INSPECTIONS AND MAINTENANCE

1. The Permittee(s) must ensure that a trained person (as identified in Part III.A.3.a.) will routinely inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within seven (7) days after the rainfall event.

2. All inspections and maintenance conducted during construction must be recorded within 24 hours in writing and these records must be retained with the SWPPP in accordance with Part III.E. Records of each inspection and maintenance activity shall include:
   a. Date and time of inspections
   b. Name of person(s) conducting inspections
   c. Findings of inspections, including the specific location where corrective actions are needed
   d. Corrective actions taken (including dates, times, and party completing maintenance activities)
   e. Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of your location or a weather reporting system that provides site specific rainfall data from radar summaries.
   f. If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge must be made, and the discharge should be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil Sheen, and other obvious indicators of pollutants) and photographed.
   g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Part III.B. within seven (7) calendar days.

3. Inspection frequency adjustment
   a. Where parts of the project site have permanent cover, but work remains on other parts of the site, the Permittee(s) may reduce inspections of the areas with permanent cover to once per month.
   b. Where construction sites have permanent cover on all exposed soil areas and no construction activity is occurring anywhere on the site, the site must be inspected during non-frozen ground conditions at least once per month for a period of twelve (12) months. Following the twelfth month of permanent cover and no construction activity, inspections may be terminated until construction activity is once again initiated unless the Permittee(s) is/are notified in writing by the MPCA that erosion issues have been detected at the site and inspections need to resume.
   c. Where work has been suspended due to frozen ground conditions, the inspections may be suspended. The required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever comes first.

4. The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMPs, as well as all erosion prevention and sediment control BMPs, until another Permittee has obtained coverage under this Permit according to Part II.B.5. or the project has undergone Final Stabilization, and an NOT has been submitted to the MPCA.

5. The Permittee(s) must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness during all routine and post-rainfall event inspections. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access unless another time frame is specified below. The Permittee(s) must investigate and comply with the following inspection and maintenance requirements:
   a. All perimeter control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or thereafter as soon as field conditions allow access.
   b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access (see Part IV.D.).
   c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition during each inspection. The Permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The Permittee(s) shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The Permittee(s) is/are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters.
   d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24 hours of discovery, or if applicable, within a shorter time to comply with Part IV.C.6.
   e. Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

6. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area. All infiltration areas must be inspected to ensure that equipment is not being driven across the infiltration area.

IV.F. POLLUTION PREVENTION MANAGEMENT MEASURES

The Permittee(s) shall implement the following pollution prevention management measures on the site:

1. Storage, Handling, and Disposal of Construction Products, Materials, and Wastes: The Permittee(s) shall comply with the following to minimize the exposure to stormwater of any of the products, materials, or wastes. Products or wastes which are either not a source of contamination to stormwater or are designed to be exposed to stormwater are not held to this requirement:
   a. Building products that have the potential to leach pollutants must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with stormwater.
   b. Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
   c. Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
   d. Solid waste must be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
   e. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.
2. Fueling and Maintenance of Equipment or Vehicles; Spill Prevention and Response: The Permittee(s) shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. The Permittee(s) must conduct fueling in a contained area unless infeasible. The Permittee(s) must ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. The Permittee(s) must report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.
3. Vehicle and equipment washing: If the Permittee(s) wash the exterior of vehicles or equipment on the project site, washing must be limited to a defined area of the site. Runoff from the washing area must be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. The Permittee(s) must properly use and store soaps, detergents, or solvents. No engine degreasing is allowed on site.
4. Concrete and other washouts waste: The Permittee(s) must provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes must not contact the ground, and the containment ust be designed so that it does not result in runoff from the washout operations or areas. iquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

IV.G. FINAL STABILIZATION

The Permittee(s) must ensure Final Stabilization of the site. Final Stabilization is not complete until all requirements of Parts IV.G.1-5. are complete:

1. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
2. The permanent stormwater management system is constructed, meets all requirements in Part III.D. and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
3. All temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence) have been removed on the portions of the site for which the Permittee(s) is/are responsible. BMPs designed to decompose on site (such as some compost logs) may be left in place.
4. For residential construction only, individual lots are considered finally stabilized if the structure(s) are finished and temporary erosion protection and downgradient perimeter control has been completed and the residence has been sold to the homeowner. Additionally, the Permittee has distributed the MPCA's "Homeowner Fact Sheet" to the homeowner to inform the homeowner of the need for, and benefits of, permanent cover.
5. For construction projects on agricultural land (e.g., pipelines across crop, field pasture or range land) the disturbed land has been returned to its preconstruction agricultural use.

DEVELOPMENT SUMMARY

SAGEWOOD - CHASKA, MN

TYPE OF PROJECT: 55 Lot Single Family Residential Construction

TYPE OF WORK: Mass Grading, Utility and Street Construction, Paving. Subsequently, Joint Trench and Home construction will occur.

TOTAL PLATTED AREA: 28.00 AC

TOTAL DISTURBED AREA: 23.39 AC

EXISTING IMPERVIOUS AREA: 0.00 AC

PROPOSED (DESIGN) IMPERVIOUS AREA: 6.07 AC

SPECIAL WATERS: The site is within 1 mile of and drains to Chaska Creek, which is listed as an non-construction related impaired water and does NOT require additional BMPs for special and impaired waters per the MPCA.

CONSTRUCTION PHASING

The project is expected to be constructed in one phase, within one construction season. Mass grading is anticipated to be completed within 6 weeks from commencement of work. Utility and street construction is anticipated to be completed within 12 weeks from commencement of work.

Two proposed permanent stormwater detention basins will treat the project stormwater. The two proposed basins can be constructed either partially or in whole at the early portion of the project grading to serve as temporary sediment basins. Upon completion of grading the streets to the sub-grade elevation, the contractor may utilize the street subcut to construct temporary sediment traps at strategic drainage capture points.

POTENTIONAL FOR EROSION AND DISCHARGE OF SEDIMENT

As the site will be stripped of topsoil and vegetation for a period of several weeks during construction, the potential for erosion will increase. The overall gradients on the site are relatively low. The proposed stormwater basin and street subcut will serve as temporary sediment basins during construction.

The risk of discharge of sediment off of the site is moderate, due to the grade orientation and design. The highest potential for discharge off the site is from the street sideslope and pad grading. This can be controlled by heavy duty silt fence, buffer strips, and erosion control blanket.

Contractor will be required to manage completion of 3:1 slopes such that soil exposure is minimized. After excavation and embankments are completed, slopes shall be re-spread with topsoil, the slope grades certified, and erosion blanket installed as per the plan. Contractor shall coordinate these steps to be carried out in a timely manner.

EROSION CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:

1. Perimeter delineation to minimize disturbed areas
2. Temporary Rock Construction Entrance
3. Temporary straw mulch as needed.
4. Seed and mulch/sod
5. Erosion Control Blanket
6. Minimize active or disturbed work areas
7. Horizontal slope grading
8. Turf Reinforcement Mat

SEDIMENT CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs

1. Sediment traps constructed in street subcut
2. Rock filter dikes in street subcut
3. Utilize permanent stormwater basin as Temporary Sediment Basin
4. Silt Fence at project perimeter or toe of slopes
5. Inlet protection on existing catch basins
6. Inlet protection on existing culverts
7. Inlet protection after utility construction
8. Linear control along back of new curb and gutter (sod, bioroll, or silt fence)
9. Routine street sweeping adjacent to construction entrance.
10. Ditch checks

Refer to plans for designated locations of BMPs, details and implementation notes.

BASIN AND TRAP DEWATERING BMPs

Should the need arise for basin or trap dewatering, contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall not be discharged into Surface Waters in a turbid state.
Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, to a state of 50 NTUs or less.

STABILZATION BMPs

The construction plans anticipate the use of, but are not limited to, the following Stabilization BMPs:

1. After lot pads are grade certified, permanent seed and mulch can be applied, generally from the front of the building pad, extending to the rear of the lot (areas where no further utility construction is anticipated.)
2. After 3:1 slopes on lots are certified, permanent seed and erosion control blanket can be applied.
3. Rip rap at pipe outfalls
4. Permanent seed and erosion control blanket on basin slopes after grade certified.
5. After curbs are backfilled, apply permanent seed and mulch to remaining building pads and boulevard area not already stabilized.
6. Sod placement, as appropriate.

POLLUTION CONTROL BMPs

1. Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
2. Concrete Washout: A suggested washout area will be specified on the plan. The developer has the ability to adjust location or to provide alternative washout containment.
3. There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site.

SEED & MULCH SPECIFICATIONS

Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Filtration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction.

(1) General Seed & Mulch
   A. Seed: **MNDOT 25-141** at a rate of 59 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre
(2) Sediment Basin (Emergent Marsh)
   A. Seed: **MNDOT 34-181** at a rate of 5 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre
(3) Upland Slope Bank (Savanna-Tall)
   A. Seed: **MNDOT 35-641** at a rate of 12 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre
(4) Infiltration Basins (Wet Meadow)
   A. Seed: **MNDOT 34-262** at a rate of 14.5 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre
(5) Temporary Cover Crop (Ponding/Infiltration/Adjacent Slope Areas)
   A. Seed: **MNDOT 21-112** at a rate of 100 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre
(6) Hydro-Seeding (Stockpile)
   A. Seed: **MNDOT 22-111 Seed & Type Hydraulic Mulch** at a rate of 10 lb/1000 gal
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 50 lb/1000 gal
   C. Mulch: Type Hydraulic Mulch at a rate of 350 lb/1000 gal
   D. Water: 875 gal/1000 gal
   E. Apply at 6000 gal of Slurry per acre

INSPECTION AND MAINTENANCE OF BMPs

Routine Inspection

1. Rock Entrance - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
2. Silt fence - Inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
3. Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
4. Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
5. Inspect other site specific BMP's on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMP's. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES

1. All Erosion and Sediment Control facilities shall be maintained by the contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the contractor at the time directed by the engineer. The contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
2. Wherever practical and feasible, the contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
3. Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
4. It is the responsibility of the contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
5. Adequate control of dust shall be maintained by the contractor. Cost for dust control shall be considered incidental to the contract.

ADDITIONAL SWPPP NOTES (continued)

6. Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
7. When temperatures do not exceed 40 degrees F, areas that require seed and mulch stabilization shall be dormant seeded. Applicatipn rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
8. Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

STORMWATER BASIN MAINTENANCE

All stormwater basins within the project will be owned and maintained by the Home Owners Association (HOA). Suggested practices are as follows:

1. For the first three years after construction, basins should be inspected for obvious signs of erosion, such as gullies, rills or sediment plumes. Identify the cause and take corrective measures such that grades are restored and surfaces re-established with appropriate vegetation.
2. Inspect for sediment accumulation at the pipe outlets into the pond at the completion of sod installation of last lot in plat. Remove sediment. Re-inspect every 3-5 years.
3. Inspect inlets and outlets for blockage or debris buildup annually. Remove debris as necessary to allow for inlets and outlets to function as designed.
4. Verify basin design capacity after 15 to 20 years of service.
5. Applied Ecological Services, Inc.-Open Space Landscaping Management Plan shall be implemented for site specific turf and plant management.

MPCA STORMWATER PERMIT - RESPONSIBILITY

The Contractor will be required to become the Permittee for the project, until final stabilization and transfer of responsibility is completed. Transfer of responsibility shall be completed with the Permit Modification Form.

OWNER: Deb Ridgeway - D.R. Horton, Inc. (952)-985-7864(o)

PERMITTEE: TBD

OPERATOR(S): TBD

OTHER CONTACTS
ENGINEER:
Joel G. Cooper, PE, Pres. - James R. Hill, Inc. - 612-508-8890(c)

TRAINING REQUIREMENTS
JOEL G. COOPER, P.E.
DESIGN OF CONSTRUCTION SWPPP (CERTIFICATION(2017-2020))
UNIVERSITY OF MINNESOTA
INSTRUCTORS : JOHN CHAPMAN

LGU CONTACT:

MPCA COMPLIANCE: Amy Delbecq - MPCA - (651)-757-2446

The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be proposed by contractor and reviewed by the engineer.

All BMP's selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

These plans shall be considered part of the project SWPPP. A copy of the SWPPP shall remain on site throughout active construction.

ESTIMATED EROSION /SEDIMENT CONTROL QUANITITES

ROCK CON

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- 1002 EXISTING CONTOUR
- EXISTING WETLAND
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- 1002 PROPOSED CONTOUR
- SB#1 SOIL BORING LOCATION
- EOF 1002.5 EMERGENCY OVERFLOW
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN

STANDARD GRADING NOTES:

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESS EXCEEDS 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
12. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
13. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

SPECIFIC GRADING NOTES:

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY JAMES R. HILL ON APRIL 4TH, 2018. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL. ADDITIONAL LIDAR TOPOGRAPHY PROVIDED BY MnTOPO.

GOPHER STATE ONE CALL
CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN - OVERALL
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO
DATE
07/02/18
REVISIONS
07/25/2018 CITY COMMENTS

CAD FILE
23473G
PROJECT NO.
23473
C4.0

Civil 3D Projects\23473\PRE-PLAT PLANS\23473G.dwg - 7/25/2018 11:01AM

SOPHIA DRIVE

CLOVER PRESERVE SECOND ADDITION

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

SAGEWOOD CIRCLE

SAGEWOOD COURT

CLOVER FIELD PARKWAY

PLAYGROUND AREA

POND 1P
OLE: 889.20
100-YR HWL: 891.95
BOTTOM: 884.20
VOLUME: 3.79 AC-FT

EX. EOF 898.1

GOPHER STATE ONE CALL
CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

N

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

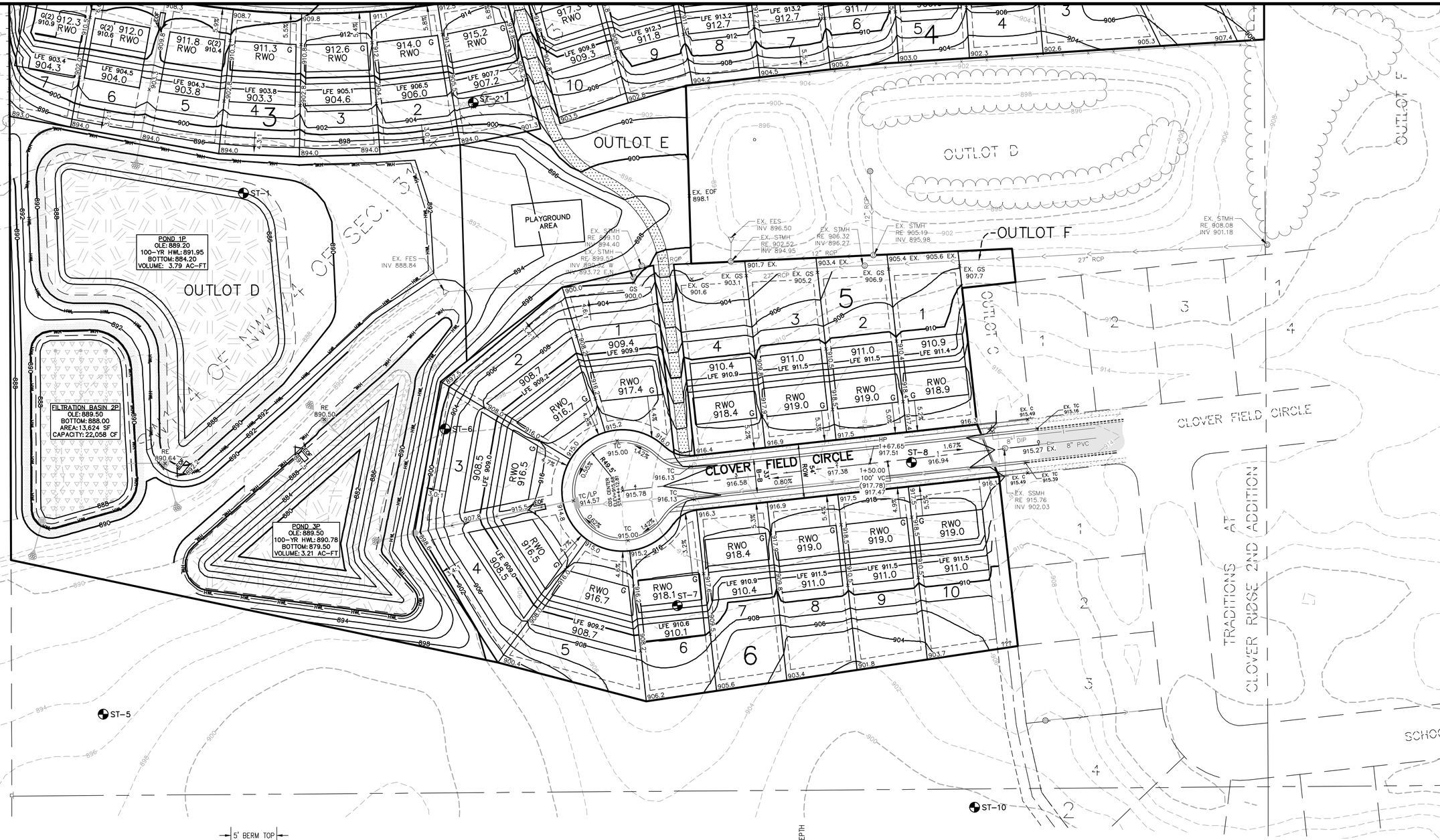
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

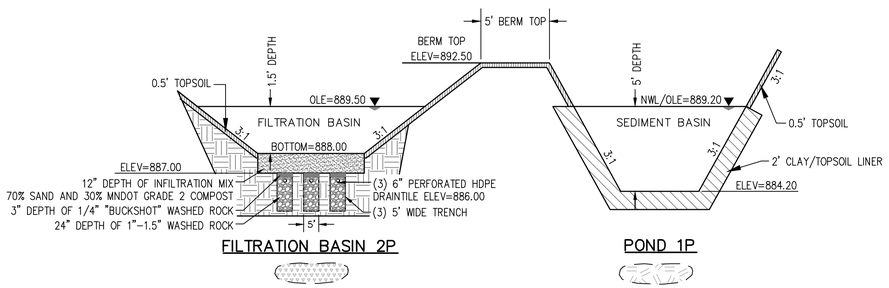
Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044
PRELIMINARY GRADING & DRAINAGE PLAN - NORTH

DRAWN BY
JSO
DATE
07/02/18
REVISIONS
07/25/2018 CITY COMMENTS
CAD FILE
23473G
PROJECT NO.
23473
C4.1

Civil 3D Projects\23473\PRE-PLAT PLANS\23473G.dwg - 7/25/2018 11:01AM

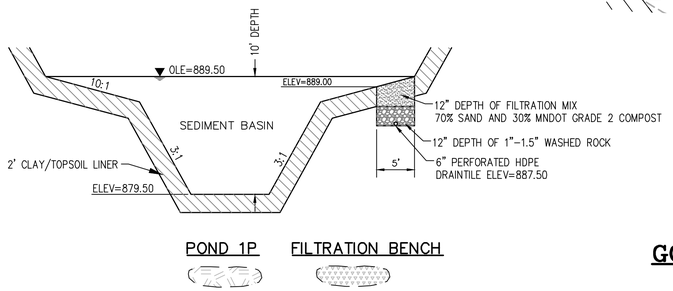




FILTRATION BASIN 2P | POND 1P

POND 1P/FILTRATION 2P CROSS SECTION

NOT TO SCALE



POND 1P | FILTRATION BENCH

POND 3P W/ FILTRATION BENCH CROSS SECTION

NOT TO SCALE

GOPHER STATE ONE CALL
CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
Date:_____ Reg.No._____

SAGEWOOD
CHASKA, MINNESOTA
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044
PRELIMINARY GRADING & DRAINAGE PLAN - SOUTH

DRAWN BY: JSO
DATE: 07/02/18
REVISIONS:
07/25/2018 CITY COMMENTS
CAD FILE: 23473G
PROJECT NO.: 23473
C4.2

...Civil 3D Projects\23473\PRE-PLAT PLANS\23473G.dwg - 7/25/2018 11:01AM

CLOVER PRESERVE SECOND ADDITION

OUTLOT A

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

SAGEWOOD CIRCLE

SAGEWOOD COURT

CLOVER FIELD PARKWAY

MH-07A
RE 920.16
8" INV 908.16 (S)
BLD=12.00'

MH-04A
RE 929.20
8" INV 916.43 (S)
BLD=12.77'

MH-06
RE 908.22
8" INV 899.77 (E)
8" INV 899.81 (N)
8" INV 899.81 (W)
BLD=8.45'

MH-07
RE 909.05
8" INV 900.29 (E)
BLD=8.77'

MH-05
RE 909.79
8" INV 899.16 (E)
8" INV 899.20 (W)
BLD=10.63'

MH-04
RE 912.85
8" INV 898.51 (E)
8" INV 898.55 (W)
BLD=14.33'

MH-03
RE 917.61
8" INV 897.70 (E)
8" INV 897.74 (W)
8" INV 897.74 (N)
BLD=19.91'

MH-02
RE 911.68
8" INV 896.09 (NE)
8" INV 896.13 (W)
BLD=15.62'

MH-01
RE 916.92
8" INV 895.26 (SW)
8" INV 895.22 (E)
BLD=21.70'

FIRE HYDRANT
6" GATE VALVE
8"x6" REDUCER

FIRE HYDRANT
6" GATE VALVE
8"x6" TEE
8" PLUG (W)

FIRE HYDRANT
6" GATE VALVE
8"x6" TEE

(2) 8" GATE VALVE
8"x8" TEE

CONNECT TO EXISTING 8" PLUG
FIELD VERIFY DEPTH & LOCATION
INSTALL 8" GATE VALVE

8" PLUG
INV 895.00

EX. SSMH
RE 919.80
INV 894.86

CONNECT TO EXISTING 8" PLUG
FIELD VERIFY DEPTH & LOCATION
55 LF – 8" PVC
SDR 35 @ 0.40%

233 LF – 8" PVC
SDR 35 @ 0.40%

225 LF – 8" PVC
SDR 35 @ 8.23%

8" PVC C-900

119 LF – 8" PVC
SDR 35 @ 0.40%

142 LF – 8" PVC
SDR 35 @ 0.40%

153 LF – 8" PVC
SDR 35 @ 0.40%

191 LF – 8" PVC
SDR 35 @ 0.40%

392 LF – 8" PVC
SDR 35 @ 0.40%

309 LF – 8" PVC
SDR 35 @ 0.40%

POND 1P
OLE: 889.20
100-YR HWL: 891.95
BOTTOM: 884.20
VOLUME: 3.79 AC-FT

EX. FES
INV 888.84

EX. STMH
RE 899.10
INV 894.40

EX. STMH
RE 899.52
INV 890.32 W
INV 893.72 E,N

EX. FES
INV 896.50

EX. STMH
RE 902.52
INV 894.95

EX. STMH
RE 905.19
INV 895.98

EX. STMH
RE 906.32
INV 896.27

EX. STMH
RE 908.08
INV 901.18

12" RCP

27" RCP

LEGEND

EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING OVERHEAD POWER LINE
EXISTING LIGHT POLE
EXISTING TELEPHONE PEDESTAL
EXISTING TV PEDESTAL
EXISTING CURB & GUTTER
EXISTING FENCE
EXISTING ASPHALT
EXISTING CONCRETE

PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED CURB & GUTTER
PROPOSED CONCRETE
PROPOSED ASPHALT

GOPHER STATE ONE CALL
CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

N

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN – NORTH

DRAWN BY
JSO
DATE
07/02/18
REVISIONS
07/25/2018 CITY COMMENTS
CAD FILE
23473U
PROJECT NO.
23473
C5.1

J:\Civil 3D Projects\23473\PRE-PLAT PLANS\23473U.dwg – 7/25/2018 11:01AM

FIRE HYDRANT
6" GATE VALVE
8"x6" TEE
8" PLUG (W)

MH-07
RE 909.05
8" INV 900.29 (E)
BLD=8.77'

RE 908.22
8" INV 899.77 (E)
8" INV 899.81 (N)
8" INV 899.81 (W)
BLD=8.45'

SAGE

(2) 8" GATE VALVE
8"x8" TEE

FIRE HYDRANT
6" GATE VALVE
8"x6" TEE

6" GATE VALVE
8"x6" TEE

119 LF - 8" PVC
SDR 35 @ 0.40%

8" PVC C-900

142 LF - 8" PVC
SDR 35 @ 0.40%

153 LF - 8" PVC
SDR 35 @ 0.40%

191 LF - 8" PVC
SDR 35 @ 0.40%

CLOVER FIELD

PARKWAY

392 LF - 8" PVC
SDR 35 @ 0.40%

MH-05
RE 909.79
8" INV 899.16 (E)
8" INV 899.20 (W)
BLD=10.63'

MH-04
RE 912.85
8" INV 898.51 (E)
8" INV 898.55 (W)
BLD=14.33'

MH-03
RE 917.61
8" INV 897.70 (E)
8" INV 897.74 (W)
8" INV 897.74 (N)
BLD=19.91'

MH-02
RE 911.68
8" INV 896.09 (NE)
8" INV 896.13 (W)
BLD=15.62'

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT

OUTLOT E

OUTLOT D

OUTLOT F

POND 1P
OLE: 889.20
100-YR HWL: 891.95
BOTTOM: 884.20
VOLUME: 3.79 AC-FT

FILTRATION BASIN 2P
OLE: 889.50
BOTTOM: 888.00
AREA: 13,624 SF
CAPACITY: 22,058 CF

POND 3P
OLE: 889.50
100-YR HWL: 890.78
BOTTOM: 879.50
VOLUME: 3.21 AC-FT

EX. FES
INV 888.84

EX. STMH
RE 899.10
INV 894.40

EX. STMH
RE 899.52
INV 890.32 W
INV 893.72 E,N

EX. FES
INV 896.50

EX. STMH
RE 902.52
INV 894.95

12" RCP

EX. STMH
RE 905.19
INV 895.98

EX. STMH
RE 906.32
INV 896.27

27" RCP

EX. STMH
RE 908.08
INV 901.18

CONNECT TO EXISTING 8" PLUG
FIELD VERIFY DEPTH & LOCATION
INSTALL 8" GATE VALVE

8" PLUG

8" DIP

8" PVC

EX. SSMH
RE 915.76
INV 902.03

CORE DRILL EXISTING MANHOLE
CONNECT 8" PVC INV 902.07 (W)
FIELD VERIFY EXISTING 8" INVERT

FIRE HYDRANT
6" GATE VALVE
8"x6" REDUCER

MH-10
RE 914.94
8" INV 903.69 (E)
BLD=11.25'

CLOVER FIELD CIRCLE

404 LF - 8" PVC
SDR 35 @ 0.40%

8" PVC C-900

CLOVER FIELD CIRCLE

TRADITIONS AT CLOVER RIDGE 2ND ADDITION

GOPHER STATE ONE CALL
CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

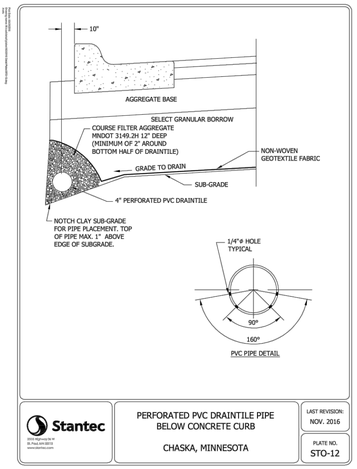
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

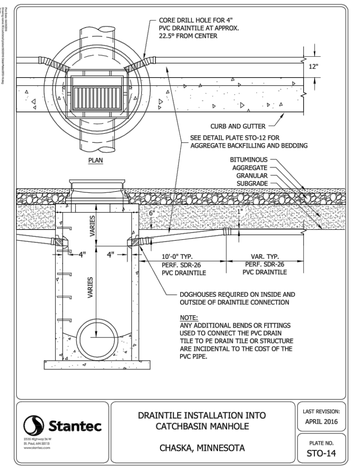
Date: Reg.No.

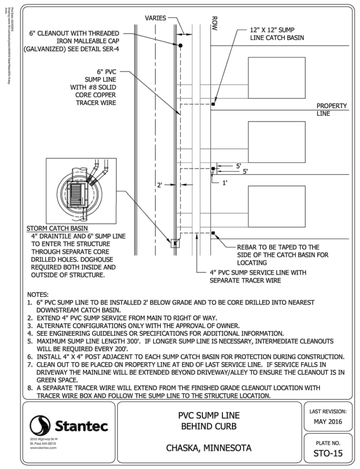
SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY SANITARY SEWER & WATERMAIN PLAN - SOUTH
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	07/02/18
REVISIONS	
07/25/2018 CITY COMMENTS	
CAD FILE	23473U
PROJECT NO.	23473
	C5.2

J:\Civil 3D Projects\23473\PRE-PLAT PLANS\23473U.dwg - 7/25/2018 11:01AM







LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

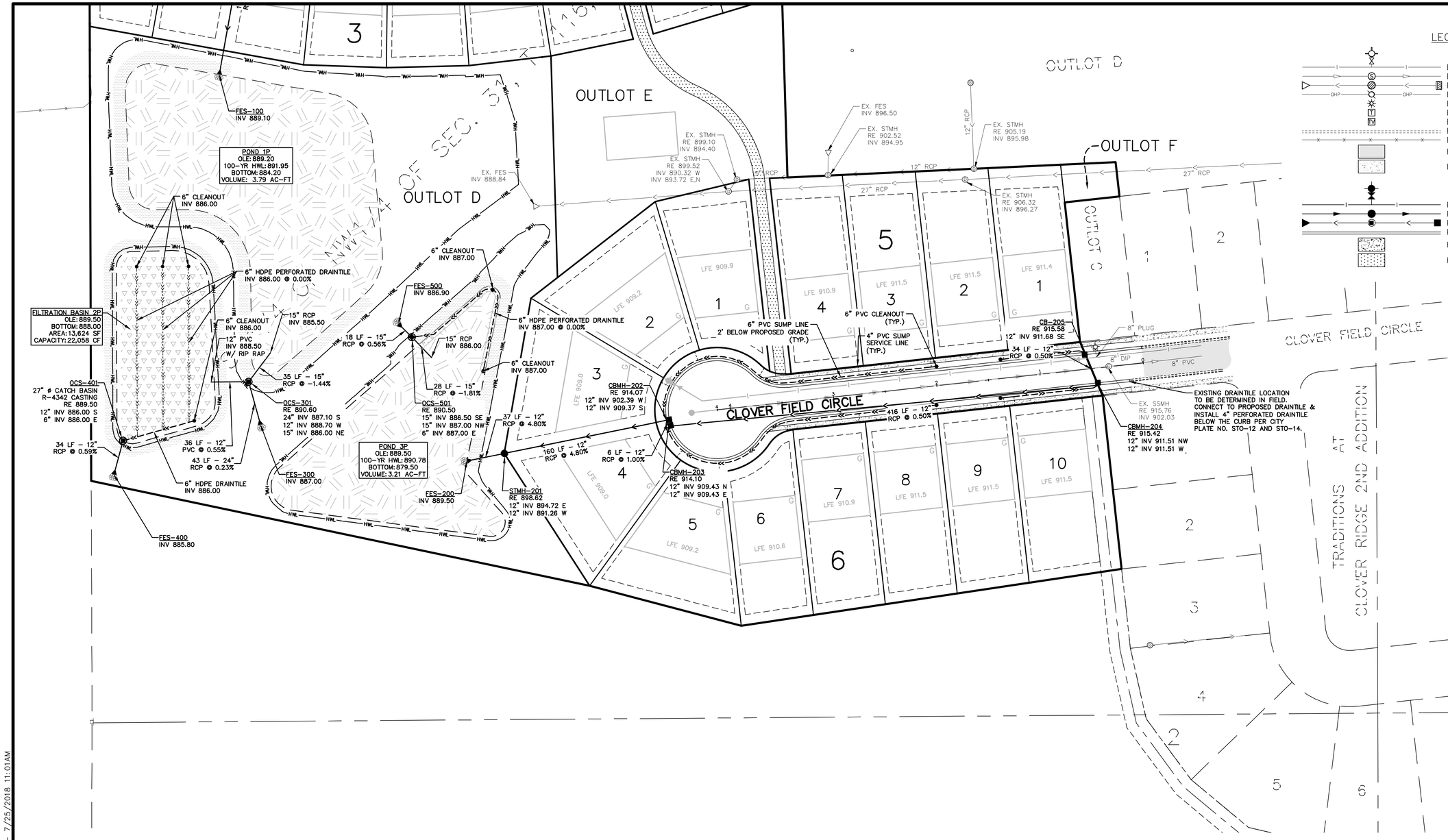
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: Reg.No.

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY STORM SEWER PLAN - NORTH
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY: JSO
DATE: 07/02/18
REVISIONS
07/25/2018 CITY COMMENTS
CAD FILE: 23473U
PROJECT NO.: 23473
C5.3

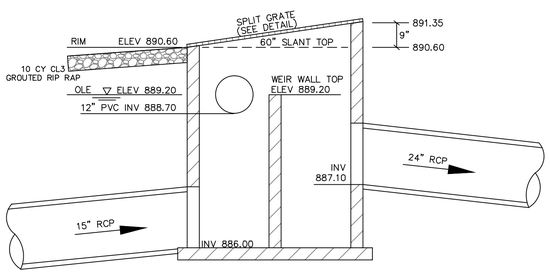
GOPHER STATE ONE CALL
CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

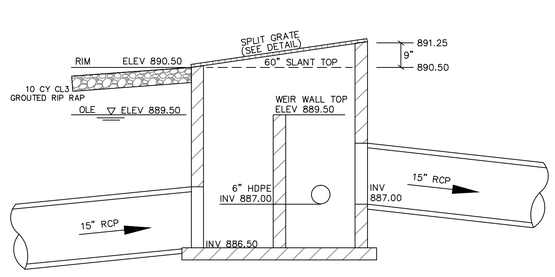


LEGEND

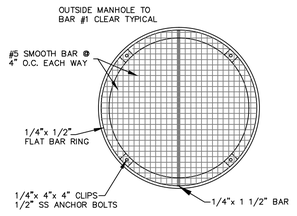
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT



OUTLET STRUCTURE 301 (OCS-301)
NOT TO SCALE



OUTLET STRUCTURE 501 (OCS-501)
NOT TO SCALE



SPLIT GRATE DETAIL
NOT TO SCALE

GOPHER STATE ONE CALL
CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY STORM SEWER PLAN - SOUTH
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO
DATE
07/02/18
REVISIONS
07/25/2018 CITY COMMENTS
CAD FILE
23473U
PROJECT NO.
23473
C5.4

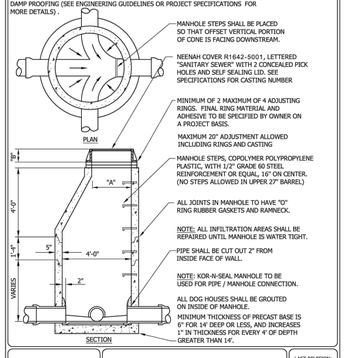
Civil 3D Projects\23473\PRE-PLAT PLANS\23473U.dwg - 7/25/2018 11:01AM

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R16420245	27"	7"
R1755G	27"	7"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS).



Stantec	SANITARY SEWER JUNCTION MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2017 PLATE NO. SAN-2

HYDRANT MARKER WITH FLEX SPRING HYDRA/FINDER (CANDY CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASKA UTILITIES.)

ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

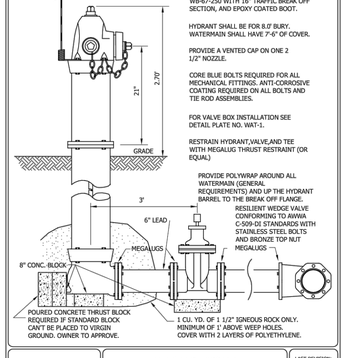
CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-01 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT



Stantec	VALVE AND HYDRANT INSTALLATION CHASKA, MINNESOTA	LAST REVISION: March 2017 PLATE NO. WAT-2

DROP LID TYLER MUELLER BIBBY-STE-CROIX NO. 6860 NO. H-10361 NO. B-5160

TOP TYLER MUELLER BIBBY-STE-CROIX NO. 6860 NO. H-10361 NO. V8502

EXTENSION TYLER NO. 58 14" NO. 59 18" NO. 60 24"

MUELLER NO. 58 14" NO. 59 20"

BIBBY-STE-CROIX V8520 V8521 V8522 V8523 NO. 57 9" NO. 58 14" NO. 59 20" NO. 60 26"

BOTTOM TYLER NO. 6860 65" MUELLER NO. H-10361 65" BIBBY-STE-CROIX NO. V8516 60"

BASE

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

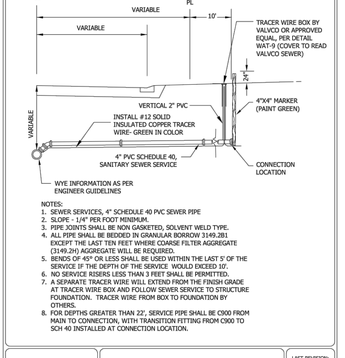
- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.

GRADE

- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.
- GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.
- RESILIANT WEDGE VALVE CONFORMING TO AWWA C-509-01 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

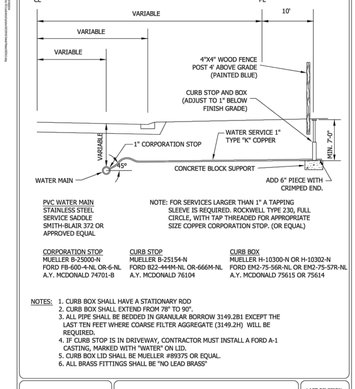
3'
MEGALUGS
MEGALUGS
8" CONC. BLOCK

Stantec	GATE VALVE AND BOX INSTALLATION CHASKA, MINNESOTA	LAST REVISION: March 2017 PLATE NO. WAT-1



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

Stantec	SEWER SERVICE CONNECTION CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. SER-1



PVC WATER MAIN
STAINLESS STEEL SERVICE SADDLE
SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP
MUELLER B-25000-N
FORD FB-600-4-NL OR-6-NL
A.Y. MCDONALD 74701-B

CURB STOP
MUELLER B-25154-N
FORD B22-444M-NL OR-666M-NL
A.Y. MCDONALD 76104

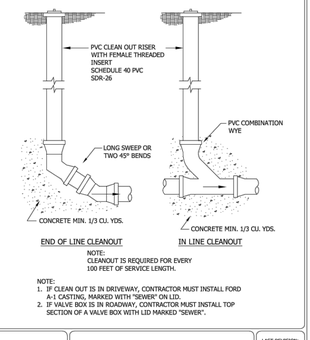
CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

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

NOTE:
CLEANOUT CAP SHALL BE THREADED MALLEABLE IRON (GALVANIZED)

NOTE:
ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN CONCRETE AS SHOWN.



END OF LINE CLEANOUT

IN LINE CLEANOUT

NOTE:
CLEANOUT IS REQUIRED FOR EVERY 100 FEET OF SERVICE LENGTH.

NOTE:
1. IF CLEAN OUT IS IN ROADWAY, CONTRACTOR MUST INSTALL FORD A CASTING, MARKED WITH "SEWER" ON LID.
2. IF VALVE BOX IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER".

Stantec	SERVICE LINE CLEANOUTS CHASKA, MINNESOTA	LAST REVISION: MARCH 2001 PLATE NO. SER-4

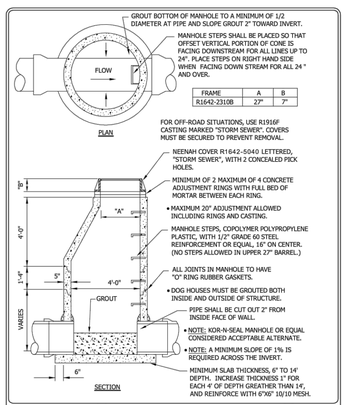
GROUT BOTTOM OF MANHOLE TO A MINIMUM OF 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24 " AND OVER.

FRAME	A	B
R1642-2310B	27"	7"

FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER", WITH TWO CONCEALED PICK HOLES.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24 " AND OVER.



Stantec	STORM SEWER MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2017 PLATE NO. STO-1

GROUT BOTTOM OF MANHOLE TO 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

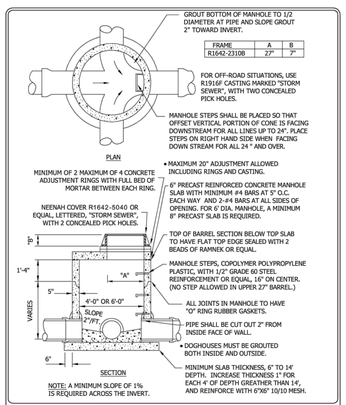
FRAME	A	B
R1642-2310B	27"	7"

FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER", WITH TWO CONCEALED PICK HOLES.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24 " AND OVER.

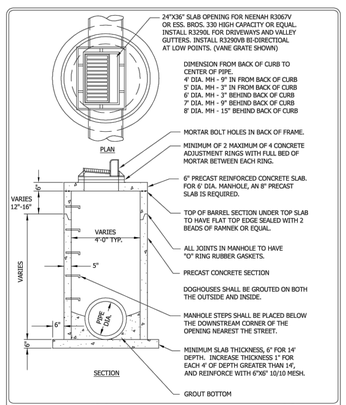
MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.

NEENAH COVER R1642-5040 OR EQUAL, LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.

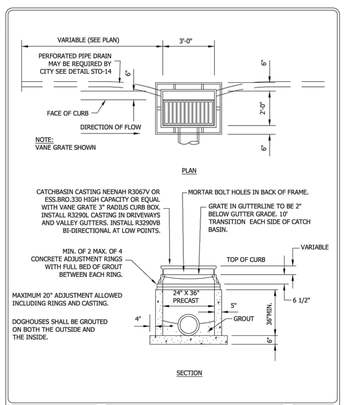


NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.

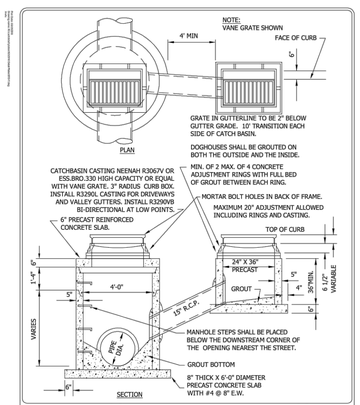
Stantec	STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB CHASKA, MINNESOTA	LAST REVISION: MARCH 2017 PLATE NO. STO-3



Stantec	TYPE II CATCHBASIN MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. STO-5

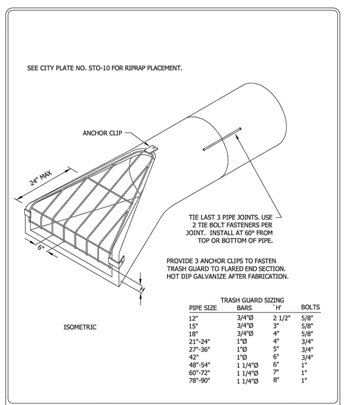


Stantec	TYPE II CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. STO-6



Stantec	DOUBLE CATCHBASIN TYPE II CBMH WITH TYPE II CB CHASKA, MINNESOTA	LAST REVISION: MARCH 2016 PLATE NO. STO-7

SEE CITY PLATE NO. STO-10 FOR RIPRAP PLACEMENT.



TRASH GUARD SIZING

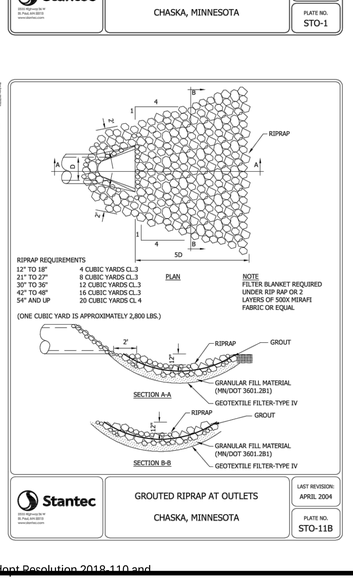
PIPE SIZE	BARS	'H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

Stantec	FLARED END SECTION AND TRASH GUARD CHASKA, MINNESOTA	LAST REVISION: FEB. 1995 PLATE NO. STO-10

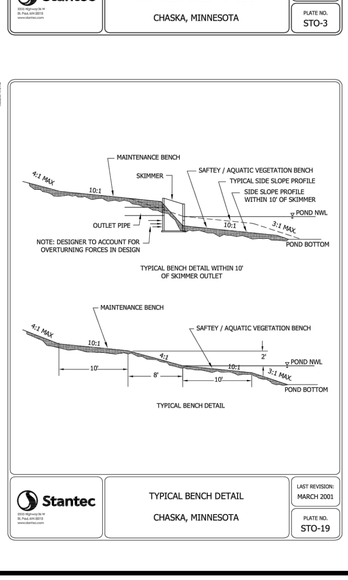
RIPRAP REQUIREMENTS

12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL.4

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)

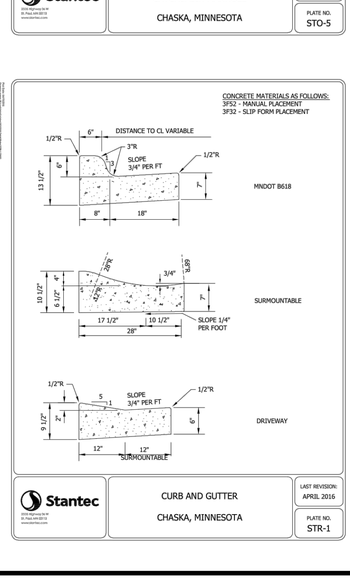


Stantec	GROUTED RIPRAP AT OUTLETS CHASKA, MINNESOTA	LAST REVISION: APRIL 2004 PLATE NO. STO-11B

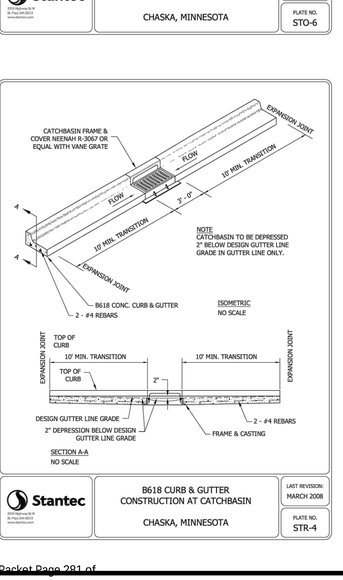


Stantec	TYPICAL BENCH DETAIL CHASKA, MINNESOTA	LAST REVISION: MARCH 2001 PLATE NO. STO-19

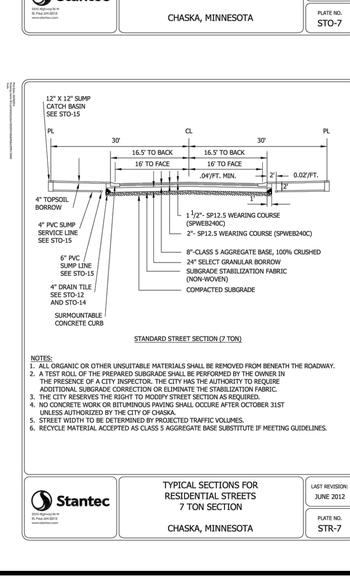
CONCRETE MATERIALS AS FOLLOWS:
3F52 – MANUAL PLACEMENT
3F32 – SLIP FORM PLACEMENT



Stantec	CURB AND GUTTER CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STR-1

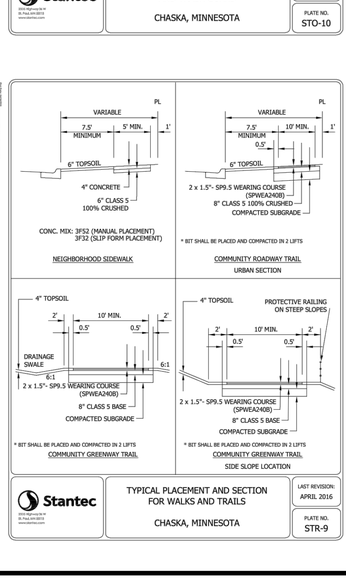


Stantec	B618 CURB & GUTTER CONSTRUCTION AT CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. STR-4



NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

Stantec	TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION CHASKA, MINNESOTA	LAST REVISION: JUNE 2012 PLATE NO. STR-7



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

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date:_____ Reg.No.____

SAGEWOOD
CHASKA, MINNESOTA
CONSTRUCTION DETAILS
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

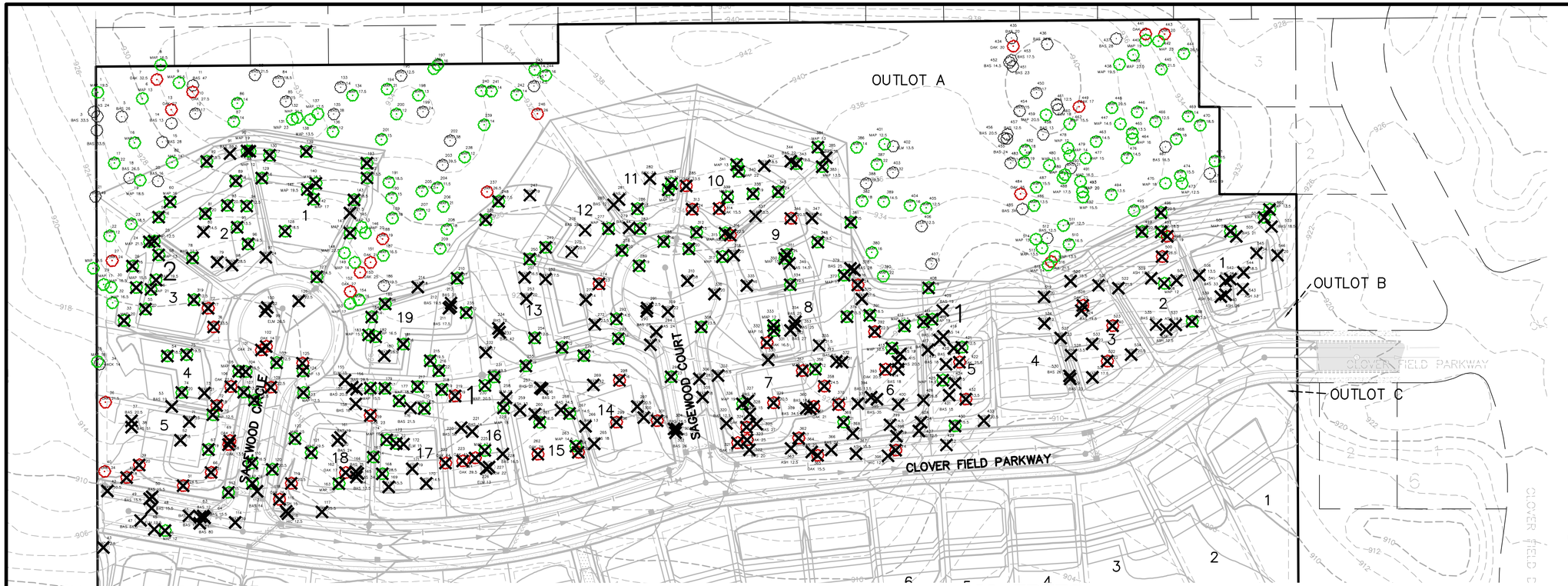
DATE
07/02/18

REVISIONS
07/25/2018 CITY COMMENTS

CAD FILE
23473D

PROJECT NO.
23473

C6.0



ALL TREES

TREE #	TREE TYPE	DIA. (IN.)	REMOVE
1	Maple, sugar	19.5	
2	Basswood	24.0	
3	Basswood	33.5	
4	Basswood	33.5	
5	Basswood	26.0	
6	Maple, sugar	13.0	
7	Oak, bur	32.5	
8	Maple, sugar	16.5	
9	Maple, sugar	12.5	
10	Oak, red	27.5	
11	Basswood	47.0	
12	Basswood	17.0	
13	Oak, white	27.0	
14	Basswood	13.0	
15	Basswood	28.0	
16	Maple, sugar	20.0	
17	Maple, sugar	22.0	
18	Basswood	26.5	
19	Maple, sugar	18.5	
20	Basswood	16.0	
21	Basswood	49.0	
22	Maple, silver	12.0	
23	Maple, sugar	18.5	
24	Maple, sugar	21.5	x
25	Maple, sugar	12.5	x
26	Maple, sugar	15.0	x
27	Oak, bur	24.0	
28	Maple, sugar	19.5	
29	Maple, sugar	17.0	
30	Maple, sugar	16.5	
31	Maple, sugar	15.5	x
32	Maple, sugar	16.5	
33	Maple, sugar	20.0	x
34	Hackberry	14.0	
35	Maple, sugar	18.0	
36	Oak, bur	21.5	
37	Basswood	20.5	x
38	Basswood	51.0	x
39	Oak, bur	20.0	x
40	Oak, bur	34.0	
41	Oak, bur	18.0	x
42	Basswood	50.5	x
43	Hickory, bitternut	12.5	x
44	Elm, American	18.0	
45	Elm, red	19.5	x
46	Maple, sugar	12.0	x
47	Basswood	64.5	x
48	Basswood	15.5	x
49	Basswood	15.5	x
50	Basswood	15.5	x
51	Oak, bur	24.5	X
52	Basswood	18.0	X
53	Basswood	19.0	X
54	Maple, sugar	18.5	X
55	Maple, sugar	20.0	X
56	Maple, sugar	21.0	X
57	Maple, sugar	19.5	X
58	Maple, sugar	13.0	X
59	Maple, sugar	16.0	X
60	Maple, sugar	16.0	X
61	Basswood	80.0	X
62	Basswood	17.0	X
63	Basswood	12.0	X
64	Basswood	15.5	X
65	Basswood	27.0	X
66	Oak, bur	31.0	X
67	Maple, sugar	19.0	X
68	Oak, bur	13.5	X
69	Oak, bur	17.0	X
70	Maple, sugar	12.5	X
71	Basswood	23.0	X
72	Oak, bur	18.0	X
73	Basswood	21.0	X
74	Maple, sugar	20.0	X
75	Maple, sugar	19.5	X
76	Oak, bur	33.5	X
77	Oak, bur	17.0	X
78	Maple, sugar	22.5	X
79	Basswood	18.0	X
80	Basswood	14.5	X
81	Maple, sugar	20.0	X
82	Maple, sugar	14.0	
83	Basswood	21.5	
84	Basswood	18.5	
85	Elm, red	15.0	
86	Maple, sugar	14.0	
87	Maple, sugar	14.0	
88	Maple, sugar	12.0	X
89	Maple, sugar	14.0	X
90	Maple, sugar	19.0	X
91	Basswood	59.5	X
92	Maple, sugar	15.5	X
93	Maple, sugar	20.5	X
94	Maple, sugar	12.5	X
95	Maple, sugar	13.5	X
96	Maple, sugar	19.5	X
97	Basswood	24.0	X
98	Basswood	28.5	X
99	Elm, American	26.5	X
100	Elm, American	22.0	X
101	Oak, bur	24.0	X
102	Oak, bur	14.0	X
103	Maple, sugar	12.5	X
104	Maple, sugar	15.5	X
105	Maple, sugar	17.5	X
106	Oak, bur	22.5	X
107	Maple, sugar	13.5	X
108	Maple, sugar	16.5	X
109	Oak, bur	22.5	X
110	Maple, sugar	16.5	X
111	Maple, sugar	16.0	X
112	Basswood	14.0	X
113	Maple, sugar	15.0	X
114	Basswood	39.0	X
115	Ash, green	15.0	X
116	Hickory, bitternut	12.5	X
117	Basswood	25.5	X
118	Oak, red	26.0	X
119	Oak, bur	20.5	X
120	Maple, sugar	20.5	X
121	Maple, sugar	19.5	X
122	Maple, sugar	15.0	X
123	Maple, sugar	12.5	X
124	Maple, sugar	13.0	X
125	Oak, bur	21.0	X
126	Basswood	22.5	X
127	Maple, sugar	24.5	X
128	Maple, sugar	18.5	X
129	Maple, sugar	16.0	X
130	Maple, sugar	17.0	X
131	Maple, sugar	23.0	
132	Maple, sugar	21.5	
133	Basswood	14.0	
134	Maple, sugar	17.5	
135	Basswood	38.0	
136	Maple, sugar	12.0	
137	Maple, sugar	17.5	
138	Maple, sugar	13.5	
139	Maple, sugar	21.0	X
140	Maple, sugar	15.5	X
141	Maple, sugar	19.5	X
142	Maple, sugar	17.0	X
143	Maple, sugar	18.5	X
144	Maple, sugar	21.5	X
145	Maple, sugar	13.0	
146	Maple, sugar	20.0	
147	Maple, sugar	14.5	X
148	Maple, sugar	22.5	X
149	Maple, sugar	14.0	
150	Oak, red	25.0	
151	Oak, red	21.0	
152	Oak, red	27.0	
153	Maple, sugar	17.0	
154	Maple, sugar	16.0	
155	Elm, American	15.0	X
156	Basswood	28.5	X
157	Basswood	20.5	X
158	Basswood	18.0	X
159	Oak, bur	23.0	X
160	Basswood	24.0	X
161	Basswood	19.0	X
162	Oak, bur	17.0	X
163	Maple, sugar	15.0	X
164	Basswood	13.5	X
165	Basswood	34.0	X
166	Basswood	15.0	X
167	Maple, sugar	14.0	X
168	Maple, sugar	28.5	X
169	Basswood	45.5	X
170	Ash, green	14.5	X
171	Ash, green	19.0	X
172	Elm, red	15.0	X
173	Maple, sugar	22.0	X
174	Maple, sugar	16.5	X
175	Maple, sugar	18.5	X
176	Basswood	21.5	X
177	Maple, sugar	18.5	X
178	Maple, sugar	15.5	X
179	Maple, sugar	17.0	X
180	Basswood	28.5	X
181	Maple, sugar	16.0	X
182	Maple, sugar	16.5	X
183	Maple, sugar	15.5	X
184	Maple, sugar	14.0	X
185	Maple, sugar	26.0	X
186	Basswood	19.5	
187	Maple, sugar	16.5	
188	Oak, red	19.0	
189	Maple, sugar	18.0	
190	Maple, sugar	15.0	
191	Maple, sugar	18.5	
192	Maple, sugar	13.5	X
193	Maple, sugar	13.0	X
194	Maple, sugar	21.0	
195	Basswood	12.5	
196	Maple, sugar	13.0	
197	Maple, sugar	16.0	
198	Maple, sugar	13.0	
199	Basswood	24.0	
200	Maple, sugar	12.0	
201	Maple, sugar	15.0	
202	Basswood	38.0	
203	Basswood	39.5	
204	Maple, sugar	11.5	
205	Maple, sugar	14.5	
206	Maple, sugar	21.0	
207	Maple, sugar	12.0	
208	Maple, sugar	18.0	
209	Maple, sugar	19.0	
210	Maple, sugar	17.0	X
211	Basswood	17.5	X
212	Basswood	19.5	X
213	Basswood	35.0	X
214	Basswood	18.0	X
215	Maple, sugar	19.5	X
216	Maple, sugar	22.0	X
217	Maple, sugar	12.0	X
218	Maple, sugar	19.0	X
219	Oak, bur	19.0	X
220	Basswood	56.0	X
221	Basswood	14.0	X
222	Oak, red	64.0	X
223	Oak, red	41.0	X
224	Oak, red	39.5	X
225	Maple, sugar	17.5	X
226	Elm, American	13.0	X
227	Elm, American	22.0	X
228	Basswood	16.5	X
229	Maple, sugar	18.0	X
230	Maple, sugar	20.5	X
231	Maple, sugar	19.5	X
232	Basswood	17.0	X
233	Basswood	42.0	X
234	Basswood	12.0	X
235	Maple, sugar	12.0	X
236	Maple, sugar	17.0	
237	Oak, red	26.5	
238	Maple, sugar	12.0	
239	Maple, sugar	14.0	
240	Maple, sugar	14.0	
241	Maple, sugar	14.0	
242	Maple, sugar	14.0	
243	Maple, sugar	14.0	
244	Maple, sugar	16.0	
245	Boxelder	14.5	
246	Oak, red	26.0	
247	Basswood	19.0	X
248	Maple, sugar	17.5	
249	Maple, sugar	15.0	X
250	Maple, sugar	16.0	X
251	Basswood	16.5	X
252	Basswood	17.5	X
253	Ash, green	20.0	X
254	Maple, sugar	12.5	X
255	Maple, sugar	19.0	X
256	Basswood	21.0	X
257	Basswood	21.0	X
258	Elm, American	18.0	X
259	Ash, green	13.0	X
260	Ash, green	16.0	X
261	Maple, sugar	16.5	X
262	Oak, bur	28.0	X
263	Maple, sugar	14.5	X
264	Oak, bur	32.0	X
265	Basswood	18.0	X
266	Basswood	13.0	X
267	Maple, sugar	14.5	X
268	Basswood	14.5	X
269	Basswood	42.0	X
270	Maple, sugar	14.0	X
271	Maple, sugar	12.0	X
272	Basswood	23.5	X
273	Basswood	14.0	X
274	Oak, bur	23.0	X
275	Basswood	20.5	X
276	Basswood	28.0	X
277	Maple, sugar	21.5	X
278	Maple, sugar	20.0	X
279	Basswood	44.0	X
280	Basswood	12.0	X
281	Basswood	16.0	X
282	Boxelder	33.0	X
283	Maple, sugar	19.0	X
284	Maple, sugar	17.0	X
285	Oak, red	23.5	X
286	Maple, sugar	23.0	X
287	Maple, sugar	19.0	X
288	Maple, sugar	16.0	X
289	Maple, sugar	19.0	X
290	Basswood	28.0	X
291	Basswood	12.5	X
292	Maple, sugar	14.5	X
293	Maple, sugar	12.0	X
294	Basswood	24.0	X
295	Basswood	19.0	X
296	Maple, sugar	23.0	X
297	Basswood	20.5	X
298	Oak, bur	16.0	X
299	Oak, bur	36.0	X
300	Basswood	14.0	X
301	Oak, bur	26.0	X
302	Basswood	26.0	X
303	Basswood	16.0	X
304	Basswood	14.5	X
305	Basswood	18.0	X
306	Ash, green	28.5	X
307	Basswood	15.5	X
308	Maple, sugar	23.5	X
309	Basswood	22.0	X
310	Basswood	58.0	X
311	Maple, sugar	20.0	X
312	Maple, sugar	15.0	X
313	Oak, red	24.0	X
314	Oak, red	15.5	X
315	Maple, sugar	15.5	X
316	Oak, bur	22.5	X
317	Maple, sugar	18.0	X
318	Basswood	25.0	X
319	Maple, sugar	12.5	X
320	Basswood	12.5	X
321	Oak, red	18.0	X
322	Basswood	20.0	X
323	Oak, bur	25.0	X
324	Oak, red	20.5	X
325	Basswood	21.0	X
326	Maple, sugar	19.0	X
327	Basswood	18.0	X
328	Basswood	15.0	X
329	Oak, red	20.5	X
330	Basswood	61.0	X
331	Oak, red	16.5	X
332	Maple, sugar	16.0	X
333	Maple, sugar	12.0	X
334	Maple, sugar	19.5	X
335	Basswood	46.0	X
336	Basswood	20.0	X
337	Elm, red	15.5	X
338	Maple, sugar	19.0	X
339	Maple, sugar	19.0	X
340	Maple, sugar	22.0	X
341	Maple, sugar	13.0	X
342	Elm, red	18.5	X
343	Maple, sugar	12.5	X
344	Basswood	22.0	X
345	Maple, sugar	24.0	X
346	Oak, bur	20.5	X
347	Basswood	16.0	X
348	Maple, sugar	19.5	X
349	Basswood	14.5	X
350	Maple, sugar	15.0	X
351	Maple, sugar	21.0	X
352	Basswood	27.0	X
353	Basswood	25.0	X
354	Basswood	25.0	X
355	Basswood	31.5	X
356	Maple, sugar	12.0	X
357	Maple, sugar	22.0	X
358	Oak, red	24.5	X
359	Basswood	34.5	X
360	Basswood	18.5	X
361	Oak, red	21.0	X
362	Oak, red	17.0	X
363	Ash, green	12.5	X
364	Basswood	20.0	X
365	Oak, red	15.5	X
366	Basswood	24.0	X
367	Ash, green	15.5	X
368	Basswood	21.0	X
369	Maple, sugar	21.0	X
370	Oak, red	33.0	X
371	Basswood	15.0	X
372	Basswood	31.0	X
373	Basswood	15.0	X
374	Maple, sugar	15.5	X
375	Basswood	21.5	X
376	Oak, red	24.0	X
377	Maple, sugar	17.0	X
378	Basswood	28.0	X
379	Basswood	25.0	X
380	Maple, sugar	16.0	
381	Maple, sugar	15.0	X
382	Maple, sugar	18.0	
383	Maple, sugar	13.5	X
384	Maple, sugar	13.0	X
385	Basswood	16.0	X
386	Maple, sugar	14.0	
387	Maple, sugar	22.0	
388	Basswood	19.5	
389	Maple, sugar	14.5	
390	Maple, sugar	22.0	
391	Maple, sugar	16.5	X
392	Oak, red	22.5	X
393	Oak, red	20.5	X
394	Basswood	13.5	X
395	Basswood	35.0	X
396	Hickory, bitternut	12.5	X
397	Oak, red	14.0	X
398	Basswood	19.0	X
399	Basswood	14.5	X
400	Basswood	15.0	X
401	Maple, sugar	12.5	
402	Elm, American	13.5	
403	Basswood	32.0	
404	Maple, sugar	16.0	
405	Maple, sugar	12.5	
406	Elm, red	12.5	
407	Hickory, bitternut	13.0	
408	Maple, sugar	19.0	X
409	Basswood	19.0	X
410	Maple, sugar	19.0	X
411	Maple, sugar	22.5	X
412	Maple, sugar	22.5	X
413	Maple, sugar	12.5	X
414	Basswood	18.0	X
415	Basswood	20.5	X
416	Basswood	19.0	X
417	Basswood	30.5	X
418	Basswood	30.0	X
419	Basswood	14.0	X
420	Basswood	14.0	X
421	Maple, sugar	12.5	X
422	Oak, red	25.5	X
423	Basswood	18.0	X
424	Basswood	15.0	X
425	Maple, sugar	14.5	X
426	Basswood	26.5	X
427	Basswood	12.5	X
428	Basswood	24.0	X
429	Elm, American	12.0	X
430	Maple, sugar	15.5	X
431	Basswood	15.0	X
432	Oak, red	13.5	X
433	Ash, green	30.5	X
434	Oak, red	30.0	
435	Basswood	20.0	
436	Basswood	36.5	
437	Basswood	28.0	
438	Maple, sugar	19.5	
439	Maple, sugar	23.5	
440	Maple, sugar	19.0	
441	Oak, red	23.0	
442	Maple, sugar	23.0	
443	Oak, bur	20.0	
444	Maple, sugar	26.5	
445	Maple, sugar	21.5	
446	Maple, sugar	14.0	
447	Maple, sugar	14.5	
448	Maple, sugar	20.5	
449	Oak, bur	17.0	
450	Basswood	17.0	
451	Basswood	23.0	
452	Basswood	14.5	
453	Basswood	17.5	
454	Basswood	15.0	
455	Basswood	24.0	
456	Basswood	20.5	
457	Basswood	12.5	
458	Basswood	13.0	
459	Maple, sugar	20.5	
460	Elm, red	18.0	
461	Basswood	12.5	
462	Maple, sugar	15.5	
463	Maple, sugar	14.5	
464	Maple, sugar	16.0	
465	Maple, sugar	13.5	
466	Maple, sugar	12.5	
467	Basswood	16.5	
468	Maple, sugar	18.0	
469	Maple, sugar	14.0	
470	Maple, sugar	18.5	
471	Maple, sugar	15.0	
472	Basswood	19.0	
473	Maple, sugar	12.5	
474	Maple, sugar	15.5	
475	Maple, sugar	18.0	
476	Maple, sugar	14.5	
477	Maple, sugar	15.0	
478	Maple, sugar	12.0	
479	Maple, sugar	14.0	
480	Maple, sugar	15.5	
481	Maple, sugar	19.0	
482	Maple, sugar	18.0	
483	Basswood	14.0	
484	Oak, red	35.0	
485	Basswood	34.0	
486	Maple, sugar	13.5	
487	Maple, sugar	15.5	
488	Maple, sugar	17.5	
489	Maple, sugar	16.0	
490	Basswood	21.0	
491	Maple, sugar	16.5	
492	Maple, sugar	15.5	
493	Maple, sugar	20.0	
494	Maple, sugar	13.5	
495	Maple, sugar	18.5	X
496	Maple, sugar	20.5	X
497	Maple, sugar	18.5	X
498	Oak, red	19.0	X
499	Maple, sugar	20.5	X
500	Oak, bur	26.5	X
501	Maple, sugar	22.0	X
502	Maple, sugar	13.5	X
503	Basswood	18.5	X
504	Maple, sugar	12.0	X
505	Basswood	21.0	X
506	Hackberry	13.5	X
507	Basswood	37.0	X
508	Maple, sugar	12.0	X
509	Ash, green	19.5	X
510	Maple, sugar	16.5	
511	Maple, sugar	12.5	
512	Basswood	12.5	
513	Maple, sugar	13.5	
514	Maple, sugar	15.0	
515	Maple, sugar	14.0	
516	Oak, bur	21.5	
517	Maple, sugar	13.5	
519	Basswood	20.0	
520	Elm, American	15.5	X
521	Basswood	14.0	X
522	Maple, sugar	21.5	X
523	Oak, red	40.0	X
524	Basswood	19.5	X
525	Oak, red	22.0	X
526	Elm, American	12.0	X
527	Ash, green	23.0	X
528	Ash, green	13.5	X
529	Basswood	23.0	X
530	Basswood	26.0	X
531	Hackberry	17.5	X
532	Oak, bur	22.0	X
533	Ash, green	23.0	X
534	Ash, green	20.5	X
535	Basswood	50.0	X
536	Ash, green	12.5	X
537	Ash, green	19.5	X
538	Maple, sugar	13.5	X
539	Ash, green	50.0	X
540	Ash, green	26.0	X
541	Basswood	33.0	X
542	Basswood	18.5	X
543	Ash, green	13.0	X
544	Ash, green	18.5	X
545	Basswood	34.0	X
546	Ash, green	20.0	X

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date: _____ Reg.No. _____

PRELIMINARY TREE PRESERVATION PLAN

SAGEWOOD
CHASKA, MINNESOTA

FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

DATE
07/02/18

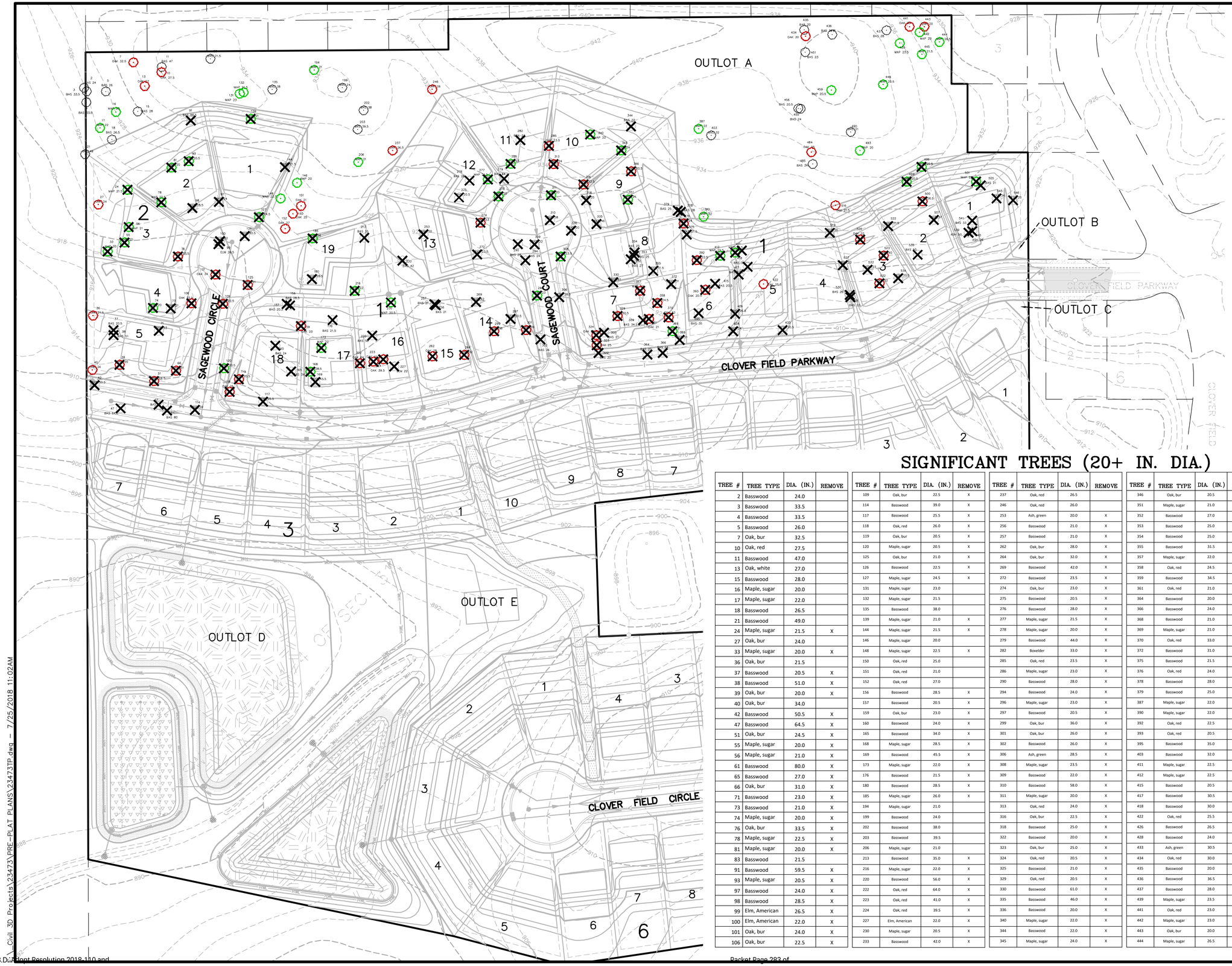
REVISIONS
07/25/2018 CITY COMMENTS

CAD FILE
23473TP

PROJECT NO.
23473

C7.0

Civil 3D Projects\23473\PRE-PLAT PLANS\23473TP.dwg — 7/25/2018 11:02AM



TREE NUMBER
123 BAS 12.5

LEGEND

- EXISTING TREE
- EXISTING OAK
- EXISTING MAPLE
- DIAMETER IN INCHES
- TREE TYPE – SEE LIST BELOW

TREE TYPES

ASH = ASH
BAS = BASSWOOD
BOX = BOXELDER
ELM = ELM
HACK = HACKBERRY
HIC = HICKORY
MAP = MAPLE
OAK = OAK

123 BAS 12.5 — REMOVE TREE

N

SCALE IN FEET
0 60 120 180
1 inch = 60 feet

SIGNIFICANT TREES (20+ IN. DIA.)

