AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, January 11, 2023
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
   - 5.A. Approve November 9, 2022 Planning Commission Meeting Minutes
6. Consent Items
   - 6.A. Recommend Approval of the Final Site & Building Plan of the Water Treatment Plant/City of Chaska/PC #2023-05
   - 6.B. Recommend Approval of the Final Plat for Club West 11th/Tradition Development/PC #2023-02
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment to the Side Yard Setback for Ensconced Woods/Reiland Johnson Builders/PC #2023-04
   - 7.B. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for Existing Gravel Pit for Jason Kusske/Kusske Land Corporation/PC #2023-03
8. Other Business
9. Receive Other Meeting Minutes
   - 9.A. Receive the Oct 3rd, Nov 7th, 17th, 21st, and Dec 5th City Council Meeting Minutes
   - 9.B. Receive the Sept 13th 2022 Park Board Meeting Minutes
10. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
NOVEMBER 9, 2022

1. Call to Order
Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Olson, Aasen, Baswa, and Chairperson Brass.

Members absent: Commissioners Gaare, Lacey, Urbanski, Rylee,

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Olson, second by Commissioner Aasen, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
Susan Cross, 627 6th St E, explained that she had questions about water, but realized that the Commission may not be able to give her any answers tonight. She noted that she is hopeful that her questions will remind the Commissioners of certain points that they should be looking for when applications come before them. Her questions were: if the City currently had enough capacity for the planned expansions and building development that is occurring; does the City require all the new construction to have water saving appliances; because big corporations tend to oversize their parking lots, she asked that the City require that the run-off be captured; if watering every other day throughout the City had been effective; if the City has ever considered a moratorium on lawn watering; and if other styles of lawns were acceptable or encouraged, such as what has been done in Arizona with rocks and cacti.

5. Approve the Previous Meeting Minutes
   a. Approve the October 12, 2022 Planning Commission meeting Minutes

Motion by Commissioner Baswa, second by Commissioner Olson to approve the minutes of the October 12, 2022 Planning Commission meeting.
Motion carried.

6. Consent Agenda
There were no items.

7. Action Items

a. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA) for Structures, Inc./Jeremy Banken/ PC #2022-57

City Planner Hanson presented the item to the Commission and noted that this item will be presented to the City Council on November 21, 2022.

Chairperson Brass asked if the three structures had different property IDs or if they would all be on one property ID.

City Planner Hanson explained that there will be three separate lots so there would be three separate property IDs with a cross access agreement included in the title.

Chairperson Brass opened the public hearing for comment at 7:20 p.m.

Bob Lincoln, 1339 Prairie Street, asked about the forward facing part of the buildings and if they would be facing Audubon Road.

City Planner Hanson gave an overview of the buildings that would face Old Audubon Road and Ravoux Road.

There being no additional public comment, Chairperson Brass closed the public hearing at 7:22 p.m.

Commissioner Olson noted that he really liked the design and felt that the slight changes that were made to the building on the west end were positive. He asked about plans for a sidewalk to connect to Ravoux Road and if it was a requirement or was something that would just be nice to have.

City Planner Hanson explained that what was noted in the Concept Plan was to have a former of connectivity from the site out to the roadways. She stated that they understand that there are not sidewalks in the area right now, but there is potential that they could be added at some point in the future, so this would be planning for that possibility.

Chairperson Brass asked about the fencing.

City Planner Hanson stated that they are proposing privacy fencing along the south perimeter of the site and chain link delineating where the exterior storage can go.

There was discussion about plans for paving or possibly some other materials that had been discussed previously and noted that would need to be refined in the Final Plat.

Chairperson Brass stated that he has liked this project since it was first introduced because it fills a void for smaller start-up companies that need this type of space.

Motion by Commissioner Olson, second by Commissioner Baswa, to recommend approval of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc., subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Narrative – Site Plan (pgs 1-3), submitted by Structures, undated**
    b. **Cover Sheet (pg C1), submitted by Anderson, dated October 20, 2022**
    c. **Preliminary Plat (pg C2), submitted by Anderson, dated October 20, 2022**
    d. **Preliminary Plat Exhibit (pg C2.1), submitted by Anderson, dated October 24, 2022**
    e. **Existing Conditions Survey (pg C3), submitted by Anderson, dated October 20, 2022**
    f. **Demolition Plan (pg C4), submitted by Anderson, dated October 20, 2022**
    g. **Grading & Drainage Plan (pg C5), submitted by Anderson, dated October 20, 2022**
    h. **Utility Plan (pg C6), submitted by Anderson, dated October 20, 2022**
    i. **Erosion & Sediment Control Plan (pg C7), submitted by Anderson, dated October 20, 2022**
    j. **SWPPP (pgs C8-9), submitted by Anderson, dated October 20, 2022**
    k. **Civil Site Details (pgs C10-12), submitted by Anderson, dated October 20, 2022**
    l. **Tree Preservation Plan (pg L1), submitted by Anderson, dated October 20, 2022**
    m. **Planting Plan (pg L2), submitted by Anderson, dated October 20, 2022**
    n. **Planting Notes & Details (pg L3), submitted by Anderson, dated October 20, 2022**
    o. **Photometric Plan, submitted by jth Lighting Alliance, dated November 3, 2022**
    p. **Truck Turning Movement Exhibit (pgs E1-E3), submitted by Anderson, dated September 30, 2022**
    q. **Snow Storage Exhibit (pg E4), submitted by Anderson, dated September 30, 2022**
    r. **Structures Rendering (pg A1), submitted by HTG Architects, dated October 19, 2022**
    s. **Main Level Floor Plan Building A (pg A2.1), submitted by HTG Architects, dated October 19, 2022**
    t. **Main Level Floor Plan Building B (pg A2.2), submitted by HTG Architects, dated October 19, 2022**
    u. **Main Level Floor Plan Building C (pg A2.3), submitted by HTG Architects, dated October 19, 2022**
    v. **Exterior Elevations Building A (pg A3.1), submitted by HTG Architects, dated October 19, 2022**
    w. **Exterior Elevations Building B (pg A3.2), submitted by HTG Architects, dated October 19, 2022**
    x. **Exterior Elevations Building C (pg A3.3), submitted by HTG Architects, dated October 19, 2022**
2. **Adherence with the City Engineers Memo dated November 4, 2022.**
3. **Provision that vehicle access on Ravoux Road is prohibited.**
4. **Compliance with section 15.28.120 Building Design/Materials and Site Design for all three buildings.**
5. **Provision that exterior storage will not exceed 8 feet in height or the height of the privacy fence, whichever is less.**
6. **Provision that all mechanical equipment will be fully screened from view.**
7. **Provision of a Drainage & Utility easement over the southern pond, and to be shown on the plat.**
8. **Coordination with the City Engineer for the provision of public utilities to the site.**
9. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
10. **Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).**

11. **Any and all building signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval by staff prior to installation.**
12. **Provision to meet the understory tree requirements and to be addressed at final submittal.**
13. **Provision that all open storage areas shall be fully screened by an opaque decorative fence subject to the provisions of CZO 15.28.210 paragraph D,1 and Exhibit A in this report, and be addressed at final submittal.**
14. **Provision to further enhance the screening around the edges of the site and exterior storage areas as directed in Exhibit A in this report and to be addressed at final submittal.**
15. **Provision to further evaluate a 8-foot privacy fence for the south fence and to be addressed at final submittal.**
16. **Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed.**
17. **Provision of a fire truck turning exhibit to be provided at final submittal.**
18. **Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.**
19. **Provision of cross access easements across all lots and to be executed prior to final plat recording.**
20. **Provision of a maintenance agreement for the shared accesses, stormwater features, and utilities, and to be provided at final submittal.**

Motion carried.

Motion by Commissioner Baswa, second by Commissioner Aasen, to recommend approval of the Zoning Ordinance Amendment (ZOA) to PID-9.

Motion carried.

b. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan and Rezoning for the Northern Water Treatment Plant/City of Chaska/PC #2022-58

City Planner Hanson presented the item to the Commission and noted that this would come before the City Council on November 21, 2022.

Chairperson Brass opened the public hearing at 7:36 p.m. There being no comment, he closed the public hearing.

Motion by Commissioner Aasen, second by Commissioner Baswa, to recommend approval of the North Water Treatment Plant – Preliminary Site & Building Plan (PC# 2022-58), subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Narrative (pgs 1-4), prepared by Stantec, dated October 24, 2022**

   b. **Site Plan Concept Overview (Figure 1), prepared by Stantec, dated October 24, 2022**
   c. **Existing Conditions Site Plan (Figure 2), prepared by Stantec, dated October 24, 2022**
   d. **Site Grading Plan Concept (Figure 3-3a), prepared by Stantec, dated October 24, 2022**
   e. **Site Plan Concept (Figure 4-4a), prepared by Stantec, dated October 24, 2022**
   f. **Tree Survey (Figure 5), prepared by Stantec, dated October 24, 2022**
   g. **Landscape Plan (Figure 6), prepared by Stantec, dated October 24, 2022**
   h. **Planting Schedule (Figure 7), prepared by Stantec, dated October 24, 2022**
   i. **Concept Building Elevations (Figure 8), prepared by Stantec, dated October 24, 2022**
   j. **Concept Building Elevations & Perspective (Figure 9), prepared by Stantec, dated October 24, 2022**
   k. **Concept Building Perspectives (Figure 10), prepared by Stantec, dated October 24, 2022**
   l. **Main Level Concept Plan (Figure 11), prepared by Stantec, dated September 29, 2022**
   m. **Site Plan Photometrics Concept (Figure 12), prepared by Stantec, dated September 27, 2022**
   n. **Lighting Cutsheets (Figures 13-14), prepared by Stantec, dated October 24, 2022**
   o. **Chaska WTP View Renderings (pgs 1-8), prepared by Stantec**
2. **Compliance with the zoning P2 (Section 15.12.180) of the Chaska Zoning Ordinance).**
3. **Compliance with section 15.28.120 Building Design/Materials for Commercial, Industrial, Public, & Institutional.**
4. **Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
5. **Provision of 360-degree architecture be used on all facades.**
6. **Adherence to the following building setbacks:**
   a. **Hundertmark Road: 100 feet from centerline**
   b. **From North, South and East Property Lines property lines: 15 feet**
7. **Coordination with the City Engineer for the provision of public utilities to the site.**
8. **Provision of a grading plan should route drainage away from neighboring properties.**
9. **Provision to combine the two lots of the proposed development site into a single lot.**
10. **Provision to obtain necessary temporary easements from Hazeltine National Golf Club to conduct grading construction activities and utility installations.**

Motion carried.

Motion by Commissioner Olson, second by Commissioner Aasen, to recommend approval of the rezoning from Open (O) to P2 – Public Buildings.

Motion carried.

8. Other Business

Commissioner Aasen

- Asked whether the current economy was effecting any of the planned development projects.

Community Development Director Kabat explained that, so far, everything that is within the planning process has continued to move forward and staff has not heard that any developers have a desire to withdraw from the process. He noted that for some, it may be causing them to take their time through the development process and explained that he expects the planning case load for 2023 will be less than what it was in 2022.

Chairperson Brass

- Noted that his children are devastated that the Dairy Queen burned down and is hopeful that can be restored quickly.

10. Adjourn

Motion by Commissioner Olson, second by Commissioner Baswa, to adjourn the meeting at 7:45 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
January 11, 2023

Subject: **North Water Treatment Plant – Final Site & Building Plan**

Applicant: City of Chaska Water & Sewer Department

Location: Site of Chaska City Well 7, east of Hundertmark Road and north of Pioneer Trail (PID #300280340 and 300280360)

Case No.: 2023-05

Synopsis: Applicant seeks to obtain approval of a Final Site & Building Plan for a water treatment facility on the western edge of the Hazeltine National Golf Course

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Background

The City of Chaska Well 7 is located east of Hundertmark Road and north of Pioneer Trail on the western edge of Hazeltine National Golf Course. Currently the water supply from Well 7 is not treated. With the water being presently untreated, the well is limited to use on high demand days primarily in the summer when irrigation use drives peak demand for water.

As the City has grown and continues to develop, Well 7 is becoming more critical as a standard contributor to the City's water supply. Providing compliant water quality is a cornerstone for meeting high standards of life. This project provides the Chaska Water Utility the ability to optimize a highly productive existing water supply resource in Well 7 while also increasing the capacity of treated water available to the community. The overarching goal of the proposed treatment facility at Well 7 is to supplement current treated water supply with an additional source in an important geography within the distribution system.

The purpose of the proposed North Water Treatment Plant (NWTP) is to provide a water treatment facility capable of treating the existing water supply at Well 7 to the standards that the other water supply wells receive at the South Water Treatment Plant (SWTP) located on Victoria Drive adjacent to the Municipal Services Building.

City staff have conducted studies to determine the best location to add wells to the City system. Those studies indicated utilizing the existing asset at Well 7 by adding water treatment is the most cost-effective approach.

In April 2022, the Concept Plan was approved for the Northern Water Treatment Plant. In November 2022, the Preliminary Site & Building Plan and Rezoning were approved.

Existing Conditions
The site is .56 acres across the two parcel and currently serves at the site of a pumphouse structure that contains Chaska Well 7, several electrical cabinets, and communications cabinets that are leased to various telecommunications companies. The well extends well below grade to access the aquifer. The site is owned by the City of Chaska. The land is currently graded with substantial earth berm containing grasses, vegetation, and various types of deciduous and coniferous trees. The property slopes to the south and drains surface water runoff into a wetland marsh area along the south property line.

Current zoning on the site is P2 (Public Buildings).

Comprehensive Plan
The site of the proposed North Water Treatment Plant currently contains a well. With the site presently used for public purpose and anticipating the need for the proposed treatment facility on this site, the 2040 Comprehensive Plan guides the parcels proposed for this project as Public/Semi-Public.

The 2040 Comprehensive Plan defines the Public/Semi-Public land use as follows:

Lots or parcels guided for public, semi-public and private educational facilities, places of worship, hospitals, convalescent homes, penal facilities, and facilities of local, state, and federal governments.

Neighboring the site for the proposed North Water Treatment Plant, Hazeltine National Golf Course (proper) is guided as Golf Course, and the approximately 500 feet wide strip adjacent to Hundertmark Road is guided as Mixed Residential with a portion of land between those two guided as Open Space. Mixed Residential, per the Comp Plan, are afford area for residential, commercial, office, park, civic, and open space uses. Low, Medium, and High-Density Residential uses are allowed. In particular, the area adjacent south of this site at the corner of Hundertmark Road and Pioneer Trail has a concept plan that was approved in 2013 for a neighborhood commercial development.

Project Goals. The applicant stated their project goals as:

- *To supplement current treated water supply with an additional source in an important geography within the distribution system.*
- *To ensure that residents have adequate and equitable access to safe and compliant drinking water.*
- *To fit respectfully into the neighboring community with high regards to appearance, access, sustainability, storm water handling and landscape.*

CURRENT REQUEST
The request for the project includes a final site & building plan request. Construction of the proposed building will require removal of the existing pumphouse building serving Well 7 to create the opportunity for the most efficient use of the buildable site. A portion of the proposed water treatment plant structure will be located directly over the foundation of the existing

pumphouse, yet the proposed structure will extend further east into the site allowing the building to optimize the land available on the east side of the existing pumphouse building. The additional space is critical for chemical storage for the future facility. The proposed facility will total approximately 12,000 square feet in size.

The proposed water treatment plant structure is intended to nestle into the existing earthen berm that arches around the north and east boundaries of the site. The proposed location leverages the berm to provide additional cover against the water treatment plant structure hence helping the building fit naturally into the existing topography.

The height and configuration of the water treatment plant is driven by the process within. The treatment process harnesses gravity to help the water flow through the various stages of treatment. In essence the WTP building encloses an indoor waterfall beginning at the highest point which drives the filtration process through the building to distribution. Therefore, the roof line and building envelope are strictly driven by the treatment process. As a result, adjustments to the building height and configuration are much more difficult to modify. The highest part of the proposed structure is expected to be approximately 43' in height and most of the structure will be under 32' with portions housing the well and chemicals closer to 20' above grade.

Building Design & Materials

The proposed exterior building design is intended to align with other City of Chaska public service buildings including the existing water treatment plant at Engler and Victoria Drive, the fire station on Engler, the Chaska Community Center, and Chaska City Hall. All of these facilities contribute to a signature look that includes a Chaska brick blend exterior, incorporation of white metal façade and windows, and red metal gabled roof. This signature look contributes to Chaska's distinct small-town community feel, and clearly establishes City facilities. The proposed design incorporated 360-degree architecture due to its exposure on all sides.

During the Concept Plan, Stantec developed two options for the facility's roof. Option one was to install the signature red metal roof. Option two was to install a more muted grey metal roof in line with the roof of the Chaska Curling and Event Center and intended to blend in more with the color palate of the Chaska Commons shopping center buildings. The preferred look that came out of the Concept Plan review was the gray roof. This style is reflected in the final plans.

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

"Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

Building Materials	
Class I	Glass, Modular Brick, Architectural Metal (84%)
Class II	Manufactured Stone, Precast Stone (16%)
Class III	None

CLASS I REQUIRED	70%; three different materials
CLASS II REQUIRED	Not Exceed 30%
PROVIDED	84% Class I; three different materials 16% Class II; two different materials

Access/Parking
The plan proposes to continue using the existing access onto Hundertmark Road that is used Well 7. The water treatment facility will not house permanent staff. Water and Sewer Department staff will visit the facility on a regular basis. Vehicles needed to service the facility will be accommodated in the planned access drive and via two pervious paver parking stalls. The driveway is proposed to be configured with concrete to allow trucks to back out and exit the site in the forward direction onto Hundertmark.

Setbacks
The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	**Setback**
Hundertmark Road	100 feet from centerline
From North, South and East Property Lines	15 feet

Due to the nature of deep well infrastructure the well must remain in the current location to remain compliant with Minnesota Department of Health (MDH) standards. It is believed that the well was constructed in compliance with the well setback requirements established at that time it was drilled. The impact is that the face of the pumphouse structure is approximately 5' closer to Hundertmark than the current setback requirements allow. Due to the location of the well within the pumphouse structure the portion of new water treatment plant structure proposed to be constructed over the existing well will need to follow the existing foundation of the pumphouse and will need to encroach the setback by 5' as it does now. The balance of the proposed water treatment plant structure will comply with the current setback requirements.

Another slight divergence to note, due to the nature of the proposed water treatment building it is expected that underground tanks will be required. Given the constraints of the proposed site it is anticipated that a portion of one of the holding tanks will need to be located within the 100' setback. The top of the proposed tank(s) will be exposed concrete or covered with earth and vegetation.

Utilities
Water and sewer are available to the site. A permanent easement acquired by the City from Hazeltine National Golf Club in December 2014 will be utilized to route sanitary sewer from the proposed site across the open field to the nearest sanitary sewer. The City Engineer is actively involved in ensuring appropriate connections to the facility.

Temporary easements may be required from Hazeltine National Golf Club to conduct some of the grading construction activities and utility installations.

Fees
Staff will work to define the appropriate approach to fees for the City facility.

Trails/Pedestrian Facilities
A City trail currently exists on the west side of Hundertmark Road. No trail is planned on the east side of Hundertmark Road. However, the site will need to be designed to accommodate provision of future sidewalk along the east side of Hundertmark Road when development occurs.

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

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	38 caliper inches (14 trees)	46 caliper inches (20 inches existing; 26 inches proposed)
Understory Trees	3	8
Shrubs	24	72

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

In addition to landscaping, the applicant has provided several renderings of how the building is screened from the Hazeltine Golf Course. Renderings were taken at zoomed in and zoomed out levels. The views from the golf course were mainly taken from the nearest portions of the course, which were the north and south driving ranges. There exists a significant layer of vegetation that wraps near the north and east sides of the water treatment property. With both existing and proposed landscaping the facility will be minimally seen from the golf course.

Lighting
The site lighting and lighting attached to the building proposed for this plan should be fully screened and face downward. Building lights in the form of recessed cans, wall packs and decorative sconces will be provided. Bollards will also be installed for the walkway. Full details of the lighting and photometric analysis have been provided in this submission, and meet lighting requirements.

Stormwater
With the size of the proposed development being less than an acre, stormwater management requirements do not apply. However, the grading plan should ensure that drainage is routed away from neighboring properties and either captured onsite with smaller scale BMPs like rain gardens or directed towards existing stormwater systems on Hundertmark Road.

Platting
The development is currently platted, so a re-platting is not being considered for this proposal. However, the project is proposed across two separate lots that will need to be combined as part of the process.

Neighborhood Meeting
City staff have had conversations with Hazeltine. They have expressed interest in understanding visual impacts from the height of the building to the golf course. City staff have explained that the height of the proposed building is necessary to accommodate necessary water treatment equipment and processes. Visual impacts will be addressed through landscaping.

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Tuesday, December 6, 2022. Pursuant to Minnesota State Statutes the City must act on this request by Saturday, February 4, 2023 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Wednesday, April 5, 2023. The City may with the petitioner's consent extend the review period beyond the Wednesday, April 5, 2023. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:
Motion to recommend approval of the North Water Treatment Plant – Final Site & Building Plan (PC# 2023-05), subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Narrative (pgs 1-4), prepared by Stantec, dated December 6, 2022**
    b. **Site Plan Concept Overview (Figure 1), prepared by Stantec, dated December 6, 2022**
    c. **Existing Conditions Site Plan (Figure 2), prepared by Stantec, dated December 6, 2022**
    d. **Site Grading Plan Concept (Figure 3-3a), prepared by Stantec, dated December 6, 2022**
    e. **Site Plan Concept (Figure 4-4a), prepared by Stantec, dated December 6, 2022**
    f. **Tree Survey (Figure 5), prepared by Stantec, dated December 6, 2022**
    g. **Landscape Plan (Figure 6), prepared by Stantec, dated December 6, 2022**
    h. **Planting Schedule (Figure 7), prepared by Stantec, dated December 6, 2022**
    i. **Concept Building Elevations (Figure 8), prepared by Stantec, dated December 6, 2022**
    j. **Concept Building Elevations & Perspective (Figure 9), prepared by Stantec, dated December 6, 2022**
    k. **Concept Building Perspectives (Figure 10), prepared by Stantec, dated December 6, 2022**
    l. **Main Level Concept Plan (Figure 11), prepared by Stantec, dated December 6, 2022**

m. **Site Plan Photometrics Concept (Figure 12), prepared by Stantec, dated December 6, 2022**
n. **Lighting Cutsheets (Figures 13-14), prepared by Stantec, dated December 6, 2022**
o. **Chaska WTP View Renderings (pgs 1-8), prepared by Stantec**

2. **Compliance with the zoning P2 (Section 15.12.180) of the Chaska Zoning Ordinance).**
3. **Compliance with section 15.28.120 Building Design/Materials for Commercial, Industrial, Public, & Institutional.**
4. **Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
5. **Provision of 360-degree architecture be used on all facades.**
6. **Adherence to the following building setbacks:**
    a. **Hundertmark Road: 100 feet from centerline**
    b. **From North, South and East Property Lines property lines: 15 feet**
7. **Coordination with the City Engineer for the provision of public utilities to the site.**
8. **Provision of a grading plan should route drainage away from neighboring properties.**
9. **Provision to combine the two lots of the proposed development site into a single lot.**
10. **Provision to obtain necessary temporary easements from Hazeltine National Golf Club to conduct grading construction activities and utility installations.**

Stantec Consulting Services Inc.
733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2314

December 6, 2022
File: 193805386

Attention: Liz Hanson - City Planner City of Chaska
Reference: Final Site Plan Submittal for North Water Treatment Plant

Dear Liz,

This letter includes our presentation of items required for the Final Site Plan Submittal for consideration by the City of Chaska's Planning Commission. We were pleased that the Project was received so favourably by the Planning Commission and City Council at their November meetings. We look forward to gaining final concurrence from the Commission and continuing the design process. Our team will be happy to provide any additional information that will assist in the review of this project.

Purpose

The purpose of the proposed North Water Treatment Plant (NWTP) Project is to allow the City to harness one of its highest producing water supply assets while improving resiliency and reliability for the overall water system. The intended use of the subject property is to implement a drinking water treatment facility to serve the City's current Well 7 and future Well 10.

Analysis performed for Chaska's 2020 Master Plan indicated that additional infrastructure is needed to meet the projected water demands by the year 2040. Construction of the proposed NWTP will increase the City's available high quality drinking water by 1750 gpm. Currently Well 7 is not treated and serves as a backup water source used only in times of increased water demand. In recent years when it becomes necessary to operate Well 7 to the distribution system for extended periods of time, residents notice the change in water quality and complaints ensue. The change in water quality is caused by high levels of manganese in the groundwater which is which is supplied by the Jordan aquifer.

Description of Building Materials

In the spring of 2022, the concept plan for the NWTP was presented to the Planning Commission. On April 18, 2022 the Planning Commission passed a resolution approving the concept plan.

We understand that it is important that the building blend in with the neighboring community and the adjacent developments. The building materials and colors will be selected with concurrence from the City such that it will be complementary to the nearby shopping and dining along Hundertmark Road. One of the key characteristics of the building is the sloped metal roof and the metal and trim around the perimeter of the flat roof area of the facility. Incorporating feedback provided by the Planning Commission, the roof and associated metal trim will be grey in color as reflected in the attached elevation views and renderings.

Exterior wall materials will include modular face brick, manufactured stone accent bands, and prefinished metal vertical wall panels. The sloped areas of the roof will be prefinished standing seam metal with

prefinished metal fascia and soffit panels. The flat roof will have single-ply membrane roofing system with tapered insulation to direct water to the roof drains. Exterior doors will be prefinished aluminium with insulated glazing or painted hollow metal doors and frames. Exterior windows will have prefinished aluminium frames with tinted insulated glazing.

This building will be designed based on the following Minnesota Codes and as adopted, the 2018 IBC Codes.
2020 Minnesota Building Code
2020 Minnesota Energy Code
2020 Minnesota Accessibility Code
2020 Minnesota Mechanical and Fuel Gas Code
2020 Minnesota Plumbing Code
2020 Minnesota Fire Code
Minnesota Electrical Code

Exterior lighting will be designed to minimize light pollution. Building lights will be a combination of recessed cans, wall packs (with shields / sharp cut off distribution), and decorative sconces. Bollards will be provided for the walkway. All lighting will be LED. Dimmers will be provided for the sconces and bollards. The existing streetlight will remain and therefore will provide the parking lot lighting. Cutsheets for each type of light are included in this submittal.

The building will have several welcoming features including an inviting driveway and walkway between the main door and other points of egress. The walkway will be marked by planters on one side and pedestals on the other which will provide subtle illumination of the walkway at night. An American flag will accompany the walkway and will be positioned proudly in the grounds in front of the highest point of the facility. The walkway and planters will allow motorists and pedestrians on Hundertmark Road to enjoy the exterior of the facility while also protecting the water supply within the facility.

The project will require demolition of the existing Well 7 structure to make room for the new treatment facility. The site will not allow the opportunity for multiple access points for one direction flow into and out of the site. The new WTP will involve reconstruction of the current driveway within the same general location and alignment as the existing driveway with the addition of a short turnaround branch to allow vehicles to exit the site driving forward. The new driveway will be concrete in contrast to the current driveway which is bituminous.

The primary purpose of the driveway is to will allow clear access to the Well 7 pump and motor in addition to the delivery of four chemicals. Chemical deliveries will be monthly or bi-monthly and will be similar to the chemicals employed at the existing facility with the addition of two chemicals that will be used as part of the treatment process.

The building address will be clearly marked with anodized aluminium letters which will be lit by indirect lighting at night.

The building will be constructed such that it is built into the existing berm on the north eastern edge of the site. This will both minimize the mass of the building exposed on the portion facing Hazeltine National, the building will be more natural to the site, and construction costs will be minimized as less face material will

need to be finished as a large portion of the east face will be below grade. The remainder of the site will be graded to match into the existing terrain similar to what exists there today. Storm water runoff from the back of the roof will be managed by the installation of Rain Guardians and rip rap and will follow existing drainage patterns. The storm water runoff from the front of the roof will be managed by piping the runoff into a stormwater collection system. Additionally, the two proposed parking stalls will be pervious pavement. Grading will be provided to direct additional hard surface areas to the pervious pavement. During construction perimeter BMP's will be installed to contain stormwater runoff. Final restoration of the site will be turf with the possibility of the back of the building having more native grasses. Final planting and species for turf restoration still need to be finalized with City staff.

Sustainable Initiatives

The NWTP will contain relatively large volumes of water pumped from the ground, and the groundwater will act as a source of geothermal heating and cooling.

Process Considerations: To further reduce the energy required for raw water supply pumping, a dedicated reclaim pump will be installed to decant water from the backwash holding tank to be recycled to the head of the treatment process. This recycle system can account for up to 10% of the raw water flowrate. The recycle pump requires approximately a 3 HP motor as compared to the well pumps which are

Large amounts of energy are required to change the temperature of large volumes of water which are contained within the WTP. The groundwater supply within the facility is expected to be approximately 55 degrees Fahrenheit when brought to the surface by the wells. This volume of water will serve as a heat source in the winter and a heat sink in the summer as it moves through the treatment process from aeration to detention, filtration and storage.

The mechanical design of the facility embraces the natural temperature of the water which helps cool the building in the warmer months and heat the building in the colder months. Similar to the south water treatment facility (SWTP), the treatment process selected for the NWTP will utilize gravity to move water throughout the treatment process to the greatest extent possible, avoiding pumping through multiple stages of treatment and reducing the energy consumed.

Motors for the required pumps will be equipped with variable frequency drives, which will allow the speed of the motor adjusted to use energy efficiently. The motors will be specified to be high efficiency motors. Where available, premium efficiency motors will be utilized.

All interior lighting will be LED and occupancy sensors will be used in all appropriate spaces to minimize energy consumption.

Preliminary Plan Meets Concept Conditions

The preliminary plan acknowledges each of the items referenced in the resolution prepared by the Planning Commission regarding the Concept Plan submittal in April of this year. Each of the items will be addressed and incorporated as part of the final design.

Reference: Final Site Plan Submittal for North Water Treatment Plant

Additional items identified in the checklist:

- Wetland Delineation Report. An investigation of the site has been conducted. There are no wetlands present on the site.
- Stormwater Report - The small amount of new impervious surfaces created by the project does not trigger storm water rules or a permit. The storm water runoff will be managed as discussed above. If there are further questions about the storm water management, we would be happy to review them with you.
- The project site consists of two independent parcels owned by the City. The project will include combining and platting the property into one parcel.

As always, our team at Stantec sincerely appreciates the opportunity to work with the City of Chaska and welcomes any questions you may have.

Regards,

Stantec Consulting Services Inc.

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Attachments: Figures 1-15

c. Matt Clark
Matt Haefner

Plot Date: 10/24/2022 - 3:01pm
Drawing name: \\ld0291.pplrs01\work\group\ 193B\active\ 193805386\CAD\Dwg\Figures\193805386-Site Plan Concept.dwg
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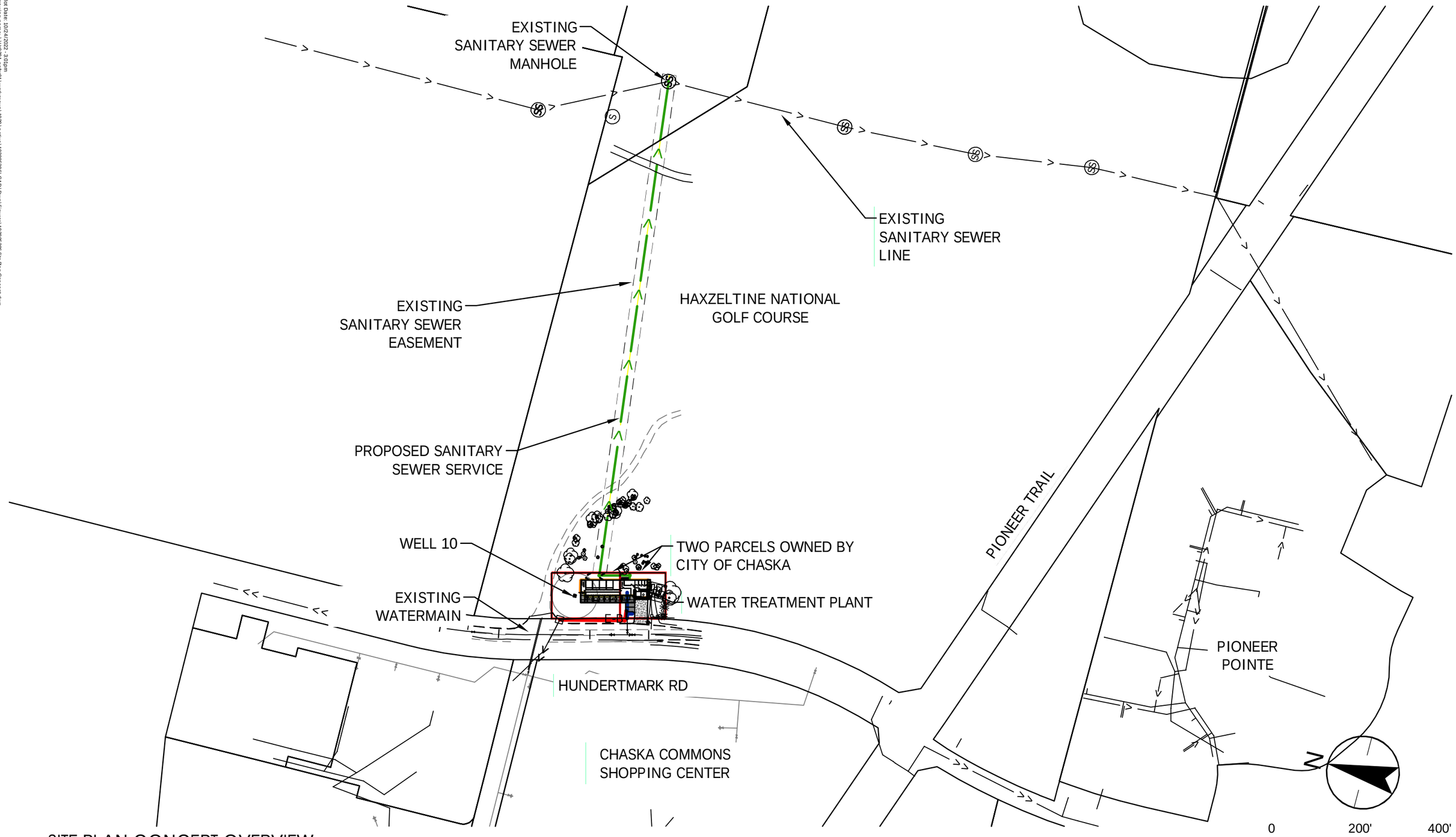

SITE PLAN CONCEPT OVERVIEW

CITY OF CHASKA, MN

WATER TREATMENT PLANT

FIGURE 1

DATE 12/6/2022 PROJ. NO.193805386

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Xrefs: 193805386XSPL, 193805386_XSXZ, 193805386_XSXV, 193805386_XSXT

EXISTING SANITARY SEWER EASEMENT

TWO PARCELS OWNED BY CITY OF CHASKA

DRAINAGE MANHOLE

COMMUNICATION FACILITY

EXISTING CONC. PAD

COMMUNICATION CABINET

20"x12" TEE

20" DIP WM

12" DIP WM

EXISTING WELL HOUSE NO. 7

ELECTRIC HANDHOLE

ELECTRICAL TRANSFORMERS

HYDRANT

20" DIP WM

E-B

F-B

FO-B

COMMUNICATION HANDHOLES

20" BFV & BOX

20"x16" REDUCER

16" DIP WM

20" DIP WM

18" BFV & BOX

18" DIP WM

20"x18" REDUCER

20"x20" TEE

16"x8" TEE

HUNDERTMARK RD

N

0 25' 50'

EXISTING CONDITIONS SITE PLAN

CITY OF CHASKA, MN

WATER TREATMENT PLANT

FIGURE 2

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EXISTING SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER SERVICE

TWO PARCELS OWNED BY CITY OF CHASKA

WATER TREATMENT PLANT

EXISTING WELL NO. 7

PLANTING AREA

EXISTING WELL BUILDING PERIMETER

SNOW STORAGE

WELL 10

6' CONCRETE SIDEWALK

(2)10'X20' PARKING STALLS WITH PERVIOUS PAVERS

CLEARWELL BELOW GRADE

12" PVC STORM SEWER

PROPOSED CONCRETE DRIVEWAY

HUNDERTMARK RD

CONNECT TO EXISTING 20" DIP WATER MAIN

0 25' 50'

SITE GRADING PLAN CONCEPT

CITY OF CHASKA, MN

WATER TREATMENT PLANT

FIGURE 3

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EXISTING SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER SERVICE

TWO PARCELS OWNED BY CITY OF CHASKA

WATER TREATMENT PLANT

PLANTING AREA

EXISTING WELL NO. 7

EXISTING WELL BUILDING PERIMETER

SNOW STORAGE

WELL 10

6' CONCRETE SIDEWALK

(2)10'X20' PARKING STALLS WITH PERVIOUS PAVERS

CLEARWELL BELOW GRADE

12" PVC STORM SEWER

PROPOSED CONCRETE DRIVEWAY

HUNDERTMARK RD

CONNECT TO EXISTING 20" DIP WATER MAIN

0 25' 50'

SITE GRADING PLAN CONCEPT

CITY OF CHASKA, MN

WATER TREATMENT PLANT

FIGURE 3a

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EXISTING SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER SERVICE

TWO PARCELS OWNED BY CITY OF CHASKA

146-8"

15' BLDG SETBACK

REQUIRED 50' CLEAR ZONE

WELL 10

35'

28'

51'

WATER TREATMENT PLANT

Filter 1
Filter 2
Filter 3
Filter 4
Detention Tank A
Stairwell
Entrance
Electrical Room
Filter Pipe Gallery
High Service Pump Room
Main Entry
Rest
Office / Lab
Well 7
Detention Tank B
Potassium Permanganate Room
Polyphosphate Room
Fluoride Room
Chlorine Room
RAISED PLANTERS SEE LANDSCAPE DWGS
ACCESS HATCH

39'

4'

EXISTING WELL NO. 7

EXISTING WELL BUILDING PERIMETER

SNOW STORAGE

PLANTING AREA

10'

108'-8"

28'

50' BLDG SETBACK

6' CONCRETE SIDEWALK

STAMPED CONCRETE WITH RAISED PLANTING BEDS

E-B
FO-B

CLEARWELL BELOW GRADE

12" PVC STORM SEWER

100'

PROPOSED CONCRETE DRIVEWAY

HUNDERTMARK RD

(2)10'X20' PARKING STALLS WITH PERVIOUS PAVERS

CONNECT TO EXISTING 20" DIP WATER MAIN

N

0 25' 50'

SITE PLAN CONCEPT

CITY OF CHASKA, MN

WATER TREATMENT PLANT

FIGURE 4

DATE 12/6/2022 PROJ. NO.193805386

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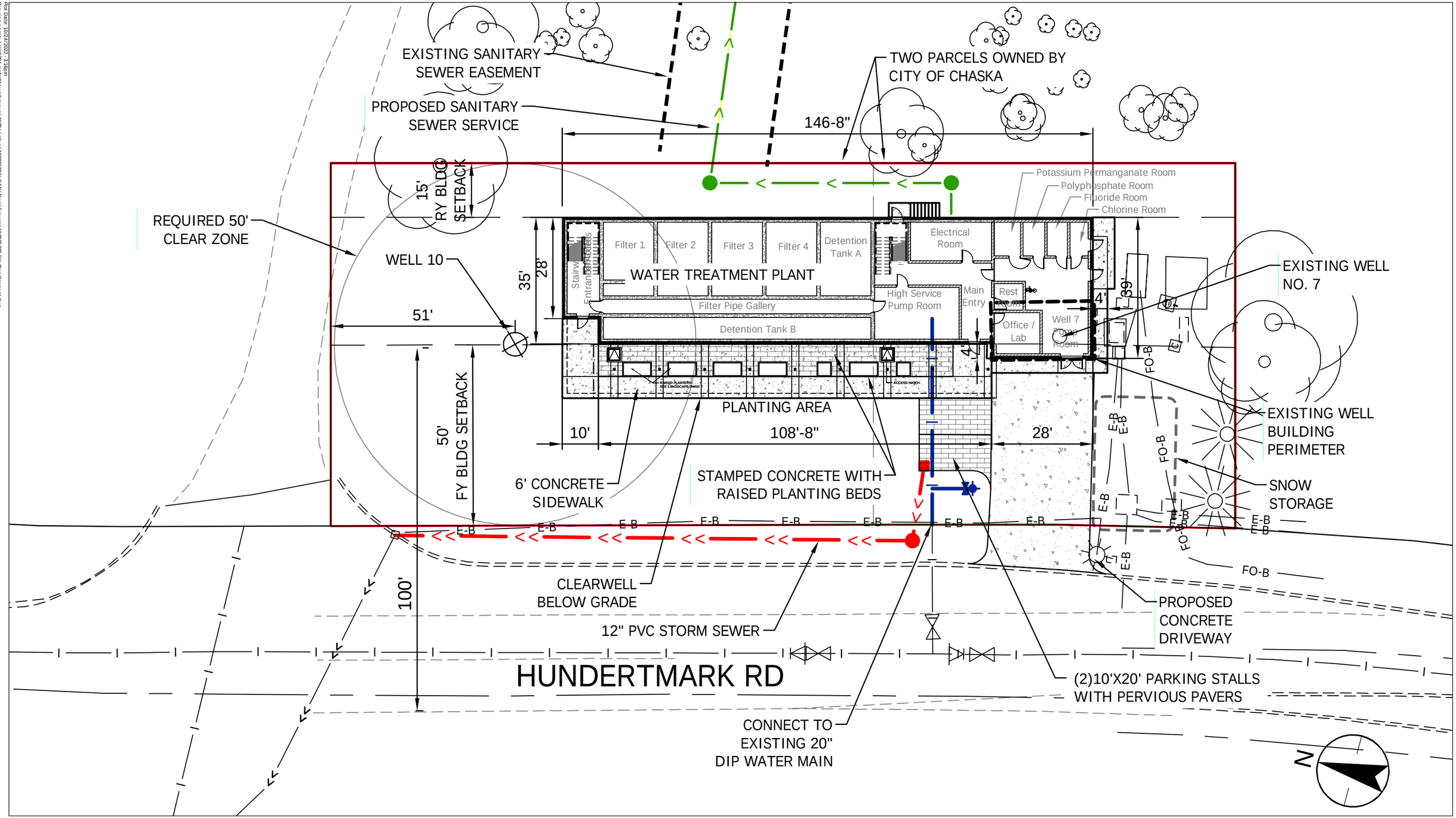

SITE PLAN CONCEPT

CITY OF CHASKA, MN

WATER TREATMENT PLANT

FIGURE 4a

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24" BOXELDER
8" BOXELDER
8" BOXELDER
8" BOXELDER
12" WHITE ASH
25" AMUR MAPLE
20" WHITE ASH
18' BLACK HILLS SPRUCE
24' BLACK HILLS SPRUCE
24' BLACK HILLS SPRUCE
PROPERTY LINE
HUNDERTMARK RD
E-B
F-B
FO-B
SS
971
970
969
968
966
964
962
958
957
960

N
0 25' 50'

TREE SURVEY

CITY OF CHASKA, MN
WATER TREATMENT PLANT

FIGURE 5

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24" BOXELDER
TO REMAIN

NATIVE SEED AREA, TYPICAL

TURF AREA, TYPICAL

QN
5

QB
1

BHS
1

SH
1

QB
1

CB
6

IS
12

EC
7

EC
7

RAISED
PLANTER
TYPICAL

PD
17

IS2
14

CB
4

TT
5

PROPERTY LINE

30" AMUR MAPLE
TO REMAIN

20" AMUR MAPLE
TO REMAIN

24" BLACK HILLS SPRUCE
TO REMAIN

AS
3

MS
1

AP
2

SI
2

LANDSCAPE SIGHT TRIANGLE

HUNDERTMARK RD

NOTE:
1. TURF, AND PLANTING AREAS SHALL RECEIVE PERMANENT IRRIGATION.
2. TREES SHALL RECEIVE SUPPLEMENTAL IRRIGATION ON SEPARATED IRRIGATION ZONES.
3. NATIVE PLANTING AREAS SHALL NOT RECEIVE IRRIGATION.
4. ZONES TO BE ESTABLISHED EXCLUSIVELY FOR EACH TYPE OF IRRIGATION (I.E. ROTARY SPRAY, POP-UP SPRAY, BUBBLER, SUBSURFACE DRIP) AND EXPOSURE CONDITIONS (I.E. SOUTH AND WEST FACING, NORTH AND EAST FACING, TOP OF SLOPES, TREES WITHIN TURF, TREES WITHIN NATIVE SEEDING AREAS, ETC.).

N

0 25' 50'

LANDSCAPE PLAN

CITY OF CHASKA, MN

WATER TREATMENT PLANT

FIGURE 6

DATE 12/6/2022 PROJ. NO.193805386

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LANDSCAPE CALCULATION NOTES

ALL TURF AND GRASS AREAS SHALL BE DE-COMPACTED TO A DEPTH OF 18" PRIOR TO PLACEMENT OF 6" TOPSOIL.

