



AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Tuesday, February 7, 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 the January 3rd HPC Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Approve the Site Alteration Permit (SAP) for the Ess Lot and Ernst Home at 211 & 217 Walnut St N (Chaska Yards)/Carver County CDA/HPC #2023-01
8. Discussion Items
 - 8.A. Adopt the Downtown Chaska Business Rear Entrances Design Guidelines
9. Other Business
 - 9.A. Recommend Appointment of Chair and Vice Chair
10. Adjourn



Minutes
CHASKA HERITAGE PRESERVATION
COMMISSION
Tuesday, January 3, 2023
7:00 PM

1. Call to Order

The meeting was called to order at 7:00 pm.

HPC members present: Chair Person Kohman, Anne Bohnen, Gregg Davies, James Pleis, Tom Racijs, and Scott Welvaert.

HPC members absent: Steve Mueller

Staff present: Elizabeth Hanson – City Planner

2. Roll Call

Roll call was taken.

3. Adopt the Agenda

A motion by Commissioner Davies, second by Commissioner Welvaert to adopt the agenda. Motion carried.

4. Visitor Presentation

There was no one under visitor presentation.

5. Approve Previous Meeting Minutes

5A. Approve the May 3, 2022 HPC Meeting Minutes

A motion by Commissioner Welvaert, second by Commissioner Racijs, to approve the May 3, 2022 HPC meeting minutes. Motion carried.

6. Consent Agenda

There were no consent agenda items.

7. Action Items

7A. POSTPONED: Approve the Site Alteration Permit (SAP) for Chaska Yards at 211 & 217 Walnut Street (Ernst Home and Ess Lot)/Carver County CDA/HPC #2023-01

City Planner Hanson updated that the Chaska Yards project has been postponed due to it being publicized in the newspaper. City Planner Hanson stated that the next tentative date for the public hearing is planned for February 7th.

8. Discussion Items

8A. Discuss Downtown Business Rear Entrance Design Guidelines

Assistant City Administrator Elise Durbin presented this project. She provided a slideshow detailing next steps for Highway 41 and discussed how customers will access businesses differently, focusing on rear entrances. Assistant City Administrator Durbin outlined the design guidelines and what focus areas have been decided. Assistant City Administrator Durbin asked the Commission for feedback on additional areas that should be addressed, if specific design guidelines make sense, and if the graphics are successful in conveying what the city is looking for.

Commissioner Davies questioned if the sidewalk will still be available on the 41 side. Durbin updated that the sidewalk will be made bigger. Commissioner Davies also questioned if there will be a connection through City Square. City Planner Hanson updated that it would be a big lift to alter the trajectory.

Commissioner Racijs questioned about feedback from building owners on traffic changes and security. Assistant City Administrator Durbin updated that there was limitations and challenges from building owners but are still interested in the rear entrance designs.

Commissioner Pleis questioned about financial funding grants that people could plug into. City Planner Hanson updated on the sign grant that is available for owners. Assistant City Administrator Durbin added that there is also a storefront loan improvement plan.

Commissioner Davies also questioned about pedestrian crosswalks and public restrooms.

City Planner Hanson asked the Commission to further review the manual and email any questions or comments to herself to get a more finalized draft to discuss at the next HPC meeting.

9. Other Business

City Planner Hanson updated on the potential detached garage at the Eitel House. The plat got approved and a buyer was secured for the property.

10. Adjourn

Motion by Commissioner Welvaert, second by Commissioner Racijs to adjourn the meeting at 7:43 p.m. Motion carried.

REQUEST FOR ACTION

CHASKA HERITAGE PRESERVATION COMMISSION

02/06/23

Subject: **PUBLIC HEARING: Site Alteration Permit (SAP) for three (3) new residential buildings and the rehabilitation of the Ernst House at 211 and 217 Walnut Street**

Applicant: Carver County CDA

Location: 211 & 217 Walnut Street (Ernst House & former Ess House lot)

Case No.: HPC No. 2023-01

Synopsis: Applicant is proposing to construct 3 new housing units on 217 Walnut Street and rehab the Ernst Home at 211 Walnut Street for a total of 4 owner-occupied units

Prepared By: Elizabeth Hanson

Staff Recommendation: HPC approval of the Site Alteration Permit (SAP)

BACKGROUND

In the middle of 2014, the City approved the relocation of the Riedele House (Ernst House) from the Firemen's Park lot to the empty lot at 211 Walnut Street to help aid in the redevelopment efforts of Firemen's Park. The home has since been relocated and has been sitting vacant on this lot for some time.

In late 2014, a fire caused major damage to the Ess House at 217 Walnut Street, which is on the lot just north of the Ernst House. In 2015, the City stepped in to purchase it, with the express goal of saving the building. The City went through two grant cycles (2015 & 2016) with the State Historic Preservation Office (SHPO) in hopes of obtaining significant funds to help save the home. The City was unsuccessful in both of these grant applications and thus had no other option but to demolish the home, which was done in 2017.

In December 2018, a Concept Plan was approved for 7 residential rental units by Talle & Associates, Inc. In June 2019, a Preliminary Site & Building Plan, Preliminary Plat, and Rezoning (PRD-74) was approved for the same project. The project did not move forward from Preliminary approval, citing financing issues.

The City currently owns both parcels. The City has been marketing the Ess lot and Ernst Home for redevelopment so that the Ess lot can be built on and the Ernst House can be rehabbed.

In January 2022, Carver County CDA proposed a Concept Plan for a 4-unit owner-occupied project. The project consisted of 3 new housing units, and the rehabilitation of the Ernst House. The project was reviewed at the City's HPC meeting on January 4, 2022 and comments

were received; a formal approval was not done at this time. The project was also reviewed and recommended approval by the Planning Commission (January 12, 2022) and ultimately approved by the City Council (January 24, 2022).

The comments at the January 4, 2022 HPC meeting contained the following:

- Layout of the site was favorable
- New housing units need to be designed to fit into the historic setting more
- Detached garage should incorporate a pitched roof vs a flat one



(Concept Plan drawings of new housing units)

Changes Since Concept Plan

The elevation drawings for the new housing units have been improved since Concept Plan. The design of the new units are more compatible with the Ernst Home and historic setting in the following ways:

- Window openings are similar in scale and profiles to the Ernst Home
- The lap siding used will provide cohesiveness with other downtown residential properties and not overpower the Ernst Home's Chaska brick design
- Front porch/decks will be included to bring a nod to the Ernst Home's front porch layout
- Trim detailing in the cornice, corners, mid-sections and on the windows will provide added interest and tie in historic elements



(Preliminary Plan drawings of new housing units and detached garage)

HISTORIC SIGNIFICANCE OF THE SITES

211 Walnut Street (Ernst House; aka Riedele House)



In 2014, the Ernst Home was relocated from its original location in Firemen's Park (3250 Chaska Blvd) to its current location on 211 Walnut Street. A previous residence occupied 211 Walnut Street, which was a 2-story, wood-frame building with prefinished metal siding. It was demolished to accommodate the relocation of the Ernst Home. The Ernst Home was subsequently determined to be a 'contributing' property in the National Register for the Walnut Street District.

A Minnesota Architecture-History Inventory Form, compiled by a historic preservation consultant for the State Historic Preservation Office (the Minnesota Historical Society) in 2004, describes the architecture of The Riedele House as follows:

"The two-story Riedele House is a T-plan cross wing Chaska brick house with an open porch, segmental arch windows, and a 1910 two-story, Chaska brick, rear addition. The main (south) façade features a one-story open porch with a second floor balcony. The porch's classically tapered columns are surmounted by a simple frieze and turned post balustrade. The main entry is situated on the side elevation of the gable front. The segmental arch windows have brick sills and headers composed of two rows of Chaska bricks, the most common header configuration found on Chaska brick farmhouses.

In 1910, the two story brick addition with a one-story open porch was constructed. At some unknown date, the one-story open porch was replaced by a smaller enclosed shed porch. The scars of the 1910 porch can be seen on the north façade of the addition. Sometime within the past 20 years, an exterior frame staircase was constructed on the rear (north) side of the house, providing direct, ground-floor access to the second floor of the 1910 addition."

The house was named for Andreas Riedele [pronounced **REED-da-lee**], who was born in Germany in 1829. He came to the US in the mid-1850s and came to Minnesota in 1855. According to the same SHPO report cited above, he purchased a flour mill in Chaska in 1869 and then entered the brick manufacturing industry in 1881. In 1882, the Riedele and Bierlein brickyard employed 15 workers and manufactured 15,000 brick per day. In 1884, he built a home adjacent to the brickyard and two generations of the Riedele family lived there. When the Klein brothers acquired the Riedele's brick business, they also acquired the house, now known as the Riedele House.

217 Walnut Street (former Ess House)



The former Ess House was an original Chaska brick home built in 1886; at one point the home

was cladded in stucco. In late 2014, a fire caused major damage to the roof and attic, plus smoke and water damage throughout the house. After the fire, the owner indicated that they would likely demolish the building. The City stepped in to purchase it, in August 2015, with the express goal of saving the building.

In the Summer of 2015 the City applied for a State Grant to restore the building as the cost to repair the home was financially unfeasible for the City to undertake alone. The City was unsuccessful in obtaining the grant from this year, however, the State advised to re-apply for the upcoming year. The City re-applied for the State Grant in 2016, and were, again, unsuccessful in obtaining the funds. The City had no other option than to demolish the home as it was sitting in a state of distress. In December of 2016, the HPC approved the Site Alteration Permit request to demolish the home. Since that time, the lot has sat vacant.

The "Existing Condition" of 217 Walnut Street is described in the City of Chaska's Preservation Design Manual as follows:

"When Joseph Ess returned from Civil War service, he started building wagons on the west side of Walnut Street. Then he acquired a blacksmith shop on the east side of the street. In 1886 he added an iron foundry to the north to meet the machinery needs of brick yards. The later diversified foundry business lasted through five generations. The foundry building was replaced in 1989 by an apartment building. In 1886 Joseph built this house for his growing family."

TONIGHT'S REQUEST

The applicant, Carver County CDA, is requesting approval of a Site Alteration Permit (SAP) to (211 and 217 Walnut Street) incorporate four residential owner-occupied units: one unit in the renovated Ernst House with a private patio area, three new individual housing units with private yards, and a new detached garage. One garage stall and one surface parking space will be provided for each housing unit. These units will be brought into the Carver County Community Land Trust and sold as affordable housing units at 80% Area Median Income (AMI).

STAFF EVALUATION and RECOMMENDATION

The Heritage Preservation Ordinance (HPO), Section 32(4) requires that the HPC consider certain standards, including the Secretary of the Interior's Standards for Treatment of Historic Properties, when reviewing site alteration plans:

- Standard a:** **The historic and architectural significance of the resource and its relationship to the historical integrity of the surrounding area.**
- Standard b:** **The general compatibility of the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures with the character of the historic resource and its site or the historic district.**
- Standard c:** **Any applicable design guidelines adopted by the Commission.**
- Standard d1:** **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

- Standard d2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard d3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Standard d4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Standard d5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard d6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Standard d7:** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Standard d8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Standard d9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- Standard d10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ERNST HOME

Regarding Standard a, the site has been designated as a local historic resource as part of the history and development of Andreas Riedele and the Brickyards. The building has significant character, interest and value as part of the heritage and cultural characteristics of the City of Chaska and its development. The building and sites are also currently located in the National Walnut Street Historic District. The Ernst Home is considered 'contributing' on the National Register within the Walnut Street District.

Regarding Standard b, the existing building is constructed of traditional "Chaska Brick", which is an important historical context in the community. The renovation to this existing historical building will not create major exterior changes to the structure on its front or side

elevations. A small back entrance porch will be added to the rear facade that compliments the details of the historic house. It will be constructed of Hardie Board and windows, and painted white. A back entrance was once installed on the house, however the flashing from the roofing is the only indication of the historic configuration (see photo below). There are no older photos to prove this unfortunately, yet, it was not uncommon to see these type of additions on historic homes.



(Rear façade showing roof flashing of a potential previous addition)

The existing brick has been damaged by water and weather in many locations. The applicant is anticipating to repair the brick, with appropriate mortar being installed and bricks chosen to match where they need to be replaced. Existing brick openings will be maintained for the most part. The door that leads to the porch roof will be removed and replaced with a window. Looking at historic images it appears this was originally a window, later modified into a door. Due to safety concerns and, but also the need to add a code compliant guardrail in addition to the historic railing, access to this deck will be removed. Matching brick will be toothed in to fill the lower portion of the door opening.

Historic windows that still exist on the home will be repaired. More recent windows that are currently used on the home will be replaced with new windows to match the historic configuration. The columns, cornice, dentils, balusters, and railings will be repaired where possible. Where elements are missing or too deteriorated for reuse, the historic elements will be used to fabricate replica pieces. The porch roof is in severely deteriorated condition, it is expected that structural elements will be replaced, however, the configuration and trim will be matched.

Regarding Standard d1, the existing structure on the property will continue to look as was historically intended. The footprint and rear façade will be modified to include a back entrance porch, which will cover the area showing the previous roof flashing. The property will be used

as a residence, which has traditionally been the use in this structure. Its location and scale on the lot is similar to the former home that occupied this lot.

Regarding Standard d2, the historic character of the property will be retained and preserved with the proposed changes/maintenance. The major change of adding a back entrance porch will follow the outline of a previous addition and thus is appropriate. The look of the back porch entrance will utilize Hardie Board and windows and be painted white to match the existing details of the home. The Hardie Board will complement the brick well.

Regarding Standard d5, Chaska brick is a major historical context in the City of Chaska, and will be maintained on this building. The applicant will be repointing the areas necessary to ensure this material's longevity. Window openings and their details will be maintained. The replacement of the 2nd story porch door to a window is appropriate and will negate the safety hazard.

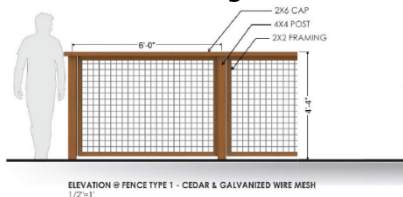
Regarding Standard d6, the brick will be repointed. The front porch will have to be replaced given its deteriorating condition. The applicant will be replacing this feature to closely match the color, style and material.

Regarding Standard d9, the applicant's proposal to add a back entrance porch is appropriate and compatible with the existing structure. The remnant flashing on the rear elevation proves that an addition once existed. The design of the addition will be Hardie Board and painted white to match the details of the home. The material and color will allow this area to be differentiated appropriately from the old.

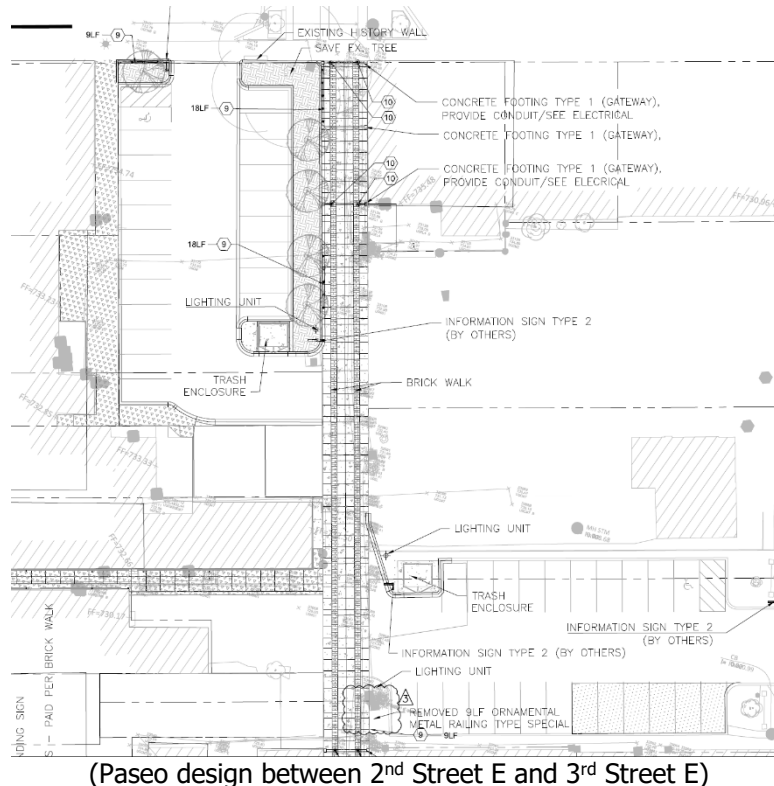
Regarding Standard d10, the back entrance porch will be designed to be differentiated from the old. It will not require the removal of brick or other features that currently exist on the home. If the addition is removed, it will bring the structure back to how it exists today.

NEW HOUSING UNITS & DETACHED GARAGE

Regarding Standard b, the new housing units are designed to fit in with the Ernst Home and historic context but are also differentiated in a way that does not inappropriately mimic the old. The new housing units will be oriented around a small "commons" which provides space for gathering and meeting with neighbors and friends. The commons also engages the Ernst Home, unifying the old with the new. Setbacks from the PRD-74 zoning district will be maintained with the proposed plan, with a slight revision to allow the front porch/deck of Unit 3 to encroach up to 5 feet into the rear setback. 15 feet between the edge of Unit 3 and the rear property line will be achieved. The layout of the buildings will provide spatial relationships that are more commonly found in residential areas, which is appropriate for this use. This also will emulate the former layout of homes and outbuildings that once occupied this site. Private yards will also be provided and delineated by decorative fencing shown below. It should be noted that this fencing cannot exceed 4 feet in height in order for it be in front and side yards.



The new housing units will be designed with 4" Hardie Board lap siding, simple enlarged trim including horizontal banding to break up the vertical dimensions, window and door trim, and balustrades and railings with simple turned and routed shapes to create shadow lines and elements of decoration at the entrances. A gabled style roof will be implemented to nod to the Ernst Home and residential style. The style of the homes will be well designed on all sides, which will provide for good views into the site, including from the proposed paseo. The paseo is planned to undergo implementation with the Highway 41 project happening this summer, however most of the work in this area is planned for 2024. A portion of that paseo design is included below.



The new units and detached garage are proposed to be painted with the color Night Gray. This color is shown below. From staff's opinion the color seems a little dark for the context. We understand the desire to contrast from the Ernst Home, however, believe contrast can still be done while maintaining a lighter, more neutral color. We would ask that the applicant explore other lighter, more neutral, color options that fit in well with the site and overall context. Trim will be painted white, which will fit in well with the Ernst Home's white details.