TREE #	TREE TYPE	DIA. (IN.)	REMOVE
2	Basswood	24.0	
3	Basswood	33.5	
4	Basswood	33.5	
5	Basswood	26.0	
7	Oak, bur	32.5	
10	Oak, red	27.5	
11	Basswood	47.0	
13	Oak, white	27.0	
15	Basswood	28.0	
16	Maple, sugar	20.0	
17	Maple, sugar	22.0	
18	Basswood	26.5	
21	Basswood	49.0	
24	Maple, sugar	21.5	X
27	Oak, bur	24.0	
33	Maple, sugar	20.0	X
36	Oak, bur	21.5	
37	Basswood	20.5	X
38	Basswood	51.0	X
39	Oak, bur	20.0	X
40	Oak, bur	34.0	
42	Basswood	50.5	X
47	Basswood	64.5	X
51	Oak, bur	24.5	X
55	Maple, sugar	20.0	X
56	Maple, sugar	21.0	X
61	Basswood	80.0	X
65	Basswood	27.0	X
66	Oak, bur	31.0	X
71	Basswood	23.0	X
73	Basswood	21.0	X
74	Maple, sugar	20.0	X
76	Oak, bur	33.5	X
78	Maple, sugar	22.5	X
81	Maple, sugar	20.0	X
83	Basswood	21.5	
91	Basswood	59.5	X
93	Maple, sugar	20.5	X
97	Basswood	24.0	X
98	Basswood	28.5	X
99	Elm, American	26.5	X
100	Elm, American	22.0	X
101	Oak, bur	24.0	X
106	Oak, bur	22.5	X

TREE #	TREE TYPE	DIA. (IN.)	REMOVE
109	Oak, bur	22.5	X
114	Basswood	39.0	X
117	Basswood	25.5	X
118	Oak, red	26.0	X
119	Oak, bur	20.5	X
120	Maple, sugar	20.5	X
125	Oak, bur	21.0	X
126	Basswood	22.5	X
127	Maple, sugar	24.5	X
131	Maple, sugar	23.0	
132	Maple, sugar	21.5	
135	Basswood	38.0	
139	Maple, sugar	21.0	X
144	Maple, sugar	21.5	X
146	Maple, sugar	20.0	
148	Maple, sugar	22.5	X
150	Oak, red	25.0	
151	Oak, red	21.0	
152	Oak, red	27.0	
156	Basswood	28.5	X
157	Basswood	20.5	X
159	Oak, bur	23.0	X
160	Basswood	24.0	X
165	Basswood	34.0	X
168	Maple, sugar	28.5	X
169	Basswood	45.5	X
173	Maple, sugar	22.0	X
176	Basswood	21.5	X
180	Basswood	28.5	X
185	Maple, sugar	26.0	X
194	Maple, sugar	21.0	
199	Basswood	24.0	
202	Basswood	38.0	
203	Basswood	39.5	
206	Maple, sugar	21.0	
213	Basswood	35.0	X
216	Maple, sugar	22.0	X
220	Basswood	56.0	X
222	Oak, red	64.0	X
223	Oak, red	41.0	X
224	Oak, red	39.5	X
227	Elm, American	22.0	X
230	Maple, sugar	20.5	X
233	Basswood	42.0	X

TREE #	TREE TYPE	DIA. (IN.)	REMOVE
237	Oak, red	26.5	
246	Oak, red	26.0	
253	Ash, green	20.0	X
256	Basswood	21.0	X
257	Basswood	21.0	X
262	Oak, bur	28.0	X
264	Oak, bur	32.0	X
269	Basswood	42.0	X
272	Basswood	23.5	X
274	Oak, bur	23.0	X
275	Basswood	20.5	X
276	Basswood	28.0	X
277	Maple, sugar	21.5	X
278	Maple, sugar	20.0	X
279	Basswood	44.0	X
282	Boxelder	33.0	X
285	Oak, red	23.5	X
286	Maple, sugar	23.0	X
290	Basswood	28.0	X
294	Basswood	24.0	X
296	Maple, sugar	23.0	X
297	Basswood	20.5	X
299	Oak, bur	36.0	X
301	Oak, bur	26.0	X
302	Basswood	26.0	X
306	Ash, green	28.5	X
308	Maple, sugar	23.5	X
309	Basswood	22.0	X
310	Basswood	58.0	X
311	Maple, sugar	20.0	X
313	Oak, red	24.0	X
316	Oak, bur	22.5	X
318	Basswood	25.0	X
322	Basswood	20.0	X
323	Oak, bur	25.0	X
324	Oak, red	20.5	X
325	Basswood	21.0	X
329	Oak, red	20.5	X
330	Basswood	61.0	X
335	Basswood	46.0	X
336	Basswood	20.0	X
340	Maple, sugar	22.0	X
344	Basswood	22.0	X
345	Maple, sugar	24.0	X

TREE #	TREE TYPE	DIA. (IN.)	REMOVE
346	Oak, bur	20.5	X
351	Maple, sugar	21.0	X
352	Basswood	27.0	X
353	Basswood	25.0	X
354	Basswood	25.0	X
355	Basswood	31.5	X
357	Maple, sugar	22.0	X
358	Oak, red	24.5	X
359	Basswood	34.5	X
361	Oak, red	21.0	X
364	Basswood	20.0	X
366	Basswood	24.0	X
368	Basswood	21.0	X
369	Maple, sugar	21.0	X
370	Oak, red	33.0	X
372	Basswood	31.0	X
375	Basswood	21.5	X
376	Oak, red	24.0	X
378	Basswood	28.0	X
379	Basswood	25.0	X
387	Maple, sugar	22.0	
390	Maple, sugar	22.0	
392	Oak, red	22.5	X
393	Oak, red	20.5	X
395	Basswood	35.0	X
403	Basswood	32.0	
411	Maple, sugar	22.5	X
412	Maple, sugar	22.5	X
415	Basswood	20.5	X
417	Basswood	30.5	X
418	Basswood	30.0	X
422	Oak, red	25.5	X
426	Basswood	26.5	X
428	Basswood	24.0	X
433	Ash, green	30.5	X
434	Oak, red	30.0	
435	Basswood	20.0	
436	Basswood	36.5	
437	Basswood	28.0	
439	Maple, sugar	23.5	
441	Oak, red	23.0	
442	Maple, sugar	23.0	
443	Oak, bur	20.0	
444	Maple, sugar	26.5	

TREE #	TREE TYPE	DIA. (IN.)	REMOVE
445	Maple, sugar	21.5	
448	Maple, sugar	20.5	
451	Basswood	23.0	
455	Basswood	24.0	
456	Basswood	20.5	
459	Maple, sugar	20.5	
484	Oak, red	35.0	
485	Basswood	34.0	
490	Basswood	21.0	
493	Maple, sugar	20.0	
496	Maple, sugar	20.5	X
499	Maple, sugar	20.5	X
500	Oak, bur	26.5	X
501	Maple, sugar	22.0	X
505	Basswood	21.0	X
507	Basswood	37.0	X
516	Oak, bur	21.5	
519	Basswood	20.0	
522	Maple, sugar	21.5	X
523	Oak, red	40.0	X
525	Oak, red	22.0	X
527	Ash, green	23.0	X
529	Basswood	23.0	X
530	Basswood	26.0	X
532	Oak, bur	22.0	X
533	Ash, green	23.0	X
534	Ash, green	20.5	X
535	Basswood	50.0	X
539	Ash, green	50.0	X
540	Ash, green	26.0	X
541	Basswood	33.0	X
545	Basswood	34.0	X
546	Ash, green	20.0	X

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY TREE PRESERVATION PLAN
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

DATE
07/02/18

REVISIONS

07/25/2018 CITY COMMENTS

CAD FILE
23473TP

PROJECT NO.
23473

C7.1

C:\Civil 3D Projects\23473\PRE-PLAT PLANS\23473TP.dwg — 7/25/2018 11:02AM

CONCEPT LAYOUT

PRELIMINARY LAYOUT

TREE NUMBER
123
BAS 12.5
DIAMETER IN INCHES
TREE TYPE – SEE LIST BELOW

LEGEND

- EXISTING TREE
- EXISTING OAK
- EXISTING MAPLE
- REMOVE TREE (123 / BAS 12.5)

TREE TYPES

ASH = ASH
BAS = BASSWOOD
BOX = BOXELDER
ELM = ELM
HACK = HACKBERRY
HIC = HICKORY
MAP = MAPLE
OAK = OAK

N

SCALE IN FEET
0 60 120 180
1 inch = 60 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044
PRELIMINARY TREE PRESERVATION PLAN

DRAWN BY
JSO

DATE
07/02/18

REVISIONS

07/25/2018 CITY COMMENTS

CAD FILE
23473TP-EXH

PROJECT NO.
23473

C7.3

J:\Civil 3D Projects\23473\PRE-PLAT PLANS\23473TP-EXH.dwg — 7/25/2018 11:02AM

CONSTRUCTION CREWS TO ACCESS/EXIT SITE VIA ROUTE FROM PIONEER TRAIL TO CLOVER RIDGE DR TO CLOVER PRESERVE DR TO CLOVERFIELD PARKWAY AND/OR CLOVER FIELD CIR

PIONEER TRAIL

CLOVER RIDGE DR

CLOVER PRESERVE DR

CLOVER FIELD PARKWAY

CLOVER FIELD CIR

OUTLOT A

OUTLOT D

OUTLOT E

OUTLOT F

LAKETOWN TOWNSHIP

CITY OF CHASKA

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING RAILROAD
- EXISTING TREELINE/TREES
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED FILTRATION BASIN

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

N

SCALE IN FEET
0 300 600 900
1 inch = 300 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA

CONSTRUCTION ACCESS PLAN
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	07/02/18
REVISIONS	
07/25/2018 CITY COMMENTS	
CAD FILE	23473ACCESS
PROJECT NO.	23473
	C8.0

J:\Civil 3D Projects\23473\PRE-PLAT PLANS\23473ACCESS.dwg - 7/25/2018 11:02AM

General Notes:

1. Actual locations of trees may vary, depending on final location of driveways and utilities.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate all work in the city right-of-way with City of Chaska Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive seed.
5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

N

SCALE IN FEET
0 50 100
1 inch = 50 feet

CITY OF CHASKA LANDSCAPE REQUIREMENTS:	
Single Family Home Sites:	1 Tree Per Lot & 1 Tree per 50 Feet of Street Frontage
Number of Lots Proposed:	50
Total Lot Trees Required:	50
Number of Lot Trees Proposed:	81
Number of Street Trees Proposed:	64
Number of Outlot Trees Proposed:	47
Total Trees Proposed:	192

LANDSCAPE LAYOUT PLAN - NORTH:

See Sheet 6.3 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
Landscape Architecture - Planning
370 Selby Ave. | Suite 301 | Saint Paul, MN 55105
telephone: 651.788.9018
internet: www.calyxdesigngroup.com
cdg

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.

Print Name: Benjamin D. Hartberg, RLA
Signature: License No.:
Date:

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
D.R.HORTON, INC.–MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
BH

DATE
7/2/18

REVISIONS

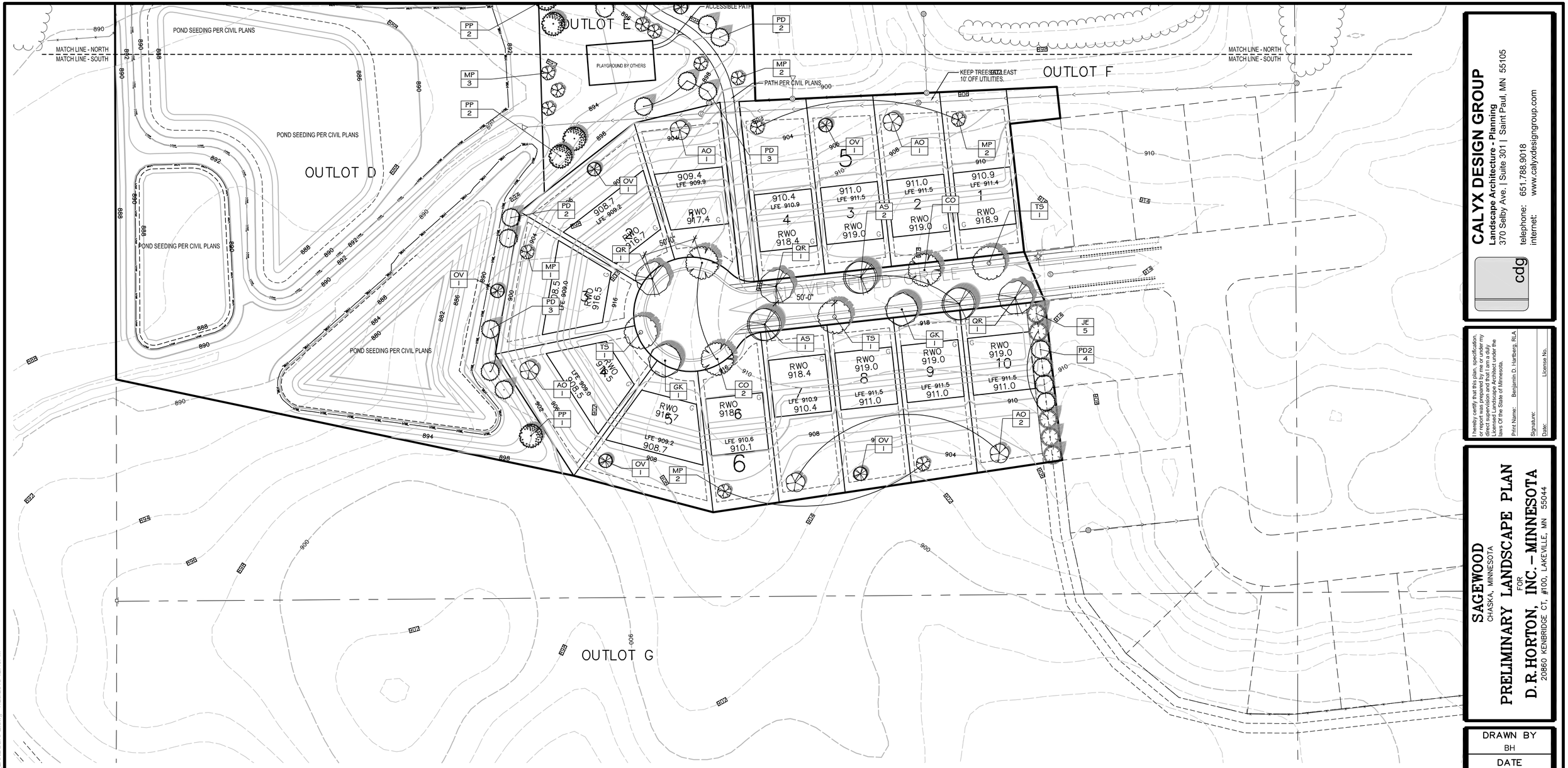
7/25/18	LAYOUT REVISIONS

CAD FILE
23473-L

PROJECT NO.
23473

L6.1

J:\Projects\2018 Projects\18-155 Sagewood Subdivision Chaska MN\18-155_LANDSCAPE.dwg - 7/25/2018 12:39PM



General Notes:

1. Actual locations of trees may vary, depending on final location of driveways and utilities.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate all work in the city right-of-way with City of Chaska Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive seed.
5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

N

SCALE IN FEET
0 50 100
1 Inch = 50 feet

CITY OF CHASKA LANDSCAPE REQUIREMENTS:	
Single Family Home Sites: Number of Lots Proposed: Total Lot Trees Required:	1 Tree Per Lot & 1 Tree per 50 Feet of Street Frontage 50 50
Number of Lot Trees Proposed: Number of Street Trees Proposed: Number of Outlot Trees Proposed:	81 64 47
Total Trees Proposed:	192

LANDSCAPE LAYOUT PLAN - SOUTH:

See Sheet 6.3 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
Landscape Architecture - Planning
370 Selby Ave. | Suite 301 | Saint Paul, MN 55105
telephone: 651.788.9018
internet: www.calyxdesigngroup.com
cdg

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.
Print Name: Benjamin D. Hartberg, RLA
Signature: License No:
Date:

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
D.R.HORTON, INC. – MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
BH
DATE
7/2/18
REVISIONS

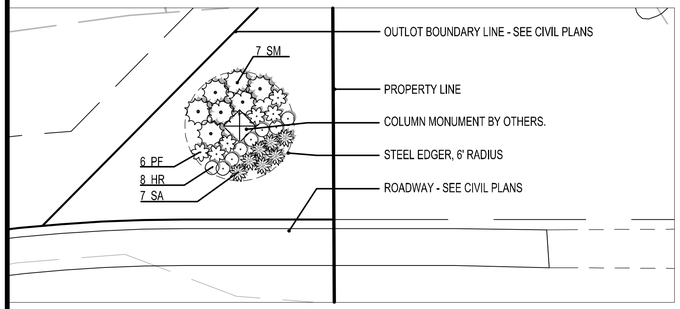
7/25/18	LAYOUT REVISIONS

CAD FILE
23473-L
PROJECT NO.
23473
L6.2

J:\Projects\2018 Projects\18-155 Sagewood Subdivision Chaska, MN\18-155 LANDSCAPE.dwg - 7/25/2018 12:40PM

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	12
	AO	Aesculus glabra	Ohio Buckeye	1.5" Cal.	B&B	19
	BR	Betula nigra	River Birch	2.5" Cal.	B&B	8
	CO	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	11
	GK	Gymnocladus dioica	Kentucky Coffee Tree	2.5" Cal.	B&B	12
	JE	Juniperus virginiana	Eastern Red Cedar	8` Ht.	B&B	14
	MP	Malus x `Prairifire`	Prairifire Crab Apple	1.5" Cal.	B&B	23
	OV	Ostrya virginiana	American Hophornbeam	1.5" Cal.	B&B	20
	PD2	Picea glauca `Densata`	Black Hills Spruce	10` Ht.	Transplant	10
	PD	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	34
	PP	Pinus ponderosa	Ponderosa Pine	6` Hgt.	B&B	7
	QR	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	11
	TS	Tilia americana `Sentry`	American Linden	2.5" Cal.	B&B	11



TYPICAL COLUMN MONUMENT PLANTING ENLARGEMENT:

PLAN NOT-TO-SCALE - SEE LANDSCAPE PLAN FOR LOCATIONS.

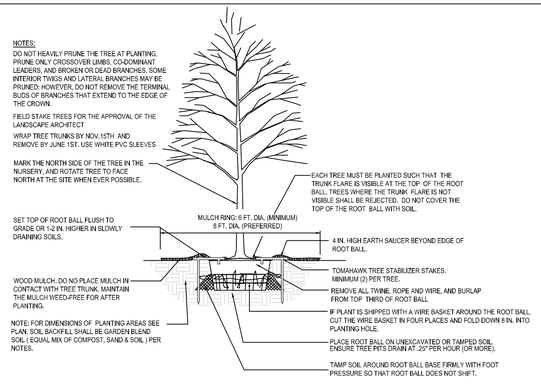
PROPOSED MONUMENT - ELEVATION

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	HR	Hemerocallis x `Red Hot Returns`	Red Hot Returns Daylily	1 gal.	Pot	16
	PF	Perovskia atriplicifolia `Filigran`	Russian Sage	1 gal.	Pot	12
	SM	Schizachyrium scoparium `Minnblue A`	Blue Heaven Little Bluestem	1 gal.	Pot	14
	SA	Sedum x `Autumn Joy`	Autumn Joy Sedum	1 gal.	Pot	14

COLUMN MONUMENT PLANT SCHEDULE (TYP. OF 2)

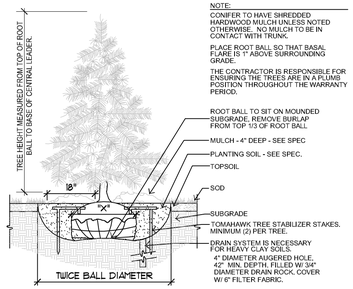
Landscape Notes:

1. Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval. Coordinate irrigation connection point, controller, back-flow, rain sensor, sleeving, and valve locations with the general contractor.
18. All edger shall be professional grade black steel edger, 1/8" Thick, 12' straight lengths (if noted). Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Unless otherwise noted/indicated, plant beds shall receive 4"depth single-shred hardwood mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.
21. Rock mulch for shrub planting areas (if noted) shall be $\frac{3}{4}$ dia. inch limestone rock mulch. Submit mulch samples for approval.
22. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
23. Turf installation activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, and warranty.
24. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
25. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan, including the stump to 30" below grade.
26. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
27. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
28. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
29. See Site and Civil plans for grading, utilities, and additional information regarding the project.
30. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall have no less than 6" of imported, pulverized topsoil. Slope away from building.
31. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
32. Fencing (if noted) per Architect's Plans and Specifications.
33. Landscape contractor shall coordinate tree removal activities and ensure all trees designated for removal are gone before start of landscape installation. Grind stump to 30" below grade and back-fill with topsoil.
34. All disturbed areas are to receive turf sod or seed to establish final vegetation.
35. Retaining walls and stairs (if noted) require structural engineering, by others.
36. Native Seed Areas: Prairie seeding contractor is required to include a 3 year warranty with maintenance in base bid. Prairie contractor shall provide the Owner with a proposal for (2) additional years of prairie maintenance, in addition to the (3) year warranty. It shall be the Owner's option to continue maintenance of the native prairie areas after the 1 year warranty expires. Maintain under warranty per MnDOT Seeding Manual, 2014 edition. Warranty includes seeding contractor on-site maintenance visits for mowing, weeding, spot-spraying invasives,garbage removal, and re-seeding bare areas larger than 6"X6". Ensure cover crop achieves 80% germination and erosion is not evident. Maintenance requires no less than 4 visits for warranty work per year. An acceptable stand of seeding is full, lush, and free of invasive plants & weeds.



1 6.3 DECIDUOUS TREE PLANTING - SECTION

NOT TO SCALE

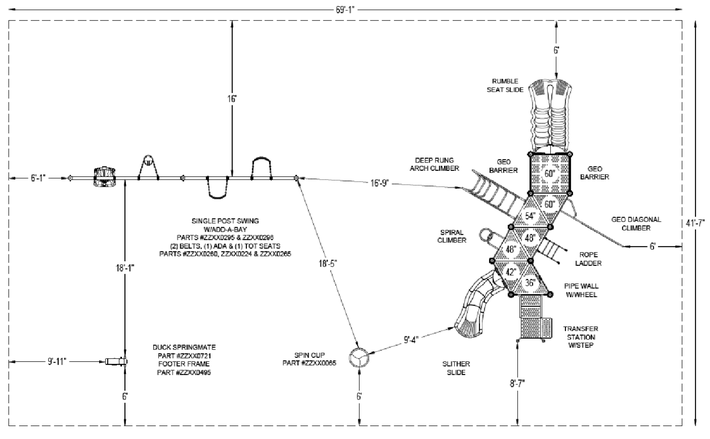


2 6.3 CONIFEROUS TREE PLANTING - SECTION

NOT TO SCALE

LANDSCAPE DETAILS, NOTES, AND SCHEDULES:

PLAYGROUND EQUIPMENT LAYOUT PLAN:



Playground Notes:

1. EQUIPMENT AND LAYOUT SHOWN IS CONCEPTUAL. ACTUAL EQUIPMENT, LAYOUT, INFILL MATERIAL, BORDER, ETC. BY SELECTED EQUIPMENT VENDOR.
2. PLAY AREA SHALL INCLUDE A PAVED ACCESSIBLE ROUTE FROM THE PAVED TRAIL.
3. ACCESSIBLE EVENTS AND TRANSFER PLATFORM(S) ARE TO BE ACCESSED VIA ADA APPROVED SURFACE.
4. EQUIPMENT VENDOR TO ENSURE IMPACT ATTENUATION MEETS NATIONAL PLAYGROUND SAFETY INSTITUTE (NPSI) STANDARDS AND CITY OF CHASKA REQUIREMENTS FOR PUBLIC PLAYGROUND AREAS.
5. EQUIPMENT VENDOR TO POST HOURS OF OPERATION AND SAFETY NOTICES AT ENTRANCE TO PLAY AREA.
6. COLORS OF EQUIPMENT TO BE EARTH-TONES.

CALYX DESIGN GROUP
Landscape Architecture - Planning
370 Selby Ave. | Suite 301 | Saint Paul, MN 55102
telephone: 651.788.9018
internet: www.calyxdesigngroup.com
cdg

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.

Print Name: Benjamin D. Hartberg, RLA

Signature: License No.

Date:

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
D.R.HORTON, INC.–MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
BH

DATE
7/2/18

REVISIONS

7/25/18	LAYOUT REVISIONS

CAD FILE
23473-L

PROJECT NO.
23473

L6.3

C:\Projects\2018 Projects\18-155 Sagewood Subdivision, Chaska, MN\18-155_LANDSCAPE.dwg - 7/25/2018 12:40PM

Illustrative Cross Section

Plan

A

Sophia Lane

Outlot A

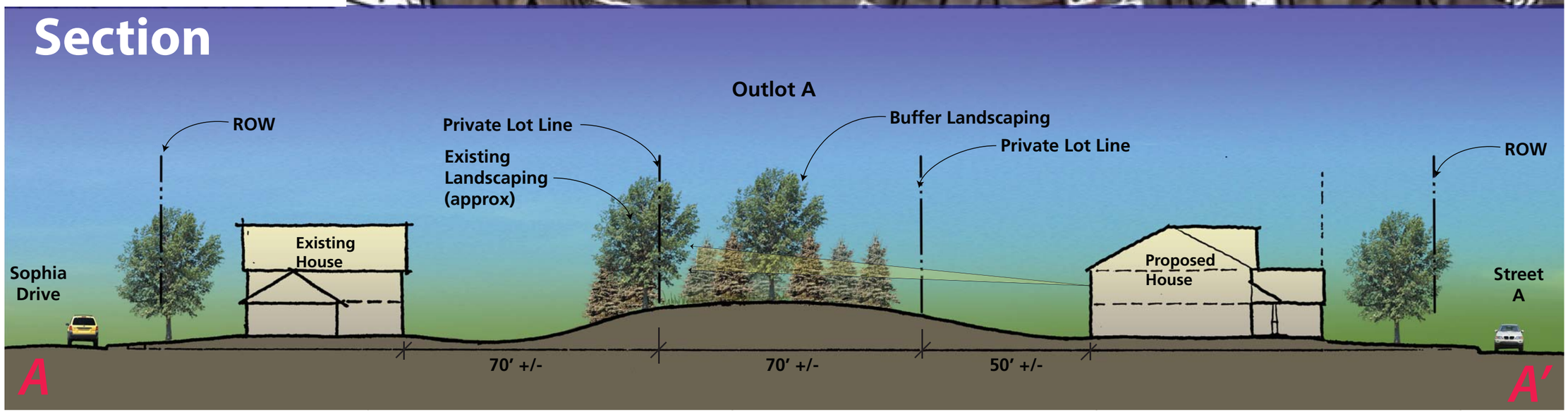
A'

N

0' 30'

Scale: 1" - 30'

Section



Westwood

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

Westwood Professional Services, Inc.

40 YEARS D·R·HORTON America's Builder

0' 30'

7/25/2018

0011498

Sagewood

Chaska, MN

Spack CONSULTING
ENGINEERING TRAFFIC FORWARD

Technical Memorandum

To: Joel Cooper, James R. Hill Inc.
From: Bryant Ficek, PE, PTOE
Max Moreland, PE
Date: July 10, 2018
Re: Traffic Assessment – Sagewood Residential Development in Chaska

---

A 55-unit, single-family home development is proposed west of Clover Preserve Drive in Chaska, Minnesota. Vehicle access to the development will be split between two points:

- 14 units off a western extension of Clover Field Circle
- 41 units off a western extension of Preserve Lane Court

This technical memorandum presents a high-level traffic analysis of the proposed development and addresses transportation concerns about the development. A site plan, dated June 1, 2018, is attached for reference.

Study Area

Table 1 shows the primary characteristics of the key roadway corridors around this site. For these locations, daily traffic volume data is not available. The daily volumes are estimated based on the surrounding characteristics and trip generation estimates.

Table 1 – Study Corridor Characteristics

Name	Designation[1]	Daily Traffic Volume[2]	Speed Limit	Lanes	Fixed Route Transit	Bike/Ped Facilities
Clover Preserve Drive	Local	650	30 mph	2 undivided	None	Sidewalks both sides
Preserve Lane Court	Local	50	30 mph	2 undivided	None	Sidewalks both sides
Clover Field Circle	Local	100	30 mph	2 undivided	None	Sidewalks both sides
Clover Field Drive	Local	500	30 mph	2 undivided	None	Sidewalks both sides
Schoolmaster Drive	Local	600	30 mph	2 undivided	None	Sidewalks both sides

[1] Source: Chaska 2030 Comprehensive Plan.
[2] Source: Estimated based on surrounding characteristics and number of homes. Rounded to nearest 50.

Estimated Traffic Generation

Trip generation for the proposed development was established using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition*. Spack Consulting also has local data compiled through various studies across the Twin Cities. Local data is often preferred as it reflects the area's driving patterns better than national data. Table 2 shows the resulting new trips based on ITE and local data, respectively.

Table 2 – Trip Generation – New Trips on a Weekday

Land Use - Size	Data Source	Daily			AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached Housing – 55 units	ITE	260	260	520	10	31	41	34	20	54
Single Family Homes – 55 units	Local	254	254	508	10	28	38	29	21	50

As shown in Table 2, for a typical weekday both the local and ITE trip generation data forecast roughly 510 daily vehicle trips, 40 a.m. peak hour vehicle trips and 50 p.m. peak hour vehicle trips. It can be expected that approximately 75% of those trips will use the access on Preserve Lane Court and 25% of those trips will use the access on Clover Field Court.

Daily Volume Analysis

While many factors contribute to a road feeling congested, the two biggest factors are volume, how many vehicles are using the road, and capacity, how many vehicles the road can accommodate a day. Transportation professionals use these pieces of information to create a ratio of volume to capacity. For example, a road with a volume to capacity ratio of 1.0, where the traffic demand is nearly equal to the traffic supply, will feel congested to motorists.

Below is a rough guide of the daily traffic volumes different types of roads can accommodate based on Exhibits 16-16 and 12-39 of the *Highway Capacity Manual, 6th Edition*. If the Average Daily Traffic (ADT) volume on a roadway is below the threshold, then it is considered un-congested. If the daily volume falls inside the range, the road is almost congested. If the daily volume is over the threshold, the road is congested.

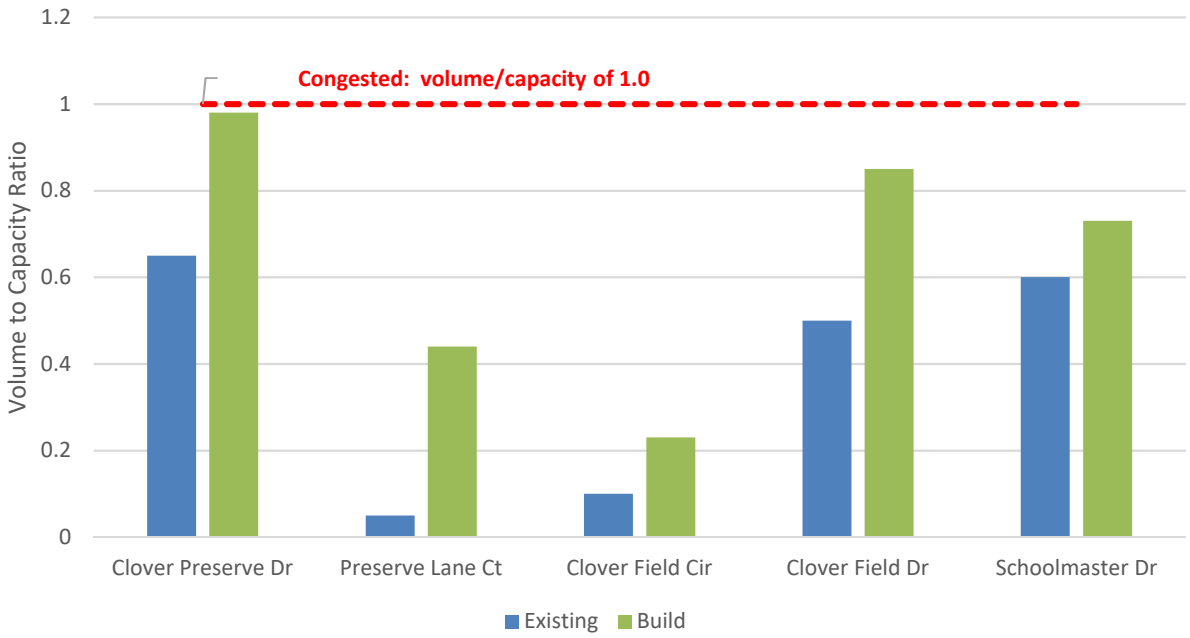
- 2-Lane (one in each direction with left turn lanes at busy intersections and coordinated signals), undivided street, are considered congested with a volume between 8,900 to 18,300 vehicles per day.
- 4-Lane, undivided street (two in each direction with left turn lanes at busy intersections and coordinated signals), – 18,600 to 36,800 vehicles per day.

The City of Chaska uses a daily capacity of 10,000 vehicles per day for an undivided two-lane road, with an approaching capacity (85%) of 8,500 vehicles per day.

The above capacities represent physical capacity in ideal roadway conditions. Research from UC Berkley, for example, indicates the quality of life along a residential street is negatively impacted when the ADT exceeds 1,000 vehicles per day. Therefore, the 1,000 vehicle per day threshold is used for the capacity along neighborhood two-lane roads even though its physical capacity is approximately ten times larger.

To provide an initial planning level screening, Chart 1 provides volume to capacity ratios of the study corridors with and without the development traffic (existing and build scenarios) to determine if any of the roadway corridors are candidates for additional through lanes.

Chart 1 – Study Corridor Volume to Capacity



As shown in Chart 1, with the added traffic from the 55 single family homes, the roadways surrounding the site will still operate at or below the 1,000 vehicle per day quality of life threshold. In addition, these roadway volumes will all be well under the actual capacity of the two-lane undivided streets.

Assessment

This evaluation presents a general assessment of access and circulation. Several categories are evaluated and separated below:

- Access: As mentioned, 41 of the homes will be accessed via a westward extension of Preserve Lane Court and 14 of the homes will be accessed via a westward extension of Clover Field Circle. The Clover Field Circle extension will end in a cul-de-sac while the Preserve Lane extension will be open-ended on the west side allowing for potential future expansion to the west. Since both accesses are extensions and not new access points along a roadway, there are no concerns with these accesses.

- Turn Lanes/Traffic Control: No turn lanes exist at the access points. Due to the residential nature of the area, added turn lanes are not recommended. With the accesses being extensions of roadways, no added traffic control is needed at existing intersections.

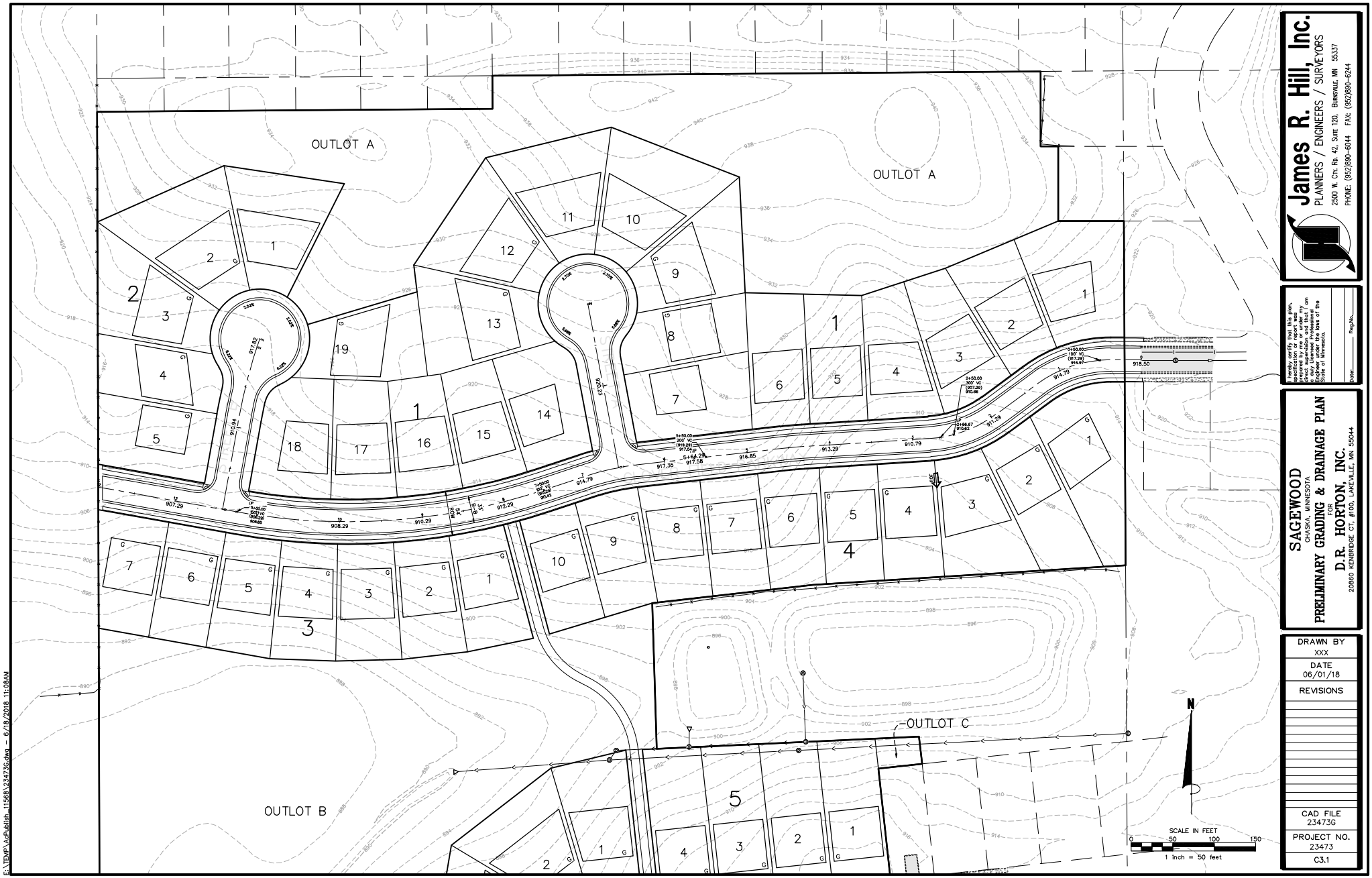
- Vehicle Circulation: Based on the site plan, good vehicle circulation is expected for the proposed development. To allow for westbound vehicles on the far west end of the Preserve Lane Court extension the ability to turn around, including garbage and delivery trucks, a hammerhead type turnaround is recommended. This design would be similar to what exists on the current west end of Clover Field Circle today and could be removed/redesigned when Preserve Lane Court is extended at a future date.

- Comprehensive Plan: Chaska's 2030 Comprehensive Plan shows no changes to the roadway system in the immediate area of the proposed development through the year 2030. The plan matches the extension of the residential areas expected in this area.

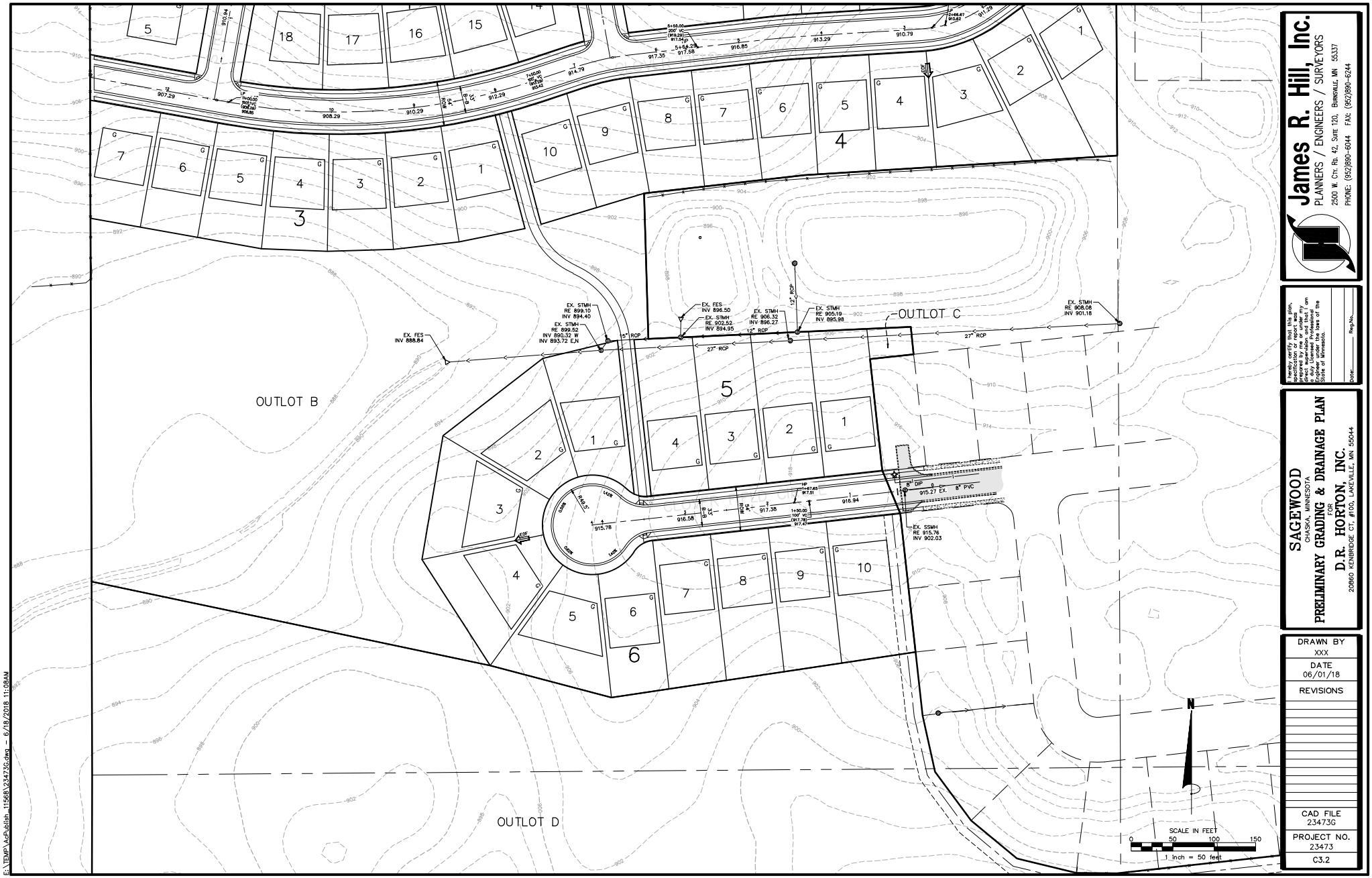
- Multi-modal: The proposed plan extends the sidewalks adjacent to the roads in the area. A trail connecting the two separate areas/street is also provided. Both continue building on the City's pedestrian network. As a residential, low-speed road, the proposed streets will accommodate vehicle traffic as well as on-street parking and bicycle/pedestrian movements as this mix of traffic is expected on these roads.

- Need for Traffic Impact Study: General guidelines suggest a full Traffic or Transportation Impact Study is needed when the expected trip generation exceeds 1,000 vehicles per day or 100 vehicles per peak hour. Based on the information presented, this residential development is below that level of vehicular traffic. As shown, the increase on the surrounding roads remains below both the quality of life capacity threshold and the higher planning level capacity. Therefore, no additional traffic or transportation report is expected to be required.

Attachment - Site Plan



Attachment - Site Plan



CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 08/20/2018 RESOLUTION NO. 2018-110

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Plat for Sagewood/DR Horton
P.C. No. 2018-30

WHEREAS, at its May 21st, 2018 City Council meeting the Sagewood Concept Plan was approved; and

WHEREAS, the 55-lot preliminary plat proposal on approximately 28-acres of property is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive; and

WHEREAS, minimum setbacks are proposed to be consistent with those approved for Clover Preserve: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet; and

WHEREAS, the applicant has also added landscape buffers to the north (in the open area) and east edges of the development to create adequate natural buffers between the existing and the new neighborhoods; and

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

WHEREAS, it should be noted that the boulevard is the area between the sidewalk and the street; and

WHEREAS, the applicant has revised their plan to eliminate Lot 6 from the Concept Plan and use it solely for preservation efforts and because of this more than 20 significant trees (mainly oaks and maples) are allowed to be saved; and

WHEREAS, the applicant has created a separate outlot to encompass the trees on the north side of the property; and

WHEREAS, the developer's intention is to own this outlot and put a preservation easement over it; and

WHEREAS, staff is in support of this option for the HOA to own the outlot and place a preservation easement over it; and

WHEREAS, staff would also require that this easement covers preserved trees that are outside of Outlot A and on private lots; and

WHEREAS, staff had also noted that Lot 1, Block 1 is shown in a location that will take out a portion of existing trees that could help provide screening from the existing neighborhood to the east; and

WHEREAS, staff would add that the landscaping/screening will have to continue up to the north edge of this lot to buffer from the existing home on Lot 2, Block 1 Clover Preserve 2nd Addition; and

WHEREAS, in addition to that staff would note a couple areas/trees (oaks and maples) for the applicant to consider in their final submittal since they are on the cusp of the preservation line or in less detrimental spots:

- Trees 236 and 248 on the edge of Lot 12, Block 1
- Tree 381 on the edge of Lot 9, Block 1
- Tree 408 on the edge of Lot 5, Block 1
- Trees 496 and 499 on the edge of Lot 2, Block 1

WHEREAS, the Preliminary Plan now shows the incorporation of a new private park space; and

WHEREAS, the development is planning to have their own Homeowners Association and thus were highly encouraged by the Jonathan Association to have their own park for the new development; and

WHERAS, playground equipment is planned for this park area; and

WHEREAS, the City is not planning to take ownership of any land within the development, with the exception of the stormwater ponding and because of this, the developer will be responsible to pay parkland dedication fees; and

WHEREAS, the disposition of outlots is as follows:

- Outlot A: will contain a conservation area and be owned by the Homeowners Association
- Outlot B: will contain a monument sign and be owned by the Homeowners Association
- Outlot C: will contain a monument sign and be owned by the Homeowners Association
- Outlot D: will contain stormwater ponding and be deeded to the City of Chaska
- Outlot E: will contain parkland and be owned by the Homeowners Association
- Outlot F: will contain an access point to the City of Chaska's stormwater pond and be deeded to the City of Chaska

WHEREAS, on August 8, 2018 the Planning Commission recommended approval to the City Council of the Preliminary Plat for Sagewood (PC#2018-30); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Plat for Sagewood (PC#2018-30), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Preliminary Plan Narrative (pgs 1-12), prepared by DR Horton, dated July 25, 2018
    b. Existing Conditions, prepared by James R. Hill, Inc., dated July 25, 2018
    c. Site Information, prepared by James R. Hill, Inc., dated July 25, 2018

d. Drainage Maps, prepared by James R. Hill, Inc., dated July 25, 2018
e. Preliminary Plat (pgs 1-3), prepared by James R. Hill, Inc., dated June 22, 2018
f. Preliminary Erosion & Sediment Control Plan, prepared by James R. Hill, Inc., dated July 25, 2018
g. Erosion & Sediment Control Details, prepared by James R. Hill, Inc., dated July 25, 2018
h. Erosion & Sediment Control Notes, prepared by James R. Hill, Inc., dated July 25, 2018
i. Preliminary Grading & Drainage Plan - Overall, prepared by James R. Hill, Inc., dated July 25, 2018
j. Preliminary Grading & Drainage Plan - North, prepared by James R. Hill, Inc., dated July 25, 2018
k. Preliminary Grading & Drainage Plan - South, prepared by James R. Hill, Inc., dated July 25, 2018
l. Preliminary Sanitary Sewer & Water Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
m. Preliminary Sanitary Sewer & Water Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
n. Preliminary Storm Sewer Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
o. Preliminary Storm Sewer Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
p. Construction Details, prepared by James R. Hill, Inc., dated July 25, 2018
q. Preliminary Tree Preservation Plan, prepared by James R. Hill, Inc., dated July 25, 2018
r. Construction Access Plan, prepared by James R. Hill, Inc., dated July 25, 2018
s. Preliminary Landscape Plan (pgs 1-3), prepared by Calyx Design Group, dated July 25, 2018
t. Traffic Assessment (pgs 1-6), prepared by Spack Consulting, dated July 10, 2018
u. Illustrative Cross Section, prepared by Westwood, dated July 25, 2018

2. Adherence with the City Engineer's Memo dated August 1, 2018.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition and Traditions at Clover Ridge 2nd Addition lots to be addressed at Final submittal.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks:
    a. Front (house): 26 feet
    b. Rear: 20 feet
    c. Side: 5 feet
    d. Side (corner): 26 feet
8. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Payment of development fees prior to recording of the final plat.
10. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
11. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision to provide mature tree buffer with existing trees on the east edge of the site that abuts both Lot 1-2, Block 1 of Clover Preserve 2nd Addition.
14. Provision of a tree preservation easement over the protected trees on Outlot A and private lots to be recorded prior to recording of final plat.
15. Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed

and approved by the Fire Department.

16. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
17. Provision to provide landscape buffer/screen to Lot 2, Block 1 Clover Preserve 2nd Addition on Lot 1, Block 1 Sagewood.
18. Provision to further evaluate the preservation of trees 236, 248, 381, 408, 496, and 499 and to be addressed during the final submittal.
19. Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.
20. Provision that cluster mailboxes are provided on site for the development.
21. Provision that homes do not exceed 35 feet in height.
22. Provision that park space and amenities are constructed at first phase of development construction.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

ORDINANCE NO. 952

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA FROM THE RURAL (R) ZONING DISTRICT TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT NO. 73 (PRD-73) AND BY ESTABLISHING PERMITTED USES AND REGULATIONS FOR PRD-73 (SAGEWOOD)

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate situated in the City of Chaska is hereby removed from the Rural Zoning District (R) and rezoned to Planned Residential Development District No. 73 (PRD-73) for all of Blocks 1-6 of Sagewood.

The following graphic exhibits shall serve as the general guide for development of the Sagewood area:

1. Existing Conditions, prepared by James R. Hill, Inc., dated July 25, 2018
2. Site Information, prepared by James R. Hill, Inc., dated July 25, 2018
3. Drainage Maps, prepared by James R. Hill, Inc., dated July 25, 2018
4. Preliminary Plat (pgs 1-3), prepared by James R. Hill, Inc., dated June 22, 2018
5. Preliminary Erosion & Sediment Control Plan, prepared by James R. Hill, Inc., dated July 25, 2018
6. Erosion & Sediment Control Details, prepared by James R. Hill, Inc., dated July 25, 2018
7. Erosion & Sediment Control Notes, prepared by James R. Hill, Inc., dated July 25, 2018
8. Preliminary Grading & Drainage Plan - Overall, prepared by James R. Hill, Inc., dated July 25, 2018
9. Preliminary Grading & Drainage Plan - North, prepared by James R. Hill, Inc., dated July 25, 2018
10. Preliminary Grading & Drainage Plan - South, prepared by James R. Hill, Inc., dated July 25, 2018
11. Preliminary Sanitary Sewer & Water Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
12. Preliminary Sanitary Sewer & Water Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
13. Preliminary Storm Sewer Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
14. Preliminary Storm Sewer Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
15. Construction Details, prepared by James R. Hill, Inc., dated July 25, 2018

16. Preliminary Tree Preservation Plan, prepared by James R. Hill, Inc., dated July 25, 2018
17. Construction Access Plan, prepared by James R. Hill, Inc., dated July 25, 2018
18. Preliminary Landscape Plan (pgs 1-3), prepared by Calyx Design Group, dated July 25, 2018
19. Traffic Assessment (pgs 1-6), prepared by Spack Consulting, dated July 10, 2018
20. Illustrative Cross Section, prepared by Westwood, dated July 25, 2018

Section II. **PRD-73 District regulations.** Permitted uses and regulations applicable to the PRD-73 District is hereby amended to read as follows:

A. Intent

The intent of PRD-73 is to create a Low Density Residential neighborhood that preserves the natural amenities unique to this site.

B. Detached Single Family

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

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 3.1.2.2, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4.
2. The principle building setbacks for Sagewood shall be:
    a. Front, house: 26 feet
    b. Front, unenclosed porch: 20 feet
    c. Rear: 20 feet
    d. Side: 5 feet
    e. Side, corner: 26 feet
3. The accessory structure setbacks for the development shall be:
    a. Front: 26 feet
    b. Rear: 5 feet
    c. Side, corner: 26 feet
    d. Side, interior: 5 feet
    e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Preservation of trees as denoted in the Tree Preservation Plan.
5. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, and are as follows:
    a. Lot 7, Block 1
    b. Lot 14, Block 1
    c. Lot 18, Block 1
    d. Lot 5, Block 2

6. 4" window wrap on all elevations and the utilization of fiber cement siding on the front elevations shall be required for each home.
7. Maximum height shall be 35 feet for principal structures.

C. <u>Outlots</u>

The following described real estate shall be limited in its use to Tree Preservation/Permanent Open Space for all of Outlot A, monument signage for all of Outlots B and C, stormwater ponding for all of Outlot D, parkland for all of Outlot E, and open space for all of Outlot F, all in the plat of Sagewood, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of August, 2018.

_____
Windschitl, Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
8/20/2018

Subject: **Consider Lot Split for Sagewood**

Applicant: DR Horton

Location: Kelzer site, PID# 300311090 (No Address)

Synopsis: The applicant is requesting approval of a Lot Split on the Kelzer site to make way for a 28-acre parcel that would be the site for the new Sagewood residential development

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Motion to adopt Resolution approving the lot split

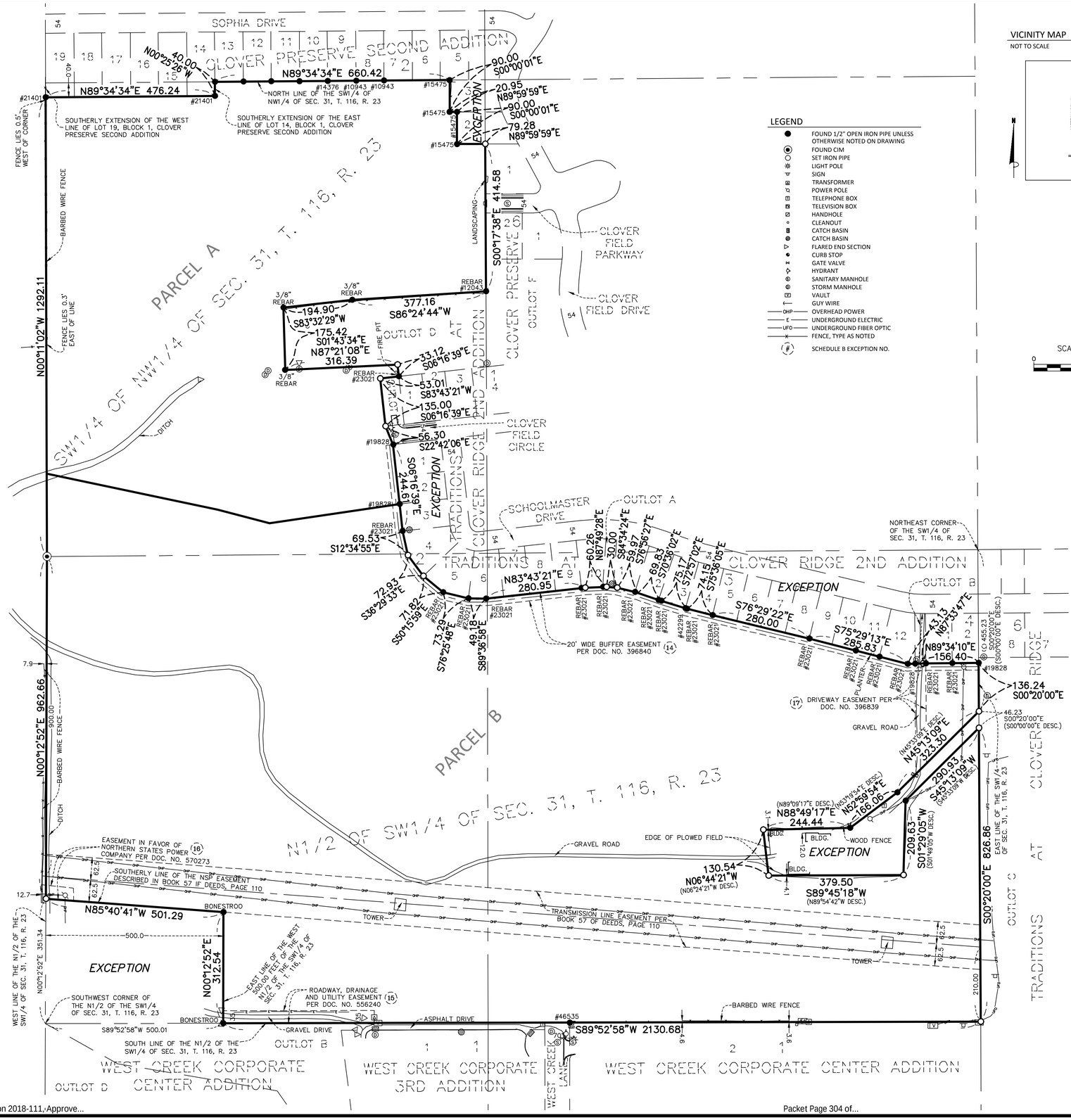
---

Request
The applicant is requesting a lot split of the Kelzer site (totaling approximately 98 acres) to divide off 28 acres of land just west of the Clover Ridge residential development for the purposes of a new residential development; noted as Parcel A in the attached exhibit.

Background
In May 2018, the concept plan was approved for Sagewood. Tonight we are also approving the Preliminary Plat for the project. It should be noted that the lot split is only being approved to facilitate closing on the land and that the Developer will file the final plat after closing and that the Developer will still pay all costs and fees associated with re-platting.

Analysis
The proposed two lots are located in the Rural (R) zoning district. Splitting the parcel will not render the parcels in violation of the Zoning Ordinance.

CITY COUNCIL ACTION REQUESTED
Motion to adopt Resolution, approving the Lot Split.

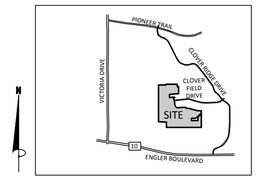


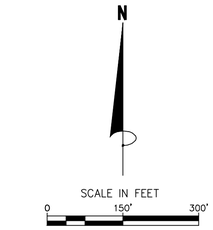
LEGEND

- FOUND 1/2" OPEN IRON PIPE UNLESS OTHERWISE NOTED ON DRAWING
- FOUND CIM
- SET IRON PIPE
- LIGHT POLE
- SIGN
- TRANSFORMER
- POWER POLE
- TELEPHONE BOX
- TELEVISION BOX
- HANDHOLE
- CLEANOUT
- CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- CURB STOP
- GATE VALVE
- HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- VAULT
- GUY WIRE
- OHP — OVERHEAD POWER
- E — UNDERGROUND ELECTRIC
- UFO — UNDERGROUND FIBER OPTIC
- FENCE, TYPE AS NOTED
- (#) SCHEDULE B EXCEPTION NO.

VICINITY MAP

NOT TO SCALE





SURVEY NOTES

1. The bearing system is based on the north line of the SW1/4 of NW1/4 of Sec. 31, T. 116, R. 23, which is assumed to bear North 89 degrees 34 minutes 34 seconds East.
2. Field work was completed on 4/4/2018.