LANDSCAPING REQUIREMENTS

TOTAL GROSS SQUARE FOOTAGE OF ALL FLOORS OF A BUILDING DIVIDED BY 320

WATER TREATMENT PLANT = 12.120 TOTAL GROSS SQUARE FOOTAGE
12.120 SF/320 = 37.88 CALIPER INCHES
38 CALIPER INCHES REQUIRED

TOTAL UNDERSTORY TREES = 25% OF OVERSTORY TREES
11 x 0.25 = 2.75 UNDERSTORY TREES
3 UNDERSTORY TREES REQUIRED

TOTAL SHRUBS = ONE SHRUB PER 30 FT OF SITE PERIMETER
705 LF/30 = 23.5 CALIPER INCHES
24 SHRUBS REQUIRED

TREE REPLACEMENT TOTAL CALIPERS

EXISTING SIGNIFICANT TREES	
TREES: 2 conif. trees x 24' height x 2.4 cal in conversion =	20.0 cal. inches
TOTAL SIGNIFICANT TREE CALIPER INCHES =	**20.0 cal. inches**
PROPOSED TREE REPLACEMENT TOTAL CALIPERS	
OVERSTORY DECID.	
TREES: 2 trees x 3.5 cal./tree =	7 cal. inches
TREES: 4 trees x 2.5 cal./tree =	10.0 cal. inches
OVERSTORY CONIF.	
TREES: 2 trees x (8' ht. / 2.4 = 3.3 = 3.0 cal.) =	6.0 cal. inches
TREES: 1 trees x (6' ht. / 2.4 = 2.5 = 3.0 cal.) =	3.0 cal. inches
TOTAL PROPOSED TREE CALIPER INCHES =	**26 cal. inches**
	46 TOTAL cal. inches
ADDITIONAL CALIPER INCHES FROM UNDERSTORY TREES	
TREES: 3 trees x 2.0 cal./tree =	6.0 cal. inches
TREES: 5 trees x 1.5 cal./tree =	7.5 cal. inches
TOTAL PROPOSED ADDITIONAL TREE CALIPER INCHES =	**13.5 cal. inches**

PLANT SCHEDULE

OVERSTORY TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AS	ACER X FREEMANII 'SIENNA'	SIENNA GLEN® MAPLE	2.5" B&B	3
	SH	GLEDITSIA TRIACANTHOS `SKYLINE`	SKYLINE HONEY LOCUST	2.5" B&B	1
	BHS	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	6` HT. B&B	1
	AP	PINUS NIGRA	AUSTRIAN PINE	8` HT. B&B	2
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3.5" B&B	2
UNDERSTORY TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**QTY**
	MS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" B&B	1
	QN	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT® OAK	15 GAL	5
	SI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" B&B	2
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**QTY**
	CB	CORNUS SERICEA 'BAILADELINE'	FIREDANCE™ RED TWIG DOGWOOD	5 GAL	10
	EC	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	14
	TT	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	5 GAL	5
ANNUALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**QTY**
	IS	IPOMOEA BATATAS 'SWEET CAROLINE LIME'	SWEET CAROLINE LIME SWEET POTATO	PLUG	12
	IS2	IPOMOEA BATATAS 'SWEET CAROLINE SWEETHEART PURPLE'	SWEET CAROLINE PURPLE SWEET POTATO	PLUG	14
PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**QTY**
	PD	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	17

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Xrefs: 193805386_XSNO, 193805386_XSHO-MAIN LEVEL CONCEPT PLAN, 193805386_XSS, 193805386_XSFI, 193805386XSPL

PLANTING SCHEDULE

CITY OF CHASKA

WATER TREATMENT PLANT

FIGURE 7

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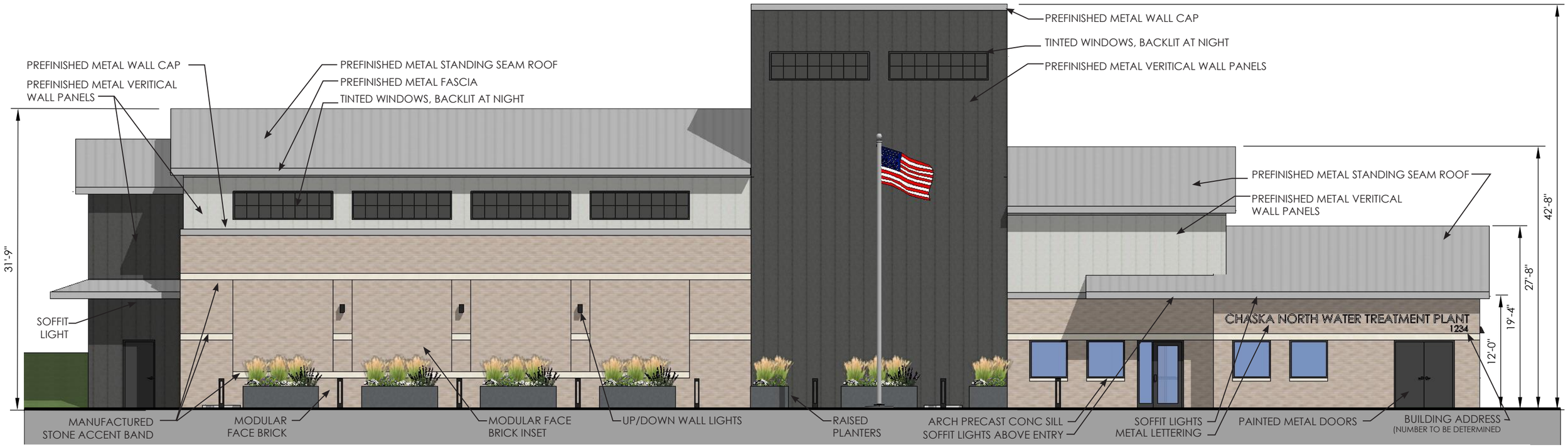

WEST ELEVATION

MATERIAL PERCENTAGES: WEST ELEVATION

Modular Face Brick: 1466 sf	33.1%
Metal Panels (DARK GRAY): 1310 sf	25.3%
Metal Panels (LIGHT GRAY): 399 sf	9.0%
Manufactured Stone: 117 sf	2.6%
Arch Precast Stone: 6 sf	0.1%
Glazing: 252 sf	5.7%
Metal Doors: 70 sf	1.6%
Fascia/Wall Cap: 178 sf	4.0%
Standing Seam Roof: 822 sf	18.6%

EAST ELEVATION

MATERIAL PERCENTAGES: EAST ELEVATION

Modular Face Brick: 1615 sf	37.1%
Metal Panels (DARK GRAY): 1310 sf	25.7%
Metal Panels (LIGHT GRAY): 518 sf	11.9%
Manufactured Stone: 73 sf	1.7%
Arch Precast Stone: 0 sf	0%
Glazing: 63 sf	1.4%
Metal Doors: 24 sf	0.6%
Fascia/Wall Cap: 162 sf	3.7%
Standing Seam Roof: 780 sf	17.9%

CONCEPT BUILDING ELEVATIONS

CITY OF CHASKA, MN
WATER TREATMENT PLANT

FIGURE 8

DATE: 12-06-2022

PROJ. NO. 193805386

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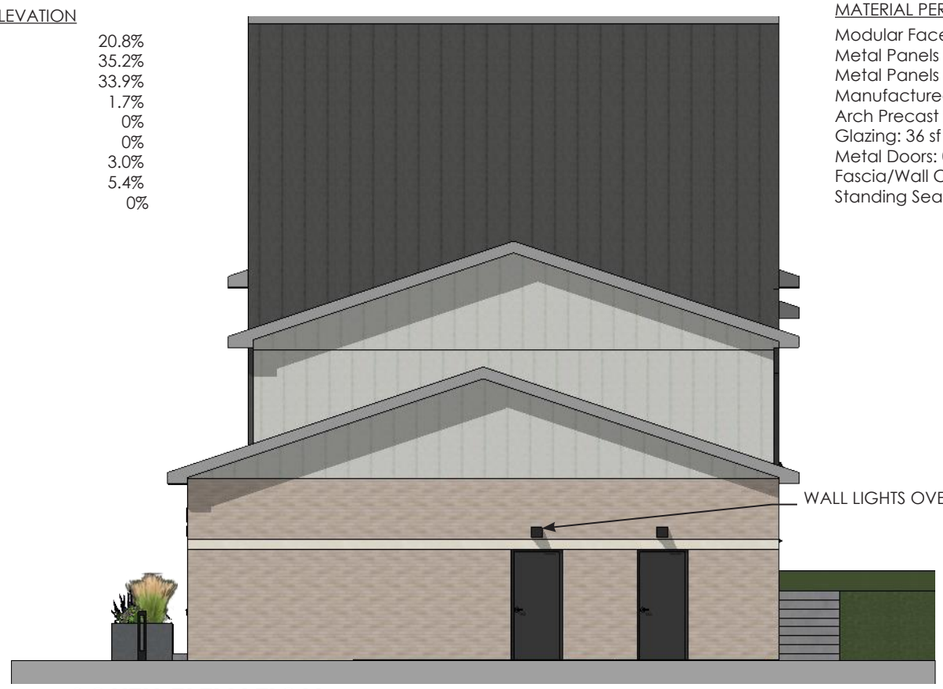
MATERIAL PERCENTAGES: NORTH ELEVATION

Modular Face Brick: 333 sf	20.8%
Metal Panels (DARK GRAY): 716 sf	35.2%
Metal Panels (LIGHT GRAY): 542 sf	33.9%
Manufactured Stone: 26 sf	1.7%
Arch Precast Stone: 0 sf	0%
Glazing: 0 sf	0%
Metal Doors: 48 sf	3.0%
Fascia/Wall Cap: 86 sf	5.4%
Standing Seam Roof: 0 sf	0%

NORTH ELEVATION



MATERIAL PERCENTAGES: SOUTH ELEVATION

Modular Face Brick: 124 sf	11.3%
Metal Panels (DARK GRAY): 808 sf	59.9%
Metal Panels (LIGHT GRAY): 199 sf	18.0%
Manufactured Stone: 10 sf	0.9%
Arch Precast Stone: 0 sf	0%
Glazing: 36 sf	3.3%
Metal Doors: 0 sf	0%
Fascia/Wall Cap: 62 sf	5.6%
Standing Seam Roof: 11 sf	1.0%

SOUTH ELEVATION

CONCEPT BUILDING ELEVATIONS & PERSPECTIVE

CITY OF CHASKA, MN
WATER TREATMENT PLANT

FIGURE 9

DATE: 12-06-2022

PROJ. NO. 193805386

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CONCEPT BUILDING PERSPECTIVES

CITY OF CHASKA, MN
WATER TREATMENT PLANT

FIGURE 10

DATE: 12-06-2022

PROJ. NO. 193805386

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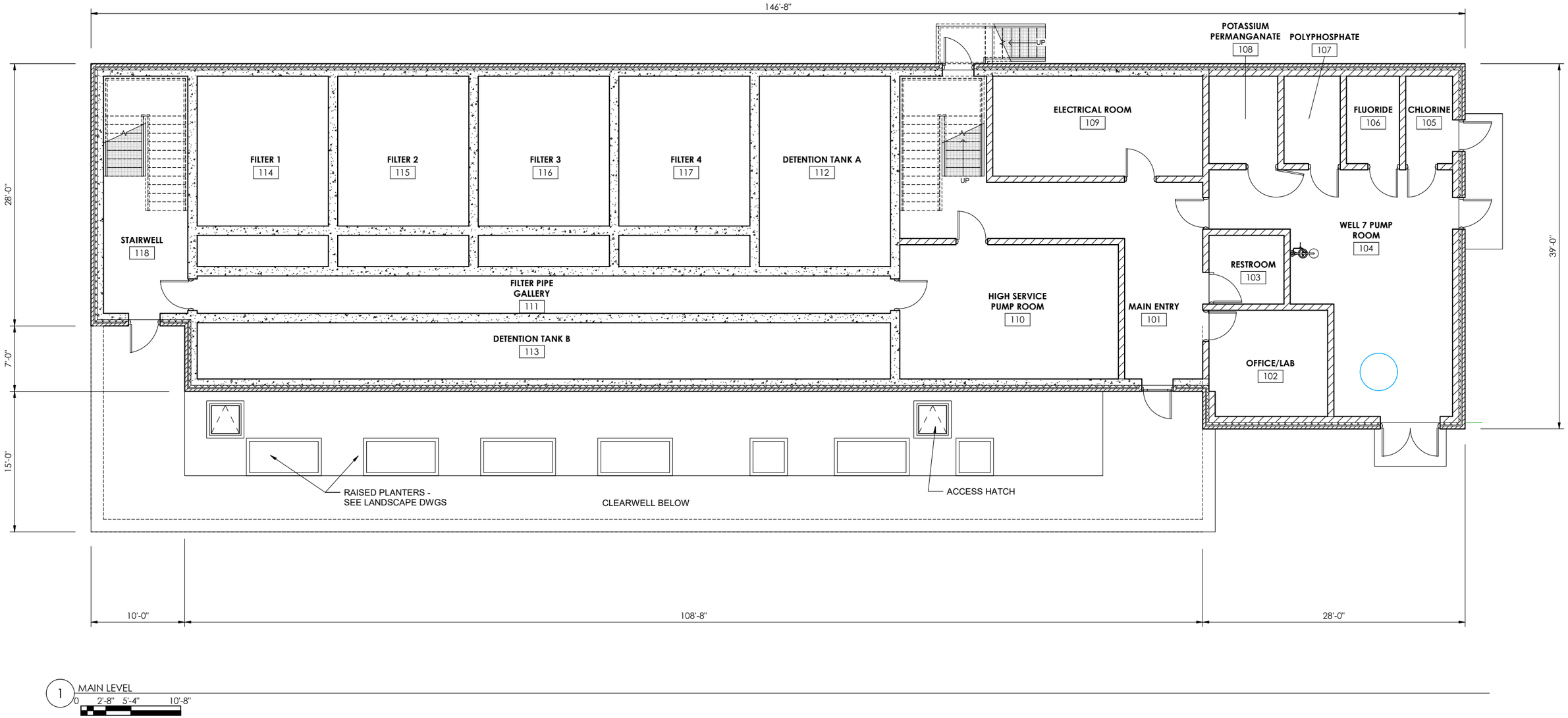

1 MAIN LEVEL

0 2'-8" 5'-4" 10'-8"

MAIN LEVEL CONCEPT PLAN

CITY OF CHASKA, MN

CHASKA WATER TREATMENT PLANT

FIGURE 11

DATE 12/6/2022 PROJ. NO. 193805386

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C:\Users\public\Documents\Local_Revit_Files\193805386_AS_R20_ryan.mielke.rvt

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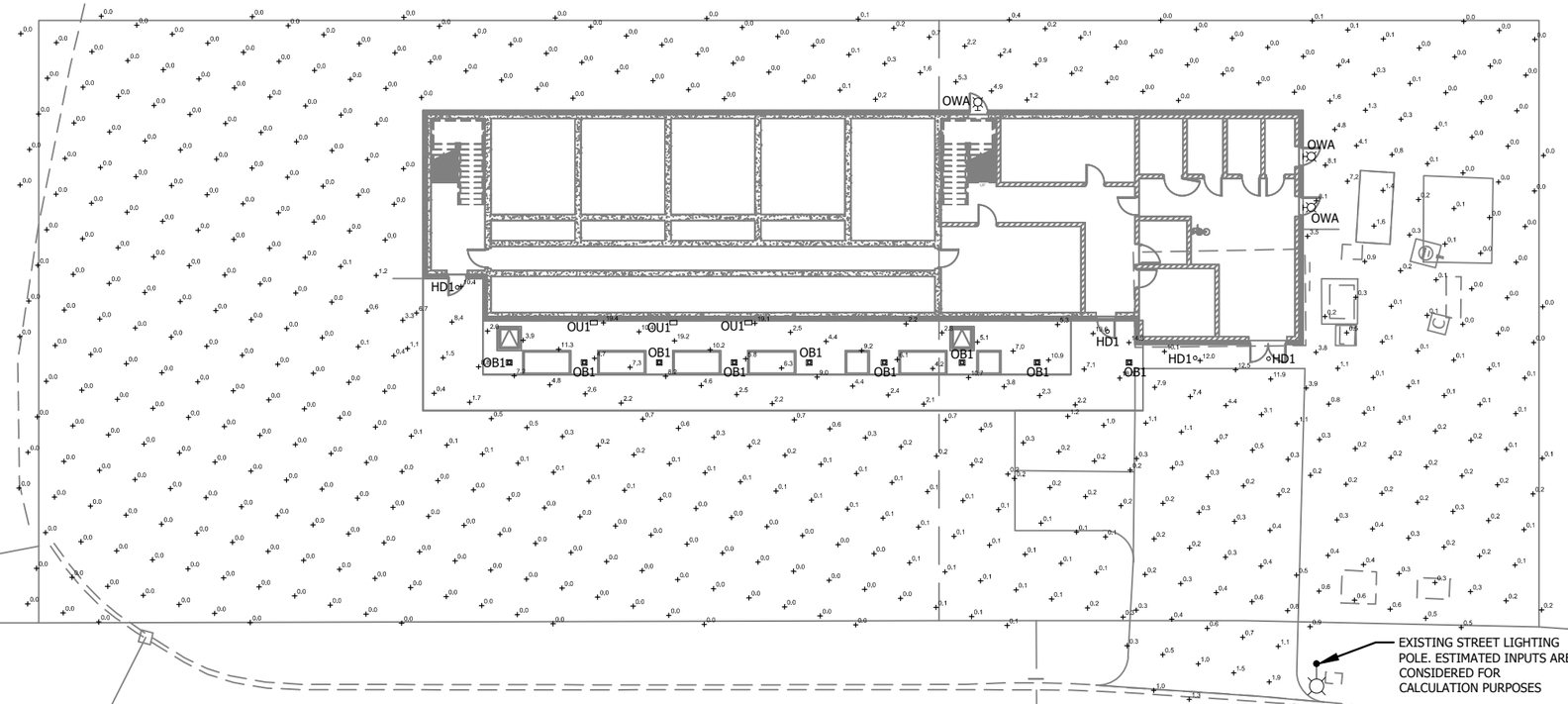


LUMINAIRE SCHEDULE

Label	QTY	Manufacturer	Catalog	Description	Number Lamps	LLF	Lamp Output	Input Power
OB1	9	BEGA Converted by LUMCat V 18.04.2017 / M.S.		84063K3	1	0.8	1363	23
OWA	3	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	0.8	1229	10.0002
OU1	3	Griven	OR150-NW-UNV-WB-WB	ORPHEO	1	0.8	2610	41
HD1	4	Gotham Architectural Lighting	ICO 40/20 6AR LSS 60D	ICO 4000K 2000 LUMENS 60 DEGREE BEAM	1	0.8	2673	26

STATISTICS

DESCRIPTION	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY	1.4 fc	11.9 fc	0.2 fc	59.5:1	7.0:1
ENTIRE SITE	0.2 fc	7.2 fc	0 fc	N/A	N/A
PARKING	0.3 fc	1.2 fc	0.1 fc	12.0:1	3.0:1
WALKWAY	6.8 fc	19.4 fc	0.2 fc	97.0:1	34.0:1

N

0 25' 50'

SITE PLAN PHOTOMETRICS CONCEPT

CITY OF CHASKA, MN

WATER TREATMENT PLANT

FIGURE 12

DATE 12/6/2022 PROJ. NO. 193805386

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

Plot Date: 09/29/2022 - 3:34pm
Drawing name: \\US029-cpfs01\workgroup\1938\active\193805386\CAD\DwgXRefs\193805386-Lighting cutsheets.dwg
Xrefs:

LED bollards - rotationally symmetrical light distribution

OB1

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
LED bollards with rotationally symmetrical light distribution designed to provide glare-free illumination perfect for squares, pathways and entrances. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing and posts constructed of die-cast and extruded marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Anchorage constructed of galvanized steel

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 23.8 lbs

Electrical

Operating voltage	120-277 V AC
Minimum start temperature	-30° C
LED module wattage	19.4 W
System wattage	23.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1,371 lumens (3000K)
Lifetime at Ta = 15° C	286,000 h (L70)
Lifetime at Ta = 30° C	117,000 h (L70)

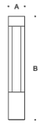
LED color temperature

4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



Bollard - rotationally symmetrical

	LED	A	B	Anchorage
84 063	19.4 W	6⅜	39⅜	**79 817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 03/15/19

gotham®

Luminaire Type: HD1
Catalog Number (autopopulated):

Gotham Architectural Downlighting
LED Downlights

C.E.C. TITLE 20 COMPLIANT

6" Incito®
Downlight

Buy American

A+ CAPABLE

Solid-State Lighting
(US and International Patents Pending)

FEATURES

INTENDED USE
- Achieve the lowest installed power density and operating costs while achieving every layer of light via the optimized general illumination distributions from the EVO family, and the high centerbeam accent layers from the highly flexible Incito family. The EVO and Incito families maintain consistent luminous apertures, dimming characteristics, and color quality to ensure the blending of families in common spaces renders an unparalleled, tailored visual experience.

OPTICAL SYSTEM
- Ten optimized distribution patterns allow designers to achieve tailored effects.
- Self-flanged semi-specular or matte-diffuse lower reflector utilized in combination with a highly transmissive lens.
- Patented Bounding Ray™ Optical Principle design (U.S. Patent No. 5,800,050) provides smooth and continuous transition from lensed source to the top of the reflector down to the bottom of the reflector.

MECHANICAL SYSTEM
- Light engine and driver are accessible from above or below ceiling.
- 16-gauge black painted steel mounting frame with C-channel mounting bars included. Post-installation adjustment possible from above or below ceiling.
- Galvanized steel junction box with hinged access covers and spring latch. Three combination 1/2"-3/4" and one 1/2" knockout for straight-through conduit runs. Capacity: 8 (4in, 4out) No. 12 AWG conductors rated for 90°C.
- Accommodates up to 1½"-thick ceilings.

A+ Capable options indicated by this color background.

ELECTRICAL SYSTEM
- Solid-state LED light engine available in 2700 K, 3000 K, 3500 K or 4000 K color temperatures. CRI: 85 typical.
- eldoLED ecoDrive 0-10V driver available with 10% dimming level.
- eldoLED ecoDrive 0-10V driver available with 1% dimming level.
- eldoLED SOLOdrive 0-10V driver available with <1% dimming level.
- eldoLED SOLOdrive DALI driver available with <1% dimming level.
- eldoLED POWERdrive DMX with RDM (remote device management) available with <1% dimming level.
- Rated system life of 60,000 hours at >70% output.
- Emergency battery pack with remote test switch available.
- Tested in accordance with LM-79 and LM-80 standards.

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling.

BUY AMERICAN
- This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
- 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

ORDERING INFORMATION

EXAMPLE: ICO 30/50 6ARFL LD 20D 120 EZB

Series	Color temperature	Nominal delivered lumen values[1]	Aperture/Trim color	Trim style	Finish	Beam	Voltage
ICO	**27/** 2700 K	**20** 2000 lumens	**55** 5500 lumens	**6AR** Clear	**(blank)** Self-flanged	**LSS** Semi-specular	**20D** 20° beam angle	**120**
	30/ 3000 K	**25** 2500 lumens	**60** 6000 lumens	**6PR** Pewter	**FL** Flangeless	**LD** Matte diffuse	**25D** 25° beam angle	**277**
	35/ 3500 K	**30** 3000 lumens	**65** 6500 lumens	**6WTR** Wheat			**30D** 30° beam angle	**347[3]**
	40/ 4000 K	**35** 3500 lumens	**70** 7000 lumens	**6GR** Gold			**35D** 35° beam angle	
		40 4000 lumens	**75** 7500 lumens	**6WR[2]** White			**40D** 40° beam angle	
		45 4500 lumens	**80** 8000 lumens	**6BR[2]** Black			**45D** 45° beam angle	
		50 5000 lumens	**85** 8500 lumens				**55D** 55° beam angle	
							60D 60° beam angle	
							65D 65° beam angle	
							70D 70° beam angle	

Driver

EZ10	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.
EZ1	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.
EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.
EDAB	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.
EDXB	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual.

Options

SF	Single fuse
TRW[4]	White painted flange
TRBL[5]	Black painted flange
ELR[6]	Emergency battery pack with remote test switch, CEC compliant
CP[7]	Chicago plenum
BGTD	Bodine generator transfer device
CRI90	High CRI (90+)
HAO	High ambient capability up to 40°C. Fixture height is 10-3/8"
NPS80EZ	nLight® dimming pack controls 0-10V eldoLED drivers.
NPS80EZ ER[8]	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
LTVI[9]	Lutron ECOsystem interface for compatibility with 0-10V EZ10, EZ1 or EZB.
RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190.

GOTHAM ARCHITECTURAL DOWNLIGHTING | P 800.705.SERV (7378) | gothamlighting.com

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gotham®

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Xrefs:

OU1

ORPHEO
Wall Mounted Luminaire

GRIVEN

DESCRIPTION

The ORPHEO wall mounted luminaire features a square profile with upward and downward light distributions, or single downward or upward light emission to create functional illumination and effect lighting scenarios. Optics include a choice of spot, narrow, medium, or wide beam spreads. Light distributions on the bi-directional models may be specified independently to achieve the desired design intent. Premium class LEDs in RGBW with 4000K natural white deliver the widest range of warm white shades and pastel tones assortment. White light sources may be dynamic from 2700K to 6500K, or static warm, neutral, or cool white. Integral driver with universal 120v to 277v input combined with on-board controls programmed by an infra-red hand-held remote deliver simple cost-effective solutions for simple stand-alone or synchronized luminaire sequencing. The luminaire may also interface with external DMX control systems for sophisticated lighting scenes.

FEATURES

- Available in RGBW, dynamic white, or static white
- Single or bi-directional optical configurations
- Four light distributions
- Standalone programming or interface with DMX
- Suitable for use indoors or outdoors
- Four standard finishes or custom RAL finish

IP66 / IK10 / CE /

Date: _____ Type: _____ Catalog Number: _____

Project Name: _____

ORDERING INFORMATION

LUMINAIRE

MODEL	COLOR *	VOLTAGE	OPTICS ONE *	OPTICS TWO * ¥	FINISH*
OR150 ORPHEO Wall Luminaire	RGBW RGBW (4000K White)	UNV 120-277V	SP Spot 6°	SP Spot 6°	AG Anthracite Gray (RAL7016)
	DW Dynamic White (2700K-6500K White)		NB Narrow 18°	NB Narrow 18°	BL Black (RAL9005)
	WW Warm White (3000K White)		MB Medium 26°	MB Medium 26°	SG Griven Silver Grey
	NW Neutral White (4000K White)		WB Wide 45°	WB Wide 45°	WH White (RAL9003)
	CW Cool White (6500K White)				CC Custom Color (RAL Finish)
Unless an RDM control is used, ORPHEO RGBW must always be purchased with one AL2660 WeeZerd 1 to set its DMX address.	* Contact factory for custom monochrome colors		* Contact factory for availability of spreading diffusers ¥ For single emission, up or down, leave **Optics Two** column blank **Note:** Orient optics up or down as desired during installation		* Contact factory for marine grade finish

EXPERIENCE BRANDS

www.griven-usa.com (For other Experience Brands companies, please visit www.experiencebrandsusa.com)
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on www.griven-usa.com are the most recent ones available.

1/4

Rev 20211115

WDGE1 LED
Architectural Wall Sconce

Buy American

Catalog Number

Notes

Type OWA

Hit the Tab key or mouse over the page to see all interactive elements.

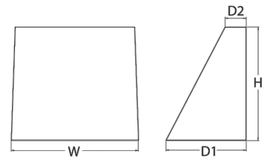
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options		Finish			
E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE[4]	Photocell, Button Type	DBLXD	Black	DBLBXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone
BAA	Buy America(n) Act Compliant				

Accessories
Ordered and shipped separately.

WDGEAWS DDBXD — WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U — WDGE1 surface-mounted back box (specify finish)

NOTES
1 50K not available in 90CRI.
2 347V not available with E4WH, DS or PE.
3 E4WH not available with PE or DS.
4 PE not available with DS.
5 Not qualified for DLC. Not available with E4WH.

LITHONIA LIGHTING — COMMERCIAL OUTDOOR

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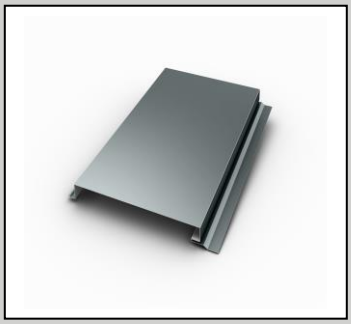
WDGE1 LED
Rev. 03/01/22

Technical Information Sheet



UNA-CLAD™ UC-500

Item Description
Flush Soffit And Fascia Panel

Description

UNA-CLAD UC-500 Flush Panel is a factory-formed, interlocking, architectural metal panel designed for soffit and fascia applications. The UC-500 Flush Panel offers the design professional a flush or flat appearance by utilizing an interlocking leg and concealed fastening system. The panel is available in a wide variety of materials and finishes including Kynar™ coated Galvanized Steel, Galvalume® Steel and Aluminum.

NOTE: The UC-500 panel is designed and tested for soffit and fascia applications only. Any installation outside of these applications, is at the risk of the contractor and is not the responsibility of Holcim Solutions and Products US, LLC.

Method of Application

1. UNA-CLAD UC-500 must be installed in a sequential order.
2. A smooth, solid substrate of plywood, OSB, or a substructure of min22 ga (0.79 mm), 7/8" (22 mm) hat channels is recommended for the UNA-CLAD UC-500 metal flush panel.
3. Application of a Elevate approved underlayment prior to panel installation is recommended.

Storage

- UNA-CLAD metal panels should be stored in a well ventilated, dry place where no moisture can contact them. Moisture (From rain, snow, condensation, etc.) trapped between layers of material may cause water stains or white rust, which can affect the service life of the material and will detract for the appearance.
- If outdoor storage cannot be avoided, protect the panels with a ventilated canvas or waterproof paper cover. Do not use plastic, which can cause condensation. Keep the material off the ground in an inclined position with an insulator such as wood.

Storage Continued

- Storage of end-use materials with protective film applied to the surface should be:
  - Less than six months with masking applied (warehouse storage and outdoor exposure combined).
  - Stored in an enclosed building or holding facility.
  - Wrapped/packaged to prevent exposure to direct UV, water, oils, or other contaminants.
  - Protective film may become brittle with long term UV exposure.
  - Maintained in an environment within a temperature range of 45 to 90 °F (7 to 32 °C) and 20 to 80% relative humidity

Precautions

- Oil canning is not a cause for rejection. Heavier gauges, narrower widths, striations, and embossing minimize oil canning.
- Sealant for end laps and lap joints shall be non-drying, non-toxic, and non-shrinking with a serviceable temperature of -60 to 212 °F (-51 to 100 °C).
- Quality, long-life butyl sealants work best as a gasket sandwiched between two pieces of metal. Non-acetic cured silicone color matching sealants are recommended when voids must be filled. Sealants are not a substitute for proper assembly and workmanship.
- Exercise caution when lifting, moving, transporting, storing, or handling UNA-CLAD metal to avoid possible physical damage.
- Refer to Safety Data Sheets (SDS) for safety information.
- Immediately remove protective film after installation.

Manufacturing Location: Anoka, MN

Product Data

Property	Value
Panel Type	Flush
Panel Interlock	Interlocking Joint
Taper Panels	No
Net Free Area	2.75" sq per LF on 12" UC-500V panels
Radius Panels	No
Stiffening Ribs Striations Sealant	Optional Optional as UC-500V No
Standard Panel Surface	Smooth
Optional Panel Surface	Stucco Embossed
Substrate	Solid Substrate or Hat Channels

Product Size

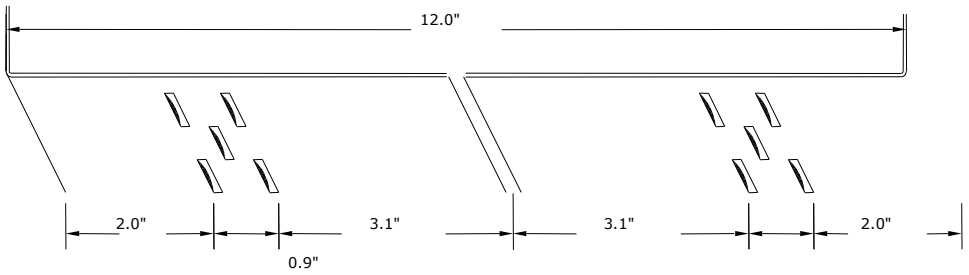
Property	Value
Panel Width Optimal Panel Width	8" (203.2 mm) – 20" (508 mm) 18" (457.2 mm) 12" (304.8 mm) 16" (406.4 mm) 20" (508 mm)
Panel Depth Seam Height Minimum Panel Length Maximum Panel Length	1" (25.4 mm) 1.143 " (29 mm) 36" (914.4 mm) 600" (15.24 m)

Technical Information

Property	Value
Water Penetration Air Infiltration Structural Performance	ASTM E 283 ASTM E 283 ASTM E 330
Water Penetration Fire Rating Hail Impact Rating Florida Building Code	ASTM E 1646 UL Class A Rated Assemblies, UL 263, and UL 790 Class 4, UL 2218 Approved

NOTE: Testing is not applicable for all combinations of substrates, materials, and dimensions. All construction assemblies must be installed in accordance with the tested assembly. Please refer to the Metal Tested Assembly Guide on the Elevate website for tested assemblies and code listings. Please contact your Regional Technical Coordinator for warranty requirements and additional Information.

Optional Venting Pattern



Typical Properties

Material and Thickness	Metal Specification	Available Finishes
Aluminum 0.032" (0.81 mm) 0.040" (1.02 mm)	Base Metal: Aluminum Minimum Yield: 21 KSI (145 MPa) Thermal Expansion: 12.6 x 10^{-6} in/in/ °F (22.2 m/m.K x 10^{-6}) Mod. Of Elasticity: 10.0 x 10^{3} x KSI (68.9 MPa)	Anodized Kynar 500®/Hylar 5000® Unpainted/Mill Finish
Galvanized Steel 26 ga (0.48 mm) 24 ga (0.64 mm) 22 ga (0.79 mm)	Base Metal: AISI-G90 Galvanized steel Minimum Yield: 33 to 45 KSI (227 to 310 MPa) Thermal Expansion: 06.7 x 10^{-6} in/in/ °F (13.9 m/m.K x 10^{-6}) Mod. Of Elasticity: 29.0 x 10^{6} x KSI (200 GPa)	Kynar 500®/Hylar 5000® Unpainted G90
Galvalume® Steel 26 ga (0.48 mm) 24 ga (0.64 mm) 22 ga (0.79 mm)	Base Metal: AZ-50 Hot Dipped Galvalume Minimum Yield: 50 KSI (345 MPa) Thermal Expansion: 06.7 x 10^{-6} in/in/ °F (13.9 m/m.K x 10^{-6}) Mod. Of Elasticity: 29.0 x 10^{6} x KSI (200 GPa)	Zincalume® Plus – Clear Acrylic Coated Kynar 500®/Hylar 5000®
Copper 16 oz (0.56 mm) 20 oz (0.69 mm)	AGSC minimum copper content of 99.9% copper, silver counting as copper, cold rolled from ingots of 122 alloy. Thermal Expansion: 9.3 x 10^{-6} in/in/ °F (16.5 m/m.K x 10^{-6}) AGSC copper meets and/ or exceeds ASTM B370 specification.	Natural

NOTE: For standard color selection, consult the current UNA-CLAD Color Selection Guide. Custom color services are available upon request. Consult the current base metal Sheet & Coil TIS for additional information on the base metal and coating. Not all materials and thicknesses are available from all locations

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Firestone, the brand of premier roofing, wall, and lining systems you know and trust, will be coming to you under a new name: Elevate. During our transition, products carrying the brand name **Firestone** will change to **Elevate** on product labels and packaging, Technical Information Sheets, and elsewhere. Only the brand name is changing. Our products remain the same.

For further information on our brand transition to Elevate, scan the code below with your smartphone, or visit our website: www.holcimelevate.com

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
01/11/2023

Subject: **Kusske Estates Property (Club West 11th Addition) – Final Plat**

Applicant: Tradition Development

Location: East of Club West 3rd Addition, east end of Vista View Drive

Case No.: 2023-02

Synopsis: Applicant seeks to obtain approval of a final plat for an 18-lot single family residential development on 10.4 acres of land on a portion of the Kusske Estates property (35.19 acres) located west of Creek Road and east of the Club West 3rd Addition/Harvest neighborhood

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

---

BACKGROUND

The Kusske Estates, Outlot A property, which is 35.19 acres, is located in the Southwest Chaska Growth and Development Plan area between Creek Road (east) and the developing Harvest neighborhood (west). Kusske Land Corporation is the property owner. Access to the property is from Creek Road and Vista View Drive (west). Site location map below shows the 35.19 acre Kusske Estates Outlot A property. The Kusske Estates Plat also includes two undeveloped lots southeast of Outlot A with access from Cascade Drive (mislabeled as Founders Way below).

This property's existing land use on the western portion is agricultural, although this land has not been farmed for a number of years. The eastern portion was previously used for sand and clay mining and is currently undergoing land reclamation activities. Stands of mature trees are present along the adjacent ravines on the north and south portions of the property.

Tonight, we will be reviewing a proposed final plat for a residential development for the western 10.4 acres of the property that will be an extension of the Harvest neighborhood and accessed from Vista View Drive. While the property proposed for development is currently owned by the Kusske Land Corporation, the applicant for the proposed concept plan is Tradition Development.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 300 acres in this area generally lying north of CR 44 and east of Highway 212. Tradition Development intends to develop the home sites exclusively for the Robert Thomas Homes builder, a partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development. Tradition Development believes this plan is consistent with the Southwest Chaska Growth and Development Plan in addition to the 2040 Comprehensive Plan.

The Concept Plan for Club West 11th was approved in May 2022. The preliminary plat and rezoning (PRD-62) were approved in July 2022. The preliminary plat was approved for 19 lots. Tonight we are looking at a final plat for 18 lots (one less lot).

PROJECT GOALS
The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

- Connecting to the greater community
- Preserve vegetation
- Utilize site topography
- Creating community space
- Quality Architecture and Home Designs

Connecting to the Greater Community
One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future extension of Vista View Drive to Creek Road will allow residents of surrounding developments and neighborhoods to walk or bike to downtown Chaska for services and entertainment.

Preserve Vegetation
The majority of the property is open farmland/field. Woodland areas occur in the north and south portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bio-retention basins will collect and filter water from upstream in the development. Native or naturalized vegetation will be used in entry features and public

common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography
The proposed development will utilize existing topography to protect and preserve the wooded areas adjacent to the home sites. It is also intended that the project direct stormwater toward bio-retention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space
The project proposes creating a two acre park area that will border the existing natural ravines, and woodland and will be accessed with sidewalks. The park area is adjacent to dense tree stands and steep slopes creating recreational opportunities for the residents. The extended sidewalks provide access to an existing community park area in the middle of the neighborhood allowing equal access from homes to the common area. The maximum distance from a single family residence is less than a 1/4 mile, approximately a five minute walk. Common areas strengthen the neighborhood identity and promote interaction between residents.

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

Comprehensive Plan
The Comprehensive Plan guides this area to be Low Density Residential and Open Space. The applicant's proposal is consistent with this guidance.

The 2040 Comprehensive Plan defines the guided land uses as follows:

Low Density Residential
Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

Open Space
Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and for which development is prohibited through ownership, ordinances or other legal means.

PROPOSED FINAL PLAT

The 10.4-acre site proposal consists of 18 single-family lots with a typical lot size of 75 feet wide by 125 feet deep. The Chaska 2040 comprehensive plan guides these properties as Low Density Residential and Open Space use. Current zoning is Planned Residential Development (PRD-62).

Adjacent Properties

The proposed development site is bordered to the west by low density residential development (Club West 3rd Addition/Harvest neighborhood), to the south by a single one-acre residential lot and open space, to the east by a mining reclamation site, and to the north by open space.

Existing Conditions

This existing land use on the proposed development site is agricultural, although this land has not been farmed for a number of years. Stands of mature trees are present along the adjacent ravines on the north, south, and east portions of the property. The 10.4 acre site's topography currently varies from a peak elevation of 900 feet MSL near the western boundary to the lower elevations on the east at approximately 850 MSL. The site's topography is generally sloping downward to the east, north and south of the site.

The site currently has a 10" sanitary sewer trunk line extended through the property from west to east along the future extension of Vista View Drive. This sanitary trunk line conveys the wastewater from the entire Harvest neighborhood. An 8" watermain has been extended to the western edge of the property along Vista View Drive.

The eastern portion of the 35.19 acre site was previously used for sand and clay mining. Currently, no materials are being extracted from the site and according to the owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent occurring only as suitable materials become available. The property owner anticipates that these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection (Vista View Drive) to Creek Road.

Land Use

The 10.4-acre site proposal consists of 18 single-family lots with a typical lot size of 75 feet wide by 125 feet deep. All of the homes are planned to have a minimum width of 75 feet to accommodate the Tradition Collection house plans by Robert Thomas Homes. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the west.

The land that this proposed development encompasses is currently zoned Planned Residential Development (PRD) zoning district – PRD-62.

Site Plan

The Site Plan shows this new residential development as an extension of the Harvest neighborhood to the west via an extension of Vista View Drive. The entrance to the neighborhood will be from Vista View Drive and will end in a stub street until the extension of Vista View Drive to Creek Road in the future. The 18 single-family residential lots include 4 lots

on the north side of Vista View Drive and 14 lots oriented to Vista View Court, a cul-de-sac street extending south from Vista View Drive. Most of the lots will have rear yards that back to wooded ravine areas.

Minimum yard setbacks are proposed to be:

- Front yard setback of 23 feet
- Side interior yard setback of 10 feet house/5 feet garage
- Side corner yard setback of 23 feet
- Rear yard setback of 30 feet

In addition to these yard setbacks, there are other setbacks that apply to this site:

- Wooded Steep Slopes - 50 feet building and parking setback and 30 feet "no grade/ mow" buffer area
- Wetland – 30 feet

The applicant has verified the wooded steep slope edges in the field and added a "wooded bluff line" delineation to the submitted plan exhibits. The applicable setbacks have also been added to the plan exhibits and the applicant has adjusted the proposed lot lines to be located outside of the 30-foot "no grade/mow" buffer area.

Three outlots are proposed in the final plat:

- Outlot A – north edge for stormwater management and woodland conservation
- Outlot B – south and east edge for woodland and wetland conservation
- Outlot C - mining reclamation area and future development area to be retained by property owner

Transportation (Vehicle, Pedestrian, Bicycle)

The Site Plan proposes to provide for the extension of the Vista View Drive eastward approximately 382 LF. Vista View Court will connect to Vista View Drive extending south approximately 587 LF. Both street right-of-ways are proposed for a 60 ft. width, which is consistent with the adjacent Harvest residential development to the west. The temporary stub at the east end of Vista View Drive will be barricaded near the south lot line of Lot 4, Block 1. This barricade was put in place to address fire turnaround requirements.

The developer is proposing sidewalks for both sides of these two streets, which is consistent with the adjacent Harvest neighborhood streets. The 2040 Comprehensive Plan and the Southwest Chaska Growth and Development Plan also show a trail connection to Creek Road on Vista View Drive. A regional trail is planned for Creek Road. The developer will need to work with Staff to determine the need for a trail on Vista View Drive that ultimately connects to the planned regional trail on Creek Road. The applicant is proposing a pedestrian connection to the regional trail consisting of sidewalks on both sides of Vista View Drive. The Site Plan shows three trail access points to the adjacent bluff and woodland areas, to the south, east, and north. The south access will be a potential paved trail; the east and north access points will be passive trail openings.

Utilities

Sewer and water utilities are currently available to serve the property. The site currently has a sanitary sewer trunk line extended through the property from west to east along the future

extension Vista View Drive. Previous phases of Club West development provided a watermain stub at the western edge of the property on Vista View Drive.

Parkland
The 2040 Comprehensive Plan and Southwest Chaska Growth & Development Plan do not identify an additional public neighborhood park need on this site due to its proximity to an existing private shared neighborhood playground within walking distance in the adjacent residential development (Club West 3rd Addition) and a planned public community park which will serve the neighborhood's recreational needs at the west end of Vista View Drive in Harvest West.

The applicant's proposed park and open space includes the land surrounding the residential lots on the north, east, and south edges. The open space will provide conservation and access to the wooded steep slope natural areas adjacent to the ravines. It includes a proposed stormwater management area in the northeast corner. It also includes trail access points to the adjacent wooded bluff areas, to the south, east, and north. Parkland credit can be given for any land accepted by the City as usable for public parks, playgrounds, trails, or open space. Parkland credit will not be given for bluff areas, wetlands, stormwater ponds, right-of-way, or land area deemed undevelopable that may be dedicated to the City. Since both Outlots A and B are not developable for public parkland, Staff has determined that the required parkland dedication will be achieved through fees in lieu of land.

Stormwater and Wetlands
Stormwater ponding is proposed in the northeast corner of the development in Outlot A. The applicant has prepared a stormwater management plan that accommodates the City and watershed stormwater management requirements, protecting steep slopes, and tree preservation. Ponding areas for the development's stormwater will need to limit impacts to the bluffs and ravines. The ravines serve a sizeable drainage area and are an important part of routing of the stormwater needs in southwest Chaska.

Four of the neighboring properties to the west have expressed an interest in having their rear yards regraded with the project to improve their stormwater drainage and usability of the yards. The applicant's proposed Grading Plan shows the backyards of Lots 1-4, Block 2 being regraded with the project. The applicant has offered the four residents an allowance for the modification of their irrigation systems and re-sodding of the areas to be disturbed by the grading. In the event that the owners do not wish to move forward with the regrading, the project plans will be modified to include a small retaining wall adjacent to the four properties. The retaining wall would allow for the adjacent yards to remain in their present condition without any impacts.

Wooded Steep Slopes, Bluffs, and Tree Preservation
Although tree areas are minimal in the areas proposed for development on this site, tree preservation is an important component of this development, specifically along areas where wooded steep slopes/bluffs are present. The applicant has provided a tree survey and tree preservation plan to show how they are preserving trees on the site. 187 trees were surveyed. 26 trees will be removed as a part of the plan; only 2 of these trees are oaks and maples of small caliper (8 and 9 inches).

Architecture

The applicant intends to develop these residential lots exclusively for Robert Thomas Homes, a partner within the family of Tradition Companies. Robert Thomas Homes has constructed high quality and architecturally significant homes on all of the lots developed by Tradition Development within the Harvest Development. The architecture for these homes will incorporate the following design standards:

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 23' from the front property line. Three-car garages shall be broken into a two-car section and a one-car section with the one car being recessed a minimum of 2'feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETSCAPE: Beautification of streetscapes settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

The developer has provided examples of house front elevations and roof plans for the housing products that will be pursued.

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 rights of way or across from open spaces. 360 degree architecture would apply to these lots as shown on the final plat:

- Lot 4, Block 1
- Lot 1, Block 2
- Lot 8, Block 3

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

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

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

Adjacency to Mining Reclamation Site
The developer states that no materials are currently being extracted from the site and according to the property owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent, occurring only as suitable materials become available. The reclamation fill material is clean compactable fill that the owner acquires during his business activities from off-site locations. Material is unloaded in dump trucks on the site until a workable volume of the material is accumulated. At that point, the material is relocated to locations within the property to build the site out to the restoration grades that were approved of during the planning for the

trunk sanitary sewer back in 2013/14. The grading of the fill is carried out by a crew of one to two workers using a D6 dozer and a vibratory compactor. The property owner anticipates that these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection (Vista View Drive) to Creek Road.

The applicant has provided the City with the original permit/CUP for the mining operation which was approved by Carver County in 1981. The CUP states that the CUP is required to be renewed annually. The applicant has also submitted CUP renewal documents, which show that the CUP was renewed a number of times with Carver County (1985, 1992, 1996, 1998). The CUPs include an Operation Plan/General Requirements, hours of operation, the operational phase, the restoration phase, and performance securities and insurance. No renewals since 1998 have been submitted by the applicant. This property, along with the remaining portion of Chaska Township, was annexed into the City of Chaska in 2005.

The City of Chaska requires a permit for any mining/land excavation and reclamation/filling in excess of 200 cubic yards but less than 2,000 cubic yards of material, which can be approved administratively by the Zoning Administrator. Any land excavation and reclamation/filling in excess of 2,000 cubic yards of material requires a Conditional Use Permit. The permit requires an existing conditions map on the site and within 300 feet of the site, an excavation/filling plan, identification of truck hauling routes, methods of controlling dust, hours and period of operation. Since this operation does not currently have such a permit with the City of Chaska, *the property owner will need to work with Staff to obtain a Conditional Use Permit (CUP) prior to building permits being issued in the new development.*

It should be noted that the reclamation area will eventually develop into single-family lots to tie into the Club West 11th development. A ghost plat has been provided showing that there is potential for 11 additional lots that will connect out to Creek Road; this area will need to come back in for all applicable approvals (Concept, Preliminary, Final, etc) when it's ready to develop. As the property owner works toward a CUP for the reclamation work it will be important to guide the work and conditions so that development remains a possibility with this site that is in line with the City's Comprehensive Plan

The developer states that the proposed residential development will be separated from the mining reclamation activities by a distance of over 250 feet from the nearest lot line. The developer is proposing to install trees as a natural screen to visually separate the residential lots from the adjacent reclamation activities. Provision of screening for Lot 4, Block 1, three coniferous trees on the east side of the lot, is shown on the landscaping plan. Additionally, screening will be provided on the east side (backyard) of Lot 8, Block 3. The developer will also provide a disclosure in their sale documents to future residents indicating that there is a mining operation adjacent. The property owner, Jason Kusske, has applied for this CUP and it will be reviewed at the same time as the Club West 11th Final Plat.

Phasing
The developer anticipates the project will be developed in one phase with site grading to begin in 2023.

Neighborhood Meeting
The developer conducted a neighborhood meeting on March 23, 2022 from 6-7pm at the Chaska Community Center. Approximately 20 people attended the neighborhood meeting throughout the hour and not everyone in attendance signed on the sign-in sheet. The developer presented a brief overview of the development project and housing product and then answered questions and explained the concept layout to the attendees. The main topics of concern and questions were related to:

- Plans for Creek Road and rumors of a cul-de-sac and converting the road to a trail
- Traffic coming east to Creek Road and connecting to Creek Road; it was explained that the street connection to Creek Road would be a future project and not part of the proposed development project
- Future extension of Vista View Drive shown connecting to Creek Road directly across from an existing house, safety and headlight concerns
- The need for an additional park area for this development, not enough park space in the development to the west
- Concern about construction traffic and how that traffic would enter the site; it was explained that construction traffic will be from the west and through the Harvest neighborhood
- The desire to preserve the existing trees on or near the property lines to the west bordering the Harvest neighborhood
- Concerns about topography and drainage along the western boundary to the existing lots
- Requests to grade the back yards of the existing homes bordering the project to have drainage directed to the rear property lines of the existing homes
- Concerns about the rear/easterly views over the open field being replaced by houses
- Expected schedule for the project start; it was explained that the project would start mid-summer at the earliest anticipating the preparation of engineering plans and the City PC and CC meeting schedules
- Question about the next steps for the project; it was explained that next steps are review and approval of the preliminary and final plat which will provide opportunities for residents to make comments at these meetings

Final Plat
The overall site will be platted into 18 lots and 3 outlots. The following are the proposed outlots and their dispositions:

- Outlot A – north edge for stormwater management and woodland conservation to be deeded to the City of Chaska
- Outlot B – south and east edge for woodland and wetland conservation to be deeded to the City of Chaska
- Outlot C - mining reclamation area and future development area to be retained by property owner

Deadline for Agency Action
The City of Chaska received the complete application for this request on Tuesday, December 6, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, February 4, 2023 (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, April 5, 2023. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, April 5, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Club West 11th Addition Final Plat for a 18-lot subdivision on 10.4 acres of land, subject to the following conditions:

1. **Approvals shall be based on the following exhibits:**
    a. **Existing Conditions Survey, prepared by Alliant Engineering, dated June 27, 2022;**
    b. **Tree Inventory, prepared by Alliant Engineering, dated December 28, 2022;**
    c. **Details, prepared by Alliant Engineering, dated December 28, 2022;**
    d. **Site Plan, prepared by Alliant Engineering, dated December 28, 2022;**
    e. **Erosion and Sediment Control Plan including Notes and Details, prepared by Alliant Engineering, dated December 28, 2022;**
    f. **Grading Plan, prepared by Alliant Engineering, dated December 28, 2022;**
    g. **Pond and OCS Detail, prepared by Alliant Engineering, dated December 28, 2022;**
    h. **Sanitary Sewer and Watermain Plan, prepared by Alliant Engineering, dated December 28, 2022;**
    i. **Sanitary Sewer and Watermain Plan and Profiles, prepared by Alliant Engineering, dated December 28, 2022;**
    j. **Street and Storm Sewer Plan, prepared by Alliant Engineering, dated December 28, 2022;**
    k. **Street and Storm Sewer Plan and Profiles, prepared by Alliant Engineering, dated December 28, 2022;**
    l. **Intersection Details, prepared by Alliant Engineering, dated December 28, 2022;**
    m. **Landscape Plan, prepared by Alliant Engineering, dated December 28, 2022;**
    n. **Landscape Notes, prepared by Alliant Engineering, dated December 28, 2022;**
2. **Adherence with the City Engineer's Memo dated January 11, 2023**
3. **Provision of a 60 feet Right of Way width for all local streets.**
4. **Adherence to the City's Boulevard Tree Policy and local street section design.**
5. **Provision of sidewalks on both sides of all local streets.**
6. **Provision of a connection to the planned regional trail on Creek Road.**
7. **Adherence to the following building setbacks:**
    a. **Front (house): 23 feet**
    b. **Rear: 30 feet**
    c. **Side: 10 feet house/5 feet garage**
    d. **Side (corner): 20 feet**

e. **Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback**
f. **Wetlands: 30 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 15.28.290).**
10. **Preservation of the wooded steep slopes, including a 30-foot "no grade/mow" buffer and a 50-foot setback for buildings and parking from that wooded steep slope.**
11. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
12. **Provision for trail access points into the areas designated as open space to the north, south, and east.**
13. **Provision that the property owner obtain a Conditional Use Permit (CUP) for the reclamation work on Kusske's site and to be obtained prior to a building permit being issued for Club West 11th.**
14. **Provision that Lot 6, Block 2 be revised to clip off the 20 foot wide area west of the wetland, and to be revised prior to final plat recording.**
15. **Provision that 360 degree architecture applies to these lots as shown on the final plat:**
    a. **Lot 4, Block 1**
    b. **Lot 1, Block 2**
    c. **Lot 8, Block 3**
16. **Subject to the approval of the Kusske CUP, which shall be recorded with, but subsequent to, the final plat for club west 11th**

City of Chaska
Memorandum

To: **Planning Commission**
From: **Alex Mollenkamp, Assistant City Engineer**
on behalf of Matt Clark, City Engineer
Date: **January 11, 2023**
Subject: **Club West 11th Addition**

The 11th Addition of Club West proposes a consistent development layout that was approved with the preliminary plat. The development will install extensions of sewer and water utilities to service the proposed lots. Development access for the site will be off Vista View Drive. City stormwater standards shall be met and a permit from the watershed agency is required prior to grading occurring on the site. The final construction documents will need to be consistent with all City standards and policies. Prior to final plat approval, the Developer is required to enter into an agreement with the City for provisions of necessary infrastructure, associated costs, and City fees.

