

CHASKA EDA Meeting Immediately Following City Council



AGENDA
CHASKA CITY COUNCIL
ONE CITY HALL PLAZA, CITY HALL
Monday, September 17, 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
7. Consent Items
 - 7.A. Adopt Resolution 2018-127, Awarding the Bids for Chaska Creek Way Improvements - Phase 2
 - 7.B. Adopt Resolution 2018-124, Land Acquisition for TH 212 Interchange / CSAH 44 Improvements
8. Action Items
 - 8.A. Adopt Resolution 2018-123, Public Hearing to Consider Adoption of Phase 2 of the Chaska Creek Way Street and Utility Improvements Assessment Roll
 - 8.B. Adopt Resolution 2018-121, Adopt Resolution Approving the Concept Plan for Pinnacle/Pulte Homes/PC #2018-32

- 8.C. Adopt Resolution 2018-122, Adopt Resolution Authorizing the Preparation of the EAW for the Pinnacle Residential Development on Hammers Property at 1084 Cardinal Street
- 8.D. Adopt Resolution 2018-125, Establish Preliminary City Tax Levy for Taxes Payable 2019
- 9. Bills
 - 9.A. AP Council Roster 9-17-18
- 10. Other Business
 - 10.A. City Administrator's Report
 - 10.B. Biweekly Report
 - 10.C. Financial Reports - As of July 31, 2018
- 11. Adjourn

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
09/17/2018**

Subject: **Awarding Bid for the Chaska Creek Way/Chaska Creek Boulevard
Phase 2 Project**

Prepared By: Matt Clark, City Engineer

Background

Public Bids were opened on September 14th, 2018 for the Chaska Creek Way/Chaska Creek Boulevard Phase 2 project. The City received bids from seven contractors which are attached for this project. The low bid of \$1,435,494.57. received from Eureka Construction, Inc represents a good value to the City and is below the study estimate. Eureka has completed several Chaska's projects and is known as a reputable Contractor and staff recommends Council award the project.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 09/17/2018 **RESOLUTION NO.** 2018-127

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

**A RESOLUTION AWARDING THE BID FOR
CHASKA CREEK WAY IMPROVEMENTS – PHASE 2**

WHEREAS, on August 20, 2018, City Council adopted Resolution No. 2018-117, approving the construction documents for Chaska Creek Way Improvements – Phase 2 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 Friday, September 14, 2018, with bids being opened and tabulated according to State Statute and the following bids were received:

	CONTRACTOR	TOTAL BASE BID
Low	Eureka Construction, Inc	\$1,435,494.57
#2	Ryan Contracting Co.	\$1,441,750.72
#3	Kusske Construction Company	\$1,594,480.00
#4	BCM Construction, Inc.	\$1,675,153.00
#5	Veit & Company, Inc.	\$1,746,299.50
#6	RL Larson Excavating Inc.	\$1,845,837.51
#7	Geislinger & Sons, Inc.	\$2,032,300.00

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for Chaska Creek Way Improvements – Phase 2 to the low responsible bidder, Eureka Construction, Inc., in the amount of \$1,435,494.57.

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 17th day of September 2018.

Mark Windschitl, Mayor

Attest: _____

Chaska Deputy Clerk



Stantec Consulting Services Inc.
2335 Highway 36 West, St. Paul MN 55113

September 14, 2018

Honorable Mayor and City Council
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Re: Chaska Creek Boulevard Phase 2
Stantec Project No. 193804283
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on September 14, 2018. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

Bids were received from 11 Contractors. The following summarizes the results of the Bids received:

	Contractor	Total Base Bid
Low	Eureka Construction, Inc.	\$1,435,494.57
#2	Ryan Contracting Co.	\$1,441,750.72
#3	Kusske Construction Co., LLC	\$1,594,480.00
#4	BCM Construction, Inc.	\$1,675,153.00
#5	Veit & Company, Inc.	\$1,746,299.50
#6	RL Larson Excavating, Inc.	\$1,845,837.51
#7	Geislinger & Sons, Inc.	\$2,032,300.00

The low Bidder on the Project was Eureka Construction, Inc. with a Total Base Bid Amount of \$1,435,494.57. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Eureka Construction, Inc.** should be awarded the Project on the Total Base Bid Amount of **\$1,435,494.57.**

Should you have any questions, please feel free to contact me at (651) 604-4893.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Eric Lembke, P.E.

Enclosure



Project Name: **Chaska Creek Lane Phase 2 – S.A.P. 1196-123-002**

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

City Project No.:

Stantec Project No 193804283

Bid Opening: Friday, September 14, 2018 at 10 A.M., CDT

Owner: **City of Chaska, MN**

Eric S. Lembke, PE
License No. 42748

BID TABULATION				Bidder No. 1 Eureka Construction, Inc.		Bidder No. 2 Ryan Contracting Co.		Bidder No. 3 Kusske Construction Co., LLC		Bidder No. 4 BCM Construction, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID											
1	MOBILIZATION	LS	1	\$71,500.00	\$71,500.00	\$45,000.00	\$45,000.00	\$71,888.00	\$71,888.00	\$80,000.00	\$80,000.00
2	CLEARING AND GRUBBING	LS	1	\$13,400.00	\$13,400.00	\$25,000.00	\$25,000.00	\$16,200.00	\$16,200.00	\$40,000.00	\$40,000.00
3	REMOVE CONCRETE CURB AND GUTTER	LF	60	\$5.00	\$300.00	\$4.00	\$240.00	\$3.00	\$180.00	\$8.00	\$480.00
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	45	\$2.50	\$112.50	\$4.00	\$180.00	\$3.00	\$135.00	\$8.00	\$360.00
5	REMOVE BITUMINOUS PAVEMENT	SY	100	\$6.00	\$600.00	\$4.00	\$400.00	\$3.00	\$300.00	\$5.00	\$500.00
6	SALVAGE AND REINSTALL HYDRANT	EA	1	\$1,400.00	\$1,400.00	\$1,500.00	\$1,500.00	\$2,275.00	\$2,275.00	\$1,000.00	\$1,000.00
7	COMMON EXCAVATION (EV)	CY	3300	\$10.50	\$34,650.00	\$4.00	\$13,200.00	\$5.25	\$17,325.00	\$16.00	\$52,800.00
8	MUCK EXCAVATION (CV)	CY	9300	\$6.30	\$58,590.00	\$8.00	\$74,400.00	\$4.97	\$46,221.00	\$10.00	\$93,000.00
9	SELECT GRANULAR BORROW (CV)	CY	1600	\$21.50	\$34,400.00	\$24.00	\$38,400.00	\$22.00	\$35,200.00	\$23.00	\$36,800.00
10	COMMON BORROW (CV)	CY	10800	\$6.20	\$66,960.00	\$4.00	\$43,200.00	\$3.58	\$38,664.00	\$7.50	\$81,000.00
11	SELECT TOPSOIL BORROW - SPECIAL (LV)	CY	2100	\$0.01	\$21.00	\$30.00	\$63,000.00	\$19.50	\$40,950.00	\$31.00	\$65,100.00
12	SUBGRADE EXCAVATION (EV)	CY	350	\$6.90	\$2,415.00	\$5.00	\$1,750.00	\$4.30	\$1,505.00	\$16.00	\$5,600.00
13	STREAM DIVERSION	LS	1	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00	\$22,350.00	\$22,350.00	\$15,000.00	\$15,000.00
14	DEWATERING	LS	1	\$7,000.00	\$7,000.00	\$1.00	\$1.00	\$11,000.00	\$11,000.00	\$20,000.00	\$20,000.00
15	GEOTEXTILE FABRIC TYPE V	SY	1800	\$2.90	\$5,220.00	\$1.50	\$2,700.00	\$1.75	\$3,150.00	\$2.00	\$3,600.00
16	SALVAGE TOPSOIL (EV)	CY	1000	\$12.50	\$12,500.00	\$5.00	\$5,000.00	\$2.50	\$2,500.00	\$5.00	\$5,000.00
17	SELECT GRANULAR BORROW MOD 10% (CV)	CY	6650	\$23.00	\$152,950.00	\$24.00	\$159,600.00	\$28.05	\$186,532.50	\$21.00	\$139,650.00
18	STREET SWEEPER WITH PICKUP BROOM WITH OPERATOR	HR	35	\$125.00	\$4,375.00	\$130.00	\$4,550.00	\$140.00	\$4,900.00	\$225.00	\$7,875.00
19	AGGREGATE BASE CLASS 5	TN	850	\$22.00	\$18,700.00	\$20.00	\$17,000.00	\$15.75	\$13,387.50	\$20.00	\$17,000.00
20	AGGREGATE BASE CLASS 5 - TRAIL/WALK	TN	150	\$34.50	\$5,175.00	\$20.00	\$3,000.00	\$19.75	\$2,962.50	\$25.00	\$3,750.00
21	BITUMINOUS MATERIAL FOR TACK COAT	GAL	100	\$3.00	\$300.00	\$3.00	\$300.00	\$3.30	\$330.00	\$3.25	\$325.00
22	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TN	450	\$92.00	\$41,400.00	\$92.00	\$41,400.00	\$98.50	\$44,325.00	\$97.00	\$43,650.00
23	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TN	10	\$180.00	\$1,800.00	\$180.00	\$1,800.00	\$200.00	\$2,000.00	\$190.00	\$1,900.00
24	10 X 10 PRECAST CONCRETE BOX CULVERT END SECTION	EA	2	\$20,000.00	\$40,000.00	\$25,000.00	\$50,000.00	\$31,710.00	\$63,420.00	\$25,000.00	\$50,000.00
25	10 X 10 PRECAST CONCRETE BOX CULVERT	LF	187.25	\$1,229.00	\$230,130.25	\$1,250.00	\$234,062.50	\$1,095.00	\$205,038.75	\$1,050.00	\$196,612.50
26	AGGREGATE BEDDING (CV)	CY	400	\$53.50	\$21,400.00	\$40.00	\$16,000.00	\$55.00	\$22,000.00	\$36.00	\$14,400.00
27	IMPROVED PIPE FOUNDATION	LF	2,200	\$5.80	\$12,760.00	\$4.00	\$8,800.00	\$5.40	\$11,880.00	\$4.50	\$9,900.00
28	48" TEMPORARY CMP FLARED END	EA	2	\$0.01	\$0.02	\$0.01	\$0.02	\$2,565.00	\$5,130.00	\$1,650.00	\$3,300.00
29	36" RC PIPE FLARED END	EA	1	\$3,700.00	\$3,700.00	\$4,000.00	\$4,000.00	\$4,540.00	\$4,540.00	\$3,500.00	\$3,500.00
30	4" PERF PVC DRAIN TILE	LF	200	\$10.00	\$2,000.00	\$10.00	\$2,000.00	\$13.40	\$2,680.00	\$15.00	\$3,000.00
31	4" PERF PE DRAIN TILE	LF	625	\$6.60	\$4,125.00	\$10.00	\$6,250.00	\$12.20	\$7,625.00	\$15.00	\$9,375.00
32	18" RC PIPE SEWER DES 3006 CL V	LF	175.0	\$52.00	\$9,100.00	\$55.00	\$9,625.00	\$52.00	\$9,100.00	\$67.00	\$11,725.00
33	21" RC PIPE SEWER DES 3006 CL V	LF	60	\$60.00	\$3,600.00	\$86.00	\$5,160.00	\$64.00	\$3,840.00	\$80.00	\$4,800.00
34	30" RC PIPE SEWER DES 3006 CL III	LF	180	\$88.50	\$15,930.00	\$95.00	\$17,100.00	\$100.00	\$18,000.00	\$130.00	\$23,400.00
35	36" RC PIPE SEWER DES 3006 CL III	LF	80	\$129.00	\$10,320.00	\$150.00	\$12,000.00	\$137.00	\$10,960.00	\$160.00	\$12,800.00
36	CONNECT TO EXISTING SANITARY PIPE	EA	1	\$1,500.00	\$1,500.00	\$10,000.00	\$10,000.00	\$2,190.00	\$2,190.00	\$710.00	\$710.00
37	CONNECT TO EXISTING MANHOLE	EA	2	\$1,800.00	\$3,600.00	\$10,000.00	\$20,000.00	\$21,845.00	\$43,690.00	\$1,200.00	\$2,400.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Eureka Construction, Inc.		Ryan Contracting Co.		Kusske Construction Co., LLC		BCM Construction, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
38	CONNECT TO EXISTING STORM PIPE	EA	1	\$700.00	\$700.00	\$1,500.00	\$1,500.00	\$640.00	\$640.00	\$710.00	\$710.00
39	8" X 6" SANITARY SEWER WYE	EA	2	\$530.00	\$1,060.00	\$300.00	\$600.00	\$245.00	\$490.00	\$300.00	\$600.00
40	48" TEMPORARY HDPE STORM SEWER	LF	220	\$0.01	\$2.20	\$0.01	\$2.20	\$120.00	\$26,400.00	\$100.00	\$22,000.00
41	8" PVC SANITARY SEWER, SDR 26	LF	690	\$51.00	\$35,190.00	\$45.00	\$31,050.00	\$40.00	\$27,600.00	\$80.00	\$55,200.00
42	8" PVC SANITARY SEWER, DR18	LF	190	\$56.50	\$10,735.00	\$75.00	\$14,250.00	\$44.00	\$8,360.00	\$92.00	\$17,480.00
43	18" PVC SANITARY SEWER, DR18	LF	170	\$106.00	\$18,020.00	\$150.00	\$25,500.00	\$100.00	\$17,000.00	\$120.00	\$20,400.00
44	6" PVC SANITARY SEWER, SERVICE	LF	50	\$53.50	\$2,675.00	\$50.00	\$2,500.00	\$40.00	\$2,000.00	\$50.00	\$2,500.00
45	20" STEEL CASING PIPE	LF	120	\$172.00	\$20,640.00	\$200.00	\$24,000.00	\$158.00	\$18,960.00	\$150.00	\$18,000.00
46	36" STEEL CASING PIPE	LF	120	\$345.00	\$41,400.00	\$400.00	\$48,000.00	\$374.00	\$44,880.00	\$260.00	\$31,200.00
47	CONNECT TO EXISTING WATER MAIN	EA	2	\$1,300.00	\$2,600.00	\$1,500.00	\$3,000.00	\$2,560.00	\$5,120.00	\$2,200.00	\$4,400.00
48	HYDRANT	EA	1	\$4,600.00	\$4,600.00	\$5,000.00	\$5,000.00	\$5,185.00	\$5,185.00	\$4,350.00	\$4,350.00
49	6" GATE VALVE AND BOX	EA	2	\$2,100.00	\$4,200.00	\$2,000.00	\$4,000.00	\$1,635.00	\$3,270.00	\$1,525.00	\$3,050.00
50	8" GATE VALVE AND BOX	EA	3	\$2,600.00	\$7,800.00	\$2,200.00	\$6,600.00	\$2,125.00	\$6,375.00	\$1,950.00	\$5,850.00
51	20" BUTTERFLY VALVE AND BOX	EA	2	\$2,700.00	\$5,400.00	\$3,000.00	\$6,000.00	\$5,955.00	\$11,910.00	\$5,100.00	\$10,200.00
52	6" PVC WATER MAIN, C900	LF	60	\$35.50	\$2,130.00	\$43.00	\$2,580.00	\$32.00	\$1,920.00	\$50.00	\$3,000.00
53	8" PVC WATER MAIN, C900	LF	225	\$36.50	\$8,212.50	\$44.00	\$9,900.00	\$32.00	\$7,200.00	\$54.00	\$12,150.00
54	12" PVC WATER MAIN, C900	LF	220	\$51.00	\$11,220.00	\$45.00	\$9,900.00	\$44.00	\$9,680.00	\$62.00	\$13,640.00
55	20" PVC WATER MAIN, C905	LF	230	\$112.00	\$25,760.00	\$125.00	\$28,750.00	\$88.00	\$20,240.00	\$122.00	\$28,060.00
56	INSULATION	SY	80	\$39.00	\$3,120.00	\$35.00	\$2,800.00	\$61.00	\$4,880.00	\$50.00	\$4,000.00
57	DUCTILE IRON FITTINGS	LB	5000	\$7.10	\$35,500.00	\$6.00	\$30,000.00	\$6.00	\$30,000.00	\$6.50	\$32,500.00
58	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	EA	2	\$2,600.00	\$5,200.00	\$3,000.00	\$6,000.00	\$2,945.00	\$5,890.00	\$2,550.00	\$5,100.00
59	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2	EA	1	\$6,800.00	\$6,800.00	\$6,000.00	\$6,000.00	\$6,150.00	\$6,150.00	\$6,200.00	\$6,200.00
60	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3	EA	1	\$28,400.00	\$28,400.00	\$5,000.00	\$5,000.00	\$29,100.00	\$29,100.00	\$10,000.00	\$10,000.00
61	SANITARY SEWER MANHOLE	EA	5	\$3,300.00	\$16,500.00	\$4,000.00	\$20,000.00	\$8,960.00	\$44,800.00	\$6,000.00	\$30,000.00
62	SANITARY MANHOLE OVERDEPTH	LF	64	\$335.00	\$21,440.00	\$200.00	\$12,800.00	\$710.00	\$45,440.00	\$550.00	\$35,200.00
63	MANHOLE PROTECTIVE LINER - EX MANHOLE	LF	24	\$585.00	\$14,040.00	\$600.00	\$14,400.00	\$630.00	\$15,120.00	\$635.00	\$15,240.00
64	MANHOLE PROTECTIVE LINER	LF	55	\$507.00	\$27,885.00	\$125.00	\$6,875.00	\$520.00	\$28,600.00	\$490.00	\$26,950.00
65	RISER PIPE FOR DROP SECTION	LF	10	\$447.00	\$4,470.00	\$700.00	\$7,000.00	\$387.00	\$3,870.00	\$225.00	\$2,250.00
66	GEOTEXTILE FILTER TYPE V	SY	1060	\$2.30	\$2,438.00	\$1.50	\$1,590.00	\$1.75	\$1,855.00	\$1.80	\$1,908.00
67	GEOTEXTILE FILTER TYPE VII	SY	675	\$2.90	\$1,957.50	\$2.00	\$1,350.00	\$2.25	\$1,518.75	\$2.30	\$1,552.50
68	RANDOM RIP RAP CLASS III	CY	256	\$85.00	\$21,760.00	\$60.00	\$15,360.00	\$92.00	\$23,552.00	\$85.00	\$21,760.00
69	RANDOM RIP RAP CLASS IV	CY	335	\$85.00	\$28,475.00	\$60.00	\$20,100.00	\$92.00	\$30,820.00	\$85.00	\$28,475.00
70	4" THICK CONCRETE SIDEWALK	SF	4050	\$4.75	\$19,237.50	\$5.00	\$20,250.00	\$6.15	\$24,907.50	\$7.00	\$28,350.00
71	B618 CONCRETE CURB & GUTTER	LF	700	\$19.25	\$13,475.00	\$20.00	\$14,000.00	\$22.25	\$15,575.00	\$21.00	\$14,700.00
72	6" THICK CONCRETE DRIVEWAY APRON	SY	75	\$72.50	\$5,437.50	\$80.00	\$6,000.00	\$92.00	\$6,900.00	\$86.00	\$6,450.00
73	CONCRETE PEDESTRIAN CURB RAMP	SF	310	\$13.50	\$4,185.00	\$10.00	\$3,100.00	\$15.75	\$4,882.50	\$15.00	\$4,650.00
74	TRUNCATED DOME PANEL	SF	60	\$51.00	\$3,060.00	\$50.00	\$3,000.00	\$56.00	\$3,360.00	\$42.00	\$2,520.00
75	2" CONDUIT	LF	40	\$11.00	\$440.00	\$20.00	\$800.00	\$7.00	\$280.00	\$15.00	\$600.00
76	TRAFFIC CONTROL	LS	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$2,695.00	\$2,695.00	\$2,600.00	\$2,600.00
77	PROTECTION OF CATCH BASIN IN STREET (BEFORE CURB)	EA	11	\$191.00	\$2,101.00	\$100.00	\$1,100.00	\$150.00	\$1,650.00	\$200.00	\$2,200.00
78	PROTECTION OF CATCH BASIN IN STREET (AFTER CURB)	EA	11	\$191.00	\$2,101.00	\$50.00	\$550.00	\$150.00	\$1,650.00	\$160.00	\$1,760.00
79	SILT FENCE, TYPE MACHINE SLICED	LF	4700	\$1.80	\$8,460.00	\$1.00	\$4,700.00	\$1.75	\$8,225.00	\$1.80	\$8,460.00
80	FLOTATION SILT CURTAIN TYPE MOVING WATER	LF	50	\$22.00	\$1,100.00	\$20.00	\$1,000.00	\$27.00	\$1,350.00	\$26.50	\$1,325.00
81	FILTER LOG TYPE WOOD FIBER FILTER LOG	LF	300	\$3.30	\$990.00	\$4.00	\$1,200.00	\$3.00	\$900.00	\$3.00	\$900.00
82	TEMPORARY SEDIMENT TRAP	EA	4	\$200.00	\$800.00	\$400.00	\$1,600.00	\$500.00	\$2,000.00	\$525.00	\$2,100.00
83	ROCK DITCH CHECK	EA	5	\$50.00	\$250.00	\$300.00	\$1,500.00	\$500.00	\$2,500.00	\$300.00	\$1,500.00
84	ROCK CONSTRUCTION ENTRANCE	EA	1	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00
85	SUBSOILING	AC	1	\$200.00	\$200.00	\$1,000.00	\$1,000.00	\$2,550.00	\$2,550.00	\$5,000.00	\$5,000.00
86	TOPSOIL BORROW (LV)	CY	350	\$0.01	\$3.50	\$30.00	\$10,500.00	\$27.00	\$9,450.00	\$30.00	\$10,500.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Eureka Construction, Inc.		Ryan Contracting Co.		Kusske Construction Co., LLC		BCM Construction, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
87	SODDING	SY	1500	\$6.00	\$9,000.00	\$6.00	\$9,000.00	\$7.15	\$10,725.00	\$8.00	\$12,000.00
88	EROSION CONTROL BLANKETS CATEGORY 3	SY	8700	\$1.20	\$10,440.00	\$1.25	\$10,875.00	\$1.10	\$9,570.00	\$1.25	\$10,875.00
89	RAPID STABILIZATION METHOD 4	SY	600	\$2.00	\$1,200.00	\$1.00	\$600.00	\$1.65	\$990.00	\$2.00	\$1,200.00
90	HYDRAULIC SOIL STABILIZER TYPE 6	LB	2500	\$0.70	\$1,750.00	\$0.70	\$1,750.00	\$1.65	\$4,125.00	\$2.00	\$5,000.00
91	MULCH MATERIAL TYPE 1	TN	7	\$200.00	\$1,400.00	\$300.00	\$2,100.00	\$325.00	\$2,275.00	\$400.00	\$2,800.00
92	WATER FOR DUST CONTROL	M GAL	10	\$0.01	\$0.10	\$10.00	\$100.00	\$60.00	\$600.00	\$85.00	\$850.00
93	SITE RESTORATION	LS	1	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
94	SEED MIXTURE 22-112	AC	3	\$200.00	\$600.00	\$800.00	\$2,400.00	\$550.00	\$1,650.00	\$525.00	\$1,575.00
95	SEED MIXTURE 25-131	AC	2	\$750.00	\$1,500.00	\$800.00	\$1,600.00	\$1,485.00	\$2,970.00	\$1,500.00	\$3,000.00
TOTAL BASE BID				\$1,435,494.57		\$1,441,750.72		\$1,594,480.00		\$1,675,153.00	
TOTAL BASE BID				\$1,435,494.57		\$1,441,750.72		\$1,594,480.00		\$1,675,153.00	
Contractor Name and Address:				Eureka Construction, Inc. 20141 Icenic Trail Lakeville, MN 55044		Ryan Contracting Co. 26480 France Ave. P. O. Box 246 Elko New Market, MN 55020		Kusske Construction Co., LLC 424 N. Chestnut St. #204 Chaska, MN 55318		BCM Construction, Inc. 15760 Acorn Trail Faribault, mN 55021	
Phone:				952-469-5685		952-894-3200		952-448-3321		507-333-1155	
Fax:				952-469-5228		952-894-3207		952-448-3774		507-333-1170	
Email:				al@eurekaconst.com		tomr@ryancont.com		jason@kusskeconstruction.com		dan.behrens@bcmgrading.com	
Signed By:				Alan Ames		Thomas J. Ryan		Jason Kusske		Dan Bahrens	
Title:				President		President				President	
Signed Responsible Contractor Certificate:				Yes		Yes		Yes		Yes	
Bid Security:				Bid Bond		Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				1 , 2 and 3		1 , 2 and 3		1 , 2 and 3		1 , 2 and 3	



BID TABULATION				Bidder No. 5		Bidder No.6		Bidder No.7	
				Veit & Company, Inc.		RL Larson Excavating, Inc.		Geislinger & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID									
1	MOBILIZATION	LS	1	\$48,000.00	\$48,000.00	\$169,000.00	\$169,000.00	\$100,000.00	\$100,000.00
2	CLEARING AND GRUBBING	LS	1	\$16,790.00	\$16,790.00	\$18,000.00	\$18,000.00	\$13,000.00	\$13,000.00
3	REMOVE CONCRETE CURB AND GUTTER	LF	60	\$7.00	\$420.00	\$10.00	\$600.00	\$12.00	\$720.00
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	45	\$9.00	\$405.00	\$6.00	\$270.00	\$8.00	\$360.00
5	REMOVE BITUMINOUS PAVEMENT	SY	100	\$5.60	\$560.00	\$8.00	\$800.00	\$5.00	\$500.00
6	SALVAGE AND REINSTALL HYDRANT	EA	1	\$8,710.00	\$8,710.00	\$1,800.00	\$1,800.00	\$2,700.00	\$2,700.00
7	COMMON EXCAVATION (EV)	CY	3300	\$15.40	\$50,820.00	\$18.00	\$59,400.00	\$12.00	\$39,600.00
8	MUCK EXCAVATION (CV)	CY	9300	\$4.50	\$41,850.00	\$9.00	\$83,700.00	\$13.00	\$120,900.00
9	SELECT GRANULAR BORROW (CV)	CY	1600	\$19.75	\$31,600.00	\$21.00	\$33,600.00	\$16.00	\$25,600.00
10	COMMON BORROW (CV)	CY	10800	\$14.70	\$158,760.00	\$7.00	\$75,600.00	\$13.00	\$140,400.00
11	SELECT TOPSOIL BORROW - SPECIAL (LV)	CY	2100	\$48.50	\$101,850.00	\$20.00	\$42,000.00	\$35.00	\$73,500.00
12	SUBGRADE EXCAVATION (EV)	CY	350	\$25.50	\$8,925.00	\$10.00	\$3,500.00	\$13.00	\$4,550.00
13	STREAM DIVERSION	LS	1	\$4,600.00	\$4,600.00	\$5,000.00	\$5,000.00	\$13,500.00	\$13,500.00
14	DEWATERING	LS	1	\$1.00	\$1.00	\$0.01	\$0.01	\$15,000.00	\$15,000.00
15	GEOTEXTILE FABRIC TYPE V	SY	1800	\$1.50	\$2,700.00	\$2.50	\$4,500.00	\$1.00	\$1,800.00
16	SALVAGE TOPSOIL (EV)	CY	1000	\$1.40	\$1,400.00	\$5.00	\$5,000.00	\$4.00	\$4,000.00
17	SELECT GRANULAR BORROW MOD 10% (CV)	CY	6650	\$20.20	\$134,330.00	\$26.00	\$172,900.00	\$21.50	\$142,975.00
18	STREET SWEEPER WITH PICKUP BROOM WITH OPERATOR	HR	35	\$133.00	\$4,655.00	\$150.00	\$5,250.00	\$135.00	\$4,725.00
19	AGGREGATE BASE CLASS 5	TN	850	\$18.50	\$15,725.00	\$20.00	\$17,000.00	\$16.00	\$13,600.00
20	AGGREGATE BASE CLASS 5 - TRAIL/WALK	TN	150	\$24.00	\$3,600.00	\$20.00	\$3,000.00	\$17.00	\$2,550.00
21	BITUMINOUS MATERIAL FOR TACK COAT	GAL	100	\$3.50	\$350.00	\$3.20	\$320.00	\$3.00	\$300.00
22	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TN	450	\$108.00	\$48,600.00	\$100.00	\$45,000.00	\$95.00	\$42,750.00
23	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TN	10	\$212.00	\$2,120.00	\$200.00	\$2,000.00	\$200.00	\$2,000.00
24	10 X 10 PRECAST CONCRETE BOX CULVERT END SECTION	EA	2	\$26,350.00	\$52,700.00	\$18,000.00	\$36,000.00	\$20,100.00	\$40,200.00
25	10 X 10 PRECAST CONCRETE BOX CULVERT	LF	187.25	\$1,154.00	\$216,086.50	\$1,150.00	\$215,337.50	\$1,300.00	\$243,425.00
26	AGGREGATE BEDDING (CV)	CY	400	\$51.00	\$20,400.00	\$50.00	\$20,000.00	\$55.00	\$22,000.00
27	IMPROVED PIPE FOUNDATION	LF	2,200	\$4.50	\$9,900.00	\$17.00	\$37,400.00	\$7.00	\$15,400.00
28	48" TEMPORARY CMP FLARED END	EA	2	\$2,240.00	\$4,480.00	\$2,600.00	\$5,200.00	\$3,265.00	\$6,530.00
29	36" RC PIPE FLARED END	EA	1	\$5,656.00	\$5,656.00	\$4,500.00	\$4,500.00	\$4,695.00	\$4,695.00
30	4" PERF PVC DRAIN TILE	LF	200	\$22.60	\$4,520.00	\$14.00	\$2,800.00	\$27.00	\$5,400.00
31	4" PERF PE DRAIN TILE	LF	625	\$19.00	\$11,875.00	\$12.00	\$7,500.00	\$20.00	\$12,500.00
32	18" RC PIPE SEWER DES 3006 CL V	LF	175.0	\$75.00	\$13,125.00	\$56.00	\$9,800.00	\$90.00	\$15,750.00
33	21" RC PIPE SEWER DES 3006 CL V	LF	60	\$87.00	\$5,220.00	\$76.00	\$4,560.00	\$100.00	\$6,000.00
34	30" RC PIPE SEWER DES 3006 CL III	LF	180	\$112.00	\$20,160.00	\$96.00	\$17,280.00	\$130.00	\$23,400.00
35	36" RC PIPE SEWER DES 3006 CL III	LF	80	\$154.00	\$12,320.00	\$145.00	\$11,600.00	\$180.00	\$14,400.00
36	CONNECT TO EXISTING SANITARY PIPE	EA	1	\$4,850.00	\$4,850.00	\$3,600.00	\$3,600.00	\$8,200.00	\$8,200.00
37	CONNECT TO EXISTING MANHOLE	EA	2	\$6,302.00	\$12,604.00	\$5,700.00	\$11,400.00	\$8,500.00	\$17,000.00

BID TABULATION				Bidder No. 5		Bidder No.6		Bidder No.7	
				Veit & Company, Inc.		RL Larson Excavating, Inc.		Geislinger & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
38	CONNECT TO EXISTING STORM PIPE	EA	1	\$2,170.00	\$2,170.00	\$1,300.00	\$1,300.00	\$2,100.00	\$2,100.00
39	8" X 6" SANITARY SEWER WYE	EA	2	\$407.00	\$814.00	\$765.00	\$1,530.00	\$600.00	\$1,200.00
40	48" TEMPORARY HDPE STORM SEWER	LF	220	\$88.00	\$19,360.00	\$120.00	\$26,400.00	\$100.00	\$22,000.00
41	8" PVC SANITARY SEWER, SDR 26	LF	690	\$102.00	\$70,380.00	\$65.00	\$44,850.00	\$120.00	\$82,800.00
42	8" PVC SANITARY SEWER, DR18	LF	190	\$64.00	\$12,160.00	\$62.00	\$11,780.00	\$200.00	\$38,000.00
43	18" PVC SANITARY SEWER, DR18	LF	170	\$177.00	\$30,090.00	\$140.00	\$23,800.00	\$460.00	\$78,200.00
44	6" PVC SANITARY SEWER, SERVICE	LF	50	\$48.00	\$2,400.00	\$60.00	\$3,000.00	\$110.00	\$5,500.00
45	20" STEEL CASING PIPE	LF	120	\$154.00	\$18,480.00	\$320.00	\$38,400.00	\$483.00	\$57,960.00
46	36" STEEL CASING PIPE	LF	120	\$300.00	\$36,000.00	\$570.00	\$68,400.00	\$377.00	\$45,240.00
47	CONNECT TO EXISTING WATER MAIN	EA	2	\$5,340.00	\$10,680.00	\$2,500.00	\$5,000.00	\$4,000.00	\$8,000.00
48	HYDRANT	EA	1	\$5,290.00	\$5,290.00	\$4,650.00	\$4,650.00	\$4,800.00	\$4,800.00
49	6" GATE VALVE AND BOX	EA	2	\$1,521.00	\$3,042.00	\$1,850.00	\$3,700.00	\$1,410.00	\$2,820.00
50	8" GATE VALVE AND BOX	EA	3	\$2,086.00	\$6,258.00	\$2,300.00	\$6,900.00	\$2,555.00	\$7,665.00
51	20" BUTTERFLY VALVE AND BOX	EA	2	\$5,474.00	\$10,948.00	\$5,200.00	\$10,400.00	\$3,400.00	\$6,800.00
52	6" PVC WATER MAIN, C900	LF	60	\$58.00	\$3,480.00	\$35.00	\$2,100.00	\$100.00	\$6,000.00
53	8" PVC WATER MAIN, C900	LF	225	\$40.00	\$9,000.00	\$44.00	\$9,900.00	\$85.00	\$19,125.00
54	12" PVC WATER MAIN, C900	LF	220	\$50.00	\$11,000.00	\$54.00	\$11,880.00	\$95.00	\$20,900.00
55	20" PVC WATER MAIN, C905	LF	230	\$142.00	\$32,660.00	\$100.00	\$23,000.00	\$150.00	\$34,500.00
56	INSULATION	SY	80	\$41.00	\$3,280.00	\$53.00	\$4,240.00	\$45.00	\$3,600.00
57	DUCTILE IRON FITTINGS	LB	5000	\$6.00	\$30,000.00	\$5.25	\$26,250.00	\$6.15	\$30,750.00
58	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	EA	2	\$3,340.00	\$6,680.00	\$2,800.00	\$5,600.00	\$2,437.00	\$4,874.00
59	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2	EA	1	\$7,592.00	\$7,592.00	\$7,500.00	\$7,500.00	\$6,203.00	\$6,203.00
60	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3	EA	1	\$12,870.00	\$12,870.00	\$32,000.00	\$32,000.00	\$10,240.00	\$10,240.00
61	SANITARY SEWER MANHOLE	EA	5	\$8,650.00	\$43,250.00	\$12,000.00	\$60,000.00	\$9,000.00	\$45,000.00
62	SANITARY MANHOLE OVERDEPTH	LF	64	\$640.00	\$40,960.00	\$550.00	\$35,200.00	\$650.00	\$41,600.00
63	MANHOLE PROTECTIVE LINER - EX MANHOLE	LF	24	\$223.00	\$5,352.00	\$620.00	\$14,880.00	\$600.00	\$14,400.00
64	MANHOLE PROTECTIVE LINER	LF	55	\$570.00	\$31,350.00	\$520.00	\$28,600.00	\$507.00	\$27,885.00
65	RISER PIPE FOR DROP SECTION	LF	10	\$690.00	\$6,900.00	\$540.00	\$5,400.00	\$570.00	\$5,700.00
66	GEOTEXTILE FILTER TYPE V	SY	1060	\$2.00	\$2,120.00	\$2.50	\$2,650.00	\$2.00	\$2,120.00
67	GEOTEXTILE FILTER TYPE VII	SY	675	\$2.80	\$1,890.00	\$3.00	\$2,025.00	\$2.00	\$1,350.00
68	RANDOM RIP RAP CLASS III	CY	256	\$116.00	\$29,696.00	\$90.00	\$23,040.00	\$81.00	\$20,736.00
69	RANDOM RIP RAP CLASS IV	CY	335	\$72.00	\$24,120.00	\$95.00	\$31,825.00	\$81.00	\$27,135.00
70	4" THICK CONCRETE SIDEWALK	SF	4050	\$6.00	\$24,300.00	\$7.00	\$28,350.00	\$6.00	\$24,300.00
71	B618 CONCRETE CURB & GUTTER	LF	700	\$21.00	\$14,700.00	\$20.00	\$14,000.00	\$20.00	\$14,000.00
72	6" THICK CONCRETE DRIVEWAY APRON	SY	75	\$87.00	\$6,525.00	\$85.00	\$6,375.00	\$73.00	\$5,475.00
73	CONCRETE PEDESTRIAN CURB RAMP	SF	310	\$15.00	\$4,650.00	\$14.00	\$4,340.00	\$14.00	\$4,340.00
74	TRUNCATED DOME PANEL	SF	60	\$70.00	\$4,200.00	\$42.00	\$2,520.00	\$52.00	\$3,120.00
75	2" CONDUIT	LF	40	\$9.00	\$360.00	\$20.00	\$800.00	\$25.00	\$1,000.00
76	TRAFFIC CONTROL	LS	1	\$2,742.00	\$2,742.00	\$3,000.00	\$3,000.00	\$2,450.00	\$2,450.00
77	PROTECTION OF CATCH BASIN IN STREET (BEFORE CURB)	EA	11	\$170.00	\$1,870.00	\$200.00	\$2,200.00	\$150.00	\$1,650.00
78	PROTECTION OF CATCH BASIN IN STREET (AFTER CURB)	EA	11	\$170.00	\$1,870.00	\$200.00	\$2,200.00	\$150.00	\$1,650.00
79	SILT FENCE, TYPE MACHINE SLICED	LF	4700	\$2.00	\$9,400.00	\$1.65	\$7,755.00	\$2.00	\$9,400.00
80	FLOTATION SILT CURTAIN TYPE MOVING WATER	LF	50	\$21.00	\$1,050.00	\$28.00	\$1,400.00	\$25.00	\$1,250.00
81	FILTER LOG TYPE WOOD FIBER FILTER LOG	LF	300	\$3.50	\$1,050.00	\$3.00	\$900.00	\$3.00	\$900.00
82	TEMPORARY SEDIMENT TRAP	EA	4	\$561.00	\$2,244.00	\$1,500.00	\$6,000.00	\$2,030.00	\$8,120.00
83	ROCK DITCH CHECK	EA	5	\$625.00	\$3,125.00	\$1,000.00	\$5,000.00	\$300.00	\$1,500.00
84	ROCK CONSTRUCTION ENTRANCE	EA	1	\$1,555.00	\$1,555.00	\$1,000.00	\$1,000.00	\$3,500.00	\$3,500.00
85	SUBSOILING	AC	1	\$1,680.00	\$1,680.00	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00
86	TOPSOIL BORROW (LV)	CY	350	\$29.50	\$10,325.00	\$18.00	\$6,300.00	\$35.00	\$12,250.00

BID TABULATION				Bidder No. 5		Bidder No.6		Bidder No.7	
				Veit & Company, Inc.		RL Larson Excavating, Inc.		Geislinger & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
87	SODDING	SY	1500	\$6.70	\$10,050.00	\$6.80	\$10,200.00	\$12.00	\$18,000.00
88	EROSION CONTROL BLANKETS CATEGORY 3	SY	8700	\$1.55	\$13,485.00	\$1.10	\$9,570.00	\$1.26	\$10,962.00
89	RAPID STABILIZATION METHOD 4	SY	600	\$2.30	\$1,380.00	\$1.60	\$960.00	\$2.00	\$1,200.00
90	HYDRAULIC SOIL STABILIZER TYPE 6	LB	2500	\$1.15	\$2,875.00	\$1.60	\$4,000.00	\$1.00	\$2,500.00
91	MULCH MATERIAL TYPE 1	TN	7	\$342.00	\$2,394.00	\$350.00	\$2,450.00	\$300.00	\$2,100.00
92	WATER FOR DUST CONTROL	M GAL	10	\$90.00	\$900.00	\$50.00	\$500.00	\$350.00	\$3,500.00
93	SITE RESTORATION	LS	1	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
94	SEED MIXTURE 22-112	AC	3	\$570.00	\$1,710.00	\$600.00	\$1,800.00	\$500.00	\$1,500.00
95	SEED MIXTURE 25-131	AC	2	\$1,710.00	\$3,420.00	\$1,400.00	\$2,800.00	\$1,000.00	\$2,000.00
TOTAL BASE BID					\$1,746,299.50		\$1,845,837.51		\$2,032,300.00
TOTAL BASE BID					\$1,746,299.50		\$1,845,837.51		\$2,032,300.00
Contractor Name and Address:				Veit & Company, Inc. 14000 Veit Place Rogers, MN 55374		RL Larson Excavating, Inc. 2255 12th St. SE St. Cloud, MN 56304		Geislinger & Sons, Inc. 511 Central Ave. S. Watkins, MN 55389	
Phone:				763-428-2242		320-654-0709		320-764-2006	
Fax:				763-428-8348		320-654-1021		320-764-2007	
Email:				bvolk@veitusa.com		dnjm@uslink.net		jeff@geislingerandsons.com	
Signed By:				Brian Volk		Douglas Moen		Jeff Geislinger	
Title:				Treasurer		Vice President		President	
Signed Responsible Contractor Certificate:				Yes		Yes		Yes	
Bid Security:				Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				1 , 2 and 3		1 , 2 and 3		1 , 2 and 3	

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
09/17/2018**

Subject: Land Acquisition for TH 212 Interchange / CSAH 44 Improvements

Prepared By: Denise Wetzel

The next step in the TH212 Interchange/CSAH 44 Improvement Project is initiation the property acquisition process. The first order of business it to send offer letters to affected property owners consistent with market value appraisals that have been prepared by City consultant.

CITY COUNCIL ACTION REQUESTED

Approve Resolution authorizing said offer letters be sent to affected property owners.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 09/17/2018 **RESOLUTION NO.** 2018-124

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

**A RESOLUTION AUTHORIZING STAFF TO SEND OFFER LETTERS TO AFFECTED
PROPERTY OWNERS**

WHEREAS, the City of Chaska has an interest in acquiring parcels to assist in the completion of the Trunk Highway 212/County State Aid Highway 44 Improvement Project (the "Project"),

WHEREAS, a map of the Project area is attached as Exhibit A,

WHEREAS, City staff have received, and reviewed market value appraisals of the parcels and easements needed for the project, prepared by Patchin, Messner, Dodd & Brumm,

WHEREAS, Patchin, Messner, Dodd & Brumm has determined that the aggregate fair market value of the property rights sought, and any damages totals \$2,222,350.00,

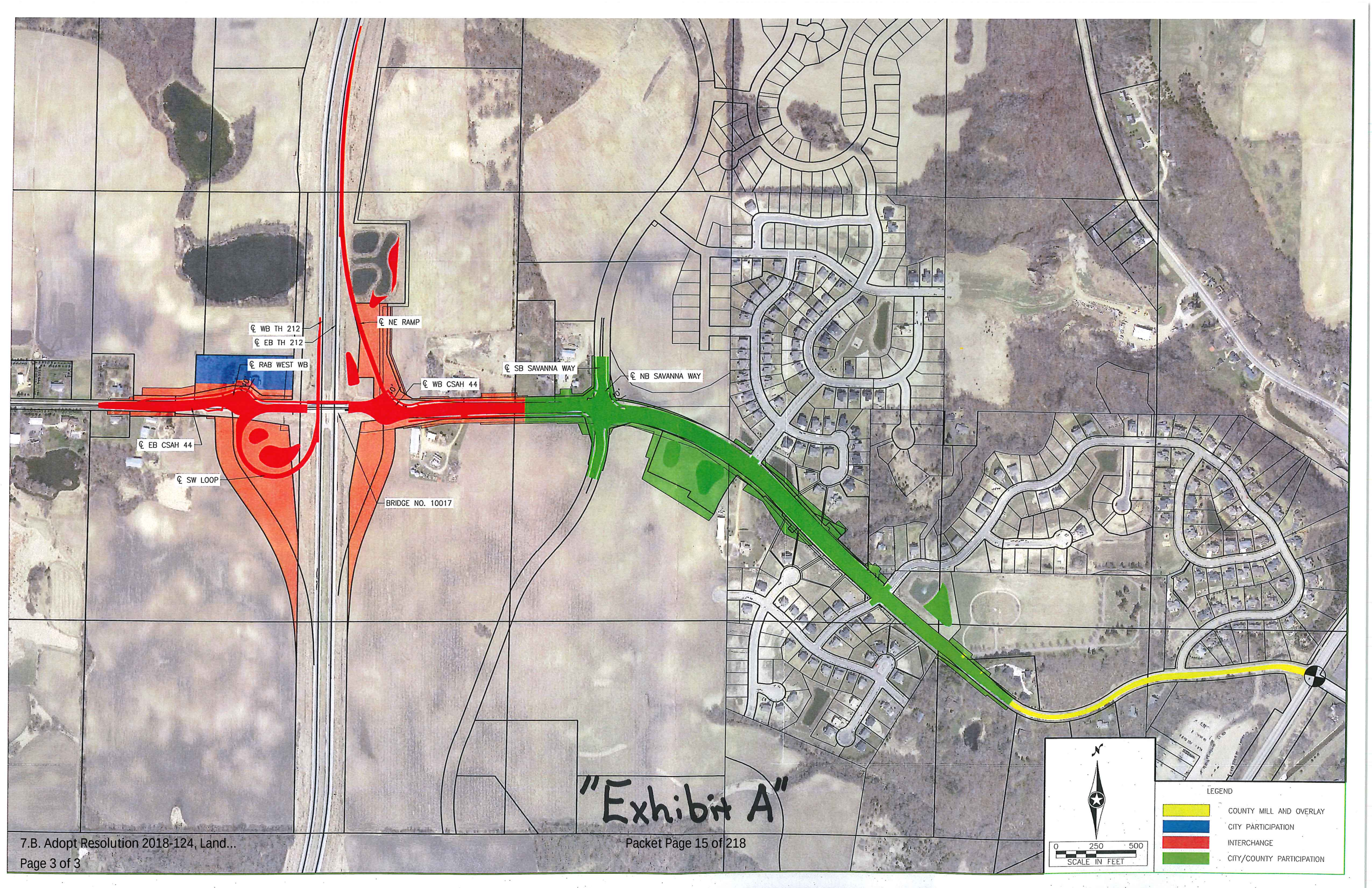
WHEREAS, City staff are prepared to send offer letters to the affected property owners in accordance with the market value appraisals City staff has received,

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that City staff are authorized to send offer letters to the affected property owners in accordance with the market value appraisals City staff has received.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of September, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



CL WB TH 212
CL EB TH 212
CL RAB WEST WB

CL NE RAMP

CL SB SAVANNA WAY

CL NB SAVANNA WAY

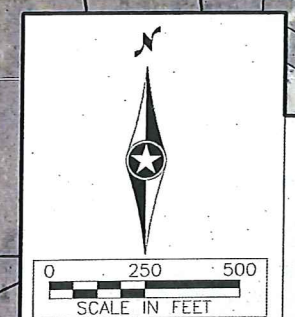
CL WB CSAH 44

CL EB CSAH 44

CL SW LOOP

BRIDGE NO. 10017

"Exhibit A"



LEGEND	
	COUNTY MILL AND OVERLAY
	CITY PARTICIPATION
	INTERCHANGE
	CITY/COUNTY PARTICIPATION

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
09/17/2018**

Subject: Public Assessment Hearing to Consider Adoption of Phase 2 of the Chaska Creek Way Street and Utility Improvements Assessment Roll

Prepared By: Matt Clark, City Engineer

The Council recently held a Public Improvement Hearing on the planned improvement projects and invited public input. The project includes street and utility improvements in the area of Chaska Creek Way as shown on the attached layout. The project costs for each are proposed to be assessed. As noted on the attached resolution, required public advertisement and mailed notices were completed for the hearing. The resolution also includes the assessment roll (Exhibit A) for the impacted property. The property owner can pay the assessment in full through November 15th of this year without interest. At that time, unpaid assessments will be certified to the County for collection with property taxes over a twenty (20) year term at a fixed interest rate of four and seventy-five hundredths percent (4.75%).

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution adopting the Special Assessment Roll for the Chaska Creek Way Improvements – Phase 2.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 09/17/2018 **RESOLUTION NO.** 2018-123

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

**A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR PHASE 2 OF THE CHASKA
CREEK WAY AND CHASKA CREEK BOULEVARD STREET & UTILITY IMPROVEMENTS**

WHEREAS, pursuant to proper published and mailed notice duly given as required by law, the Council has met and heard and passed upon objections to the proposed assessment for the Chaska Creek Way and Chaska Creek Boulevard Street & Utility Improvements;

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

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby accepted and shall constitute a special assessment against the lands named therein and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments that include both principal and interest, extending over a period of fifteen (15) years, as stipulated on the assessment roll, Exhibit A, attached herein and made a part hereto. The first of the installments shall be payable on or before the first Monday in January 2019 and shall bear interest at a rate of 5.5 percent per annum from the date of adoption of this assessment resolution until December 31, 2019. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid prior to November 15, 2018; and, the owner may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or the interest will be charged through December 31 of the next succeeding year. If you decide not to prepay the assessment before the date given above, the rate of interest that will apply is 5.5 percent per year. The right to partially prepay the assessment is not available.

4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax list of the County and such assessment shall be collected and paid over in the same manner as other municipal taxes.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of September 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

EXHIBIT - A

Improvement Hearing
Notification DBS

Chaska Creek Way Phase II

Posted: August 10, 2018

PARCEL	OWNER	Attn	M_ADD	M_CSZ
30.2040030	Wabash Chaska Farms LLC, Frey Crow Wing LP and Yerf Co. LP		90 S 7th St Ste 5000	Minneapolis MN 55402-3903
	Wabash Chaska Farms LLC	Gerald Trendera	90 S 7th St Ste 5000	Minneapolis MN 55402-3903
	Frey Crow Wing LP	Michael Frey	90 S 7th St Ste 5000	Minneapolis MN 55402-3903
	Yerf Co. LP	Mark Frey	90 S 7th St Ste 5000	Minneapolis MN 55402-3903
Vendee	P&F Development	David Pokorney	1110 Yellow Brick Rd	Chaska MN 55318

REQUEST FOR ACTION CHASKA CITY COUNCIL 09/17/18

Subject: Pinnacle – Concept Plan

Applicant: Pulte Homes

Location: West of Highway 41 and south of Highland Drive

Case No.: 2018-32

Synopsis: Applicant seeks to obtain approval of a 257-lot detached villa townhome development for active seniors (55+) on 86 acres of land on the Hammers property at 1084 Cardinal Street

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the request

BACKGROUND

At its December 12th, 2008 City Council meeting the Victoria Pointe 2nd Addition was approved. This plat encompassed the lots that abut the north side of the proposed development tonight on Moers Drive and Liberty Heights Drive. There is also an existing park (Moers Park) that abuts the north end of this development that will have additional discussions on its potential extension into this proposed development.

Tonight we are looking at a development concept that will extend the streets on the south side. Please note, this will not be an extension of the existing Victoria Pointe development, rather it will be a new development by Pulte Homes for active adults (55+).

Pulte Group sells homes under the brands Pulte Homes, Centex Homes, and Del Webb. Del Webb is a renowned brand name across the country that exclusively caters to the active adult 55+ market. Del Webb creates extremely popular, high amenity active adult neighborhoods. Many of these neighborhood names (ex. Sun City) are well known across the country. Although they have developed many Del Webb neighborhoods in northern climates to date, they have not developed any in the State of Minnesota. They have recently announced their first Minnesota Del Webb neighborhood which will open in 2019 in the City of Corcoran in the northwest part of the Twin Cities. They have been searching for a location in the southwest Twin Cities to create another large age restricted community that would serve the needs and desires of buyers who are 55 years and older. Many active adult buyers are searching for a neighborhood with the following attributes: single level homes; homeowner's association yard and snow maintenance; a safe and secure feeling; the attractiveness of a resort; and social and recreational opportunities. Pinnacle has been designed to cater to these buyers.

PROJECT GOALS

The developer has identified the following goals below in creating this new neighborhood:

High Quality of Life Enhanced

- Provides a housing type (active adult) that is in need.
- A highly sought after social and recreational lifestyle in a neighborhood that is certain to have a high-quality reputation.
- Pinnacle provides an opportunity for existing Chaska residents to remain in Chaska.
- Increases vitality of downtown and supports local businesses by adding a significant number of residents near downtown with the ability to spend discretionary money.
- Increases use of existing public amenities such as Fireman's Park, Veteran's Park, the public library, The Lodge, and the Chaska Town Course.
- This demographic group is known to volunteer at a significantly higher rate than the general population. Our schools, charities, and other organizations will benefit from this.
- The general area will benefit from an improvement in the traffic patterns by adding an access to State Highway 41.

Taxpayers Perceive they are Getting Cost-Effective Service

- As an infill development, the public trunk sewer, water, storm water, and transportation networks are in place. We are not aware of the need for any public trunk expenditures to serve Pinnacle. Impact fees will go toward paying for past expenditures or will increase reserves in the infrastructure funds. Infill developments are highly efficient from an infrastructure standpoint
- In conjunction with developing this neighborhood, we are improving a regional transportation weakness by adding a connection to State Highway 41.
- Tax revenue will go to the school district, but no children will be sent to the schools.

Well-Planned and Orderly Community Development is a Priority

- An infill development is more well-planned and orderly than other types of development.
- It provides a housing type (active adult) that is not being adequately met by the market.

A Sense of Community and Small-Town Values are Maintained

- Pinnacle creates a new neighborhood community that will create strong social bonds within the neighborhood due to the private amenity and social center.
- Pinnacle's proximity to downtown, Fireman's Park, and Veteran's Park will increase the usage, vibrancy, and atmosphere of these strong community assets.
- Volunteerism is closely related to small-town values, creating a strong sense of civic responsibility, community pride, and social cohesion.

A Commitment to Excellence

- Nationwide, the Del Webb brand is strongly associated with quality and excellence. Although this neighborhood may be branded as a Pulte Homes Active Adult community, it will hold the same design attributes as a Del Webb neighborhood: strong sense of arrival, beauty, amenities, and the creation of a strong social network.

Comprehensive Plan

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

CURRENT PROPOSAL

The 257-lot proposal on approximately 86-acres of property is located west of Highway 41 and south of Highland Drive. This new addition will essentially be an extension off of the existing Victoria Pointe development on Moers Drive and Liberty Heights Drive. Again, this will be a new development and not a part of the Victoria Pointe development.

Adjacent properties

The site is bound on the north by single family residential, Moers Drive and Liberty Heights Drive, to the west by bluffs, the south by bluffs and Veterans Park, and the east by Cardinal Street, Crown of Glory Church, Woodland Heights Townhomes and Mount Pleasant Cemetery.

Existing Conditions

The 86-acre site is currently used primarily for agricultural purposes and thus has a natural rolling topography. There is one homestead, several outbuildings, and one historically designated structure (Hammers Saloon) on the property.

There are several areas of trees on the property mostly along the edges. There are also scattered oaks within the site.

It is unclear if any wetlands exist on the property. Staff would require that a wetland delineation report be completed and provided at time of their preliminary submittal.

Land Use

The proposed 86-acre Pinnacle consists of 257 single family lots with varying lot sizes; 49 lots at 44 feet wide, 147 lots at 50 feet wide (optional basements), and 61 lots at 60 feet wide (basements and 3-car garages). The dimensions are smaller than the homes to the north of the site since these homes are geared to the active adult and will have HOA maintained yards. Minimum setbacks are proposed to be: front setback of 25 feet, side setback of 5 feet, corner lot side setback of 25 feet and rear yard setback of 20 feet.

The parcels of land that this development encompasses are currently zoned Open (O). The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout

Currently, the available access points for the property are Moers Drive to the northwest, Liberty Heights Drive to the north, and Cardinal Street to the northeast. These roads will be extended or re-aligned in some fashion to provide access into the development. An additional access point is being proposed off of Highway 41 to provide stronger access to the development. This additional access will also act as the main entrance to the development providing an arrival drive with landscaping in the median that leads drivers directly from the main entrance to the amenity center. The amenity center is situated in the center of the development which will have a clubhouse building with a fitness center, social lounge and activity room(s). It will also provide an outdoor pool, fire pit gathering area, pickleball courts and bocce ball courts.

The model homes will be situated near the main entrance by Cardinal Street, which will showcase the three different villas (44' wide, 50' wide and 60' wide). The 44' wide lots will be situated at the northern end of the development near the terminus of Liberty Heights Drive; the 50' wide lots will be situated mainly in the center of the site; and the 60' wide lots will be situated around the south and west perimeters of the site to take advantage of the bluff vistas.

Park space is proposed on the northwest side of the site as an extension of the existing Moers Park. Another area for park space is proposed at the south edge of the site, showing a connection to Veterans Park to the south.

Transportation/ROW

The Concept Plan proposes to provide for a network of internal residential roadways with connectivity to existing roadways. Specifically, Moers Drive is extended to the south to provide the majority of access to the 50' and 60' wide lots; it will then continue southerly to the southern-most edge of the property and ultimately wrap up northerly to connect to Liberty Heights Drive. Cardinal Street is proposed to be realigned with this proposal, and will essentially connect to the main entrance drive into the development.

There is a new access being proposed on Highway 41, which would provide for a right-in/right-out movement. The City is continuing to work with the developer and MnDOT about the permitting of this access. In general, the City supports this additional access into the development.

Currently there is one single-family property (south of the Hammers) that gains driveway access off of Cardinal Street today. The developer will have to show an access point for this property off the main entrance drive, since there is currently not one shown. This access will need to be adequate and provide full turning movements on and off of the main drive for the property owner.

The current concept plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments, 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. It should be noted that with the development of this land it would open the possibility to loop water to areas of Southwest Chaska near Creek Road through the sites owned by the City. Because of this, Staff would see this as a positive development opportunity.

The neighbor to the south of this development at 1066 Cardinal Street has indicated their desires to gain access to City sewer as the Hammers property gets developed. We have shared this information with the developer and ask that they continue to work together to try to achieve this.

Stormwater

Stormwater ponding exists on the south side of the site. More ponding is proposed as a part of this concept showing expansion of the existing pond, and additional ponding on the northeasterly areas of the site. 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 the development of Phase 1 sometime in 2019, with anticipation of full build-out by 2023-24. The phasing of the project has not been fully 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 detached townhome developments. Namely, the front yard setback should be no less than 25 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 25 feet.

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

SETBACKS	
Direction	Setback
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet

The applicant will be required to delineate the wooded steep slope edges and their applicable setbacks in the field so that staff can verify for accuracy. This will need to be done prior to preliminary submittal.

Architecture

Pulte Homes will be the sole builder in this development. The proposed homes will be single-story detached townhome designs. They will be providing three different sized detached townhome varieties applicable to the three different sized lots (44', 50', and 60'). Each townhome plan will have multiple elevation options, which will create variety. A sample of the home designs is shown on the concept plan.

The homes planned on the 44' wide lots will be 34 feet wide and range in size from 1,300 to 1,700 square feet. These smaller floor plans are very popular for singles/widows in the active adult neighborhoods. They typically have two bedrooms and two-car garages. These homes will be slab on grade (no basements), and will value from high \$200k's to the mid \$300k's.

The homes planned on the 50' wide lots will be 40 feet wide and range in size from 1,680-1,960 square feet (excluding basements). These homes are typically the largest selling product line in the active adult neighborhoods. They typically have two bedrooms and two-car garages. This

product will also offer many options such as a third bedroom, a bonus room, and/or a finished basement. These will value from the mid \$300k's to the mid \$400k's.

The homes planned on the 60' wide lots will have the same product line as for the 50' wide lots. However, all homes on the 60' wide lots will have basements and three-car garages. These lots will be situated in premium locations with the most attractive views. These will value from the high \$300k's to the low \$500k's.

Because the developer is not planning to build all the same product and exterior, City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires LP Smartside (or similar material) be used on all front elevations, 4-inch window trim on all windows, and 360 degree architecture be incorporated on corner lots and lots whose sides are visible from public right's of way or across from open spaces.

Trails, Sidewalks & Access Into the Bluff Areas

The developer is showing trails in portions of the development. One major trail connection is shown going along the western side of the site that follows the public street. This trail connection provides connection to Moers Park on the north side and ultimately connects down to the south edge of the site to Veterans Park. The Park Board and Parks Director have stated that they believe this trail connection is sufficient. As noted in the attached Parks Director Memo, they have also included additional points such as:

- The between lot access off the sidewalk leading into the southern side of the proposed 3.3 acre public park is not needed.
- A trail is recommended to the west of Liberty Heights Drive to access the southwestern portion of Moers Park.
- Trail access that connects to Woodland Drive should be eliminated to limit traffic through the cemetery.
- Access to downtown Chaska via trail should be encouraged via main Parkway entrance over to the trail along N. Chestnut St. / HWY 41.
- Staff recommends a nature trail be included along the western and southern edge of the development that can include a loop around the southern pond and several lookout areas to take advantage of the bluff. This would provide a great experience for those living in this community to have exposure to nearby nature with areas to rest and relax while taking in magnificent views

The Park Board supported these notions at their Monday, September 10th Park Board meeting.

The concept plan is proposing to include sidewalks, but only on one side of the street. 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.

Since the bluff areas are planned to be dedicated to the City, the developer will be required to show an adequate amount of access points into the bluff areas. The plan is currently showing two potential access points; one on the west side, closer to the terminus of Moers Drive, and one on the south side by the stormwater pond. One more access point will be needed between

the northerly and southerly access points to provide adequate access for City staff to access these areas when necessary.

Screening, Landscaping & Tree Preservation

Because this development abuts the rear and sides of existing neighborhoods it will be important in the preliminary submittal to address how these edges interact; specifically in reference to how they look from the streetscape. For example, is it necessary or appropriate to provide a natural break of landscaping between this development (detached townhome villas) and the existing developments (traditional single-family) because they are different products? A few areas of note would be mainly on the northern and eastern edges specifically between the new development and existing developments on Moers Drive and Liberty Heights Drive. Another area of note would be along the rears of the properties on Highland Drive, and the rears and sides of the townhomes in Woodland Heights and single-family residences on Woodland Drive. This could be an item for discussion on how it should be addressed.

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. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Although tree areas are minimal on this site, Tree Preservation will still be an important piece of discussion for this development, specifically along the west edge area where the bluff is present. The concept plan is proposing to preserve the western edge trees, however staff will want to see that on a Tree Preservation plan to ensure that is the case. There are also a couple scatterings of oaks and other trees near the central west edge and along the north edge within the proposed park expansion. Staff finds that the small cluster of oak trees near the central west edge are significant and would be beneficial to incorporate into the development; they also appear to be located near or on a 18% slope and thus would be protected by ordinance. However, the applicant will need to provide a tree survey and tree preservation plan during their preliminary submittal to show how they are preserving trees on the site.

Parkland

The Concept Plan shows two areas for public parkland. The first area shows the expansion of Moers Park on the north side, adding 3.3 additional acres to this park. The second area is on the south end of the site as it connects down to Veterans Park, totaling 2.3 acres. The Parks and Recreation Director and Park Board have evaluated these pieces at their meeting on September 10th. Their comments relate to the following, as noted in the attached Parks Director memo:

- 1.** 3.3 acre public park on the northwestern end of the development (area 1 on concept plan)
 - Given there is an existing park (Moers Park) adjacent to the proposed public park and the Pinnacle development is targeting the 55+ population and includes a private park vs. a single-family home development, staff feels the proposed park is not needed as Moers Park can continue to serve the neighborhood.
- 2.** 2.3 acre public park on the south end of the development (area 2 on concept plan)
 - Staff does not recommend this area as a public park due to the extreme slope, reinforced mesh throughout to prevent slope failure and installation of an archery range within Veterans Park which utilizes the slope as a back drop.

Signage will be installed at both the top and bottom of this slope informing people of the danger that exists with the nearby archery range and that the slope should not be used as a trail.

3. Staff requests park dedication fees be factored in lieu of the 5.6 acres of public park

A private park space, totaling 2.4 acres, is being proposed in the center of the development where the amenity center is located. This area will be for the development's residents only.

Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City.

Land Swap

The developer is showing a couple areas for land swap between the development and the City-owned land, as well as with the Crown of Glory site. The land swap is shown on the west edge abutting the bluff. The developer would like to swap developable area on the west edge owned by the City for undevelopable area encompassed by wooded steep slopes. The developer would be dedicating more undevelopable land than they would be receiving back in developable land from the City as proposed.

Another area staff would like to point out is a small sliver of land on the northwesterly portion of the site. This property that encompasses the sliver of land will eventually be owned by the City and thus would be another candidate for land swap. The City and the developer will continue to discuss this land swap matter if the City Council deems what is being proposed as reasonable.

Another area for land swap is being shown where the proposed main entrance access is on Highway 41. The main entrance access will have to cross the Crown of Glory Church's site in order to access the highway. Because of this the development will have to acquire some of the church's site. The development will swap land on the northeasterly side of their development to the Crown of Glory to make up for the land taken. The developer has indicated that they have engaged the church on this proposal and has received favorable direction. The church will still have to bring this item to their own committee in order to approve such a request. Staff would like to point out that this land swap would result in a separate parcel to the south of the main entrance access, which is a remaining portion of the Crown of Glory site. This parcel would have to be platted as an outlot so that it does not become a buildable parcel.

Development Costs (Infrastructure Improvements)

Some development area fees are the following:

- Storm Sewer
- Parks
- Trails

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

HPC Meeting September 4th, 2018:

The City and developer conducted a Heritage Preservation Commission meeting on Tuesday, September 4, 2018. The purpose of this meeting was to address the historic structure on the

property (Hammers Saloon at 1092 Cardinal Street). The developer wishes to demolish this structure based on the notion that it is in poor condition and has lost most of its historic integrity. The HPC requested that they do a site visit to the structure to physically understand the conditions of the structure and how to proceed with it. They will meet again at their next HPC meeting in October to go over the outcome of this site visit and how they wish the developer to proceed. If the developer wishes to demolish this structure then they will have to obtain approval of a Site Alteration Permit for Demolition by the HPC prior to submitting a preliminary plan.

Neighborhood Meeting September 6th, 2018

Pulte Homes conducted a neighborhood meeting for their concept plan on September 6th, 2018. They have provided a summary of this meeting as an attachment in the packet. In sum, there were concerns on construction traffic and regular traffic, screening/buffers, and drainage. In sum, the developer indicated that the concept plan was well received at this neighborhood meeting. The notes from that meeting are attached as an Exhibit to this report.

The applicant will have an opportunity to address these concerns in their preliminary submittal.

Park Board Meeting September 10th, 2018

The Park Board conducted a meeting on Monday, September 10, 2018 to review this project. The Parks Director provided a memo as an attachment tonight. The Park Board supported all notions provided in this memo as requests for the developer to make with their plan.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Tuesday, August 7th, 2018. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, October 6, 2018 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Wednesday, December 5, 2018. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, December 5, 2018 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

EAW

Under Minnesota state statutes, this residential development will likely exceed a threshold for preparation of a mandatory Environmental Assessment Worksheet (EAW). If the concept plan is well received by the City, the developer will work with City staff to determine the scope of the EAW. This document assesses the impact that this neighborhood will have on the environment.

Conclusion

Staff is happy to see another development concept move forward on this piece of property. 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 TAKEN 9/12/18:

Motion to recommend to City Council approval of the Pinnacle Concept Plan for a 257-lot subdivision on 86 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-11), prepared by Pulte Homes, dated August 7, 2018
 - b. Crown of Glory Lutheran Church/Hammers Property Proposed Land Swap Sketch
 - c. Hammers Saloon Evaluation (pgs 1-3), prepared by John Lauber and Company LLC, dated August 1, 2018
 - d. Henry Hammers House/Saloon Pictures (pgs 1-10), prepared by John Lauber and Company LLC, dated August 1, 2018
 - e. Area Context Plan, prepared by Westwood
 - f. Existing Conditions Plan, prepared by Westwood
 - g. Site Forces Plan, prepared by Westwood
 - h. Concept Plan, prepared by Westwood
 - i. Trails, Parks & Open Space Plan, prepared by Westwood
 - j. Neighborhood Meeting Notes (pgs 1-2), prepared by Pulte Homes, dated September 6, 2018.
2. Adherence with the City Engineer's Memo dated September 7, 2018.
3. Adherence with the Parks & Recreation Director Memo, dated September 5, 2018.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 25 feet
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
10. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
11. Provision that the wooded steep slopes and their applicable setbacks are delineated in the field, and reviewed and approved by the Planning Department prior to preliminary submittal.
12. Preservation of wetlands and a 30 foot buffer.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
15. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
16. Provision to further evaluate tree preservation efforts in the center portion of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.
17. Provision of an approved Site Alteration Permit for Demolition or Relocation of the Hammers Saloon (1092 Cardinal Street) prior to preliminary submittal.
18. Provision that the leftover parcel from the Crown of Glory's site south of the main entrance access be platted as an outlot.
19. Completion of an EAW of the site prior to be submitted at time of preliminary submittal.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving the Pinnacle Concept Plan for a 257-lot subdivision on 86 acres of land (PC #2018-32).