EXISTING LEGAL DESCRIPTION

The North Half of the Southwest Quarter (N 1/2 of SW 1/4) of Section 31, Township 116 North, Range 23 West EXCEPTING THEREFROM the following described tract: Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds East along the east line of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East, along said east line a distance of 46.23 feet; thence South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degree 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning. Said exception containing 1.61 acres. ALSO EXCEPT that part of the West 500.00 feet of the North Half of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows: Beginning at the southwest corner of said North Half of the Southwest Quarter; thence northerly along the west line of said North Half of the Southwest Quarter, 351.34 feet to the southerly line of the NSP Easement described in Book 57 of Deeds, page 110, as recorded in said Carver County, thence southeasterly along said southerly easement line 501.29 feet to the east line of said West 500.00 feet of the Southwest Quarter; thence southerly along said east line 312.54 feet to the south line of said North Half of the Southwest Quarter; thence westerly along said south line, 500.01 feet to the point of beginning. ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition.

AND

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots Two (2) and Three (3), Block One (1), Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the north 4000 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying easterly of the southerly extension of the west line of Lot 19, Block 1, Clover Preserve Second Addition, and lying westerly of the southerly extension of the east line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County..

PROPOSED LEGAL DESCRIPTIONS

PARCEL A:
The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots Two (2) and Three (3), Block One (1), Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the north 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying easterly of the southerly extension of the west line of Lot 19, Block 1, Clover Preserve Second Addition, and lying westerly of the southerly extension of the east line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying southerly of the following described line:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 06 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the west line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.

PARCEL B:
The North Half of the Southwest Quarter (N 1/2 of SW 1/4) of Section 31, Township 116 North, Range 23 West EXCEPTING THEREFROM the following described tract: Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds East along the east line of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East, along said east line a distance of 46.23 feet; thence South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degree 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning. Said exception containing 1.61 acres. ALSO EXCEPT that part of the West 500.00 feet of the North Half of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows: Beginning at the southwest corner of said North Half of the Southwest Quarter; thence northerly along the west line of said North Half of the Southwest Quarter, 351.34 feet to the southerly line of the NSP Easement described in Book 57 of Deeds, page 110, as recorded in said Carver County, thence southeasterly along said southerly easement line 501.29 feet to the east line of said West 500.00 feet of the Southwest Quarter; thence southerly along said east line 312.54 feet to the south line of said North Half of the Southwest Quarter; thence westerly along said south line, 500.01 feet to the point of beginning. ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition.

AND

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots Two (2) and Three (3), Block One (1), Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the north 4000 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying easterly of the southerly extension of the west line of Lot 19, Block 1, Clover Preserve Second Addition, and lying westerly of the southerly extension of the east line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying northerly of the following described line:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 06 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the west line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.

AREAS

Existing: 98.663 ac. / 4,297,754 sq.ft.

Parcel A: 28.000 ac. / 1,219,689 sq.ft.
Parcel B: 70.663 ac. / 3,078,065 sq.ft.

SURVEYOR'S CERTIFICATE

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. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 7th day of August, 2018

Marcus F. Hampton MN Lic. No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 WEST C.R. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

SAGEWOOD
CHASKA, MINNESOTA

CERTIFICATE OF SURVEY
FOR
D.R. HORTON, INC. - MINNESOTA
20880 KENBRIDGE COURT, LAKEVILLE, MN 55044

DRAWN BY	MFH
DATE	8/7/2018
REVISIONS	
CAD FILE	23473s.dwg
PROJECT NO.	23473
FILE NO.	1-18-013
SHEET 1 OF 1	

Purchase Parcel

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots Two (2) and Three (3), Block One (1), Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the north 40.00 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying easterly of the southerly extension of the west line of Lot 19, Block 1, Clover Preserve Second Addition, and lying westerly of the southerly extension of the east line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying southerly of the following described line:

> Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 06 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the west line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.

Remainder Parcel

The North Half of the Southwest Quarter (N 1/2 of SW 1/4) of Section 31, Township 116 North, Range 23 West EXCEPTING THEREFROM the following described tract: Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds East along the east line of said Southwest Quarter a distance of 455.23 feet to the point of beginning; thence continue South 0 degrees 00 minutes 00 seconds East, along said east line a distance of 46.23 feet; thence South 45 degrees 33 minutes 09 seconds West a distance of 290.93 feet; thence South 1 degree 49 minutes 05 seconds West a distance of 209.63 feet; thence North 89 degrees 54 minutes 42 seconds West a distance of 379.50 feet; thence North 6 degrees 24 minutes 21 seconds West a distance of 130.54 feet; thence North 89 degrees 09 minutes 17 seconds East a distance of 244.44 feet; thence North 53 degrees 19 minutes 54 seconds East a distance of 166.06 feet; thence North 45 degrees 33 minutes 09 seconds East a distance of 323.30 feet to the point of beginning. Said exception containing 1.61 acres. ALSO EXCEPT that part of the West 500.00 feet of the North Half of the Southwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota, described as follows: Beginning at the southwest corner of said North Half of the Southwest Quarter; thence northerly along the west line of said North Half of the Southwest Quarter, 351.34 feet to the southerly line of the NSP Easement described in Book 57 of Deeds, page 110, as recorded in said Carver County, thence southeasterly along said southerly easement line 501.29 feet to the east line of said West 500.00 feet of the Southwest Quarter; thence southerly along said east line 312.54 feet to the south line of said North Half of the Southwest Quarter; thence westerly along said south line, 500.01 feet to the point of beginning. ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition.

AND

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 31, Township 116 North, Range 23 West, EXCEPTING THEREFROM that part thereof which is part of Lots Two (2) and Three (3), Block One (1), Clover Preserve Second Addition ALSO EXCEPT that part lying within the Plat of Traditions at Clover Ridge 2nd Addition, ALSO EXCEPT that part of the north 4000 feet of the Southwest Quarter of the Northwest Quarter of Section 31, Township 116, Range 23, Carver County, Minnesota lying easterly of the southerly extension of the west line of Lot 19, Block 1, Clover Preserve Second Addition, and lying westerly of the southerly extension of the east line of Lot 14, Block 1, Clover Preserve Second Addition, according to the recorded plat thereof, said Carver County, ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter lying northerly of the following described line:

> Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 00 degrees 11 minutes 02 seconds West, along the west line of said Southwest Quarter of

the Northwest Quarter, a distance of 232.84 feet to the point of beginning of the line to be described; thence South 78 degrees 06 minutes 40 seconds East a distance of 490.45 feet; thence South 75 degrees 17 minutes 59 seconds East a distance of 151.09 feet; thence North 81 degrees 31 minutes 20 seconds East a distance of 370.27 feet to the west line of Block 2, said plat of Traditions at Clover Ridge 2nd Addition and said line there terminating.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 08/20/2018 RESOLUTION NO. 2018-111

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the lot split for PID 300311090 for the Sagewood Development

WHEREAS, the applicant is requesting a lot split of the Kelzer site (totaling approximately 98 acres) to divide off 28 acres of land just west of the Clover Ridge residential development for the purposes of a new residential development; and

WHEREAS, in May 2018, the concept plan was approved for Sagewood; and

WHEREAS, tonight we are also approving the Preliminary Plat for the project; and

WHEREAS, it should be noted that the lot split is only being approved to facilitate closing on the land and that the Developer will file the final plat after closing and that the Developer will still pay all costs and fees associated with re-platting; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the lot split for PID 300311090 subject to the following conditions:

1. Lot split approval based on the facilitation of closing on the land
2. Developer shall file the final plat for Sagewood after closing
3. Developer shall pay all costs and fees associated with re-platting

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August, 2018.

Mark Windschitl, Mayor

Attest:
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
8/20/2018

Subject: **Conditional Use Permit for a Residential Facility at 320 Walnut Street North (Rick Ford Building)**

Applicant: Jason Vanderscoff

Case No.: P.C.#2018-29

Location: 320 Walnut Street North across from City Square

Synopsis: The applicant is seeking approval of a Conditional Use Permit that would allow a seventeen-person residential facility for women.

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Motion to adopt Resolution approving the request

---

BACKGROUND

The current Five Stars Facilities located at 1045, 1055, 1057, and 1059 Stoughton Avenue are Men's Residential and Outpatient Facilities. In August of 2015, the Final Site Plan for 1057 Stoughton Avenue was approved, which involved the construction of a new residential treatment facility (1055 Stoughton Avenue) for sixteen men. The Stoughton location houses most of the outpatient staff and all the men's residential staff. Women can access the 1055 Building for Outpatient Treatment, however, there are no inpatient treatment facilities in the area.

The 102 E 2nd Street building is a Mental Health Facility, where outpatient clients receive just Mental Health Services. The 102 E 2nd Street also serves as an outpatient facility for males and female clients in aftercare. This clinic, in the past, has had group meetings running all day every day, which would create an influx of patient traffic throughout the day, but since the addition of the Stoughton location, group meetings have been reduced to two per day. The number of staff and patients have also been reduced at the 2nd Street location and relocated to the Stoughton location.

Just south of the subject property is the Peacock Inn (aka C.H. Klein Mansion) at 314 Walnut Street, which is also operated by Jason Vanderscoff for 5 Stars Recovery. In May 2011, the CUP for a residential facility at the Peacock Inn was approved. This approval allows the property to used as a nine-person residential facility for women.

CURRENT REQUEST

Five Stars Recovery is requesting a Conditional Use Permit to operate a residential treatment facility at 320 Walnut Street. This treatment will provide alcohol and chemical dependency treatment in a residential setting for up to 17 female patients. This facility will allow Five Stars

Recovery to complement the treatment options provided at their current facility located next door in the Klein Mansion. This new facility gives more ability to provide comprehensive residential, outpatient and continuing after care in conjunction with the facility in the Klein Mansion, by having all the mental and physical health staff located together. According to the applicant and Carver County, there is a severe need for these types of treatment facilities in Carver County. The applicant states that this facility will be an important complement to the services they now provide to the city and county and a welcome addition to the City Square Park neighborhood. The building is located in the R-2 (Medium Density Residential) zone district, which includes the following as a conditional use: "A State licensed residential facility serving seven (7) or more persons".

The proposed facility will be located within an existing building remodeled to contain sleeping rooms for up to 17 women, a dining area served by a commercial kitchen providing complete meal service, lounge spaces, therapist offices and counseling rooms. The exterior of the facility will be unchanged except for the addition of a fire exit stair along the east and southside of the building that has been designed to be complementary to the building.

5 Stars Future in Chaska

Five Stars does not anticipate any additional facilities in Chaska unless the city would allow for expansion on the Stoughton Campus. Further expansion could take place by looking at adding office space or add on to existing buildings, should the city permit it. Future expansion plans would most likely be in other communities.

ENHANCING DOWNTOWN

It has been noted before that the vitality of downtown Chaska is important, and bringing in uses and residences that support downtown businesses and activity is what the community wants to see. Staff has asked the applicant to provide a summary of how this use will provide additional vitality and support to downtown.

The applicant states that the new treatment center will provide new economic activity in the city. The staff will visit local coffee shops and restaurants, as will visitors to the facility. The facility will occupy a now vacant building ensuring the vitality around City Square Park. The residents after leaving the facility become healthy active participants contributing to the community. The facility is a low impact, healthy addition to the city, as it doesn't create traffic or parking issues, produces no noise or other disruptions, and is a benign addition to the neighborhood.

PARKING AND TRAFFIC

The facility will have six full time staff from 8am to 5pm on a typical weekday. Additional staff include one to two staff in the evening and over night hours. There are occasional visitors in the evening and on weekends – including an occasional speaker relating their recovery story during regular business hours. The applicant has stated that there will not be large AA or similar type meetings in the facility, and any meetings on site will be only involving the patients who are staying at the facility during weekday hours, so there would be no noticeable traffic influxes.

The existing building has its own parking lot for 5 vehicles on site plus a designated handicap space in front of the building on Walnut Street. It is rare for any of the residents to have personal vehicles as they are on the premises 24 hours a day. A nurse visits twice a week for a

couple hours and a doctor weekly. Even though there are 6 employees during the day, and only 5 parking spaces provided, the applicant believes that parking is ample with adjacent on street parking on Walnut and Second Streets, as well as across from the Moravian Church and Wells Fargo. The applicant believes that the new facility should not have any real effect on traffic or parking in the neighborhood or downtown Chaska.

CONDITIONAL USE PERMIT

According to Section 14.7.4 of the Zoning Ordinance (Conditional Use Permits), the standards for granting a Conditional Use Permit are as follows:

a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;

b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;

c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;

e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;

f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

According to the applicant, the proposed Conditional Use will not be detrimental or endanger the public health, safety or general welfare. The proposed Five Stars Treatment Facility will enhance public health and general welfare by providing treatment for female residents in need, in which there is a severe lack of in Chaska and Carver County as described in the letter of need from Carver County Behavioral Health.

The staff will also be monitoring the behavior of the clients so that no drug or alcohol use will be permitted onsite. Furthermore, individuals not adhering to the strict abstinence policy will not be allowed entry or continue to stay in the program. According the applicant's narrative, Five Star Recovery helps the community to produce clean and sober members of society as well as increases the productive employed members of the City of Chaska as a whole. The applicant further states that providing this type of service will only serve to increase the welfare and safety of the community.

According to the applicant, the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. In fact, the building is already constructed and no change to the exterior of the structure is proposed, with the exception of a fire exit stair on the east and south sides of the building. The interior will be changed to include bedrooms and a commercial kitchen. There is already an existing treatment facility next door owned by Five Stars. The

proposed facility would further enhance and streamline the existing facility to provide better treatment and access to treatment for women in the area. The addition of this facility will, in turn, provide services that are currently lacking to women in need in the area and therefore, will not negatively impact the development or improvement of the surrounding properties.

According to the applicant, there will be no change to the utilities or exterior of the building, with the exception of fire exit stairs to be installed on the east and south sides of the building.

According to the applicant there will be minimum impact to traffic in the public streets as discussed in the parking and traffic section of this report. A maximum amount of vehicles that would be expected would be six vehicles to accommodate the daytime workers; there will be visitors from time to time. There are five parking stalls on site will accommodate a majority of the staff. Because this will be an in-patient treatment facility, residents will not have vehicles onsite. Staff doesn't feel that the potential of having some on-street parking for visitors and one employee does not feel atypical to the other residences and uses around downtown. Based on the property's on-site parking it does not appear that parking will be a significant issue.

According to the applicant the special use will conform to the applicable regulations of the district in which it is located. The building changes to accommodate the treatment facility will go through all the regulatory channels as required for construction. The design team has already been in communication multiple times with the City of Chaska in regard to questions and regulatory requirements and will continue to communicate as required to successfully complete the project.

CONCLUSION
Based on the documentation submitted by the applicant and the aforementioned analysis, this proposal as outlined appears to meet the findings necessary for a Conditional Use Permit.

Furthermore, the building's current tenants are seemingly moving out of the building, thus promoting a long-time user such as a residential treatment facility will help to give attention to the building that it will need over time. Long-time users are typically invested into the well being of buildings and their longevity. The proposed use will facilitate the usability of the property and likely ensure its care for years to come.

PLANNING COMMISSION ACTION TAKEN 8/8/2018:
Motion to recommend approval of a Conditional Use Permit for a residential facility at 320 Walnut Street North, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative, Pages 1-4, written by Mark Wentzell, dated July 17, 2018
    b. Letter of Need, written by Diane Pagel of Carver County, dated April 6, 2018
    c. Title Sheet and Code Data (pg A000), submitted by 292 Design, dated July 3, 2018
    d. Basement Demo Plan (pg A100), submitted by 292 Design, dated July 3, 2018
    e. First Floor Demo Plan (pg A101), submitted by 292 Design, dated July 3, 2018
    f. Second Floor Demo Plan (pg A102), submitted by 292 Design, dated July 3, 2018
    g. Proposed Basement Plan (pg A200), submitted by 292 Design, dated July 3, 2018

h. Proposed First Floor Plan (pg A201), submitted by 292 Design, dated July 3, 2018
i. Proposed Second Floor Plan (pg A202), submitted by 292 Design, dated July 3, 2018
j. Exterior Elevations Walls and Door/Frame Types (pg A400), submitted by 292 Design, dated July 3, 2018
k. Existing Exterior Photos (pg A401), submitted by 292 Design, dated July 3, 2018

2. The filing of a certified copy of the Conditional Use Permit with the Carver County Recorder or Registrar of Titles, which shall include a legal description of the subject property.
3. The building will house a maximum of 17 people.
4. Outdoor storage of any kind will not be permitted.
5. Fire exit exterior staircase to be painted to match exterior and be approved by the Planning Department prior to installation.
6. Compliance with 14.74 of the Zoning Ordinance, requirements for a Conditional Use Permit.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving the Conditional Use Permit for a residential facility at 320 Walnut Street.

July 17, 2018

Elizabeth Hansen
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: Five Stars Recovery Conditional Use Permit request for 320 Walnut Street

Dear Ms. Hanson,

Five Stars Recovery is requesting a Conditional Use Permit to operate a residential treatment facility at 320 Walnut Street. This treatment will provide alcohol and chemical dependency treatment in a residential setting for up to 17 female patients. This facility will allow Five Stars Recovery to complement the treatment options provided at their current facility located next door in the Klein Mansion. This new facility gives them more ability to provide comprehensive residential, outpatient and continuing after care in conjunction with their facility in the Klein Mansion, by having all their mental and physical health staff located together. There is a severe need for these types of treatment facilities in Chaska and Carver County. (See the Carver County need letter.) This facility will be an important complement to the services they now provide to the city and county and a welcome addition to the City Square Park neighborhood.

Proposed Facility Description
The proposed facility will be located within an existing building remodeled to contain sleeping rooms for up to 17 women, a dining area served by a commercial kitchen providing complete meal service, lounge spaces, therapist offices and counseling rooms. The exterior of the facility will be unchanged except for the addition of a fire exit stair along the east and southside of the building that has been designed to be complementary to the building.

Five Star Recovery Treatment Facilities in Chaska
The current Five Stars Facilities located at 1045, 1055, 1057, and 1059 Stoughton Avenue are Men's Residential and Outpatient Facilities. The Stoughton location houses most of the outpatient staff and all the men's residential staff. Women can access the 1045 Building for Outpatient Treatment, however, there are no inpatient treatment facilities in the area.

The 102 E 2nd Street building is a Mental Health Facility, where outpatient clients receive just Mental Health Services. The 102 E 2nd Street also serves as an outpatient facility for males and female clients in aftercare. This clinic, in the past,

has had group meetings running all day every day, which would create an influx of patient traffic throughout the day, but since the addition of the Stoughton location, group meetings have been reduced to two per day. The number of staff and patients have also been reduced at the 2nd Street location and relocated to the Stoughton location.

Enhancing Downtown

The new treatment center will provide new economic activity in the city. The staff will visit local coffee shops and restaurants, as will visitors to the facility. The facility will occupy a now vacant building ensuring the vitality around City Square Park. The residents after leaving the facility become healthy active participants contributing to the community. The facility is a low impact, healthy addition to the city, as it doesn't create traffic or parking issues, produces no noise or other disruptions, and is a benign addition to the neighborhood.

Parking and Traffic

The facility will have six full time staff from 8am to 5pm on a typical weekday. Additional staff include one to two staff in the evening and over night hours. There are occasional visitors in the evening and on weekends – including an occasional speaker relating their recovery story during regular business hours. There will not be large AA or similar type meetings in the facility, and any meetings on site will be only involving the patients who are staying at the facility during weekday hours, so there would be no noticeable traffic influxes.

The existing building has its own parking lot for 5 vehicles on site plus a designated handicap space in front of the building on Walnut Street. It is rare for any of the residents to have personal vehicles as they are on the premises 24 hours a day. A nurse visits twice a week for a couple hours and a doctor weekly. Even though there are 6 employees during the day, and only 5 parking spaces provided, parking seems to be the ample with adjacent on street parking on Walnut and Second Streets, as well as across from the Moravian Church and Wells Fargo. The new facility should not have any real effect on traffic or parking in the neighborhood or downtown Chaska.

Five Stars Future in Chaska

Five Stars does not anticipate any additional facilities in Chaska unless the city would allow for expansion on the Stoughton Campus. Further expansion could take place by looking at adding office space or add on to existing buildings, should the city permit it. Future expansion plans would most likely be in other communities.

Standards for Granting Conditional Use Permits
See below for answers to line items as highlighted in the City Code Section 14.7.4 Standards for Conditional Use Permits as requested:

A) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety and comfort or general welfare

The proposed Five Stars Treatment Facility will enhance public health and general welfare by providing treatment for female residents in need, in which there is a severe lack of in Chaska and Carver County as described in the letter of need from Carver County Behavioral Health.

B) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed location for the facility is in an existing building located immediately adjacent to an existing treatment facility also owned by Five Stars. Other properties in the surrounding area is primarily commercial entities, including a church, bank, food services and a park. The patients are rarely outside making noise and are receiving care for the betterment of themselves and their community.

C) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

There is already an existing treatment facility next door owned by Five Stars. The proposed facility would further enhance and streamline the existing facility to provide better treatment and access to treatment for women in the area. The addition of this facility will, in turn, provide services that are currently lacking to women in need in the area and therefore, will not negatively impact the development or improvement of the surrounding properties.

D) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.

There will be no change to the utilities or exterior of the building.

E) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

There will be minimum impact as described in this letter.

F) The special use shall, in all other respects, conform to the applicable regulation so the district in which it is located.

The building changes to accommodate the treatment facility will go through all the regulatory channels as required for construction. The design team has already been in communication multiple times with the City of Chaska in regard to questions and regulatory requirements and will continue to communicate as required to successfully complete the project.

Sincerely,

292DesignGroup

Mark Wentzell, AIA
Partner

CARVER COUNTY

FIRST STREET CENTER
Carver County Mental Health Program
540 East First Street
Waconia, MN 55387
Phone (952) 442-4437
Fax (952) 442-3084

April 6, 2018

To whom it may concern:

Carver County Behavioral Health is in support off all efforts to provide MI/CD treatment in Carver County, MN. We particularly support all efforts to bring residential treatment of dual diagnosed (MI/CD) individuals to our area. We do not have other MI/CD residential treatment facilities in Carver County. We have heard that Five Stars Recovery Center is proposing to open an 18 bed Women's Residential Treatment Center in Chaska. It is our understanding that this program is an intense 30 to 45 day program, and would be the only one located in the southwest metro area. Currently MI/CD treatment centers are located in the eastern metro area, or as far north as St. Cloud. Many Carver County residents have transportation issues which make it almost impossible to access treatment centers further away. Others feel that being a distance away from children, family and friends creates a barrier and leads to new problems. This hinders the access to the treatment they need. This is especially true for those in the rural areas of our county! We believe that the addition of these services would bring treatment to those that would not go without it otherwise.

Therefore, Carver County Behavioral Health is in support of Five Stars providing a continuum of care for people with the dual diagnosis of MI/CD . We support the development of an 18 bed residential treatment facility and the other levels of MI/CD programming as well. We look forward to the recovery services it will provide for this population.

Sincerely,

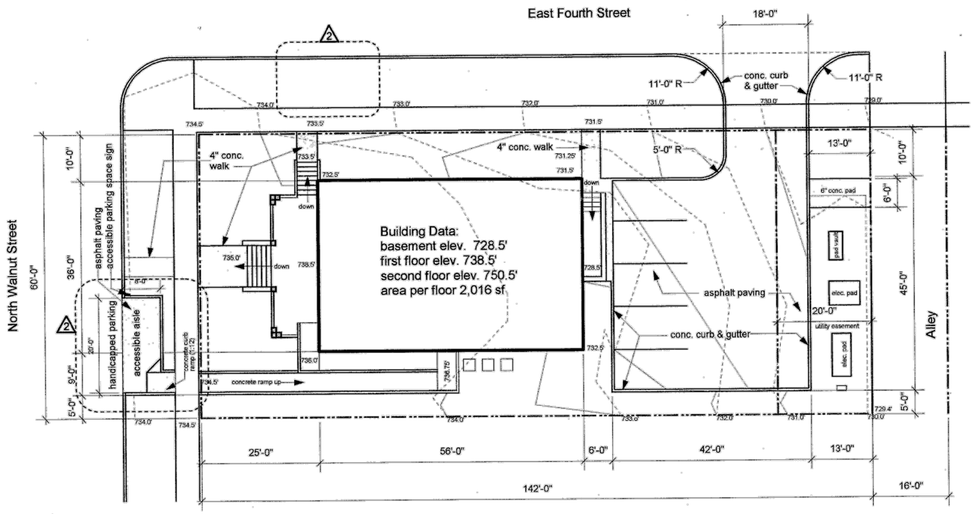
Diane E Pagel Mt LP

Diane E. Pagel
Licensed Psychologist
First Street Center
Carver County Behavioral Health

Equal Opportunity Employer

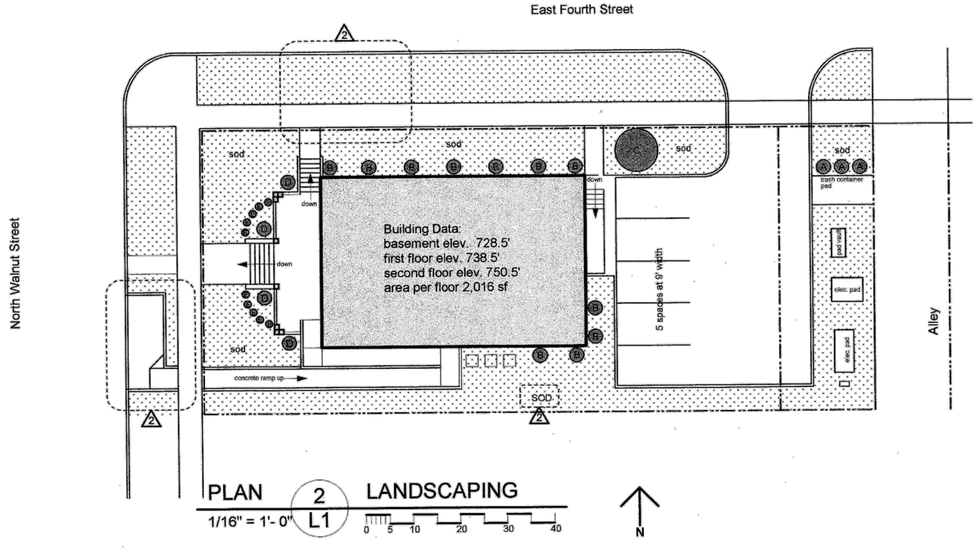
FIVE STAR RECOVERY TREATMENT CENTER

320 NORTH WALNUT STREET, CHASKA, MN



PLAN 1 SITE LAYOUT & GRADING
1/16" = 1'- 0" L1
0 5 10 20 30 40
N

EXISTING SITE PLAN



PLAN 2 LANDSCAPING
1/16" = 1'- 0" L1
0 5 10 20 30 40
N

EXISTING LANDSCAPE PLAN

PROJECT TEAM

BUILDING/OWNER CONTACT
RICHARD FORD
CITY SQUARE, LLC
Fordr@district112.org
612.817.7072

JASON VANDERSCOFF
FIVE STARS RECOVERY CENTER
1045 STOUGHTON AVE
CHASKA, MN 55318
952.658.6361

ARCHITECT
MARK WENTZELL, AIA
292 DESIGN GROUP
3533 EAST LAKE STREET
MINNEAPOLIS, MN 55406
612.767.3773

CONTRACTOR
TIM HEILAND
DDK CONSTRUCTION
2970 CHASKA BLVD
CHASKA, MN 55318
952.233.2728

DRAWING INDEX

SHEET NUMBER	SHEET NAME	CUP SUBMITTAL 07.03.2018			
A000	TITLE AND CODE SHEET	●			
A001	EXITING PLANS				
A100	BASEMENT DEMO PLAN	●			
A101	FIRST FLOOR DEMO PLAN	●			
A102	SECOND FLOOR DEMO PLAN	●			
A200	BASEMENT PROPOSED FLOOR PLAN	●			
A201	PROPOSED FIRST FLOOR PLAN	●			
A202	PROPOSED SECOND FLOOR PLAN	●			
A300	BASEMENT REFLECTED CEILING PLAN				
A301	FIRST FLOOR REFLECTED CEILING PLAN				
A302	SECOND FLOOR REFLECTED CEILING PLAN				
A400	EXTERIOR ELEVATIONS, WALL AND DOOR TYPES	●			
A401	EXISTING EXTERIOR PHOTOS/ELEVS.	●			
A500	BASEMENT FINISH PLAN				
A501	FIRST FLOOR FINISH PLAN				
A502	SECOND FLOOR FINISH PLAN				

***NOTE: EXTERIOR WORK IS LIMITED TO AN EXTERIOR EXIT STAIR AND ASSOCIATED EXIT DOORS ADDED TO THE SOUTH AND EAST ELEVATIONS PER CODE REQUIREMENTS FOR EXITING, AS WELL AS THE ADDITION OF VENT EXHAUST FOR THE KITCHEN ON THE SOUTH ELEVATION. THIS IS SHOWN ON SHEET A400. ALL OTHER ELEVATIONS WILL REMAIN AS IS.**

CODE DATA

WORK INCLUDES THE REMODEL OF AN EXISTING 3-STORY COMMERCIAL BUILDING INTO A WOMEN'S TREATMENT FACILITY. THE PROGRAM INCLUDES SLEEPING ROOMS FOR 17 OCCUPANTS, A KITCHEN AND DINING AREA, TOILET FACILITIES, A MED ROOM, OFFICES AND GROUP ROOMS. SCOPE OF WORK INCLUDES CEILING / FLOOR / WALL DEMOLITION AND CONSTRUCTION ASSOCIATED WITH NEW ROOM LAYOUTS, NEW LIGHTING AND FINISHES, AS WELL AS A NEW EXTERIOR EXIT STAIR AND RELOCATION OF AFFECTED EQUIPMENT.*

THE EXISTING BUILDING IS FIRE SPRINKLED WITH A FIRE ALARM AND SMOKE DETECTORS. THE BUILDING IS HEATED AND COOLED USING FORCED AIR.

THE BUILDING STRUCTURE CONSISTS OF:
-CONCRETE FOUNDATION WITH A WALK OUT BASEMENT.
-WOOD FRAMED EXTERIOR WALLS WITH BRICK EXTERIOR.
-WOOD FRAMED INTERIOR WALLS WITH STEEL BEAM AND COLUMN LOAD BEARING -STRUCTURE AND BASEMENT AND FIRST FLOORS.
-WOOD TRUSS AND PLYWOOD SUBFLOOR WITH CEMENT TOPPING.
-ASPHALT SHINGLE ROOF.

APPLICABLE CODES

2015 MINNESOTA STATE BUILDING CODE, INCLUDES 2012 IBC AMENDMENTS
2012 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
2015 MINNESOTA ACCESSIBILITY CODE - ICC A117.1 AND MN RULES CHAPTER 1341

BUILDING STRUCTURE SPRINKLED WITH NFPA13 SPRINKLER SYSTEM.

OCCUPANCY TYPE:	I-1, CONDITION 1.
EXISTING CONSTRUCTION TYPE:	V-B
ALLOWABLE AREA:	4,500 PER FLOOR
ACTUAL AREA, EACH FLOOR:	2,016 SF X 3 FLOORS = 6,048 SF
ALLOWABLE STORIES:	2 STORIES
ACTUAL STORIES:	3 STORIES HEIGHT INCREASE TO 3 STORIES WITH FIRE SPRINKLER SYSTEM.
OCCUPANT COUNT:	SEE EXITING PLANS ON SHEET A001
EXITS REQUIRED:	2, ANY FLOOR WITH 10 OR MORE OCCUPANTS IN I-1 OCCUPANCY REQUIRES 2 MEANS OF EGRESS.
EXITS PROVIDED:	2, AN ADDITIONAL EXIT PROVIDED WITH A PROPOSED EXTERIOR STAIR OFF THE SOUTH AND EAST ELEVATIONS OF THE BUILDING. SEE PLANS AND ELEVATIONS.
COMMON PATH OF TRAVEL:	75' MAX. (IBC 1014.3)
EXIT TRAVEL DISTANCE:	250' MAX. (IBC 1016.1 - TABLE 1)

FIRE RESISTANCE RATING PER BUILDING ELEMENTS:
WALLS BETWEEN SLEEPING UNITS AS REQUIRED PER SECTION 420: 1-HOUR
HORIZONTAL ASSEMBLIES AS REQUIRED PER SECTION 420: 1-HOUR
CORRIDOR RATING PER 1018.1: 1-HOUR
- FIRE SPRINKLERS COMPLYING WITH NFPA 13 CAN REDUCE RATING TO 30 MINUTES.

AT LEAST 4%, BUT NOT LESS THAN ONE, ACCESSIBLE SLEEPING UNIT TO BE PROVIDED PER SECTION 1107.5.1.1 . NUMBER OF ACCESSIBLE UNITS PROVIDED: 1 (11*0.04 = 0.44)

SOUND TRANSMISSION BETWEEN SLEEPING UNITS AND ANY OTHER PARTITION AS NOTED ON THE PLANS TO BE STC 50.

SMOKE BARRIERS TO BE PROVIDED AT UNIT-UNIT PARTITION WALLS AND CORRIDOR WALLS.

INSULATION REQUIREMENTS:

- ATTIC:	R-49
- SLAB ON GRADE:	R-20 FOR 48" FROM EXTERIOR WALL
- FOUNDATION:	R-10 CONTINUOUS
- WALLS:	MUST EXCEED U-0.051
- FENESTRATIONS:	0% TO 40% OF WALL; ASSEMBLY U-0.30; SHGC 0.40

BUILDING/SITE

292 Design
292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

I hereby certify this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of
Minnesota
Mark Wentzell
Date: 05.18.2018 Reg. No: -

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

REVISIONS

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

TITLESHEET AND CODE DATA

17067.00

A000

© 292 Design Group (2017)

DEMO PLAN GENERAL NOTES

A. THE CONTRACTOR SHALL ACCEPT THE PROJECT AS IT EXISTS. ALL EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ITEM(S) OF WORK WHICH IS REASONABLY QUESTIONABLE WITHOUT CONSULTING THE ARCHITECT.

B. ALL CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING ANY WORK.

C. ALL FLOORING, ACOUSTIC CEILING TILE AND ASSOCIATED LIGHTING TO BE REMOVED FOR INSTALLATION OF NEW, UNLESS OTHERWISE NOTED.

D. ERECT TEMPORARY PARTITIONS/BARRIERS AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS FROM DUST, DEBRIS AND EXCESSIVE NOISE.

E. SHORE AND/OR BRACE EXISTING WORK AS REQUIRED TO SAFELY REMOVE ITEMS OR AREAS OF WORK WITHOUT DAMAGE TO EXISTING WORK INDICATED TO REMAIN.

F. PATCH AND REPAIR ALL EXISTING CONSTRUCTION WHICH IS DAMAGED OR DISTURBED TO MATCH EXISTING OR RESTORE TO ORIGINAL CONDITION. WHERE AREAS OR ITEMS THAT ARE INDICATED TO BY REMOVED ABUT OR ADJOIN EXISTING CONSTRUCTION INDICATED TO REMAIN, SAWCUT OR OTHERWISE REMOVE TO PROVIDE A CLEAN EDGE. IF EVIDENCE OF DEMOLITION WILL NOT BE CONCEALED BY NEW WORK, PATCH AND/OR REPAIR TRANSITION TO MATCH ADJACENT SURFACE AND FINISH.

G. COORDINATE DEMOLITION ACTIVITIES WITH OWNER SUB-CONTRACTORS FOR SECURITY, TELECOMMUNICATIONS, AUDIO SYSTEMS, ETC.

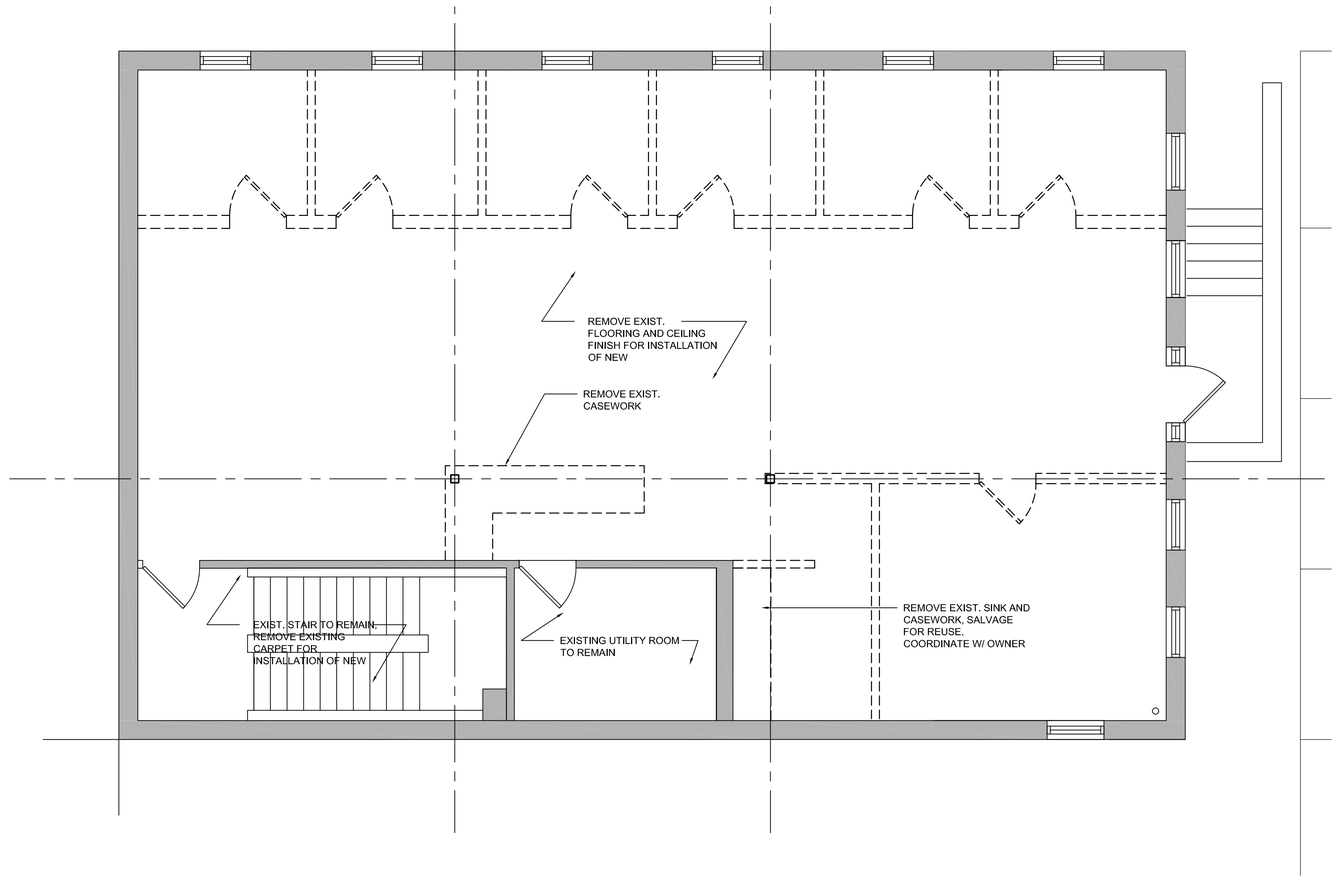
H. SHADED HATCH INDICATES "NO WORK". SUBSTANTIAL DEMOLITION ACTIVITIES ARE NOT ANTICIPATED. INCIDENTAL MODIFICATION OR DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW WORK/SYSTEMS AS INDICATED ON THE DRAWINGS.

I. ALL FIRE PROTECTION SYSTEMS TO REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.

J. MECHANICAL CONTRACTOR TO FIELD VERIFY EXTENT OF PIPING AND PLUMBING DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK.

SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR



1 A100 BASEMENT DEMO PLAN
1/4" = 1'-0"

N

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

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

Mark Wentzell
Date: 05.18.2018 Reg. No: -

REVISIONS
PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA
17067.00

BASEMENT DEMO PLAN

A100

© 292 Design Group (2017)

DEMO PLAN GENERAL NOTES

A. THE CONTRACTOR SHALL ACCEPT THE PROJECT AS IT EXISTS. ALL EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ITEM(S) OF WORK WHICH IS REASONABLY QUESTIONABLE WITHOUT CONSULTING THE ARCHITECT.

B. ALL CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING ANY WORK.

C. ALL FLOORING, ACOUSTIC CEILING TILE AND ASSOCIATED LIGHTING TO BE REMOVED FOR INSTALLATION OF NEW, UNLESS OTHERWISE NOTED.

D. ERECT TEMPORARY PARTITIONS/BARRIERS AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS FROM DUST, DEBRIS AND EXCESSIVE NOISE.

E. SHORE AND/OR BRACE EXISTING WORK AS REQUIRED TO SAFELY REMOVE ITEMS OR AREAS OF WORK WITHOUT DAMAGE TO EXISTING WORK INDICATED TO REMAIN.

F. PATCH AND REPAIR ALL EXISTING CONSTRUCTION WHICH IS DAMAGED OR DISTURBED TO MATCH EXISTING OR RESTORE TO ORIGINAL CONDITION. WHERE AREAS OR ITEMS THAT ARE INDICATED TO BY REMOVED ABUT OR ADJOIN EXISTING CONSTRUCTION INDICATED TO REMAIN, SAWCUT OR OTHERWISE REMOVE TO PROVIDE A CLEAN EDGE. IF EVIDENCE OF DEMOLITION WILL NOT BE CONCEALED BY NEW WORK, PATCH AND/OR REPAIR TRANSITION TO MATCH ADJACENT SURFACE AND FINISH.

G. COORDINATE DEMOLITION ACTIVITIES WITH OWNER SUB-CONTRACTORS FOR SECURITY, TELECOMMUNICATIONS, AUDIO SYSTEMS, ETC.

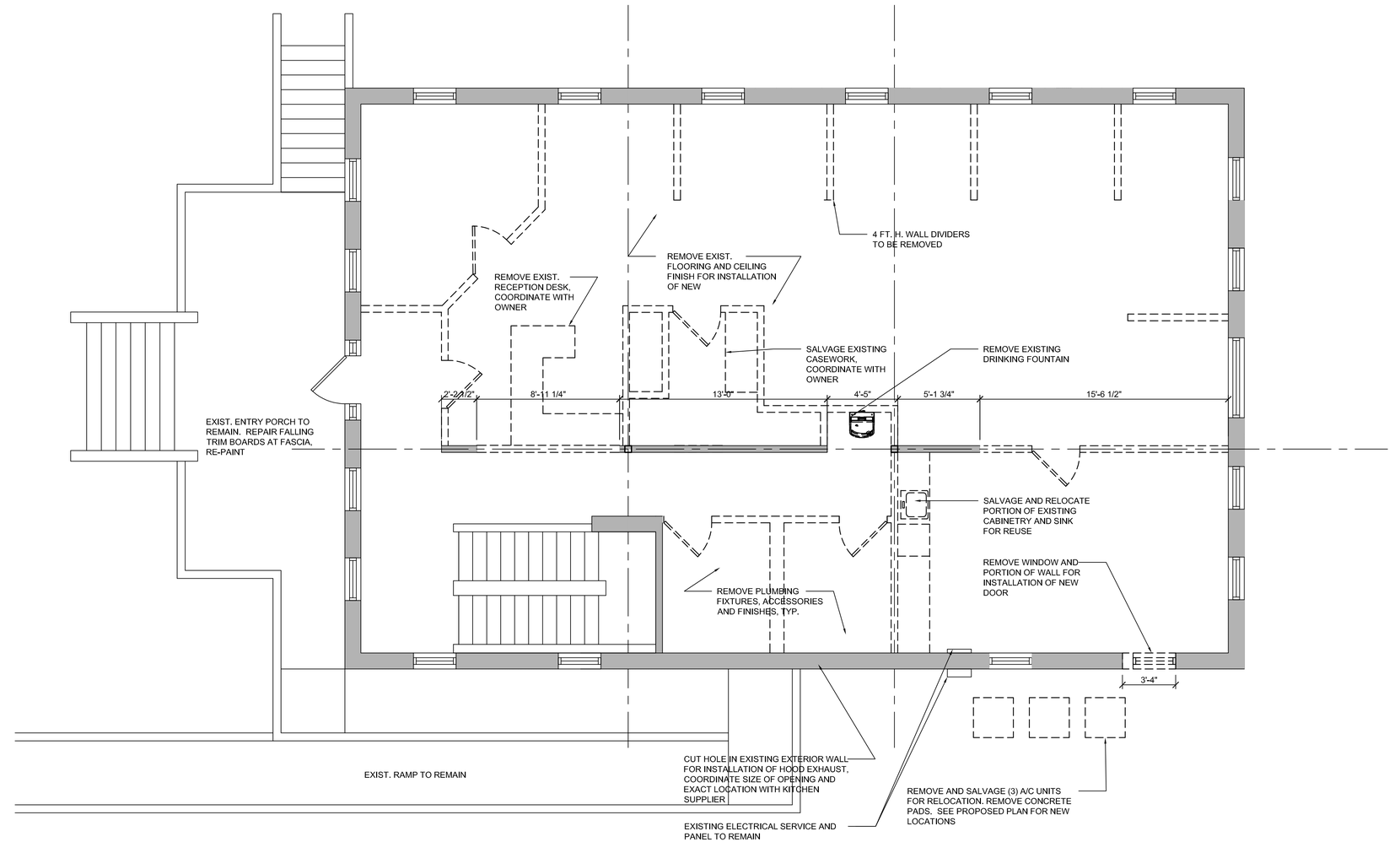
H. SHADED HATCH INDICATES "NO WORK". SUBSTANTIAL DEMOLITION ACTIVITIES ARE NOT ANTICIPATED. INCIDENTAL MODIFICATION OR DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW WORK/SYSTEMS AS INDICATED ON THE DRAWINGS.

I. ALL FIRE PROTECTION SYSTEMS TO REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.

J. MECHANICAL CONTRACTOR TO FIELD VERIFY EXTENT OF PIPING AND PLUMBING DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK.

SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR



1 A101 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

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

Mark Wentzell
Date: 05.18.2018 Reg. No: -

REVISIONS
PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

FIRST FLOOR DEMO PLAN
1706?.00

A101

© 292 Design Group (2017)

DEMO PLAN GENERAL NOTES

A. THE CONTRACTOR SHALL ACCEPT THE PROJECT AS IT EXISTS. ALL EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ITEM(S) OF WORK WHICH IS REASONABLY QUESTIONABLE WITHOUT CONSULTING THE ARCHITECT.

B. ALL CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING ANY WORK.

C. ALL FLOORING, ACOUSTIC CEILING TILE AND ASSOCIATED LIGHTING TO BE REMOVED FOR INSTALLATION OF NEW, UNLESS OTHERWISE NOTED.

D. ERECT TEMPORARY PARTITIONS/BARRIERS AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS FROM DUST, DEBRIS AND EXCESSIVE NOISE.

E. SHORE AND/OR BRACE EXISTING WORK AS REQUIRED TO SAFELY REMOVE ITEMS OR AREAS OF WORK WITHOUT DAMAGE TO EXISTING WORK INDICATED TO REMAIN.

F. PATCH AND REPAIR ALL EXISTING CONSTRUCTION WHICH IS DAMAGED OR DISTURBED TO MATCH EXISTING OR RESTORE TO ORIGINAL CONDITION. WHERE AREAS OR ITEMS THAT ARE INDICATED TO BY REMOVED ABUT OR ADJOIN EXISTING CONSTRUCTION INDICATED TO REMAIN, SAWCUT OR OTHERWISE REMOVE TO PROVIDE A CLEAN EDGE. IF EVIDENCE OF DEMOLITION WILL NOT BE CONCEALED BY NEW WORK, PATCH AND/OR REPAIR TRANSITION TO MATCH ADJACENT SURFACE AND FINISH.

G. COORDINATE DEMOLITION ACTIVITIES WITH OWNER SUB-CONTRACTORS FOR SECURITY, TELECOMMUNICATIONS, AUDIO SYSTEMS, ETC.

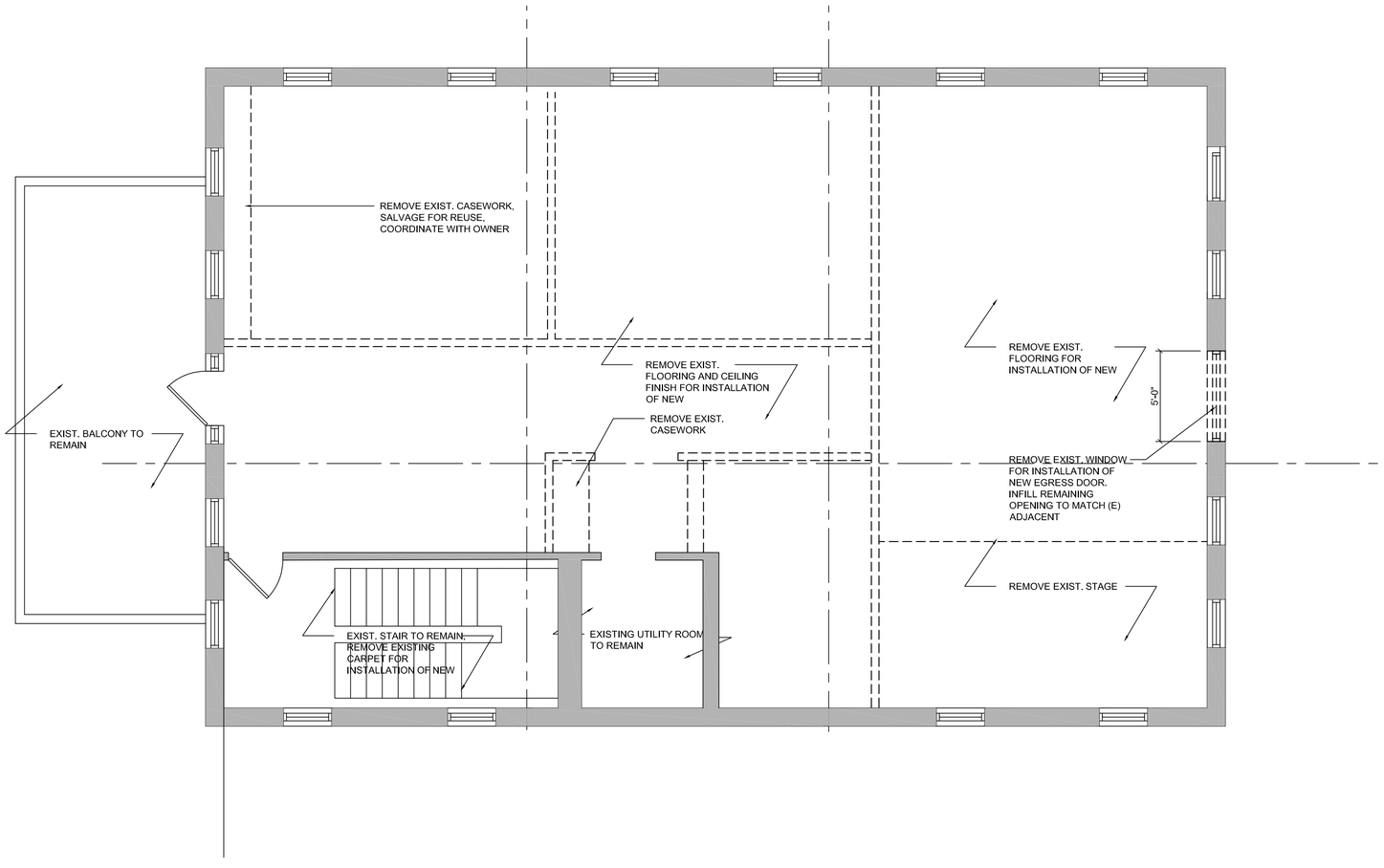
H. SHADED HATCH INDICATES "NO WORK". SUBSTANTIAL DEMOLITION ACTIVITIES ARE NOT ANTICIPATED. INCIDENTAL MODIFICATION OR DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW WORK/SYSTEMS AS INDICATED ON THE DRAWINGS.

I. ALL FIRE PROTECTION SYSTEMS TO REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.

J. MECHANICAL CONTRACTOR TO FIELD VERIFY EXTENT OF PIPING AND PLUMBING DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK.

SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR



1 A102 SECOND FLOOR DEMO PLAN
1/4" = 1'-0"

N

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

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

Mark Wentzell
Date: 05.18.2018 Reg. No: -

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

REVISIONS

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

SECOND FLOOR DEMO PLAN
17067.00

A102

© 292 Design Group (2017)

FLOOR PLAN GENERAL NOTES

A. PROVIDE FIRE RATED BLOCKING AS REQUIRED IN PARTITIONS FOR ANCHORAGE OF NEW FURNITURE, MILLWORK AND ACCESSORIES.

B. VERIFY POWER AND DATA REQUIREMENTS FOR ALL SPECIFIED AND OWNER SUPPLIED EQUIPMENT. WHERE NOT SPECIFICALLY INDICATED, PROVIDE OUTLETS AND BOXES AS REQUIRED FOR OFFICE TYPE USE. ALL POWER AND DATA OUTLET LOCATIONS TO BE FIELD APPROVED BY OWNER PRIOR TO INSTALLATION.

C. MECHANICAL SYSTEMS TO BE DESIGNED TO STATE BUILDING CODE AND ASHRAE STANDARDS BASED ON USE OF SPACES, PROVIDE SOUND BOOTS ON ALL RETURN AND TRANSFER DUCTS.

D. OFFSET NEW DOOR FRAMES 3" FROM WALL UNLESS DIMENSIONAL OTHERWISE.

E. FIELD VERIFY WALL THICKNESS AT EXISTING WALLS.

F. SEE FINISH PLAN FOR FINISHES.

G. DIMENSIONS ARE TO CENTERLINE OF NEW WALLS U.O.N.

H. PROVIDE 1-HOUR FIRE RATED AND STC50 SOUND RATED WALLS BETWEEN SLEEPING ROOMS.

I. PROVIDE 1-HOUR RATED CORRIDOR WALLS.

J. CEILINGS ARE TO BE 1-HOUR RATED UL DESIGN NO. L503

SYMBOLS LEGEND

EXISTING WALLS TO REMAIN

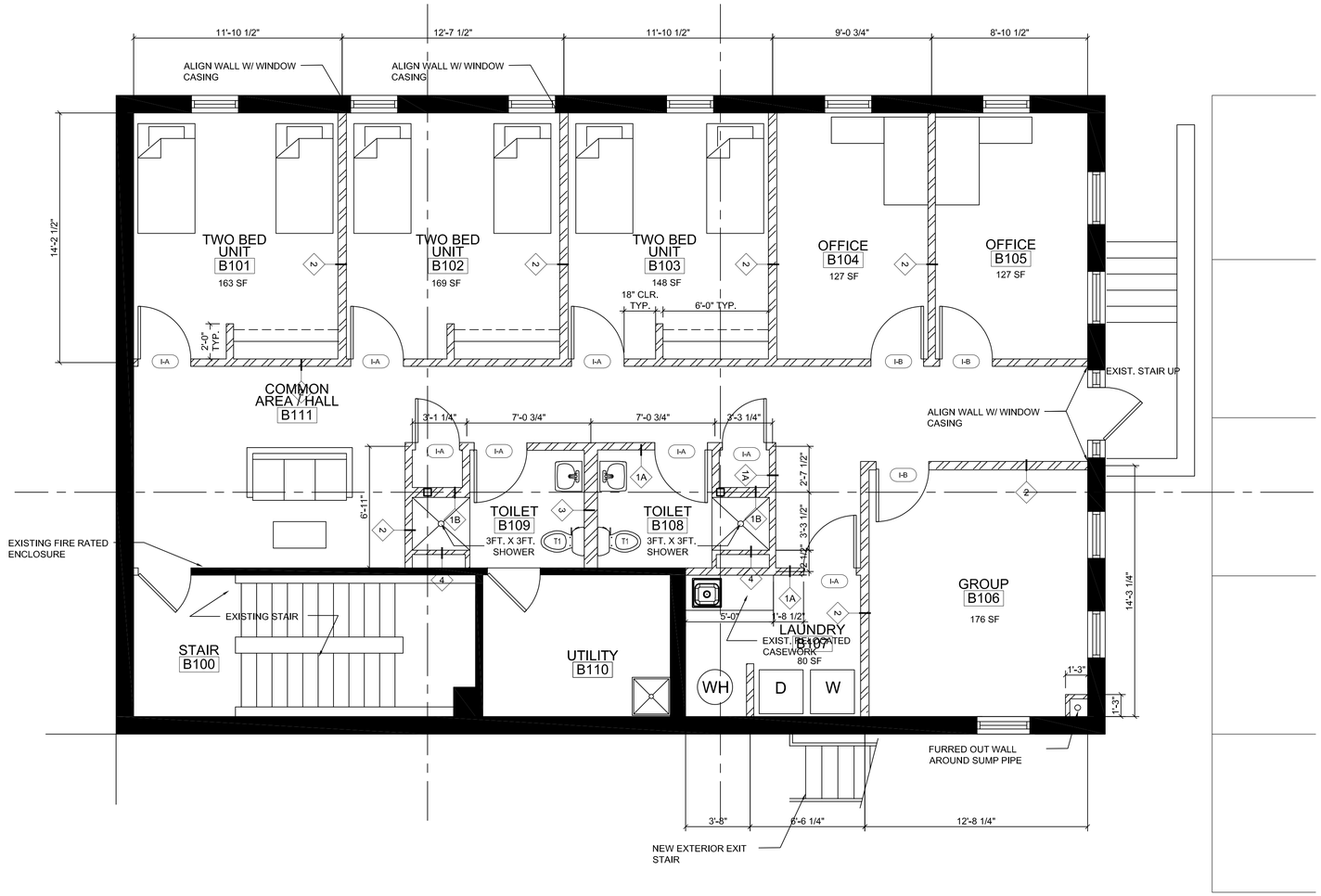
EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED

NEW WALL CONSTRUCTION

EXISTING DOOR TO BE REMOVED

EXISTING DOOR TO REMAIN

NEW DOOR



1 A200 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

N

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

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

Mark Wentzell
Date: 05.18.2018 Reg. No: -

REVISIONS
PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

PROPOSED BASEMENT PLAN

17067.00

A200

© 292 Design Group (2017)

FLOOR PLAN GENERAL NOTES

A. PROVIDE FIRE RATED BLOCKING AS REQUIRED IN PARTITIONS FOR ANCHORAGE OF NEW FURNITURE, MILLWORK AND ACCESSORIES.

B. VERIFY POWER AND DATA REQUIREMENTS FOR ALL SPECIFIED AND OWNER SUPPLIED EQUIPMENT. WHERE NOT SPECIFICALLY INDICATED, PROVIDE OUTLETS AND BOXES AS REQUIRED FOR OFFICE TYPE USE. ALL POWER AND DATA OUTLET LOCATIONS TO BE FIELD APPROVED BY OWNER PRIOR TO INSTALLATION.

C. MECHANICAL SYSTEMS TO BE DESIGNED TO STATE BUILDING CODE AND ASHRAE STANDARDS BASED ON USE OF SPACES, PROVIDE SOUND BOOTS ON ALL RETURN AND TRANSFER DUCTS.

D. OFFSET NEW DOOR FRAMES 3" FROM WALL UNLESS DIMENSIONAL OTHERWISE.

E. FIELD VERIFY WALL THICKNESS AT EXISTING WALLS.

F. SEE FINISH PLAN FOR FINISHES.

G. DIMENSIONS ARE TO CENTERLINE OF NEW WALLS U.O.N.

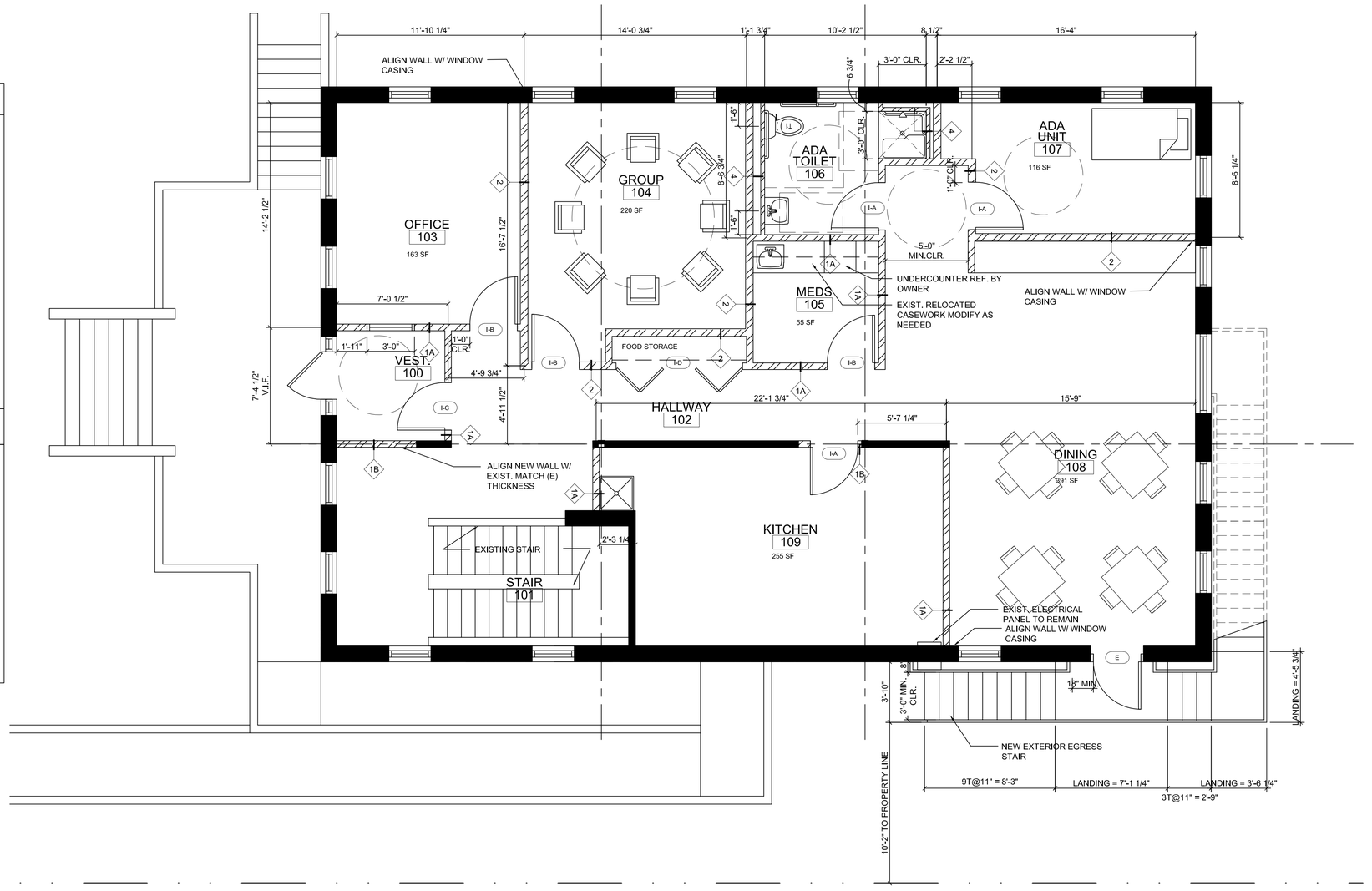
H. PROVIDE 1-HOUR FIRE RATED AND STC50 SOUND RATED WALLS BETWEEN SLEEPING ROOMS.

I. PROVIDE 1-HOUR RATED CORRIDOR WALLS.

J. CEILINGS ARE TO BE 1-HOUR RATED UL DESIGN NO. L503

SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR



1 A201 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

N

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

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

Mark Wentzell
Date: 05.18.2018 Reg. No: -

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

REVISIONS

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

PROPOSED FIRST FLOOR PLAN

17067.00

A201

© 292 Design Group (2017)

FLOOR PLAN GENERAL NOTES

A. PROVIDE FIRE RATED BLOCKING AS REQUIRED IN PARTITIONS FOR ANCHORAGE OF NEW FURNITURE, MILLWORK AND ACCESSORIES.

B. VERIFY POWER AND DATA REQUIREMENTS FOR ALL SPECIFIED AND OWNER SUPPLIED EQUIPMENT. WHERE NOT SPECIFICALLY INDICATED, PROVIDE OUTLETS AND BOXES AS REQUIRED FOR OFFICE TYPE USE. ALL POWER AND DATA OUTLET LOCATIONS TO BE FIELD APPROVED BY OWNER PRIOR TO INSTALLATION.

C. MECHANICAL SYSTEMS TO BE DESIGNED TO STATE BUILDING CODE AND ASHRAE STANDARDS BASED ON USE OF SPACES. PROVIDE SOUND BOOTS ON ALL RETURN AND TRANSFER DUCTS.