PLAT FILE NO.

C.R. DOC. NO

CLUB WEST ELEVENTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Kusske Land Corporation, a Minnesota corporation, owner of the following described property, situated in the County of Carver, State of Minnesota, to wit:

Outlot A, KUSSKE ESTATES, according to the recorded plat thereof, Carver County, Minnesota:

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

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

Signed: Kusske Land Corporation

_____
Jason Kusske, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Jason Kusske, President of Kusske Land Corporation, a Minnesota corporation, on behalf of the corporation.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this ___ day of _____, 20____

_____
Daniel P. Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Daniel P. Ekrem, a Licensed Land Surveyor.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

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

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

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

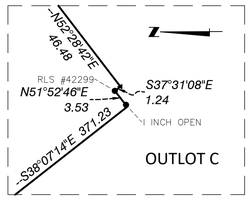
Kaaren Lewis, County Recorder

By: _____

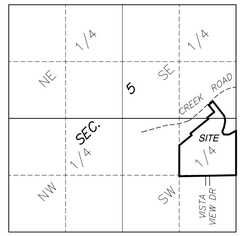
ALLIANT ENGINEERING

PLAT FILE NO.
C.R. DOC. NO

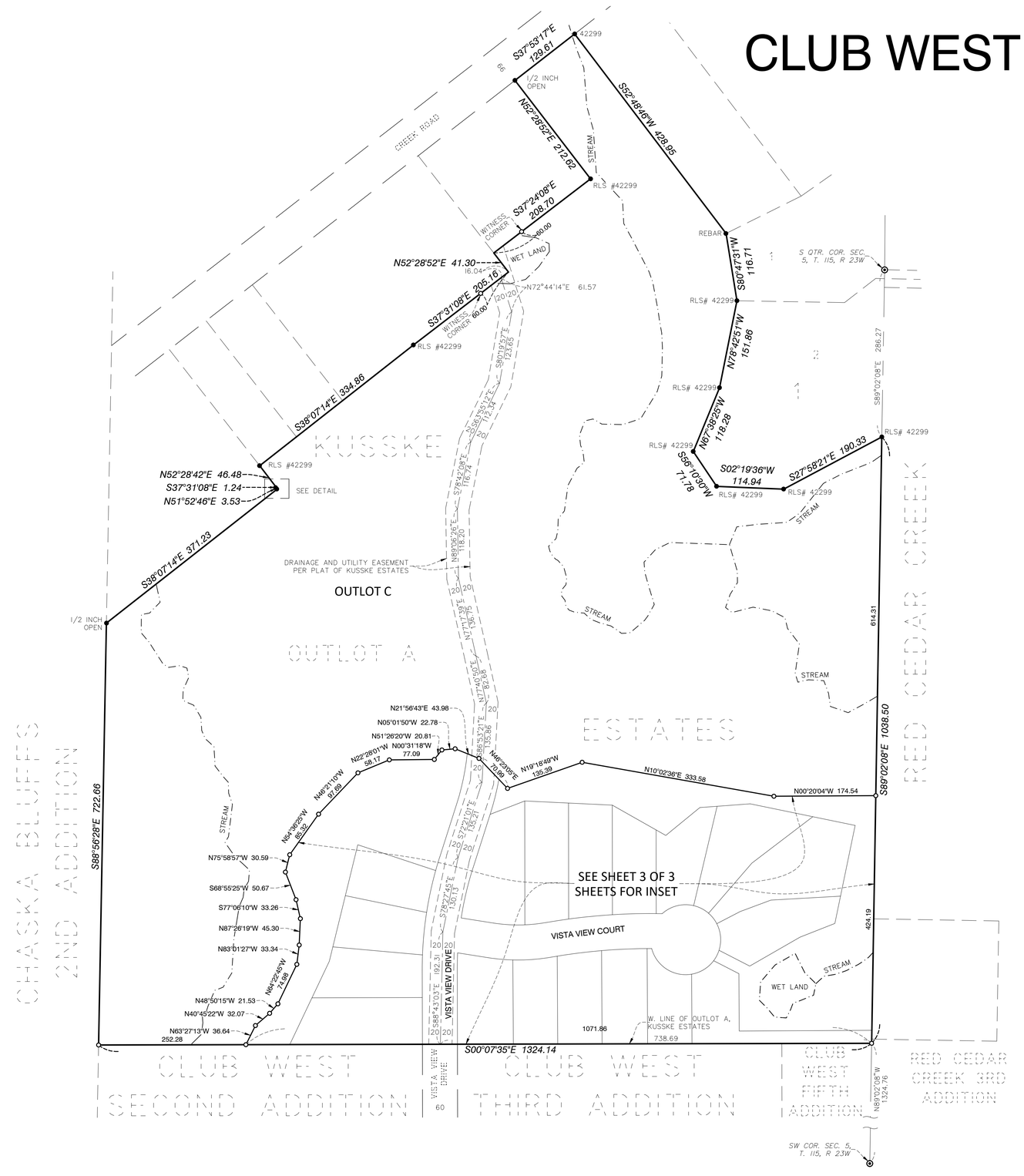
CLUB WEST ELEVENTH ADDITION



DETAIL
NOT TO SCALE



VICINITY MAP
SECTION 5, T115N, R23W
NOT TO SCALE



THE WEST LINE OF OUTLOT A, KUSSKE ESTATES, CARVER COUNTY, MINNESOTA, IS ASSUMED TO HAVE A BEARING OF S00°07'35"E

- ● Denotes monument found 1/2 inch iron pipe marked as shown
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- ▲ Denotes found nail

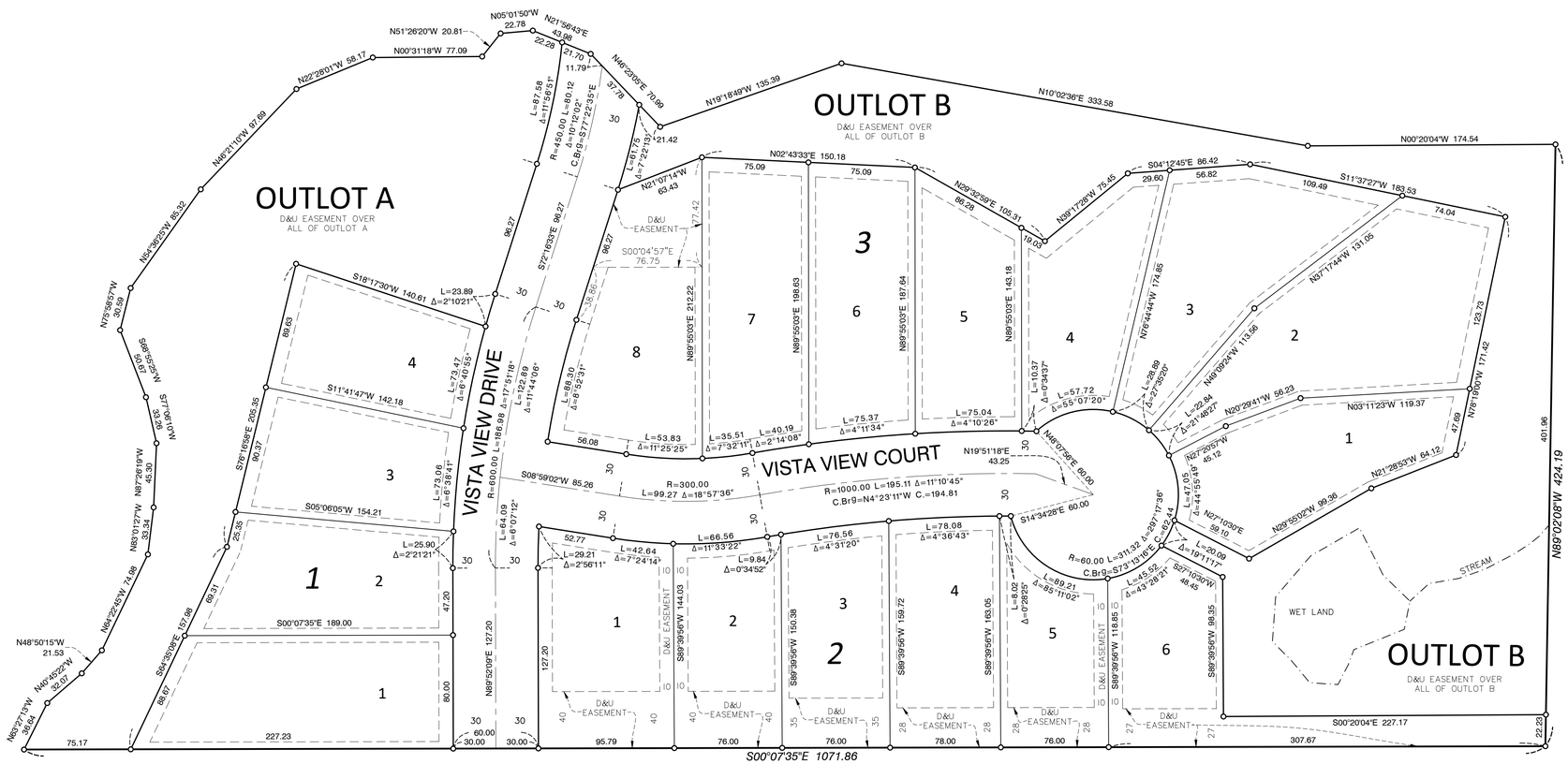
Scale in feet
0 100 150 200
ONE INCH EQUALS ONE HUNDRED FEET

ALLIANT ENGINEERING

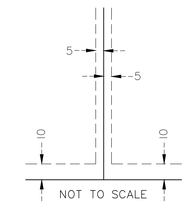
PLAT FILE NO.
C.R. DOC. NO

CLUB WEST ELEVENTH ADDITION

INSET



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

THE WEST LINE OF OUTLOT A, KUSSKE ESTATES, CARVER COUNTY, MINNESOTA, IS ASSUMED TO HAVE A BEARING OF S00° 07'35"E

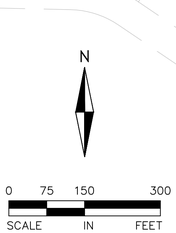
- ● Denotes monument found 1/2 inch iron pipe unless otherwise shown
- O Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown
- D&U Denotes drainage and utility easement

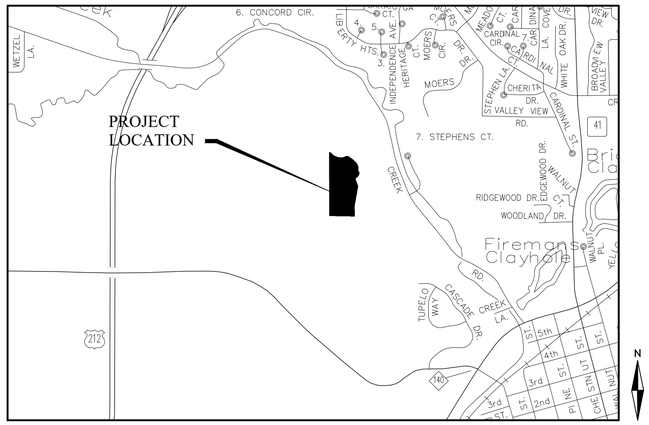
Scale in feet
0 50 100 150
ONE INCH EQUALS FIFTY FEET

ALLIANT ENGINEERING

CLUB WEST 11TH ADDITION

CHASKA, MINNESOTA





VICINITY MAP
NOT TO SCALE

SHEET INDEX

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APPLICANT/OWNER

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044
CONTACT: PAT WRASE
PH: 952-332-8704
EM: patrick.wrase@traditiondevelopment.com

CONSULTANT

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

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

SURVEYOR

CONTACT: PETER GOERS
LICENSE NO. 44110
EM: pgoers@alliant-inc.com

LANDSCAPE ARCHITECT

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

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Minneapolis, MN 55402
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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
COVER SHEET

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

DAVID NASH, PE
8/31/2022 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY — DATE

DATE	ISSUE
8/31/2022	CITY SUBMITTAL
11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

1

SHEET 1 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121cove.dwg Dec 27, 2022 - 3:37pm

EXISTING CONDITIONS SURVEY

LEGAL DESCRIPTION

That part of Outlot A, KUSSKE ESTATES, according to the recorded plat thereof, Carver County, Minnesota, described as follows:

Beginning at the southwest corner of said Outlot A; thence North 00 degrees 07 minutes 35 seconds West, assumed bearing along the west line of said Outlot A, a distance of 1071.86 feet; thence South 63 degrees 27 minutes 13 seconds East 36.64 feet; thence South 40 degrees 45 minutes 22 seconds East 32.07 feet; thence South 48 degrees 50 minutes 15 seconds East 21.53 feet; thence South 64 degrees 22 minutes 45 seconds East 74.98 feet; thence South 83 degrees 01 minutes 27 seconds East 33.34 feet; thence South 87 degrees 26 minutes 19 seconds East 45.30 feet; thence North 77 degrees 06 minutes 10 seconds East 33.26 feet; thence North 68 degrees 55 minutes 25 seconds East 50.67 feet; thence South 75 degrees 58 minutes 57 seconds East 30.59 feet; thence South 54 degrees 36 minutes 25 seconds East 85.32 feet; thence South 46 degrees 21 minutes 10 seconds East 97.69 feet; thence South 22 degrees 28 minutes 01 seconds East 58.17 feet; thence South 00 degrees 31 minutes 18 seconds East 77.09 feet; thence South 51 degrees 26 minutes 20 seconds East 20.81 feet; thence South 05 degrees 01 minutes 50 seconds East 22.78 feet; thence South 21 degrees 56 minutes 43 seconds West 43.98 feet; thence South 46 degrees 23 minutes 05 seconds West 70.99 feet; thence South 19 degrees 18 minutes 49 seconds East 135.39 feet; thence South 10 degrees 02 minutes 36 seconds West 333.58 feet; thence South 00 degrees 20 minutes 04 seconds East 174.54 feet to the south line of said Outlot A; thence North 89 degrees 02 minutes 08 seconds West, along said south line, 424.19 feet to the point of beginning.

Abstract Property.

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by CHB Title, LLC as agent for Old Republic National Title Insurance Company, file no. 55014, dated March 13, 2022.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system. The information was provided by a combination of available maps, proposed plans, city records, and field locations, which may not be exact. Verify all utilities critical to construction or design.

3. The west line of Outlot A, KUSSKE ESTATES, is assumed to have a bearing of N00°07'35"W.

4. All distances are in feet.

5. The property has access to Vista View Drive, a public right-of-way.

6. Contours shown within surveyed area are shown per field locates. Contours shown outside the surveyed area are shown per LiDAR information provided by the Minnesota Geospatial Information Office.

7. The area of the property is 453,038 sq. ft. or 10.40 acres.

8. Benchmark No. 1: Top Nut of Hydrant on the south side of Vista View Drive and located 11.6 feet west of the property has an elevation of 899.64 feet NGVD 29.

9. Benchmark No. 2: Top Nut of Hydrant at the southeast quadrant of Vista View Drive and Paint Sky Trail has an elevation of 902.64 feet NGVD 29.

LEGEND

- FOUND IRON MONUMENT
- SET IRON MONUMENT
- WATER VALVE
- SANITARY MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- CULVERT
- COMMUNICATION HAND HOLE
- COMMUNICATIONS PEDESTAL
- 890.3 SPOT ELEVATION
- 3374 TREE TAG NO.
- COT COTTONWOOD
- MPL MAPLE

- GAS
- SANITARY SEWER
- WATER MAIN
- UNDERGROUND ELECTRIC
- FENCE
- GRAVEL
- LIMITS OF SURVEYED PROPERTY
- TREE LINE
- CONCRETE

N

0 50 100 200
SCALE IN FEET

ALLIANT ENGINEERING
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DANIEL P EKREM
Print Name

Signature

June 27, 2022 — Date

57366 — License Number

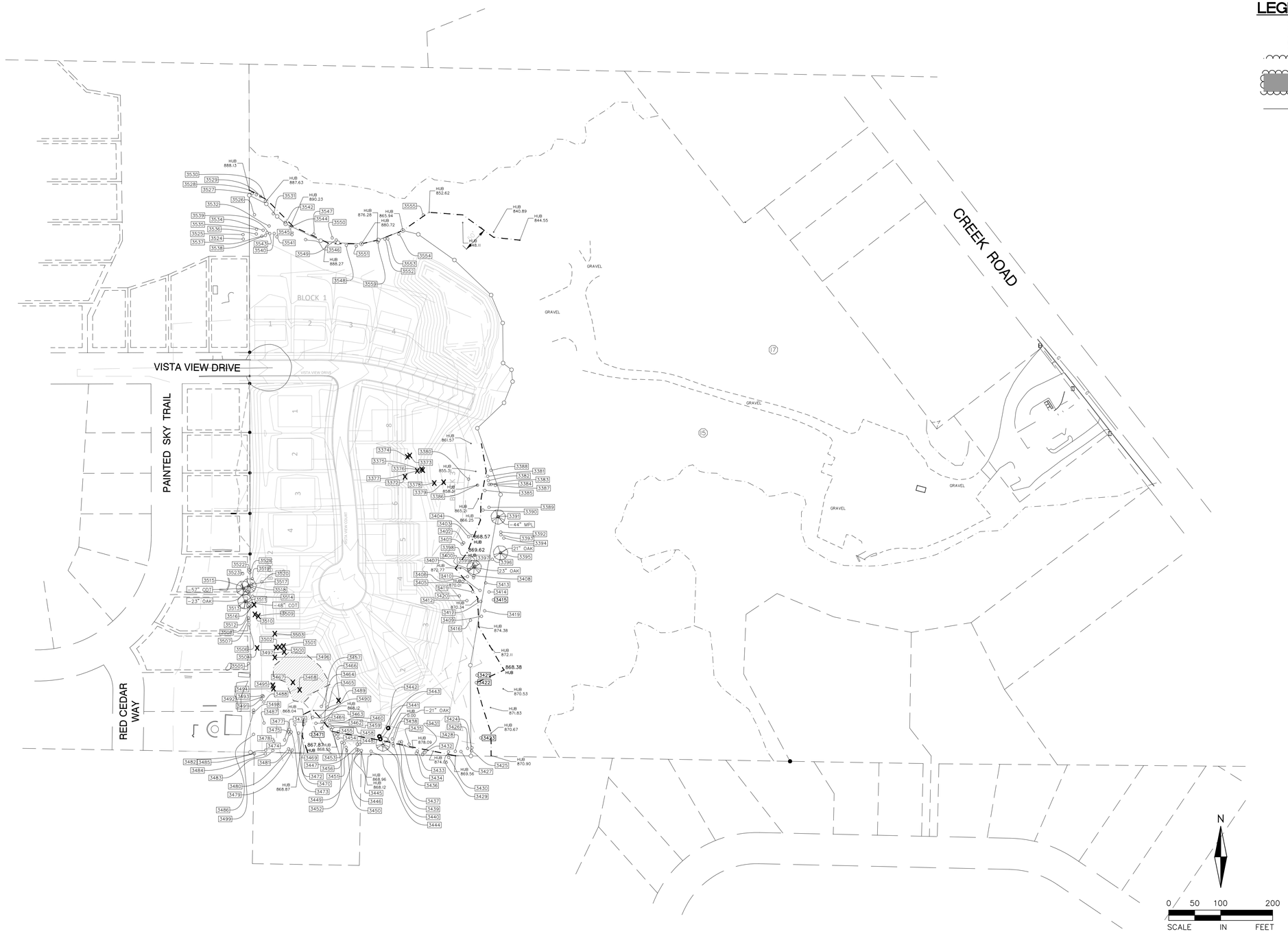
CLUB WEST 11TH

UNDEFINED ADDRESS

CHASKA, MN

DRAWN BY	TC
CHECKED BY	DPE
DATE ISSUED	6/27/22
SCALE	1"=100'
JOB NO.	213-0121
FIELDWORK BY	RS,CN

Drawing name: X:\2013\13012\survey\existing conditions\13012Surv.dwg Dec 27, 2022 - 3:39pm



LEGEND:

- EXISTING SIGNIFICANT TREE
- EXISTING SIGNIFICANT TREE TO BE REMOVED
- EXISTING TREE/SHRUB LINE
- EXISTING TREE/SHRUBS TO BE CLEARED
- EXISTING TREE DRIPLINE, FIELD LOCATED

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www.alliant-inc.com

CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA

CONSTRUCTION DOCUMENTS

TREE INVENTORY

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

DAVID NASH, PE
8/31/2022 — Date
21836 — License No.

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12/28/2022	CITY RESUBMITTAL 1

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

3

SHEET 3 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121tree.dwg Dec 27, 2022 - 3:40pm

TAG #	DBH	Species	Comments/Notes
~~3372~~	~~12~~	~~Cottonwood (Populus deltoides)~~	
~~3373~~	~~11~~	~~American Elm (Ulmus americana)~~	
~~3374~~	~~6~~	~~Northern Red Oak (Quercus rubra)~~	
~~3375~~	~~8~~	~~Bur Oak (Quercus macrocarpa)~~	
~~3376~~	~~10~~	~~Black Walnut (Juglans nigra)~~	
~~3377~~	~~10~~	~~American Elm (Ulmus americana)~~	
3378	6	American Elm (Ulmus americana)	
3379	7	Boxelder (Acer negundo)	
3380	10	Boxelder (Acer negundo)	
3381	9	Cottonwood (Populus deltoides)	
3382	11	Cottonwood (Populus deltoides)	
3383	8	Cottonwood (Populus deltoides)	
3384	10	Cottonwood (Populus deltoides)	
3385	13	Cottonwood (Populus deltoides)	
3386	10	American Elm (Ulmus americana)	
3387	6	Cottonwood (Populus deltoides)	
3388	8	Cottonwood (Populus deltoides)	
3389	8	Sugar Maple (Acer saccharum)	8X7
3390	15	Sugar Maple (Acer saccharum)	
3391	47	Sugar Maple (Acer saccharum)	
3392	12	Northern Red Oak (Quercus rubra)	
3393	10	Sugar Maple (Acer saccharum)	
3394	20	American Elm (Ulmus americana)	
3395	19	Northern Red Oak (Quercus rubra)	
3396	10	Black Walnut (Juglans nigra)	
3397	22	Northern Red Oak (Quercus rubra)	
3398	10	Bitternut Hickory (Carya cardiformis)	
3399	19	Black Walnut (Juglans nigra)	
3400	6	American Elm (Ulmus americana)	
3401	7	Red Elm (Ulmus rubra)	
3402	13	Sugar Maple (Acer saccharum)	
3403	6	Sugar Maple (Acer saccharum)	
3404	10	Bitternut Hickory (Carya cardiformis)	
3405	11	Juniper (Juniperus virginiana)	
3406	12	Northern Red Oak (Quercus rubra)	
3407	11	Basswood (Tilia americana)	
3408	7	American Elm (Ulmus americana)	
3409	18	Northern Red Oak (Quercus rubra)	
3410	44	Basswood (Tilia americana)	
3411	15	Basswood (Tilia americana)	
3412	12	Bur Oak (Quercus macrocarpa)	
3413	19	Northern Red Oak (Quercus rubra)	
3414	8	Bitternut Hickory (Carya cardiformis)	
3415	10	Basswood (Tilia americana)	
3416	6	American Elm (Ulmus americana)	
3417	10	Basswood (Tilia americana)	
3418	10	Basswood (Tilia americana)	
3419	8	Basswood (Tilia americana)	
3420	6	Bitternut Hickory (Carya cardiformis)	
3421	15	Northern Red Oak (Quercus rubra)	
3422	21	Northern Red Oak (Quercus rubra)	
3423	48	Bur Oak (Quercus macrocarpa)	
3424	8	Basswood (Tilia americana)	
3425	17	Northern Red Oak (Quercus rubra)	
3426	13	Northern Red Oak (Quercus rubra)	
3427	13	Northern Red Oak (Quercus rubra)	
3428	15	Northern Red Oak (Quercus rubra)	
3429	24	Northern Red Oak (Quercus rubra)	12X12
3430	12	Northern Red Oak (Quercus rubra)	
3431	9	Basswood (Tilia americana)	
3432	9	Northern Red Oak (Quercus rubra)	
3433	20	Bur Oak (Quercus macrocarpa)	
3434	24	Basswood (Tilia americana)	16X8
3435	12	Green Ash (Fraxinus pennsylvanica)	
3436	10	Green Ash (Fraxinus pennsylvanica)	
3437	6	Green Ash (Fraxinus pennsylvanica)	
3438	6	Green Ash (Fraxinus pennsylvanica)	
3439	66	Basswood (Tilia americana)	18X18X15X15
3440	23	Northern Red Oak (Quercus rubra)	
3441	7	Ironwood (Ostrya virginiana)	
3442	8	Juniper (Juniperus virginiana)	
3443	19	Northern Red Oak (Quercus rubra)	
3444	13	Basswood (Tilia americana)	
3445	12	Northern Red Oak (Quercus rubra)	
3446	16	Basswood (Tilia americana)	
3447	19	Basswood (Tilia americana)	
3448	16	Basswood (Tilia americana)	
3449	10	Northern Red Oak (Quercus rubra)	
3450	22	Northern Red Oak (Quercus rubra)	
3451	17	Northern Red Oak (Quercus rubra)	
3452	8	Bitternut Hickory (Carya cardiformis)	
3453	7	Bitternut Hickory (Carya cardiformis)	
3454	6	Sugar Maple (Acer saccharum)	
~~3455~~	~~12~~	~~Green Ash (Fraxinus pennsylvanica)~~	
3456	10	Sugar Maple (Acer saccharum)	
~~3457~~	~~9~~	~~Sugar Maple (Acer saccharum)~~	
~~3458~~	~~13~~	~~Green Ash (Fraxinus pennsylvanica)~~	
~~3459~~	~~17~~	~~Green Ash (Fraxinus pennsylvanica)~~	
~~3460~~	~~6~~	~~American Elm (Ulmus americana)~~	
3461	12	Sugar Maple (Acer saccharum)	
3462	16	Sugar Maple (Acer saccharum)	
3463	20	Bitternut Hickory (Carya cardiformis)	
3464	9	Boxelder (Acer negundo)	
3465	16	American Elm (Ulmus americana)	
~~3466~~	~~10~~	~~Green Ash (Fraxinus pennsylvanica)~~	
~~3467~~	~~10~~	~~American Elm (Ulmus americana)~~	
~~3468~~	~~12~~	~~American Elm (Ulmus americana)~~	
3469	12	Sugar Maple (Acer saccharum)	
3470	14	Red Elm (Ulmus rubra)	
3471	17	Basswood (Tilia americana)	
3472	10	American Elm (Ulmus americana)	
3473	16	Boxelder (Acer negundo)	
3474	16	Boxelder (Acer negundo)	
3475	8	American Elm (Ulmus americana)	
3476	7	American Elm (Ulmus americana)	
3477	7	American Elm (Ulmus americana)	
3478	17	Boxelder (Acer negundo)	
3479	18	Hackberry (Celtis occidentalis)	
3480	18	Hackberry (Celtis occidentalis)	
3481	8	American Elm (Ulmus americana)	
3482	26	Boxelder (Acer negundo)	12X14
3483	12	Hackberry (Celtis occidentalis)	
3484	16	Green Ash (Fraxinus pennsylvanica)	
3485	11	Hackberry (Celtis occidentalis)	
3486	14	American Elm (Ulmus americana)	
3487	16	Red Elm (Ulmus rubra)	
3488	9	American Elm (Ulmus americana)	
3489	10	Boxelder (Acer negundo)	
3490	9	Sugar Maple (Acer saccharum)	
3491	13	American Elm (Ulmus americana)	
3492	10	Red Elm (Ulmus rubra)	
3493	11	American Elm (Ulmus americana)	
~~3494~~	~~17~~	~~American Elm (Ulmus americana)~~	
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~~3496~~	~~11~~	~~American Elm (Ulmus americana)~~	
~~3497~~	~~12~~	~~American Elm (Ulmus americana)~~	
3498	9	Red Elm (Ulmus rubra)	
3499	15	American Elm (Ulmus americana)	
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~~3502~~	~~12~~	~~American Elm (Ulmus americana)~~	
~~3503~~	~~10~~	~~American Elm (Ulmus americana)~~	
~~3504~~	~~12~~	~~Boxelder (Acer negundo)~~	
3505	17	Red Elm (Ulmus rubra)	
3506	16	Red Elm (Ulmus rubra)	
3507	17	Sugar Maple (Acer saccharum)	
3508	9	Red Elm (Ulmus rubra)	
~~3509~~	~~10~~	~~Red Elm (Ulmus rubra)~~	
~~3510~~	~~6~~	~~American Elm (Ulmus americana)~~	
3511	12	American Elm (Ulmus americana)	
3512	10	American Elm (Ulmus americana)	
3513	60	Cottonwood (Populus deltoides)	30X30
3514	18	Northern Red Oak (Quercus rubra)	
3515	57	Cottonwood (Populus deltoides)	
~~3516~~	~~14~~	~~Boxelder (Acer negundo)~~	
3517	25	Cottonwood (Populus deltoides)	
3518	8	Northern Red Oak (Quercus rubra)	
3519	16	Boxelder (Acer negundo)	8X8
3520	8	Northern Red Oak (Quercus rubra)	
3521	12	American Elm (Ulmus americana)	
3522	15	American Elm (Ulmus americana)	
3523	8	American Elm (Ulmus americana)	
3524	13	Basswood (Tilia americana)	
3525	12	Basswood (Tilia americana)	
3526	10	Northern Red Oak (Quercus rubra)	
3527	32	Northern Red Oak (Quercus rubra)	16X16
3528	19	Northern Red Oak (Quercus rubra)	
3529	14	Northern Red Oak (Quercus rubra)	
3530	26	Basswood (Tilia americana)	14X12
3531	8	Northern Red Oak (Quercus rubra)	
3532	7	Northern Red Oak (Quercus rubra)	
3534	10	Northern Red Oak (Quercus rubra)	
3535	9	Northern Red Oak (Quercus rubra)	
3536	12	Northern Red Oak (Quercus rubra)	
3537	12	Northern Red Oak (Quercus rubra)	
3538	9	Northern Red Oak (Quercus rubra)	
3539	10	Northern Red Oak (Quercus rubra)	
3540	10	Northern Red Oak (Quercus rubra)	
3541	16	Northern Red Oak (Quercus rubra)	
3542	63	Northern Red Oak (Quercus rubra)	24X24X15
3543	9	Northern Red Oak (Quercus rubra)	
3544	38	Northern Red Oak (Quercus rubra)	24X14
3545	10	Northern Red Oak (Quercus rubra)	
3546	10	Basswood (Tilia americana)	
3547	34	Northern Red Oak (Quercus rubra)	18X16
3548	16	Northern Red Oak (Quercus rubra)	
3549	45	Northern Red Oak (Quercus rubra)	25X20
3550	14	Northern Red Oak (Quercus rubra)	
3551	12	Northern Red Oak (Quercus rubra)	
3552	18	Basswood (Tilia americana)	10X8
3553	8	Basswood (Tilia americana)	
3554	16	Cottonwood (Populus deltoides)	
3555	14	Cottonwood (Populus deltoides)	
3559	14	Northern Red Oak (Quercus rubra)	

LEGEND:

DENOTES TREE REMOVAL

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

CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
TREE INVENTORY

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

DAVID NASH, PE
8/31/2022 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
8/31/2022	CITY SUBMITTAL
11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

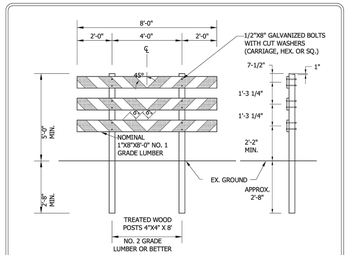
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

4

SHEET 4 OF 18

Drawing name: X:\2013\13012\plan sheets\Final Plat\13012tree.dwg Dec 27, 2022 - 3:41pm



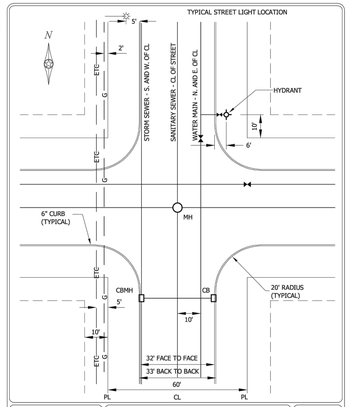
NOTE
THE BARRICADE BOARD FACE SURFACES SHALL BE FULLY REFLECTORIZED IN ALTERNATE SILVER-WHITE AND RED STRIPING, USING A REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF MNDOT SPEC. 3352.

PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COATING OF WHITE WOOD PRIMER PAINT FOLLOWED BY A SECOND COAT OF WHITE EXTERIOR APPLIED ONLY TO THE SURFACES NOT COVERED WITH REFLECTIVE SHEETING.

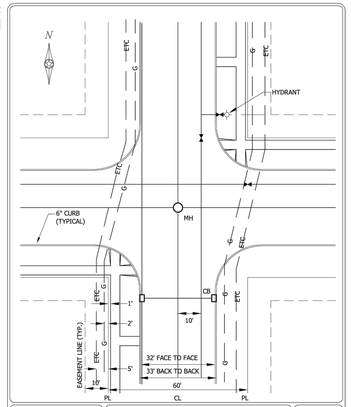
THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND REFLECTORIZED SHEETING APPLIED BEFORE BEING INSTALLED ON THE POSTS.

THE PLACEMENT OF THE BARRICADE SHALL BE 10'-0" FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE CENTERED ON THE ROADWAY FACING THE FLOW OF TRAFFIC.

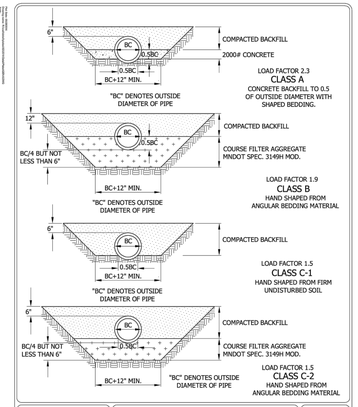
Stantec | PERMANENT BARRICADE — CHASKA, MINNESOTA | LAST REVISION: MARCH 2008 | PLATE NO. GEN-4



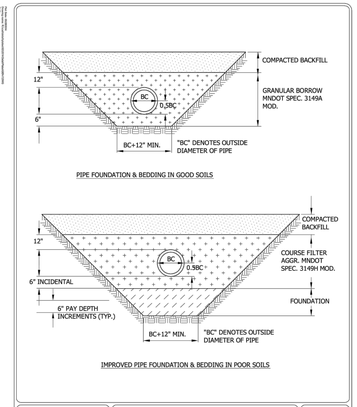
Stantec | TYPICAL UTILITY LOCATIONS (PUBLIC AND PRIVATE) — CHASKA, MINNESOTA | LAST REVISION: MARCH 2016 | PLATE NO. GEN-5



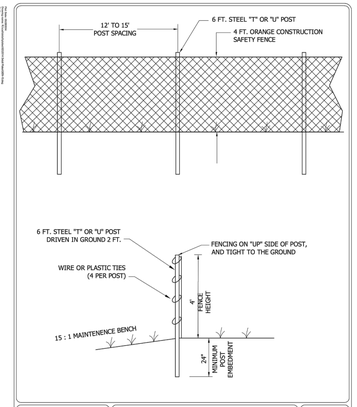
Stantec | TYPICAL SMALL UTILITY CORRIDORS WITH AND WITHOUT SIDEWALK — CHASKA, MINNESOTA | LAST REVISION: MARCH 2016 | PLATE NO. GEN-5A



Stantec | BEDDING METHODS FOR RCP OR DIP — CHASKA, MINNESOTA | LAST REVISION: MARCH 2001 | PLATE NO. GEN-6



Stantec | BEDDING METHODS FOR PVC — CHASKA, MINNESOTA | LAST REVISION: MARCH 2008 | PLATE NO. GEN-7

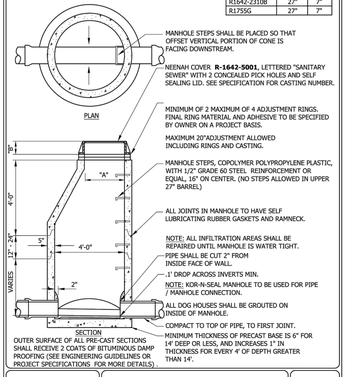


Stantec | ORANGE CONSTRUCTION SAFETY FENCE — CHASKA, MINNESOTA | LAST REVISION: MARCH 2001 | PLATE NO. GEN-10

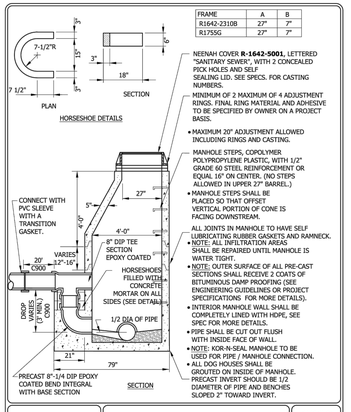
PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

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

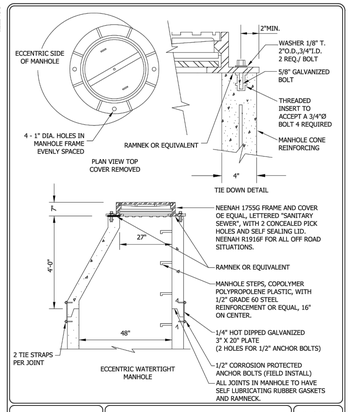
FRAME	A	B
R1642-2310B	27"	7"
R1755G	27"	7"



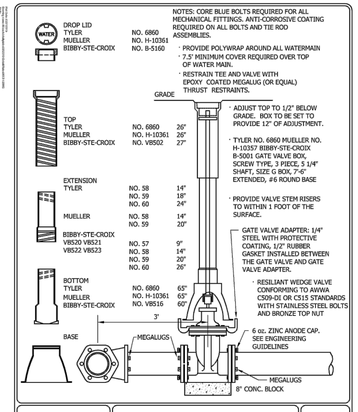
Stantec | SANITARY SEWER MANHOLE — CHASKA, MINNESOTA | LAST REVISION: MARCH 2018 | PLATE NO. SAN-1



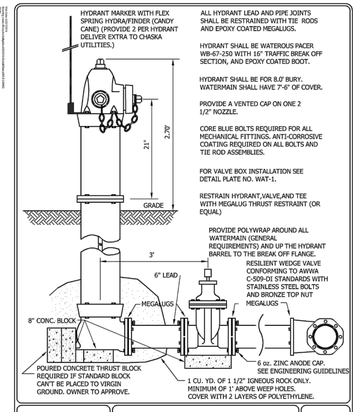
Stantec | SANITARY SEWER DROP INLET MANHOLE — CHASKA, MINNESOTA | LAST REVISION: MARCH 2018 | PLATE NO. SAN-4



Stantec | WATERTIGHT CASTING FOR SANITARY SEWER MANHOLE — CHASKA, MINNESOTA | LAST REVISION: MARCH 2018 | PLATE NO. SAN-5



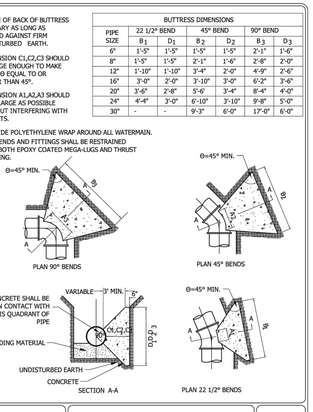
Stantec | GATE VALVE AND BOX INSTALLATION — CHASKA, MINNESOTA | LAST REVISION: MARCH 2019 | PLATE NO. WAT-1



Stantec | WATEROUS PACER HYDRANT AND VALVE INSTALLATION — CHASKA, MINNESOTA | LAST REVISION: MARCH 2019 | PLATE NO. WAT-2

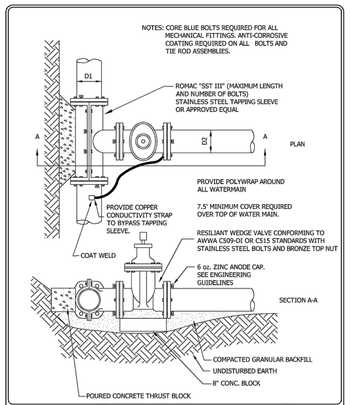
NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M3 BOLTS.
4. PROVIDE POLYETHYLENE WRAP AROUND ALL WATERMAIN.
5. ALL BENDS AND FITTINGS SHALL BE RESTRAINED WITH BOTH EPOXY COATED MEGA-LUGS AND THRUST BLOCKING.

PIPE SIZE	BUTTRESS DIMENSIONS 22 1/2° BEND B1	D1	45° BEND B2	D2	90° BEND B3	D3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

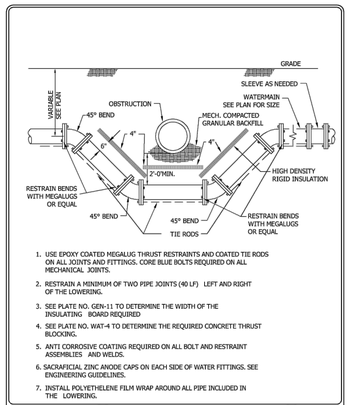


Stantec | CONCRETE THRUST BLOCKING — CHASKA, MINNESOTA | LAST REVISION: APRIL 2005 | PLATE NO. WAT-4

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

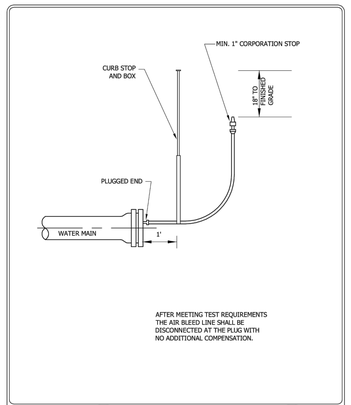


Stantec | WATER MAIN WET TAP — CHASKA, MINNESOTA | LAST REVISION: MARCH 2019 | PLATE NO. WAT-5



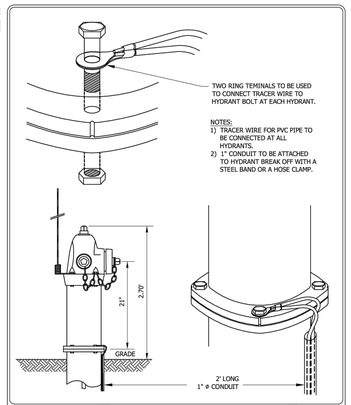
1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.
2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.
3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED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

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

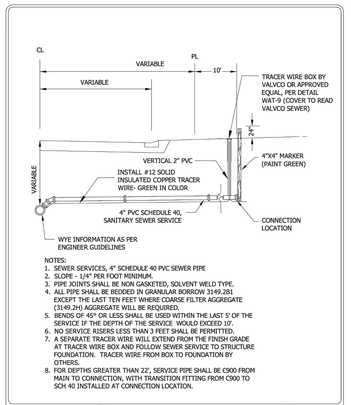


AFTER MEETING TEST REQUIREMENTS THE AIR BLEED LINE SHALL BE DISCONNECTED AT THE PLUG WITH NO ADDITIONAL COMPENSATION.