(Lap Siding Color Night Gray)

The detached garage is designed with the same lap siding and white details like the new housing units. Decorative garage doors will be used to face out towards the paseo. The design will use a flat roof instead of a gabled one. The applicant states that the purpose of using a flat roof is the following:

- It fits into the context of downtown and is not precedence setting. Please see the attached map in the narrative:
 - Unlike other residential areas in the historic district, this is a unique site that shares an alley and block with commercial structures. This is very similar to the other facing block on Chestnut. Both blocks are noted in green on the map. It has a similar configuration of where a few residential structures back up to a block dominated by flat roof main street buildings. On both blocks the residential structures have pitched roofs and most of the other structures have flat roofs. In fact, the other block has no garages, we assume they park on the street. We feel the flat roof garage is appropriate in this context and differentiation of use as it already exists on another block downtown.
 - Also on the map, there are other structures in the historic district that have flat roof additions to their historic pitched roof structures. These are noted in blue.
 - There are two, including one that is a historic designated house, that has a flat roof garage. These are noted with a red circle on the narrative map and shown in the photos below.



(211 Oak St N and historic 403 3rd St E)

- Another reason for the flat roof is because this garage is at the high point of the site; storm water control is critical. Instead of pitching more water into the alley, the flat roof directs stormwater much more efficiently by being able to go directly into the new storm water utilities on the site.
- A pitched roof would make the garage taller on this high/visually exposed point of the site. The intention is to reduce the scale of this utilitarian building on the site.
- Lastly, the flat roof provides an area for solar panels to deliver renewable energy to affordable housing units.

Regarding Standard d1, the uses of the three new buildings will also be used for residential purposes. The Ess lot (217 Walnut Street) and Ernst lot (211 Walnut Street) both operated as residences, and as such those uses will be continued. The overall look of the buildings will also have a residential feel which is appropriate for the context/district. The spatial relationships will also be maintained that have been traditionally applied on these lots. The residences prior had similar setbacks to the ones that are proposed. At least 5 foot setbacks will be maintained on the north and south edges which is typical on other residential lots in downtown.

Regarding Standard d9, the new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The three new buildings will provide a nice balance in terms of design on the site. The housing unit (Unit 1) on Walnut Street will show the connection with the Ernst Home by emulating the two-story front porch design. The incorporation of the lap siding will start to reinforce a residential element that is typical on most residential homes and even commercial properties in the area. The color selection will have to be further looked at to see if there are other lighter and more neutral hues that would fit in well with the Ernst Home and surrounding context.

The gabled style of the new housing units is a sensitive touch to the design found on the Ernst Home and former Ess Home. The scale of the gables is also very similar, which will fit in well to the Historic district. It is being done to not completely mimic the two historic properties but to show compatible qualities.

The detached garage will also provide a nice balance to the site. This building will not be as visible given that it is oriented towards the alley/paseo. The overall design is compatible with the new housing units with its lap siding and white details. The question is whether a gabled roof or flat roof is more appropriate for the context and tying into the Ernst Home. The gabled roof ties in better to the new housing units and the Ernst Home, however, the flat roof scales down the building so that it does not overpower the views from the paseo. The flat roof also fits with the general context of the commercial area and ancillary buildings that all have flat roofs. The flat roof design reinforces the notion that this building is ancillary to the others.

Regarding Standard d10, new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. If the removal of the new housing units or the detached garage were to occur, they will not impair the integrity of the Ernst Home or the district as a whole. Their overall design is differentiated enough so that removal will not mean removal of the historic character in the area.

In sum, staff concludes that the work being done to the Ernst Home and the proposed buildings next to the Ernst Home and the Walnut Street Historic District are a compatible solution for complementing the historic character of the buildings and district. The installment of lap siding and white details help complement what is currently out there. Staff would again point out that the lap siding color chosen for the new buildings be further explored to provide a color that better fits into the context, such as a light or more earth-tone color. The addition of these buildings and the renovation work being done to the Ernst Home will allow the Ernst Home to be usable once again and, in turn, will allow for continued investment into this historical property and the overall district.

HERITAGE PRESERVATION COMMISSION ACTION REQUESTED:

Motion to approve a Site Alteration Permit for the addition of three new housing units, new detached garage and the rehabilitation of the Ernst Home located at 211

& 217 Walnut Street, based on the findings listed in the staff report, and subject to the following conditions:

- 1. The proposed new housing units, detached garage and rehabilitation of the Ernst Home at 211 & 217 Walnut Street shall be substantially consistent with the aforementioned staff report and the following exhibits:**
 - a. Narrative (pgs 1-7), prepared by MacDonald & Mack, dated January 18, 2023**
 - b. Aerial Exhibit, prepared by MacDonald & Mack, dated January 18, 2023**
 - c. Existing Conditions, prepared by MacDonald & Mack, dated January 18, 2023**
 - d. Site Plan, prepared by MacDonald & Mack, dated January 18, 2023**
 - e. Landscape Plan, prepared by MacDonald & Mack, dated January 18, 2023**
 - f. Overlay Plan, prepared by MacDonald & Mack, dated January 18, 2023**
 - g. Photometric Plan, prepared by Pulse, dated December 20, 2022**
 - h. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated December 2, 2022**
 - i. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated December 2, 2022**
 - j. Utility Plan, prepared by MacDonald & Mack, dated December 2, 2022**
 - k. Paving and Geometric Plan, prepared by MacDonald & Mack, dated December 2, 2022**
 - l. Turning Movement Analysis, prepared by MacDonald & Mack, dated December 2, 2022**
 - m. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated December 2, 2022**
 - n. Storm Water Plan, prepared by MacDonald & Mack, dated December 2, 2022**
 - o. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack**
 - p. Ernst House – Building Elevations, prepared by MacDonald & Mack**
 - q. Chaska Yards – Concept Renderings (pgs 1-23), prepared by MacDonald & Mack, dated January 18, 2023**
- 2. Adherence with the SHPO letter dated April 11, 2022.**
- 3. The applicant shall obtain a building permit and other necessary approvals prior to commencement of the proposed buildings.**
- 4. Adherence to applicable zoning and building regulations.**
- 5. Provision that fence height does not exceed 4 feet and to obtain a fence permit prior to installation.**
- 6. Provision to explore lighter color option for the new housing units, and to be addressed at final site plan submittal.**
- 7. Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.**
- 8. Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.**

April 11, 2022

VIA E-MAIL

Todd Grover
MacDonald & Mack Architects
400 South Fourth Street, Suite 712
Minneapolis MN 55415

RE: Ernst House Site/Proposed Chaska Yards Housing Project
211 – 217 Walnut Street North
Chaska, Carver County
SHPO Number: 2022-0683

Dear Mr. Grover,

Thank you for initiating consultation with our office regarding the above-referenced project. Information received in our office via e-mail on January 19, 2022 has been reviewed pursuant to the responsibilities given the State Historic Preservation Office by the Minnesota Historic Sites Act (Minn. Stat. 138.665-666) and the Minnesota Field Archaeology Act (Minn. Stat. 138.40).

We have completed a review of your letter dated January 19, 2022, a submission which included the following documentation described as 30% project plan review:

- National Register of Historic Places boundary map for the Walnut Street Historic District;
- Project Area Sanborn Insurance Map Study and Historic Context, Recent Past Context, and Current Context Images; and
- Chaska Yards Concept Plans and Renderings (17 pages, dated 1/14/2022).

The SHPO staff have appreciated participating in early planning/design consultation meetings regarding the proposed project, which were held in November and December 2021. Our comments on the 30% project plans are provided below.

We understand by your January 19th letter that the proposed housing project proponent, Carver County, will utilize State Housing Infrastructure Funds. The proposed project is located within and has the potential to affect the **Walnut Street Historic District**, a designated historic property which is listed in the National Register of Historic Places (NRHP). Accordingly, the proposed project is an undertaking subject to review and consultation under Minn. Stat. 138.665, Subd. 2.

Further, we understand that the proposed project will involve rehabilitation of the existing house at 211 Walnut Street. While your submission refers to this house as the “Ernst House” it is important to clarify that the property is recorded in our inventory under its historic name, **Riedele House** [CR-CKC-009], referring to its original owner Andreas Riedele. Our records acknowledge the fact that this house has been moved from its original location on West 6th Street in Chaska to the current location within the Walnut Street Historic District in 2015. Because the original NHRP nomination was outdated, as part of a recently completed Section 106 review of a federal transportation project in Chaska, the Riedele House was evaluated and determined to be *contributing* to the Walnut Street Historic District. The proposed state-funded project will rehabilitate the Riedele (Ernst) House to a single-family residence.

We understand the second aspect of the proposed housing project to include construction of three (3) new residential structures, a shared garage building, and a commons area on the currently vacant lot at 217 Walnut Street, to the north of the Riedele (Ernst) House. As acknowledged in your January 25th letter, this vacant lot was the location of the former, historic Joseph Ess House [CR-CKC-048] which was destroyed by fire and subsequently demolished in 2016.

MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287 mn.gov/admin/shpo ■ mnshpo@state.mn.us

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER

We appreciate the extensive narrative description regarding the proposed site improvements and considerations given for appropriate design within the historic district while meeting housing requirements. In order for our office to agree that the proposed state-funded undertaking will not adversely affect the designated historic district, we must reach agreement regarding the proposed design's consistency with the Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings* (Standards) and associated guidelines. This review for consistency with the Standards applies to both the rehabilitation of the Riedele (Ernst) House and adjacent new construction within the historic district boundary.

Based upon our review of the 30% project plans/renderings, we agree that the overall building rehabilitation and new construction plan has been designed consistent with the Standards; however, additional details (such as windows, siding, etc.) will need to be more clearly defined in order to fully understand the overall effect. We make the following recommendations as you move forward in subsequent design phases:

1. The new houses should follow the setback of historic Riedele (Ernst) House; as such, the new Unit 1 should be held in line with, or behind, the front Walnut Street Riedele (Ernst) House elevation.
2. New construction on the site should retain the historic character of the property. Additional information about the garage (#3 on Context Plan) is needed, including but not limited to the residential side entry vestibule.
3. Additional information about the proposed lap siding and proposed horizontal banding is needed. With the information provided, staff is unsure of the horizontal banding's compatibility.
4. Placing solar on the garage seems like an appropriate location, please include the solar panels in the future elevation drawings to facilitate review understanding.
5. Care should be taken when considering windows and doors to find proportions and designs that are compatible with the historic Riedele (Ernst) House and the historic district as a whole. Has a simple double hung window been considered in lieu of casement windows? Additionally, the character of the door and the amount of transparency should give consideration to the historic Riedele (Ernst) House and the district as a whole.
6. SHPO National Register Archeologist has reviewed the scope and location of the proposed project, including the series of Sanborn Insurance Maps included in your January 25th submission. It is our opinion that there is moderate to high probability of intact historic archaeological features associated with the demolished Joseph Ess House and also with the Ess House, which was located on the 211 Walnut Street lot before the Riedele (Ernst) House was moved. As such, we recommend that a Phase I survey be carried out as part of this review under state statute (ref. Minn. Stat. 138.40). Any features identified during Phase I reconnaissance survey should be subject to intensive level survey and evaluation (Phase II) to determine contributing/noncontributing status within the historic district.

Please consider the comments provided in this letter. We look forward to subsequent consultation with you and others as the design for the proposed Chaska Yards project proceeds. Feel free to contact me at (651) 201-3290 or sarah.beimers@state.mn.us if you have any questions regarding our review of this project or would like to discuss next steps.

Sincerely,



Sarah J. Beimers
Environmental Review Program Manager

Cc via email:

Elise Durbin, Carver County CDA
Elizabeth Hanson, City of Chaska

January 18, 2023

Elizabeth Hanson, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55138

RE: Preliminary Site Plan Review – Chaska Yards at the Historic Ess Site

Thank you for the opportunity to submit this Preliminary Site Plan for the Ernst House Site in Downtown Chaska. Working with the Carver County CDA our team of MacDonald & Mack Architects, Close Associates, Damon Farber, and BKBM are excited about this affordable housing development that will transform this site in the local and national historic district to be a vital part of the community. These four units will be brought into the Carver County Community Land Trust and sold to households at 80% AML.

The goal of this project is to build on the unique historic fabric of Downtown Chaska. With its overlapping national and local historic districts, it contains a rich collection of commercial and residential structures that have evolved through 165-years of development. This collection of affordable houses on the Historic Ess site will utilize the moved Ernst House and add 3 more houses to the site. These structures are designed to be compatible and complimentary to the Ernst House and the context of the historic district. By building on and adding to this central site of the City, we will be striving to meet the mission of the City to enhance and maintain the high quality of life while respecting its historic roots.

Carver County CDA will be using State Housing Infrastructure Funds, which will require State Historic Preservation Office review. We have met with SHPO and received their 30% review comments which have been shared with the City of Chaska. We hope to submit this same package to SHPO and receive review comments in early December for their 60% review.

The Concept Plan approval was contingent upon showing more details of the connection to the paseo, better descriptions of the exterior detailing of the new units and addressing setbacks. These are all addressed in the information below and attached.

Historic Development

This site was the historic location of the Ess House. Several years ago, the Ernst House was moved to this site and alongside the Ess House with the intention to fill the empty space in the historic district. After the loss of the Ess House to fire, the empty site was prime for a revived life. Our proposal now offers an opportunity to add residential use back to the site. As part of the process, and to best respond to the existing and historic density of the site, we carefully developed a concept that best fits the historic setting. This was done by looking at historic documentation (Sanborn maps and historic images) and overlaying them with the changes that have occurred in time to ensure the development is compatible.

Existing Site Narrative

The site is bordered on the north by the backsides of several commercial structures that front onto East 3rd St. These rear elevations are utilitarian, with few windows, a dumpster behind the westerly structure (Von Hanson's Meats), "volunteer" trees and bushes, and signs of deferred maintenance. The site design will respond to the buildings with screening.

To the east, the site fronts onto N. Walnut Street and has clear views of a large 3+ story apartment building with single family homes to its south. Existing street trees will eventually help mitigate the scale of the apartment building, which seems out of character with surrounding residences.

To the south, the site overlooks a city-owned parking lot and rooftops of commercial buildings fronting onto E. 2nd St. Views of side and rear walls that form the west side of the alley as it descends to 2nd are also part of the viewshed. In addition to these immediate elements, there are distant views of apartment buildings and more distant treetops. The openness to the south allows plentiful sunlight into the site and provides welcome opportunities for community gardening, play areas and gathering spaces.

To the west, the site faces onto the alley and rear elevations of commercial buildings (some with second story uses) and parking lots that serve them. Power lines and poles run along the east side of the alley and feed buildings on both sides. The parking lots are not well organized or maintained and present an unsightly view. The proposed Paseo plan could significantly improve the character of the space, but screening to minimize the impact of the alley and parking lots is still desirable. Planned garages and fencing will help mitigate the alley's impact.

In addition to the overhead power lines along the west edge of the site, there are underground utilities that will need to be further vetted, including an apparent underground gas line (which may need to be relocated; the survey only identifies a small warning sign), an existing 12" storm sewer line (that may be partially abandoned and doesn't interfere with proposed plans), subgrade utility lines to the Ernst House from Walnut, and subgrade utility stubs from Walnut to the site of the former Ess House.

The site drops relatively gently from the northwest corner to the southeast corner, allowing for ample opportunities to intercept surface water and manage it on-site. In addition, the open portion of the south side of the site (west of the Ernst House) could accommodate a well field for geothermal heating, should it be feasible. The relative flatness of the site also provides the opportunity to have new housing units and the Ernst House relate well to each other to create a "sense of community" within the development. An east-west walkway through the site is planned to primarily serve immediate residents and their guests, although the walk could also allow periodic use by non-residents.

Chaska Yards Site Concept

The site development is based on several underlying principles; all have successful precedents that support their efficacy in an historic urban context such as this.

The new houses are organized around a small "commons," which provides space for gathering and meeting with neighbors and friends. The commons also engages the Ernst House, unifying the old with the new. South of the commons is a larger community space that will incorporate sites for private gardens and a small play area, as well as stormwater management and a possible geothermal system. These spaces support community interaction and have historic precedents dating back to pocket neighborhoods of the 1920s. Both the new housing and the Ernst House will also have private yards, ideally separated from more public spaces and each other by low fences, to clearly define spaces that

are for personal use. These yards will have room for small patios and amenities like grilles, tables, and chairs.

The site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House. At the east end, an entrance wall, steps, and landscaping will help define the sense of entry to the site and provide a small bank of locked boxes for mail delivery. At the west end, a low gate from the Paseo will reinforce that the interior site is not a public space but may occasionally be traversed by visitors. The walkway provides access to the garages and the garbage/recycling bins for residents.

The concept of defensible space is integral to the site layout, establishing clear transitions between public, semi-public, and private spaces on the site. This “hierarchy” creates a safer environment for residents and reinforces the concept of “eyes on the street,” a proven, passive approach to enhancing site security.

The frontage along Walnut borrows from the private houses across Walnut and elsewhere in the community: houses typically are located with a common setback that aligns with neighboring houses, with side yards between houses. On this site, the new house fronting onto Walnut is designed to match the setback of the Ernst House yet show deference to the larger, historic home with simpler massing and details. The central walk intersects with walks that go to both the Ernst House and the new house, establishing a symmetry between the two. Along the public sidewalk, a limestone wall, composed of stone blocks that are available on-site, will further define the site edge and provide an elegant elevation to street.

A primary goal of the project is to provide high quality open spaces for residents. To reduce the footprint of parking we located the second parking stall for each unit in front of the garages. The alternative is to introduce an east-west drive isle and parking lot that prevents the formation of communal open spaces on site. We will continue to analyze how these spaces will work with the Paseo, knowing that design is still in early phases of development to ensure these two spaces function as planned. There is also on-street parking along Walnut that could be used by residents and visitors. Walnut is not a commercial street and should not have the same parking demand that other streets have in the district.

The site will be one lot with each owner and Carver County entering into a HOA for the use and maintenance of the site.

Ernst House Concept

The Historic Ernst house that was moved to this site will be restored back to a single-family house. Currently the house has interior modifications that converted it to a commercial office structure and a rental unit on the second floor. These recent modifications will be removed and reconfigured to become a historic 3-bedroom house:

- The brick will be repaired, with appropriate mortar being installed and bricks chosen to match where they need to be replaced.
- The columns, cornice, dentils, balusters, and railings will be repaired where possible. Where elements are missing or too deteriorated for reuse, the historic elements will be used to fabricate replica pieces.
 - The porch roof is in severely deteriorated condition, it is expected that structural elements will be replaced, however, the configuration and trim will be matched.