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: September 7, 2018
Subject: Pinnacle Residential Development

Engineering Staff is quite familiar with this site and offers the following comments/conditions regarding the proposed concept plan:

- 1) Sanitary sewer and water service already exist at the edge of the development area.
- 2) Site grading will need to address the rolling terrain of the development area as well as the steep slopes/bluffs that surround much of the parcel. With this in mind, an analysis (report) of the bluff conditions adjacent to the site will be required as part of the grading plan.
- 3) In conjunction with the grading plan, the storm water plan will be critical in correcting some existing drainage issues, as well as meeting City and CCWMO requirements for run-off rates, volume control and erosion elimination.
- 4) As part of the preliminary submittal, a wetland delineation report for the entire development site will be required.
- 5) The internal street layout is adequate to handle traffic flow and connects to Cardinal Street, Liberty Heights Drive and Moers Drive. To lessen the traffic load on Victoria Drive, the developer proposes a right in/right out connection to TH 41. Said connection to a MnDOT Highway will require an access permit from the State. MnDOT is already reviewing this request. It is Staff's understanding that until MnDOT responds to this initial request, Crown of Glory Church is not formally a part of this proposal. As a part of the traffic analysis, any improvements to the existing local/collector road network will need to be evaluated.



City of Chaska Memorandum

To: Planning Commission
From: Marshall Grange, Parks & Recreation Director
Date: September 5, 2018
Subject: Pinnacle Development Concept Plan

Staff recommends the following pertaining to the trails, parks and open space concepts within the Pinnacle development. These recommendations will be presented to the Parks & Recreation Board at their meeting on Monday, September 10th thus there is potential for changes and/or additions to the recommendations below.

Proposed Public Parks:

1. 3.3 acre public park on the northwestern end of the development (area 1 on concept plan)
 - Given there is an existing park (Moers Park) adjacent to the proposed public park and the Pinnacle development is targeting the 55+ population and includes a private park vs. a single-family home development, staff feels the proposed park is not needed as Moers Park can continue to serve the neighborhood.
2. 2.3 acre public park on the south end of the development (area 2 on concept plan)
 - Staff do not recommend this area as a public park due to the extreme slope, reinforced mesh throughout to prevent slope failure and installation of an archery range within Veterans Park which utilizes the slope as a back drop. Signage will be installed at both the top and bottom of this slope informing people of the danger that exists with the nearby archery range and that the slope should not be used as a trail.
3. Staff requests park dedication fees be factored in lieu of the 5.6 acres of public park

Trails:

- The proposed public trail on the west side of the development running north with an eastward access into the southern part of Moers Park is sufficient.
- The between lot access off the sidewalk leading into the southern side of the proposed 3.3 acre public park is not needed.
- A trail is recommended to the west of Liberty Heights Drive to access the southwestern portion of Moers Park.
- Trail access that connects to Woodland Drive should be eliminated to limit traffic through the cemetery.
- Access to downtown Chaska via trail should be encouraged via main Parkway entrance over to the trail along N. Chestnut St. / HWY 41.
- Staff recommends a nature trail be included along the western and southern edge of the development that can include a loop around the southern pond and several

lookout areas to take advantage of the bluff. This would provide a great experience for those living in this community to have exposure to nearby nature with areas to rest and relax while taking in magnificent views.

Open Space:

- Staff recommends the grove of oak trees within area of 3 on the concept plan be preserved as open space within the development.

TRAILS, PARKS, & OPEN SPACE PLAN





“PINNACLE”

APPLICATION FOR: CONCEPT PLAN REVIEW

**CHASKA, MINNESOTA
August 7, 2018**

Introduction

Pulte Homes of Minnesota, LLC (“Pulte”) is pleased to be submitting this application for Concept Plan review.

Pulte’s company vision is **“Building Consumer Inspired Homes and Communities to Make Lives Better”**. We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. Pulte’s Minnesota Division has an office in Eden Prairie and will sell over 500 homes in the Twin Cities this year, all under the Pulte Homes brand.

Pulte will act as both developer of the property and builder of the homes within Pinnacle. The primary contact for Pulte is:

Paul Heuer, Director of Land Planning & Entitlement
7500 Flying Cloud Drive, Suite 670
Eden Prairie, MN 55344
952-229-0722
Paul.Heuer@PulteGroup.com

The owner of the properties is:

Hammers Family Limited Partnership
1558 Sunshine Circle
Chaska, MN 55318
Attn: Mike Hammers
Michael.Hammers123@gmail.com

The Property

Legal Description:

P/O SE1/4 SECT 5 DESC AS: BEG AT NW CORN SE1/4 SECT 5 TH S88°E ON N LINE OF SE1/4 1253.47

Property Identification Number:
30-0053800

Address:
1084 Cardinal Street
Chaska, MN 55318

Key Facts

- Existing zoning is Open Development, a holding zoning until development occurs
- 2030 Future Land Use Plan shows the property as R-1 Low Density Residential with a required density range of 1 to 5 units/acre
- Proposed zoning - PRD Planned Residential District
- Proposed uses - 257 detached villa townhomes with homeowner's association maintenance and a large private amenity center
 - 49 of the lots will be 44 feet wide
 - 147 of the lots will be 50 feet wide – optional basements
 - 61 of the lots will be 60 feet wide – including basements and 3-car garages
- Area calculations:

Areas	
Item	Area
Gross area	85.51
Wetlands (estimated)	0.2
Bluff (estimated)	6.3
Net area (estimated)	79.01

- Gross density = 257 units/85.51 acres = 3.01 units/acre
- Net density = 257 units/79.01 acres = 3.25 units/acre
- Minimum home setbacks
 - 25 feet front
 - 5 feet and 5 feet side
 - 20 feet rear

Neighborhood Vision

Del Webb – An Iconic Brand

As indicated in our introduction, Pulte Group sells homes under the brands Pulte Homes, Centex Homes, and Del Webb. Del Webb is a renowned brand name across the country that exclusively caters to the active adult 55+ market. Del Webb creates extremely popular, high-amenity active adult neighborhoods. Many of these neighborhood names (ex. Sun City) are well known across the country. Although we have developed many Del Webb neighborhoods in northern climates to date, we have not developed any in the State of Minnesota. You may have heard that we recently announced our first Minnesota Del Webb neighborhood which will open in 2019 in the City of Corcoran in the northwest part of the Twin Cities. We are very excited to bring this attractive lifestyle to the State.

We have been searching for a location in the southwest Twin Cities to create another large age-restricted community that would serve the needs and desires of buyers who are 55 years and older. Many active adult buyers are searching for a neighborhood with the following attributes: single level homes; homeowner's association yard and snow maintenance; a safe and secure

feeling; the attractiveness of a resort; and social and recreational opportunities. Pinnacle has been designed to cater to these buyers.

We continue to evaluate whether Pinnacle can be branded as a Del Webb neighborhood. Regardless, we are incorporating many of the traditional Del Webb neighborhood design characteristics into Pinnacle. Our neighborhood vision for Pinnacle includes the following intentional design attributes targeted at the desires of the active adult buyer:

1. **Entrance experience** – We are working toward creating a main entrance to the neighborhood off State Highway 41 which will offer a dramatic hilltop climb, open space, a large monument, and robust landscaping. See below “Access” section for more details on this access.
2. **Arrival drive** – The arrival drive leads the driver directly from the main entrance to the amenity center. The arrival drive consists of a parkway with a wide, heavily landscaped center median and runs immediately adjacent to a deep ravine and proposed ponds, providing beautiful, open views. There are no driveways on the parkway, creating a feeling of luxury, beauty, safety, and a welcoming sense of arrival into the neighborhood.
3. **Amenity center** – Although the City has done an admirable job creating public amenities that are strong attributes for the active adult buyer, this buyer also expects a private amenity center that caters to their recreational and social needs. We have strategically planned this amenity to be located at a central location at a relatively high point.
4. **Trails/Open Space** – We used the City’s Comprehensive Plan as a guide for preserving open space, providing land for public parks, and designing an interconnected public trail system. The trail system will provide convenient access to Fireman’s Park, Veteran’s Park, downtown, and Moers Park.
5. **A feeling of security** – A very high priority for this buyer is that their neighborhood feels safe and secure. This is accomplished by a variety of intentional design approaches such as buffer plantings in key perimeter areas, parkway arrival drive, sidewalks along every street, etc. However, the most impactful attribute that creates a sense of security is the natural location and topography of the property. It is a large peninsula with bluffs along the west, south, and southeast sides of the property. This creates a strong and natural sense of seclusion and safety, making this property ideally suited for an active adult neighborhood.
6. **Single level villa homes** – The active adult buyer commonly wants to move into a single level home (no or minimal stairs) with homeowner’s association-maintained yards/snow removal and social and recreational opportunities. We will be offering homes and a neighborhood that provides these attributes. Buyers will be able to choose from different product lines of homes, each catering to a different square footage, price point, and location/views.

Context Within the City of Chaska

In the previous section we outlined how this type of neighborhood is ideally suited for the topography of this property. An active adult neighborhood also fits very well into the context of the City of Chaska.

The City has invested a considerable amount of time, energy, and money into making Chaska a wonderful City. Downtown has a significant amount of historic buildings clad in Chaska brick and the City has worked to preserve the historic flavor of the downtown area. Continuing to attract and maintain the “right” mix of businesses in a historic downtown is critical. Helping them

to be successful is in the best interests of all City residents. The City has also recently invested heavily in Fireman's Park and the Chaska Curling center, both of which are a short walk from Pinnacle. And in the past the City invested in the creation of the high-quality Chaska Town Course and the Chaska Community Center/Lodge.

These amenities are attractive to the active adult resident. However, the synergy between Pinnacle and the downtown businesses is particularly strong. Our buyers are residents who have spent their lives saving for retirement and now have the time to spend those savings. Having this many active adults close to Fireman's Park and the downtown area is the ideal use for this property from the standpoint of park utilization and support of local businesses in the historic downtown.

There is one other very important way in which Pinnacle fits well within the context of the area. Traffic concerns are common when new development occurs. In this case, the bluffs create a situation where access is a bit more constrained than usual. As outlined in this narrative, we are proposing to create a new access from State Highway 41 which significantly strengthens access for the property and the area. However, we recognize that neighbors may still have concerns because the new neighborhood will increase overall traffic counts.

A significant number of active adults are retired, thereby significantly decreasing peak traffic volumes. Others have flexible work schedules. A study of other Del Webb active adult communities found that peak morning traffic volumes are 64% less than that of typical single-family neighborhoods. From a traffic generation standpoint, an active adult community is the right use for this property.

One key point that we have not yet addressed is that our initial market research indicates that this portion of the Twin Cities region is not adequately being served by new housing targeted at active adults. There are existing Chaska residents that are not finding the homes that they are looking for. We wish to address this unsatisfied demand.

Access

Background

Currently, the available access points for the property are Moers Drive to the northwest, Liberty Heights Drive to the north, and Cardinal Street to the northeast. We would feel more comfortable if access to the property was stronger.

It is our understanding that the City has discussed a potential area transportation improvement with the Crown of Glory Lutheran Church (the "Church") in the past. Conceptually, this improvement is to add a new street connection to State Highway 41 at a location south of the Church building. We have spent a considerable amount of time and effort carefully developing a concept that could meet the needs of Pulte, the City, and the Church, which would also significantly benefit from improved access. We have met with the Church and discussed the improvement and appear to have the support of their board. Ultimately, the issue will need to go before the congregation for a vote. We have also worked with City staff at a high level on this improvement. Additional engineering and review will be required and a permit from MnDOT will also be necessary. If our concept plan is received positively by the City, then we will advance discussions with the Church and City regarding this area transportation improvement.

Our proposed area transportation improvement consists of the following (see Land Swap exhibit):

1. **New Connection to State Highway 41** – We will work with the City and MnDOT to design a new street connection with access to State Highway 41. It will be a “restricted access” that would only allow incoming traffic to take right turns onto the new street and allow only outgoing right turns onto State Highway 41. As currently proposed, all design, permitting, and construction costs will be paid by Pulte.
2. **Realign Cardinal Street** – We will realign a portion of Cardinal Street. In doing so, this creates a safe perpendicular intersection to the new entrance road. It also provides sufficient distance from the new State Highway 41 intersection to allow cars to “stack up” and wait. The design, permitting, and construction cost of this work will be paid by Pulte.
3. **Land Swap** – The new entrance cuts off some of the Church property. However, the realignment of Cardinal Street presents an opportunity for additional land to become available to the Church. In effect, the Church would be trading 0.80 acres of steep land with 0.05 acres of buildable area for 0.45 acres of relatively flat land, resulting in 0.35 acres of new buildable area. Pulte will prepare and record the necessary documents to effectuate the land swap.
4. **Pond** – Currently, there is a pond that is located on the narrow, triangular portion of Church land that would be swapped with Pulte. We will expand/move this pond to the south side of the new access road.
5. **Landscape Buffer** – It is our goal to have a highly attractive main entrance and arrival drive into Pinnacle. Due to the existing grade change from State Highway 41 to Cardinal Street, the entrance drive could have stunning views. This change of grade also means that we will be constructing a retaining wall along the north side of the new access street. We will use boulders for the wall, creating a very nice entry experience. We are also proposing to plant a buffer of trees as shown on the attached “Land Swap” exhibit to enhance the entry experience and provide adequate screening for the church from the new public street. Our proposal is to install the buffer of trees on the Church property and within an easement 30-feet wide. The retaining wall, irrigation and plantings within the easement will be paid for by Pulte and maintained by the Pinnacle homeowner’s association.

Henry Hammers House/Saloon

Background

The 2006 City of Chaska Historic Context Study prepared by the Chaska Heritage Preservation Commission (now named Historic Preservation Commission?) in Spring 2006 indicates in Appendix A that the building at 1092 Cardinal Street is identified as one of the “Chaska Designated Properties.” It is our understanding that it was designated in January 1996 based on its significance to the local community’s development and culture. Located alongside the Chaska-Victoria road, this 1873 house represents a typical wood frame farmhouse that also provided a wayside saloon for farmers traveling on the main road between Chaska and Victoria.

Findings

We began a dialog with City staff about options for developing the larger Hammers homestead property in October 2017. At that time, staff informed us of the historic designation of the home. Once we had a purchase agreement in place for the property, we undertook a “due diligence” process to better understand how the historic designation of the home would relate to the potential residential development. Our first step was to find a reputable architect that had significant experience in dealing with historic preservation. We ultimately hired architect Bob

Claybaugh of Claybaugh Preservation Architecture, Inc. and architectural historian John Lauber of John Lauber & Company LLC (former Education and Preservation Outreach Coordinator for the Minnesota Historical Society). On June 14, 2018 we walked through the home with Claybaugh and Lauber. Claybaugh and Lauber prepared the attached letter dated August 1, 2018. Their findings: ***"It is our opinion that the property bears little resemblance to its appearance during Chaska's formative years, and no longer retains the physical features necessary to convey its significance as a congenial wayside for travelers passing through the rural landscape of Carver County during the second half of the nineteenth century."***

Based on the findings of Claybaugh and Lauber, the building is not a good candidate for preservation/restoration. If our overall concept plan is received positively by the City and Pulte chooses to proceed with this application, then we will be requesting permission to demolish the home. Alternatively, if the Historic Preservation Commission and/or the City wish to relocate the home to a separate location, we would not be opposed to such action.

As residential developers, we commonly deal with the question of whether it would be feasible to utilize existing buildings for adaptive reuse. We have evaluated repurposing barns, golf clubhouses, and homes for use in new neighborhoods. Many factors need to come together for this to work adequately. In this case, the home does not have any of the necessary factors that lend it to be repurposed for neighborhood use. The condition of the building is poor, it contains no aesthetic appeal, and the rooms sizes are all far too small to make use of as a community gathering space.

Additional Factors

Prior to learning that the historic value of the home is highly limited, we had identified additional factors which would have made preservation difficult:

1. **Height/appearance of the home** – We are proposing to create an additional access to State Highway 41 at a logical location where it can be accomplished from an engineering standpoint. In creating this connection and following standard engineering design guidelines, we will be constructing a significant retaining wall on the north side of the new entrance road. This retaining wall would wrap around the existing homestead, creating a somewhat unsightly presentation of the home. The home would stand four to seven feet above the elevation of the street. It would not look natural or historic.
2. **Deviation from engineering standards** – In order to keep the home in place, the curvature of realigned Cardinal Street would not meet City street design requirements.
3. **Impact on other property owners** – In order to preserve the home, realigned Cardinal Street would need to be moved closer to 163 Highland Drive, causing additional impact to a neighboring property.

Although the above factors are not the primary reason to proceed with relocation or demolition of the home, they add complications to preservation of the home.

If after reviewing the attached letter and walking through the home, the Historic Preservation Commission and/or the City wish to relocate the home to a separate location, we would not be opposed to such action.

The Concept Plan

In the above “Neighborhood Vision” section of this narrative, we outlined strategic and aesthetic Del Webb design strategies that we incorporated into the layout of the concept plan. Each of these increases the livability, attractiveness, and desirability of the neighborhood. In this section, we’d like to outline some other key features of the concept plan:

- As shown in the City’s Comprehensive Plan, we are planning to dedicate additional land to add to Moers Park at the northwest part of the neighborhood.
- As shown in the City’s Comprehensive Plan, we are planning to dedicate additional land to add to Fireman’s/Veteran’s Park at the southern tip of the neighborhood.
- We have intentionally designed the neighborhood to have primarily open space adjacent to existing homes along the north side of the properties. In the few areas where we have homes planned near existing homes, we are providing a buffer of green space between them.
- We are avoiding disturbance of bluff areas. We plan to dedicate bluff areas to the City. There is a small sliver of land along the southwest side of the property that is non-bluff and is owned by the City. In that area, we proposed a land swap of bluff for non-bluff land.
- The City recently constructed a large retention pond on the property (within an easement) in the southern tip. We plan to expand this pond and easement.
- It should be noted that active adult buyers typically do not wish to have large lawns. When children are living in a home, a yard is very important. However, when children no longer live in the home, a goal is typically to minimize the amount of grass to mow and snow to remove. Therefore, active adult neighborhoods have less side and rear setbacks than for single family homes.
- This concept plan assumes (as described in the above “Access” section) that an agreement will be reached between the Church, Pulte, the City, and MnDOT that would enable the addition of an access connecting to State Highway 41.
- This concept plan assumes (as described in the above section) that the Henry Hammers house/saloon will be removed from the property. This will require approval by the City’s Historic Preservation Commission.

We have carefully studied the market, the City’s Comprehensive Plan, the property, the surrounding uses, and the regional transportation network and have worked diligently to create a concept plan that is ideally suited for this property. We are very pleased and excited about how our vision and plans have come together.

Environmental Assessment Worksheet

Under Minnesota state statutes, this residential development will likely exceed a threshold for preparation of a mandatory Environmental Assessment Worksheet (EAW). If the concept plan is well received by the City, we will work with City staff to determine the scope of the EAW. This document assesses the impact that this neighborhood will have on the environment.

Park Dedication

The City's Comprehensive Plan identifies a desire for additional park land for Moers Park in the northwest part of the property and additional park land for Fireman's Park at the southern tip of the property. Our concept plan incorporates dedication of these additional park lands. In addition, the Comprehensive Plan shows a public trail connection from Moers Park to Fireman's Park. We have incorporated this trail into our concept plan as well. It should also be noted that we are planning the design and construction of a significant private amenity for recreational and social purposes. This amenity will reduce the demand on public parks and amenities. Additional market research will be completed before we determine the exact amenities to be included, but it is likely to include:

- Clubhouse building with:
 - Fitness center
 - Social lounge
 - Activity room(s)
- Pool
- Outdoor fire pit gathering area
- Pickleball court(s)

Based on City ordinances, it appears that the combination of public park land dedication, construction of public trails, and construction of private amenities will be in excess of park dedication requirements.

Additional dedications to the City will include undevelopable bluff property, pond/wetland outlots, and public rights-of-way.

Our Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to the public and Pulte homeowners to get feedback to improve our home designs. We call this Life Tested®. We have built prototypical rooms and homes in warehouses across the country and have paid members of the public to walk through and provide written feedback on the homes. Through this intensive process, we have conceived of and incorporated many innovative home design features such as the Pulte Planning Center, Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in "Building Consumer Inspired Homes and Communities to Make Lives Better".

Buyers at Pinnacle will be able to choose from different product lines of homes with varying sizes, prices, and views/locations. Below is a brief description of the lot and home selections that we envision being offered at Pinnacle. All product lines will offer a variety of architectural facades and structural options. We have included example elevations in this application.

44-Foot Wide Lots

Our concept plan shows 49 lots at a width of 44 feet. The homes planned for these lots will be 34-feet wide and range in size from 1,300 to 1,700 square feet. These smaller floor plans are very popular for singles/widows in our active adult neighborhoods. They typically have two

bedrooms and a two-car garage. All homes will be slab on grade (no basements). We anticipate home valuations from the high \$200k's to the mid-\$300k's.

50-Foot Wide Lots

Our concept plan shows 147 lots at a width of 50 feet. The homes planned for these lots will be 40-feet wide and range in size from 1,680 to 1,960 square feet (excluding basements). These homes are typically the largest selling product line in our active adult neighborhoods across the country. The homes typically have two bedrooms and a two-car garage. This versatile product line also offers many options such as a third bedroom, a bonus room, and/or a finished basement. We anticipate home valuations from the mid-\$300k's to the mid-\$400k's.

60-Foot Wide Lots

Our concept plan shows 61 lots at a width of 60 feet. The homes planned for these lots will be the same product line as for the 50-foot wide lots. However, all of homes on 60-foot wide lots will have basements and three-car garages. These lots are typically in the premium locations with the most attractive views. We anticipate home valuations from the high \$300k's to the low \$500k's.

Active Adult Neighborhoods

Active adult neighborhoods are not all that common, but they are highly sought after because of the many benefits they bring to a community.

What can you expect?

- A beautiful, highly sought-after neighborhood
- Quality citizens
- Positive financial cost/benefit
- Energized business climate

Benefits of an age restricted neighborhood

- Light use of streets, water, wastewater, and police
- Disposable income leads to high consumption
- Pay their real estate taxes, which will be significant
- Contribute to schools, but don't send students
- Greatly reduced rush hour traffic compared to typical residential neighborhoods

Social presence

- Volunteerism
- Civic minded

Phasing & Schedule

The following preliminary schedule for development is envisioned based on current knowledge and information.

Fall/Winter 2018/2019
2019

Preliminary plat/PRD approval
Development of Phase 1

2020
2021
2022
2023-2024

Development of Phase 2
Development of Phase 3
Development of Phase 4
Full build out

City of Chaska Mission Statement

This section of the narrative identifies how the Pinnacle neighborhood contributes to and reinforces the Chaska Mission Statement “to be the Best Small Town in Minnesota” through its Core Strategies.

High Quality of Life Enhanced

- Provides a housing type (active adult) that is in need.
- A highly sought after social and recreational lifestyle in a neighborhood that is certain to have a high-quality reputation.
- Pinnacle provides an opportunity for existing Chaska residents to remain in Chaska.
- Increases vitality of downtown and supports local businesses by adding a significant number of residents near downtown with the ability to spend discretionary money.
- Increases use of existing public amenities such as Fireman’s Park, Veteran’s Park, the public library, The Lodge, and the Chaska Town Course.
- This demographic group is known to volunteer at a significantly higher rate than the general population. Our schools, charities, and other organizations will benefit from this.
- The general area will benefit from an improvement in the traffic patterns by adding an access to State Highway 41.

Taxpayers Perceive they are Getting Cost-Effective Service

- As an infill development, the public trunk sewer, water, storm water, and transportation networks are in place. We are not aware of the need for any public trunk expenditures to serve Pinnacle. Impact fees will go toward paying for past expenditures or will increase reserves in the infrastructure funds. Infill developments are highly efficient from an infrastructure standpoint
- In conjunction with developing this neighborhood, we are improving a regional transportation weakness by adding a connection to State Highway 41.
- Tax revenue will go to the school district, but no children will be sent to the schools.

Well-Planned and Orderly Community Development is a Priority

- An infill development is more well-planned and orderly than other types of development.
- It provides a housing type (active adult) that is not being adequately met by the market.

A Sense of Community and Small-Town Values are Maintained

- Pinnacle creates a new neighborhood community that will create strong social bonds within the neighborhood due to the private amenity and social center.
- Pinnacle’s proximity to downtown, Fireman’s Park, and Veteran’s Park will increase the usage, vibrancy, and atmosphere of these strong community assets.

- Volunteerism is closely related to small-town values, creating a strong sense of civic responsibility, community pride, and social cohesion.

A Commitment to Excellence

- Nationwide, the Del Webb brand is strongly associated with quality and excellence. Although this neighborhood may be branded as a Pulte Homes Active Adult community, it will hold the same design attributes as a Del Webb neighborhood: strong sense of arrival, beauty, amenities, and the creation of a strong social network.

This submittal includes:

- *This narrative*
- *Concept Plan application*
- *Application fees totaling \$4,183.94*
- *Area context exhibit*
- *Existing conditions exhibit*
- *Site Forces exhibit*
- *Concept Plan*
- *Trails, Parks, and Open Space Plan*
- *Land swap exhibit*
- *Architect letter*
- *Architect photos w/comments*

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John Lauber and Company LLC

1 August 2018

Paul Heuer

Pulte Homes
7500 Flying Cloud Drive
Suite 670
Eden Prairie, MN 55344

Dear Mr. Heuer—

On 30 May of this year, you wrote an email to Bob Claybaugh, seeking qualified historic preservation professionals to evaluate the condition and physical integrity of the Henry Hammers home/saloon, built ca. 1873, and located at 1092 Cardinal Street in Chaska. In your query, you included a copy of Chaska's Historic Preservation Ordinance as well as an undated early historic photo of the property, taken when it served as a saloon for travelers on the Chaska-Victoria Road. Bob agreed to take a look at the property and asked me to participate in the evaluation. Bob and I have collaborated on dozens of historic preservation projects over the past two decades. We both exceed the Secretary of the Interior's Professional Qualification Standards for Historic Preservation Professionals—Bob as a historical architect, and me as a historian/architectural historian.

Bob and I met you at the site on 14 June and examined both the interior and exterior of the house. We completed our investigation in approximately one hour, documenting conditions with photos and field notes. Our comments here are based entirely on information gleaned from the historic photo and architectural evidence from our field visit.

According to the historic photo, the Hammers house as originally built consisted of a two-story, wood-framed main volume with a rectangular plan and a front-gabled roof. A small one-story wing with a gabled roof and an open front porch was attached to the south side of the main volume. The house had clapboard siding with corner boards. There was a wide skirt board at the base of the wall, and a wide frieze board beneath the eaves. The structure had a wood-shingled roof. A tall chimney with a corbel band rose above the peak of the main roof, and a similar chimney rose from the peak of the wing. There were two entrance doors on the east side of the house, one located beneath the open porch, and the other at the southeast corner of the main house. Windows openings shown in the photo contained wood, 6/6 double-hung sash. The front edge of the porch roof was supported by slender wood columns and had a scrollwork frieze beneath the eaves. A long, raised stoop built of wood and stone stretches across the full width of the façade.

The Hammers house was locally designated in 1996 for its association with Chaska's early development and culture. It is listed as a designated property in a historic context study completed for the Preservation Commission in 2006. The structure is not listed on

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the National Register of Historic Places. An application to demolish the house submitted in 2004 was denied by Chaska's Historic Preservation Commission.

Our investigation of the property revealed a number of things about the Hammers House:

- The original one-story wing projecting from south side of the main volume has been greatly altered and expanded—replaced by a large, gabled addition that rises to a height of 1½ stories and wraps around the main volume, extending the full width of the west side. The size and configuration of the addition are delineated in photos 3-6 of the accompanying illustrations. Architectural evidence in the attic of the addition shows that it incorporates part of the original south wall and suggests that it may also incorporate part of the original front wall, but also demonstrates the magnitude of the alterations. (See Photos 17-20).

- Materials and details visible on the addition, including the use of smooth-sided dimensional framing lumber in the attic, boxed soffits, and metal siding corners are consistent with mid-20th century construction practices. A historic aerial view of the site (Photo 2) shows that the addition was in place by 1951. Window openings on the south side of the addition and a band of windows on the west side bear no relation to openings on the original building. The addition has no chimney. The porch on the new addition is partially enclosed and lacks the columns and ornamental frieze board of the original.

- Although the original front-gabled two-story main volume of the house remains in place, it has been significantly altered. The original entrance door at the southeast corner has been filled in, as have two original window openings on the lower level. The original skirt board at the base of the wall is absent. No splices are visible where the clapboard siding passes over the original window openings, suggesting that the façade has been re-sided. As noted above, the west side of the original volume is hidden behind the addition.

- The early photo of the residence shows that all window openings contained 6/6 wood double-hung sash. At present, most openings contain 1/1 wood double-hung sash. One opening on the upper level of the east side, and another on the lower level of the south side contain 2/2 double-hung sash, typical of late 19th and early 20th century buildings. The two original windows on the lower level of the façade have been replaced by a double casement unit of recent manufacture. The only opening still containing 6/6 sash is centered in the gable on the west side.

- The original interior layout of the main volume appears to have remained intact, but few original interior features (baseboards, trim, etc.) remain. Doorways on the upper level are badly racked, and floors are uneven, indicating that the structural spine of the building has sagged significantly.

- The original raised wood and stone stoop on the east side of the building has been removed.

Conclusion

Although the historic core of the Hammers House remains in place, extensive alterations over time have removed a large amount of original architectural fabric, destroyed character-defining features such as the original open porch, largely obscured the original main volume, and significantly compromised the structure's historic integrity. It is our opinion that the property bears little resemblance to its appearance during Chaska's formative years, and no longer retains the physical features necessary to convey its significance as a congenial wayside for travelers passing through the rural landscape of Carver County during the second half of the nineteenth century.

Regards,

A handwritten signature in dark ink that reads "JOHN LAUBER". The signature is written in a cursive, slightly slanted style with a large initial 'J'.

John Lauber
Robert Claybaugh



Photo 1. Aerial view of the site, 2018.



Photo 2. Aerial view of the site, 1951. The addition is shown in this photo.

Henry Hammers House/Saloon



Photo 3. Birdseye view, showing south and east elevations. Addition is outlined.

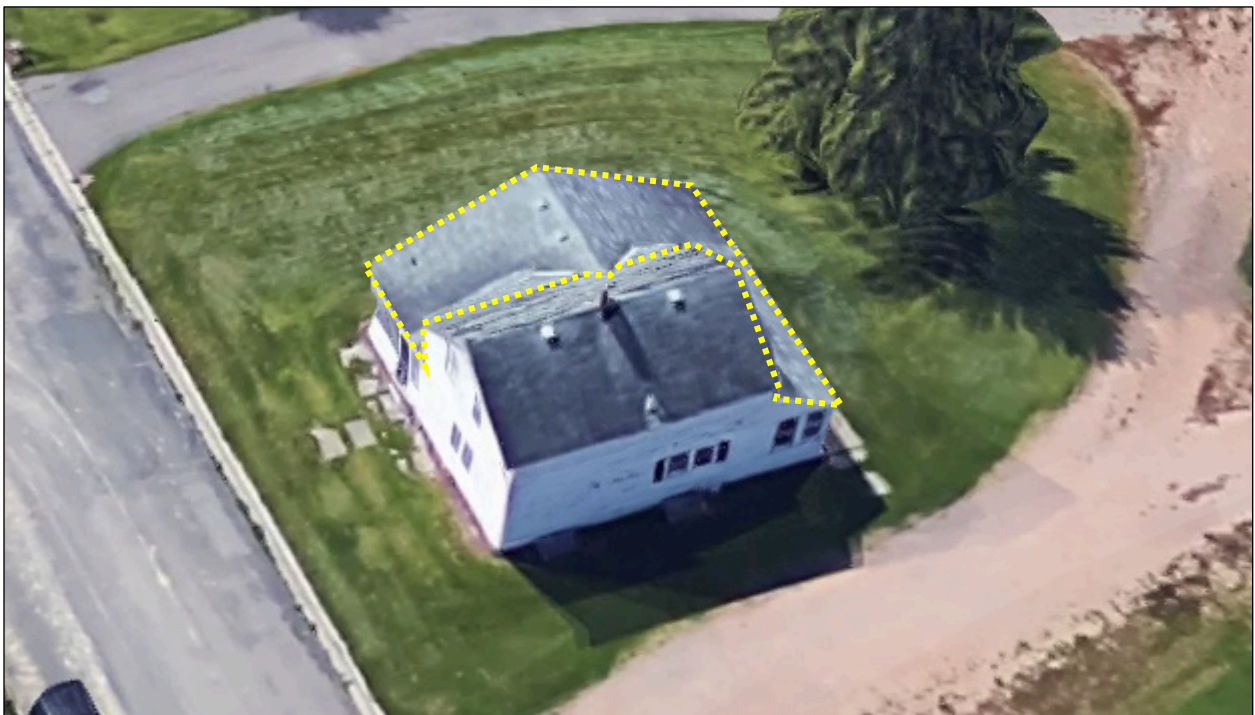


Photo 4. Birdseye view, showing east and north elevations. Addition is outlined.



Photo 5. Birdseye view, showing north and west elevations. Addition is outlined.



Photo 6. Birdseye view, showing west and south elevations. Addition is outlined.

Henry Hammers House/Saloon



Photo 7. Overview of the site, looking southwest.



Photo 8. Overview of the site, looking west.



Photo 9. Undated early historic view of the house, when it served as a saloon. Note the wide skirtboard at the base of the wall.



Photo 10. Principal (east) façade and south elevation, 2018. Note the changes to the porch as well as window and door openings. Original 6/6 sash have been replaced by 2/2 and 1/1 on upper level and modern crank-out windows on lower level. Chimney above the porch wing is gone and chimney above main section of the house has been altered.

Henry Hammers House/Saloon



Photo 11. Principal (east) façade and north elevation.



Photo 12. North and west elevations. The one-story bay at right is an addition. Clapboards of original house terminate at corner boards. Clapboards at corner of addition have metal corners. Clapboards on the addition do not align with clapboards on original house.

Henry Hammers House/Saloon



Photo 13. North and west elevations. Double-hung 6/6 sash on upper level may be original.



Photo 14. West and south elevations.



Photo 15. South elevation. Compare roofline to the original, shown in Photo 9. Soffit details at intersection of eaves and rakes are typical of post-WWII construction. Jog in the siding (arrow) marks change in the foundation. Original foundation is to the right, slab-on-grade foundation to left of arrow was built to support the addition.



Photo 16. South and east elevations. Clapboards on the east wall of the original section are continuous, suggesting that the house was at least partially re-sided when the original door and window openings were filled in.

Henry Hammers House/Saloon



Photo 17. Attic of the porch wing, looking south. Note stud and lath “shadows” on sheathing boards and studs, indicating that the lumber has been recycled.



Photo 18. Close up of attic above the porch wing. Original studs remain in place, showing roofline of original porch wing. New studs were scabbed onto the originals when the wing was expanded.



Photo 19. Attic above the porch wing, looking east. The wall of the original house is visible at left. Note new framing and sheathing over the front porch.



Photo 20. Roof framing above the west bay of the addition. Wall of the original house is visible at right. Roof framing here and elsewhere in the addition is smooth-surfaced, nominal 2 x 4 lumber typical of the mid-twentieth century rather than rough-sawn, full dimension lumber that would have been available at the time of the home's original construction.



Agenda

Hammers/Pinnacle – Chaska, MN

Paul Heuer

September 6, 2018

Neighborhood Meeting notes

Date: 9-6-18

Time: 6:30 to 8:00 pm

Location: Chaska Community Center Room B

40 to 50 people in attendance

Structure of the meeting

1. Viewing of site plan and site forces boards. Questions.
2. Heuer gave a 20-minute PowerPoint presentation.
3. Questions from the group.
4. Questions individually.

Questions/comments that I remember

1. Where will construction traffic go? Primarily the new parkway. Some will go on Cardinal Street.
2. If the street connection to 41 does not occur, will you still develop the property? Unlikely.
3. Do you own the property? No. it is under contract. We will back out if it isn't approved by the City, MnDOT, and our corporate office.
4. Why aren't you connecting to Woodland Drive? Because the City told us we can't. It may not be City ROW.
5. Did the City tell you to connect to Moers, Liberty Heights, and Cardinal streets? I don't recall. We just knew we had to connect to them.
6. Townhome neighborhood to the SE is experiencing drainage problems/washouts. No engineering has been done, but there is

good chance we will be diverting some of this water away from them.

7. Townhome owner asked for a row of trees against their north property line. I responded that this is likely to occur.
8. Will these homes devalue my property? A well-maintained neighborhood will not devalue other properties.
9. A boy wants to make sure the ponds stay by his house so he can catch frogs with his brother (had to put this one in here).
10. Can we have more buffer by my home? How much buffer is there? I asked her to email me so I could give an accurate response.
11. Questions about the status of the Hammers home.
12. Questions about the status of our dealings with the church on the land swap.
13. Will the existing buildings on the property stay? Not likely.
14. Will we be assessed for anything? No. all major infrastructure is in place except the street connection to 41.
15. Will the trail go down to the new park in SW Chaska? I don't know.
16. I used to live by an age restricted neighborhood and they were great neighbors.
17. Andrew Schmidt (national night out neighborhood organizer) – This is a great concept plan and I fully support it.

Summary

I have never held a neighborhood meeting that had as much positive feedback as this one. Four of five people indicated that they wanted to come to the City Council meeting to speak in favor of this development. When someone would say something negative, others would argue against them. Comments along the line of: If this property is going to develop, we want it to be like this.

AREA CONTEXT PLAN



EXISTING CONDITIONS



NTS
7-19-2018
0015521

SITE FORCES



CONCEPT SKETCH PLAN: ACTIVE ADULT COMMUNITY



CONCEPT DATA

Gross Site Area:	85.5 ac
Estimated Wetlands:	0.2 ac (Per NWI & aerial)
Wooded Bluff:	3.0 ac (>18% Wooded Slopes)
Net Developable Area:	82.3 ac
Public Parks:	5.6 ac
Private Park:	2.4 ac
Other Open Space:	13.6 ac (includes outlots, ponds, greens, etc.; net bluff & wetlands)
Project Openspace:	21.6 ac
Net Developed Area:	60.7 ac
Overall Proposed Homes:	257 homes
44' DTH Lots:	49 homes 44' x 120' typical lot size
50' DTH Lots:	147 homes 50' x 120' typical lot size
60' DTH Lots:	61 homes 60' x 120' typical lot size
Overall Gross Density:	3.0 un/ac 257 units / 85.5 ac (gross site area)
Overall Net Density:	3.1 un/ac 257 units / 82.3 ac (net developable area)

Aerial photography from State of Minnesota;
Topography from State LIDAR

TRAILS, PARKS, & OPEN SPACE PLAN



OPEN SPACE DATA

Gross Site Area:	85.5 ac
Public Parks:	5.6 ac
Private Park:	2.4 ac
Estimated Wetlands:	0.2 ac
(Per NWI & aerial)	
Wooded Bluff:	3.0 ac
(>18% Wooded Slopes)	
Other Open Space:	13.6 ac
(includes outlots, ponds, greens, etc.; net bluff & wetlands)	
Project Parks/Openspace:	24.8 ac
(29% of gross site area)	

Aerial photography from State of Minnesota;
Topography from State LIDAR



34' wide homes on 44' wide lots
3 floor plans and 5 different architectural styles
(9 pages) (architectural drawing in process)

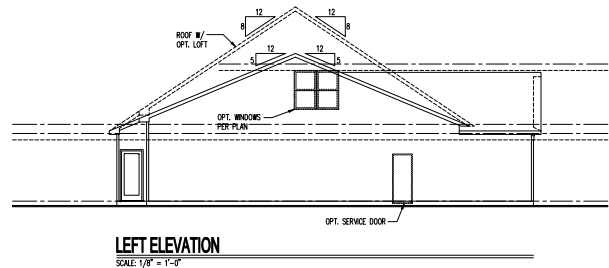
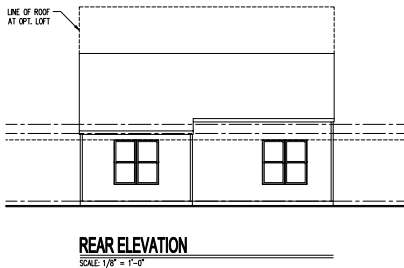
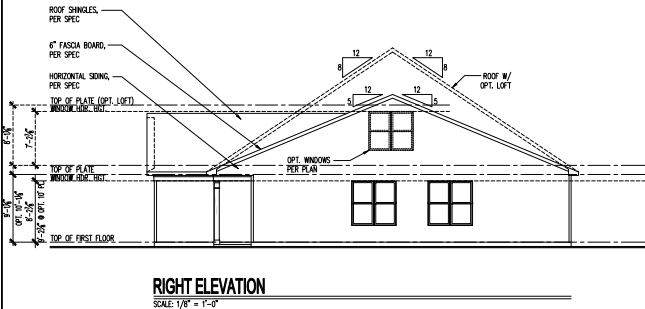
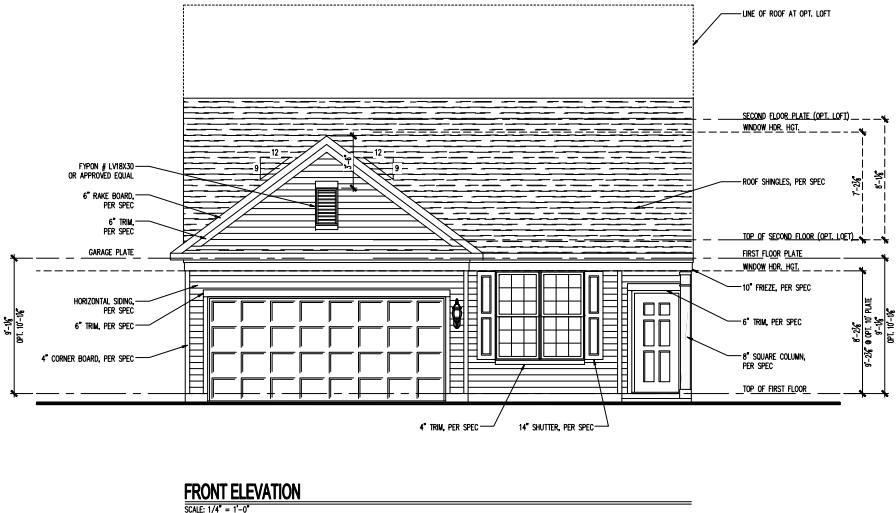
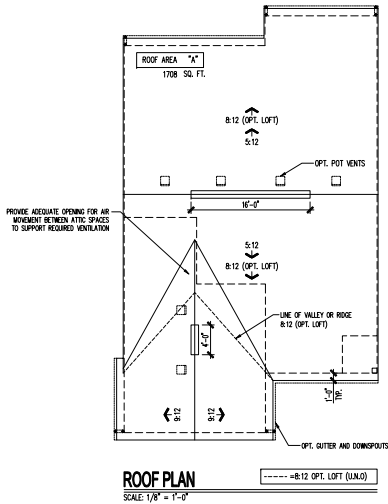
ATTIC VENT SCHEDULE

STABILIZATION REQUIREMENT AND DAMPER IS REQUIRED FOR ALL ROOF VENTS EXCEPT EXHAUST FAN VENTS. ALL ROOF VENTS MUST BE WEATHERPROOFED TO PREVENT LEAKAGE. ALL ROOF VENTS MUST BE PROTECTED FROM EXCESSIVE WINDSPEEDS BY INSTALLING WIND RAIN CAPS. EXHAUST FAN VENTS MUST BE PROTECTED FROM EXCESSIVE WINDSPEEDS BY INSTALLING WIND RAIN CAPS. EXHAUST FAN VENTS MUST BE PROTECTED FROM EXCESSIVE WINDSPEEDS BY INSTALLING WIND RAIN CAPS.

ELEVATION 1

ROOF AREA "A"		50 SQ FT	1708	AT / NEAR RIDGE		AT / NEAR EAVE	
VENT TYPE	SQ FT REQUIRED RANGE	SQ FT SUPPLIED	PERCENT OF SUPPLY	PT. LARGE	PT. SMALL	ROOF VENT	EAVER VENT
MINIMUM	2.28 - 2.85	2.28	68.3%	0	0	18.00	30.00
MAXIMUM	2.85 - 3.42	2.85	83.0%	0	0	30.00	30.00
TOTAL	5.09 - 5.69	5.14	100.0%				
						0	48.00
						0	48.00
MINIMUM	2.28 - 2.85	2.28	68.3%	0	0	20.00	
AT MIN	2.85 - 3.42	2.85	83.0%				
TOTAL	5.09 - 5.69	5.09	100.0%				
						0	48.00

ADDITIONAL POINT VENTS MAY BE REQUIRED IF WINDSPEEDS REMAIN EXCESSIVE



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Der Webbi

Elevation 1 - Slab

2 Car Front Entry

Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

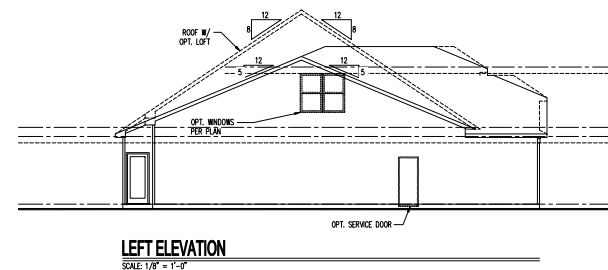
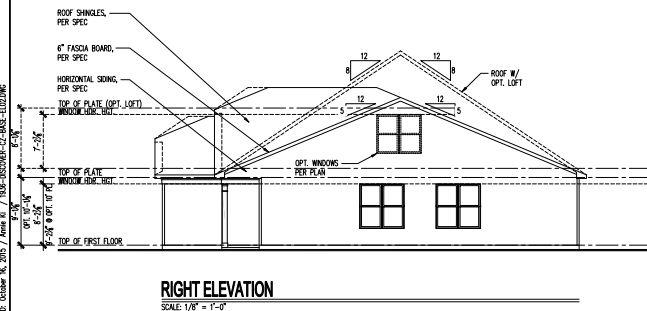
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 DATE OF RELEASE DATE: 10/29/2015

REV / DATE / DESCRIPTION
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 FIELD COMMENTS
 03/07/2014
 FIELD RESOLVES
 10/29/2015
 TB RESOLVES

GRADE SHADING
 Garage Left

SUN SHINE
Discover
 NOT PLAIN NUMBER
 12926
 LICENSE PLATE ID

SHEET
 A3
 1-2FS.1

[illegible]

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Del Webb

Elevation 2 - Slab

2 Car Front Entry

Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

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CURRENT RELEASE DATE: 10/31/2015	
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△	FIELD COMMENTS
△	03/07/2014
△	FIELD REDLINES
△	10/31/2015
△	TB REDLINES
△	
△	
△	
△	
△	
△	
△	
△	
GARAGE HANDING Garage Left	
PLAN NAME Discover	
ISSUE PLAN NUMBER 1936	
LAWSON PLAN ID _____	
SHEET A3	
2-2FS.1	



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Dal Webb

Elevation 3 - Slab

2 Car Front Entry

Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER Rick Starkey	
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CURRENT RELEASE DATE: 10/31/2015	
REV #	DATE / DESCRIPTION
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FIELD COMMENTS	
△	03/07/2014
FIELD REDLINES	
△	10/31/2015
TR REDLINES	
△	
△	
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△	
GARAGE HANDING	
Garage Left	
PLAY NAME	
Discover	
WORK PLAN NUMBER	
1936	
LARSSEN PLAY ID	

SHEET	
A3	
3-2FS.1	



Dal Webb

Elevation 1 - Slab 2 Car Front Entry Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

ROOF AREA "A"
1908 SQ. FT.

7.5:12 (OPT. LOFT)

5:12

OPT. POT VENTS

20'-0"

5:12

7.5:12 (OPT. LOFT)

5:12

7.5:12 (OPT. LOFT)

LINE OF VALLEY OR RIDGE
7.5:12 (OPT. LOFT)

5:12

7.5:12 (OPT. LOFT)

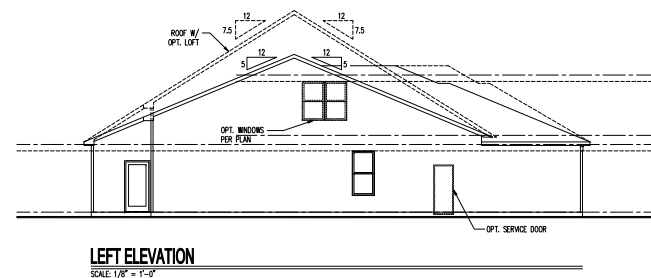
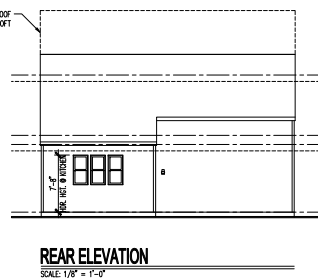
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OPT. GUTTER & DOWNSPOUTS FOR SPEC (VERIFY LOCATIONS)

SCALE: 1/8" = 1'-0"

ROOF PLAN

---=7.5:12 OPT. LOFT (UNLO)



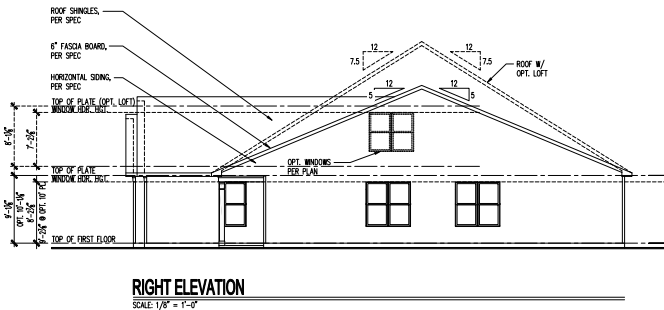
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Elevation 2 - Slab

2 Car Front Entry

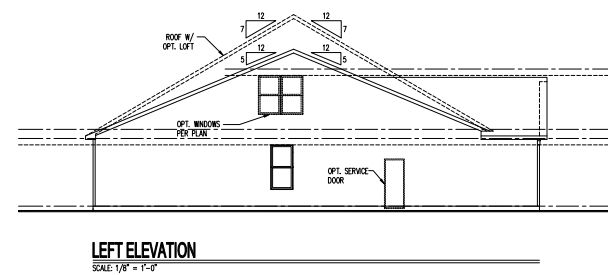
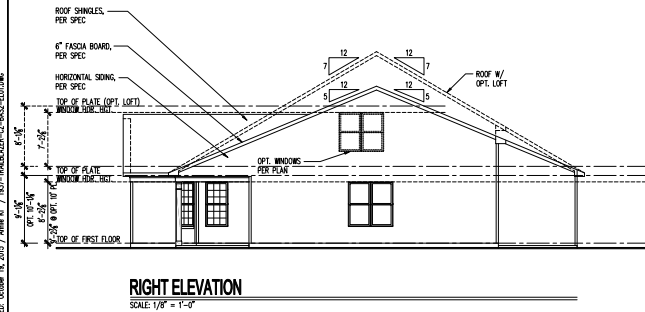
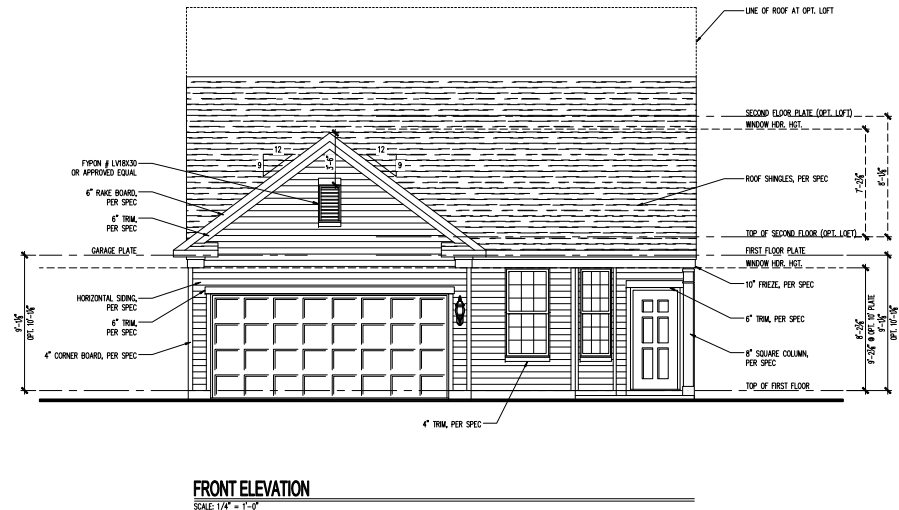
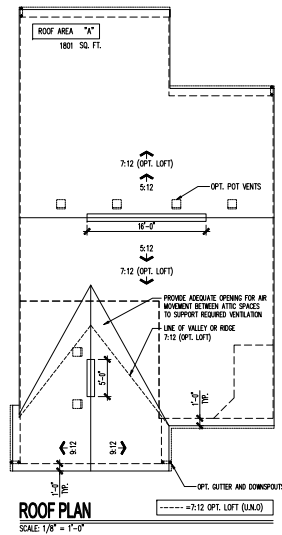
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

[illegible]



GARAGE HANDING Garage Left
PLAN NAME Passport
NPC PLAN NUMBER 1938
LAMSON PLAN ID ---
SHEET A3
3-2FS.1

ATTIC VENT SCHEDULE									
*CONNECTIONS BETWEEN UNITS ARE THE RESPONSIBILITY OF THE INSTALLER. THERE MUST BE NO AIR GAPS OR AIR LEAKS TO MEET CODE REQUIREMENTS. *CONNECTIONS MUST BE CAULKED AND/OR SEALED TO PREVENT AIR LEAKS. SEE PAGE 24 OF THE 2015 IBC FOR MORE INFORMATION.									
ELEVATION 1									
ROOF AREA "A"	SQ FT	PERCENT	A1 / NEAR RIDGE			A7 / NEAR GABLE			
VENT TYPE	10' IN REQUIRED SPACE	10' IN REQUIRED TOTAL	PORT LARGE	PORT SMALL	RIDGE VENT (24" x 24")	SAVE VENT (24" x 24")	CONC VENT (24" x 24")		
10' x 10'	2.00	5.00	62.50	62.50	100.00	20.00	20.00		
10' x 12'	2.50	6.25						0	62.50
TOTAL VENT	6.00	6.00	62.50						
10' x 12' (NEAR GABLE)	2.50	6.25							
10' x 10' (NEAR GABLE)	2.00	5.00							
TOTAL VENT	6.00	6.00	62.50						



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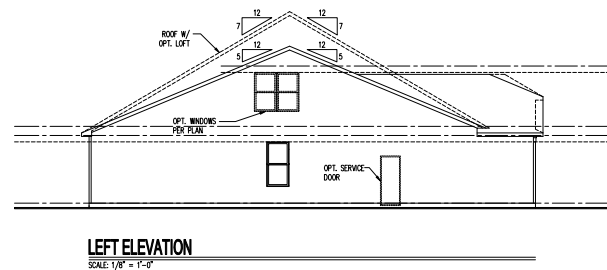
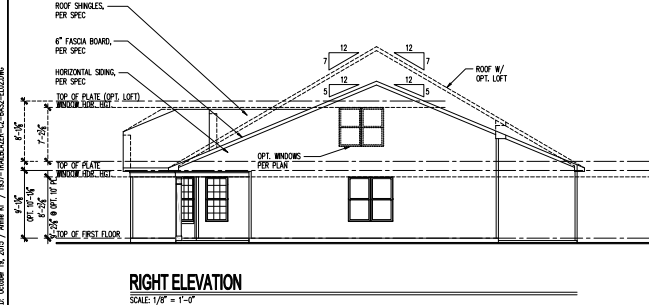
Elevation 1 - Slab
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

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REVISION DATE	
10/30/2015	
REV.	DATE / DESCRIPTION
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	FIELD REVISIONS
02	09/04/2014
	PLAN REVISIONS
03	10/30/2015
	FIELD REVISIONS

GARAGE HANGING	
Garage Left	

PLAN TITLE	
FRANBLAZER	
MPC PLAN NUMBER	
1957.000	
LINDER FLOOR ID	

SHEET	
A3	
1-2FS.1	



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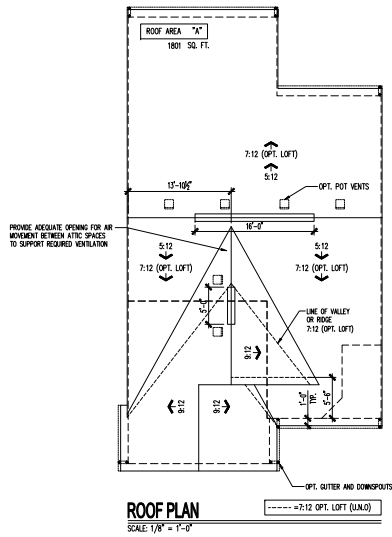
Elevation 2 - Slab

2 Car Front Entry

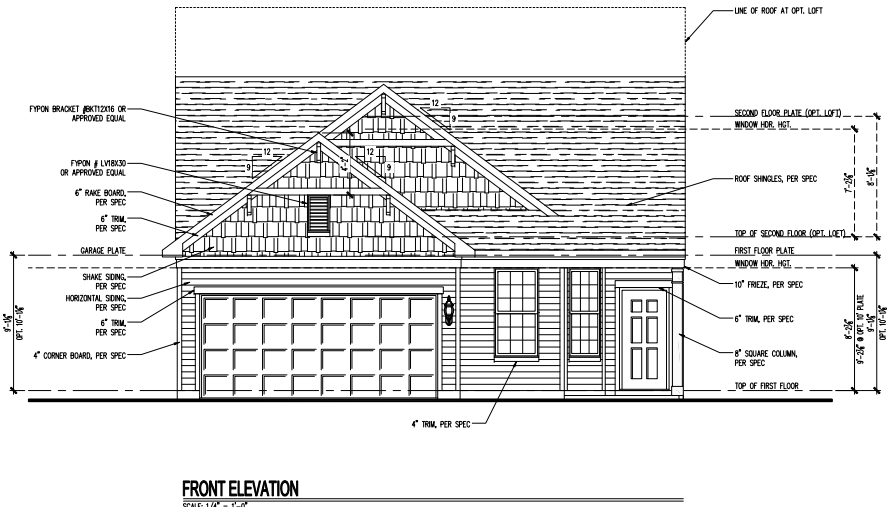
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

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△	09/24/2014
△	PLAN REVISIONS
△	10/31/2015
△	TR REDLINES
△	
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△	
△	
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△	
△	
△	
GARAGE HANGING Garage Left	
PLAN NAME Trailblazer	
SPEC. PLAN NUMBER 1937.000	
LARGEST PLAN ID ---	
SHEET A3	
2-DFS.1	

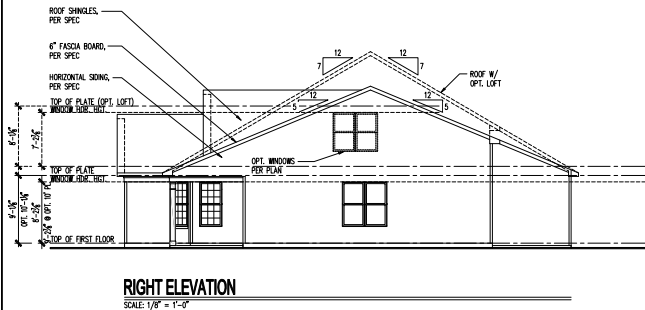
ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND SUPPLIED IS BASED ON THE FOLLOWING ASSUMPTIONS: 1. THE ROOF AREA IS 1801 SQ. FT. 2. THE ROOF PITCH IS 12:12. 3. THE ROOF IS GABLE. 4. THE ROOF IS COVERED WITH SHINGLES. 5. THE ROOF IS COVERED WITH SHINGLES. 6. THE ROOF IS COVERED WITH SHINGLES. 7. THE ROOF IS COVERED WITH SHINGLES. 8. THE ROOF IS COVERED WITH SHINGLES. 9. THE ROOF IS COVERED WITH SHINGLES. 10. THE ROOF IS COVERED WITH SHINGLES.									
ELEVATION 3									
ROOF AREA "A"		SQ. FT.		1801		AT / NEAR RIDGE		AT / NEAR EAVE	
VENT TYPE	REQ. FT.	REQUIRED RANGE	PERCENT OF TOTAL SUPPLIED	POT. LARGE	POT. SMALL	RIDGE VENT	EAVE VENT	CONT. VENT	
WALL VENT	2.00	0.00	2.54	40.00	0	0	0	0	0
AT EAVE	2.00	0.00	3.47	57.74	0	0	0	0	0
TOTAL AREA	6.00	6.00	6.01	100.00	0	0	0	0	0
WALL VENT	2.00	0.00	2.54	40.00	0	0	0	0	0
AT EAVE	2.00	0.00	3.47	57.74	0	0	0	0	0
TOTAL AREA	6.00	6.00	6.01	100.00	0	0	0	0	0



OPT. WINDOW TRIM - PER COMMUNITY SPECS OR CUSTOMER SELECTIONS
SCALE: 1/4" = 1'-0"



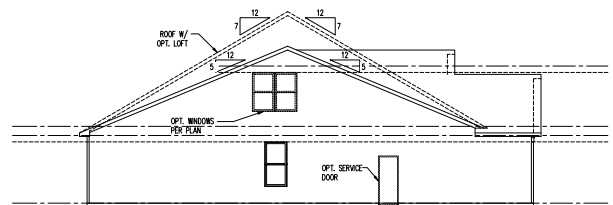
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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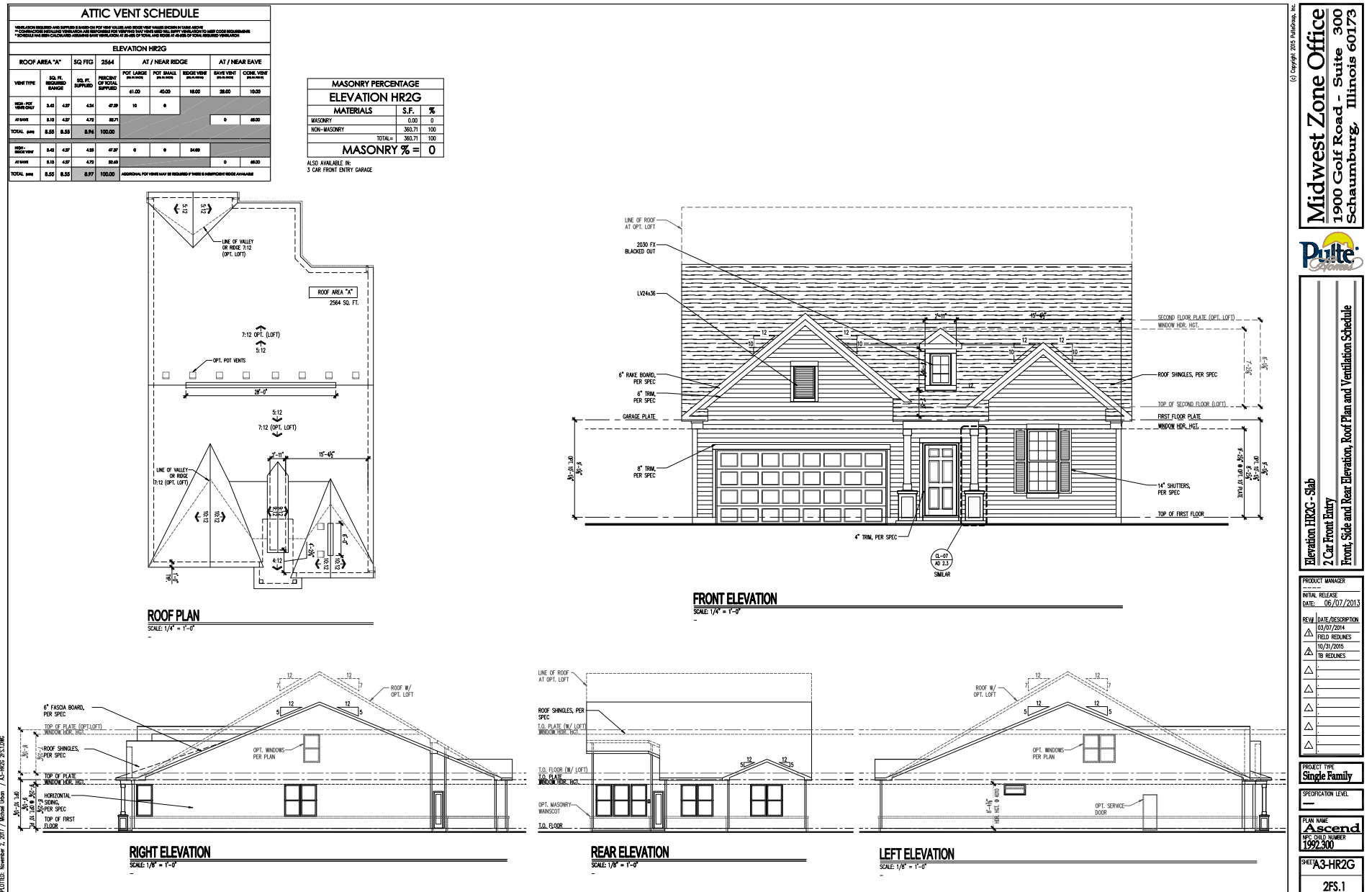
Don Webb

Elevation 3 - Slab
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

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NOV. 12/2014	75	01/12/2014	FIELD REVISIONS
NOV. 12/2014	76	01/12/2014	FIELD REVISIONS
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NOV. 12/2014	79	01/12/2014	FIELD REVISIONS
NOV. 12/2014	80	01/12/2014	FIELD REVISIONS
NOV. 12/2014	81	01/12/2014	FIELD REVISIONS
NOV. 12/2014	82	01/12/2014	FIELD REVISIONS
NOV. 12/2014	83	01/12/2014	FIELD REVISIONS
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NOV. 12/2014	87	01/12/2014	FIELD REVISIONS
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NOV. 12/2014	90	01/12/2014	FIELD REVISIONS
NOV. 12/2014	91	01/12/2014	FIELD REVISIONS
NOV. 12/2014	92	01/12/2014	FIELD REVISIONS
NOV. 12/2014	93	01/12/2014	FIELD REVISIONS
NOV. 12/2014	94	01/12/2014	FIELD REVISIONS
NOV. 12/2014	95	01/12/2014	FIELD REVISIONS
NOV. 12/2014	96	01/12/2014	FIELD REVISIONS
NOV. 12/2014	97	01/12/2014	FIELD REVISIONS
NOV. 12/2014	98	01/12/2014	FIELD REVISIONS
NOV. 12/2014	99	01/12/2014	FIELD REVISIONS
NOV. 12/2014	100	01/12/2014	FIELD REVISIONS

SHEET
A3
3-2FS.1

40' wide homes on 50' wide lots
4 floor plans and 5 different architectural styles
(40 pages)



MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	58.34	16
NON-MASONRY	296.45	84
TOTAL=	354.79	100
MASONRY % =		16

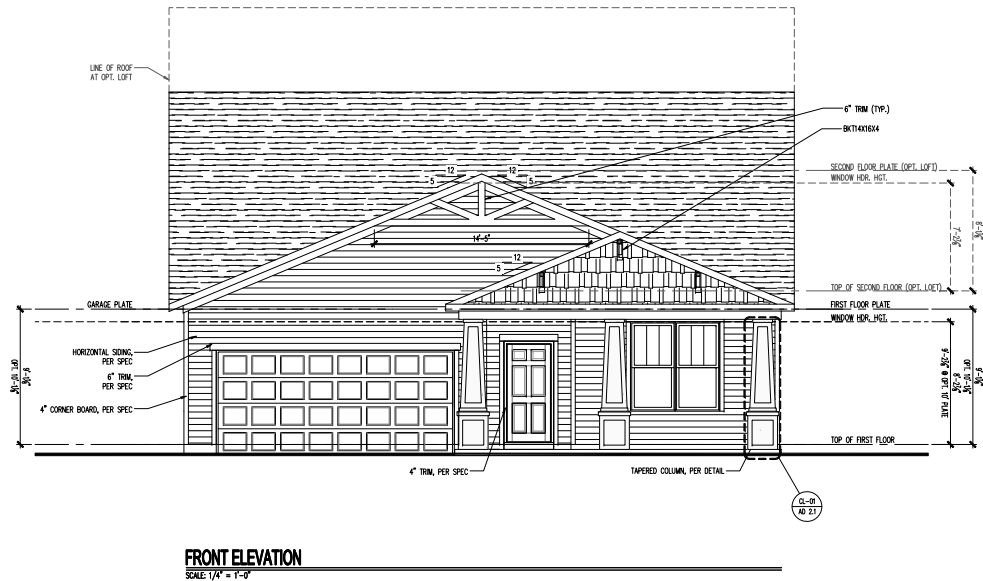
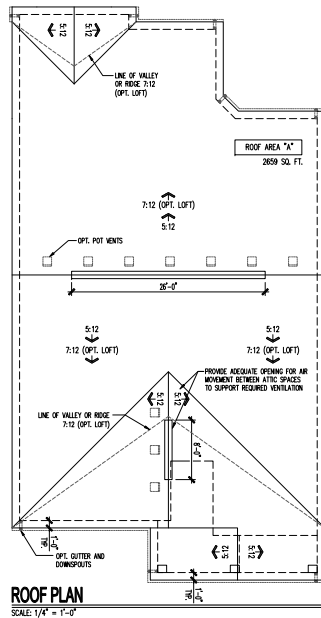