D. OFFSET NEW DOOR FRAMES 3" FROM WALL UNLESS DIMENSIONAL OTHERWISE.

E. FIELD VERIFY WALL THICKNESS AT EXISTING WALLS.

F. SEE FINISH PLAN FOR FINISHES.

G. DIMENSIONS ARE TO CENTERLINE OF NEW WALLS U.O.N.

H. PROVIDE 1-HOUR FIRE RATED AND STC50 SOUND RATED WALLS BETWEEN SLEEPING ROOMS.

I. PROVIDE 1-HOUR RATED CORRIDOR WALLS.

J. CEILINGS ARE TO BE 1-HOUR RATED UL DESIGN NO. L503

SYMBOLS LEGEND

EXISTING WALLS TO REMAIN

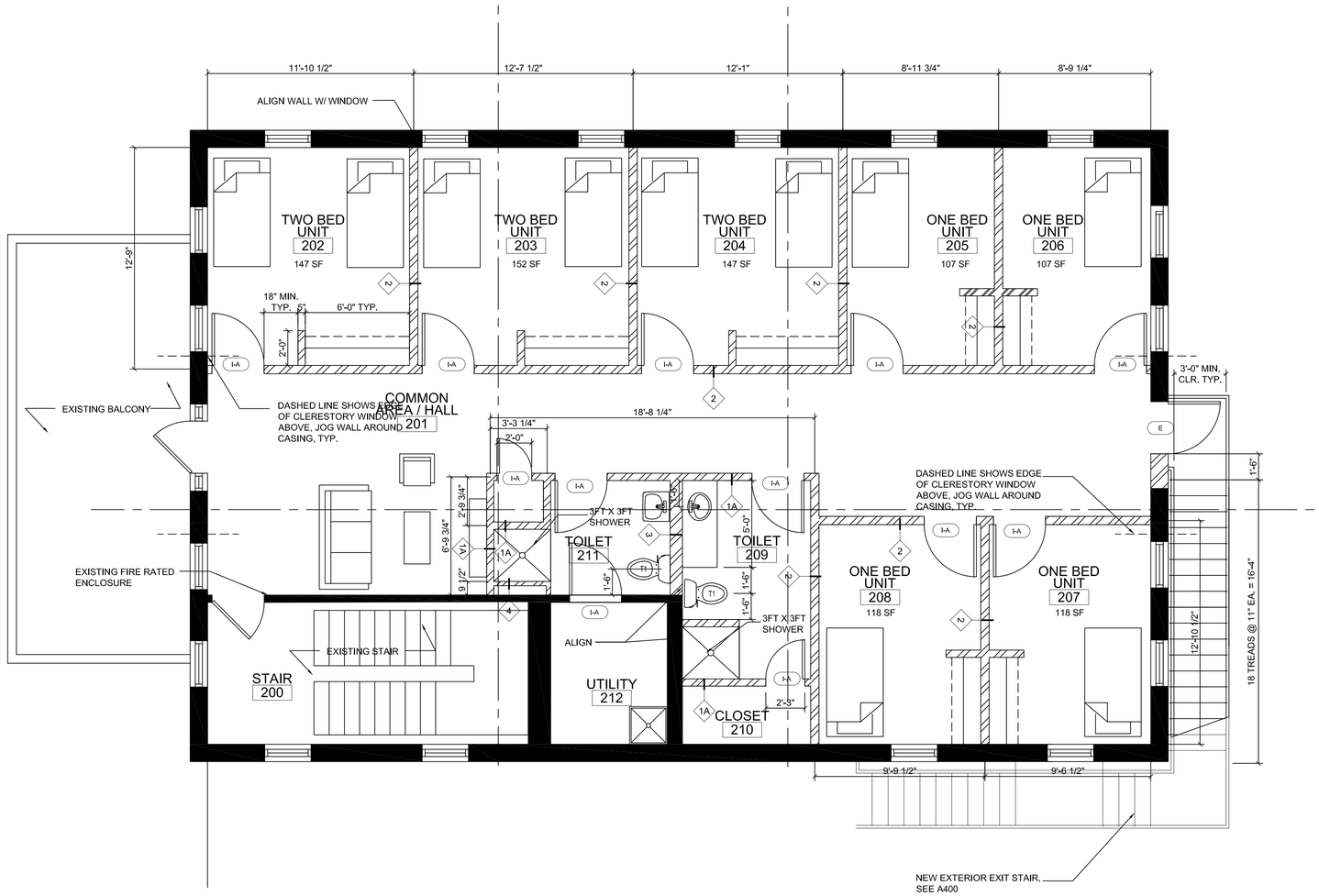
EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED

NEW WALL CONSTRUCTION

EXISTING DOOR TO BE REMOVED

EXISTING DOOR TO REMAIN

NEW DOOR



1 A202 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

N

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

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

Mark Wentzell
Date: 05.18.2018 Reg. No: -

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

REVISIONS

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

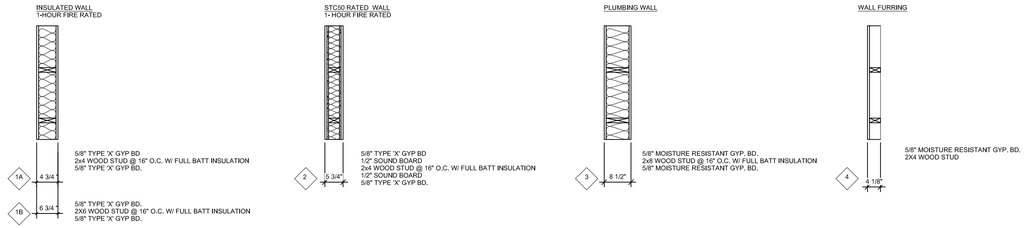
PROPOSED SECOND FLOOR PLAN

17067.00

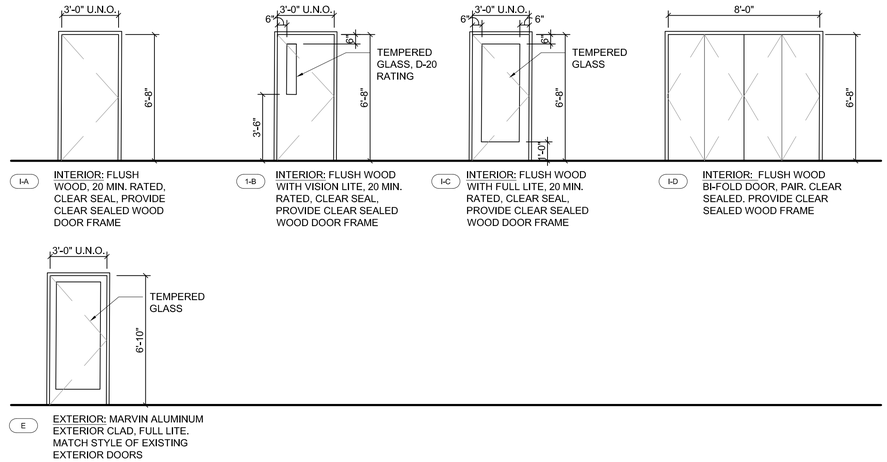
A202

© 292 Design Group (2017)

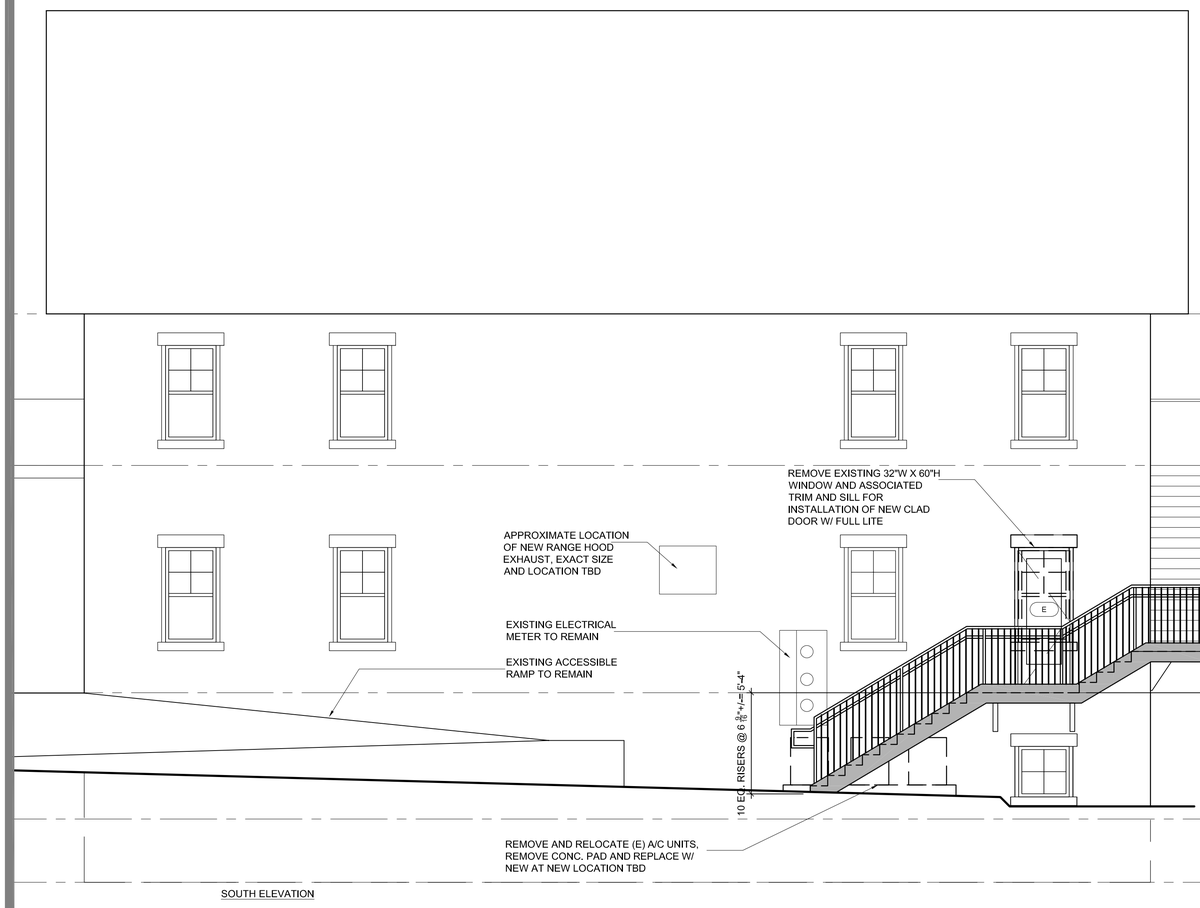
TYPICAL NOTES:
1. AT WET WALLS, WHERE TILE IS INSTALLED, PROVIDE 5/8" MOISTURE RESISTANT GYP BD. BACKING. REFER TO INTERIOR ELEVATIONS FOR LOCATIONS.
2. REFER TO WALL AND BUILDING SECTIONS FOR TYPICAL EXTERIOR WALL TYPES.
3. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL FINISHES.

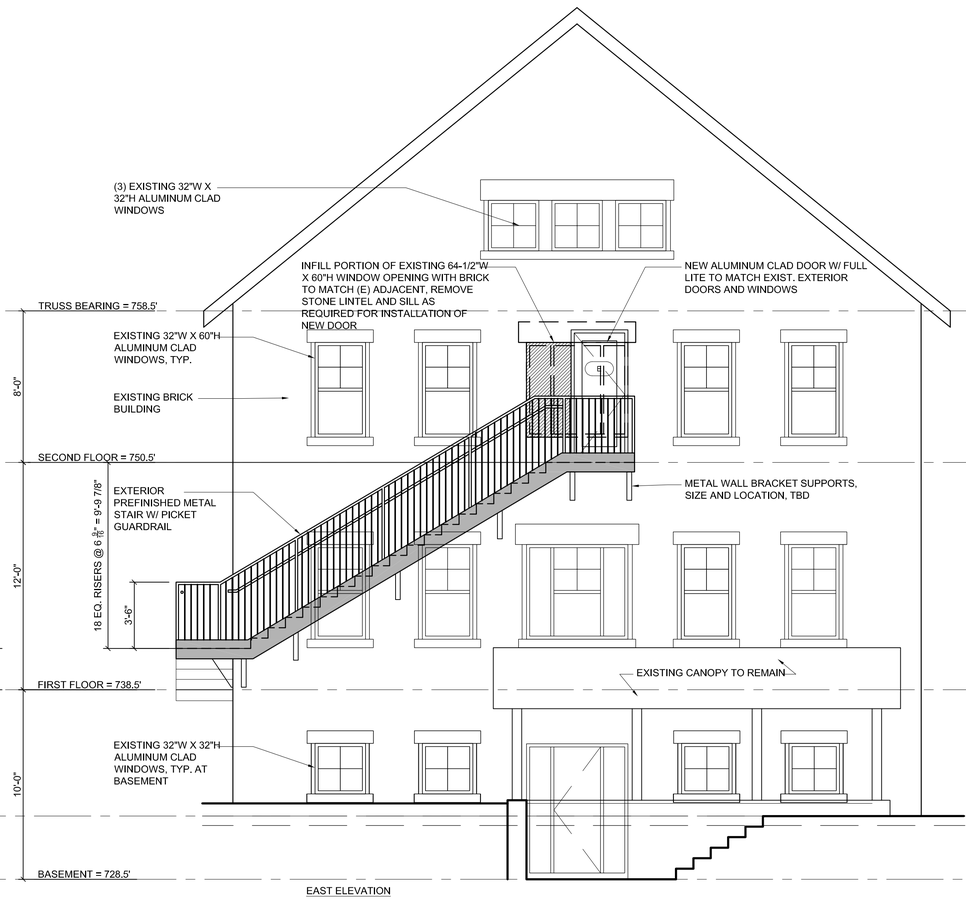


1 A400 WALL TYPES
1/2" = 1'-0"



2 A400 DOOR AND FRAME TYPES
1/2" = 1'-0"





3 A400 SCHEMATIC STAIR ELEVATION
1/4" = 1'-0"

N

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

I hereby certify this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of
Minnesota
Mark Wentzell
Date: 05.18.2018 Reg. No: -

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018
REVISIONS

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

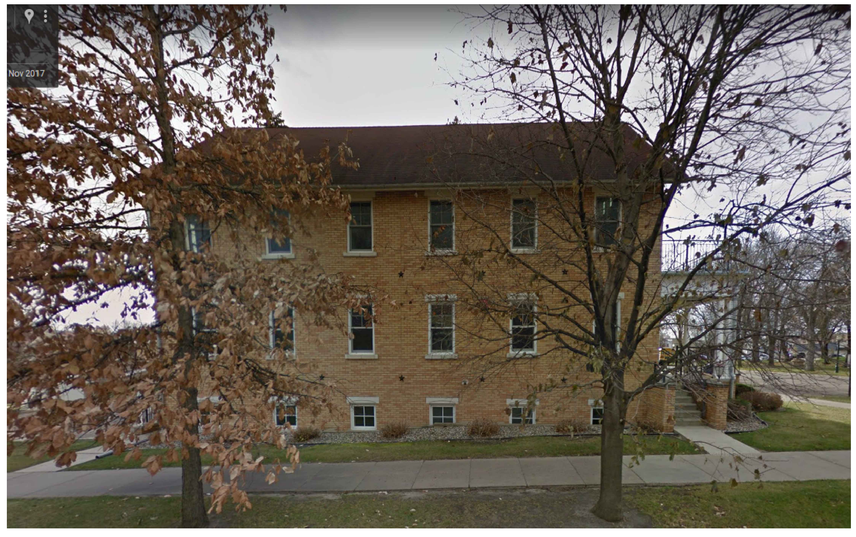
EXTERIOR ELEVATIONS
WALL AND DOOR/FRAME TYPES
17067.00

A400

© 292 Design Group (2017)

NORTHEAST ELEVATION

SOUTH-SOUTHEAST ELEVATION



NORTH ELEVATION

NORTHWEST ELEVATION

SOUTHWEST ELEVATION

1 A401 EXTERIOR PHOTOS
NTS

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

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

Mark Wentzell
Date: 05.18.2018 Reg. No: -

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

REVISIONS

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

EXISTING EXTERIOR PHOTOS

17067.00

A401

© 292 Design Group (2017)

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 08/20/2018 RESOLUTION NO. 2018-112

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Conditional Use Permit for a Residential Facility at 320 Walnut Street/Jason Vanderscoff/P.C. No. 2018-29

WHEREAS, the current Five Stars Facilities located at 1045, 1055, 1057, and 1059 Stoughton Avenue are Men's Residential and Outpatient Facilities; and

WHEREAS, the 102 E 2nd Street building is a Mental Health Facility, where outpatient clients receive just Mental Health Services; and

WHEREAS, just south of the subject property is the Peacock Inn (aka C.H. Klein Mansion) at 314 Walnut Street, which is also operated by Jason Vanderscoff for 5 Stars Recovery; and

WHEREAS, Five Stars Recovery is requesting a Conditional Use Permit to operate a residential treatment facility at 320 Walnut Street; and

WHEREAS, this treatment will provide alcohol and chemical dependency treatment in a residential setting for up to 17 female patients; and

WHEREAS, Five Stars does not anticipate any additional facilities in Chaska unless the city would allow for expansion on the Stoughton Campus; and

WHEREAS, the facility will have six full time staff from 8am to 5pm on a typical weekday. Additional staff include one to two staff in the evening and over night hours; and

WHEREAS, the existing building has its own parking lot for 5 vehicles on site plus a designated handicap space in front of the building on Walnut Street; and

WHEREAS, according to the applicant, the proposed Conditional Use will not be detrimental or endanger the public health, safety or general welfare; and

WHEREAS, the staff will also be monitoring the behavior of the clients so that no drug or alcohol use will be permitted onsite; and

WHEREAS, according to the applicant, the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

WHEREAS, according to the applicant, there will be no change to the utilities or exterior of the building, with the exception of fire exit stairs to be installed on the east and south sides of the building; and

WHEREAS, according to the applicant there will be minimum impact to traffic in the public streets; and

WHEREAS, on August 8, 2018 the Planning Commission recommended approval to the City Council of the Conditional Use Permit for a residential facility at 320 Walnut Street (PC#2018-29); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Conditional Use Permit for a residential facility at 320 Walnut Street (PC#2018-29), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative, Pages 1-4, written by Mark Wentzell, dated July 17, 2018
    b. Letter of Need, written by Diane Pagel of Carver County, dated April 6, 2018
    c. Title Sheet and Code Data (pg A000), submitted by 292 Design, dated July 3, 2018
    d. Basement Demo Plan (pg A100), submitted by 292 Design, dated July 3, 2018
    e. First Floor Demo Plan (pg A101), submitted by 292 Design, dated July 3, 2018
    f. Second Floor Demo Plan (pg A102), submitted by 292 Design, dated July 3, 2018
    g. Proposed Basement Plan (pg A200), submitted by 292 Design, dated July 3, 2018
    h. Proposed First Floor Plan (pg A201), submitted by 292 Design, dated July 3, 2018
    i. Proposed Second Floor Plan (pg A202), submitted by 292 Design, dated July 3, 2018
    j. Exterior Elevations Walls and Door/Frame Types (pg A400), submitted by 292 Design, dated July 3, 2018
    k. Existing Exterior Photos (pg A401), submitted by 292 Design, dated July 3, 2018
2. The filing of a certified copy of the Conditional Use Permit with the Carver County Recorder or Registrar of Titles, which shall include a legal description of the subject property.
3. The building will house a maximum of 17 people.
4. Outdoor storage of any kind will not be permitted.
5. Fire exit exterior staircase to be painted to match exterior and be approved by the Planning Department prior to installation.
6. Compliance with 14.74 of the Zoning Ordinance, requirements for a Conditional Use Permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August, 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
08/20/2018

Subject: **Public Improvement Hearing to Consider Chaska Creek Way and Chaska Creek Boulevard Improvements**

Prepared By: Matt Clark, City Engineer

In March, Council approved the preliminary plat and concept plan amendment for a new Medical Office Building and Daycare within the Chaska Creek Center business campus. Extension of the Chaska Creek Way street and utilities are needed to serve both buildings. The developer has petitioned for these improvements be constructed so that the infrastructure can be in place this year in efforts to have a building site available next spring.

Along with the improvements to Chaska Creek Way, the petition includes installing the box culvert and underground utilities under and across Chaska Creek that Council has previously authorized. The box culvert is planned to be installed this year to accommodate the future road extension of Chaska Creek Boulevard and will allow grading to occur as early as next spring.

The attached exhibit shows the planned phase 2 area for the new buildings and box culvert.

Since improvements are planned as public with the project costs being assessed, state statute requires a public improvement hearing. The estimated total project costs of the street and utility improvements for Chaska Creek Way along with the box culvert are itemized below. Of the total project costs, the City portion is estimated at $324,286 based on the cost participation for trunk utilities.

Chaska Creek Way Street and Utility $589,600
Box Culvert Area and Utilities..... $1,052,717
Total Estimated Project Costs $1,642,317

The project schedule allows for construction work to begin this year in late summer and continuing into the fall and winter with the overall work being complete by early summer of 2019. In terms of process, the action items noted are to move the project through the formal process.

CITY COUNCIL ACTION REQUESTED

Adopt a Resolution Ordering the Chaska Creek Way and Chaska Creek Boulevard Improvements and further, scheduling a Public Assessment Hearing for September 17, 2018.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 08/20/2018 RESOLUTION NO. 2018-116

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A RESOLUTION ORDERING STREET AND UTILITY IMPROVEMENTS TO CHASKA CREEK WAY AND CHASKA CREEK BOULEVARD AND AUTHORIZING PREPARATION OF CONSTRUCTION DOCUMENTS

WHEREAS, the City Council adopted Resolution No. 2018-103 accepting the feasibility Study for Chaska Creek Way and Chaska Creek Boulevard Phase II Improvements, and a Public Improvement Hearing was scheduled for August 20, 2018;

WHEREAS, ten days mailed notice and two weeks published notice of the hearing was given, and the hearing was held on the 20th day of August 2018, at which all persons desiring to be heard were given an opportunity to be heard thereon;

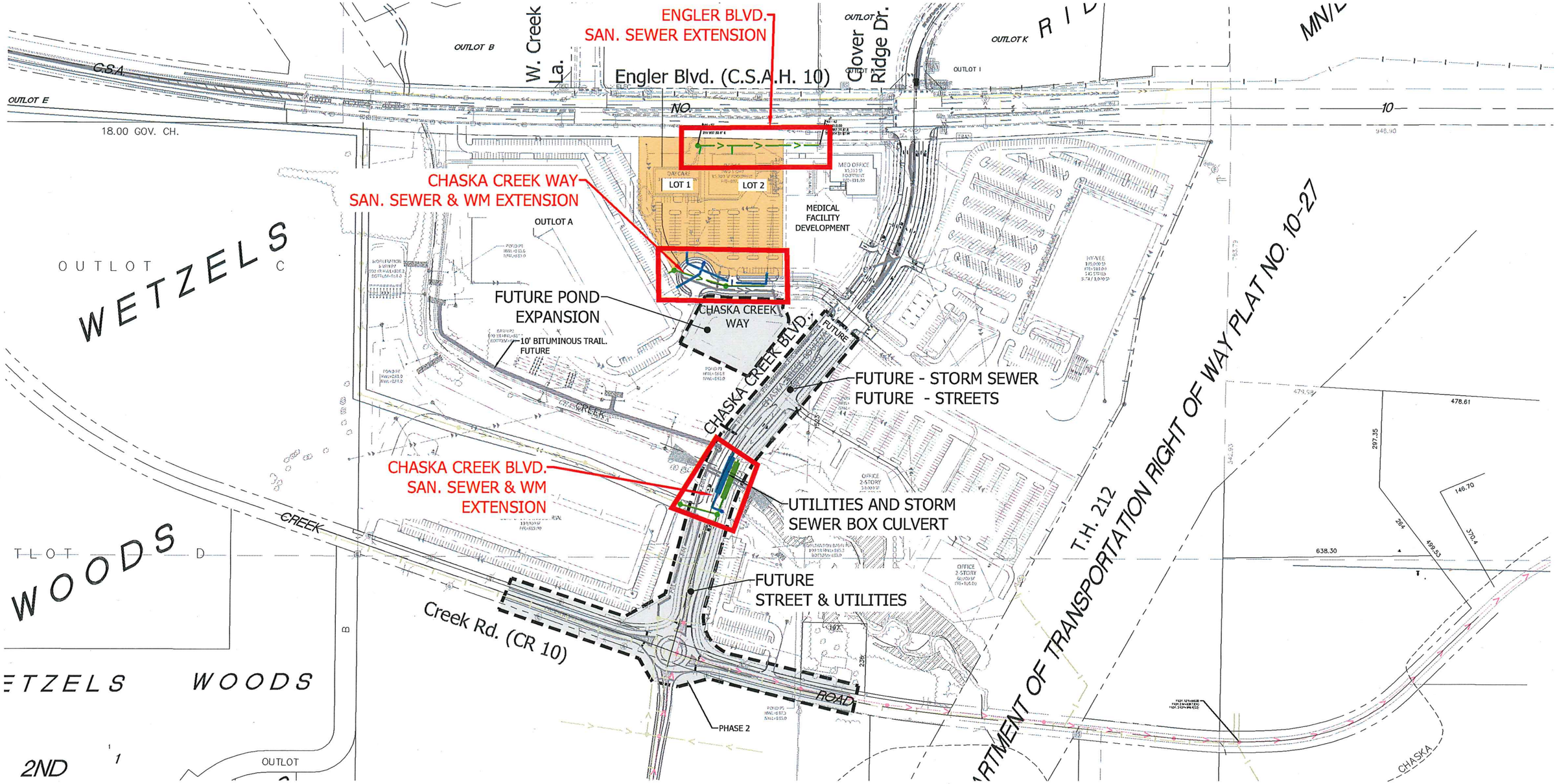
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, that said improvements are found to be necessary, cost-effective, and feasible, and hereby orders said street and utility improvements to Chaska Creek Way, and Staff us directed to schedule a Public Assessment Hearing for September 17, 2018;

FURTHER BE IT RESOLVED, that a Public Assessment Hearing is scheduled for September 17, 2018, and the City Clerk is directed to mail and publish notices in accordance with provisions of Minnesota State statutes.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk



PROPOSED SANITARY SEWER AND WATER MAIN - OVERVIEW

CITY OF CHASKA

CHASKA CREEK CENTER PHASE 2

FIGURE 6

DATE 07/09/2018 PROJ. NO. 193804230

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

REQUEST FOR ACTION
CHASKA CITY COUNCIL
08/20/2018

Subject: **Construction Plans for the Chaska Creek Way and Chaska Creek Boulevard Improvements**

Prepared By: Matt Clark, City Engineer

Construction plans for the extension of the Chaska Creek Way Street and utilities along with the box culvert and utilities associated with future road extension of Chaska Creek Boulevard are attached. The plans are consistent with previous presentations to provide public streets and utilities for the future office building and daycare facility planned along Chaska Creek Way and to allow future grading access over the development. The plans are complete and attached for Council's consideration.

CITY COUNCIL ACTION REQUESTED

Adopt a Resolution approving the construction documents for the Chaska Creek Way and Chaska Creek Boulevard Improvements and authorizing the solicitation of public bids.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 08/20/2018 RESOLUTION NO. 2018-117

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A RESOLUTION APPROVING CONSTRUCTION DOCUMENTS FOR THE CHASKA CREEK WAY/CHASKA CREEK BOULEVARD STREET & UTILITY IMPROVEMENTS

WHEREAS, City Council adopted Resolution No. 2018-116, ordering the Chaska Creek Way/Chaska Creek Boulevard Street & Utility Improvement Project, and further, authorizing the preparation of construction documents for said project;

WHEREAS, the City Engineer has had prepared plans and specifications for the street and utilities improvement project and presented such plans to City Council for approval;

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

1. Such plans and specifications as prepared by Stantec, copies of which are attached hereto and made a part hereof, are hereby approved;
2. Further, the City Clerk shall prepare and cause to be published in the Chaska Herald an advertisement for bids upon the making of such improvements under such approved plans and specifications.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of August 2018.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO STANTEC IMMEDIATELY. © 2018 STANTEC. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

MINNESOTA DEPARTMENT OF TRANSPORTATION
CITY OF CHASKA MINNESOTA

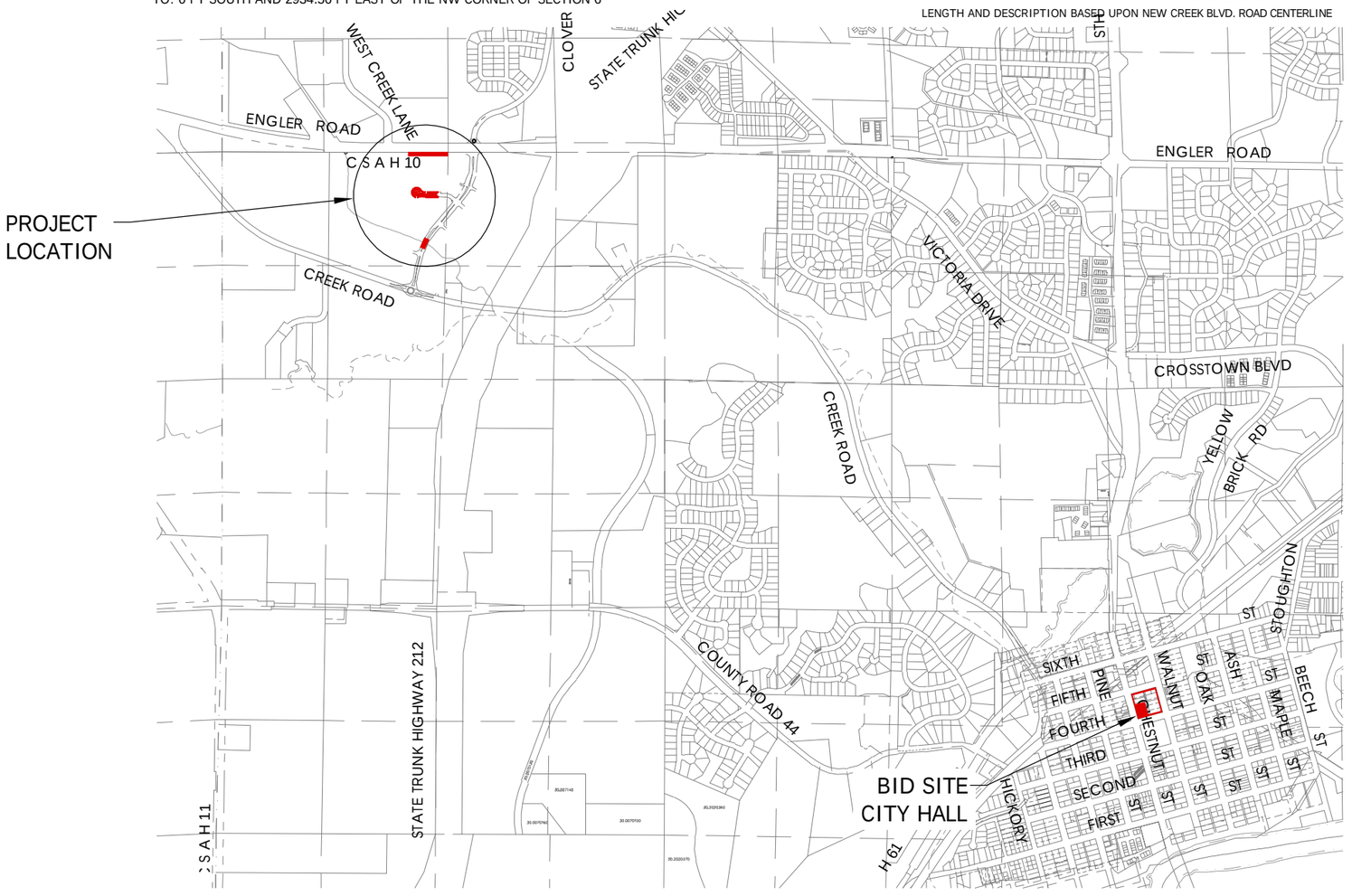
CONSTRUCTION PLANS FOR: GRADING, AGGREGATE BASE, PLANT MIXED BITUMINOUS PAVEMENT, STORM SEWER, CONCRETE CURB AND GUTTER, TRAFFIC CONTROL AND RELATED APPURTENANCES

S.A.P. 196-123-00X LOCATED ON CHASKA CREEK BOULEVARD FROM STA. X+XX TO STA. X+XX

SECTION 6, T.115, R.23
FROM: 1054.24 FT SOUTH AND 2357.29 FT EAST OF THE NW CORNER OF SECTION 6
TO: 0 FT SOUTH AND 2934.56 FT EAST OF THE NW CORNER OF SECTION 6

GROSS LENGTH	_____	FEET	_____	MILES
BRIDGE LENGTH	_____	FEET	_____	MILES
EXCEPTION LENGTH	_____	FEET	_____	MILES
NET LENGTH	_____	FEET	_____	MILES

LENGTH AND DESCRIPTION BASED UPON NEW CREEK BLVD. ROAD CENTERLINE

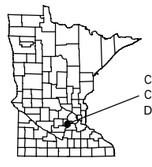


TYPICAL PLAN SCALE
UNLESS OTHERWISE NOTED:

0 50 100
Horizontal Scale In Feet

0 10 20
Vertical Scale In Feet

PROJECT LOCATION



CITY: CHASKA
COUNTY: CARVER
DISTRICT: METRO

N

VACINITY MAP

0 800 1600
Scale in feet

DESIGN DESIGNATION	
CHASKA CREEK BLVD:	LOCAL
DESIGN SPEED	40 MPH
DESIGN LOAD	10 TONS
20 YEAR SIGMA N18	2,300,000
DESIGN LANE	
NUMBER OF TRAFFIC LANES	2
NUMBER OF PARKING LANES	na
SHOULDER WIDTH	na
ADT:	
PRESENT - 2017	0
FUTURE - 2037	13,600
SOIL R VALUE	12

DESIGN SPEED FOR ROADWAY
BASED ON STOPPING SIGHT DISTANCE:
HEIGHT OF EYE = 3.5 FT
HEIGHT OF OBJECT = 2.0 FT

DESIGN SPEED FOR BIKEWAY
BASED ON STOPPING SIGHT DISTANCE:
HEIGHT OF EYE = 4.5 FT
HEIGHT OF OBJECT = 0 FT

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

NOTE:
ALL LOCATIONS OF PUBLIC UTILITIES INSTALLED UNDER THIS CONTRACT VERIFIED ELECTRONICALLY

--- SPECIFICATION REFERENCE ---
THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR CONSTRUCTION" SHALL GOVERN.

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

SHEET INDEX

GENERAL SHEETS

G1.01	TITLE SHEET
G1.02	PLAN LEGEND

CIVIL SHEETS

C0.01	EXISTING CONDITIONS AND REMOVAL
C1.01 - C1.02	TYPICAL SECTIONS
C2.01	SWPPP
C2.02 - C2.03	EROSION CONTROL AND RESTORATION
C4.01 - C4.03	WATER AND SEWER PLAN AND PROFILE
C5.01 - C5.02	STORM SEWER PLAN AND PROFILE
C6.01 - C6.02	STREET PLAN AND PROFILE
C8.01 - C8.07	STANDARD DETAILS

THIS PLAN CONTAINS 22 SHEETS

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 UNDER THE LAWS OF THE STATE OF

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

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

_____
CONSULTING ENGINEER STANTEC - CITY OF CHASKA LIC. No.

Approved _____ Date: _____
CITY OF CHASKA ENGINEER

Approved _____ Date: _____
DISTRICT STATE-AID ENGINEER:
REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

Approved _____ Date: _____
APPROVED FOR STATE AID FUNDING: STATE AID ENGINEER

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
LOCATION PLAN - SHEET INDEX
TITLE SHEET

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
G1.01

Date: 2017.4.20 18 - 7:36pm
Login: chan, dahl, Lake, 193804283-XSNO, 193804283_Boarder_Majorplot
File: C:\Users\chan.dahl.lake\193804283\CAD\Dwg\Sheets\193804283_G100.dwg

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

EXISTING TOPOGRAPHIC SYMBOLS

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

SURVEY SYMBOLS

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

PROPOSED TOPOGRAPHIC SYMBOLS

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

EXISTING PRIVATE UTILITY LINES

CTV-D	CABLE TV QUALITY LEVEL D
CTV-C	CABLE TV QUALITY LEVEL C
CTV-B	CABLE TV QUALITY LEVEL B
CTV-A	CABLE TV QUALITY LEVEL A
FO-D	FIBER OPTIC QUALITY LEVEL D
FO-C	FIBER OPTIC QUALITY LEVEL C
FO-B	FIBER OPTIC QUALITY LEVEL B
FO-A	FIBER OPTIC QUALITY LEVEL A
E-D	POWER QUALITY LEVEL D
E-C	POWER QUALITY LEVEL C
E-B	POWER QUALITY LEVEL B
E-A	POWER QUALITY LEVEL A
G-D	GAS QUALITY LEVEL D
G-C	GAS QUALITY LEVEL C
G-B	GAS QUALITY LEVEL B
G-A	GAS QUALITY LEVEL A
C-D	COMMUNICATION QUALITY LEVEL D
C-C	COMMUNICATION QUALITY LEVEL C
C-B	COMMUNICATION QUALITY LEVEL B
C-A	COMMUNICATION QUALITY LEVEL A
OHP	OVERHEAD POWER
OHC	OVERHEAD COMMUNICATION
OHU	OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC LINES

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

SURVEY LINES

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

EXISTING UTILITY LINES

FM FM FM	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	WATER MAIN
	WATER SERVICE

PROPOSED UTILITY LINES

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

FUTURE UTILITY LINES

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

CONCRETE CURB AND GUTTER

	EXISTING
	PROPOSED
	FUTURE
	DEMOLITION

GRADING INFORMATION

952	EXISTING CONTOUR MINOR
950	EXISTING CONTOUR MAJOR
952	PROPOSED CONTOUR MINOR
950	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
× 953.53 / × STA:5+67.19 980.87	PROPOSED SPOT ELEVATION
1:4	RISE:RUN (SLOPE)

ABBREVIATIONS

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

HATCH PATTERNS

HEAVY DUTY BITUMINOUS	SAND
BITUMINOUS	BEDROCK
CONCRETE	GROUND
GRAVEL	

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEVASEE

SIGNATURE: XX/XX/XX LIC. NO. 49746

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
PLAN LEGEND

NO	REVISION	DATE
1	BID SET	2018

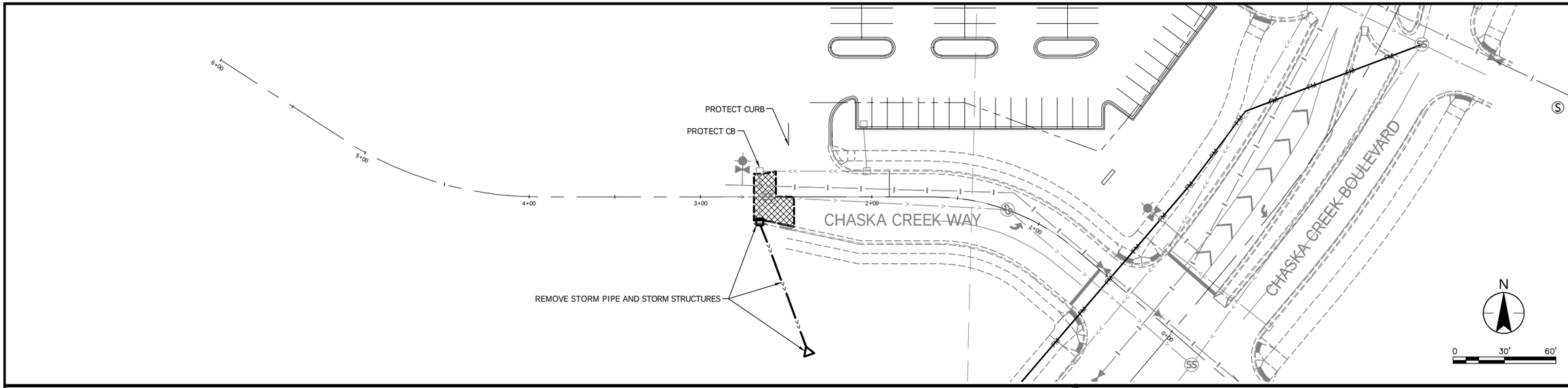
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

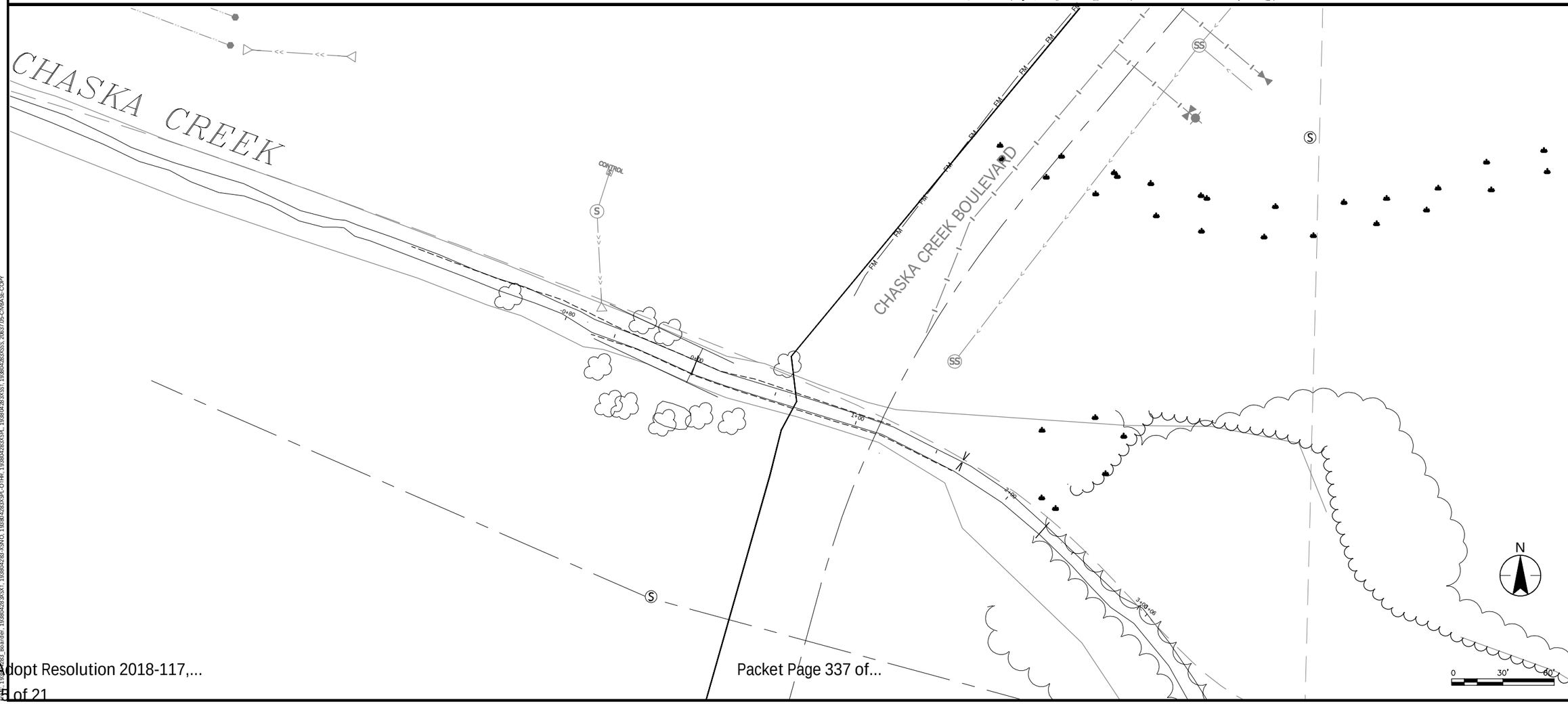
SHEET NUMBER
G1.02

Date: 2018-04-20 - 10:10pm
Login: eric.levasee
Xrefs: Chaska_Creek_Lane_193804283_XSHO, 193804283Border, Mapcmbt

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

Date: 2018/4/20 2:16:17 - 7:08pm
User: eric.lembke
Path: I:\193804283 CA D\Dwg\Sheets\193804283 CA D Dwg\Sheets\193804283XSPL_193804283X3NO_193804283XSRT_193804283XSTT_193804283XSSS_20637.05-CIVBASE-COPY
Project: 193804283 Boarder: 193804283XSRT_193804283X3NO_193804283XSPL_193804283XSTT_193804283XSSS_20637.05-CIVBASE-COPY





Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME ERIC S. LEMBKE LIC. NO. 42748

SIGNATURE XX/XX/XX

DATE

CITY OF CHASKA, MINNESOTA

CHASKA CREEK LANE PHASE 2

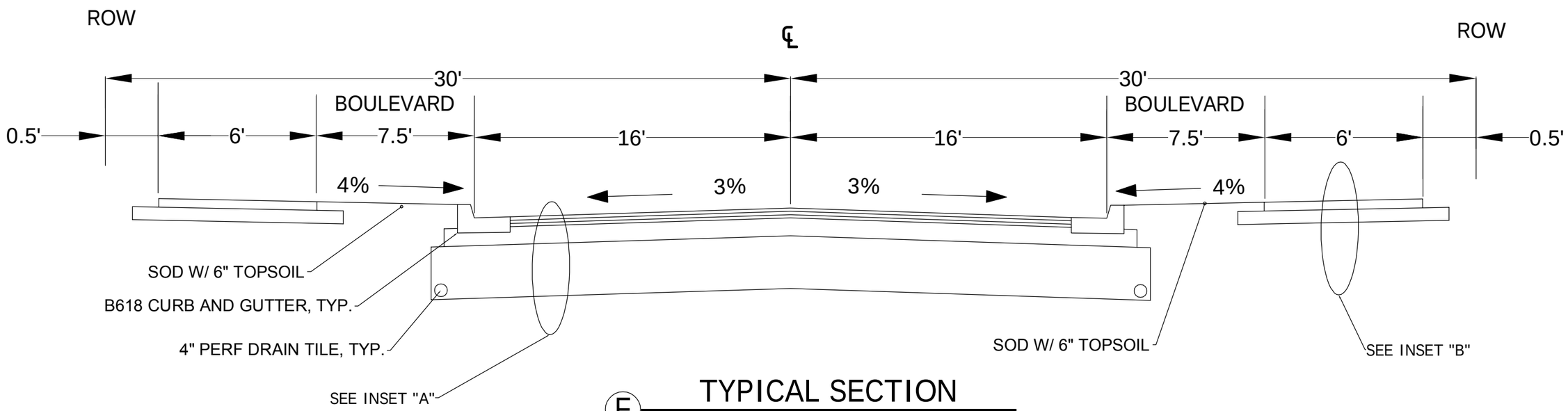
EXISTING CONDITIONS
REMOVALS

NO	REVISION	DATE
1	BID SET	2018

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193804283

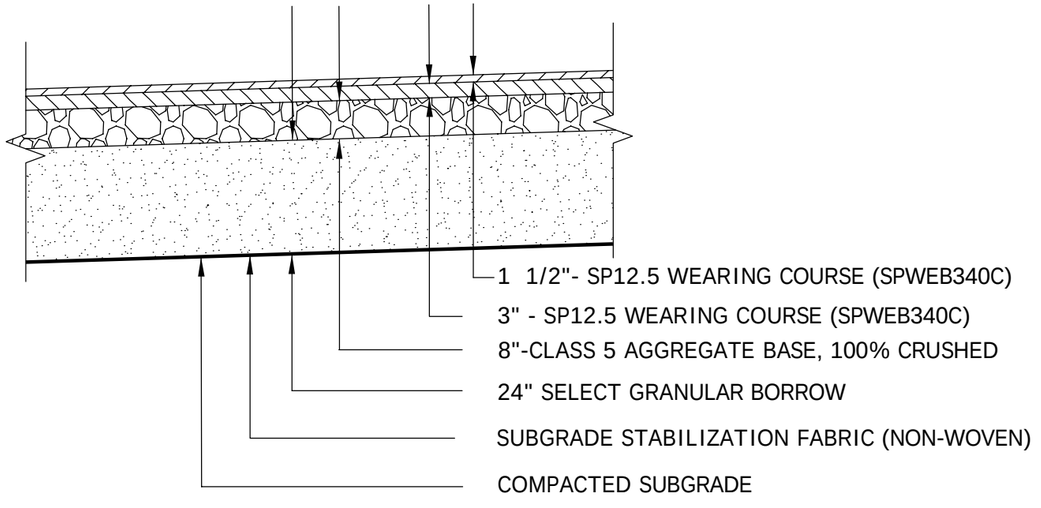
SHEET NUMBER
C0.01

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

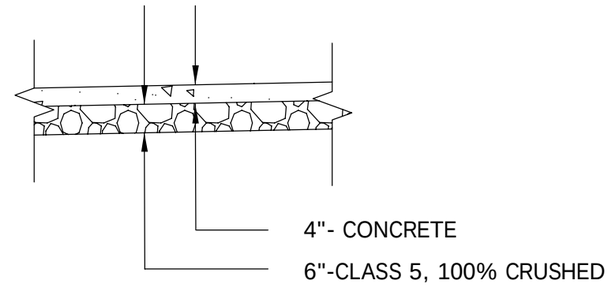


F TYPICAL SECTION

CHASKA CREEK LANE
(2+65.69 - 4+XX)



INSET A
ROAD SECTION



INSET B
CONC. TRAIL SECTION

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME ERIC S. LEMBKE LIC. NO. 42748

SIGNATURE XX/XX/XX

DATE

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
TYPICAL SECTION
CHASKA CREEK WAY

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C1.01

Date: 2018/4/20 18 - 7:10pm
Login: ericlembke
Xref: C:\Users\ericlembke\Documents\Active\193804283\CAD\Dwg\Sheets\193804283_C100.dwg
Layout: 193804283 Base
Plotted: 2018/4/20 19 - 7:10pm
By: ericlembke

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. © 2018 STANTEC THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

EROSION AND SEDIMENT CONTROL – CONSTRUCTION ACTIVITY REQUIREMENTS

CHAIN OF COMMAND

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

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

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

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

CONTACT LIST

City Project Engineer - Matt Clark - (952) 227-7703
City Inspector - Mike Hirsch - (651) 775-5150
Contractor -
MPCA Contact - Chip Hentges - (952) 442-5101
Watershed District Contact - Paul Moline - (952) 361-1825

EROSION PREVENTION PRACTICES

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

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

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

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

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

SEDIMENT CONTROL PRACTICES

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

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

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

EROSION AND SEDIMENT CONTROL SEQUENCING

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

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

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

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

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

EROSION AND SEDIMENT CONTROL SEQUENCING

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

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

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

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

DEWATERING AND BASIN DRAINING

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

POLLUTION PREVENTION MANAGEMENT MEASURES

Solid Waste: Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.

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

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

All liquid and solid wastes generated by concrete washout operations will be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes will not contact the ground, and there will not be runoff from the concrete washout operations or areas. Liquid and solid wastes will be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTIONS AND MAINTENANCE

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

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

Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all off-site paved surfaces, within 24 hours of discovery.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME ERIC S. LEMBKE
SIGNATURE XX/XX/XX LIC. NO. 42748
DATE

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
SWPPP
EROSION CONTROL AND RESTORATION

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C2.01

Date: 2018/4/20/18 - 7:22pm
User Name: Eric.Lembke
Path: C:\Users\eric.lembke\Desktop\193804283 CA D\Dwg\Sheets\193804283_C200.dwg
Xrefs: 193804283 Boarder, 193804283XSXT, 193804283-NNO, 193804283XSPL, 193804283XSP-OTHR, 193804283XSTT, 193804283XSS, 206370B-CVBASE

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY.
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

EROSION CONTROL LEGEND

- MS — MACHINE SLICED SILT FENCE
- HD — HEAVY DUTY SILT FENCE
- BR — BIOROLL
- RIP RAP
- INLET PROTECTION
- DITCH CHECK - BIOLOG
- DITCH CHECK - ROCK
- CONCENTRATED SURFACE FLOW
- BLANKET
- SOD
- CONSTRUCTION ENTRANCE / EXIT

EROSION CONTROL LEGEND

- CONCENTRATED SURFACE FLOW
- 2" TOPSOIL W/ 22-112 SEED AND CAT. 3 BLANKET.
- 33-261 SEED W/CAT. 3 BLANKET
- 6" TOPSOIL WITH SOD
- CONSTRUCTION ENTRANCE / EXIT

ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH 2" TOPSOIL, MNDOT 22-112 SEED MIX, AND TYPE 1 MULCH.

CHASKA CREEK BOULEVARD

0 30' 60'

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
SIGNATURE: XX/XX/XXX LIC. NO. 42748
DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
EROSION CONTROL AND RESTORATION

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C2.02

Date: 2/7/2018 - 7:21pm
User: Eric.Lembke
Path: I:\193804283\3 Design\3.3 Civil\CAD\Dwg\Sheets\193804283_C200.dwg
Xrefs: 193804283_Boundary.dwg, 193804283_Topo.dwg, 193804283_Utilities.dwg, 193804283_Roadway.dwg, 193804283_Grading.dwg, 193804283_Storm.dwg, 193804283_Sanitary.dwg, 193804283_Water.dwg, 193804283_Boarder.dwg, 193804283_Signing.dwg, 193804283_Striping.dwg, 193804283_Lighting.dwg, 193804283_Landscape.dwg, 193804283_Irrigation.dwg, 193804283_Details.dwg, 193804283_Plan_Profile.dwg, 193804283_Cross_Sections.dwg, 193804283_Erosion_Control.dwg, 193804283_Restoration.dwg, 193804283_Traffic_Control.dwg, 193804283_Signing

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OF THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

8" PLUG
8" GV AND BOX
WATEROUS PACER HYDRANT
6" GV AND BOX, 8"X6" REDUCER
23' - 6" C900
TNH = XXX
INSULATE BETWEEN
WATERMAIN AND STORM SEWER
12"X8" REDUCER
MH - 20
MH - 48
MH - 59
MH - 23
CONNECT TO EXISTING WM
12"X8" TEE
CONNECT TO EXISTING PIPE
INSULATE BETWEEN
WATER SERVICE
AND STORM SEWER
CHASKA CREEK WAY
CHASKA CREEK BOULEVARD

0 30' 60'

NOTE:
* PROFILE STATIONING REPRESENT ALIGNMENT OVER THE PIPES, STRUCTURE INFORMATION CORRESPONDS TO CENTER LINE ALIGNMENT STATIONING.
* PROFILE HORIZONTAL SCALE = 1" = 50'.
* PROFILE VERTICAL SCALE = 1" = 10'.

MH - 20
STA 5+73
RIM 899.44
INV 880.66 6" SW
INV 880.58 8" E

MH - 48
STA 4+08
RIM 898.05
INV 879.14 8" W
INV 879.04 8" E

CONNECT-1
STA 2+88
RIM 878.73
INV 878.01 8" W
INV 878.01 8" E

MH - 59
STA 2+60
RIM 900.76
INV 877.73 8" W
INV 877.63 8" E

MH - 23
STA 1+20
RIM 903.36
INV 876.24 8" W
INV 876.14 8" SE

MH - 13
STA 11+91
RIM 905.01
INV 888.87 8" NE
INV 874.73 8" NW
INV 874.55 8" SW

12"X8" CROSS
12"X8" REDUCER
167'-8" PVC @ 0.86%
120'-8" PVC @ 0.86%
12"X8" TEE
139'-8" PVC @ 1.00%
28'-8" PVC @ 1.00%
140'-8" PVC @ 1.00%

940 930 920 910 900 890 880 870

900.5 899.07 | 896.5 898.93 | 895.7 898.71 | 895.4 898.10 | 895.5 898.21 | 896.1 899.10 | 897.0 900.03 | 897.9 900.96 | 898.8 901.89 | 899.8 903.10 | 900.7 904.39 | 903.0 905.57 | 902.1 905.58 | 902.8 904.94

6+00 5+00 4+00 3+00 2+00 1+00 0+00 -1+00

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME ERIC S. LEMBKE
LIC. NO. 42748
SIGNATURE XX/XX/XX
DATE

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK WAY
SANITARY SEWER AND WATERMAIN

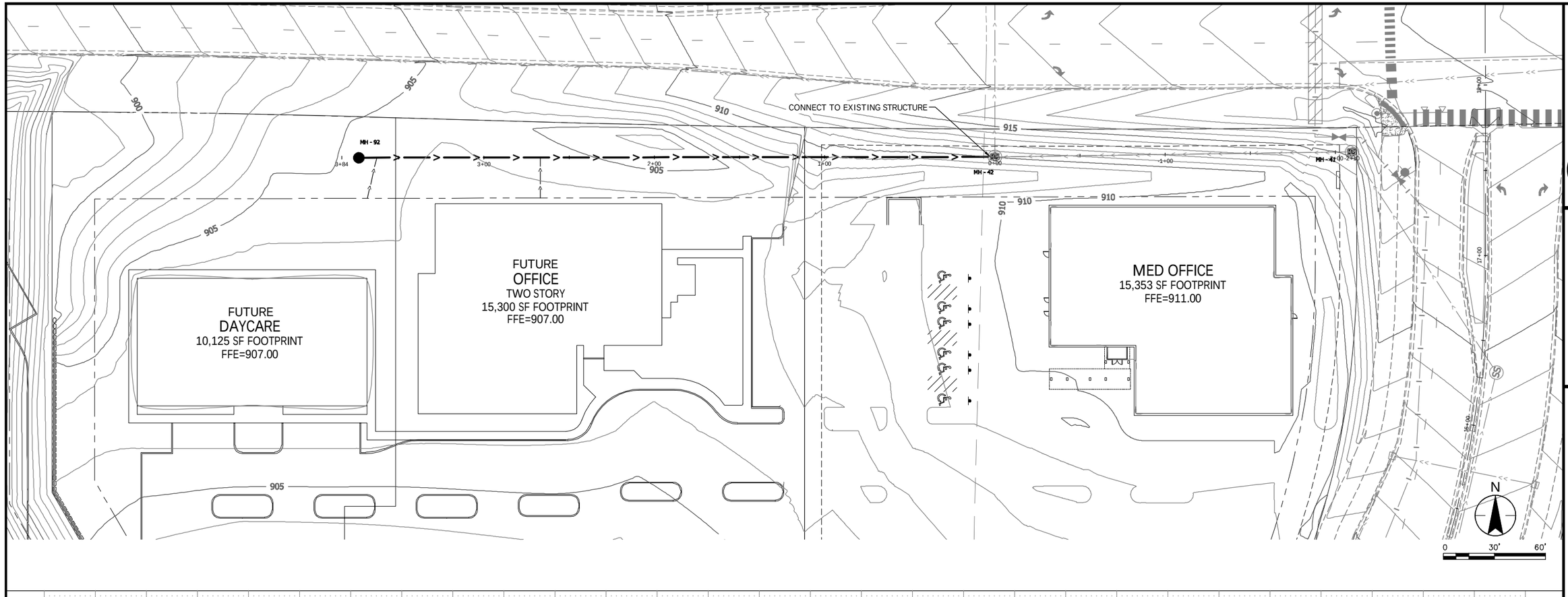
NO	REVISION	DATE
1	BID SET	2018

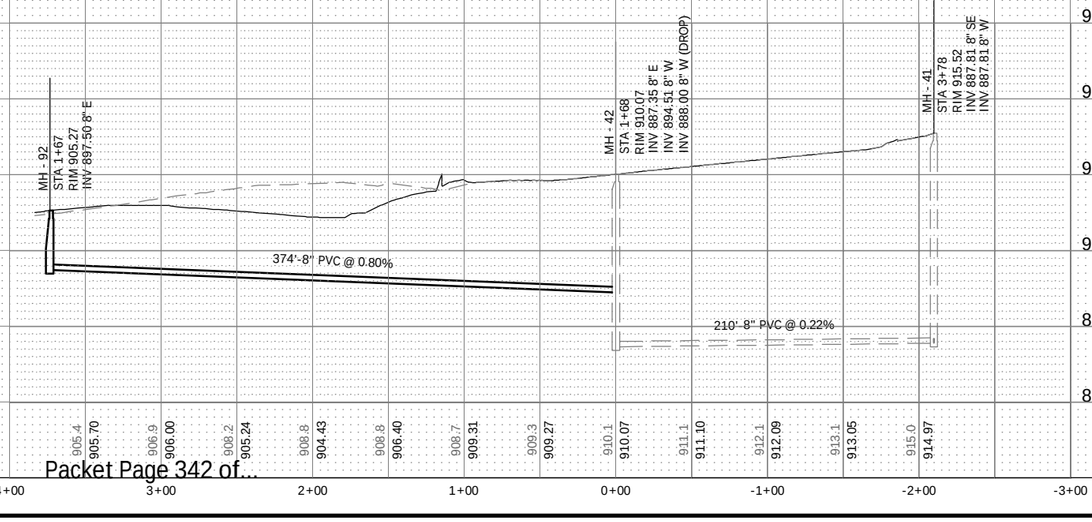
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C4.01

Date: 2018.4.20 16 - 6:47pm
Login: tlarson
Xref: 193804283_Boarder_11X17.dwg, 193804283_GRADING.dwg, 193804283_PROFILE.dwg, 193804283_SSWM.dwg, 193804283_TITLE.dwg, 193804283_XSECTIONS.dwg, 193804283_XSNO_1.dwg, 193804283_XSPI-OTHR_1.dwg, 193804283XSR_193804283XSS, 206307.08-CVBASE_193804283XSNZ

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.





Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
SIGNATURE: XX/XX/XX
DATE: LIC. NO. 42748

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK WAY
SANITARY SEWER AND WATERMAIN

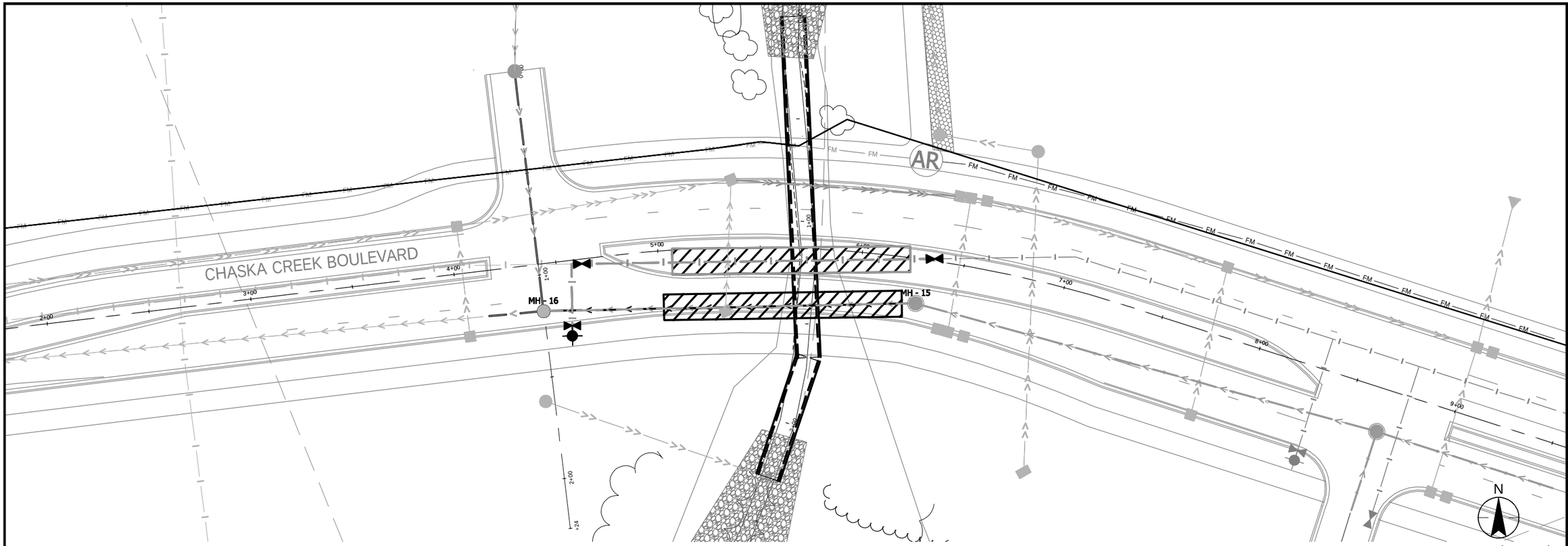
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C4.02

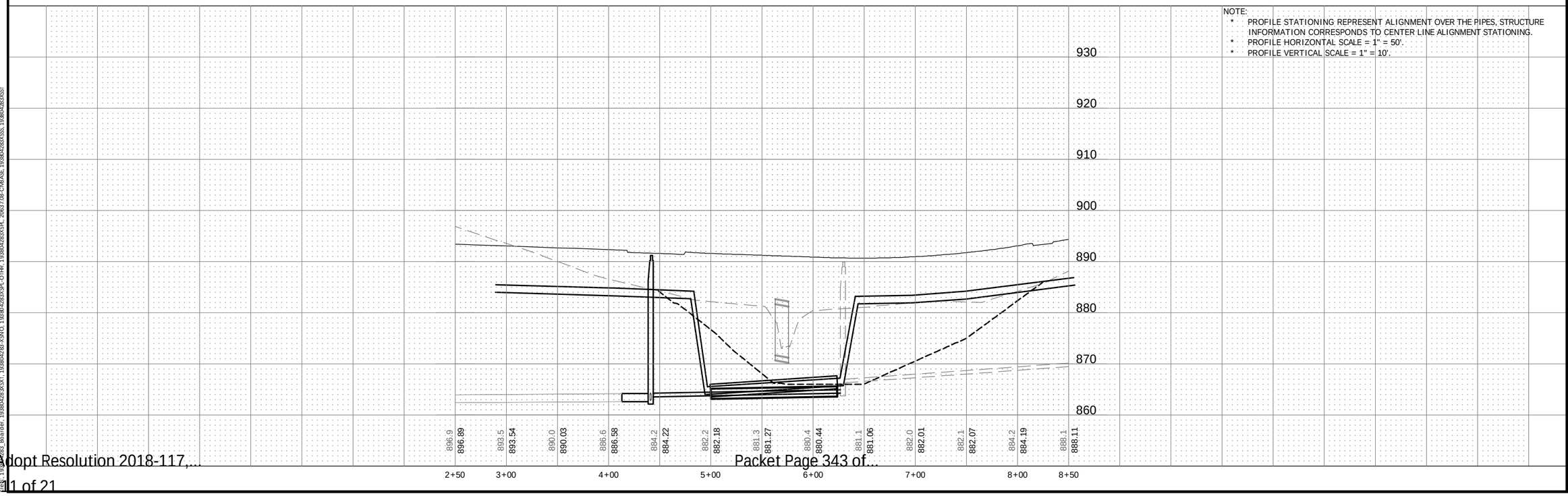
Date: 2018.07.20 16:48pm
Login: tlembke
Path: I:\2019\04\193804283\CAD\Dwg\Sheets\193804283_C400.dwg
Xrefs: 193804283_Boarder_11x17.dwg, 193804283XSX1, 193804283-XSNO, 193804283XSP-OTHR, 193804283XSR, 193804283XSS, 206370R-CYBASE, 193804283XSNZ

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC AT ONCE.
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



CHASKA CREEK BOULEVARD

NOTE:
* PROFILE STATIONING REPRESENT ALIGNMENT OVER THE PIPES, STRUCTURE INFORMATION CORRESPONDS TO CENTER LINE ALIGNMENT STATIONING.
* PROFILE HORIZONTAL SCALE = 1" = 50'.
* PROFILE VERTICAL SCALE = 1" = 10'.