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

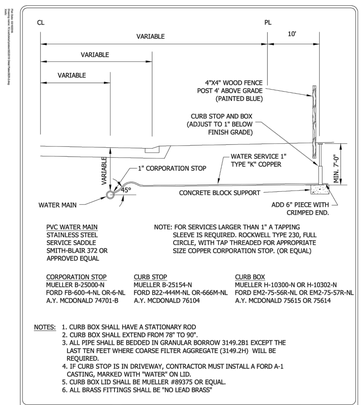


Stantec | TRACER WIRE FOR PVC WATER MAIN — CHASKA, MN | LAST REVISION: APRIL 2008 | PLATE NO. WAT-10



NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.281 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

Stantec | SEWER SERVICE CONNECTION — CHASKA, MINNESOTA | LAST REVISION: APRIL 2016 | PLATE NO. SER-1



PVC WATER MAIN
STAINLESS STEEL SERVICE SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B-25000-N	MUELLER B-25154-N	MUELLER H-10300-N OR H-10302-N
FORD FB-600-4-NL OR-6-NL	FORD B22-444M-NL OR-666M-NL	FORD EM2-75-S6R-NL OR EM2-75-S7R-NL
A.Y. MCDONALD 74701-B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD
2. CURB BOX SHALL EXTEND FROM 78" TO 90"
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE "NO LEAD BRASS"

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

CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
DETAILS

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

DAVE NASH, PE
8/31/2022 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
8/31/2022	CITY SUBMITTAL
11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

5
SHEET 5 OF 18

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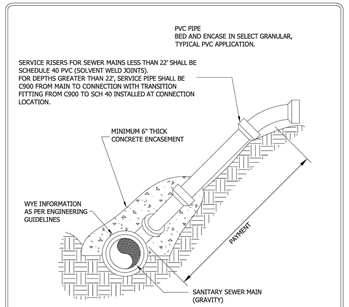
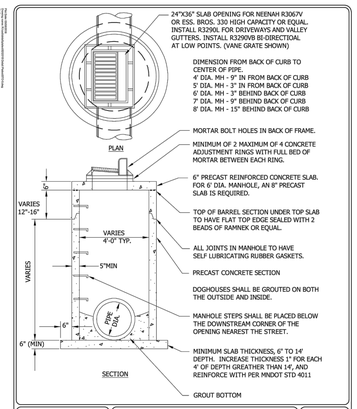
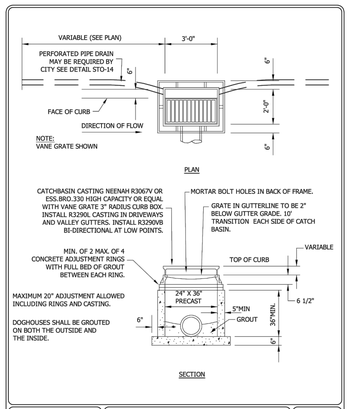


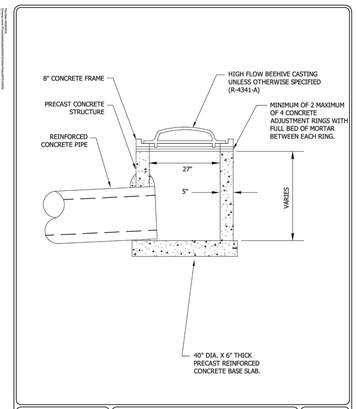
Stantec	SERVICE RISER CHASKA, MINNESOTA	LAST REVISION: MARCH 2016 PLATE NO. SER-3



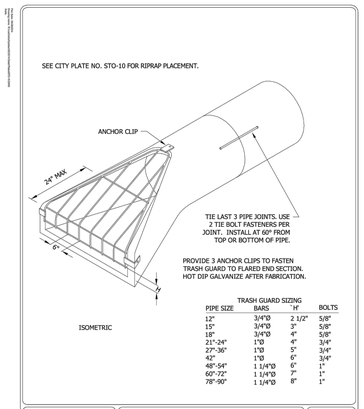
Stantec	TYPE II CATCHBASIN MANHOLE CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-5



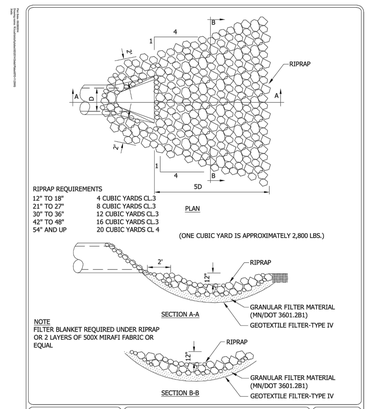
Stantec	TYPE II CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-6



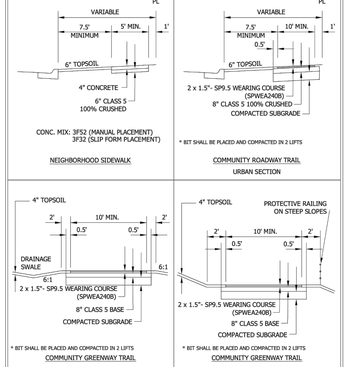
Stantec	PRECAST 27" SHALLOW DEPTH BEEHIVE CHASKA, MINNESOTA	LAST REVISION: MARCH 2018 PLATE NO. STO-9



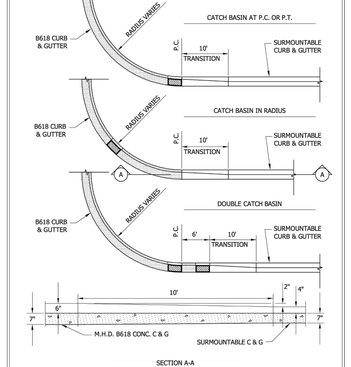
Stantec	FLARED END SECTION AND TRASH GUARD CHASKA, MINNESOTA	LAST REVISION: FEB. 1995 PLATE NO. STO-10



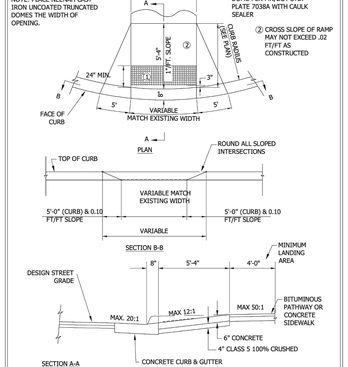
Stantec	RIPRAP AT OUTLETS CHASKA, MINNESOTA	LAST REVISION: APRIL 2004 PLATE NO. STO-11



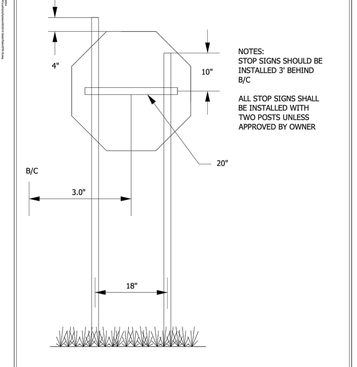
Stantec	PVC SUMP LINE BEHIND CURB CHASKA, MINNESOTA	LAST REVISION: MAY 2016 PLATE NO. STO-15



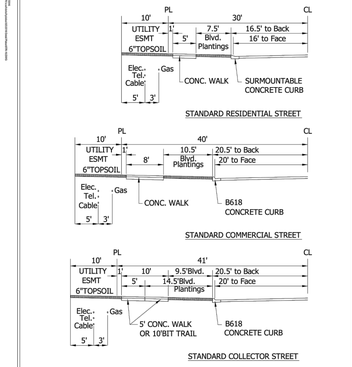
Stantec	CURB AND GUTTER CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STR-1



Stantec	CONCRETE DRIVEWAY APRON CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STR-2

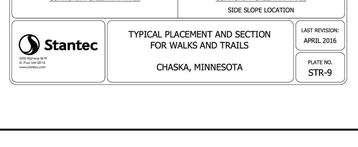


Stantec	B618 CURB & GUTTER CONSTRUCTION AT CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. STR-4

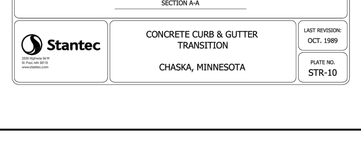


Stantec	SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN CHASKA, MINNESOTA	LAST REVISION: MARCH 2008 PLATE NO. STR-5

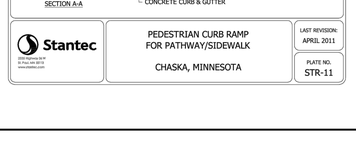
Stantec	TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION CHASKA, MINNESOTA	LAST REVISION: JUNE 2012 PLATE NO. STR-7



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

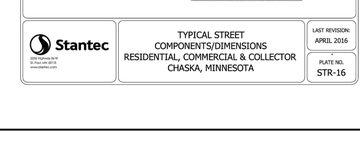


Stantec	CONCRETE CURB & GUTTER TRANSITION CHASKA, MINNESOTA	LAST REVISION: OCT. 1989 PLATE NO. STR-10



Stantec	PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK CHASKA, MINNESOTA	LAST REVISION: APRIL 2011 PLATE NO. STR-11

Stantec	STOP SIGN INSTALLATION DETAIL CHASKA, MINNESOTA	LAST REVISION: JUNE 2012 PLATE NO. STR-15



Stantec	TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR CHASKA, MINNESOTA	LAST REVISION: APRIL 2016 PLATE NO. STR-16

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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
DETAILS

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

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8/31/2022 — Date
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12/28/2022	CITY RESUBMITTAL 1

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

6

SHEET 6 OF 18

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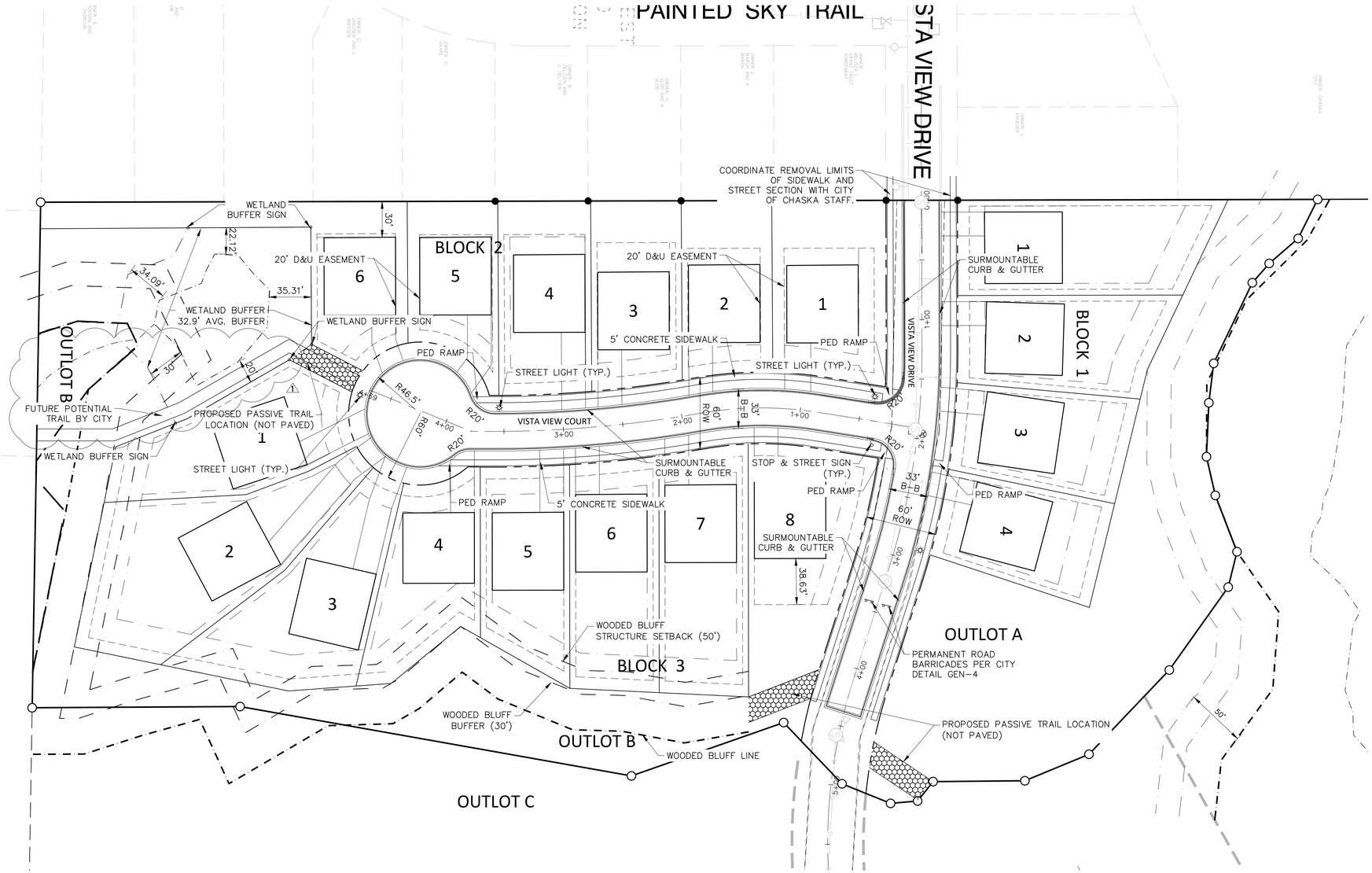


SITE DATA:

SITE DATA:

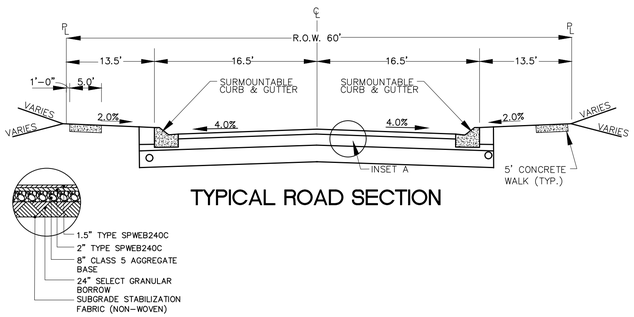
SITE AREA (EXCLUDES OUTLOT B)	= 10.30 AC
TOTAL SINGLE FAMILY LOTS	= 18 (75' WIDE LOT MIN)
DENSITY	= 1.75 UNITS/ AC

LOT DATA:	PROPOSED
LOT AREA	=VARIES
LOT WIDTH	=VARIES– 75' (MIN)
LOT DEPTH	= 118' (MIN)
FRONT SETBACK	= 23'
SIDE SETBACK	= 10' & 5' = 20' CORNER ON ROW
REAR SETBACK	= 30'

DESIGN DATA:	
ROW	= 60'
PAVEMENT WIDTH (MIN.)	= 33' B–B
WOODED SLOPE SETBACK	= 30' BUFFER + 20' STRUCTURE

SITE PLAN NOTES:

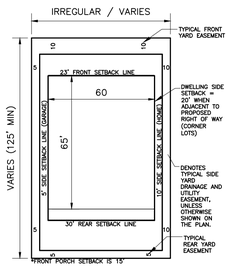
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. DIMENSIONS SHOWN ARE TO BACK OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
10. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
11. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES OR HOMES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
12. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
13. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
14. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
15. ALL CURB AND GUTTER TO BE SURMOUNTABLE CURB UNLESS NOTED OTHERWISE.
16. RETAINING WALLS, WHERE HEIGHT IS MORE THAN 30" FROM FINISHED GRADE, SHALL HAVE A 42" GUARDRAIL OR FENCE ATOP THE WALL UNLESS OTHERWISE NOTED ON PLANS.
17. CITY OF CHASKA WILL INSTALL STOP SIGNS AND STREET NAME SIGNS.
18. COORDINATE ANY REMOVAL IMPACTS TO PRIVATE IRRIGATION, ETC. WITH ADJACENT RESIDENTS ON VISTA VIEW DRIVE.
19. COORDINATE CONNECTION TO EXISTING NEIGHBORHOOD STREETS WITH CITY OF CHASKA.



TYPICAL ROAD SECTION

INSET A
NOT TO SCALE

LOT DETAIL



TYPICAL HERITAGE LOT DETAIL

LEGEND:

- BLUFF LINE/ BUFFER SETBACK
- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WETLAND BUFFER
  12,814 SF/ 389 LF= 32.9' AVG BUFFER
- STREET LIGHT
- STOP AND STREET SIGN
- PROPOSED PASSIVE TRAIL LOCATION (NOT PAVED)

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SCALE IN FEET

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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
SITE PLAN

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

DAVE NASH, PE
8/31/2022 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
8/31/2022	CITY SUBMITTAL
11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

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SHEET 7 OF 18

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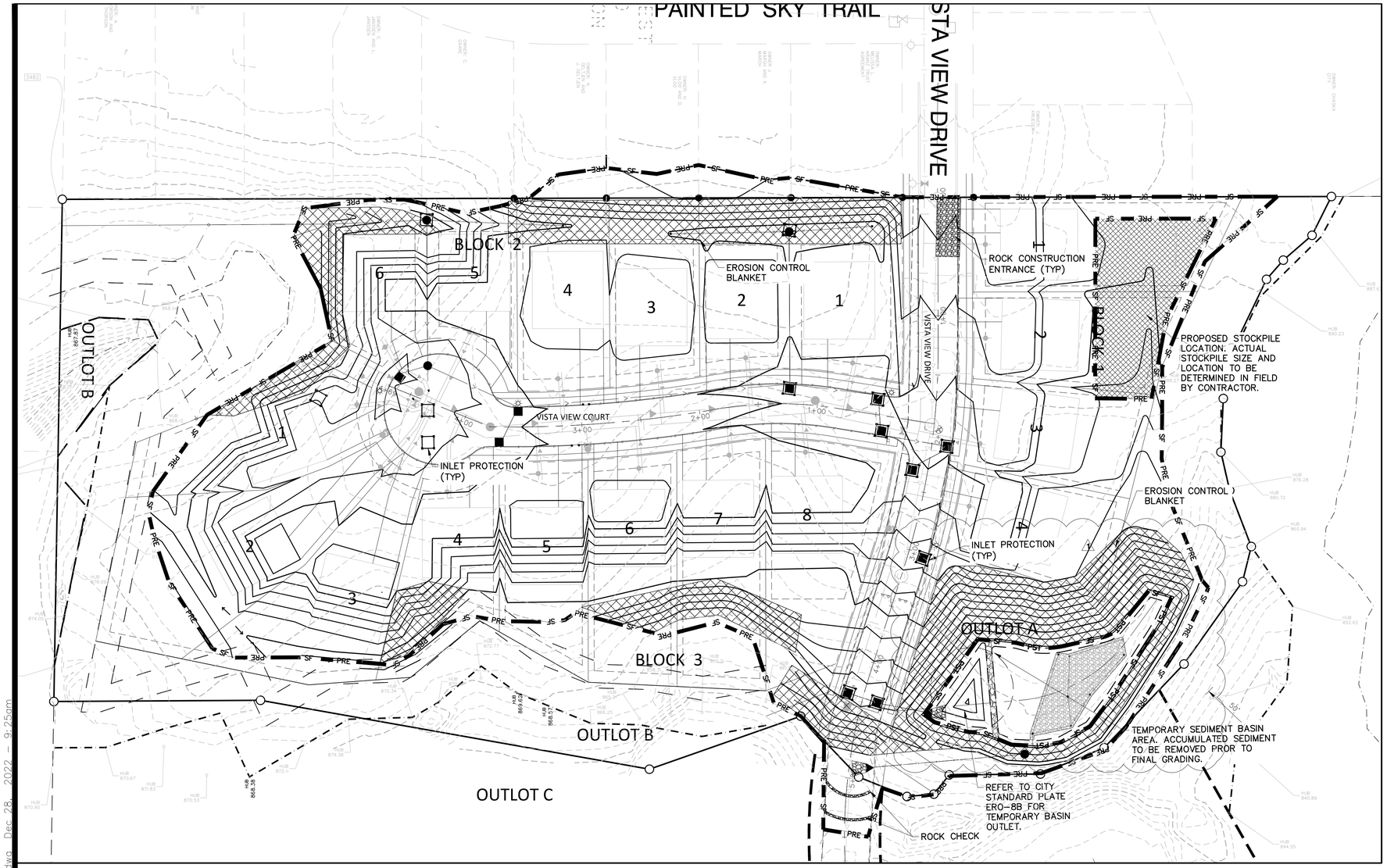


LEGEND:

- PRE — SF — DENOTES PRE-GRADING SEDIMENT BARRIER
- PST — SF — DENOTES POST-GRADING SEDIMENT BARRIER
- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES TREE PROTECTION LIMITS
- DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. — DENOTES EMERGENCY OVERFLOW ELEVATION
- ROCK CONSTRUCTION ENTRANCE
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES TEMPORARY SEDIMENTATION BASIN

NOTE TO CONTRACTOR:

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

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

CONSTRUCTION SEQUENCING

MASS GRADING PHASE:

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

STREET & UTILITY PHASE:

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

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT

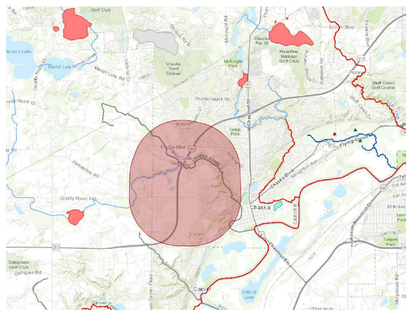
NOTE:

REFER TO SHEET 9 FOR EROSION CONTROL DETAILS.

ACTIVE SWPPP LEGEND / SCHEDULE

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

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



VICINITY MAP

SWPPP BMP QUANTITIES (PER PLAN):

1.	STANDARD POST SILT FENCE	2,792 LF
2.	SILT FENCE – POST GRADING	539 LF
3.	INLET PROTECTION	13 EA
4.	EROSION CONTROL BLANKET	50,175 SF
5.	ROCK CHECK	2 EA

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

N

0 25 50 100
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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA

CONSTRUCTION DOCUMENTS

EROSION AND SEDIMENT CONTROL PLAN

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

DAVE NASH, PE
8/31/2022 — Date
21836 — License No.

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BY — DATE

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PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

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SHEET 8 OF 18

Drawing name: X:\2013\13012\plan sheets\Final Plat\130121esp.dwg Dec 28, 2022 - 9:25am

EROSION CONTROL GENERAL NOTES:

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

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

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

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

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

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

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

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

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

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

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

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

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

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

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

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

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

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

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

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

EROSION CONTROL SCHEDULE:

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

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

3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

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

SEDIMENT CONTROL PRACTICES:

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

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

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

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

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

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

PERMANENT COVER:

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

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

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

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

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

2. REPLACEMENT/REPAIR – BMP'S SHALL BE SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCITLAB BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

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

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

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

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

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.

E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;

F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

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

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

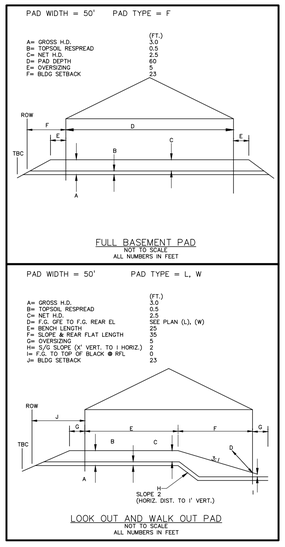
1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

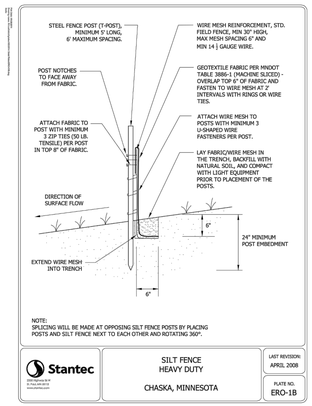
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

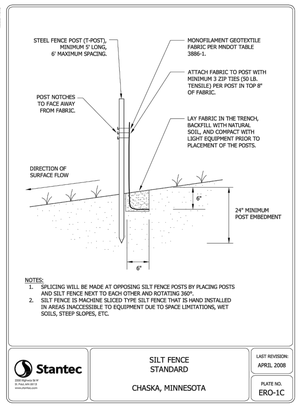
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

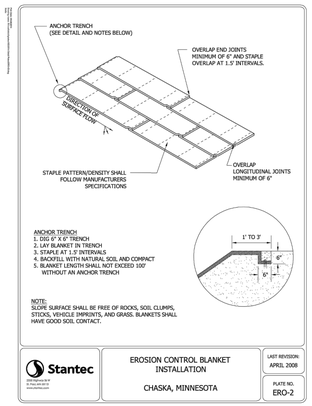
4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

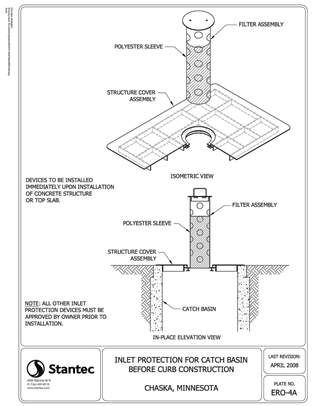
STANDARD HOLD DOWN DETAILS

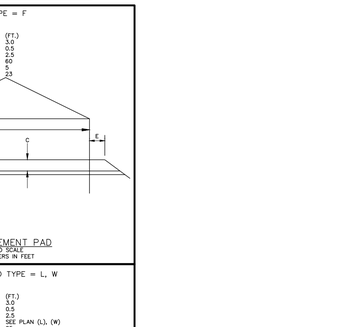


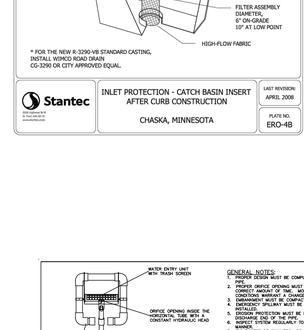


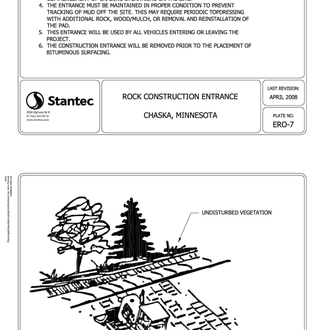


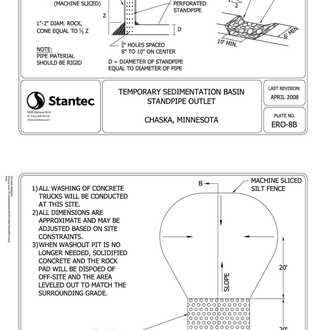


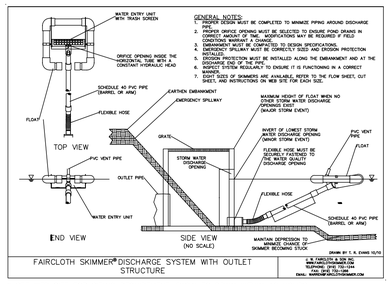




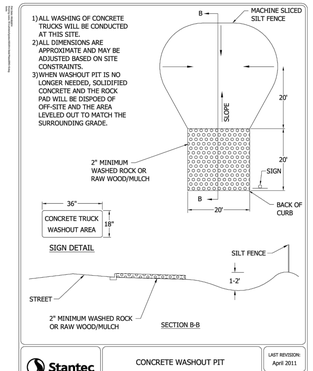








* SEE WEB SITE FOR SIZING REQUIREMENT, BASIN TO DRAIN WITHIN 48 HOURS.



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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
EROSION AND SEDIMENT CONTROL NOTES

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

DAVE NASH, PE
8/31/2022 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
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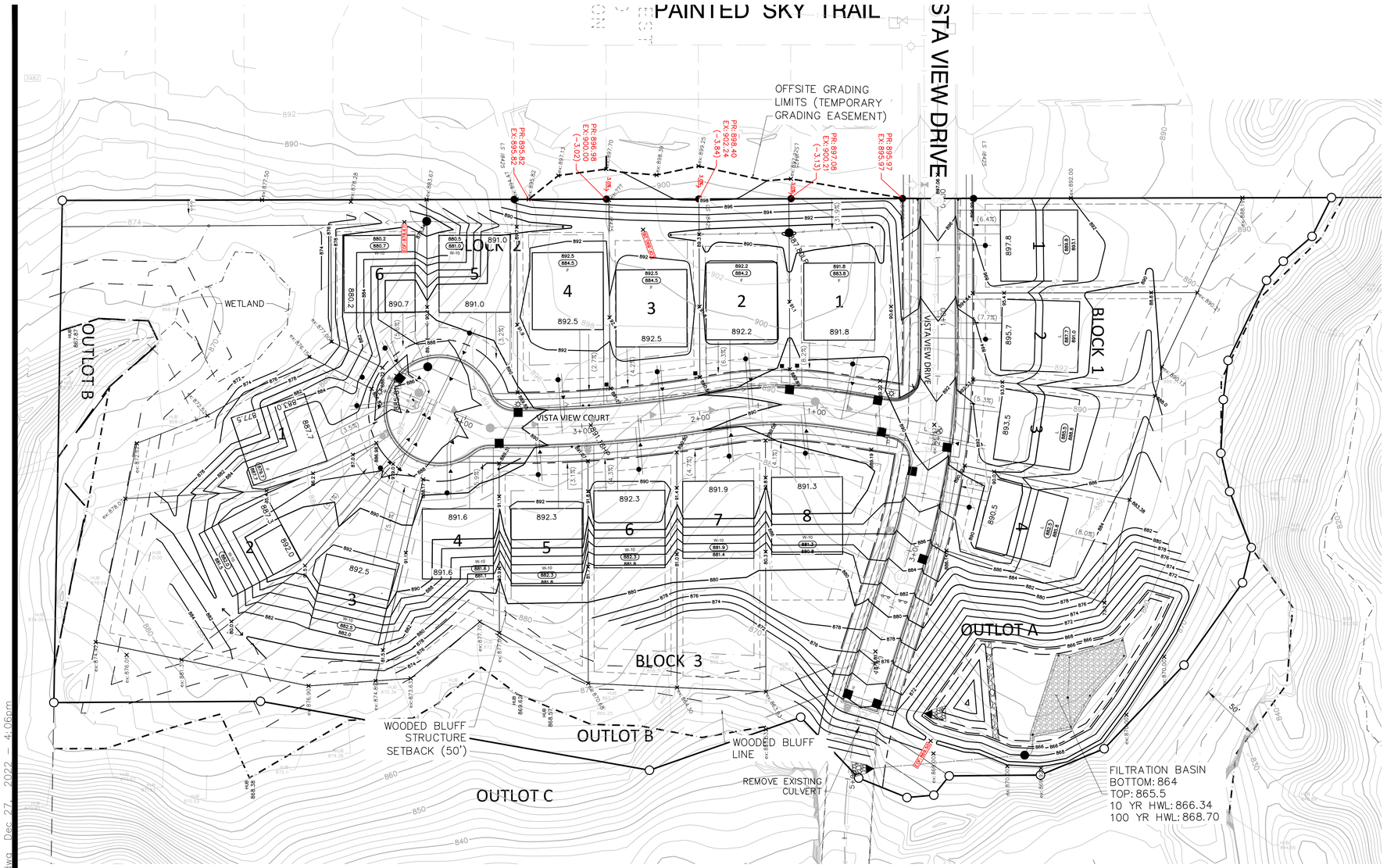
11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

9

SHEET 9 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121esc.dwg, Dec 27, 2022 - 4:40pm



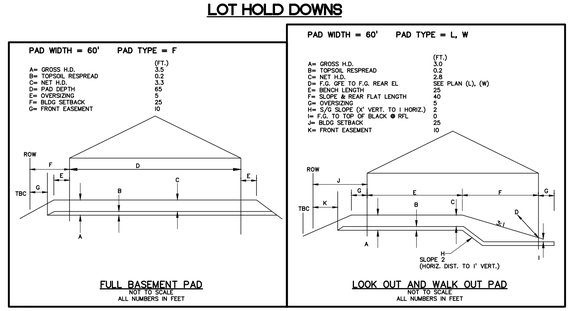
GRADING NOTES:

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

LEGEND:

- EXISTING CONTOUR (886)
- PROPOSED CONTOUR (886)
- DRAINAGE DIVIDE (DD)
- TOP OF WALL ELEVATION (888.5 TW)
- BOTTOM OF WALL ELEVATION (883.0 BW)
- DRAINAGE DIRECTION ARROW (2.00%)
- EMERGENCY OVERFLOW FLOOD ROUTE (EOF)
- RETAINING WALL

LOT HOLD DOWNS



1 NOTES:

1. UPON COMPLETION OF ALL MASS GRADING ACTIVITIES A GRADING AS-BUILT SURVEY MUST BE SUBMITTED TO CITY STAFF AS OUTLINED IN THE LAND DISTURBANCE REQUIREMENTS. THIS MUST BE COMPLETED PRIOR TO ANY BUILDING PERMITS AND UTILITY AND STREET IMPROVEMENT CONSTRUCTION.
2. PER CITY OF CHASKA CODE, 8 INCHES OF TOPSOIL WILL BE ADDED TO ALL DEVELOPED AREAS TO HELP REDUCE LONG TERM WATER USE FOR IRRIGATION AND IMPROVE STORMWATER RUNOFF QUALITY.

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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
GRADING PLAN

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8/31/2022 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY ____ DATE ____

DATE	ISSUE
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11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

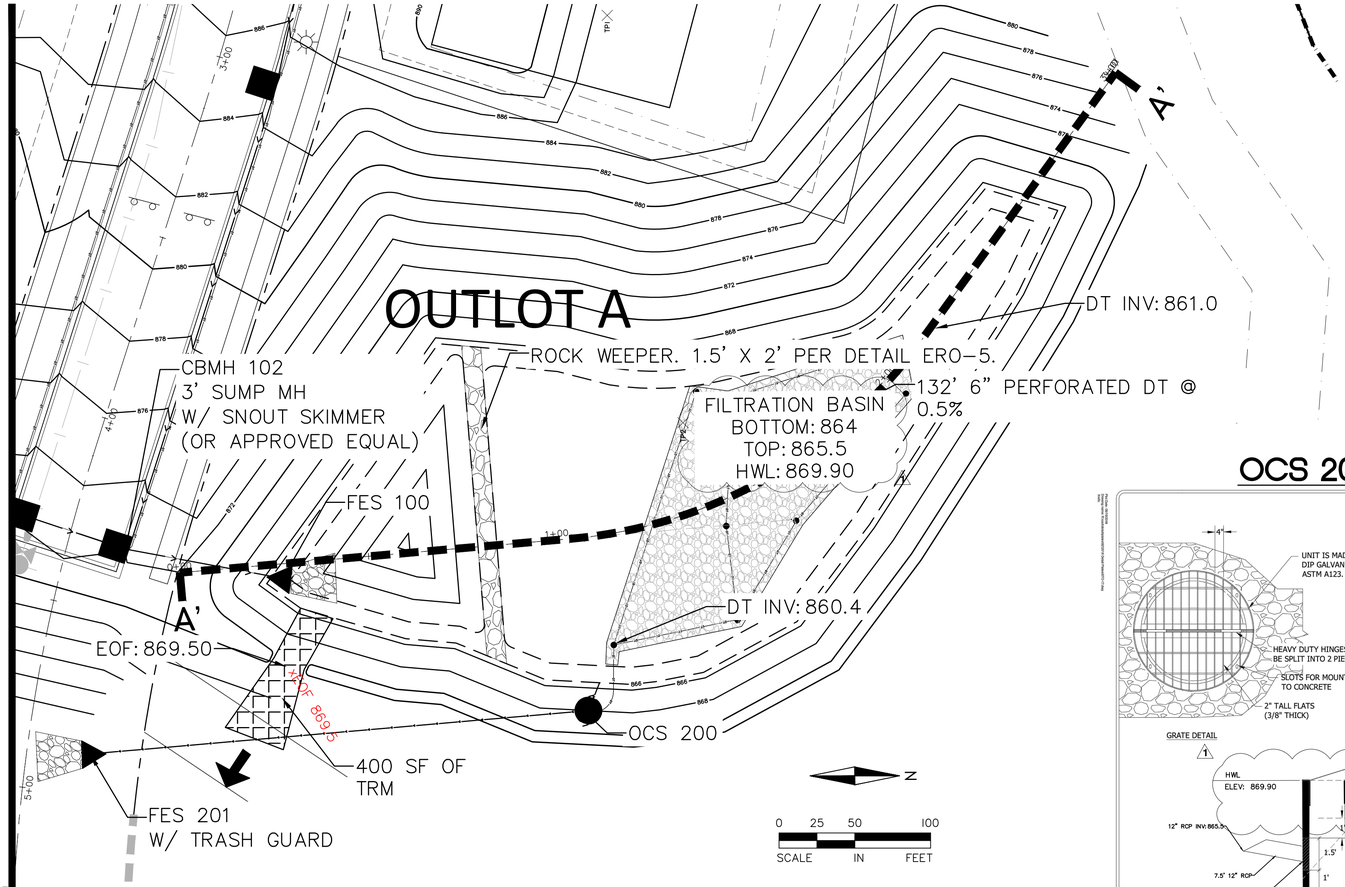
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

10

SHEET 10 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121grad.dwg Dec 27, 2022 - 4:06pm



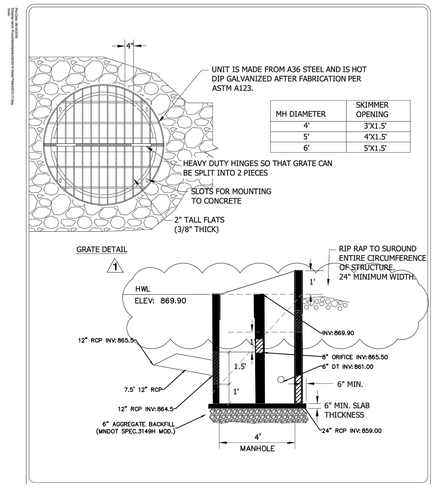
LEGEND:

- 886 — EXISTING CONTOUR
- 886 — PROPOSED CONTOUR
- 2.00% — DRAINAGE DIRECTION ARROW
- EMERGENCY OVERFLOW FLOOD ROUTE (EOF)

IRON ENHANCED FILTRATION BASIN GENERAL NOTES:

1. ALL TEMPORARY EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO INSTALLATION/CONSTRUCTION OF INFILTRATION BASIN.
2. FILTRATION BASIN TO BE UTILIZED AS TEMPORARY SEDIMENT BASIN. GRADE FILTRATION BASIN TO WITHIN 1–2' OF FINAL GRADE.
3. FINAL CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR COMPACTION.
4. COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE FILTRATION BASIN AREA, SHALL BE MINIMIZED. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BASIN INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE TRACK LOADERS.
5. IT IS REQUIRED THAT THE FILTRATION BASIN NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.
6. UNDERDRAINS MUST BE CONSTRUCTED USING SCHEDULE 40 PVC PIPE OR APPROVED EQUAL
7. UNDERDRAIN MUST BE INSTALLED WITH A MINIMUM 0.5% SLOPE.
8. USE SOLID SECTIONS OF NON–PERFORATED PVC PIPING AND WATERTIGHT JOINTS WHEREVER THE UNDERDRAIN SYSTEM PASSES BELOW BERMS OR MAKES A CONNECTION TO A DRAINAGE STRUCTURE.
9. TWO CLEANOUTS FOR EACH UNDERDRAIN, ONE AT THE UPSTREAM END AND ONE AT THE DOWNSTREAM. CLEANOUTS SHOULD BE AT LEAST 4" DIAMETER VIRTICAL NON–PERFORATED SCHEDULE 40 PVC PIPE AND EXTEND TO THE SURFACE. CLEANOUTS SHOULD BE CAPPED WITH A WATERTIGHT REMOVABLE CAP.
10. SCARIFY 8"–12" OF SOIL BENEATH DRAINTILE.

OCS 200



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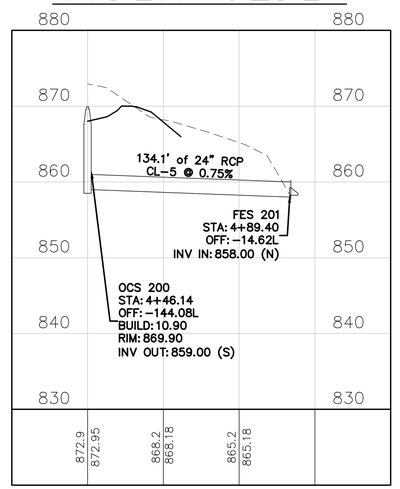
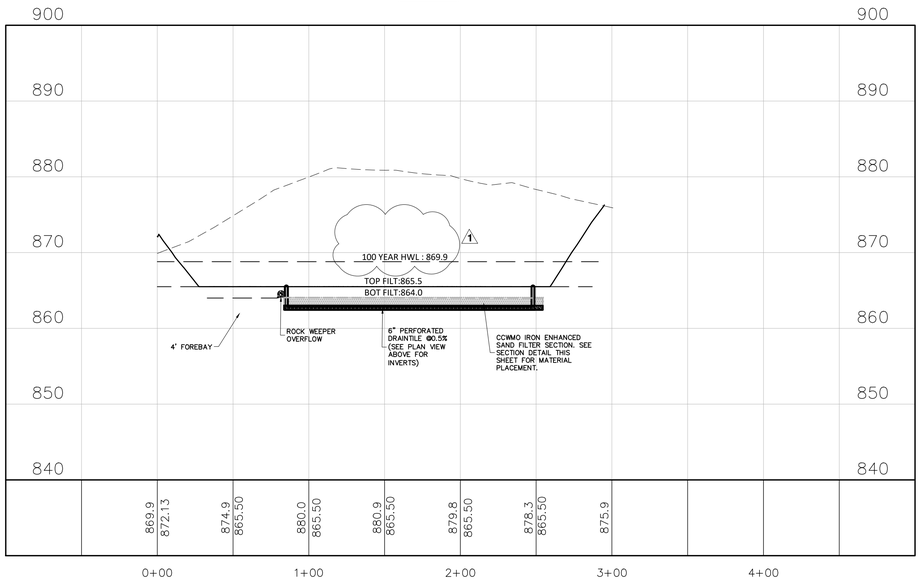
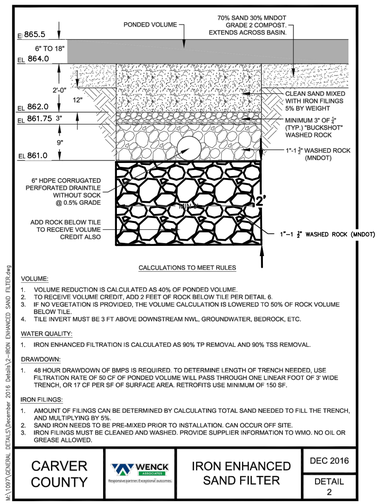
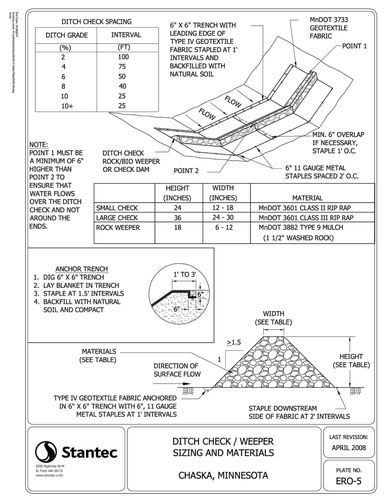


IRON ENHANCED FILTRATION BASIN SECETION

A-A







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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
FILTRATION BASIN DETAIL

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DAVE NASH, PE
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BY	DATE

DATE	ISSUE
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11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213–0121

11

SHEET 11 OF 18

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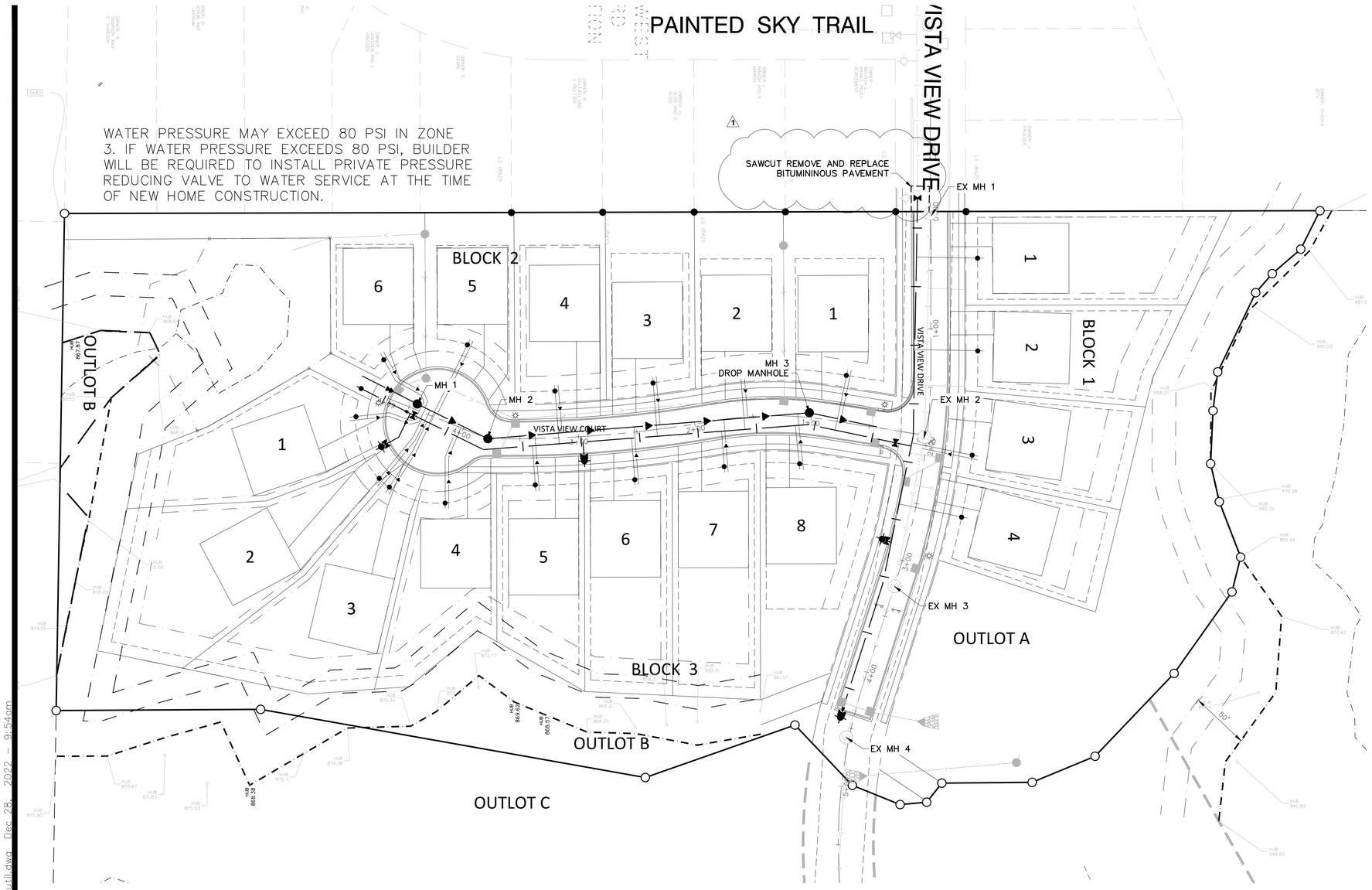

LEGEND:

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

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R–1642 CASTING, UNLESS NOTED OTHERWISE.
9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
10. WATER SERVICES SHALL BE 1" DIA. POLYTECH BLUE ULTRA WITH 1" CORP. STOP AND CURB STOP.
11. SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
12. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
13. ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
14. ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.
15. ALL HYDRANTS TO BE CLOW MEDALLION. SEE CITY DETAIL WAT–11.
16. BITUMINOUS COAT SANITARY MANHOLES. SEE PLATE SAN–1.

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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
SANITARY SEWER AND WATERMAIN OVERALL PLAN

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12/28/2022	CITY RESUBMITTAL 1

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213–0121

12

SHEET 12 OF 18

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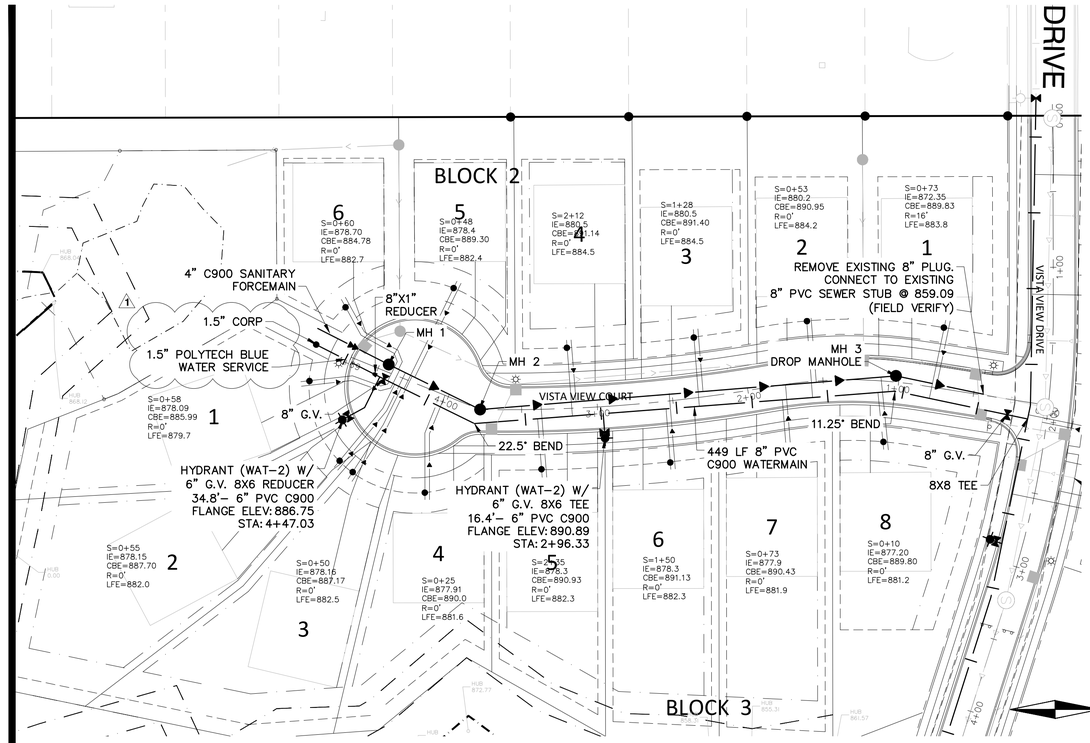

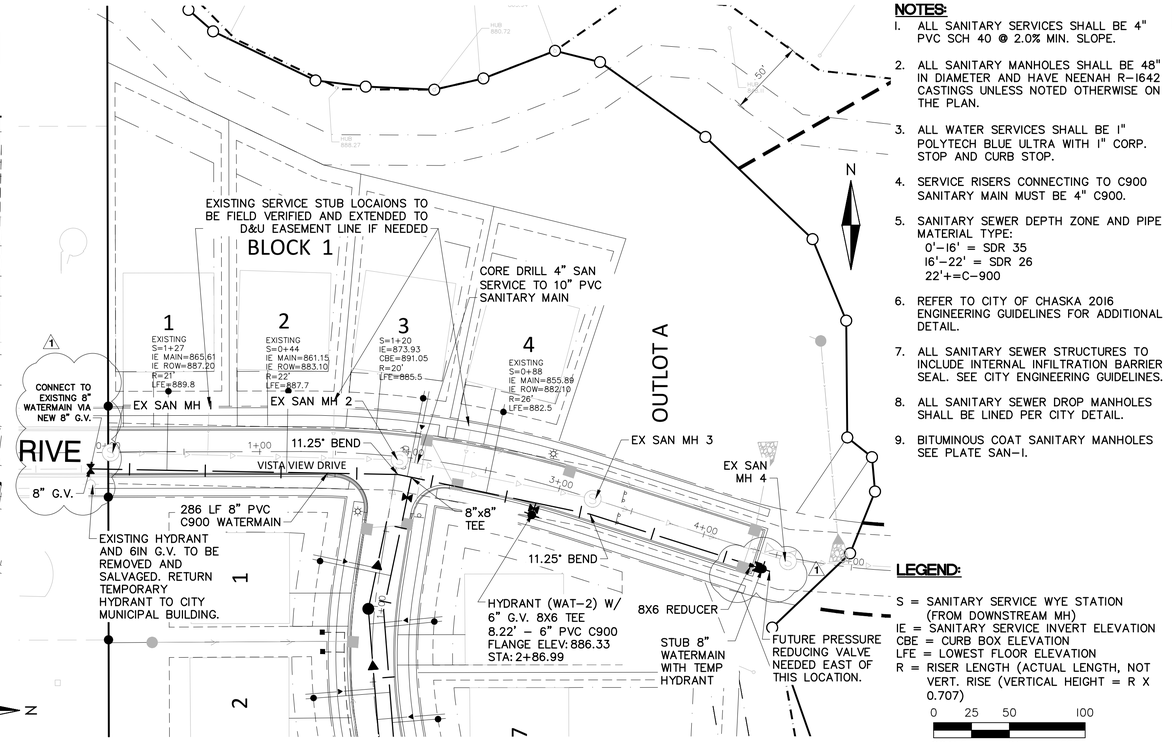

NOTES:

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

LEGEND:

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

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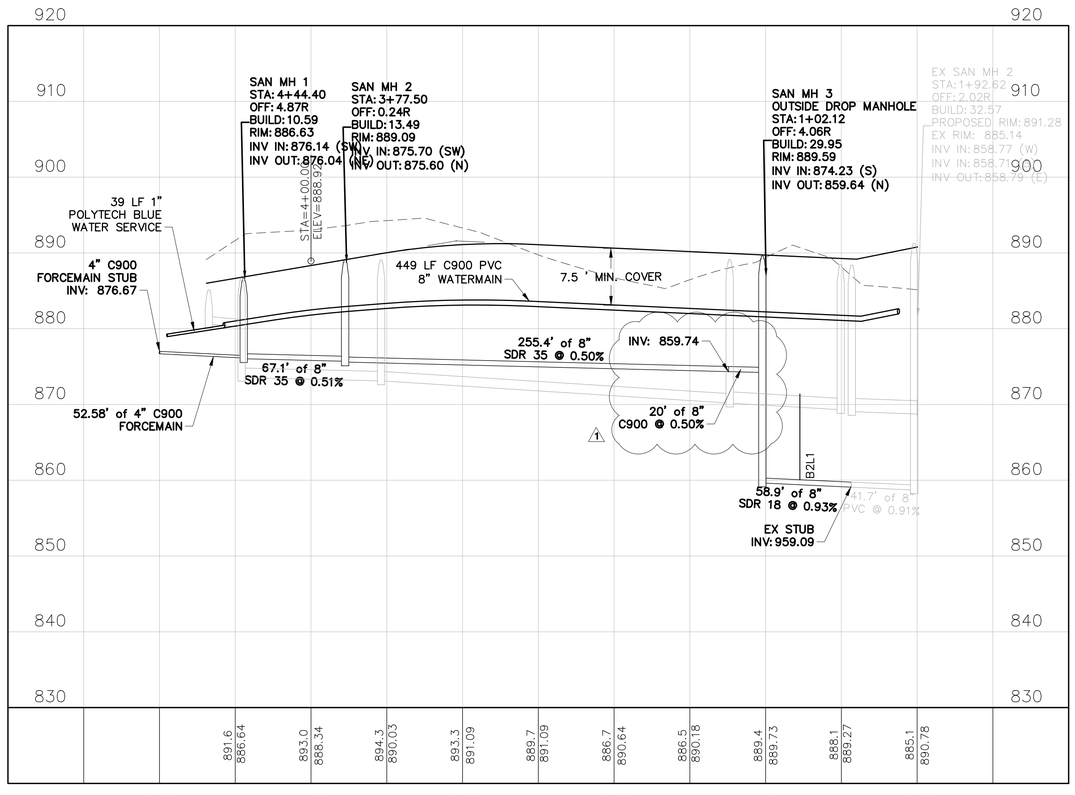
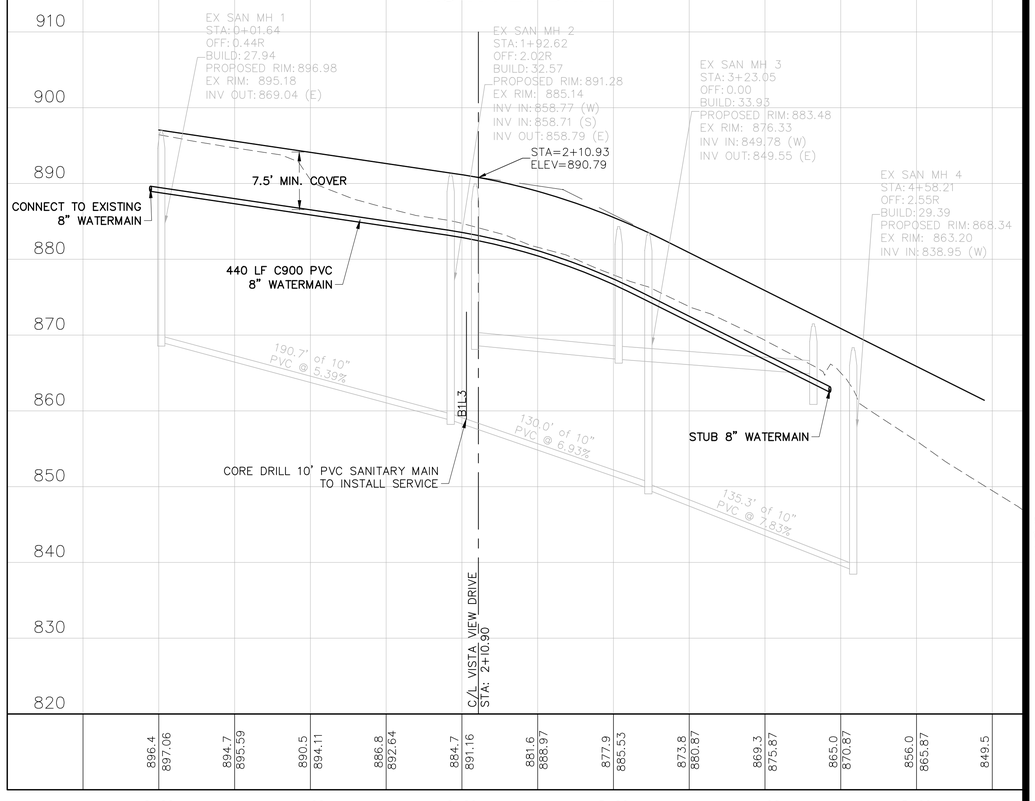
VISTA VIEW COURT