- The door that leads to the porch roof will be removed and replaced with a window. Looking at historic images it appears this was originally a window, later modified into a door. Due to safety concerns and, but also the need to add a code compliant guardrail in addition to the historic railing, access to this deck will be removed. Matching brick will be toothed in to fill the lower portion of the door opening.
- A back entrance was once installed on the house, however only the flashing from the roofing is the only indication of the historic configuration. No photos were found. A small back entrance porch will be added that compliments the details of the historic house.
- Historic windows will be repaired.
- More recent windows will be replaced with new windows to match the historic configuration.
- Exterior trim will be repaired.
- The interior will be reconfigured with new finishes/fixtures for a family.
- The design will maximize the retention of historic materials/configuration/finishes as part of the project.

New Housing Concept

The new units will have two different floor plans. Unit 1 will be a two-story structure due to the more level grade along Walnut Street. Unit 1 also has a more formal entrance to the east to connect with the historic district along Walnut. Units 2 and 3 use the same plan, a modified split-level. These split-level plans take advantage of the sloped site along the north and west, providing entrances as the houses are set into the slope. But more importantly, the split level allows for compatibility with the Ernst house, so the height of the new structures on the higher areas of the lot do not dominate, but rather acts in concert with the historic house.

The Secretary of the Interior's Standards and Chaska's Preservation Design Manual for New Construction Considerations emphasize that the design of new buildings in Historic Districts need to respect their older neighbors with similar massing, opening orientation, and materials but also be "of their time". It seemed appropriate for the new houses on this site to be slightly smaller, shorter than the existing/historic Ernst House in deference to its size and history. The proposed project development:

- Reflects the current and historic rhythm that was on this site and along the street with openings between buildings and reestablishing the visual continuity of the street.
- Creates a density of structures like when the Ess House and outbuildings occupied the site.
- The scales of the new houses are shorter than the Ernst house, again, giving deference to the historic structures in the district.
- Pitched roofs are on the dominant house form to reflect the typical residential forms found in the district.

As we begin to look at the exterior details of the house, we have found several baseline characteristics of the historic district that we used to understand the direction and detailing the new units:

- The more decorative ornamentation was typically found on the larger houses that fronted City Square. The smaller houses in the broader historic district used much simpler elements.
- In addition, the details found on newer houses or additions to historic houses were typically simpler than the historic structures.
- The predominant siding material used in the district when newer houses or additions were built is horizontal lap siding. This offers a distinct differentiation between the original, historic brick buildings and reflects more recent changes.
- Shutters were infrequently used. Even the historic photos of the Ernst House show that shutters were never installed on that house. Adding shutters to this site would be inappropriate.

- The porch detailing on the Ernst House is original (as noted above) but is still very simple. Any decorative detailing on the new units must not overpower the limited detailing on the historic house.
- The window and door trim on the Ernst House is original, and very simple.

To reinforcing the new units' respectful role (as an affiliated group of structures around Ernst), we are proposing the exterior details include:

- 4" lap siding.
- Simple, enlarged trim, including horizontal banding to break up the vertical dimension of the new units.
- Simple, built-up trim for the doors and windows, to create visual interest and shadow lines.
- Balustrades and railings with simple turned and routed shapes to create shadow lines and elements of decoration at the entrances.
- Since we want to keep these units as affordable as possible, and as we refine these details, we will work with our contractor to identify designs that be efficient and inexpensive to build.
 - The goal is to add interest and detail while not trying to replicate or create a false sense of historic detailing for the new units.
 - We also want to avoid adding details that will create undue expense for the affordable units and potential long-term expense as the future homeowners maintain the property.

The floor plans will include:

- Two bedrooms, a shared bathroom, laundry, storage, and mechanical on the lower levels.
- A mid-level entrance out to the commons.
- A master bedroom/bathroom, kitchen, dining, living, guest powder room.
- The upper level will have vaulted ceilings over the stairs, kitchen, living, and dining areas.
- A multitude of storage spaces at the entries, in the living areas, bedrooms, and above the master bedroom under the pitched roof.

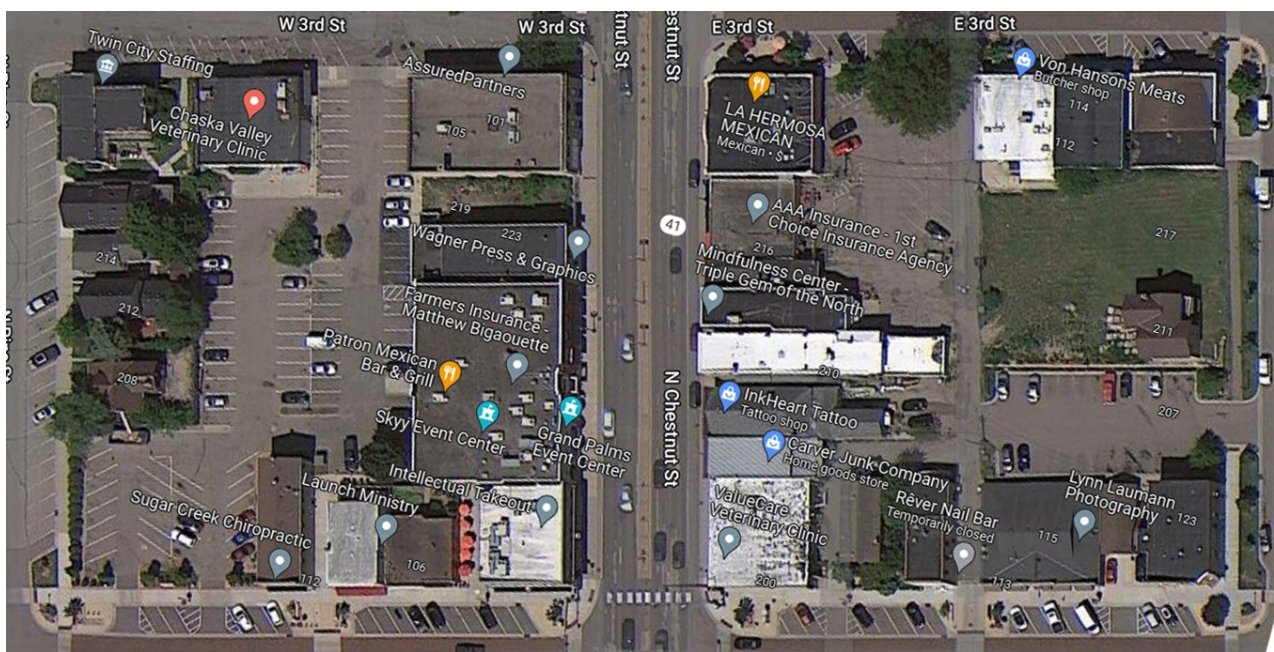
The garage is placed in the southwest corner of the site. This service structure has a flat roof. This is a deliberate move for a few reasons:

- It fits into the context of downtown and is not precedence setting. Please see the attached map:
 - Unlike other residential areas in the historic district, this is a unique site that shares an alley and block with commercial structures. This is very similar to the other facing block on Chestnut. Both blocks are noted in green on the map. It has a similar configuration of where a few residential structures back up to a block dominated by flat roof main street buildings. On both blocks the residential structures have pitched roofs and most of the other structures have flat roofs. In fact, the other block has no garages, we assume they park on the street. We feel the flat roof garage is appropriate in this context and differentiation of use as it already exists on another block downtown.
 - Also on the map, there are other structures in the historic district that have flat roof additions to their historic pitched roof structures. These are noted in blue.
 - There are two, including one that is a historic designated house, that has a flat roof garage. These are noted with a red circle.
- Another reason for the flat roof is because this garage is at the high point of the site; storm water control is critical. Instead of pitching more water into the alley, the flat roof directs stormwater much more efficiently by being able to go directly into the new storm water utilities on the site.
- A pitched roof would make the garage taller on this high/visually exposed point of the site. The intention is to reduce the scale of this utilitarian building on the site.

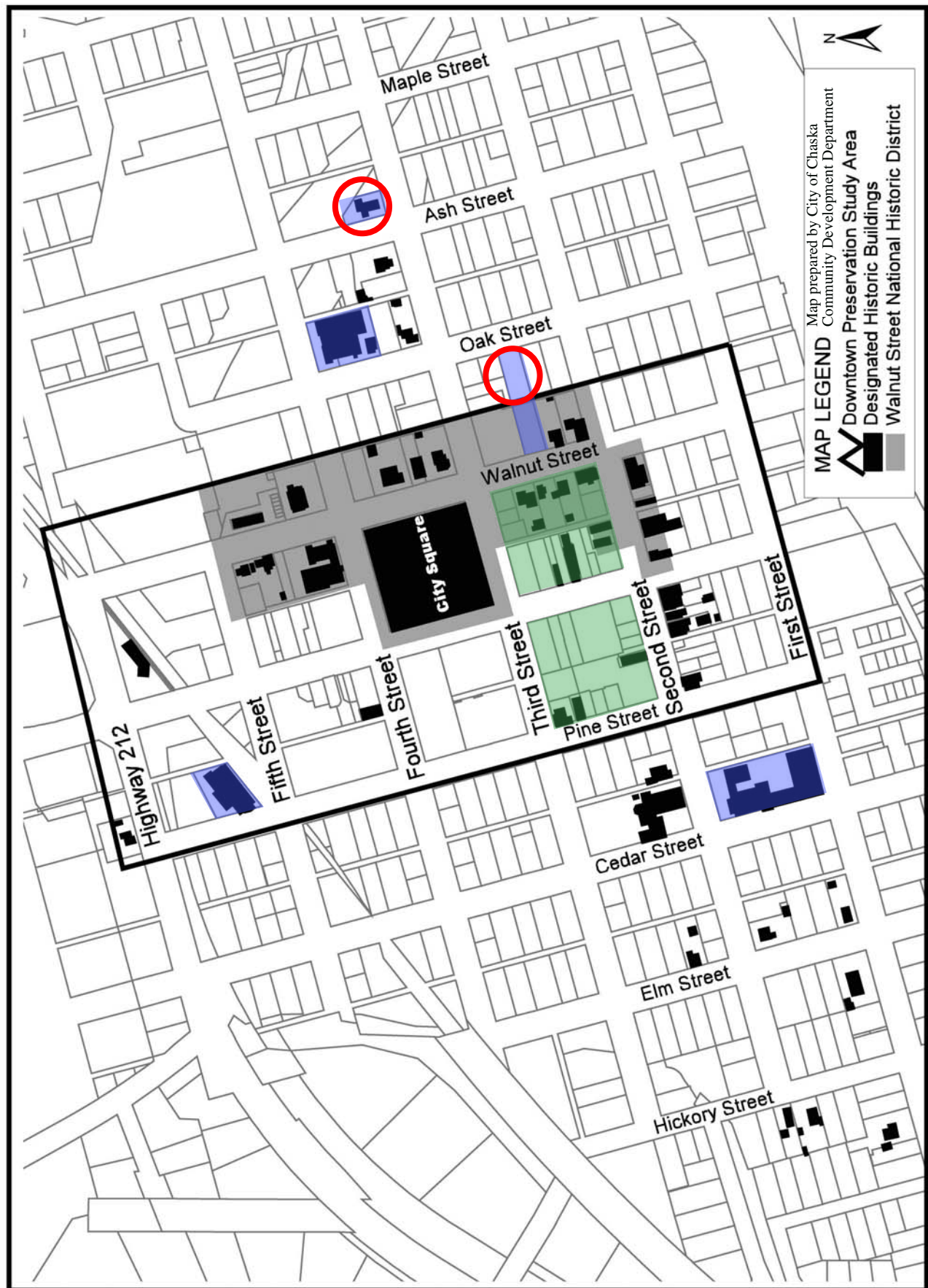
- Lastly, the flat roof provides an area for solar panels to deliver renewable energy to affordable housing units.

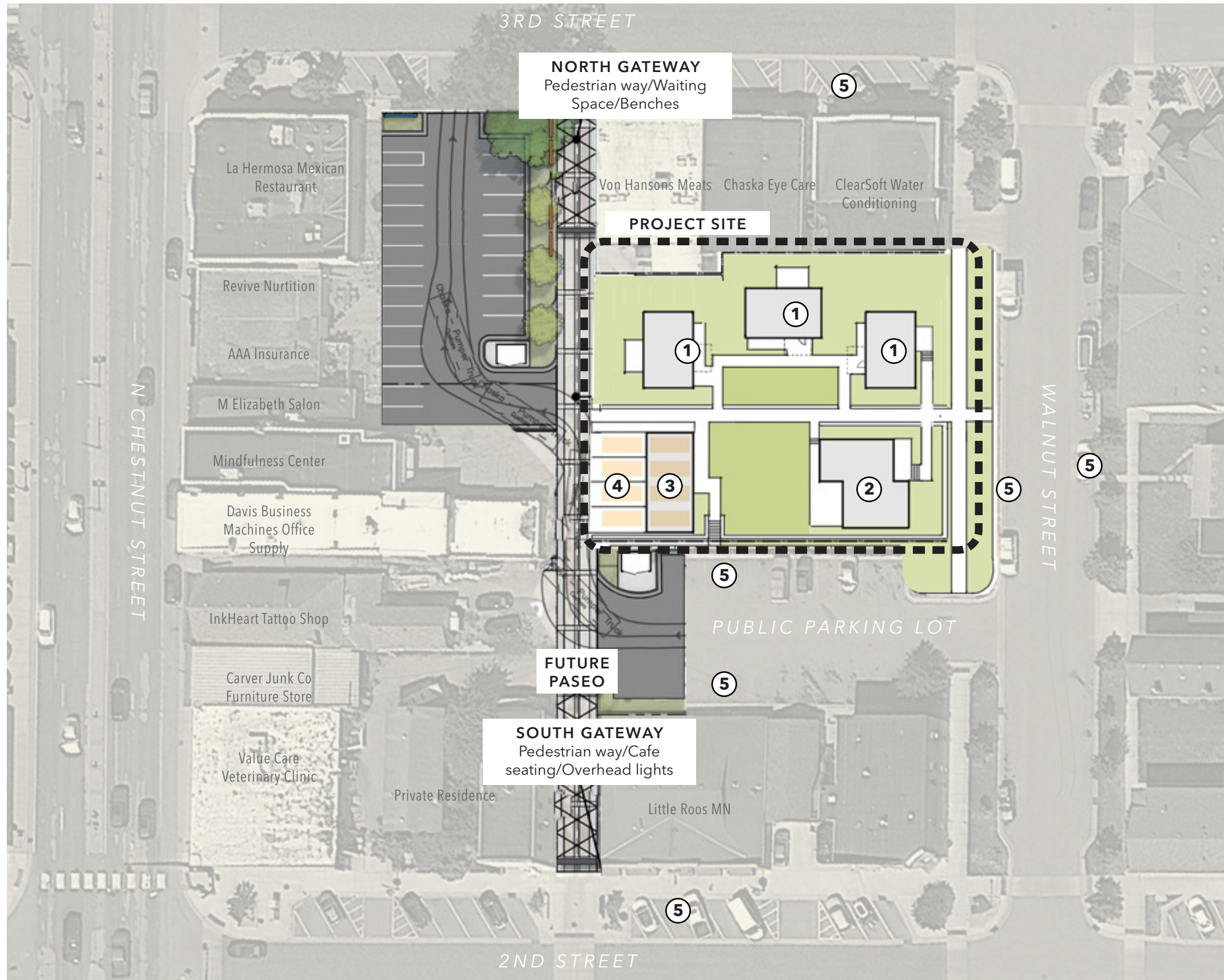
One focus of the development is to incorporate sustainable practices into all design efforts. As the design progresses, we will endeavor to include:

- A highly insulated envelope using structural insulated panels (SIPs).
- Geothermal heating and cooling, if possible.
- Solar panels on the flat roof of the garage.
- Storm water management and potential reuse on-site.
- Material durability analysis for changing climates.
- Sustainable materials, finishes, and construction practices.



HISTORIC DOWNTOWN CHASKA



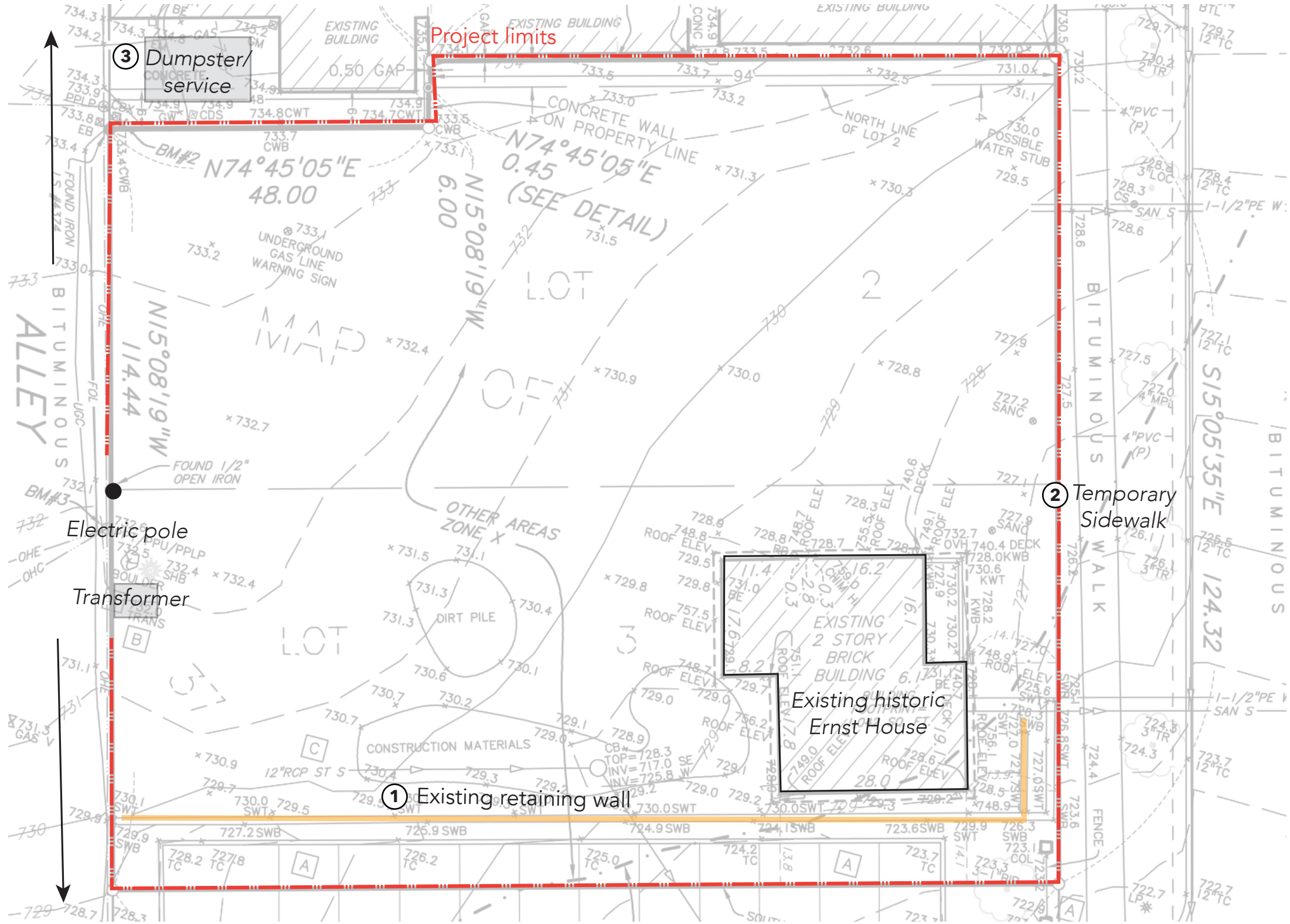


CHASKA YARDS

context plan

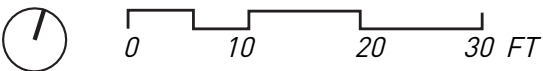
- ① PROPOSED HOUSING UNITS
 - ② HISTORIC ERNST HOUSE (RENOVATED)
 - ③ GARAGE
 - ④ ON SITE PARKING
 - ⑤ EXISTING PUBLIC PARKING
- Public parking removed off Chesnut St with hwy 41 reconstruction