2FS.11

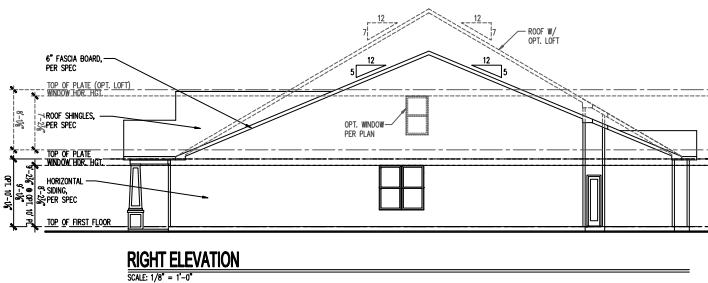
ATTIC VENT SCHEDULE							
ELEVATION CR2G							
ROOF AREA "A"	SQ. FTG	2659	AT / NEAR RIDGE		AT / NEAR EAVE		
VENT TYPE	SQ. FT. REMAINING	SQ. FT. SUPPLIED	POT. LARGE	POT. SMALL	ROOF VENT	BAVE VENT	CORNER VENT
			61.00	40.00	18.00	38.00	10.00
NON-POV	2.81	4.80	4.34	47.39	10	0	
POV ONLY	2.81	4.80	4.75	48.71		0	48.00
TOTAL 649	8.86	8.86	8.94	100.00			
NON-POV	2.81	4.80	4.34	47.39	0	0	24.00
POV ONLY	2.81	4.80	4.75	48.61		0	48.00
TOTAL 649	8.86	8.86	8.97	100.00	ADDITIONAL POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT ROOF REMAINING		

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	384.49	100
TOTAL	384.49	100
MASONRY % = 0		

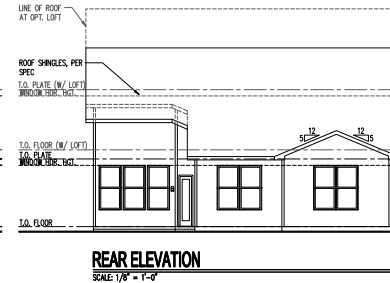
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



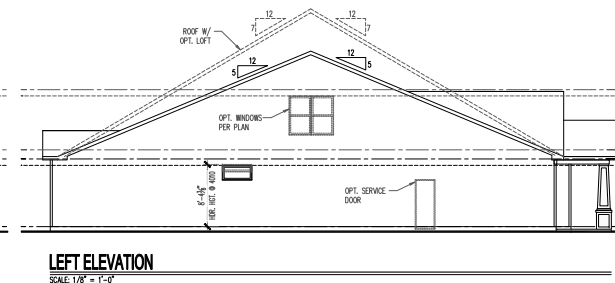
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation CR2C - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Ascend
REV# CHILD NUMBER
1992-300

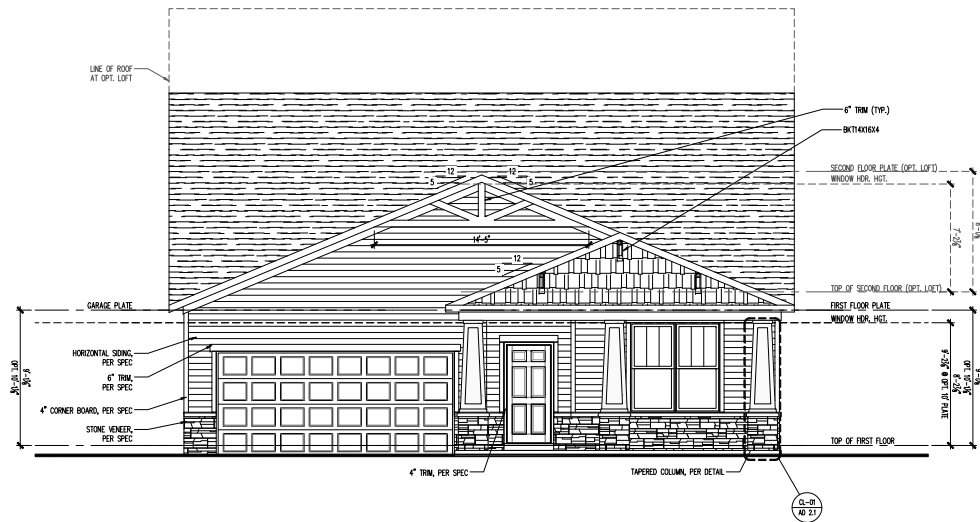
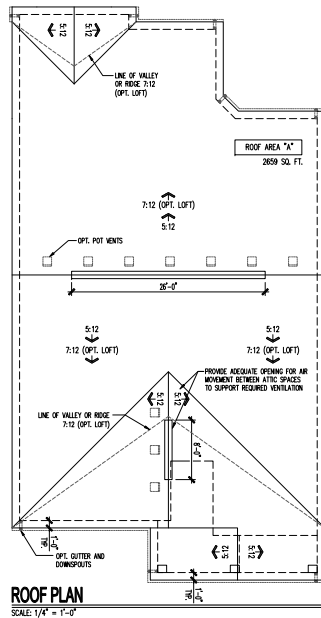
SHEET A3-CR2G

2FS.1

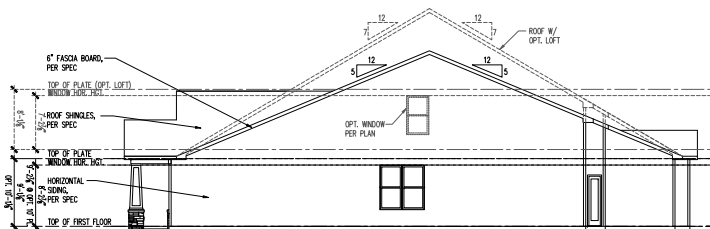
ATTIC VENT SCHEDULE							
WHEN USED IN CONJUNCTION WITH THE SUPPLEMENTARY SPECIFICATIONS FOR THE ROOFING AND VENTILATION SYSTEMS, THIS SCHEDULE SHALL BE USED TO DETERMINE THE REQUIRED ATTIC VENT AREA. * THE REQUIRED ATTIC VENT AREA SHALL BE DETERMINED BY THE FOLLOWING FORMULA: REQUIRED ATTIC VENT AREA = (TOTAL ROOF AREA) X (PERCENT OF ROOF AREA TO BE VENTILATED) * THE REQUIRED ATTIC VENT AREA SHALL BE DETERMINED BY THE FOLLOWING FORMULA: REQUIRED ATTIC VENT AREA = (TOTAL ROOF AREA) X (PERCENT OF ROOF AREA TO BE VENTILATED)							
ELEVATION CR2G							
ROOF AREA "A"	SQ. FTG	2659	AT / NEAR RIDGE		AT / NEAR EAVE		
VENT TYPE	SQ. FT. REMAINING RANGE	SQ. FT. SUPPLIED	POT. LARGE RANGE	POT. SMALL RANGE	ROOF VENT RANGE	BASE VENT RANGE	CONE VENT RANGE
NON-POV VENT ONLY	2.81	4.80	4.26	47.39	10	0	
AT EAVE	2.81	4.80	4.76	48.71		0	48.00
TOTAL 649	8.86	8.86	8.94	100.00			
NON-POV VENT ONLY	2.81	4.80	4.26	47.39	0	0	24.00
AT EAVE	2.81	4.80	4.76	48.71		0	48.00
TOTAL 649	8.86	8.86	8.97	100.00			

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	57.97	15
NON-MASONRY	316.23	85
TOTAL	374.20	100
MASONRY % = 15		

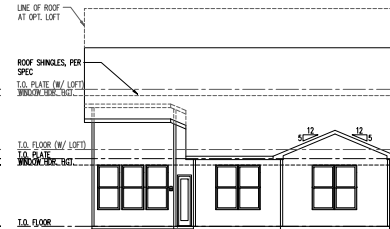
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



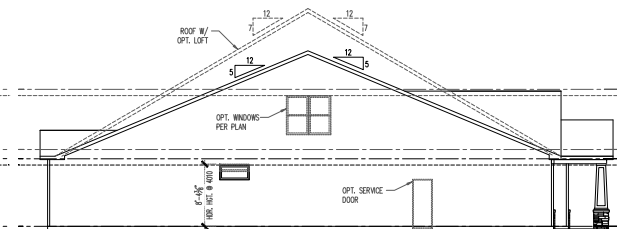
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Midwest Zone Office
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Schaumburg, Illinois 60173



Elevation CR2G w/ Masonry - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

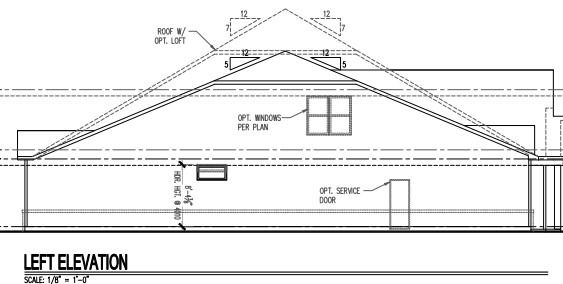
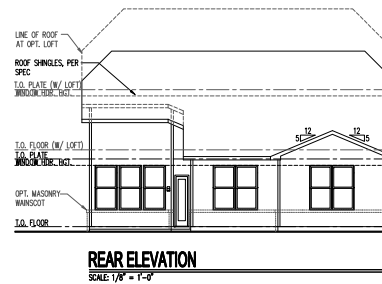
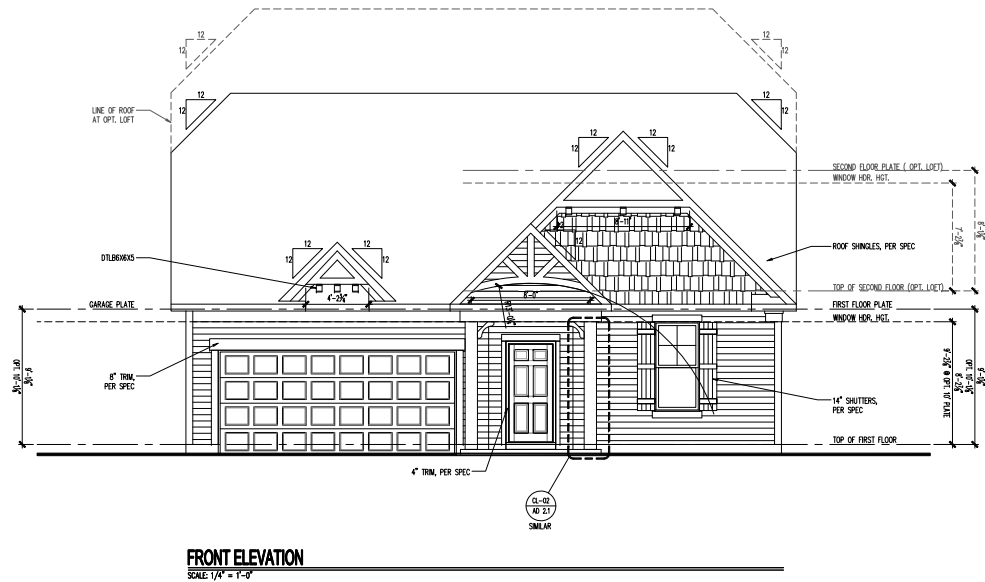
PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

PLAN NAME
Ascend
REV# CHILD NUMBER
1992-300

SHEET A3-CR2G
2FS.11

MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	324.35	100
TOTAL=	324.35	100
MASONRY % =		0



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 Schaumburg, Illinois 60173



Elevation EC3 - Slab 2 Car Front Entry	Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule
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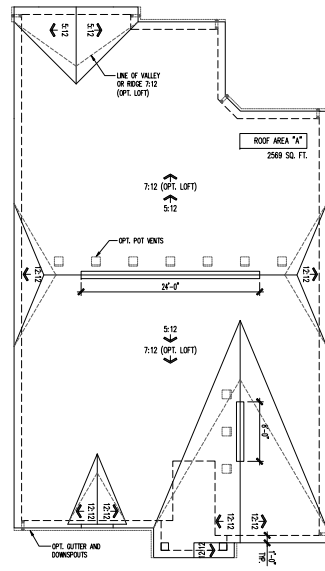
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INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
△	FIELD REVISIONS
△	10/03/2014
△	TB REVISIONS
△	
△	
△	
△	
△	

PROJECT TYPE Single Family
SPECIFICATION LEVEL _____
PLAN NAME Ascend NPA CHILD NUMBER 1992-5C
SHEET A3-EC2G 2FS.1

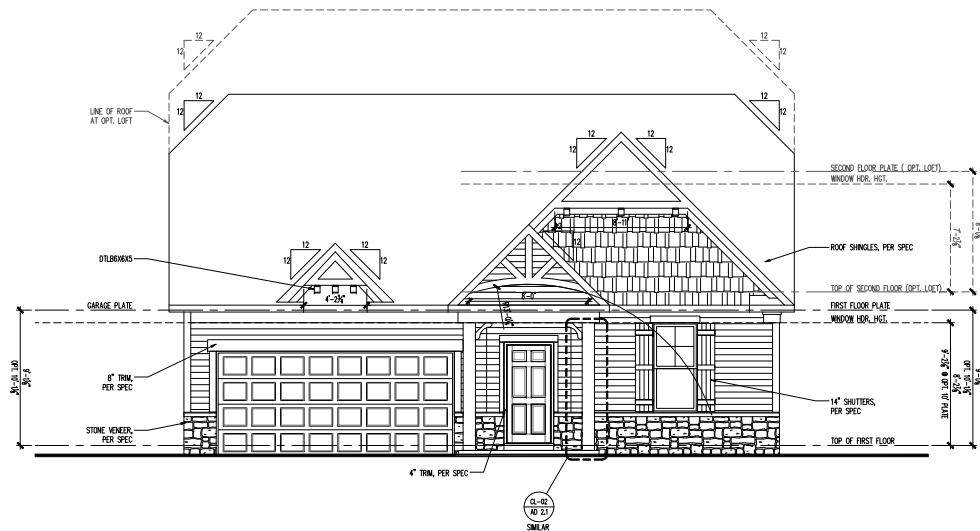
ATTIC VENT SCHEDULE							
ELEVATION EC2G							
ROOF AREA "A"	SQ. FT.	256P	AT / NEAR RIDGE	AT / NEAR EAVE			
VENT TYPE	SQ. FT. REMAINING	SQ. FT. SUPPLIED	POT. LARGE	POT. SMALL	EDGE VENT	SAVE VENT	CORNER VENT
			PER. SPEC.	PER. SPEC.	PER. SPEC.	PER. SPEC.	PER. SPEC.
12" x 12" VENT ONLY	2.40	4.38	4.38	47.39	10	0	
AT RAKE	8.14	4.38	4.38	88.71		0	48.00
TOTAL 6W	8.56	8.56	8.56	100.00			
12" x 12" VENT ONLY	2.40	4.38	4.38	48.00	0	0	28.00
AT RAKE	8.14	4.38	4.38	88.71		0	48.00
TOTAL 6W	8.56	8.56	8.56	100.00			

MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	53.71	16
NON-MASONRY	282.75	84
TOTAL	336.46	100
MASONRY % = 16		

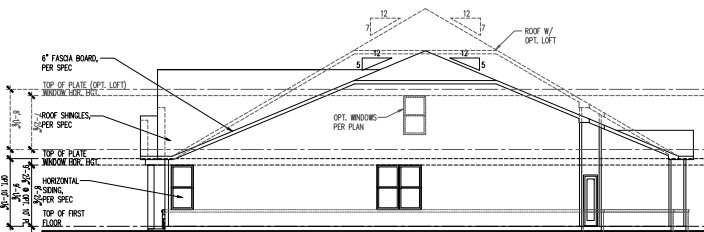
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



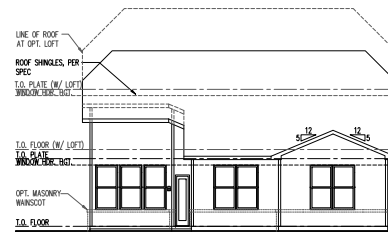
ROOF PLAN
SCALE: 1/4" = 1'-0"



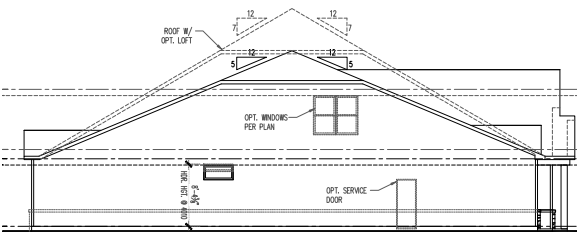
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PLOTTED November 3, 2017 / Midway House / A3-EC2G SPEC.DWG

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation EC2G w/ Masonry - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

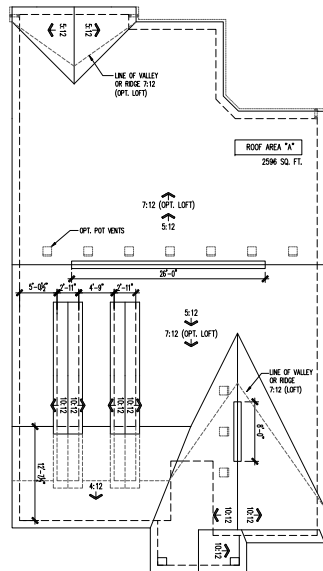
PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Ascend
REV# CHILD NUMBER	1992.300
SHEET	A3-EC2G
	2FS.11

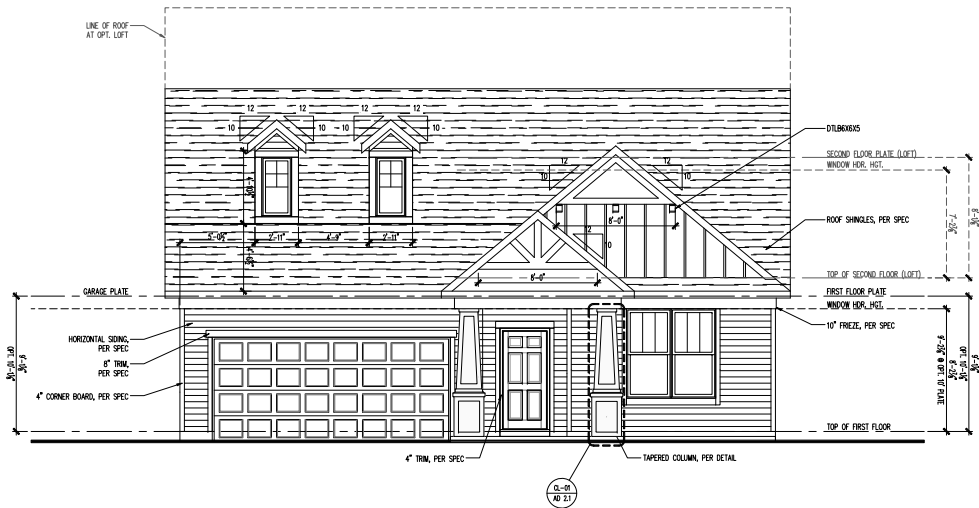
ATTIC VENT SCHEDULE									
ELEVATION NC2M									
ROOF AREA "A"	SQ. FTG	2596	AT / NEAR RIDGE				AT / NEAR EAVE		
VENT TYPE	SQ. FT. REMAINING	SQ. FT. SUPPLIED	POT. LARGE	POT. SMALL	ROOF VENT	BAVE VENT	CORNER VENT		
			61.00	40.00	18.00	38.00	10.00		
HIGH-PIV VENT ONLY	2.41	4.33	4.34	47.39	10	0			
AT BAY	8.89	4.33	4.75	88.71			0	48.00	
TOTAL BAY	8.48	8.66	8.94	100.00					
ROOF-ROOF VENT	2.41	4.33	4.34	47.39	0	0	24.00		
450000	2.41	4.33	4.75	88.71			0	48.00	
TOTAL BAY	8.48	8.66	8.97	100.00					

MASONRY PERCENTAGE		
ELEVATION NC2M		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	262.36	100
TOTAL	262.36	100
MASONRY % = 0		

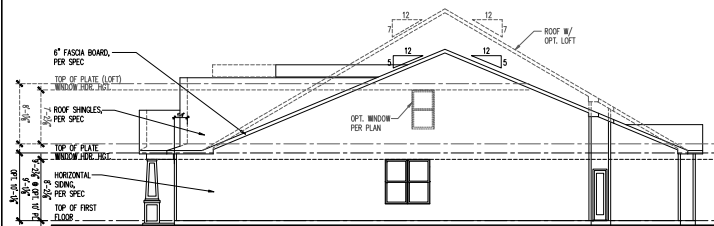
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



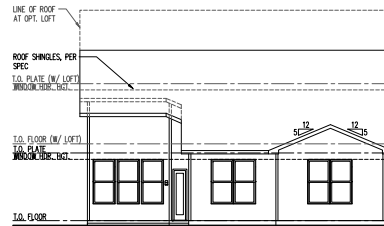
ROOF PLAN
SCALE: 1/4" = 1'-0"



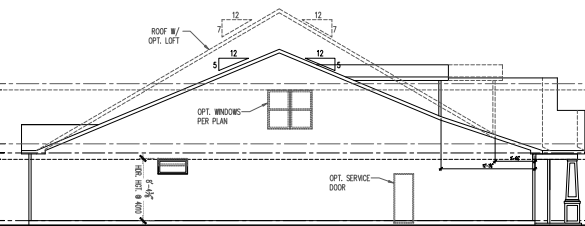
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PLOTTED November 3, 2017 / Midway, IL / 15-NC2M 255112

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation NC2M - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

PLAN NAME
Ascend
REV# CHILD NUMBER
1992-300

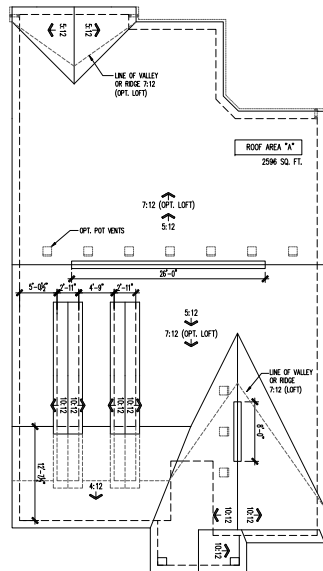
SHEET
A3-NC2M

2FS.1

ATTIC VENT SCHEDULE							
ELEVATION NC2M							
ROOF AREA "A"	SQ. FTG	2596	AT / NEAR RIDGE		AT / NEAR EAVE		
VENT TYPE	SQ. FT. REMAINING RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE RANGE	POT. SMALL RANGE	ROOF VENT RANGE	BASE VENT RANGE
NON-POV VENT ONLY	2.41	4.28	4.28	10	0	10.00	10.00
AT EAVE	2.41	4.28	4.28	10	0	10.00	10.00
TOTAL 649	8.45	8.45	8.45	100.00			
NON-POV VENT ONLY	2.41	4.28	4.28	0	0	24.00	
AT EAVE	2.41	4.28	4.28	10.00			10.00
TOTAL 649	8.45	8.45	8.45	100.00			

MASONRY PERCENTAGE		
ELEVATION NC2M		
MATERIALS	S.F.	%
MASONRY	89.25	29
NON-MASONRY	256.99	71
TOTAL	356.24	100
MASONRY % = 29		

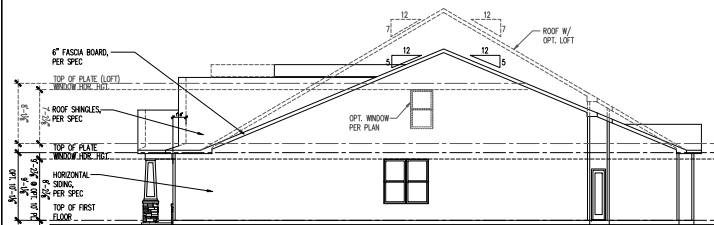
ALSO AVAILABLE IN 3 CAR FRONT ENTRY GARAGE



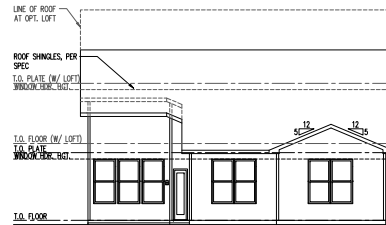
ROOF PLAN
SCALE: 1/4" = 1'-0"



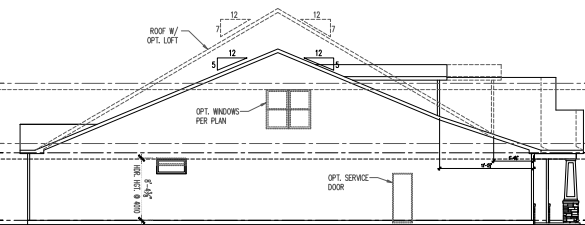
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PLOTTED November 3, 2017 / Midway, IL / 15-NC2M-2511100

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1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation NC2M w/ Masonry - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

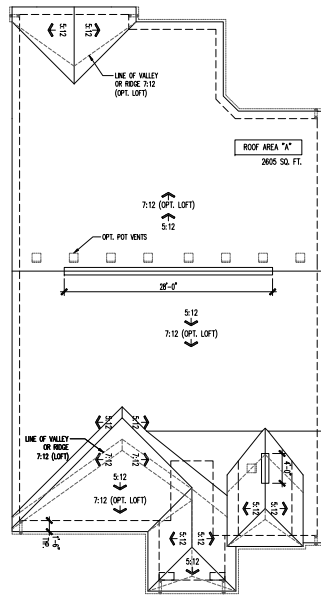
PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Ascend
REV# CHILD NUMBER	1992.300
SHEET	A3-NC2M
	2FS.11

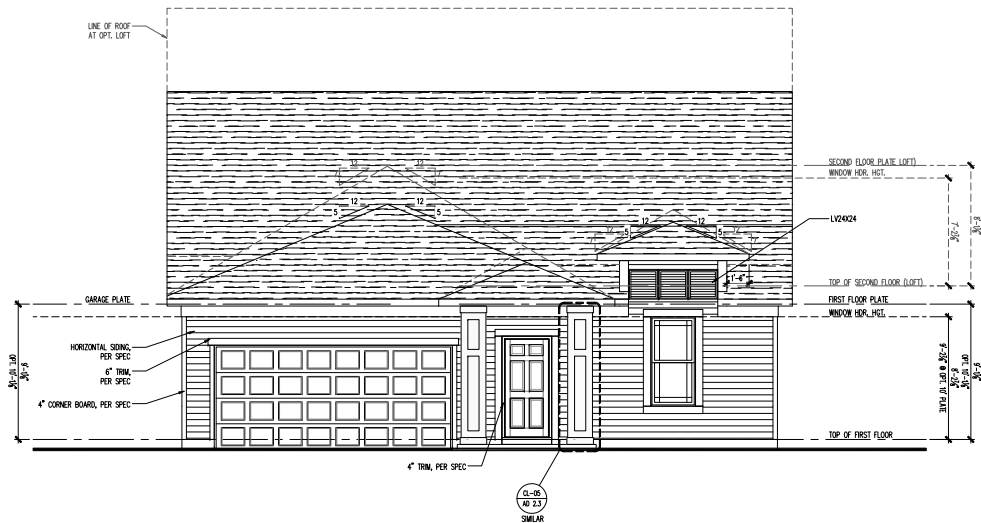
ATTIC VENT SCHEDULE									
ELEVATION PR2M									
ROOF AREA "A"	SQ. FTG	240S	AT / NEAR RIDGE	AT / NEAR EAVE					
VENT TYPE	SQ. FT. REMAINING	SQ. FT. SUPPLIED	POT. LARGE VENT	POT. SMALL VENT	ROOF VENT	SAVE VENT	CORNER VENT		
NON-TOY VENT ONLY	5.47	4.34	3.81	48.41	9	0			
AT BAY	8.81	4.34	4.10	86.37			0	71.00	
TOTAL BAY	8.48	8.68	8.74	100.00					
NON-TOY VENT ONLY	5.47	4.34	4.20	46.71	0	0	22.00		
AT BAY	1.51	4.34	4.10	86.37			0	71.00	
TOTAL BAY	8.48	8.68	8.70	100.00					

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	204.95	100
TOTAL	204.95	100
MASONRY % = 0		

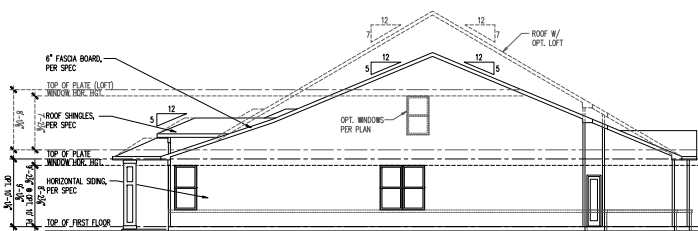
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



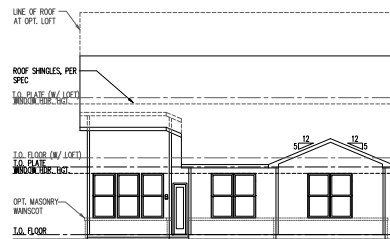
ROOF PLAN
SCALE: 1/4" = 1'-0"



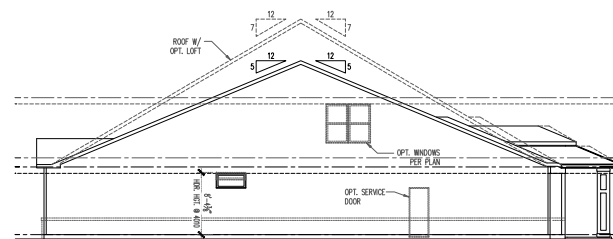
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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1900 Golf Road - Suite 300
Schaumburg, Illinois 60173

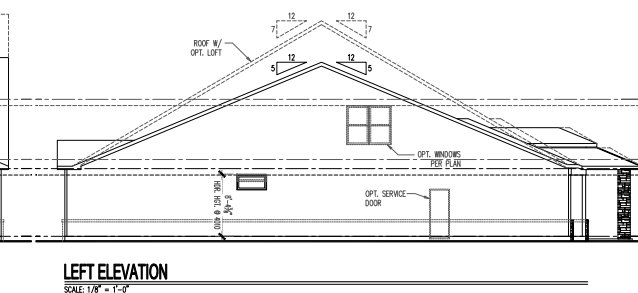
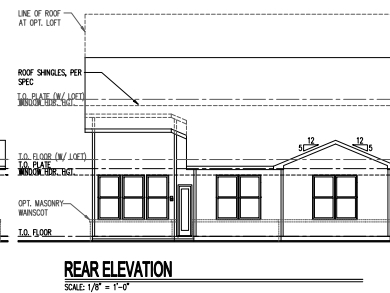
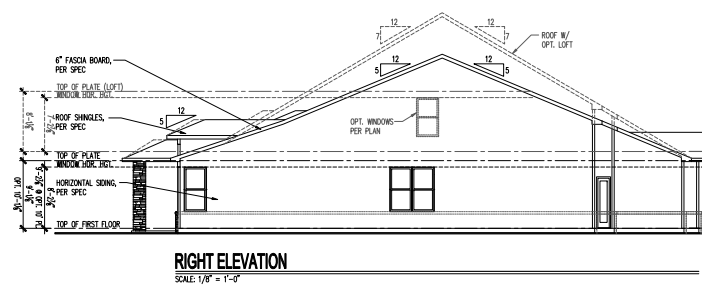
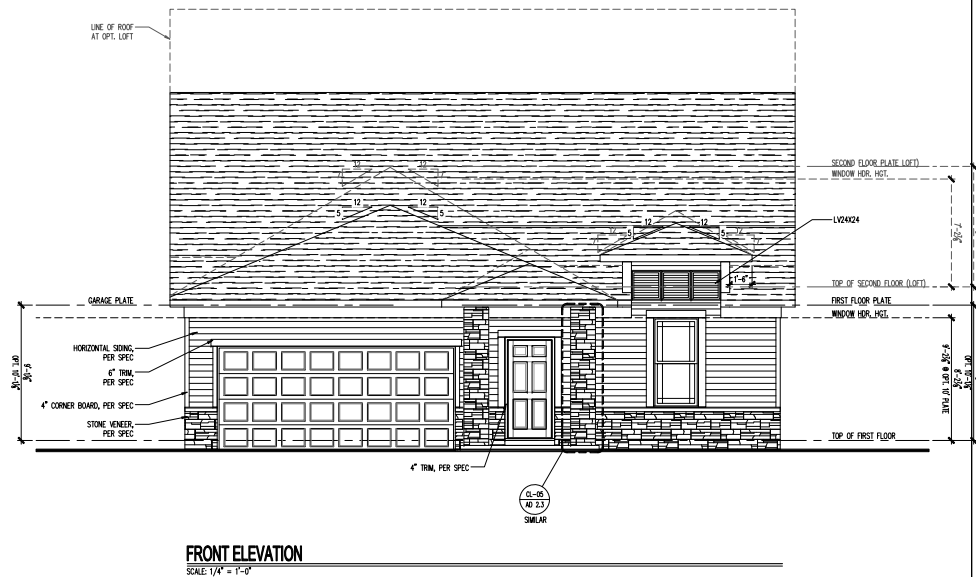


Elevation PR2M - Sub
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Ascend
REV# CHILD NUMBER	1992.300
SHEET	A3-PR2M
	2FS.1

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	58.34	28
NON-MASONRY	151.12	72
TOTAL=	209.46	100
MASONRY % =		28



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation PR2M w/ Mansory - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	
DATE:	06/07/2013
REV#	DATE/DESCRIPTION
△	03/07/2014
	FIELD REDLINES
△	10/31/2015
	TB REDLINES
△	
△	
△	
△	
△	

PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME	Ascend
NPC CHILD NUMBER	1992300

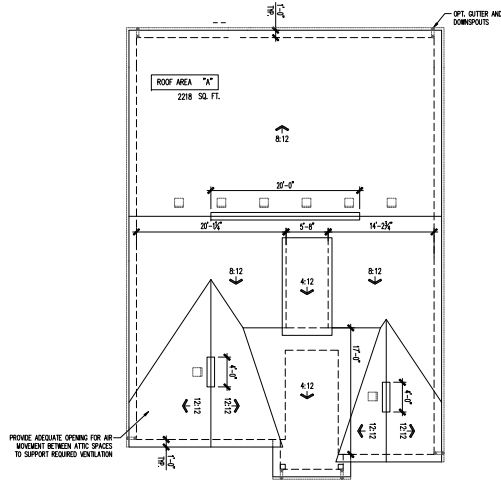
SHEET **A3-PR2M**

2FS.11

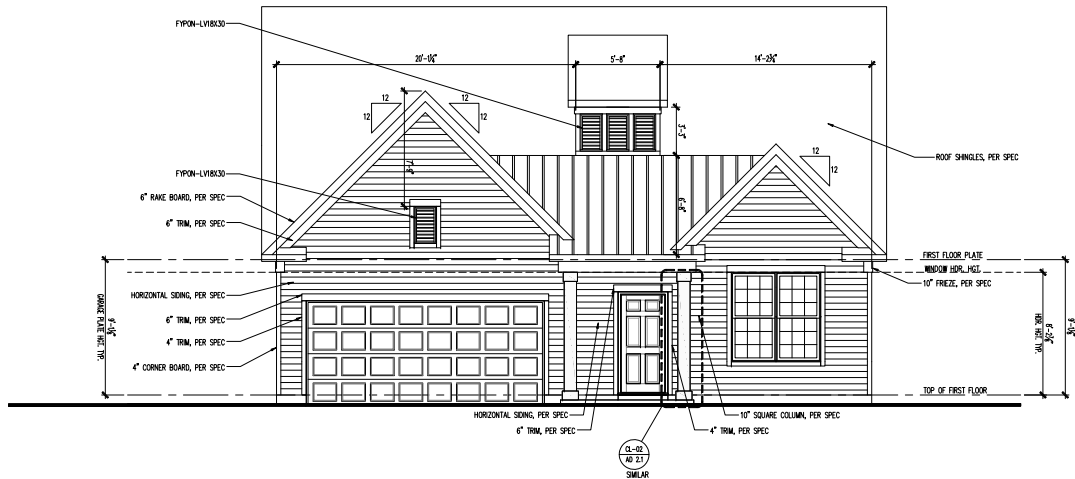
ATTIC VENT SCHEDULE										
*Minimum Attic Ventilation is based on 1 cubic foot of free air per square foot of floor area. For attics with floor area less than 100 square feet, minimum free air shall be 100 cubic feet. For attics with floor area greater than 100 square feet, minimum free air shall be 1 cubic foot per square foot of floor area.										
ELEVATION WING										
ROOF AREA "A"		20 PG	2218	AT / NEAR RIDGE			AT / NEAR EAVE			
WING TYPE	NO. OF VENTS	VENT SIZE (SQ. FT.)	VENT TYPE	PG. UNDER RIDGE	PG. BEHIND RIDGE	NEAR THE RIDGE	NEAR THE EAVE	CONC. UNDER EAVE	CONC. NEAR EAVE	
WING 1	1	1.0	WING 2	1	1.0	WING 3	1	1.0	WING 4	1
WING 5	1	1.0	WING 6	1	1.0	WING 7	1	1.0	WING 8	1
WING 9	1	1.0	WING 10	1	1.0	WING 11	1	1.0	WING 12	1
WING 13	1	1.0	WING 14	1	1.0	WING 15	1	1.0	WING 16	1
WING 17	1	1.0	WING 18	1	1.0	WING 19	1	1.0	WING 20	1
WING 21	1	1.0	WING 22	1	1.0	WING 23	1	1.0	WING 24	1
WING 25	1	1.0	WING 26	1	1.0	WING 27	1	1.0	WING 28	1
WING 29	1	1.0	WING 30	1	1.0	WING 31	1	1.0	WING 32	1
WING 33	1	1.0	WING 34	1	1.0	WING 35	1	1.0	WING 36	1
WING 37	1	1.0	WING 38	1	1.0	WING 39	1	1.0	WING 40	1
WING 41	1	1.0	WING 42	1	1.0	WING 43	1	1.0	WING 44	1
WING 45	1	1.0	WING 46	1	1.0	WING 47	1	1.0	WING 48	1
WING 49	1	1.0	WING 50	1	1.0	WING 51	1	1.0	WING 52	1
WING 53	1	1.0	WING 54	1	1.0	WING 55	1	1.0	WING 56	1
WING 57	1	1.0	WING 58	1	1.0	WING 59	1	1.0	WING 60	1
WING 61	1	1.0	WING 62	1	1.0	WING 63	1	1.0	WING 64	1
WING 65	1	1.0	WING 66	1	1.0	WING 67	1	1.0	WING 68	1
WING 69	1	1.0	WING 70	1	1.0	WING 71	1	1.0	WING 72	1
WING 73	1	1.0	WING 74	1	1.0	WING 75	1	1.0	WING 76	1
WING 77	1	1.0	WING 78	1	1.0	WING 79	1	1.0	WING 80	1
WING 81	1	1.0	WING 82	1	1.0	WING 83	1	1.0	WING 84	1
WING 85	1	1.0	WING 86	1	1.0	WING 87	1	1.0	WING 88	1
WING 89	1	1.0	WING 90	1	1.0	WING 91	1	1.0	WING 92	1
WING 93	1	1.0	WING 94	1	1.0	WING 95	1	1.0	WING 96	1
WING 97	1	1.0	WING 98	1	1.0	WING 99	1	1.0	WING 100	1
WING 101	1	1.0	WING 102	1	1.0	WING 103	1	1.0	WING 104	1
WING 105	1	1.0	WING 106	1	1.0	WING 107	1	1.0	WING 108	1
WING 109	1	1.0	WING 110	1	1.0	WING 111	1	1.0	WING 112	1
WING 113	1	1.0	WING 114	1	1.0	WING 115	1	1.0	WING 116	1
WING 117	1	1.0	WING 118	1	1.0	WING 119	1	1.0	WING 120	1
WING 121	1	1.0	WING 122	1	1.0	WING 123	1	1.0	WING 124	1
WING 125	1	1.0	WING 126	1	1.0	WING 127	1	1.0	WING 128	1
WING 129	1	1.0	WING 130	1	1.0	WING 131	1	1.0	WING 132	1
WING 133	1	1.0	WING 134	1	1.0	WING 135	1	1.0	WING 136	1
WING 137	1	1.0	WING 138	1	1.0	WING 139	1	1.0	WING 140	1
WING 141	1	1.0	WING 142	1	1.0	WING 143	1	1.0	WING 144	1
WING 145	1	1.0	WING 146	1	1.0	WING 147	1	1.0	WING 148	1
WING 149	1	1.0	WING 150	1	1.0	WING 151	1	1.0	WING 152	1
WING 153	1	1.0	WING 154	1	1.0	WING 155	1	1.0	WING 156	1
WING 157	1	1.0	WING 158	1	1.0	WING 159	1	1.0	WING 160	1
WING 161	1	1.0	WING 162	1	1.0	WING 163	1	1.0	WING 164	1
WING 165	1	1.0	WING 166	1	1.0	WING 167	1	1.0	WING 168	1
WING 169	1	1.0	WING 170	1	1.0	WING 171	1	1.0	WING 172	1
WING 173	1	1.0	WING 174	1	1.0	WING 175	1	1.0	WING 176	1
WING 177	1	1.0	WING 178	1	1.0	WING 179	1	1.0	WING 180	1
WING 181	1	1.0	WING 182	1	1.0	WING 183	1	1.0	WING 184	1
WING 185	1	1.0	WING 186	1	1.0	WING 187	1	1.0	WING 188	1
WING 189	1	1.0	WING 190	1	1.0	WING 191	1	1.0	WING 192	1
WING 193	1	1.0	WING 194	1	1.0	WING 195	1	1.0	WING 196	1
WING 197	1	1.0	WING 198	1	1.0	WING 199	1	1.0	WING 200	1

MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
PER. MASONRY	0.00	0
TOTAL	0.00	0
MASONRY % = 0		

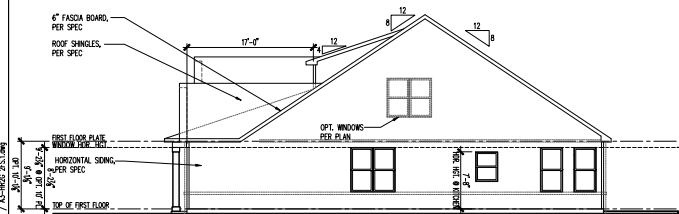
ALSO AVAILABLE IN 3 OR MORE ENTRY GAMES



ROOF PLAN
SCALE: 1/8" = 1'-0"



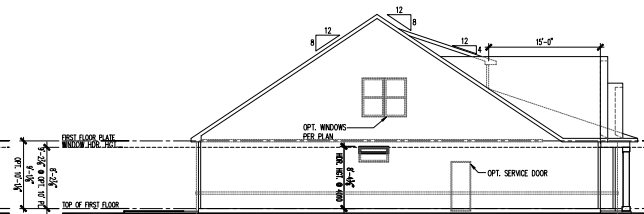
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation HR2G - Slab
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
DATE	
DATE	
REVISIONS	
REV#	DATE/DESCRIPTION
01	03/07/2014
02	09/04/2014
03	11/03/2014
04	10/21/2015
05	10/21/2015
06	10/21/2015
07	10/21/2015
08	10/21/2015
09	10/21/2015
10	10/21/2015
11	10/21/2015
12	10/21/2015
13	10/21/2015
14	10/21/2015
15	10/21/2015
16	10/21/2015
17	10/21/2015
18	10/21/2015
19	10/21/2015
20	10/21/2015

PROJECT TYPE	
Single Family	
SPECIFICATION LEVEL	
1	
PLAN NAME	
Abbeyville	
NEW CONSTRUCTION	
1599.300	
SHEET	
A3-HR2G	
2RS.1	

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

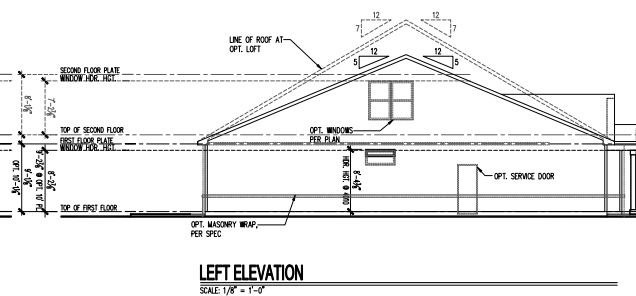
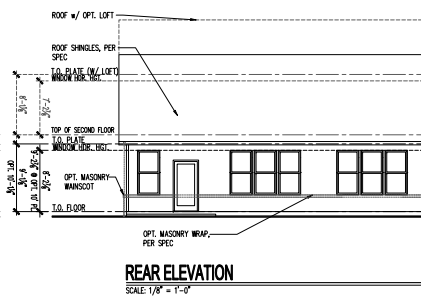
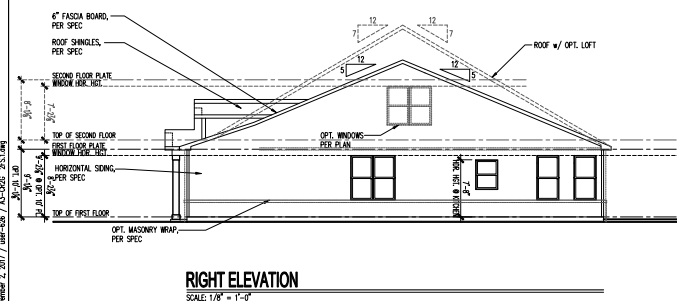
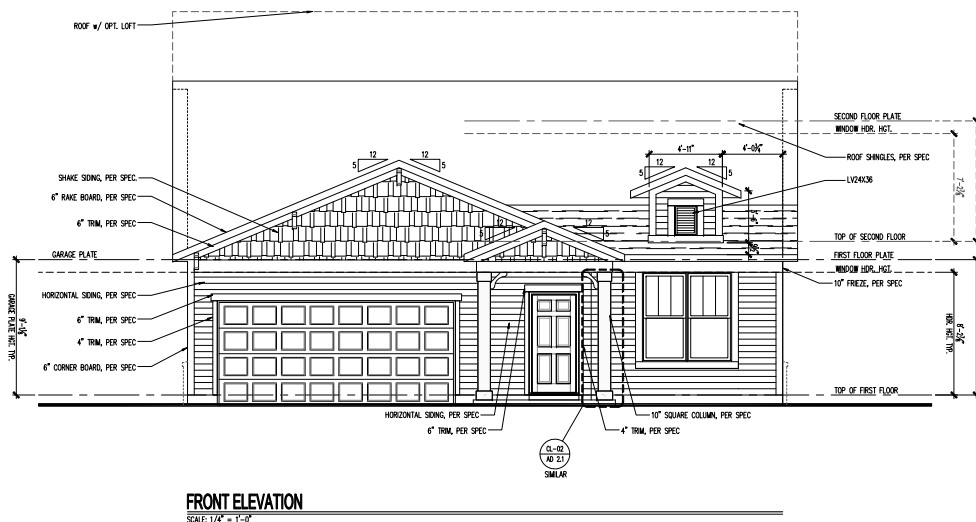
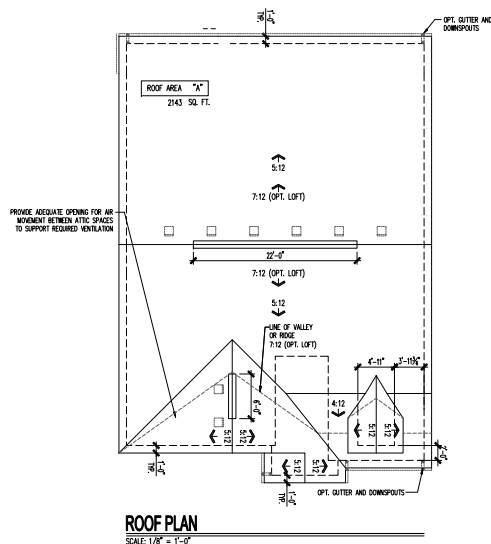
PLAN NAME
Abbeyville

NPC CHILD NUMBER
1559.300

SHEET
A3-HR2G
2FS.11

ATTIC VENT SCHEDULE									
THIS ATTIC VENT SCHEDULE ASSUMES A 12/12 PITCH ROOF. IF YOUR ROOF PITCH DEVIATES FROM 12/12, PLEASE CONTACT US FOR A REVISION TO THIS SCHEDULE. THIS SCHEDULE IS BASED ON THE FOLLOWING ASSUMPTIONS: • ROOF AREA: 10,000 SQ. FT. (30' X 333') • ROOF PITCH: 12/12 • ROOF AREA: 10,000 SQ. FT. (30' X 333') • ROOF AREA: 10,000 SQ. FT. (30' X 333')									
ELEVATION CIGG									
ROOF AREA "A"		1/4" PQ	2219	1/4" NEAR RIDGE			1/4" NEAR EAVE		
VENT TYPE	SQ. FT. REQUIRED	SQ. FT. AVAILABLE	PERCENTAGE AVAILABLE	1/4" NEAR RIDGE	1/4" NEAR EAVE	1/4" NEAR RIDGE	1/4" NEAR EAVE	1/4" NEAR RIDGE	1/4" NEAR EAVE
				45.00	45.00	16.68	26.32	16.68	26.32
AT RISE	0.00	0.00	0.00	0	0				
AT RISE	4.00	0.00	0.00						4.00
TOTAL	7.00	7.00	7.00	45.00	45.00	16.68	26.32	16.68	26.32
1/4" NEAR RIDGE	0.00	0.00	0.00	0	0	16.68			
1/4" NEAR EAVE	4.00	0.00	0.00						4.00
TOTAL	7.00	7.00	7.00	45.00	45.00	16.68	26.32	16.68	26.32

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	310.54	100
TOTAL=	310.54	100
MASONRY % =		0



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation CR2G - Slab
2 Car Front Entry
Front, Side and Rear Ele

PRODUCT MANAGER	

INITIAL RELEASE	
DATE:	
REV#	DATE/DESCRIPTION
△	03/07/2014
	FIELD REDLINES
△	09/04/2014
	PLAN REVISIONS
△	11/03/2014
	REVISIONS LOG
△	10/31/2015
	TB REDLINES
△	
△	
△	

PROJECT TYPE
Single Family

Specification Level	Specification	Specification Level	Specification
1	1.1	1	1.1
2	2.1	2	2.1
3	3.1	3	3.1
4	4.1	4	4.1
5	5.1	5	5.1
6	6.1	6	6.1
7	7.1	7	7.1
8	8.1	8	8.1
9	9.1	9	9.1
10	10.1	10	10.1
11	11.1	11	11.1
12	12.1	12	12.1
13	13.1	13	13.1
14	14.1	14	14.1
15	15.1	15	15.1
16	16.1	16	16.1
17	17.1	17	17.1
18	18.1	18	18.1
19	19.1	19	19.1
20	20.1	20	20.1
21	21.1	21	21.1
22	22.1	22	22.1
23	23.1	23	23.1
24	24.1	24	24.1
25	25.1	25	25.1
26	26.1	26	26.1
27	27.1	27	27.1
28	28.1	28	28.1
29	29.1	29	29.1
30	30.1	30	30.1
31	31.1	31	31.1
32	32.1	32	32.1
33	33.1	33	33.1
34	34.1	34	34.1
35	35.1	35	35.1
36	36.1	36	36.1
37	37.1	37	37.1
38	38.1	38	38.1
39	39.1	39	39.1
40	40.1	40	40.1
41	41.1	41	41.1
42	42.1	42	42.1
43	43.1	43	43.1
44	44.1	44	44.1
45	45.1	45	45.1
46	46.1	46	46.1
47	47.1	47	47.1
48	48.1	48	48.1
49	49.1	49	49.1
50	50.1	50	50.1
51	51.1	51	51.1
52	52.1	52	52.1
53	53.1	53	53.1
54	54.1	54	54.1
55	55.1	55	55.1
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76	76.1	76	76.1
77	77.1	77	77.1
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80	80.1	80	80.1
81	81.1	81	81.1
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83	83.1	83	83.1
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85	85.1	85	85.1
86	86.1	86	86.1
87	87.1	87	87.1
88	88.1	88	88.1
89	89.1	89	89.1
90	90.1	90	90.1
91	91.1	91	91.1
92	92.1	92	92.1
93	93.1	93	93.1
94	94.1	94	94.1
95	95.1	95	95.1

PLAN NAME
Abbeyville
NPC CHILD NUMBER
1559.300

SHEET
A3-CR2G
2FS.1

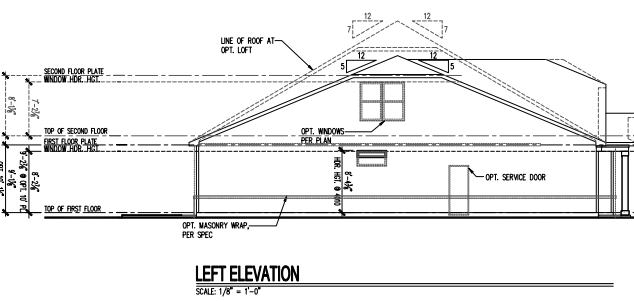
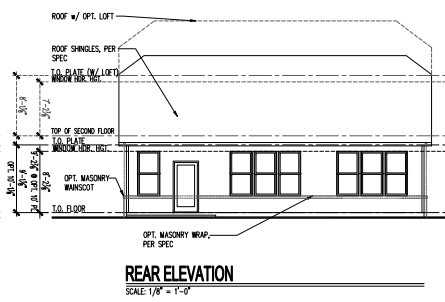
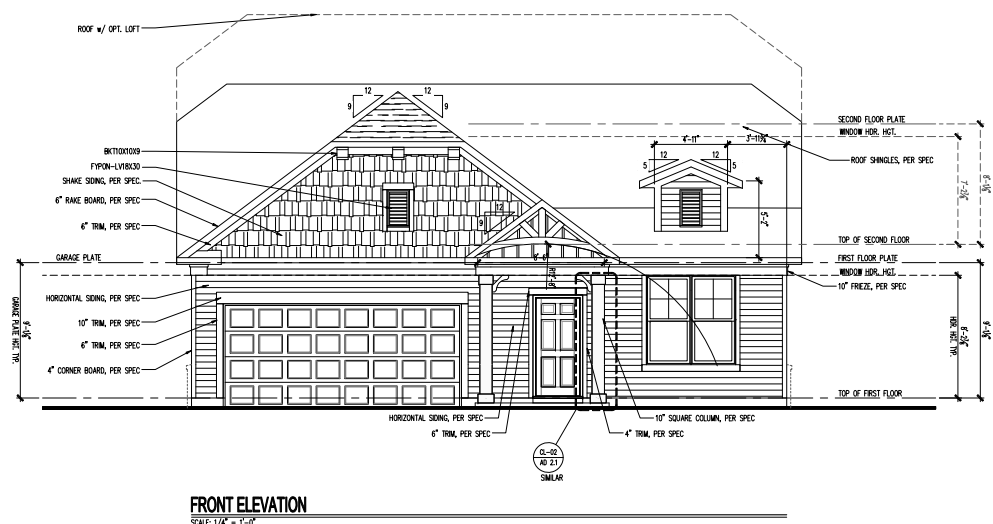


SHEET
A3-CR2G
2FS.11

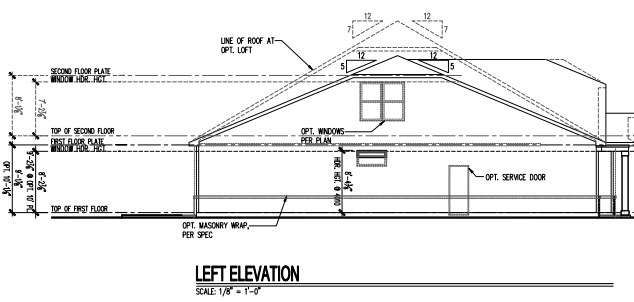
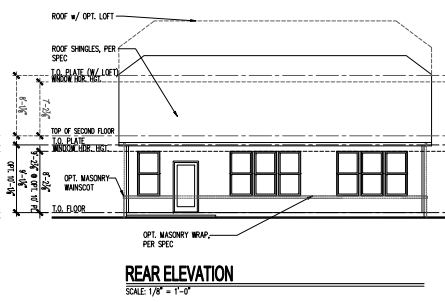
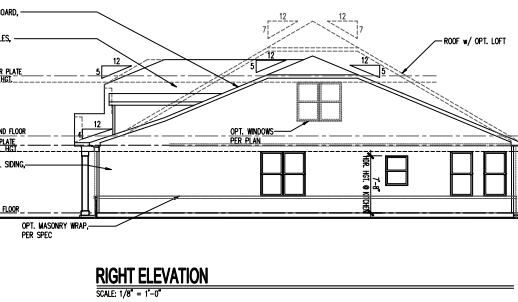
Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173

MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	357.99	100
TOTAL=	357.99	100
MASONRY % =		0

ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



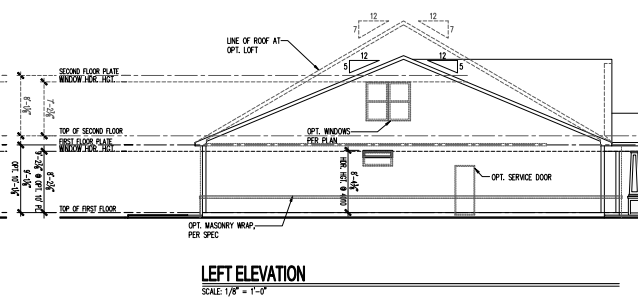
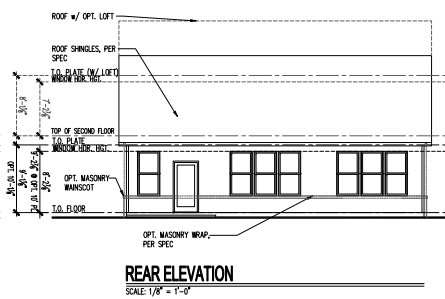
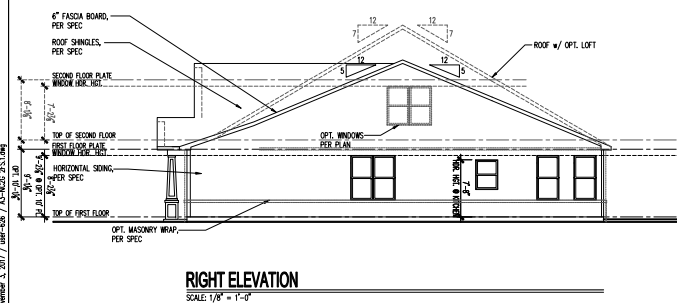
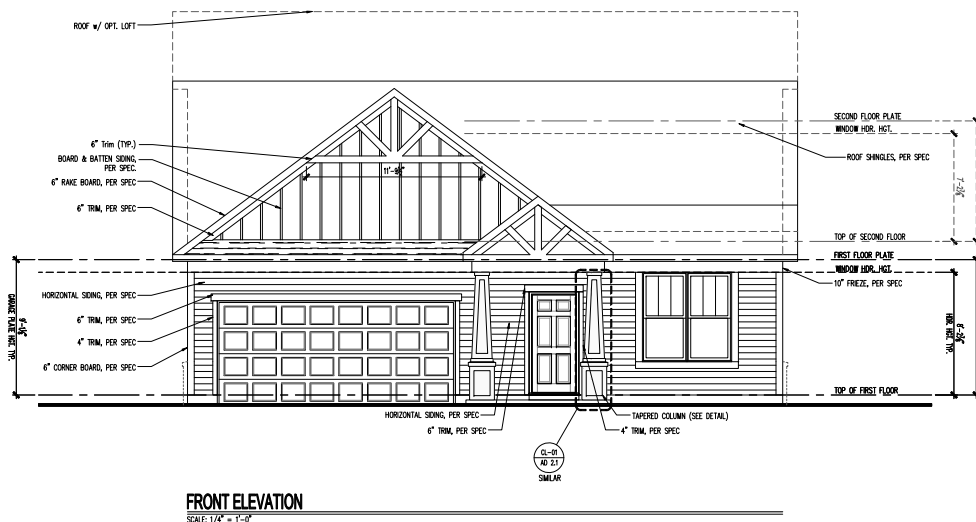
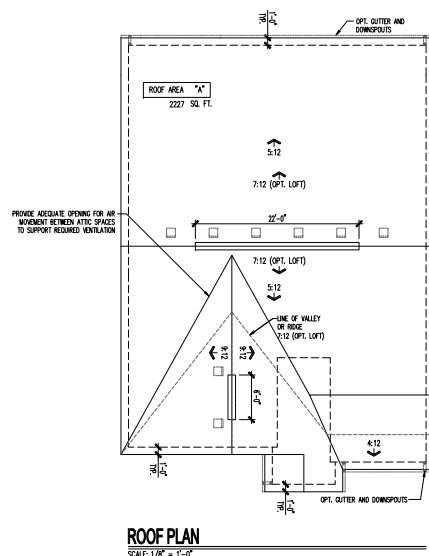
NOVEMBER 3, 2017 / USER-026 / AS-E226 ZFS.11.org
09-10-09



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ATTIC VENT SCHEDULE									
THIS ATTIC VENT SCHEDULE ASSUMES A 12/12 PITCH ROOF. IF YOUR ROOF PITCH DEVIATES FROM 12/12, PLEASE CONTACT US FOR A REVISION TO THIS SCHEDULE. THIS SCHEDULE IS BASED ON THE ASSUMPTION THAT THE ROOF IS MADE OF ASBESTOS CEMENT SHINGLES. IF YOUR ROOF IS MADE OF A DIFFERENT MATERIAL, PLEASE CONTACT US FOR A REVISION TO THIS SCHEDULE.									
ELEVATION NC212									
ROOF AREA "A"		SQ. FT.	2257	ELEVATION NC212				AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED	SQ. FT. AVAILABLE	PERCENTAGE AVAILABLE	PERCENTAGE REQUIRED	PERCENTAGE AVAILABLE	PERCENTAGE REQUIRED	PERCENTAGE AVAILABLE	PERCENTAGE REQUIRED	PERCENTAGE AVAILABLE
				45.00	45.00	16.68	20.00	20.00	20.00
AT / NEAR	237	3.71	0.9	0	0				
AT / NEAR	4.08	3.71	0.9						0.9
TOTAL	7.46	7.42	7.38	100.00					
AT / NEAR	237	3.71	0.9	0	0	20.00			
AT / NEAR	4.08	3.71	0.9						0.9
TOTAL	7.46	7.42	7.38	100.00	REMARKS: 10% MINIMUM PROVISION OF 10% OF TOTAL ROOF AREA REQUIRED				

MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	326.79	100
TOTAL=	326.79	100
MASONRY % =		0



1000

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation NC2G - Slab

2 Car Front Entry

Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	

INITIAL RELEASE	
DATE:	
REV#	DATE/DESCRIPTION
△	03/07/2014
	FIELD REDLINES
△	09/04/2014
	PLAN REVISIONS
△	11/03/2014
	REVISIONS LOG
△	10/31/2015
	TB REDLINES
△	
△	
△	

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1
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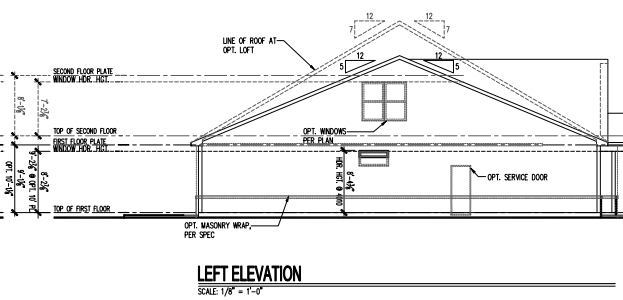
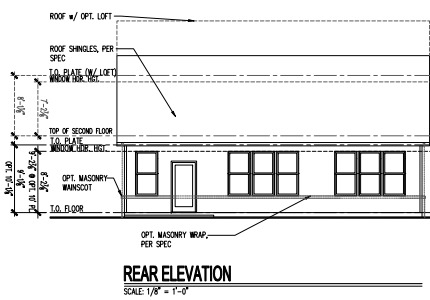
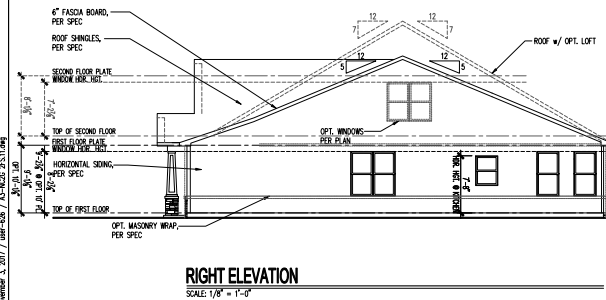
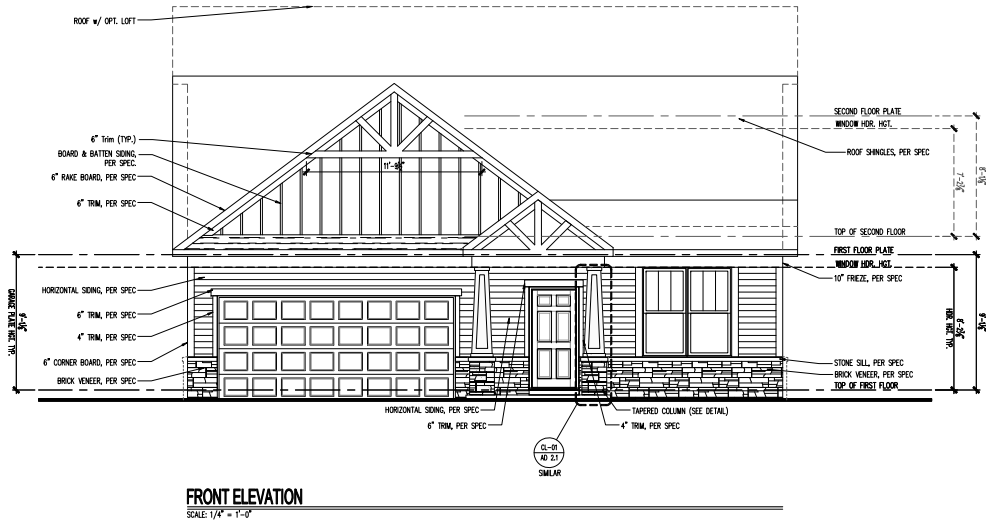
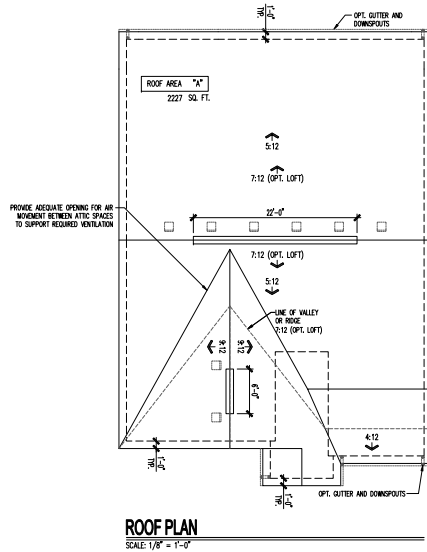
PLAN NAME	Abbeyville
NPC CHILD NUMBER	1559.300

SHEET
A3-NC2G
2FS.1

ATTIC VENT SCHEDULE									
ELEVATION NC2G									
ROOF AREA "x"	10.00	20.00	30.00	40.00	50.00	60.00	70.00	80.00	90.00
VENT TYPE	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
1.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
2.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
3.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
4.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
5.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
6.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
7.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
8.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
9.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00
TOTAL	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00

MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	57.50	17
NON-MASONRY	280.53	83
TOTAL	338.44	100
MASONRY % = 17		

ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



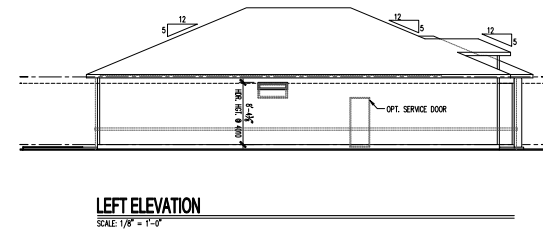
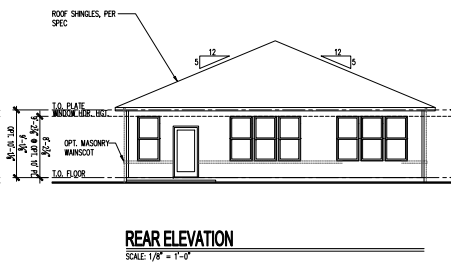
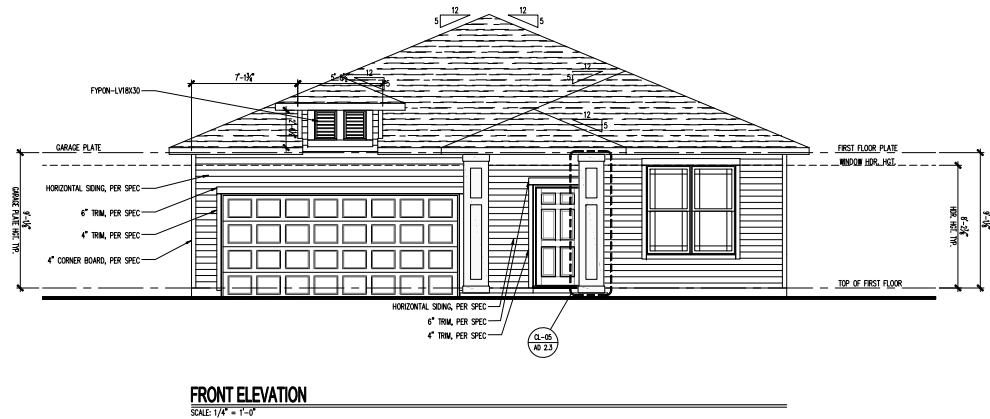
Elevation NC2G w/ Masonry - Slab
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
DATE	DATE
REV#	DATE/DESCRIPTION
1	03/07/2014
2	09/04/2014
3	11/03/2014
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Abbeyville
REV. CHG. NUMBER	1599.300
SHEET	A3-NC2G
	2F5.11

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	211.83	100
TOTAL=	211.83	100
MASONRY % =		0

ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation PR2M- Slab
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	
DATE:	
REV#	DATE/DESCRIPTION
△	03/07/2014
	FIELD REDLINES
△	09/04/2014
	PLAN REVISIONS
△	11/03/2014
	REVISIONS LOG
△	10/31/2015
	TB REDLINES
△	.
△	.
△	.
△	.