VISTA VIEW DRIVE



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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA

CONSTRUCTION DOCUMENTS

SANITARY SEWER AND WATERMAIN PLAN AND PROFILES

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PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

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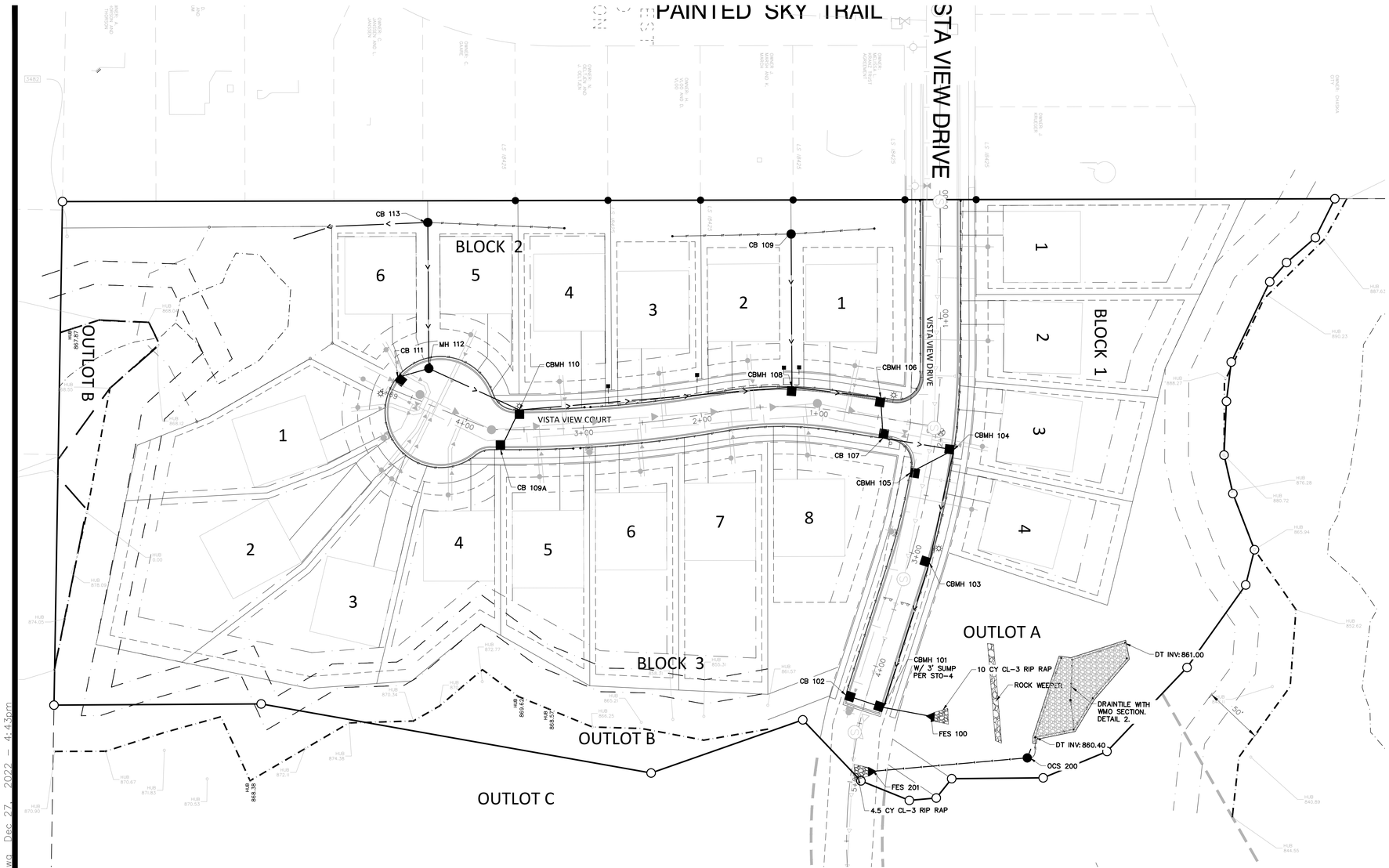
SHEET 13 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121u1.dwg Dec 28, 2022 - 10:31am



LEGEND:

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

UTILITY NOTES:

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

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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
STREET AND STORM SEWER OVERALL

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DAVE NASH, PE
8/31/2022 — Date
21836 — License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
8/31/2022	CITY SUBMITTAL
11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

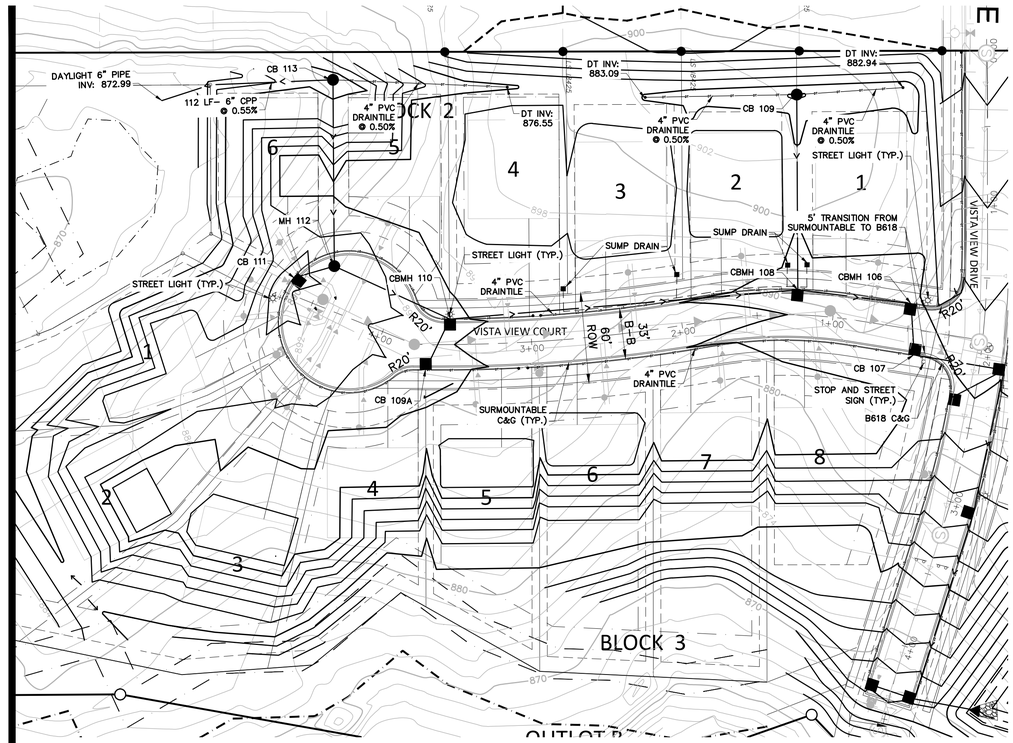
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

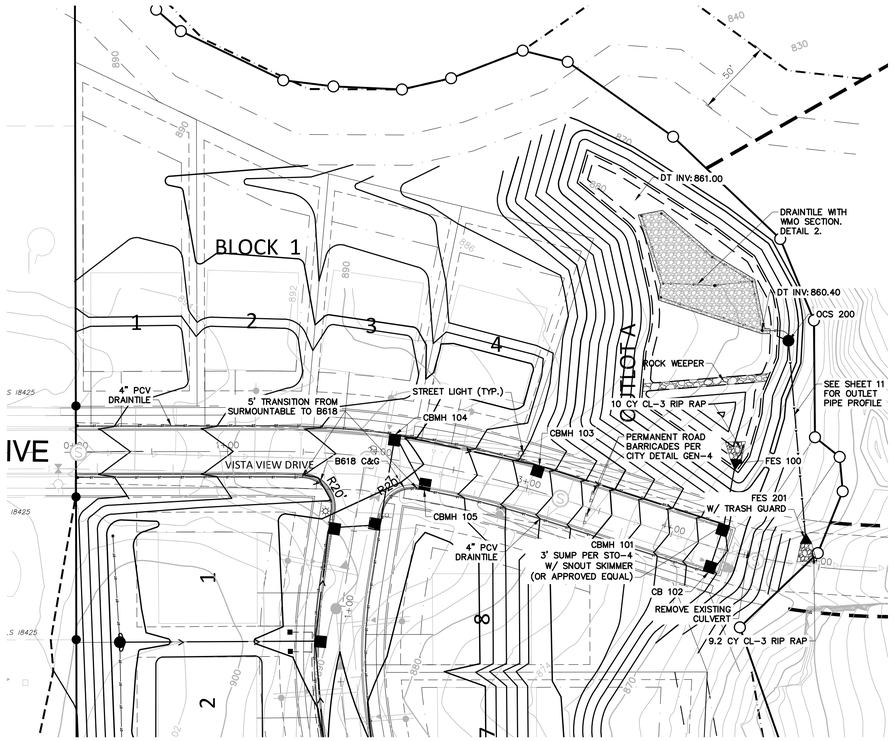
14

SHEET 14 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121strm.dwg Dec 27, 2022 - 4:43pm



VISTA VIEW COURT



VISTA VIEW DRIVE

NOTES:

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

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
113	48" DIA.	R-4342
112	48" DIA.	R-1642
111	2x3	R-3076-V
110	48" DIA.	R-3076-V
109A	2x3	R-3076-V
109	48" DIA.	R-4342
108	48" DIA.	R-3076-V
107	48" DIA.	R-3076-V
106	48" DIA.	R-3076-V
105	2X3	R-3076-V
104	60" DIA.	R-3076-V
103	48" DIA.	R-3076-V
102	2X3	R-3076-V
101	72" DIA.	R-3076-V

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.
2) SEE OCS DETAIL & SCHEDULE ON SHEET 11

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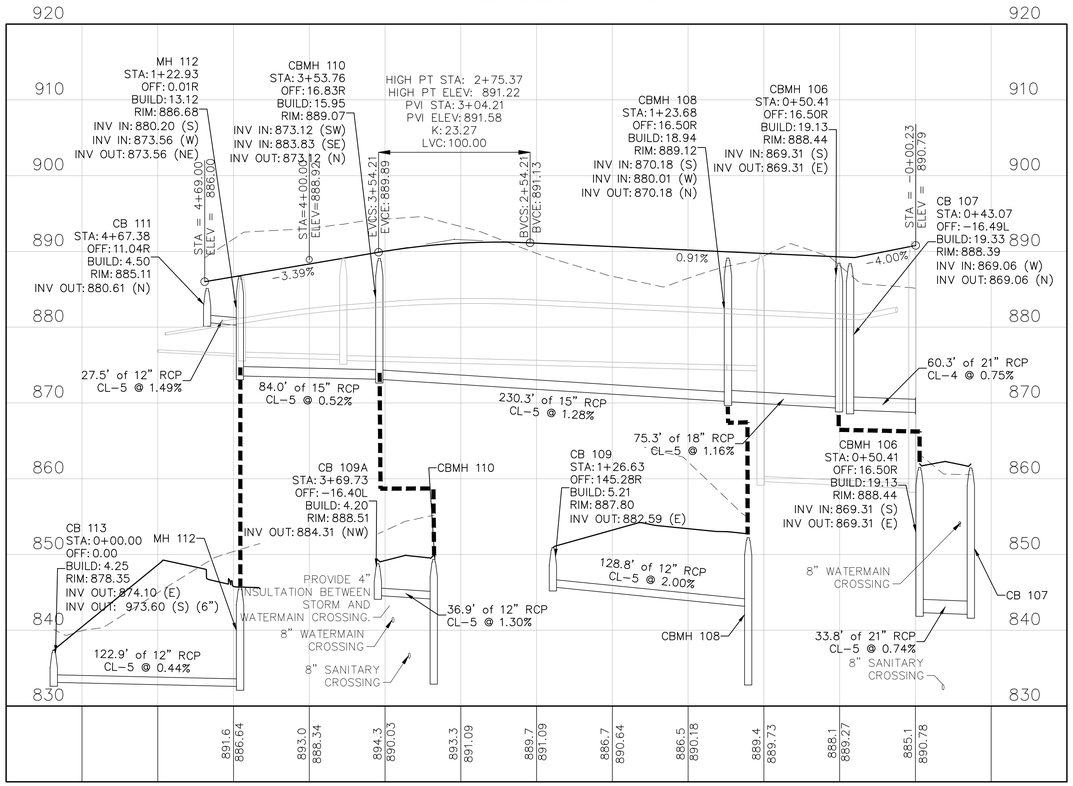
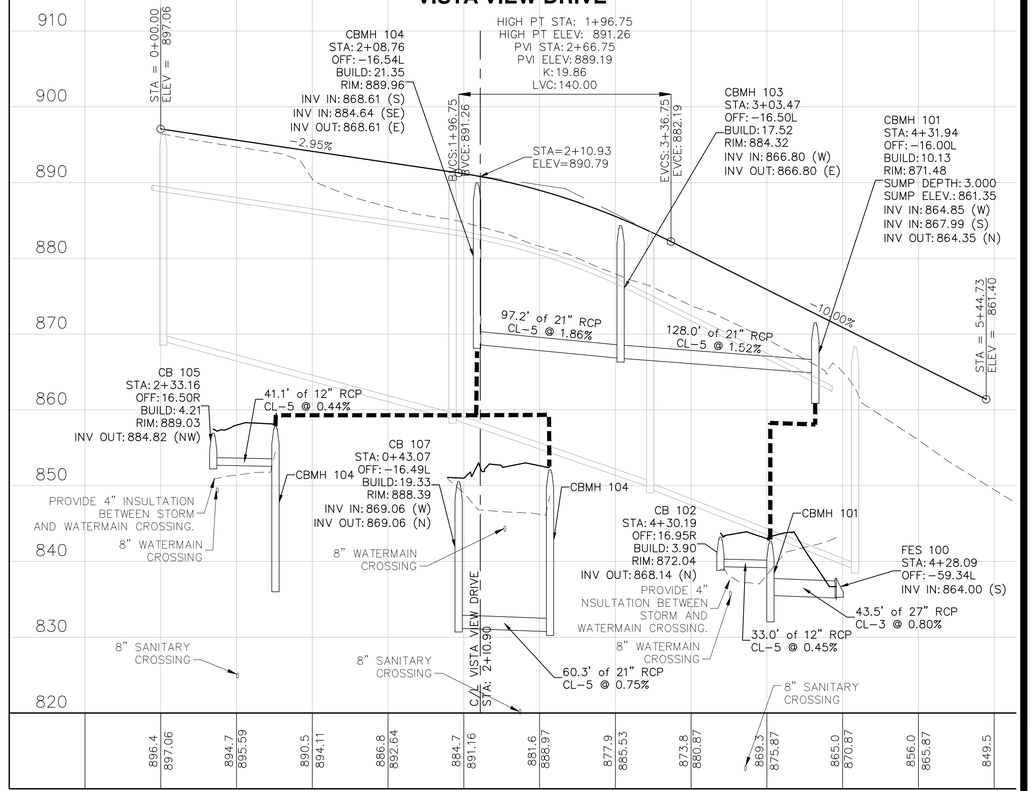
SCALE IN FEET



VISTA VIEW COURT



VISTA VIEW DRIVE

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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA

CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER PLAN AND PROFILES

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QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
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11/29/2022	CITY RESUBMITTAL
12/28/2022	CITY RESUBMITTAL 1

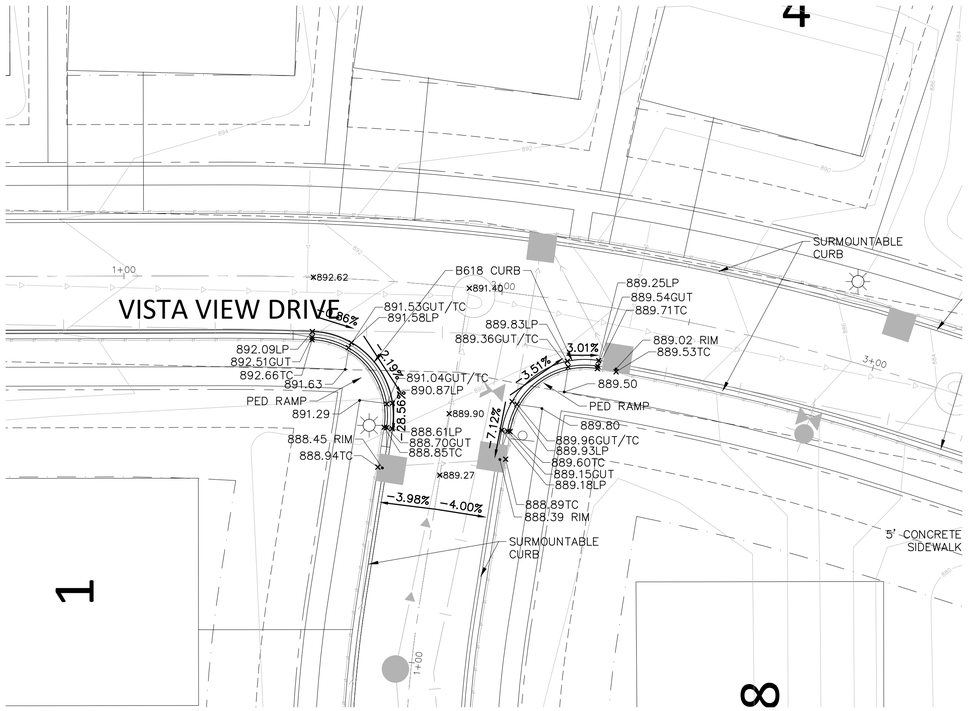
PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

15

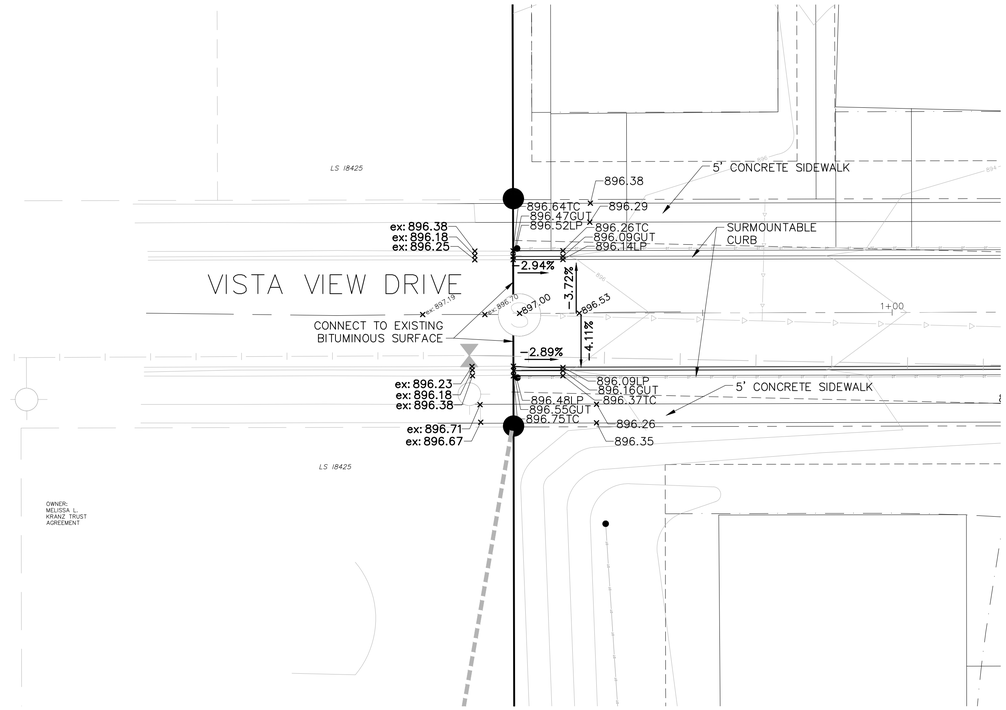
SHEET 15 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121s1.dwg Dec 27, 2022 - 4:45pm

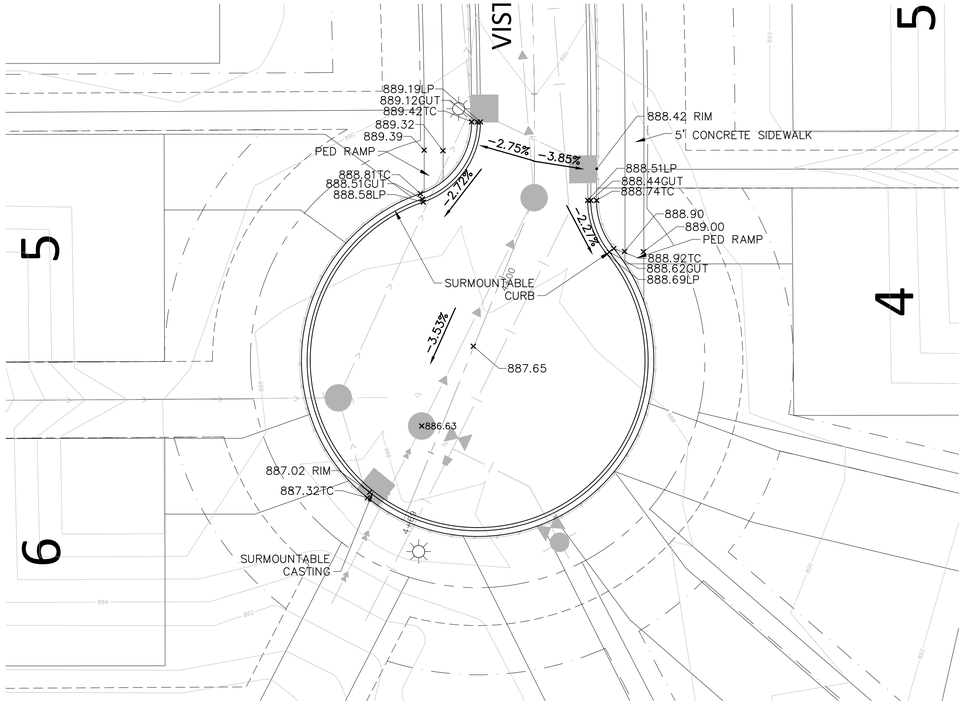
VISTA VIEW DRIVE - VISTA VIEW COURT



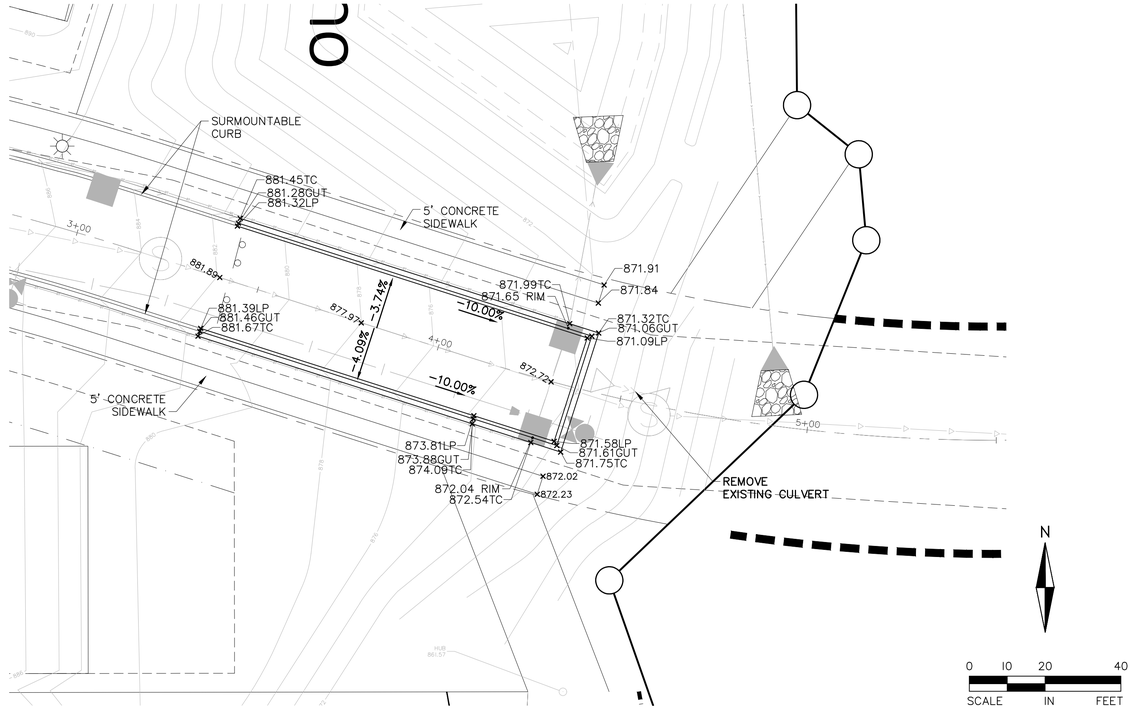
VISTA VIEW DRIVE- CONNECTION TO EXISTING



VISTA VIEW COURT CUL-DE-SAC



VISTA VIEW DRIVE - TURN AROUND AND STUB ROAD



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CLUB WEST 11TH ADDITION
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CONSTRUCTION DOCUMENTS
INTERSECTION DETAILS

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12/28/2022	CITY RESUBMITTAL 1

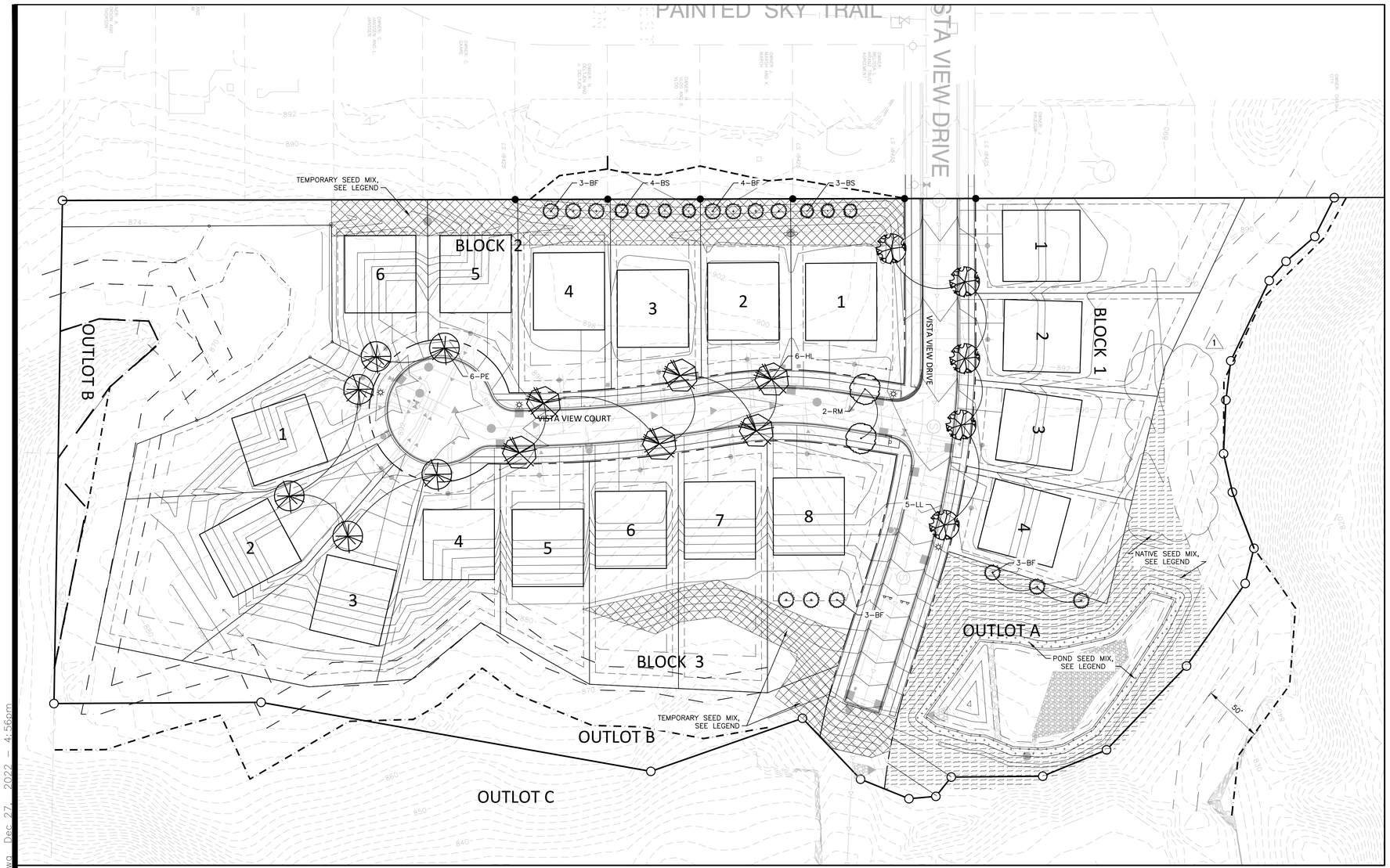
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

16

SHEET 16 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121sspot.dwg Dec 27, 2022 - 4:56pm



LANDSCAPE REQUIREMENTS

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

REQUIRED TREE CALCULATIONS:	REQUIRED:	PROPOSED:
1,902 LF / 50 = 38.04	39	39

LANDSCAPE LEGEND:

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

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

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

TEMPORARY SEED MIX: 22-112 (LOW MAINTENANCE RESIDENTIAL TURF GRASS SEED).

LANDSCAPE SCHEDULE:

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
6	**HL**	Skyline Honeylocust	Gleditisia tricanthos var. inermis 'Skycole'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
5	**LL**	Greenspire Linden	Tilia cordata 'Greenspire'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
6	**PE**	Patriot Elm	Ulmus patriot	2.5" Cal. B&B	Straight Trunk, No V-Crotch
2	**RM**	Autumn Blaze Red Maple	Acer x freemanii 'Jeffersred'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
CONIFEROUS TREES					
13	**BF**	Balsam Fir	Abies balsamea	6' Ht.	Full Form
7	**BS**	Black Hills Spruce	Picea glauca 'Densata'	6' Ht.	Full Form
Note: Plan supercedes schedule in event of a descrepancy					

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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

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PROJECT TEAM DATA
DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

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SHEET 17 OF 18

Drawing name: X:\2013\130121\plan sheets\Final Plat\130121pnd.dwg Dec 27, 2022 - 4:56pm

SEED PLANTING NOTES:

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

NATIVE SEED MIX: MN STATE SEED MIX 35-241. (MESIC PRAIRIE GENERAL)
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

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

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

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

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

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

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

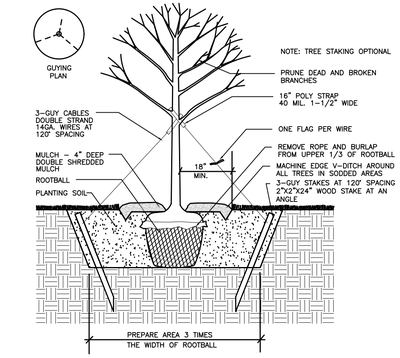
MULCH SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. MULCH TO BE HIGH QUALITY WEED FREE MULCH, NATIVE GRASS MULCH, OR CLEAN STRAW. MULCH WITHIN 48 HOURS OF SEEDING.

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

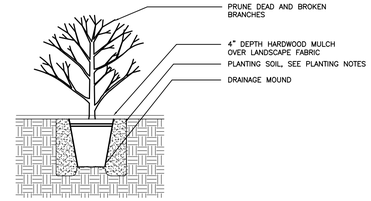
ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR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

LANDSCAPE PLAN NOTES:

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



1 **TREE PLANTING DETAIL**
NOT TO SCALE



2 **SHRUB PLANTING DETAIL**
NOT TO SCALE

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CLUB WEST 11TH ADDITION
CHASKA, MINNESOTA
CONSTRUCTION DOCUMENTS
LANDSCAPE NOTES

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PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

18

SHEET 18 OF 18

Drawing name: X:\2013\13012\1\plan sheets\Final Plat\13012landdwg Dec 27, 2022 - 5:05pm

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
01/11/2023

Subject: **Ensconced Woods – Zoning Ordinance Amendment (ZOA)**

Applicant: Johnson-Reiland Builders and Remodelers

Location: 3625 Big Woods Blvd (Robling); South of County Road 44 (Big Woods Blvd) and east of Founders Ridge

Case No.: 2023-04

Synopsis: Applicant seeks to obtain approval of a Zoning Ordinance Amendment (ZOA) to correct the side yard setback for Ensconced Woods

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

May of 2021, the Concept Plan was approved for Ensconced Woods. In March 2022, the Preliminary Plat and Rezoning (PRD-81) were approved for Ensconced Woods. In June 2022, the Final Plat was approved.

Ensconced Woods, which is a 29-lot detached single-family development on approximately 25-acres of land, and is located south of County Road 44 (Big Woods Blvd) and east of the Founders Ridge development in Southwest Chaska.

When the rezoning was completed in March 2022, the ordinance listed a 7.5 foot side yard setback. However, the applicant provided a narrative and civil plans in their preliminary and final approvals proposing a 5 foot side yard setback. This setback was not correctly listed in the ordinance for PRD-81. Tonight, the applicant is requesting a correction to the zoning ordinance to reflect the accurate side yard setback of 5 feet.

CURRENT PROPOSAL

The request is for a Zoning Ordinance Amendment (ZOA) to PRD-81 to correct the side yard setback from 7.5 feet to 5 feet. The error was a result of staff when creating the ordinance for Ensconced Woods, and not a result of the applicant. A 5 foot side yard setback is also not an uncommon setback used in southwest Chaska; it has been used in other developments like The Harvest and Harvest West. This correction would also not change other elements of the approved development, such as, tree preservation, layout, etc.

Setbacks

Minimum setbacks proposed are front setbacks of 25 feet, rear setbacks of 25 feet, side setbacks of 5 feet, and corner setbacks are 15 feet.

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

SETBACKS	
Direction	**Setback**
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
County Road 44	125 feet from centerline

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Tuesday, December 6, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, February 4, 2023 (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, April 5, 2023. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, April 5, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:
Motion to recommend to City Council approval of the Zoning Ordinance Amendment (ZOA) to PRD-81 to correct the side yard setback from 7.5 feet to 5 feet for Ensconced Woods, subject to the following conditions:

1. Approvals shall be based on the draft ordinance.
2. Adherence to the following building setbacks:
    a. Front (house): 25 feet
    b. Rear: 25 feet
    c. Side(house/garage): 5 feet
    d. Side (corner): 15 feet

CITY OF CHASKA

ORDINANCE #

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING SECTION 2.D.2.C. PRINCIPAL BUILDING SETBACKS FOR SIDE SETBACK OF ORDINANCE NO. 1010 (ZONING ORDINANCE) OF THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 2.D.2.C. Detached Single-Family Principal Building Side Setback is hereby amended as follows:

c. Side: 5 feet

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 23rd day of January, 2023.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

CITY OF CHASKA

ORDINANCE # 1010

MOTION BY COUNCILMEMBER Hubbard, SECOND BY COUNCILMEMBER Hatfield

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Low Density Residence (R1) and Open (O) zoning districts and rezoned to Planned Residential District No. 81 (PRD-81) for all of Blocks 1-5 of the recorded plat of Ensconced Woods.

The following graphic exhibits shall serve as the general guide for development of the Ensconced Woods area:

1. Cover, prepared by Pioneer Engineering, dated February 17, 2022
2. Legend, prepared by Pioneer Engineering, dated February 17, 2022
3. Existing Conditions, prepared by Pioneer Engineering, dated February 17, 2022
4. Preliminary Plat, prepared by Pioneer Engineering, dated February 17, 2022
5. Preliminary Removal Plan, prepared by Pioneer Engineering, dated February 17, 2022
6. Preliminary Overall Site & Construction Access Plan, prepared by Pioneer Engineering, dated February 17, 2022
7. Preliminary Site Plan (pgs 2.2 & 2.3), prepared by Pioneer Engineering, dated February 17, 2022
8. Preliminary Overall Grading Plan, prepared by Pioneer Engineering, dated February 17, 2022
9. Preliminary Grading Plan (pgs 3.2 & 3.3), prepared by Pioneer Engineering, dated February 17, 2022
10. Preliminary Erosion Control Plan (pgs 4.1 & 4.2), prepared by Pioneer Engineering, dated February 17, 2022
11. Stormwater Pollution Prevention Plan, prepared by Pioneer Engineering, dated February 17, 2022
12. Preliminary Seeding Plan, prepared by Pioneer Engineering, dated February 17, 2022

13. Preliminary Details (pgs 7.1-7.3), prepared by Pioneer Engineering, dated February 17, 2022
14. Preliminary Overall Utility Plan, prepared by Pioneer Engineering, dated February 17, 2022
15. Preliminary Sanitary Sewer & Watermain Plan (pgs 9.1 & 9.2), prepared by Pioneer Engineering, dated February 17, 2022
16. Preliminary Storm Sewer Plan (pgs 10.1-10.3), prepared by Pioneer Engineering, dated February 17, 2022
17. Landscape Plan, prepared by Pioneer Engineering, dated February 17, 2022
18. Tree Preservation (pgs T1-T6), prepared by Pioneer Engineering, dated February 17, 2022

Section II. **PRD-81 District regulations.** Permitted uses and regulations applicable to the PRD-81 District shall be as follows:

A. Intent

The intent of PRD-81 is to create a Low Density Residential neighborhood with the following Key Elements, which is reflective of the SW Chaska Growth and Development Plan:

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

B. Guiding Principles

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

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).

- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. <u>SW Chaska Growth & Development Plan</u>

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

D. <u>Detached Single Family</u>

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-5, all in the plat of Ensconced Woods, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 15.12.050, Special uses shall be those as found in the zoning ordinance Section 15.12.050C, and Accessory uses shall be as found in the zoning ordinance Section 15.12.050D.
2. The principal building setbacks for the development shall be:
    a. Front: 25 feet
    b. Rear: 25 feet
    c. Side: 7.5 feet
    d. Side (corner): 15 feet
    e. Centerline of County Road 44 (Big Woods Blvd): 125 feet
3. The accessory structure setbacks for the development shall be:
    a. Front: 25 feet
    b. Rear: 10 feet
    c. Side, corner: 15 feet
    d. Side, interior: 5 feet
    e. Centerline of County Road 44 (Big Woods Blvd): 125 feet
    f. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Preservation of wooded steep slopes, including 30-foot no grade/no mow from the wooded steep slope edge, and a 50-foot building setback from the wooded steep slope edge.
5. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, and are as follows per the preliminary plat of Ensconced Woods dated February 17, 2022:
    a. Lots 1 & 8, Block 1

b. Lot 2, Block 2
c. Lot 2, Block 5

E. Outlots

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

- **Outlot A:** wetland and tree preservation to be dedicated to the City of Chaska
- **Outlot B:** stormwater ponding to be dedicated to the City of Chaska
- **Outlot C:** stormwater ponding to be dedicated to the City of Chaska
- **Outlot D:** bluff area to be dedicated to the City of Chaska
- **Outlot E:** stormwater ponding to be dedicated to the City of Chaska
- **Outlot F:** stormwater ponding to be dedicated to the City of Chaska
- **Outlot G:** bluff area to be dedicated to the City of Chaska

all in the plat of Ensconced Woods, Carver County, Minnesota.

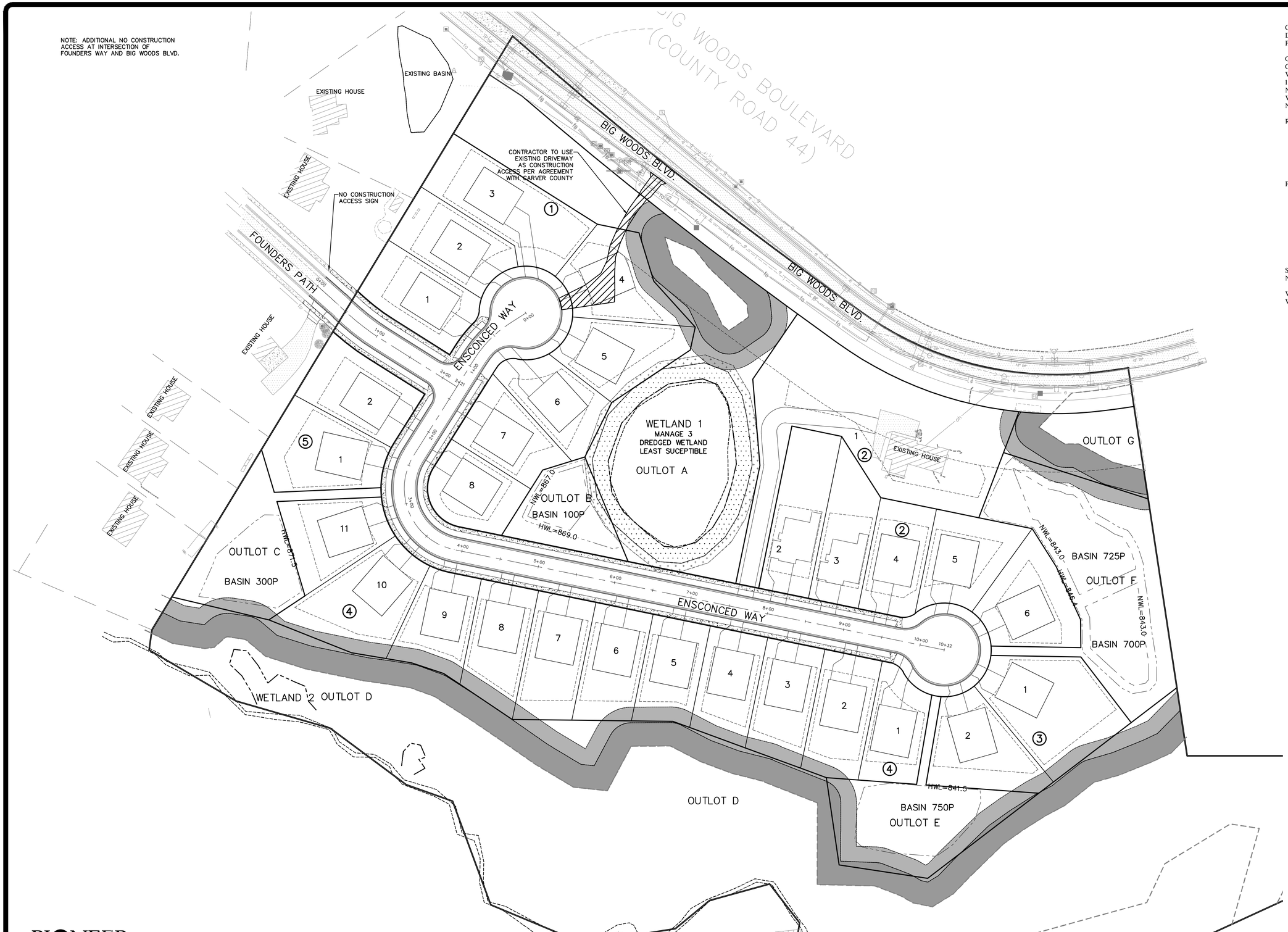
Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 21st day of March, 2022.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

NOTE: ADDITIONAL NO CONSTRUCTION ACCESS AT INTERSECTION OF FOUNDERS WAY AND BIG WOODS BLVD.



CURRENT ZONING: R1/O - LOW DENSITY RESIDENCE & OPEN DEVELOPMENT
PROPOSED ZONING: PUD

GROSS AREA=25.07 AC
CR44 AREA=0.77 AC
WETLAND AREA=0.61 AC
18% SLOPE AREA=5.40 AC
NET AREA (GROSS AREA - 18%SLOPES - WETLAND AREA - CR44 AREA) = 18.29 AC
NET DENSITY=1.6 UNITS/ACRE

R1 - LOW DENSITY RESIDENCE ZONING STANDARDS
- LOT AREA: 9,000 SF
- LOT WIDTH: 75'
- FRONT SETBACK: 30'
- REAR SETBACK: 30'
- SIDE SETBACK: 10', 7'
- SIDE SETBACK CORNER: 15'

PUD PROPOSED STANDARDS
- LOT AREA: 9,600 SF
- LOT WIDTH: 65'
- FRONT SETBACK: 25'
- REAR SETBACK-INTERIOR: 25'
- REAR SETBACK-PERIMETER: 30'
- SIDE SETBACK: 5'
- SIDE SETBACK CORNER: 15'
- PROJECT PERIMETER SETBACK: 30'
- SETBACK FROM CL OF CR 44: 125'

SETBACK FROM 18% SLOPE: 50'
NO GRADING FROM 18% SLOPE: 30'

WETLAND BUFFER: 20'
WETLAND SETBACK: 30'

18% NO GRADE ZONE
18% SLOPE SETBACK
WETLAND BUFFER
WETLAND SETBACK

0 30 60 120
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT HYDRANT AT NORTHWEST CORNER OF FOUNDERS PATH AND DAKOTA COURT
EL=896.15 (NAVD88)

00-ENG-120158-SHEET-SITE-OVERALL

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
Name: Brian N. Molinaro
Reg. No. 47504 Date 9-7-21

Revisions
1. 1-11-2022 City Comments
2. 2-17-2022 City Comments

Date	9-7-21
Designed	NAP
Drawn	MSN/MBG

PRELIMINARY OVERALL SITE & CONSTRUCTION ACCESS PLAN

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

2.1 OF 24

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CURRENT ZONING: R1/O - LOW DENSITY RESIDENCE & OPEN DEVELOPMENT
PROPOSED ZONING: PUD

GROSS AREA=25.07 AC
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WETLAND AREA=0.61 AC
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- SIDE SETBACK CORNER: 15'
- PROJECT PERIMETER SETBACK: 30'
- SETBACK FROM CL OF CR 44: 125'

SETBACK FROM 18% SLOPE: 50'
NO GRADING FROM 18% SLOPE: 30'

WETLAND BUFFER: 30' AVG, 20' MIN.
WETLAND SETBACK: 10' FROM BUFFER

BUFFER NAME	REQ'D. AREA (SF)	PROP. AREA (SF)
WETLAND 1	20,768	22,118

WETLAND NAME	IMPACT AREA (SF)
WETLAND 1	0

C BUFFER SIGN CONTACT CCWMO FOR SIGNS

WETLAND BUFFER 20' MINIMUM REQ'D

WETLAND BUFFER 30' AVG REQ'D

WETLAND BUFFER PROPOSED SEE SHEET 5.1 FOR SEEDING WITHIN BUFFER AREA

UPLAND PRESERVATION AREA 78,060 SF (SEED MIX 35-621 DRY PRAIRIE SOUTHEAST)

NOTE: DISTURBED AREAS WITHIN THE WETLAND BUFFER MUST BE RESTORED ACCORDING TO THE FOLLOWING STANDARDS

1. SOILS MUST BE DE-COMPACTED TO A DEPTH OF 18 INCHES AND ORGANIC MATTER MUST BE INCORPORATED INTO SOILS BEFORE SEEDING OR PLANTING. DECOMPACTION SHALL BE ACCOMPLISHED SOLELY BY INCORPORATION OF ORGANIC MATTER WITHIN THE DRIP LINE OR CRITICAL ROOT ZONE OF TREES OR WITHIN 10 FEET OF UNDERGROUND UTILITIES.
2. TRANSITION SETBACK AREAS SHALL BE PLANTED WITH NATIVE SEED MIX AND/OR NATIVE PLANTINGS APPROVED BY THE WMO

N

0 30 60 120
GRAPHIC SCALE IN FEET

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
Name Brian N. Molinaro
Reg. No. 47504 Date 05-03-2022

Revisions

Date 05-03-2022
Designed NAP
Drawn RZ

WETLAND BUFFER & UPLAND PRESERVATION PLAN

JOHNSON - REILAND
616 HIGHWAY 3
DUNDAS, MINNESOTA 55019

ENSCONCED WOODS
CHASKA, MINNESOTA

01-ENG-120158-SHEET-WETL

8.10 OF 36

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REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
01/11/2023

Subject: **Kusske Land – Conditional Use Permit for Existing Gravel Pit Use**

Applicant: Kusske Land Corporation by Jason Kusske

Location: Outlot C of Club West 11th; West of Creek Road, East of Vista View Drive

Case No.: 2023-03

Synopsis: Applicant/property owner seeks to obtain approval of a conditional use permit to continue operations of an existing gravel pit (within what will legally be described as Outlot C of Club West 11th)

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

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BACKGROUND

The property owner, Kusske Land Corporation (Jason Kusske), is currently working with Tradition Development to develop the western 10-acre portion of their 35.19 acre property in Southwest Chaska. Tradition Development has obtained Concept Plan approval (May 2022) and Preliminary Plat/Rezoning approval (July 2022) for an 18-lot detached single-family subdivision. At the time of the approvals it was noted that a Conditional Use Permit (CUP) needs to be obtained for the existing gravel operations.