1/2 block to
park/open space

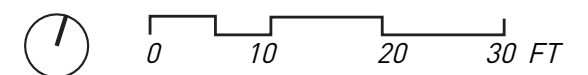


CHASKA YARDS

existing conditions plan



- 1 HISTORIC ERNST HOUSE
- 2 SETBACK REQUIREMENTS
- 3 PARKING REQUIREMENTS (8 STALLS)
- 4 SOUTHERN EXPOSURE UTILIZED FOR COMMONS
- 5 SCREEN ADJACENT STRUCTURES





CHASKA YARDS

site plan

- ① CENTRAL WALKWAY
- ② LIMESTONE RETAINING WALL
- ③ STAIRS
- ④ TRANSFORMERS
- ⑤ EXISTING PUBLIC PARKING
- ⑥ FENCING

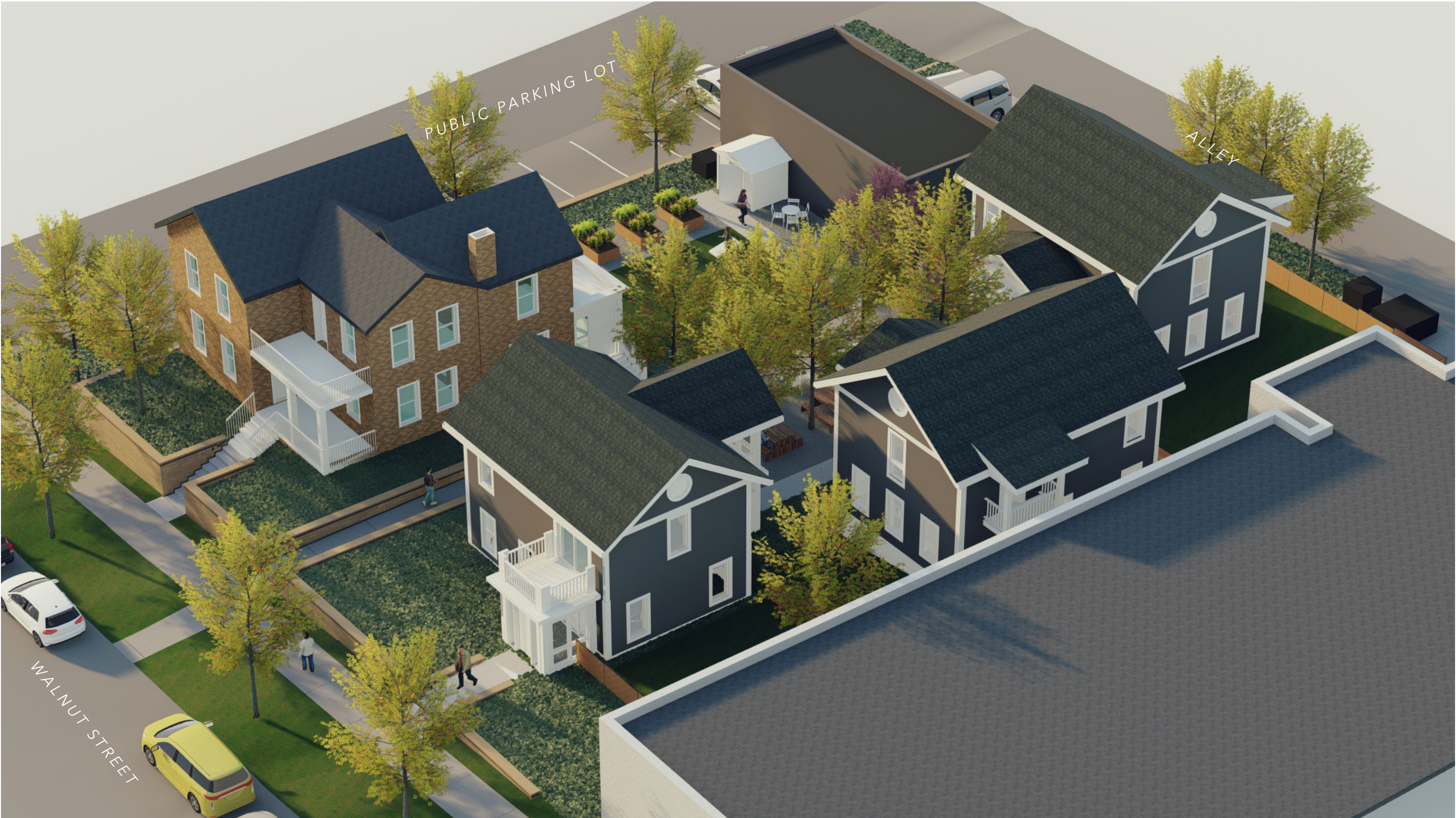
CHASKA YARDS
southwest birdseye view



CHASKA YARDS
southeast birdseye view



CHASKA YARDS
northeast birdseye view



CHASKA YARDS
northwest birdseye view



CHASKA YARDS
walnut street birdseye view



CHASKA YARDS
walnut street view



CHASKA YARDS
walnut street frontage



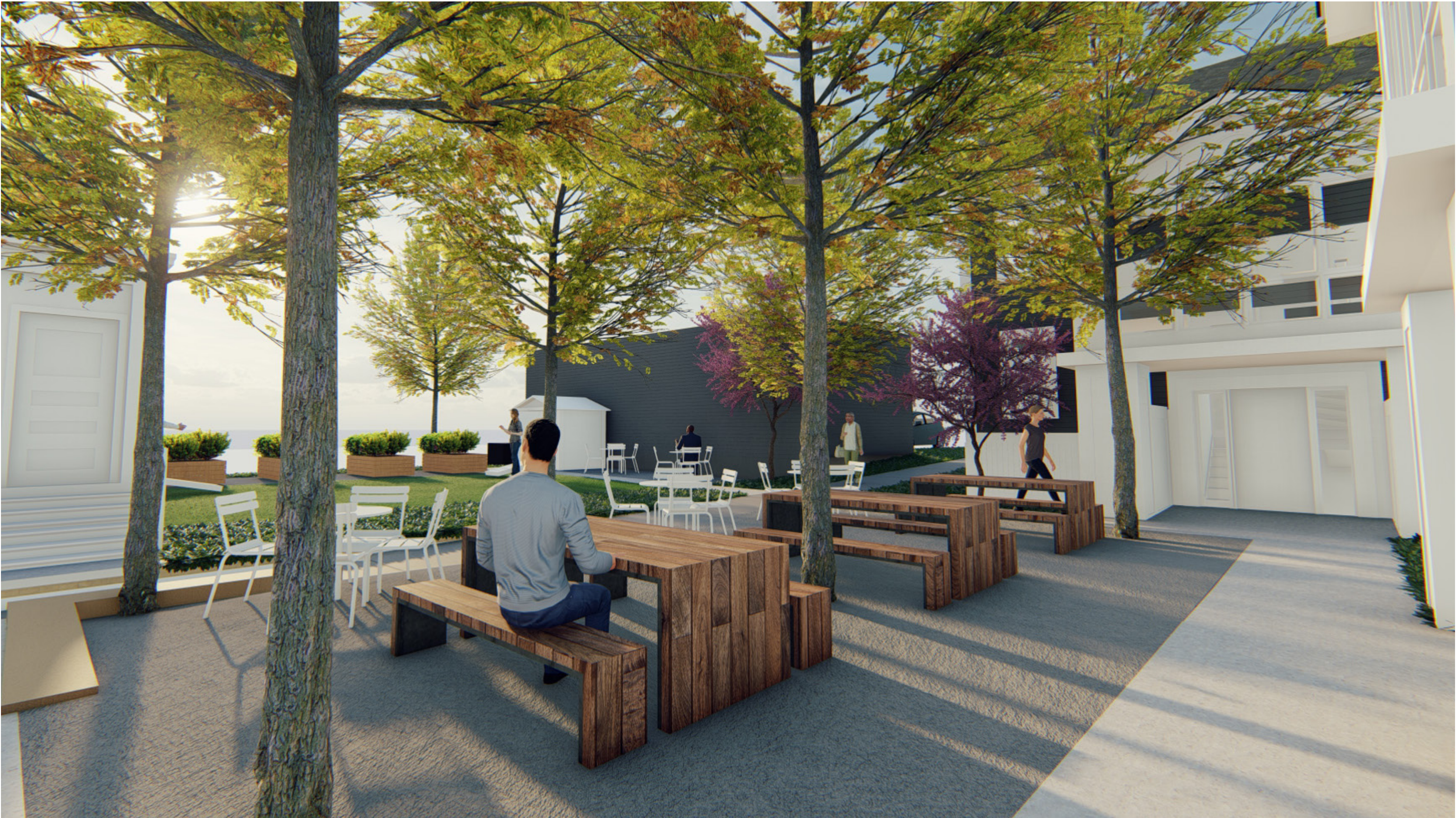
CHASKA YARDS
walnut street frontage



CHASKA YARDS
commons birdseye view



CHASKA YARDS
commons eye level view



CHASKA YARDS
commons eye level view



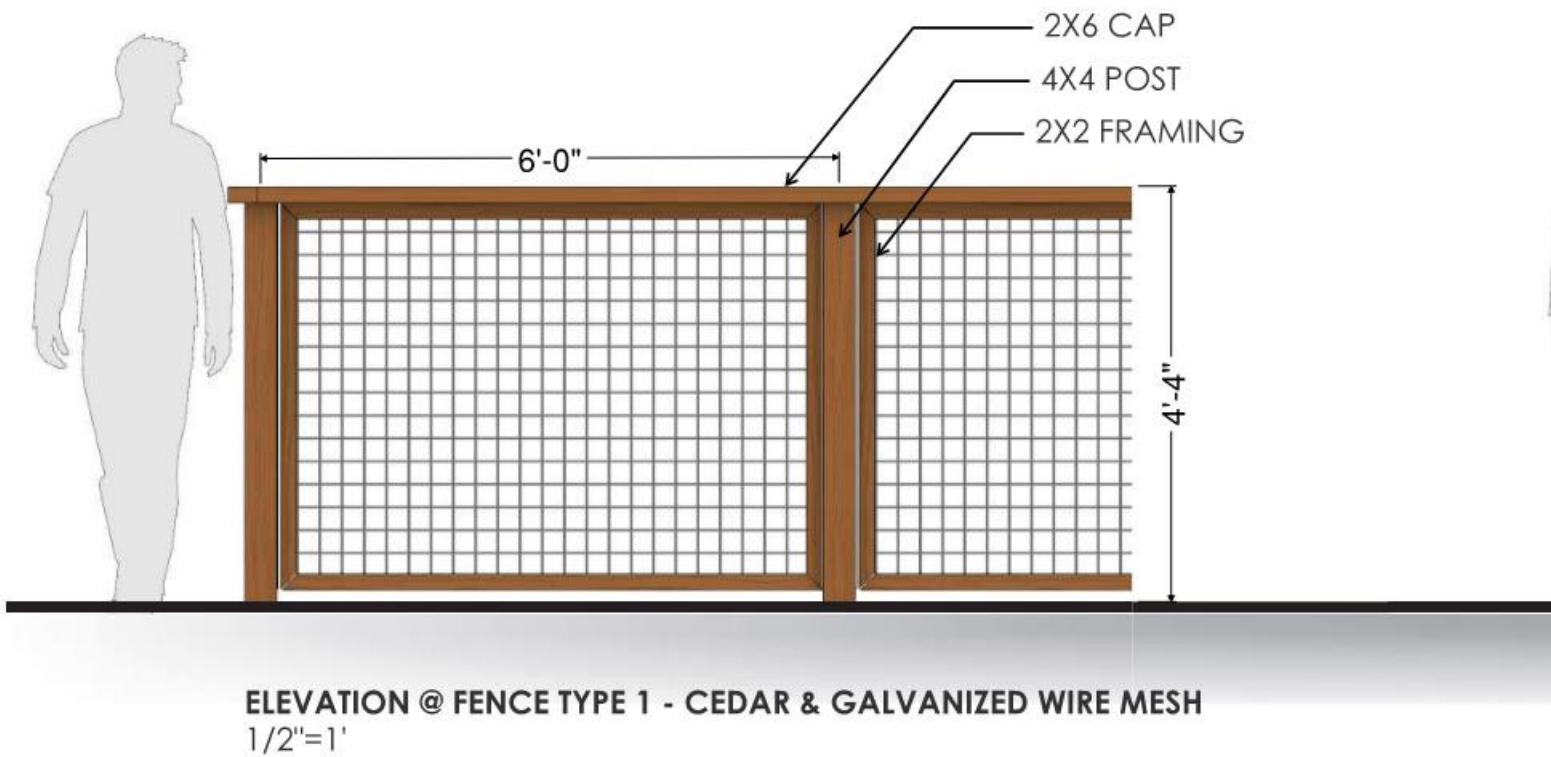
CHASKA YARDS
paseo view - looking north

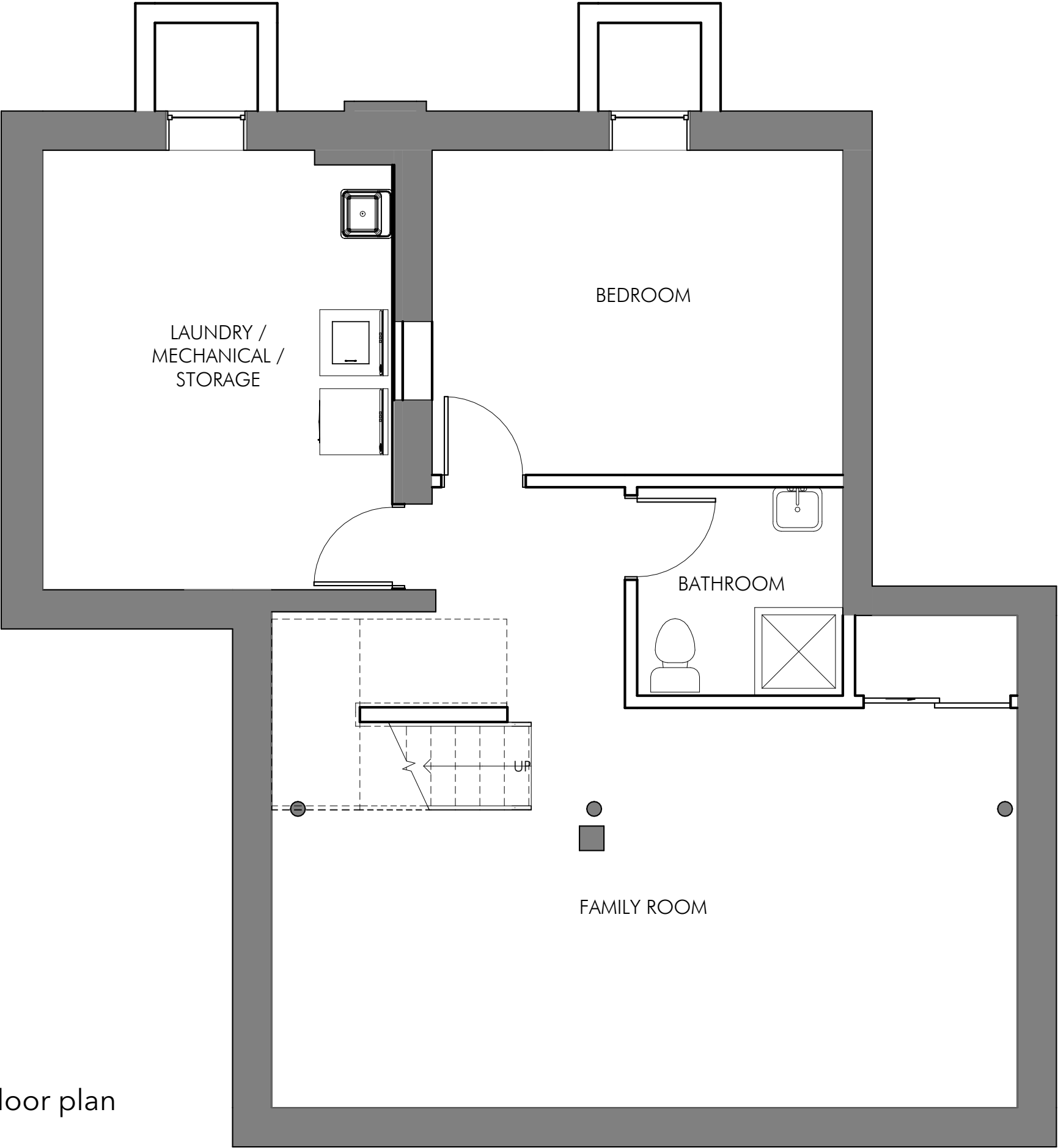


CHASKA YARDS
paseo view - looking south



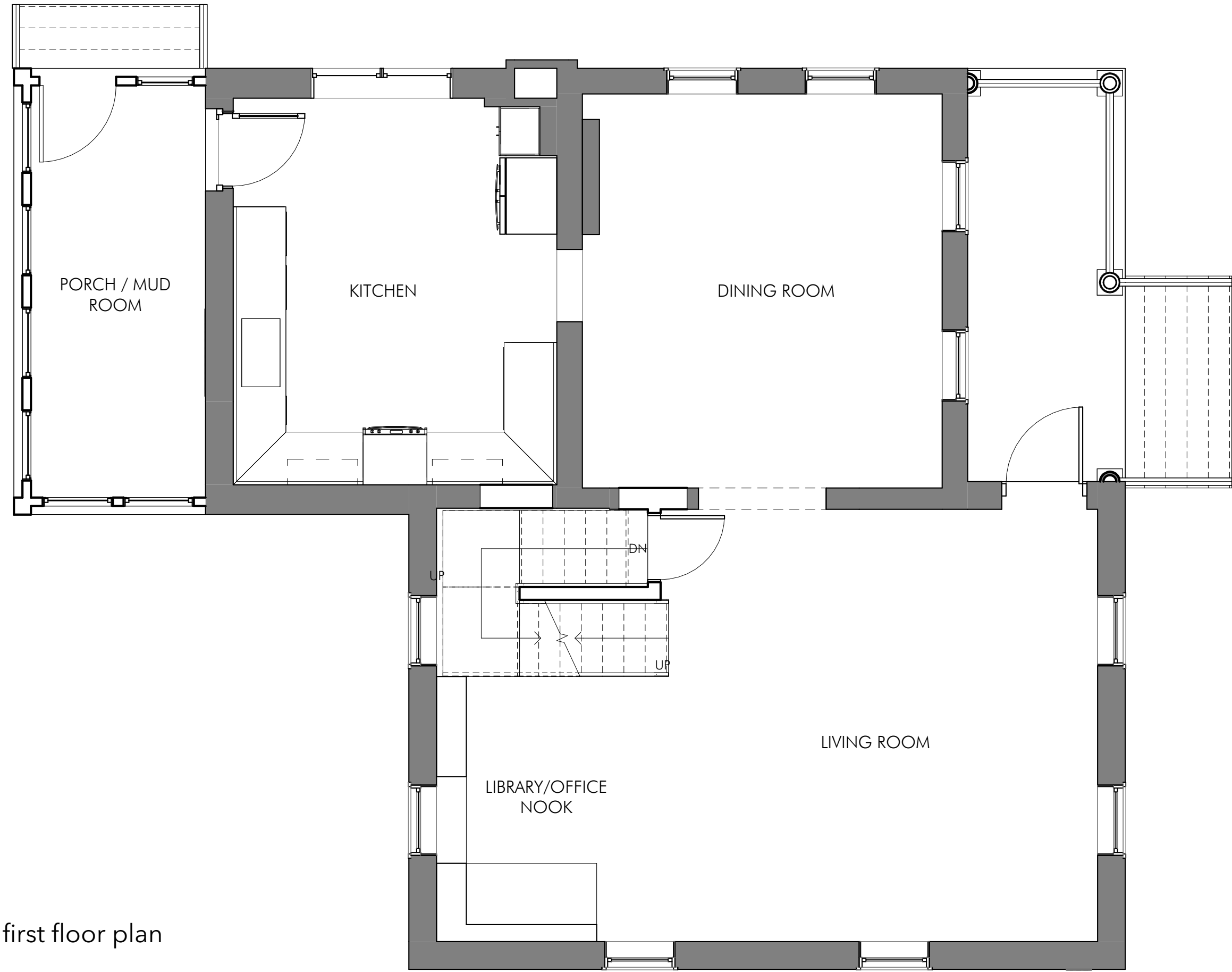
CHASKA YARDS
fencing specifications: custom cedar