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
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PLAN NAME	Abbeyville
NPC CHILD NUMBER	1559.300

A3-PR2M
2FS.1

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	80.93	36
NON-MASONRY	144.33	64
TOTAL=	225.26	100
MASONRY % =		36

ALSO AVAILABLE IN:
3 CUR FRONT ENTRY GARAGE.

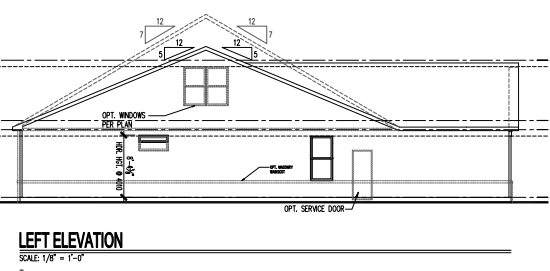
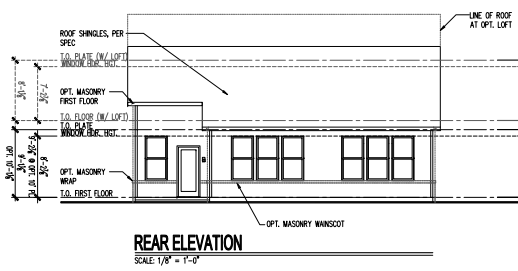
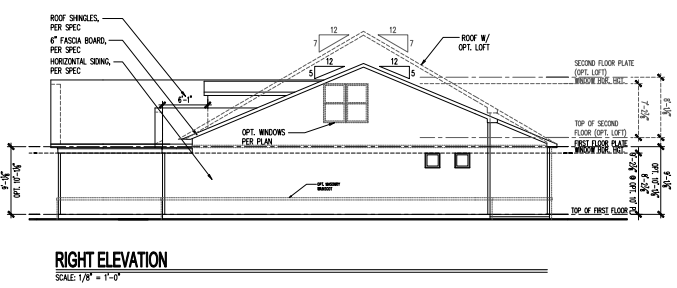
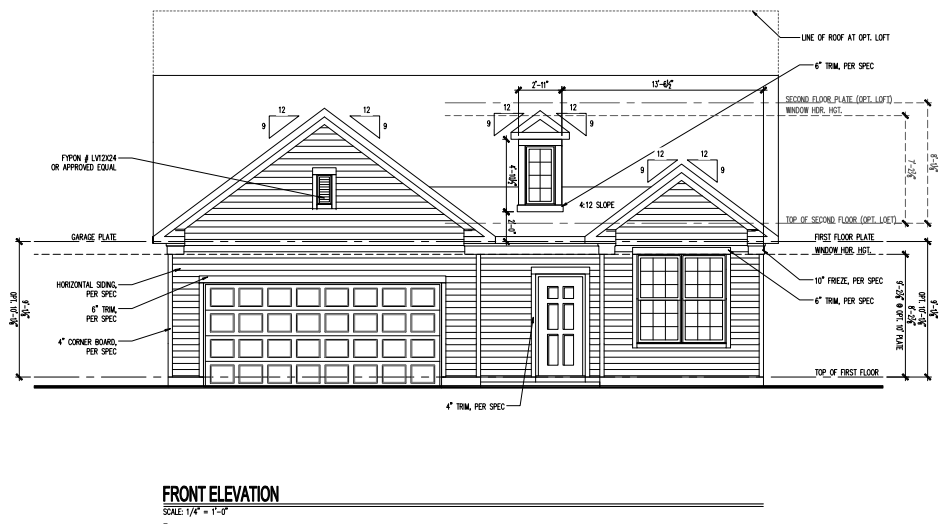
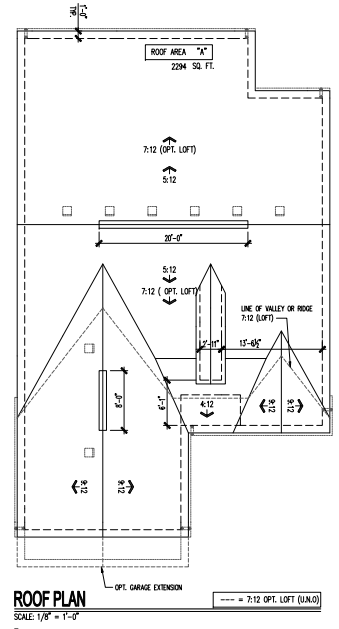


SHEET
A3-PR2M
2FS.11

ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND REPORTED BASED ON FIVE MINUTE AND FIVE YEAR WINDS IN THIS ZONE **CONDITIONS SHOWN ARE BASED ON THE ASSUMPTION THAT THE ROOF AREA IS 2294 SQ. FT. AND THE ROOF AREA IS 2294 SQ. FT. **CONDITIONS SHOWN ARE BASED ON THE ASSUMPTION THAT THE ROOF AREA IS 2294 SQ. FT. AND THE ROOF AREA IS 2294 SQ. FT.									
ELEVATION HR2G									
ROOF AREA "A"	SQ. FT.	SQ. FT.	SQ. FT.	AT / NEAR RIDGE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE
VENT TYPE	SQ. FT. REQUIRED	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOR LARGE ROOFS	FOR SMALL ROOFS	ROOF VENT	SAVE VENT	SAVE VENT	CONT. VENT
ROOF VENT	3.50	3.50	41.54	0	0	0	0	0	0
AT RAVE	4.80	3.50	4.31	0	0	0	0	0	0
TOTAL	7.65	7.65	100.00	0	0	0	0	0	0
ROOF VENT	3.50	3.50	41.54	0	0	0	0	0	0
AT RAVE	4.80	3.50	4.31	0	0	0	0	0	0
TOTAL	7.65	7.65	100.00	0	0	0	0	0	0

MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	326.56	100
TOTAL	326.56	100
MASONRY % = 0		

ALSO AVAILABLE IN:



PLOTTED November 2, 2017 / Midway, IL / A3-HR2G 2FS.1

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation HR2G w/ Masonry - Slab
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PROJECT MANAGER	BRICK, STANLEY
INITIAL RELEASE	08/07/2013
REV#	DATE/DESCRIPTION
1	11/06/2013
2	03/07/2014
3	05/28/14
4	09/24/2014
5	10/29/2015
6	10/29/2015
7	10/29/2015
8	10/29/2015
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96	10/29/2015
97	10/29/2015
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99	10/29/2015
100	10/29/2015

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

PLAN NAME
Castle Rock

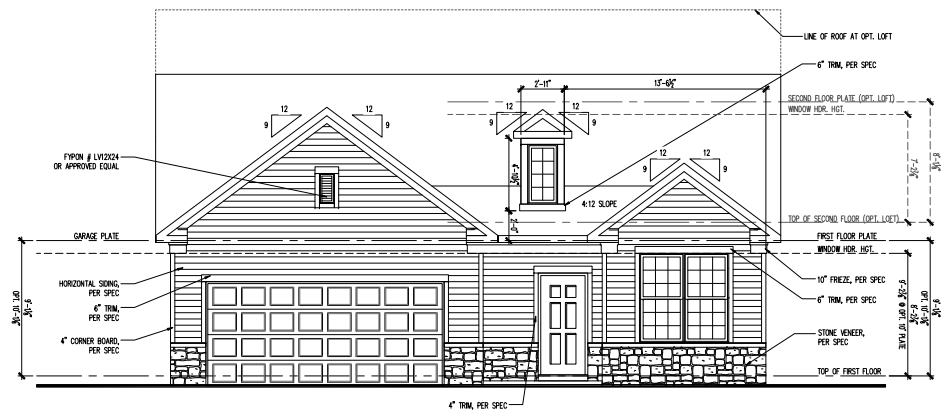
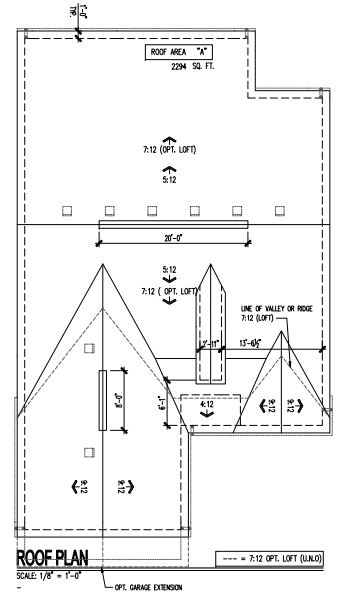
NEW BUILD NUMBER
1560.300

SHEET
A3-HR2G
2FS.11

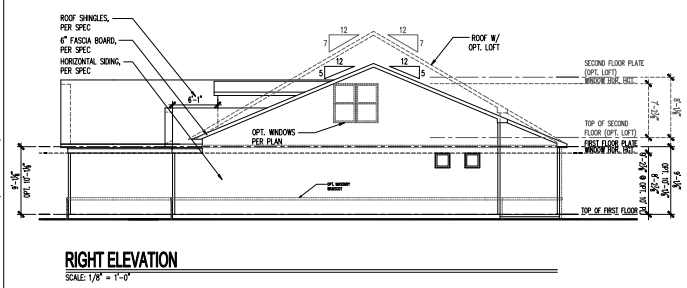
ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND REPORTED BASED ON FIVE YEAR WINDS AND ROOF VENT THREE INCHES IN THREE SQUARE FEET									
**CONDITIONS FOR MINIMUM VENTILATION ARE: 1. ROOF VENT THREE INCHES IN THREE SQUARE FEET 2. ROOF VENT THREE INCHES IN THREE SQUARE FEET 3. ROOF VENT THREE INCHES IN THREE SQUARE FEET									
**CONDITIONS FOR MINIMUM VENTILATION ARE: 1. ROOF VENT THREE INCHES IN THREE SQUARE FEET 2. ROOF VENT THREE INCHES IN THREE SQUARE FEET 3. ROOF VENT THREE INCHES IN THREE SQUARE FEET									
ELEVATION HR2G									
ROOF AREA "A"	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
VENT TYPE	SQ. FT. REQUIRED	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOR LARGE ROOFS	FOR SMALL ROOFS	ROOF VENT	SAVE VIEW	CONT. VENT	CONT. VENT
AT RAKE	4.89	4.89	4.89	41.04	0	0	0	0	0
AT RAKE	4.89	4.89	4.89	41.04	0	0	0	0	0
TOTAL	7.65	7.65	100.00	82.08	0	0	0	0	0
AT RAKE	4.89	4.89	4.89	41.04	0	0	0	0	0
AT RAKE	4.89	4.89	4.89	41.04	0	0	0	0	0
TOTAL	7.65	7.65	100.00	82.08	0	0	0	0	0

MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	58.51	17
NON-MASONRY	280.28	83
TOTAL	338.79	100
MASONRY % = 17		

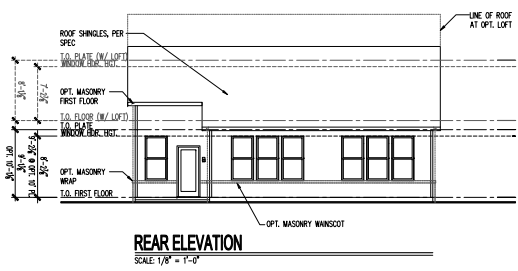
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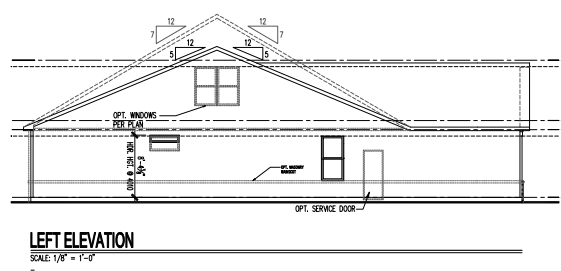
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

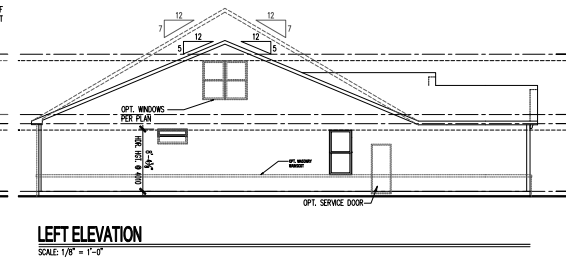
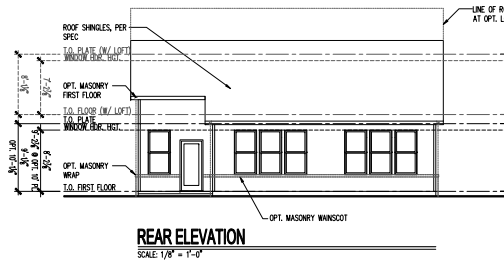
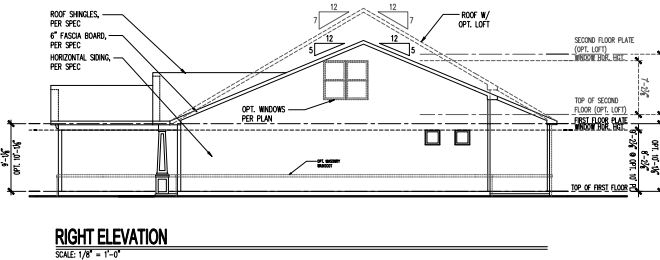
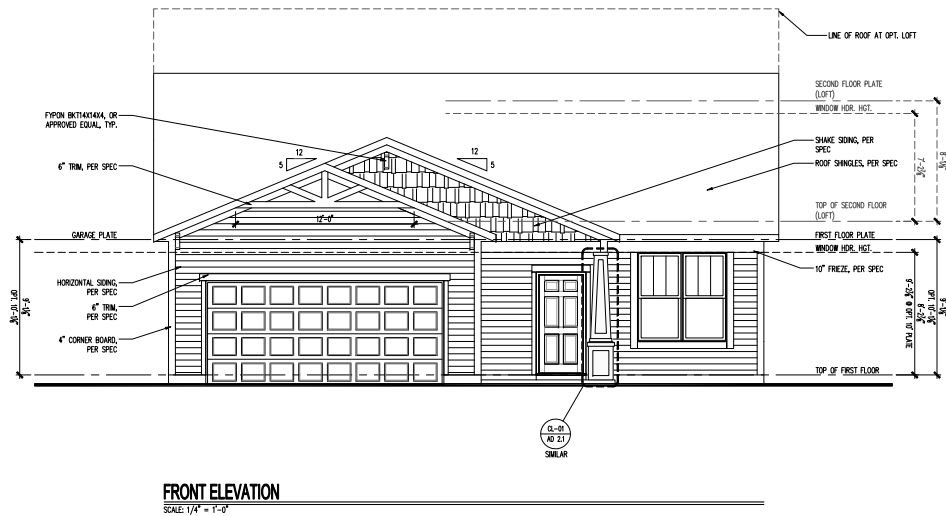
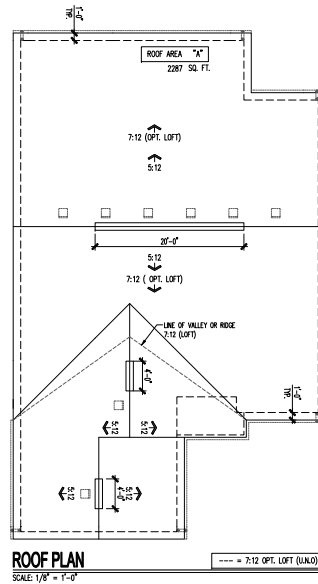


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ATTIC VENT SCHEDULE									
VERIFICATION REQUIRED AND REPORT IS BASED ON FIVE VENTS PER THOUS SQUARE FEET OF ROOF AREA. THIS REQUIREMENT IS BASED ON THE ASSUMPTION THAT THE ROOF AREA IS BASED ON THE TOTAL ROOF AREA. IF THE ROOF AREA IS BASED ON THE TOTAL ROOF AREA, THE ROOF AREA IS BASED ON THE TOTAL ROOF AREA. IF THE ROOF AREA IS BASED ON THE TOTAL ROOF AREA, THE ROOF AREA IS BASED ON THE TOTAL ROOF AREA.									
ELEVATION CR2G									
ROOF AREA "A"	SQ. FT.	SQ. FT.	SQ. FT.	AT / NEAR RIDGE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE
VENT TYPE	SQ. FT. REQUIRED	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOR LARGE ROOF AREA	FOR SMALL ROOF AREA	FOR SMALL ROOF AREA	FOR SMALL ROOF AREA	FOR SMALL ROOF AREA	FOR SMALL ROOF AREA
AT RAVE	4.87	3.81	4.31	41.54	0	0	0	0	40.00
TOTAL	7.42	7.42	100.00						
AT RAVE	4.87	3.81	4.31	41.54	0	0	0	0	40.00
TOTAL	7.42	7.42	100.00						

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	275.61	100
TOTAL	275.61	100
MASONRY % = 0		

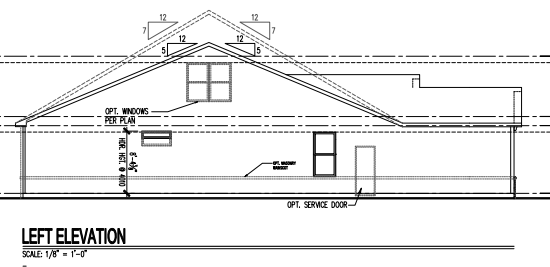
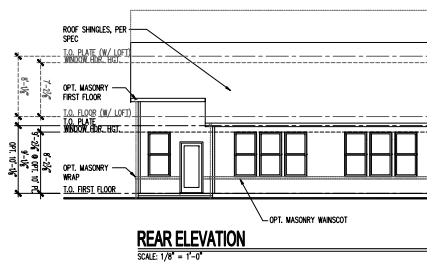
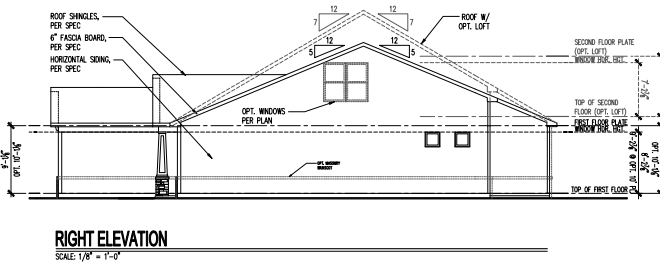
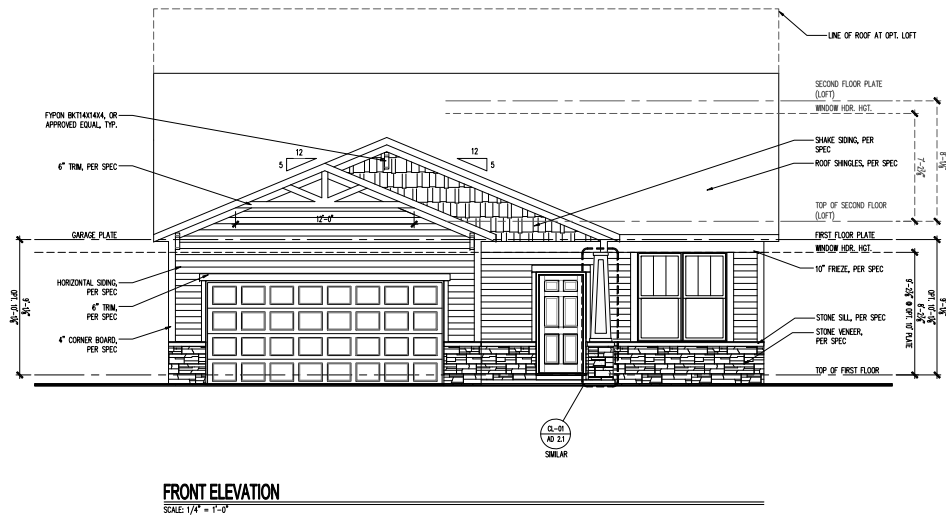
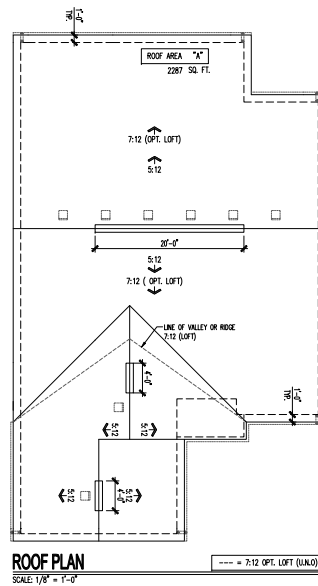
ALSO AVAILABLE IN:



ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND SUPPLIED BASED ON FIVE MINUTE AND SEVEN MINUTE TEMPERATURE RISES *CONTINGENCY VENTILATION REQUIRED AND SUPPLIED FOR TEMPERATURE RISES FROM 100°F TO 120°F **CONTINGENCY VENTILATION REQUIRED AND SUPPLIED FOR TEMPERATURE RISES FROM 120°F TO 140°F									
ELEVATION CR2G									
ROOF AREA "A"	SQ. FTG	2287	AT / NEAR RIDGE			AT / NEAR GABLE			
VENT TYPE	SQ. FT. REQUIRED SPACE	PERCENT OF TOTAL SUPPLIED	FOR LARGE ROOF AREA	FOR SMALL ROOF AREA	ROOF VENT SUPPLIED	SAVE VENT SUPPLIED	CONT. VENT SUPPLIED	CONT. VENT SUPPLIED	CONT. VENT SUPPLIED
VENT FOR VENTILATION	3.00	3.00	41.04	0	0				
AT BAY	4.87	3.81	4.31	85.34					
TOTAL	7.87	7.87	100.00						
ROOF VENT	3.00	3.00	41.04	0	0	38.00			
AT BAY	4.87	3.81	4.31	85.34					
TOTAL	7.87	7.87	100.00						

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	65.50	72
NON-MASONRY	237.94	78
TOTAL	303.46	100
MASONRY % = 22		

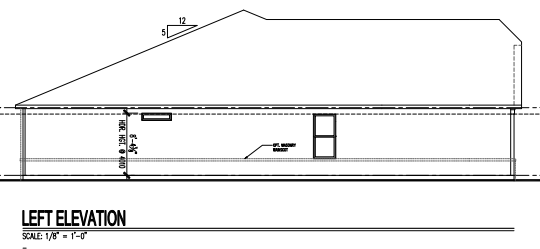
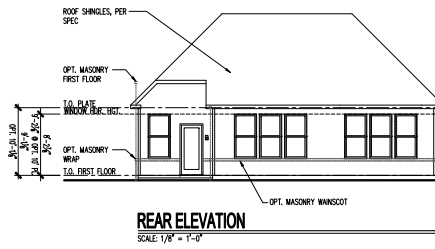
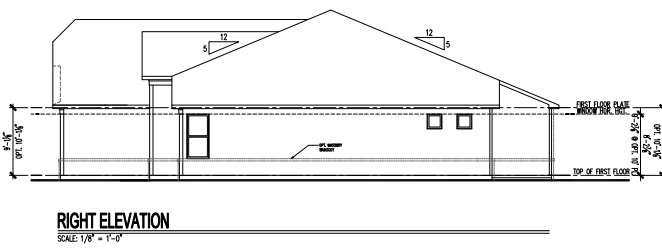
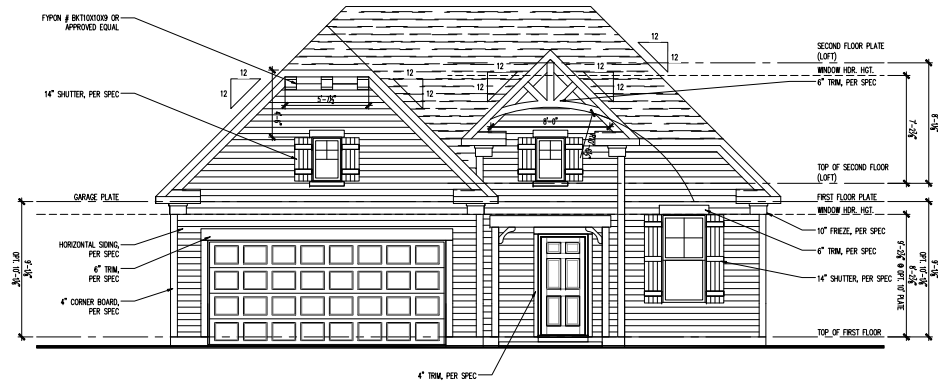
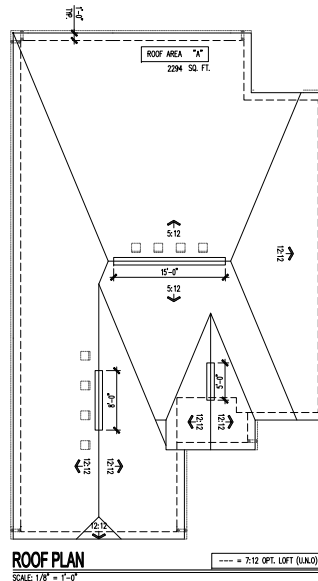
ALSO AVAILABLE IN



ATTIC VENT SCHEDULE					
VENTILATION REQUIRED AND REPORTED BASED ON FIVE MINUTE WIND SPEED AND ROOF VENT TYPE. SEE NOTES IN THESE NOTES.					
** CONSIDER THE FOLLOWING VENTILATION ARE REQUIRED FOR ROOF VENT TYPE. SEE NOTES IN THESE NOTES. **					
** CONSIDER THE FOLLOWING VENTILATION ARE REQUIRED FOR ROOF VENT TYPE. SEE NOTES IN THESE NOTES. **					
ELEVATION EC2G					
ROOF AREA "A"	SQ. FTG	2294	AT / NEAR RIDGE		AT / NEAR BAY
VENT TYPE	SQ. FT. REQUIRED SPACE	PERCENT OF TOTAL SUPPLY	FOR LARGE BAY AREA	FOR SMALL BAY AREA	SAVE VIEW BAY AREA
VENT TYPE	3.00	3.39	41.04	0	0
AT BAY	4.89	3.82	4.31	0.54	0
TOTAL	7.89	7.21	100.00		
ROOF VENT	3.00	3.80	41.04	0	0
AT BAY	4.89	3.82	4.31	0.54	0
TOTAL	7.89	7.62	100.00		

MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	420.86	100
TOTAL	420.86	100
MASONRY % = 0		

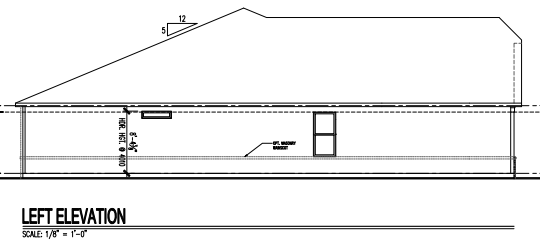
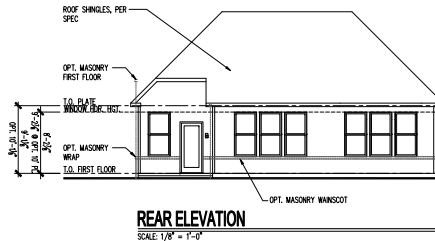
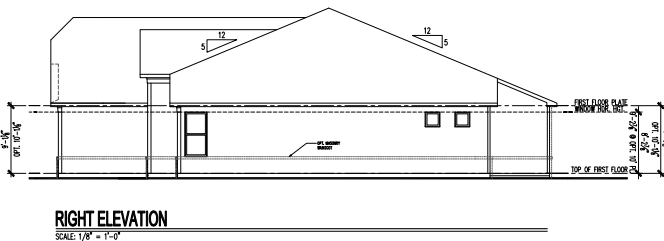
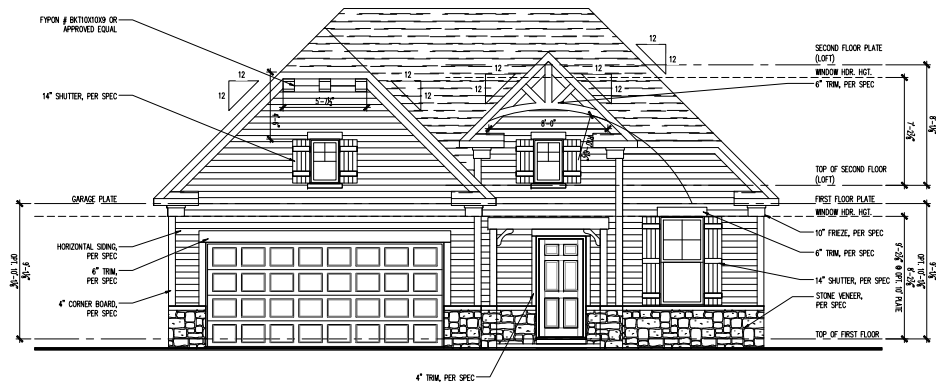
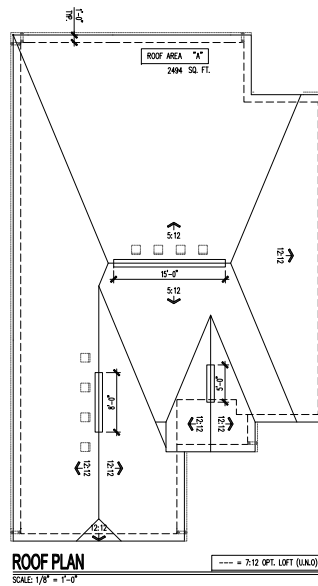
ALSO AVAILABLE IN:



ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND REPORTED BASED ON FIVE MINUTE TESTS AND REPORTED IN TABLE ABOVE **CONTINGENCY VENTILATION AND REPORTED FOR REMOVAL FROM THE PLAN. THE FIVE MINUTE TESTS ARE BASED ON THE FOLLOWING ASSUMPTIONS: **CONTINGENCY VENTILATION AND REPORTED FOR REMOVAL FROM THE PLAN. THE FIVE MINUTE TESTS ARE BASED ON THE FOLLOWING ASSUMPTIONS:									
ELEVATION EC2G									
ROOF AREA "A"	SQ. FTG	2294	AT / NEAR RIDGE		AT / NEAR EAVE				
VENT TYPE	SQ. FT. REQUIRED SPACE	PERCENT OF TOTAL SUPPLY	FOR LARGE VENTS	FOR SMALL VENTS	SAVE VIEW	CONT. VENT			
14" SHUTTER	41.00	41.00	18.00	38.00	10.00				
14" SHUTTER	41.00	41.00	18.00	38.00	10.00				
AT EAVE	4.89	4.89	0.00	0.00	0.00	40.00			
TOTAL	7.65	7.65	100.00						
14" SHUTTER	41.00	41.00	18.00	38.00	10.00				
AT EAVE	4.89	4.89	0.00	0.00	0.00	40.00			
TOTAL	7.65	7.65	100.00						

MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	50.83	14
NON-MASONRY	374.67	86
TOTAL	433.50	100
MASONRY % = 14		

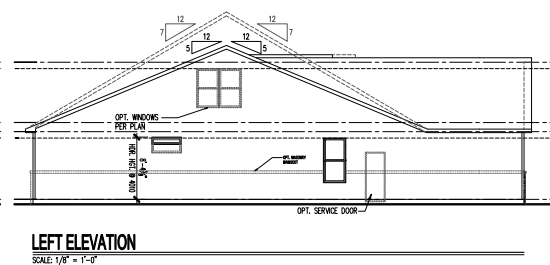
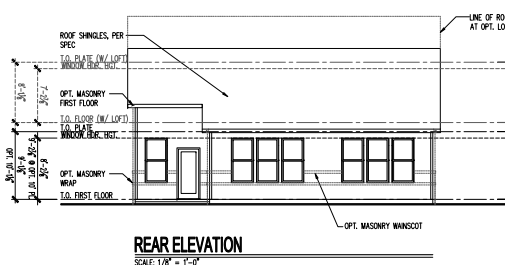
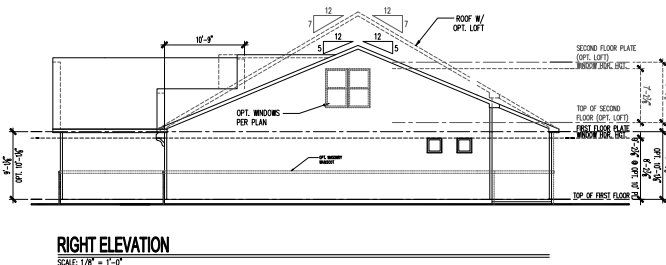
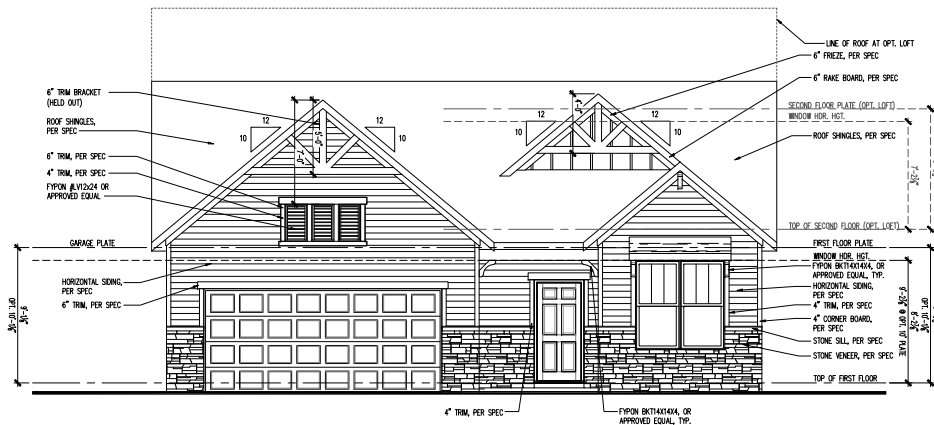
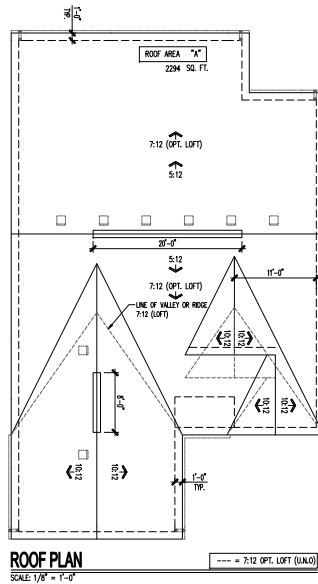
ALSO AVAILABLE IN



ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND REPORTED BASED ON FIVE VENTS AND ROOF VENT TYPE WITHIN THREE FEET									
* CONSIDER THE FOLLOWING VENTILATION REQUIREMENTS FOR ROOF VENT TYPE WITHIN THREE FEET OF THE ROOF VENT TYPE WITHIN THREE FEET OF THE ROOF VENT TYPE WITHIN THREE FEET									
* CONSIDER THE FOLLOWING VENTILATION REQUIREMENTS FOR ROOF VENT TYPE WITHIN THREE FEET OF THE ROOF VENT TYPE WITHIN THREE FEET OF THE ROOF VENT TYPE WITHIN THREE FEET									
ELEVATION NC2G									
ROOF AREA "A"	SQ. FTG	2294	AT / NEAR RIDGE		AT / NEAR GABLE				
VENT TYPE	SQ. FT. REQUIRED SPACE	SQ. FT. SUPPLIED	FOR LARGE ROOF AREA	FOR SMALL ROOF AREA	ROOF VENT	GABLE VENT	CONT. VENT		
FOR LARGE ROOF AREA	41.00	41.00	18.00	18.00	18.00	18.00	18.00		
FOR SMALL ROOF AREA	41.00	41.00	18.00	18.00	18.00	18.00	18.00		
AT RAKE	4.89	4.89	4.89	4.89	4.89	4.89	4.89		
TOTAL	7.65	7.65	7.65	7.65	7.65	7.65	7.65		
ROOF VENT	3.50	3.50	3.50	3.50	3.50	3.50	3.50		
AT RAKE	4.89	4.89	4.89	4.89	4.89	4.89	4.89		
TOTAL	7.65	7.65	7.65	7.65	7.65	7.65	7.65		

MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	81.77	22
NON-MASONRY	282.97	78
TOTAL	364.74	100
MASONRY % = 22		

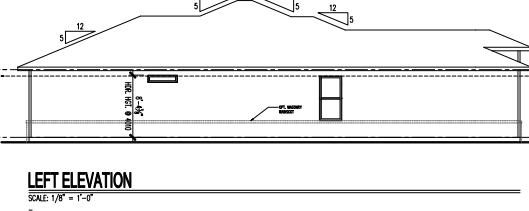
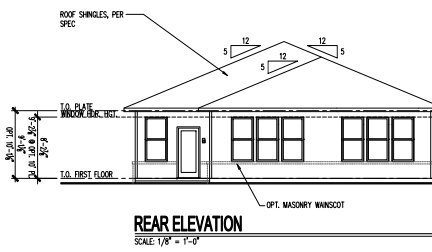
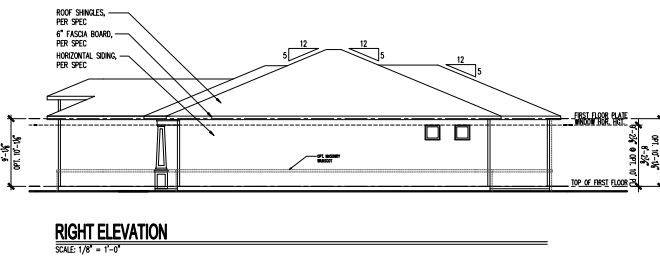
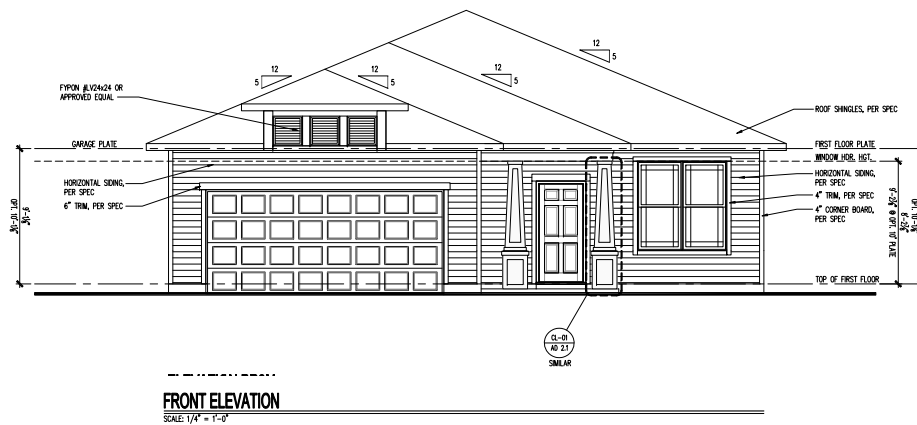
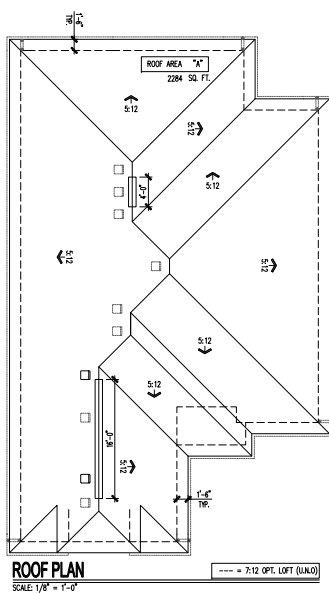
ALSO AVAILABLE IN



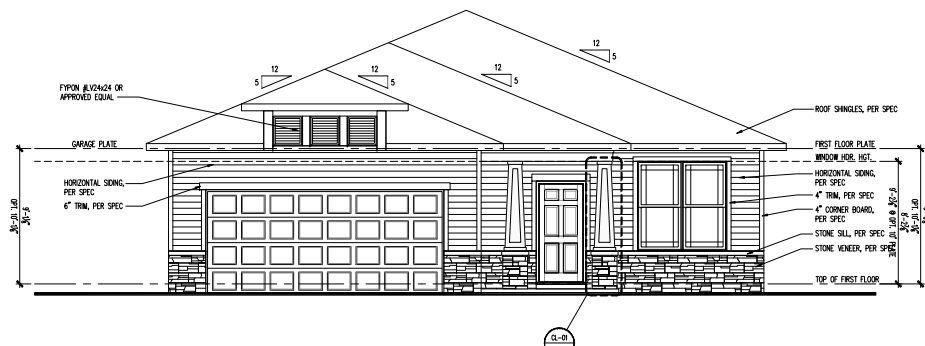
ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND REPORTED BASED ON FIVE VENT TYPES AND ROOF VENT TYPES LISTED IN THIS SCHEDULE									
**CONDITIONS FOR VENTILATION ARE: ROOFING TYPE: SHINGLES; ROOF PITCH: 12/12; ROOF AREA: 2284 SQ. FT.; ROOF VENT TYPE: 12/12									
**CONDITIONS FOR VENTILATION ARE: ROOFING TYPE: SHINGLES; ROOF PITCH: 12/12; ROOF AREA: 2284 SQ. FT.; ROOF VENT TYPE: 12/12									
ELEVATION PR2M									
ROOF AREA "A"	SQ. FT.	SQ. FT.	SQ. FT.	AT / NEAR RIDGE		AT / NEAR RAKE			
VENT TYPE	SQ. FT. REQUIRED	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOR LARGE ROOF AREA	FOR SMALL ROOF AREA	RAKE VENT	RAKE VENT	RAKE VENT	RAKE VENT
12/12	3.00	3.00	41.54	0	0				
AT RAKE	4.87	3.81	43.1					0	40.00
TOTAL	7.87	7.81	100.00						
12/12	3.00	3.00	41.54	5	0	35.00			
AT RAKE	4.87	3.81	43.1					0	40.00
TOTAL	7.87	7.81	100.00						

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	154.97	100
TOTAL	154.97	100
MASONRY % = 0		

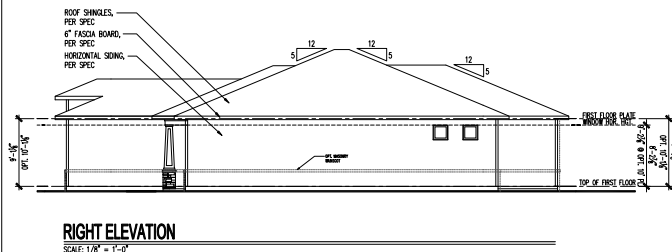
ALSO AVAILABLE IN:



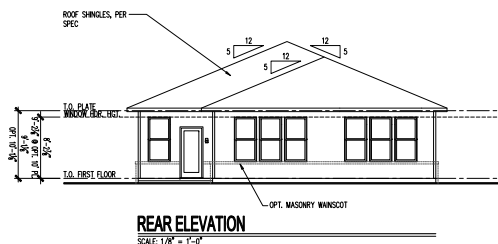
MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	58.51	17
NON-MASONRY	280.28	83
TOTAL =	338.79	100
MASONRY % =		17



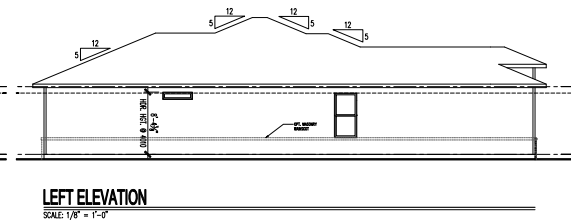
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173



Elevation PFM w/ Masonry - Slab
2 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER RICK STARKEY	
INITIAL RELEASE 06/07/2013	
REV#	DATE/DESCRIPTION
⚠	11/06/2013 FIELD COMMENTS
⚠	03/07/2014 FIELD REDLINES
⚠	05/28/14 FIELD REDLINES
⚠	09/04/2014 PLAN REVISIONS
⚠	10/31/2015 TB REDLINES
⚠	.
⚠	.

PROJECT TYPE
Single Family

SPECIFICATION LEVEL

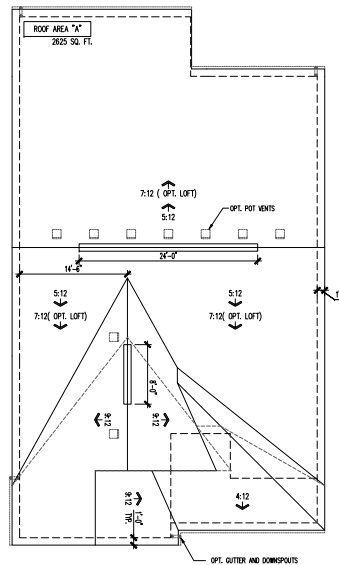
PLAN NAME	Castle Rock
NPC CHILD NUMBER	1560.300

SHEET
A3-PR2M
2FS.11

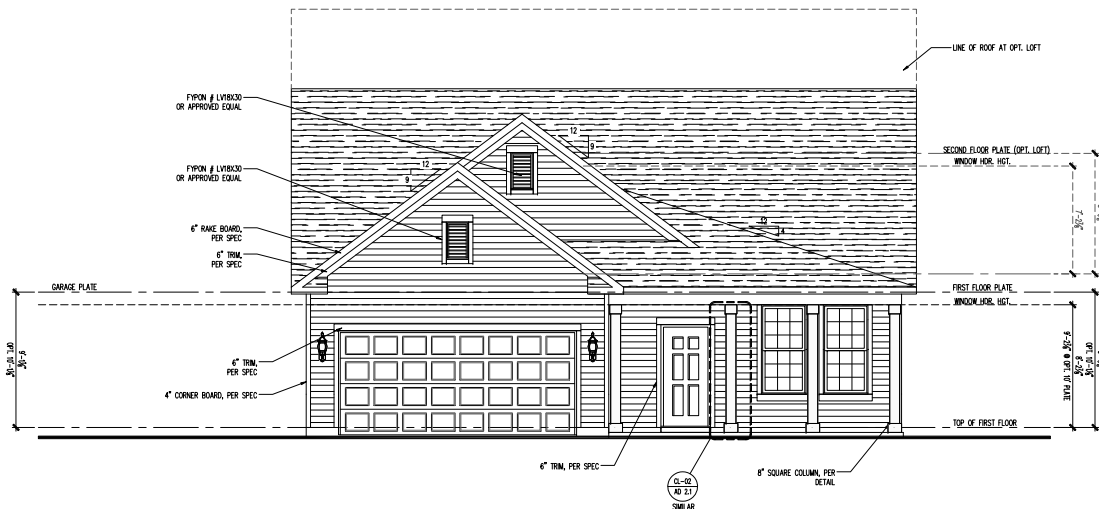
ATTIC VENT SCHEDULE						
ELEVATION HR2G						
ROOF AREA "A"	SQ. FT.	PERCENT	POT. LARGE	POT. SMALL	ROOF VENT	ROOF VENT
VENT TYPE	REQUIRED	OF TOTAL	PERCENT	PERCENT	PERCENT	PERCENT
MIN. VENT ONLY	5.0	4.38	3.81	43.34	0	0
AT RISE	5.0	4.38	5.0	56.74	0	75.00
TOTAL MIN	5.0	4.38	5.0	100.00	0	75.00
MIN. VENT ONLY	5.0	4.38	4.38	43.34	0	0
AT RISE	5.0	4.38	4.38	56.74	0	75.00
TOTAL MIN	5.0	4.38	5.0	100.00	0	75.00

MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	328.50	100
TOTAL	328.50	100
MASONRY % = 0		

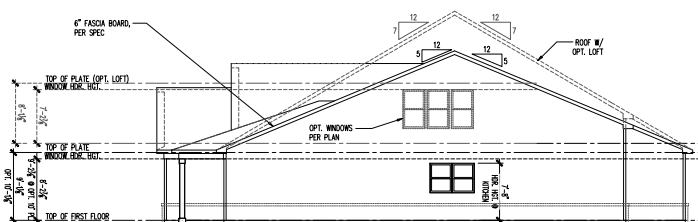
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



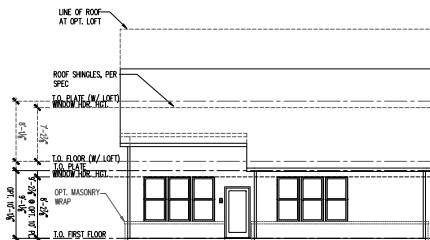
ROOF PLAN
SCALE: 1/4" = 1'-0"



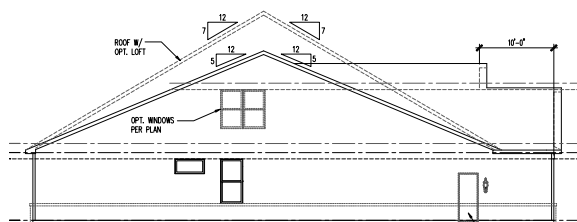
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PLOTTED: November 2, 2017 / Midway, IL / A3-HR2G 252.100

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Pulte
Solutions

Elevation HR2G - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	DATE
INITIAL RELEASE	
DATE	
REV#	DATE/DESCRIPTION
1	
2	
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

KEY NAME
Martin Ray

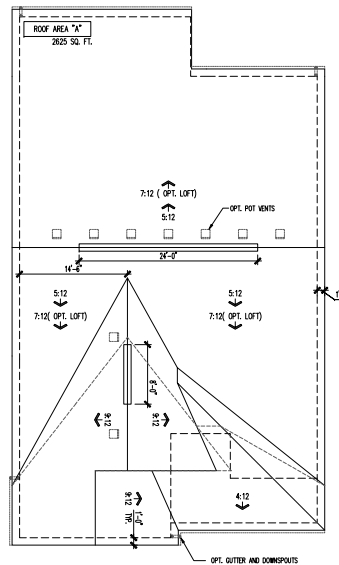
KEY NUMBER
1562.300

SHEET
A3-HR2G
2FS.1

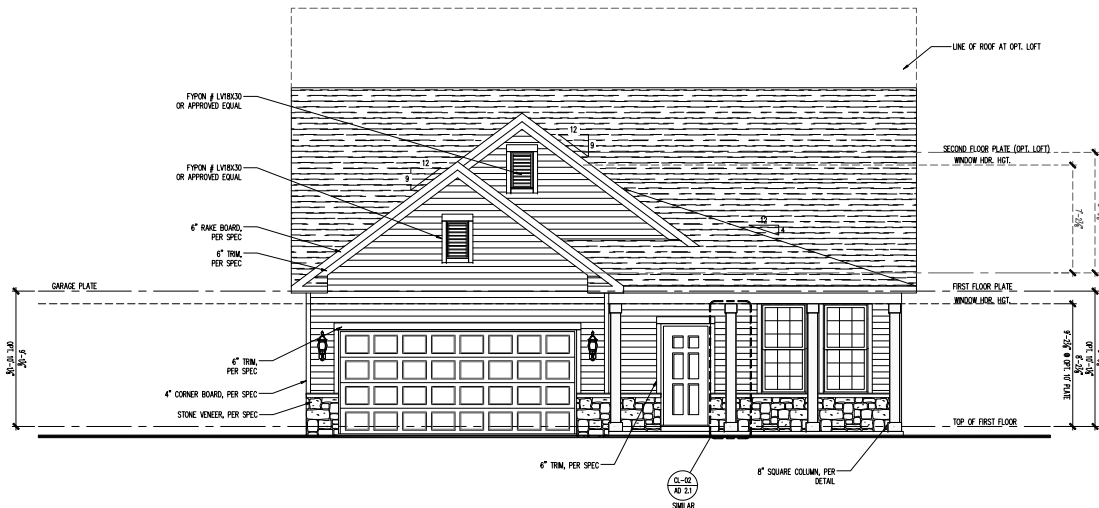
ATTIC VENT SCHEDULE						
ELEVATION HR2G						
ROOF AREA "A"	SQ. FT.	SQ. FT.	PERCENT	POT. LARGE	POT. SMALL	ROOF VENT
VENT TYPE	REQUIRED	SUPPLIED	OF TOTAL	PER AREA	PER AREA	PER AREA
MIN. VENT ONLY	5.0	4.38	87.6	9	0	0
AT RAKE	5.0	4.38	87.6	9	0	0
TOTAL MIN	5.0	4.38	87.6	9	0	0
MAX. VENT ONLY	5.0	4.38	87.6	9	0	0
AT RAKE	5.0	4.38	87.6	9	0	0
TOTAL MAX	5.0	4.38	87.6	9	0	0

MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	60.06	18
NON-MASONRY	282.21	82
TOTAL	342.27	100
MASONRY % = 18		

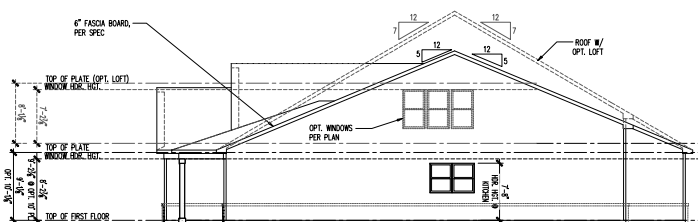
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



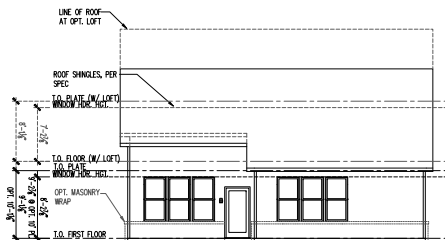
ROOF PLAN
SCALE: 1/4" = 1'-0"



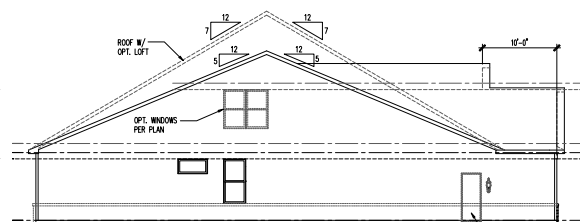
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PLOTTED: November 2, 2017 / Midway, IL / A3-HR2G 25/11/18

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Elevation HR2G w/ Mansory - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	
DATE	
REV#	DATE/DESCRIPTION
1	
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

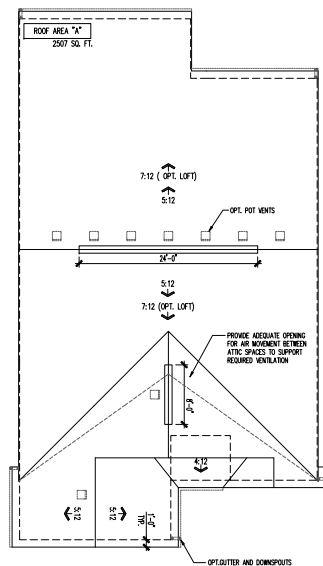
CLIENT NAME
Martin Ray
HWS BUILD NUMBER
1562-300

SHEET
A3-HR2G
2FS.11

ATTIC VENT SCHEDULE						
VENT AREA REQUIRED AND SUPPLIED IS BASED ON 1/300 CFM PER SQUARE FOOT OF FLOOR AREA. SEE SECTION 11.01 FOR MORE INFORMATION. *ADDITIONAL VENT AREA MAY BE REQUIRED FOR ROOF VENTS WITH 1/300 CFM PER SQUARE FOOT OF FLOOR AREA. SEE SECTION 11.01 FOR MORE INFORMATION. **ADDITIONAL VENT AREA MAY BE REQUIRED FOR ROOF VENTS WITH 1/300 CFM PER SQUARE FOOT OF FLOOR AREA. SEE SECTION 11.01 FOR MORE INFORMATION.						
ELEVATION CR2G						
ROOF AREA "A"	SQ. FT.	2807	AT / NEAR RIDGE	AT / NEAR EAVE		
VENT TYPE	SQ. FT. REQUIRED	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE VENT (S.F.)	POT. SMALL VENT (S.F.)	SAVE VENT (S.F.)
NON-VENT ONLY	0.00	0.00	0.00	0.00	0.00	0.00
AT RISE	0.00	0.00	0.00	0.00	0.00	0.00
AT RISE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL VENT	0.00	0.00	0.00	0.00	0.00	0.00
NON-VENT ONLY	0.00	0.00	0.00	0.00	0.00	0.00
AT RISE	0.00	0.00	0.00	0.00	0.00	0.00
AT RISE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL VENT	0.00	0.00	0.00	0.00	0.00	0.00

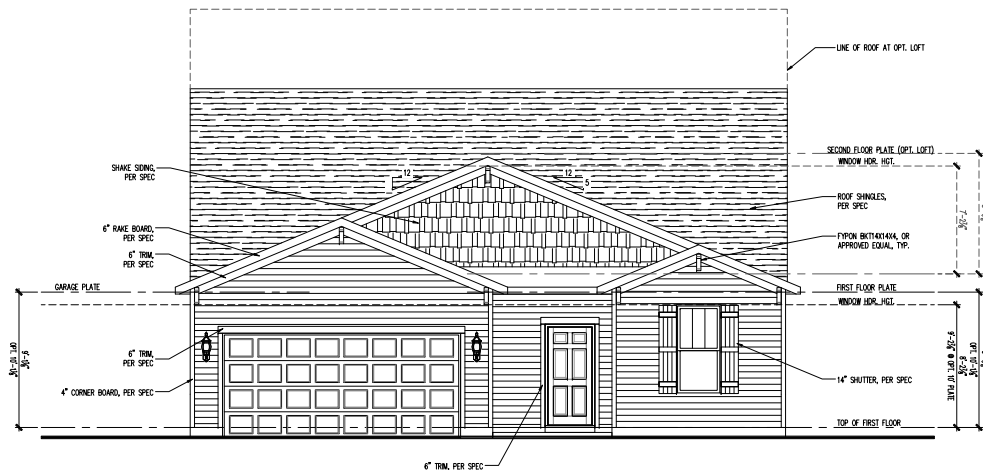
MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	390.68	100
TOTAL	390.68	100
MASONRY % = 0		

ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE

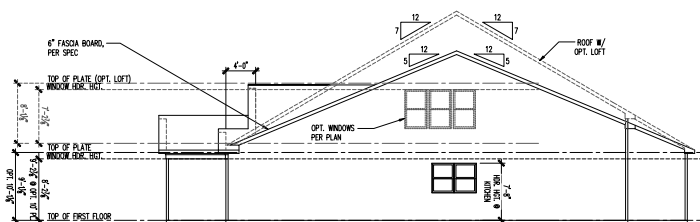


ROOF PLAN
SCALE: 1/4" = 1'-0"

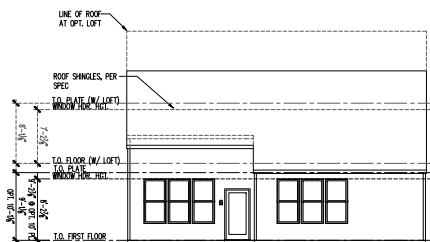
OPT. WINDOW TRIM - PER COMMUNITY
SPECS OR CUSTOMER SELECTIONS
SCALE: 1/4" = 1'-0"



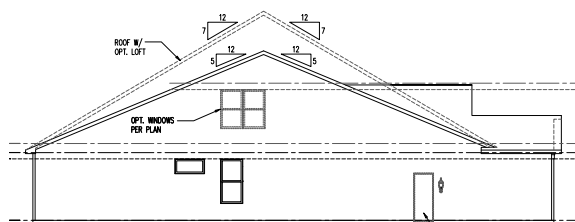
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Elevation CR2G - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

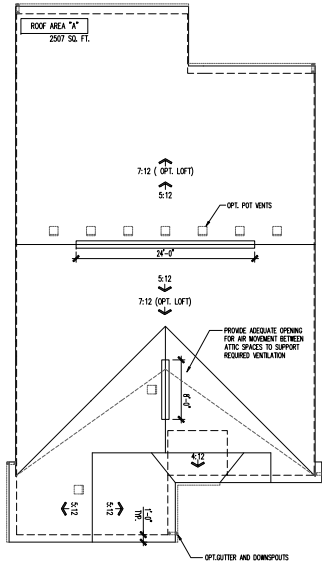
PRODUCT MANAGER	
INITIAL RELEASE	
DATE	
REV#	DATE/DESCRIPTION
1	
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PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
DESIGN NAME	Martin Ray
DESIGN NUMBER	1562-300
SHEET	A3-CR2G
	2FS.1

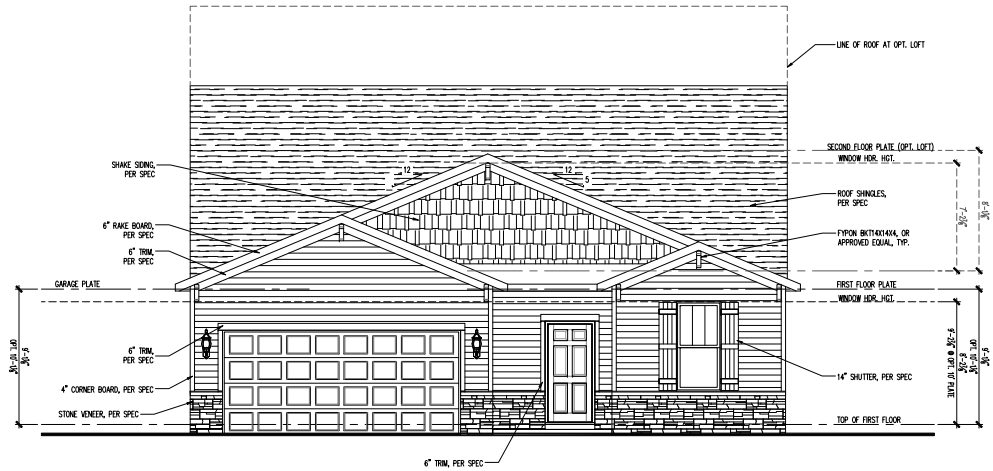
ATTIC VENT SCHEDULE									
ELEVATION CR2G									
ROOF AREA "A"	SQ. FT.	2807	AT / NEAR RIDGE	AT / NEAR EAVE					
VENT TYPE	SQ. FT. REQUIRED RANGE	PERCENT OF TOTAL SUPPLY	POT. LARGE RANGE	POT. SMALL RANGE	REQD. VENT RANGE	SAVE VENT RANGE	CORE VENT RANGE		
NON-VEH. VENT ONLY	5.24	4.19	3.81	45.41	9	0			
AT RISE	8.01	4.19	4.28	34.39			0	64.00	
TOTAL VENT	8.36	8.36	8.42	100.00					
NON-VEH. VENT ONLY	5.24	4.19	4.20	46.40	0	0	20.00		
AT RISE	8.01	4.19	4.28	38.00			0	64.00	
TOTAL VENT	8.36	8.36	8.58	100.00					

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	61.03	16
NON-MASONRY	325.85	84
TOTAL	386.88	100
MASONRY % = 16		

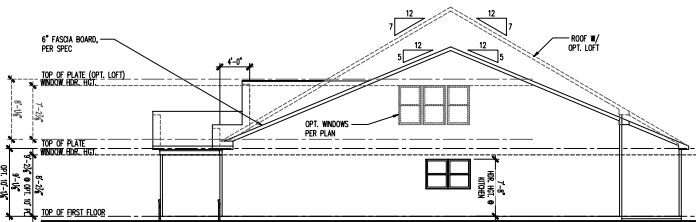
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



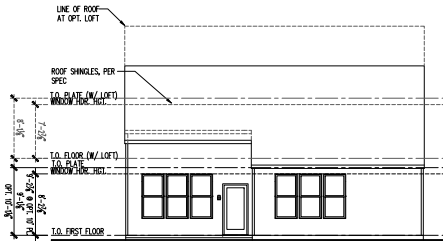
ROOF PLAN
SCALE: 1/4" = 1'-0"



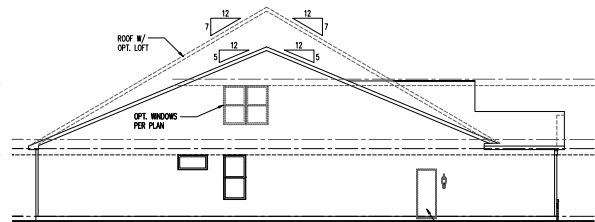
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PLOTTED: November 2, 2017 / Midway, IL / A3-CR2G 25111111

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Elevation CR2G w/ Mansory - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	DATE
INITIAL RELEASE	
REV#	DATE/DESCRIPTION
1	
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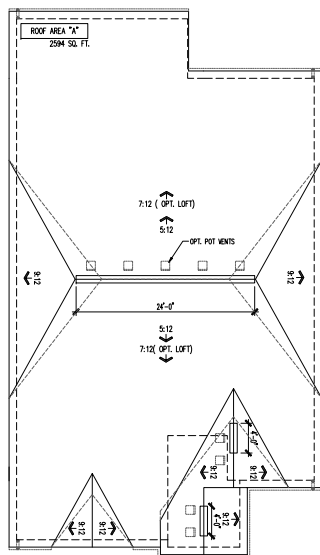
PROJECT TYPE	SPECIFICATION LEVEL
Single Family	
REV#	DATE/DESCRIPTION
1	
2	
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10	

SHEET	2FS.11
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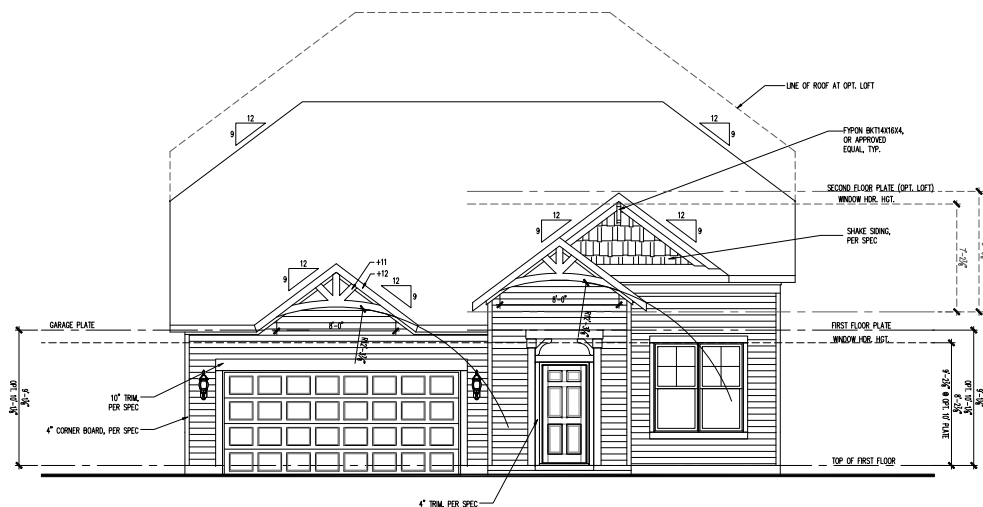
ATTIC VENT SCHEDULE									
ELEVATION EC2G									
ROOF AREA "A"	SQ. FT.	2894	AT / NEAR RIDGE	AT / NEAR EAVE					
VENT TYPE	SQ. FT. REQUIRED RANGE	PERCENT OF TOTAL SUPPLY	POT. LARGE RANGE	POT. SMALL RANGE	EDGE VENT RANGE	SAVE VENT RANGE	CORE VENT RANGE		
NON-VENT ONLY	0.41	4.32	3.31	43.74	9	0			
AT VENT	0.39	4.28	4.84	36.00		0	70.00		
TOTAL VENT	0.45	0.47	100.00						
NON-VENT ONLY	0.41	4.32	4.32	43.74	0	0	36.00		
AT VENT	0.39	4.28	4.84	36.00		0	70.00		
TOTAL VENT	0.45	0.47	100.00						

MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	314.01	100
TOTAL	314.01	100
MASONRY % = 0		

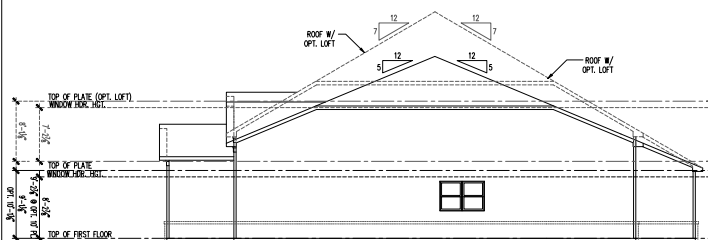
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



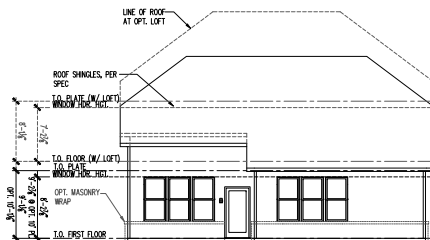
ROOF PLAN
SCALE: 1/4" = 1'-0"



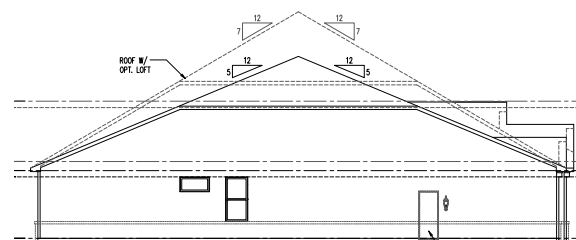
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation EC2G - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	INITIAL RELEASE
DATE	DATE
REV#	DATE/DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

KEY NAME
Martin Ray
HWS FOLD NUMBER
1562-300

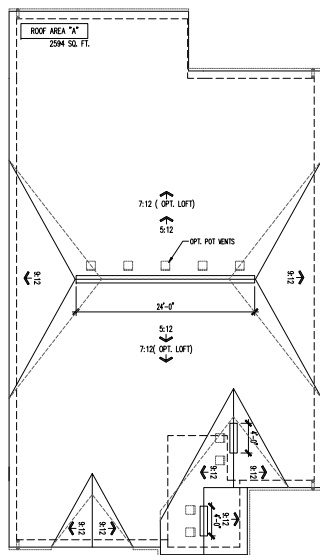
SHEET
A3-EC2G
2FS.1

ATTIC VENT SCHEDULE

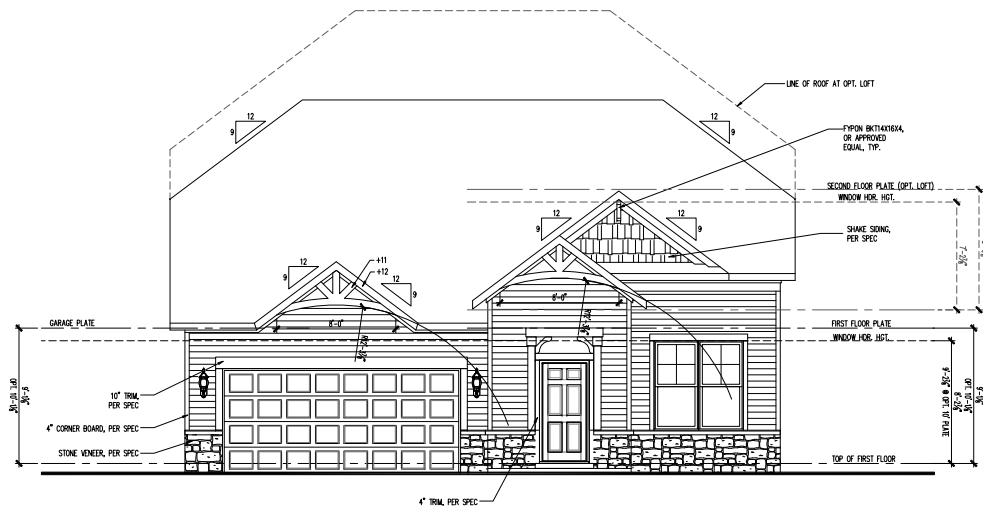
VENTS ARE BASED ON 1000 SQ. FT. OF ROOF VENTILATION AND 1000 SQ. FT. OF WALL VENTILATION. THESE ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 1. CORRELATION COEFFICIENT = 0.75
 2. WIND VELOCITY = 10 MPH
 3. TEMPERATURE DIFFERENCE = 40°F
 4. AIR DENSITY = 0.075 LB/FT³
 5. AIR VISCOSITY = 1.2E-4 LB/FT-SEC
 6. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
 7. AIR THERMAL CAPACITY = 0.17 BTU/LB-°F
 8. AIR THERMAL EXPANSION COEFFICIENT = 1/500 1/°F
 9. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
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 297. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
 298. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
 299. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
 300. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
 301. AIR THERMAL CAPACITY = 0.17 BTU/LB-°F
 302. AIR THERMAL EXPANSION COEFFICIENT = 1/500 1/°F
 303. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
 304. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
 305. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
 306. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
 307. AIR THERMAL CAPACITY = 0.17 BTU/LB-°F
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 311. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
 312. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
 313. AIR THERMAL CAPACITY = 0.17 BTU/LB-°F
 314. AIR THERMAL EXPANSION COEFFICIENT = 1/500 1/°F
 315. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
 316. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
 317. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
 318. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
 319. AIR THERMAL CAPACITY = 0.17 BTU/LB-°F
 320. AIR THERMAL EXPANSION COEFFICIENT = 1/500 1/°F
 321. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
 322. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
 323. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
 324. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
 325. AIR THERMAL CAPACITY = 0.17 BTU/LB-°F
 326. AIR THERMAL EXPANSION COEFFICIENT = 1/500 1/°F
 327. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
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 330. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
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 334. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
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 342. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
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 395. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
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 400. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
 401. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
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 405. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
 406. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
 407. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
 408. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
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 410. AIR THERMAL EXPANSION COEFFICIENT = 1/500 1/°F
 411. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
 412. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
 413. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
 414. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-°F
 415. AIR THERMAL CAPACITY = 0.17 BTU/LB-°F
 416. AIR THERMAL EXPANSION COEFFICIENT = 1/500 1/°F
 417. AIR THERMAL DIFFUSIVITY = 0.00015 FT²/SEC
 418. AIR THERMAL PERMEABILITY = 0.00015 FT²/SEC
 419. AIR THERMAL RESISTANCE = 0.00015 FT²/SEC
 420. AIR THERMAL CONDUCTIVITY = 0.015 BTU/HR-FT-

MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	61.03	19
NON-MASONRY	266.98	81
TOTAL	328.01	100
MASONRY % = 19		

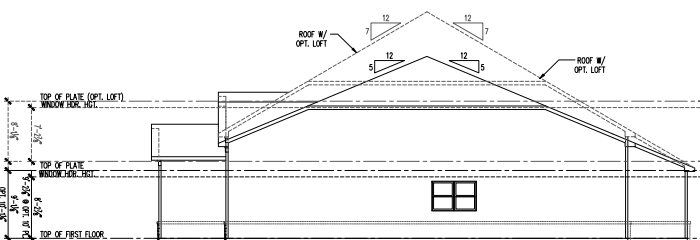
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



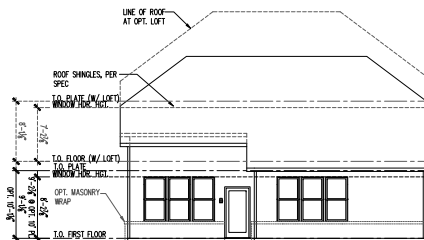
ROOF PLAN
SCALE: 1/4" = 1'-0"



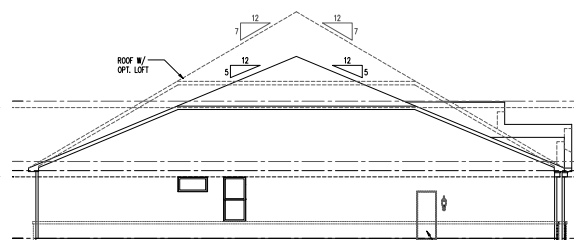
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation EC2G w/ Mansory - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	INITIAL RELEASE
DATE:	
REV#	DATE/DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

KEY NAME
Martin Ray
HWS GOLD NUMBER
1562-300

SHEET
A3-EC2G
2FS.11

MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	310.03	100
TOTAL=	310.03	100
MASONRY % =		0

The diagram shows a cross-section of a roof assembly with various penetrations. Key features include:

- Roof Area "A":** A rectangular area at the top labeled "ROOF AREA 'A'" with dimensions "2533 SQ. FT."
- Penetrations:** Several square symbols represent penetrations through the roof deck.
- Ventilation Paths:** Arrows indicate airflow paths through the roof assembly, labeled with ratios like "7:12 (OPT. LOFT)" and "5:12".
- Clearance Dimensions:** Various dimensions are shown, such as "1'-0\"", "1'-6\"", "2'-0\"", "2'-6\"", "3'-0\"", "3'-6\"", "4'-0\"", "4'-6\"", "5'-0\"", "5'-6\"", "6'-0\"", "6'-6\"", "7'-0\"", "7'-6\"", "8'-0\"", "8'-6\"", "9'-0\"", "9'-6\"", "10'-0\"", "10'-6\"", "11'-0\"", "11'-6\"", "12'-0\"", "12'-6\"", "13'-0\"", "13'-6\"", "14'-0\"", "14'-6\"", "15'-0\"", "15'-6\"", "16'-0\"", "16'-6\"", "17'-0\"", "17'-6\"", "18'-0\"", "18'-6\"", "19'-0\"", "19'-6\"", "20'-0\"", "20'-6\"", "21'-0\"", "21'-6\"", "22'-0\"", "22'-6\"", "23'-0\"", "23'-6\"", "24'-0\"", "24'-6\"", "25'-0\"", "25'-6\"", "26'-0\"", "26'-6\"", "27'-0\"", "27'-6\"", "28'-0\"", "28'-6\"", "29'-0\"", "29'-6\"", "30'-0\"", "30'-6\"", "31'-0\"", "31'-6\"", "32'-0\"", "32'-6\"", "33'-0\"", "33'-6\"", "34'-0\"", "34'-6\"", "35'-0\"", "35'-6\"", "36'-0\"", "36'-6\"", "37'-0\"", "37'-6\"", "38'-0\"", "38'-6\"", "39'-0\"", "39'-6\"", "40'-0\"", "40'-6\"", "41'-0\"", "41'-6\"", "42'-0\"", "42'-6\"", "43'-0\"", "43'-6\"", 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[illegible]

Architectural drawing of a house showing a roof plan. The drawing includes dimensions for the roof pitch (12/12), the overall width (18'-0"), and the height of the roof (12'). Labels indicate "ROOF W/ OPT. LEFT" and "OPT. WINDOWS PER PLAN". The drawing shows a gabled roof structure with a central dormer and a side extension.