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE LIC. NO. 42748

SIGNATURE: XX/XX/XX

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK BOULEVARD
SANITARY SEWER AND WATERMAIN

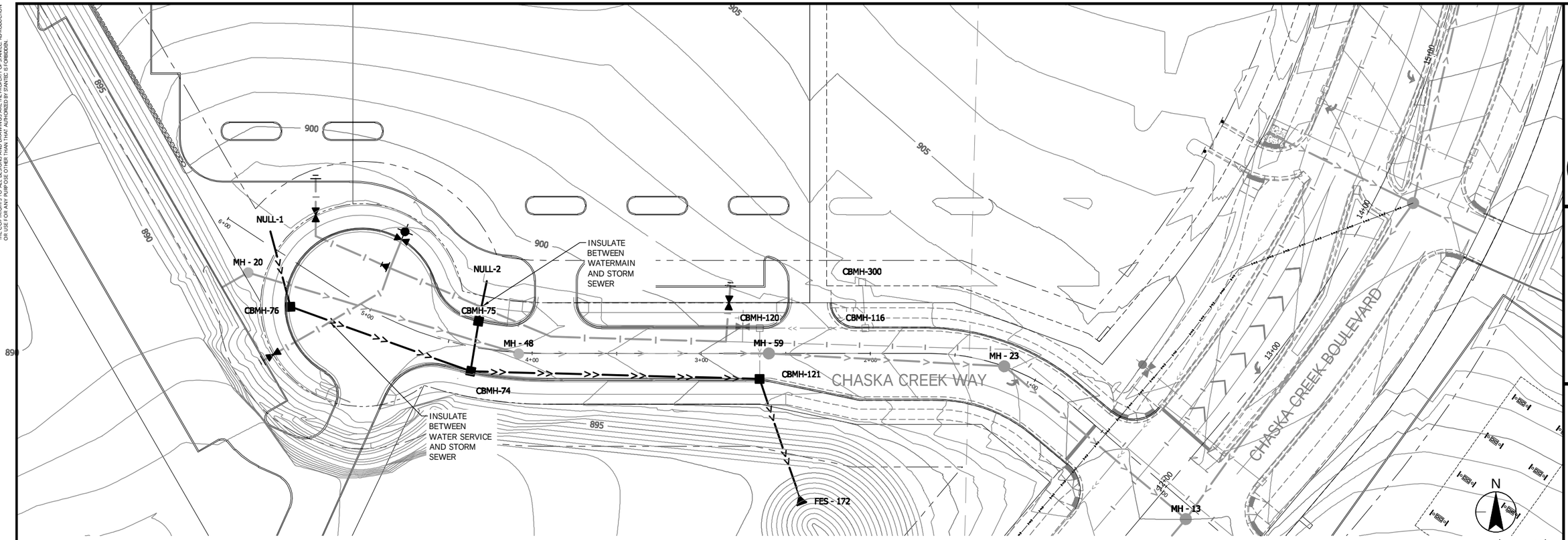
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

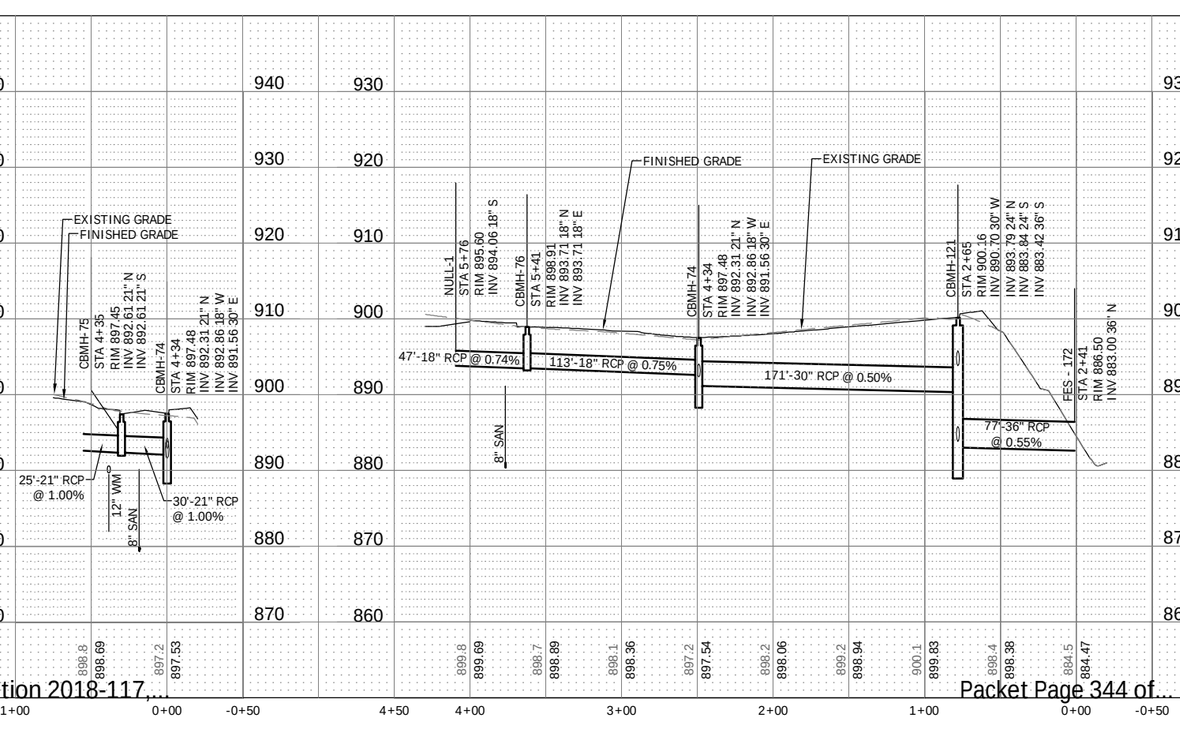
SHEET NUMBER
C4.03

Date: 2/7/2018 - 6:55pm
Login: tlembke
Xrefs: 193804283 Boarder 193804283X3ST, 193804283-XHVD, 193804283X3PL-OTHR, 193804283X3FR, 206371ffb-CMBASE, 193804283XSSS, 193804283XSST
Plot Style Table: Stantec.ctb
Layout: C4.03
Drawing: C:\Users\tlembke\Desktop\193804283 CAD\Dwg\Sheets\193804283_C403.dwg

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ALL DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



CHASKA CREEK WAY



NOTE:
* PROFILE STATIONING REPRESENT ALIGNMENT OVER THE PIPES, STRUCTURE INFORMATION CORRESPONDS TO CENTER LINE ALIGNMENT STATIONING.
* PROFILE HORIZONTAL SCALE = 1" = 50'.
* PROFILE VERTICAL SCALE = 1" = 10'.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
SIGNATURE: XX/XX/XXX
LIC. NO.: 42748
DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK WAY
STORM SEWER

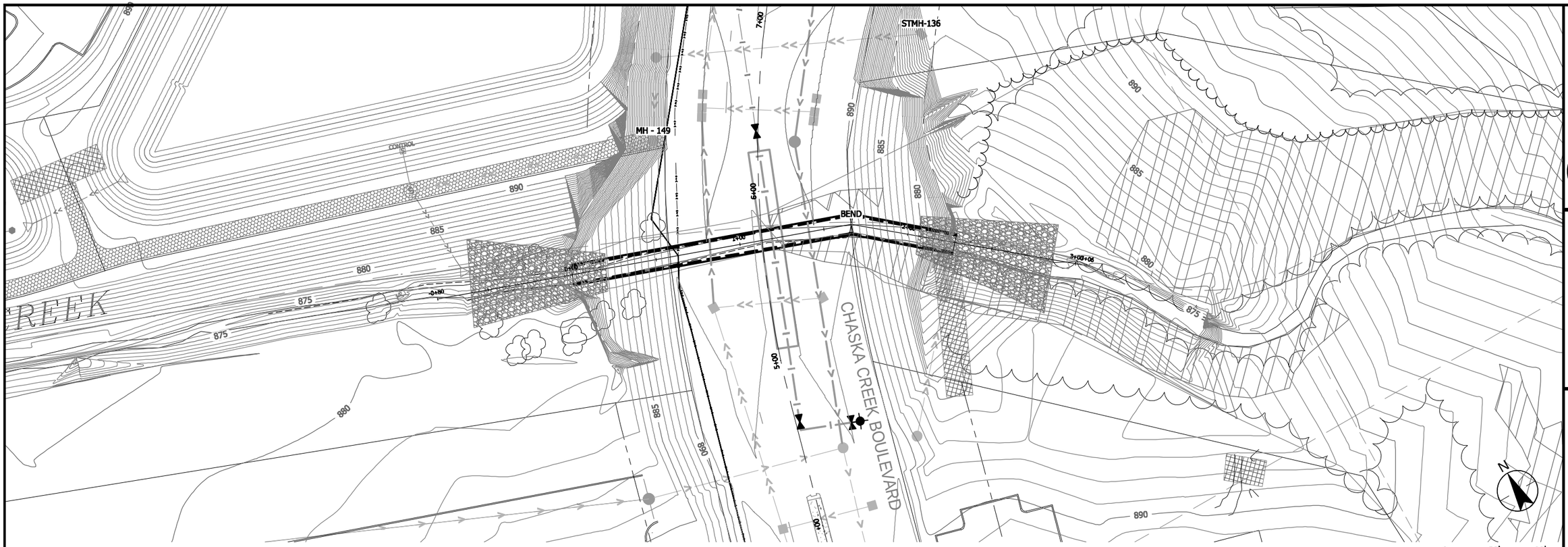
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C5.01

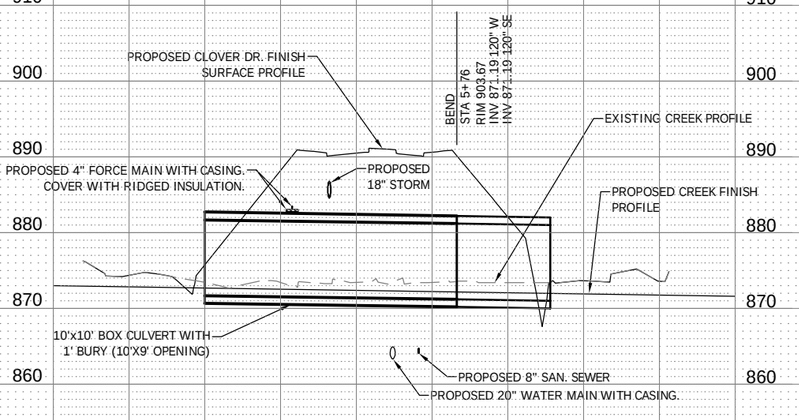
Date: 2/7/2018 - 5:21pm
Login: tlembke
Xrefs: 193804283XSR, 193804283XST, 193804283-XHVG, 193804283-XHVG, 193804283XPR, OTHR, 193804283XSR, 193804283XST, 20637.08-CVBASE

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



CHASKA CREEK BOULEVARD

NOTE:
* PROFILE HORIZONTAL SCALE = 1" = 50'.
* PROFILE VERTICAL SCALE = 1" = 10'.



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF
PRINT NAME: ERIC S. LEMBKE
SIGNATURE: _____ LIC. NO. 42748
DATE: XX/XX/XX

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
CHASKA CREEK BOULEVARD
STORM SEWER

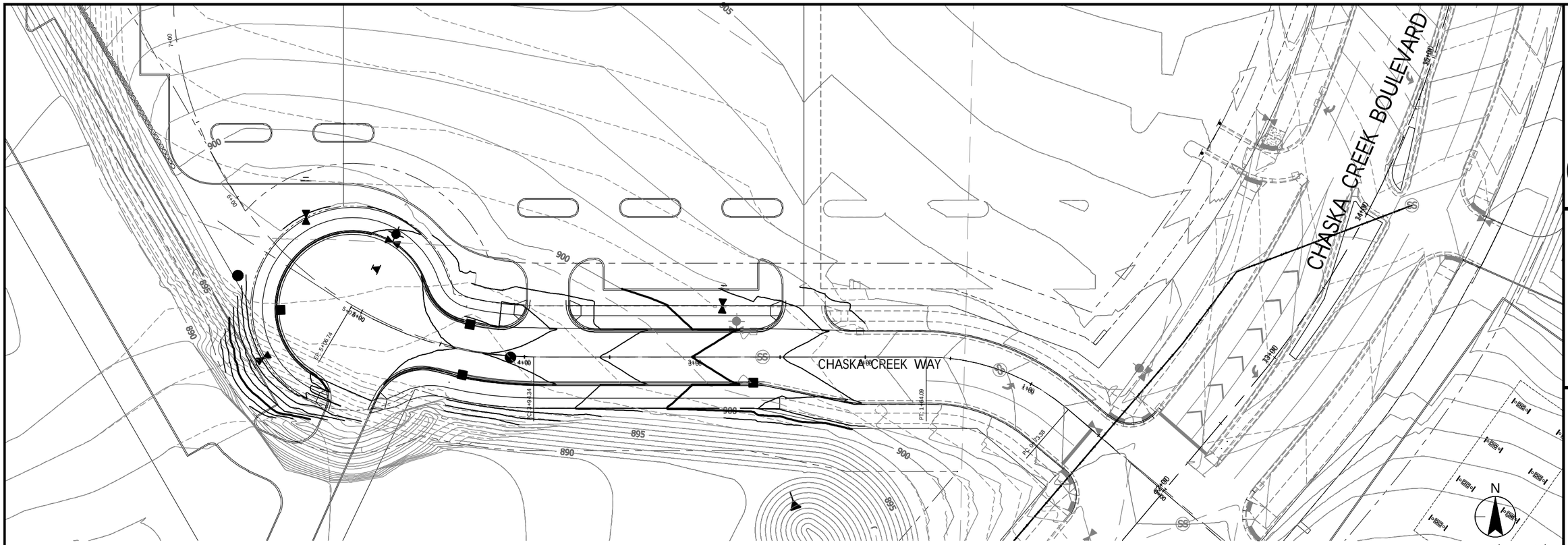
NO	REVISION	DATE
1	BID SET	2018

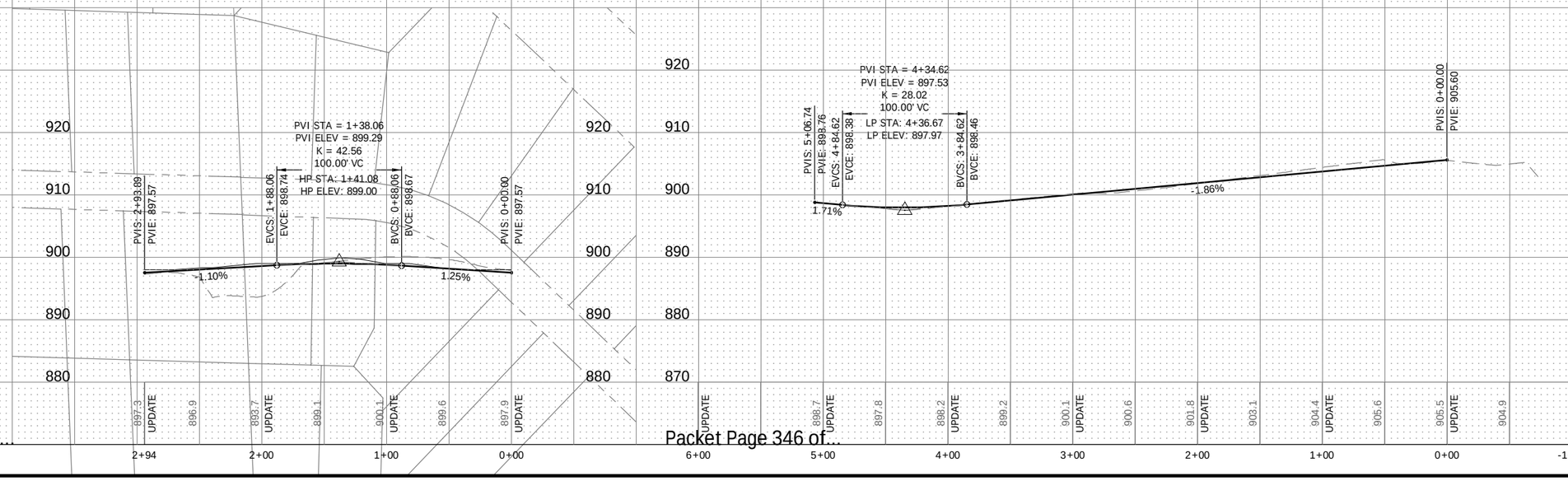
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C5.02

Date: 2/7/2018 - 6:35 pm
Login: tlong
Xrefs: 193804283_C500.dwg, 193804283_Title.dwg, 193804283_C-DET.dwg, 193804283_C-NOTES.dwg, 193804283_C-PROP.dwg, 193804283_C-SWPPP.dwg, 193804283_C-TYP.dwg, 193804283_C-UTIL.dwg, 193804283_C-XSEC.dwg, 193804283_C-XSEC2.dwg, 193804283_C-XSEC3.dwg, 193804283_C-XSEC4.dwg, 193804283_C-XSEC5.dwg, 193804283_C-XSEC6.dwg, 193804283_C-XSEC7.dwg, 193804283_C-XSEC8.dwg, 193804283_C-XSEC9.dwg, 193804283_C-XSEC10.dwg, 193804283_C-XSEC11.dwg, 193804283_C-XSEC12.dwg, 193804283_C-XSEC13.dwg, 193804283_C-XSEC14.dwg, 193804283_C-XSEC15.dwg, 193804283_C-XSEC16.dwg, 193804283_C-XSEC17.dwg, 193804283_C-XSEC18.dwg, 193804283_C-XSEC19.dwg, 193804283_C-XSEC20.dwg, 193804283_C-XSEC21.dwg, 193804283_C-XSEC22.dwg, 193804283_C-XSEC23.dwg, 193804283_C-XSEC24.dwg, 193804283_C-XSEC25.dwg, 193804283_C-XSEC26.dwg, 193804283_C-XSEC27.dwg, 193804283_C-XSEC28.dwg, 193804283_C-XSEC29.dwg, 193804283_C-XSEC30.dwg, 193804283_C-XSEC31.dwg, 193804283_C-XSEC32.dwg, 193804283_C-XSEC33.dwg, 193804283_C-XSEC34.dwg, 193804283_C-XSEC35.dwg, 193804283_C-XSEC36.dwg, 193804283_C-XSEC37.dwg, 193804283_C-XSEC38.dwg, 193804283_C-XSEC39.dwg, 193804283_C-XSEC40.dwg, 193804283_C-XSEC41.dwg, 193804283_C-XSEC42.dwg, 193804283_C-XSEC43.dwg, 193804283_C-XSEC44.dwg, 193804283_C-XSEC45.dwg, 193804283_C-XSEC46.dwg, 193804283_C-XSEC47.dwg, 193804283_C-XSEC48.dwg, 193804283_C-XSEC49.dwg, 193804283_C-XSEC50.dwg, 193804283_C-XSEC51.dwg, 193804283_C-XSEC52.dwg, 193804283_C-XSEC53.dwg, 193804283_C-XSEC54.dwg, 193804283_C-XSEC55.dwg, 193804283_C-XSEC56.dwg, 193804283_C-XSEC57.dwg, 193804283_C-XSEC58.dwg, 193804283_C-XSEC59.dwg, 193804283_C-XSEC60.dwg, 193804283_C-XSEC61.dwg, 193804283_C-XSEC62.dwg, 193804283_C-XSEC63.dwg, 193804283_C-XSEC64.dwg, 193804283_C-XSEC65.dwg, 193804283_C-XSEC66.dwg, 193804283_C-XSEC67.dwg, 193804283_C-XSEC68.dwg, 193804283_C-XSEC69.dwg, 193804283_C-XSEC70.dwg, 193804283_C-XSEC71.dwg, 193804283_C-XSEC72.dwg, 193804283_C-XSEC73.dwg, 193804283_C-XSEC74.dwg, 193804283_C-XSEC75.dwg, 193804283_C-XSEC76.dwg, 193804283_C-XSEC77.dwg, 193804283_C-XSEC78.dwg, 193804283_C-XSEC79.dwg, 193804283_C-XSEC80.dwg, 193804283_C-XSEC81.dwg, 193804283_C-XSEC82.dwg, 193804283_C-XSEC83.dwg, 193804283_C-XSEC84.dwg, 193804283_C-XSEC85.dwg, 193804283_C-XSEC86.dwg, 193804283_C-XSEC87.dwg, 193804283_C-XSEC88.dwg, 193804283_C-XSEC89.dwg, 193804283_C-XSEC90.dwg, 193804283_C-XSEC91.dwg, 193804283_C-XSEC92.dwg, 193804283_C-XSEC93.dwg, 193804283_C-XSEC94.dwg, 193804283_C-XSEC95.dwg, 193804283_C-XSEC96.dwg, 193804283_C-XSEC97.dwg, 193804283_C-XSEC98.dwg, 193804283_C-XSEC99.dwg, 193804283_C-XSEC100.dwg, 193804283_C-XSEC101.dwg, 193804283_C-XSEC102.dwg, 193804283_C-XSEC103.dwg, 193804283_C-XSEC104.dwg, 193804283_C-XSEC105.dwg, 193804283_C-XSEC106.dwg, 193804283_C-XSEC107.dwg, 193804283_C-XSEC108.dwg, 193804283_C-XSEC109.dwg, 193804283_C-XSEC110.dwg, 193804283_C-XSEC111.dwg, 193804283_C-XSEC112.dwg, 193804283_C-XSEC113.dwg, 193804283_C-XSEC114.dwg, 193804283_C-XSEC115.dwg, 193804283_C-XSEC116.dwg, 193804283_C-XSEC117.dwg, 193804283_C-XSEC118.dwg, 193804283_C-XSEC119.dwg, 193804283_C-XSEC120.dwg, 193804283_C-XSEC121.dwg, 193804283_C-XSEC122.dwg, 193804283_C-XSEC123.dwg, 193804283_C-XSEC124.dwg, 193804283_C-XSEC125.dwg, 193804283_C-XSEC126.dwg, 193804283_C-XSEC127.dwg, 193804283_C-XSEC128.dwg, 193804283_C-XSEC129.dwg, 193804283_C-XSEC130.dwg, 193804283_C-XSEC131.dwg, 193804283_C-XSEC132.dwg, 193804283_C-XSEC133.dwg, 193804283_C-XSEC134.dwg, 193804283_C-XSEC135.dwg, 193804283_C-XSEC136.dwg, 193804283_C-XSEC137.dwg, 193804283_C-XSEC138.dwg, 193804283_C-XSEC139.dwg, 193804283_C-XSEC140.dwg, 193804283_C-XSEC141.dwg, 193804283_C-XSEC142.dwg, 193804283_C-XSEC143.dwg, 193804283_C-XSEC144.dwg, 193804283_C-XSEC145.dwg, 193804283_C-XSEC146.dwg, 193804283_C-XSEC147.dwg, 193804283_C-XSEC148.dwg, 193804283_C-XSEC149.dwg, 193804283_C-XSEC150.dwg, 193804283_C-XSEC151.dwg, 193804283_C-XSEC152.dwg, 193804283_C-XSEC153.dwg, 193804283_C-XSEC154.dwg, 193804283_C-XSEC155.dwg, 193804283_C-XSEC156.dwg, 193804283_C-XSEC157.dwg, 193804283_C-XSEC158.dwg, 193804283_C-XSEC159.dwg, 193804283_C-XSEC160.dwg, 193804283_C-XSEC161.dwg, 193804283_C-XSEC162.dwg, 193804283_C-XSEC163.dwg, 193804283_C-XSEC164.dwg, 193804283_C-XSEC165.dwg, 193804283_C-XSEC166.dwg, 193804283_C-XSEC167.dwg, 193804283_C-XSEC168.dwg, 193804283_C-XSEC169.dwg, 193804283_C-XSEC170.dwg, 193804283_C-XSEC171.dwg, 193804283_C-XSEC172.dwg, 193804283_C-XSEC173.dwg, 193804283_C-XSEC174.dwg, 193804283_C-XSEC175.dwg, 193804283_C-XSEC176.dwg, 193804283_C-XSEC177.dwg, 193804283_C-XSEC178.dwg, 193804283_C-XSEC179.dwg, 193804283_C-XSEC180.dwg, 193804283_C-XSEC181.dwg, 193804283_C-XSEC182.dwg, 193804283_C-XSEC183.dwg, 193804283_C-XSEC184.dwg, 193804283_C-XSEC185.dwg, 193804283_C-XSEC186.dwg, 193804283_C-XSEC187.dwg, 193804283_C-XSEC188.dwg, 193804283_C-XSEC189.dwg, 193804283_C-XSEC190.dwg, 193804283_C-XSEC191.dwg, 193804283_C-XSEC192.dwg, 193804283_C-XSEC193.dwg, 193804283_C-XSEC194.dwg, 193804283_C-XSEC195.dwg, 193804283_C-XSEC196.dwg, 193804283_C-XSEC197.dwg, 193804283_C-XSEC198.dwg, 193804283_C-XSEC199.dwg, 193804283_C-XSEC200.dwg, 193804283_C-XSEC201.dwg, 193804283_C-XSEC202.dwg, 193804283_C-XSEC203.dwg, 193804283_C-XSEC204.dwg, 193804283_C-XSEC205.dwg, 193804283_C-XSEC206.dwg, 193804283_C-XSEC207.dwg, 193804283_C-XSEC208.dwg, 193804283_C-XSEC209.dwg, 193804283_C-XSEC210.dwg, 193804283_C-XSEC211.dwg, 193804283_C-XSEC212.dwg, 193804283_C-XSEC213.dwg, 193804283_C-XSEC214.dwg, 193804283_C-XSEC215.dwg, 193804283_C-XSEC216.dwg, 193804283_C-XSEC217.dwg, 193804283_C-XSEC218.dwg, 193804283_C-XSEC219.dwg, 193804283_C-XSEC220.dwg, 193804283_C-XSEC221.dwg, 193804283_C-XSEC222.dwg, 193804283_C-XSEC223.dwg, 193804283_C-XSEC224.dwg, 193804283_C-XSEC225.dwg, 193804283_C-XSEC226.dwg, 193804283_C-XSEC227.dwg, 193804283_C-XSEC228.dwg, 193804283_C-XSEC229.dwg, 193804283_C-XSEC230.dwg, 193804283_C-XSEC231.dwg, 193804283_C-XSEC232.dwg, 193804283_C-XSEC233.dwg, 193804283_C-XSEC234.dwg, 193804283_C-XSEC235.dwg, 193804283_C-XSEC236.dwg, 193804283_C-XSEC237.dwg, 193804283_C-XSEC238.dwg, 193804283_C-XSEC239.dwg, 193804283_C-XSEC240.dwg, 193804283_C-XSEC241.dwg, 193804283_C-XSEC242.dwg, 193804283_C-XSEC243.dwg, 193804283_C-XSEC244.dwg, 193804283_C-XSEC245.dwg, 193804283_C-XSEC246.dwg, 193804283_C-XSEC247.dwg, 193804283_C-XSEC248.dwg, 193804283_C-XSEC249.dwg, 193804283_C-XSEC250.dwg, 193804283_C-XSEC251.dwg, 193804283_C-XSEC252.dwg, 193804283_C-XSEC253.dwg, 193804283_C-XSEC254.dwg, 193804283_C-XSEC255.dwg, 193804283_C-XSEC256.dwg, 193804283_C-XSEC257.dwg, 193804283_C-XSEC258.dwg, 193804283_C-XSEC259.dwg, 193804283_C-XSEC260.dwg, 193804283_C-XSEC261.dwg, 193804283_C-XSEC262.dwg, 193804283_C-XSEC263.dwg, 193804283_C-XSEC264.dwg, 193804283_C-XSEC265.dwg, 193804283_C-XSEC266.dwg, 193804283_C-XSEC267.dwg, 193804283_C-XSEC268.dwg, 193804283_C-XSEC269.dwg, 193804283_C-XSEC270.dwg, 193804283_C-XSEC271.dwg, 193804283_C-XSEC272.dwg, 193804283_C-XSEC273.dwg, 193804283_C-XSEC274.dwg, 193804283_C-XSEC275.dwg, 193804283_C-XSEC276.dwg, 193804283_C-XSEC277.dwg, 193804283_C-XSEC278.dwg, 193804283_C-XSEC279.dwg, 193804283_C-XSEC280.dwg, 193804283_C-XSEC281.dwg, 193804283_C-XSEC282.dwg, 193804283_C-XSEC283.dwg, 193804283_C-XSEC284.dwg, 193804283_C-XSEC285.dwg, 193804283_C-XSEC286.dwg, 193804283_C-XSEC287.dwg, 193804283_C-XSEC288.dwg, 193804283_C-XSEC289.dwg, 193804283_C-XSEC290.dwg, 193804283_C-XSEC291.dwg, 193804283_C-XSEC292.dwg, 193804283_C-XSEC293.dwg, 193804283_C-XSEC294.dwg, 193804283_C-XSEC295.dwg, 193804283_C-XSEC296.dwg, 193804283_C-XSEC297.dwg, 193804283_C-XSEC298.dwg, 193804283_C-XSEC299.dwg, 193804283_C-XSEC300.dwg, 193804283_C-XSEC301.dwg, 193804283_C-XSEC302.dwg, 193804283_C-XSEC303.dwg, 193804283_C-XSEC304.dwg, 193804283_C-XSEC305.dwg, 193804283_C-XSEC306.dwg, 193804283_C-XSEC307.dwg, 193804283_C-XSEC308.dwg, 193804283_C-XSEC309.dwg, 193804283_C-XSEC310.dwg, 193804283_C-XSEC311.dwg, 193804283_C-XSEC312.dwg, 193804283_C-XSEC313.dwg, 193804283_C-XSEC314.dwg, 193804283_C-XSEC315.dwg, 193804283_C-XSEC316.dwg, 193804283_C-XSEC317.dwg, 193804283_C-XSEC318.dwg, 193804283_C-XSEC319.dwg, 193804283_C-XSEC320.dwg, 193804283_C-XSEC321.dwg, 193804283_C-XSEC322.dwg, 193804283_C-XSEC323.dwg, 193804283_C-XSEC324.dwg, 193804283_C-XSEC325.dwg, 193804283_C-XSEC326.dwg, 193804283_C-XSEC327.dwg, 193804283_C-XSEC328.dwg, 193804283_C-XSEC329.dwg, 193804283_C-XSEC330.dwg, 193804283_C-XSEC331.dwg, 193804283_C-XSEC332.dwg, 193804283_C-XSEC333.dwg, 193804283_C-XSEC334.dwg, 193804283_C-XSEC335.dwg, 193804283_C-XSEC336.dwg, 193804283_C-XSEC337.dwg, 193804283_C-XSEC338.dwg, 193804283_C-XSEC339.dwg, 193804283_C-XSEC340.dwg, 193804283_C-XSEC341.dwg, 193804283_C-XSEC342.dwg, 193804283_C-XSEC343.dwg, 193804283_C-XSEC344.dwg, 193804283_C-XSEC345.dwg, 193804283_C-XSEC346.dwg, 193804283_C-XSEC347.dwg, 193804283_C-XSEC348.dwg, 193804283_C-XSEC349.dwg, 193804283_C-XSEC350.dwg, 193804283_C-XSEC351.dwg, 193804283_C-XSEC352.dwg, 193804283_C-XSEC353.dwg, 193804283_C-XSEC354.dwg, 193804283_C-XSEC355.dwg, 193804283_C-XSEC356.dwg, 193804283_C-XSEC357.dwg, 193804283_C-XSEC358.dwg, 193804283_C-XSEC359.dwg, 193804283_C-XSEC360.dwg, 193804283_C-XSEC361.dwg, 193804283_C-XSEC362.dwg, 193804283_C-XSEC363.dwg, 193804283_C-XSEC364.dwg, 193804283_C-XSEC365.dwg, 193804283_C-XSEC366.dwg, 193804283_C-XSEC367.dwg, 193804283_C-XSEC368.dwg, 193804283_C-XSEC369.dwg, 193804283_C-XSEC370.dwg, 193804283_C-XSEC371.dwg, 193804283_C-XSEC372.dwg, 193804283_C-XSEC373.dwg, 193804283_C-XSEC374.dwg, 193804283_C-XSEC375.dwg, 193804283_C-XSEC376.dwg, 193804283_C-XSEC377.dwg, 193804283_C-XSEC378.dwg, 193804283_C-XSEC379.dwg, 193804283_C-XSEC380.dwg, 193804283_C-XSEC381.dwg, 193804283_C-XSEC382.dwg, 193804283_C-XSEC383.dwg, 193804283_C-XSEC384.dwg, 193804283_C-XSEC385.dwg, 193804283_C-XSEC386.dwg, 193804283_C-XSEC387.dwg, 193804283_C-XSEC388.dwg, 193804283_C-XSEC389.dwg, 193804283_C-XSEC390.dwg, 193804283_C-XSEC391.dwg, 193804283_C-XSEC392.dwg, 193804283_C-XSEC393.dwg, 193804283_C-XSEC394.dwg, 193804283_C-XSEC395.dwg, 193804283_C-XSEC396.dwg, 193804283_C-XSEC397.dwg, 193804283_C-XSEC398.dwg, 193804283_C-XSEC399.dwg, 193804283_C-XSEC400.dwg, 193804283_C-XSEC401.dwg, 193804283_C-XSEC402.dwg, 193804283_C-XSEC403.dwg, 193804283_C-XSEC404.dwg, 193804283_C-XSEC405.dwg, 193804283_C-XSEC406.dwg, 193804283_C-XSEC407.dwg, 193804283_C-XSEC408.dwg, 193804283_C-XSEC409.dwg, 193804283_C-XSEC410.dwg, 193804283_C-XSEC411.dwg, 193804283_C-XSEC412.dwg, 193804283_C-XSEC413.dwg, 193804283_C-XSEC414.dwg, 193804283_C-XSEC415.dwg, 193804283_C-XSEC416.dwg, 193804283_C-XSEC417.dwg, 193804283_C-XSEC418.dwg, 193804283_C-XSEC419.dwg, 193804283_C-XSEC420.dwg, 193804283_C-XSEC421.dwg, 193804283_C-XSEC422.dwg, 193804283_C-XSEC423.dwg, 193804283_C-XSEC424.dwg, 193804283_C-XSEC425.dwg, 193804283_C-XSEC426.dwg, 193804283_C-XSEC427.dwg, 193804283_C-XSEC428.dwg, 193804283_C-XSEC429.dwg, 193804283_C-XSEC430.dwg, 193804283_C-XSEC431.dwg, 193804283_C-XSEC432.dwg, 193804283_C-XSEC433.dwg, 193804283_C-XSEC434.dwg, 193804283_C-XSEC435.dwg, 193804283_C-XSEC436.dwg, 193804283_C-XSEC437.dwg, 193804283_C-XSEC438.dwg, 193804283_C-XSEC439.dwg, 193804283_C-XSEC440.dwg, 193804283_C-XSEC441.dwg, 193804283_C-XSEC442.dwg, 193804283_C-XSEC443.dwg, 193804283_C-XSEC444.dwg, 193804283_C-XSEC445.dwg, 193804283_C-XSEC446.dwg, 193804283_C-XSEC447.dwg, 193804283_C-XSEC448.dwg, 193804283_C-XSEC449.dwg, 193804283_C-XSEC450.dwg, 193804283_C-XSEC451.dwg, 193804283_C-XSEC452.dwg, 193804283_C-XSEC453.dwg, 193804283_C-XSEC454.dwg, 193804283_C-XSEC455.dwg, 193804283_C-XSEC456.dwg, 193804283_C-XSEC457.dwg, 193804283_C-XSEC458.dwg, 193804283_C-XSEC459.dwg, 193804283_C-XSEC460.dwg, 193804283_C-XSEC461.dwg, 193804283_C-XSEC462.dwg, 193804283_C-XSEC463.dwg, 193804283_C-XSEC464.dwg, 193804283_C-XSEC465.dwg, 193804283_C-XSEC466.dwg, 193804283_C-XSEC467.dwg, 193804283_C-XSEC468.dwg, 193804283_C-XSEC469.dwg, 193804283_C-XSEC470.dwg, 193804283_C-XSEC471.dwg, 193804283_C-XSEC472.dwg, 193804283_C-XSEC473.dwg, 193804283_C-XSEC474.dwg, 193804283_C-XSEC475.dwg, 193804283_C-XSEC476.dwg, 193804283_C-XSEC477.dwg, 193804283_C-XSEC478.dwg, 193804283_C-XSEC479.dwg, 193804283_C-XSEC480.dwg, 193804283_C-XSEC481.dwg, 193804283_C-XSEC482.dwg, 193804283_C-XSEC483.dwg, 193804283_C-XSEC484.dwg, 193804283_C-XSEC485.dwg, 193804283_C-XSEC486.dwg, 193804283_C-XSEC487.dwg, 193804283_C-XSEC488.dwg, 193804283_C-XSEC489.dwg, 193804283_C-XSEC490.dwg, 193804283_C-XSEC491.dwg, 193804283_C-XSEC492.dwg, 193804283_C-XSEC493.dwg, 193804283_C-XSEC494.dwg, 193804283_C-XSEC495.dwg, 193804283_C-XSEC496.dwg, 193804283_C-XSEC497.dwg, 193804283_C-XSEC498.dwg, 193804283_C-XSEC499.dwg, 193804283_C-XSEC500.dwg
Layouts: 193804283_Boulder, 193804283-3X3T, 193804283-3X3T, 193804283-3X4O, 193804283-3X4O, 193804283-3X5R, 193804283-3X5T, 20637.08-CVBASE

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. ALL REPORTS, PLANS, DRAWINGS AND DATA GENERATED BY STANTEC FOR THIS PROJECT ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.





Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: _____ LIC. NO. 42748

DATE: XX/XX/XX

CITY OF CHASKA, MINNESOTA

CHASKA CREEK LANE PHASE 2

CHASKA CREEK WAY

STREET PLAN AND PROFILE

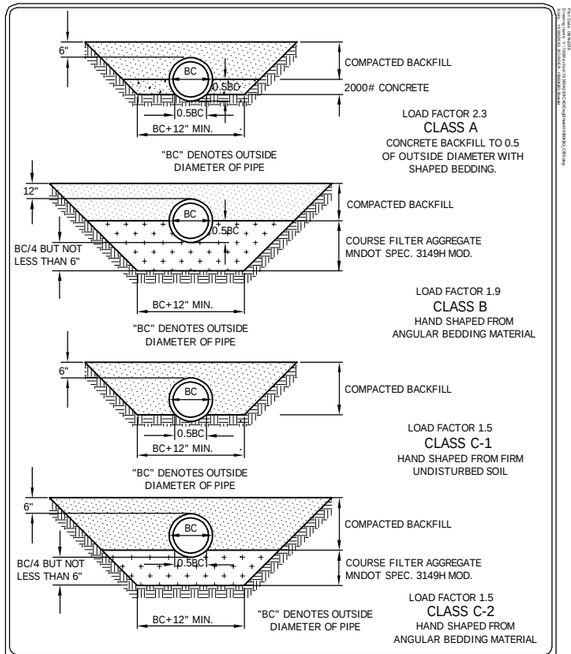
NO	REVISION	DATE
1	BID SET	2018

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193804283

SHEET NUMBER
C6.01

Date: 2018.4.20 18 - 7:52pm
Login: tlembke
Xrefs: 193804283 Boarder_193804283XST, 193804283-XSNO, 193804283XSP-OTHR, 193804283XSR-, 193804283XST, 193804283XSS, 20637-08-CVBASE, 193804283XSNZ, 193804283XSRD

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SUBCONTRACTORS COMPLY WITH ALL APPLICABLE REGULATIONS. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

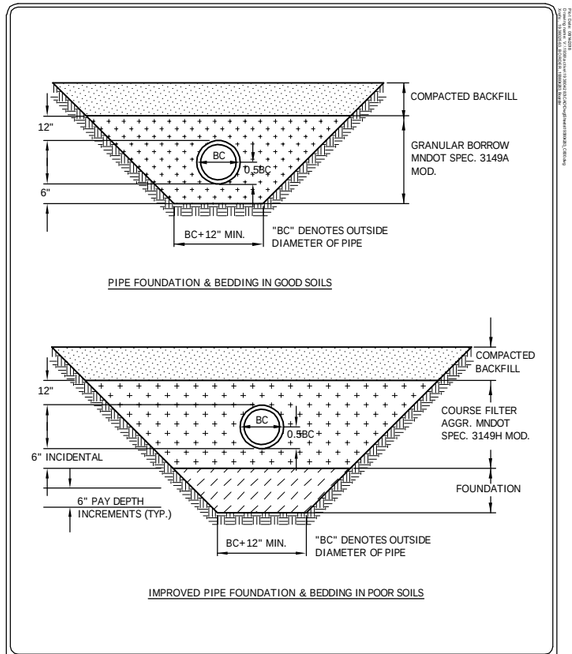


BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6



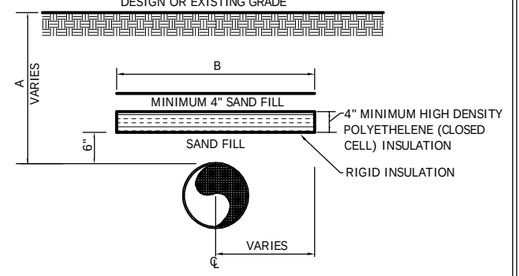
BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. GEN-7

NOTE: WATER MAIN BURIED LESS THAN 7.5' TO BE APPROVED BY OWNER



NOTE: PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED. STAGGER/ OFFSET JOINTS 2' MINIMUM BETWEEN SHEET LAYERS.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

INSULATION DETAIL

CHASKA, MINNESOTA

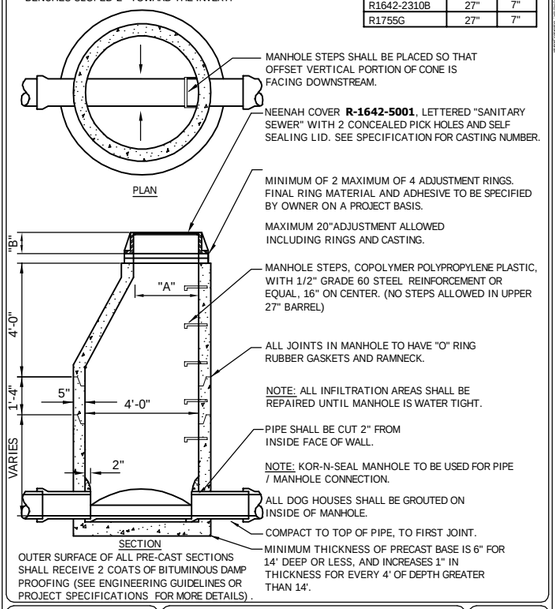
LAST REVISION: APRIL 2016

PLATE NO. GEN-8

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

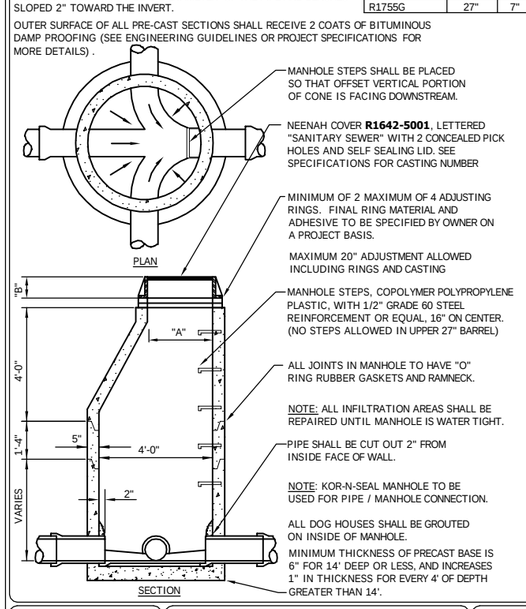
PLATE NO. SAN-1

PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

FRAME	A	B
R16420245	27"	7"
R1755G	27"	7"

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .



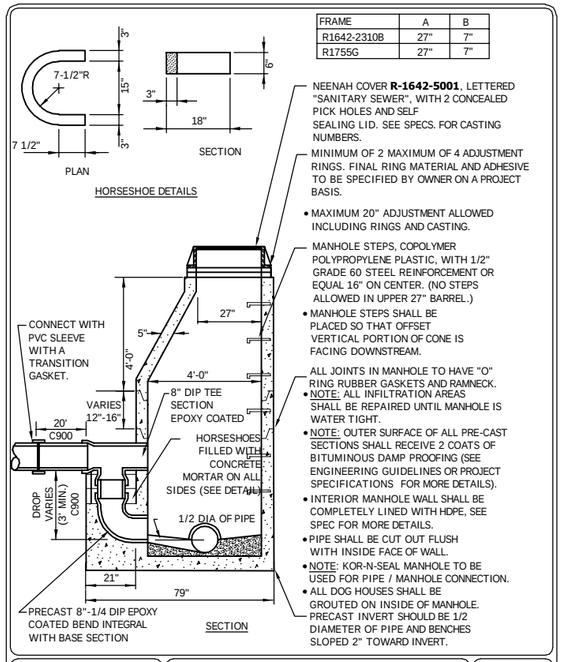
SANITARY SEWER JUNCTION MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. SAN-2

FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. SAN-4

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42248

DATE:

CITY OF CHASKA, MINNESOTA

CHASKA CREEK LANE PHASE 2

STANDARD DETAILS

NO	REVISION	DATE
1	BID SET	2018

SURVEY

DRAWN

DESIGNED

CHECKED

APPROVED

PROJ. NO. 193804283

SHEET NUMBER C8.01

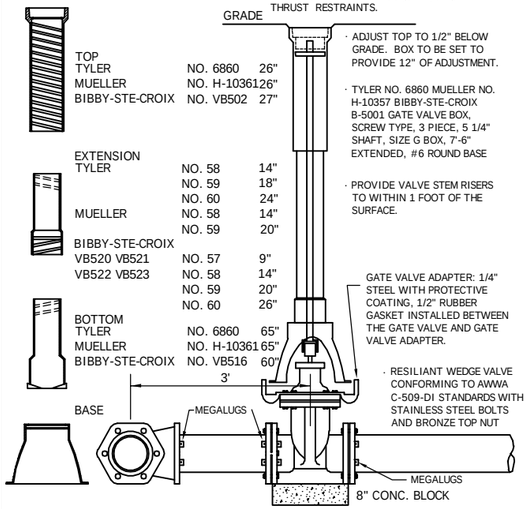
Plotted: Date 2017 4:20:18 - 7:38pm
Xrefs: 193804283_BORDER_193804283_C900.dwg
Xrefs: 193804283_BORDER_193804283_Border

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

DROP LID
TYLER NO. 6860
MUELLER NO. H-10361
BIBBY-STE-CROIX NO. B-5160

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

- PROVIDE POLYWRAP AROUND ALL WATERMAIN
- 7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.
- RESTRAIN TEE AND VALVE WITH EPOXY COATED MEGALUG (OR EQUAL) THRUST RESTRAINTS.



TOP		
TYLER	NO. 6860	26"
MUELLER	NO. H-10361	26"
BIBBY-STE-CROIX	NO. VB502	27"
EXTENSION		
TYLER	NO. 58	14"
	NO. 59	18"
	NO. 60	24"
MUELLER	NO. 58	14"
	NO. 59	20"
BIBBY-STE-CROIX		
VB520 VB521	NO. 57	9"
VB522 VB523	NO. 58	14"
	NO. 59	20"
	NO. 60	26"
BOTTOM		
TYLER	NO. 6860	65"
MUELLER	NO. H-10361	65"
BIBBY-STE-CROIX	NO. VB516	60"

- ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.
- TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE
- PROVIDE VALVE STEM RISERS TO WITHIN 1 FOOT OF THE SURFACE.
- GATE VALVE ADAPTER: 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTER.
- RESILIANT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

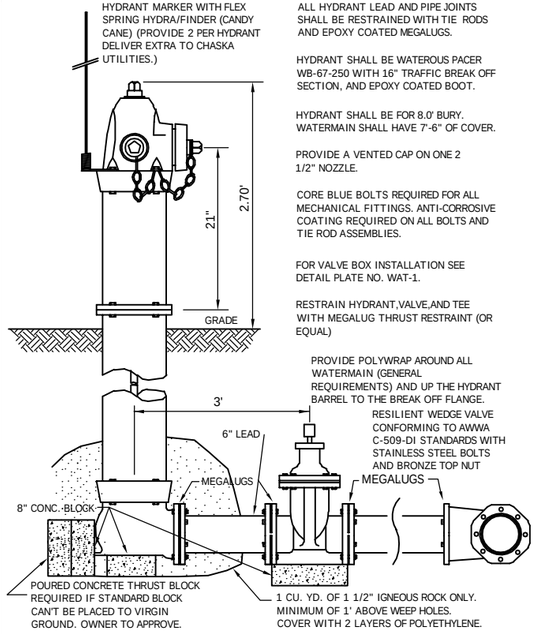
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: March 2017

PLATE NO. WAT-1



ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE WATEROUS PACER WB-67-250 WITH 16" TRAFFIC BREAK OFF SECTION, AND EPOXY COATED BOOT.

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE A VENTED CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

VALVE AND HYDRANT INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: March 2017

PLATE NO. WAT-2

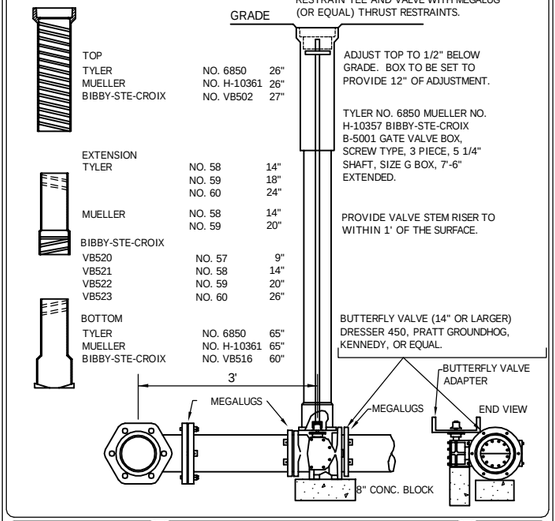
DROP LID
TYLER NO. 6850 OR 6860
MUELLER NO. H-10361
BIBBY-STE-CROIX NO. B-5160

NOTES: CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

PROVIDE POLYWRAP AROUND ALL WATERMAIN

7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.

RESTRAIN TEE AND VALVE WITH MEGALUG (OR EQUAL) THRUST RESTRAINTS.



TOP		
TYLER	NO. 6850	26"
MUELLER	NO. H-10361	26"
BIBBY-STE-CROIX	NO. VB502	27"
EXTENSION		
TYLER	NO. 58	14"
	NO. 59	18"
	NO. 60	24"
MUELLER	NO. 58	14"
	NO. 59	20"
BIBBY-STE-CROIX		
VB520	NO. 57	9"
VB521	NO. 58	14"
VB522	NO. 59	20"
VB523	NO. 60	26"
BOTTOM		
TYLER	NO. 6850	65"
MUELLER	NO. H-10361	65"
BIBBY-STE-CROIX	NO. VB516	60"

ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.

TYLER NO. 6850 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED.

PROVIDE VALVE STEM RISER TO WITHIN 1' OF THE SURFACE.

BUTTERFLY VALVE (14" OR LARGER) DRESSER 450, PRATT GROUNDHOG, KENNEDY, OR EQUAL.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

BUTTERFLY VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

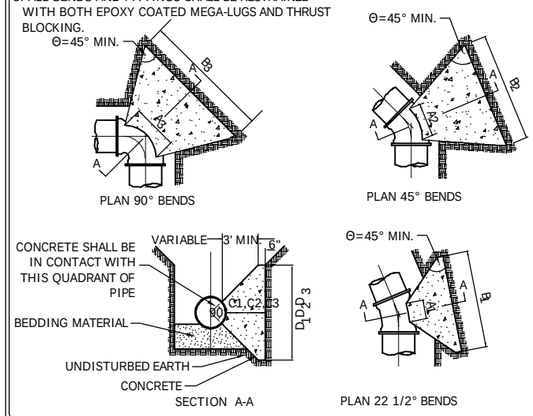
LAST REVISION: APRIL 2016

PLATE NO. WAT-3

NOTES:

1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

BUTTRESS DIMENSIONS							
PIPE	22 1/2° BEND		45° BEND		90° BEND		
SIZE	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"



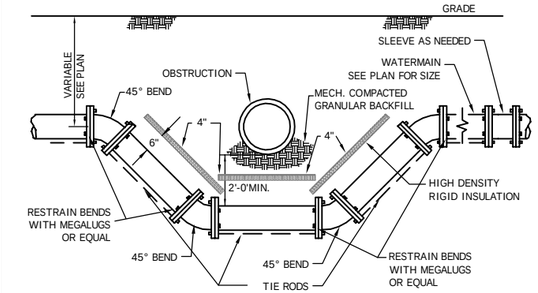
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2005

PLATE NO. WAT-4



1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED
4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.
5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.
6. INSTALL POLYETHELENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

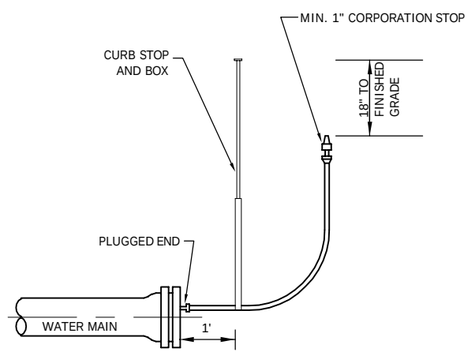
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. WAT-6



AFTER MEETING TEST REQUIREMENTS THE AIR BLEED LINE SHALL BE DISCONNECTED AT THE PLUG WITH NO ADDITIONAL COMPENSATION.

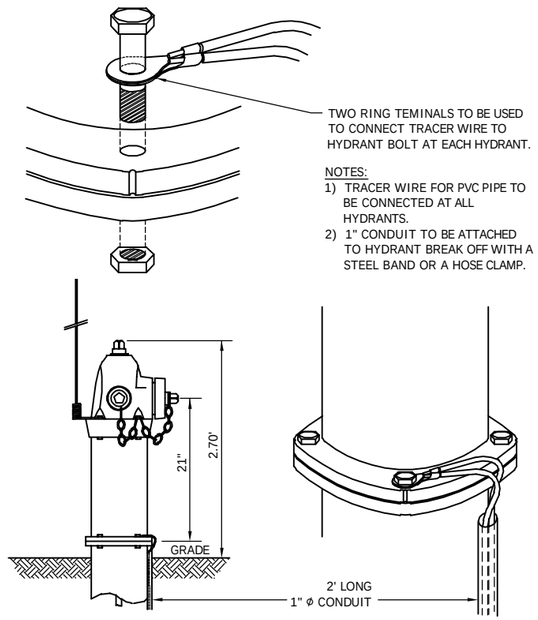
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPICAL AIR BLEED INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. WAT-9



NOTES:

1) TRACER WIRE FOR PVC PIPE TO BE CONNECTED AT ALL HYDRANTS.
2) 1" CONDUIT TO BE ATTACHED TO HYDRANT BREAK OFF WITH A STEEL BAND OR A HOSE CLAMP.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TRACER WIRE FOR PVC WATER MAIN

CHASKA, MN

LAST REVISION: APRIL 2008

PLATE NO. WAT-10

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

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

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42248

DATE:

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER C8.02

Plotted: Date 2/27/2018 - 7:38pm
User Name: eric.lembke
Xrefs: 193804283_BORDER, 193804283_C600.dwg
Drawing: J:\193804283\Design\CADD\Dwg\Sheets\193804283_C600.dwg

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

GROUT BOTTOM OF MANHOLE TO 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

FRAME	A	B
R1642-2310B	27"	7"

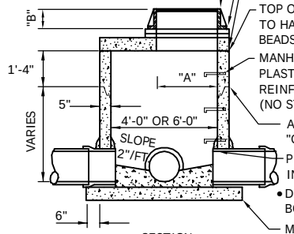
FOR OFF-ROAD SITUATIONS, USE R1916F CASTING MARKED "STORM SEWER", WITH TWO CONCEALED PICK HOLES.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24". PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL 24 " AND OVER.

PLAN

MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.

NEENAH COVER **R1642-5040** OR EQUAL, LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.



SECTION

NOTE: A MINIMUM SLOPE OF 1% IS REQUIRED ACROSS THE INVERT.

- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- 6" PRECAST REINFORCED CONCRETE MANHOLE SLAB WITH MINIMUM #4 BARS AT 5" O.C. EACH WAY AND 2-#4 BARS AT ALL SIDES OF OPENING. FOR 6' DIA. MANHOLE, A MINIMUM 8" PRECAST SLAB IS REQUIRED.
- TOP OF BARREL SECTION BELOW TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR EQUAL.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEP ALLOWED IN UPPER 27" BARREL.)
- ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.
- PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.
- DOGHOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE.
- MINIMUM SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH 6"X6" 10/10 MESH.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

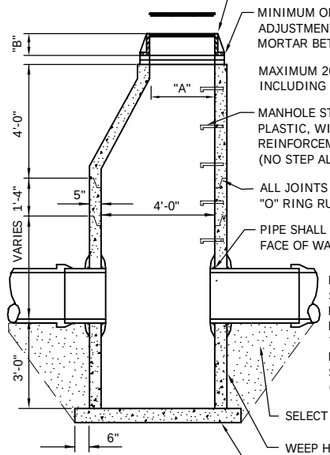
STORM SEWER JUNCTION MANHOLE WITH REINFORCED TOP SLAB

CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. STO-3

FRAME	A	B
R1642-2310B	27"	7"



SECTION

- NEENAH COVER **R1642-5040** OR EQUAL LETTERED, "STORM SEWER", WITH 2 CONCEALED PICK HOLES.
- MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.
- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEP ALLOWED IN UPPER 27" BARREL.)
- ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.
- PIPE SHALL BE CUT OUT 2" FROM FACE OF WALL.
- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM FOR ALL LINES UP TO 24"ø. PLACE STEPS ON RIGHT HAND SIDE WHEN FACING DOWN STREAM FOR ALL LINES 24"ø AND OVER.
- SELECT GRANULAR BACKFILL MATERIAL
- WEEP HOLES TO BE PROVIDED AT ENGINEER DISCRETION
- MINIMUM SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATHER THAN 14', AND REINFORCE WITH 6"X6" 10/10 MESH.

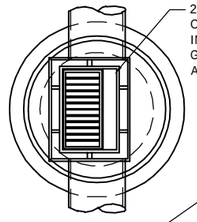
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

PERFORATED SUMP MANHOLE

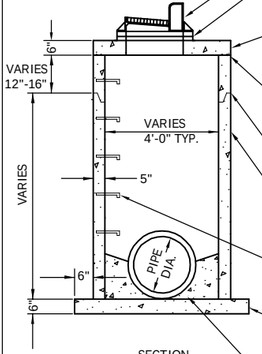
CHASKA, MINNESOTA

LAST REVISION: MARCH 2017

PLATE NO. STO-4



PLAN



SECTION

- 24"X36" SLAB OPENING FOR NEENAH R3067V OR ESS. BROS. 330 HIGH CAPACITY OR EQUAL. INSTALL R3290L FOR DRIVEWAYS AND VALLEY GUTTERS. INSTALL R3290VB BI-DIRECTIONAL AT LOW POINTS. (VANE GRATE SHOWN)
- DIMENSION FROM BACK OF CURB TO CENTER OF PIPE.
  - 4' DIA. MH - 9" IN FROM BACK OF CURB
  - 5' DIA. MH - 3" IN FROM BACK OF CURB
  - 6' DIA. MH - 3" BEHIND BACK OF CURB
  - 7' DIA. MH - 9" BEHIND BACK OF CURB
  - 8' DIA. MH - 15" BEHIND BACK OF CURB
- MORTAR BOLT HOLES IN BACK OF FRAME.
- MINIMUM OF 2 MAXIMUM OF 4 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING.
- 6" PRECAST REINFORCED CONCRETE SLAB. FOR 6' DIA. MANHOLE, AN 8" PRECAST SLAB IS REQUIRED.
- TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR EQUAL.
- ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.
- PRECAST CONCRETE SECTION
- DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.
- MANHOLE STEPS SHALL BE PLACED BELOW THE DOWNSTREAM CORNER OF THE OPENING NEAREST THE STREET.
- MINIMUM SLAB THICKNESS, 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6"X6" 10/10 MESH.
- GROUT BOTTOM

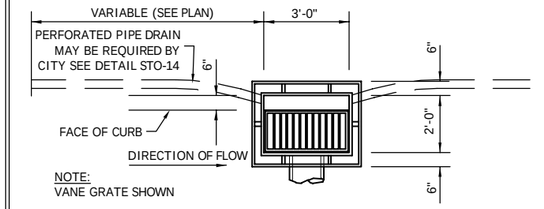
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPE II CATCHBASIN MANHOLE

CHASKA, MINNESOTA

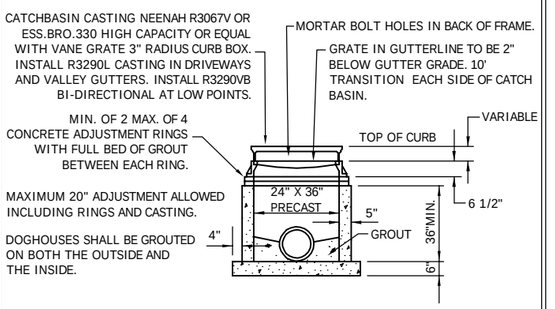
LAST REVISION: MARCH 2008

PLATE NO. STO-5



NOTE: VANE GRATE SHOWN

PLAN



SECTION

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

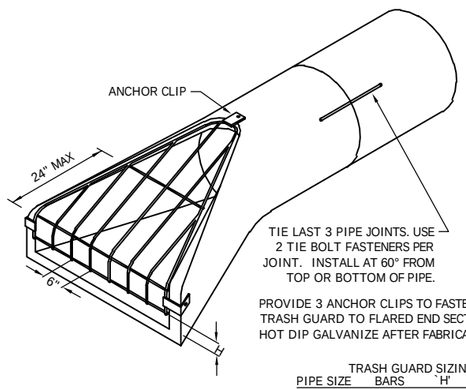
TYPE II CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STO-6

SEE CITY PLATE NO. STO-10 FOR RIPRAP PLACEMENT.



ISOMETRIC

TRASH GUARD SIZING

PIPE SIZE	BARS	'H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"
15"	3/4"Ø	3"	5/8"
18"	3/4"Ø	4"	5/8"
21"-24"	1"Ø	4"	3/4"
27"-36"	1"Ø	5"	3/4"
42"	1"Ø	6"	3/4"
48"-54"	1 1/4"Ø	6"	1"
60"-72"	1 1/4"Ø	7"	1"
78"-90"	1 1/4"Ø	8"	1"

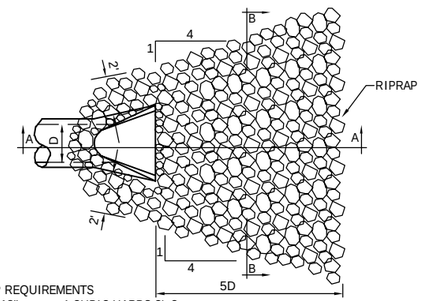
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

FLARED END SECTION AND TRASH GUARD

CHASKA, MINNESOTA

LAST REVISION: FEB. 1995

PLATE NO. STO-10

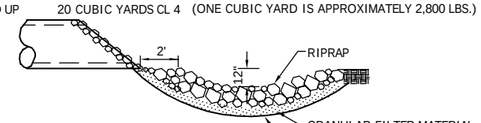


RIPRAP REQUIREMENTS

12" TO 18"	4 CUBIC YARDS CL.3
21" TO 27"	8 CUBIC YARDS CL.3
30" TO 36"	12 CUBIC YARDS CL.3
42" TO 48"	16 CUBIC YARDS CL.3
54" AND UP	20 CUBIC YARDS CL 4

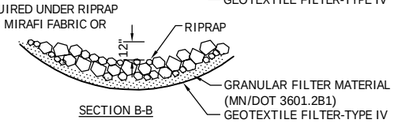
(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)

PLAN



SECTION A-A

NOTE
FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL



SECTION B-B

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

RIPRAP AT OUTLETS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2004

PLATE NO. STO-11

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42248

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

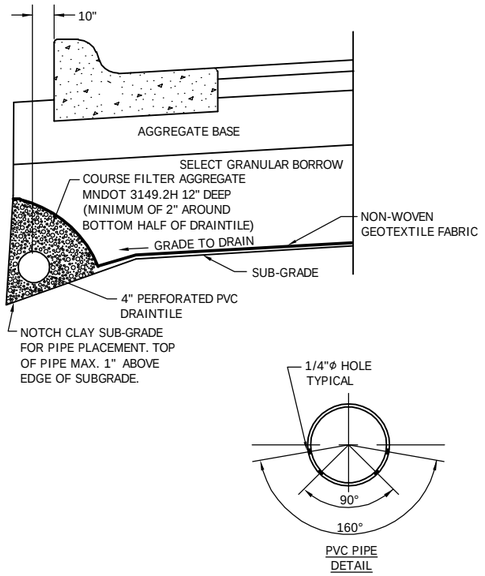
NO	REVISION	DATE
1	BID SET	2018

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193804283

SHEET NUMBER C8.03

Plotted: Date 2/7/1 4/2018 - 7:28pm
Xrefs: 193804283_C600.dwg \ 193804283_BORDER_193804283_Border
Xrefs: 193804283_BORDER_193804283_Border

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



PVC PIPE DETAIL

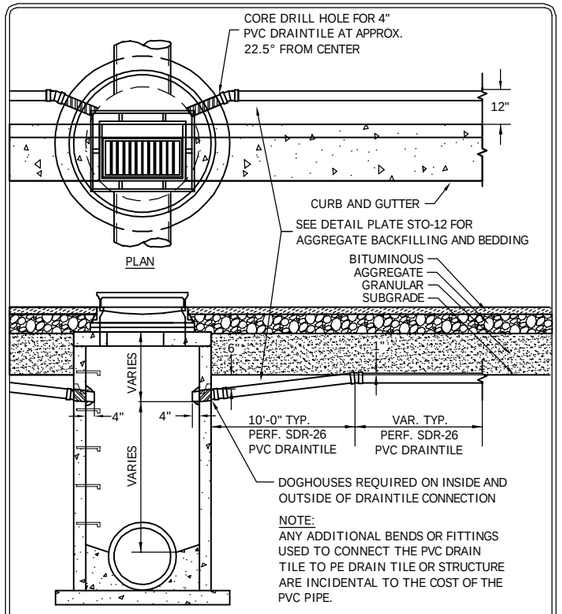
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB

CHASKA, MINNESOTA

LAST REVISION: NOV. 2016

PLATE NO. STO-12



NOTE:
ANY ADDITIONAL BENDS OR FITTINGS USED TO CONNECT THE PVC DRAIN TILE TO PE DRAIN TILE OR STRUCTURE ARE INCIDENTAL TO THE COST OF THE PVC PIPE.

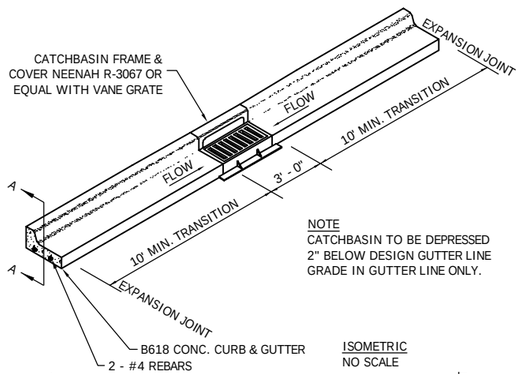
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE

CHASKA, MINNESOTA

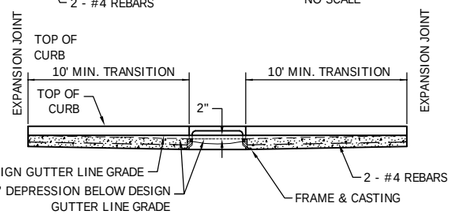
LAST REVISION: APRIL 2016

PLATE NO. STO-14



NOTE
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE IN GUTTER LINE ONLY.