basement floor plan

CHASKA YARDS
Ernst House

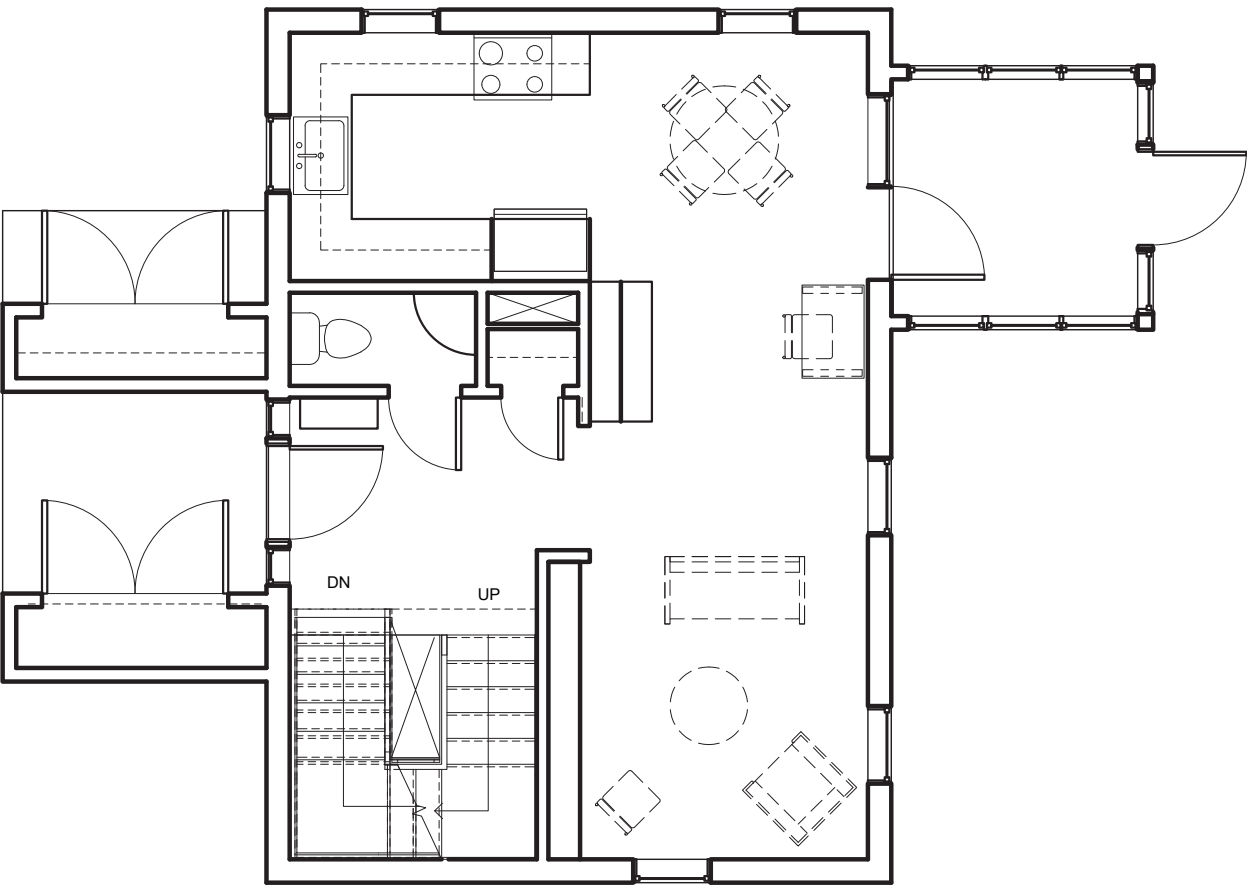


first floor plan

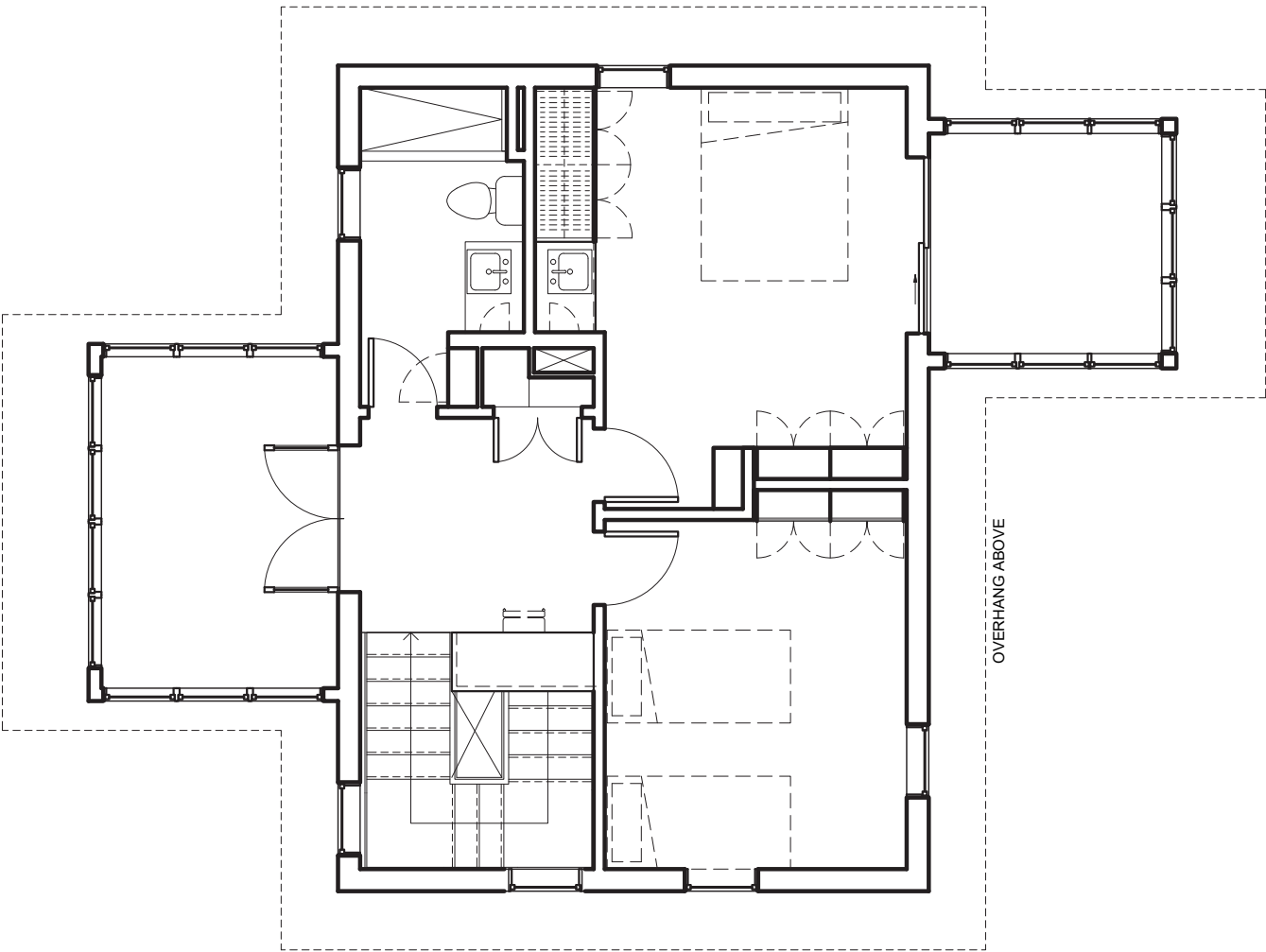


second floor plan

CHASKA YARDS
Unit 1

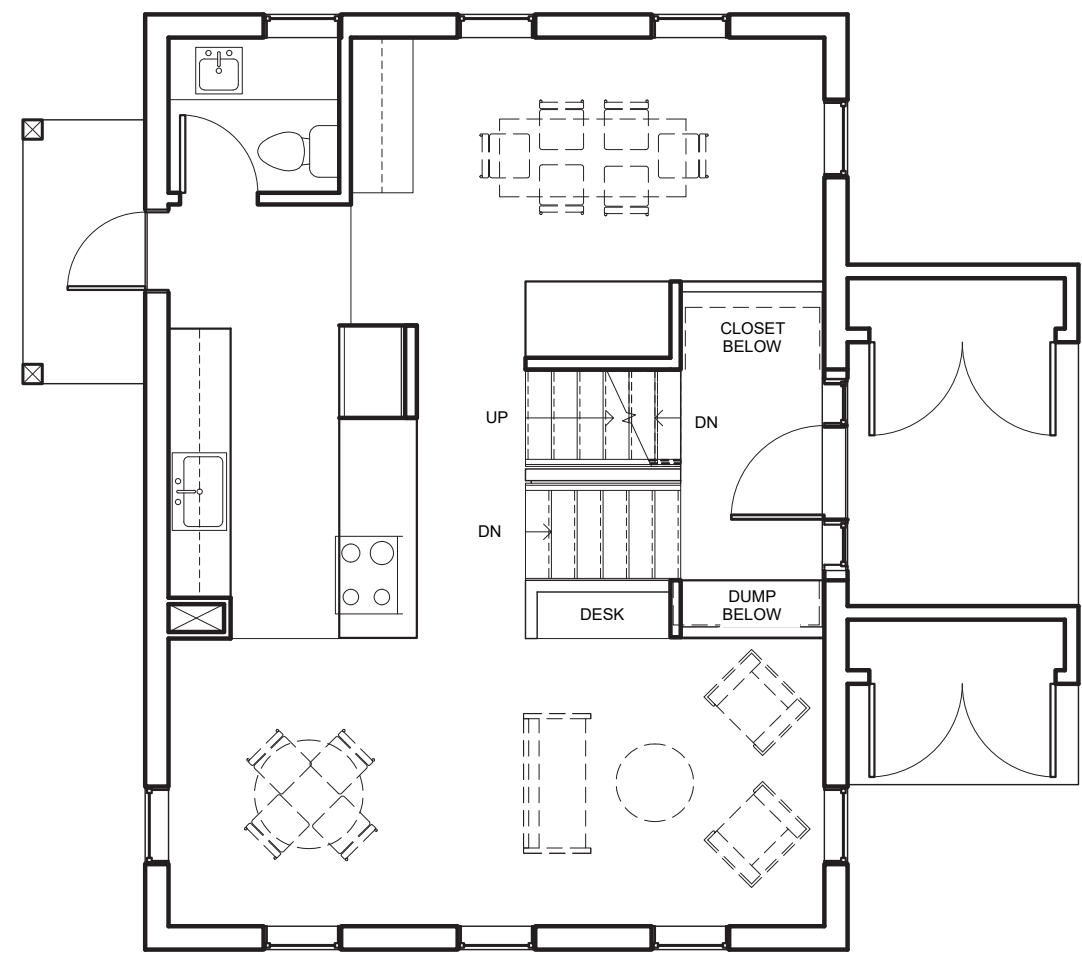


main level floor plan

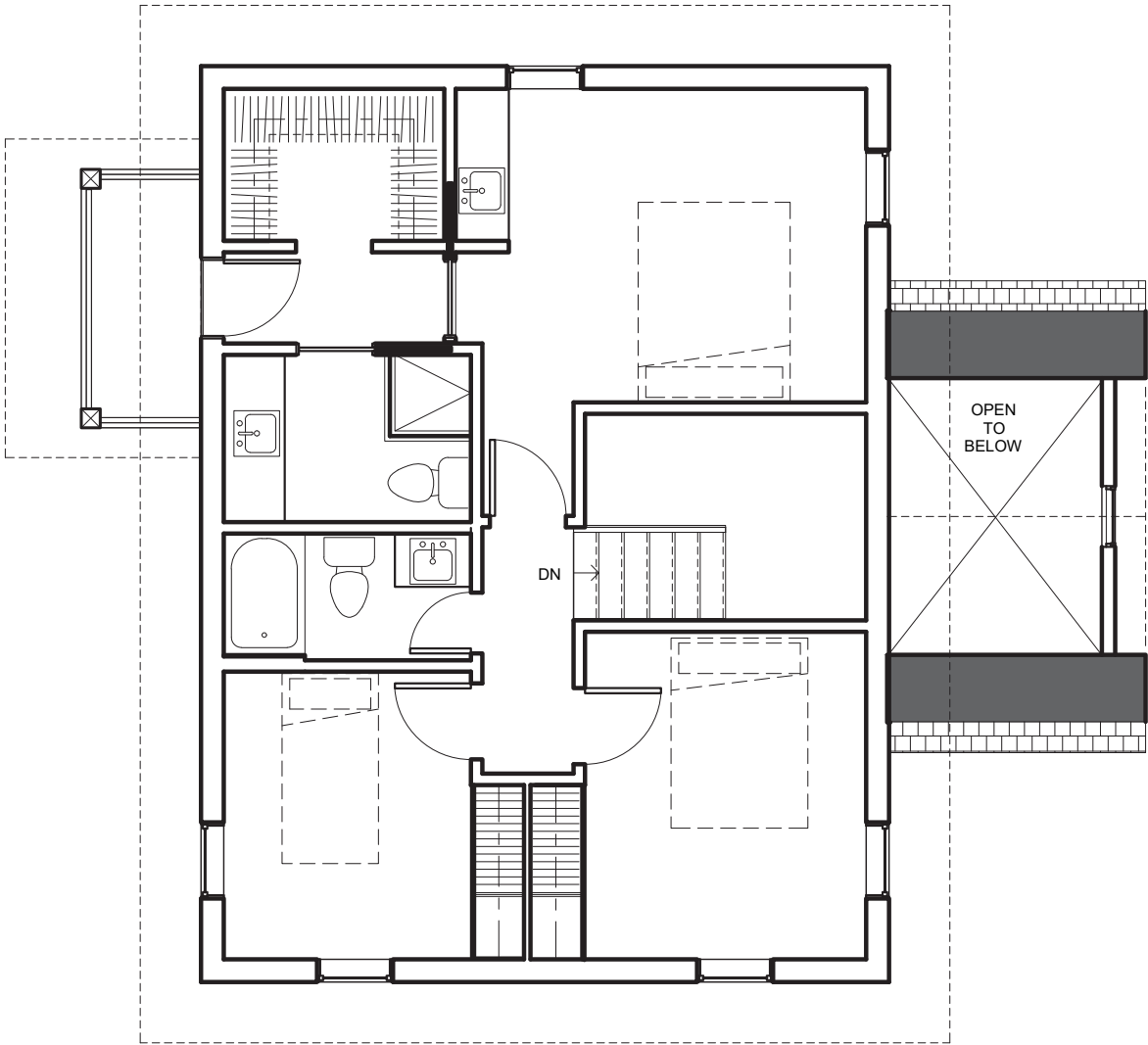


upper level floor plan

CHASKA YARDS
Unit 2&3



main level floor plan



upper level floor plan

1	CHASKA YARDS - Unit 1 - EAST ELEVATION
A251	1/4" = 1'-0"

3	CHASKA YARDS - Unit 1 - NORTH
A251	ELEVATION
	1/4" = 1'-0"

2	CHASKA YARDS - Unit 1 - WEST ELEVATION
A251	1/4" = 1'-0"

4	CHASKA YARDS - Unit 1 - SOUTH ELEVATION
A251	1/4" = 1'-0"

5	CHASKA YARDS - Unit 2&3 - A ELEVATION
A251	1/4" = 1'-0"

7	CHASKA YARDS - Unit 2&3 - C ELEVATION
A251	1/4" = 1'-0"

9	CHASKA YARDS - Garage - WEST ELEVATION
A251	1/4" = 1'-0"

6	CHASKA YARDS - Unit 2&3 - B ELEVATION