The eastern portion of the 35.19 acre site was previously used for sand and clay mining. Currently, no materials are being extracted from the site and according to the owner there is no plan in the future for further mining. The property owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the proposed residential development area. The reclamation activities are infrequent and occur only as suitable materials become available. The property owner anticipates that these reclamation activities will occur for a period of up to five years. At the completion of the reclamation and relocation of the owner's business, the remaining portion of the parcel will be developed including a street connection (Vista View Drive) to Creek Road.

The applicant has provided the City with the original permit/CUP for the mining operation which was approved by Carver County in 1981 when the property was in Chaska Township. The applicant has obtained CUP renewals, which show that the CUP was renewed a number of times with Carver County (1985, 1992, 1996, 1998). This property, along with the remaining portion of Chaska Township, was annexed into the City of Chaska in 2005. The gravel operations continued, and were grandfathered-in at the time of annexation. A Conditional Use Permit (CUP) is being required for the existing gravel operation since a new subdivision is proposed on the same parcel of land.

CURRENT REQUEST

Kusske Land Corporation has submitted an application for a Conditional Use Permit for the continuation of their existing gravel operations on their property at what will legally be known as Outlot C of Club West 11th (west of Creek Road and east of Vista View Drive). The current zoning on this property is Open Development (O). Uses permitted are "Lawful principal and accessory uses presently existing within the district." Special Uses permitted are "Principal and accessory uses which, in the opinion of the City Council, will not conflict with the purpose of the "O" District and will not be detrimental to anticipated future urbanization of land within the "O" District".

The City of Chaska requires a permit for any mining/land excavation and reclamation/filling in excess of 200 cubic yards but less than 2,000 cubic yards of material, which can be approved administratively by the Zoning Administrator. Any land excavation and reclamation/filling in excess of 2,000 cubic yards of material requires a Conditional Use Permit. Since reclamation operations exist in excess of 2,000 cubic yards on the Kusske property, a CUP is required. This was also a condition required as a part of the Club West 11th approvals to obtain a CUP for the gravel operations.

DETAILS OF OPERATION

Kusske Construction operates their construction business at 3575 Creek Road in Chaska. The business has been operating at this location for several decades, back to the 1960's. Along with the business activities, portions of the property were utilized for sand and clay mining. The mining activities previously obtained a CUP in 1980 through Carver County when the property was a part of Chaska Township. The mining CUP was maintained through Carver County until the late 1990's until the property was subsequently annexed into the City of Chaska.

At present time, Kusske Construction has their shop located in an existing pole building on the eastern portion of the site. There is daily activity at the shop. Activities include loading and unloading of equipment and materials to use at construction projects located offsite. The hours of operation at the business and shop are typically 6:30 am to 6:00 pm Monday through Friday. There are typically 6 employees that are at the shop at various times daily.

The applicant is proposing to continue their reclamation fill activity as they are actively bringing in material to level out the property for future development. No material is being excavated from the site and there is no plan in the future for further mining. The owner is hauling in reclamation material and is spreading and compacting the material on the eastern portion of the site, east of the Harvest of Chaska and the planned development of Club West 11th Addition. An estimation of 4,191 cubic yards of material is needed to bring the property to intended grades for redevelopment. The area of fill is contained within a perimeter approximately 2.15 acres (93,487 square feet) in size.

The applicant has stated that the fill being brought in has been and will continue to be tested by qualified professionals to ensure the material is satisfactory. Specifically, Braun Intertec has provided a letter stating that they have been retained by Kusske Construction to provide excavation observations and compaction testing. The purpose of this is to ensure that the property will be suitable for future development.

The applicant has stated that work at the reclamation fill area only occurs during normal business hours, 7am-7pm Monday through Friday. The property owner explains that activity in the fill area is infrequent and less intense compared to years past since they are only focused on reclamation.

The nearest lot line in Club West 11th Addition will be at least 250 feet away from the fill area, with residences and house pads located beyond that. The frequency of fill operations is dependent on outside work sites having fill available. The property owner states that they typically bring fill in 3 days out of the year, which takes about 1-2 days to spread after each delivery. There are several existing rural residences within 300 feet of the area; according to the City and property owner, there have been no recorded complaints from these residences regarding the business or operations.

GRADING PLAN

The applicant has provided a grading plan showing the extent of the reclamation fill area (i.e. former gravel pit area that will be filled in), as well as grading to occur around the reclamation area. The purpose of the grading around the reclamation area is to show how the fill area will tie in with the surrounding grades in a more harmonious fashion. In addition, the surrounding grading is necessary to maintain existing drainage patterns that come from the Club West 11th area and drain down to the stormwater basin near Creek Road. It will be important that these patterns are not impacted and are consistently maintained as fill occurs. The timing of this grading will be dependent as fill deliveries come in.

It should be noted that the grading plan is showing grading to occur within the 30 foot no grade/no mow wooded steep slope buffer on the north side of the site. Per ordinance, grading cannot encroach into the 30 foot setback. This area will need to be further analyzed and revised on the plans to show adherence with applicable setbacks. A grading permit will need to be obtained, and will only be issued until the wooded steep slope setbacks are adhered to and the plan is deemed acceptable by City staff.

CONDITIONAL USE PERMIT

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that the proposed use meets the following six conditions. Staff finds that the proposed use meets all six conditions as described below each condition.

a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

- The existing reclamation fill operation will not be detrimental to or endanger the public health, safety, comfort or general welfare. Fill that is being brought in is clean, compactable fill and will continue to be tested by qualified engineers that the property owner has hired. The mining and fill operations have been ongoing for a number of years, and its frequency has slowly dwindled through the years as the operation transitioned to solely reclamation. The fill operations only occur during normal working hours of Monday-Friday and 7am-7pm, which is in line with the City's allowed working times. The location of the fill area is also in a location that is secluded and distanced from adjacent properties (at least 250 feet away from proposed residential property lines; and at least 100 feet away from existing residential property lines east of the fill area).

b) *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.*

- The existing reclamation fill operation will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values. This is an existing operation which has been operating for 30+ years. The operation has no recorded complaint against it with the City of Chaska, even with existing residential property lines closer than 100 feet. The proposed development (Club West 11th) will be located at least 250 feet away from the edge of the fill operation. When fill is brought in 1-2 employees will work on the fill with a D6 dozer and vibratory compactor. Dust control is also implemented by applying water with a water truck during the delivery and spreading of the fill material. The applicant will also ensure that gravel and fill do not become deposited upon Creek Road. The applicant also states the filling is infrequent and occurs approximately 3 times a year for a span of 1-2 days per delivery. The developer of Club West 11th will also provide a disclosure to all new property owners about the existing fill operation.

c) *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

- The existing reclamation fill operation will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The property owner projects that the fill operation will continue for another 5 years (dependent on clean compactable fill being available from their construction sites). Their end goal is to develop the remaining area of their land for detached single-family to complete the Club West development out to Creek Road. They have motivation to finish so they can successfully develop their property.

  The reclaimed fill material is tested by a Geotechnical Engineering firm (Braun Intertec) for suitability and for compaction necessary to accommodate future streets and house pads. The soil testing and documentation should allow for the future development to occur without extensive pre-development geotechnical testing or soil correction work being required. Since this property also serves as the equipment yard for Kusske Construction, there will be daily inspection and maintenance of the reclamation area provided by the workers, and any erosion, sedimentation, dust or debris created by the restoration project can be remediated by the Kusske workers and ensure compliance with the requirements of this CUP.

  Evidence of the past inspection of the reclaimed materials for suitability and compaction is available from Braun Intertec. Compaction records for the period from 2013-2016 have been made available. In the period since 2016, it is estimated that Kusske has deposited only 500 cubic yards upon the property. Kusske is working with Braun to inspect the post 2016 deposits and certify the material and compaction with the use of test pits and cross-checking previous Braun inspection records. Kusske will continue to coordinate the inspection of future deposits with Braun to insure suitability for future development. City staff

would also request that these tests be provided and analyzed annually in the form of a formal report from a qualified geotechnical engineering firm.

d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.

- Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided. The reclamation fill operation does not require utilities. However, the City worked with the property owner in 2013/2014 to install a sanitary sewer line through their property to provide sewer access to Club West. The City will continue to have access to this utility via an easement. These utilities will also serve the future development on Kusske's site. The access to the site is at the existing access on Creek Road, which has been used for 30+ years. There are designated left turn lanes on Creek Road into the property. The grading that will take place will require typical drainage and erosion control permit from Carver County Watershed Management Organization.

e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

- The access to the site from Creek Road includes a dedicated left turn lanes into the property. The transportation access has operated without issue and is expected to easily accommodate ongoing and future needs. With Creek Road turning into a dead-end street north of the Kusske access, this road is now very lightly used.

f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

- The property is zoned Open (O), which allows for lawful permitted and accessory uses presently existing within the district and also special uses that will not conflict with the intent of Open zoning. This is an existing use, however, there has never been an active permit with the City of Chaska, only Carver County. The property owner is taking the necessary steps to make this use permissible. The continuance of the reclamation fill operation under an active CUP will also align with the City's long-term use for this property as low density residential. The fill will bring the property closer to a developable state. As indicated in the reclamation plans that have been prepared and submitted for the Kusske property with this application, 4,191 cubic yards of compacted material are estimated to be required to raise the property to design grades and fill in the former pit.

FINDINGS

Based on the documentation submitted by the applicant and the aforementioned analysis, staff finds that this request as outlined meets the findings necessary for a Conditional Use Permit.

Staff believes the requested gravel/reclamation use is appropriate for this property, and will aid in getting the grades to be closer to development suitability. With the conditions and stipulations of the Conditional Use Permit adhered to, staff believes the existing use will continue to exist in a harmonious fashion.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Wednesday, December 28, 2022. Pursuant to Minnesota State Statutes the City is to act on this request by **Sunday, February 26, 2023 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This

additional review period can extend to Thursday, April 27, 2023. The City may, with the petitioner's consent, extend the review period beyond the Thursday, April 27, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Conditional Use Permit for an existing gravel pit operation on the Kusske property (Outlot C of Club West 11th), subject to the following conditions:

1. **Approvals shall be based on the following exhibits:**
    a. **Kusske Mine Site Restoration CUP Narrative (pgs 1-3)**
    b. **Existing Conditions Survey, submitted by Alliant Engineering, dated January 5, 2023**
    c. **Earthwork-Fill Volume, submitted by Alliant Engineering, dated January 5, 2023**
    d. **Grading and Erosion Control Plan, submitted by Alliant Engineering, dated January 5, 2023**
    e. **Site Plan & Phasing Plan, submitted by Alliant Engineering, dated January 5, 2023**
    f. **Construction Observations and Testing (pgs 1-37), submitted by Braun Intertec, dated October 6, 2022**
2. **Adherence with the City Engineers Memo dated January 11, 2023.**
3. **Hours of Operation for reclamation activity are limited to 7am-7pm Monday-Friday.**
4. **This CUP allows for reclamation activity only, and does not include mining or excavation.**
5. **The reclamation area will be a maximum of 2.15 acres (93,487 square feet) and as shown on the existing conditions plan and grading plan.**
6. **All storage of equipment and materials used in the operation shall be kept near the shop space as noted on the Existing Conditions Plan to minimize visual exposure to areas outside the fill area.**
7. **The permittee shall comply with the noise pollution requirements/standards of the Minnesota State Rules Chapter 7030 and Section 6.12.010 of Chaska General Code of Ordinances.**
8. **Adherence with a minimum setback of 250 feet from the nearest residential lot line in Club West 11th from the reclamation fill area.**
9. **Adherence with the minimum setback of 100 feet from the nearest residential lot line east from the reclamation fill area.**
10. **Adherence with the setback from steep slopes as defined in Zoning Section 15.28.100.C. Grading and fill is prohibited to impact or encroach into the 30 foot no grade/no mow setback.**
11. **Provision that the reclamation fill operation and grading shall not remove or impact any existing trees.**
12. **Street cleaning and dust control shall be performed on a regular basis and as required by the City. Dust control and street cleaning shall be provided within the same day as it is requested. Failure to comply with a request within the time specified shall be a cause for the City Engineer to stop the**

work onsite until compliance is achieved. If the permit holder is unable to supply dust control or street cleaning within the time specified, the City will perform the work and bill the permit holder for actual costs incurred plus any penalties imposed by City ordinance.

13. **The permit holder shall comply with any/all CCWMO rules and regulations, which includes obtaining any permits the CCWMO deems necessary.**
14. **The permit holder shall obtain, continuously maintain, and comply with the terms of drainage and erosion control permits issued by the CCWMO.**
15. **The permit holder shall obtain a grading permit from the City of Chaska ahead of any grading operations commencing.**
16. **Existing drainage patterns shall not be altered.**
17. **A maintenance plan shall be submitted that details how the drainage conveyance will be maintained for the pass-through drainage from Club West 11th.**
18. **An erosion control plan that includes seeding and restoration information and which is consistent with the requirements of NPDES permit and CCWMO permit shall be submitted to the City of Chaska and adhered to by the permit holder.**
19. **Sanitary sewer manholes and pipes shall be protected through all operations. Access to city sanitary sewer manholes shall be available at all times.**
20. **The permit holder shall submit to the City of Chaska a formal report from a qualified geotechnical engineering firm annually by the end of each calendar year. The report should include testing and an analysis of the material that was placed at the site. All fill being used within the developable acreage will be required to be free of contamination and meet geotechnical engineering standards for compactable fill to support development.**
21. **The permit holder shall submit to the City of Chaska a formal report regarding a status update on the following topics annually by the end of each calendar year:**
    a. **Stormwater management**
    b. **Groundwater discharge, if applicable**
    c. **Site surveying/status of grading**
22. **The permit holder shall provide a performance security in the amount of $25,000 in a form acceptable to the City of Chaska, naming the City of Chaska as the obligee. This performance security shall be replenished by the permit holder to its full amount 5 business days after being utilized by the City of Chaska.**
23. **The performance security shall be re-submitted to the City of Chaska annually in an amount that is 2% greater than the previous year.**
24. **The City of Chaska may utilize the performance security for reimbursement for any and all expenses incurred in the event that the permittee fails to comply with any conditions or requirements of this CUP or for any reason ceases to operate the facility in accordance with the provisions of this CUP, if the City of Chaska incurs costs, liabilities, expends monies, labor, services, or material to compel or restore compliance with the terms of the CUP, or perform on-site or off-site restoration resulting from permittee's actions or non-actions.**
25. **The CUP shall not be effective until such time that an agreement is approved,**

executed, and recorded with the Recorder's Office in Carver County, Minnesota.

26. **Any and all claims that arise or may arise against the permit holder, its owners, agents, trustees, servants, or employees while engaged in the use of the property shall in no way be or become obligations of the City of Chaska. The permit holder, jointly and severally, shall indemnify, hold harmless, and defend the City of Chaska, its officials, officers, employees, and agents against any and all liabilities, losses, costs, damages, expenses, claims, actions, or judgments, which includes reasonable attorneys' fees, expenses, and court costs, including experts, that the City of Chaska, its officials, officers, employees, or agents may hereafter sustain, incur, be subjected to, or required to pay, in any way connected with the use of the property and the CUP. The obligations contained in this paragraph shall survive the expiration or earlier termination of the CUP.**
27. **City staff shall be allowed access to the site to inspect all elements of the CUP. The landowner will be notified more than 24-hours in advance of site access.**
28. **Subject to the approval of the CUP, which shall be recorded with, but subsequent to, the final plat for club west 11th**

City of Chaska
Memorandum

To: **Planning Commission**
From: **Alex Mollenkamp, Assistant City Engineer**
on behalf of Matt Clark, City Engineer
Date: **January 11, 2022**
Subject: **Kusske CUP**

The Kusske property has been operating as a gravel pit for many years. The property owner is now interested in developing the western portion of the property, referred to as "Club West 11th", and therefore a CUP is in order for the remaining property that is proposed to continue operating as a reclamation (filling of the pit) process.

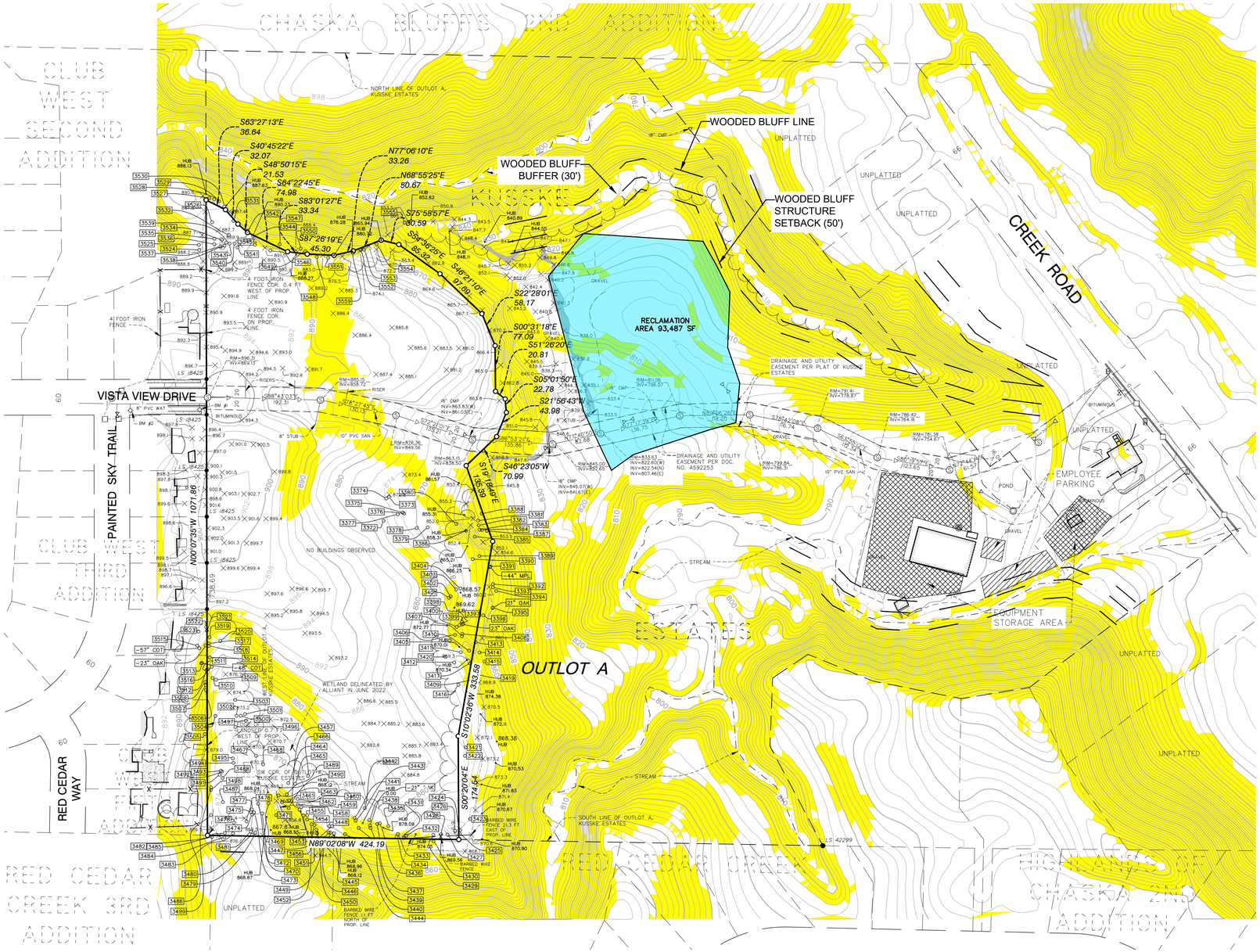
The site generally slopes west to east with ravines on the north and south edges with wooded steep slopes spread throughout. The CUP is proposing grading and filling in over a portion of the remanent parcel being retained by Kusske Land Corporation. The amount of grading and fill proposed over the property requires multiple agencies permits from Carver County Watershed Management Organization, City of Chaska, and State of Minnesota. The approved grading and erosion control plan will need to be kept in compliance with City, County, and State agency standards throughout the duration of the CUP. Further, the CUP requires the property owner obtain a State of Minnesota National Pollution Discharge Elimination System (NPDES) permit. In addition, should the operations of the CUP require additional permits in the future it will be the responsibility of the property owner to secure.

A gravity sanitary sewer pipe exists within a utility easement extending between Creek Road and Vista View drive. The easement was secured when the utility was installed that allows for access and maintenance. The grading plan includes filling within the easement area that requires adjustments to sewer manholes which need to be coordinated with the City utility director. The grading and fill operations need to accommodate access and prevent damage to the sanitary sewer lines and manholes at all times.

In addition to the proposed grading operations, the site has a unique relationship to the Club West 11th development. Storm water discharge from the Club West 11th will be routed through the Kusske property. Separate from the grading and erosion, a plan that addresses the development stormwater discharge, conveyance, and maintenance in compliance with agency standards is needed from the property owner. The maintenance plan will be required as part of the previously mentioned grading permit from the City of Chaska.

As the Kusske reclamation process continues, annual geotechnical reporting shall be submitted to the city that provides evidence that the site will be suitable for future development.

EXISTING CONDITIONS SURVEY



LEGAL DESCRIPTION

That part of Outlot A, KUSSKE ESTATES, according to the recorded plat thereof, Carver County, Minnesota, described as follows:

Beginning at the southwest corner of said Outlot A; thence North 00 degrees 07 minutes 35 seconds West, assumed bearing along the west line of said Outlot A, a distance of 1071.86 feet; thence South 83 degrees 27 minutes 13 seconds East 36.64 feet; thence South 40 degrees 45 minutes 22 seconds East 32.07 feet; thence South 48 degrees 50 minutes 15 seconds East 21.53 feet; thence South 84 degrees 22 minutes 45 seconds East 74.98 feet; thence South 83 degrees 01 minutes 27 seconds East 33.34 feet; thence South 87 degrees 26 minutes 19 seconds East 45.30 feet; thence North 77 degrees 06 minutes 10 seconds East 33.26 feet; thence North 68 degrees 55 minutes 25 seconds East 50.67 feet; thence South 75 degrees 58 minutes 57 seconds East 30.59 feet; thence South 54 degrees 36 minutes 25 seconds East 85.32 feet; thence South 46 degrees 21 minutes 10 seconds East 97.69 feet; thence South 22 degrees 28 minutes 01 seconds East 58.17 feet; thence South 00 degrees 31 minutes 18 seconds East 77.09 feet; thence South 51 degrees 26 minutes 20 seconds East 20.81 feet; thence South 05 degrees 01 minutes 50 seconds East 22.78 feet; thence South 21 degrees 56 minutes 43 seconds West 43.98 feet; thence South 46 degrees 23 minutes 05 seconds West 70.99 feet; thence South 19 degrees 18 minutes 49 seconds East 135.39 feet; thence South 10 degrees 02 minutes 36 seconds West 333.58 feet; thence South 00 degrees 20 minutes 04 seconds East 174.54 feet to the south line of said Outlot A; thence North 89 degrees 02 minutes 08 seconds West, along said south line, 424.19 feet to the point of beginning.

Abstract Property.

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by CHB Title, LLC as agent for Old Republic National Title Insurance Company, file no. 55014, dated March 13, 2022.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system. The information was provided by a combination of available maps, proposed plans, city records, and field locations, which may not be exact. Verify all utilities critical to construction or design.

3. The west line of Outlot A, KUSSKE ESTATES, is assumed to have a bearing of N00°07'35"W.

4. All distances are in feet.

5. The property has access to Vista View Drive, a public right-of-way.

6. Contours shown within surveyed area are shown per field locates. Contours shown outside the surveyed area are shown per LiDAR information provided by the Minnesota Geospatial Information Office.

7. The area of the property is 453,038 sq. ft. or 10.40 acres.

8. Benchmark No. 1: Top Nut of Hydrant on the south side of Vista View Drive and located 11.6 feet west of the property has an elevation of 899.64 feet NGVD 29.

9. Benchmark No. 2: Top Nut of Hydrant at the southeast quadrant of Vista View Drive and Paint Sky Trail has an elevation of 902.64 feet NGVD 29.

LEGEND

- FOUND IRON MONUMENT
- SET IRON MONUMENT
- WATER VALVE
- SANITARY MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- CULVERT
- COMMUNICATION HAND HOLE
- COMMUNICATIONS PEDESTAL
- 890.3 SPOT ELEVATION
- 3374 TREE TAG NO.
- COT COTTONWOOD
- MPL MAPLE
- G GAS
- S SANITARY SEWER
- W WATER MAIN
- E E UNDERGROUND ELECTRIC
- X FENCE
- GRAVEL
- LIMITS OF SURVEYED PROPERTY
- TREE LINE
- CONCRETE
- STEEP SLOPES (GREATER THAN 18%)
- WOODED STEEP SLOPES AND SETBACK
- RESTORATION AREA

N

0 50 100 200
SCALE IN FEET

ALLIANT ENGINEERING
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

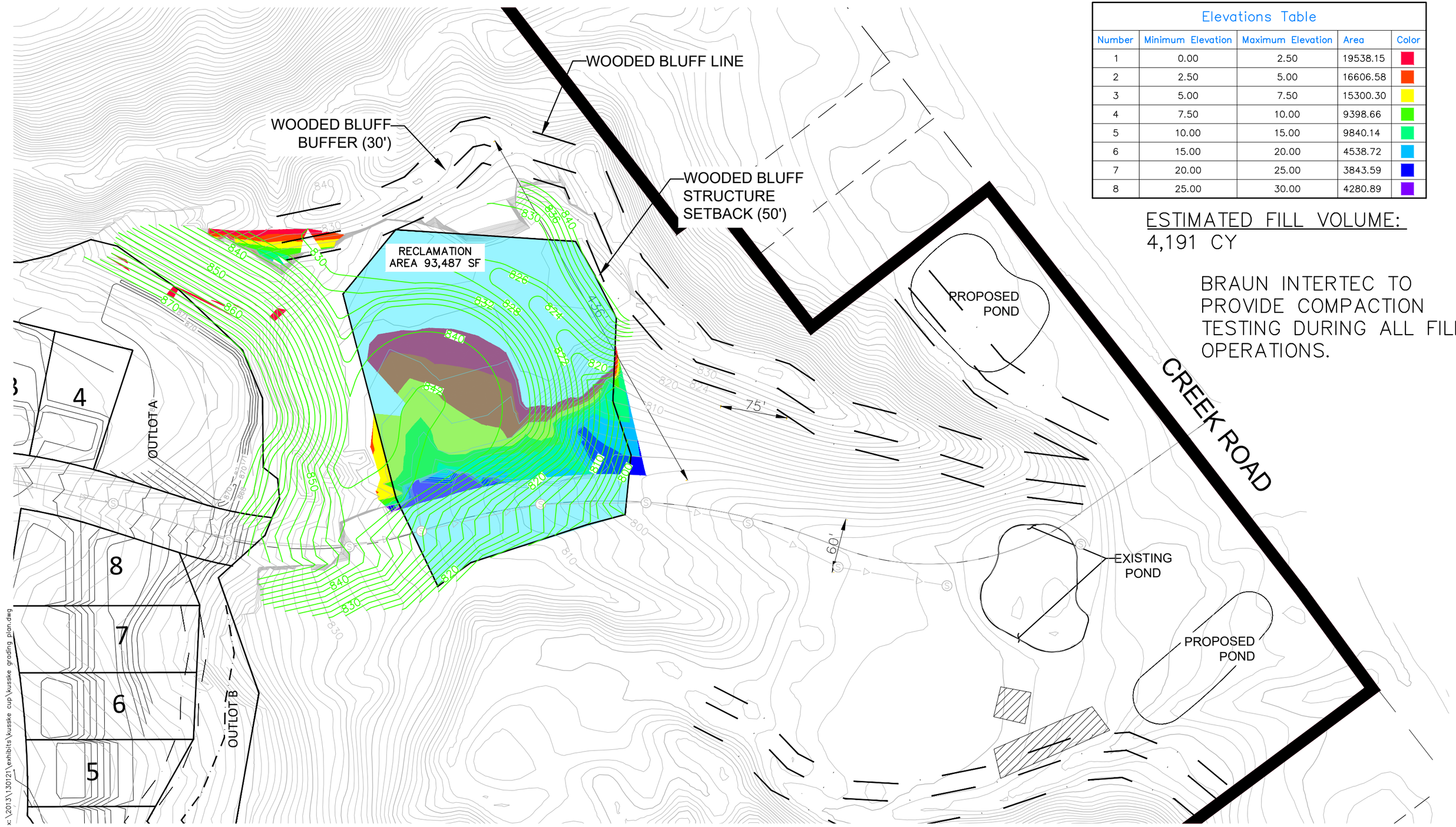
DANIEL P EKREM
Print Name

Signature
June 27, 2022 — Date
57366 — License Number

CLUB WEST 11TH
UNDEFINED ADDRESS
CHASKA, MN

DRAWN BY	TC
CHECKED BY	DPE
DATE ISSUED	6/27/22
SCALE	1"=100'
JOB NO.	213-0121
FIELDWORK BY	RS,CN

Drawing name: X:\2013\130121\Kusske — CUP\CUP— Comment response—11.14.2022\130121— Ex Con site plan.dwg Jan 05, 2023 — 10:32am



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	0.00	2.50	19538.15	
2	2.50	5.00	16606.58	
3	5.00	7.50	15300.30	
4	7.50	10.00	9398.66	
5	10.00	15.00	9840.14	
6	15.00	20.00	4538.72	
7	20.00	25.00	3843.59	
8	25.00	30.00	4280.89	

ESTIMATED FILL VOLUME:
4,191 CY

BRAUN INTERTEC TO PROVIDE COMPACTION TESTING DURING ALL FILL OPERATIONS.

x:\2013\13012\exhibits\kusske cup\kusske grading plan.dwg

EARTHWORK- FILL VOLUME

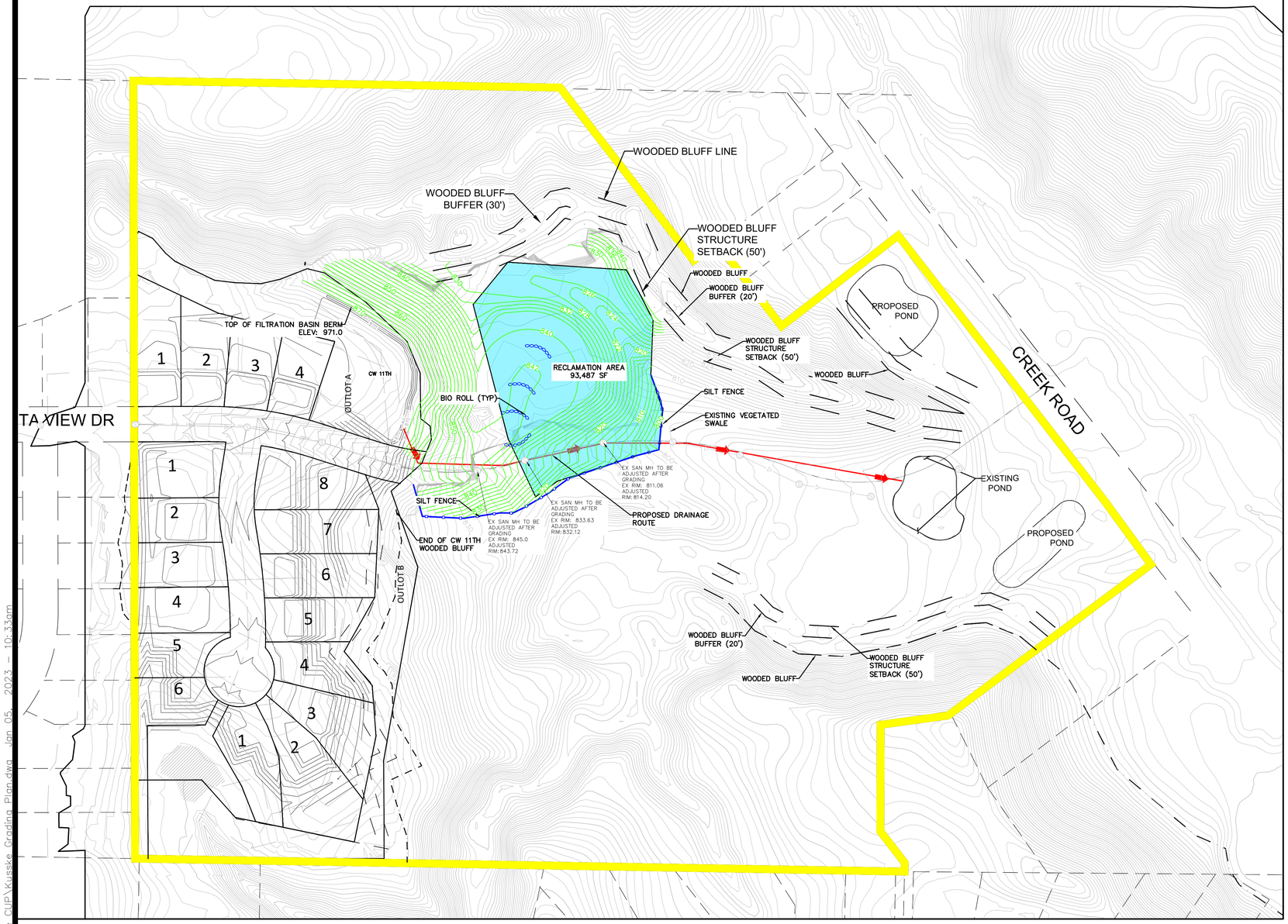
Chaska, Minnesota

N

1"
0' 50' 100'

DATE: 1/5/2023
DRAWN BY: JP
SCALE: 1" = 100'

ALLIANT ENGINEERING



TOPSOIL GENERAL NOTES:

1. CONTRACTOR SHALL STRIP ALL TOPSOIL AND STOCKPILE IN LOCATIONS SHOWN ON THE PLAN.
2. CONTRACTOR SHALL SEPARATE TOPSOIL STRIPING IN AREAS MEETING CARVER COUNTY SPEC FROM REMAINING SITE.
3. ADDITIONAL TOPSOIL SHALL BE STOCKPILED ON-SITE FOR USE BY BUILDER AFTER INDIVIDUAL HOME CONSTRUCTION.
4. TOPSOIL STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND PERIMETER TO ENSURE IT'S ORIGINAL SOIL PROPERTIES ARE MAINTAINED.
5. CONTRACTOR SHALL INSTALL 1" TOPSOIL IN LOT AREAS FOR TURF ESTABLISHMENT ONLY.
6. SUBSOIL MUST BE DECOMPACTED TO A DEPTH OF 6 INCHES IN ALL PERVIOUS AREAS, PRIOR TO PLACEMENT 6 INCHES (MINIMUM) OF TOPSOIL.

GRADING AND EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A EROSION CONTROL PERMIT HAS BEEN ISSUED FROM CARVER COUNTY.
2. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
3. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
4. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
5. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
6. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
7. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
8. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. CONTRACTOR TO PROVIDE SITE WATERING AS NEEDED FOR DUST CONTROL.

***NO TREE REMOVAL WITH RESTORATION GRADING.**

LEGEND:

- EXISTING CONTOUR (886)
- PROPOSED KUSSKE PH 1 CONTOUR (886)
- CLUB WEST 11TH CONTOUR (886)
- EMERGENCY OVERFLOW FLOOD ROUTE (EOF)
- SILT FENCE
- BIO-ROLL EROSION CHECKS
- DRAINAGE PATH
- RECLAMATION AREA

FLOW RATES FROM CW 11TH FILTRATION BASIN:

Rainfall Event	Rates		Volume	
	Existing Rate	Proposed CFS**	Existing AF	Proposed AF
2 year (2.90")	0.05	0.36	0.020	1.080
10 year (4.20")	0.74	1.56	0.105	1.567
100 year (7.30")	5.65	3.20	0.488	2.893
100 year Snow Melt	3.85	2.37	1.877	4.013

N

0 50 100 200
SCALE IN FEET

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

KUSSKE CUP
CHASKA, MINNESOTA

GRADING AND EROSION CONTROL PLAN

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

DAVE NASH, PE
Date License No.

PRELIMINARY NOT FOR CONSTRUCTION

QUALITY ASSURANCE/CONTROL

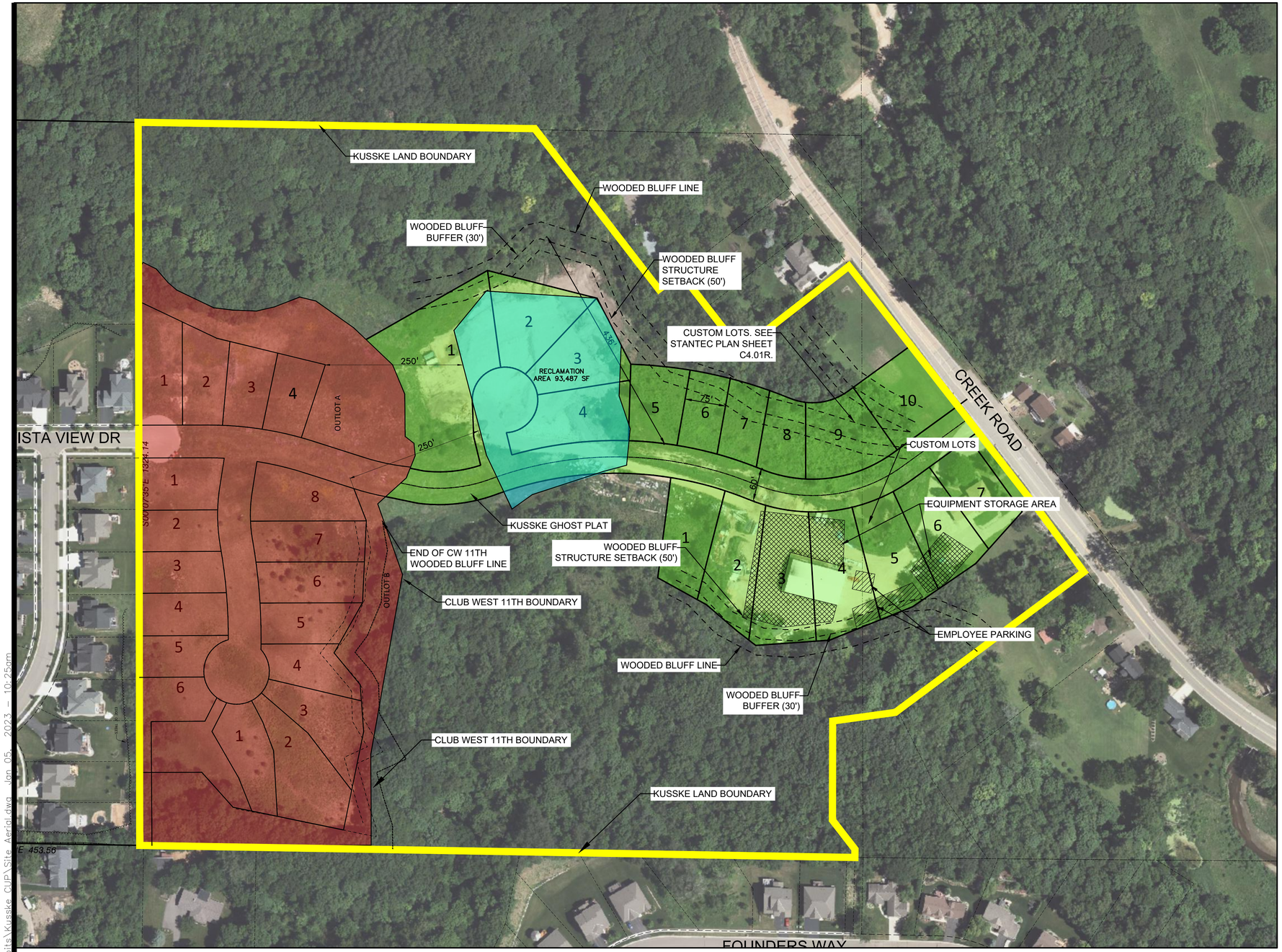
BY DATE

DATE	ISSUE
11/28/22	KUSSKE CUP
12/28/22	KUSSKE CUP RESUBMITTAL
1/5/23	KUSSKE CUP RESUBMITTAL

PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	213-0121

Drawing name: X:\2013\1301211\exhibits\Kusske CUP\Kusske Grading Plan.dwg Jan 05, 2023 - 10:33am



LEGEND:

- BLUFF LINE/ BUFFER SETBACK
- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE

PHASE 1– CLUB WEST 11TH DEVELOPMENT

PHASE 2– FUTURE DEVELOPMENT* (CONCEPT ONLY)

* FUTURE DEVELOPMENT TIMELINE TO BE DETERMINED. FULL PLANS WILL NEED TO GO THROUGH PROPER PLANNING APPROVALS BEFORE IMPLEMENTATION. (LOT COUNT AND LAYOUT WILL BE DEFINED AT THAT TIME.)

EMPLOYEE PARKING

EQUIPMENT STORAGE AREA

RECLAMATION AREA

N

0 50 100 200

SCALE IN FEET

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

KUSSKE CUP

CHASKA, MINNESOTA

SITE PLAN AND PHASING PLAN

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

PREVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

DAVE HAGH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
11/28/22	KUSSKE CUP
12/28/22	KUSSKE CUP RESUBMITTAL
1/5/23	KUSSKE CUP RESUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 213-0121

Drawing name: X:\2013\130121\exhibits\Kusske CUP\Site Aerial.dwg Jan 05, 2023 - 10:25am

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

October 6, 2022 Project B1503787

Ms. Elizabeth Hanson
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Re: Construction Observations and Testing
Kusske Property
3575 Creek Road
Chaska, Minnesota

Dear Ms. Hanson:

This letter serves as confirmation that Braun Intertec Corporation has been retained by Kusske Construction Company, LLC to provide excavation observations and compaction testing as they prepare the site known as the Kusske Site at the referenced address. The preliminary ghost plat indicates that about 18 single-family house lots are planned for the eastern part of this site.

Kusske Construction Company, LLC started grading the short cul-de-sac and 4 lots around this cul-de-sac in 2013. Braun Intertec completed excavation observations when grading started on these 4 lots and the cul-de-sac. We also completed compaction tests on the fill that was placed in these areas in 2013, 2015 and 2016. We understand that additional fill will be placed on these 4 lots and street later this year. Braun Intertec has again been retained to perform observations and periodic compaction testing as the engineered fill is being placed.

If you have any questions about this letter, please contact Henry Vloo at 952.995.2234 (hvloo@braunintertec.com).

Sincerely,

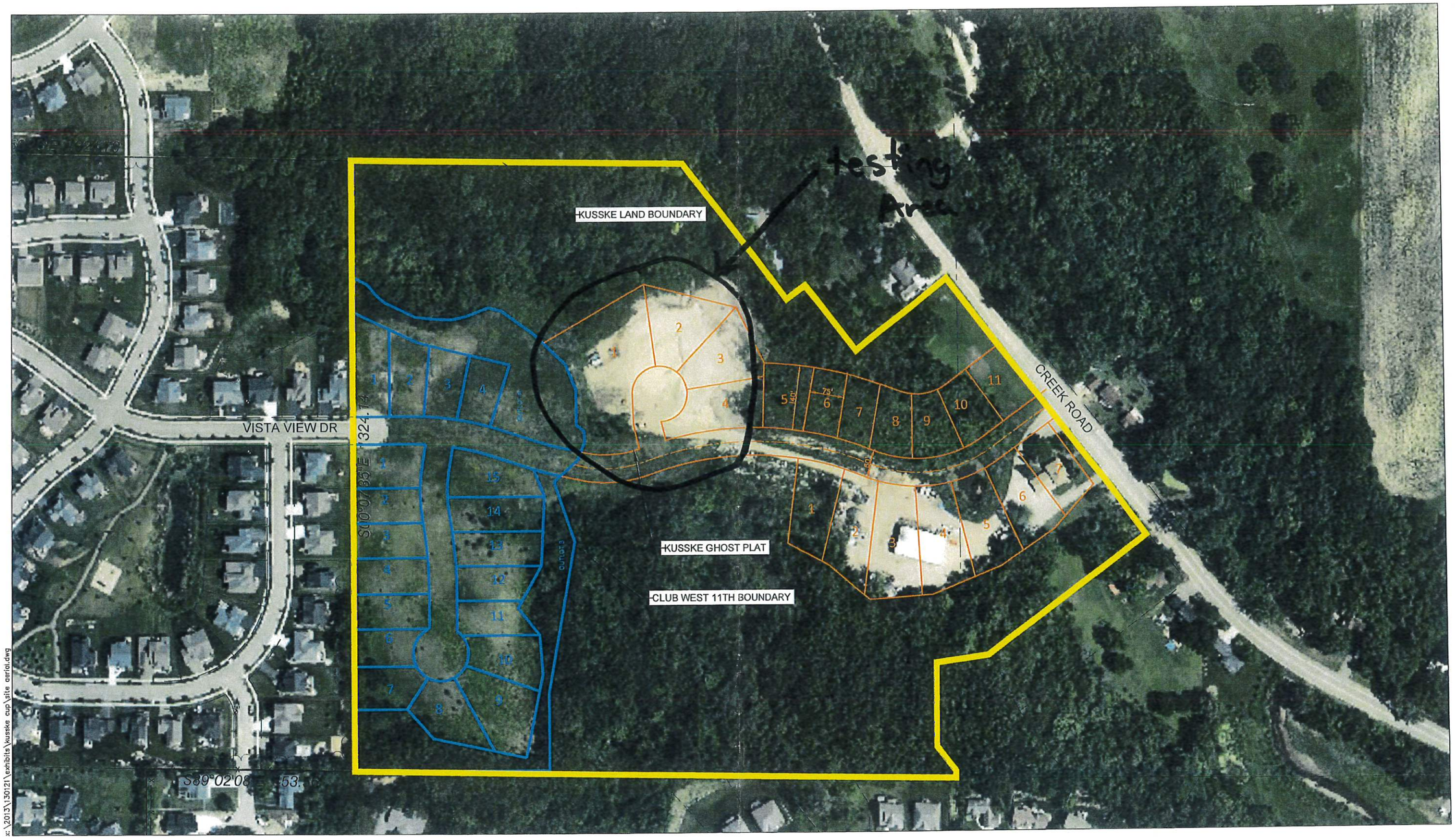
BRAUN INTERTEC CORPORATION

Henry Vloo, PE
Senior Engineer

Joseph L. Westphal, PE
Account Leader, Senior Engineer

c: Mr. Jason Kusske, Kusske Construction Company, LLC

AA/EOE



KUSSKE SITE PLAN - 19 SINGLE FAMILY LOTS

Chaska, Minnesota

N

0' 100' 200' 1"

DATE: 3-22-2022
DRAWN BY: AKA
SCALE: 1" = 200'

ALLIANT ENGINEERING

BRAUN
INTERTEC

Letter of Transmittal 1

Client: Kusske Construction, Inc

Braun Intertec Project No. : BL-13-05907

Date: September 13, 2013

Braun Intertec Corporation
11001 Hampshire Ave. S.
Minneapolis, MN, 55438

To: Jason Kusske
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN 55318-9223

Phone: 952-448-3321
Fax: 952-448-3321
Email: kusskeco@embarqmail.com

Delivery Method: Email

Re: Kusske Property, 3575 Creek Road, Chaska, MN

Documents Sent:	Comments:
Density Tests	Tests 1-4
Proctor Tests	P-01 & P-02

CC List:	Documents Sent:
Clark Wicklund, Alliant Engineering, Inc.	Density Tests, Proctor Tests
Curt Loken, Enebak Construction Company	Density Tests, Proctor Tests

Contact Information:

Sent By: Tracy L Kosen

Email: tkosen@braunintertec.com

Phone: 952-995-2000

Rev 9/29/10

Providing engineering and enviromental solutions since 1957

BRAUN INTERTEC

Field Compaction Report

Report Date: 9/11/2013
Test Method: ASTM D6938

Client:
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN 55318-9223

Project:
BL1305907
Kusske Property
3575 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Soil Classification	Optimum Moisture (%)	Maximum Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Relative Compaction (%)	Min Compaction (%)		Remark
1		9/6/13	P-01 STD	SC	10.5	124.9	12.6	118.6	12	95	95		A
2		9/6/13	P-01 STD	SC	10.5	124.9	12.6	122.6	12	98	95		A
3		9/6/13	P-01 STD	SC	10.5	124.9	12.4	119.0	12	95	95		A
4		9/6/13	P-01 STD	SC	10.5	124.9	12.8	122.5	12	98	95		A

Test Information

Test #	Test Location	Elevation	Reference	Gauge SN	Field Technician
1	Mass Grading :, Station 19+50	830.0		38883	Petersen, Brian G.
2	Mass Grading :, Station 20+00	826.0		38883	Petersen, Brian G.
3	Mass Grading :, Station 20+50	822.0		38883	Petersen, Brian G.
4	Mass Grading :, Station 21+00	820.0		38883	Petersen, Brian G.