ISOMETRIC
NO SCALE



SECTION A-A
NO SCALE

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

B618 CURB & GUTTER CONSTRUCTION AT CATCHBASIN

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

PLATE NO. STR-4

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: _____ LIC. NO. 42748

DATE: XX/XX/XX

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

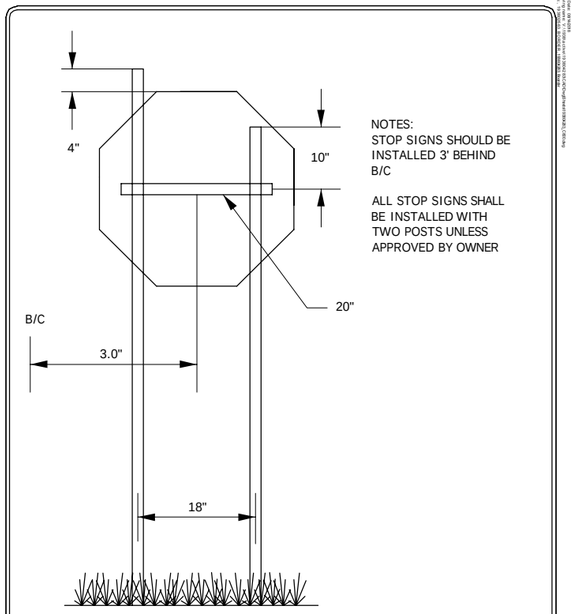
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C8.04

Plotted: Date 2018.4.20 18 - 7:45pm
Xrefs: 193804283_BORDER_193804283_Border
Path: I:\193804283\CAD\Dwg\Sheets\193804283_C600.dwg

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS BEFORE SUBMITTING THEM TO STANTEC. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



NOTES:
STOP SIGNS SHOULD BE INSTALLED 3' BEHIND B/C

ALL STOP SIGNS SHALL BE INSTALLED WITH TWO POSTS UNLESS APPROVED BY OWNER

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

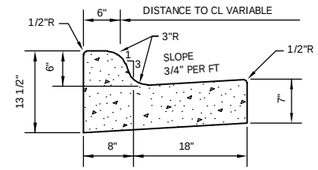
STOP SIGN INSTALLATION DETAIL

CHASKA, MINNESOTA

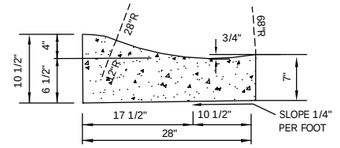
LAST REVISION: JUNE 2012

PLATE NO. STR-15

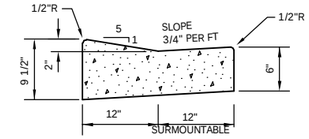
CONCRETE MATERIALS AS FOLLOWS:
3F52 - MANUAL PLACEMENT
3F32 - SLIP FORM PLACEMENT



MNDOT B618



SURMOUNTABLE



DRIVEWAY

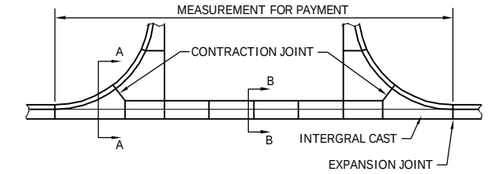
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

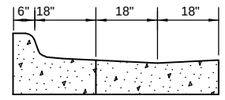
CURB AND GUTTER

CHASKA, MINNESOTA

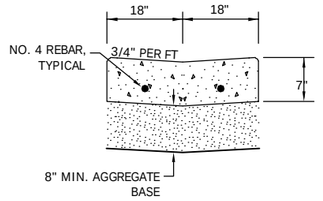
LAST REVISION: APRIL 2016

PLATE NO. STR-1





SECTION A-A
THRU B618 C&G



SECTION B-B
THRU
CONCRETE VALLEY
GUTTER

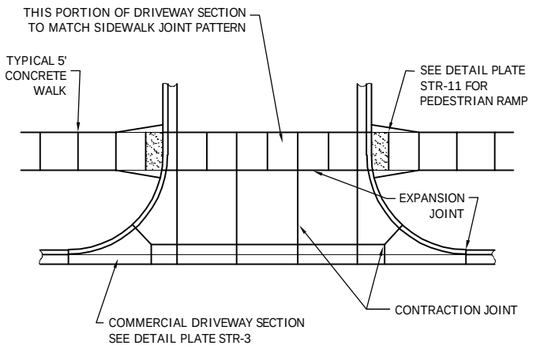
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-3



SEE DRIVEWAY DETAIL PLATE STR-2 FOR CONCRETE THICKNESS AND PANEL WIDTH

ADDITIONAL JOINTS MAY BE ADDED AT CONTRACTORS DISCRETION AND OWNERS APPROVAL

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TYPICAL SECTION FOR SIDEWALK
ACROSS COMMERCIAL DRIVEWAY

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-12

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42748

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

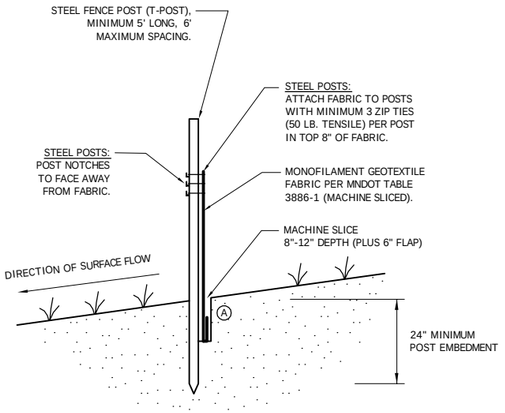
NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER C8.05

Date: 2017.4/20 18 - 7:40pm
Login: ...
Xrefs: 193804283_BORDER, 193804283_Border

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY DUTY (ERO-1B) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

(A) COMPACTION:
AFTER "SLICING" IN THE FABRIC AND *BEFORE* INSTALLATION OF STEEL POSTS, DRIVE INSTALLATION EQUIPMENT OVER THE "SLICE" WHILE FABRIC IS LAYING ON THE GROUND. *THEN* INSTALL THE POSTS AND PULL UP FABRIC TO ATTACH AT A UNIFORM HEIGHT.

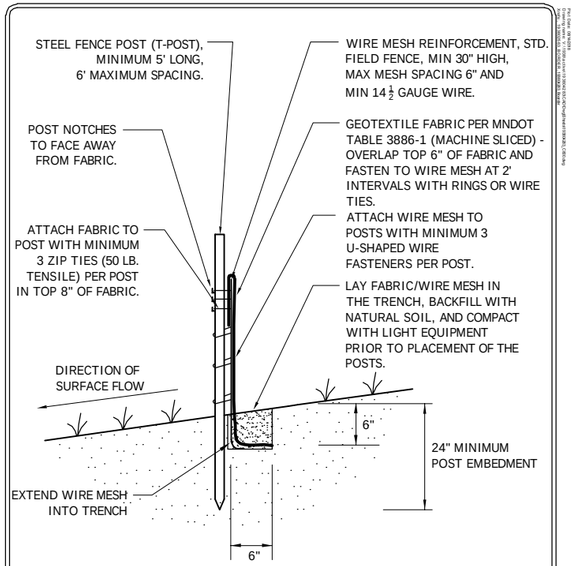
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SILT FENCE
MACHINE SLICED

CHASKA, MN

LAST REVISION: APRIL 2011

PLATE NO. ERO-1A



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

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SILT FENCE
HEAVY DUTY

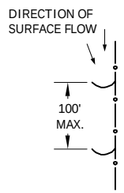
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1B

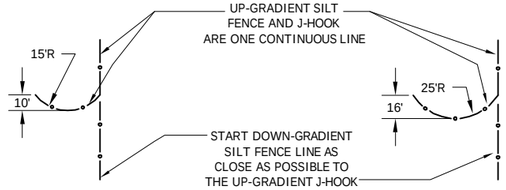
PLAN VIEW

I. SPACING REQUIREMENTS



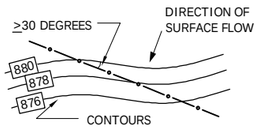
NOTE: SPACING DISTANCES WILL VARY, BUT ARE NOT TO EXCEED 100 FEET.

II. SIZING REQUIREMENTS: J15, J25



J15 - FOR CATCHMENT AREA <0.25 ACRES

J25 - FOR CATCHMENT AREA ≥0.25 ACRES



NOTE:
J-HOOKS SHALL BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

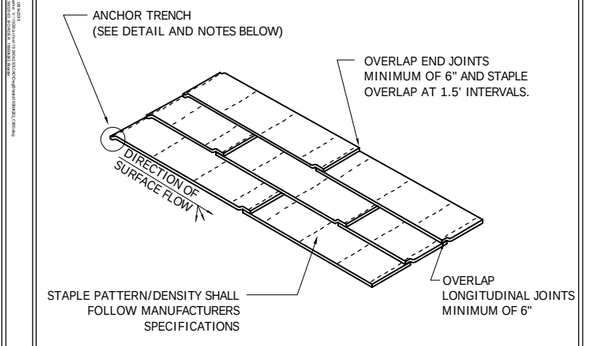
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SILT FENCE
J-HOOK

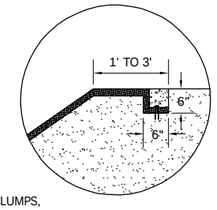
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1D



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



NOTE:
SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

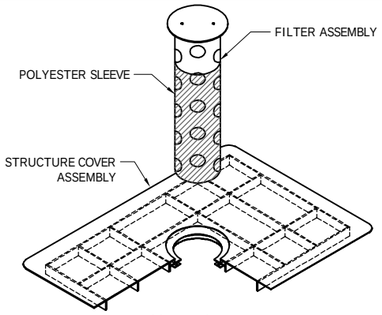
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

EROSION CONTROL BLANKET INSTALLATION

CHASKA, MINNESOTA

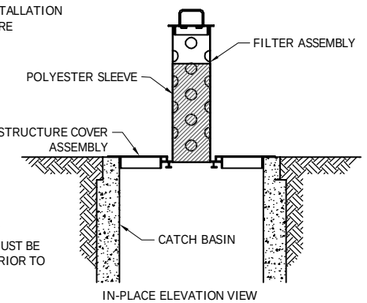
LAST REVISION: APRIL 2008

PLATE NO. ERO-2



ISOMETRIC VIEW

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE OR TOP SLAB.



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

IN-PLACE ELEVATION VIEW

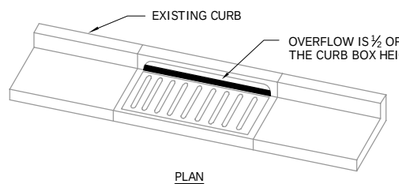
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

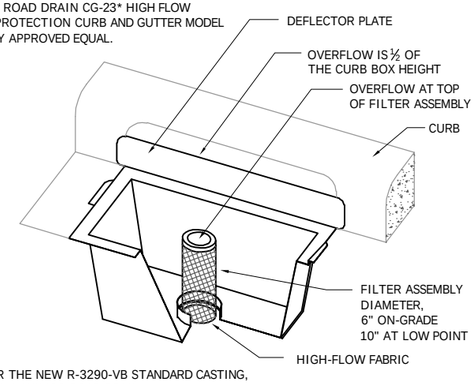
LAST REVISION: APRIL 2008

PLATE NO. ERO-4A



PLAN

WIMCO ROAD DRAIN CG-23* HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.



* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION

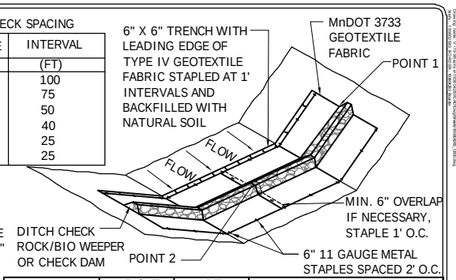
CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

DITCH CHECK SPACING

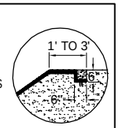
DITCH GRADE (%)	INTERVAL (FT)
2	100
4	75
6	50
8	40
10	25
10+	25

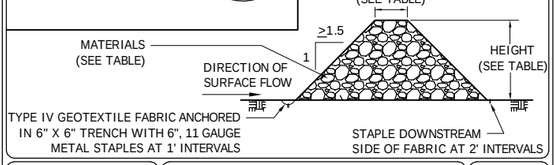


NOTE:
POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

	HEIGHT (INCHES)	WIDTH (INCHES)	MATERIAL
SMALL CHECK	24	12 - 18	MnDOT 3601 CLASS II RIP RAP
LARGE CHECK	36	24 - 30	MnDOT 3601 CLASS III RIP RAP
ROCK WEEPER	18	6 - 12	MnDOT 3882 TYPE 9 MULCH (1 1/2" WASHED ROCK)

ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT





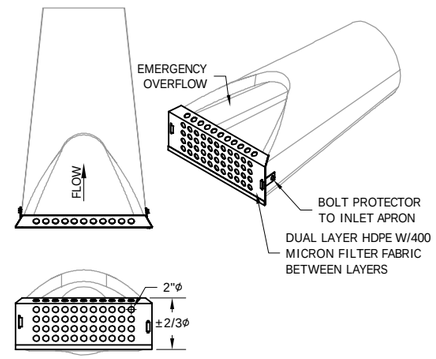
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

DITCH CHECK / WEEPER SIZING AND MATERIALS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-5



- FILTER FABRIC MAY BE REPLACED AS REQUIRED BY REMOVING BOLTS OR RIVETS CONNECTING HDPE LAYERS AND BOLTING OR RIVETING BACK TOGETHER.
- DEVICES SHOWN ARE AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS. INFRASAFE - CULVERT INLET PROTECTOR.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

FLARED END EROSION CONTROL

CHASKA, MINNESOTA

LAST REVISION: FEB 2005

PLATE NO. ERO-6

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

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

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42748

DATE:

NO	REVISION	DATE
1	BID SET	2018

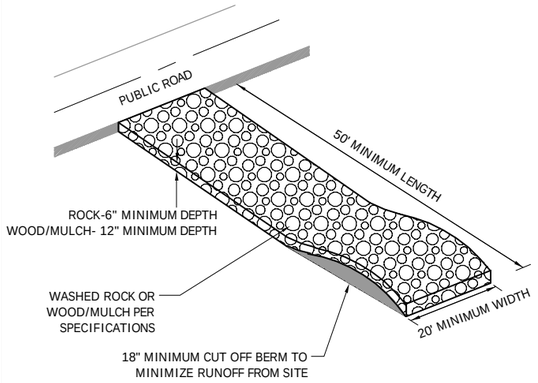
SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED

PROJ. NO. 193804283

SHEET NUMBER C8.06

K:\CHA\193804283_CHASKA CREEK LANE PHASE 2\CAD\Dwg\Sheets\193804283_C800.dwg
Date: 2/7/2019 - 7:40pm
User: Eric.Lembke
Xrefs: 193804283_BORDER, 193804283_Border

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO STANTEC IMMEDIATELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY STANTEC 72 HOURS IN ADVANCE OF ANY DEVIATIONS FROM THESE PLANS. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



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

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

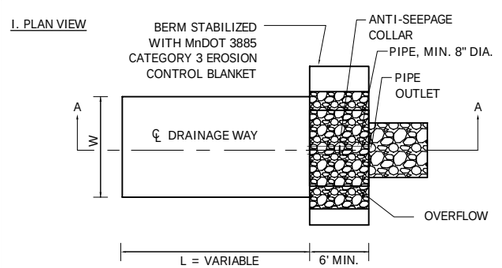
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

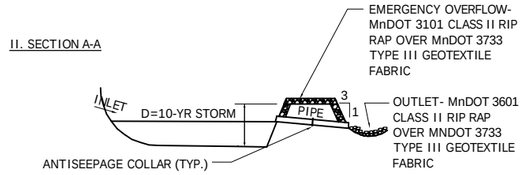
LAST REVISION: APRIL 2008

PLATE NO. ERO-7

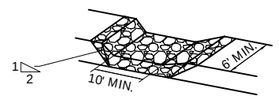
I. PLAN VIEW



II. SECTION A-A



III. BASIN EMERGENCY OVERFLOW



NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

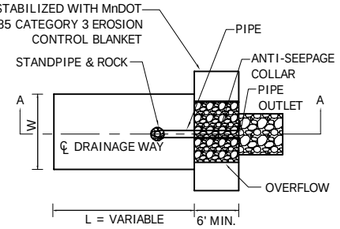
TEMPORARY SEDIMENTATION BASIN
PIPE OUTLET

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

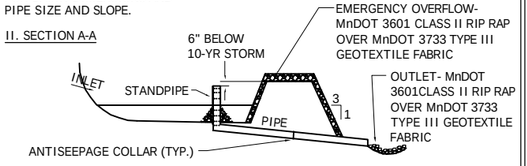
PLATE NO. ERO-8A

I. PLAN VIEW

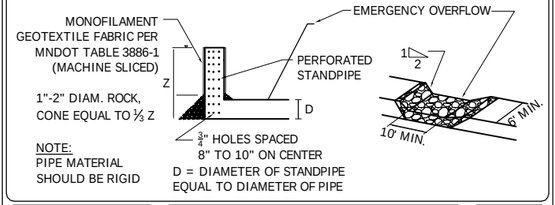


NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

II. SECTION A-A



III. BASIN STANDPIPE AND EMERGENCY OVERFLOW



NOTE:
PIPE MATERIAL SHOULD BE RIGID

D = DIAMETER OF STANDPIPE EQUAL TO DIAMETER OF PIPE

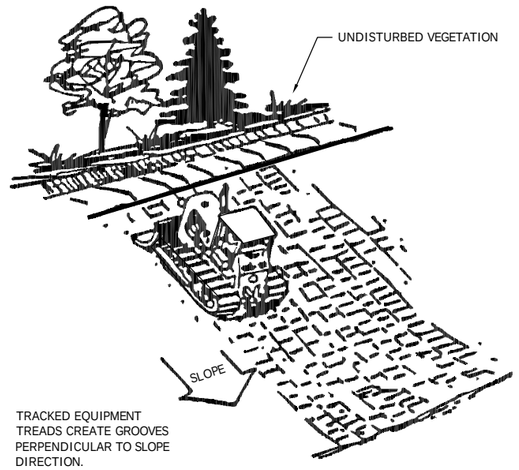
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

TEMPORARY SEDIMENTATION BASIN
STANDPIPE OUTLET

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-8B



TRACKED EQUIPMENT
TREADS CREATE GROOVES
PERPENDICULAR TO SLOPE
DIRECTION.

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

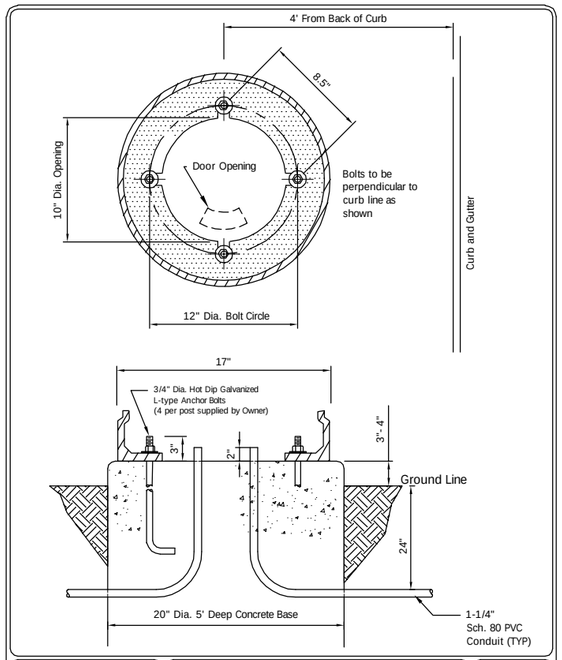
Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

SLOPE TRACKING

CHASKA, MINNESOTA

LAST REVISION: FEB 2004

PLATE NO. ERO-10



Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

LIGHT POLE
ANCHORAGE GUIDE
AND LOCATION

CHASKA, MINNESOTA

LAST REVISION: JULY 2013

PLATE NO. ELC-01

Stantec
2335 Highway 36 W
St. Paul, MN 55113
www.stantec.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 UNDER THE LAWS OF THE STATE OF

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: XX/XX/XX LIC. NO. 42748

DATE:

CITY OF CHASKA, MINNESOTA
CHASKA CREEK LANE PHASE 2
STANDARD DETAILS

NO	REVISION	DATE
1	BID SET	2018

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193804283

SHEET NUMBER
C8.07

Plotted: Date 2021.4.20 18 - 7:41pm
Xrefs: 193804283_BORDER_11x17.dwg, 193804283_TITLE.dwg
Path: T:\Projects\193804283\CAD\Dwg\Sheets\193804283_C800.dwg

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **August 20, 2018**

Paid and Unpaid Invoices:
Check #'s 324364-324600 **$1,246,154.68**

Paid Electronic Invoices:
Wire #'s 1611-1617 **$39,000.94**

Amount for Approval-Council Meeting:
August 20, 2018 **$1,285,155.62**

Checks

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106897 A-1 STRIPES INC									
21237 CHECK DATE: 08/21/2018		08/06/2018	082118	324388	12,096.00	09/06/2018	INV	PD	PAINTING OF CITY CROSSWAL
100026 DENWIN INC									
K71542/2 CHECK DATE: 08/21/2018		07/30/2018	082118	324389	5.98	08/30/2018	INV	PD	TV show stand
103825 ACUSHNET COMPANY									
906194102 CHECK DATE: 08/13/2018		07/16/2018	081318	324368	2,897.81	08/15/2018	INV	PD	range balls
906256890 CHECK DATE: 08/21/2018		07/31/2018	082118	324390	76.48	09/29/2018	INV	PD	resale
906257233 CHECK DATE: 08/21/2018		07/31/2018	082118	324390	248.78	09/29/2018	INV	PD	resale
906257270 CHECK DATE: 08/21/2018		07/31/2018	082118	324390	1,492.84	09/29/2018	INV	PD	resale
906266233 CHECK DATE: 08/21/2018		08/02/2018	082118	324390	529.38	10/01/2018	INV	PD	resale
					5,245.29				
100036 ADAM'S PEST CONTROL INC									
2685075 CHECK DATE: 08/21/2018		07/11/2018	082118	324391	60.04	08/11/2018	INV	PD	pest control
100843 AH HERMEL COMPANY									
720264 CHECK DATE: 08/21/2018		07/11/2018	082118	324392	30.84	08/11/2018	INV	PD	Vending
721685 CHECK DATE: 08/21/2018		07/18/2018	082118	324392	61.15	08/18/2018	INV	PD	Vending
722845 CHECK DATE: 08/21/2018		07/25/2018	082118	324392	811.62	08/24/2018	INV	PD	concession supplies
722889 CHECK DATE: 08/21/2018		07/25/2018	082118	324392	159.50	08/25/2018	INV	PD	Vending
723596 CHECK DATE: 08/21/2018		07/27/2018	082118	324392	140.92	08/27/2018	INV	PD	firemens concession, AOA

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
723798		07/30/2018	082118	324392	22.62	08/30/2018	INV	PD	firemen's concessions 7/3
CHECK DATE: 08/21/2018									
724013		08/01/2018	082118	324392	179.57	08/31/2018	INV	PD	firemen's concession 8/1
CHECK DATE: 08/21/2018									
724217		08/01/2018	082118	324392	82.90	08/31/2018	INV	PD	firemens concession 8/1 o
CHECK DATE: 08/21/2018									
724674		08/03/2018	082118	324392	167.06	09/03/2018	INV	PD	firemens concession 8/3 o
CHECK DATE: 08/21/2018									
725198		08/08/2018	082118	324392	500.26	09/07/2018	INV	PD	CCC vending
CHECK DATE: 08/21/2018									
					2,156.44				
100049 AIR COMPRESSORS PLUS									
42561CHASKACOMMU		07/20/2018	082118	324393	72.00	08/19/2018	INV	PD	air compressor oil
CHECK DATE: 08/21/2018									
100082 AMERICAN FLAGPOLE & FLAG CO									
141153		07/25/2018	082118	324394	149.70	08/25/2018	INV	PD	Flags
CHECK DATE: 08/21/2018									
100076 AMERICAN BUSINESS FORMS INC									
INV03663166		07/30/2018	082118	324395	65.20	08/30/2018	INV	PD	HRC tatoos for River City
CHECK DATE: 08/21/2018									
INV03666663		07/30/2018	082118	324395	342.93	08/30/2018	INV	PD	HRC fans for River City D
CHECK DATE: 08/21/2018									
					408.13				
100096 AMERICAN TEST CENTER									
2181765		07/20/2018	082118	324396	5,435.00	08/20/2018	INV	PD	ANNUAL SAFETY INSPECTION
CHECK DATE: 08/21/2018									
100097 AMERICAN TIME & SIGNAL CO									
802685		07/26/2018	082118	324397	103.22	08/25/2018	INV	PD	light fixture guard
CHECK DATE: 08/21/2018									
802952		08/01/2018	082118	324397	889.00	09/01/2018	INV	PD	light fixture guards
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					992.22				
100103 ANCOM TECHNICAL CENTER									
80804		08/06/2018	082118	324398	260.00	09/05/2018	INV	PD	HEAD SET REPAIR
CHECK DATE: 08/21/2018									
80933		08/09/2018	082118	324398	202.00	09/08/2018	INV	PD	#300 RADIO REPAIR
CHECK DATE: 08/21/2018									
					462.00				
100119 SHAKOPEE VALLEY FORD									
FOCS849749		03/29/2018	082118	324399	59.99	08/09/2018	INV	PD	POLICE #1142
CHECK DATE: 08/21/2018									
100122 ARAMARK REFRESHMENT SERVICES									
7445520		07/24/2018	082118	324400	102.65	08/24/2018	INV	PD	Coffee-Elections, Breakro
CHECK DATE: 08/21/2018									
106963 ARBOR PARK II LLC									
260407950-2018-1		08/06/2018	082118	324401	1,491.00	09/06/2018	INV	PD	AUG REBATE-BUSINESS COOLI
CHECK DATE: 08/21/2018									
100155 AUBURN MANOR									
SEP 2018	180000	08/14/2018	082118	324402	200.00	09/01/2018	INV	PD	SEP 2018 SENIOR CITIZEN D
CHECK DATE: 08/21/2018									
104837 BELLE PLAINE BLOCK & TILE INC									
0111498-IN		07/18/2018	082118	324403	300.65	08/18/2018	INV	PD	DRAIN TILE 11 BUNKER
CHECK DATE: 08/21/2018									
100188 BERRY COFFEE COMPANY									
581092		08/01/2018	082118	324404	75.95	08/31/2018	INV	PD	lodge coffee
CHECK DATE: 08/21/2018									
106967 DAVID WALBRIDGE									
56852		08/08/2018	082118	324405	350.00	09/08/2018	INV	PD	Big Fun Show 8/21/18
CHECK DATE: 08/21/2018									
100201 BCBSM INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
180802008683 CHECK DATE: 08/16/2018		08/02/2018	081618	324373	146,350.84	08/20/2018	INV	PD	SEP 2018 EMP MED INS PREM
102279 BOLTON & MENK INC									
0220569 CHECK DATE: 08/21/2018		07/19/2018	082118	324406	9,711.50	08/19/2018	INV	PD	2018 FUNDING PURSUITS
0220573 CHECK DATE: 08/21/2018		07/19/2018	082118	324406	70.00	08/19/2018	INV	PD	RETAIL SITE REDEVELOPMENT
					9,781.50				
100214 BORDER STATES INDUSTRIES INC									
915712296 CHECK DATE: 08/21/2018	180148	07/17/2018	082118	324407	869.83	08/17/2018	INV	PD	COND CU 6 BARE SOFT DRAWN
915810979 CHECK DATE: 08/21/2018		07/31/2018	082118	324407	372.59	08/31/2018	INV	PD	ALLEN WRENCH
915861490 CHECK DATE: 08/21/2018		08/07/2018	082118	324407	1,272.80	09/25/2018	INV	PD	WO#46141 DBL OH CIRCUIT
915881925 CHECK DATE: 08/21/2018	180153	08/09/2018	082118	324407	819.45	09/25/2018	INV	PD	CONNECT LUG COMP 500, LIN
					3,334.67				
106999 BREKKE, MARILYNN									
31414 CHECK DATE: 08/21/2018		08/14/2018	082118	324408	46.09	09/14/2018	INV	PD	METER DEPOSIT REFUND-110
106971 BRENNER, ANTHONY									
2004404.002 CHECK DATE: 08/16/2018		08/13/2018	081618	324374	500.00	09/13/2018	INV	PD	DAMAGE DEPOSIT REFUND-8/1 PAYEE: BRENNER, ANTHONY
100275 CALLAWAY GOLF									
929449256 CHECK DATE: 08/21/2018		07/25/2018	082118	324409	86.40	09/23/2018	INV	PD	resale
929454419 CHECK DATE: 08/21/2018		07/26/2018	082118	324409	768.60	09/24/2018	INV	PD	resale
					855.00				
100314 CARVER COUNTY IS/GIS DEPT									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1992		05/10/2018	082118	324410	265.00	06/10/2018	INV	PD	MAY 2018 INTERNET SERVICE
CHECK DATE: 08/21/2018									
2015		06/14/2018	082118	324410	265.00	07/14/2018	INV	PD	JUN 2018 INTERNET SERVICE
CHECK DATE: 08/21/2018									
2037		07/12/2018	082118	324410	265.00	08/12/2018	INV	PD	JUL 2018 INTERNET SERVICE
CHECK DATE: 08/21/2018									
2058		08/14/2018	082118	324410	265.00	09/14/2018	INV	PD	AUG 2018 INTERNET SERVICE
CHECK DATE: 08/21/2018									
CSER-465		07/23/2018	082118	324410	5,445.28	08/23/2018	INV	PD	GIS SHARED POSITION - 2ND
CHECK DATE: 08/21/2018									
					6,505.28				
100323 CDW GOVERNMENT INC									
NHB6666		07/05/2018	082118	324411	2,245.90	08/04/2018	INV	PD	IP PHONES
CHECK DATE: 08/21/2018									
NPC5168		07/30/2018	082118	324411	58.59	08/29/2018	INV	PD	PC SPEAKERS
CHECK DATE: 08/21/2018									
NPG5971		07/31/2018	082118	324411	485.13	08/30/2018	INV	PD	MONITORS
CHECK DATE: 08/21/2018									
ZR00066501		07/26/2018	082118	324411	49.00	08/25/2018	INV	PD	PHONE LICENSING
CHECK DATE: 08/21/2018									
					2,838.62				
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/JUL18		08/06/2018	081618	324375	2,174.32	09/03/2018	INV	PD	JUL 2018 3210 CHASKA BLVD
CHECK DATE: 08/16/2018									
109045922/JUL18		08/06/2018	081618	324375	4,129.30	09/03/2018	INV	PD	JUL 2018 1611 PARK RIDGE
CHECK DATE: 08/16/2018									
109052076/JUL18		08/06/2018	081618	324375	2,318.31	09/03/2018	INV	PD	JUL 2018 1661 PARK RIDGE
CHECK DATE: 08/16/2018									
					8,621.93				
100337 QWEST CORPORATION									
1445626810		07/15/2018	081618	324377	11,833.00	08/14/2018	INV	PD	JUL 2018 INTERNET SERVICE
CHECK DATE: 08/16/2018									
313692512/AUG18		08/01/2018	081618	324376	251.40	08/27/2018	INV	PD	AUG 2018 TC CLUBHS PHN SV
CHECK DATE: 08/16/2018									
313773369/AUG18		08/01/2018	081618	324376	80.09	08/27/2018	INV	PD	AUG 2018 CCC BURGLAR ALAR

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/16/2018									
					12,164.49				
100338 QWEST CORPORATION									
202000790/JUL18		07/21/2018	081618	324378	3,595.06	08/20/2018	INV	PD	JUL 2018 PHN/LONG DIST SV
CHECK DATE: 08/16/2018									
100374 CHANHASSEN, CITY OF									
56819		08/06/2018	082118	324412	28.78	08/28/2018	INV	PD	JUL 2018 TH41/82ND ST SIG
CHECK DATE: 08/21/2018									
100361 CHASKA HERALD									
1002381-2018		08/03/2018	082118	324413	40.00	08/21/2018	INV	PD	CHASKA HERALD SUBSCRIPTIO
CHECK DATE: 08/21/2018									
1002430-2018		08/03/2018	082118	324413	40.00	08/21/2018	INV	PD	CHASKA HERALD SUBSCRIPTIO
CHECK DATE: 08/21/2018									
1003451-2018		08/03/2018	082118	324413	40.00	08/21/2018	INV	PD	CHASKA HERALD SUBSCRIPTIO
CHECK DATE: 08/21/2018									
					120.00				
100368 CHASKA LAUNDRY CENTER									
2153		07/31/2018	081318	324369	253.83	08/20/2018	INV	PD	towel service
CHECK DATE: 08/13/2018									
100379 CHANHASSEN SENIOR CENTER									
56694		07/26/2018	082118	324414	1,068.00	08/26/2018	INV	PD	West Side Story/Guthrie T
CHECK DATE: 08/21/2018									
103459 CITY OF CHASKA-CITY HALL									
10003000-2018-1		08/06/2018	082118	324415	25.00	09/06/2018	INV	PD	AUG REBATE-APPLIANCE
CHECK DATE: 08/21/2018									
100418 CLEARSOFT INC									
106-336		08/01/2018	082118	324416	75.00	09/01/2018	INV	PD	AUG FD WATER SOFTENER REN
CHECK DATE: 08/21/2018									
8/1/2018		08/01/2018	082118	324416	1,193.64	09/01/2018	INV	PD	softener salt-CCC
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,268.64				
100419 CLOVER CONDOMINIUM ASSN									
1005000101-9/2018	180001	08/14/2018	082118	324417	291.90	09/15/2018	INV	PD	SEP 2018 COMMUNITY ROOM D
CHECK DATE: 08/21/2018									
100428 COBRA GOLF INC									
G1362325		07/24/2018	082118	324418	103.11	08/24/2018	INV	PD	resale
CHECK DATE: 08/21/2018									
100430 COCA-COLA REFRESHMENTS USA INC									
3637204099		07/31/2018	082118	324419	396.00	08/31/2018	INV	PD	Par 30 resale pop
CHECK DATE: 08/21/2018									
100429 COORDINATED BUSINESS SYSTEMS LTD									
CNIN281764		07/06/2018	082118	324422	352.14	07/16/2018	INV	PD	JUL 2018 PRINTER CONTRACT
CHECK DATE: 08/21/2018									
CNIN284304		08/07/2018	082118	324422	349.93	08/17/2018	INV	PD	AUG 2018 PRINTER CONTRACT
CHECK DATE: 08/21/2018									
CNIN284305		08/07/2018	082118	324421	509.38	09/05/2018	INV	PD	Maintenance contract
CHECK DATE: 08/21/2018									
CNIN284396		08/07/2018	082118	324420	23.10	08/17/2018	INV	PD	HP Color M452dw
CHECK DATE: 08/21/2018									
					1,234.55				
106301 CORE AND MAIN LP									
J201229		07/19/2018	082118	324423	616.73	08/19/2018	INV	PD	CATCH BASIN COVERS
CHECK DATE: 08/21/2018									
J233284	180149	07/31/2018	082118	324423	5,325.08	08/31/2018	INV	PD	WATER STOCK GATE VALVES &
CHECK DATE: 08/21/2018									
J262641		08/01/2018	082118	324423	192.87	09/01/2018	INV	PD	NON STOCK WATER SUPPLIES
CHECK DATE: 08/21/2018									
					6,134.68				
106958 SARGENT ENTERPRISES INC									
2018134		07/30/2018	082118	324424	576.00	08/30/2018	INV	PD	FLAGS FOR VETERAN'S PARK
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104613 CP CHASKA INC									
56607		07/20/2018	082118	324425	3,000.00	08/20/2018	INV	PD	Fire & Ice food tickets F
CHECK DATE: 08/21/2018									
56608		07/20/2018	082118	324425	3,864.00	08/20/2018	INV	PD	Fire & Ice team dinner &
CHECK DATE: 08/21/2018									
					6,864.00				
106968 EMMA WEIBYE CROSBY									
56913		08/08/2018	082118	324426	100.00	09/09/2018	INV	PD	Peace in the Park Henna T
CHECK DATE: 08/21/2018									
100479 CULLIGAN-METRO BROOKLYN PARK									
57013		07/31/2018	081618	324379	115.01	08/20/2018	INV	PD	COOLER RENT & WATER-TC
CHECK DATE: 08/16/2018									
103057 CUSTOMIZED FIRE RESCUE TRAINING INC									
1306		07/20/2018	082118	324427	2,900.00	08/20/2018	INV	PD	FIRE INSPECTOR/FAO CLASS
CHECK DATE: 08/21/2018									
100490 DAKOTA SUPPLY GROUP INC									
D799042	180150	08/02/2018	082118	324428	20,600.00	09/25/2018	INV	PD	TRN UG 1500 KVA 3 PHS # 6
CHECK DATE: 08/21/2018									
106997 DEVAAN, SHELLEY									
31377		08/14/2018	082118	324429	91.70	09/14/2018	INV	PD	METER DEPOSIT REFUND-972
CHECK DATE: 08/21/2018									
103870 DIVERSIFIED PLUMBING AND HEATING INC									
24155		07/25/2018	082118	324430	1,445.00	08/25/2018	INV	PD	plumbing repair on water
CHECK DATE: 08/21/2018									
105629 DICKS SANITATION SERVICE INC									
DT0002246729		07/31/2018	082118	324431	596.99	08/30/2018	INV	PD	AUG CCC TRASH PICK UP
CHECK DATE: 08/21/2018									
107003 EISA, ABDUNUR									
32406		08/14/2018	082118	324432	52.47	09/14/2018	INV	PD	METER DEPOSIT REFUND-2915

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
102657 ENERGY MANAGEMENT SOLUTIONS INC									
9274		08/01/2018	082118	324433	6,605.68	09/05/2018	INV	PD	MONTHLY RETAINER
CHECK DATE: 08/21/2018									
103643 EROSION PRODUCTS LLC									
5270		07/26/2018	082118	324434	688.00	08/26/2018	INV	PD	STRAW BLANKETS/PIN BOX
CHECK DATE: 08/21/2018									
100619 ESS BROTHERS & SONS INC									
YY4393		07/10/2018	082118	324435	1,895.00	08/10/2018	INV	PD	CATCH BASIN/TRENCH GRATES
CHECK DATE: 08/21/2018									
YY4963		07/23/2018	082118	324435	1,406.00	08/23/2018	INV	PD	REPLACEMENT CATCH BASIN B
CHECK DATE: 08/21/2018									
					3,301.00				
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									
163585711		07/26/2018	080618	324364	631.97	08/03/2018	INV	PD	AUG 2018 EMP VISION INS P
CHECK DATE: 08/06/2018									
105908 FAMILY SUPPORT REGISTRY									
PR081718#10859189		08/17/2018	081618	324380	34.00	08/17/2018	INV	PD	08172018 Payroll Child Su
CHECK DATE: 08/16/2018									
106319 CHAD JEREMY FIGG									
56734		08/03/2018	082118	324436	381.60	09/03/2018	INV	PD	JUL TAE KWON DO
CHECK DATE: 08/21/2018									
100660 FINANCE & COMMERCE									
743876413		07/26/2018	082118	324437	168.69	08/26/2018	INV	PD	FORMER CARVER COUNTY PUBL
CHECK DATE: 08/21/2018									
100673 FLEETPRIDE INC									
8154964		07/24/2018	082118	324438	162.00	08/24/2018	INV	PD	#311 FIRE BRAKE REPAIR
CHECK DATE: 08/21/2018									
8184860		07/25/2018	082118	324438	2,221.24	08/25/2018	INV	PD	#311 FIRE BRAKES

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
					2,383.24				
106973 FLORES, KEYLA									
2004405.002		08/13/2018	081618	324381	262.00	09/13/2018	INV	PD	DAMAGE DEPOSIT REFUND-8/4
CHECK DATE: 08/16/2018						PAYEE: FLORES, KEYLA			
106486 FLOYD TOTAL SECURITY									
1256346		08/03/2018	082118	324439	119.50	09/03/2018	INV	PD	KEYS FOR CITY HALL AND MS
CHECK DATE: 08/21/2018									
101756 MII LIFE INCORPORATED									
1267584		08/07/2018	081318	324370	301.50	08/31/2018	INV	PD	August 2018 Participant F
CHECK DATE: 08/13/2018									
100700 GARY L FISCHLER AND ASSOCIATES PA									
10333		07/29/2018	082118	324440	1,250.00	08/29/2018	INV	PD	PSYCHOLOGICAL EXAMS
CHECK DATE: 08/21/2018									
100716 GENERAL OFFICE PRODUCTS COMPANY									
437269		07/27/2018	082118	324441	1,363.88	08/11/2018	INV	PD	OVERHEAD OFFICE BINS
CHECK DATE: 08/21/2018									
100717 GENERAL PARTS LLC									
5977659		08/01/2018	082118	324442	708.04	09/01/2018	INV	PD	Kitchen Equipment PM plan
CHECK DATE: 08/21/2018									
5977850		08/01/2018	082118	324442	320.00	09/01/2018	INV	PD	small kitchen oven repair
CHECK DATE: 08/21/2018									
5978169		08/02/2018	082118	324442	235.00	09/02/2018	INV	PD	ice machine repair
CHECK DATE: 08/21/2018									
					1,263.04				
105034 GOLD MEDAL PRODUCTS COMPANY									
16449		08/02/2018	082118	324443	40.95	09/07/2018	INV	PD	Popcorn for Touch a Truck
CHECK DATE: 08/21/2018									
16576		08/08/2018	082118	324443	131.95	08/18/2018	INV	PD	POPCORN FOR FD OPEN HOUSE
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					172.90				
100745 DEBBIE M BACKLUND									
56752		07/31/2018	082118	324444	1,122.19	08/31/2018	INV	PD	JUNE & JULY TC GARDENING
CHECK DATE: 08/21/2018									
106901 INFLECTION.COM INC									
CIT02939001		07/31/2018	082118	324445	41.00	08/15/2018	INV	PD	BACKGROUND CHECK
CHECK DATE: 08/21/2018									
101463 GOPHER STATE ONE CALL									
8070266		07/31/2018	082118	324446	629.10	08/31/2018	INV	PD	JULY LOCATES
CHECK DATE: 08/21/2018									
100759 GRAINGER									
9855919024		07/25/2018	082118	324448	376.05	08/24/2018	INV	PD	trash bags/furnace filter
CHECK DATE: 08/21/2018									
9860446880		07/30/2018	082118	324448	286.22	08/29/2018	INV	PD	trash bags rest rooms
CHECK DATE: 08/21/2018									
9860570705		07/30/2018	082118	324447	376.99	08/29/2018	INV	PD	light bulbs
CHECK DATE: 08/21/2018									
					1,039.26				
100758 GRAYBAR ELECTRIC COMPANY INC									
9305444207	180155	08/03/2018	082118	324449	2,446.44	09/03/2018	INV	PD	CONDUIT 2: SCHED 40
CHECK DATE: 08/21/2018									
100785 HACH COMPANY									
11072397		08/01/2018	082118	324450	597.45	09/01/2018	INV	PD	WTP CHEMICALS
CHECK DATE: 08/21/2018									
100810 HAWKINS INC									
4330786		07/27/2018	082118	324451	15.00	08/26/2018	INV	PD	CONTAINER DEMURRAGE
CHECK DATE: 08/21/2018									
4330918		07/27/2018	082118	324451	10.00	08/26/2018	INV	PD	CONTAINER DEMURRAGE
CHECK DATE: 08/21/2018									
4334696		08/01/2018	082118	324451	3,722.98	08/31/2018	INV	PD	WTP CHEMICALS
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					3,747.98				
100821 HEALTHPARTNERS INC									
83361593		08/10/2018	081618	324382	4,827.69	09/10/2018	INV	PD	SEP 2018 EMP DENTAL INS P
CHECK DATE: 08/16/2018									
100827 HEGERS DAIRY LLC									
1250		07/27/2018	082118	324452	251.46	08/27/2018	INV	PD	concessions ice cream 7/2
CHECK DATE: 08/21/2018									
1251		07/31/2018	082118	324452	410.92	08/30/2018	INV	PD	firemen's concession 7/31
CHECK DATE: 08/21/2018									
1252		08/03/2018	082118	324452	121.25	09/03/2018	INV	PD	firemens concession 8/3 o
CHECK DATE: 08/21/2018									
56818		08/06/2018	082118	324452	63.42	08/07/2018	INV	PD	Extreme Kids Milk For Jul
CHECK DATE: 08/21/2018									
					847.05				
100830 HELSTROM, DEREK									
56144		07/19/2018	082118	324453	213.75	09/10/2018	INV	PD	mileage 3/13 - 7/19
CHECK DATE: 08/21/2018									
106978 HEROIC PRODUCTIONS INC									
18-0579		08/14/2018	082118	324454	4,827.37	08/26/2018	INV	PD	AUDIO/VISUAL DEPOSIT CURL
CHECK DATE: 08/21/2018									
100848 HIGH TECH CLEANING INC									
14074		08/01/2018	082118	324455	3,092.25	08/31/2018	INV	PD	CITY HALL
CHECK DATE: 08/21/2018									
14075		08/01/2018	082118	324455	1,971.55	08/31/2018	INV	PD	MSB
CHECK DATE: 08/21/2018									
14076		08/01/2018	082118	324455	1,495.91	08/31/2018	INV	PD	FIRE STATION
CHECK DATE: 08/21/2018									
14077		08/01/2018	082118	324455	1,140.83	08/31/2018	INV	PD	HISTORY CENTER
CHECK DATE: 08/21/2018									
14078		08/01/2018	082118	324455	161.72	08/31/2018	INV	PD	STANTEC BUILDING
CHECK DATE: 08/21/2018									
14079		08/01/2018	082118	324455	625.00	08/31/2018	INV	PD	WTP

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
14080		08/01/2018	082118	324455	202.15	08/31/2018	INV	PD	IT DEPARTMENT
CHECK DATE: 08/21/2018									
14081		08/01/2018	082118	324455	485.16	08/31/2018	INV	PD	CLOVER RIDGE - COMMUNITY
CHECK DATE: 08/21/2018									
					9,174.57				
100851 HILLYARD/HUTCHINSON									
603090025		08/03/2018	082118	324456	1,925.66	09/03/2018	INV	PD	gym finish
CHECK DATE: 08/21/2018									
100859 HOISINGTON KOEGLER GROUP INC									
017-022-26		08/07/2018	082118	324457	4,233.06	09/07/2018	INV	PD	VETERANS PARK CD CA PHASE
CHECK DATE: 08/21/2018									
017-038-9		08/07/2018	082118	324457	12,116.02	09/07/2018	INV	PD	CITY SQUARE WEST-JUL
CHECK DATE: 08/21/2018									
018-022-3		08/07/2018	082118	324457	3,908.34	09/07/2018	INV	PD	CHASKA COMPREHENSIVE PLAN
CHECK DATE: 08/21/2018									
					20,257.42				
100863 HOLMES DESIGN									
5117		07/30/2018	082118	324458	4,495.00	08/30/2018	INV	PD	Fall 2018 Brochure-design
CHECK DATE: 08/21/2018									
100878 HUEBSCH									
84176/JUL18		07/31/2018	082118	324459	1,344.84	08/10/2018	INV	PD	JUL 2018 RUG/MAT SVC
CHECK DATE: 08/21/2018									
104751 IMPACT MAILING OF MINNESOTA INC									
134345		08/01/2018	082118	324460	7,886.76	09/01/2018	INV	PD	July Bill processing 7/20
CHECK DATE: 08/21/2018									
100901 INDEPENDENT SCHOOL DISTRICT 112									
7-26		07/26/2018	082118	324461	1,512.50	08/26/2018	INV	PD	PAINT FOR CITY HALL BALLF
CHECK DATE: 08/21/2018									
100910 INSIGHT PUBLIC SECTOR INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1100612489	180133	07/31/2018	082118	324462	29,552.00	08/30/2018	INV	PD	8 PANASONIC TOUGHBOOKS FO
CHECK DATE: 08/21/2018									
106964 INTEGER									
183485000-2018-1		08/06/2018	082118	324464	900.00	09/06/2018	INV	PD	AUG REBATE-BUSINESS LIGHT
CHECK DATE: 08/21/2018									
183500101-2018-1		08/06/2018	082118	324463	2,000.00	09/06/2018	INV	PD	AUG REBATE-BUSINESS LIGHT
CHECK DATE: 08/21/2018									
					2,900.00				
100919 INTEREUM INC									
146936		07/25/2018	082118	324465	23,218.84	08/24/2018	INV	PD	2nd Floor CSR Desk & Wall
CHECK DATE: 08/21/2018									
147419		08/08/2018	082118	324465	788.80	09/07/2018	INV	PD	Herman Miller Equa 2 Stoo
CHECK DATE: 08/21/2018									
					24,007.64				
100941 JANSEN, SANDRA									
56974		07/21/2018	082118	324466	52.32	09/10/2018	INV	PD	EXTREME KIDS SUPPLIES FRO
CHECK DATE: 08/21/2018									
100943 JEFFERSON FIRE & SAFETY INC									
250263		07/31/2018	082118	324467	4,420.00	08/20/2018	INV	PD	FIRE HOODS
CHECK DATE: 08/21/2018									
250406		07/31/2018	082118	324467	144.18	08/31/2018	INV	PD	LADDER BELTS
CHECK DATE: 08/21/2018									
					4,564.18				
100948 JH LARSON COMPANY									
S101777506.001		07/24/2018	082118	324468	332.40	08/24/2018	INV	PD	replacement outside light
CHECK DATE: 08/21/2018									
106996 JOHNSON, CAROL									
10014510		08/14/2018	082118	324469	53.31	09/14/2018	INV	PD	METER DEPOSIT REFUND-1156
CHECK DATE: 08/21/2018									
106965 JONATHAN MONTESSORI SCHOOL									
152360001-2018-1		08/06/2018	082118	324470	782.76	09/06/2018	INV	PD	AUG REBATE-BUSINESS LIGHT

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
100972 JT SERVICES OF MINNESOTA									
JT18-150-02		05/30/2018	082118	324471	4,438.00	08/09/2018	INV	PD	PLANTER ARM BRACKETS FOR
CHECK DATE: 08/21/2018									
107001 KANNER, CYNTHIA									
10002410		08/14/2018	082118	324472	53.87	09/14/2018	INV	PD	METER DEPOSIT REFUND-3100
CHECK DATE: 08/21/2018									
100977 KARIAN/PETERSON POWERLINE CONTRACTING									
1493		07/31/2018	082118	324473	7,055.00	08/31/2018	INV	PD	W.O.# 436 - MAINTENANCE,
CHECK DATE: 08/21/2018									
106977 KARLIK, CHRIS R									
10009800		08/13/2018	082118	324474	6.34	09/13/2018	INV	PD	CREDIT BALANCE REFUND-411
CHECK DATE: 08/21/2018									
102949 KENNEDY & GRAVEN, CHARTERED									
CH145-00006 MAY		06/30/2018	082118	324475	482.50	09/14/2018	INV	PD	DEFENDER BREWERY PURCHASE
CHECK DATE: 08/21/2018									
CH145-00010 MAY		06/30/2018	082118	324475	987.50	09/14/2018	INV	PD	HOT SPOT PURCHASE AGREEME
CHECK DATE: 08/21/2018									
CH145-00012 MAY		06/30/2018	082118	324475	2,723.00	09/14/2018	INV	PD	JB ALLIANCE PURCHASE AGRE
CHECK DATE: 08/21/2018									
CH145-00014 MAY		06/30/2018	082118	324475	62.50	09/14/2018	INV	PD	BAVARIA DOWNS TAX ABATEME
CHECK DATE: 08/21/2018									
CH145-00016 MAY		06/30/2018	082118	324475	1,792.21	09/14/2018	INV	PD	TIF 18 (FORMACOAT)
CHECK DATE: 08/21/2018									
					6,047.71				
102489 KEYLAND HOMES									
1146		08/08/2018	082118	324476	750.00	09/08/2018	INV	PD	BLDRS DEP REF-1146 ROSEMA
CHECK DATE: 08/21/2018									
106970 KINNARD, LEAH									
2004403.002		08/13/2018	081618	324383	500.00	09/13/2018	INV	PD	DAMAGE DEPOSIT REFUND-8/3

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/16/2018					PAYEE: KINNARD, LEAH				
101018 KRISS PREMIUM PRODUCTS INC									
157401		07/31/2018	082118	324477	908.50	08/30/2018	INV	PD	cooling tower chemicals
CHECK DATE: 08/21/2018									
101022 KUSSKE CONSTRUCTION CO LLC									
13001-8		08/10/2018	082118	324478	200,128.30	09/10/2018	INV	PD	CHASKA CREEK BLVD
CHECK DATE: 08/21/2018									
101043 LANO EQUIPMENT INC									
01-577015		07/25/2018	082118	324479	49.74	08/25/2018	INV	PD	#145 MINI EXCAVATOR
CHECK DATE: 08/21/2018									
01-577557		07/27/2018	082118	324479	45.94	08/27/2018	INV	PD	#145 MINI EXCAVATOR
CHECK DATE: 08/21/2018									
01-578122		07/31/2018	082118	324479	183.57	08/30/2018	INV	PD	#145 (SHARED EQUIPMENT)
CHECK DATE: 08/21/2018									
					279.25				
100940 LANO, JULIE									
56254		05/08/2018	082118	324480	190.00	08/01/2018	INV	PD	Spanish Lessons
CHECK DATE: 08/21/2018									
101056 LEAGUE OF MINNESOTA CITIES									
3868		08/01/2018	082118	324481	913.33	09/01/2018	INV	PD	CITY MOWER STRUCK CLAIMAN
CHECK DATE: 08/21/2018									
105138 LEDERLE BUSINESS LLC									
2010808		08/08/2018	082118	324482	550.00	09/07/2018	INV	PD	lifeguard class
CHECK DATE: 08/21/2018									
106671 LESKEE, DOUG									
31447-2018-2		08/06/2018	082118	324483	256.79	09/06/2018	INV	PD	AUG REBATE-RESIDENTIAL LE
CHECK DATE: 08/21/2018									
103004 LHB INC									
160184.01-1		07/16/2018	082118	324484	1,292.00	08/16/2018	INV	PD	REDEVELOPMENT TIF DIST 21

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
105139 LUBE TECH AND PARTNERS LLC									
1204884		07/30/2018	082118	324485	3,433.17	08/29/2018	INV	PD	FUELS AND LUBRICANTS
CHECK DATE: 08/21/2018									
101117 LYNCH CAMPS									
56746		08/03/2018	082118	324486	812.80	09/03/2018	INV	PD	Tennis Camps- Instructor
CHECK DATE: 08/21/2018									
104521 MANGOLD GROUP LLC									
7764		07/31/2018	082118	324487	2,040.00	08/31/2018	INV	PD	MOUNT PLEASANT MAINTENANC
CHECK DATE: 08/21/2018									
107000 MARSHALL, MARIAH									
31163		08/14/2018	082118	324488	71.82	09/14/2018	INV	PD	METER DEPOSIT REFUND-458
CHECK DATE: 08/21/2018									
106969 MCCLELLAN SALES INC									
001531		07/27/2018	082118	324489	342.40	08/27/2018	INV	PD	CORE BIT 5" STORM SEWER W
CHECK DATE: 08/21/2018									
101183 METROPOLITAN COUNCIL									
2018/0731-SAC		07/31/2018	082118	324490	17,221.05	08/31/2018	INV	PD	JUL 2018 SAC CHARGES
CHECK DATE: 08/21/2018									
101182 METROPOLITAN COUNCIL									
0001085595		08/02/2018	082118	324491	192,411.50	09/01/2018	INV	PD	SEP 2018 SEWER SERVICES F
CHECK DATE: 08/21/2018									
101187 METRO SALES INC									
INV1122287		07/17/2018	082118	324492	165.00	08/16/2018	INV	PD	Contract Lease for Curlin
CHECK DATE: 08/21/2018									
INV1128117		07/25/2018	082118	324492	120.26	08/24/2018	INV	PD	Copier contract
CHECK DATE: 08/21/2018									
INV1134725		08/02/2018	082118	324492	1,220.97	09/01/2018	INV	PD	Ricoh/MP C5503 Copier
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV1136566		08/06/2018	082118	324492	197.00	09/05/2018	INV	PD	Contract invoice
CHECK DATE: 08/21/2018									
					1,703.23				
101189 MEYER, LEE									
56270		07/05/2018	082118	324493	158.98	08/25/2018	INV	PD	Meyer Uniform - reversibl
CHECK DATE: 08/21/2018									
102688 MINNESOTA STATE COLLEGES & UNIVERSITIES									
629430-6494		06/18/2018	082118	324494	1,820.00	07/03/2018	INV	PD	FIRETRUCK DRIVING COURSE
CHECK DATE: 08/21/2018									
105327 MICHEL MASONRY CONSTRUCTION INC									
56652		07/26/2018	082118	324495	9,740.00	08/26/2018	INV	PD	CURB REPLACEMENTS
CHECK DATE: 08/21/2018									
56659		07/26/2018	082118	324495	13,260.00	08/26/2018	INV	PD	PED CROSSING CHEVALLE DEV
CHECK DATE: 08/21/2018									
					23,000.00				
101196 MID COUNTY COOP #122622									
34019		07/18/2018	082118	324496	887.70	08/31/2018	INV	PD	300 GLS GAS-TC
CHECK DATE: 08/21/2018									
34020		07/18/2018	082118	324496	713.87	08/31/2018	INV	PD	242 GLS DIESEL-TC
CHECK DATE: 08/21/2018									
					1,601.57				
106822 MIDWEST CIVIL CONSTRUCTORS LLC									
90110-3		08/09/2018	082118	324497	2,529.37	09/09/2018	INV	PD	BAVARIA RD TURN LANES AT
CHECK DATE: 08/21/2018									
101204 MIDWEST PLAYSCAPES INC									
8080		07/31/2018	082118	324498	720.00	08/31/2018	INV	PD	TOWN COURSE PARK BORDER T
CHECK DATE: 08/21/2018									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR081718#0014172152		08/17/2018	081618	324384	184.12	08/17/2018	INV	PD	08172018 Payroll Child Su
CHECK DATE: 08/16/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
PR81718#001510208001 CHECK DATE: 08/16/2018		08/17/2018	081618	324385	373.66	08/17/2018	INV	PD	08172018 Payroll Child Su
					557.78				
101227 MINNESOTA ELEVATOR INC									
761294 CHECK DATE: 08/21/2018		08/01/2018	082118	324499	342.50	09/01/2018	INV	PD	AUG CCC ELEVATOR SERVICE
101303 MINNESOTA TEAMSTERS LOCAL #320									
August 2018 CHECK DATE: 08/06/2018		08/03/2018	080618	324365	3,375.00	08/03/2018	INV	PD	August 2018 Local #320 Un
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE INC									
107050711/JUL18 CHECK DATE: 08/13/2018		07/27/2018	081318	324371	798.71	08/22/2018	INV	PD	JUL 2018 ST LITES-TOWN CO
778377500/JUL18 CHECK DATE: 08/21/2018		08/07/2018	082118	324500	62.78	09/02/2018	INV	PD	JUL 2018 12500 COUNTY RD
778377800/JUL18 CHECK DATE: 08/21/2018		08/07/2018	082118	324500	63.03	09/02/2018	INV	PD	JUL 2018 4250 ENGLER BLVD
778377900/JUL18 CHECK DATE: 08/21/2018		08/07/2018	082118	324500	45.60	09/02/2018	INV	PD	JUL 2018 4100 ENGLER BLVD
					970.12				
106884 CHRISTOPHER J COLLINS									
#000002 CHECK DATE: 08/21/2018		07/31/2018	082118	324501	186.00	08/31/2018	INV	PD	Women's Softball- Umpire
106365 MINNESOTA CIT OFFICERS ASSOCIATION									
318 CHECK DATE: 08/21/2018		08/01/2018	082118	324502	700.00	08/31/2018	INV	PD	CIT Training-Boll
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
2018/0731-SUR CHECK DATE: 08/21/2018		07/31/2018	082118	324503	1,708.51	08/31/2018	INV	PD	JULY0190352018 PERMIT SUR
105995 MONEY MOVERS INC									
111195 CHECK DATE: 08/21/2018		08/01/2018	082118	324504	77.75	08/31/2018	INV	PD	July health ins reimb

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105853 MOR GOLF AND UTILITY INC									
7668 CHECK DATE: 08/21/2018		08/08/2018	082118	324505	380.00	09/08/2018	INV	PD	rental golf cars senior M
106740 MORRIS LEATHERMAN COMPANY									
080918.1 CHECK DATE: 08/21/2018		08/09/2018	082118	324506	13,500.00	10/09/2018	INV	PD	SURVEY RESEARCH BALANCE D
101327 MP NEXLEVEL LLC									
1112304 CHECK DATE: 08/21/2018		07/20/2018	082118	324507	8,188.80	08/20/2018	INV	PD	WESTWOOD LANE SUMP PROJEC
103088 SID TOOL CO INC									
2283946001 CHECK DATE: 08/21/2018		07/19/2018	082118	324508	320.23	08/18/2018	INV	PD	WATER MAINTENANCE
2284026001 CHECK DATE: 08/21/2018		07/19/2018	082118	324508	203.08	08/18/2018	INV	PD	SHOP STOCK
					523.31				
101354 MTI DISTRIBUTING INC #700767									
1180204-00 CHECK DATE: 08/21/2018		07/30/2018	082118	324509	94.24	08/30/2018	INV	PD	SIDE WINDER PARTS
1181050-00 CHECK DATE: 08/21/2018		07/31/2018	082118	324509	125.79	08/31/2018	INV	PD	FLEX 21 PARTS
1181205-00 CHECK DATE: 08/21/2018		07/31/2018	082118	324509	44.40	08/31/2018	INV	PD	SIDE WINDER PARTS
					264.43				
101357 MUELLER SYSTEMS LLC									
3829436 CHECK DATE: 08/21/2018		07/25/2018	082118	324510	5,292.00	08/25/2018	INV	PD	HANDHELD
106657 MUNICIPAL ASSET MANAGEMENT INC									
0615976-118 CHECK DATE: 08/21/2018		08/01/2018	082118	324511	4,357.03	09/01/2018	INV	PD	CCC FITNESS EQUIPMENT LEA

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102526 NORTHERN AIR CORPORATION									
151096		07/31/2018	082118	324512	5,037.42	08/30/2018	INV	PD	replace failed motor driv
CHECK DATE: 08/21/2018									
101365 NAPA AUTO PARTS CHASKA									
4472/JUL2018		07/31/2018	081318	324372	1,246.24	08/10/2018	INV	PD	JUL 2018 PARTS/SUPPLIES
CHECK DATE: 08/13/2018									
106198 NAVIANT INC									
0135317-IN		07/31/2018	082118	324513	2,955.00	08/31/2018	INV	PD	Jul OnBase Hosting Fee
CHECK DATE: 08/21/2018									
106962 MARK NIESCHE									
56687		08/01/2018	082118	324514	2,500.00	09/01/2018	INV	PD	Tree allowance for loss d
CHECK DATE: 08/21/2018									
102654 NORTH AMERICAN SAFETY INC									
36555		07/26/2018	082118	324515	232.90	08/26/2018	INV	PD	ROAD WORK AHEAD TRIPODS
CHECK DATE: 08/21/2018									
36566		07/27/2018	082118	324515	89.97	08/27/2018	INV	PD	SHIRTS FOR SEASONAL EMPLO
CHECK DATE: 08/21/2018									
36645		07/31/2018	082118	324515	33.00	09/30/2018	INV	PD	GLOVES FOR JETTING
CHECK DATE: 08/21/2018									
36791		08/08/2018	082118	324515	1,725.00	10/08/2018	INV	PD	REFLECTIVE CONES
CHECK DATE: 08/21/2018									
					2,080.87				
101409 BIESANZ CHEMICALS INC									
1603		08/02/2018	082118	324516	215.39	09/01/2018	INV	PD	cleaning supplies
CHECK DATE: 08/21/2018									
101436 NUCO2 INC									
56508518		08/01/2018	082118	324517	155.69	09/01/2018	INV	PD	pool chemicals
CHECK DATE: 08/21/2018									
101440 NYSTROM PUBLISHING CO INC									
40862		07/30/2018	082118	324518	15,081.59	08/30/2018	INV	PD	Fall 2018 Brochure-Printi

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/JUL2018		07/28/2018	081618	324386	131.96	08/20/2018	INV	PD	JUL 2018 PARTS/SUPPLIES
CHECK DATE: 08/16/2018									
106975 ODEGAARD, JASON									
10008879		08/13/2018	082118	324519	271.22	09/13/2018	INV	PD	CREDIT BALANCE REFUND-230
CHECK DATE: 08/21/2018									
101445 OFFICE DEPOT									
167199711001		07/20/2018	082118	324520	91.95	08/25/2018	INV	PD	Misc Office Supplies
CHECK DATE: 08/21/2018									
167200506001		07/20/2018	082118	324520	143.38	08/25/2018	INV	PD	Misc Office Supplies
CHECK DATE: 08/21/2018									
169500673001-1		07/24/2018	082118	324520	16.61	08/25/2018	INV	PD	Misc Office Supplies
CHECK DATE: 08/21/2018									
169500673001-2		07/24/2018	082118	324520	58.13	08/25/2018	INV	PD	Election Supplies
CHECK DATE: 08/21/2018									
169516861001		07/24/2018	082118	324520	46.90	08/25/2018	INV	PD	Misc Office Supplies
CHECK DATE: 08/21/2018									
169516862001		07/24/2018	082118	324520	4.59	08/25/2018	INV	PD	Post-Its
CHECK DATE: 08/21/2018									
171133308001		07/26/2018	082118	324520	29.99	08/25/2018	INV	PD	COPY PAPER
CHECK DATE: 08/21/2018									
171184599001		07/26/2018	082118	324520	36.50	08/31/2018	INV	PD	binders,dividers
CHECK DATE: 08/21/2018									
171272560001		07/26/2018	082118	324520	176.63	08/31/2018	INV	PD	Folders,paper,post its
CHECK DATE: 08/21/2018									
					604.68				
106976 OLK, DARYL									
30881		08/13/2018	082118	324521	18.54	09/13/2018	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 08/21/2018									
106748 ANNIKA MARIE OLSON									
56939		08/01/2018	082118	324522	400.00	09/01/2018	INV	PD	Safe Kids Training 8/1/18

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
56940		08/01/2018	082118	324522	1,025.00	09/01/2018	INV	PD	Babysitting Training Inst
CHECK DATE: 08/21/2018									
					1,425.00				
104668 OPTUM BANK INC									
947646		07/15/2018	080618	324366	567.00	08/14/2018	INV	PD	2ND QTR HSA FEES
CHECK DATE: 08/06/2018									
106974 ORUC, EMRAH									
10000084		08/13/2018	082118	324523	3.85	09/13/2018	INV	PD	CREDIT BALANCE REFUND-209
CHECK DATE: 08/21/2018									
106176 P AND F DEVELOPMENT LLC									
56589		07/30/2018	082118	324524	45,567.60	08/31/2018	INV	PD	ESCROW RELEASE-CHASKA CRE
CHECK DATE: 08/21/2018									
105181 BOTTLING GROUP LLC									
41604263		08/02/2018	082118	324525	410.05	09/02/2018	INV	PD	firemens concession 8/2 o
CHECK DATE: 08/21/2018									
47706460		07/26/2018	082118	324525	603.92	08/26/2018	INV	PD	concessions supply 7/26 o
CHECK DATE: 08/21/2018									
					1,013.97				
106966 PETERSON, MICHAEL									
31001-2018-1		08/06/2018	082118	324526	350.00	09/06/2018	INV	PD	AUG REBATE-RESIDENTIAL LE
CHECK DATE: 08/21/2018						PAYEE: PETERSON, MICHAEL			
106123 PHYSIO-CONTROL INC									
418180857		08/06/2018	082118	324527	1,317.48	09/06/2018	INV	PD	SERVICE CONTRACT FOR LUCA
CHECK DATE: 08/21/2018									
101530 PING INC									
14301622		07/12/2018	082118	324528	-120.00	08/12/2018	CRM	PD	resale credit overcharge
CHECK DATE: 08/21/2018									
14312298		07/19/2018	082118	324528	774.52	09/17/2018	INV	PD	resale
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
14323431		07/26/2018	082118	324528	-90.59	08/26/2018	CRM	PD	rebate credit
CHECK DATE: 08/21/2018									
					563.93				
101539 PLAISTED COMPANIES INC									
17577		07/31/2018	082118	324529	2,407.60	08/31/2018	INV	PD	TOPDRESSING, BUNKER #11 S
CHECK DATE: 08/21/2018									
106972 POWER ENGINEERS CONSULTING									
272953		08/13/2018	082118	324530	2,149.59	09/13/2018	INV	PD	WO#509 LAKE HZLTNE TRANSM
CHECK DATE: 08/21/2018									
101557 POWER SYSTEM ENGINEERING INC									
9027443		08/02/2018	082118	324531	6,010.00	09/02/2018	INV	PD	WEST CREEK SUB - BUS 2 EN
CHECK DATE: 08/21/2018									
101564 PRAIRIE RESTORATIONS INC									
13399		07/30/2018	082118	324532	6,200.00	08/30/2018	INV	PD	WTP
CHECK DATE: 08/21/2018									
101571 PREMIUM WATERS INC									
417080-07-18		07/31/2018	082118	324533	103.73	08/30/2018	INV	PD	H2O-TC
CHECK DATE: 08/21/2018									
614343-07-18		07/31/2018	082118	324533	56.85	08/30/2018	INV	PD	Water cooler
CHECK DATE: 08/21/2018									
					160.58				
101584 PROGRESS VALLEY ELECTRIC INC									
8034		07/28/2018	082118	324534	180.67	08/28/2018	INV	PD	rink fixture repair
CHECK DATE: 08/21/2018									
101591 PUMP AND METER SERVICE INC									
29354-1		07/31/2018	082118	324535	785.77	08/30/2018	INV	PD	YARD FUEL PUMP MOTOR
CHECK DATE: 08/21/2018									
104290 QUALITECH COMPANY									
183505000-2018-2		08/06/2018	082118	324536	5,711.12	09/06/2018	INV	PD	AUG REBATE-VFD
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101600 QUILL CORPORATION									
8676881 CHECK DATE: 08/21/2018		07/19/2018	082118	324537	495.88	08/18/2018	INV	PD	Office Supplies
8743317 CHECK DATE: 08/21/2018		07/23/2018	082118	324537	236.98	08/22/2018	INV	PD	Office Supplies
8780479 CHECK DATE: 08/21/2018		07/24/2018	082118	324537	154.49	08/23/2018	INV	PD	Office Supplies
8787814 CHECK DATE: 08/21/2018		07/24/2018	082118	324537	91.29	08/23/2018	INV	PD	Office Supplies
8819986 CHECK DATE: 08/21/2018		07/25/2018	082118	324538	92.40	08/24/2018	INV	PD	OFFICE SUPPLIES
8820732 CHECK DATE: 08/21/2018		07/25/2018	082118	324538	54.74	08/24/2018	INV	PD	OFFICE SUPPLIES
					1,125.78				
101684 R & R SPECIALTIES OF WISCONSIN INC									
0065064-IN CHECK DATE: 08/21/2018		05/30/2018	082118	324539	40.50	08/07/2018	INV	PD	Zam blades
0065367-IN CHECK DATE: 08/21/2018		07/31/2018	082118	324539	164.65	08/31/2018	INV	PD	Zamboni parts
					205.15				
101687 R.S.O.A.									
56745 CHECK DATE: 08/21/2018		08/02/2018	082118	324540	621.50	09/02/2018	INV	PD	Co-Rec Softball- Umpire F
101616 RDO EQUIPMENT COMPANY									
P38945 CHECK DATE: 08/21/2018		08/06/2018	082118	324541	245.28	09/06/2018	INV	PD	NOZZLE FOR VACTOR
101631 REINDERS INC									
3057112-00 CHECK DATE: 08/21/2018		07/25/2018	082118	324542	4,769.00	08/24/2018	INV	PD	SEED FOR SCHOOL DISTRICT
101644 RICHARD ALAN PRODUCTIONS INC									
56845		08/07/2018	082118	324543	625.00	09/07/2018	INV	PD	Touch a Truck band 8/16/1