A251	1/4" = 1'-0"

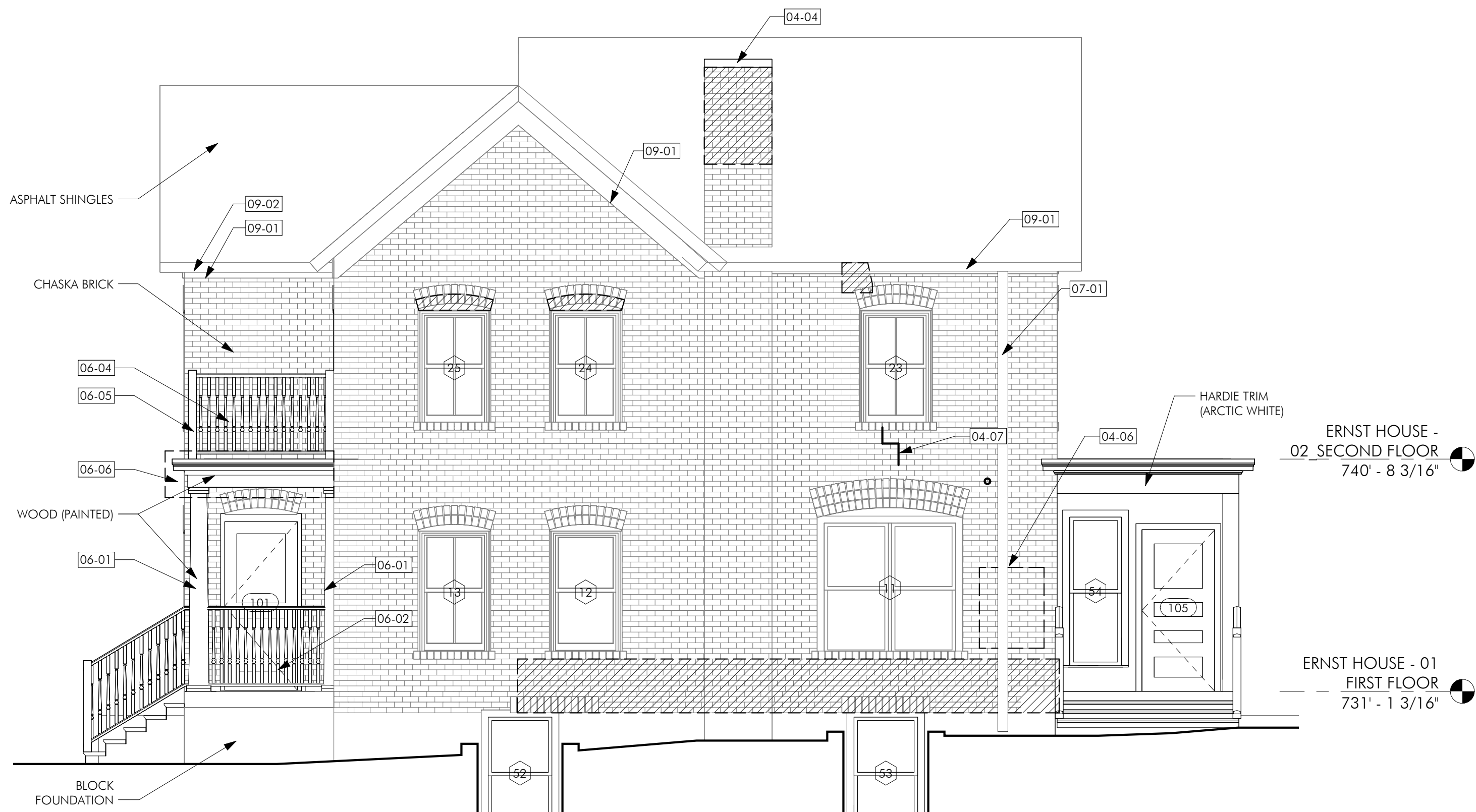
8	CHASKA YARDS - Unit 2&3 - D ELEVATION
A251	1/4" = 1'-0"

SHEET NOTES

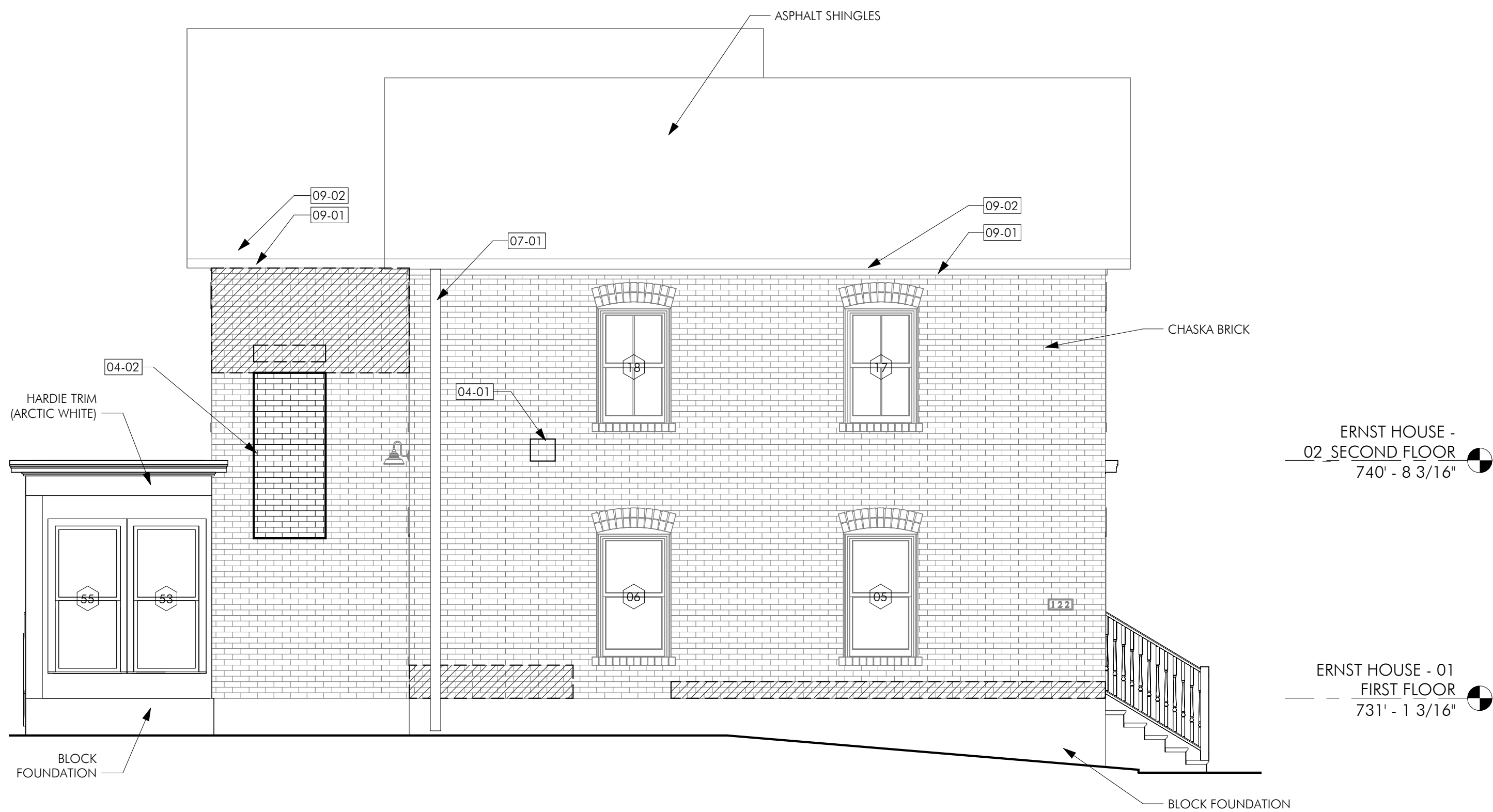
- TYPICAL ALL UNITS:
- WINDOWS: MARVIN INTEGRITY WINDOWS
 - DOORS: TBD
 - GARAGE DOORS: AMARR - Carriage Court - CC4000 - Pinetop - Closed Square - White



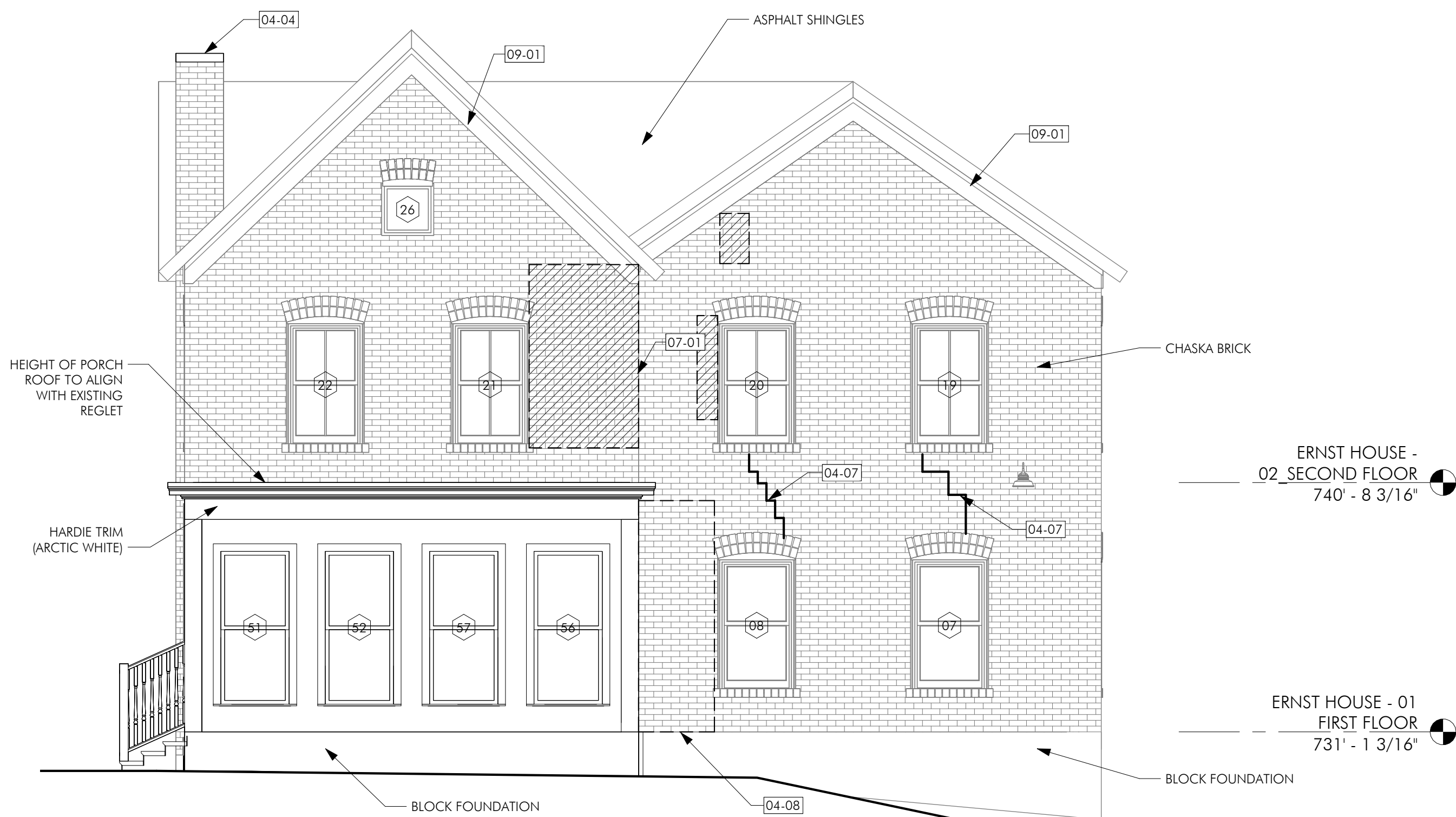
1 | ERNST HOUSE - EAST ELEVATION
A201 | 1/4" = 1'-0"



2 | ERNST HOUSE - NORTH ELEVATION
A201 | 1/4" = 1'-0"



3 | ERNST HOUSE - SOUTH ELEVATION
A201 | 1/4" = 1'-0"



4 | ERNST HOUSE - WEST ELEVATION
A201 | 1/4" = 1'-0"

SHEET NOTES

- PLEASE REFER TO G000 FOR GENERAL NOTES AND SPECIAL REQUIREMENTS.
- ALL MEASUREMENTS TAKEN FROM FINISH FACE OF WALLS.

WORK ON ENTIRE HOUSE

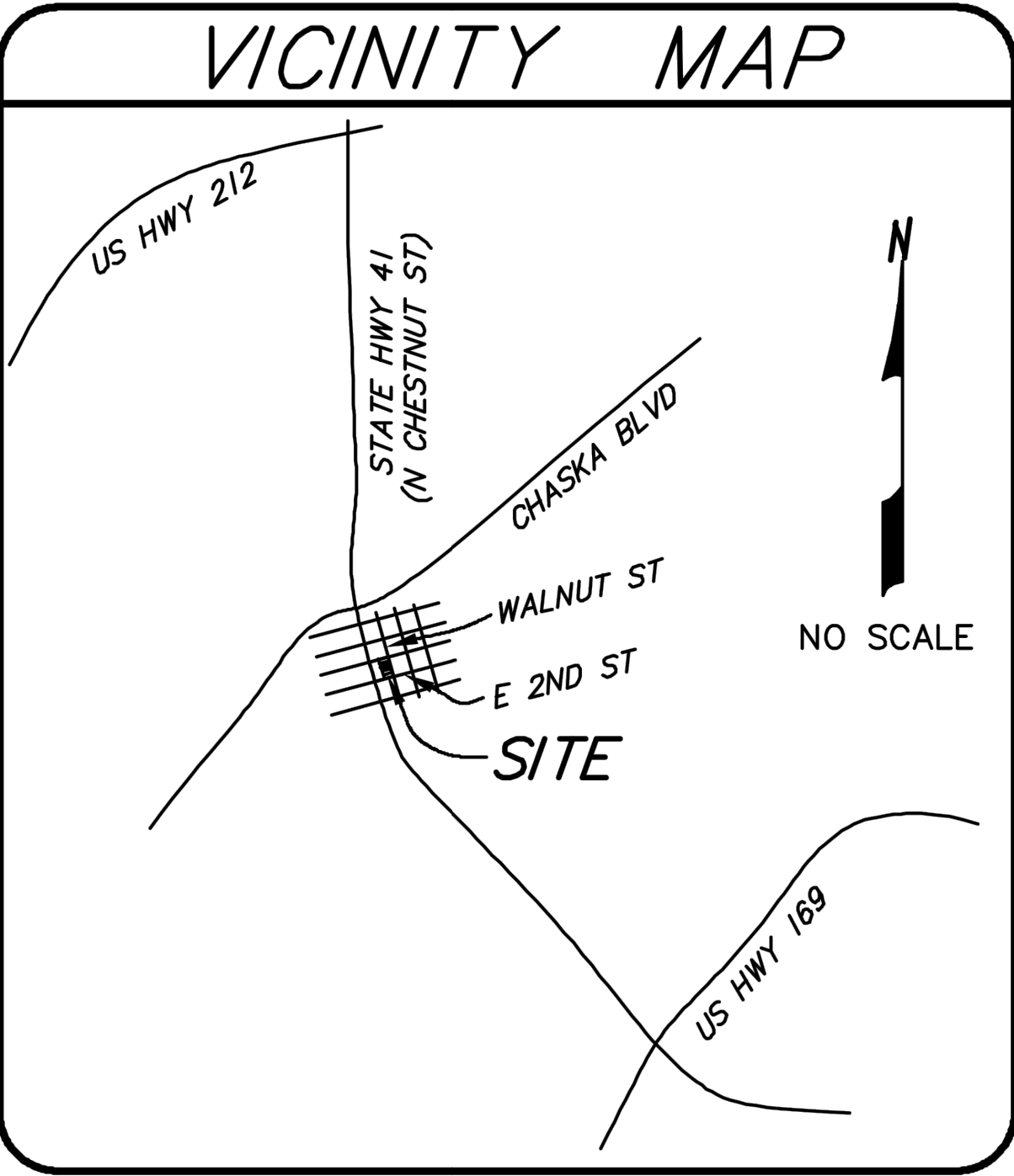
- CLEAN MASONRY WITH GENTLEST MEANS POSSIBLE. REMOVE LOOSE PAINT.