Remarks	Comments	Related Tests		
		Test #	Related Test #	Test Type
A: Tests results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter"			

Vloo, Henry
Sep 11 2013

Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W13-006642-S1
Issue No: 1

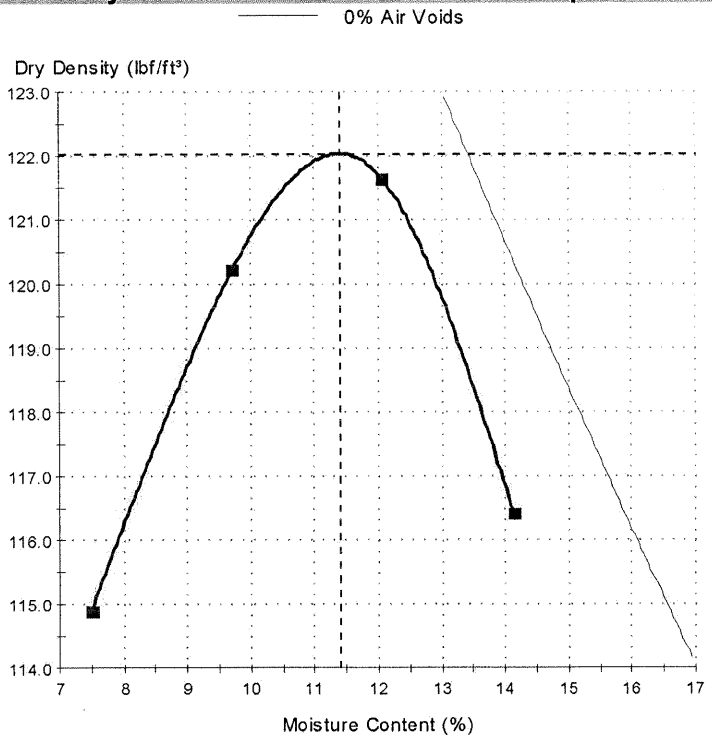
Client: Jason Kusske
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN, 55318-9223
Project: BL-13-05907
Kusske Property
3575 Creek Road
Chaska, MN, 55318
PM: Henry Vloo, hvloo@BraunIntertec.com

Kanhai Seokaran
Proctor Supervisor
Date of Issue: 9/9/2013

Sample Details

Sample ID:	W13-006642-S1	**Alternate Sample ID:**	P-01
Date Sampled:	9/6/2013	**Date Submitted:**	9/6/2013
Sampled By:	Brian G. Petersen	**Sampling Method:**	
Source:			
Material:	Clayey Sand with Gravel		
Specification:			
Location:	Onsite		
Date Tested:	9/9/2013		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**122.0**
Corrected Maximum Dry Density (lbf/ft³):	**124.9**
Optimum Moisture Content (%):	**11.4**
Corrected Optimum Moisture Content (%):	**10.5**
Method:	B
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.65
Specific Gravity Method:	Assumed
Retained Sieve 3/8" (9.5mm) (%):	9
Passing Sieve 3/8" (9.5mm) (%):	91
Specific Gravity (Oversize):	2.65
Excluded Oversize Retained Sieve 3/8" (9.5mm) (%):	9
Visual Description:	SC Clayey Sand with Gravel, fine-coarse grained, brown

Comments

The 200 wash value equals 28%

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Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W13-006786-S1
Issue No: 1

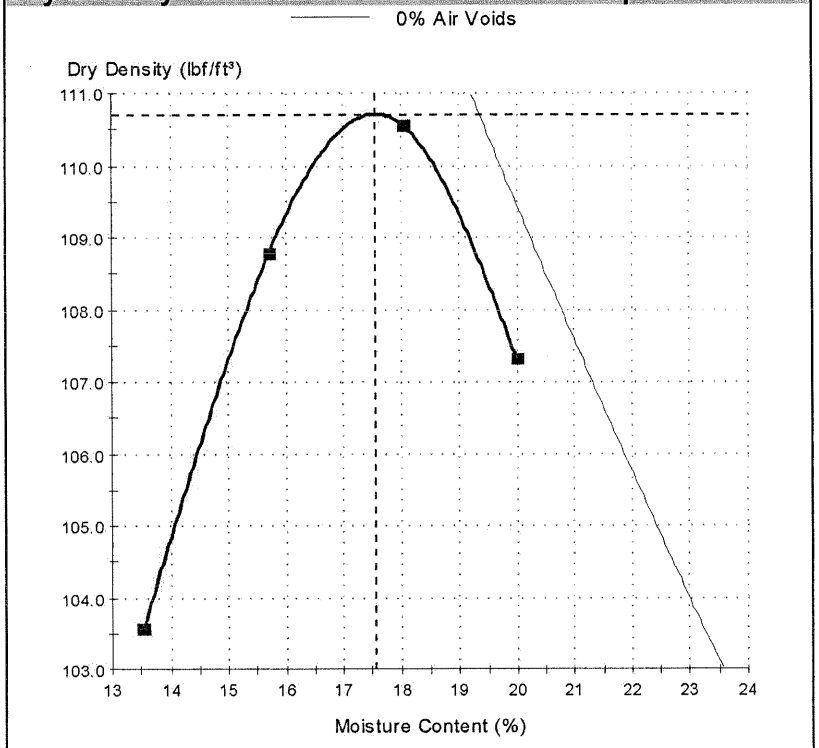
Client: Jason Kusske
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN, 55318-9223
Project: BL-13-05907
Kusske Property
3575 Creek Road
Chaska, MN, 55318
PM: Henry Vloo, hvloo@BraunIntertec.com

Kanhai Seokaran
Proctor Supervisor
Date of Issue: 9/11/2013

Sample Details

Sample ID:	W13-006786-S1	**Alternate Sample ID:**	P-02
Date Sampled:	9/10/2013	**Date Submitted:**	9/10/2013
Sampled By:	Brian G. Petersen	**Sampling Method:**	
Source:			
Material:	Sandy Lean Clay		
Specification:			
Location:	Onsite - Pads		
Date Tested:	9/11/2013		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**110.7**
Corrected Maximum Dry Density (lbf/ft³):	**110.7**
Optimum Moisture Content (%):	**17.6**
Corrected Optimum Moisture Content (%):	**17.6**
Method:	A
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.70
Specific Gravity Method:	Assumed
Retained Sieve No 4 (4.75mm) (%):	4
Passing Sieve No 4 (4.75mm) (%):	96
Visual Description:	CL Sandy Lean Clay, brown

Comments

The 200 wash value equals 52%

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BRAUN
INTERTEC

Letter of Transmittal 2

Client: Kusske Construction, Inc

Braun Intertec Project No. : BL-13-05907

Date: October 09, 2013

Braun Intertec Corporation
11001 Hampshire Ave. S.
Minneapolis, MN, 55438

To: Jason Kusske
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN 55318-9223

Phone: 952-448-3321
Fax: 952-448-3321
Email: kusskeco@embarqmail.com

Delivery Method: Email

Re: Kusske Property, 3575 Creek Road, Chaska, MN

Documents Sent:	Comments:
Density Tests	Tests 5-28
Proctor Tests	P-03

CC List:	Documents Sent:
Clark Wicklund, Alliant Engineering, Inc.	Density Tests, Proctor Tests
Curt Loken, Enebak Construction Company	Density Tests, Proctor Tests

Contact Information:

Sent By: Tracy L Kosen
Email: tkosen@braunintertec.com
Phone: 952-995-2000

Providing engineering and enviromental solutions since 1957

BRAUN INTERTEC

Field Compaction Report

Report Date: 9/23/2013
Test Method: ASTM D6938

Client:
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN 55318-9223

Project:
BL1305907
Kusske Property
3575 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Soil Classification	Optimum Moisture (%)	Maximum Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Relative Compaction (%)	Min Compaction (%)		Remark
5		9/7/13	P-03 STD	SC	13.0	119.2	15.3	118.6	12	99	95		A
6		9/7/13	P-03 STD	SC	13.0	119.2	16	117.2	12	98	95		A
7		9/7/13	P-03 STD	SC	13.0	119.2	15.6	116.9	12	98	95		A
8		9/7/13	P-03 STD	SC	13.0	119.2	15.7	116.7	12	98	95		A
9		9/9/13	P-03 STD	SC	13.0	119.2	15.9	116.7	12	98	95		A
10		9/9/13	P-03 STD	SC	13.0	119.2	14.1	116.7	12	98	95		A
11		9/9/13	P-03 STD	SC	13.0	119.2	15.9	117.1	12	98	95		A
12		9/9/13	P-03 STD	SC	13.0	119.2	14.4	115.0	12	96	95		A

Test Information

Test #	Test Location	Elevation	Reference	Gauge SN	Field Technician
5	Mass Grading :, Station 19+25	835.0		38883	Petersen, Brian G.
6	Mass Grading :, Station 19+75	831.0		38883	Petersen, Brian G.
7	Mass Grading :, Station 20+25	827.0		38883	Petersen, Brian G.
8	Mass Grading :, Station 20+75	824.0		38883	Petersen, Brian G.
9	Mass Grading :, Station 18+75	853.0		38883	Petersen, Brian G.
10	Mass Grading :, Station 19+25	847.0		38883	Petersen, Brian G.
11	Mass Grading :, Station 19+75	840.0		38883	Petersen, Brian G.
12	Mass Grading :, Station 18+25	860.0		38883	Petersen, Brian G.

Remarks	Comments	Related Tests		
		Test #	Related Test #	Test Type
A: Tests results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter"			

BRAUN INTERTEC

Field Compaction Report

Report Date: 9/23/2013
Test Method: ASTM D6938

Client:
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN 55318-9223

Project:
BL1305907
Kusske Property
3575 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Soil Classification	Optimum Moisture (%)	Maximum Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Relative Compaction (%)	Min Compaction (%)		Remark
13		9/9/13	P-03 STD	SC	13.0	119.2	15	116.0	12	97	95		A
14		9/10/13	P-02 STD	CL	17.6	110.7	16.9	108.9	12	98	98		A
15		9/10/13	P-02 STD	CL	17.6	110.7	18.1	114.2	12	103	98		A
16		9/10/13	P-02 STD	CL	17.6	110.7	18	108.4	12	98	98		A
17		9/10/13	P-02 STD	CL	17.6	110.7	17.2	108.9	12	98	98		A
18		9/10/13	P-02 STD	CL	17.6	110.7	17.6	110.8	12	100	98		A
19		9/10/13	P-02 STD	CL	17.6	110.7	17.2	106.9	12	97	95		A
20		9/10/13	P-02 STD	CL	17.6	110.7	17	111.9	12	101	95		A

Test Information

Test #	Test Location	Elevation	Reference	Gauge SN	Field Technician
13	Mass Grading :, Station 18+75	856.0		38883	Petersen, Brian G.
14	Mass Grading :, Lot 3, 15'S, 10'W of NE House Pad Corner	859.0		38883	Petersen, Brian G.
15	Mass Grading :, Lot 3, 20'S, 25'W of NE House Pad Corner	863.0		38883	Petersen, Brian G.
16	Mass Grading :, Lot 3, 25'S, 10'W of NE House Pad Corner	866.0		38883	Petersen, Brian G.
17	Mass Grading :, Lot 3, 25'S, 20'W of NE House Pad Corner	870.0		38883	Petersen, Brian G.
18	Mass Grading :, Lot 3, 25'S, 20'E of NW House Pad Corner	873.0		38883	Petersen, Brian G.
19	Mass Grading :, Lot 1, 15'N, 10'E of SW House Pad Corner	890.0		38883	Petersen, Brian G.
20	Mass Grading :, Lot 1, 20'N, 15'E of SW House Pad Corner	892.0		38883	Petersen, Brian G.

Remarks	Comments	Related Tests		
		Test #	Related Test #	Test Type
A: Tests results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter"			

BRAUN INTERTEC

Field Compaction Report

Report Date: 9/23/2013
Test Method: ASTM D6938

Client:
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN 55318-9223

Project:
BL1305907
Kusske Property
3575 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Soil Classification	Optimum Moisture (%)	Maximum Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Relative Compaction (%)	Min Compaction (%)		Remark
21		9/17/13	P-03 STD	SC	13.0	119.2	15	120.6	12	101	98		A
22		9/17/13	P-03 STD	SC	13.0	119.2	15.1	119.9	12	101	98		A
23		9/17/13	P-03 STD	SC	13.0	119.2	15.2	119.4	12	100	98		A

Test Information

Test #	Test Location	Elevation	Reference	Gauge SN	Field Technician
21	Mass Grading :, Lot 3, 15'N, 20'W of SE House Pad Corner	876.0		38883	Petersen, Brian G.
22	Mass Grading :, Lot 3, 20'N, 20'W of SE House Pad Corner	878.0		38883	Petersen, Brian G.
23	Mass Grading :, Lot 2, 20'S, 10'E of NW House Pad Corner	887.0		38883	Petersen, Brian G.

Remarks	Comments	Related Tests		
		Test #	Related Test #	Test Type
A: Tests results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter"			

Vloo, Henry
Sep 23 2013

BRAUN INTERTEC

Field Compaction Report

Report Date: 9/26/2013
Test Method: ASTM D6938

Client:
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN 55318-9223

Project:
BL1305907
Kusske Property
3575 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Soil Classification	Optimum Moisture (%)	Maximum Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Relative Compaction (%)	Min Compaction (%)		Remark
24		9/25/13	P-03 STD	SC	13.0	119.2	14.9	120.3	12	101	95		A
25		9/25/13	P-03 STD	SC	13.0	119.2	15.3	116.8	12	98	95		A
26		9/25/13	P-03 STD	SC	13.0	119.2	14.8	121.3	12	102	98		A
27		9/25/13	P-03 STD	SC	13.0	119.2	15.3	117.3	12	98	98		A

Test Information

Test #	Test Location	Elevation	Reference	Gauge SN	Field Technician
24	Mass Grading :, Lot 2, 10'S, 10'W of NE House Pad Corner	888.0		38883	Petersen, Brian G.
25	Mass Grading :, Lot 2, 20'S, 15'W of NE House Pad Corner	891.0		38883	Petersen, Brian G.
26	Mass Grading :, Lot 3, 25'S, 10'W of NE House Pad Corner	881.0		38883	Petersen, Brian G.
27	Mass Grading :, Lot 3, 10'N, 15'W of SE House Pad Corner	884.0		38883	Petersen, Brian G.

Remarks	Comments	Related Tests		
A: Tests results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter"	Test #	Related Test #	Test Type

Vloo, Henry
Sep 26 2013

BRAUN INTERTEC

Field Compaction Report

Report Date: 10/4/2013
Test Method: ASTM D6938

Client:
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN 55318-9223

Project:
BL1305907
Kusske Property
3575 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Soil Classification	Optimum Moisture (%)	Maximum Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Relative Compaction (%)	Min Compaction (%)		Remark
28		9/26/13	P-03 STD	SC	13.0	119.2	14.4	116.4	12	98	98		A

Test Information

Test #	Test Location	Elevation	Reference	Gauge SN	Field Technician
28	Mass Grading :, Lot 3, 10'N, 15'W of SE House Pad Corner	886.0		38883	Petersen, Brian G.

Remarks	Comments	Related Tests		
A: Tests results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter"	Test #	Related Test #	Test Type

Vloo, Henry
Oct 04 2013

Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W13-006786-S2
Issue No: 1

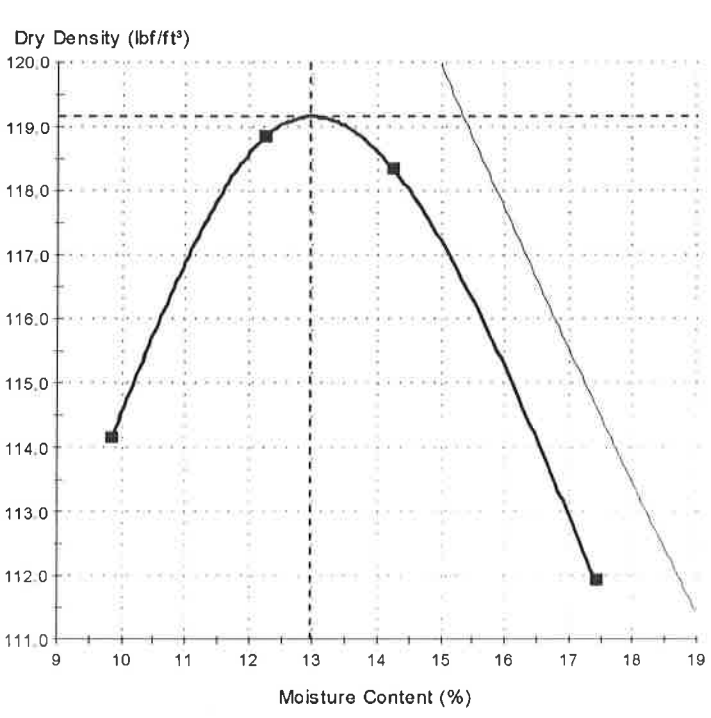
Client: Jason Kusske
Kusske Construction, Inc
3575 Creek Rd
Chaska, MN, 55318-9223
Project: BL-13-05907
Kusske Property
3575 Creek Road
Chaska, MN, 55318
PM: Henry Vloo, hvloo@BraunIntertec.com

Kanhai Seokaran
Proctor Supervisor
Date of Issue: 9/11/2013

Sample Details

Sample ID:	W13-006786-S2	**Alternate Sample ID:**	P-03
Date Sampled:	9/10/2013	**Date Submitted:**	9/10/2013
Sampled By:	Brian G. Petersen	**Sampling Method:**	
Source:			
Material:	Clayey Sand		
Specification:			
Location:	Onsite - Street		
Date Tested:	9/11/2013		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**119.2**
Corrected Maximum Dry Density (lbf/ft³):	**119.2**
Optimum Moisture Content (%):	**13.0**
Corrected Optimum Moisture Content (%):	**13.0**
Method:	B
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.70
Specific Gravity Method:	Assumed
Retained Sieve 3/8" (9.5mm) (%):	5
Passing Sieve 3/8" (9.5mm) (%):	95
Visual Description:	SC Clayey Sand, fine grained, dark brown

Comments

The 200 wash value equals 40%

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BRAUN INTERTEC
The Science You Build On.

Letter of Transmittal 1

Client: Kusske Construction Co., Inc
Project Name: Kusske Property
Project No: B1503787

Date: June 15, 2015

Braun Intertec Corporation
11001 Hampshire Ave. S.
Bloomington, MN 55438

To: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Phone: 9524483321
Email: kusskeco@embarqmail.com

Re: 3375 Creek Road, Chaska, MN 55318

Documents Sent	Comments
Density Tests	Tests 1-24
Proctor Tests	P-01, P-02, P-03, P-04 & P-05

Copy List

Contact Information:

Sent By: Tracy Kosen
Email: tkosen@braunintertec.com
Phone: (952) 995-2266

Rev: 05/05/2014

Providing engineering and environmental solutions since 1957

BRAUN INTERTEC

Bloomington
11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 6/4/2015
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
1		5/19/15	P-02 STD	B	SC	11.6	117.1	12.3	119.1	12	102	98	A
2		5/19/15	P-02 STD	B	SC	11.6	117.1	12.9	116.2	12	99	98	A
3		5/20/15	P-02 STD	B	SC	11.6	117.1	12.5	119.0	12	102	98	A
4		5/20/15	P-02 STD	B	SC	11.6	117.1	12	116.6	12	100	98	A
5		5/20/15	P-02 STD	B	SC	11.6	117.1	11.9	115.6	12	99	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
1	Structural Fill : Building Pad: Lot 2, Rear	807.0		Troxler 3430 68913	Stenglein, Jim
2	Structural Fill : Building Pad: Lot 3, Rear	807.0		Troxler 3430 68913	Stenglein, Jim
3	Structural Fill : Building Pad: Lot 3, Rear	811.0		Troxler 3430 68913	Stenglein, Jim
4	Structural Fill : Building Pad: Lot 2, Rear	811.0		Troxler 3430 68913	Stenglein, Jim
5	Structural Fill : Building Pad: Lot 2, Rear	815.0		Troxler 3430 68913	Stenglein, Jim

Remarks	Comments	Related Tests		
		Test #	Related Test #	Test Type
A: Test results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.			

Henry Vloo
06/04/2015

BRAUN INTERTEC

Bloomington
11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 6/12/2015
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
6		5/19/15	P-03 STD	B	SM	9.3	128.8	7.6	129.8	12	101	98	A
7		5/19/15	P-03 STD	B	SM	9.3	128.8	8.4	129.9	12	101	98	A
8		5/21/15	P-03 STD	B	SM	9.3	128.8	10.3	125.8	12	98	98	A
9		5/21/15	P-03 STD	B	SM	9.3	128.8	9.5	126.1	12	98	98	A
10		5/22/15	P-03 STD	B	SM	9.3	128.8	13.3	126.0	12	98	98	A
11		5/22/15	P-03 STD	B	SM	9.3	128.8	11.6	129.1	12	100	98	A
12		6/1/15	P-01 STD	B	SC	11.4	122.1	12.5	124.1	12	102	98	A
13		6/2/15	P-04 STD	B	SM	9.3	127.3	7.3	126.6	12	99	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
6	Structural Fill : Building Pad: Lot 2, Block 1, Rear	808.0		Troxler 3430 68904	Connor, Dustin
7	Structural Fill : Building Pad: Lot 2, Block 1, Rear	810.0		Troxler 3430 68904	Connor, Dustin
8	Structural Fill : Building Pad: Lot 2, Block 1, Front	810.0		Troxler 3430 68904	Connor, Dustin
9	Structural Fill : Building Pad: Lot 2, Block 1, Front	812.0		Troxler 3430 68904	Connor, Dustin
10	Structural Fill : Building Pad: Lot 2, Block 1, Rear	814.0		Troxler 3430 68904	Connor, Dustin
11	Structural Fill : Building Pad: Lot 3, Block 1, Rear	807.0		Troxler 3430 68904	Connor, Dustin
12	Structural Fill : Building Pad: Lot 3, Block 1, Rear	809.0		Troxler 3430 68904	Connor, Dustin
13	Structural Fill : Building Pad: Lot 2, Block 1, Rear	816.0		Troxler 3430 68904	Connor, Dustin

Remarks

A: Test results comply with specifications

Comments

Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.

Related Tests

Test #	Related Test #	Test Type

BRAUN
INTERTEC

Bloomington
11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 6/12/2015
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
14		6/2/15	P-01 STD	B	SC	11.4	122.1	10.4	119.2	12	98	98	A
15		6/2/15	P-04 STD	B	SM	9.3	127.3	10.9	126.9	12	100	98	A
16		6/2/15	P-01 STD	B	SC	11.4	122.1	12.3	122.5	12	100	98	A
17		6/4/15	P-02 STD	B	SC	11.6	117.1	14.4	118.5	12	101	98	A
18		6/5/15	P-05 STD	A	SC	14.4	117.6	14.6	117.7	12	100	98	A
19		6/5/15	P-05 STD	A	SC	14.4	117.6	15.9	114.8	12	98	98	A
20		6/8/15	P-05 STD	A	SC	14.4	117.6	15	114.7	12	98	98	A
21		6/8/15	P-05 STD	A	SC	14.4	117.6	15.7	115.9	12	99	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
14	Structural Fill : Building Pad: Lot 2, Block 1, middle	816.0		Troxler 3430 68904	Connor, Dustin
15	Structural Fill : Building Pad: Lot 2, Block 1, Front	818.0		Troxler 3430 68904	Connor, Dustin
16	Structural Fill : Building Pad: Lot 3, Block 1, Middle	813.0		Troxler 3430 68904	Connor, Dustin
17	Structural Fill : Building Pad: Lot 4, Block 1, Rear	801.0		Troxler 3430 68904	Connor, Dustin
18	Structural Fill : Building Pad: Lot 4, Block 1, Middle	803.0		Troxler 3430 68904	Connor, Dustin
19	Structural Fill : Building Pad: Lot 4, Block 1, Front	805.0		Troxler 3430 68904	Connor, Dustin
20	Structural Fill : Building Pad: Lot 2, Block 1, Middle	818.0		Troxler 3430 68904	Connor, Dustin
21	Structural Fill : Building Pad: Lot 4, Block 1, Front	809.0		Troxler 3430 68904	Connor, Dustin

Remarks	Comments	Related Tests		
A: Test results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.	Test #	Related Test #	Test Type

BRAUN INTERTEC

Bloomington
11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 6/12/2015
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
22		6/10/15	P-05 STD	A	SC	14.4	117.6	15.6	115.3	12	98	98	A
23		6/10/15	P-05 STD	A	SC	14.4	117.6	16.5	115.2	12	98	98	A
24		6/10/15	P-05 STD	A	SC	14.4	117.6	15.7	115.6	12	98	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
22	Structural Fill : Building Pad: Lot 4, Block 1, Rear	817.0		Troxler 3430 68904	Connor, Dustin
23	Structural Fill : Building Pad: Lot 3, Block 1, Middle	819.0		Troxler 3430 68904	Connor, Dustin
24	Structural Fill : Building Pad: Lot 2, Block 1, Middle	820.0		Troxler 3430 68904	Connor, Dustin

Remarks	Comments	Related Tests		
A: Test results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.	Test #	Related Test #	Test Type

Henry Vloo
06/12/2015

Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W15-001902-S1
Issue No: 1

Client: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Chaska, MN, 55318

Project: B1503787
Kusske Property
3375 Creek Road
Chaska, MN, 55318

TR: Henry Vloo, hvloo@braunintertec.com

Laboratory Results Reviewed by:

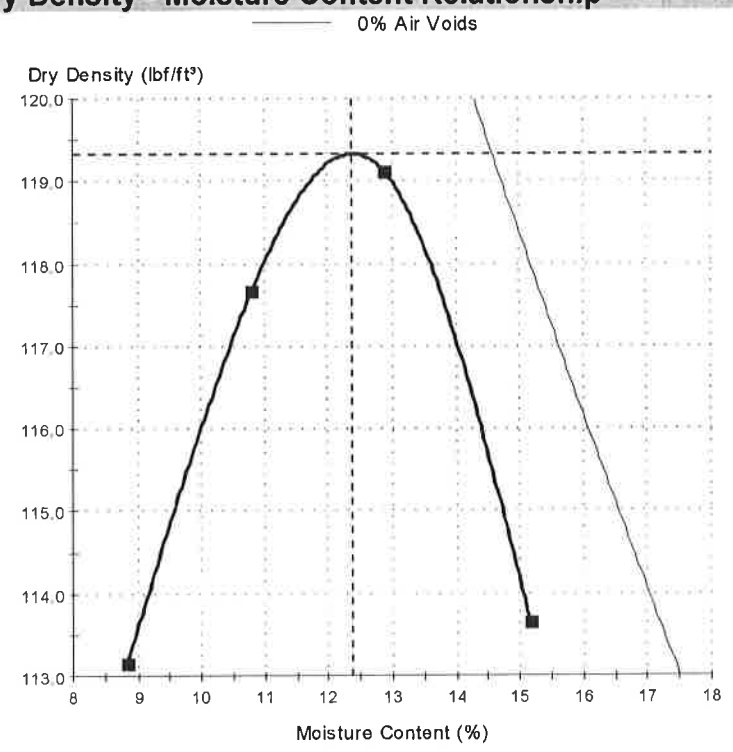
ISO/IEC 17025

Kanhai Seokaran
Engineering Technician II
Date of Issue: 5/11/2015

Sample Details

Sample ID:	W15-001902-S1	**Alternate Sample ID:**	P-01
Date Sampled:	5/8/2015	**Date Submitted:**	5/8/2015
Sampled By:	Richard Loor	**Sampling Method:**	
Source:	Onsite material		
Material:	Clayey Sand with Gravel		
Specification:			
Location:	Onsite		
Date Tested:	5/11/2015		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**119.3**
Corrected Maximum Dry Density (lbf/ft³):	**122.1**
Optimum Moisture Content (%):	**12.4**
Corrected Optimum Moisture Content (%):	**11.4**
Method:	B
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.65
Specific Gravity Method:	Assumed
Retained Sieve 3/8" (9.5mm) (%):	8
Passing Sieve 3/8" (9.5mm) (%):	92
Specific Gravity (Oversize):	2.65
Excluded Oversize Retained Sieve 3/8" (9.5mm) (%):	8
Visual Description:	SC Clayey Sand with Gravel, fine-coarse grained, dark brown

Comments

The 200 wash value equals 34%

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Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W15-001902-S2
Issue No: 1

Client: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Chaska, MN, 55318

Project: B1503787
Kusske Property
3375 Creek Road
Chaska, MN, 55318

TR: Henry Vloo, hvloo@braunintertec.com

Laboratory Results Reviewed by:

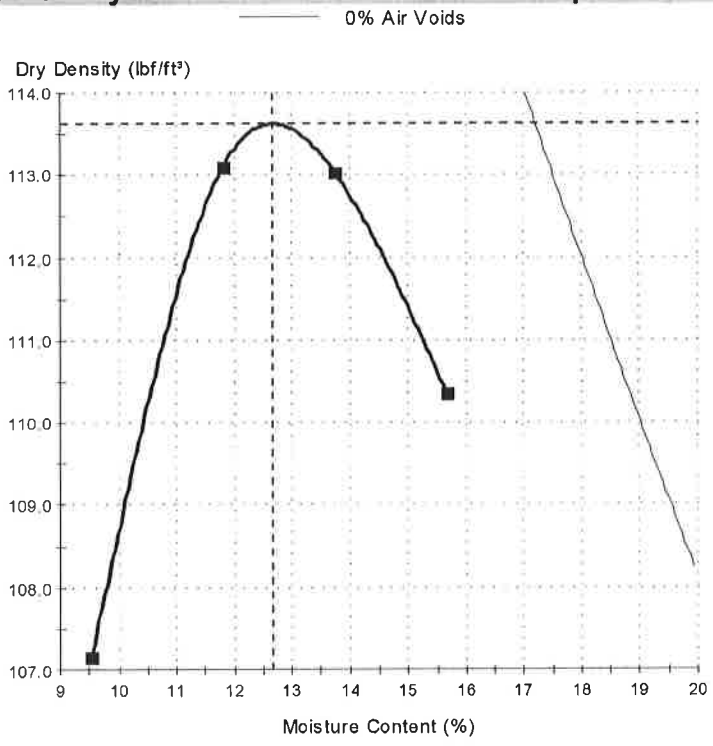
ISO/IEC 17025

Kanhai Seokaran
Engineering Technician II
Date of Issue: 5/11/2015

Sample Details

Sample ID:	W15-001902-S2	**Alternate Sample ID:**	P-02
Date Sampled:	5/8/2015	**Date Submitted:**	5/8/2015
Sampled By:	Richard Loor	**Sampling Method:**	
Source:	Onsite material		
Material:	Clayey Sand with Gravel		
Specification:			
Location:	Onsite		
Date Tested:	5/11/2015		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**113.6**
Corrected Maximum Dry Density (lbf/ft³):	**117.1**
Optimum Moisture Content (%):	**12.7**
Corrected Optimum Moisture Content (%):	**11.6**
Method:	B
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.65
Specific Gravity Method:	Assumed
Retained Sieve 3/8" (9.5mm) (%):	9
Passing Sieve 3/8" (9.5mm) (%):	91
Specific Gravity (Oversize):	2.65
Excluded Oversize Retained Sieve 3/8" (9.5mm) (%):	9
Visual Description:	SC Clayey Sand with Gravel, fine-coarse grained, dark brown

Comments

The 200 wash value equals 42%

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Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W15-002246-S1
Issue No: 1

Client: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Chaska, MN, 55318

Project: B1503787
Kusske Property
3375 Creek Road
Chaska, MN, 55318

TR: Henry Vloo, hvloo@braunintertec.com

Laboratory Results Reviewed by:

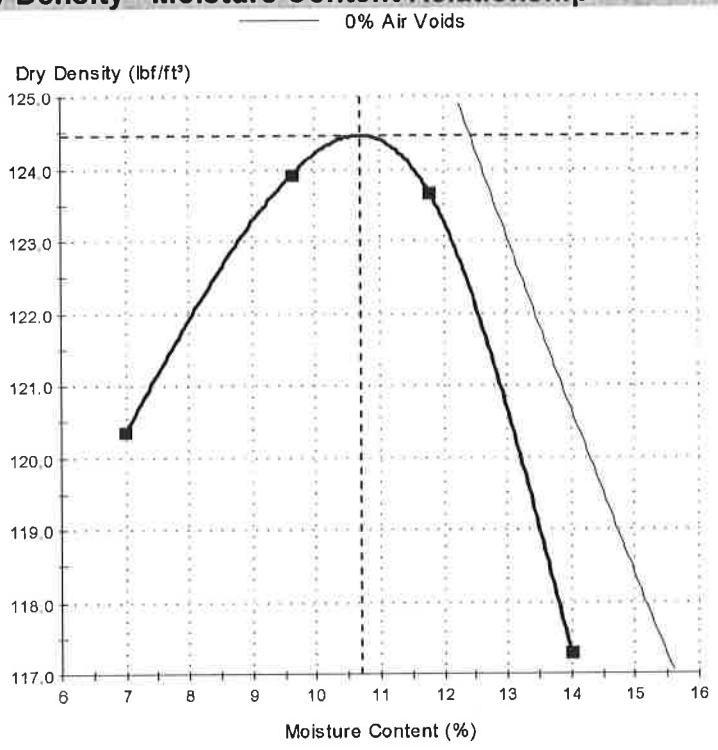
ISO/IEC 17025

Kanhai Seokaran
Engineering Technician II
Date of Issue: 5/20/2015

Sample Details

Sample ID:	W15-002246-S1	**Alternate Sample ID:**	P-03
Date Sampled:	5/19/2015	**Date Submitted:**	5/19/2015
Sampled By:	Jim Stenglein	**Sampling Method:**	
Source:			
Material:	Silty Sand with Gravel		
Specification:			
Location:	Import		
Date Tested:	5/20/2015		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**124.5**
Corrected Maximum Dry Density (lbf/ft³):	**128.8**
Optimum Moisture Content (%):	**10.7**
Corrected Optimum Moisture Content (%):	**9.3**
Method:	B
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.65
Specific Gravity Method:	Assumed
Retained Sieve 3/8" (9.5mm) (%):	14
Passing Sieve 3/8" (9.5mm) (%):	86
Specific Gravity (Oversize):	2.65
Excluded Oversize Retained Sieve 3/8" (9.5mm) (%):	14
Visual Description:	SM Silty Sand with Gravel, fine-coarse grained, brown

Comments

The 200 wash value equals 21%
Phase Soil

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Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W15-002779-S1
Issue No: 1

Client: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Chaska, MN, 55318
Project: B1503787
Kusske Property
3375 Creek Road
Chaska, MN, 55318
TR: Henry Vloo, hvloo@braunintertec.com

Laboratory Results Reviewed by:

ISO/IEC 17025

Kanhai Seokaran
Engineering Technician II
Date of Issue: 6/3/2015

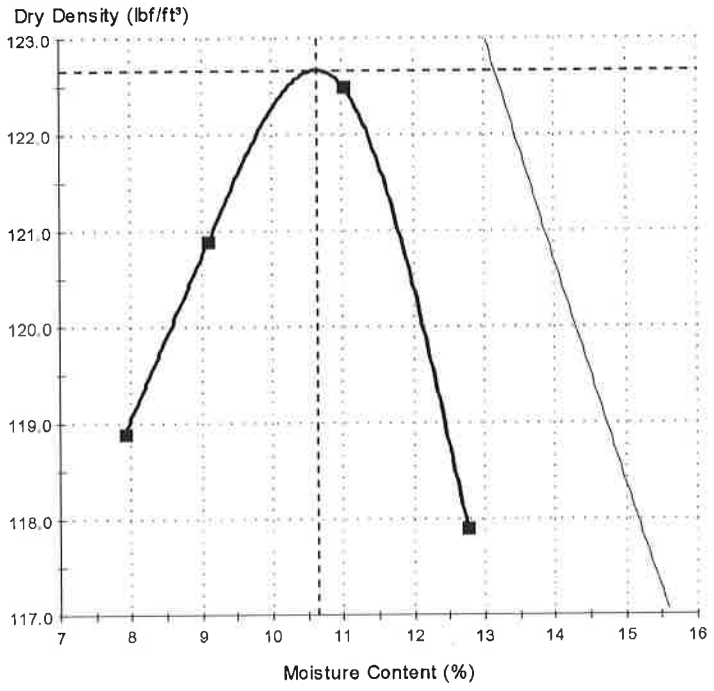
Sample Details

Sample ID: W15-002779-S1
Date Sampled: 6/2/2015
Sampled By: Dustin Connor
Source: Imported Material
Material: Silty Sand with Gravel
Specification:
Location: Block 1, Lot 1
Date Tested: 6/3/2015

Alternate Sample ID: P-04
Date Submitted: 6/2/2015
Sampling Method:

Dry Density - Moisture Content Relationship

0% Air Voids



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**122.7**
Corrected Maximum Dry Density (lbf/ft³):	**127.3**
Optimum Moisture Content (%):	**10.6**
Corrected Optimum Moisture Content (%):	**9.3**
Method:	B
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.65
Specific Gravity Method:	Assumed
Retained Sieve 3/8" (9.5mm) (%):	14
Passing Sieve 3/8" (9.5mm) (%):	86
Specific Gravity (Oversize):	2.65
Excluded Oversize Retained Sieve 3/8" (9.5mm) (%):	14
Visual Description:	SM Silty Sand with Gravel, fine-coarse grained, dark brown

Comments

The 200 wash value equals 18%
Phase A

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Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W15-002926-S1
Issue No: 1

Client: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Chaska, MN, 55318

Project: B1503787
Kusske Property
3375 Creek Road
Chaska, MN, 55318

TR: Henry Vloo, hvloo@braunintertec.com

Laboratory Results Reviewed by:

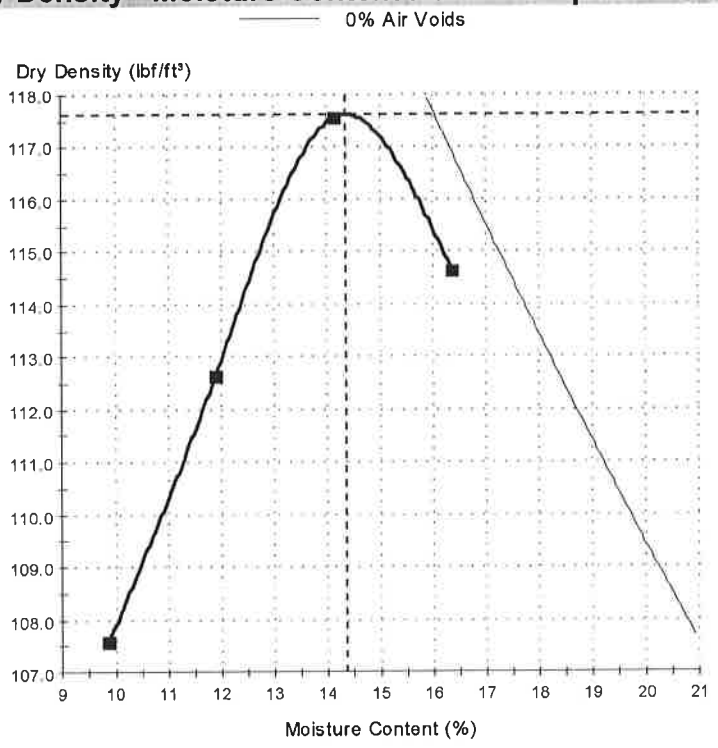
ISO/IEC 17025

Kanhai Seokaran
Engineering Technician II
Date of Issue: 6/5/2015

Sample Details

Sample ID:	W15-002926-S1	**Alternate Sample ID:**	P-05
Date Sampled:	6/4/2015	**Date Submitted:**	6/4/2015
Sampled By:	Dustin Connor	**Sampling Method:**	
Source:	Imported		
Material:	Clayey Sand		
Specification:			
Location:	House Pad		
Date Tested:	6/5/2015		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**117.6**
Corrected Maximum Dry Density (lbf/ft³):	**117.6**
Optimum Moisture Content (%):	**14.4**
Corrected Optimum Moisture Content (%):	**14.4**
Method:	A
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.70
Specific Gravity Method:	Assumed
Retained Sieve No 4 (4.75mm) (%):	5
Passing Sieve No 4 (4.75mm) (%):	95
Visual Description:	SC Clayey Sand, fine-medium grained, brown

Comments

The 200 wash value equals 49%
Phase A

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Letter of Transmittal 2

Client: Kusske Construction Co., Inc
Project Name: Kusske Property
Project No: B1503787

Date: June 22, 2015

Braun Intertec Corporation
11001 Hampshire Ave. S.
Bloomington, MN 55438

To: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Phone: 9524483321
Email: kusskeco@embarqmail.com

Re: 3375 Creek Road, Chaska, MN 55318

Documents Sent	Comments
Density Tests	Tests 25-28

Copy List

Contact Information:

Sent By: Colette Brandenburg
Email: cbrandenburg@braunintertec.com
Phone:

Rev: 05/05/2014

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BRAUN INTERTEC

Bloomington
11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 6/18/2015
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
25		6/15/15	P-02 STD	B	SC	11.6	117.1	10.6	117.9	12	101	98	A
26		6/15/15	P-01 STD	B	SC	11.4	122.1	7.7	123.8	12	101	98	B
27		6/16/15	P-02 STD	B	SC	11.6	117.1	10.6	116.9	12	100	98	A
28		6/16/15	P-03 STD	B	SM	9.3	128.8	8.3	131.5	12	102	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
25	Structural Fill : Building Pad: Lot 3, Block 1, Front	820.0		Troxler 3430 68904	Kittleson, Kevin
26	Structural Fill : Building Pad: Lot 2, Block 1, Rear	822.0		Troxler 3430 68904	Kittleson, Kevin
27	Structural Fill : Building Pad: Lot 3, Block 1, Rear	822.0		Troxler 3430 68904	Kittleson, Kevin
28	Structural Fill : Building Pad: Lot 2, Block 1, Front	820.0		Troxler 3430 68904	Kittleson, Kevin

Remarks

A: Test results comply with specifications

B: Test results do not comply with specifications

Comments

Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.

Related Tests

Test #	Related Test #	Test Type

Henry Vloo
06/18/2015

BRAUN INTERTEC
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Letter of Transmittal 3

Client: Kusske Construction Co., Inc
Project Name: Kusske Property
Project No: B1503787

Date: July 06, 2015

Braun Intertec Corporation
11001 Hampshire Ave. S.
Bloomington, MN 55438

To: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Phone: 9524483321
Email: kusskeco@embarqmail.com

Re: 3375 Creek Road, Chaska, MN 55318

Documents Sent	Comments
Density Tests	Tests 29-32

Copy List

Contact Information:

Sent By: Colette Brandenburg
Email: cbrandenburg@braunintertec.com
Phone:

BRAUN INTERTEC

Bloomington
11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 7/2/2015
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
29		6/18/15	P-06 STD	A	CL	14.6	114.5	16	112.5	12	98	98	A
30		6/19/15	P-06 STD	A	CL	14.6	114.5	17	107.4	12	94	98	B
31		6/23/15	P-05 STD	A	SC	14.4	117.6	14	116.4	12	99	98	A
32	30	7/1/15	P-06 STD	A	CL	14.6	114.5	14.4	113.9	12	99	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
29	Structural Fill : Building Pad: Lot 4, Block 1, Middle	820.0		Troxler 3430 68904	Kittleson, Kevin
30	Structural Fill : Building Pad: Lot 2, Block 1, Front	822.0		Troxler 3430 33413	Kittleson, Kevin
31	Structural Fill : Building Pad: Lot 3, Block 1, Front of Pad	822.0		Troxler 3430 35276	Kittleson, Kevin
32	Structural Fill : Building Pad: Lot 2, Block 1, Front	822.0		Troxler 3430 35276	Kittleson, Kevin

Remarks

A: Test results comply with specifications

B: Test results do not comply with specifications

Comments

Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.

Related Tests

Test #	Related Test #	Test Type

Henry Vloo
07/02/2015

BRAUN INTERTEC
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Letter of Transmittal 4

Client: Kusske Construction Co., Inc
Project Name: Kusske Property
Project No: B1503787

Date: October 06, 2015

Braun Intertec Corporation
11001 Hampshire Ave. S.
Bloomington, MN 55438

To: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Phone: 9524483321
Email: jason@kusskeconstruction.com

Re: 3375 Creek Road, Chaska, MN 55318

Documents Sent	Comments
Density Tests	Compaction Tests 33-36

Copy List

Contact Information:

Sent By: Tracy Kosen
Email: tkosen@braunintertec.com
Phone: (952) 995-2266

Rev: 05/05/2014

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BRAUN INTERTEC

Bloomington
11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 9/25/2015
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
33		8/26/15	P-04 STD	B	SM	9.3	127.3	9.7	127.3	12	100	98	A
34		8/26/15	P-04 STD	B	SM	9.3	127.3	10.8	126.1	12	99	98	A
35		8/26/15	P-04 STD	B	SM	9.3	127.3	10.2	126.0	12	99	98	A
36		8/26/15	P-04 STD	B	SM	9.3	127.3	11.3	125.9	12	99	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
33	Structural Fill : Building Pad: Lot 2, Block 1, Rear	809.0		Troxler 3430 Plus 70213	Connor, Dustin
34	Structural Fill : Building Pad: Lot 4, Block 1, Rear	807.0		Troxler 3430 Plus 70213	Connor, Dustin
35	Structural Fill : Building Pad: Lot 4, Block 1, Rear	811.0		Troxler 3430 Plus 70213	Connor, Dustin
36	Structural Fill : Building Pad: Lot 4, Block 1, Rear	814.0		Troxler 3430 Plus 70213	Connor, Dustin

Remarks	Comments	Related Tests		
		Test #	Related Test #	Test Type
A: Test results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.			

Henry Vloo
09/25/2015

BRAUN INTERTEC
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Letter of Transmittal 5

Client: Kusske Construction Co., Inc
Project Name: Kusske Property
Project No: B1503787

Date: April 14, 2016

Braun Intertec Corporation
11001 Hampshire Ave. S.
Bloomington, MN 55438

To: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Phone: 9524483321
Email: jason@kusskeconstruction.com

Re: 3375 Creek Road, Chaska, MN 55318

Documents Sent	Comments
Density Tests	Compaction Tests 37-44
Proctor Tests	P-06 & P-07

Copy List

Contact Information:

Sent By: Tracy Kosen
Email: tkosen@braunintertec.com
Phone: (952) 995-2266

Rev: 05/05/2014

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BRAUN INTERTEC
The Science You Build On.

11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 4/12/2016
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut StreetSuite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
37		4/7/16	P-05 STD	A	SC	14.4	117.6	14.4	117.2	12	100	98	A
38		4/7/16	P-05 STD	A	SC	14.4	117.6	13.7	117.1	12	100	98	A
39		4/7/16	P-05 STD	A	SC	14.4	117.6	13.7	117.4	12	100	98	A
40		4/7/16	P-05 STD	A	SC	14.4	117.6	13.5	118.1	12	100	98	A
41		4/8/16	P-05 STD	A	SC	14.4	117.6	13.5	117.1	12	100	98	A
42		4/8/16	P-05 STD	A	SC	14.4	117.6	13.6	117.1	12	100	98	A
43		4/8/16	P-05 STD	A	SC	14.4	117.6	13.4	117.5	12	100	98	A
44		4/11/16	P-05 STD	A	SC	14.4	117.6	13.5	117.8	12	100	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
37	Structural Fill : Building Pad: Lot 1, Block 1, Front	805.0		Troxler 3430 Plus 70213	Connor, Dustin
38	Structural Fill : Building Pad: Lot 1, Block 1, Rear	806.0		Troxler 3430 Plus 70213	Connor, Dustin
39	Structural Fill : Building Pad: Lot 1, Block 1, Front	808.0		Troxler 3430 Plus 70213	Connor, Dustin
40	Structural Fill : Building Pad: Lot 1, Block 1, Rear	808.0		Troxler 3430 Plus 70213	Connor, Dustin
41	Structural Fill : Building Pad: Lot 1, Block 1, Rear	811.0		Troxler 3430 Plus 70213	Connor, Dustin
42	Structural Fill : Building Pad: Lot 1, Block 1, Front	811.0		Troxler 3430 Plus 70213	Connor, Dustin
43	Structural Fill : Building Pad: Lot 1, Block 1, Front	813.0		Troxler 3430 Plus 70213	Connor, Dustin
44	Structural Fill : Building Pad: Lot 1, Block 1, Rear	814.0		Troxler 3430 Plus 70213	Connor, Dustin

Remarks	Comments	Related Tests		
A: Test results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.	Test #	Related Test #	Test Type

Henry Vloo
04/12/2016

Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W15-003733-S1
Issue No: 1

Client: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Chaska, MN, 55318

Project: B1503787
Kusske Property
3375 Creek Road
Chaska, MN, 55318

TR: Henry Vloo, hvloo@braunintertec.com

Laboratory Results Reviewed by:

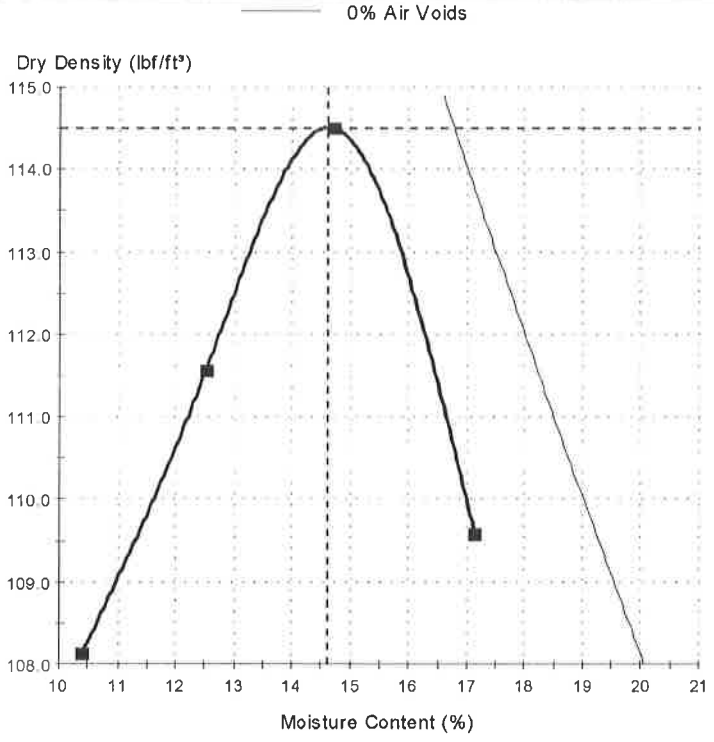
ISO/IEC 17025

Kanhai Seokaran
Engineering Technician II
Date of Issue: 6/22/2015

Sample Details

Sample ID:	W15-003733-S1	**Alternate Sample ID:**	P-06
Date Sampled:	6/19/2015	**Date Submitted:**	6/19/2015
Sampled By:	Kevin Kittleson	**Sampling Method:**	
Source:	Import		
Material:	Sandy Lean Clay		
Specification:			
Location:	Onsite		
Date Tested:	6/22/2015		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**114.5**
Corrected Maximum Dry Density (lbf/ft³):	**114.5**
Optimum Moisture Content (%):	**14.6**
Corrected Optimum Moisture Content (%):	**14.6**
Method:	A
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.65
Specific Gravity Method:	Assumed
Retained Sieve No 4 (4.75mm) (%):	5
Passing Sieve No 4 (4.75mm) (%):	95
Visual Description:	CL Sandy Lean Clay, brown

Comments

The 200 wash value equals 54%
Phase 1

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Braun Intertec Corporation
11001 Hampshire Avenue South
Minneapolis, MN 55438
Phone: 952.995.2000

Proctor Report

Report No: PTR:W16-000963-S1
Issue No: 1

Client: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Chaska, MN, 55318
Project: B1503787
Kusske Property
3375 Creek Road
Chaska, MN, 55318
TR: Henry Vloo, hvloo@braunintertec.com

Laboratory Results Reviewed by:

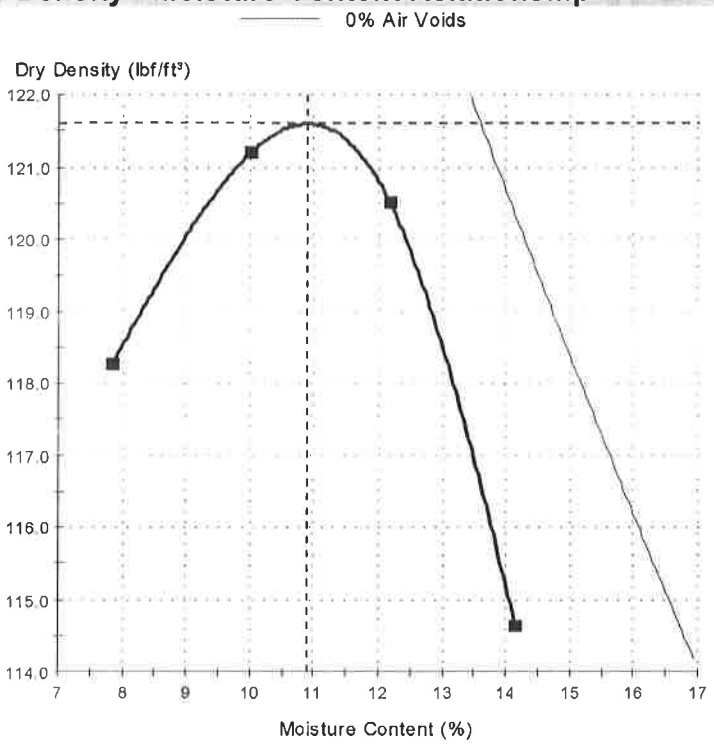
ISO/IEC 17025

Kanhai Seokaran
Engineering Technician II
Date of Issue: 4/8/2016

Sample Details

Sample ID:	W16-000963-S1	**Alternate Sample ID:**	P-07
Date Sampled:	4/7/2016	**Date Submitted:**	4/7/2016
Sampled By:	Dustin Connor	**Sampling Method:**	
Source:	Imported		
Material:	Silty Sand with Gravel		
Specification:			
Location:	Block 1 Lot 1		
Date Tested:	4/8/2016		

Dry Density - Moisture Content Relationship



Test Results

ASTM D 698 - 07

Maximum Dry Density (lbf/ft³):	**121.6**
Corrected Maximum Dry Density (lbf/ft³):	**124.4**
Optimum Moisture Content (%):	**10.9**
Corrected Optimum Moisture Content (%):	**10.0**
Method:	B
Preparation Method:	Moist
Rammer Type:	Hand round
Specific Gravity (Fines):	2.65
Specific Gravity Method:	Assumed
Retained Sieve 3/8" (9.5mm) (%):	9
Passing Sieve 3/8" (9.5mm) (%):	91
Specific Gravity (Oversize):	2.65
Excluded Oversize Retained Sieve 3/8" (9.5mm) (%):	9
Visual Description:	SM Silty Sand with Gravel, fine-coarse grained, dark brown

Comments

The 200 wash value equals 17%
Phase A

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Letter of Transmittal 6

Client: Kusske Construction Co., Inc
Project Name: Kusske Property
Project No: B1503787

Date: May 05, 2016

Braun Intertec Corporation
11001 Hampshire Ave. S.
Bloomington, MN 55438

To: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Phone: 9524483321
Email: jason@kusskeconstruction.com

Re: 3375 Creek Road, Chaska, MN 55318

Documents Sent	Comments
Density Tests	Compaction Tests 45 & 46

Copy List

Contact Information:

Sent By: Tracy Kosen
Email: tkosen@braunintertec.com
Phone: (952) 995-2266

Rev: 05/05/2014

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BRAUN INTERTEC
The Science You Build On.