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Midwest Zone Office

1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation NC2G - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	
DATE:	
REV#	DATE/DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
CLIENT NAME	Martin Ray
NPG CHILD NUMBER	1562-300

SHEET	A3-NC2G
	2FS.1

MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	60.03	19
NON-MASONRY	260.80	81
TOTAL=	320.83	100
MASONRY % =		19

Diagram illustrating a roof layout with ventilation requirements. The diagram shows a central ridge with a 36'-0" length and 14'-0" width. A central vertical duct is shown with dimensions 21'-6" and 21'-0". A line of valley or ridge is indicated with a 7:12 pitch. A dashed line indicates a 7:12 pitch (blank). A note states: "PROVIDE ADEQUATE OPENING FOR AIR MOVEMENT BETWEEN ATTIC SPACES TO SUPPORT REQUIRED VENTILATION". A legend at the bottom right shows a dashed line for 7:12 OPT. LOFT (BLANK) and a solid line for 7:12 OPT. LOFT. Other labels include "OPT. PUT VENTS", "OPT. GUTTER AND DOWNSPOUTS", and "LINE OF VALLEY OR RIDGE 7:12".

Architectural drawing of a house with a gabled roof. The roof pitch is 12/12. The drawing shows the roof structure, including rafters and a ridge. A label "ROOF 1/2 OPT. LEFT" points to the left side of the roof. A label "OPT. WINDOWS PER PLAN" points to a window on the front facade. A dimension line indicates a width of 10'-0".

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Elevation NC2G w/ Mansory - Slab
 Q Q Car Front Entry
 Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

[illegible]

PROJECT TYPE
Single Family

SPECIFICATION LEVEL

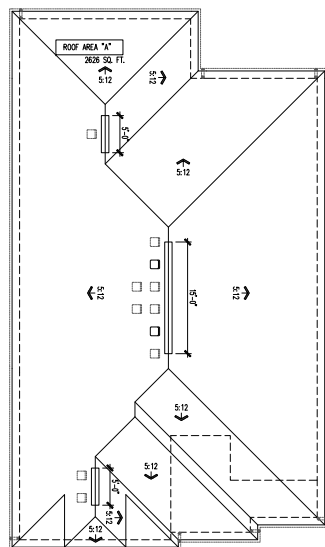
PLAN NAME	Martin Ray
NPC CHILD NUMBER	1562300

SHEET
A3-NC2G
2PS 11

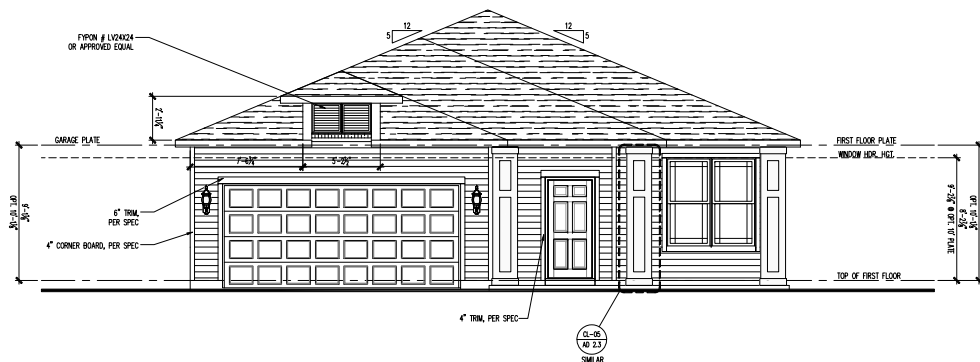
ATTIC VENT SCHEDULE									
ELEVATION PR2M									
ROOF AREA "A"	SQ. FT.	PERCENT	AT / NEAR RIDGE	AT / NEAR EAVE					
VENT TYPE	SQ. FT. REQUIRED	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE	POT. SMALL	ROOF VENT	EAVE VENT	CORNER VENT	
NON-VEH ONLY	5.00	4.38	8.75	43.75	0	0	0	0	75.00
VEH ONLY	5.00	4.38	8.75	43.75	0	0	0	0	75.00
TOTAL VEH	5.00	4.38	8.75	43.75	0	0	0	0	75.00
TOTAL NON-VEH	5.00	4.38	8.75	43.75	0	0	0	0	75.00
TOTAL	10.00	8.75	87.50	87.50	0	0	0	0	150.00

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	150.00	100
TOTAL	150.00	100
MASONRY % = 0		

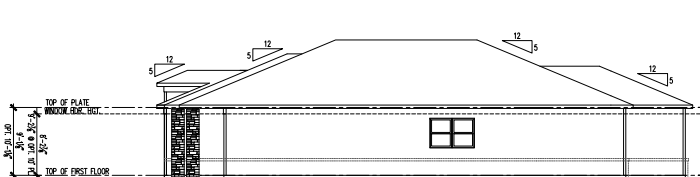
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



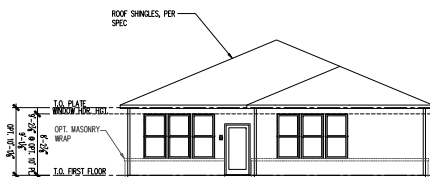
ROOF PLAN
SCALE: 1/4" = 1'-0"



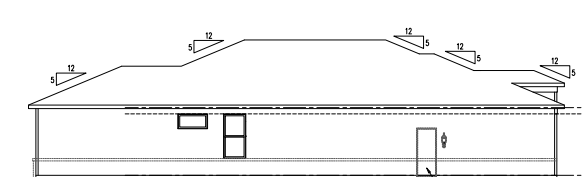
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173



Elevation PR2M - Sub
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	INITIAL RELEASE
DATE:	
REV#	DATE/DESCRIPTION
1	
2	
3	
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9	
10	

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

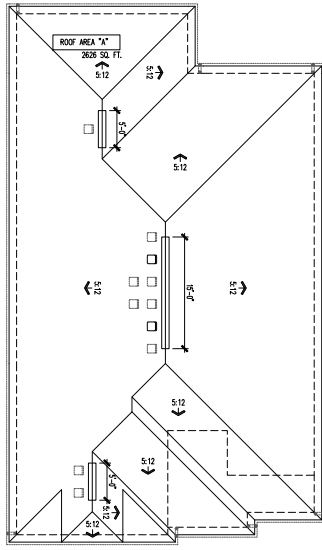
VIEW NAME
Martin Ray
1562-300

SHEET
A3-PR2M
2FS.1

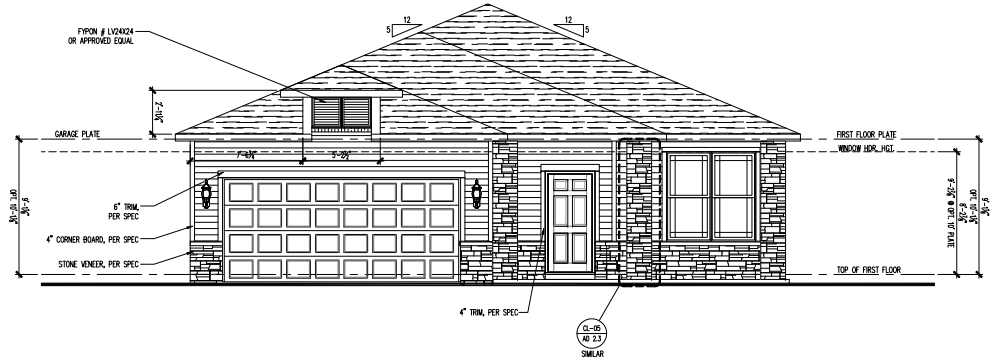
ATTIC VENT SCHEDULE						
VENT AREA REQUIRED AND SUPPLIED IS BASED ON 12" VENT VOLUME AND 12" VENT VOLUME SECTION (SEE ABOVE). * CORRECTION FACTORS FOR TEMPERATURE DIFFERENCES AND VENT TYPE SHALL BE APPLIED TO MEET CODE REQUIREMENTS. * SCHEDULE HAS BEEN CALCULATED ASSUMING 12" VENT VOLUME AT 12" VENT AND 12" VENT AT 12" VENT.						
ELEVATION PR2M						
ROOF AREA "A"	SQ. FT.	PERCENT OF TOTAL SUPPLIED	AT / NEAR RIDGE	AT / NEAR EAVE	AT / NEAR EAVE	AT / NEAR EAVE
VENT TYPE	SQ. FT. REQUIRED RANGE	PERCENT OF TOTAL SUPPLIED	POT. LARGE RANGE	POT. SMALL RANGE	SAVE VENT RANGE	CORE VENT RANGE
12" VENT ONLY	5.00 - 4.00	5.00 - 4.00	41.00 - 40.00	18.00 - 18.00	18.00 - 18.00	18.00 - 18.00
AT RISE	5.00 - 4.00	5.00 - 4.00	41.00 - 40.00	18.00 - 18.00	18.00 - 18.00	18.00 - 18.00
TOTAL VENT	5.00 - 4.00	5.00 - 4.00	41.00 - 40.00	18.00 - 18.00	18.00 - 18.00	18.00 - 18.00
12" VENT ONLY	5.00 - 4.00	5.00 - 4.00	41.00 - 40.00	18.00 - 18.00	18.00 - 18.00	18.00 - 18.00
AT RISE	5.00 - 4.00	5.00 - 4.00	41.00 - 40.00	18.00 - 18.00	18.00 - 18.00	18.00 - 18.00
TOTAL VENT	5.00 - 4.00	5.00 - 4.00	41.00 - 40.00	18.00 - 18.00	18.00 - 18.00	18.00 - 18.00

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	93.66	45
NON-MASONRY	115.72	55
TOTAL	209.40	100
MASONRY % = 45		

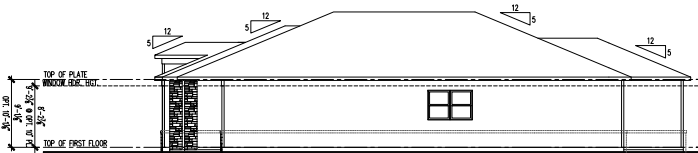
ALSO AVAILABLE IN:
3 CAR FRONT ENTRY GARAGE



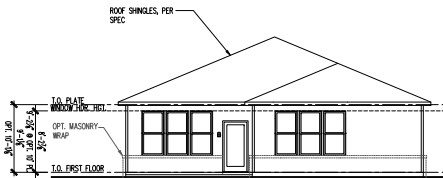
ROOF PLAN
SCALE: 1/4" = 1'-0"



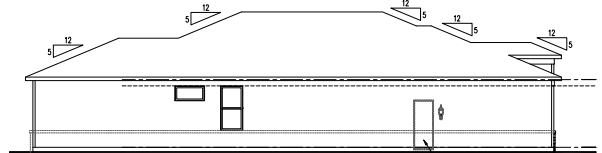
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173



Elevation PR2M w/ Masonry - Slab
2 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

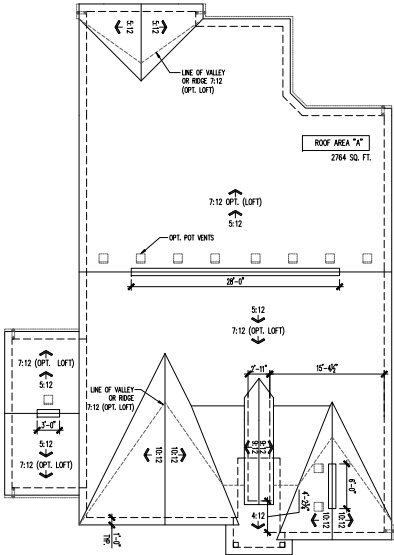
PRODUCT MANAGER	INITIAL RELEASE
DATE:	
REV#	DATE/DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT TYPE	SPECIFICATION LEVEL
Single Family	
VIEW NAME	REV#
MARTIN RAY	1562-300
SHEET	
A3-PR2M	2FS.11

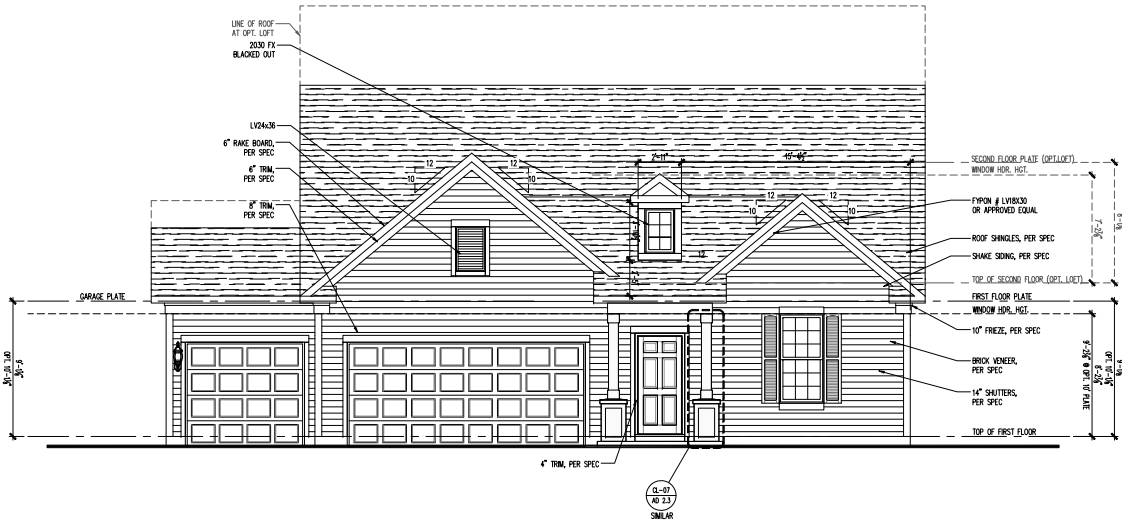
50' wide homes on 60' wide lots
4 floor plans and 5 different architectural styles
(40 pages)

[illegible]

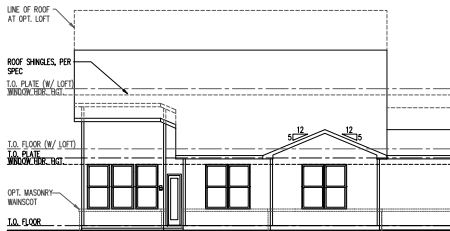
MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	394.07	100
TOTAL =	394.07	100
MASONRY % =		0



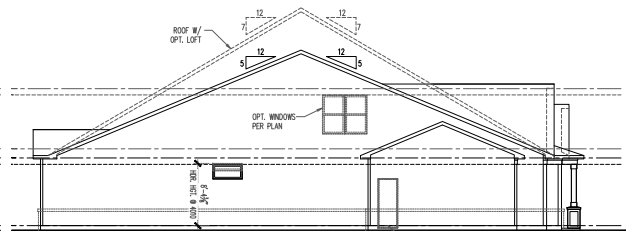
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173



Elevation HR2G - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	
DATE:	06/07/2013
REV#	DATE/DESCRIPTION
△	03/07/2014 FIELD REDLINES
△	10/31/2015 TB REDLINES
△	.
△	.
△	.
△	.
△	.
△	.

PROJECT TYPE
Single Family

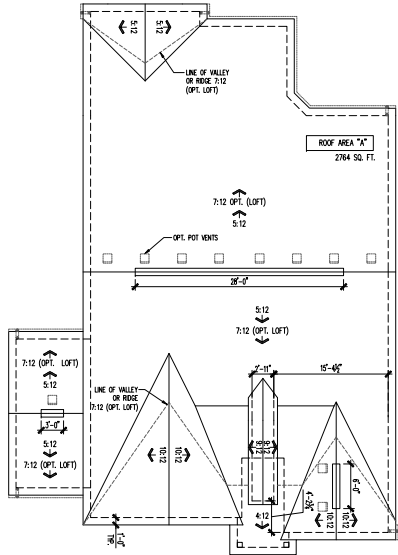
SPECIFICATION LEVEL

PLAN NAME	Ascend
NPC CHILD NUMBER	1992.300

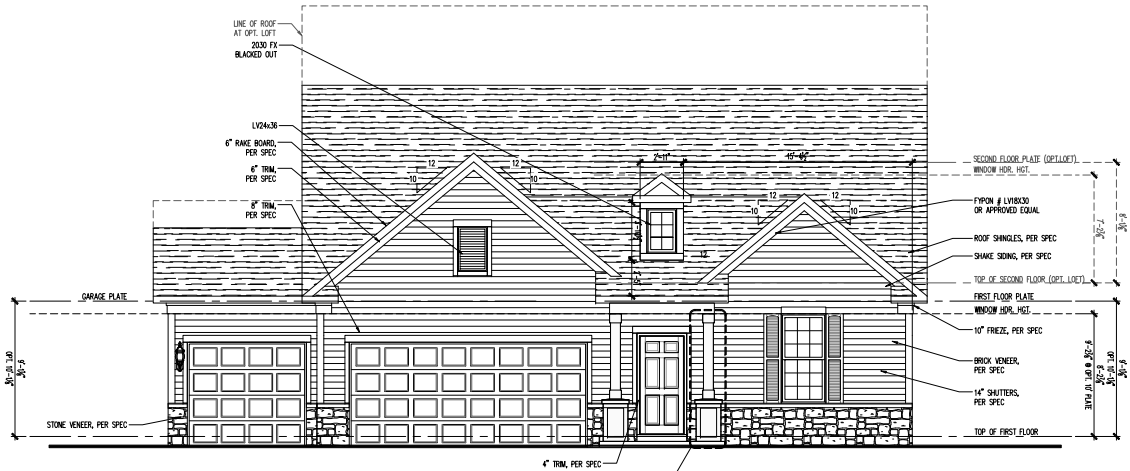
SHEET	A3-HR2G
3FS.1	

ATTIC VENT SCHEDULE									
ELEVATION HR2G									
ROOF AREA "A"	SQ. FTG	27.64	AT / NEAR RIDGE				AT / NEAR EAVE		
VENT TYPE	SQ. FT. REMAINING RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE RANGE	POT. SMALL RANGE	ROOF VENT RANGE	BASE VENT RANGE	COVE VENT RANGE	
NON-POV VENT ONLY	5.41	4.41	4.41	11	0				
AT BASE	5.41	4.41	8.82	11	0				75.00
TOTAL 644	9.21	9.21	9.21	100.00					
NON-POV VENT ONLY	5.41	4.41	4.41	11	0	27.64			
AT BASE	5.41	4.41	8.82	11	0				75.00
TOTAL 644	9.21	9.21	9.21	100.00					

MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	65.36	17
NON-MASONRY	327.64	83
TOTAL	393.00	100
MASONRY % = 17		



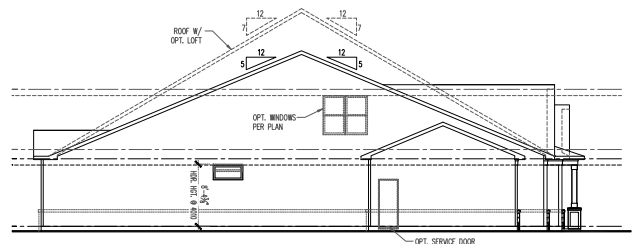
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PLOTTED November 2, 2017 / Michael Olson / LS-HR2G 3FS.11.DWG

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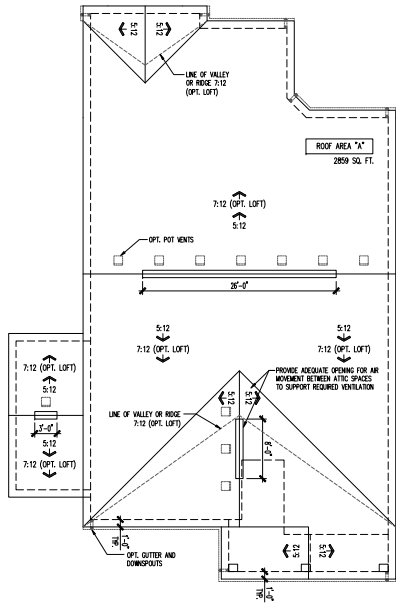
Elevation HR2G w/ Masonry Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

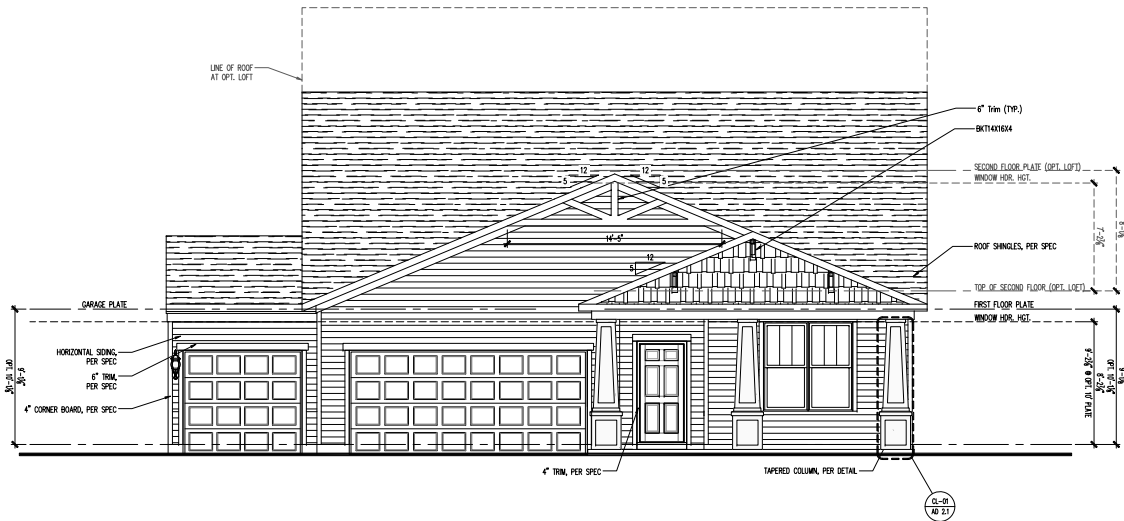
PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Ascend
REV#	1992.300
SHEET	A3-HR2G
	3FS.11

ATTIC VENT SCHEDULE									
ELEVATION CR2G									
ROOF AREA "A"	SQ. FTG	2859	AT / NEAR RIDGE				AT / NEAR EAVE		
VENT TYPE	SQ. FT. REMAINING RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE VENT (sq. ft.)	POT. SMALL VENT (sq. ft.)	ROOF VENT (sq. ft.)	BASE VENT (sq. ft.)	CORNER VENT (sq. ft.)	
HIGH-POY VENT ONLY	5.81	4.37	4.46	48.34	11	0			
AT BASE	5.79	4.37	5.80	59.74			0	75.00	
TOTAL MIN	9.60	9.60	9.66	108.00					
HIGH-POY VENT ONLY	5.81	4.37	4.46	48.34	0	0	27.00		
AT BASE	5.79	4.37	5.80	59.74			0	75.00	
TOTAL MIN	9.60	9.60	9.66	108.00					

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	401.70	100
TOTAL	401.70	100
MASONRY % = 0		



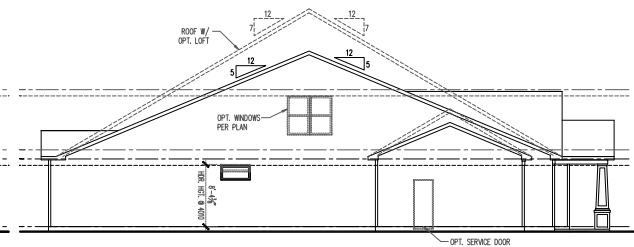
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PRINTED November 5, 2017 / Midland Union / A3-CR2G 352 LING

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Schaumburg, Illinois 60173



Elevation CR2G - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

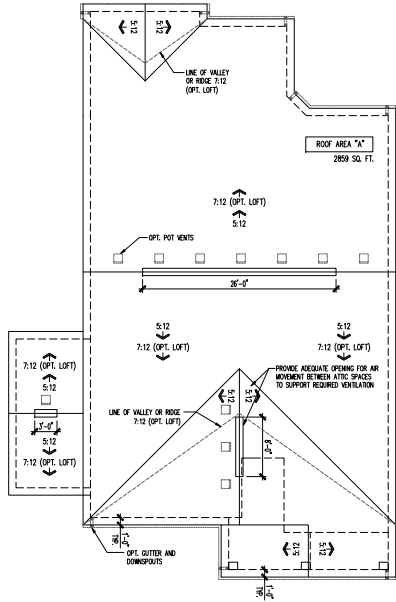
PLAN NAME
Ascend
REV. CHD. NUMBER
1992.300

SHEET A3-CR2G

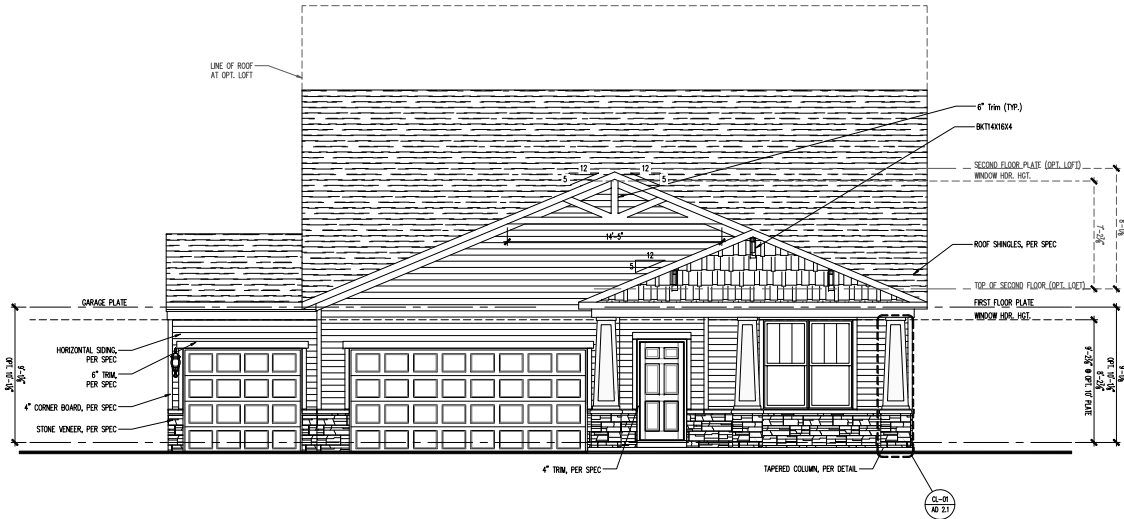
3FS.1

ATTIC VENT SCHEDULE									
ELEVATION CR2G									
ROOF AREA "A"	SQ. FTG	2859	AT / NEAR RIDGE		AT / NEAR EAVE				
VENT TYPE	SQ. FT. REMAINING RANGE	SQ. FT. SUPPLIED	POT. LARGE RANGE	POT. SMALL RANGE	ROOF VENT RANGE	BASE VENT RANGE	COVE VENT RANGE		
NON-POV VENT ONLY	5.81	4.37	4.46	48.34	11	0			
AT BASE	8.79	4.37	8.80	89.74			0	75.00	
TOTAL 649	9.83	9.83	9.84	100.00					
NON-POV VENT ONLY	5.81	4.37	4.46	48.34	0	0	27.00		
AT BASE	8.79	4.37	8.80	89.74			0	75.00	
TOTAL 649	9.83	9.83	9.84	100.00					

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	59.68	15
NON-MASONRY	350.96	85
TOTAL	410.64	100
MASONRY % = 15		



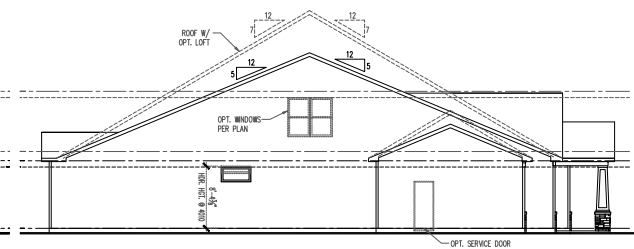
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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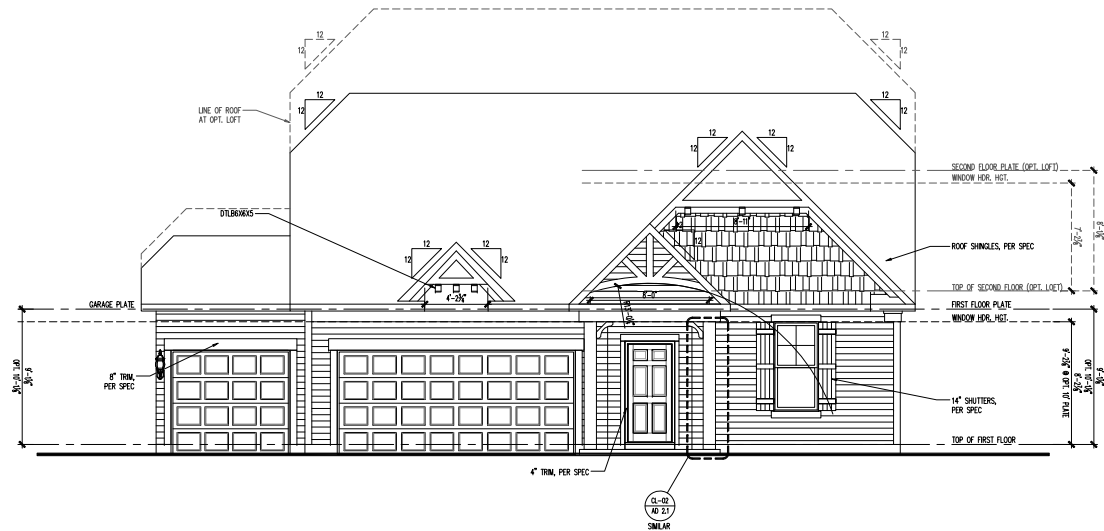


Elevation CR2G w/ Masonry - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014 FIELD REVISIONS
2	10/20/2015 TO HEADLINES
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Ascend
REV. CHILD NUMBER	1992.300
SHEET	A3-CR2G
	3FS.11

MASONRY PERCENTAGE ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	361.98	100
TOTAL=	361.98	100
MASONRY % =		0



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173



Elevation ECG - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

[illegible]

PROJECT TYPE
Single Family

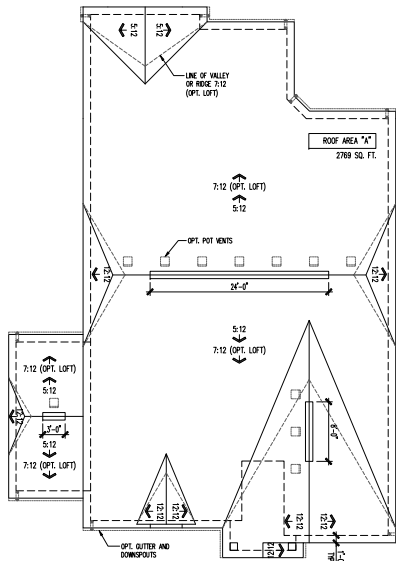
SPECIFICATION LEVEL

PLAN NAME	Ascend
NPC CHILD NUMBER	1992.300

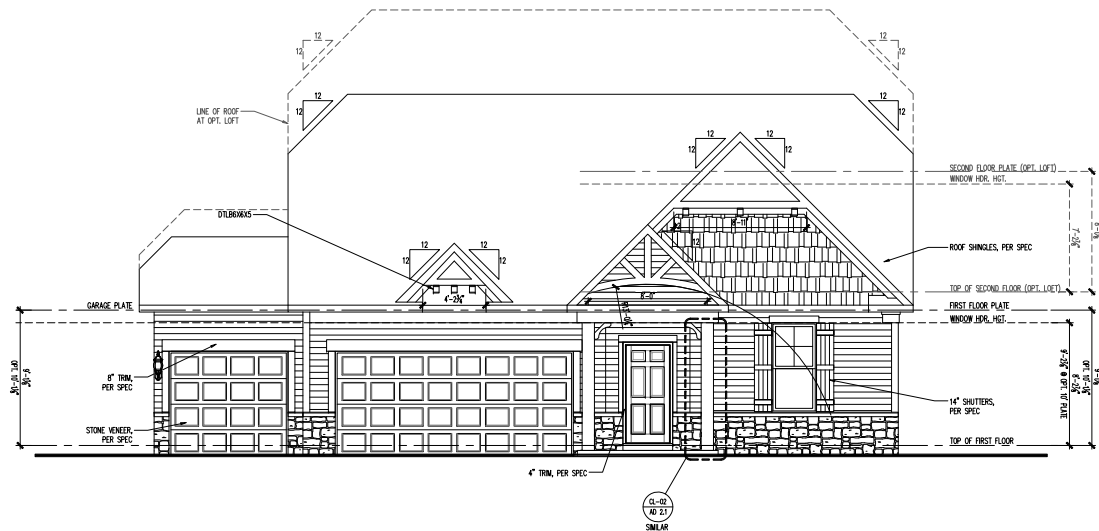
SHEET **A3-EC2G**
3FS.1

ATTIC VENT SCHEDULE									
ELEVATION EC2G									
ROOF AREA "A"	SQ. FTG	27'6"	AT / NEAR RIDGE	AT / NEAR EAVE					
VENT TYPE	SQ. FT. REMAINING RANGE	SQ. FT. SUPPLIED	POT. LARGE RANGE	POT. SMALL RANGE	RIDGE VENT RANGE	EAVE VENT RANGE	COVE VENT RANGE		
12" x 12" VENT ONLY	5.41	4.42	4.42	48.34	11	0			
AT RISE	5.41	4.42	4.42	48.34			0	75.00	
TOTAL 644	9.23	9.23	9.44	100.00					
12" x 12" VENT ONLY	5.41	4.42	4.42	48.34	0	0	28.00		
AT RISE	5.41	4.42	4.42	48.34				0	75.00
TOTAL 644	9.23	9.23	9.28	100.00					

MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	59.21	16
NON-MASONRY	315.40	84
TOTAL	374.61	100
MASONRY % = 16		



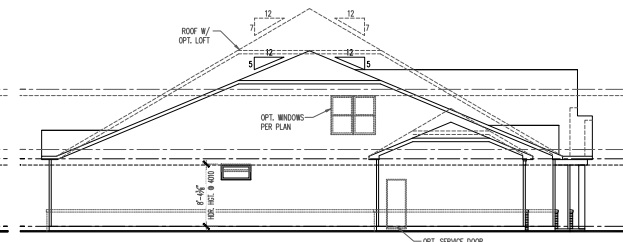
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Schaumburg, Illinois 60173



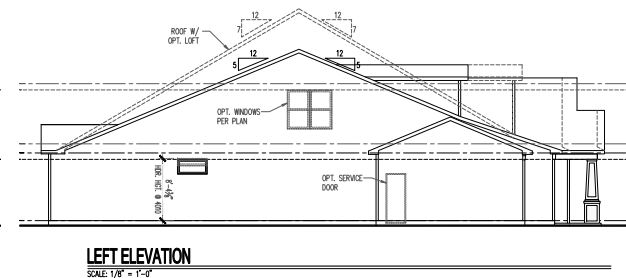
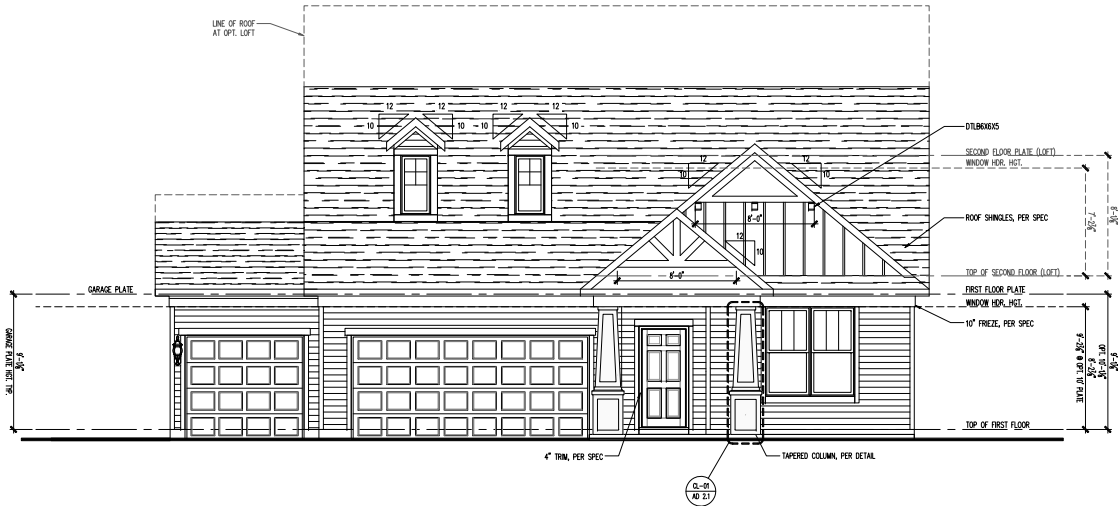
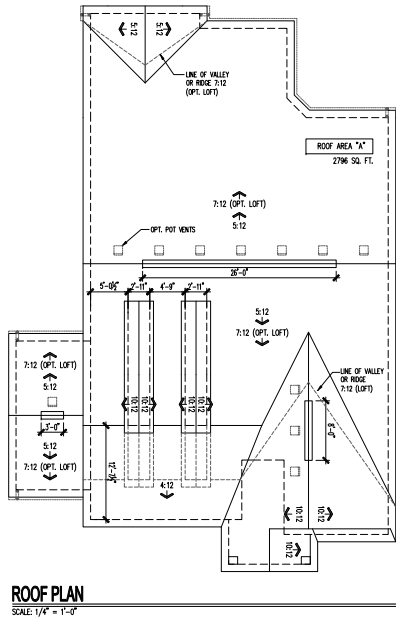
Elevation EC2G w/ Masonry - Slab
3 Car Front Entry
Front Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2013
3	10/20/2013
4	10/20/2013
5	10/20/2013
6	10/20/2013
7	10/20/2013
8	10/20/2013
9	10/20/2013
10	10/20/2013

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Ascend
REV. CHILD NUMBER	1992.300
SHEET	A3-EC2G
	3FS.11

ATTIC VENT SCHEDULE							
ELEVATION NC2M							
ROOF AREA "A"	SQ. FTG	2776	AT / NEAR RIDGE		AT / NEAR EAVE		
VENT TYPE	SQ. FT. REMAINING RANGE	SQ. FT. SUPPLIED	POT. LARGE BR-100	POT. SMALL BR-100	EDGE VENT BR-100	BAVE VENT BR-100	CORNER VENT BR-100
HIGH-POY VENT ONLY	2.75	4.66	4.66	11	0		
AT BAY	2.89	4.66	9.00	19.76		0	75.00
TOTAL BAY	9.32	9.32	9.66	100.00			
NON-MASONRY	2.75	4.66	4.66	11	0	27.00	
AT BAY	2.89	4.66	9.00	19.76		0	75.00
TOTAL BAY	9.32	9.32	9.66	100.00			

MASONRY PERCENTAGE		
ELEVATION NC2M		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	297.94	100
TOTAL	297.94	100
MASONRY % = 0		



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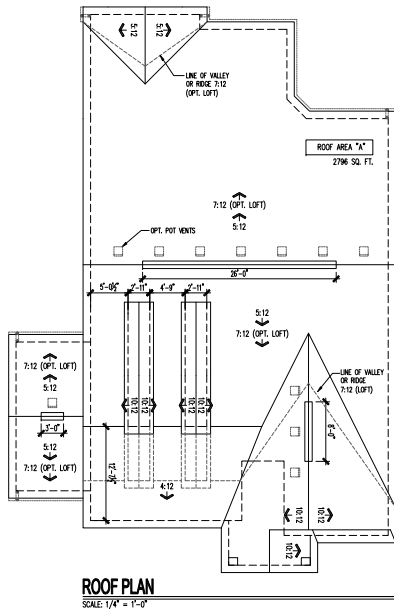
Elevation NC2M - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
01	03/07/2014
02	10/20/2013
03	10/20/2013
04	10/20/2013
05	10/20/2013
06	10/20/2013
07	10/20/2013
08	10/20/2013
09	10/20/2013
10	10/20/2013
11	10/20/2013
12	10/20/2013
13	10/20/2013
14	10/20/2013
15	10/20/2013
16	10/20/2013
17	10/20/2013
18	10/20/2013
19	10/20/2013
20	10/20/2013

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Ascend
REV#	1992.300
SHEET	A3-NC2M
3FS.1	

ATTIC VENT SCHEDULE							
ELEVATION NC2M							
ROOF AREA "A"	SQ. FTG	2796	AT / NEAR RIDGE		AT / NEAR EAVE		
VENT TYPE	SQ. FT. REMAINING RANGE	SQ. FT. SUPPLIED	PCT. LARGE REMAINING	PCT. SMALL REMAINING	ROOF VENT REMAINING	BASE VENT REMAINING	CORNER VENT REMAINING
HIGH-POY VENT ONLY	2.75	4.66	4.66	46.34	11	0	
AT BASE	2.89	4.66	6.80	91.74		0	75.00
TOTAL REM	9.32	9.32	9.66	100.00			
NON-POY VENT ONLY	2.75	4.66	4.66	46.34	0	0	27.00
AT BASE	2.89	4.66	6.80	91.74		0	75.00
TOTAL REM	9.32	9.32	9.66	100.00			

MASONRY PERCENTAGE		
ELEVATION NC2M		
MATERIALS	S.F.	%
MASONRY	96.75	28
NON-MASONRY	249.85	72
TOTAL	346.60	100
MASONRY % = 28		



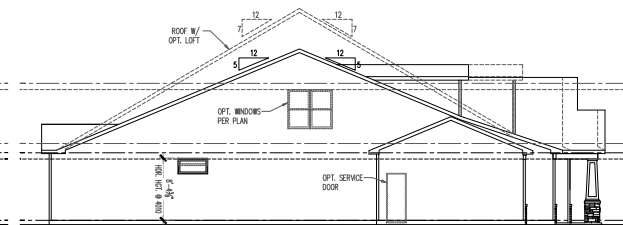
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PRINTED: November 5, 2017 / Midwest Zone / A3-NC2M 3FSL1106

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Elevation NC2M w/ Masonry - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

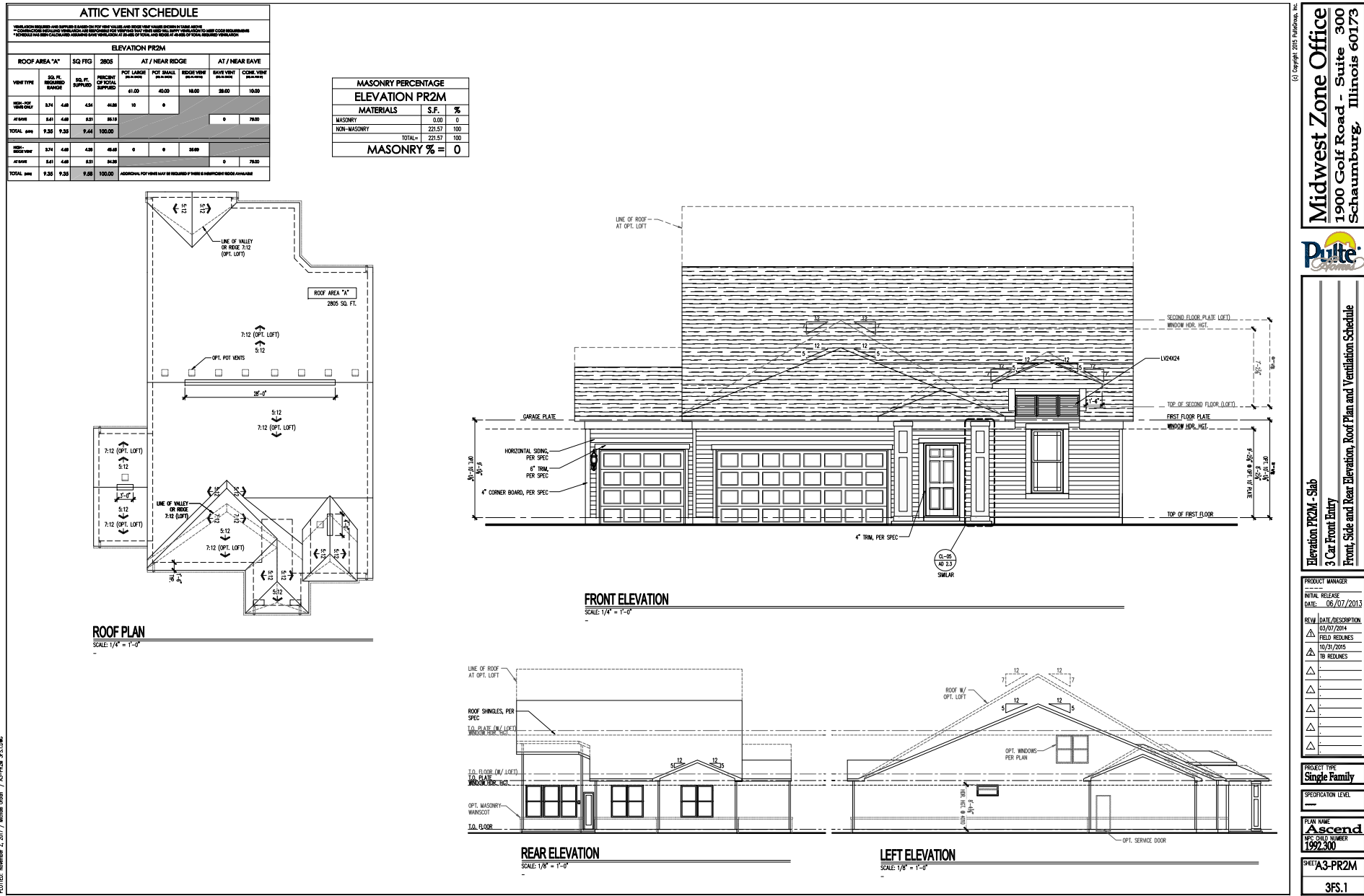
PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

PLAN NAME
Ascend
REV. CHILD NUMBER
1992.300

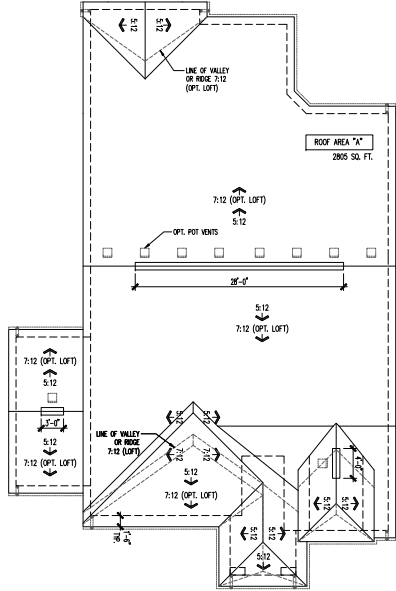
SHEET A3-NC2M

3FS.11

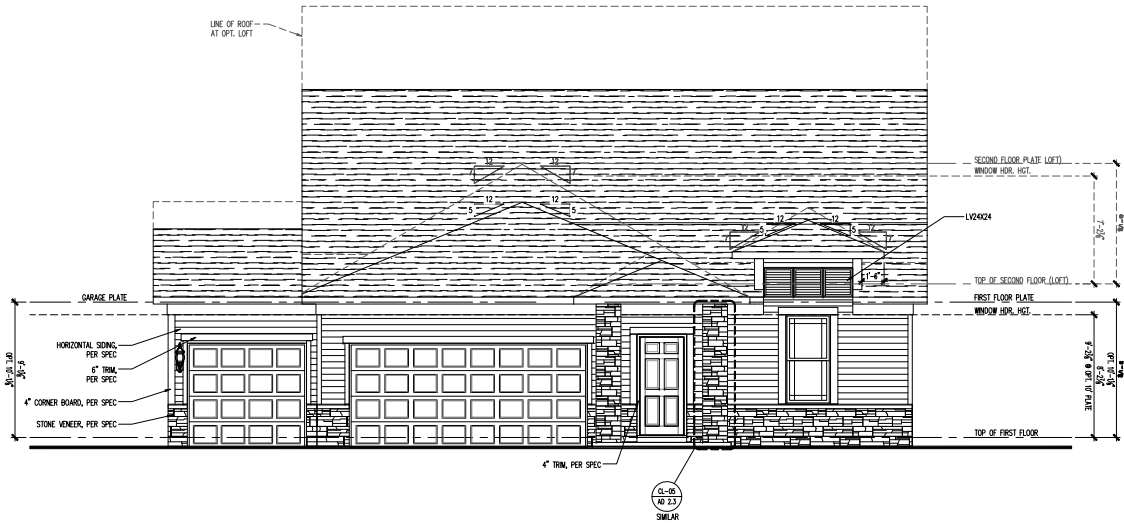


ATTIC VENT SCHEDULE							
ELEVATION PR2M							
ROOF AREA "A"	SQ. FTG	280S	AT / NEAR RIDGE	AT / NEAR EAVE	AT / NEAR EAVE	AT / NEAR EAVE	AT / NEAR EAVE
VENT TYPE	SQ. FT. REMAINING	SQ. FT. SUPPLIED	POT. LARGE SUPPLY	POT. SMALL SUPPLY	EDGE VENT SUPPLY	EDGE VENT SUPPLY	EDGE VENT SUPPLY
HIGH-POY VENT ONLY	2.74	4.68	4.34	46.88	10	0	0
AT EAVE	8.41	4.68	8.31	88.18	0	0	75.00
TOTAL 644	9.35	9.35	9.64	100.00			
HIGH-POY VENT ONLY	2.74	4.68	4.34	46.88	0	0	25.00
AT EAVE	5.61	4.68	5.27	54.12	0	0	75.00
TOTAL 644	9.35	9.35	9.68	100.00			

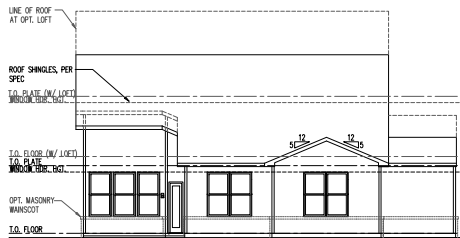
MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	85.74	32
NON-MASONRY	185.75	68
TOTAL	271.49	100
MASONRY % = 32		



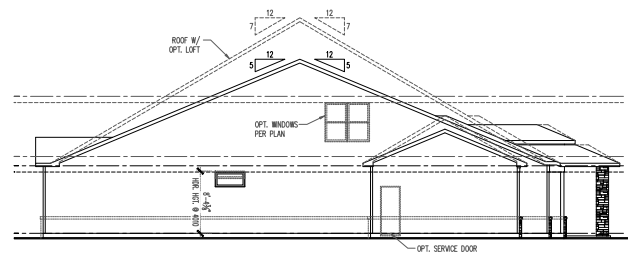
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PRINTED November 2, 2017 / Manual View / A3-PR2M 3FS.11086

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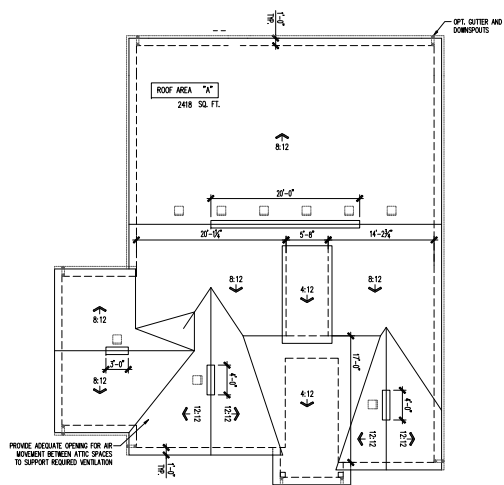


Elevation PR2M w/ Masonry - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

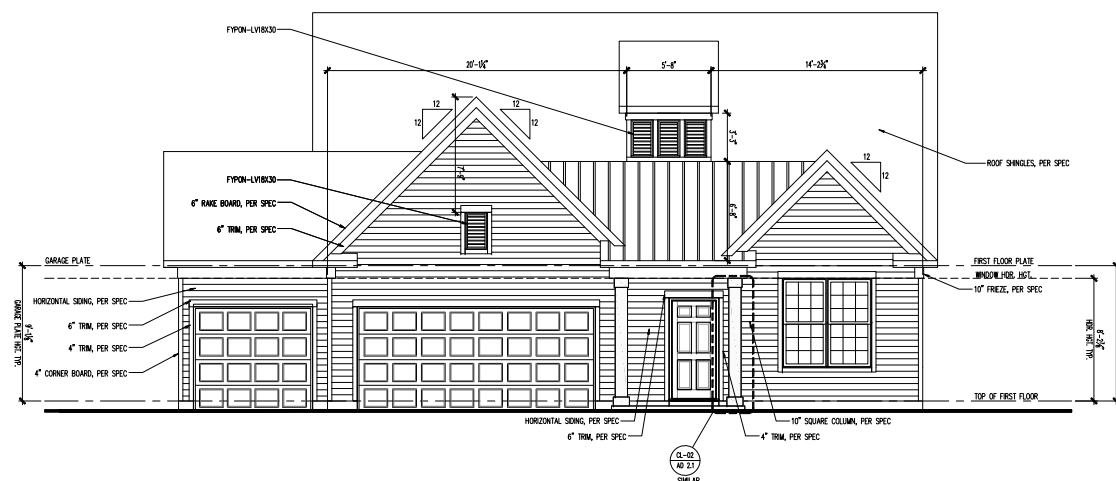
PRODUCT MANAGER	
INITIAL RELEASE	DATE: 06/07/2013
REV#	DATE/DESCRIPTION
1	03/07/2014
2	10/20/2015
3	10/20/2015
4	10/20/2015
5	10/20/2015
6	10/20/2015
7	10/20/2015
8	10/20/2015
9	10/20/2015
10	10/20/2015

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Ascend
REV#	1992.300
SHEET	A3-PR2M
3FS.11	

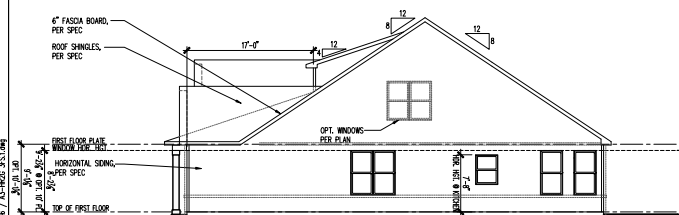
MASONRY PERCENTAGE ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	409.74	100
TOTAL=	409.74	100
MASONRY % =		0



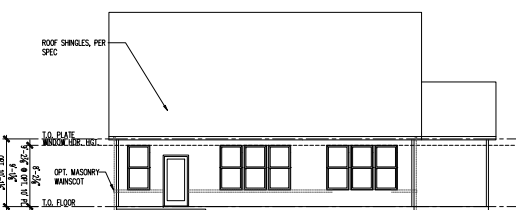
ROOF PLAN
SCALE: 1/8" = 1'-0"



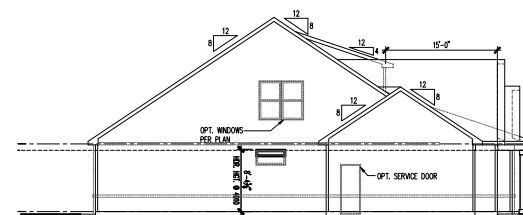
FRONT ELEVATION
SCALE: $1/4" = 1'-0"$



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

1001

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation HR2G - Slab

3 Car Front Entry

PRODUCT MANAGER	

INITIAL RELEASE	
DATE:	
REV#	DATE/DESCRIPTION
△	03/07/2014
	FIELD REDLINES
△	09/04/2014
	PLAN REVISIONS
△	11/03/2014
	REVISIONS LOG
△	10/31/2015
	TB REDLINES
△	.
△	.
△	.

PROJECT TYPE
Single Family

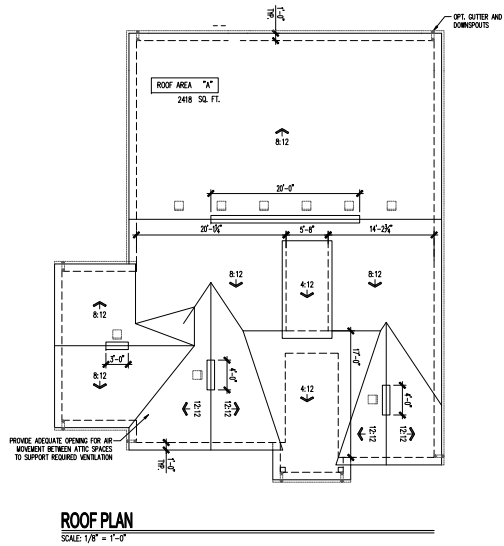
SPECIFICATION LEVEL

PLAN NAME	Abbeyville
NPC CHILD NUMBER	1559.300

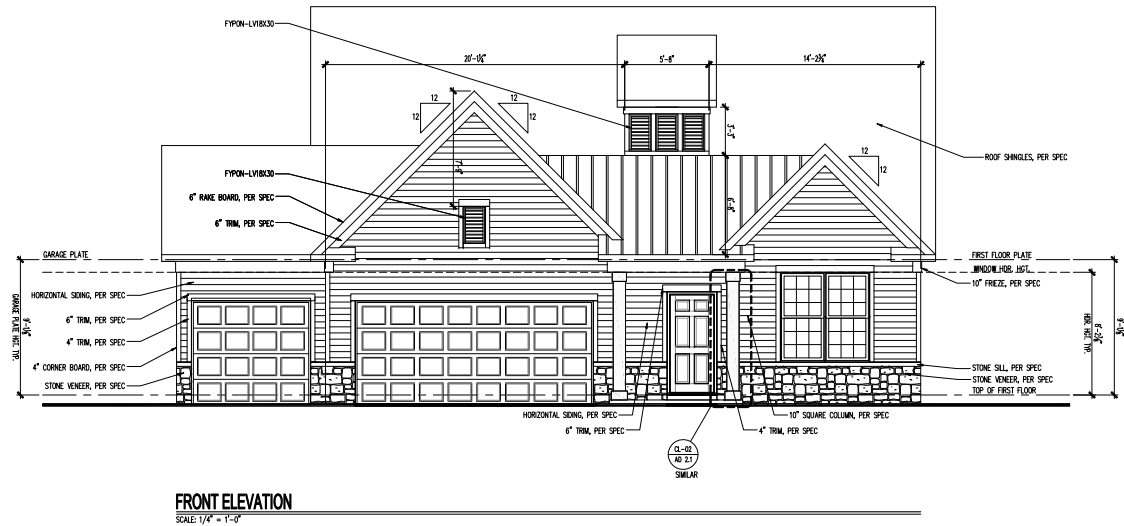
SHEET
A3-HR2G
3FS.1

ATTIC VENT SCHEDULE									
ELEVATION WINGS									
WING TYPE	NO. OF VENTS	VENT SIZE (SQ. FT.)	VENT TYPE	VENT AREA (SQ. FT.)	VENT TYPE	VENT AREA (SQ. FT.)	VENT TYPE	VENT AREA (SQ. FT.)	VENT TYPE
WING 1	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 2	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 3	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 4	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 5	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 6	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 7	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 8	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 9	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 10	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 11	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 12	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 13	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 14	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 15	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 16	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 17	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 18	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 19	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 20	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 21	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 22	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 23	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 24	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 25	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 26	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 27	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 28	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 29	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 30	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 31	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 32	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 33	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 34	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 35	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 36	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 37	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 38	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 39	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 40	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 41	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 42	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 43	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 44	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 45	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 46	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 47	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 48	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 49	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 50	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 51	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 52	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 53	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 54	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 55	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 56	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 57	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 58	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 59	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 60	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 61	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 62	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 63	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 64	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 65	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 66	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 67	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 68	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 69	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 70	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 71	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 72	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 73	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 74	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 75	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 76	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 77	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 78	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 79	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 80	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 81	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 82	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 83	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 84	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 85	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 86	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 87	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 88	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 89	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 90	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 91	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 92	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 93	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 94	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 95	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 96	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 97	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 98	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 99	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WING 100	1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

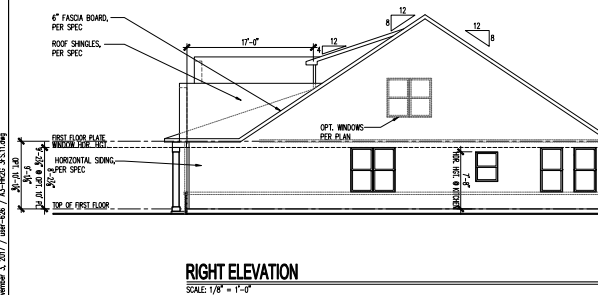
MASONRY PERCENTAGE		
ELEVATION	HR2G	
MATERIALS	S.F.	%
MASONRY	63.93	15
NON-MASONRY	358.99	85
TOTAL	422.92	100
MASONRY % = 15		



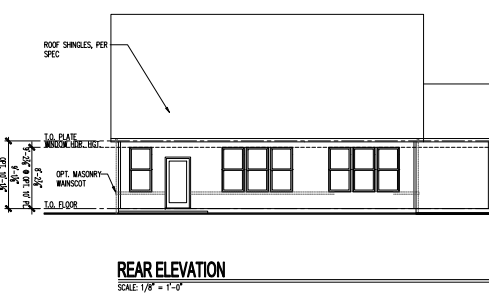
ROOF PLAN
SCALE: 1/8" = 1'-0"



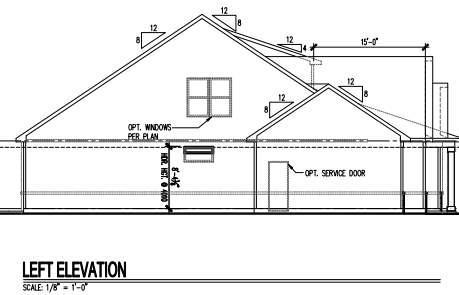
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation HR2G w/ Masonry - Slab
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
INITIAL RELEASE	
DATE: _____	
REV#	DATE/DESCRIPTION
△	03/07/2014
	FIELD REDLINES
△	09/04/2014
	PLAN REVISIONS
△	11/03/2014
	REVISIONS LOG
△	10/31/2015
	TB REDLINES
△	_____

△	_____

△	_____

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	349.56	100
TOTAL=	349.56	100
MASONRY % =		0



SHEET
A3-CR2G
3FS.1



1000



3 Car Front Entry

PRODUCT MANAGER	

INITIAL RELEASE	
DATE:	
REV#	DATE/DESCRIPTION
△	03/07/2014
	FIELD REDLINES
△	08/04/2014
	PLAN REVISIONS
△	11/03/2014
	REVISIONS LOG
△	10/31/2015
	TB REDLINES
△	.
	.
△	.
	.
△	.
	.