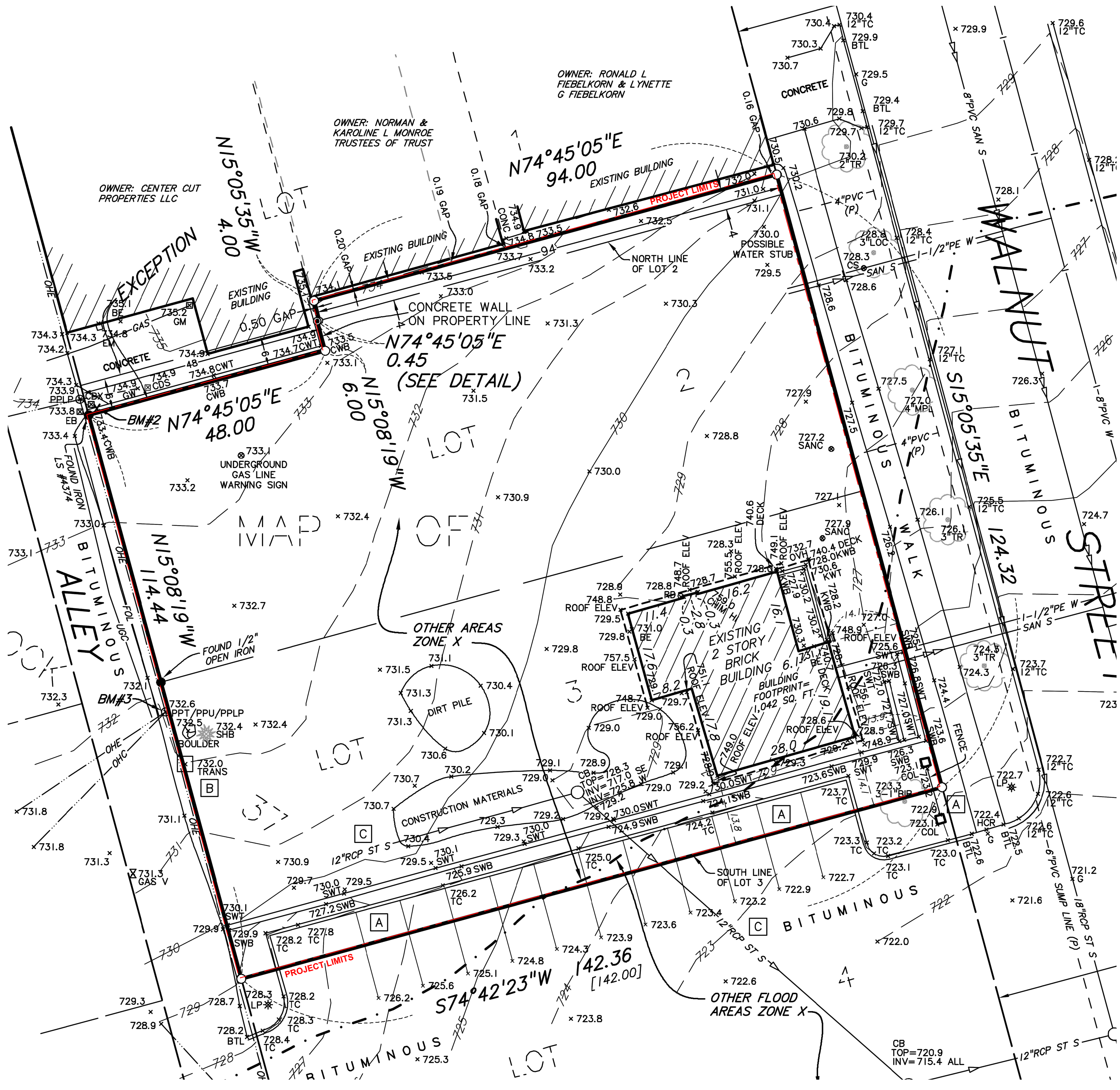
KEYNOTES

04-01	REMOVE EXISTING MORTAR FILLED HOLE. INSTALL BRICK TO MATCH EXISTING.
04-02	RECONSTRUCT WALL AT DOOR REMOVAL.
04-04	INSTALL CONCRETE CHIMNEY CAP.
04-06	FILL HOLES RESULTING FROM REMOVED METER BOXES.
04-07	REPAIR CRACK IN MASONRY.
04-08	REMOVE PAINT WITH GENTLEST MEANS POSSIBLE.
06-01	INSTALL SALVAGED PORCH COLUMNS SURROUNDS AND PLASTERS. REPAIR AS NEEDED TO MATCH EXISTING. USE CONSOLIDANT. SCRAPE AND REPAINT.
06-02	INSTALL PORCH RAILING. PAINT.
06-04	INSTALL BALCONY BALUSTRADE TO MATCH EXISTING. PAINT.
06-05	INSTALL BALCONY POST. PAINT.
06-06	REMOVE DETERIORATED MEMBERS OF PORCH CEILING. REPLACE STRUCTURE AS NEEDED. INSTALL NEW WOOD FASCIA, CROWN MOLDING, AND DENTILS. PAINT.
07-01	PROVIDE DOWNSPOUT.
09-01	SCRAPE AND REPAINT WOOD TRIM AT CORNICE AND SOFFIT OF HOUSE OR PORCH.
09-02	SCRAPE AND REPAINT EXISTING GUTTERS.

LEGEND

- MASONRY CRACK
▨ REPOINT BRICK



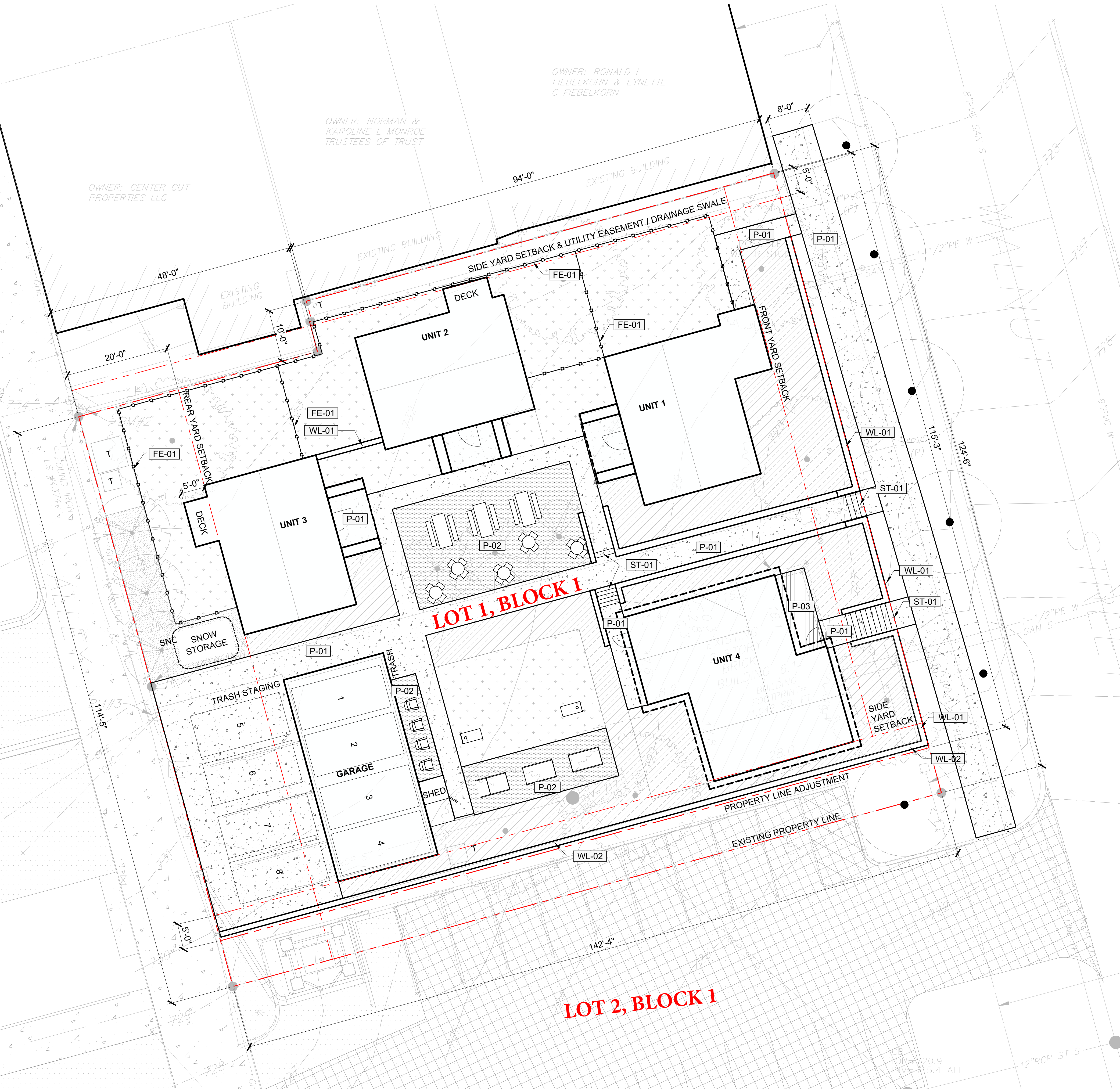


LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CDS Denotes civil defense siren
- CHIM HI Denotes chimney height
- COL Denotes building column
- CONC Denotes concrete
- CS Denotes curb stop
- CWB Denotes concrete wall base
- CWT Denotes concrete wall top
- EB Denotes electric box
- EM Denotes electric meter
- FOL Denotes fiber optic line
- G Denotes gutter
- GAS V Denotes gas valve
- GM Denotes gas meter
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall top
- LP Denotes light pole
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- OVH Denotes overhang
- (P) Denotes per plan
- PPLP Denotes power and light pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- ROOF ELEV Denotes roof elevation
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SANC Denotes sanitary cleanout
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- SWT Denotes stone wall top
- TC Denotes top of concrete curb
- TRANS Denotes transformer
- UGC Denotes underground communication line
- W Denotes water line
- BIR Denotes Birch tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- SHB Denotes shrub
- TR Denotes deciduous tree

1 EXISTING CONDITIONS
SCALE 1:10





MATERIALS SCHEDULE

SYMBOL	FENCE & GUARDRAIL DESCRIPTION	QTY
FE-01	FENCE TYPE 01 - 4' HGT WOOD SLAT FENCE	257 LF

SYMBOL	PAVING DESCRIPTION	QTY
P-01	PAVING TYPE 01 - CONCRETE	1,878 SF
P-02	PAVING TYPE 02 - CRUSHED AGGREGATE	1,159 SF
P-03	PAVING TYPE 03 - DECKING	93 SF

SYMBOL	STAIRS DESCRIPTION	QTY
ST-01	STAIR TYPE 01 - CIP STAIRS	

SYMBOL	WALL DESCRIPTION	QTY
WL-01	WALL TYPE 01 - LIMESTONE WALL TO MATCH EXISTING	233 LF
WL-02	WALL TYPE 02 - EXISTING LIMESTONE WALL	141 LF

1	PARKING STALL
T	TRANSFORMER

SITE INFORMATION

SITE AREA: 17,230 SQ FT

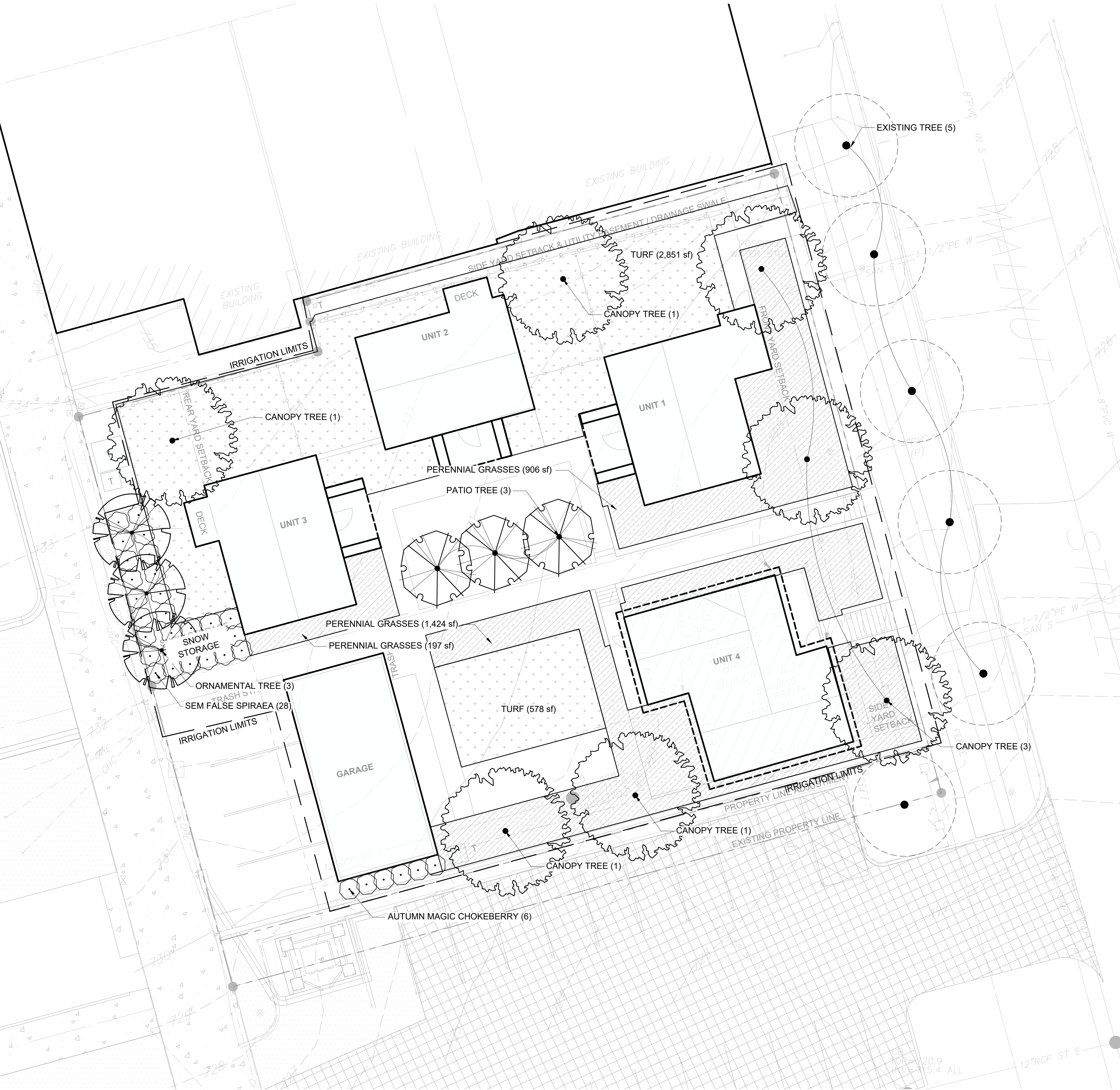
OWNER: RONALD L
FIEBELKORN & LYNETTE
G FIEBELKORN

OWNER: NORMAN &
KAROLINE L MONROE
TRUSTEES OF TRUST

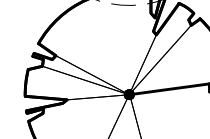
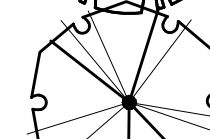
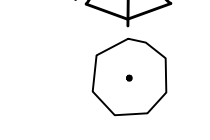
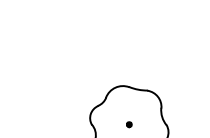
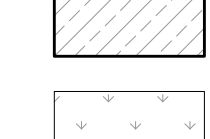
OWNER: CENTER CUT
PROPERTIES LLC

LOT 1, BLOCK 1

LOT 2, BLOCK 1



CONCEPT PLANT SCHEDULE

	CANOPY TREE 2.5" CAL WHITE OAK -	7
	EXISTING TREE -	6
	ORNAMENTAL TREE 2" CAL SERVICEBERRY -	3
	PATIO TREE 2" CAL QUAKING ASPEN -	3
	AUTUMN MAGIC CHOKEBERRY ARONIA MELANOCARPA 'AUTUMN MAGIC' - #5 - 48" OC -	6
	SEM FALSE SPIRAEA SORBARIA SORBIFOLIA 'SEM' - #3 - 48" O.C. -	28
	PERENNIAL GRASSES -	2,862 SF
	TURF SOD -	3,429 SF

OVERSTORY TREE PLANTING REQUIREMENTS

TREE CAL INCH SHOULD EQUAL GROSS SQ FT OF HOMES DIVIDED BY 320.

UNIT 1: 1,340 SF
UNIT 2: 1,340 SF
UNIT 3: 1,340 SF
UNIT 4: 3,100 SF

TOTAL: 7,120 SF
REQUIRED CAL INCH: 22.25

PROPOSED CAL INCH: 23.5

SHRUB PLANTING REQUIREMENTS

THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

SITE PERIMETER: 515 LF
REQUIRED # OF SHRUBS: $\frac{515}{30} = 18$

TOTAL AREA OF BUILDING: 7,120 SF
REQUIRED # OF SHRUBS: $\frac{7120}{300} = 24$

PROPOSED # OF SHRUBS: 34

UNDERSTORY TREE PLANTING REQUIREMENTS

THE NUMBER OF UNDERSTORY TREES SHALL BE EQUAL TO TWENTY-FIVE (25) PERCENT OF THE REQUIRED NUMBER OF OVERSTORY TREES.

REQUIRED OVERSTORY CAL INCH: 22.25
REQUIRED UNDERSTORY CAL INCH: 5.5

PROPOSED UNDERSTORY CAL INCH: 6

USABLE OPEN SPACE REQUIREMENTS

SUFFICIENT, USABLE OPEN SPACE SHALL BE PROVIDED FOR MULTI-FAMILY RESIDENTIAL BUILDING SITES. FOR SITES UNDER 43,560 SQUARE FEET (1 ACRE) IN GROSS SITE AREA, A MINIMUM OF 10% OF THE GROSS SITE AREA SHALL BE SHARED OPEN SPACE BUT IN NO CASE BE LESS THAN 2,500 SQUARE FEET IN SIZE; THE MINIMUM DIMENSIONS FOR SUCH OPEN SPACES SHALL BE 50 FEET IN LENGTH AND 50' IN WIDTH.

SITE AREA: 15,930 SF

REQUIRED USABLE OPEN SPACE: 1,593 SF

PROPOSED USABLE OPEN SPACE: 3,110 SF



OVERLAY PLAN

THIS PLAN INCLUDES A COMPOSITE OF THE SITE PLAN, LANDSCAPE PLAN, AND UTILITY PLAN. REFER TO INDIVIDUAL PLANS FOR ADDITIONAL INFORMATION.

1

OVERLAY PLAN
SCALE 1:10



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	7	LT-01A	Single	0.900	RAGNI 900 KASSIO-8L-350mA-3000K-T3 BOLLARD	10.5	957
	3	LT-01B	Back-Back	0.900	RAGNI 900 KASSIO-8L-350mA-3000K-T3 TWIN BOLLARD	21	957
	9	LT-02	Single	0.900	LIGMAN LEW-30011-T3-W30 WALL MOUNT AT 8FT	13.8	1376

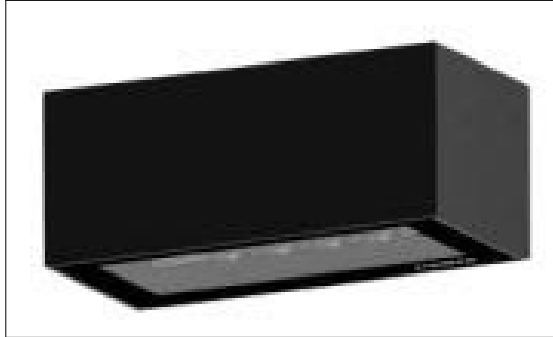
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	0.88	23.7	0.0	N.A.	N.A.



TYPE LT-01A



TYPE LT-01B



TYPE LT-02



Plan View
Scale: 1 inch= 20 Ft.

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINT TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.