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
101662 KEVIN G SIEGLE									
15503		07/26/2018	082118	324544	39.00	08/25/2018	INV	PD	Business cards-Garcia
CHECK DATE: 08/21/2018									
15550		08/06/2018	082118	324544	608.00	09/05/2018	INV	PD	INSPECTION FORMS
CHECK DATE: 08/21/2018									
					647.00				
105914 OMG MIDWEST INC									
1480410		07/28/2018	082118	324545	821.25	08/28/2018	INV	PD	BLUFF PASS CURB REPLACEME
CHECK DATE: 08/21/2018									
101669 ROBERT HALF TECHNOLOGY									
51474412		08/06/2018	082118	324546	518.40	09/06/2018	INV	PD	UB Temp - Walters - W/E 8
CHECK DATE: 08/21/2018									
51501762		08/07/2018	082118	324547	711.32	09/07/2018	INV	PD	CSR Temp - Marrufo - W/E
CHECK DATE: 08/21/2018									
51551049		08/14/2018	082118	324547	718.50	08/14/2018	INV	PD	CSR Temp - Marrufo - W/E
CHECK DATE: 08/21/2018									
					1,948.22				
101673 ROCHESTER MIDLAND CORP									
INV00061293		07/25/2018	082118	324548	54.60	08/24/2018	INV	PD	FIREMAN'S PARK RESTROOM S
CHECK DATE: 08/21/2018									
101696 RYAN CONTRACTING CO									
15001-6		08/10/2018	082118	324549	87,049.83	09/10/2018	INV	PD	NE COLLECTOR RD
CHECK DATE: 08/21/2018									
101699 SAFETY-KLEEN SYSTEMS INC									
77289573		07/25/2018	082118	324550	341.89	08/24/2018	INV	PD	PARTS WASHER
CHECK DATE: 08/21/2018									
101738 SCHILLING SUPPLY COMPANY									
670146-01		07/26/2018	082118	324551	323.00	08/25/2018	INV	PD	cleaning supplies
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
671436-00		07/26/2018	082118	324551	1,085.66	08/26/2018	INV	PD	cleaning supplies
CHECK DATE: 08/21/2018									
					1,408.66				
101760 SENTRY SYSTEMS INC									
739915		08/01/2018	082118	324552	266.37	09/01/2018	INV	PD	CTC security
CHECK DATE: 08/21/2018									
739953		08/01/2018	082118	324552	184.67	09/01/2018	INV	PD	Par 30 security
CHECK DATE: 08/21/2018									
					451.04				
102708 SEVERSON PRODUCTS COMPANY									
194706		07/13/2018	082118	324553	182.70	08/13/2018	INV	PD	SHOP SUPPLIES
CHECK DATE: 08/21/2018									
103545 SEWER SERVICES INC									
12035		07/31/2018	082118	324554	322.50	08/31/2018	INV	PD	1 LOAD PUMPED
CHECK DATE: 08/21/2018									
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
87408718		08/02/2018	082118	324555	361.13	09/15/2018	INV	PD	IRRIGATION SUPPLIES FOR P
CHECK DATE: 08/21/2018									
87420793		08/03/2018	082118	324555	275.77	09/15/2018	INV	PD	IRRIGATION PARTS FOR CITY
CHECK DATE: 08/21/2018									
					636.90				
105025 THOMAS SHANE SKRABA									
5810		07/25/2018	082118	324556	30,735.69	08/25/2018	INV	PD	CSAH 61 MEDIAN IRRIGATION
CHECK DATE: 08/21/2018									
5811		07/25/2018	082118	324556	2,164.01	08/25/2018	INV	PD	IRRIGATION CLOVER RIDGE M
CHECK DATE: 08/21/2018									
					32,899.70				
101828 SOUTHWEST NEWS MEDIA									
2011797		07/05/2018	082118	324557	204.80	08/25/2018	INV	PD	WEST CREEK SUBSTATION BID
CHECK DATE: 08/21/2018									
2012907		07/12/2018	082118	324557	48.00	08/25/2018	INV	PD	CANDIDATE FILING NOTICE
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2013530		07/19/2018	082118	324557	1,200.00	08/25/2018	INV	PD	2017 FINANCIAL STATEMENT
CHECK DATE: 08/21/2018									
2013531		07/19/2018	082118	324557	70.40	08/25/2018	INV	PD	FORMER CARVER COUNTY PUBL
CHECK DATE: 08/21/2018									
2014754		07/26/2018	082118	324557	25.60	08/25/2018	INV	PD	PUBLIC ACCURACY TEST
CHECK DATE: 08/21/2018									
2014755		07/26/2018	082118	324557	176.00	08/25/2018	INV	PD	ARBOR PARK REZONING (PID-
CHECK DATE: 08/21/2018									
2014756		07/26/2018	082118	324557	35.20	08/25/2018	INV	PD	SAGEWOOD PRELIM PLAT & RE
CHECK DATE: 08/21/2018									
2014757		07/26/2018	082118	324557	35.20	08/25/2018	INV	PD	5 STARS TREATMENT CUP HEA
CHECK DATE: 08/21/2018									
2014758		07/26/2018	082118	324557	35.20	08/25/2018	INV	PD	SW CHRISTIAN HS SIGN VARI
CHECK DATE: 08/21/2018									
2014759		07/26/2018	082118	324557	38.40	08/25/2018	INV	PD	REZONING PID-2 & ZONING O
CHECK DATE: 08/21/2018									
2014760		07/26/2018	082118	324557	57.60	08/25/2018	INV	PD	FORMACOAT SITE DEMO BID
CHECK DATE: 08/21/2018									
					1,926.40				
105646 ST CROIX PROMOTIONS INC									
INV03668308		07/31/2018	082118	324558	37.93	08/06/2018	INV	PD	5 Yr Name Plate - Pam And
CHECK DATE: 08/21/2018									
101858 STAPLES CONTRACT & COMMERCIAL INC									
3386252694		08/04/2018	082118	324559	49.96	09/03/2018	INV	PD	Misc Office Supplies
CHECK DATE: 08/21/2018									
3386252696-1		08/04/2018	082118	324559	165.84	09/03/2018	INV	PD	PAPER
CHECK DATE: 08/21/2018									
3386252696-2		08/04/2018	082118	324559	39.98	09/03/2018	INV	PD	COFFEE
CHECK DATE: 08/21/2018									
3386252697		08/04/2018	082118	324559	50.38	09/03/2018	INV	PD	Breakroom Supplies, highl
CHECK DATE: 08/21/2018									
3386252698		08/04/2018	082118	324559	6.56	09/03/2018	INV	PD	Highlighters
CHECK DATE: 08/21/2018									
					312.72				
101892 STUART C IRBY CO									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
S010814040.002 CHECK DATE: 08/21/2018		07/31/2018	082118	324560	256.00	08/30/2018	INV	PD	N/S MISC LINE HARDWARE BO
S010833509.004 CHECK DATE: 08/21/2018		07/17/2018	082118	324560	327.32	08/16/2018	INV	PD	ROPE BLOCK
S010861591.002 CHECK DATE: 08/21/2018	180151	07/30/2018	082118	324560	937.50	08/29/2018	INV	PD	GUY WIRE
					1,520.82				
106847 SWANNIES GOLF APPAREL CO									
INV001033 CHECK DATE: 08/21/2018		08/09/2018	082118	324561	1,005.00	09/13/2018	INV	PD	resale
100176 THE BAVARIAN MUSIKMEISTERS									
56756 CHECK DATE: 08/21/2018		08/06/2018	082118	324562	375.00	09/06/2018	INV	PD	Concert 8/17 Bavarian Mus
100757 THE GRAPHIC EDGE INC									
1238546 CHECK DATE: 08/21/2018		07/24/2018	082118	324563	240.50	08/23/2018	INV	PD	Women's Softball- T-shirt
101956 THE HARTFORD									
853134921066 CHECK DATE: 08/06/2018		07/29/2018	080618	324367	2,076.77	08/15/2018	INV	PD	AUG 2018 EMP LTD INS PREM
101950 THE TESSMAN COMPANY									
S278779-IN CHECK DATE: 08/21/2018		08/06/2018	082118	324564	118.56	09/06/2018	INV	PD	WETTING AGENT PELLETS
101961 TIMOTHY A KENTFIELD									
2018-0026 CHECK DATE: 08/21/2018		08/07/2018	082118	324565	260.00	09/07/2018	INV	PD	door repairs-TC
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M23985 CHECK DATE: 08/21/2018		07/31/2018	082118	324566	479.50	08/31/2018	INV	PD	Planning-Council & EDA Mi
101983 TOTAL CONTROL SYSTEMS INC									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
8378		08/03/2018	082118	324567	40.91	09/03/2018	INV	PD	CABLE FOR FLOAT
CHECK DATE: 08/21/2018									
101995 TRANE									
39216638		07/30/2018	082118	324568	77.69	08/30/2018	INV	PD	HVAC SYSTEM PARTS
CHECK DATE: 08/21/2018									
101999 TRANS UNION LLC									
07837522		07/27/2018	082118	324569	6.70	08/27/2018	INV	PD	Data processing
CHECK DATE: 08/21/2018									
101992 TRANSALARM INC									
94781807		08/01/2018	082118	324570	183.99	09/01/2018	INV	PD	CITY HALL MONITORING
CHECK DATE: 08/21/2018									
94781808		08/01/2018	082118	324570	135.00	08/31/2018	INV	PD	B.BASKET MONITORING
CHECK DATE: 08/21/2018									
					318.99				
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									
1549467/JUL18		08/01/2018	082118	324571	118.00	09/15/2018	INV	PD	Data processing
CHECK DATE: 08/21/2018									
102008 TRI-CITY/WILLIAM LLOYD ANALYTICAL LAB									
1800174		08/06/2018	082118	324572	156.00	09/06/2018	INV	PD	firemens water testing-Ju
CHECK DATE: 08/21/2018									
102012 TRI-TECH FORENSICS INC									
161761		08/02/2018	082118	324573	90.78	09/02/2018	INV	PD	gun and knife boxes
CHECK DATE: 08/21/2018									
106979 TRUE SEED AND SUPPLY									
1374		07/27/2018	082118	324574	1,792.00	08/27/2018	INV	PD	GRASS SEED, BLANKETS AND
CHECK DATE: 08/21/2018									
102028 TWIN CITY WATER CLINIC INC									
11803		08/01/2018	082118	324575	510.00	08/30/2018	INV	PD	JULY SAMPLES
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102129 UNITED FARMERS COOPERATIVE									
11705 CHECK DATE: 08/21/2018		07/24/2018	082118	324576	29.44	08/25/2018	INV	PD	PARK MAINTENANCE
15316 CHECK DATE: 08/21/2018		07/30/2018	082118	324576	-19.50	08/30/2018	CRM	PD	PARK CREDIT
					9.94				
102056 GREAT RIVER ENERGY									
M1205748 CHECK DATE: 08/21/2018		07/30/2018	082118	324577	1,379.50	08/29/2018	INV	PD	WO#461 HWY 41 DBL OH CIRC
102064 US BANK									
5065844 CHECK DATE: 08/21/2018		07/25/2018	082118	324578	1,300.00	08/25/2018	INV	PD	TRUSTEE FEE 2013A EDA LEA
104522 US FOODS INC									
3887129 CHECK DATE: 08/21/2018		06/22/2018	082118	324579	285.65	08/21/2018	INV	PD	tp, soap, towels
4515869 CHECK DATE: 08/21/2018		07/27/2018	082118	324579	276.72	08/27/2018	INV	PD	tp, soap, towels
4644920 CHECK DATE: 08/21/2018		08/03/2018	082118	324579	208.89	09/03/2018	INV	PD	hand towels/soap
5903451 CHECK DATE: 08/21/2018		07/23/2018	082118	324579	119.65	08/23/2018	INV	PD	dishmachine lease
					890.91				
102072 US HEALTHWORKS MEDICAL GROUP OF MN PC									
0087972-MN CHECK DATE: 08/21/2018		07/20/2018	082118	324580	98.00	08/19/2018	INV	PD	DRUG TESTING
102071 US HEALTHWORKS MEDICAL GROUP PC									
131694-RSS CHECK DATE: 08/21/2018		07/30/2018	082118	324581	360.00	08/30/2018	INV	PD	DRUG TESTING ANNUAL FEE
107002 VEIT & COMPANY INC									
31958		08/14/2018	082118	324582	3,285.53	09/14/2018	INV	PD	HYDRANT PERMIT REFUND-MAP

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 08/21/2018									
102102 VERIZON WIRELESS									
9811391613		07/21/2018	081618	324387	6,347.80	08/13/2018	INV	PD	AUG 2018 PHONE SERVICE
CHECK DATE: 08/16/2018									
9811486368		07/23/2018	081618	324387	550.28	08/15/2018	INV	PD	JUL 2018 CRADLEPOINTS
CHECK DATE: 08/16/2018									
					6,898.08				
102109 VICTORIA REPAIR & MANUFACTURING									
8610		07/23/2018	082118	324583	105.00	08/23/2018	INV	PD	FIRE GLOVE HOLDERS
CHECK DATE: 08/21/2018									
106131 VINCENT KEN ROSE									
56757		08/06/2018	082118	324584	350.00	09/06/2018	INV	PD	Concert 8/16 (Carver)
CHECK DATE: 08/21/2018									
102126 VOSS ELECTRIC									
15320940-00		07/23/2018	082118	324585	824.00	08/23/2018	INV	PD	Rink 2 bulbs
CHECK DATE: 08/21/2018									
102227 ONVOY LLC									
009426/AUG18		08/01/2018	082118	324586	3,199.52	08/25/2018	INV	PD	AUG 2018 DIST 112 EDU CTR
CHECK DATE: 08/21/2018									
009486/AUG18		08/01/2018	082118	324586	1,827.14	08/25/2018	INV	PD	AUG 2018 CITY HALL ETHERN
CHECK DATE: 08/21/2018									
					5,026.66				
102133 WAGNER PRESS & GRAPHICS									
30693		08/07/2018	082118	324587	210.00	08/22/2018	INV	PD	ENVELOPES
CHECK DATE: 08/21/2018									
102141 WASTE MANAGEMENT-SAVAGE									
7855183-2282-7		07/30/2018	082118	324588	344.80	08/29/2018	INV	PD	PUBLIC WORKS
CHECK DATE: 08/21/2018									
7855185-2282-2		07/30/2018	082118	324588	606.57	08/29/2018	INV	PD	CITY HALL
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7855198-2282-5		07/30/2018	082118	324588	491.02	08/29/2018	INV	PD	TC waste removal
CHECK DATE: 08/21/2018									
7855203-2282-3		07/30/2018	082118	324588	222.98	08/29/2018	INV	PD	LION'S PARK
CHECK DATE: 08/21/2018									
7855206-2282-6		07/30/2018	082118	324588	283.79	08/29/2018	INV	PD	COMMUNITY PARK
CHECK DATE: 08/21/2018									
7855207-2282-4		07/30/2018	082118	324588	436.46	08/29/2018	INV	PD	TOWN COURSE
CHECK DATE: 08/21/2018									
7855223-2282-1		07/30/2018	082118	324588	148.14	08/29/2018	INV	PD	VETERAN'S PARK
CHECK DATE: 08/21/2018									
7855236-2282-3		07/30/2018	082118	324588	162.85	08/29/2018	INV	PD	MCKNIGHT PARK
CHECK DATE: 08/21/2018									
7855243-2282-9		07/30/2018	082118	324588	241.44	08/29/2018	INV	PD	ATHLETIC PARK
CHECK DATE: 08/21/2018									
7855254-2282-6		07/30/2018	082118	324588	215.90	08/29/2018	INV	PD	FIRE STATION
CHECK DATE: 08/21/2018									
7855257-2282-9		07/30/2018	082118	324588	199.46	08/29/2018	INV	PD	AUG PAR 30 GARBAGE
CHECK DATE: 08/21/2018									
7856600-2282-9		07/30/2018	082118	324588	154.26	08/29/2018	INV	PD	SUNSET PARK
CHECK DATE: 08/21/2018									
7856781-2282-7		07/30/2018	082118	324588	1,264.12	08/29/2018	INV	PD	AUG CURLING CTR GARBAGE
CHECK DATE: 08/21/2018									
7858438-2282-2		08/01/2018	082118	324588	1,592.64	08/31/2018	INV	PD	CHASKA PERM
CHECK DATE: 08/21/2018									
					6,364.43				
102143 WATER CONSERVATION SERVICES INC									
8710		08/01/2018	082118	324589	304.78	08/30/2018	INV	PD	LEAK LOCATE COLUMBIA COUR
CHECK DATE: 08/21/2018									
102148 WAYNE DAUWALTER PLUMBING									
3915		07/24/2018	082118	324590	160.00	08/23/2018	INV	PD	drain cleaning
CHECK DATE: 08/21/2018									
106998 WEBER, BRADLEY									
31389		08/14/2018	082118	324591	45.64	09/14/2018	INV	PD	METER DEPOSIT REFUND-1045
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102160 WELLS FARGO BANK MINNESOTA NA									
1594258		08/01/2018	082118	324592	525.00	08/31/2018	INV	PD	PAYING AGENT FEE 2012A 8/
CHECK DATE: 08/21/2018									
102166 WESCO DISTRIBUTION INC									
214849		07/29/2018	082118	324593	515.20	08/30/2018	INV	PD	W.O. # 461 41 DBL OH CIRC
CHECK DATE: 08/21/2018									
216552		07/30/2018	082118	324593	120.50	08/30/2018	INV	PD	N/S - MISC LINE HARDWARE
CHECK DATE: 08/21/2018									
217988	180154	07/31/2018	082118	324593	277.00	08/31/2018	INV	PD	STRAINGLASS INSUL, 96" PI
CHECK DATE: 08/21/2018									
218813	180152	07/31/2018	082118	324593	440.40	08/31/2018	INV	PD	POLE TOP GUARD
CHECK DATE: 08/21/2018									
					1,353.10				
102180 WIDMER CONSTRUCTION LLC									
90110-3		08/10/2018	082118	324594	3,182.13	09/10/2018	INV	PD	BAVARIA DOWNS TRUNK WATER
CHECK DATE: 08/21/2018									
106951 WILLIAM E YOUNG COMPANY									
18340		05/03/2018	082118	324595	6,393.00	08/06/2018	INV	PD	WELLS 4 AND 5
CHECK DATE: 08/21/2018									
102186 DANIEL H WILSON									
24211		08/15/2018	082118	324596	628.50	09/15/2018	INV	PD	CREEK RD-APR-MAY
CHECK DATE: 08/21/2018									
102189 WM MUELLER & SONS									
236314		07/20/2018	082118	324597	128.64	08/25/2018	INV	PD	POTHOLE PATCHING
CHECK DATE: 08/21/2018									
236315		07/20/2018	082118	324597	51.56	08/25/2018	INV	PD	LIBERTY HEIGHTS CURB REPL
CHECK DATE: 08/21/2018									
236354		07/23/2018	082118	324597	202.31	08/25/2018	INV	PD	TOP DRESS SAND SCHOOL DIS
CHECK DATE: 08/21/2018									
236420		07/24/2018	082118	324597	426.85	08/25/2018	INV	PD	TOP DRESS SAND SCHOOL DIS
CHECK DATE: 08/21/2018									

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
236486		07/25/2018	082118	324597	40.47	08/25/2018	INV	PD	TOWN COURSE PLAYGROUND
CHECK DATE: 08/21/2018									
236546		07/26/2018	082118	324597	128.00	08/25/2018	INV	PD	POTHOLE PATCHING
CHECK DATE: 08/21/2018									
236632		07/27/2018	082118	324597	96.64	08/25/2018	INV	PD	POTHOLE PATCHING
CHECK DATE: 08/21/2018									
236715		07/30/2018	082118	324597	699.39	08/25/2018	INV	PD	TOP DRESS SAND SCHOOL DIS
CHECK DATE: 08/21/2018									
236781		07/31/2018	082118	324597	684.00	08/25/2018	INV	PD	LAKE GRACE TENNIS COURT T
CHECK DATE: 08/21/2018									
236782		07/31/2018	082118	324597	200.13	08/25/2018	INV	PD	TOP DRESS SAND SCHOOL DIS
CHECK DATE: 08/21/2018									
					2,657.99				
102220 NORTHLAND SYSTEMS INC									
74842		08/09/2018	082118	324598	6,895.00	09/13/2018	INV	PD	AUG 2018 RECOVERY SVC
CHECK DATE: 08/21/2018									
74843		08/09/2018	082118	324598	14,936.00	09/13/2018	INV	PD	AUG 2018 SUPPORT SVC
CHECK DATE: 08/21/2018									
					21,831.00				
105150 ZAYO GROUP HOLDINGS INC									
2018080011266		08/01/2018	082118	324599	1,432.29	08/31/2018	INV	PD	LOCATE SVC-LATE FEES
CHECK DATE: 08/21/2018									
102231 ZIEGLER INC									
SW000210942		07/24/2018	082118	324600	1,718.14	08/24/2018	INV	PD	UNIT #140 GRADER REPAIR
CHECK DATE: 08/21/2018									
					1,718.14				
388 INVOICES					1,246,154.68				

** END OF REPORT - Generated by Michelle Robbin **

Wires

08/16/2018 11:46 | City of Chaska | P 1
8482mrob | VENDOR INVOICE LIST | apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101756 MII LIFE INCORPORATED									
38756130 CHECK DATE: 08/09/2018		08/07/2018	080918	1612	666.66	08/09/2018	DIR	PD	8/9/18 FSA REIMBURSEMENTS
38759675 CHECK DATE: 08/16/2018		08/14/2018	081618	1617	2,105.00	08/16/2018	DIR	PD	8/16/18 FSA REIMBURSEMENT
					2,771.66				
100997 KLEINBANK									
6314047-AUG18 CHECK DATE: 08/15/2018		08/15/2018	081518	1616	1,400.00	08/15/2018	DIR	PD	AUG 2018 EDA PROMISSORY N
101345 MINNESOTA COMMISSIONER OF REVENUE									
2018/0630-FINAL USE CHECK DATE: 08/15/2018		06/30/2018	081518	1614	709.21	08/15/2018	DIR	PD	JUN 2018 FINAL USE TAX
101346 MINNESOTA COMMISSIONER OF REVENUE									
2018/0630-FINAL CC CHECK DATE: 08/15/2018		06/30/2018	081518	1615	1,363.95	08/15/2018	DIR	PD	JUN 2018 FINAL CARVER CTY
2018/0630-FINAL SLS/ CHECK DATE: 08/15/2018		06/30/2018	081518	1613	20,555.45	08/15/2018	DIR	PD	JUN 2018 FINAL GEN/UB SAL
					21,919.40				
104668 OPTUM BANK INC									
56657 CHECK DATE: 08/06/2018		08/03/2018	080618	1611	12,200.67	08/06/2018	DIR	PD	080318 Payroll HSA Contri
					12,200.67				
7 INVOICES					39,000.94				

** END OF REPORT - Generated by Michelle Robbin **

Biweekly Report
August 20, 2018
By
Matt Podhradsky

UPCOMING MEETING/WORK SESSION SCHEDULE

With the Labor Day Holiday coming up on September 3, and it falling on the first Monday of the month, we do have some changes coming up in the Council Meeting schedule over the next month. Instead of having our normal meeting on the 3rd, we will instead be having our two meetings for September on September 10th and September 17th. Prior to the Council meeting on September 10th, we will be holding a Work Session from 5:30-7 pm. The purpose of this work session will be to start our discussions for the 2019 Budget, and more specifically the proposed tax levy for 2019, which we will need to set on a preliminary basis prior to the end of September. If there is any unfinished business to discuss as part of this work session, I am also holding September 17th for a potential work session if there are 2019 budget items we have not finished discussing from our September 10th Work Session.

It should be noted that we WILL NOT have a Work Session prior to our meeting coming up this Monday. If you have any questions about upcoming meetings or are not able to make any of them, just let me know.

NBC SPORTS CURLING NIGHT IN AMERICA TAPING

Just as a reminder, NBC Sports will be at the Curling Center the week of August 27th to film the games that will be shown during this season of Curling Night in America, which will air on Friday Nights from 9-11 from October-December. Tickets did go on sale for the event a little over 2 weeks ago, with most of the tickets for the evening draws (7 pm) Monday-Wednesday being sold. The daytime draws (10 and 2 each day) have been harder to sell tickets as it is in the middle of the day during the week. If you know of groups that may be interested in attending to help fill the stands, please let me know as we would like to have the stands as busy as possible during the filming. Set up for the event will start occurring the week before the event, with bleachers, cameras, curtains around the arena, lighting, etc… all being set up to make the production of this event possible. It should be noted that there will be some high-profile international teams, along with the teams from the United States present, which should make this a great event!

A big thank you to the Staff of our Curling and Event Center, as well as Kevin Wright, who have put a lot of time into planning for this event. This will be a great opportunity for our Curling Center to get national and international attention, and for our residents to see some great curling!

DECISION RESOURCES COMMUNITY SURVEY

At our Council Meeting on Monday night, we will have Peter Leatherman present from the Morris Leatherman Company (formally Decision Resources) to present the findings of our latest community survey. As you may be aware, we have been completing surveys about every 5 years with Decision Resources since 1995, which has given us a consistent benchmark to see how perceptions of our community have changed over the course of the last two decades as we have continued to change. With many other communities in the Twin Cities utilizing Decision Resources for surveys, it has also given us a good benchmark from which to measure ourselves against other communities in the Twin Cities and the services they provide.

While our survey results have always been very strong, the results of this survey were very good, with there been a very high overall satisfaction from our residents towards the City of Chaska. Peter will share these results along with comparisons to past years to give the Council and opportunity to understand how things have changed over time. He will also share the results of questions asked on specific topics that they Council has looked for feedback from the public over the past few years.

Following this formal presentation of the results, we will be getting the survey results out to the public online and will also be doing a "deeper dive" into some of the topics the survey measured.

CITY SQUARE WEST OPEN HOUSE

As part of the process of planning for City Square West, the Task Force does plan to hold a public open house next Wednesday, August 22nd in the City Council Chambers from 6-7:30 pm. The purpose of this open house will be to share with the public the work that has been done so far by the Task Force, and to give the general public an opportunity to weigh in on the plans/discussions to date, to provide more input into the final recommendation that will be coming out of the Task Force sometime in late September.

It should be noted that there were booths set up at both Fire and Ice, as well as River City Days, giving residents an opportunity to see the plans that have been developed to date, and to provide feedback on things they think the Task Force should consider. Based on the feedback from these groups, it is clear that many people in the community are aware this process is going on and seemed to be very supportive of the concepts that are being looked at. Most feedback was very positive on the plans so far, with the most negative comments being focused on how to properly address the issues on Highway 41 going through downtown.

If you have any questions about this Open House, feel free to let me know.

BREWERY PROPERTY TRANSACTION COMPLETE

There is good news to share with the Brewery project, as we were able to close on the property transaction with the Brewery Group this past Thursday morning. With the property now being owned by this group, they will be moving forward right away to start improvements on the building. At the same time, you will see on the Council Agenda for Monday that we will be considering the approval of the bid for work to begin on the extension of Sewer and Water to this site. This is a project that the City will lead.

Based on the improvements starting now, the anticipated "soft opening" date for the Brewery is expected to be sometime in the early winter months (likely in January). As this project progresses, we will keep the Council posted and give you a better indication of when the Brewery will finally open.

PARK AND RECREATION SURVEY-COMPREHENSIVE PLAN UPDATE

As part of our process for Updating the 2040 Comprehensive Plan, which is due to the Met Council later this year, Staff has been focusing its efforts on getting a better understanding of the public's desires for our Park and Recreation services and facilities over the next twenty years. With our City nearing full development, we want to make sure in the space that we have remaining that we include what the public desires for both services and facilities to fully serve our community going into the future.

To that end, we are currently going through a survey process to seek input from the public on where they would like to see us focus our efforts in Parks and Recreation in this next Comprehensive Plan update. This survey went out through our City of Chaska Facebook Communications page, and is also available on our web page. We highly encourage both individuals and groups who have ideas/desires for our community in the future to take the time to complete the survey and give us ideas of what we should be considering. After we receive this information, it will then be put through a process with the Park Board to prioritize this feedback for a final recommendation to come back to the Council as we get further into the Comprehensive Plan Update process.

If you could, please encourage your neighbors, friends, family… to complete this survey. If you have any questions about it, feel free to give me a call.

HIGHWAY 41 RIBBON CUTTING CEREMONY

As you may have seen through a recent email, Carver County is planning to hold a "ribbon cutting" for the re-opening of Highway 41 between Hundertmark and Pioneer Trail. This is scheduled to occur on Thursday, August 31st, and at this time looks like it is going to be at 4:30 pm. As soon as we get back final details on timing we will get it out to you. This event will be a good opportunity to celebrate being done with this major road closure, and to look forward to the drastic improvements this should make to traffic, especially at the intersection of Hundertmark and Highway 41. If there are any questions about this, please let me know.

CHASKA PLANNNING COMMISSION
MINUTES
JULY 11, 2018

1. Call to Order
Chairperson Huang called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Cross, Kelley, Keyport, Pfeiffer, and Chairperson Huang.

Members absent: Commissioner Dahlke

Also present: Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner

3. Adopt the Agenda
Motion by Commissioner Keyport, second by Commissioner Pfeiffer to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve the Minutes of the June 13, 2018 Planning Commission Meeting
Commissioner Pfeiffer requested a change to the minutes and referred to page 19 of the minutes in the agenda packet, regarding Condition 32 under item 7C as she felt it was missing proper context and clarification. The Commission agreed to have Commissioner Pfeiffer work with City Planner Hanson to revise the minutes to reflect the context and clarification needed.

Motion by Commissioner Pfeiffer, second by Commissioner Keyport to approve the minutes of the June 13, 2018 Planning Commission meeting subject to Commissioner Pfeiffer conferring with Staff to make the recommended modification of the minutes.
Motion carried.

6. Consent Agenda
Motion by Commissioner Cross, second by Commissioner Kelley to approve the Consent Agenda as follows:

a. Accept the New Planning Commissioners Handbook

b. Approve the Preliminary Site/Building Plans and Preliminary Plat for Phase II of the Chaska Building Center (Formacoat), subject to the following conditions:

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

a. Project Narrative, submitted by Formacoat, dated June 6, 2018.

b. Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018

c. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated June 27, 2018

d. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018

e. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated June 26, 2018

f. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018

g. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018

h. Photometric Exhibit

i. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated June 28, 2018

j. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated June 28, 2018

k. Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.

l. Preliminary Plat, submitted by Rehder & Associates, Inc.

m. Sanitary Sewer Connection Exhibit

n. Building Renderings (pgs 1-3)

2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.

3. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots, to be recorded with the plat.

4. Coordination with the City Engineer with regard to utilities, grading and drainage.

5. Installation of all site lighting at a 0-degree angle with the light source fully concealed at the property line.

6. Utilization of modular face brick as a Class I material.

7. No exterior storage will be permitted.

8. Approval by Carver County for: the access plan to CSAH 61 and Right of Way requirements for CSAH 61 prior to recording of the Final Plat.

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 of a storm water management plan meeting City and Carver County WMO standards.
14. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
15. Provision that all mechanical equipment will be fully screened from view.
16. Compliance with section 9.11 Building Design/Materials and Site Design.
17. Adherence with the Engineers Memo dated July 4, 2018.
18. Provision to revise landscape plan to relocate/include at least 4 more overstory trees on the northeast portion of the site and to be submitted at time of building permit.
19. Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.
20. Coordination with Electric Department on service locations.
21. Elimination of all un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
22. Coordination with the Engineering Department and EDA for a site demolition plan and schedule.
23. Final Plat to list City of Chaska as a part of the plat.
24. Provision of a private utility easement over the sanitary sewer connection.
25. Compliance with the County Memo dated June 8, 2018.
26. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.
27. Provision to provide a future access on the southeast portion of the site to access the eastern site.

c. Approve the Final Site & Building Plan and Final Plat for 650 700 and 710 Chestnut Street North (PC #2018-25), subject to the following conditions:

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

        a. Project Narrative (pgs 1-4), submitted by Matt Borowy, dated June 25, 2018.

        b. Certificate of Survey, submitted by Trosen Land Surveying, dated April 14, 2018

        c. Site Demo Plan (C1), submitted by LTN Engineering, dated May 29, 2018

        d. Civil Site Plan (C2), submitted by LTN Engineering, dated June 26, 2018

e. Grading/Paving & Drainage Plan (C3), submitted by LTN Engineering, dated May 29, 2018

f. Utilities & Piping Demolition Plan (C4), submitted by LTN Engineering, dated May 29, 2018

g. Utilities & Piping Plan Exist. Fire Hydrant Plan(s) (C5), submitted by LTN Engineering, dated June 26, 2018

h. SWPPP/Erosion Control Plan & Details (C6), submitted by LTN Engineering, dated May 29, 2018

i. Photometric Site Plan (E6-10), submitted by ISG, dated May 29, 2018

j. Sheet A1, submitted by RDS Architects, dated April 27, 2018

k. Sheet A2, submitted by RDS Architects, dated May 16, 2018

l. Floor Plan, Notes & Partition Type (A1.0), submitted by Bright Pixel Design, undated

m. Exterior Elevation & Details (A5.0), submitted by Bright Pixel Design, undated

n. Exterior Elevation & Details (A5.1), submitted by Bright Pixel Design, undated

o. Sheet A0, submitted by Bright Pixel Design, dated April 27, 2018

p. Landscape & Site Signage Plan (L1.1), submitted by Bright Pixel Design, dated June 29, 2018

q. Typical Landscape Details & Specifications (L1.2), submitted by Bright Pixel Design, dated March 13, 2018

r. Typical Irrigation Details (L1.3), submitted by Bright Pixel Design, dated March 13, 2018

s. Siteline Studies (SL1.1), submitted by Bright Pixel Design, dated March 13, 2018

t. Siteline Studies (SL1.2), submitted by Bright Pixel Design, dated March 13, 2018

u. Final Plat, submitted by Trosen Land Surveying, LLC

v. Sight Line Analysis (pgs 1-4), submitted by Bolton & Menk, dated June 17, 2018

2. Compliance with section 9.11 Building Design/Materials and Site Design.

3. Provision of curb and gutter to be provided in parking lot design.

4. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.

5. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the building permit submittal.

6. Decorative fence by northerly building to be painted Hunter Green to match Walgreens fence.

7. Provision that signs will meet Section 10 of the zoning ordinance.

8. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.

9. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.

10. Provision of modular face brick is used for all brick applications in order to be classified as a Class I material.

11. Building fire suppression system to be implemented if required by Fire Department.

12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).

13. Provision that an access permit is obtained from MnDOT.

14. Adherence with MnDOT's memo dated June 6, 2018.

15. Compliance with the Engineers Memo dated July 4, 2018.

16. Coordination with Walgreens to reconstruct and improve the shared driveway between Walgreens and the proposed sites.

Motion Carried.

7. Action Items

7.A. POSTPONED TO AUGUST 8TH PLANNING COMMISSION: Approve the Rezoning of Planned Industrial District (PID-2) to Planned Industrial District (PID-8)/City of Chaska/PC #2018-28

7.B. Public Hearing: Approve the Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School/ISD #112/PC #2018-26
City Planner Hanson presented the item to the Commission.

Commissioner Keyport looked to clarify the surface area of the panels.

The applicant replied off-mic what the dimensions are, and City Planner Hanson projected into the microphone that they are ten feet wide. Chairperson Huang commented that they are about the footprint of a car.

Commissioner Kelley asked approximately how far these panels are from the hockey rink, and how easy they are to break.

City Planner Hanson stated that they are fifteen to twenty feet away from the hockey rink and that the applicant conducted an analysis as to where to locate these panels and likely considered that they will be located near recreational fields. She commented that based on their expertise in choosing the location, they must be confident that it will operate well.

Crystal Knutson with Avant Energy, representing the applicant Minnesota Municipal Power Agency (MMPA), introduced herself and an installation contractor with Blue Horizon, Griffin Dooling.

Griffin Dooling stated that the panels are faced with a tempered glass, the frame is anodized aluminum, and the entire rear is covered in a metallic mesh which prevents contact to the backside from a flying object like a hockey puck. He explained the only instance that a panel built to these same specifications has cracked was during a very intense hailstorm. He also mentioned that the tempered glass face is tested against ball bearings and other sort of projectiles.

Commissioner Keyport stated that this sounds like a wonderful project but wanted reassurance on Item A in the conditional use permit requirements. He looked to clarify what five kilowatts typically powers.

The installation contractor stated that five kilowatts is slightly less than enough to power a typical home.

Commissioner Keyport inquired what risk is present with all of that power sitting in the panels.

The Griffin Dooling explained how the power generated by the panels is converted by the inverter into AC power which can be used in the electrical system. He further explained the inverter is UL listed and tested to a variety of standards such that if it sees that the grid voltage goes down, it will shut down the solar array so it ceases production. He stated that if the inverter is not active, there is generally no live power on that site.

Commissioner Keyport then asked if things will be plugged into it for teaching and training purposes.

Ms. Knutson stated that they would not plug things into it, but rather for educational purposes use an iPad kiosk on site to view daily, weekly, monthly output depending on the weather or time of year and explained it is more of a monitoring tool.

Commissioner Keyport looked to clarify that there would not be a risk of running into live wires.

Ms. Knutson stated that all the wires are in rigid plastic conduits in the panel poles and underground to the school building and everything meets the NEC code standards.

Commissioner Cross mentioned that this concept might be a bit difficult for elementary age kids to grasp and asked if divots will form from water runoff off of the panels and suggested demonstrating what types of plants can grow under these instead of taking agriculture land out of use.

Ms. Knutson stated that they recommend schools plant a shade garden under the panels to prevent mowing needs under the panel and keep people away from them. She stated they are not part of the grant program, but that some schools have elected to put them in.

Commissioner Pfeiffer commented that this is a great idea and opined that any experiential education is valuable. She mentioned that she understood students could see data from their computers, but inquired if they would also be able to see data at the site of the panels.

Ms. Knutson stated that they would need an app on their device to monitor it and clarified that there is not data on the panel structure.

Chairperson Huang looked to clarify that the panels are not an interactive display.

Ms. Knutson confirmed that he was correct and stated that the link is accessible and students could also monitor data from home. She also mentioned that solar panels and the educational information given for the project do fall within fourth grade science standards and so the project does add to the education they are required to know in fourth grade.

Chairperson Huang opened the public hearing at 7:30 pm.

Lee Peterson, 2882 Faulkner Drive, commented that this is a great educational opportunity and inquired if this location takes away from the play area of the kids. He also inquired who is responsible for the maintenance of the panels and if they fail, does this become a burden on the school district. Mr. Peterson also suggested having a snow removal plan in place as the location of the panels has in past been a snow piling area.

Chairperson Huang closed the public hearing at 7:31 pm.

Ms. Knutson stated that after conferring with the school building and grounds crew and school principal, they were assured that this location will not be in the way of any normal activities of the school nor impede the school's snow removal.

Griffin Dooling mentioned there is a lot of open ground at the site and suggested piling snow in a different location. He gave the length of warranty for the main components of the solar panel system, and noted that while their company provides a two-year workmanship warranty, the only service they have had to provide for similar projects is reprograming information when the internet provider is changed. He stated there is generally not a lot of maintenance for the system to operate on a day-to-day basis.

Chairperson Huang inquired if the school district is the ultimate owner from a responsibility standpoint.

Ms. Knutson stated that when installation is complete, the school district will own and operate the solar array and stated that their main contact would be Blue Horizon if it was a warranty issue.

Chairperson Huang looked to clarify that MMPA provides the grant funding for this project and facilitates support to Blue Horizon or any other service provider the school may need for maintenance, but ultimately the school district has responsibility to maintain it.

Ms. Knutson confirmed this and stated MMPA does not have any part of it after construction.

Commissioner Kelley inquired about the specifications on these panels in regard to wind as there is only one post holding them up.

The Griffin Dooling explained that these undergo a structural engineering process and the system itself is mounted on a fourteen-inch diameter steel post that goes six feet into the ground and there is a concrete and rebar foundation around that supporting the structure from the bottom.

Ms. Knutson added that there is a steel racking system that supports the actual panels.

Griffin Dooling also explained each panel is supported by four points to the steel framework.

Commissioner Pfeiffer inquired if the all kids in the Eastern Carver County School District have access to this and can learn about this, or if it is just specific to Clover Ridge Elementary.

Nate Slinde, Clover Ridge Elementary School Principal, explained how the school worked with MMPA and surrounding schools to find the best site for this project. He informed the Commission that the intent of this project is to start with Clover Ridge, but the information will be accessible to all students in the District if teachers want to implement it into their curriculum as well.

Commissioner Pfeiffer asked if the expense falls solely on Clover Ridge Elementary or on the District.

Mr. Slinde stated that it would depend on what the repair would be, but minor maintenance would be handled by Clover Ridge Elementary's budget and any major issues would need support from the District. He explained that as they understood, there is little to no maintenance needed with these projects, so they have not planned or prepared for a huge line item for this installation.

Ms. Knutson mentioned that the main maintenance need is to clean off the panels if they get dusty, or brush snow off and reiterated that it is not a high-maintenance installation.

Griffin Dooling agreed and stated that it requires no annual checks.

The Commission agreed as a whole that this is a great project.

Motion by Commissioner Kelley, second by Commissioner Pfeiffer, to recommend to City Council to approval the Conditional Use Permit in order to construct two solar panels on the Clover Ridge Elementary site, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Conditional Use Permit Application (pgs 1-40), prepared by MMPA, dated July 3, 2018

2. Compliance with section 2.3 of the Zoning Ordinance.

3. Submittal and approval of a building permit prior to construction of the solar panels.

4. Provision to install educational sign with solar panels.

5. Provision that the panels will be at least 7 feet above grade at their lowest point.

6. Provision that the electrical boxes and all other hazardous components are secured appropriately.

7. Provision that no expansion to these panels or the number of panels will occur.

8. Provision that the solar panels are for educational purposes only.

Motion carried.

7.C. Approve the Final Plat for Clover Field 7th Addition/Fieldstone Family Homes/PC #2018-27
City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired what the average depth is for the homes.

City Planner Hanson stated that she believed they were about forty feet in depth and stated that because of the density in the Clover Ridge Neighborhood, the setbacks are smaller.

Chairperson Huang asked City Planner Hanson to elaborate on the thought process for Clover Ridge in terms of having less individual homeowner open space compared to public space that is shared, as this likely predates some of the Commissioner's terms.

City Planner Hanson stated that this did predate her as well, but eplained that the thought process behind Clover Ridge was to create higher densities in smaller areas to preserve more open space for the development. She explained this is why there are big clusters of tighter neighborhoods within this development so as to create more pockets of open areas.

Chairperson Huang looked to confirm that this philosophy was also applied to Chevalle.

City Planner Hanson confirmed that it was and is, in other words, considered cluster development.

Commissioner Bowe inquired if these homes will be included as part of the Jonathan Association.

City Planner Hanson stated that it will be and that there are some members of the association in the audience.

Commissioner Bowe also inquired if there had been a neighborhood meeting to receive feedback.

City Planner Hanson stated that they made a connection to start discussions on what additional standards and requirements will be and are continuing to discuss those pieces.

Commissioner Cross commented that a townhome addition that was built out there over two years ago is still not finished and she assumed it was so because no one wants to buy. She stated that although she feels the houses and alley are tight, she'd rather see those going in as opposed to the townhouse.

Bill Johnson, representing the applicant, informed the Commission that Fieldstone Family Homes has built all over the metro area, including homes in Clover Field in the narrow lots. He presented the reasons for some of the amenities and layouts of the project and stated that there is a demand for homes like these and they estimate to sell out in six months.

Commissioner Keyport inquired if there were sidewalks on the front of these homes.

Mr. Johnson stated that there were.

Commissioner Bowe commented that she was pleased they were putting a door in on the back side of the homes because it allows for guest parking and clear entrance. She also asked what price point the applicant is aiming for with these homes.

Mr. Johnson estimated that they would be in the $300,000 range.

Chairperson Huang inquired what the square footage is.

Mr. Johnson stated they will vary; the one-story homes will be about 1,000 feet, the two-story homes about 1,800 square feet, and the multi-level will finish out at about 2,200 square feet.

Chairperson Huang looked to clarify that these would all have basements.

Mr. Johnson stated that they would.

Commissioner Keyport asked City Planner Hanson if there will be variation in the homes to comply with anti-monotony facades.

City Planner Hanson stated that Clover Ridge has a provision where the front facades have to be variated.

Mr. Johnson confirmed that these homes will vary in their façade and design.

Commissioner Keyport commented that he was glad to hear this and stated that he really liked the elevations and that the look of these homes is terrific.

Commissioner Pfeiffer inquired why most homes in this area have white window frames and if that would be part of the plan for this development.

Mr. Johnson stated that they use a Simonton window that has a high U-value and lifetime warranty on the frame and twenty years on the glass. He explained that these windows also meet energy star program requirements, but only come in white. Mr. Johnson stated that to get

a different color, you need to go to a different brand and spend more money for less efficiency and without the warranty. He also stated that window molding could be a different color.

Lee Peterson, 2882 Faulkner Drive, explained that in terms of a neighborhood meeting, they found out about this two weeks ago when they received notice from the City. He mentioned that today or perhaps late yesterday, they received email communication from the applicant. He stated that the design of these homes is great, and explained that there are two associations here, the Clover Ridge Association, and the Jonathan Association. Mr. Peterson gave a detailed description of private agreements and reciprocal easement agreement for access to alley ways for development needs and that the associations would take on maintenance of those alley ways. He then explained that they would get an assessment for the entire year on December 1st for their dues, and these would be assessed to the owner on January 1st. He explained that dues not received would result in foreclosure of those homes. He stated he was concerned that the applicant or future buyers might not know these fees would be due right away. He also explained that a mail station was to be finished as part of the condition of the reciprocal easement agreement, but that the developer for this went bankrupt and these did not get built. He went on to inform the Commission that he is a home owner but also the president of the Clover Field Community Association and has not had a chance to see what other members feel about homes being put in where the mail stations were supposed to go. He stated that the private legal agreement that was in place shows mail stations, and this is what the community was expecting. Mr. Peterson mentioned that the applicant would need to agree to the reciprocal easement agreement in order to gain access to the alley ways.

Chairperson Huang inquired what Mr. Peterson's objective is tonight.

Mr. Peterson stated that his objective is to delay the project until dialogue occurs in order to come to a mutual understanding of what the resolution would be.

Chairperson Huang also inquired if there was any City land involved in this or if these were agreements between multiple private parties.

Mr. Peterson explained it is for sure multiple private parties, and that the plat maps are very chopped up but that there might be some sidewalks that are City.

Chairperson Huang then clarified that the City is not responsible for building the mail station, it does not own the road way, does not do the snow removal, and does not have the easements. He stated that given all of that information, the Planning Commission does not have any purview on this perspective and suggested that this is a good time to broach that conversation with the applicant and start having those discussions. Chairperson Huang inquired what distance is required in Clover Ridge to receive notice of proposed development.

City Planner Hanson stated that it is 350 feet.

Chairperson Huang explained that tonight's meeting from the Planning Commission perspective is an advisory to the City Council and from that perspective that they do not have any jurisdiction over private party negotiations or contractual obligations and will have to make some recommendations to City Council tonight. He explained that Mr. Peterson could go to City

Council to try to delay this project but there are still other mechanisms in place prior to this project moving forward.

Commissioner Keyport pointed out that one of the conditions of approval of this final plat is coordination with the Jonathan Association on any further requirements, and stated that based upon what he is hearing, this condition needs to be expanded to include the Clover Ridge Association, and subject to existing easement agreements. He stated that this amendment would cover any of these issues brought up.

Mr. Peterson noted that there is also a drainage issue currently that he believes will impact the City and that the City has already had to patch an alley way because of similar issues.

Commissioner Keyport inquired of City Planner Hanson if they should also add as a condition that the engineer makes an assessment of the drainage concern.

City Planner Hanson stated that they could do this. It was clarified that it is not Clover Ridge Association but Clover Field Community Association.

Chairperson Huang noted that the Commission is amending the Jonathan Association condition to also include the Clover Field Community Association.

Commissioner Keyport stated his proposed amendment to condition number 12: coordination with the Jonathan Association and the Clover Field Community Association on any further requirements and also subject to any existing easement agreements. He then suggested adding condition number 13: that the City engineer provide an assessment of drainage issues relating to this development.

Chairperson Huang inquired if the applicant was okay with having discussion regarding these issues.

Mr. Johnson stated that they will work things out and until today did not know there was anything to work out. He also stated that Phil Johnson will have to be involved in discussion as he was the one involved in these previous agreements.

Chairperson Huang inquired if the ownership change of the land has taken place already or if it is still just an intent to buy.

Mr. Johnson stated that it has not closed and the agreement with Mr. Phil Johnson was that it would close once everything got approved.

Commissioner Keyport stated he likes the project, the articulation of the buildings, the change from multi-family to single-family on those lots, and that the last few lots of Clover Ridge are getting built out. He stated that the issues here are solvable problems and thinks this can keep moving forward subject to those changed conditions.

Chairperson Huang agreed that the articulation of the homes is really nice and for the existing homes it will be nice to see what is effectively front of homes from their alley way. He stated he is optimistic that the final disposition of all this stuff brought up tonight will be resolved.
Motion by Commissioner Keyport, second by Commissioner Kelley, to recommend to City Council approval of the Final Plat for Clover Ridge 7th Addition, subject to the following amended conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Clover Field 7th Addition Final Plat, prepared by Bohlen Surveying & Associates
    b. Tree Plan, prepared by CES Consultants, LLC, dated June 26, 2018
    c. Site Grading with Setbacks, prepared by CES Consultants, LLC, dated June 26, 2018
    d. SWPPP Plan and Notes, prepared by CES Consultants, LLC, dated June 26, 2018
    e. Sanitary Sewer and Water Services Plan, prepared by CES Consultants, LLC, dated June 26, 2018
    f. Details (pgs 1-2), prepared by CES Consultants, LLC, dated June 26, 2018
2. Adherence to the following building setbacks:
    a. Front: 23 feet
    b. Front (unenclosed porch): 15 feet
    c. Front (Block 3, Clover Field 7th Addition): 10 feet
    d. Rear: 10 feet
    e. Side: 5 feet
    f. Side (corner): 15 feet
3. Compliance with Section 9 of the zoning code.
4. Compliance with zoning district PMD-15, Ordinance No. 708.
5. Provision to locate new boulevard trees on Clover Ridge Drive behind the sidewalk in the front yards.
6. Provision to construct the additional alleyway out to Faulkner Drive.
7. Provision of the final alleyway designs to be reviewed and approved by the Engineering Department and Fire Department prior to installation.
8. Provision of a final grading and drainage plan to be reviewed and approved by the Engineering Department.
9. Coordination with the Engineering Department for utility services to the sites.
10. Adherence to the Engineers Memo dated July 4, 2018.

11. Provision that building facades shall be varied and articulated to provide visual interest.
12. Coordination with the Jonathan Association and Cloverfield Community Association on any further requirements.
13. City Engineer to provide assessments on any drainage concerns of the site prior to issuance of a building permit.

Motion carried.

8. Other Business

8.a. Receive Other Meeting Minutes

8.a.i. Receive the Minutes of the May 21, 2018 City Council Meeting

8.a.ii. Receive the Minutes of the June 4, 2018 City Council Meeting

8.a.iii. Receive the Minutes of the June 4, 2018 EDA Meeting

8.a.iv. Receive the Minutes of the June 11, 2018 Park Board Meeting

Commissioner Bowe
- Stated City Square West is delayed while they gather more information about potential library sites and they meet again in August.

Commissioner Keyport
- Noted he appreciates how quickly Hwy 41 was opened up after the flood.

Commissioner Kelley
- Stated he is happy to see the Hwy 41 project going in and there is a lot going in around the City. He mentioned that he saw a bike get hit today because the rider was impatient to get going and darted in front of a car. He reminded people to slow down and wait for the lights.

Commissioner Cross
- Inquired if the unfinished townhomes in Clover Ridge are in foreclosure. City Planner Hanson stated they are not in foreclosure and are still under construction.
- Noted that she saw a lot of odd things while driving around Clover Ridge, namely the two big trees along the main drive in do not have enough room, as well as the dead trees that were pulled out because there was not a large enough surface for them to be placed. She stated that this is a concern for her in the sense that they really have to pay attention as they are now recommending not planting maples because Chaska has a lot of them. She mentioned that they City has been pretty good lately about planting a variety. Commissioner Cross stated that she experienced Dutch Elm disease when all the Elm trees needed to come down in South Minneapolis and would like the City to be a bit more cautious about what they do in the future regarding tree plantings.

- Noted that she went in to Traditions and saw the oak they were hoping to save but is now looking like it cannot be saved because of the grading. She stated that the tree is likely at the age where it is reaching its maximum life span and pointed out that there is a daughter tree there and is hoping that it can be save despite the grading. Chairperson Huang commented that what he is hearing is that it is the grading during construction that is the issue and causing harm to the trees. He stated that as part of their planning process, they should perhaps start looking at making a point to preserve potential daughter trees. Commissioner Cross agreed and stated they have to think on a little bit longer term when it comes to trees.

Chair Huang

- Stated Hwy 41 construction is moving along and traffic seems to be flowing a little better now.
- Inquired if the notification area of 350 feet should be increased to a wider notification area. Commissioner Bowe stated that perhaps it should but it will be beneficial to see what other communities are doing before it is changed. Commissioner Keyport suggested having Staff take a look at what other communities are doing and how Chaska fits in that continuum. Chairperson Huang noted that it is important to take into account the context of the intent of these notifications and finding that balance that works for the community. He agreed that understanding what other communities are doing is important, as well as their intent behind their requirements. City Planner Hanson stated that Staff can look into that and see if there is a bigger radius for notification that other communities are implementing. Chairperson Huang reiterated that he would also like Staff to add to that obtaining the intent or goal of the notification radii of other communities and make sure they balance that with what is right for what Chaska is trying to accomplish.
- Noted that a few weeks ago he had the opportunity to attend a watershed education conservation corps hosted by Carver County Watershed District, as well as a number of other watershed districts. He conveyed the usefulness of the watershed education he received while he was there, namely the implications for watershed planning and conservation. He inquired if the Commission would be interested in learning more about watersheds through a workshop of some sort. The Commission agreed that this would be good. Chairperson Huang offered to give City Planner Hanson the contact information he had and asked her to set something up in a work session of some sort. He stated that this would be beneficial to continuing their education to allow them to be more knowledgeable in making future decisions. Commissioner Bowe agreed but cautioned they be careful that they would not be making suggestions that were outside their expertise. Chairperson Huang agreed and stated that he was just looking to gain knowledge in order to be informed enough to ask the right questions.

10. Adjourn

Motion by Commissioner Bowe, second by Commissioner Pfeiffer, to adjourn the meeting at 8:31 pm.
Motion carried.

DRAFT

CHASKA PLANNNING COMMISSION
MINUTES
AUGUST 8, 2018

1. Call to Order
Chairperson Huang called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Cross, Dahlke, Kelley, Keyport, Pfeiffer, and Chairperson Huang.

Members absent: None.

Also present: Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; Bill Monk, City Engineer and Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Kelley second by Commissioner Bowe to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

Chairperson Huang noted the large number of people in attendance and asked that they adhere to the following requests when they speak under their item of interest later in the meeting: state their name and address, keep their comments concise, do not repeat others' comments, and stay under five minutes.

5. Approve the Minutes of the July 11, 2018 Planning Commission Meeting
Motion by Commissioner Pfeiffer, second by Commissioner Cross to approve the minutes of the July 11, 2018 Planning Commission meeting.
Motion carried.

6. Consent Agenda
Chairperson Huang stated there was supposed to be berming along the eastern edge along Savanna Way but he did not see it in the plat.

Mr. Dave Nash, Alliant Engineering, explained there is berming where they could put it, and catch basins where they could not. He also explained they could not put berms in along County Road 140 due to drainage, so there is a regional pond there. He referred to the drainage plans and pointed out where the berms are located.

Chairperson Huang commented that there are some, and they are about two to four feet.

Mr. Nash stated that due to drainage on that side, there was not a lot they could not do, but they beefed up the landscaping there, as requested.

Motion by Commissioner Keyport second by Commissioner Dahlke to approve the Consent Agenda as follows:

6.A. Approve the Final Plat for Savanna Estates 2nd Addition PC #2018-31, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
   a. Final Plat – Savanna Estates 2nd Addition (pgs 1-2), prepared by Alliant Engineering, undated
   b. Construction Documents (pgs 1-17), prepared by Alliant Engineering, dated July 3, 2018
2. Adherence to the City Engineer's memo dated August 2, 2018.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision of sidewalks on both sides of all local streets.
5. Compliance with Ordinance No. 934 (PRD-69).
6. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
7. Payment of development fees prior to recording of final plat.
8. Compliance with the City's existing anti-monotony housing ordinance.
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.

Motion carried.

7. Public Hearing

7.A. Public Hearing: Approve the Rezoning of PID-2 to PID-8 and Zoning Ordinance Amendment to Section 4.4.3.2d.

City Planner Hanson presented the item to the Commission.

Commissioner Keyport inquired if there have been other situations where there is a question with neighboring properties that are not a part of the City of Chaska relative to zoning regulations.

City Planner Hanson replied that this is the first one that has been brought up.

Community Development Director Ringwald stated that there have been some that have gone the other way, including the substation that Victoria built on the municipal boundary.

Chairperson Huang opened the public hearing at 7:13 pm.

Bryant Tchida, 2503 Bridle Creek Trail, Chanhassen, introduced himself and his wife Holly, and noted that their property directly abuts the item property and is directly impacted by the proposed project and zoning ordinance. Mr. Tchida asked that the City of Chaska apply the zoning ordinance as written and deny the amendment. He explained that the 1990 site plan for the existing structure included a robust tree cover to the east of the existing property, and stated tree preservation was a key property of the site plan. He passed out a copy of the 1990 site plan for the existing structure approved by the Planning Commission, and went on to say

that the residential houses to the east did not exist. Mr. Tchida stated that the expansion proposed was not proposed or approved in 1990. He explained that he is not against the project, but wants it done the right way, making it nice between the two properties. He informed the Commission that he approached Community Development Director Ringwald and City Planner Hanson to see if a berm and other landscaping could be done there, but was told there is not enough room. Mr. Tchida questioned where in section 3.1.10 of the ordinance it states that setbacks from residential properties are addressed. He stated that section 4 does specifically address building setbacks for this type of district and asked the Commission to clarify what the policy is behind the 100-foot setback. He asked the Commission to deny the amendment to the zoning ordinance. He asked what the policy justification is for treating similarly situated properties differently.

Chairperson Huang explained he will collect questions from the public hearing and give Staff a chance to answer them at the end.

Jeff Sebenaler, 2499 Bridle Creek Trail, Chanhassen, noted his property also abuts the Biolyph property and will thus also be impacted by the proposed development. He stated his property is the closest to the setback line and with the proposed setback of 20 feet, his deck would be within 43 feet. He explained that the buffer between the sites had allowed them to coexist well with an industry for a neighbor, but as that was altered in 2014, the use is more noticeable. He stated that he can't imagine how it will be when the parking lot is closer. He referred to the May 9, 2018 Planning Commission meeting where it was discussed that the southwest business district was encroaching on the Horton development, and questioned why the 300-foot buffer was acceptable there but isn't in this case.

Alex Donaldson, 2460 Bridle Creek Trail, Chanhassen, explained that is biggest concern is that the expansion plan allows the business to run within 23 feet of the border of the east side of the complex and expressed concern for getting fire equipment through that space. He stated that the fact that this business deals with chemicals and might not have proper fire equipment access is concerning, and their properties are on the downwind side and so subject to harm as well. He stated this is a public safety issue, whether Chaska or Chanhassen.

Don Schulz, 2507 Bridle Creek Trail, Chanhassen, explained that where the business is located now impacts them, and that it moving closer would do so even more.

Mike Meadows, 2519 Bridle Creek Trail, Chanhassen, asked for a little bit of a compromise.

Rodney Melton, 2413 Bridle Creek Trail, Chanhassen, stated that his property is adjacent to Waytech Engineering but the berm between nicely blocks them from sight and has resulted in a great scenario for both community and the business.

Bruce Malkerson, attorney for the applicant, noted they are not the applicant for the rezoning or modification of the setbacks, but they believe strongly in what the City Staff has said in its memo as to why the rezoning should be approved for this entire area and why the setback should be changed. He explained that the business he represents chose this spot because it was zoned industrial and because the Planning Commission and City Council approved

expansion plans of the previous business, which were much bigger. He encouraged the Commission to clarify the language as they see fit for their city.

Commissioner Keyport stated he is having a difficult time separating the zoning change request for this item with the project proposal for the site that will be discussed later in the meeting and asked Mr. Malkerson to speak to a letter from Mr. Pearcy that indicates some willingness to enhance the line of delineation between the residential and the industrial use.

Mr. Malkerson stated that he could but thinks it is best for Mr. Pearcy to do so when they make their presentation for the next item. He stated that the buffer of trees there is very thick and that they are planning to enhance those in their landscaping plans.

Commissioner Keyport explained that he also walked the site and noticed two or three houses where it is pretty open between the two properties and where it is pretty dense tree-wise between the properties.

Chairperson Huang stated that it might be nice to hear what the applicant is willing to do as it has a direct bearing on this item as well and may help the Commission make an informed decision.

Mr. Tchida pointed out to the Commission that the expansion drawn in 1990 was not proposed and not approved.

Commissioner Pfeiffer referred to the comment Mr. Malkerson made when he stated that Chaska had no problem with the expansion plans and asked if the Commission can see those expansion plans, and also, knowing that they had a hundred-foot setback and that Chanhassen was right there, asked if that plan was shared with Chanhassen.

Mr. Malkerson stated that as to 1990, he could not speak to that.

Commissioner Pfeiffer again referred to his comment that Chaska had no problem with the expansion plans, and explained that she has not seen the expansion plans that Chaska did not have a problem with.

Mr. Malkerson explained that from what he understands it was a general layout of the perimeter of the building and not a detailed interior or exterior plan.

Mr. Tchida stated that he has asked for that document, and stated that the 1990 site plan that he handed out to the Commission is it and that there was never an approved site plan expansion.

Mr. Malkerson stated that they are here to do what is correct and what is within the confines of the law as they understand it to be. He explained they started with the landscaping plan and have made changes from the first one and continue to work with Staff to make the necessary changes.

Chairperson Huang thanked the gentlemen and stated that at this point it might be good to hear from the applicant as to what they are willing to do.

Commissioner Cross stated that as a Commissioner she disagrees with tying them together; she stated that she understands they are tied together, but what is before them is the zoning.

Chairperson Huang stated that he understood what Commissioner Cross was saying, in that they need to disambiguate the fact that this is a clarification of whether or not they as a community chose to amend a specific ordinance to be within their city borders or not.

Commissioner Cross agreed.

Chairperson Huang stated that to that end, if an applicant approached to speak about something, he couldn't stop him or her from approaching.

Mr. Tchida asked for clarification on what will happen next in the meeting.

Chairperson Huang confirmed that they will continue the public hearing, vote on the amendment, and move on to the site plan, and that this item will be closed out so that by the next item it is either recommendation of yes or no. He clarified that the Commission serves as a recommendation to the City Council and is non-binding in this particular instance. He explained that regardless of what outcome is here, City Council will still have a say on this on August 20, 2018.

Mr. Tchida then asked to make another public comment. Obtaining approval, he showed the Commission a picture of what the buffer used to look like in the summer and winter, and what it looks like now in the summer and winter.

Mr. Malkerson took objection to the words "took everything" and stated that they legally removed vegetation from their property as all property owners are given the right to do in this city. He reminded the Commissioners that this is their city, their industrial park, and that the City of Chanhassen decided to put residential structures next to it, and that was their decision, not Chaska's.

Mr. Tchida stated that he does not have issue with property owner's rights to take trees but has an issue with Mr. Malkerson stating that there is are a lot of trees back there.

Susana Armentrout, 2420 Bridle Creek Trail, Chanhassen, asked what happened the conservation easement that was there.

Angie Eck, 2510 Bridle Creek Trail, Chanhassen, stated that she agrees with all the Bridle Creek Trail residents and stated that the reduction in vegetation has caused an increase in wildlife pests in the yard. She urged the Commission to deny the amendment.

Andrea Sebenaler, 2499 Bridle Creek Trail, Chanhassen, noted that she came home to find 100-year-old oaks cut down and feels she should have received notice for this. She stated she is

concerned that the new setback will cause the old oak tree in her yard to die due to shallow roots and that she wants to be treated as a Chaska resident would be treated.

Shelley Luna, 2483 Bridle Creek Trail, Chanhassen, she explained that her property borders both Chaska and Chanhassen and there is industry on two sides of her property. She stated that it has been done very well behind her property and she knows that with some compromise and understanding, this project can be done well too.