PROJECT TYPE
Single Family

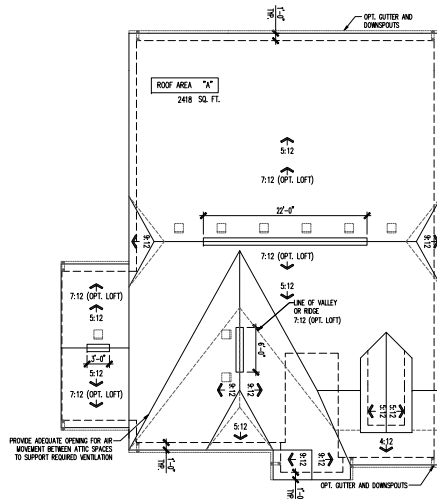
SPECIFICATION LEVEL

PLAN NAME	Abbeyville
NPC CHILD NUMBER	1559.300

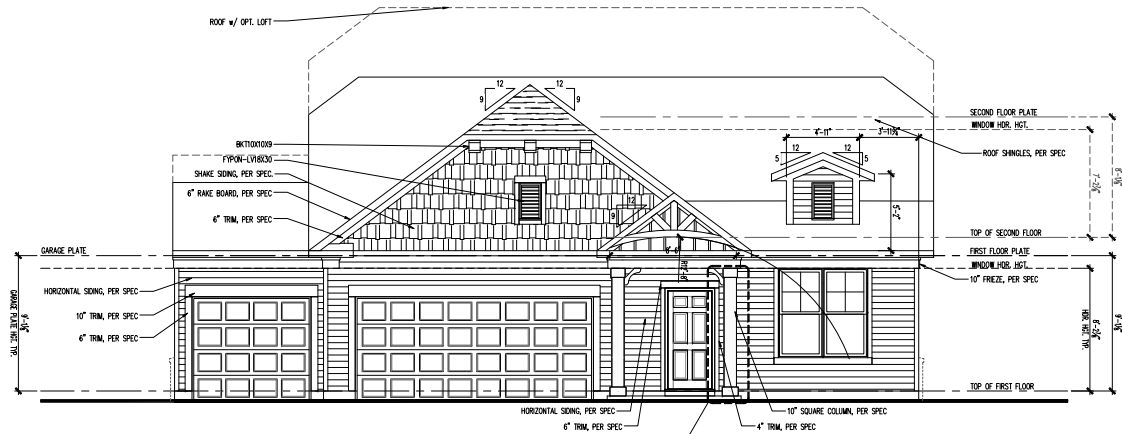
SHEET
A3-CR2G
3FS.11

ATTIC VENT SCHEDULE									
ELEVATION EC2G									
ROOF AREA "A"	SQ. FT.	2418	AT / FLOOR ROOF	AT / FLOOR ROOF	AT / FLOOR ROOF	AT / FLOOR ROOF	AT / FLOOR ROOF	AT / FLOOR ROOF	AT / FLOOR ROOF
VENT TYPE	NO. OF VENTS	AREA	PER LINEAL FOOT	PER LINEAL FOOT	PER LINEAL FOOT	PER LINEAL FOOT	PER LINEAL FOOT	PER LINEAL FOOT	PER LINEAL FOOT
1/2" DIA.	100	100	100	100	100	100	100	100	100
1/4" DIA.	100	100	100	100	100	100	100	100	100
TOTAL VENT	200	200	200	200	200	200	200	200	200
TOTAL AREA	2418	2418	2418	2418	2418	2418	2418	2418	2418
PERCENTAGE	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3
TOTAL AREA	2418	2418	2418	2418	2418	2418	2418	2418	2418
PERCENTAGE	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3

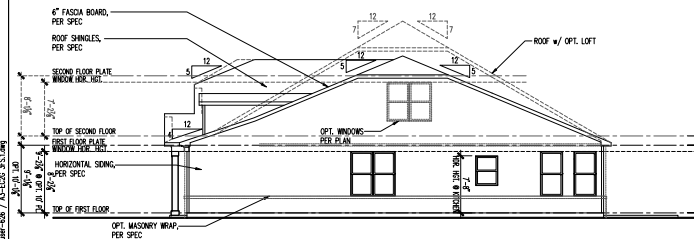
MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	397.00	100
TOTAL	397.00	100
MASONRY % = 0		



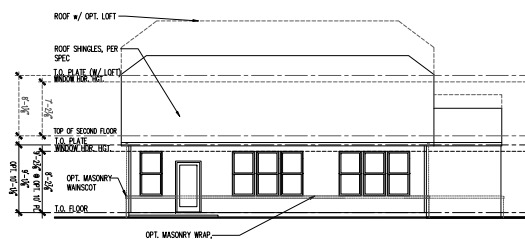
ROOF PLAN
SCALE: 1/8" = 1'-0"



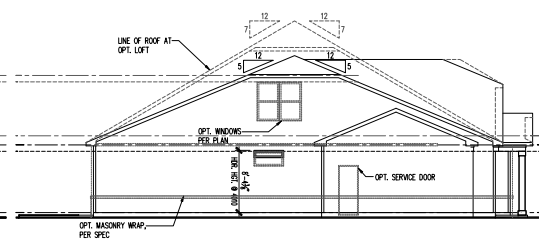
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation EC2G - Slab
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	
DATE	DATE
REV#	DATE/DESCRIPTION
1	03/07/2014
2	09/04/2014
3	11/03/2014
4	10/20/2015
5	TO REDLINES

PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Abbeyville
HPV GOLD NUMBER	1599.300
SHEET	A3-EC2G
	3RS.1

CONFIDENTIAL NOVEMBER 3, 2017 / USER-026 / AS-E226 JFS.11.01ng
NO-01.11.20



PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

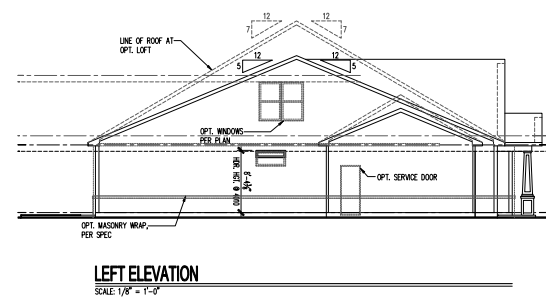
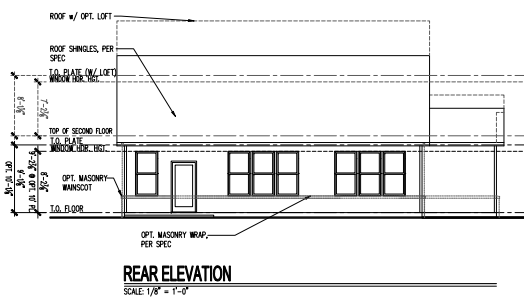
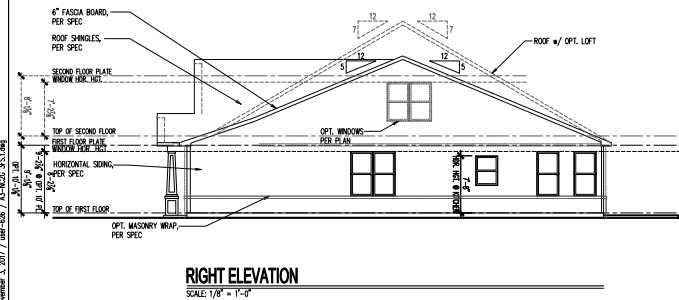
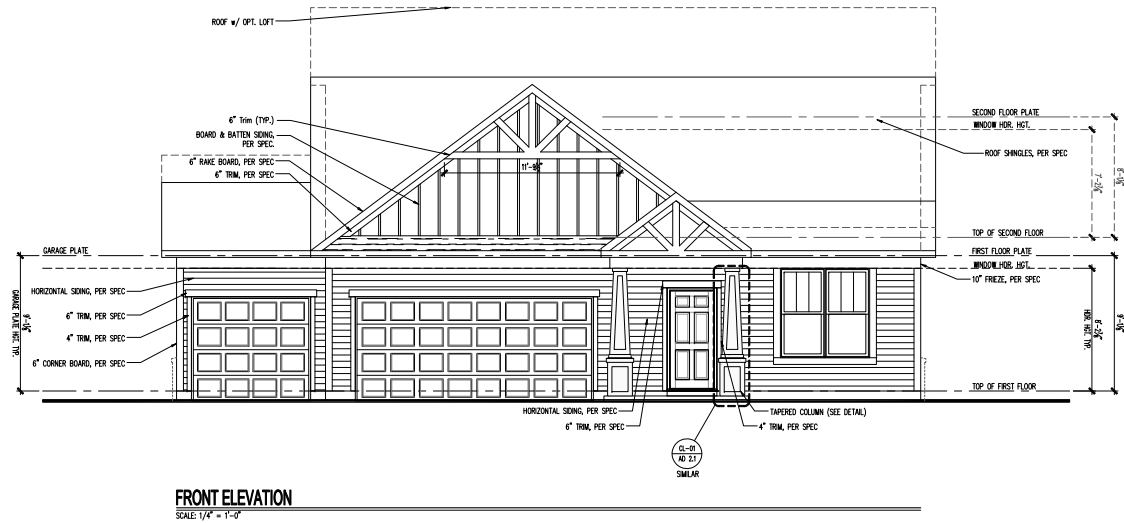
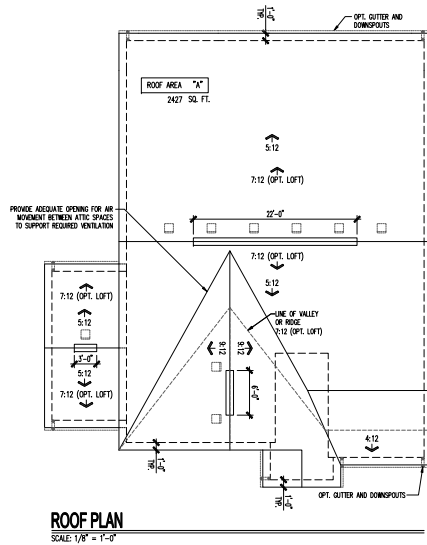
PLAN NAME
Abbeyville

NPC CHILD NUMBER
1559.300

SHEET
**A3-EC2G
3FS.11**

ATTIC VENT SCHEDULE									
ELEVATION NOTES									
ROOF AREA "A"	SQ. FT.	2017	2018	2019	2020	2021	2022	2023	2024
1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
5000	5000	5000	5000	5000	5000	5000	5000	5000	5000
6000	6000	6000	6000	6000	6000	6000	6000	6000	6000
7000	7000	7000	7000	7000	7000	7000	7000	7000	7000
8000	8000	8000	8000	8000	8000	8000	8000	8000	8000
9000	9000	9000	9000	9000	9000	9000	9000	9000	9000
10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
11000	11000	11000	11000	11000	11000	11000	11000	11000	11000
12000	12000	12000	12000	12000	12000	12000	12000	12000	12000
13000	13000	13000	13000	13000	13000	13000	13000	13000	13000
14000	14000	14000	14000	14000	14000	14000	14000	14000	14000
15000	15000	15000	15000	15000	15000	15000	15000	15000	15000
16000	16000	16000	16000	16000	16000	16000	16000	16000	16000
17000	17000	17000	17000	17000	17000	17000	17000	17000	17000
18000	18000	18000	18000	18000	18000	18000	18000	18000	18000
19000	19000	19000	19000	19000	19000	19000	19000	19000	19000
20000	20000	20000	20000	20000	20000	20000	20000	20000	20000

MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	365.81	100
TOTAL	365.81	100
MASONRY % = 0		



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173

Elevation NC2G - Slab
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER
INITIAL RELEASE
DATE
REV# DATE/DESCRIPTION
03/07/2014
FIELD REVISIONS
09/04/2014
PLAN REVISIONS
11/03/2014
REVISIONS LOG
10/20/2015
TO REVISIONS

PROJECT TYPE
Single Family

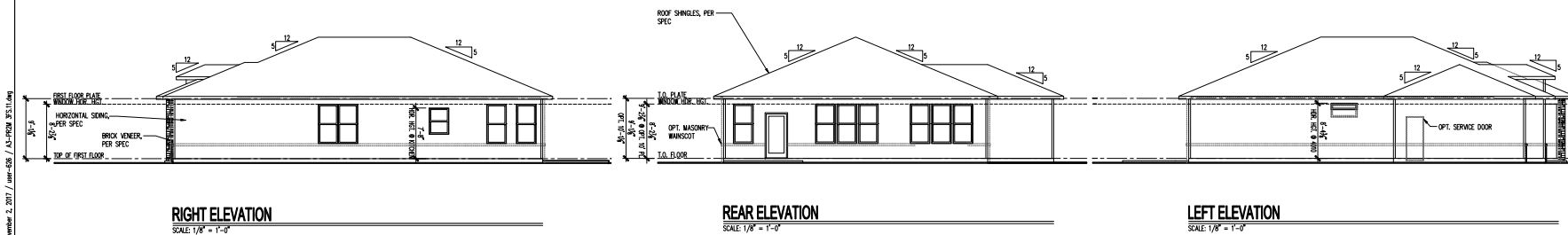
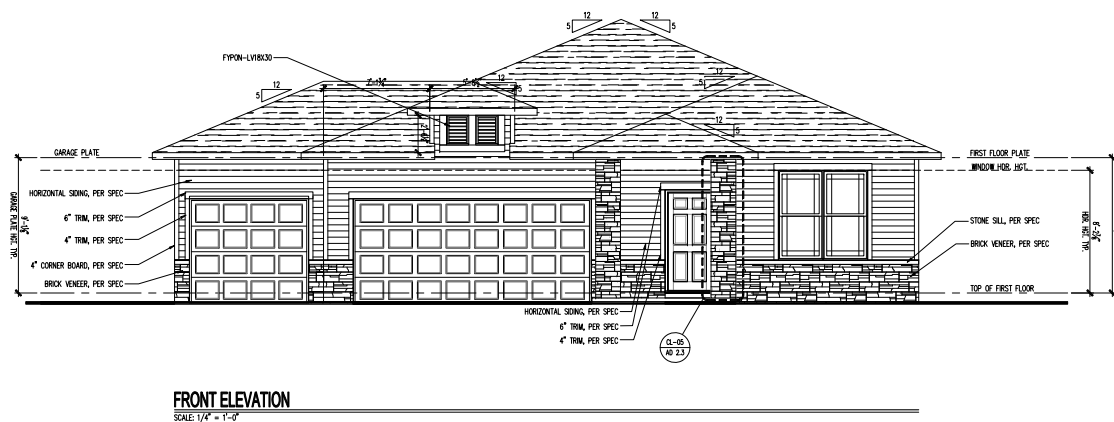
SPECIFICATION LEVEL

PLAN NAME
Abbeyville
HPS GOLD NUMBER
1599.300

SHEET
A3-NC2G
3RS.1

ATTIC VENT SCHEDULE									
ELEVATION FROM									
ROOF AREA "A"	SQ. FT.	2013	AT / NEAR ROOF	ROOF AREA	2013	AT / NEAR ROOF	ROOF AREA	2013	AT / NEAR ROOF
TYPE	NO.	AREA	PERCENT	TYPE	NO.	AREA	PERCENT	TYPE	NO.
1	1	1.00	100.00	2	1	1.00	100.00	3	1
4	1	1.00	100.00	5	1	1.00	100.00	6	1
7	1	1.00	100.00	8	1	1.00	100.00	9	1
10	1	1.00	100.00	11	1	1.00	100.00	12	1
13	1	1.00	100.00	14	1	1.00	100.00	15	1
16	1	1.00	100.00	17	1	1.00	100.00	18	1
20	1	1.00	100.00	21	1	1.00	100.00	22	1
24	1	1.00	100.00	25	1	1.00	100.00	26	1
28	1	1.00	100.00	29	1	1.00	100.00	30	1
32	1	1.00	100.00	33	1	1.00	100.00	34	1
36	1	1.00	100.00	37	1	1.00	100.00	38	1
40	1	1.00	100.00	41	1	1.00	100.00	42	1
44	1	1.00	100.00	45	1	1.00	100.00	46	1
48	1	1.00	100.00	49	1	1.00	100.00	50	1
52	1	1.00	100.00	53	1	1.00	100.00	54	1
56	1	1.00	100.00	57	1	1.00	100.00	58	1
60	1	1.00	100.00	61	1	1.00	100.00	62	1
64	1	1.00	100.00	65	1	1.00	100.00	66	1
68	1	1.00	100.00	69	1	1.00	100.00	70	1
72	1	1.00	100.00	73	1	1.00	100.00	74	1
76	1	1.00	100.00	77	1	1.00	100.00	78	1
80	1	1.00	100.00	81	1	1.00	100.00	82	1
84	1	1.00	100.00	85	1	1.00	100.00	86	1
88	1	1.00	100.00	89	1	1.00	100.00	90	1
92	1	1.00	100.00	93	1	1.00	100.00	94	1
96	1	1.00	100.00	97	1	1.00	100.00	98	1
100	1	1.00	100.00	101	1	1.00	100.00	102	1
104	1	1.00	100.00	105	1	1.00	100.00	106	1
108	1	1.00	100.00	109	1	1.00	100.00	110	1
112	1	1.00	100.00	113	1	1.00	100.00	114	1
116	1	1.00	100.00	117	1	1.00	100.00	118	1
120	1	1.00	100.00	121	1	1.00	100.00	122	1
124	1	1.00	100.00	125	1	1.00	100.00	126	1
128	1	1.00	100.00	129	1	1.00	100.00	130	1
132	1	1.00	100.00	133	1	1.00	100.00	134	1
136	1	1.00	100.00	137	1	1.00	100.00	138	1
140	1	1.00	100.00	141	1	1.00	100.00	142	1
144	1	1.00	100.00	145	1	1.00	100.00	146	1
148	1	1.00	100.00	149	1	1.00	100.00	150	1
152	1	1.00	100.00	153	1	1.00	100.00	154	1
156	1	1.00	100.00	157	1	1.00	100.00	158	1
160	1	1.00	100.00	161	1	1.00	100.00	162	1
164	1	1.00	100.00	165	1	1.00	100.00	166	1
168	1	1.00	100.00	169	1	1.00	100.00	170	1
172	1	1.00	100.00	173	1	1.00	100.00	174	1
176	1	1.00	100.00	177	1	1.00	100.00	178	1
180	1	1.00	100.00	181	1	1.00	100.00	182	1
184	1	1.00	100.00	185	1	1.00	100.00	186	1
188	1	1.00	100.00	189	1	1.00	100.00	190	1
192	1	1.00	100.00	193	1	1.00	100.00	194	1
196	1	1.00	100.00	197	1	1.00	100.00	198	1
200	1	1.00	100.00	201	1	1.00	100.00	202	1
204	1	1.00	100.00	205	1	1.00	100.00	206	1
208	1	1.00	100.00	209	1	1.00	100.00	210	1
212	1	1.00	100.00	213	1	1.00	100.00	214	1
216	1	1.00	100.00	217	1	1.00	100.00	218	1
220	1	1.00	100.00	221	1	1.00	100.00	222	1
224	1	1.00	100.00	225	1	1.00	100.00	226	1
228	1	1.00	100.00	229	1	1.00	100.00	230	1
232	1	1.00	100.00	233	1	1.00	100.00	234	1
236	1	1.00	100.00	237	1	1.00	100.00	238	1
240	1	1.00	100.00	241	1	1.00	100.00	242	1
244	1	1.00	100.00	245	1	1.00	100.00	246	1
248	1	1.00	100.00	249	1	1.00	100.00	250	1
252	1	1.00	100.00	253	1	1.00	100.00	254	1
256	1	1.00	100.00	257	1	1.00	100.00	258	1
260	1	1.00	100.00	261	1	1.00	100.00	262	1
264	1	1.00	100.00	265	1	1.00	100.00	266	1
268	1	1.00	100.00	269	1	1.00	100.00	270	1
272	1	1.00	100.00	273	1	1.00	100.00	274	1
276	1	1.00	100.00	277	1	1.00	100.00	278	1
280	1	1.00	100.00	281	1	1.00	100.00	282	1
284	1	1.00	100.00	285	1	1.00	100.00	286	1
288	1	1.00	100.00	289	1	1.00	100.00	290	1
292	1	1.00	100.00	293	1	1.00	100.00	294	1
296	1	1.00	100.00	297	1	1.00	100.00	298	1
300	1	1.00	100.00	301	1	1.00	100.00	302	1
304	1	1.00	100.00	305	1	1.00	100.00	306	1
308	1	1.00	100.00	309	1	1.00	100.00	310	1
312	1	1.00	100.00	313	1	1.00	100.00	314	1
316	1	1.00	100.00	317	1	1.00	100.00	318	1
320	1	1.00	100.00	321	1	1.00	100.00	322	1
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332	1	1.00	100.00	333	1	1.00	100.00	334	1
336	1	1.00	100.00	337	1	1.00	100.00	338	1
340	1	1.00	100.00	341	1	1.00	100.00	342	1
344	1	1.00	100.00	345	1	1.00	100.00	346	1
348	1	1.00	100.00	349	1	1.00	100.00	350	1
352	1	1.00	100.00	353	1	1.00	100.00	354	1
356	1	1.00	100.00	357	1	1.00	100.00	358	1
360	1	1.00	100.00	361	1	1.00	100.00	362	1
364	1	1.00	100.00	365	1	1.00	100.00	366	1
368	1	1.00	100.00	369	1	1.00	100.00	370	1
372	1	1.00	100.00	373	1	1.00	100.00	374	1
376	1	1.00	100.00	377	1	1.00	100.00	378	1
380	1	1.00	100.00	381	1	1.00	100.00	382	1
384	1	1.00	100.00	385	1	1.00	100.00	386	1
388	1	1.00	100.00	389	1	1.00	100.00	390	1
392	1	1.00	100.00	393	1	1.00	100.00	394	1
396	1	1.00	100.00	397	1	1.00	100.00	398	1
400	1	1.00	100.00	401	1	1.00	100.00	402	1
404	1	1.00	100.00	405	1	1.00	100.00	406	1
408	1	1.00	100.00	409	1	1.00	100.00	410	1
412	1	1.00	100.00	413	1	1.00	100.00	414	1
416	1	1.00	100.00	417	1	1.00	100.00	418	1
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452	1	1.00	100.00	453	1	1.00	100.00	454	1
456	1	1.00	100.00	457	1	1.00	100.00	458	1
460	1	1.00	100.00	461	1	1.00	100.00	462	1
464	1	1.00	100.00	465	1	1.00	100.00	466	1
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472	1	1.00	100.00	473	1	1.00	100.00	474	1
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480	1	1.00	100.00	481	1	1.00	100.00	482	1
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500	1	1.00	100.00	501	1	1.00	100.00	502	1
504	1	1.00	100.00	505	1	1.00	100.00	506	1
508	1	1.00	100.00	509	1	1.00	100.00	510	1
512	1	1.00	100.00	513	1	1.00	100.00	514	1
516	1	1.00	100.00	517	1	1.00	100.00	518	1
520	1	1.00	100.00	521	1	1.00	100.00	522	1
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536	1	1.00	100.00	537	1	1.00	100.00	538	1
540	1	1.00	100.00	541	1	1.00	100.00	542	1
544	1	1							

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	86.74	33
NON-MASONRY	177.54	67
TOTAL=	264.28	100
MASONRY % =		33



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation PR2M w/ Masonry - Slab
 & Car Front Entry
 Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	

INITIAL RELEASE	
DATE:	
REV#	DATE/DESCRIPTION
△	03/07/2014
	FIELD REDLINES
△	09/04/2014
	PLAN REVISIONS
△	11/03/2014
	REVISIONS LOG
△	10/31/2015
	TB REDLINES
△	
△	
△	

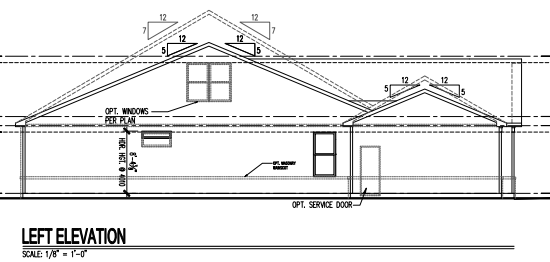
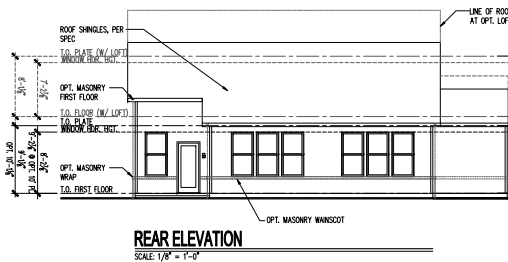
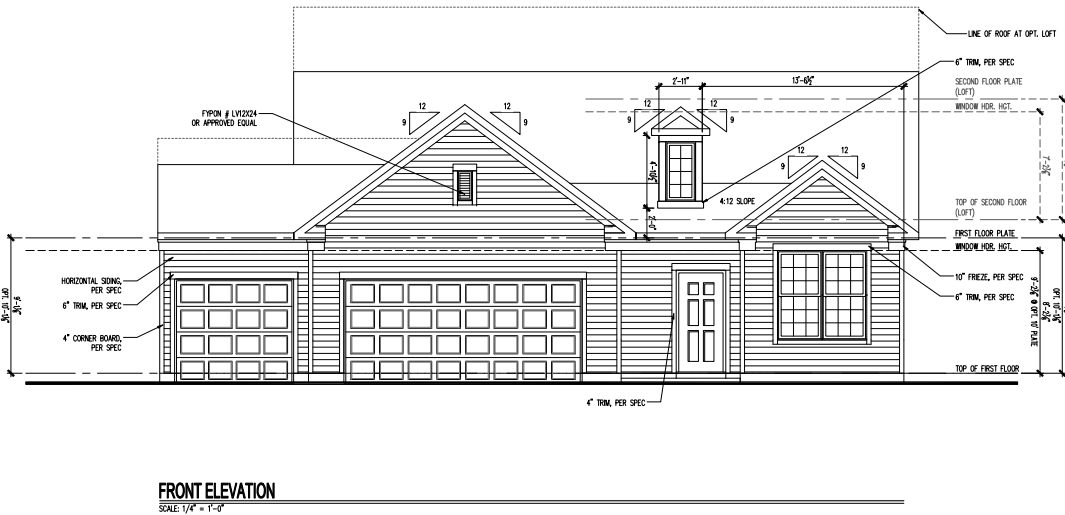
PROJECT TYPE
Single Family

SPECIFICATION LEVEL	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
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99	100

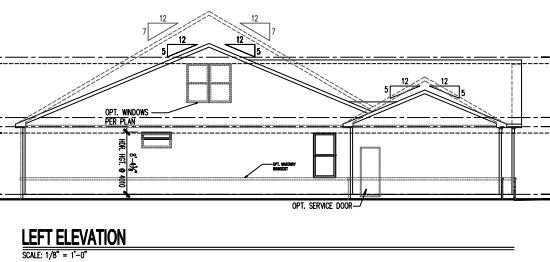
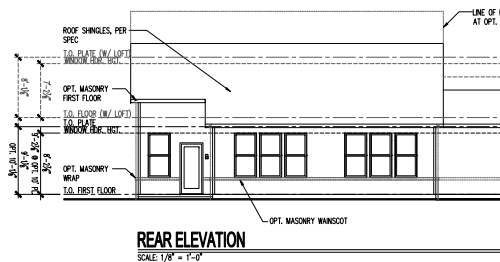
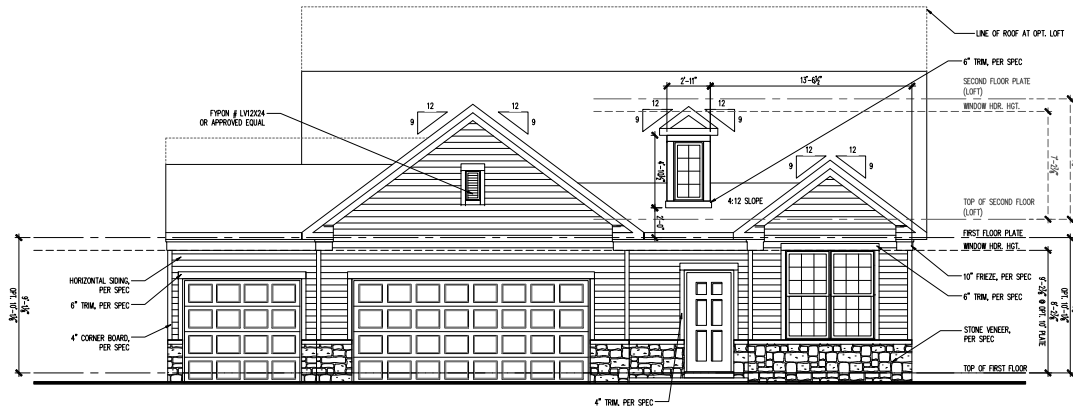
PLAN NAME
Abbeyville
NPC CHILD NUMBER
1559.300

SHEET
A3-PR2M
3FS.11

MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	365.14	100
TOTAL=	365.14	100
MASONRY % =		0



MASONRY PERCENTAGE ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	64.32	17
NON-MASONRY	314.38	83
TOTAL=	378.70	100
MASONRY % =		17



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation HRCG w/ Masonry - Slab
 3 Car Front Entry
 Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCT MANAGER RICK STARKEY	
INITIAL RELEASE 06/07/2013	
REV#	DATE/DESCRIPTION
△	11/06/2013 FIELD COMMENTS
△	03/07/2014 FIELD REDLINES
△	05/28/14 FIELD REDLINES
△	08/04/2014 PLAN REVISIONS
△	10/31/2015 TB REDLINES
△	.
△	.

PROJECT TYPE
Single Family

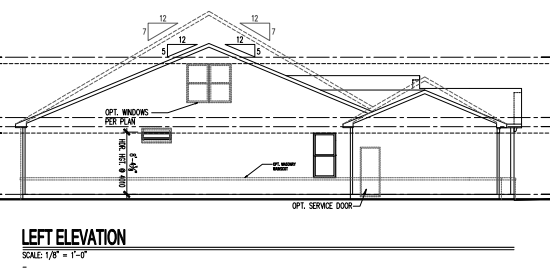
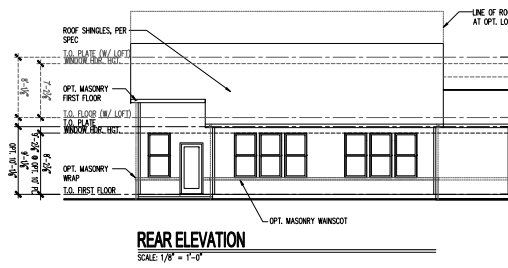
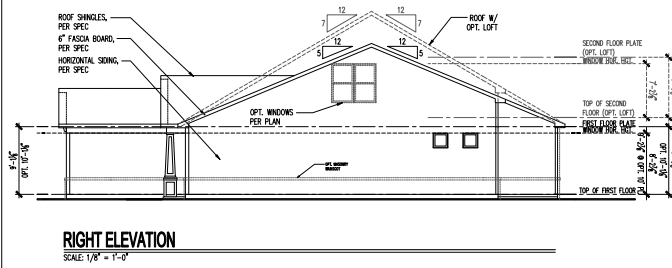
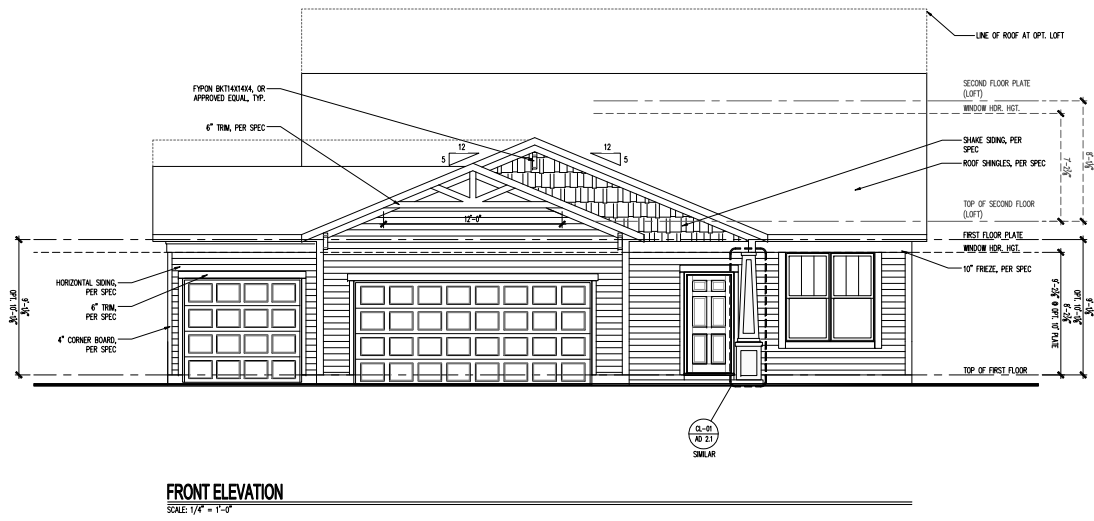
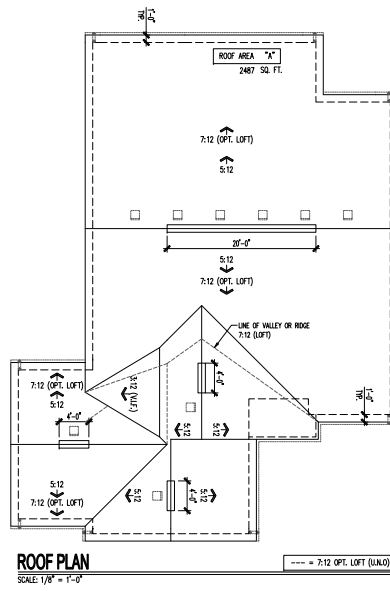
SPECIFICATION LEVEL

PLAN NAME	Castle Rock
NPC CHILD NUMBER	1560.300

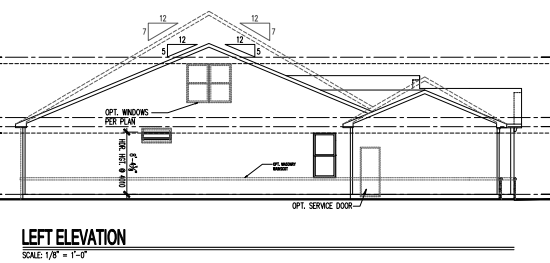
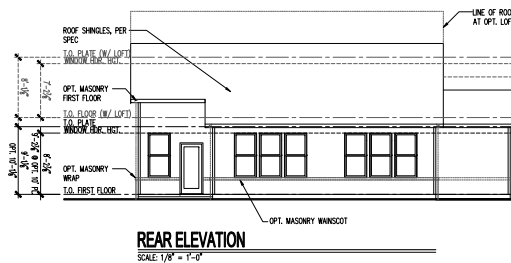
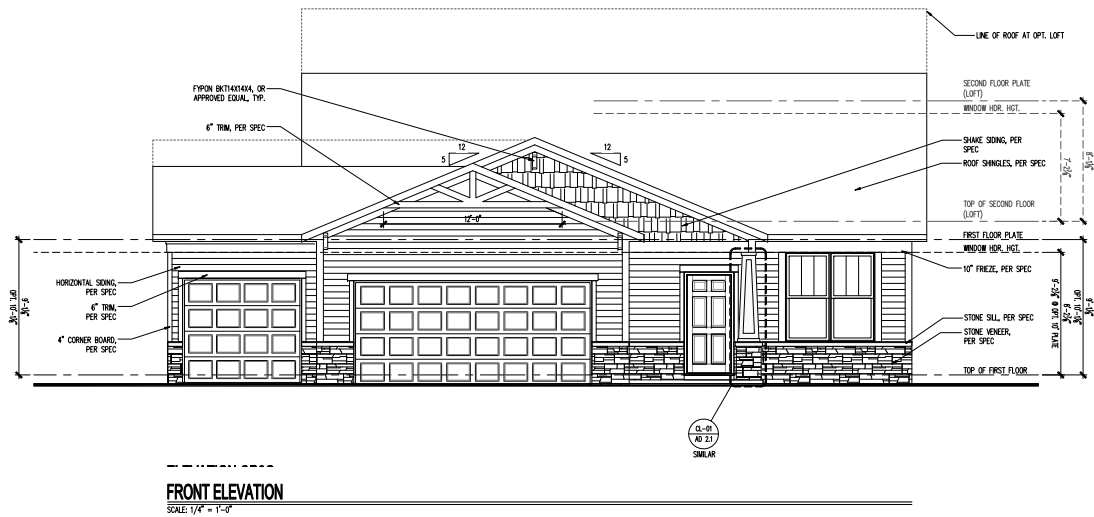
SHEET
A3-HR2G
3FS.11

ATTIC VENT SCHEDULE									
VERIFICATION REQUIRED AND REPORT IS BASED ON FIVE VENT VALUES AND DOES NOT TAKE INTO ACCOUNT OTHER FACTORS									
** CONSIDER THE FOLLOWING VENTILATION REQUIREMENTS FOR ROOF VENTING: 1. VENTING SHALL BE PROVIDED FOR EVERY ROOM OR SPACE WITH A CEILING OR FLOOR FINISH. 2. VENTING SHALL BE PROVIDED FOR EVERY ROOM OR SPACE WITH A CEILING OR FLOOR FINISH. 3. VENTING SHALL BE PROVIDED FOR EVERY ROOM OR SPACE WITH A CEILING OR FLOOR FINISH.									
ELEVATION CR2G									
ROOF AREA "A"	SQ. FT. REQUIRED	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	AT / NEAR RIDGE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE
VENT TYPE				FOR LARGE	FOR SMALL	ROOF VENT	SAVE VENT	CONT. VENT	
				PER SPEC	PER SPEC	PER SPEC	PER SPEC	PER SPEC	
VENT TYPE	3.00	4.10	3.41	46.41	9	0			
AT RAVE	4.97	4.10	4.58	54.58			0	46.40	
TOTAL	8.29	8.29	8.40	100.00					
ROOF VENT	3.00	4.10	4.50	46.40	0	0	30.00		
AT RAVE	4.97	4.10	4.58	54.58				0	46.40
TOTAL	8.29	8.29	8.40	100.00					

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	329.25	100
TOTAL	329.25	100
MASONRY % = 0		

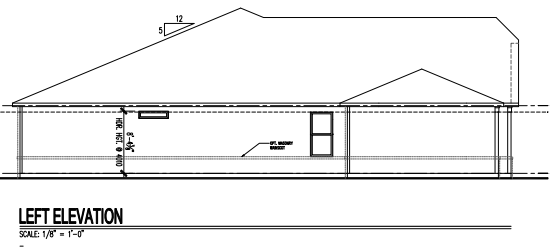
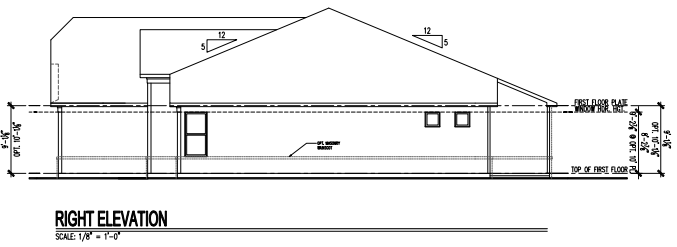
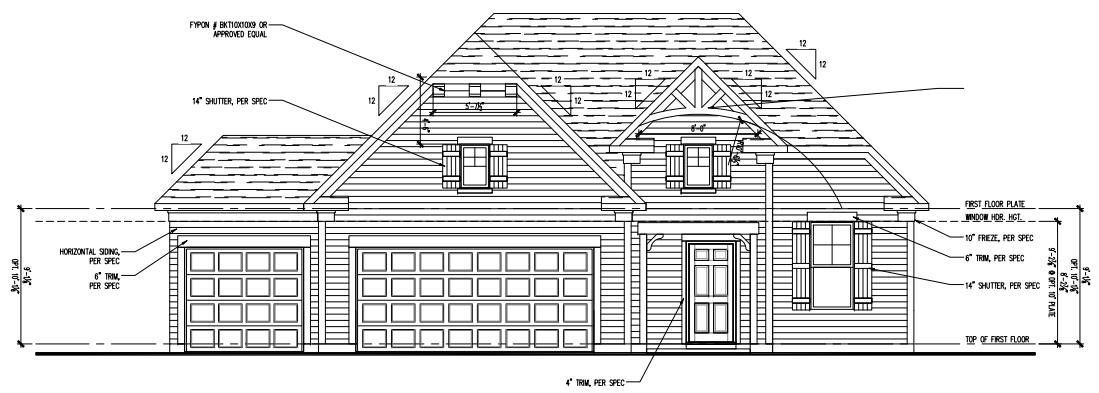
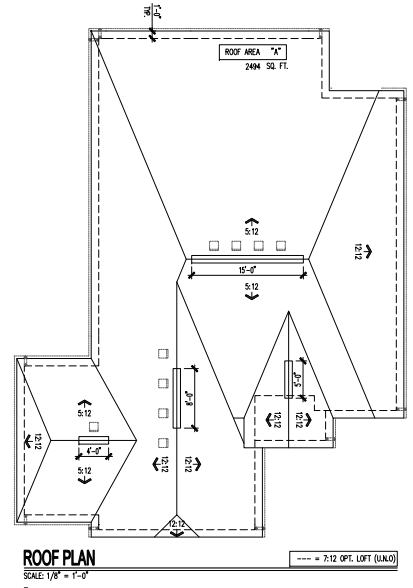


MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	70.76	21
NON-MASONRY	271.20	79
TOTAL=	341.96	100
MASONRY % =		21

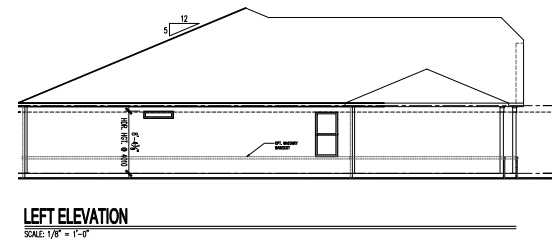
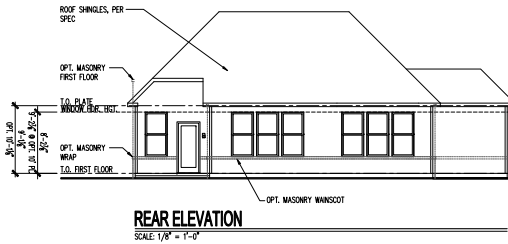
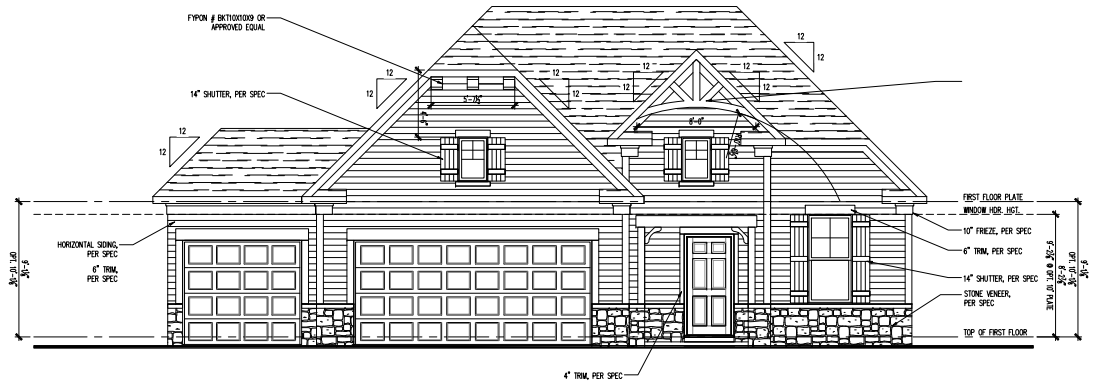


ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND REPORTED IS BASED ON FIVE YEAR WINDS AND ROOF VENT TYPE FROM WINDS IN THIS ZONE **CONSIDER THE FOLLOWING VENTILATION REQUIREMENTS FOR ROOF VENT TYPE FROM WINDS IN THIS ZONE **CONSIDER THE FOLLOWING VENTILATION REQUIREMENTS FOR ROOF VENT TYPE FROM WINDS IN THIS ZONE									
ELEVATION EC2G									
ROOF AREA "A"	SQ. FTG	2494	AT / NEAR RIDGE		AT / NEAR EAVE				
VENT TYPE	SQ. FT. REQUIRED SPACE	SQ. FT. SUPPLIED	FOR LARGE ROOF AREA	FOR SMALL ROOF AREA	ROOF VENT AREA	SAVE VENT AREA	CONT. VENT AREA		
VENT FOR VENTILATION	3.35	4.14	3.31	46.41	9	0			
AT EAVE	4.97	4.14	4.98	54.98			0		46.40
TOTAL	8.31	8.31	8.40	100.00					
ROOF VENT	3.35	4.14	4.00	46.40	0	0	35.00		
AT EAVE	4.97	4.14	4.98	54.98			0		46.40
TOTAL	8.31	8.31	8.98	100.00					

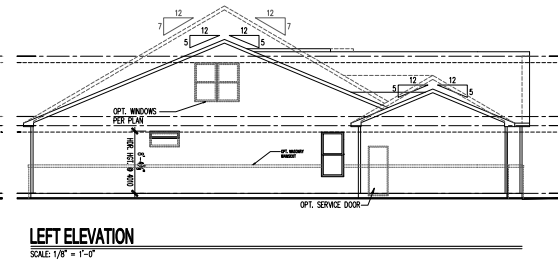
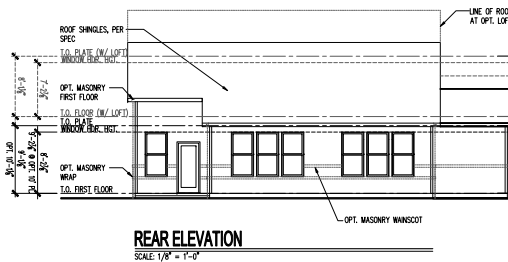
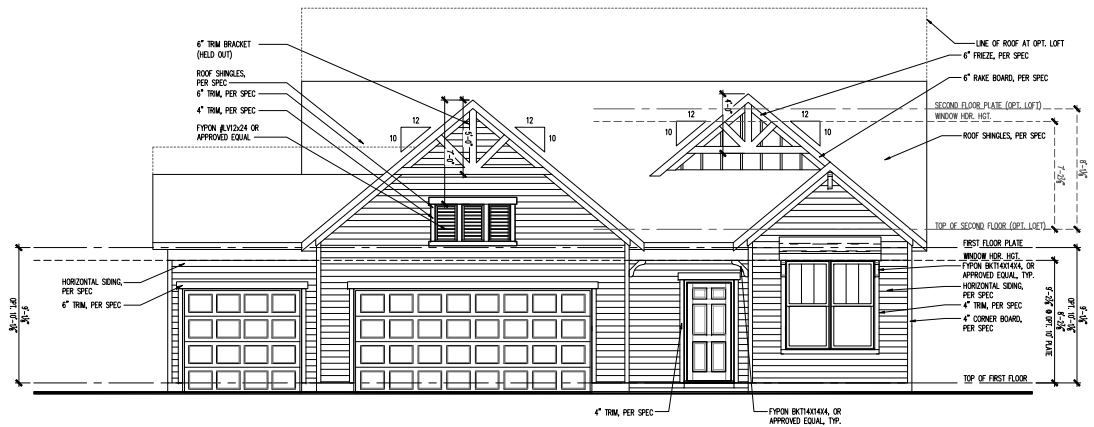
MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	458.50	100
TOTAL	458.50	100
MASONRY %	0	0



MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	64.64	14
NON-MASONRY	407.76	86
TOTAL=	472.40	100
MASONRY % =		14



MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	401.92	100
TOTAL =	401.92	100
MASONRY % =		0



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation HR2G - Slab
3 Car Front Entry
Front, Side and Rear Ele

PRODUCT MANAGER TRICK STARKEY	
INITIAL RELEASE 06/07/2013	
REV#	DATE/DESCRIPTION
△	11/06/2013 FIELD COMMENTS
△	03/07/2014 FIELD REDLINES
△	05/28/14 FIELD REDLINES
△	08/04/2014 PLAN REVISIONS
△	10/31/2015 TB REDLINES
△	.
△	.
△	.

PROJECT TYPE
Single Family

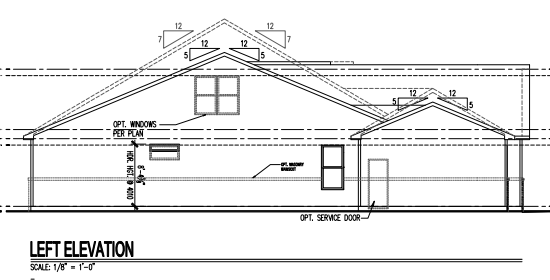
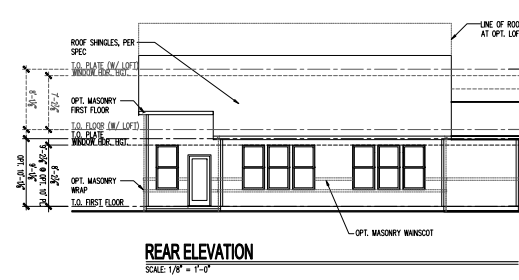
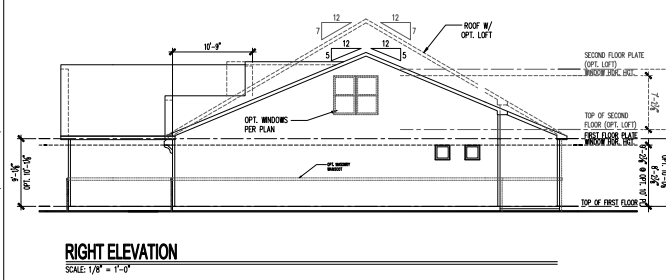
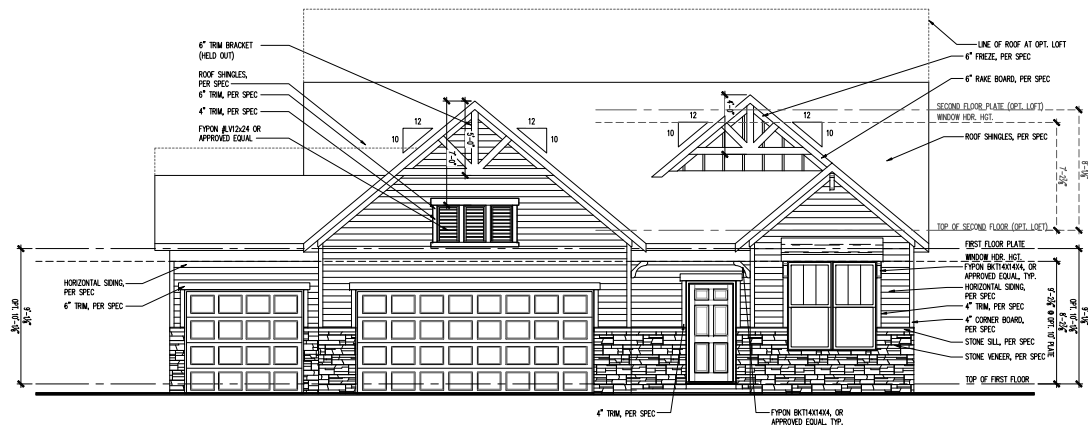
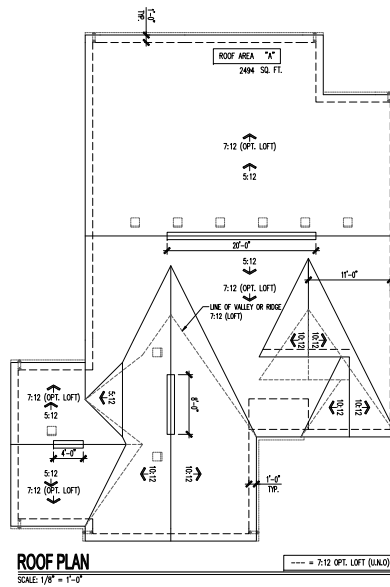
SPECIFICATION LEVEL
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PLAN NAME	Castle Rock
NPC CHILD NUMBER	1560.300

SHEET
A3-NC2G
3FS.1

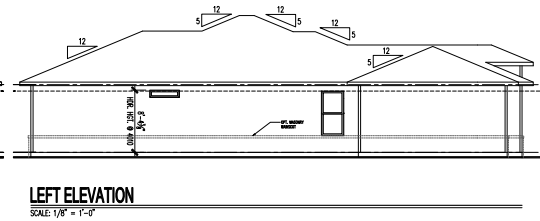
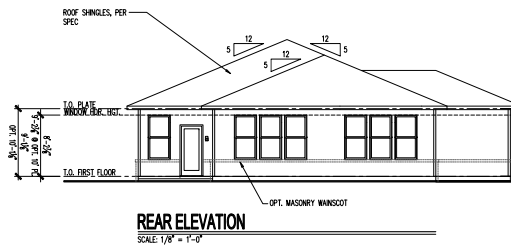
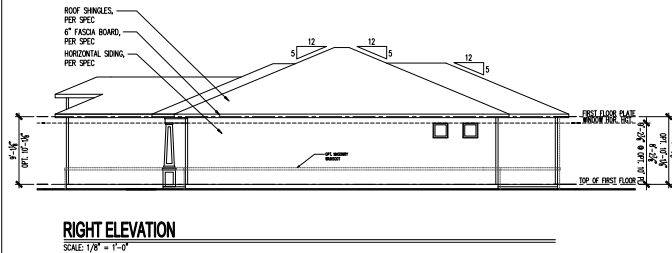
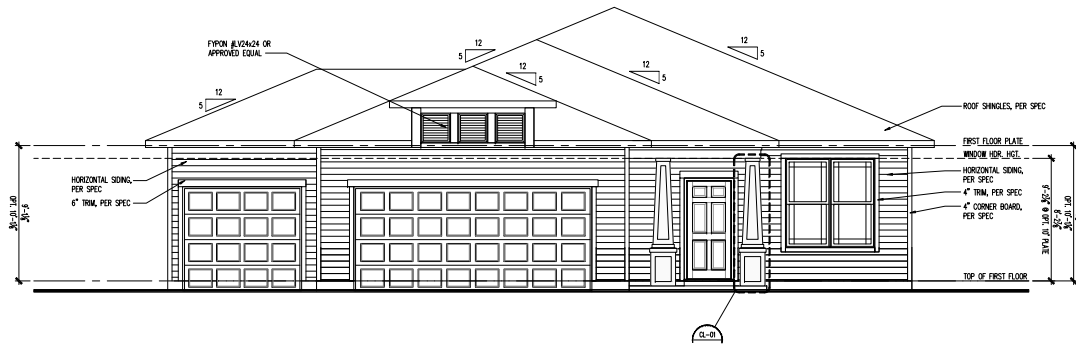
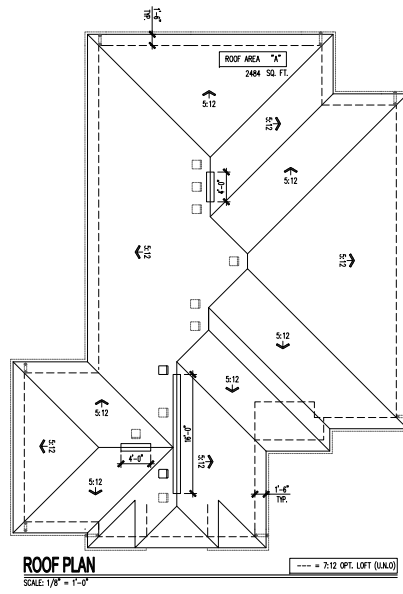
ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND REPORTED BASED ON FIVE MINUTE WIND SPEED AND ROOF VENT TYPE. WIND SPEED IN MPH. ROOF VENT TYPE: 1. GABLE END VENT, 2. RIDGE VENT, 3. DORMER VENT, 4. SKYLIGHT VENT, 5. SOLAR VENT, 6. SOLAR VENT WITH GLASS, 7. SOLAR VENT WITH GLASS AND INSULATION, 8. SOLAR VENT WITH GLASS AND INSULATION AND VENTILATION AT 10-15 MPH WIND SPEED, 9. SOLAR VENT WITH GLASS AND INSULATION AND VENTILATION AT 10-15 MPH WIND SPEED AND 10-15 MPH WIND SPEED AT 10-15 MPH WIND SPEED.									
ELEVATION NC2G									
ROOF AREA "A"	SQ. FT. REQUIRED	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	AT / NEAR RIDGE	AT / NEAR SAVE	AT / NEAR RIDGE	AT / NEAR SAVE	AT / NEAR RIDGE	AT / NEAR SAVE
VENT TYPE				FOR LARGE ROOF AREA	FOR SMALL ROOF AREA	ROOF VENT	SAVE VENT	ROOF VENT	SAVE VENT
AT RAKE	4.39	4.34	4.34	46.40	0	0	0	0	0
AT RAKE	4.39	4.34	4.34	46.40	0	0	0	0	0
TOTAL	8.78	8.68	100.00						
AT RAKE	4.39	4.34	4.34	46.40	0	0	0	0	0
AT RAKE	4.39	4.34	4.34	46.40	0	0	0	0	0
TOTAL	8.78	8.68	100.00						

MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	90.49	22
NON-MASONRY	354.51	78
TOTAL	445.00	100
MASONRY % = 22		

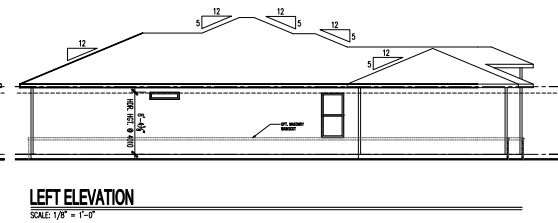
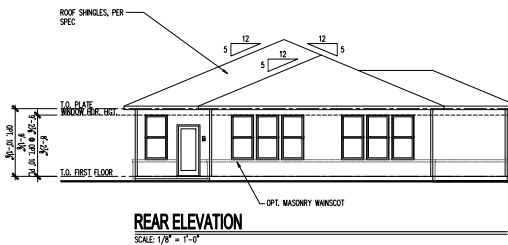
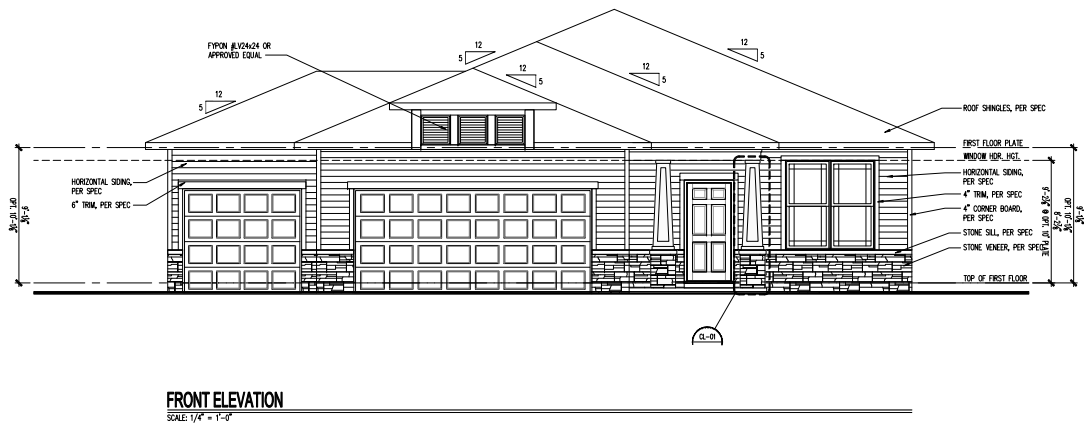


ATTIC VENT SCHEDULE									
VENTILATION REQUIRED AND REPORTED IS BASED ON FIVE VENTS AND ROOF VENT TYPE BROWN IN THIS SCHEDULE									
**CONDITIONS FOR VENTILATION ARE REPORTED FOR ROOFING TYPE 12/12 AND 12/12. VENTS ARE BASED ON 12/12 ROOFING TYPE 12/12									
**CONDITIONS FOR VENTILATION ARE REPORTED FOR ROOFING TYPE 12/12 AND 12/12. VENTS ARE BASED ON 12/12 ROOFING TYPE 12/12									
ELEVATION PR2M									
ROOF AREA "A"	SQ. FT. REQUIRED SPACE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	AT / NEAR RIDGE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE	AT / NEAR RAVE
VENT TYPE									
VENT TYPE	3.31	4.14	3.81	46.41	9	0			
AT RAVE	4.97	4.14	4.88	64.99			0		46.88
TOTAL	8.28	8.28	8.40	100.00					
ROOF VENT	3.31	4.14	3.81	46.41	5	0	36.00		
AT RAVE	4.97	4.14	4.88	64.99				0	46.88
TOTAL	8.28	8.28	8.40	100.00					

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	253.85	100
TOTAL	253.85	100
MASONRY %	0	



MASONRY PERCENTAGE ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	70.68	27
NON-MASONRY	188.18	73
TOTAL=	258.86	100
MASONRY % =		27



MASONRY PERCENTAGE ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	367.03	100
TOTAL=	367.03	100
MASONRY % =		0



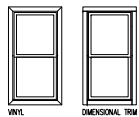
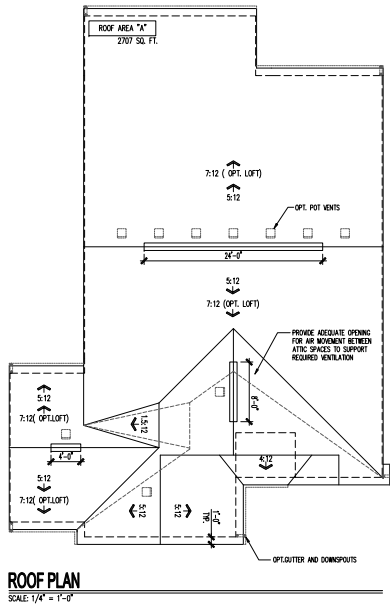
MASONRY PERCENTAGE		
ELEVATION HR2G		
MATERIALS	S.F.	%
MASONRY	65.88	17
NON-MASONRY	315.51	83
TOTAL=	381.39	100
MASONRY % =		17



SHEET
A3-HR2G
3FS.11

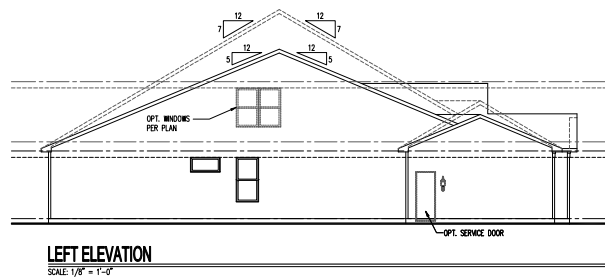
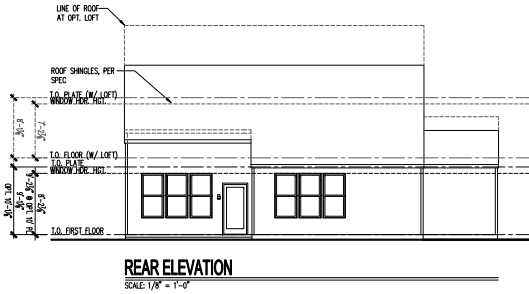
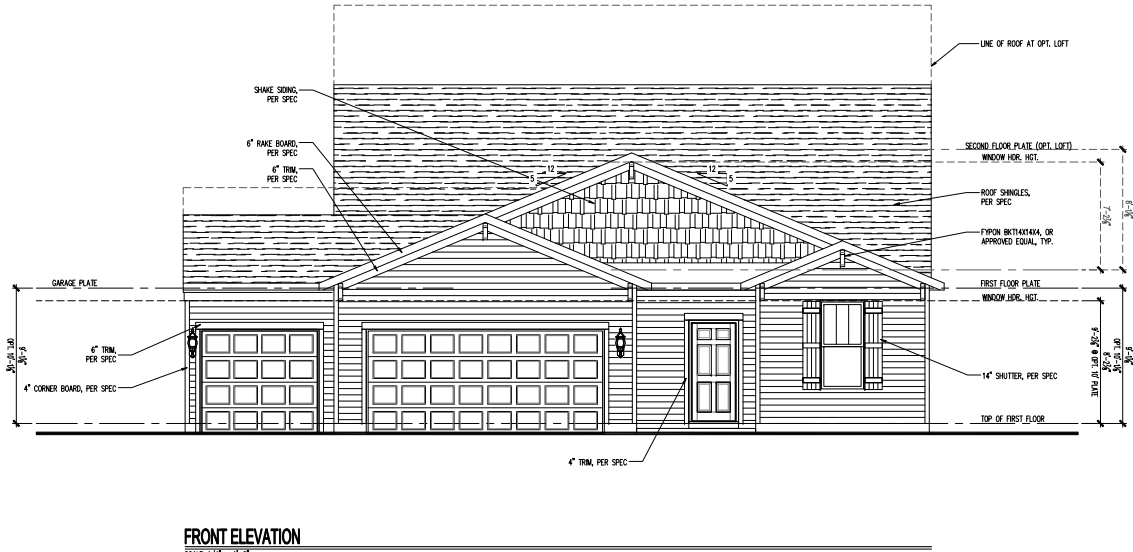
ATTIC VENT SCHEDULE									
ELEVATION CR2G									
ROOF AREA "A"	SQ. FT.	2707	AT / NEAR RIDGE	AT / NEAR EAVE					
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE RANGE	POT. SMALL RANGE	REQD. VENT RANGE	SAVE VENT RANGE	CORE VENT RANGE	
HEAVY VENT ONLY	8.41	4.81	4.34	48.34	10	0			
AT RISE	8.41	4.81	4.34	48.34			0	70.00	
TOTAL MIN	9.02	9.02	9.10	100.00					
HEAVY VENT ONLY	8.41	4.81	4.34	48.34	0	0	34.66		
AT RISE	8.41	4.81	4.34	48.34			0	70.00	
TOTAL MIN	9.02	9.02	9.34	100.00					

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	411.87	100
TOTAL	411.87	100
MASONRY % = 0		



OPT. WINDOW TRIM - PER COMMUNITY SPECS OR CUSTOMER SELECTIONS

SCALE: 1/4" = 1'-0"



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation CR2C - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	INITIAL RELEASE DATE
REV#	DATE/DESCRIPTION
△	
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