11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 5/2/2016
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut StreetSuite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
45		4/23/16	P-06 STD	A	CL	14.6	114.5	15.9	115.0	12	100	98	A
46		4/20/16	P-02 STD	B	SC	11.6	117.1	13.5	118.9	12	102	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
45	Structural Fill : Building Pad: Lot 1, Block 1, Front	812.0		Troxler 3430 36302	Petite, Matthew
46	Structural Fill : Building Pad: Lot 1, Block 1, Front	819.0		Troxler 3430 35276	Kittleson, Kevin

Remarks	Comments	Related Tests		
		Test #	Related Test #	Test Type
A: Test results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.			

Henry Vloo
05/02/2016

BRAUN INTERTEC
The Science You Build On.

Letter of Transmittal 7

Client: Kusske Construction Co., Inc
Project Name: Kusske Property
Project No: B1503787

Date: May 18, 2016

Braun Intertec Corporation
11001 Hampshire Ave. S.
Bloomington, MN 55438

To: Jason Kusske
Kusske Construction Co., Inc
424 N Chestnut Street
Suite 204
Chaska, MN 55318

Phone: 9524483321
Email: jason@kusskeconstruction.com

Re: 3375 Creek Road, Chaska, MN 55318

Documents Sent	Comments
Density Tests	Compaction Tests 47-51

Copy List

Contact Information:

Sent By: Tracy Kosen
Email: tkosen@braunintertec.com
Phone: (952) 995-2266

Rev: 05/05/2014

Providing engineering and environmental solutions since 1957

BRAUN INTERTEC
The Science You Build On.

11001 Hampshire Avenue S
Minneapolis, MN 55438
Phone: 952-995-2000

Field Compaction Report

Report Date: 5/18/2016
Test Method: ASTM D6938

Client:
Kusske Construction Co., Inc
424 N Chestnut StreetSuite 204
Chaska, MN 55318

Project:
B1503787
Kusske Property
3375 Creek Road
Chaska, MN 55318

Test Results

Test #	Retest Of	Test Date	Proctor ID	Method	Soil Classification	Optimum Moisture (%)	Maximum Dry Density (pcf)	In Place Moisture (%)	In Place Dry Density (pcf)	Probe Depth (in)	Percent Compaction	Min Comp. (%)	Remark
47		4/19/16	P-05 STD	A	SC	14.4	117.6	14.5	116.9	12	99	98	A
48		4/19/16	P-05 STD	A	SC	14.4	117.6	14.4	117.1	12	100	98	A
49		4/19/16	P-05 STD	A	SC	14.4	117.6	14.9	116.4	12	99	98	A
50		4/19/16	P-05 STD	A	SC	14.4	117.6	15.0	116.5	12	99	98	A
51		4/19/16	P-05 STD	A	SC	14.4	117.6	14.6	116.7	12	99	98	A

Test Information

Test #	Test Location	Elevation	Reference	Gauge Make / Model / SN	Field Technician
47	Structural Fill : Building Pad: Lot 1, Block 1, Front	815.0		Troxler 3430 Plus 70213	Connor, Dustin
48	Structural Fill : Building Pad: Lot 1, Block 1, Middle	817.0		Troxler 3430 Plus 70213	Connor, Dustin
49	Structural Fill : Building Pad: Lot 1, Block 1, Front	817.0		Troxler 3430 Plus 70213	Connor, Dustin
50	Structural Fill : Building Pad: Lot 1, Block 1, Front	819.0		Troxler 3430 Plus 70213	Connor, Dustin
51	Structural Fill : Building Pad: Lot 1, Block 1, Middle	820.0		Troxler 3430 Plus 70213	Connor, Dustin

Remarks	Comments	Related Tests		
A: Test results comply with specifications	Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter". Gauge calibration data on file with the testing agency.	Test #	Related Test #	Test Type

Henry Vloo
05/18/2016

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 3, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; City Engineer Matt Clark; and Water and Sewer Director Matt Haefner.

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

5. Visitor Presentation
5.A. Swearing In – Fire Chief Stephen Kraus

Mayor Windschitl swore in Fire Chief Stephen Kraus and thanked him for his service to the City.

6. Minutes
6.A. Approve the September 12, 2022 City Council Meeting Minutes
Motion by Councilmember Hatfield, second by Councilmember Huang to approve the September 12, 2022 City Council Meeting Minutes.
Motion carried.

6.B. Approve the September 19, 2022 City Council Meeting Minutes
Motion by Councilmember Hatfield, second by Councilmember Huang to approve the September19, 2022 City Council Meeting Minutes.
Motion carried.

7. Consent Agenda
Motion by Councilmember Grau, second by Councilmember Hubbard, to approve the Consent Agenda Item A:

A. Adopt Resolution #2022-114 Appointing Election Judges for the General Election - November 8, 2022

Motion to adopt Resolution No. 2022-114 appointing those persons listed on Exhibit A as Judges of Election for the General Election, Tuesday, November 8, 2022.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2022-115, Public Assessment Hearing and Resolution Approving the Imposition of Service Charges for the 2023 Chaska Downtown Special Services District

City Administrator Podhradsky introduced this item.

Assistant Administrator Durbin provided some background on this item and reviewed the proposed assessments.

Dan Keyport, President of the Downtown Business Alliance addressed the Council. He provided some background on the Chaska Downtown Business Alliance and Special Services District.

Councilmember Hatfield stated the services that the Downtown Business Alliance provide are invaluable and appreciates the help they provide to City.

Mayor Windschitl opened the Public Hearing at 7:26 p.m.

No one wished to speak on this item.

Mayor Windschitl closed the Public Hearing at 7:28 p.m.

Motion by Councilmember Hatfield, second by Councilmember Hubbard, to Adopt Resolution 2022-115 Imposing Service Charges and Setting the 2023 Operating Budget and Plan for the Chaska Downtown Special Service District.
Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 10-3-2022

Council requested further information on pages 2, 6, and 16.

City Administrator Podhradsky provided further information on those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 10/3/22

Councilmember Hubbard:

- Stated the Trail of Fun is on Saturday, October 15th

Councilmember Hatfield:

- Stated the Friday update emails regarding the construction on Highway 41 have been very helpful and if anyone wants that information they can sign-up on the project website through Bolton & Menk

Councilmember Huang:

- Stated October 13th from 7-8 pm is the candidate form for Mayoral Candidates at the City Council Chambers
- Stated October 29th from 4-6 pm is the Halloween Jamboree at the Community Center

Councilmember Grau:

- Stated the hope is Costco will open next fall
- Noted he has seen the water tower painting process and it has been neat to watch
- He noted if there is graffiti in public parks or spaces they should contact the front desk at City Hall

City Administrator Podhradsky:

- Noted he will keep them updated if there will be a work session on October 17th and stated there will be no meeting on October 31st for sure
- He provided an update on Highway 61 progress

Mayor Windschitl:

- Stated it is Customer Service Week and thanked everyone for their hard work
- Stated there is a new business Red Savoy Pizza being built which is exciting
- Noted Tokyo Electron Limited became a Beyond the Yellow Ribbon Company and would like to do a proclamation for them
- Expressed his condolences for John Lenzen prior owner of Lenzen Chevrolet who passed

11. Adjourn

Motion by Councilmember Huang second by Councilmember Hubbard to adjourn the meeting at 7:59 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 7, 2022

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Windschitl and Councilmembers Hatfield, Hubbard, and Huang.

Absent: Councilmember Grau

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Jake Saufley, City Attorney; Matt Haefner, Water and Sewer Director; and Matt Clark, City Engineer.

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

5. Visitor Presentation
A student from Eden Prairie High School explained he and other students were present as an assignment for their AP Government class.

6. Approve Previous Meeting Minutes
6.A. Approve the October 3, 2022 City Council Meeting Minutes

6.B. Approve the October 17, 2022 City Council Meeting Minutes
Mayor Windschitl noted there was an error in the name of the car dealership that could easily be changed.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the minutes of the October 3, 2022 and October 17, 2022 City Council meetings.
Motion carried.

7. Consent Agenda
Councilmember Hubbard noted a new swimming center was a sponsor of an event at the Community Center, which also offers swimming lessons. She asked how that worked since they would be a competitor.

City Administrator Matt Podhradsky stated the new center is a competitor in one sense, but they cannot compete with the prices offered by the Community Center.

Mayor Windschitl asked if Staff was expecting the donation from Consent Agenda Item G. Resolution 2022-133 to Accept the Donation of Real Property.

City Administrator Podhradsky stated the previous owner determined it was beyond their capability to deal with because of the poor soil condition. There is potential for the City to use it for development, parks, or a City building.

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the Consent Agenda Items A through H:

A. 2023 Prosecution Contract

Motion to authorize the Mayor and City Administrator to execute the 2023 County Prosecution Contract.

B. Resolution 2022-130 Approving an Agreement With Carver County for 2023 Assessment Services

Motion to adopt Resolution 2022-130, approving an agreement with Carver County for 2023 assessment services.

C. Adopt Resolution 2022-131 - Accepting Gifts and Donations received during the period July 1, 2022 through September 30, 2022.

Motion to adopt Resolution 2022-131 acknowledging and accepting gifts to the City of Chaska

D. Establish a Public Hearing to Consider Temporary Transfer Authority

Motion to set a public hearing for December 5, 2022 to review a spending plan associated with the Temporary Transfer Authority.

E. Accept the findings of the Body-Worn-Audit Report

Motion to accept the findings of the Body-Worn-Camera Audit Report.

F. Tobacco License Application for New Business Anna Tobacco

Motion to approve license to sell tobacco-related products for Anna Tobacco, located at 1008 Gateway Dr, Chaska.

G. Resolution 2022-133 to Accept the Donation of Real Property

Motion to adopt Resolution 2022-133 to accept the donation of real property for properties PID 30.0040800 and PID 30.0040820.

H. Approve the Renewal of the Breakaway Academy Lease

Approve the renewal of the Breakaway Academy Inc. lease for a term of one-year, with a 12% inflator.

Motion carried.

8. Action Items

8.A. Public Hearing and Resolution 2022-132 Regarding a Tax Abatement Project

City Administrator Podhradsky introduced the item to the Council and Assistant City Administrator Elise Durbin provided a presentation on it.

Mayor Windschitl asked for the approximate timeline on the project. Assistant City Administrator Durbin stated there are tentative plans to begin in the Spring.

Mayor Windschitl asked if there has been communication with the neighboring industrial sites. Assistant City Administrator Durbin stated there are plans for the developer to contact the industrial sites. Staff has requested details about what information would be provided and to whom. There is also an open house planned by Minnesota Department of Transportation regarding this project along with other projects planned for the new year.

Mayor Windschitl opened the public hearing at 7:20 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 7:21 p.m.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution 2022-132 granting the Tax Abatement
Motion carried.

9. Bills
9.A. Accounts Payable Claims Roster 11-7-2022
The Council requested further information about bills on pages 4, 12, and 36.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 11-7-2022

Councilmember Huang:

- Reminded community members elections are the following day on November 8, 2022. He encouraged folks to vote.
- Noted Hometown Holidays will be celebrated December 3, 2022 with a tree lighting.
- Pointed out another tree lighting is December 4, 2022 at 4:00 PM.
- Added the water tower is finally finished and looks fantastic.

Councilmember Hatfield:

- Thanked community members and businesses for participating in the trick-or-treating downtown.
- Noted there was a good turnout for shopping and eating at the restaurants.
- Shared Coffee with a Cop is November 17, 2022 and a food distribution at noon.
- Pointed out some of the polling places have changed and there is some road construction to consider.

Councilmember Hubbard:

- Encouraged residents to vote and double check their polling locations.
- Stated the downtown business trick-or-treating event was very successful.
- Noted she went to the Community Center for the Halloween Jamboree, and it was well-attended.
- Added she went to an event hosted by Latino Voices and the Human Rights Commission and learned about some elements of Dia De Los Muertos.
- Stated Heroes and Helpers is coming up. It is an event hosted by the Fire Department and Target is an opportunity for firefighters shop for gifts and then wrap them to present to families. They are looking for support through donations.
- Congratulated the Chaska Library Director Jodi Edstrom for becoming the Interim Director for Carver County Libraries.

Mayor Windschitl:

- Noted November 11, 2022 is Veteran's Day, and the Middle School does a program for the holiday.
- Commented the next City Council meeting is November 21, 2022. There is a special meeting on November 17, 2022 for Canvassing. On December 5, 2022, there is a Truth in Taxation meeting, and December 19, 2022 is the final meeting of the year when the final budget is set.
- Added a family business owner Bob Ohnsorg from Ohnsorg Truck Bodies, Inc. and Chaska firefighter has passed away and offered condolences to the family.
- Stated the Golf Course has closed for the season, and it had a decent year despite the rough Spring weather.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 7:42 p.m.
Motion carried.

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- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 17, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 5:35 p.m.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, and Huang.

Absent: Councilmember Hubbard.

Also Present: Matt Podhradsky, City Administrator; and Elise Durbin, Assistant Administrator.

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

5. Action Items
5.A. Adopt Resolution 2022-138 Certifying the 2022 City of Chaska Election Results
City Administrator Podhrasky presented the item.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2022-138 Certifying the Results of the November 8, 2022 City of Chaska Election Results.
Motion Carried.

6. Adjourn
Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 5:50 p.m.
Motion carried.

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- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 21, 2022

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Jake Saufley, City Attorney; Matt Haefner, Water and Sewer Director; and Matt Clark, City Engineer.

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

5. Proclamation
5.A. Proclamation Recognizing TEL US As a Military Veteran Friendly Company
Mayor Windschitl read in full a Proclamation recognizing TEL US As a Military Veteran Friendly Company. Rob Squire provided a summary of TEL US and thanked the Council for the recognition.

6. Presentation
No one wished to present to the Council.

7. Approve Previous Meeting Minutes
7.A. Approve the November 7, 2022 City Council Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the November 7, 2022 City Council meeting.
Motion carried.

8. Consent Agenda
Mayor Windschitl asked if Consent Agenda 8.A. Resolution 2022-134 Consenting to the Assignment of a Subrecipient Agreement is just a name transfer. Assistant City Administrator Elise Durbin stated it is a formality of sorts, and the project is going to be under a different name.

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Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Items A through C:

A. Resolution 2022-134 Consenting to the Assignment of a Subrecipient Agreement

Motion to adopt Resolution 2022-134 consenting to the assignment of the subrecipient agreement with Community Asset Foundation for the West Creek Apartments to West Creek Apartments, LLC.

B. Oak Ridge Development - TH 41 Roundabout and Highway Improvements Cooperative Agreement

Motion to approve the Cooperative Construction Agreement with the State of Minnesota Department of Transportation for the Oak Ridge Development - TH 41 Roundabout and Highway Improvements Project for the Mayor and Administrator to execute.

C. Adopt Resolution No. 2022-137 Approving the Lot Split for Club West Partners/Tradition Development/PC #2022-59

Motion to adopt Resolution 2022-137, approving the Lot Split on PID 300061120, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Lot Split Exhibit, prepared by Alliant Engineering, dated October 14, 2022

Motion carried.

9. Action Items

9.A. Adopt Resolution No. 2022-135 and Ordinance No. 1024 Approving the Preliminary Site & Building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA) for Structures, Inc./Jeremy Banken/PC #2022-57

City Administrator Podhradsky introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Mayor Windschitl asked which building will include vehicle maintenance. Jeremy Banken, President at Structures Hardscapes Specialists, stated vehicle maintenance will be on the ends.

Councilmember Grau asked what the long-term view of the road is. Mr. Podhradsky stated it was originally a County road. If it were reconstructed, it would include curb and gutters.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2022-135 Approving the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc. (PC #2022-57).

Mayor Windschitl asked when construction would start. Mr. Banken stated construction would start in the spring.

Motion carried.

9.A.i. Ordinance No. 1024

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Ordinance No. 1024 Approving the Zoning Ordinance Amendment to PID-9. Motion carried.

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9.B. Adopt Resolution No. 2022-136 and Ordinance No. 1025 Approving the Preliminary Site & Building Plan and Rezoning for the Northern Water Treatment Plant/City of Chaska/PC #2022-58

City Administrator Podhradsky introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Councilmember Huang asked what volume of water can be processed through the facility. Water and Sewer Director Matt Haefner stated about 2.5 million gallons could be processed each day.

Councilmember Huang asked how that compares to the current facility. Mr. Haefner stated the current facility processes 12.8 million gallons per day.

Councilmember Huang asked if the new site would be a backup or if it is meant to be used simultaneously. Mr. Haefner stated it will run every day and will allow the City to do significant maintenance to the primary facility as needed.

Councilmember Huang asked what the timeline is for the loop well. Mr. Haefner stated that is well beyond ten years out.

Councilmember Huang asked if the drilling he saw was a test. Mr. Haefner stated they drilled down to test for Well 10 and see which aquifer they would access. They want to pull from a different well than Well 7. Well 10 is deeper than Well 7 and will be on the north side of the building. The future well is up near the loop.

Mayor Windschitl asked for the timeline on the project. Mr. Haefner stated the hope is to return to the Council with the final plan, go out for bid in the spring, and construction in early summer 2023.

Mayor Windschitl asked how much the project will cost. Mr. Haefner stated it would cost $6-7 million for the treatment plant. The well is under a different project, and the projects depend on where the funding comes from.

Mayor Windschitl asked how maintenance has been able to happen without a secondary treatment center. Mr. Haefner stated they drain one side or filter down to access the areas that need maintenance. There hasn't been a need for significant maintenance that requires more long-term work. The current plant is 98.5 percent efficient.

Mayor Windschitl asked if there are multiple companies that can complete the project which would allow the City to receive competitive bids. Mr. Haefner stated there are a number of companies that can do the work.

Councilmember Grau noted the building is good-looking.

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Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2022-136 approving the Preliminary Site & Building Plan and Preliminary Plat for the North Water Treatment Plant (PC #2022-58).
Motion carried.

9.B.i. Ordinance No. 1025
Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Ordinance No. 1025 approving the rezoning from Open (O) to P2 – Public Buildings.
Motion carried.

9.C. Request for Proposals for Architectural and Engineering Services for a Public Safety Facility
City Administrator Podhradsky introduced the item to the Council and Assistant City Administrator Elise Durbin provided a presentation on it.

Mayor Windschitl asked if the requests are sent to certain groups or if there is a hope for the best companies to submit a bid. Mr. Podhradsky stated they submit requests to recommended companies, and the City will likely receive other bids as well.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve issuing a Request for Proposals for Architectural and Engineering Services for a Public Safety Facility.
Motion carried.

10. Bills
10.A. Accounts Payable Claims Roster 21-November-2022
The Council requested further information about bills on pages 1, 10, 11

City Administrator Podhradsky provided further information regarding those bills.

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

11. Other Business
11.A. City Administrator's Report

11.A.i. Bi-Weekly Report 21-November-2022

Councilmember Grau:

- Congratulated fellow Councilmembers and Mayor Windschitl on reelection
- Noted there are a number of open Commissioner roles, which are great opportunities to get involved; he suggested the City reach out to unreached populations
- Read a quote from the local newspaper regarding Jacob Shay, Chaska graduate, had the opportunity to be commissioned and play for a live professional

Councilmember Hubbard:

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- Congratulated fellow Councilmembers and Mayor Windschitl on reelection
- Stated she attended the Veteran's Program at the Chaska Middle School, and it was well-attended
- Pointed out she presented the State of the City at the last luncheon
- Wished everyone a Happy Thanksgiving and encouraged folks to support small businesses during holiday shopping
- Noted Hometown Holidays will be celebrated December 3, 2022 with a tree lighting at 5:00.
- Pointed out another tree lighting is December 4, 2022 at 6:00 PM.

Councilmember Huang:

- Stated he attended the Veteran's Program at the Chaska Middle School, and it was well-done
- Thanked the veterans for their service
- Congratulated fellow Councilmembers and Mayor Windschitl on reelection
- Noted there was a strong voter turnout in both the City and the County
- Wished everyone a Happy Thanksgiving

Councilmember Hatfield:

- Thanked election judges for their work
- Encouraged community members to shop locally for Small Business Saturday
- Noted there were differing times are advertised on the Hometown Holiday Facebook event
- Added the next City Council meeting is the truth in taxation hearing

Mayor Windschitl:

- Thanked the community for the support and reelection
- Thanked the election judges for their hard work and summarized some of the voting issues within the County
- Pointed out the girls' volleyball team competed in the State Tournament and congratulated
- Noted Brad Hand, Chaska graduate, pitched in the World Series
- Thanked Councilmember Hubbard for presenting at the luncheon
- Noted the Arboretum lost $10 million in funding
- Stated the next Council meeting is December 5, 2022 with the truth in taxation meeting
- Added December 19, 2022 is the meeting when the final budget is adopted
- Commented January 9, 2023 is the first meeting of the new year, which will include three people being sworn in
- Wished everyone a Happy Thanksgiving

11.B. Approve Human Rights Meeting Minutes 7-28-2022, 8-25-2022 and 9-22-2022

11.C. 3rd-Qtr 2022 Investment Report dated November 21st, 2022

11.D. Monthly Financial Reports as of 9/30/22

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12. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the meeting at 8:35 p.m.
Motion carried.

DRAFT

- MINUTES -
CHASKA CITY COUNCIL
DECEMBER 5, 2022

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Matt Haefner, Water and Sewer Director; and Matt Clark, City Engineer.

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

5. Visitor Presentation
5.A. Lost and Found Cat Volunteer – Linda Hoffman
Linda Hoffman provided a presentation about lost and found cats. There is not currently a program in Chaska supporting lost cats and reunification. Police Chief Ryan Seibert provided information about a trial program the City previously attempted with cats.

City Administrator Matt Podhradsky stated he would take the information and research it.

Councilmember Hatfield noted she helped implement a similar program in Chanhassen. It was very labor-intensive and expensive. They have since moved to a Humane Society model with more collaboration.

Michelle McKune suggested contacting PetCo for a partnership as they are open everyday and have several cages. Alternatively, local vet clinics may be interested in a partnership.

Nicole Peterson added it takes two months to surrender a cat to the Humane Society. If the cat has an owner, it would only take a few days.

Councilmember Hatfield stated cats can pass diseases along to one another, especially feline leukemia. Ms. Peterson stated if a cat is neutered or spayed and has feline leukemia, it is very rare to pass along the disease.

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Ms. Hoffman stated 4 Paws charges a flat fee of around $500 to board a lost animal. Mayor Windschitl asked who would pay for the fee if the animal is a stray.

Mr. Podhradsky explained the City contracts with 4 Paws, and they have said they will not board cats. Also, dogs have a high return rate, unlike cats. The City pays the fee if there isn't a person who claims the animal. It is difficult to find a contractor who is willing to board cats.

Councilmember Hatfield added it could be helpful to offer creative measures such as spaying and neutering clinics, affordable chipping efforts, and the like to help with the population.

Councilmember Grau thanked Ms. Hoffman for presenting the issue to the Council and for her efforts in the community.

Marcy Zierman shared an experience with stray cats and returning them to their homes.

6. Approve Previous Meeting Minutes

7. Consent Agenda
Councilmember Hatfield asked for more information on Consent Agenda Item D. Resolution 2022-141 in Support of a Pre-Development Application to the Carver County CDA.

Assistant City Administrator Elise Durbin explained the City will eventually annexing part of Lake Town Township, so there was a request for Chaska to review the sewer system. Other cities will also support the township in its efforts.

Mayor Windschitl asked if Consent Agenda Item B. Letters of Support for Corridors of Commerce Program—Highway 212 and Highway 5 is sent individually or as a packet. Mr. Podhradsky stated Staff sends the letters as both a packet and individually.

Councilmember Hatfield asked what happens with the outstanding business licenses in Consent Agenda Item C. 2023 Business License Renewals. Mr. Podhradsky stated they continue to reach out to the businesses asking them to apply. There is an ultimate deadline where the business would no longer be able to provide services without the license renewal.

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the Consent Agenda Items A through E:

A. 2023 Development Fees, Planning Application Fees, Building and Fire Permit Fees
Motion to adopt Ordinance 2022-1026, establishing the 2023 Development, Planning Application, Building Inspection, and Fire Fees.

B. Letters of Support for Corridors of Commerce Program—Highway 212 and Highway 5
Motion to authorize the Mayor to sign letters of support for both the Highway 212 and Highway 5 applications to the Corridors of Commerce program.

C. 2023 Business License Renewals

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Motion to approve the 2023 Business Licenses to include games of skill, refuse haulers, massage therapists, tobacco sales, solicitors/peddlers/transients and golf cart permits effective January 1, 2023 through December 31, 2023.

D. Resolution 2022-141 in Support of a Pre-Development Application to the Carver County CDA

Motion to adopt Resolution 2022-141 in support of a pre-development application to the Carver County CDA.

E. Grant Application for Circle the Brick Regional Trail

Motion to adopt Resolution No. 2022-142 to pursue a grant as part of the 2022 Minnesota Active Transportation Infrastructure Program for the Circle the Brick Trail.
Motion carried.

8. Action Items

8.A. Truth in Taxation Public Hearing

City Administrator Podhradsky introduced the item to the Council and provided a presentation on it. Police Chief Ryan Seibert provided additional information.

Councilmember Grau noted retention and recruitment is challenging in law enforcement.

Mayor Windschitl added there is difficulty with the exits from the Police Department and could pose a safety issue if there were to be civil unrest.

Councilmember Hatfield pointed out there is an issue of equity with the location of the Police Department where they can respond more quickly to nearby neighborhoods. Mr. Podhradsky explained the Fire Department is central to the entire City, and there is enough room for both a Police Department and a Fire Department on that land.

Councilmember Hubbard asked if a collaborative public safety campus has been considered. Chief Seibert stated the two Departments have a good relationship, and there is opportunity for collaboration between the two. There would be opportunities for shared resources, storage, and training. Mayor Windschitl agreed there could be cost savings with a partnership.

Fire Chief Stephen Kraus continued with the Staff presentation.

Councilmember Hubbard asked if Chaska were to switch to a full-time duty crew, if the radius of where firefighters must live would increase. Chief Kraus stated that could be on the table. They are currently issues losing qualified firefighters because of moving outside of the 12-minute radius.

Fire Chief Kraus continued with the Staff presentation and provided more information on retention efforts.

Councilmember Hatfield noted the importance of the physical and mental health of firefighters.

Mayor Windschitl asked how long the training process is. Fire Chief Kraus stated the Department is down to a one-year probationary period.

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Mr. Podhradsky concluded the Staff presentation.

Mayor Windschitl opened the Public Hearing at 9:49 p.m.

Jay Roe, 3621 Cavallo Pass, explained he has done door-knocking in the community, and he has heard concerns about the rising tax burden. The priority before the past year was City Square West, but the project wasn't funded. However, the City has now introduced a $115 million project. The sum of several other recent projects pale in comparison cost-wise.

Mr. Roe suggested more information provided regarding the decision process and education on how the taxes impact individual households. The budget needs to drive the plan than listening to consultants. There are projects in the School District also impact taxes of residents. Ultimately, the Council should consider a neutral levy.

Renae Frensko, 1300 Valley Street, stated there was an increase in taxes in 2008, and this is a similar issue. Many community members are pained with the suggested budget. The Council needs to spend responsibly for its citizens.

Ms. Frensko asked what the partnership is between the Police Department and the libraries. Mr. Podhradsky stated Chaska has its own Police Department, so they don't contract with the County for services beyond the basics.

Mr. Podhradsky added the City did not increase the levy in 2008-2012. Ms. Frensko stated the taxes still went up.

Chris Pauley, 2151 Schindler Crossing, noted multiple entities receive a handout from the taxes. He added he didn't know how many issues there are with the Police Department, and it shows poor planning. The community members don't have the money currently. Chaska used to be more forward-thinking.

Mayor Windschitl explained the public safety building would have been built already if it weren't for COVID-19. A ten-year plan would cost the City more money, so they opted for a shorter plan.

Mr. Pauley pointed out the City Park for $500,000 seems expensive. Mayor Windschitl stated all of the trails are in dire need of repair and the gazebo needs attention. At some point, the community will have to pay for the improvements, be it now or in the future.

Mr. Pauley noted either the assessed value or the market value of a home could be taxed on. Mr. Podhradsky explained sales data and home additions are used to assess homes, and the Statutes determine the process.

Mr. Pauley stated the current trends will push residents out of the community and lower the tax base. He suggested the City focus more on building up businesses than single-family homes.

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Mr. Podhradsky noted businesses are a focus for the City, and upcoming projects will create around 5000 more jobs.

Mr. Pauley asked if the City will receive the local government aid. Mr. Podhradsky stated the State has said they will not provide the funds, even despite the surplus. He explained in 2004 the City used growth to accommodate the budget rather than levying for it. The City hadn't done anything to replace it, and it set them up for a difficult circumstances. In 2012, once the recession plateaued, they started to rebuild the fund. He explained the long-term planning process.

Councilmember Hubbard added the City is at a point in its growth to plan for the future population. Although the time isn't great in terms of finances, it is a great time in the scheme of the City's development.

Mayor Windschitl pointed out the process to find a location for the public safety center has allowed the City to learn about other programs that can be run more effectively and prevent other planned projects by using City-owned land.

Councilmember Hubbard stated there are informational videos about the issues in the current facilities that may be helpful.

Neil Whatcott, 287 Brickyard Drive, explained the valuation of a home isn't a bank account one can dip into. It is inaccessible until he sells his home. Just because the City can charge more in taxes doesn't mean it should.

Mayor Windschitl noted the Council's understanding of issues with the increased property assessments. They are also homeowners and are facing increases. However, there are issues with facilities that need to be addressed. Chaska has a bright future, and the Council is trying to plan for it.

Mr. Podhradsky added there is benefit to breaking up the project into four phases. If the City were to run into another issue such as COVID-19, the City can pause the projects between phases. Maple Grove recently passed a referendum for $147 million for a community center. Chaska paid for their Community Center in 1991 for $22.5 million, and it is now valued at $145 million.

Mr. Palm asked if Costco was offered increment financing to build in Chaska. Mr. Podhradsky stated the City had responsibility for their portion of the roundabout. The City used tax abatement to pay for the roundabout, and Costco pays the same amount of taxes.

Mr. Podhradsky added the project will go out for bid in 2024, and a slowing market would benefit the bid process. The estimates were created in a hot market, and contractors are getting hungrier as the market slows.

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Councilmember Huang noted inflation is hurting everyone. The longer they wait to do the bigger projects, the more exponentially the costs will increase. The Council has not taken the projects lightly as it impacts everyone in the community, particularly those with lower incomes.

Councilmember Hubbard stated it would be easier for the Council to not do anything. The perspectives of the public matter, but the Council has to be brave and forward-thinking.

Mayor Windschitl closed the Public Hearing at 10:33 p.m.

Councilmember Grau agreed some people leave communities due to taxes or increased costs, but people also leave cities due to issues with public safety. He explained it is a hard ask, but it is a worthy, well-planned ask. He thanked the commenters for their time.

Councilmember Hatfield thanked the commenters for representing the voices of their neighbors. The Council could take the more popular position by putting off the projects, but it is not the right position. She added her experience in talking with community members was not entirely unsupportive of the levy.

Councilmember Hatfield noted she has lost sleep over the impact on some people in the community, such as those with fixed income. Ultimately, the projects are the right choice for the Councilmembers in ten years and for the community long-term.

Councilmember Huang thanked the commenters for their participation and for creating meaningful conversations. The proposed levy will serve the community for several years to come.

8.B. Temporary Transfer Authority Public Hearing and Resolution 2022-140

City Administrator Podhradsky introduced the item to the Council and Assistant City Administrator Elise Durbin provided a presentation on it.

Councilmember Huang asked why the funds are unobligated. Mr. Podhradsky stated the funds were obligated before going through the Housing Improvement Program. The funds came from three districts including the apartments by the Fire Station, the Clover Ridge neighborhood, and Chaska Heights near Kohl's.

Councilmember Huang stated the report implies the distribution needs to be determined before the end of the year. Mr. Podhradsky stated the distribution can be vague, so the State accepted the area of downtown as the distribution. The Housing Improvement Program can be used anywhere in the City. The goal is to create flexibility. The funds are available for two more years.

Ms. Durbin pointed out the plan was reviewed by an attorney and approved it.

Mayor Windschitl opened the public hearing at 10:55 p.m.

No one wished to address the Council.

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Mayor Windschitl closed the hearing at 10:56 p.m.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution 2022-140.

Motion carried.

9. Bills
9.A. Accounts Payable Claims Roster 5-December-2022
The Council requested further information about bills on pages 5 and 9.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business
10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 5-December-2022
Councilmember Hatfield:

- Stated Citizen's Academy is coming back on Wednesday nights January-March.
- Noted Coffee with a Cop is December 15 at Dunkin' Donuts, and the food distribution is the same day at noon.
- Pointed out Commission appointments are coming up and encouraged community members to apply.

Councilmember Hubbard:

- Noted she attended the Tree Lighting events.
- Added the Chaska Parks and Recreation guide is out for the winter and enrolment is open.

Councilmember Huang:

- Noted he also attended the well-attended Tree Lighting events.
- Agreed the Commissions are a great way to get involved with the community.

City Administrator Podhradsky:

- Pointed out the Metropolitan Council still has openings, and he encouraged members of the City Council to reach out to community members to represent Chaska on the Metropolitan Council. The current representative lives in Scott County.

Mayor Windschitl:

- Stated the City needs to plan for a new Christmas tree in the coming years.

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- Suggested there be a raffle for residents to decorate the trees and be responsible for the whole process.
- Added the parade will be December 21, 2022.
- Noted the next few meetings are December 19, 2022, January 9, 2023, and January 23, 2023.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 11:16 p.m.
Motion carried.

Chaska
Parks and Recreation Commission
Meeting Minutes
September 13, 2022

1. Call to Order

The September 13, 2022, meeting of the Chaska Parks and Recreation Commission was called to order by Chair David Downs at 7:00 pm.

2. Roll Call

Attendance: Chair David Downs, Vice Chair Jason Branch, Donelle Heieie, Georgiann Keyport, Zach Saueressig, Elizabeth Wynveen, Karli Cich, Michael Heuer, and Terrence Schwerm

Absent: Roda Hassan

Staff: Parks and Recreation Director Marshall Grange, Assistant to the Director, Mary Monteith and IS - Michelle Blasko

3. Adopt Agenda

The agenda was approved as submitted.

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Commissioner Heuer, second by Commissioner Saueressig, to approve the Chaska Parks Commission meeting minutes of July 12, 2022.

Roll Call for Approval

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes June 20, 2022

6B. Council Minutes July 11, 2022

6C. Council Minutes July 18, 2022

6D. Council Minutes August 1, 2022

6E. Planning Minutes June 8, 2022

6F. Planning Minutes July 13, 2022

Chair Downs noted he saw the Fireman's Park ll property was approved for 4 lots. Grange shared it was and will go to Council for final approval.

Grange also noted the development at Clover Ridge will include a tot lot area of some variety. Cich questioned if the wetland issues were figured out. Grange noted yes. It was resolved through the Planning Commission and City Council giving the developer a variance.

Informational; no action required.

7. Action Items

7A. Carver County SW Regional Trail Master Plan

Grange introduced Marty Walsh, the Parks and Recreation Director for Carver County, who is here to review the SW Regional Trail Master Plan that is looking to get approved by Carver County. He also will speak on the Minnesota Bluffs Regional Trail. This master plan first started in 2006, working with cities to get a trail alignment. Over time there were efforts with others to acquire a three-mile trail corridor owned by the Hennepin County Reginal Rail Authority.

Walsh has been meeting with other individual cities in Carver County to present this master plan and seek approval. Tonight, he is here to do the same, ask for a resolution of recommendation from the City before it goes to the County Board for final approval.

Walsh provided a presentation detailing three parts: funding, acquisitions, and development. He briefly reviewed his past public engagements, connectivity to local, regional, state, and federal trail systems, and the benefits of the trail realignment. Cich inquired about keeping natural areas throughout the trails. Walsh stated some trails will be more “man-made” and some will maintain a more natural feel. Chair Downs questioned how the trails will align with the roadways. Walsh stated he wants the trails detached from the road and suggested possible built-in structures to help with this. He also shared the alignment change of the MN River Bluffs Trail in Chaska will help reduce flooding, improve safety along County Road 61, and maintain consistency with the City’s vision. Keyport inquired about the Creek Road trails. Walsh stated currently those trails do not exist.

Cich inquired about how they are planning to ecologically enhance the natural areas. Walsh stated Chaska has identified 2 areas of land preservation. Chair Downs questioned who would maintains those trails. Walsh stated Carver County will.

Cich inquired about flooding and how it is taken care of. Walsh stated the trail would likely be repaved and will stay on top of the levy. Keyport requested Walsh consider the use of native seeds. Walsh stated the budget allows for the resolution of some ecological resources and maintenance of native areas and added Carver County will maintain what is in the proposal.

Heieie mentioned her concern for safety along Highway 61 and questioned snow removal. Walsh stated not all cities have snow removal resources. However, Chaska does the snow removal in those corridors and is then reimbursed by the County.

Motion by Cich, second by Heieie, to recommend Chaska City Council approval of Resolution to support Carver County’s Southwest Regional Trail Master Plan.

Roll Call for Approval

7B. Harvest West Neighborhood Park Recommendation

Grange shared that this park recommendation was put together by Public Works staff, Parks and Recreation staff, input based on area resident feedback, as well as assistance from HKGI the professional landscape architectural firm that we work with.

This is a 12-acre parkland site, north of Big Woods Boulevard and east of Highway 212. The active park area is along the bottom third of this section and then there is the awesome nature area to the north, that contains a wetland area, and an Oak Savanna throughout. Grange shared the developers preliminary plat plan; this is what staff started with in developing a concept plan with HKGI. This also is what the homeowners should have received from the developer as well. A couple years ago work was done on the site with grant money, there was wetland and upland land area restoration done.

Grange stated mailings were sent to approximately 425 households notifying them of this park project, these homes were within a ½ mile radius of the park area. The first meeting on June 14th provided a brief overview and timeline, a site walk was done as well. Grange also noted this park will have great connectivity to other trails. This information has also been put on the project webpage along with the on-line survey that contained approximately 112 household responses. Their responses addressed a variety of amenities with the top choices being paved trails, signage, vegetation, and an open play field. Picnic areas and a park shelter were also mentioned. Chair Downs questioned who brought up the idea of a bike rack, Grange stated that was staff.

City staff also suggested two playgrounds: one for 2–5-year-old children and one for 5–12-year-old children. Heieie inquired about a physical barrier between the playground for younger kids and the storm water run-off, safety concerns. Grange noted he will make note of this. Staff also recommended Wisconsin and Minnesota Playground Manufacturing and Game Time for the playground equipment. Chair Downs questioned the placement of a merry-go-round at either of the two playgrounds, Grange stated this was not the case. Keyport inquired about surface area material; Grange stated it would be engineered wood fiber.

Grange noted the primary park entrance will be off Vista View Rd. Public Works is looking into creating a buffer between the paved trail and the homeowner's lot line. Cich suggested making residents aware that it takes 3-5 years for certain plants and trees to fully mature and grow. Schwerm noted the main entrance seems too formal and doesn't seem to blend in with the natural style of the park. Cich suggested tall grass or pollinators would fit in better. Heieie suggested using some of the same plantings as there are at Firemen's Park. Grange stated the decisions on privacy type areas would be discussed in the spring with Public Works.

Cich provided her thoughts on the removal of the ash trees. She believes it will create a lush habitat without the ash trees there. The ash trees are not helping the ecological environment. Saueressig asked if it was the residents who wanted the trees to stay for privacy purposes. Schwerm stated he thought the residents were concerned about tree loss, there was a big group that wanted to have the area remain natural. This was sort of a compromise. Grange stated details can be put into the motion regarding removal of trees if necessary. Chair Downs stated specific details likely will not be in the recommendation that goes to City Council. Schwerm thanked Grange and staff for the hard work and the effort to receive and use public input. He

also stated he trusts the staff to take the message on the ash trees back to public works for consideration.

Motion by Schwerm, second by Saueressig, to recommend City Council approval of the Preferred Plan for the Harvest West Neighborhood Park with comments noted from meeting.

Roll Call for Approval

7C. Harvest West Neighborhood Park Naming Recommendation

At the first neighborhood park meeting in June, staff mentioned to the residents the opportunity to propose naming the park. At the second park meeting, residents were made aware of the information placed on our project website specific to our naming policy and a proposal form. Grange stated there were 2 proposals submitted, along with one from a staff perspective as well. The Park Board discussed the names and decided on Savanna Oaks.

Motion by Cich, second by Saueressig, to recommend to City Council naming the Harvest West Park, Savanna Oaks.

Roll Call for Approval

8. Discussion Items

8A. Introduction of Chris Lindahl – Marketing Manager

Grange recognized Susan Marek, our software systems supervisor, who recently retired from the city of Chaska. Big thanks to Susan for her 30 years with the city. She had many roles over the years and has done a lot of great things for us at Park and Recreation as well as at the Curling and Event Center.

Grange introduced the new marketing manager, Chris Lindahl and noted he is a resident of Chaska and has been in the Navy for the last 10 years. He is currently pursuing his MBA through Notre Dame. Lindahl stated he is excited about this position and is looking forward to working with the staff. He reviewed his priorities since starting a couple months ago, he stated his highest priority is social media. His plan is to establish the Parks and Recreation website and social media page as one complete resource. This will help create better communication, navigation ability and will be an easier, more concise way to get information out about Parks and Recreation, and things being under one roof. Lindahl anticipates the Curling and Event Centers to remain a separate market and social media page as well. Lindahl is looking forward to fun.

8B. Community Center Master Plan

Saueressig shared that the next Task Force meeting is October 5th. There will be lots of data to review.

Grange also provided a review and noted the timeline and process has slowed down. He shared that the next step was a statistical evaluation out to the community to get a better idea of programming and people's interests. However, this was going to take another 3-4 additional months, and we felt comfortable with the feedback we already had gotten, and the consistency

of it, so it was decided to wait more towards the end to do that evaluation, so we could keep the momentum going. This will also allow the architects additional time to put together concept designs along with cost estimates and financing strategies. The next meeting is set for October 5th with the task force. There was discussion among the Commissioners regarding the entrances to the building, and security as well.

8C. Pedestrian Bicycle Master Plan

Grange continues to work on this plan internally. He is working with other departments, and the consultant, who is finalizing changes to the draft plan after additional feedback from staff. There also is a review being done by WSB. Grange noted Nate Kabat, Chaska Community Development Director, is also working with HKGI to conduct an audit of city ordinances and will continue to compare and update changes to the draft. Some of the work listed in the plan has already been done. Wynveen inquired about the bicycle friendly designation that was discussed at an earlier meeting. Grange stated this will be discussed again once the master plan is approved by City Council and then we can look at the next available timeframe to submit plans for the designation.

8D. Miracle Field and Universal Design Playground

Grange shared that the Chaska Rotary is taking the lead on the fundraising efforts for this project. We recently applied to become an official member of the Miracle League. The Miracle League National Association and their exclusive vendor for the Miracle Field are working with Flagship Recreation, which is an exclusive playground manufacturer for this type of playground. Community members were given an opportunity to attend a visioning meeting, and then were asked who would be interested in serving on the design team. Those interested visited the Landscape Structures manufacturing site in Delano. A week later, the design team was brought together again to meet with Flagship Recreation and two playground designers from Landscape Structures who took notes on ideas and themes and asked questions on what Chaska is. Chair Downs inquired about a date for preliminary designs. Grange stated it will likely be approximately 6 weeks. Chaska Rotary has suggested putting on a pond hockey event at Firemen's Park this winter to start fundraising for this project. Parks and Recreation would be a part of that event as well.

8E. Sponsorship and Naming Rights

Grange reminded everyone that there is a joint work session with city council on October 3rd to meet for about an hour with the Superlative Group to go over the evaluation report and ask questions. Grange recommended sending questions/thoughts his way via email before the meeting. Chair Downs clarified this is only a working session and the topic will come back to Parks and Recreation again in October for more discussion.

8F. East Creek Canyon Park

Grange shared photos of the site and noted the area has been reseeded, irrigation is complete and now we are waiting on the installers to come in and put the play area all together. They have not provided an exact timeline, but things should be done this fall.

8G. Department Happenings

Grange mentioned the shelter at Lions Park has been torn down as part of the capital assessment management plan. Work will continue until as weather allows. Thanks to the Chaska Lion's for their contributions to this re-do.

The Latin Music Festival is this Friday at Firemen's Park with food trucks, music, and fireworks. This is the 2nd year of this event. Grange also noted the Courthouse Lake Parkrun on Saturday. He mentioned it is for all ages and abilities and is free! He thanked all the volunteers and Missy Goff who help to put this event on every Saturday.

9. Other Business

9A. Round Table

Cich stated she spoke at a national conference in Duluth recently and took a tour of the city and their City Parks. They have put together a natural resource management plan, she inquired if this was something Chaska could do. The plan is not out yet, however, she has requested one for us.

Chair Downs had nothing to report.

Vice Chair Branch had nothing to report

Heieie implored city staff to increase safety on the City trails and in the ravines.

Keyport had nothing to report.

Saueressig commented on other city's complexes and comparing them to our community centers. He will provide more via the master plan process.

Wynveen discussed league play at Chaska's Town Course and suggested Chaska residents get first right to sign up for league play and then open it up to non-residents. Grange noted the golf course is not under his review but will give feedback to the golf director.

Heuer had nothing to report.

Schwerm had nothing to report.

10. Adjourn Meeting

Motion to Adjourn the September 13, 2022, meeting by Saueressig, second by Keyport.

Roll Call to Adjourn at 9:16 p.m.

Next meeting: October 11, 2022