Shelley Kilabarda, 2511 Bridle Creek Trail, Chanhassen, said that her biggest concern is the homes that are directly impacted by this project and their property value, and ultimately how it affects their small neighborhood. She asked the Commission to take that into account.

Chairperson Huang closed the public hearing at 7:58 pm.

Chairperson Huang noted he would go through the questions brought up during the public hearing for staff to answer. He referred to Mr. Cheetah's question about where in section 3 of the ordinance the citation on setbacks is.

City Planner Hanson explained that the setback information for the industrial zoning district is from section 3.2 that he referenced and stated that is where Staff is pulling it from.

Chairperson Huang inquired if they had a visual of that.

City Planner Hanson stated that they probably don't here tonight but it was in the table that was shown not too long ago.

Chairperson Huang then referred to the question about section 4.4.3.2 asking what the intent of that 100-foot setback is.

City Planner Hanson replied that the intent is to provide an appropriate buffer to residential uses within the City of Chaska.

Chairperson Huang asked if the intent was purely for aesthetic reasons, or does it include safety.

City Planner Hanson explained that it incorporates all of that and is purposed to separate a more intense use with a residential use so that there is length separation but also the opportunity to provide other buffer mechanisms.

Chairperson Huang then referred to the question about the justification or rationale for treating properties outside of the City boundary differently.

City Planner Hanson replied that the rationale is basically the fact that the City of Chaska does not have control over the land uses that go adjacent to Chaska. In this instance particularly, Chaska did not have control over the fact that a residential development went adjacent to an industrial zoning district.

Commissioner Dahlke inquired if the City of Chaska is confident that with the zoning change, appropriate boundaries can still be produced between industrial and residential that would satisfy Staff.

City Planner Hanson stated that they were and that when the site plan approval is discussed tonight, landscaping, screening mechanisms, and other components of the site plan process can be looked at a little bit further. She stated that these could be tweaked to have lesser effects on adjoining properties.

Commissioner Pfeiffer stated that she is following up on Mr. Donaldson's comment and asked if Staff looked at access for fire equipment with the shorter setback.

City Planner Hanson explained that with any application that comes in, it goes to the various departments of the City, including the fire department, and if there was an issue they would have brought it up to Staff.

Commissioner Pfeiffer asked if they would have brought it up to the Chanhassen Fire Department.

City Planner Hanson clarified that the Chaska Fire Department would have brought any concerns up to Chaska Staff.

Commissioner Pfeiffer stated that she knew these folks live in Chanhassen, and asked if Staff looked at access of fire equipment coming into Chanhassen homes if the setbacks were shortened. She clarified that these questions are just coming from Mr. Donaldson's comments.

City Planner Hanson stated that the Chaska Fire Department reviewed the site plan itself and reiterated that if they saw any type of fire concern with the proposal, they would have noted it to Staff.

Commissioner Pfeiffer looked to clarify if they'd notify staff about fire concern with Chaska homes or Chanhassen homes.

City Planner Hanson stated that it would be fire concerns with the site.

Commissioner Pfeiffer looked to clarify whether Mr. Donaldson's concern was for restricted fire access to the homes or to the site.

Commissioner Keyport commented that with the building itself, there is no way to get around the east side of the building with equipment because the east side is right up to the woods.

Commissioner Pfeiffer then asked if Mr. Donaldson meant that any fire at the site would bring risk to their homes as it is so close.

Commissioner Cross noted that this issue has nothing to do with the request of the Commission right now from the current item. She stated that right now they are being requested to modify or clarify or package a district that at different times was put together and now they are trying

to clarify and make this package be the same for the different parts of it. She asked City Planner Hanson if this was correct.

City Planner Hanson stated that this was correct.

Chairperson Huang stated that the question is, if there are public safety issues, are there public safety issues with the ordinance of 30-foot setbacks to any property, not just this one. He asked if they are reducing it to a 30-foot setback, what is the implication of that.

Commissioner Pfeiffer agreed and mentioned that fire would be one of those things. She stated that they have the ordinance as it is for reason.

Commissioner Cross said the ordinance is as it is for 1990s reasons, when there wasn't a residential development next door.

Commissioner Dahlke reiterated that all the Commission can do here is make a recommendation to the Council, and they have City Staff, which includes a fire marshal, that reviews these plans and the Commission has to take their recommendation that they are going to be able to do their jobs based on whatever the Commission recommends to the City Council as a revised ordinance.

Commissioner Pfeiffer looked to clarify that rezoning from PID-2 to PID-8 does not change the setbacks, but that what changes the setbacks is the zoning ordinance amendment. She stated that you could potentially vote to rezone but vote against the ordinance amendment.

City Planner Hanson replied this was so and why there are two motions to be made.

Chairperson Huang referred to the question about the conservation easement.

City Planner Hanson brought up a diagram and pointed out the conservation easement.

Chairperson Huang asked her to point where the homes are, and commented that it is an odd cutout for a conservation easement and asked how wide it is.

City Planner Hanson replied that at the eastern edge it is about 20-25-feet wide.

Commissioner Keyport looked to clarify that the proposed buildout takes the building 30 feet from the property line, and so the bulk of that 30 feet is the conservation easement.

Chairperson Huang inquired if any trees were cut down inside the conservation easement.

City Planner Hanson stated not that she is aware of.

The audience verbally disagreed.

City Planner Hanson explained that she does not have the history to say whether or not that happened.

Commissioner Bowe stated this goes to her next question as to what the policy is for tree removal on private property and asked if someone monitors that.

Commissioner Keyport explained in his experience, if someone complains to the City, the City will enforce but the City is probably not going to notice otherwise.

City Planner Hanson stated this was correct.

Chairperson Huang asked if anyone could complain about that and if there is a limit on that.

City Planner Hanson replied they could.

Chairperson Huang stated to that end, if there are complaints about the tree removal in the conservation area, anyone could complain to the City and they could go investigate and there could be potential remediation against that.

City Planner Hanson agreed.

Commissioner Dahlke stated it has already been clarified that there are two motions, one for the rezoning and one for the ordinance amendment. He asked if the conservation easement could be fulfilled in any area that has these new zoning outlines, as far as taking this exact area out of the overall conversation.

Chairperson Huang agreed and stated it is just an example in this case and cannot be used as the template for everything.

Commissioner Dahlke agreed.

Chairperson Huang again clarified the two motions before the Commission. He stated that the first one really consolidates everything and is not too controversial, and asked the Commission what they were thinking about the ordinance amendment.

Commissioner Pfeiffer stated there was talk about how Chanhassen decided to put homes there, but and suggested they did not decide to put homes there until they had seen Chaska's ordinance that said there was a 100-foot setback.

Commissioner Keyport commented it is the rare bird that goes and looks at the adjoining city's ordinances when they are building. He stated that the residential development in Chanhassen was built right next to an industrial development and he believes Chaska should be able to set their limits where they want to set their limits and if you build up next to it, well that is okay.

Commissioner Cross stated that she has been on the Commission a long time in different phases and there was one other occasion where Chanhassen people were concerned with one of Chaska's industrial buildings being enlarged, and they worked it out. She stated that at that time, they were told that Chanhassen originally had the line for their industrial park much further north and it was a developer who talked Chanhassen into putting houses there. She stated that that decision was probably not a good one, but the Chaska Planning Commission

couldn't do anything about it. Commission Cross referred to one of the comments about how close their property is to the property line and said again, that is a Chanhassen decision about where their setbacks are. She stated she has no problem with motion one and motion two, partially because Chaska did not create this problem and she believes there have been compromises made. She commented that Chaska cannot control what their neighbors do, only what they Chaska can do.

Commissioner Dahlke mentioned he agreed with Commissioner Cross that there is a lot of potential for mitigation as this moves forward.

Chairperson Huang stated the legal ambiguity of how this was previously worded bothers him because it does leave it open for interpretation of what the intent actually is and that it wasn't clarified twenty or thirty years ago. He stated that regardless of how they vote, there will likely be a lot of discussion under the site plan of things they need to work through, and this will affect things in the future moving forward.

The Commission discussed the implications of the ordinance amendment.

Chairperson Huang asked Staff if this amendment in only referring to new construction.

Staff confirmed that was the case.

Chairperson Huang then stated that anything already built to date wouldn't change and would not be in violation, but anyone who is building something new would be subject to 100-foot setbacks within Chaska city-limits. He asked the Commission if it makes sense to make the language more restrictive from that side knowing that today there are homes on the other side or the potential that there could be existing properties.

Commissioner Cross referred to future land use, and stated if planning is careful, there is not going to be any factories next to houses because things right now are not zoned that way, and she cannot see right now the City changing zoning to put in a factory as there is plenty of industrial business-type plans and spaces and she thinks the second item is rather moot. She reiterated that she has no problems with the first item because it is talking about existing conditions.

Motion by Commissioner Keyport, second by Commissioner Dahlke, to recommend approval to City Council of the Rezoning (RZ) from the Planned Industrial District No. 2 (PID-2) to Planned Industrial District No. 8 (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts.
Motion carried.

Motion by Commissioner Cross, second by Commissioner Keyport, to recommend approval to City Council of the Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d to include the following language:

d) From adjoining Chaska residential uses or residential zoning districts in Chaska:.....100 feet

Motion carried 4/3 (Kelley, Pfeiffer, Huang).

Commissioner Cross asked if a motion that is not carried 100% by the Commission is communicated as such to the Council.

Staff confirmed that it would be.

7.B. Approve the Final Site & Building Plan for Biolyph at 4275 Norex Drive
City Planner Hanson presented item to the Commission

Commissioner Cross inquired why a conservation easement was put on so far after the fact.

City Planner Hanson stated that if she had to guess, the owner put it on there for tax purposes.

Commissioner Cross asked if the new owner would know that there is a conservation easement on there.

City Planner Hanson stated they did as it is recorded with the deed of the property.

Commissioner Keyport inquired if there is any kind of conservation easement on the north side of the site.

City Planner Hanson replied there is and pointed it out on the diagram.

Chairperson Huang asked if you could build a berm in a conservation easement.

City Planner Hanson said technically, no.

City Development Director Ringwald explained that if the parties of the agreement, in this case an easement, agree to make changes to that document, you could alter or modify the easement.

Commissioner Keyport inquired if a berm is possible in that 30-foot setback.

City Planner Hanson explained it may be possible, but the height of it would be very limited.

Chairperson Huang commented that for a berm to be useful, you need it to be about 4-6-feet high. He asked how much space you need to create a berm of that height.

A staff member commented that it needs to be about 3:1.

Chairperson Huang noted that this site is about ten feet short, then.

City Development Director Ringwald clarified this wouldn't include drainage around the building and thus the number would need to be bigger than that.

Commissioner Dahlke asked if the 20-foot lighting in the parking lot is the minimum height than

can do, or can they go lower.

City Planner Hanson stated that it is possible, but 20-feet is pretty low for a parking lot light.

Commissioner Dahlke inquired if this plan is approved and everything is done according to the plan, will noise testing be done to see if they actually hit the number.

City Planner Hanson stated that it could be done.

Commissioner Pfeiffer commented that the generator would only come on if there was a power issue.

Commissioner Pfeiffer referred to the height of the parking lights being lowered from 25 feet to 20 feet and asked if Staff knows the impact of that, whether lowering them five feet shorter will mean anything significant.

City Planner Hanson stated that the professionals could speak better to that but any reduction on a lighting feature takes the light further down.

Commissioner Pfeiffer commented that this was true, but they since they would be closer, would that make much difference.

City Development Director Ringwald stated that any reduction is meaningful no matter how far or near you are, so having it shorter does make an impact.

Commissioner Dahlke inquired if the photometric plan uses an engineering software.

City Development Director Ringwald replied that based on the height fixture and the light used, the program will generate a model showing where light will be and where it will not be. He stated there are two pieces to consider with lighting: the light intensity and the light source.

Commissioner Dahlke referred to the proposed tree plantings and asked if this is the best that can be done.

Commissioner Cross commented that trees are tolerant of being in groups and opined that it might be possible to underplant the trees with some 5-foot or 6-foot shrubs.

Commissioner Bowe asked if the landscaping meets the code requirement.

City Planner Hanson responded that it does.

Timothy Pearcy, applicant, stated that he is an expert in the world in his field, that no one has invented what he has done, and that his company has no competition after 25 years. He stated that his company is clean, annually he invites the Chaska Fire Department to visit the site because he wants them to see if there was ever an event, to know what are they facing, and they are pleased with the site. Mr. Pearcy explained he brought along with him tonight those who are experts in their field to help answer questions that pertain to their field, and he is

happy to answer any questions that pertain to the business and operations.

Commissioner Dahlke asked how many employees Biolyph has.

Mr. Pearcy responded that there are 70 employees, and they have increased that by 35% since moving to Chaska and being fully operational.

Commissioner Keyport inquired if it is Mr. Pearcy's intent to be a good neighbor to the good citizen of Chanhassen who live next door.

Mr. Pearcy stated that he lives to be a good citizen of the world, he is very generous, and donates to a lot of causes. He said absolutely he lives to be a great neighbor and he was surprised when he came to see about purchasing the building that there were houses next door. He explained that he spoke with a neighbor who commented that his business was a quiet, peaceful business and they were glad to have them there.

Commissioner Kelley inquired how many shifts they are running.

Mr. Pearcy responded that there is one day shift.

Chairperson Huang asked if it would operationally be an option to not have the lights lit after hours or weekends.

Mr. Pearcy explained he would consider it a safety issue because light deters crime.

Martin Woody, 26405 Smithtown Road, Shorewood, architect for the applicant, introduced himself to the Commission.

Commissioner Keyport stated conservation easements aside, would developing to the north rather than to the east work for his client.

Mr. Woody explained that the conservation easement exists as it is shown on the diagram and allows for expansion within that entire area, and they are expanding roughly 2/3 of that area.

Chairperson Huang asked if it would be amenable to the business to rearrange the conservation easements if the City and applicant were willing.

Commissioner Keyport asked if moving development to the north works for the business.

Mr. Woody said that because of the grades on the site, the most logical place to expand is to the east and to the north, and there isn't much room to fit more building on the site because of the proof of parking required. He stated he thinks that is why they laid out the conservation easement they way they did, to get the most expansion for the building in the future.

Commissioner Cross inquired how much disruption of the setback from the property line is going to happen with the construction of the building.

Mr. Woody explained that in the ordinance they just passed, the rear setback is 20-feet but in reality, the width of the easement along the east property line is 30-feet, so they'd actually be more than 10-feet back from the setback.

Commissioner Cross clarified that what she is asking is how much of the ground between where the building is going to be and the property line is will be disturbed in the process of building the building.

Mr. Woody responded that none would be disturbed. He explained construction limits are outside of the conservation easement, so thirty feet or more away from the property line.

Commissioner Cross looked to confirm that they would not be making piles of dirt there and dropping off concrete within that 30-feet.

Mr. Woody stated that this was correct.

Johnny Workman, 3131 Excelsior Boulevard, Minneapolis, landscape architect for the applicant, introduced himself.

Commissioner Dahlke asked if more could be done to satisfy the neighbors.

Mr. Workman stated this is something he thought about and asked Staff if they could remove trees to provide a more substantial screening element on that side. But they did not want to remove any trees, so that was the confine that he worked within. He also stated there are opportunities to plant within the conservation easement to help provide the buffer, but the tradeoff is you risk damaging the roots of existing trees. He explained they would carefully mark out trees to be protected once this project moves forward, and plant smaller trees in other areas. Mr. Workman mentioned that with this solution they did try to come up with the best possible screening at point of installation.

Commissioner Keyport referred to the public hearing comments in the last item about all the vegetation being removed and asked when that happened and under what circumstances.

Mr. Workman replied that he did not know that answer.

Commissioner Keyport stated at some time he would like an answer to that question. He asked Mr. Workman if he thought that lights from cars in the parking lot during the winter months would be by and large screened by the proposed landscape plan.

Mr. Workman responded that absolutely he did. He said the City of Chaska ordinance calls for roughly 80% opacity and the tall evergreens will easily provide the 80% opacity, and even the double rows of deciduous trees will provide 70-80% opacity in winter.

Commissioner Keyport asked about the buckthorn removal that has been happening there.

Mr. Workman stated that this is also outside his scope of work for the project.

Holly Tchida, 2503 Bridle Creek Trail, Chanhassen, had several points she wanted to emphasize. She stated that any aesthetics, safety, privacy and sense of well being that her family currently has will be ruined if the expansion goes forward as proposed. Ms. Tchida referred to pictures from the proposed site plan and showed a picture taken from her yard of the same vantage point, noting how close the parking lot will be to her children's play set in the yard. She stated that she appreciates the reduction in lighting from 25 feet to 20 feet, but stated that it is not enough. She referred to a picture that showed one of the trees that has been planted and noted that its current location is where the building will be after the expansion. She also explained that the removal of trees that Commissioner Keyport had asked about occurred in September of 2014. She stated that the building will also have windows looking out to the east, which would look into her backyard. Ms. Tchida also showed a photo of the tree removal that occurred to indicate more than buckthorn was removed. She expressed her gratitude that the applicant is now willing to do planting but stated that it is not enough to create any adequate screen from the building or parking lot. She also expressed gratitude that the generator will be screened and that any buffer for that will help but again reiterated that all this is not enough in her opinion to provide adequate screening from the expansion. She asked the Commission to request more be done, including considering an irrigated berm. She asked the Commission to consider the safety and security of her family with a parking lot and concrete building steps from her backyard. Ms. Tchida commented that she loves her home and Chanhassen, they equally love Chaska, they would love to see some compromise, and this could be an example of how industry and residential could coexist if done right.

Mr. Tchida wanted to again, for the record, make it clear that there was not a 1990 proposal and approval for an expansion for this site. He also explained he wanted to address the question as to what else could be done utilizing the conservation easement if all parties agree. He showed aerial photos from 1991 and from the present. Mr. Tchida stated he believed that when Mr. Woody had said the expansion to the east was the most logical, he meant it was the cheapest. Mr. Tchida argued that the building could be expanded to the north and a parking lots put on the eastern and southern sides of the existing building. He offered that there would then be enough space for a berm to fit. Mr. Tchida noted that he believes the expansion to the north would make more sense from an operational standpoint. He also questioned whether construction equipment would not be able to get in.

Jeff and Andrea Sebenaler again addressed the Commission and stated that there are other options for parking and proposed utilizing the area to the south for parking, and swap that conservation easement for the land to the east. He also questioned how there would be enough room for construction equipment. Mr. Sebenaler showed a photo of an old oak tree in their yard that he is afraid will be negatively impacted by the expansion. He showed photos from the removal of the trees in the conservation easement and stated that they had called Chaska City Hall to complain and asked if the removal had been approved. They were told it hadn't and that after staff checked it out, they were told there isn't anything they can do about it. He explained that Mr. Pearcy had put two rows of pines in, but that one row will need to be removed for the expansion. He stated that he liked the fact that the lights in the parking lot are being lowered and noted that he would like them to be turned off at night. Mr. Sebenaler wondered if enclosing the generator would cause an echoing of the noise. He went on to say that they are a good neighbor overall, that they maintain their lot, but the visual impact is what is troubling. He said that he would like a security put down in some way for any landscaping that protects them

until the vegetation matures.

Ms. Sebenaler stated that she has a biology degree in forestry and that the oak tree in their yard has shallow roots, it will die, and it will cost them $5-$6,000 to remove. She noted that while Biolyph only runs one shift, she wanted to ask the Commission to think to the future in case industry comes to that site that runs more shifts. She asked the Commission to think of them as their neighbor and to imagine living there and how they would feel.

Alex Donaldson, 2460 Bridle Creek Trail, Chanhassen clarified his previous comment stating that with the narrow setback to the east, he is concerned about fire equipment not being able to get in there and the building burning because there are a ton of chemicals in there. He noted that since fire equipment can't access the north side and the east side, 50% of that building is unprotected from a fire standpoint and that is a public safety concern. He noted that as residents, they are always downwind.

Mike Meadows paced off thirty feet to show the setback and stated that he thinks you could fit a berm in there and that everyone could be happy.

Ms. Armentrout re-approached and asked who is supposed to uphold the conservation easement because the south and east borders, which are supposed to be conservation easements, are grass.

Commissioner Cross stated that she thinks it would be important for Mr. Pearcy to tell the Commission what his understanding of what a conservation easement was when he bought the property. She noted that while not all the trees that were removed were within the conservation easements, some were, and she said she needs to understand what he thinks he was doing.

Mr. Pearcy stated that his understanding of a conservation easement first and foremost is non-buildable land, and second, that he does not have any knowledge about this and so would have consulted with Mr. Woody about what they could do and remembers specifically not touching trees that were within the conservation easement.

Commissioner Pfeiffer commented that it does seem unreasonable in terms of aesthetics and safety when for those reasons they have a 100-foot setback for Chaska residents, and if you didn't need that, it wouldn't be in the ordinance as required. She stated she does believe that in terms of aesthetics and safety it is unreasonable to be within 30-feet and stated she would be interested to see if there are things that can be done to adjust the plan or the placement of the buildings.

Commissioner Keyport referred to the suggestion of moving the parking to another area, which would require the applicant and the City to agree to alter the easement there and asked Staff if there would be objections to moving that parking to the southern conservation easement. He stated it would be removing one part of the issue and would be a condition he would be willing to support.

Commissioner Pfeiffer agreed and said it is the lighting and people coming and going right next to somebody's yard and would alleviate a couple of issues.

Chairperson Huang commented that if the parking was moved, creativity with a berm there too could help mitigate some of the light pollution. He stated that he has had experience with lights from taller vehicles and it is difficult to shield that light with trees. He said what works best are berms and walls, and because walls are expensive and ugly, berms are the happy medium. He stated he would be fully in support of moving the parking and putting up a berm on the parking side to shield lights.

Commissioner Cross asked if the Commission is asking them to go back and look at this again.

Chairperson Huang summarized the options before the Commission.

Commissioner Kelley asked if any of the property owners have done any planting on their side of the property lines.

A property owner came forward and stated he had planted several trees, albeit some in the conservation easement.

Commissioner Kelley stated he was just trying to understand the situation.

The Tchidas also stated they have planted trees, and some within the conservation easement. Mr. Tchida stated they are part of the solution here. Ms. Tchida noted when they placed the play set in the yard, it was near the property line, but at that time the property line was like a wall of trees so she did not have any safety concerns about putting it there. Mr. Tchida also noted that their yard dips down to the property line and he is concerned about the added hard surface impacting drainage there. He also asked the Commission to address the windows that are proposed on the east side of the building.

Cailin Wertish, 2551 Bridle Creek Trail, Chanhassen, stated the neighbors in Bridle Creek Trail have voiced how they have attempted to compromise and a number of the potential solutions that have been brought up tonight have been brought up in the past and have not been considered. She asked the Commission to recognize the fact that they are compromising and that Ms. Tchida has expressed nothing but concern for the safety of her children.

Community Development Director Ringwald suggested that before the Commission considers the different actions, they should act tonight in some fashion since this project has been extended once under the 60-day rule, it would put the Council up against an edge with no room to move if it would be postponed tonight. He stated from Staff's perspective, they recommend the Commission take action tonight.

Chairperson Huang asked if there was an alternative that would extend the 60-day.

Community Development Director Ringwald stated they have already done that once and it would take the applicant to agree, which is their call separately, not Staff's. He again stated that Staff suggests they act tonight in case the Council needs to postpone due to an absence, or they want to take their time, so they have time to act.

Chairperson Huang clarified the only way to extend the timeframe is if the applicant agreed to do so.

Community Development Director Ringwald confirmed this was so.

Chairperson Huang asked Mr. Pearcy if he would be willing to extend as an option.

Mr. Pearcy said he didn't think so, noting he lives to be a reasonable person but this has been delayed and delayed and become expensive, and they no longer are able to break ground this fall. He stated he had met with the neighbors previously and showed them what and why the business needed to expand. He explained the eastern side of his building is the loading dock area, and to move that would mean he'd have to build new ones. He stated he did not like the neighbors trying to rearrange the way his business is laid out when they do not understand how it works, and they knew they were buying homes that abutted an industrial property. He went on the say how many things were said tonight against his business and he does not appreciate being disrespected.

Commissioner Keyport stated that a point was made tonight that the dotted line drawn in 1990 for the expansion was not an approval but was an expectation set and was a reasonable expectation at that time based on the conditions of the time.

Commissioner Bowe agreed that it definitely showed intent.

Commissioner Keyport stated it was reaffirmed in 1995 with the conservation easement and so was a reasonable expectation that was a buildable space for the property owner. He stated one mitigating thing that can happen is moving the parking, as well as ensuring the landscape plan does everything possible to mitigate the impact of this large industrial use next to residential.

Chairperson Huang asked the Commissioners if there is a general consensus that they should either approve, or deny, or table it at this point.

The Commission agreed they should either approve or deny based on Staff's recommendation.

Chairperson Huang stated that he isn't comfortable with this item as is without adding conditions.

The Commission agreed.

Commissioner Pfeiffer stated that she is not comfortable with saying she agrees with the acceptance of the dotted line expansion drawing. She pointed out that was back in 1990 and this is 2018, and there are people all the time saying that they want to expand and if they want to do it, they have to present it and the Commission needs to see if it is reasonable at the time presented. She stated that to her it doesn't seem that that was an agreement that the City is going to change the setback to 30-feet and the City is fine with it.

Chairperson Huang explained he has a lot of trouble with the sketch being tentative or a possibility because that would allow any developer to sort of cast a casual, tentative plan and

later act upon it. That being said, he stated the reality is it still has to come back through due process, which is what this is. He commented the conservation easement was cut out around where that space was and from a design perspective shows that someone intended for something to go in that space.

Commissioner Dahlke stated from a logical standpoint, a neighborhood was knowingly built next to an established industrial park.

Chairperson Huang commented with this situation, there was a confluence of decisions that conflicted with one another, and are now landing upon the Commissioners' desks tonight.

Commissioner Pfeiffer stated because of that, they need to look at what is happening right now as it is happening right now and ask if it makes sense, if it's reasonable, and does it work for everybody. She explained that right now to her, this doesn't. She stated she would have a hard time voting it through and asked what tabling it does.

Chairperson Huang explained that it would not go through to the City Council and they could then not give an approval, but the 60-day window Community Development Director Ringwald referred to could produce other consequences including the applicant having to start over, bringing more costs to them.

Commissioner Pfeiffer responded that she would like to know from the experts if it is even a possibility to alter the layout.

Commissioner Dahlke stated he has worked in industry all his life and thinks it is ridiculous for the Commission to tell Mr. Pearcy how to set up his operation and this should not be something they should even discuss.

Commissioner Pfeiffer commented that they do this all the time.

Commissioner Dahlke replied that they do not.

Commissioner Pfeiffer clarified that the Commission asks developers if they can take houses out here or there or rearrange them, and the Commission leaves it up to them. She stated she isn't saying they tell Mr. Pearcy what to do, she just would like to know if it is a possibility.

Chairperson Huang stated what they can do is put a list of conditions on this item of what issues need to be addressed so that when it does come back, those issues are addressed.

Commissioner Dahlke commented that Community Development Director Ringwald already made them aware they need to take action tonight, so they need to vote to yes or no as it is.

Commissioner Cross pointed out that this is a final plat and not a preliminary.

Chairperson Huang replied that it is the final and the last shot for the Commission.

Commissioner Kelley noted that using a berm was suggested a lot and he was not sure if it

could be done on a smaller scale, and also wondered if partnering with Chanhassen on this would be a possibility since it is on the property line.

Some of the Commissioners stated that was out of their control.

Commissioner Kelley noted he is asking the question because it is right on the property line; otherwise, they would not be having this discussion.

Chairperson Huang explained that this was not something the Commission had any jurisdiction over. He said that ultimately today all they can do is make a decision and they could direct Staff to call Chanhassen about it, but they could not likely hang any decision on it tonight.

Commissioner Kelley replied that he understood.

Chairperson Huang summarized the options again and said that if they choose to deny it, City Council could take that and honor the denial, or pass it through. He then explained that they could choose to pass it through with stipulations, which would help guide Council in terms of what the key issues are that need to be addressed.

Commissioner Cross pointed out condition 17 in the current conditions of approval to Staff and asked if the coniferous plantings it refers to are in addition to what they've seen in the plan.

City Planner Hanson explained it is an option as opposed to the double row of deciduous shrubs they have in the plan.

Chairperson Huang stated they need to address the issues they have at hand and he will approach it from the basis of making an approval of some sort. He started with the issue of light pollution.

Commissioner Pfeiffer mentioned that they need to be really specific and asked how they would word the condition.

Chairperson Huang stated they would look to Staff for some guidance on that but it cannot be too prescriptive as the applicant will need some latitude to figure out what will work.

Commissioner Keyport suggested rewording condition 17 to say, "provision to include landscape screening along the east edge of the property for the entire length of the easement."

Chairperson Huang commented that perhaps adding other verbiage around berming to indicate that as an option.

Commissioner Dahlke suggested saying "the maximum amount of screening that can be done subject to the health of the plantings."

Chairperson Huang stated it is important to consider that vehicle heights are different and gave an example of a development by the 212 Medical Center where the screening or berming fails to block the lights from taller vehicles. He also stated there needs to be a bit of flexibility in the

wording for how to address that.

Commissioner Pfeiffer stated if the applicant looks at it and says they can't do berming within 30-feet, they could say that they looked at it and it wasn't going to work and so then just put trees in.

Commissioner Keyport commented that might be what happens.

Commissioner Pfeiffer replied she did not think that was sufficient.

Chairperson Huang explained City Staff will work to enforce the conditions.

Commissioner Dahlke stated that is why they need to leave it general enough to say the maximum amount reasonable possible.

Commissioner Pfeiffer asked if they are accepting that there is 30 feet if they vote this through.

Chairperson Huang explained that it depends where you are talking about--against the building and against the parking lot are two different areas. He stated the question is how much can the verbiage do on the side where there is only 30 feet to work with. He commented that this was an open question and one for the engineers to figure out.

Community Development Director Ringwald noted that from a Staff perspective and trying to work with the applicant, the meeting is now at the three-hour mark and Staff has a lot of direction on that particular topic. He suggested the Commission bullet point the items they really want considered.

Chairperson Huang began to summarize the bullet points as he understood them to be:

- On the parking lot side, put screening or movement of the parking lot to obscure the parking lot lights as well as vehicle movements and vehicle lights, including full size pick-up trucks.

Community Development Director Ringwald then added that to clarify statute, if the Commission is looking at the denial route, they will need to provide findings of fact with their decision and will have to put those in writing for the applicant tonight.

Chairperson Huang asked the Commission if they are in consensus in moving toward approval with conditions.

The Commission agreed and said it depends what the conditions are.

Commissioner Keyport said he has two conditions and then gave his wording for that as: provision of an agreement with the City to amend the south conservation easement and to move parking to the southern portion of the property. He then suggested changing condition 17 to read: provision of Staff approval for landscape screening and berming to maximize screening for the benefit of residential neighbors to the east, along the entire length of the eastern conservation easement.

Commission Kelley asked for clarification on what a zero-degree light is.

Community Development Director Ringwald explained that a zero-degree light is parallel with the ground and not tilted up.

Commissioner Pfeiffer asked about seeing if it is possible to increase the distance of the building from the property line.

Several members of the Commission disagreed.

Commissioner Dahlke stated that was not the Commission's job.

Commissioner Pfeiffer looked to clarify that they are not wanting to ask if there is even a possibility.

Commissioner Dahlke commented the applicant has been hammered on this for months and they have sent them back once already.

Commissioner Pfeiffer looked to clarify that it came before the Commission with the 30-foot issue with the houses.

Commissioner Dahlke stated that they tabled it.

Commissioner Cross explained that the 30-feet was the original stuff way back when and you cannot go back and change it.

Commissioner Pfeiffer stated that was not approved.

Commissioner Cross clarified that she was talking about 1990.

Commissioner Pfeiffer said that it was not approved, it was a possibility, not an approved plan. She stated they are right now approving or not approving a plan.

Commissioner Bowe commented she would not support adding that as a condition.

Commissioner Dahlke stated he was fine with the other conditions listed, but not this one.

Other Commissioners agreed.

Commissioner Pfeiffer commented that she would not do this to a Chaska resident and would not do it to another resident either. She stated she does not agree with it.

Commissioner Cross replied that she can then vote no.

Commissioner Pfeiffer stated she will vote no.

Chairperson Huang asked for other conditions to add to mitigate what is going in here.

Commissioner Kelley brought up the comment about the windows.

Chairperson Huang asked if the windows were for natural lighting, and if they could require opacity on the windows for screening.

Commissioner Bowe stated the applicant has the right to have windows in their building to appreciate the view.

Chairperson Huang said if it was a residential house being built on the other side, the Commission would not ask them to make their windows opaque, and the distance would be about the same. He added that if it was an apartment building back there, it would be about the same height, so that condition is out.

Chairperson Huang then referred to the concern brought up about construction damaging trees and actually getting equipment back there.

Commissioner Cross noted on their plan they have a temporary road going in on the north side of the building.

Chairperson Huang suggested if it isn't already in the conditions, to add something about adherence to use the construction road in the north for any construction access.

Community Development Director Ringwald stated that it is already the access plan because it is on the site plan and they are approving the site plan, and if the applicant wants to do something different, they would have to come back.

Chairperson Huang asked if there was anything they need to add regarding preservation of the remaining conservation easement.

Commissioner Cross stated they might need a definition of a conservation easement as Mr. Pearcy felt it meant unbuildable land. She asked if conservation easement really means unbuildable or to keep everything that is in that area in existence.

Commissioner Keyport stated the definition exists and is defined in the document itself.

Commissioner Cross explained she is talking about the definition of conservation easement and wanted to know if it means unbuildable or that whatever is there is untouchable.

Community Development Director Ringwald stated he talked with the attorney and if both parties agree to move it, then it can be touched.

Chairperson Huang rephrased Commissioner Cross's question to be does it mean that under an area that is actually covered in a conservation easement, does it mean solely that it is not buildable area, or that all the physical flora and fauna have to remain untouched and pristine.

Community Development Director Ringwald read the definition aloud and summarized that it means no removal of vegetation unless the parties agree to it.

Commissioner Cross stated she hopes this clarifies it for the owner because he considered it unbuildable and removed trees on part of the easement.

Chairperson Huang asked if since the applicant is not building in the easement, is there anything about restoration of some trees within that easement.

Commissioner Cross stated they are requiring it to happen as it is and with Commissioner Keyport's additions, she thinks someone needs to make a motion.

Chairperson Huang stated he wants to make sure they are covering the bases and knows it is a little redundant and because of all the heartache going around on this, he wants to be very thorough if not a little pedantic.

Chairperson Huang asked if they need to address anything with security. He stated he felt the property owner has a right to have their lights on.

Commissioner Bowe agreed that a dark parking lot is not good.

Chairperson Huang added if the parking lot is moved, it really is a non-issue.

Motion by Commissioner Cross, second by Commissioner Keyport, to recommend to City Council approval of a Final Site & Building Plan to construct a building addition at Biolyph 4275 Norex Drive, (PC #2018-23), subject to the following amended conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Existing Conditions (pg C2.01), submitted by Sambatek, dated July 25, 2018.
    b. Grading and Erosion Control Plan (pg C4.01), submitted by Sambatek, dated July 25, 2018.
    c. Erosion Control Notes and Details (pg C4.02), submitted by Sambatek, dated July 25, 2018.
    d. Utility Plan (pg C6.01), submitted by Sambatek, dated July 25, 2018.
    e. Details (pg C9.01), submitted by Sambatek, dated July 25, 2018.
    f. Landscape – Snow Removal Plan (pg L1.01), submitted by Sambatek., dated July 25, 2018.
    g. Landscape Details (pg L1.02), submitted by Sambatek, dated July 25, 2018.
    h. Landscape Rendering, submitted by Sambatek
    i. Site Plan (pg C3.01), submitted by Sambatek, dated July 25, 2018.
    j. Site Lighting Plan (pg SL1), submitted by Martin Woody Architects, dated July 24, 2018.
    k. Site Plan (A1), submitted by Martin Woody Architects, dated July 24, 2018.
    l. First Floor Plan (pg A2), submitted by Sambatek, dated May 1, 2018.

m. Second Floor Plan (pg A3), submitted by Sambatek, dated May 1, 2018.
n. Elevations (pg A4), submitted by Martin Woody Architects, dated July 24, 2018.
o. Overall Development Plan, submitted by Sambatek, dated July 25, 2018.

2. Adherence with the Engineers Memo dated July 31, 2018.
3. Provision that all mechanical equipment will be fully screened from view.
4. Coordination with the City Engineer for the provision of public utilities to the site.
5. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
7. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
8. Provision that the building will be fire sprinkled.
9. Provision to coordinate with the Electric Department on the service needs for the site and building.
10. Provision of Conservation Easement be adhered to.
11. Provision that proof of parking areas be revised outside of the conservation easement area on the east portion of the site and relocated to the grass area south of the preserved oak tree and grass area south of the main drive aisle into the site.
12. Provision that wall pack lighting cannot exceed 8 feet in height.
13. Provision that pole mount lighting in eastern parking lot cannot exceed 20 feet in height.
14. Provision of main entrance wall lights to be incorporated into the canopy and flush mounted.
15. Installation of all site lighting at a 0-degree angle with the light source fully concealed.
16. Provision to coordinate with the City Engineer on drainage for the site.
17. Provision of Staff approval for landscape screening and berming to maximize screening for the benefit of residential neighbors to the east, along the entire length of the eastern conservation easement.
18. Provision of an agreement with the City to amend the south conservation easement and to move parking to the southern portion of the property.

Motion carried 6/1 (Pfeiffer).

Chairperson Huang reminded folks that this will go through further discussion with City Council on August 20, 2018.

The Commission recessed and reconvened at 10:35pm.

7.C. Public Hearing: Approve the Preliminary Plat and Rezoning for Sagewood
City Planner Hanson presented item to the Commission

Commissioner Keyport referred to the drainage and noted that there was some more separation there and asked if there is anything else they are doing to help make drainage better.

City Planner Hanson stated she would let the engineer answer that.

Deb Ridgeway with DR Horton, applicant, noted Joel Cooper with James R Hill is also present and could answer the question about drainage.

Mr. Cooper stated they met with the neighbors, looked at their drainage situation, and explained there is nothing they can do to help them as the plats are built differently and their situation is more individual grading problems. He explained what they had done so far is probably the most they could do mitigate their situation.

Ms. Ridgeway stated they had the opportunity to meet with the neighbors during the course of the meeting and believes there are additional concerns or comments that will be brought up.

Commissioner Cross asked if they will be selling off the high cost lots in the north first or sell everything at once.

Ms. Ridgeway responded they plan final plat everything at one time, and given the time of the year, they will probably only be able to get the lower cul-de-sac done first and then continue construction into the spring to bring those lots to the north in line.

Chairperson Huang opened the public hearing at 10:41 pm.

Shannon Melville, 2750 Clover Preserve Drive, stated that her property abuts Lot 1. She explained she appreciates that they have expanded the lot and are planning to plant spruces but asked if there is any way to save the trees that are there right now. She also inquired if there is any other option to look at to create a temporary construction access point rather than using Pioneer Trail.

Travis Olson, 1439 Sophia Drive, stated he abuts the norther edge and that he is concerned about the open space they have left and how the Outlot will be maintained and accessed.

Jim Hornecker, 2638 Clover Field Circle, referred to the erosion control plan and wanted to make sure he retains access to his driveway at all times. He expressed concern over the existing pavement and if it will be preserved. He also asked if the sidewalk on the north side of Clover Field Circle will be extended to connect to the new development. He stated there is no buffer being added his area and the elevation change would cause the new home to look down into his.

Andrea Hornecker, 2638 Clover Field Circle, asked where the model home will be located.

Brooke Sorenson, 1456 Sophia Drive, looked for confirmation where the construction traffic will be coming in. She stated there are a lot of kids who walk to school along the route that construction trucks will be driving so asked if there could be signage or something to help control traffic speed.

Chairperson Huang asked the applicant to answer the question about tree preservation.

Ms. Ridgeway stated they have looked at the ability to save the trees along that line with the drainage.

Chairperson Huang asked Staff to pull up the illustration for ease of reference.

Mr. Cooper explained the significant trees are 15-20-feet in from the property line and when the house pad is graded.

Chairperson Huang rephrased the statement as the fact that the elevation of the property where the lots will be is higher than where the street will be so in order to cut that down, the trees can't be saved as they are part of the dirt being removed.

Mr. Cooper stated that was right and the trees are far enough in from the property line so that the edge can't be left alone.

Chairperson Huang looked to clarify that the two options are to back-grade that but lose the trees, or leave it at a higher elevation than the houses that are to the north.

Mr. Cooper explained there wouldn't be enough room to put a house there if the trees are there.

Chairperson Huang referred to the concerns about construction traffic and asked if the applicant approached other landowners for access through in a different way.

Ms. Ridgeway explained the Kelzer property to the south would be the most likely but the ditch that runs through it makes building a temporary road infeasible. She stated that they would like the opportunity to work with Public Works or whoever it would be to on providing signage to make sure the traffic is slow and the route is clear. She noted that they will provide the signage but that the City has a sign ordinance so they'd need City assistance to work through that.

Chairperson Huang looked to Staff to clarify that they would be supportive of that.

City Planner Hanson stated that they are always in support of providing better directional signs.

Chairperson Huang asked Ms. Ridgeway to address how they will take care of the Outlot.

Ms. Ridgeway responded that ideally, they would want to keep it natural so the homeowner's association does not have to go back there and mow it. She explained they will put together a maintenance plan and seeding plan for a natural vegetated area which would get mowed periodically.

Chairperson Huang looked to clarify that this would be set up through homeowner's association and asked how they would obtain access.

Ms. Ridgeway confirmed it would be run by the homeowner's association and would be accessed through the blank lot.

Chairperson Huang asked how often 'periodic' is.

Ms. Ridgeway replied that it depends on how the maintenance plan.

Mike Sewel, DR Horton, explained that they work with the local contractor, set up seeding and maintenance plans, usually takes anywhere form 3-5 years to establish, and it would be mowed about that regularly after established.

Chairperson Huang asked if planting trees would be a better long-term option.

Mr. Sewel stated there will still be the interim period until the tree canopy is tall enough to choke out the grasses so something needs to be done on the ground regardless and would be nice to have it match what is done down by the cul-de-sacs.

Chairperson Huang referred to the erosion control question.

Ms. Ridgeway stated until the actual construction plans defined and finalized, they cannot answer that question but will do their best but it depends on the utilities and tying in the road with the new road.

Chairperson Huang then asked Ms. Ridgeway to address the concern about preservation of the access to the pond and connection of the sidewalk.

Ms. Ridgeway explained they will work with Public Works and the City Engineer on the sidewalks but they are intended to be extended. She also stated they would be happy to work with the City on that if there is an opportunity to plant trees either on the City property or on the property boundary to create a buffer for Mr. Hornacker's house.

Chairperson Huang inquired where the model home will be.

Ms. Ridgeway responded the model home location has not been determined yet but with the south side being built first, there would probably be a temporary one there, but ideally, they want the model on the north side of the project.

Chairperson Huang referred to the lot diagram to confirm where in the north lot they developer would like the model home.

Commissioner Cross asked how they will be protecting the old Lot 6 from the grading that will be done nearby.

Ms. Ridgeway explained that as part of the grading operation, they put up silt fence so will protect the tree line around the entire site.

Commissioner Cross stated she doesn't trust Caterpillar drivers and earth movers very well and has seen silt fences flattened and also remaining 5-6 years after they were put down. She expressed hope that the grading contractors are very well aware that those trees are not going

to be touched.

Ms. Ridgeway commented that they work very closely with their contractors.

Commissioner Cross stated the fact that the plan changed to allow the old Lot 6 to remain shows that they really listened to how the neighbors wanted the trees left.

Ms. Ridgeway explained they will use a brightly colored orange fence that will not blend in so as to be more discernable for the contractors. She also noted that they have great trust in their contractors and will make sure they will protect the trees.

Chairperson Huang closed the public hearing at 11:02 pm.

Commissioner Pfeiffer commented they have done a great job making it more beautiful and keeping the trees and have seemed to really take the Commissioner input.

Commissioner Keyport mentioned they came a long way with tree preservation on this project and in his opinion reducing the number of lots is what made it work.

Chairperson Huang stated it is a testament of respect to the neighbors as three lots is not an inconsequential amount of revenue financially for the applicant. He commented that it will be a nice neighborhood.

Commissioner Cross brought up the comment about how it was bare behind Mr. Hornacker's house and stated it is obvious it is bare.

Chairperson Huang asked if she wanted to make a statement about it or if she is suggesting to make a condition.

Commissioner Keyport stated the applicant is planning a seeding and maintenance plan, and that seems sufficient to him.

Commissioner Cross commented that when looking at their planting plan at the old tree-less access point, it is a spot not covered by trees right now and there is nothing there in their plan.

Chairperson Huang mentioned that looking at the overlay, it looks conspicuously absent.

Commissioner Cross suggested they add a little bit on to what they've got.

Chairperson Huang asked what her recommendation was at this point.

Commissioner Cross commented that they just need to look at adding more trees along the north edge at the open area.

Ms. Ridgeway stated they will extend the tree line farther east to cover that area.

Commissioner Bowe stated the applicant did a great job and really listened to comments last

time, doing everything the Commission asked them to do.

Motion by Commissioner Keyport, second by Commissioner Pfeiffer, to recommend to City Council approval of a Preliminary Plat and Rezoning for Sagewood, a 55-lot subdivision on 28 acres of land in the Clover Ridge development, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Preliminary Plan Narrative (pgs 1-12), prepared by DR Horton, dated July 25, 2018
    b. Existing Conditions, prepared by James R. Hill, Inc., dated July 25, 2018
    c. Site Information, prepared by James R. Hill, Inc., dated July 25, 2018
    d. Drainage Maps, prepared by James R. Hill, Inc., dated July 25, 2018
    e. Preliminary Plat (pgs 1-3), prepared by James R. Hill, Inc., dated June 22, 2018
    f. Preliminary Erosion & Sediment Control Plan, prepared by James R. Hill, Inc., dated July 25, 2018
    g. Erosion & Sediment Control Details, prepared by James R. Hill, Inc., dated July 25, 2018
    h. Erosion & Sediment Control Notes, prepared by James R. Hill, Inc., dated July 25, 2018
    i. Preliminary Grading & Drainage Plan - Overall, prepared by James R. Hill, Inc., dated July 25, 2018
    j. Preliminary Grading & Drainage Plan - North, prepared by James R. Hill, Inc., dated July 25, 2018
    k. Preliminary Grading & Drainage Plan - South, prepared by James R. Hill, Inc., dated July 25, 2018
    l. Preliminary Sanitary Sewer & Water Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
    m. Preliminary Sanitary Sewer & Water Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
    n. Preliminary Storm Sewer Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
    o. Preliminary Storm Sewer Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
    p. Construction Details, prepared by James R. Hill, Inc., dated July 25, 2018
    q. Preliminary Tree Preservation Plan, prepared by James R. Hill, Inc., dated July 25, 2018
    r. Construction Access Plan, prepared by James R. Hill, Inc., dated July 25, 2018
    s. Preliminary Landscape Plan (pgs 1-3), prepared by Calyx Design Group, dated July 25, 2018
    t. Traffic Assessment (pgs 1-6), prepared by Spack Consulting, dated July 10, 2018
    u. Illustrative Cross Section, prepared by Westwood, dated July 25, 2018
2. Adherence with the City Engineer's Memo dated August 1, 2018.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition and Traditions at Clover Ridge 2nd Addition lots to be addressed at Final submittal.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks:

a.Front (house): 26 feet
b.Rear: 20 feet
c.Side: 5 feet
d.Side (corner): 26 feet

8. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Payment of development fees prior to recording of the final plat.
10. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
11. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision to provide mature tree buffer with existing trees on the east edge of the site that abuts both Lot 1-2, Block 1 of Clover Preserve 2nd Addition.
14. Provision of a tree preservation easement over the protected trees on Outlot A and private lots to be recorded prior to recording of final plat.
15. Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed and approved by the Fire Department.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
17. Provision to provide landscape buffer/screen to Lot 2, Block 1 Clover Preserve 2nd Addition on Lot 1, Block 1 Sagewood.
18. Provision to further evaluate the preservation of trees 236, 248, 381, 408, 496, and 499 and to be addressed during the final submittal.
19. Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.
20. Provision that cluster mailboxes are provided on site for the development.
21. Provision that homes do not exceed 35 feet in height.
22. Provision that park space and amenities are constructed at first phase of development construction.

Motion carried.

Motion by Commissioner Keyport, second by Commissioner Cross, to recommend to City Council approval of the rezoning from Rural (R) to Planned Residential District (PRD-73).
Motion carried.

7.D. Public Hearing: Deny the Variance for Signs at Southwest Christian High School
City Planner Liz Hanson presented item to the Commission.

Commissioner Kelley asked what the rules are for graphic colors and graphic size on signs.

City Planner Hanson replied that as long as it meets a 50-square-foot sign area, they can work within that area.

Chairperson Huang looked to clarify his understanding of how the 50-square-foot area is determined.

City Planner Hanson confirmed his understanding and added that they have a 5-foot maximum.

Chairperson Huang asked if all the signage elements around Chaska High School meet the same criteria that Southwest Christian is being held against.

City Planner Hanson replied they don't because they are in a different zoning district and are allowed to go up to 50-square-feet. She stated that the alternative offered by Staff is to allow them to go up to that threshold as well since it is a similar use.

Chairperson Huang looked to clarify that in essence, they are being allowed to do what Chaska High School does. He then clarified to the Commissioners that legally they have to make a recommendation based on the question of whether it meets the criteria of undue hardship.

Kayle Vick, Director of Operations at Southwest Christian Highschool, stated that Chaska has been fantastic to work with and they appreciate Staff's proposed adjustments and compromises. He explained they would like to appeal to the Commission on either further compromise or an overall approval of what they put forth. Mr. Vick stated they recognize the conditions of undue hardship and would rather appeal to the Commission on a more reasonable application in common sense based on the west wall in particular. He explained they understand and respect rules and ordinances, but feel their situation should be considered differently. He went on the say that due to the orientation of the homes to the west, they would not face the west wall and therefore not experience negative impact from anything there. Mr. Vick noted that the only entrance and exit to the school is Bavaria Road, and while they appreciate the allowance to light the monument sign there, daytime signage is actually what is very helpful for the performance hall on the west wall. He noted that they would likely accept Staff's proposal to illuminate the monument sign there and explained that they would like to brand the facility in a way that is clear that the facility can be used by the Chaska community as well. He stated that the while they understand the ordinance focuses on square footage, the overall percentage of the wall they would like to use for signage is 3-4% and that the letter height they are talking about is 16-feet. He explained that as Bavaria Road is at a distance of about 2.5 football fields from the wall, it makes sense in this situation to consider larger lettering. Mr. Vick noted that they would be willing to compromise from the 28-foot height they had originally proposed and that the school is focused on practical, functional signage and not interested in spending private money on signage that is small and ultimately to small to make much of a difference. He explained that in the future, they are looking for signage on Hwy 212 much like the Sunset Park signage that is there now. He added that they are okay with not having internal illumination to the signage, but would then want lower landscape lighting on the lettering. Mr. Vick stated that this isn't an immediate need for the school so if the Commission wants to delay the decision in order to reconsider with more allotted time to access the points, the school would support that. He requested the Commission's full approval or something more reasonable they could compromise on.

Josh Felix, BGW Architects, referred to the diagram depicting the three sign locations and explained that the retaining wall signage is a future element. He noted that adding illumination to the existing monument sign on Bavaria would be beneficial and they would not need to make any additions to that sign. Mr. Felix went on to say that their primary visibility is coming down

Bavaria Road and where they want to highlight the west building sign. He argued that the 260-foot distance from Bavaria Road to the west wall line, and the square-foot allowances under the ordinance, puts the letter height at about 15-16-inches, which is not that visible. He noted it is disproportionate to the building and at that the recommended font size for that distance is at minimum 26-inches and recommended, 30-inches. He explained the 28-inch letter height they proposed makes the overall sign on the west wall about 100-110-square feet and the recommendation from Staff has a much smaller footprint with the 15-inch letter height and is not enough to make a logical sign in that area. Mr. Felix asked if they could meet somewhere in the middle, perhaps 60-square feet which produces a letter height that is visible to Bavaria, which would push the overall signage limit up about 20-feet from what was discussed earlier. He stated the signs would be raised, non-illuminated brushed metal signs with a contrasting color to the base wall color. He commented that there are ways to push up the variance a bit without going too far.

Chairperson Huang opened the public hearing at 11:36 pm.

Michelle Rosburg, 505 Westwood Lane, stated she lives across the street from the high school and supports the larger size as it makes better sense for the time and construction put in to the building.

Chairperson Huang closed the public hearing at 11:38 pm.

Commissioner Cross commented that she has no trouble with what would go on the west side because of the distance but she dislikes the lit monument sign as it is basically a billboard and would not want that near the exit ramp.

Commissioner Keyport stated as a small business owner he has experienced his own issues with signage but noted that the ordinance is not arbitrary and is part of what keeps Chaska being Chaska. He commented that of all their requests, the one he is most sympathetic with is the west wall as a too small sign looks ridiculous on a large building. He explained they are in a residential district and this is not an undue hardship but a branding problem and noted that he would hate to have a precedent issue going forward. With that, he explained he is leaning toward not supporting it even though he understands it and feels their pain.

Commissioner Dahlke recommended the applicant consider the alternative to have a slightly larger monument sign by the driveway.

Commissioner Keyport also noted one of the reasons they are at 15-inch letters is that there are a lot of letters and suggested they look at paring that down or using a logo or some other way.

Commissioner Dahlke agreed and looked to clarify that they are able to increase the size somewhat of the monument sign and take the lettering and substitute it in the front. He asked if they could pare it down at all.

Mr. Vick addressed Staff and asked if 50-square-feet is what they have to work with, are they able to do a 7x7 circle with a logo on the west wall.

Community Development Director Ringwald stated this is something Staff would work with the applicant on and talk further with them about that.

Chairperson Huang noted there are other out-of-the-box opportunities to consider exploring.

Commissioner Kelley asked if the larger portion of the building is a theater or a worship area.

The applicant replied off-mic but said it was a theater.

Commissioner Kelley stated there would be other options for symbols or signage like a cross if it was for worship but as it is for other purposes.

Mr. Felix stated they have not looked at anything regarding logos at this point and would have to be reviewed.

Chairperson Huang stated the issue with the variance for him is that both the signage for the building is tied with the signage of the retaining wall. He stated it sounds like there is some discussion that can happen about alternatives and asked if they could defer this now and allow the applicant time to consider these alternatives.

Commissioner Bowe commented they could find something that agrees with the ordinance but also satisfies their branding need.

Commissioner Dahlke stated that by denying this, as requested by Staff, it allows them to come back with another plan.

Chairperson Huang agreed and noted that denying or tabling provides the applicant the chance to work on this and come back, but tabling doesn't trouble the City Council with it at this point.

Mr. Vick stated if there is a possibility of approving more than the square footage allotted, then he would say to table it. But if they are leaning toward denying that, then they should go back to the drawing board and come up with a different plan altogether.

Commissioner Keyport commented that he would love to see a solution that gives them more than 15-inches on the big space.

Community Development Director Ringwald suggested if they are pursuing that, they should continue the public hearing so they do not have to deal with republications and then continue it to September 12, 2018 to give them some time to work with the applicant.

Commission Pfeiffer stated the Commission is bound by making decisions based on undue hardship, and this does not make enough of a case for that.

Chairperson Huang commented what he is concerned about is setting precedent and that proving undue hardship is difficult in this situation and it is hard to logically tie these things together. So, he would be forced to deny it based on the logical perspective of the legal criteria he is forced to judge it by.

Mr. Felix stated they have spent a lot of time working on this sign, from both sides. He asked if the monument sign on Highway 212 was removed from the proposal, if they came back with a signage allowance of 60-square feet on the west wall, they maintained the same signage on the north wall, and left the monument sign on Bavaria the same size but illuminated, would that be something that would be hypothetically passed. He stated he can work towards that.

Chairperson Huang explained that the Commission would have to defer to Staff.

City Planner Hanson stated they do not have an answer either at this point.

Chairperson Huang suggested they work with Staff on the details of this and to come back next month.

Motion by Commissioner Dahlke, second by Commissioner Keyport, to continue this item until the September 12, 2018 meeting.
Motion carried.

7.E. Public Hearing: Approve the Conditional Use Permit for Residential Facility at 320 Walnut St.
City Planner Liz Hanson presented item to the Commission

Commissioner Dahlke asked if there have been any security or patient issues at their current location, as this is even closer to St. John's and would want to know that would not be an issue.

City Planner Hanson stated that the applicant can speak to what the experience has been like for the existing facilities and any concerns brought up by adjacent residences, uses, and the police department.

Commissioner Cross stated those are the area of questions she has for the applicant as well.

Jason Vanderscoff, CEO of Five Stars Recovery Center, stated they have been at the Klein Mansion since 2011 and they have not had any calls of complaint. He noted the new building will have 24-hour staffing, and explained he has spoken with Chief Knight and asked if they have been a burden to the City at all and was told they have not. He explained they are a medical facility and he feels very confident with how they operate.

Chairperson Huang referred to the map of the neighborhood asked if either of the other nearby sites become available, what would their intentions be.

Mr. Vanderscoff said they would not be interested in those and that they are looking in Scott County to expand. They are currently working on a men's facility project in Shakopee and so their expansion efforts will be outside of Chaska. He explained this Walnut Street site is nice because it allows the medical component, which they do not have at their current Chaska location.

Commissioner Kelley asked if the residents would come in to this facility first and then move off,

if this is an induction facility.

Mr. Vanderscoff confirmed this and explained the new site would be the first step, and then the Klein Mansion would be the next step down in the process.

Commissioner Bowe asked if they are privately funded.

Mr. Vanderscoff said they receive State funding, Medicaid and private health insurance, and Cash Bay.

Commissioner Bowe also asked if they have services that help residents after they have gone through step 1 and 2.

Mr. Vanderscoff said they do and described their care process.

Chairperson Huang opened the public hearing at 12:10 am.

Chairperson Huang closed the public hearing at 12:10 am.

Commissioner Keyport stated that they seemed to have met the necessary criteria.

Chairperson Huang commented that it is a needed service and the applicant is ready to move on to help in other areas as well and puts the building to good use.

Motion by Commissioner Kelley, second by Commissioner Dahlke, to recommend to City Council approval of a Conditional Use Permit for a Residential Facility at 320 Walnut St, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative, Pages 1-4, written by Mark Wentzell, dated July 17, 2018
    b. Letter of Need, written by Diane Pagel of Carver County, dated April 6, 2018
    c. Title Sheet and Code Data (pg A000), submitted by 292 Design, dated July 3, 2018
    d. Basement Demo Plan (pg A100), submitted by 292 Design, dated July 3, 2018
    e. First Floor Demo Plan (pg A101), submitted by 292 Design, dated July 3, 2018
    f. Second Floor Demo Plan (pg A102), submitted by 292 Design, dated July 3, 2018
    g. Proposed Basement Plan (pg A200), submitted by 292 Design, dated July 3, 2018
    h. Proposed First Floor Plan (pg A201), submitted by 292 Design, dated July 3, 2018
    i. Proposed Second Floor Plan (pg A202), submitted by 292 Design, dated July 3, 2018
    j. Exterior Elevations Walls and Door/Frame Types (pg A400), submitted by 292 Design, dated July 3, 2018
    k. Existing Exterior Photos (pg A401), submitted by 292 Design, dated July 3, 2018

2. The filing of a certified copy of the Conditional Use Permit with the Carver County Recorder or Registrar of Titles, which shall include a legal description of the subject property.
3. The building will house a maximum of 17 people.
4. Outdoor storage of any kind will not be permitted.
5. Fire exit exterior staircase to be painted to match exterior and be approved by the Planning Department prior to installation.
6. Compliance with 14.74 of the Zoning Ordinance, requirements for a Conditional Use Permit.

Motion carried.

8. Other Business

8.a. Receive Other Meeting Minutes

8.a.i. Receive the Minutes of the June 18, 2018 City Council Meeting.

8.a.ii. Receive the Minutes of the June 18, 2018 EDA Meeting.

8.a.iii. Receive the Minutes of the July 9, 2018 Park Board Meeting.

Commissioner Kelley

- Commented that Fire and Ice went well and it was much better than last year.

Commissioner Bowe

- Agreed Fire and Ice went well as did River City Days.

Commissioner Dahlke

- Noted that the Flags of Honor car show is on Saturday, August 11 at City Square Park.

City Planner Hanson

- Informed the Commission she is working with the Watershed District to try to figure out a time to come to speak to the Commission on the educational information they had requested and stated it would be at the next meeting or the meeting after.

Chairperson Huang

- Noted it might be nice to have iPad charging cables up at the Commissioner's desks.

10. Adjourn

Motion by Commissioner Keyport, second by Commissioner Pfeiffer, to adjourn the meeting at 12:20 am, August 9, 2018.

Motion carried.

DRAFT MINUTES
CHASKA HUMAN RIGHTS COMMISSION
CHASKA CITY HALL
THURSDAY, JULY 26, 2018
6:30 P.M.

1) Roll Call – Called to order 6:33

Present: Carlson, Colhapp, Dunbar, Welvaert, Kim, Haga, White. Absent: Leggett.

2) Adopt the Agenda

Moved – Carlson/Second Haga. Motion Approved.

3) Open Forum/Guest Presentation

a. Chief Scott Knight – Chaska Police Department

Chief Knight walked through the body cam policy. Statute requires before purchase/deployment of BWC public input has to be taken. This input was received in three forms: electronically, us mail, and before the council – which included a public comment session. Once all three things were accomplished the police department was clear to deploy cameras. The police department hasn't purchased them yet – one year free pilot trial. There is no monetary investment in the equipment/tech now.

The department is very pleased so far and the rollout is going better than they thought it would. This is a quantum leap in community policing and transparency because it takes away nebulous he said/he said piece.

Welvaert: Can you talk a little bit about the footage you captured/how it's stored?

Knight: The data is encrypted, stored according to statute, stored in cloud, maintained by vendor. The department has the option of holding onto it as long as they want.

If the PD decides at the end of the pilot they're not pleased with the vendor, data stays with city regardless.

Dunbar: Could a citizen request to see video from a specific incident?

Knight: Your role determines what you can or cannot see. If you're not party to an incident recorded, you can't see it. There are statutes that dictate private versus public data piece.

Colhapp: Can they turn it on and off?

Knight: Has to be documented to turn off.

Carlson: If I'm pulled over can I ask the officer if he's recording? (Yes.) Can I request it be turned off? (Officer not required to do that.)

Kim: Since deployment, have you had opportunities to talk with other departments about their experiences? Are different agencies considering this around us? Any policy changes since that incident?

Knight: All departments currently using Body Worn Cameras (BWCs) are not looking back. Carver County Sheriff's Office is not using BWCs yet. They're closely monitoring how it's working for Chaska. They are giving this technology an expedited examination.

Carlson: In reviewing the first month – are your numbers consistent with other similar size PDs that have adopted?

Knight: Don't have that benchmark. Kind of glad I don't, that tells me we're operating within a thoroughly researched policy we've set forth. Using established best practices, it's working for our deployment purposes.

Dunbar: Cost once year is up?

Knight: Cameras are nominal. Cost is in data management. What we've learned so far, BWCs alone we are paying less than for in-car camera data. We store that in-house on servers here and it's a lot of data.

Kabat: It's becoming more the norm, lots of expectations and there is a point where it's a risk to not do it. We have to ask are we as community exposing us to risk by not doing it?

Knight: Communtiy reaction has been very positive. No specific negative feedback at this point.

Other items from Chief Knight:

Civil Rights Advisory Group (CRAG) – hosted them in Chaska recently at Community Center. They heard a presentation from a Holocaust survivor who lives in St. Louis Park. We are losing the survivor experience quickly. Transfer of Memory is an organization working on this issue and Knight is working to bring a photographic memorial display to Community Center to give community a chance to see/learn from these experiences. Local survivors would be there. This is in the embryonic stage, he has met with those folks, met with the Community, talking about timing and venue – would love the HRC to be partners on this project.

Recommended reading from the Chief:

The Sun Does Shine, Arthur Ray Hinton (death row inmate)

Just Mercy, Bryan Stevenson

The Blood of Emmett Till, Timothy Tyson

He is also working on bringing the authors here to speak to his peers/the community.

4) Approve Minutes of June 28, 2018 HRC Meeting

Motion: Colhapp, Second: Carlson. Motion Approved.

5) Treasurer's Report

June - $1797 balance.

$96.27 for pens for giveaways.

Outstanding as we wait for invoices- $325 for fans, $66 for tattoos, $38 for banner - $429

Balance of $ $1271.73

6) Old Business

a. River City Days, July 2018

i. Booth Info/Giveaways – We are in booth 40. Nate will bring over handouts, two easels.

Update by Lisa White/Judy Dunbar
Flyers will be ready to go, including Launch handouts. HRC award nomination forms will be in the booth as well as the plaque.

ii. Multicultural day – Update by Jen Welvaert /Sarah Carlson

Carlson is on for Sunday to introduce multicultural events, somewhere in the neighborhood of 2-4 pm.

iii. Volunteer Schedule

Kim asks what metrics of success will be used.

Welvaert talks about focus of booth as local – homelessness is happening in our neighborhood. Engage people and increase awareness/spark conversations. We will have email signup form as well.

Kabat suggested keeping a tally of the number of people you interact with at the booth, that's one possible metric. Putting more focus on the HRC award – how many forms you give out, but see if there's an increase in nominations.

Dunbar noted that this is our community, it's a community event, raises visibility, that alone has value and you can't measure it.

b. MLK Breakfast, January 2019 – Update from Barbara Colhapp

i. Nominees for Chaska Human Rights Award

Important to talk up at River City Days to do some promotion work.

ii. Speaker ideas – Update by Celi Haga/Sarah Carlson

Haga notes that possible state agency speakers have conflicts.

Leggett communicated via email that there are some Launch folks that might be interested in speaking.

Carlson: There are potentially two individuals from Carver CDA to talk on a panel about their experiences. Might be a way to not put spotlight on specific individual.

Welvaert suggested a more robust discussion at a future meeting about how that might work.

Nate: The Communication Manager has put together a good timeline of topics/dates to promote both HRC and the HRC award, try to encourage nominations from committee.

Every Thursday between now and November when nominations are due, he will do a post from HRC. He has a number of different ideas – he's going to do a post to encourage folks to stop by booth at River City Days. Going forward, there will be a mix of things – cover all the previous winners, what they did/do; some posts on homelessness in Chaska; once HRC has more info on MLK he will highlight/posts on presenters and the event itself.

Nate will send out the plan via email. He also suggested thinking about having a presence at downtown Farmer's market. Jeff Filipek might be open to us having a booth at one or more of the remaining farmers markets.

September: Downtown block party as part of a partnership with Angel Fest. Might make sense to have a booth there, as well.

7) New Business

Kabat: Council will be meeting (7/30) and interviewing Ellen Bean, who is interested in the alternate spot. If appointed, she would be at the August meeting.

Open meeting laws: he did a little bit of internal talking and the consensus is this is a great idea but from a timing perspective it might be better after elections have occurred and do a joint commission meeting/Council meeting to get trained on it.

Nate will be handing out commissioner handbooks to new members.

8) Motion to Adjourn

Motion: Carlson; Second: Dunbar. Motion approved.

The meeting was adjourned at 7:53.

Next Meeting: Thursday, 6:30 PM, August 23, 2018