KEY NAME
Martin Ray
HWS FIELD NUMBER
1562-300

SHEET
A3-CR2G
3FS.1

MASONRY PERCENTAGE		
ELEVATION CR2G		
MATERIALS	S.F.	%
MASONRY	66.96	16
NON-MASONRY	360.36	84
TOTAL=	427.32	100
MASONRY % =		16



Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation CR2G w/ Mansory - Slab 6 Car Front Entry

[illegible]

PROJECT TYPE
Single Family

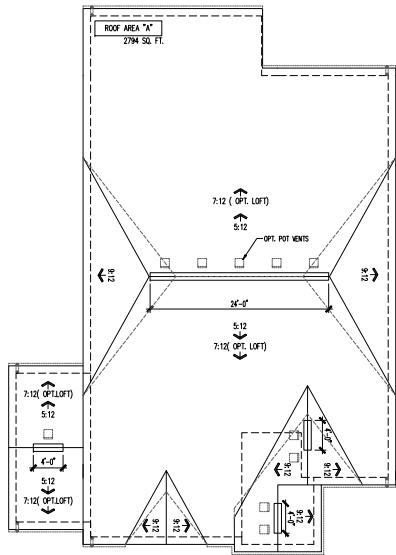
SPECIFICATION LEVEL	
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99	100

PLAN NAME	Martin Ray
NPC CHILD NUMBER	1562.300

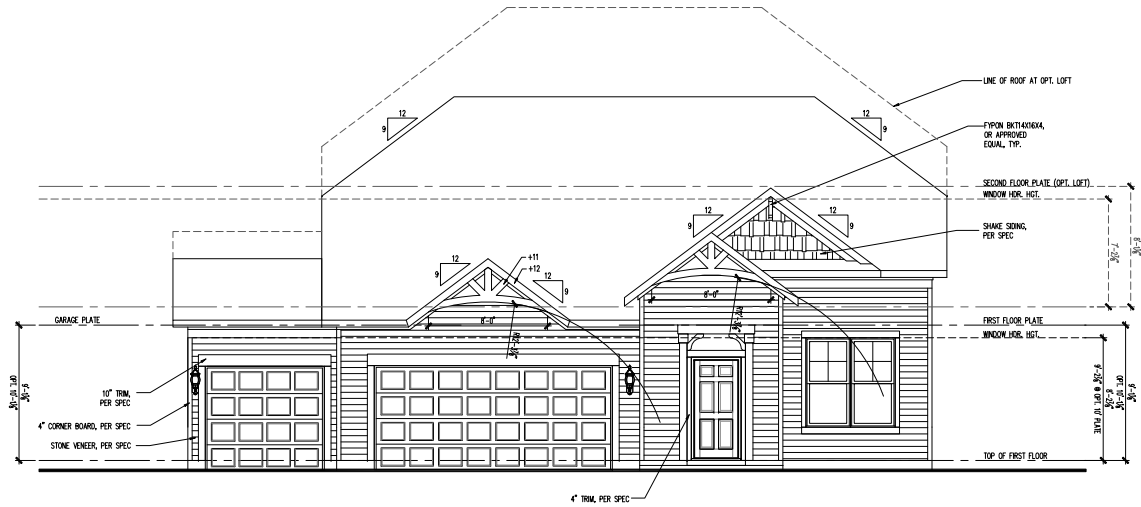
SHEET
A3-CR2G
3PS.11

ATTIC VENT SCHEDULE									
ELEVATION EC2G									
ROOF AREA "A"	SQ. FT.	2794	AT / NEAR RIDGE			AT / NEAR EAVE			
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE DRAINAGE	POT. SMALL DRAINAGE	RAVE VENT DRAINAGE	RAVE VENT DRAINAGE	CORE VENT DRAINAGE	CORE VENT DRAINAGE
HEAVY ROOF VENT ONLY	5.75	4.48	4.34	48.19	10	0	0	0	74.00
AT RAVE	8.89	4.48	8.34	84.81	0	0	0	0	74.00
TOTAL MIN	9.21	9.21	9.28	100.00	0	0	0	0	74.00
HEAVY ROOF VENT ONLY	5.75	4.48	4.34	48.19	0	0	0	0	74.00
AT RAVE	8.89	4.48	8.34	84.81	0	0	0	0	74.00
TOTAL MIN	9.21	9.21	9.64	100.00	0	0	0	0	74.00

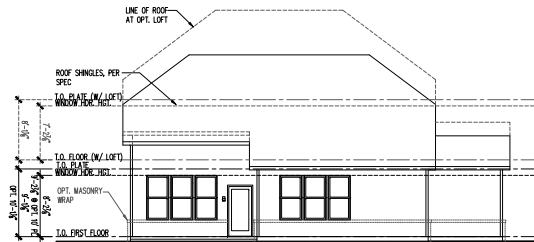
MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	332.22	100
TOTAL	332.22	100
MASONRY % = 0		



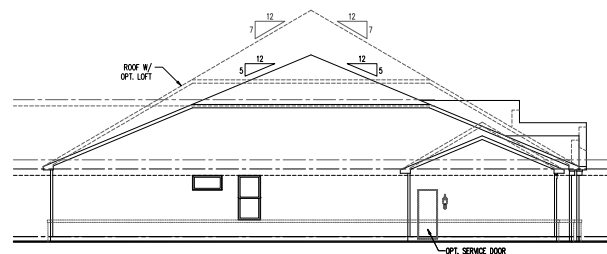
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation EC2G - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	DATE
INITIAL RELEASE	
DATE	
REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

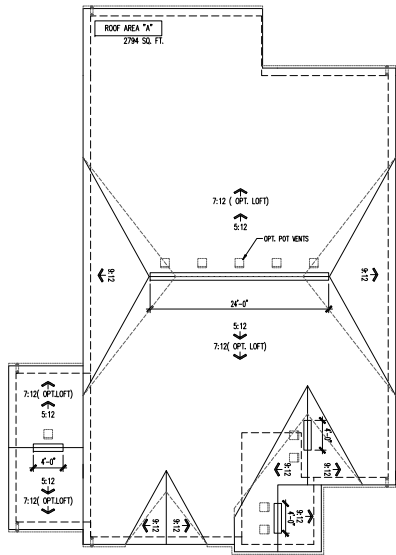
SPECIFICATION LEVEL
1

KEY NAME
Martin Ray
HWS FOLD NUMBER
1562-300

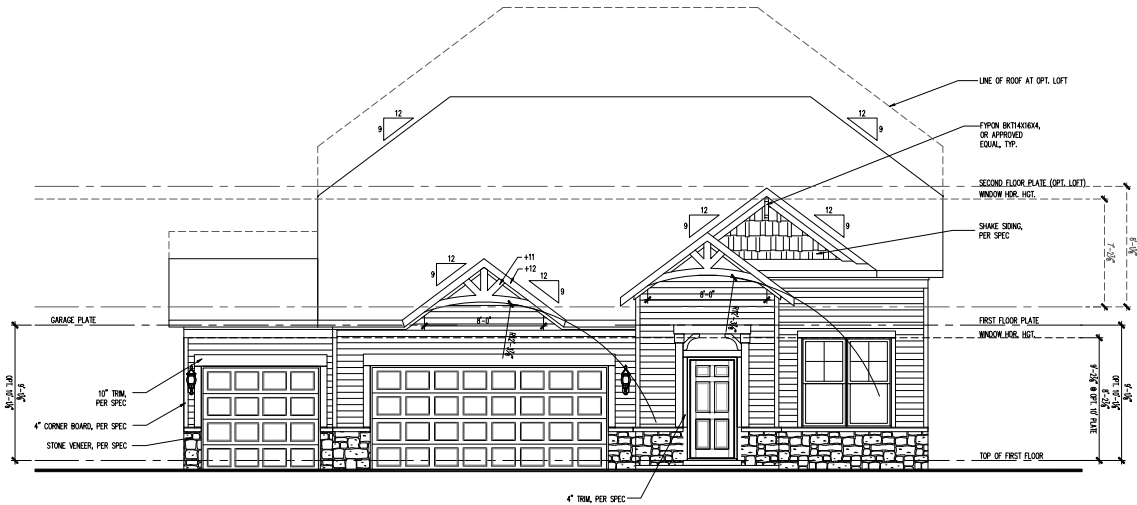
SHEET
A3-EC2G
3FS.1

ATTIC VENT SCHEDULE									
ELEVATION EC2G									
ROOF AREA "A"	SQ. FT.	2794	AT / NEAR RIDGE				AT / NEAR EAVE		
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE DRAINAGE	POT. SMALL DRAINAGE	REDUCE VENT DRAINAGE	SAVE VENT DRAINAGE	CORE VENT DRAINAGE	
NON-ROOF VENT ONLY	5.75	4.48	4.34	48.19	10	0			
AT RAKE	8.89	4.48	8.34	84.81			0	74.00	
TOTAL MIN	9.21	9.21	9.28	100.00					
NON-ROOF VENT ONLY	5.75	4.48	4.34	48.19	0	0	34.00		
AT RAKE	8.89	4.48	8.34	84.81			0	74.00	
TOTAL MIN	9.21	9.21	9.44	100.00					

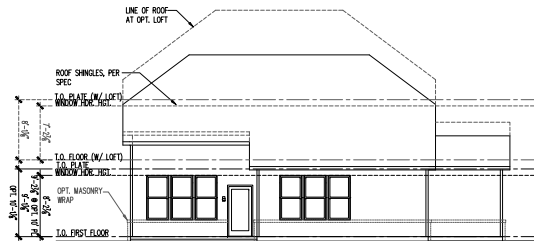
MASONRY PERCENTAGE		
ELEVATION EC2G		
MATERIALS	S.F.	%
MASONRY	66.84	19
NON-MASONRY	280.71	81
TOTAL	347.55	100
MASONRY % = 19		



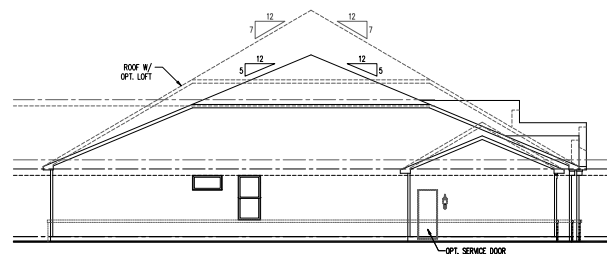
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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1900 Golf Road - Suite 300
Schaumburg, Illinois 60173

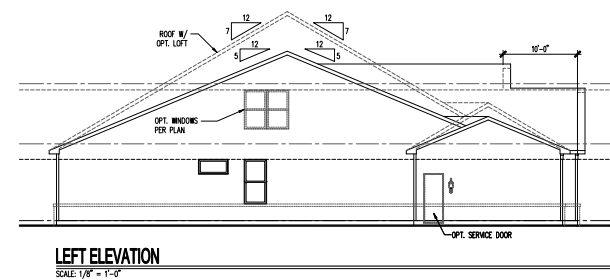
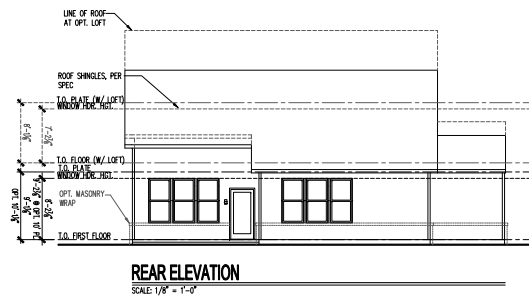
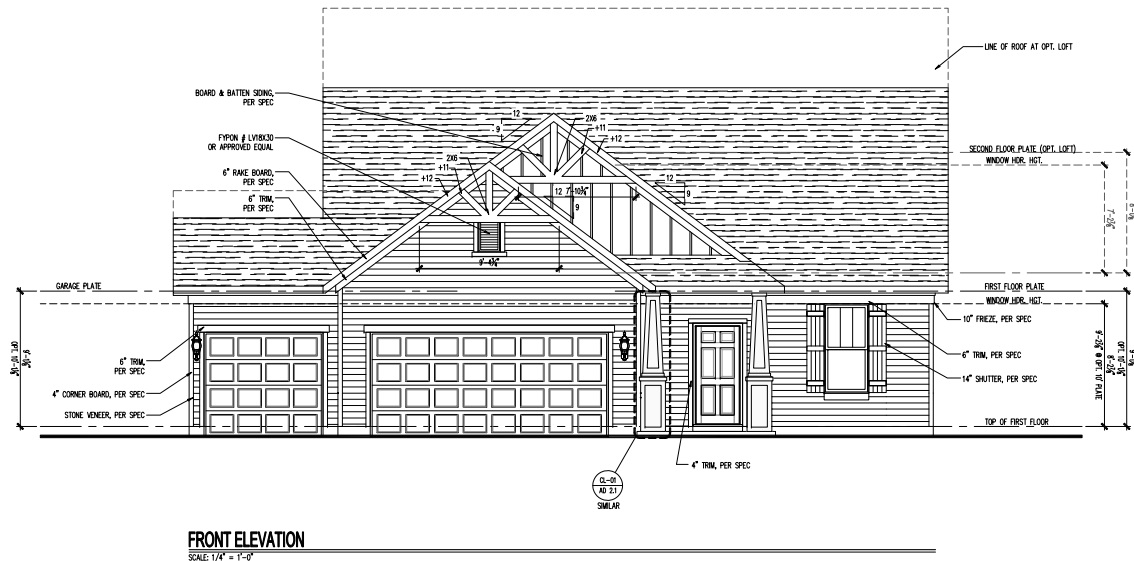


Elevation EC2G w/ Masonry - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	INITIAL RELEASE DATE
REV#	DATE/DESCRIPTION
1	
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PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
VIEW NAME	Martin Ray
VIEW NUMBER	1562-300
SHEET	A3-EC2G 3PS.11

MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	346.49	100
TOTAL=	346.49	100
MASONRY % =		0



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Elevation NC2G - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

[illegible]

PROJECT TYPE
Single Family

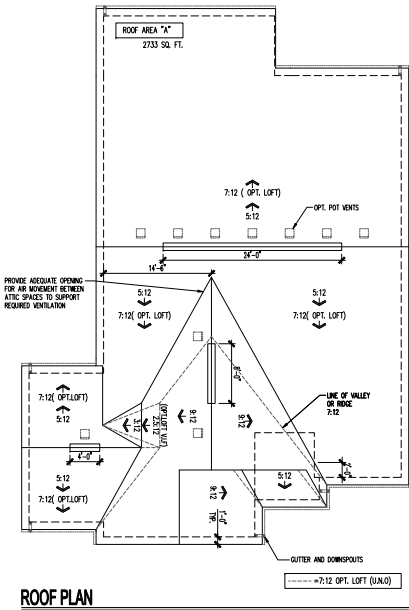
SPECIFICATION LEVEL

PLAN NAME	Martin Ray
NPC CHILD NUMBER	1562.300

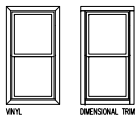
SHEET
A3-NC2G
3PS.1

ATTIC VENT SCHEDULE									
ELEVATION NC2G									
VENT TYPE	NO. REQ'D	SQ. FT. SUPPLY	PERCENT OF TOTAL SUPPLY	AT / NEAR RIDGE	AT / NEAR EAVE	AT / NEAR RIDGE	AT / NEAR EAVE	AT / NEAR RIDGE	AT / NEAR EAVE
AT / NEAR RIDGE	8.47	4.86	4.34	48.34	10	0	40.00	18.00	10.00
AT / NEAR EAVE	8.47	4.86	4.34	48.34	10	0	40.00	18.00	10.00
TOTAL	16.94	9.72	8.68	96.68	20	0	80.00	36.00	20.00
ADDITIONAL VENT VENT MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE									

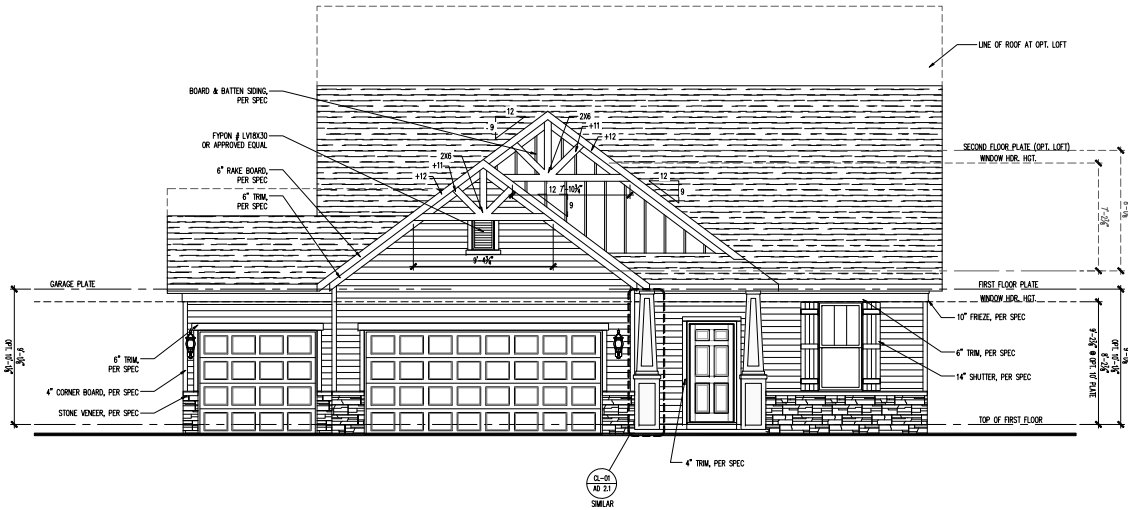
MASONRY PERCENTAGE		
ELEVATION NC2G		
MATERIALS	S.F.	%
MASONRY	65.84	18
NON-MASONRY	296.39	82
TOTAL	362.23	100
MASONRY % = 18		



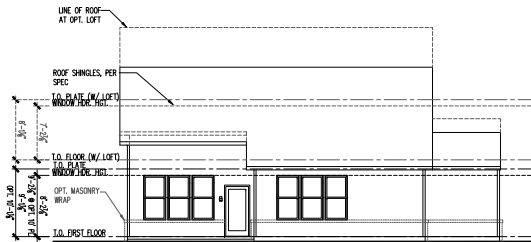
ROOF PLAN
SCALE: 1/4" = 1'-0"



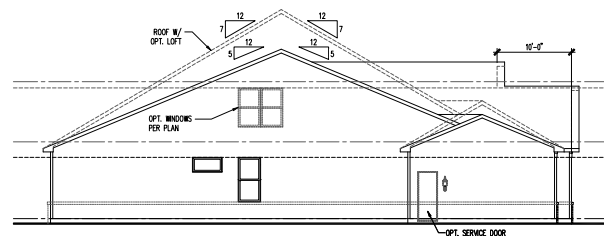
OPT. WINDOW TRIM - PER COMMUNITY
SPECS OR CUSTOMER SELECTIONS
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Midwest Zone Office
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Schaumburg, Illinois 60173



Elevation NC2G w/ Masonry - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	INITIAL RELEASE DATE
REV#	DATE/DESCRIPTION
1	
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PROJECT TYPE
Single Family

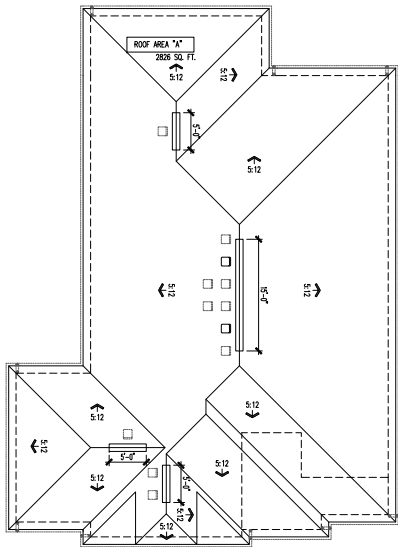
SPECIFICATION LEVEL

VIEW NAME
MAY SOLD NUMBER
1562-300

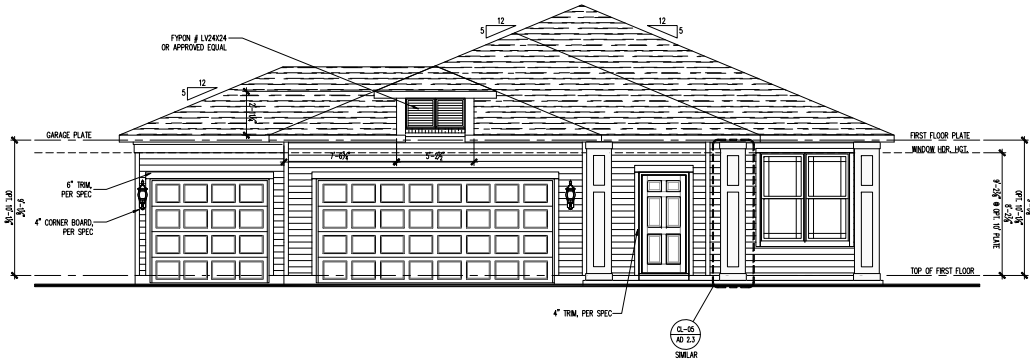
SHEET
A3-NC2G
3PS.11

ATTIC VENT SCHEDULE									
ELEVATION PR2M									
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOR LARGE RAFTERS	FOR SMALL RAFTERS	ROOF VENT SQUARE FEET	WALL VENT SQUARE FEET	CORNER VENT SQUARE FEET	
MIN. ROOF VENT ONLY	5.77 4.71	4.31	46.0	10	0				
AT RISE	8.68 4.71	8.38	86.47				0	76.00	
TOTAL MIN	9.42 9.42	9.51	100.00						
MIN. ROOF VENT	5.77 4.71	4.31	46.0	2	0	20.00			
AT RISE	8.68 4.71	8.38	86.47				0	76.00	
TOTAL MIN	9.42 9.42	9.51	100.00						

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	0.00	0
NON-MASONRY	188.52	100
TOTAL	188.52	100
MASONRY % = 0		



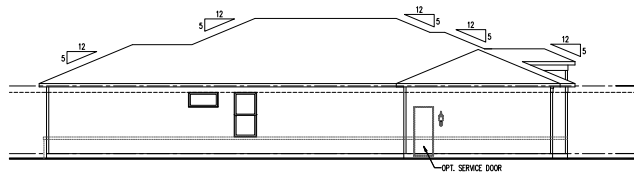
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation PR2M - Sub
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	INITIAL RELEASE
DATE	DATE
REV#	DATE/DESCRIPTION
1	
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10	

PROJECT TYPE
Single Family

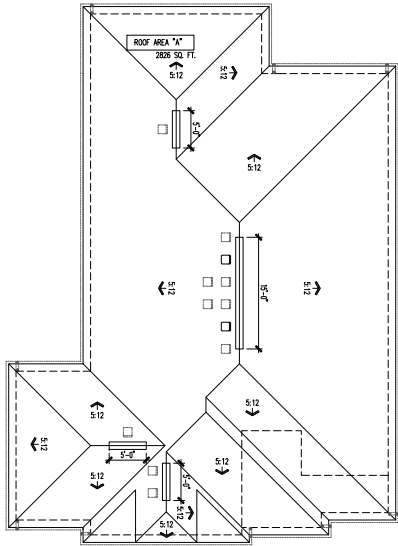
SPECIFICATION LEVEL
1

KEY NAME
Martin Ray
HWS SOLD NUMBER
1562-300

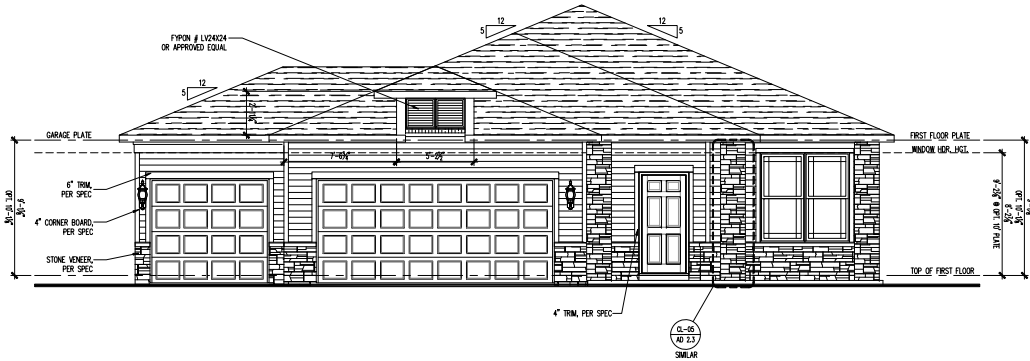
SHEET
A3-PR2M
3FS.1

ATTIC VENT SCHEDULE									
ELEVATION PR2M									
ROOF AREA "A"	SQ. FT.	2826	AT / NEAR RIDGE	AT / NEAR EAVE					
VENT TYPE	SQ. FT. REQUIRED RANGE	PERCENT OF TOTAL SUPPLIED	POT. LARGE RANGE	POT. SMALL RANGE	ROOF VENT RANGE	EAVE VENT RANGE	CORNER VENT RANGE		
NON-ROOF VENT ONLY	5.77	4.71	4.35	46.00	10	0			
AT VENT	8.60	4.71	5.38	86.47			0	76.00	
TOTAL MIN	9.42	9.42	9.73	100.00					
NON-ROOF VENT ONLY	5.77	4.71	4.35	46.00	2	0	20.00		
AT VENT	8.60	4.71	5.38	86.47				0	76.00
TOTAL MIN	9.42	9.42	9.73	100.00					

MASONRY PERCENTAGE		
ELEVATION PR2M		
MATERIALS	S.F.	%
MASONRY	99.49	40
NON-MASONRY	145.96	60
TOTAL	245.45	100
MASONRY % = 40		



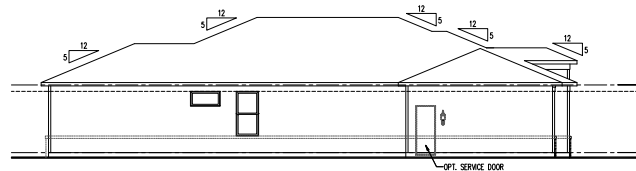
ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Midwest Zone Office
1900 Golf Road - Suite 300
Schaumburg, Illinois 60173



Elevation PR2M w/ Masonry - Slab
3 Car Front Entry
Front, Side and Rear Elevation, Roof Plan and Ventilation Schedule

PRODUCT MANAGER	DATE
INITIAL RELEASE	
REV#	DATE/DESCRIPTION
1	
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10	

PROJECT TYPE
Single Family

SPECIFICATION LEVEL
1

VIEW NAME
Martin Ray
1562-300

SHEET
A3-PR2M
3PS.11

City of Chaska – Kevin Ringwald Community Development Director

Re: Hammers Property redevelopment

From Neighbor property Greg and Dana Ohnsorg

9/5/18

Kevin,

As the Hammers property gets its redevelopment approval, could you keep in mind, that two properties that have no access to city sewer are next to this property. My acre wooded lot next to the water tower. And the 1066 Cardinal Street home.

When I split off the lot and sold 1066 Cardinal Street in 1998 the city would OK a septic system, if I were to build, but wanted me to keep in mind hooking up to sewer if future development would allow for it.

Since the Hammers property is being developed, I wanted you to be aware that this might be the time to create an access point for both properties to the sewer system being put in to the Hammers Property.

When I split off the lot, I gave an easement to the Home at 1066 Cardianal St to use to connect to sewer when the opportunity came along. The easement comes out north of the water tower and city owned land, onto the Hammers land.

Since the time has come, maybe some thought should be given to an access stub being put by the property line in this area.

Thanks for considering this,

Greg and Dana Ohnsorg

612-868-5577

GOhnsorg@CBBurnet.com

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE SEPTEMBER 17, 2018 **RESOLUTION NO.** 2018-121

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

Resolution approving the Concept Plan for Pinnacle/Pulte Homes/P.C. No. 2018-32

WHEREAS, the 257-lot proposal on approximately 86-acres of property is located west of Highway 41 and south of Highland Drive; and

WHEREAS, the proposed 86-acre Pinnacle consists of 257 single family lots with varying lot sizes; 49 lots at 44 feet wide, 147 lots at 50 feet wide (optional basements), and 61 lots at 60 feet wide (basements and 3-car garages); and

WHEREAS, minimum setbacks are proposed to be: front setback of 25 feet, side setback of 5 feet, corner lot side setback of 25 feet and rear yard setback of 20 feet; and

WHEREAS, the available access points for the property are Moers Drive to the northwest, Liberty Heights Drive to the north, and Cardinal Street to the northeast; and

WHEREAS, an additional access point is being proposed off of Highway 41 to provide stronger access to the development; and

WHEREAS, this additional access will also act as the main entrance to the development providing an arrival drive with landscaping in the median that leads drivers directly from the main entrance to the amenity center; and

WHEREAS, the amenity center is situated in the center of the development which will have a clubhouse building with a fitness center, social lounge and activity room(s); and

WHEREAS, it will also provide an outdoor pool, fire pit gathering area, pickleball courts and bocce ball courts; and

WHEREAS, Cardinal Street is proposed to be realigned with this proposal, and will essentially connect to the main entrance drive into the development; and

WHEREAS, the applicant will be required to delineate the wooded steep slope edges and their applicable setbacks in the field so that staff can verify for accuracy; and

WHEREAS, this will need to be done prior to preliminary submittal; and

WHEREAS, because the developer is not planning to build all the same product and exterior, 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; and

WHEREAS, this ordinance also requires LP Smartside (or similar material) be used on all front elevations, 4-inch window trim on all windows, and 360 degree architecture be incorporated on corner lots and lots whose sides are visible from public right's of way or across from open spaces; and

WHEREAS, one major trail connection is shown going along the western side of the site that follows the public street; and

WHEREAS, this trail connection provides connection to Moers Park on the north side and ultimately connects down to the south edge of the site to Veterans Park; and

WHEREAS, the Park Board and Parks Director have stated that they believe this trail connection is sufficient; and

WHEREAS, as noted in the attached Parks Director Memo, they have also included additional points such as:

- The between lot access off the sidewalk leading into the southern side of the proposed 3.3 acre public park is not needed.
- A trail is recommended to the west of Liberty Heights Drive to access the southwestern portion of Moers Park.
- Trail access that connects to Woodland Drive should be eliminated to limit traffic through the cemetery.
- Access to downtown Chaska via trail should be encouraged via main Parkway entrance over to the trail along N. Chestnut St. / HWY 41.
- Staff recommends a nature trail be included along the western and southern edge of the development that can include a loop around the southern pond and several lookout areas to take advantage of the bluff. This would provide a great experience for those living in this community to have exposure to nearby nature with areas to rest and relax while taking in magnificent views

WHEREAS, the Park Board supported these notions at their Monday, September 10th Park Board meeting; and

WHEREAS, the concept plan is proposing to include sidewalks, but only on one side of the street; and

WHEREAS, the developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy; and

WHEREAS, since the bluff areas are planned to be dedicated to the City, the developer will be required to show an adequate amount of access points into the bluff areas; and

WHEREAS, the plan is currently showing two potential access points; one on the west side, closer to the terminus of Moers Drive, and one on the south side by the stormwater pond; and

WHEREAS, one more access point will be needed between the northerly and southerly access points to provide adequate access for City staff to access these areas when necessary; and

WHEREAS, trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy; and

WHEREAS, although tree areas are minimal on this site, Tree Preservation will still be an important piece of discussion for this development, specifically along the west edge area where the bluff is present; and

WHEREAS, the concept plan is proposing to preserve the western edge trees, however staff will want to see that on a Tree Preservation plan to ensure that is the case; and

WHEREAS, there are also a couple scatterings of oaks and other trees near the central west edge and along the north edge within the proposed park expansion; and

WHEREAS, staff finds that the small cluster of oak trees near the central west edge are significant and would be beneficial to incorporate into the development; they also appear to be located near or on a 18% slope and thus would be protected by ordinance; and

WHEREAS, the applicant will need to provide a tree survey and tree preservation plan during their preliminary submittal to show how they are preserving trees on the site; and

WHEREAS, the first area shows the expansion of Moers Park on the north side, adding 3.3 additional acres to this park; and

WHEREAS, the second area is on the south end of the site as it connects down to Veterans Park, totaling 2.3 acres; and

WHEREAS, the Parks and Recreation Director and Park Board have evaluated these pieces at their meeting on September 10th; and

WHEREAS, their comments relate to the following, as noted in the attached Parks Director memo:

- 1.** 3.3 acre public park on the northwestern end of the development (area 1 on concept plan)
 - Given there is an existing park (Moers Park) adjacent to the proposed public park and the Pinnacle development is targeting the 55+ population and includes a private park vs. a single-family home development, staff feels the proposed park is not needed as Moers Park can continue to serve the neighborhood.
- 2.** 2.3 acre public park on the south end of the development (area 2 on concept plan)
 - Staff does not recommend this area as a public park due to the extreme slope, reinforced mesh throughout to prevent slope failure and installation of an archery range within Veterans Park which utilizes the slope as a back drop. Signage will be installed at both the top and bottom of this slope informing people of the danger that exists with the nearby archery range and that the slope should not be used as a trail.
- 3.** Staff requests park dedication fees be factored in lieu of the 5.6 acres of public park; and

WHEREAS, a private park space, totaling 2.4 acres, is being proposed in the center of the development where the amenity center is located, and this area will be for the development's residents only; and

WHEREAS, parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City; and

WHEREAS, the land swap is shown on the west edge abutting the bluff, and the developer would like to swap developable area on the west edge owned by the City for undevelopable area encompassed by wooded steep slopes; and

WHEREAS, another area staff would like to point out is a small sliver of land on the northwesterly portion of the site; and

WHEREAS, this property that encompasses the sliver of land will eventually be owned by the City and thus would be another candidate for land swap; and

WHEREAS, the City and the developer will continue to discuss this land swap matter if the City Council deems what is being proposed as reasonable; and

WHEREAS, another area for land swap is being shown where the proposed main entrance access is on Highway 41; and

WHEREAS, the development will swap land on the northeasterly side of their development to the Crown of Glory to make up for the land taken; and

WHEREAS, the church will still have to bring this item to their own committee in order to approve such a request; and

WHEREAS, staff would like to point out that this land swap would result in a separate parcel to the south of the main entrance access, which is a remaining portion of the Crown of Glory site; this parcel would have to be platted as an outlot so that it does not become a buildable parcel; and

WHEREAS, the City and developer conducted a Heritage Preservation Commission meeting on Tuesday, September 4, 2018; and

WHEREAS, Pulte Homes conducted a neighborhood meeting for their concept plan on September 6th, 2018; and

WHEREAS, there were concerns on construction traffic and regular traffic, screening/buffers, and drainage; and

WHEREAS, the Park Board conducted a meeting on Monday, September 10, 2018 to review this project; and

WHEREAS, the Park Board supported all notions provided in the Parks Director's memo as requests for the developer to make with their plan; and

WHEREAS, under Minnesota state statutes, this residential development will likely exceed a threshold for preparation of a mandatory Environmental Assessment Worksheet (EAW); and

WHEREAS, on September 12, 2018 the Planning Commission recommended approval to the City Council of the Concept Plan for Pinnacle (PC#2018-32); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Pinnacle (PC#2018-32), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-11), prepared by Pulte Homes, dated August 7, 2018
 - b. Crown of Glory Lutheran Church/Hammers Property Proposed Land Swap Sketch
 - c. Hammers Saloon Evaluation (pgs 1-3), prepared by John Lauber and Company LLC, dated August 1, 2018
 - d. Henry Hammers House/Saloon Pictures (pgs 1-10), prepared by John Lauber and Company LLC, dated August 1, 2018
 - e. Area Context Plan, prepared by Westwood
 - f. Existing Conditions Plan, prepared by Westwood
 - g. Site Forces Plan, prepared by Westwood
 - h. Concept Plan, prepared by Westwood
 - i. Trails, Parks & Open Space Plan, prepared by Westwood
 - j. Neighborhood Meeting Notes (pgs 1-2), prepared by Pulte Homes, dated September 6, 2018.
2. Adherence with the City Engineer's Memo dated September 7, 2018.
3. Adherence with the Parks & Recreation Director Memo, dated September 5, 2018.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 25 feet
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
10. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
11. Provision that the wooded steep slopes and their applicable setbacks are delineated in the field, and reviewed and approved by the Planning Department prior to preliminary submittal.
12. Preservation of wetlands and a 30 foot buffer.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
15. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.

16. Provision to further evaluate tree preservation efforts in the center portion of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.
17. Provision of an approved Site Alteration Permit for Demolition or Relocation of the Hammers Saloon (1092 Cardinal Street) prior to preliminary submittal.
18. Provision that the leftover parcel from the Crown of Glory's site south of the main entrance access be platted as an outlot.
19. Completion of an EAW of the site prior to be submitted at time of preliminary submittal.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 12th day of September, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
9/17/18

Subject: **Authorize Staff to Begin the Environmental Assessment Worksheet (EAW) Preparation Process for the Pinnacle Residential Development by Pulte Homes**

Applicant: City of Chaska

Location: Hammers Property (1084 Cardinal Street)

Case No.: P.C. No. 2018-32

Synopsis: Staff is requesting that City Council authorize staff to begin the EAW preparation process for the proposed Pinnacle Residential Development

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution, authorizing staff to begin the EAW preparation process for the proposed Pinnacle Residential Development

As part of the development process, State Statute does dictate when an Environmental Assessment Worksheet (EAW) needs to be completed on a parcel. City Staff has determined that a mandatory EAW is required for the Hammers parcel, which is located at 1084 Cardinal Street, due to the amount of lots (257) proposed on a parcel of land.

Pulte Homes has elected to follow the local permit review process set forth in Minn. Stat. §216E.05; Minn. R. 7850.5300 to permit the proposed residential development on Hammers 86-acre property at 1084 Cardinal Street.

In addition to noticing requirements, the local review process requires the City to prepare an environmental assessment (EAW) on the project and afford the public an opportunity to participate in the development of the scope of the EAW. The EAW will address potential impacts on the human and natural environment and discuss any mitigation measures necessary to minimize or avoid project impacts.

Given that all goes well with the Pinnacle Concept Plan approvals tonight, staff will continue to work with the developer on the scope and preparation of the EAW. The developer will be responsible for paying for the EAW.

CITY COUNCIL ACTION REQUESTED THIS EVENING

Motion to adopt Resolution, authorizing staff to begin the EAW preparation process for the proposed Pinnacle residential development by Pulte Homes.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE SEPTEMBER 17, 2018 **RESOLUTION NO.** 2018-122

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

**Resolution authorizing the Environmental Assessment Worksheet preparation
process for the proposed Pinnacle residential development on the Hammers
Property at 1084 Cardinal Street/Pulte Homes/P.C. No. 2018-32**

WHEREAS, as part of the development process, State Statute does dictate when an Environmental Assessment Worksheet (EAW) needs to be completed on a parcel; and

WHEREAS, City Staff has determined that a mandatory EAW is required for the Pinnacle residential development on Hammers parcel, which is located at 1084 Cardinal Street, due to the amount of lots (257) proposed on a parcel of land; and

WHEREAS, Pulte Homes has elected to follow the local permit review process set forth in Minn. Stat. §216E.05; Minn. R. 7850.5300 to permit the proposed residential development on Hammers 86-acre property at 1084 Cardinal Street; and

WHEREAS, in addition to noticing requirements, the local review process requires the City to prepare an environmental assessment (EAW) on the project and afford the public an opportunity to participate in the development of the scope of the EAW; and

WHEREAS, the EAW will address potential impacts on the human and natural environment and discuss any mitigation measures necessary to minimize or avoid project impacts; and

WHEREAS, given that all goes well with the Pinnacle Concept Plan approvals tonight, staff will continue to work with the developer on the scope and preparation of the EAW; and

WHEREAS, the developer will be responsible for paying for the EAW; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby adopt Resolution, authorizing staff to begin the Environmental Assessment Worksheet preparation process for the proposed Pinnacle development at 1084 Cardinal Street.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of September, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 9/17/2018

Subject: Establish Preliminary City Tax Levy for Taxes Payable 2019

Prepared By: Matthew Podhradsky, City Administrator

Under State Statute, local communities are required to establish a maximum tax levy prior to the end of September. This maximum levy is then used by the County Auditor to prepare Truth in Taxation statements that are mailed to individual property tax payers.

In the past, the City has utilized its five-year annual financial forecast as the basis for establishing its maximum tax levy. Annually, the City Staff prepares a five-year forecast for General Fund operations of the City. The purpose of this forecast is to serve as a guideline in preparing annual budgets and to assure that the City has adequate resources to meet future service needs. This process also helps make sure that we are budgeting around specific service objectives, and that we understand the implication of decisions we make for next budget year will have on our future budget decisions. This 5-year forecast is something that we discussed at a previous Work Session, and will be prepared at Monday's meeting to summarize for the Council.

As we discussed in our work session, and as we have discussed over the past couple of years in our financial forecasting process, there are several things that we have looked at incorporating into our budgeting process to meet our service objectives. These have included increasing our tax levy to support the replacement and maintenance of assets we have already invested into through a formal Capital Improvement Program (CIP), relooking at our policy on how we establish our tax levy in a given year by focusing more on the items that directly increase our service costs such as new growth in the community and inflation, and planning for issues we foresee in the future so as to be prepared to address them as they come to fruition.

Based on these discussions, the recommended objectives that have been discussed for establishment of the 2019 budget and completing our 5-year financial projections include:

- ***Support budgeting programs that help Chaska strengthen its mission of being "The Best Small Town in Minnesota"***
- ***Maintain existing high-quality service levels***
- ***Limit tax levy growth to capture only new growth in community, and inflation, only increasing levy beyond this point if new service levels/assets are being added***
- ***Fully fund maintenance and replacement of our vehicles, equipment and physical assets on a regular schedule to ensure sustainability of investments already made***
- ***Fund new programs only after existing, necessary programs are funded***

- ***Budget utilizing a plan that avoids draw-down of City's General Fund Reserves***
- ***Fully fund levy needs of Street Reconstruction Program***
- ***Develop a budget plan that is sustainable from a resource perspective to support service levels that residents expect***

It should be noted that an objective added to this list during the last year's process for the current 2018 budget was to deal with the sustainability of our budget plan from a resource perspective. The objective came out of discussions and goals set at the 2017 Council retreat and was further refined during the budget process. As the Council has already discussed and will be discussed further in this Staff Report as being the only new item to affect the tax levy, is addressing our lack of resources regarding Code Compliance in the community. This is addressing problem properties in the community in a proactive manner, as opposed to the reactive process we have now, to make sure that we keep our ever-aging residential properties in good condition so as not to be a detriment to neighborhoods and property values across the community. With the City not being properly staffed to address this issue, it has become an issue that has not been able to be addressed to the level of expectation of our residents and has become a drain on the resources we need to provide our other services at the levels expected by our residents.

Budget Environment for 2019

From 2010-2013, the City experienced a very challenging environment for budgeting, which resulted in keeping our tax levy constant for a 4-year period (0% increase), while also keeping our services level in a growing community. At the same time, we saw a loss of building permit revenue, and the State move away from providing Local Government Aid, which in the past was as high as \$1,000,000 per year. The only area of growth that we saw in revenue during that time was in our Electric Franchise Fee to the General Fund, which grew because of the new Commercial/Industrial uses, including Data Centers and large business expansions, we were seeing built in the community.

Over the past five years, this has changed, as we have seen improvements in the economy. This was been due to many number factors, including:

- New and existing Property Values Increasing
- Continued Stability in Building Permits
- Steady increase in population occurring
- Electric usage up significantly
- Seeing a balance in new development in the community in all property types

For 2019, we expect these same budget factors to remain relatively constant, with us continuing to see a steady pattern of new development in the community.

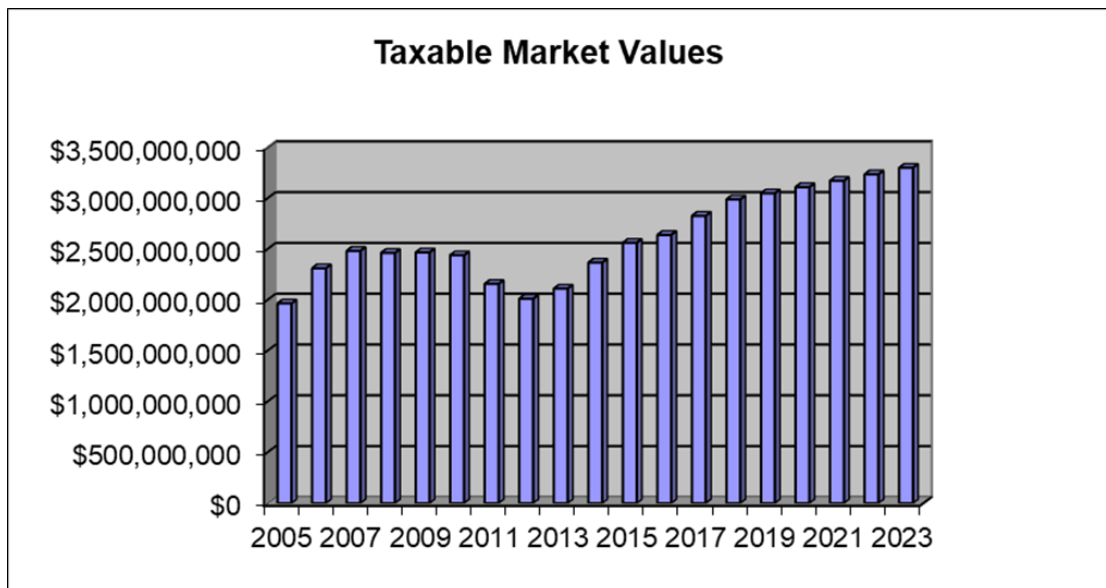
Market Values

As you will see in the chart below, the City of Chaska will see a 5.72% increase in market values for taxes payable 2019, which will result in a 5.6% increase in tax capacity for 2019.

Chaska 2018 Assessment					
	Residential	Commercial/Industrial	Apartment	Ag	Total
2018 EMV	\$2,242,300,300	\$478,652,800	\$181,658,300	\$87,335,900	\$2,989,947,300
2017 EMV	\$2,115,786,700	\$453,170,600	\$171,481,600	\$87,768,100	\$2,828,207,000
Total Value Change	\$126,513,600	\$25,482,200	\$10,176,700	(\$432,200)	\$161,740,300
New Construction	\$43,810,500	\$7,156,200	\$0	\$0	\$50,966,700
Market Change	\$82,703,100	\$18,326,000	\$10,176,700	(\$432,200)	\$110,773,600
% New Construction	1.95%	1.50%	0.00%	0.00%	1.70%
% Market Change	3.91%	4.04%	5.93%	-0.49%	3.92%
2018 Total % Increase	5.98%	5.62%	5.93%	-0.49%	5.72%

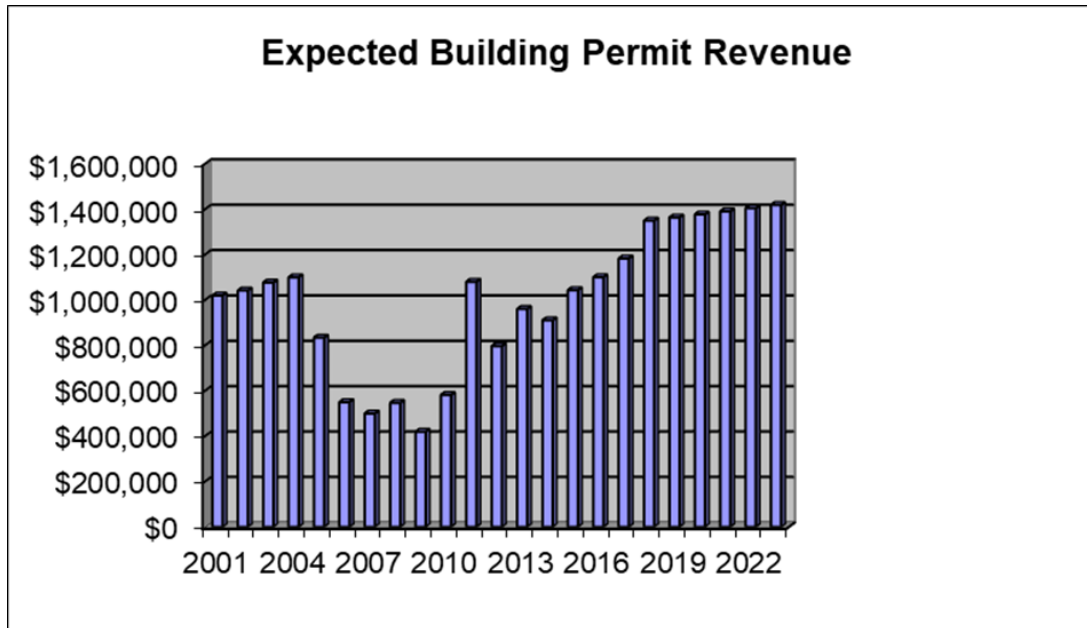
This increase in market values for 2019 comes mainly from a good mixture of growth in both new construction in all areas, as well as an increase in existing property values. As you will see, market growth associated with new construction represents 1.7% of the overall growth, while increase in existing market values represents 3.92% of the growth. This has occurred because of the robust but sustainable growth in our real estate market in the community. A lot of growth over the past few years has been getting our market values back up to where they were prior to the recession, which it took nearly 10 years to recoup this lost market value.

Below is a project of market values through the 5-year period, as well as a summary of what Market Values have done for taxes payable 2018:

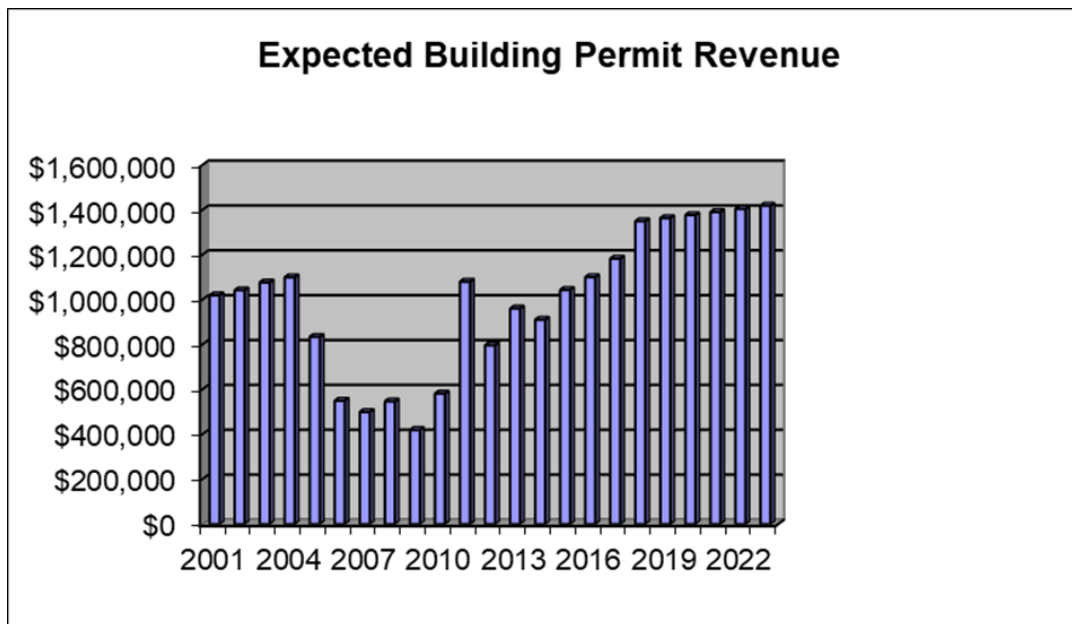


Another source of revenue that significantly decreased during the recession was building permit revenue from new development projects in the community. From 2001-2005, we saw an average of approximately 500 residential units being built each year in the community. This was significantly more than the historic average we have seen over time of approximately 250 residential units. Over the past 3 years, this has stabilized, with our permit revenue now surpassing what we collected prior to the recession. The difference now is that this growth is coming from a mixture of development type, as opposed to most of it coming in the residential sector.

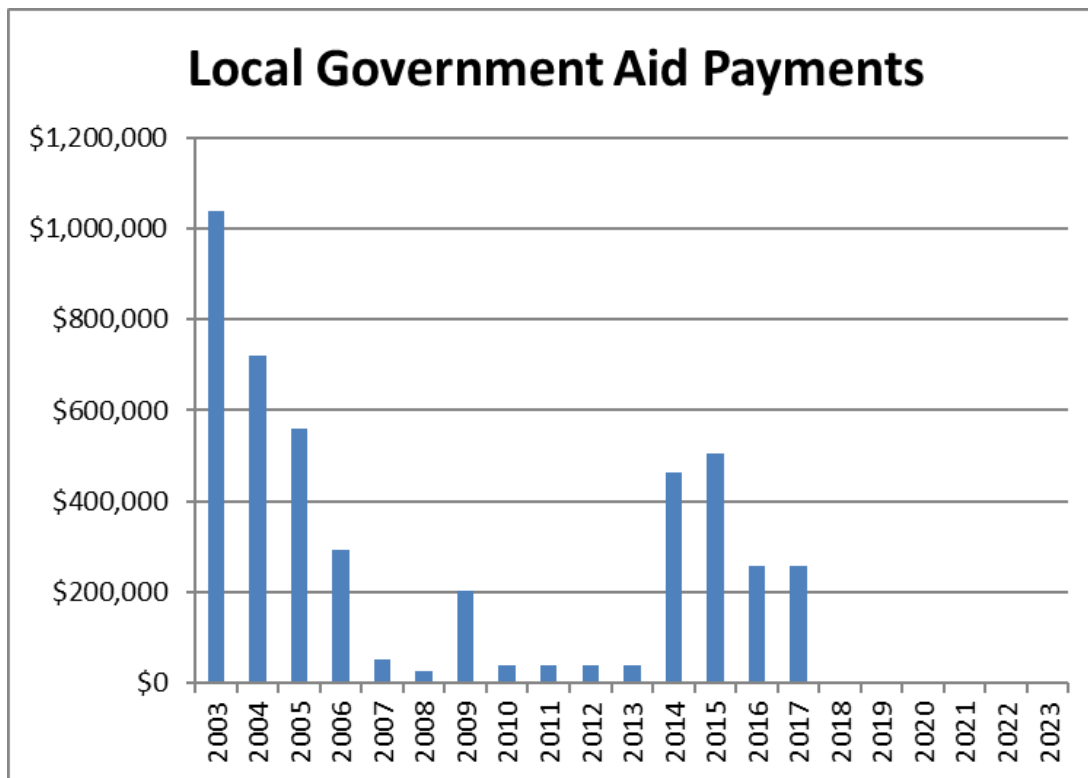
Based on the new projects we have coming forward now, and what we expect over the next few years based on the new infrastructure that we have installed and plan to install over the next few years, we expect our building activity to be robust, with that reflecting in the building permit revenue we project coming into the City over the next 5 years. Below is a chart illustrating this:



In addition to increased building permit revenues, with the increase in larger Commercial/Industrial projects occurring in the City which are under construction now or are planned to start during the next 12-months, Staff does project that a continued positive aspect of our 5-year forecasting period will be in the increase in electric franchise fee revenue coming into the General Fund. We have seen this with the opening of several data centers in the community, as well as the additions onto existing industrial buildings in the community we continue to see. We have also started to see an impact from the increase in residential usage in the community. Currently the City takes 10% of its revenue from the Electric Fund as a franchise fee/transfer that helps support General Fund activities. We are seeing the positive impact of these changes in this current budget year, and expect this to continue into the rest of the 5-year forecasting period. It should be noted that while this is a 10% fee to the Electric Fund, our rates are still very competitive with our main competitors- Xcel Energy and Minnesota Valley Electric Cooperative, with our rates being 8-9% lower during the past year.



One area that we have seen a drastic, and what we expect to be a permanent change, is in our Local Government Aid allocation from the State. As the Council is aware, in the early part of last decade, our LGA allocation was as high as \$1,000,000, with it dropping to nearly \$0 in 2007. This changed in 2014 when the State changed their formula for LGA allocation, and we once again saw approximately \$500,000 of LGA payments each year. In 2016, we saw this number drop to just over \$250,000 because of the reincorporation of value from our decertified TIF District #4, where it was in 2017 as well. In 2018, this number went to just over \$1,000, creating a significant hole in our budget. To address this, the Council last year did increase the tax levy to recapture half of that lost aid (\$128,035), because of the significant impact it could have had to our service levels. This year's budget assumes we keep this decision in tact from the last budget year, and that we assume that during the next 5-years that we receive no Local Government Aid from the State. The following chart illustrates the changes in LGA and what we would expect over the 5-year planning period.



Discussion Items for 2019-2023 Forecast

As we discussed in the Work Session, there are a few items that were focused on when putting together this 5-year financial forecast. Specifically, we focused on the following items:

1. Continued utilization of our tax levy policy
2. Annual projects to be funded through our Capital Improvement Program
3. Our new Code Compliance Division/Community Service Officer Services added to existing service levels

I will spend some time discussing each of these separately.

1. Establishing tax levy based on policy:

For the past three decades, the City of Chaska has had a policy in place for the establishment of the annual tax levy for the City. This policy stated that the City's objective is to have a constant tax rate, and that the levy would increase annually based on the increase in tax capacity in the community over the past year. For instance, if the tax capacity (which is based on market values) increased by 5% in any given year, the levy would be recommended to be increased by 5%, which would keep our tax rate the same. Theoretically, if a resident's property stayed the same in value from one year to the next, the taxes on their property would not increase. They would only increase if there was an increase in value.

In 2015, the Council officially changed that policy to have our levy increase reflect the actual items that have a direct impact on the cost of services we provide: new growth, inflation and the addition of any new programs to our budget.

Based on that policy, for 2019, the percentage of new growth in the community is approximately 1.7% with 3% growth occurring in inflation. This would say that our operational levy should increase by 4.7% to accommodate these increases in service costs.

2. Continued implementation of our Full CIP

Since 2012, we have discussed the importance of reinvesting back into the assets we have in the community if we are going to keep them in good condition. In the Decision Resources Survey results the Council recently had presented, it showed that 68% of our residents favored increasing taxes if it meant that we could help maintain the assets and services we have already invested into.

In doing a study of our existing assets, it was determined that in our General Government Services, we were approximately \$1 million short annually in being able to properly fund the replacement of our assets such as parks, road, trails, etc... To address this, the Council decided to implement a program over a 4-year period, increase revenues to the CIP program by \$250,000 each year until fully implemented. In 2017, we finished this 4-year ramp up of revenue, so no additional increase in revenue is needed in 2019 to address this. The recommended budget will continue forward recommending the full program being implemented, with the following projects being planned for each of the 5-years listed below:

2019:

Street Overlay: \$350,000 (Wildwood Way/Court, Timber Circle, Wildwood Court/Place, Luisa Court, Ironwood Blvd, Timberview Trail, Forest Ridge)
Trail Upgrade/Overlay: \$60,000
New Pedestrian Bridge on Main Trail: \$70,000
Landscaping Wall Replacement-Clayhole #2: \$200,000
Siren #2 Replacement: \$25,000
MSB Annual Door/Hoists Maintenance: \$45,000
Cortina Woods Playground/Trail: \$140,000
Lions Park Shelter Improvements: \$120,000

2020:

Street Overlay: \$264,602
Sealcoat: \$40,000
Trail Upgrade/Overlay: \$60,000
Siren #6 Replacement: \$25,000
MSB Annual Door/Hoists Maintenance: \$45,000
City Square Park Rehab: \$550,000

2021:

Street Overlay: \$498,000
Trail Upgrade/Overlay: \$60,000
Add 1 Pedestrian Bridges on Griep Park Trail: \$45,000
MSB Fuel System Replacement: \$375,000
MSB Annual Door/Hoists Maintenance: \$45,000
CTC Park Rehab: \$155,000
Lion's Park Shelter Rehab: \$200,000

2022:

Street Overlay: \$222,868
Sealcoat: \$60,000
Trail Upgrade/Overlay: \$60,000
Lions Park Playground Replacement: \$150,000
2nd/Pine Street Parking Lot Wall Replacement: \$200,000
MSB Annual Door/Hoists Rehab: \$45,000
Shadow Wood Park Rehab: \$140,000

2023:

Street Overlay: \$303,824
Trail Upgrades: \$60,000
2nd Pedestrian Bridge addition on Griep Park Trail: \$45,000
MSB Annual Door/Hoist Work/General: \$45,000
Pioneer Park Playground Rehab/Irrigation: \$140,000
Hickory Street Playground Rehab: \$125,000
Community Park Concrete Replacement on Back Stops: \$85,000
McKnight Playground #1 Rehab: \$155,000

As you can see from the lists above, the CIP program is really getting to properly taking care of the assets we have already invested into. They are all critical to make sure that we don't spend more money in the future replacing things that could have been preserved if properly maintained. One thing to note on the items above is that we are continually "fine tuning" this list based on priorities/opportunities/etc...

3. New Code Compliance Division/Community Service Officer Additions

As Council is aware, a discussion we have been having for several months now is additions to our Code Compliance activities to make sure that we are properly addressing problem properties across the community. As I have shared with Council, our Code Compliance activities have not been robust, mainly because we have never been staffed at a level to provide this higher level of service. To date, Code Compliance has been a secondary activity that has only really been addressed when we have received a complaint on a specific property. As our housing stock in the community has aged, what this has led to is many property issues not being addressed to our resident's expectations, inconsistency on how our Code Compliance has been administered since it is only able to be dealt with on a complaint basis, and an overburdening of our employees which has taken them away from other priority services the City is expected to provide in a timely manner to our residents.

Not properly staffing/resourcing our Code Compliance activities has led to a very inefficient and ineffective system, with Department Heads from multiple departments often having to be the ones directly going out to enforce Code Compliance issues, and residents not having a central place that they can call to deal with what are often multiple issues that cross multiple departmental lines. It has led to a system where the resident is often the "de facto" coordinator of our service response, as they often must contact multiple departments to deal with issues on a single property. This has led to situations that are very frustrating for our residents, and often do not lead to the results they would expect to see. Code Compliance

issues are often very complex and take continuous monitoring to see visible impacts to situations, as we often must guide these issues through the court system multiple times before we see any noticeable results. To be done right, it requires a centralization of the service response, and one that is committed to equitably dealing with the issues across the community and guiding these issues through an often-complicated legal system.

Given the desire of Council to see the City be more effective in addressing Code Compliance issues, while at the same time addressing inefficiencies that were creating unsustainable stresses on multiple departments over time, the Council did approve moving forward in June of this year with starting the process to fully staff a Code Compliance Division. It was recommended during this process for this Code Compliance service to be housed out of our Police Department, as it is a 24-hour service and is structured to deal most effectively with residents not following City ordinances.

More specifically, it was recommended to staff this Code Compliance Division with Community Service Officers who could most effectively deal with these issues. With our CSOs already being budgeted at 1.5 FTEs in the 2018 budget, Staff recommended that we increase to 4.0 FTEs, with one position being the manager of the division and the other 3 positions being in the Community Service Officer roles. With there being enough room in the 2018 budget to be able to accommodate the increased level of staffing based on dollars being available from positions budgeted but not yet filled across the City, we were able to have the Council implement this change in June of this year without negatively impacting the 2018 budget. However, at the time this was implemented, we did indicate that we would need to deal with the permanent funding of the positions in the 2019 budget as we developed it this fall. After completing the analysis for the 2019 budget, the dollars needed to support this additional service level would be \$190,000 annually, which would require an additional 2.4% to the proposed Tax Levy.

While this is an additional cost to absorb through the tax levy, the addition of this Code Compliance Division will lead to a much better long-term outcome for the community by being able to properly address problem properties throughout the community. At the same time, while the positions will be physically located within the Police Department, having these positions filled will have a significant positive impact on other Departments across the City (i.e. Community Development, Fire Department, Public Works Department, Engineering) which will help us meet one of the overall objectives the Council first identified during the 2018 budget process, which is to ***develop long-term budget strategies that are sustainable from a resource perspective to support service levels our residents expect.***

Planned New 2019 Expenditures

As we plan for the 2019 budget year, our focus was on what new expenditures would we need to consider to keep our service levels similar given the growth in our community and the existing demands on our existing resources. Below is a list of the new expenditures that we are currently studying, which we are including in our preliminary budget estimates. These are the same expenditures we discussed in the Work Session, and I will explain them in greater detail at the meeting tonight:

- Full \$1 million allocation each year to our new CIP Program

- Fully fund the addition of our Code Compliance Division, which would require an additional 2.5 FTEs (bring total number of people in division to 4 FTEs) at a cost of \$190,000
- Planned dollars for Employee Wage and Benefit increases
- Fully funding Equipment Acquisition
- Plan for the equipping of our Body Cameras once 1-year trial period ends
- All other items in budget to remain unchanged

Proposed Tax Levy for 2019

To meet all our budgeting objectives for 2019, utilizing our new tax levy policy, and to continue the implementation of our CIP program, Staff is recommending the General Fund operating tax levy be set at \$9,700,654 for not only our General Fund, but also our EDA, Mt. Pleasant Cemetery, and our Tax Abatement Levy. Based on this, the following would be the impact on the average homes in the community.

Impact on the Average Home in Chaska:

- Average Sales Value of Home in 2018: \$289,300
- Average Value Home in 2019: \$299,100

Actual Annual Taxes Paid on Example Home

- 2018 Average Home City taxes: \$831
- 2019 Average Home City taxes: \$871

This change would represent a \$40 annual increase on the average home in the community (4.8% increase) and would represent an increase in the tax rate by 1.3%. While the tax levy would go up by 7.1%, because we are seeing an increase in our tax capacity by 5.6%, that is why we would see the actual tax rate only go up by 1.3%.

Comparison to Other Communities

With the General Fund Operational levy proposed to increase based on the above assumptions, it is important to point out that Chaska will remain very competitive as it relates to our City taxes compared to the other municipalities in the Twin Cities. The Chart below shows that if we assume the proposed increase in our General Fund, and at the same time assuming that each of the other cities see no increase in taxes, we will be the 82nd lowest out of 87 Metro Area Cities. As you will see in that chart, and the Carver County Comparisons, Chaska has remained very competitive and has not moved in chart rankings because of the proposed changes.

	City	2018 Payable Levy	Population	Levy Per Capita
1	Oak Park Heights	5,328,501	4,918	\$1,083
2	Golden Valley	22,420,742	21,520	\$1,042
3	Wayzata	4,683,662	4,586	\$1,021
4	Minneapolis	328,908,000	422,331	\$779
5	Hopkins	14,221,880	18,678	\$761
6	Mendota Heights	8,591,146	11,343	\$757
7	St. Anthony Village	6,687,477	9,077	\$737
8	Columbus	2,960,502	4,065	\$728
9	West St. Paul	14,344,671	19,767	\$726
10	Tonka Bay	1,122,322	1,561	\$719

68	Chanhassen	10,913,868	25,558	\$427
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78	New Brighton	8,661,170	22,787	\$380
79	Mounds View	4,973,985	13,098	\$380
80	Andover	12,416,357	32,902	\$377
81	Arden Hills	3,786,942	10,362	\$365
82	Chaska	9,201,811	26,561	\$346
83	Vadnais Heights	4,427,548	13,561	\$326
84	Lauderdale	765,514	2,528	\$303
85	North Oaks	1,557,082	5,207	\$299
86	Falcon Heights	1,585,389	5,592	\$284
87	White Bear Lake	5,625,000	25,888	\$217

Chaska would also remain the lowest tax levy per capita in Carver County.

Recommendation

Staff will be presenting the General Fund five-year forecast to the Council at the meeting on Monday night. At this meeting, it will be recommended that the Council act to establish a maximum total operating tax levy for 2019 of \$8,989,933 for the General Fund and other general governmental City funds supported by a tax levy. At the same time, we will also consider establishing a preliminary \$211,878 tax levy to support our City's Tax Abatement Projects, which will have no impact on what tax payers would pay in 2019. The City will also be confirming the proposed \$498,843 levy for the Chaska EDA. Each of these tax levies total \$9,700,654 and were incorporated in the impact analysis that we share above, which would indicate an average impact of \$40 annual for the average home.

It should be noted that as part of the Statutory process, the Council will have the ability to reduce the actual levy from the maximum set at this meeting, but cannot increase the levy after this is set. The final budget and tax levy would be approved in December, with the public

hearing for the budget on December 3rd, and the final consideration for approval on December 17th.

Staff recommends approval of setting these maximum tax levies.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. _____ adopting the proposed assessed 2018 payable 2019 maximum property tax levy.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 09/17/2018 RESOLUTION NO. 2018-125

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

**Resolution Adopting the Proposed 2019 Budget and
the Proposed Assessed-2018 Payable-2019 Maximum Property Tax Levy**

WHEREAS, the City Administrator has presented the proposed 2019-2023 Financial Forecast;

WHEREAS, the City Administrator's proposed financial forecast also recommends an annual City tax levy;

WHEREAS, the City must certify to the County Auditor on or before September 30, 2018 a proposed 2019 Budget and a maximum not to exceed property tax levy for Assessed-2018 Payable-2019; and

WHEREAS, the City must establish a public hearing on the 2019 Budget and must also establish a date to continue the public hearing if needed;

NOW, THEREFORE, BE IT RESOLVED, that consistent with the Administrator's proposed financial forecast that the following proposed 2019 Budget and maximum not to exceed Assessed-2018 Payable-2019 property tax levies, be adopted.

Proposed Maximum Levies:

City Levy	\$8,989,933
City Abatement Levy	<u>211,878</u>
Total All City Levies	\$9,201,811
HRA Levy	<u>498,843</u>
Total All Levies	<u>\$9,700,654</u>

<u>Proposed Levy Supported Budget</u>	<u>\$22,195,906</u>
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AND BE IT FURTHER RESOLVED, to call for a Public Hearing on the 2019 Budget on Monday, December 3, 2018, at 7:00 p.m. at Chaska City Hall, with Monday, December 17, 2018, at 7:00 p.m. at Chaska City Hall established as the continuation date, if needed, for the Public Hearing.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of September 2018.

Mark Windschitl, Mayor

Attest: _____

Chaska Deputy Clerk

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

September 17, 2018

Paid and Unpaid Invoices:

Check #'s 324836-324956

\$739,706.93

Paid Electronic Invoices:

Wire #'s 1646-1653

\$1,304,846.78

Amount for Approval-Council Meeting:

September 17, 2018

\$2,044,553.71

CLAIMS ROSTER REPORT

Checks



09/14/2018 10:05 8482mrob		City of Chaska VENDOR INVOICE LIST				P apinvlst			1
INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION	
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58042		08/31/2018	091818	324841	400.00 09/28/2018	INV	PD	Animal Control	
CHECK DATE: 09/18/2018									
58045		07/31/2018	091818	324841	400.00 09/25/2018	INV	PD	Animal Control	
CHECK DATE: 09/18/2018									
					800.00				
102555 ABLE HOSE & RUBBER LLC									
210249-001		08/21/2018	091818	324842	185.08 09/21/2018	INV	PD	SEWER MAINTENANCE (JETTER	
CHECK DATE: 09/18/2018									
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K72985/2		09/04/2018	091818	324843	89.41 10/04/2018	INV	PD	ice pump supplies	
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106208 ATHLACTON HOLDINGS LLC									
11101857		08/28/2018	091818	324844	828.00 09/27/2018	INV	PD	CREDIT CARD READERS	
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103825 ACUSHNET COMPANY									
906390316		09/04/2018	091818	324845	72.41 10/04/2018	INV	PD	resale	
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CHECK DATE: 09/18/2018									
					175.32				
100036 ADAM'S PEST CONTROL INC									
2699010		08/14/2018	091818	324846	15.00 09/14/2018	INV	PD	pest control oak 19	
CHECK DATE: 09/18/2018									
100843 AH HERMEL COMPANY									
729395		08/31/2018	091818	324847	131.54 09/30/2018	INV	PD	vending	
CHECK DATE: 09/18/2018									
730029		09/05/2018	091818	324847	347.29 10/05/2018	INV	PD	resale candy par 30	
CHECK DATE: 09/18/2018									
730410		09/07/2018	091818	324847	274.16 10/07/2018	INV	PD	vending	
CHECK DATE: 09/18/2018									



09/14/2018 10:05
8482mrob

City of Chaska
VENDOR INVOICE LIST

P 2
apinvlst

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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100146 ASPEN MILLS INC									
222897		09/07/2018	091818	324848	135.35	10/07/2018	INV	PD	DUTY UNIFORM-K DECKER
CHECK DATE:	09/18/2018								
222898		09/07/2018	091818	324848	649.09	10/07/2018	INV	PD	DUTY UNIFORM-M MCCOY
CHECK DATE:	09/18/2018								
222899		09/07/2018	091818	324848	642.00	10/07/2018	INV	PD	DUTY UNIFORM-K STAFNE
CHECK DATE:	09/18/2018								
					1,426.44				
107022 A'BULAE LLC									
57908		09/10/2018	091818	324849	172,425.00	09/10/2018	INV	PD	Bavaria Downs Event Cente
CHECK DATE:	09/18/2018								
106322 BAY WEST LLC									
18S-002445		05/25/2018	091318	324838	4,255.24	06/25/2018	INV	PD	ENVIRONMENTAL CONSULTING-
CHECK DATE:	09/13/2018								
18S-007855		07/13/2018	091318	324838	667.92	08/13/2018	INV	PD	ENVIRONMENTAL CONSULTING-
CHECK DATE:	09/13/2018								
					4,923.16				
100188 BERRY COFFEE COMPANY									
1500718722		09/12/2018	091818	324850	44.45	10/12/2018	INV	PD	Lodge coffee
CHECK DATE:	09/18/2018								
1500718723		09/12/2018	091818	324850	44.45	10/12/2018	INV	PD	coffee supplies
CHECK DATE:	09/18/2018								
					88.90				
104834 BLACK CLOVER ENTERPRISES LLC									
FC 16537		09/05/2018	091818	324851	2.75	09/30/2018	INV	PD	finance fee on invoice BL
CHECK DATE:	09/18/2018								
100214 BORDER STATES INDUSTRIES INC									
916065824	180175	09/05/2018	091818	324852	1,235.79	10/05/2018	INV	PD	FAULT INDICATOR UG 258 KV
CHECK DATE:	09/18/2018								
916076384	180173	09/06/2018	091818	324852	402.63	10/25/2018	INV	PD	PED BELOW GROUND 12X12 PO
CHECK DATE:	09/18/2018								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
916086295	180177	09/07/2018	091818	324852	171.17	10/25/2018	INV	PD	FUSE INLINE 15AMP KLK (BA
CHECK DATE: 09/18/2018									
					1,809.59				
100254 BRYAN ROCK PRODUCTS INC									
30535		08/31/2018	091818	324853	703.40	09/30/2018	INV	PD	STREET, STORM AND WATER S
CHECK DATE: 09/18/2018									
100285 CARVER COUNTY ATTORNEY									
57912		09/10/2018	091818	324854	4.48	10/10/2018	INV	PD	Forfeiture payout 16.1216
CHECK DATE: 09/18/2018									
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/AUG18		09/05/2018	091818	324855	2,186.36	10/03/2018	INV	PD	AUG 2018 CHASKA BLVD GAS
CHECK DATE: 09/18/2018									
109052076/AUG18		09/05/2018	091818	324855	2,051.79	10/03/2018	INV	PD	AUG 2018 1661 PARK RIDGE
CHECK DATE: 09/18/2018									
					4,238.15				
107026 CHANHASSEN STORM GRIDIRON									
2004470.002		09/06/2018	091818	324856	192.62	10/06/2018	INV	PD	DAMAGE DEPOSIT REFUND
CHECK DATE: 09/18/2018									PAYEE: CHANHASSEN STORM GRIDIRON
100374 CHANHASSEN, CITY OF									
57978		09/07/2018	091818	324857	30.40	09/29/2018	INV	PD	AUG 2018 TH41/82ND ST SIG
CHECK DATE: 09/18/2018									
100347 CHAPPELL CENTRAL INC									
00004079		08/31/2018	091818	324858	771.26	09/30/2018	INV	PD	WELL #4
CHECK DATE: 09/18/2018									
00004081		08/31/2018	091818	324858	5,354.39	09/30/2018	INV	PD	WELL #4
CHECK DATE: 09/18/2018									
					6,125.65				
100353 CHASKA CUBS BASEBALL									
57968		08/31/2018	091818	324859	400.00	09/11/2018	INV	PD	Foursome Golf Outing
CHECK DATE: 09/18/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100368	CHASKA LAUNDRY CENTER								
2154	CHECK DATE: 09/18/2018	08/31/2018	091818	324860	151.23	09/20/2018	INV	PD	towels
100416	ROGER CLEVELAND GOLF CO INC								
5414761	NN	06/19/2018	091818	324861	-228.00	07/19/2018	CRM	PD	resale credit wedge net d
5463511	SO	08/30/2018	091818	324861	2,176.08	04/15/2019	INV	PD	resale
5463512	SO	08/30/2018	091818	324861	967.20	06/15/2019	INV	PD	resale
5468912	SZ	09/04/2018	091818	324861	769.06	10/04/2018	INV	PD	2019 demo/rentals
	CHECK DATE: 09/18/2018				3,684.34				
100419	CLOVER CONDOMINIUM ASSN								
219200	CHECK DATE: 09/18/2018	08/20/2018	091818	324862	213.93	09/20/2018	INV	PD	WINDOW WASHING CLOVER CON
106843	CMC RESCUE INC								
437510	180102	06/12/2018	091818	324863	1,605.00	10/12/2018	INV	PD	RESCUE ROPES
	CHECK DATE: 09/18/2018								
102867	TILLER CORPORATION								
180831	CHECK DATE: 09/18/2018	08/31/2018	091818	324864	10,164.89	09/30/2018	INV	PD	VILLAGE TRAIL OVERLAY
105466	COMPUTER INTEGRATION TECHNOLOGIES INC								
111666	CHECK DATE: 09/18/2018	08/31/2018	091818	324865	6,850.00	09/30/2018	INV	PD	BARRACUDA LICENSES
100429	COORDINATED BUSINESS SYSTEMS LTD								
CNIN287159	CHECK DATE: 09/18/2018	09/06/2018	091818	324868	513.48	10/06/2018	INV	PD	Maintenance contract
CNIN287160	CHECK DATE: 09/18/2018	09/06/2018	091818	324867	41.37	10/06/2018	INV	PD	copier contract



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CNIN287218		09/06/2018	091818	324866	39.61	09/16/2018	INV	PD	HP Color M452dw
CHECK DATE:	09/18/2018								
					594.46				
106301 CORE AND MAIN LP									
J148256	180166	08/23/2018	091818	324869	34.50	09/23/2018	INV	PD	WATER STOCK 8" LID
CHECK DATE:	09/18/2018								
J148549	180167	08/23/2018	091818	324869	999.90	09/23/2018	INV	PD	WATER STOCK CLAMPS
CHECK DATE:	09/18/2018								
					1,034.40				
106135 CRAFT HOMES LLC									
1189		09/06/2018	091818	324870	1,500.00	10/06/2018	INV	PD	BLDRS DEP REF-1189 ROSEMA
CHECK DATE:	09/18/2018								
1198		09/06/2018	091818	324870	1,500.00	10/06/2018	INV	PD	BLDRS DEP REF-1198 ROSEMA
CHECK DATE:	09/18/2018								
1205		09/06/2018	091818	324870	1,500.00	10/06/2018	INV	PD	BLDRS DEP REF-1205 ROSEMA
CHECK DATE:	09/18/2018								
3084		09/06/2018	091818	324870	750.00	10/06/2018	INV	PD	BLDRS DEP REF-3084 FRANCE
CHECK DATE:	09/18/2018								
3088		09/06/2018	091818	324870	750.00	10/06/2018	INV	PD	BLDRS DEP REF-3088 FRANCE
CHECK DATE:	09/18/2018								
3092		09/06/2018	091818	324870	750.00	10/06/2018	INV	PD	BLDRS DEP REF-3092 FRANCE
CHECK DATE:	09/18/2018								
3096		09/06/2018	091818	324870	1,500.00	10/06/2018	INV	PD	BLDRS DEP REF-3096 FRANCE
CHECK DATE:	09/18/2018								
3100		09/06/2018	091818	324870	1,500.00	10/06/2018	INV	PD	BLDRS DEP REF-3100 FRANCE
CHECK DATE:	09/18/2018								
					9,750.00				
100480 CUMMINS NPOWER LLC									
E3-8491		08/30/2018	091818	324871	2,005.00	09/30/2018	INV	PD	CLOVER RIDGE UNIT G11
CHECK DATE:	09/18/2018								
104739 DAIKIN APPLIED AMERICAS INC									
3193428		08/30/2018	091818	324872	536.00	09/30/2018	INV	PD	Arts Addition boiler repai
CHECK DATE:	09/18/2018								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107024 DAJ ENTERPRISES LLC									
60		08/22/2018	091818	324873	53.79	09/22/2018	INV	PD	MARKING PAINT
CHECK DATE: 09/18/2018									
105629 DICKS SANITATION SERVICE INC									
DT0002277353		08/31/2018	091818	324874	596.99	09/30/2018	INV	PD	SEP CCC TRASH PICKUP
CHECK DATE: 09/18/2018									
106837 EAT FOR EQUITY CATERING									
2004481.002		09/07/2018	091818	324875	152.52	10/07/2018	INV	PD	CATERING REFUND-6/3/18 WE
CHECK DATE: 09/18/2018									
100592 ELECTRIC PUMP INC									
0063575-IN		08/30/2018	091818	324876	1,450.00	09/30/2018	INV	PD	PUMP INSPECTIONS
CHECK DATE: 09/18/2018									
0063578-IN		08/30/2018	091818	324876	29,123.60	09/30/2018	INV	PD	CLOVERFIELD LIFT STATION
CHECK DATE: 09/18/2018									
0063606-IN		08/31/2018	091818	324876	850.00	09/30/2018	INV	PD	LIFT STATION PUMP MAINTEN
CHECK DATE: 09/18/2018									
					31,423.60				
106319 CHAD JEREMY FIGG									
57977		09/11/2018	091818	324877	285.00	10/11/2018	INV	PD	AUG TAE KWON DO
CHECK DATE: 09/18/2018									
100673 FLEETPRIDE INC									
8347052		08/01/2018	091818	324878	1,959.14	09/01/2018	INV	PD	#311 FIRE
CHECK DATE: 09/18/2018									
8390988		08/02/2018	091818	324878	-338.36	09/02/2018	CRM	PD	CREDIT STREET
CHECK DATE: 09/18/2018									
8391069		08/02/2018	091818	324878	-26.80	09/02/2018	CRM	PD	CREDIT STREET
CHECK DATE: 09/18/2018									
8604890		08/13/2018	091818	324878	78.99	09/13/2018	INV	PD	#111 STREET BRAKE PARTS
CHECK DATE: 09/18/2018									
					1,672.97				
100698 GALLS LLC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
010650493		08/29/2018	091818	324879	863.25 09/28/2018	INV	PD	Holasek Uniform - Initial
CHECK DATE: 09/18/2018								
100700 GARY L FISCHLER AND ASSOCIATES PA								
10466		08/31/2018	091818	324880	625.00 09/30/2018	INV	PD	New hire officer psych sc
CHECK DATE: 09/18/2018								
100708 GEAR WASH LLC								
14478		09/04/2018	091818	324881	1,025.02 10/04/2018	INV	PD	GEAR CLEANING/REPAIR
CHECK DATE: 09/18/2018								
100717 GENERAL PARTS LLC								
5988302		09/05/2018	091818	324882	272.00 10/05/2018	INV	PD	fryer repair
CHECK DATE: 09/18/2018								
106901 INFLECTION.COM INC								
CIT02939002		08/31/2018	091818	324883	82.00 09/15/2018	INV	PD	BACKGROUND CHECKS
CHECK DATE: 09/18/2018								
101463 GOPHER STATE ONE CALL								
8080265		08/31/2018	091818	324884	645.30 09/30/2018	INV	PD	AUGUST LOCATES
CHECK DATE: 09/18/2018								
100759 GRAINGER								
9877954827		08/16/2018	091818	324886	774.79 09/15/2018	INV	PD	cone cups, toilet cleaner
CHECK DATE: 09/18/2018								
9880194387		08/20/2018	091818	324886	142.76 09/19/2018	INV	PD	par 30 towels
CHECK DATE: 09/18/2018								
9897591856		09/06/2018	091818	324885	99.77 10/06/2018	INV	PD	ice pump repairs
CHECK DATE: 09/18/2018								
9897617248		09/06/2018	091818	324885	14.32 10/06/2018	INV	PD	ice pump repairs
CHECK DATE: 09/18/2018								
					1,031.64			
100758 GRAYBAR ELECTRIC COMPANY INC								
9305999563	180174	09/05/2018	091818	324887	2,558.98 10/05/2018	INV	PD	CONDUIT 4" D.B. PVC
CHECK DATE: 09/18/2018								

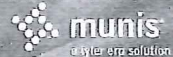


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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107028 GRIMSLEY, JESSICA									
2004495.002		09/12/2018	091818	324888	375.00	10/12/2018	INV	PD	REFUND PERMIT CHARGES-CAN
CHECK DATE: 09/18/2018									PAYEE: GRIMSLEY, JESSICA
106216 ROSHE 2 INCORPORATED									
5353		08/29/2018	091818	324889	293.53	09/29/2018	INV	PD	Curling Night in America
CHECK DATE: 09/18/2018									
100810 HAWKINS INC									
4355713		08/30/2018	091818	324890	2,308.74	09/29/2018	INV	PD	WTP CHEMICALS
CHECK DATE: 09/18/2018									
4355763		08/31/2018	091818	324890	2,123.37	09/30/2018	INV	PD	WTP CHEMICALS
CHECK DATE: 09/18/2018									
					4,432.11				
100827 HEGERS DAIRY LLC									
57841		09/05/2018	091818	324891	33.89	09/05/2018	INV	PD	Extreme Kids Milk For Aug
CHECK DATE: 09/18/2018									
100848 HIGH TECH CLEANING INC									
14143		09/01/2018	091818	324892	3,092.25	10/01/2018	INV	PD	CITY HALL
CHECK DATE: 09/18/2018									
14144		09/01/2018	091818	324892	1,971.55	10/01/2018	INV	PD	MSB
CHECK DATE: 09/18/2018									
14145		09/01/2018	091818	324892	1,495.91	10/01/2018	INV	PD	FIRE STATION
CHECK DATE: 09/18/2018									
14146		09/01/2018	091818	324892	1,140.83	10/01/2018	INV	PD	HISTORY CENTER
CHECK DATE: 09/18/2018									
14147		09/01/2018	091818	324892	161.72	10/01/2018	INV	PD	STANTEC BUILDING
CHECK DATE: 09/18/2018									
14148		09/01/2018	091818	324892	625.00	10/01/2018	INV	PD	WTP
CHECK DATE: 09/18/2018									
14149		09/01/2018	091818	324892	202.15	10/01/2018	INV	PD	IT DEPARTMENT
CHECK DATE: 09/18/2018									
14150		09/01/2018	091818	324892	485.16	10/01/2018	INV	PD	COMMUNITY ROOM - CLOVER R
CHECK DATE: 09/18/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100859 HOISINGTON KOEGLER GROUP INC					9,174.57				
018-003-1		09/09/2018	091818	324893	385.00	10/09/2018	INV	PD	CHASKA ONGOING LA SERVICE
CHECK DATE:	09/18/2018								
018-022-4		09/09/2018	091818	324893	6,712.25	10/09/2018	INV	PD	CHASKA COMPREHENSIVE PLAN
CHECK DATE:	09/18/2018								
100878 HUEBSCH					7,097.25				
84176/AUG2018		08/31/2018	091818	324894	1,849.88	09/10/2018	INV	PD	AUG 2018 RUG/MAT SVC
CHECK DATE:	09/18/2018								
104751 IMPACT MAILING OF MINNESOTA INC									
134696		08/15/2018	091118	324837	426.74	09/15/2018	INV	PD	August Disconnect Notices
CHECK DATE:	09/11/2018								
134790		08/22/2018	091118	324837	905.80	09/22/2018	INV	PD	UB CSS inserts Qty 11,000
CHECK DATE:	09/11/2018								
134872		08/29/2018	091118	324837	7,908.68	09/29/2018	INV	PD	August Bills 8/21/18
CHECK DATE:	09/11/2018								
134907		08/30/2018	091118	324837	302.67	09/30/2018	INV	PD	August Final Bills 8/14/1
CHECK DATE:	09/11/2018								
134908		08/30/2018	091118	324837	1,174.32	09/30/2018	INV	PD	August Reminders 8/16/18
CHECK DATE:	09/11/2018								
100919 INTEREUM INC					10,718.21				
148437		09/06/2018	091818	324895	1,489.60	10/06/2018	INV	PD	DESK CHAIRS
CHECK DATE:	09/18/2018								
100956 MARK L JOHNSON									
112905		09/04/2018	091818	324896	1,000.00	10/04/2018	INV	PD	lower gym refinish
CHECK DATE:	09/18/2018								
100972 JT SERVICES OF MINNESOTA									
JT18-228-03	180163	08/16/2018	091818	324897	22,443.75	09/15/2018	INV	PD	FIXTURE LED 80W GRANVILLE
CHECK DATE:	09/18/2018								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101043 LANO EQUIPMENT INC									
01-579765		08/07/2018	091818	324898	-49.74	09/07/2018	CRM	PD	CREDIT STREETS-HOUSING
CHECK DATE:	09/18/2018								
01-584611		08/30/2018	091818	324898	910.00	09/30/2018	INV	PD	S/W CHOP SAW
CHECK DATE:	09/18/2018								
					860.26				
101058 LEAGUE OF MINNESOTA CITIES									
57970		09/01/2018	091818	324899	30.00	09/11/2018	INV	PD	MN Mayors Assoc Dues-M Wi
CHECK DATE:	09/18/2018								
106954 LEMKE ELECTRIC LLC									
1329		09/03/2018	091818	324900	1,261.00	10/03/2018	INV	PD	electric service for TV s
CHECK DATE:	09/18/2018								
101080 BRUNSWICK CORPORATION									
5814500		08/24/2018	091818	324901	144.30	09/23/2018	INV	PD	bike repairs
CHECK DATE:	09/18/2018								
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
45770		08/31/2018	091818	324902	654.00	09/30/2018	INV	PD	Aug SA Support
CHECK DATE:	09/18/2018								
101182 METROPOLITAN COUNCIL									
0001086958		09/05/2018	091818	324903	192,411.50	10/01/2018	INV	PD	OCT 2018 SEWER SERVICES F
CHECK DATE:	09/18/2018								
101187 METRO SALES INC									
INV1159149		09/06/2018	091818	324904	2,434.16	10/06/2018	INV	PD	RICOH MAINT CONTR & USAGE
CHECK DATE:	09/18/2018								
INV1160950		09/10/2018	091818	324904	121.66	10/10/2018	INV	PD	Ricoh/MP C3003 Color
CHECK DATE:	09/18/2018								
					2,555.82				
105998 MILBANK WINWATER WORKS									
153059 04	180172	08/21/2018	091818	324905	1,119.71	09/21/2018	INV	PD	WATER STOCK 1" HERSEY MET
CHECK DATE:	09/18/2018								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
154344 00	180170	08/06/2018	091818	324905	239.38	09/06/2018	INV	PD	WATER STOCK 1" HERSEY MET
CHECK DATE:	09/18/2018								
154493 00	180171	08/14/2018	091818	324905	1,750.80	09/14/2018	INV	PD	WATER STOCK 3/4" HERSEY M
CHECK DATE:	09/18/2018								
					3,109.89				
101227 MINNESOTA ELEVATOR INC									
766408		09/03/2018	091818	324906	342.50	10/03/2018	INV	PD	SEP CCC ELEVATOR SERVICE
CHECK DATE:	09/18/2018								
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE INC									
778377500/AUG18		09/07/2018	091818	324907	70.93	10/02/2018	INV	PD	AUG 2018 12500 COUNTY RD
CHECK DATE:	09/18/2018								
778377800/AUG18		09/07/2018	091818	324907	73.05	10/02/2018	INV	PD	AUG 2018 4250 ENGLER BLVD
CHECK DATE:	09/18/2018								
778377900/AUG18		09/07/2018	091818	324907	52.03	10/02/2018	INV	PD	AUG 2018 4100 ENGLER BLVD
CHECK DATE:	09/18/2018								
					196.01				
101273 MINNESOTA VALLEY TESTING LABORATORIES INC									
935352		08/29/2018	091818	324908	250.00	09/29/2018	INV	PD	WTP TESTING
CHECK DATE:	09/18/2018								
101248 MINNESOTA MUNICIPAL POWER AGENCY									
2018-6		09/07/2018	091818	324909	114,822.50	09/18/2018	INV	PD	SEMI-ANNUAL PMT-NET D/S S
CHECK DATE:	09/18/2018								
105995 MONEY MOVERS INC									
111955		09/03/2018	091818	324910	68.50	10/03/2018	INV	PD	Aug health ins reimbursem
CHECK DATE:	09/18/2018								
101356 MTI DISTRIBUTING INC #31380									
1186238-00		08/28/2018	091818	324911	338.70	09/28/2018	INV	PD	TORO PARTS
CHECK DATE:	09/18/2018								
1186298-00		08/28/2018	091818	324911	297.59	09/28/2018	INV	PD	4100 PARK MOWER
CHECK DATE:	09/18/2018								
1186930-00		08/30/2018	091818	324911	1,081.37	09/30/2018	INV	PD	4100 PARK MOWER PARTS
CHECK DATE:	09/18/2018								



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1186937-00		08/31/2018	091818	324911	277.05	09/30/2018	INV	PD	WATER TRUCK PARTS
CHECK DATE: 09/18/2018									
					1,994.71				
104931 MUSCO CORPORATION									
313135	180176	08/29/2018	091818	324912	622.56	09/29/2018	INV	PD	LAMP MTL HALIDE 1500 MOGU
CHECK DATE: 09/18/2018									
102654 NORTH AMERICAN SAFETY INC									
18044		08/27/2018	091818	324913	228.75	09/27/2018	INV	PD	SAFETY VESTS FOR STAFF
CHECK DATE: 09/18/2018									
37200		09/04/2018	091818	324913	20.31	10/04/2018	INV	PD	EAR MUFFS
CHECK DATE: 09/18/2018									
					249.06				
101436 NUCO2 INC									
56813639		09/01/2018	091818	324914	155.69	10/01/2018	INV	PD	pool supplies
CHECK DATE: 09/18/2018									
56937962		08/24/2018	091818	324914	83.18	09/24/2018	INV	PD	pool supplies
CHECK DATE: 09/18/2018									
					238.87				
101470 O'REILLY AUTOMOTIVE STORES INC									
556275/AUG2018		08/28/2018	091318	324839	739.67	09/20/2018	INV	PD	AUG 2018 PARTS/SUPPLIES
CHECK DATE: 09/13/2018									
105035 RED BEARD LLC									
18005		08/19/2018	091818	324915	2,281.67	09/19/2018	INV	PD	CLUB CHAMPIONSHIP 2-DAY E
CHECK DATE: 09/18/2018									
18006		08/21/2018	091818	324915	4,212.60	09/21/2018	INV	PD	womens league banquet
CHECK DATE: 09/18/2018									
					6,494.27				
101530 PING INC									
14393197		09/10/2018	091818	324916	258.04	11/10/2018	INV	PD	resale
CHECK DATE: 09/18/2018									
106972 POWER ENGINEERS CONSULTING									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
275577		09/05/2018	091818	324917	2,669.43	10/05/2018	INV	PD	WO#509 LK HZLTNE TRANSMIS
CHECK DATE: 09/18/2018									
101557 POWER SYSTEM ENGINEERING INC									
9027702		09/10/2018	091818	324918	2,391.00	10/10/2018	INV	PD	GENERAL ENGINEERING FOR A
CHECK DATE: 09/18/2018									
101571 PREMIUM WATERS INC									
417080-08-18		08/31/2018	091818	324919	75.13	09/30/2018	INV	PD	h2o
CHECK DATE: 09/18/2018									
101584 PROGRESS VALLEY ELECTRIC INC									
8056		09/02/2018	091818	324920	1,191.69	10/02/2018	INV	PD	Park and River room elect
CHECK DATE: 09/18/2018									
103055 QUALITY PROPANE INC									
164084T		08/28/2018	091818	324921	64.77	09/27/2018	INV	PD	L P gas
CHECK DATE: 09/18/2018									
101600 QUILL CORPORATION									
9808845		08/30/2018	091818	324922	133.10	09/29/2018	INV	PD	OFFICE SUPPLIES
CHECK DATE: 09/18/2018									
101684 R & R SPECIALTIES OF WISCONSIN INC									
0065554-IN		08/21/2018	091818	324923	40.50	09/21/2018	INV	PD	blade sharpen
CHECK DATE: 09/18/2018									
101605 RAINBOW TREECARE									
I331764		08/28/2018	091818	324924	2,344.12	09/28/2018	INV	PD	TREATMENT OF OAK WILT
CHECK DATE: 09/18/2018									
106204 REPUBLIC SERVICES INC									
0894-004684326		07/31/2018	091818	324925	5,720.59	09/11/2018	INV	PD	RIVER CITY DAYS
CHECK DATE: 09/18/2018									
101668 ROBBS ELECTRIC INC									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
30907	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	366.64	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30908	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	472.61	09/20/2018	INV	PD	WO#445 2018 CITYWIDE OH T
30909	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	512.48	09/20/2018	INV	PD	WO#445 2018 CITYWIDE OH T
30910	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	675.17	09/20/2018	INV	PD	WO#445 2018 CITYWIDE OH T
30911	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	761.11	09/20/2018	INV	PD	WO#445 2018 CITYWIDE OH T
30912	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	536.21	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30914	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	539.92	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30915	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	639.74	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30916	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	580.97	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30917	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	374.20	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30918	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	360.92	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30919	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	398.04	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30920	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	817.34	09/20/2018	INV	PD	WO# 444 2018 CITYWIDE OH
30921	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	362.98	09/20/2018	INV	PD	WO# 444 2018 CITYWIDE OH
30922	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	539.46	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30923	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	355.18	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30924	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	653.86	09/20/2018	INV	PD	WO# 445 2018 CITYWIDE OH
30925	CHECK DATE: 09/18/2018	08/20/2018	091818	324926	575.17	09/20/2018	INV	PD	WO# 444 2018 CITYWIDE OH
30926		08/20/2018	091818	324926	501.48	09/20/2018	INV	PD	WO# 444 2018 CITYWIDE OH



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/18/2018									
30927		08/20/2018	091818	324926	362.49	09/20/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30928		08/20/2018	091818	324926	431.22	09/20/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30937		08/24/2018	091818	324926	871.65	09/24/2018	INV	PD	WO# 876 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30939		08/24/2018	091818	324926	542.85	09/24/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30940		08/24/2018	091818	324926	261.39	09/24/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30941		08/24/2018	091818	324926	686.30	09/24/2018	INV	PD	WO#444 2018 CITYWIDE OH T
CHECK DATE: 09/18/2018									
30942		08/24/2018	091818	324926	538.96	09/24/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30943		08/24/2018	091818	324926	540.40	09/24/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30944		08/24/2018	091818	324926	362.02	09/24/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30945		08/24/2018	091818	324926	2,456.45	09/24/2018	INV	PD	REPAIRS TO ELEC SYSTEM AT
CHECK DATE: 09/18/2018									
30984		08/28/2018	091818	324926	473.66	09/28/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
30989		08/28/2018	091818	324926	1,346.50	09/28/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
31071		09/04/2018	091818	324926	2,100.68	10/04/2018	INV	PD	WO# 444 2018 CITYWIDE OH
CHECK DATE: 09/18/2018									
					20,998.05				
101669 ROBERT HALF TECHNOLOGY									
51745272		09/11/2018	091818	324927	420.38	10/11/2018	INV	PD	CSR TEMP - LEWIS - W/E 9-
CHECK DATE: 09/18/2018									
101738 SCHILLING SUPPLY COMPANY									
676436-00		08/28/2018	091818	324928	941.94	09/28/2018	INV	PD	cleaning supplies
CHECK DATE: 09/18/2018									



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City of Chaska
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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105713 TOWING SERVICES INC									
57914		09/10/2018	091818	324929	150.00	10/10/2018	INV	PD	Forfeiture payouts 16.121
CHECK DATE:		09/18/2018							
101914 SOUTHWEST METRO CHAMBER OF COMMERCE									
22109		08/31/2018	091818	324930	550.00	09/11/2018	INV	PD	10 Annual Golf Classic
CHECK DATE:		09/18/2018							
101828 SOUTHWEST NEWS MEDIA									
2019145		08/23/2018	091818	324931	57.60	09/25/2018	INV	PD	POLICE AUCTION NOTICE
CHECK DATE:		09/18/2018							
2020554		08/30/2018	091818	324931	147.20	09/25/2018	INV	PD	SAGEWOOD AMEND ZONING
CHECK DATE:		09/18/2018							
2020555		08/30/2018	091818	324931	169.60	09/25/2018	INV	PD	ARBOR PARK ZONING PID-2 T
CHECK DATE:		09/18/2018							
2020556		08/30/2018	091818	324931	28.80	09/25/2018	INV	PD	AMEND SETBACKS ORD SEC 4
CHECK DATE:		09/18/2018							
					403.20				
101916 SOUTHWEST POWER EQUIPMENT									
1-518013		09/12/2018	091818	324932	78.12	10/12/2018	INV	PD	W.O.# 444 2018 CITYWIDE O
CHECK DATE:		09/18/2018							
107025 SPIEGELBERG, JENNIFER									
2004468.002		09/06/2018	091818	324933	64.43	10/06/2018	INV	PD	WITHDRAWAL REFUND-BEAN BA
CHECK DATE:		09/18/2018							PAYEE: SPIEGELBERG, JENNIFER
101858 STAPLES CONTRACT & COMMERCIAL INC									
7203339090-1		08/24/2018	091818	324934	65.48	09/20/2018	INV	PD	COPY PAPER
CHECK DATE:		09/18/2018							
7203339090-2		08/24/2018	091818	324934	299.00	09/20/2018	INV	PD	Premium Membership Fee
CHECK DATE:		09/18/2018							
					364.48				
101887 ARMOR INC									
53096		08/14/2018	091818	324935	86.19	09/14/2018	INV	PD	#700 ELEC FORK LIFT REPAI
CHECK DATE:		09/18/2018							



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101892 STUART C IRBY CO									
S010813746.003		08/28/2018	091818	324936	90.08	09/28/2018	INV	PD	SLEEVE STRAPS
CHECK DATE: 09/18/2018									
106658 SUN CONTROL OF MINNESOTA INC									
24857		09/06/2018	091818	324937	275.00	10/06/2018	INV	PD	Window Screen for Adminis
CHECK DATE: 09/18/2018									
101932 TAYLOR MADE GOLF CO INC									
33376954		08/30/2018	091818	324938	195.37	09/29/2018	INV	PD	resale
CHECK DATE: 09/18/2018									
100757 THE GRAPHIC EDGE INC									
1245363		08/29/2018	091818	324939	1,206.73	09/28/2018	INV	PD	Flag Football T-Shirts- 2
CHECK DATE: 09/18/2018									
12550107		09/04/2018	091818	324939	5.29	10/04/2018	INV	PD	Flag Football T-shirt- Ad
CHECK DATE: 09/18/2018									
					1,212.02				
101956 THE HARTFORD									
854810167523		09/04/2018	091318	324840	2,147.96	09/15/2018	INV	PD	SEP 2018 EMP LTD INS PREM
CHECK DATE: 09/13/2018									
101964 PMT EMBROIDERY LLC									
16701		09/05/2018	091818	324940	308.00	10/05/2018	INV	PD	curling uniforms
CHECK DATE: 09/18/2018									
101990 KANDI KOUNTRY EXPRESS LTD									
407637		08/30/2018	091818	324941	84.76	09/29/2018	INV	PD	#113 STREET
CHECK DATE: 09/18/2018									
101999 TRANS UNION LLC									
08837434		08/27/2018	091818	324942	13.40	09/27/2018	INV	PD	Data processing
CHECK DATE: 09/18/2018									
102028 TWIN CITY WATER CLINIC INC									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12000		09/03/2018	091818	324943	510.00	10/03/2018	INV	PD	AUGUST SAMPLES
CHECK DATE: 09/18/2018									
103808 UNITED STATES CURLING ASSOCIATION INC									
2004486.002		09/10/2018	091818	324944	775.00	10/10/2018	INV	PD	SALE OF OLYMPIC COINS-CUR
CHECK DATE: 09/18/2018									
101555 UNITED STATES POSTAL SERVICE									
57873		09/04/2018	091818	324945	458.06	09/19/2018	INV	PD	AOA Newsletter Postage
CHECK DATE: 09/18/2018									
107027 UNIVERSITY OF MINNES									
10005151		09/10/2018	091818	324946	907.49	10/10/2018	INV	PD	CREDIT BALANCE REFUND-ARB
CHECK DATE: 09/18/2018									
PAYEE: UNIVERSITY OF MINNESOTA									
102061 USA BLUE BOOK									
659204		08/20/2018	091818	324947	184.07	09/20/2018	INV	PD	WTP TESTING
CHECK DATE: 09/18/2018									
102227 ONVOY LLC									
009426/SEP18		09/01/2018	091818	324948	3,199.52	09/25/2018	INV	PD	SEP 2018 DIST 112 EDU CTR
CHECK DATE: 09/18/2018									
009486/SEP18		09/01/2018	091818	324948	1,827.14	09/25/2018	INV	PD	SEP 2018 CITY HALL ETHERN
CHECK DATE: 09/18/2018									
					5,026.66				
102133 WAGNER PRESS & GRAPHICS									
30822		09/04/2018	091818	324949	302.15	09/19/2018	INV	PD	AOA Newsletter
CHECK DATE: 09/18/2018									
102141 WASTE MANAGEMENT-SAVAGE									
7877971-2282-9		08/30/2018	091818	324950	345.01	09/29/2018	INV	PD	PUBLIC WORKS
CHECK DATE: 09/18/2018									
7877973-2282-5		08/30/2018	091818	324950	716.96	09/29/2018	INV	PD	CHASKA CITY HALL
CHECK DATE: 09/18/2018									
7877986-2282-7		08/30/2018	091818	324950	491.33	09/29/2018	INV	PD	TC waste removal
CHECK DATE: 09/18/2018									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7877991-2282-7 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	222.98	09/29/2018	INV	PD	LION'S PARK
7877994-2282-1 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	283.79	09/29/2018	INV	PD	COMMUNITY PARK
7877995-2282-8 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	436.72	09/29/2018	INV	PD	CHASKA TOWN COURSE
7878011-2282-3 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	148.14	09/29/2018	INV	PD	VETERAN'S PARK
7878024-2282-6 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	162.85	09/29/2018	INV	PD	MCKNIGHT PARK
7878031-2282-1 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	241.44	09/29/2018	INV	PD	ATHLETIC PARK
7878042-2282-8 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	346.37	09/29/2018	INV	PD	FIRE STATION
7878045-2282-1 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	199.57	09/29/2018	INV	PD	SEP PAR 30 GARBAGE
7879381-2282-9 CHECK DATE:	09/18/2018	08/30/2018	091818	324950	154.26	09/29/2018	INV	PD	SUNSET PARK
7881282-2282-5 CHECK DATE:	09/18/2018	09/04/2018	091818	324950	733.07	10/04/2018	INV	PD	CHASKA PERM
102148 WAYNE DAUWALTER PLUMBING					4,482.49				
3980 CHECK DATE:	09/18/2018	08/29/2018	091818	324951	173.05	09/28/2018	INV	PD	WATER HEATER/PLUMBING REP
3996 CHECK DATE:	09/18/2018	08/29/2018	091818	324951	172.00	09/28/2018	INV	PD	sink repair
					345.05				
102160 WELLS FARGO BANK MINNESOTA NA									
1604260 CHECK DATE:	09/18/2018	09/04/2018	091818	324952	750.00	10/04/2018	INV	PD	PAY AGENT FEE GO IMP 2010
102166 WESCO DISTRIBUTION INC									
270702 CHECK DATE:	09/18/2018	08/29/2018	091818	324953	1,221.06	09/29/2018	INV	PD	REPLACEMENT ROD
273930 CHECK DATE:	180178 09/18/2018	08/31/2018	091818	324953	3,660.45	09/30/2018	INV	PD	SWITCH OH 900 AMP SINGLE



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					4,881.51				
102189 WM MUELLER & SONS									
237448		08/14/2018	091818	324954	700.50	09/25/2018	INV	PD	LUISA COURT VALVE REPAIR
CHECK DATE: 09/18/2018									
237646		08/20/2018	091818	324954	111.91	09/25/2018	INV	PD	WEST CREEK SUB
CHECK DATE: 09/18/2018									
237695		08/21/2018	091818	324954	2,446.43	09/25/2018	INV	PD	COLUMBIA COURT WM BREAK
CHECK DATE: 09/18/2018									
237951		08/28/2018	091818	324954	496.00	09/25/2018	INV	PD	SCHOOL DISTRICT
CHECK DATE: 09/18/2018									
					3,754.84				
102464 WS & D PERMIT SERVICE									
57931		09/07/2018	091818	324955	75.00	10/07/2018	INV	PD	REFUND PERMIT FEE #23233-
CHECK DATE: 09/18/2018									
102220 NORTHLAND SYSTEMS INC									
74989		09/06/2018	091818	324956	14,936.00	10/11/2018	INV	PD	SEP 2018 SUPPORT SVC
CHECK DATE: 09/18/2018									
					14,936.00				
=====									
229 INVOICES					739,706.93				
=====									

** END OF REPORT - Generated by Michelle Robbin **

Wires



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INVOICE	P.O.	INV DATE	CHECK RUN CHECK #	INVOICE NET DUE DATE	TYPE STS INVOICE DESCRIPTION
100005 4M FUND					
58128		09/13/2018	091318 1647	1,000,000.00 09/13/2018 DIR PD	TRANSFER TO 4M-EXCESS CAS
CHECK DATE: 09/13/2018					
101756 MII LIFE INCORPORATED					
38783732		09/11/2018	091318 1646	21.18 09/13/2018 DIR PD	9/13/18 FSA REIMBURSEMENT
CHECK DATE: 09/13/2018					
100927 INTERNAL REVENUE SERVICE					
58004		09/14/2018	091418 1648	107,892.98 09/14/2018 DIR PD	091418 Payroll FICA Feder
CHECK DATE: 09/14/2018					
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES					
58005		09/14/2018	091418 1649	21,932.20 09/14/2018 DIR PD	091418 Payroll MN State T
CHECK DATE: 09/14/2018					
101376 NATIONWIDE RETIREMENT SOLUTIONS (USCM)					
58006		09/14/2018	091418 1650	10,870.04 09/14/2018 DIR PD	091418 Payroll 457 Contri
CHECK DATE: 09/14/2018					
106955 NATIONWIDE RETIREMENT SOLUTIONS (USCM)					
58009		09/14/2018	091418 1652	171.65 09/14/2018 DIR PD	091418 Payroll Roth Contr
CHECK DATE: 09/14/2018					
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION					
58007		09/14/2018	091418 1651	79,177.19 09/14/2018 DIR PD	091418 Payroll PERA Contr
CHECK DATE: 09/14/2018					
101973 TITLE MARK LLC					
BONTRAGER		09/14/2018	091418 1653	84,781.54 09/14/2018 DIR PD	BONTRAGER LAND-BLDG PURCH
CHECK DATE: 09/14/2018					
				84,781.54	
8 INVOICES				1,304,846.78	

**Biweekly Report
September 17, 2018
By
Matt Podhradsky**

ESTABLISHMENT OF PRELIMINARY TAX LEVY FOR 2019

Just a reminder that at the Council meeting on Monday night that we will be taking action on setting the Preliminary Tax Levy for the 2019 Budget Year. Under State Statute, Cities are required to establish their preliminary tax levies by the end of September of every year to allow the County to have enough time to get out Truth in Taxation Statements to residents prior to our Truth in Taxation Public Hearing we hold during the first Council meeting in September. As a reminder, the levy that we set on Monday does represent the maximum tax levy we can approve for 2019. While we are able to lower it in December when the final levy is set, we are not allowed to increase it beyond this preliminary amount.

As a reminder, we **will not** have a Work Session prior to the Council meeting on Monday. I will be prepared to go over the presentation Council saw at our Work Session last week at the meeting on Monday night.

Please let me know if you have a conflict with Monday night's meeting.

TWO NEW POLICE OFFICERS JOIN DEPARTMENT

To fill both a vacancy in the Department, as well as fill our newly budgeted position, the Police Department did recently hire two new people over the past couple of weeks. Our two new officers are Bailey Holasek and Hunter Panning. We're excited to have both coming into the department not only because they really stood out during the interviewing process, but also because of their strong local ties to the community. Both Bailey and Hunter grew up in Chaska, both graduating in the same year from Chaska High, and both going to Winona State to get their undergraduate Bachelor's Degree. Hunter was a member of our Police Explorer's Group for several years, with both serving in an internship role in the Police Department while they were in college. We are extremely pleased to have two such great candidates to bring into the department and look forward to them getting into their new roles. We expect both will be great assets to our department as we move into the future. Chief Knight does plan on bringing both to the Council at a future meeting to introduce, along with the new CSO's we have now hired to staff our new Code Compliance Division.

If you have any questions, please feel free to contact me.

VETERAN'S PARK UPDATE

If you have driven by our new Veteran's Park over the past two weeks, you will see that things are really starting to come together quickly with the improvements in that park, including the new Service Plaza, the expanded Park Shelter and the new Archery Range. This past week, the

Pergola was put in place at the Service Plaza, which is really starting to show what this area will look like when complete.

At this time, we are still on schedule to have the project completed in early October. Given that, we are now in the process of working with the Veteran's organizations to schedule a dedication ceremony, which they would like to schedule for Veteran's Day, on November 11th. While the details are still developing, I did want to let you know about that, so you can get it on your calendar.

At the same time, Staff is starting work with both the VFW and Legion to both design a Challenge Coin for this Park, as well as to organize a process for collecting, displaying and sharing people's stories on-line for the Challenge Coins that will be displayed in the Service Plaza. We are working with the hopes of having a Challenge Coin that residents could purchase to commemorate the dedication of this new park.

If there are any questions, feel free to let me know.

DOWNTOWN BLOCK PARTY/GA FALL FESTIVAL

Mark your calendars for Saturday, September 29th. On this day, the Downtown Business Alliance will be partnering up with Guardian Angels Church to have both a Block Party on 2nd Street in our Downtown Commercial District to run in conjunction with Guardian Angels and its annual Fall Festival. Over the past year, both organizations have been working together to help combine these events to help them both grow and attract more people into the downtown. There will be many activities, food, music and fun throughout the entire day. If you have any specific questions on this, please see Nate Kabat.

ANNUAL ICMA CONFERENCE

As a note, I will be attending the annual ICMA Conference (City Manager's Professional Development Conference) in Baltimore Friday September 21st-Wednesday, September 26th. If anything comes up in my absence, please just contact Nate Kabat at 952-227-7529 or by email at nkabat@chaskamn.com. I look forward to sharing with you some of the things I see and learn while at the conference.

**City of Chaska
Memorandum**

To: Administration, Mayor and City Council

**From: Lisa Nelson
Finance Analyst**

Date: September 13, 2018

**RE: Financial Reports –
Year-To-Date (YTD) Ending July 31, 2018**

FINACIAL REPORTS

Enclosed are year-to-date financial reports as of July 31, 2018.

Each fund includes the adopted budget compared to YTD totals and the resulting variance. Also presented is the percentage of actual revenue or expenditures compared to the annual budget.

These draft reports include the following revenues and expenditures:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payrolls through pay dates in July.
- YTD vendor payments that:
 - 1) have previously been approved by the City Council, or
 - 2) are pending approval by the Council at the September 17th meeting.
- Workers Comp and Property Insurance allocations.

These draft reports do not include the following revenues and expenditures:

- General investment earnings revenue (allocated at year-end)
- Depreciation expense (recorded at year-end)
- Administrative charges and allocations.

CITY OF CHASKA
GENERAL FUND
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL
 AS OF JULY 31, 2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
REVENUES:				
Property Taxes (Current & Delinquent)	\$ 5,411,040	\$ 2,935,927	\$ (2,475,113)	54%
Franchise Fees:				
Electric	3,669,000	2,154,340	(1,514,660)	59%
Cable TV	297,054	76,280	(220,774)	26%
Gas	468,000	112,565	(355,435)	24%
Licenses	197,776	143,644	(54,132)	73%
Permits:				
Building	798,000	244,739	(553,261)	31%
Mechanical, Plumbing & Other	448,595	235,428	(213,167)	52%
Intergovernmental:				
Federal	-	6,012	6,012	
State Aid - LGA	1,200	653	(547)	54%
State Aid - MSA	120,000	120,000	-	100%
State Aid - Police and Fire	357,800	-	(357,800)	0%
State - Other	31,594	28,903	(2,691)	91%
County, School and Local	103,000	110,817	7,817	108%
Charges For Services:				
General Government	217,856	102,937	(114,919)	47%
Public Safety	51,713	58,956	7,243	114%
Public Works	108,178	27,669	(80,509)	26%
Parks & Recreation	160,230	128,674	(31,556)	80%
Administrative Charges	3,350,285	-	(3,350,285)	0%
Fines And Forfeitures	119,454	66,031	(53,423)	55%
Other Revenue	101,705	34,640	(67,065)	34%
TOTAL REVENUES	16,012,480	6,588,215	(9,424,265)	41%
EXPENDITURES:				
General Government:				
Mayor & Council	112,730	76,668	36,062	68%
Communications	76,394	54,230	22,164	71%
Administration	725,841	534,246	191,595	74%
Elections	32,433	478	31,955	1%
Finance/Admin Services	1,426,978	824,850	602,128	58%
Information Services/Admin Services	1,012,010	633,574	378,436	63%
Legal	84,717	63,298	21,419	75%
Community Development	990,891	574,427	416,464	58%
Engineering	384,318	177,605	206,713	46%
Government Buildings	220,124	155,257	64,867	71%
Total General Government	5,066,436	3,094,633	1,971,803	61%
Public Safety:				
Police	4,001,799	2,384,467	1,617,332	60%
State DUI Forfeitures	10,303	2,350	7,953	23%
Forfeited Drug Property	-	719	(719)	
Crime Prevention Program	-	279	(279)	
Fire Protection	1,640,483	917,960	722,523	56%
Civil Defense	5,615	429	5,186	8%
Total Public Safety	5,658,200	3,306,204	2,351,996	58%
Public Works:				
Administration	290,597	210,467	80,130	72%
Streets & Alleys	1,490,177	646,738	843,439	43%
Snow Removal	186,821	198,532	(11,711)	106%
Signs	14,296	903	13,393	6%
Municipal Services/Building	218,150	179,249	38,901	82%
Parks Maintenance	1,199,097	615,116	583,981	51%
ISD #112 Grounds Maintenance	39,344	17,630	21,714	45%
Tree Control	30,498	38,476	(7,978)	126%
Total Public Works	3,468,980	1,907,111	1,561,869	55%
Parks & Recreation:				
Administration	583,016	200,029	382,987	34%
Youth Recreation	64,132	75,430	(11,298)	118%
Adult Recreation	83,302	72,797	10,505	87%
Beach/Firemen's Park	283,899	88,402	195,497	31%
Hockey & Skating Rinks	9,515	12,238	(2,723)	129%
Total Parks & Recreation	1,023,864	448,896	574,968	44%
Unallocated	795,000	37,357	757,643	5%
TOTAL EXPENDITURES	16,012,480	8,794,201	7,218,279	55%
OTHER FINANCING SOURCES (USES):				
Transfers In	-	250,000	250,000	
			(1,955,986)	

CITY OF CHASKA
MOUNT PLEASANT MAINTENANCE SPECIAL REVENUE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
<u>REVENUES:</u>				
Property Taxes (Current & Delinquent)	\$ 6,000	\$ 3,259	\$ (2,741)	54%
Intergovernmental	-	-	-	
Charges For Services/Lot Sales	2,400	1,650	(750)	69%
Other	100	-	(100)	0%
TOTAL REVENUES	8,500	4,909	(3,591)	58%
<u>EXPENDITURES:</u>				
Current:				
Public Works:				
Other Services And Charges	8,500	6,120	2,380	72%
Capital Outlay	5,000	-	5,000	0%
TOTAL EXPENDITURES	13,500	6,120	7,380	45%
NET CHANGE IN FUND BALANCES	(5,000)	(1,211)	3,789	

CITY OF CHASKA
EDA SPECIAL REVENUE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
REVENUES:				
Property Taxes (Current & Delinquent)	\$ 475,741	\$ 258,528	\$ (217,213)	54%
Intergovernmental	-	-	-	0%
Charges For Services	80,000	-	(80,000)	0%
Special Assessments	40,000	17,738	(22,262)	44%
Other Revenue	30,400	37,160	6,760	122%
TOTAL REVENUES	626,141	313,426	(312,715)	50%
EXPENDITURES:				
Current:				
Professional Services	70,628	189,036	(118,408)	268%
Other Charges and Special Events	61,229	25,202	36,027	41%
Administrative Fees	147,284	-	147,284	0%
Debt Service:				
Principal	11,000	6,861	4,139	62%
Interest	6,000	2,939	3,061	
Capital Outlay	-	8,960	(8,960)	
TOTAL EXPENDITURES	296,141	232,998	63,143	79%
OTHER FINANCING SOURCES (USES):				
Transfers Out	(330,000)	(170,000)	160,000	
NET CHANGE IN FUND BALANCES	\$ -	\$ (89,572)	\$ (89,572)	

CITY OF CHASKA
EQUIPMENT ACQUISITION CAPITAL PROJECT FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
<u>REVENUES:</u>				
Property Taxes (Current & Delinquent)				
Intergovernmental	-	-	-	
Charges For Services	4,000	4,000	-	100%
Leases	100,000	80,194	(19,806)	80%
Other Revenue	-	40,710	40,710	
TOTAL REVENUES	104,000	124,904	20,904	120%
<u>EXPENDITURES:</u>				
Debt Service:				
Issuance Costs & Fiscal Agent Fees	251,000	-	251,000	
Capital Outlay:				
Furniture And Equipment				
Communications	4,000	-	4,000	0%
Admin. Services-Finance	10,000	66,241	(56,241)	662%
Admin. Services-Information Services	201,500	35,726	165,774	18%
Public Works	515,000	142,695	372,305	28%
Police	185,000	66,176	118,824	36%
Fire	51,000	37,569	13,431	74%
TOTAL EXPENDITURES	1,217,500	348,407	869,093	29%
<u>OTHER FINANCING SOURCES (USES):</u>				
Transfers In	23,200	23,200	-	100%
Transfers Out	(2,392,000)	(401,190)	1,990,810	17%
Bonds Issued	515,000	-	(515,000)	0%
Sale of Capital Assets	-	30,408	30,408	
TOTAL OTHER FINANCING SOURCES (USES)	(1,853,800)	(347,582)	1,506,218	
NET CHANGE IN FUND BALANCES	\$ (2,967,300)	\$ (571,085)	\$ 2,396,215	

CITY OF CHASKA
ELECTRIC FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2108 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED / EXPENDED
OPERATING REVENUES:				
Residential & Senior Sales	\$ 8,198,000	\$ 5,072,061	\$ (3,125,939)	62%
Commercial Sales	997,000	642,850	(354,150)	64%
Industrial Sales	23,677,000	14,452,683	(9,224,317)	61%
All Other Sales	2,543,000	1,399,791	(1,143,209)	55%
TOTAL OPERATING REVENUES	35,415,000	21,567,385	(13,847,615)	61%
OPERATING EXPENSES:				
Purchased Power	23,517,000	16,734,489	6,782,511	71%
Distribution	1,829,768	983,963	845,805	54%
Conservation	674,688	380,043	294,645	56%
Administration	1,726,149	268,406	1,457,743	16%
Utility Billing	379,469	270,253	109,216	71%
Franchise Fees	3,649,000	2,154,340	1,494,660	59%
Depreciation	-	-	-	
Capital Outlay	1,409,582	1,527,449	(117,867)	108%
TOTAL OPERATING EXPENSES	33,185,656	22,318,943	10,866,713	67%
OPERATING INCOME	2,229,344	(751,558)	(2,980,902)	
NON-OPERATING REVENUES:				
Investment Earnings	-	47,616	47,616	
Intergovernmental	-	39	39	
TOTAL NON-OPERATING REVENUES	-	47,655	47,655	
NON-OPERATING EXPENSES:				
Debt Service - Principal	443,624	-	443,624	0%
Debt Service - Interest	440,380	88,231	352,149	20%
TOTAL NON-OPERATING EXPENSES	884,004	88,231	795,773	10%
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	1,345,340	(792,134)	(2,137,474)	
CAPITAL CONTRIBUTIONS	-	97,653	97,653	
TRANSFERS IN (OUT):				
Transfers (Out)	(1,273,600)	(443,600)	830,000	
CHANGE IN NET POSITION	\$ 71,740	\$ (1,138,081)	\$ (1,209,821)	

CITY OF CHASKA
WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Residential Sales	\$ 1,269,000	\$ 566,493	\$ (702,507)	45%
Commercial Sales	870,000	402,580	(467,420)	46%
Industrial Sales	332,000	134,490	(197,510)	41%
All Other Sales	430,480	269,343	(161,137)	63%
TOTAL OPERATING REVENUES	2,901,480	1,372,906	(1,528,574)	47%
OPERATING EXPENSES:				
Pumping	238,936	115,772	123,164	48%
Treatment	266,795	184,308	82,487	69%
Distribution	732,315	364,553	367,762	50%
Administration	563,943	75,084	488,859	13%
Utility Billing	153,241	84,293	68,948	55%
Depreciation	-	-	-	
Capital Outlay	380,400	164,745	215,655	43%
TOTAL OPERATING EXPENSES	2,335,630	988,755	1,346,875	42%
OPERATING INCOME	565,850	384,151	(181,699)	
NON-OPERATING REVENUES:				
Investment Earnings	1,818	(1,642)	(3,460)	-90%
Intergovernmental	-	8	8	
Lease - Bountiful Basket	33,000	16,957	(16,043)	51%
TOTAL NON-OPERATING REVENUES	34,818	15,323	(19,495)	44%
NON-OPERATING EXPENSES:				
Debt Service - Principal	1,004,000	24,000	980,000	2%
Debt Service - Interest	313,964	162,992	150,972	52%
Old Water Treatment Plant/Bountiful Basket	-	264	(264)	
TOTAL NON-OPERATING EXPENSES	1,317,964	187,256	1,130,708	14%
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(717,296)	212,218	929,514	
CAPITAL CONTRIBUTIONS	10,000	1,346	(8,654)	
TRANSFERS IN (OUT):				
Transfers In	604,348	-	(604,348)	
Transfers (Out)	(55,800)	(5,800)	50,000	
NET TRANSFERS IN (OUT)	548,548	(5,800)	(554,348)	
CHANGE IN NET POSITION	\$ (158,748)	\$ 207,764	\$ 366,512	

CITY OF CHASKA
SEWER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Residential Sales	\$ 1,453,200	\$ 770,573	\$ (682,627)	53%
Commercial Sales	1,015,900	567,309	(448,591)	56%
Industrial Sales	1,067,100	523,804	(543,296)	49%
Other Sales	339,131	190,289	(148,842)	56%
TOTAL OPERATING REVENUE	3,875,331	2,051,975	(1,823,356)	53%
OPERATING EXPENSES:				
Pumping	48,091	45,965	2,126	96%
Treatment	2,308,938	1,539,292	769,646	67%
Collection	627,813	293,967	333,846	47%
Administration	563,183	72,946	490,237	13%
Utility Billing	153,052	84,833	68,219	55%
Depreciation	-	-	-	
Capital Outlay	285,800	57,113	228,687	20%
TOTAL OPERATING EXPENSES	3,986,877	2,094,116	1,892,761	53%
OPERATING INCOME	(111,546)	(42,141)	69,405	
NON-OPERATING REVENUES:				
Investment Earnings	4,242	(918)	(5,160)	-22%
Intergovernmental	-	45	45	
TOTAL NON-OPERATING REVENUES	4,242	(873)	(5,115)	-21%
NON-OPERATING EXPENSES:				
Debt Service - Principal	116,000	116,000	-	100%
Debt Service - Interest	47,451	45,680	(1,771)	96%
TOTAL NON-OPERATING EXPENSES	163,451	161,680	(1,771)	
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(270,755)	(204,694)	66,061	
TRANSFERS IN (OUT):				
Transfers (Out)	(115,800)	(5,800)	110,000	
CHANGE IN NET POSITION	\$ (386,555)	\$ (210,494)	\$ 176,061	

CITY OF CHASKA
CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Admissions	\$ 451,477	\$ 254,276	\$ (197,201)	56%
Memberships	1,147,365	654,648	(492,717)	57%
Rentals	975,095	523,146	(451,949)	54%
Charges for Services/Lessons	562,531	325,216	(237,315)	58%
Other Sales	149,221	86,059	(63,162)	58%
TOTAL OPERATING REVENUE	<u>\$ 3,285,689</u>	<u>\$ 1,843,345</u>	<u>\$ (1,442,344)</u>	56%
OPERATING EXPENSES:				
Personnel Services	1,948,106	1,207,763	740,343	62%
Supplies	230,168	146,803	83,365	64%
Professional Services	841,849	591,562	250,287	70%
Other Charges	295,825	145,120	150,705	49%
Depreciation	-	-	-	
Capital Outly	-	49,500	(49,500)	
TOTAL OPERATING EXPENSES	<u>3,315,948</u>	<u>2,140,748</u>	<u>1,175,200</u>	65%
OPERATING INCOME	<u>(30,259)</u>	<u>(297,403)</u>	<u>(267,144)</u>	
NON-OPERATING REVENUES:				
Investment Earnings	1,000	3,521	2,521	352%
Sale of Capital Assets	-	1,408	1,408	
TOTAL NON-OPERATING REVENUES	<u>1,000</u>	<u>4,929</u>	<u>3,929</u>	493%
NON-OPERATING EXPENSES:				
Debt Service - Principal	335,000	-	335,000	0%
Debt Service - Interest	198,571	61,752	136,819	31%
Issuance Costs & Fiscal Agent Fees	2,750	12,100	(9,350)	440%
TOTAL NON-OPERATING EXPENSES	<u>536,321</u>	<u>73,852</u>	<u>462,469</u>	14%
INCOME (LOSS) BEFORE TRANSFERS	<u>(565,580)</u>	<u>(366,326)</u>	<u>199,254</u>	
TRANSFERS IN (OUT):				
Transfers In	<u>432,000</u>	<u>432,000</u>	<u>-</u>	
CHANGE IN NET POSITION	<u>\$ (133,580)</u>	<u>\$ 65,674</u>	<u>\$ 199,254</u>	

CITY OF CHASKA
CHASKA PAR 30 FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Green Fees	\$ 146,000	\$ 96,641	\$ (49,359)	66%
Cart Rental	12,000	7,175	(4,825)	60%
Merchandise & Other Sales	6,026	3,574	(2,452)	59%
TOTAL OPERATING REVENUES	164,026	107,390	(56,636)	65%
OPERATING EXPENSES:				
Golf - Maintenance Dept:				
Personnel Services	78,508	41,712	36,796	53%
Supplies, Services & Other Charges	21,402	8,702	12,700	41%
Golf - Club House:				
Personnel Services	35,112	16,708	18,404	48%
Supplies, Services & Other Charges	41,104	26,843	14,261	65%
Merchandise for Resale	4,000	5,508	(1,508)	138%
Depreciation	-	-	-	
Capital Outlay	6,000	-	6,000	0%
TOTAL OPERATING EXPENSES	186,126	99,473	86,653	53%
CHANGE IN NET POSITION	\$ (22,100)	\$ 7,917	\$ 30,017	

CITY OF CHASKA, MINNESOTA
CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Green Fees	\$ 1,296,000	\$ 770,930	\$ (525,070)	59%
Driving Range	100,000	56,708	(43,292)	57%
Cart Rental	280,000	153,903	(126,097)	55%
Merchandise	229,000	132,710	(96,290)	58%
All Other Sales	129,000	100,916	(28,084)	78%
TOTAL OPERATING REVENUE	\$ 2,034,000	\$ 1,215,167	\$ (818,833)	60%
OPERATING EXPENSES:				
Golf - Maintenance Dept:				
Personnel Services	587,131	313,139	273,992	53%
Supplies, Services & Other Charges	268,822	183,456	85,366	68%
Golf - Club House:				
Personnel Services	465,428	244,820	220,608	53%
Supplies, Services & Other Charges	381,171	207,666	173,505	54%
Merchandise for Resale	170,000	187,846	(17,846)	110%
Depreciation	-	-	-	
Capital Outlay	336,000	31,725	304,275	9%
TOTAL OPERATING EXPENSES	2,208,552	1,168,652	1,039,900	53%
OPERATING INCOME	(174,552)	46,515	221,067	
NON-OPERATING EXPENSES:				
Debt Service - Principal	51,400	-	51,400	0%
Debt Service - Interest	18,784	18,636	148	99%
TOTAL NON-OPERATING EXPENSES	70,184	18,636	51,548	27%
CHANGE IN NET POSITION	\$ (244,736)	\$ 27,879	\$ 272,615	

CITY OF CHASKA
 TURBINE GENERATOR FUND
 REVENUES, EXPENSES AND CHANGES IN NET POSITION
 BUDGET AND ACTUAL
 FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Lease Revenue	\$ 2,486,184	\$ 975,059	\$ (1,511,125)	39%
OPERATING EXPENSES:				
Professional Services	74,000	77,996	(3,996)	105%
Other Charges	229,645	57,411	172,234	25%
TOTAL OPERATING EXPENSES	303,645	135,407	168,238	45%
OPERATING INCOME	2,182,539	839,652	(1,342,887)	
NON-OPERATING REVENUES:				
Investment Earnings	-	23,298	23,298	
Interfund Loan Payments	104,219	-	(104,219)	0%
TOTAL NON-OPERATING REVENUES	104,219	23,298	(80,921)	22%
NON-OPERATING EXPENSES:				
Debt Service - Principal	1,140,000	-	1,140,000	0%
Debt Service - Interest	931,750	232,937	698,813	25%
Issuance Costs & Fiscal Agent Fees	2,750	-	2,750	0%
TOTAL NON-OPERATING EXPENSES	2,074,500	232,937	1,841,563	11%
CHANGE IN NET POSITION	\$ 212,258	\$ 630,013	\$ 417,755	

CITY OF CHASKA
INTERNET SERVICE PROVIDER / CHASKA.NET FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Sales	\$ 66,000	\$ 40,272	\$ (25,728)	61%
Pass-thru Revenue	49,000	- *	(49,000)	0%
Other Revenue	2,000	-	(2,000)	0%
TOTAL OPERATING REVENUES	117,000	40,272	(76,728)	34%
OPERATING EXPENSES:				
Production	66,000	34,818	31,182	53%
Distribution	-	10,826	(10,826)	
Administration	2,000	16	1,984	1%
Pass-thru Expenses	49,000	43,747 *	5,253	89%
Depreciation	-	-	-	
TOTAL OPERATING EXPENSES	117,000	89,407	27,593	76%
INCOME (LOSS) BEFORE TRANSFERS	-	(49,135)	(49,135)	
CHANGE IN NET POSITION	\$ -	\$ (49,135)	\$ (49,135)	

* Pass-thru revenue and expenses are related to service for ISD 112.

CITY OF CHASKA
STORM WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Residential Sales	\$ 913,000	\$ 581,515	\$ (331,485)	64%
Industrial Sales	711,000	451,257	(259,743)	63%
All Other Sales	3,000	8,474	5,474	282%
TOTAL OPERATING REVENUE	\$ 1,627,000	\$ 1,041,246	\$ (585,754)	64%
OPERATING EXPENSES:				
Collections	478,850	199,339	279,511	42%
Administration	331,514	37,862	293,652	11%
Utility Billing	22,957	28,855	(5,898)	126%
Depreciation	30,000	-	30,000	
Capital Outlay	562,000	16,608	545,392	3%
TOTAL OPERATING EXPENSES	1,425,321	282,664	1,142,657	20%
OPERATING INCOME	201,679	758,582	556,903	
NON-OPERATING REVENUES:				
Investment Earnings	-	1,508	1,508	
NON-OPERATING EXPENSES:				
Debt Service - Principal	127,333	75,000	52,333	59%
Debt Service - Interest	63,216	42,129	21,087	67%
TOTAL NON-OPERATING EXPENSES	190,549	117,129	73,420	61%
INCOME (LOSS) BEFORE TRANSFERS	11,130	642,961	631,831	
TRANSFERS IN (OUT):				
Transfers In	100,000	100,000	-	
Transfers (Out)	(200,000)	-	200,000	
NET TRANSFERS IN (OUT)	(100,000)	100,000	200,000	
CHANGE IN NET POSITION	\$ (88,870)	\$ 742,961	\$ 831,831	

CITY OF CHASKA
CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 7/31/2018

	2018 BUDGET	ACTUAL AS OF 7/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Memberships	\$ 100,498	\$ 88,069	\$ (12,429)	88%
Rentals	154,175	75,955	(78,220)	49%
Lessons	169,590	160,353	(9,237)	95%
Leagues	215,929	93,605	(122,324)	43%
Leases	426,000	256,513	(169,487)	60%
Other Sales Revenue	57,808	58,308	500	101%
TOTAL OPERATING REVENUES	1,124,000	732,803	(391,197)	65%
OPERATING EXPENSES:				
Administration	454,834	309,056	145,778	68%
Event Center	139,831	73,075	66,756	52%
Curling Center	477,637	283,554	194,083	59%
Crooked Pint	50,499	33,786	16,713	67%
Curling/ Non-recurring Events	-	1,300	(1,300)	
Capital Outlay	778	11,906	(11,128)	
TOTAL OPERATING EXPENSES	1,123,579	712,677	410,902	63%
OPERATING INCOME	421	20,126	19,705	
NON-OPERATING REVENUES:				
Investment Earnings	-	1,899	1,899	
Miscellaneous	-	-	-	
TOTAL NON-OPERATING REVENUES	-	1,899	1,899	
NON-OPERATING EXPENSES:				
Debt Service-Principal	965,000	965,000	-	100%
Debt Service-Interest	627,630	296,507	331,123	47%
Issuance Costs & Fiscal Agent Fees	1,600	3,200	(1,600)	200%
TOTAL NON-OPERATING EXPENSES	1,594,230	1,264,707	329,523	79%
INCOME (LOSS) BEFORE TRANSFERS	(1,593,809)	(1,242,682)	351,127	
TRANSFERS IN (OUT):				
Transfers In	1,594,230	1,594,230	-	100%
CHANGE IN NET POSITION	\$ 421	\$ 351,548	\$ 351,127	