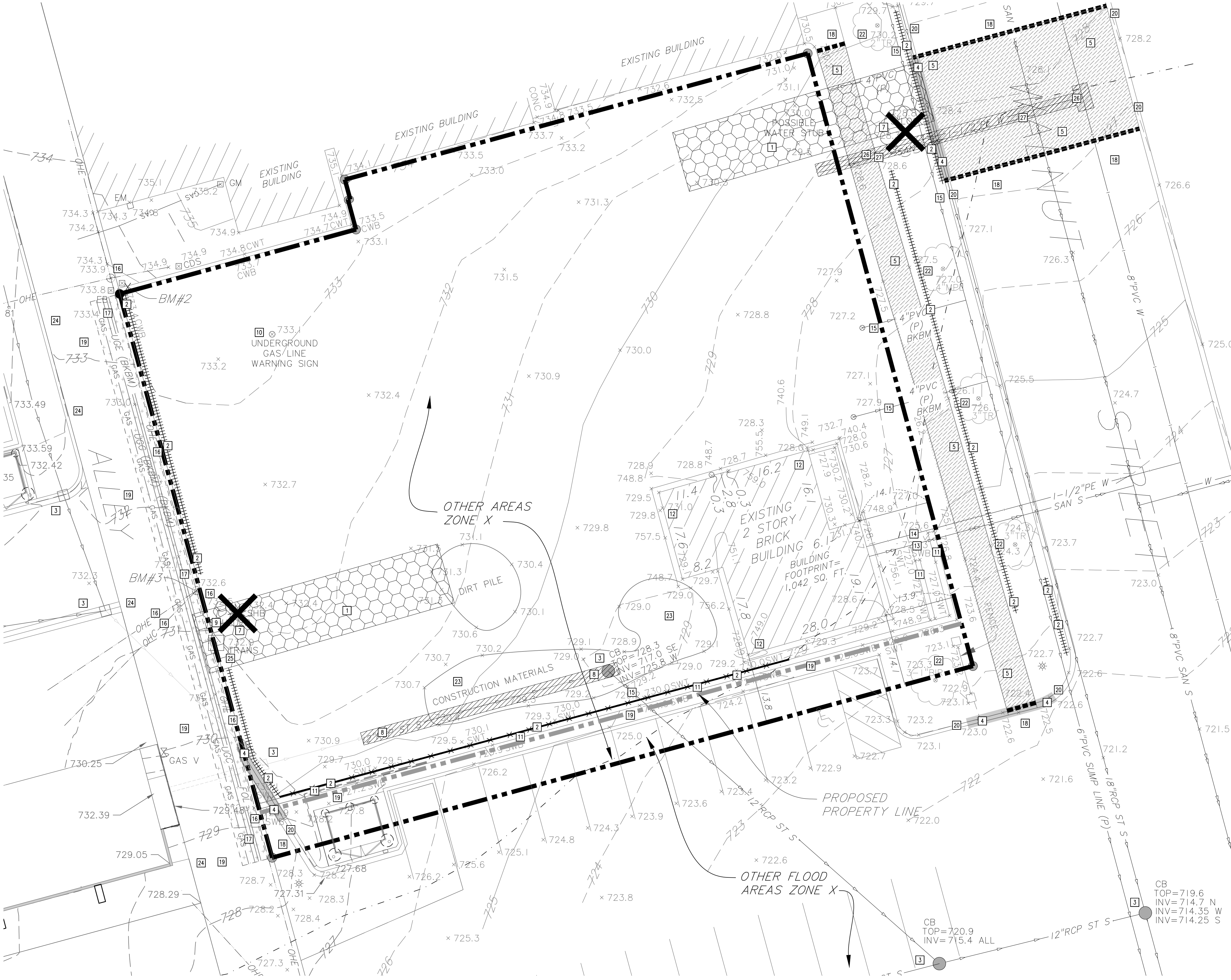


#	Date	Comments

Revisions	

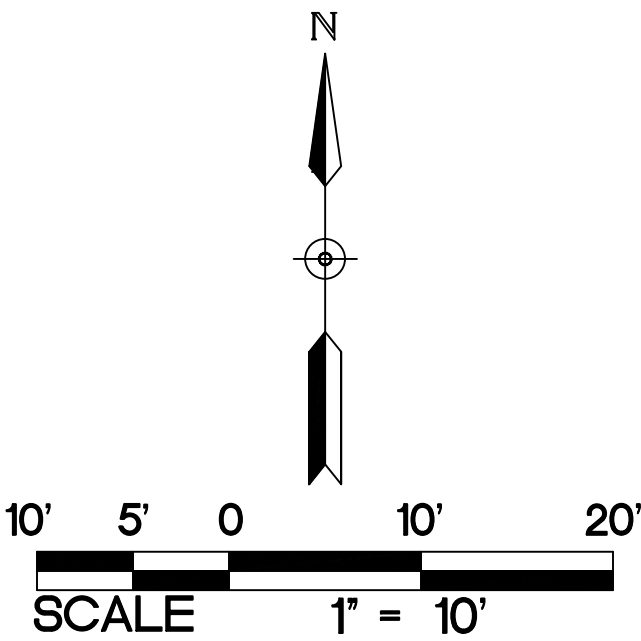
Drawn By: SANDY
Checked By: ROB C. ARLIN
Date:12/20/2022
Scale: AS NOTED

CHASKA YARDS



ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
SWB	Stone Wall Bottom
SWT	Stone Wall Top
W.O.	Washout

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
SILTATION FENCE	---X---
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
CONSTRUCTION ENTRANCE	---
BITUMINOUS REMOVAL	---
CONCRETE REMOVAL	---
PIPE REMOVAL	---
CURB REMOVAL	---
ESTIMATE LOCATION OF JOINT UTILITY TRENCH	---
TREE REMOVAL	---



NOTE:
STORM SEWER INLETS NOT SHOWN ON
PLAN MAY RECEIVE RUNOFF FROM
CONSTRUCTION ACTIVITIES. INSTALL INLET
SEDIMENT PROTECTION PER DETAILS
4/C500, 5/C500, AND 6/C500 ON ALL
STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR
TO BIDDING TO OBTAIN CLEAR
UNDERSTANDING OF THE FULL SCOPE OF
TREE, UNDER BRUSH, AND OTHER
VEGETATION CLEARING THAT NEEDS TO
OCCUR.

NOTE:
PRIOR TO THE START OF CONSTRUCTION,
THE CONTRACTOR SHALL POTHOLE AND
DETERMINE THE LOCATION AND ELEVATION
OF EXISTING UNDERGROUND UTILITIES.
CONTACT CIVIL ENGINEER IF EXISTING
UTILITIES TO REMAIN WILL BE IMPACTED BY
PROPOSED WORK.

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED
TO BE PROPERTY LINE UNLESS OTHERWISE
SHOWN.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500. CONSTRUCTION ACCESS SHALL DEPEND ON SCHEDULING OF CITY PROJECTS. CONTRACTOR TO COORDINATE WITH CITY ENGINEER AND RECEIVE ALL NECESSARY PERMITS FOR CONSTRUCTION ACCESS OFF OF WALNUT AND THROUGH THE PASEO.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500, 5/C500, AND 6/C500.
4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
6. SAWCUT AND REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
8. REMOVE STORM SEWER PIPES AND STRUCTURES IN THEIR ENTIRETY TO THE EXTENTS SHOWN.
9. REMOVE BOULDER.
10. CONTRACTOR SHALL FIELD VERIFY EXISTING GAS LINE AND CONTACT CITY, CIVIL ENGINEER, AND UTILITY OWNER WITH FINDING. CONTRACTOR SHALL COORDINATE RELOCATION WITH CITY, CIVIL ENGINEER, AND UTILITY OWNER.
11. EXISTING RETAINING WALL TO REMAIN. PROTECT AT ALL TIMES.
12. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
13. EXISTING SANITARY SEWER SERVICE TO REMAIN. PROTECT AT ALL TIMES.
14. EXISTING WATER SERVICE TO REMAIN. PROTECT AT ALL TIMES.
15. EXISTING STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
16. EXISTING POWER POLE, OVERHEAD ELECTRICAL LINE, AND OVERHEAD COMMUNICATION LINES TO BE REMOVED BY OTHERS.
17. EXISTING UNDERGROUND UTILITY LINES TO REMAIN. PROTECT AT ALL TIMES. JOINT TRENCH FOR COMCAST, LUMEN TELEPHONE, AND CENTERPOINT GAS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
18. EXISTING BITUMINOUS ASPHALT TO REMAIN. PROTECT AT ALL TIMES.
19. EXISTING CONCRETE TO REMAIN. PROTECT AT ALL TIMES.
20. EXISTING CONCRETE CURB TO REMAIN. PROTECT AT ALL TIMES.
21. EXISTING BITUMINOUS ASPHALT TO REMAIN. PROTECT AT ALL TIMES.
22. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
23. REMOVE EXISTING CONSTRUCTION MATERIALS.
24. EXISTING UNDERGROUND CHASKA ELECTRIC LINE TO REMAIN. PROTECT AT ALL TIMES. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
25. TRANSFORMER TO BE REMOVED BY OTHERS.
26. REMOVE EXISTING WATER SERVICE. CUT OUT SERVICE CORP AND 4'-FT OF MAINLINE. REFER TO UTILITY PLAN FOR REPAIR OF MAINLINE.
27. REMOVE EXISTING SANITARY SEWER SERVICE. CUT SEWER SERVICE 2'-FT FROM MAINLINE. CAP.

DEMOLITION AND REMOVAL NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF CHASKA AND LOWER MINNESOTA RIVER WATERSHED DISTRICT. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT LOWER MINNESOTA RIVER WATERSHED DISTRICT TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
5. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
6. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
7. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
8. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT.
9. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, (952) 881-2455.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF CHASKA. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF CHASKA STANDARDS AND SPECIFICATIONS.

NOTE:
EXISTING SMALL UTILITIES TO REMAIN. SMALL
UTILITIES ARE IN THE PROCESS OF
RELOCATION AS PART OF THE CITY PASEO
PROJECT. ESTIMATE OF CURRENT
UNDERGROUND UTILITY LOCATIONS PROVIDED
BY CHASKA ELECTRIC. GSOC DESIGN LOCATE
AND SURVEY TO BE COMPLETED PRIOR TO
CONSTRUCTION DOCUMENTS. CONTRACTOR TO
CONTACT GSOC TO CONFIRM LOCATION OF
SMALL UTILITIES PRIOR TO CONSTRUCTION.

1 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF CHASKA AND UTILITY OWNER.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF CHASKA FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

PASEO DESIGN NOTES:

- BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
- AN ALTERNATIVE DESIGN FOR THE STORMWATER CONNECTION TO THIS SITE IS PROPOSED IN THIS PLAN.

NOTE: EXISTING SMALL UTILITIES TO REMAIN. SMALL UTILITIES ARE IN THE PROCESS OF RELOCATION AS PART OF THE CITY PASEO PROJECT. ESTIMATE OF CURRENT UNDERGROUND UTILITY LOCATIONS PROVIDED BY CHASKA ELECTRIC. GSOC DESIGN LOCATE AND SURVEY TO BE COMPLETED PRIOR TO CONSTRUCTION DOCUMENTS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES PRIOR TO CONSTRUCTION.

ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
SWB	Stone Wall Bottom
SWT	Stone Wall Top
W.O.	Washout

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

APPROXIMATE DISTURBED AREA IS 0.32 ACRES

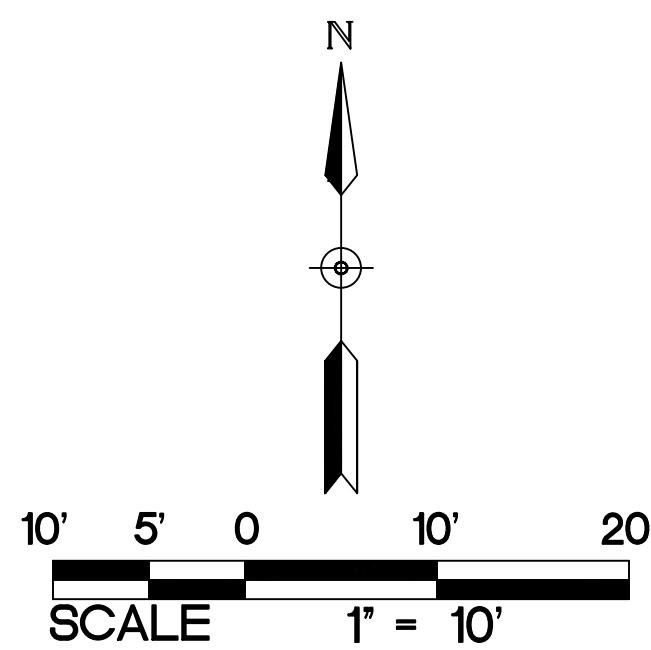
NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C5.0, 5/C5.0, AND 6/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	---
SILTATION FENCE	
SEDIMENT CONTROL LOG	
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
PROPOSED CONTOUR	---
DRAIN TILE	---
STORM SEWER	---
RETAINING WALL	---
CATCH BASIN	---
MANHOLE	---
EROSION CONTROL BLANKET (TEMPORARY)	---
ROCK CONSTRUCTION ENTRANCE	---
DRAINAGE FLOW ARROW	---
RETAINING WALL SPOT ELEVATION	---
SPOT ELEVATION	---
SOIL BORING	---
CONCRETE WASHOUT AREA	---

GRADING NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. CONTACT (952) 881-2455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 30.00, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 730.00.
- ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.



RETAINING WALL NOTES:

- ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE ELEVATION OF THE BURIED BLOCK COURSE.
- ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 48 INCHES. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.
- STACKED LIMESTONE WALL BY LANDSCAPE ARCHITECT.

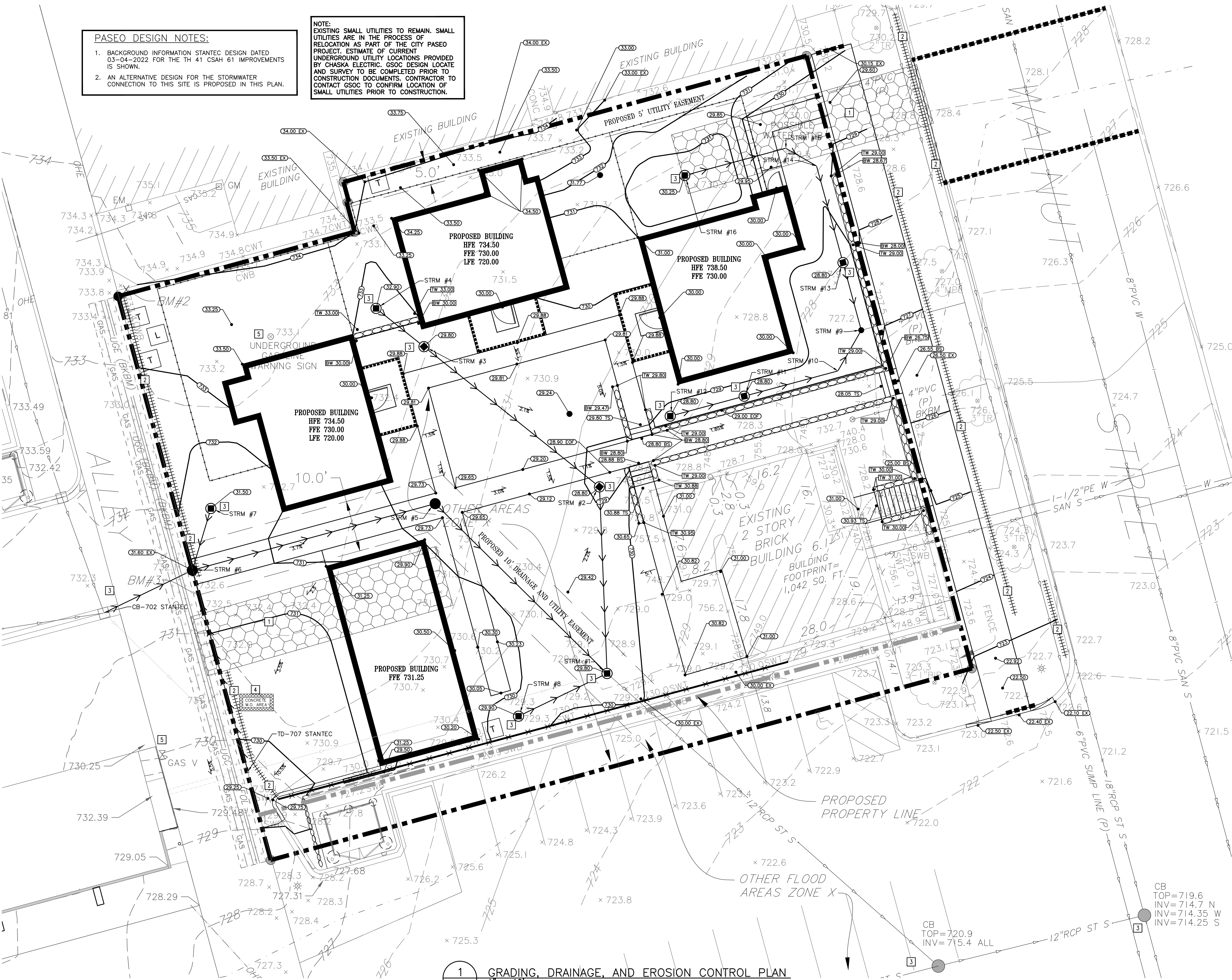
WALKWAY NOTES:

- GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
- ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0.
- INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C5.0 AND 3/C5.0.
- INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C5.0, 5/C5.0, AND 6/C5.0.
- APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
- EXACT LOCATION OF GAS SERVICE IS NOT KNOWN. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POT-HOLE AND DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING GAS LINE. CONTACT CIVIL ENGINEER AND OWNER WITH FINDINGS.



EROSION CONTROL NOTES:

- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
- SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
- DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
- ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL

MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

- ALL SEEDS ARE TO BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
- IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
- IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
- DRAINING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.

UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.

- MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
- RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
- GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
- TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
- ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, ALLEYS, AND CURB LINES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
- EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

PASEO DESIGN NOTES:

- BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
- AN ALTERNATIVE DESIGN FOR THE STORMWATER CONNECTION TO THIS SITE IS PROPOSED IN THIS PLAN.

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PE	Polyethylene
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain

NOTE:
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES. CONTACT CIVIL ENGINEER IF EXISTING UTILITIES TO REMAIN WILL BE IMPACTED BY PROPOSED WORK.

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

- FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
SANITARY SEWER	→→→
WATER PIPE	—+—+—+—
STORM SEWER	→→→
RETAINING WALL	—+—+—+—
GATE VALVE, OR CURB BOX AND STOP	⊕
FIRE HYDRANT	⊙
CLEANOUT	⊙
CATCH BASIN	⊙
MANHOLE	⊙

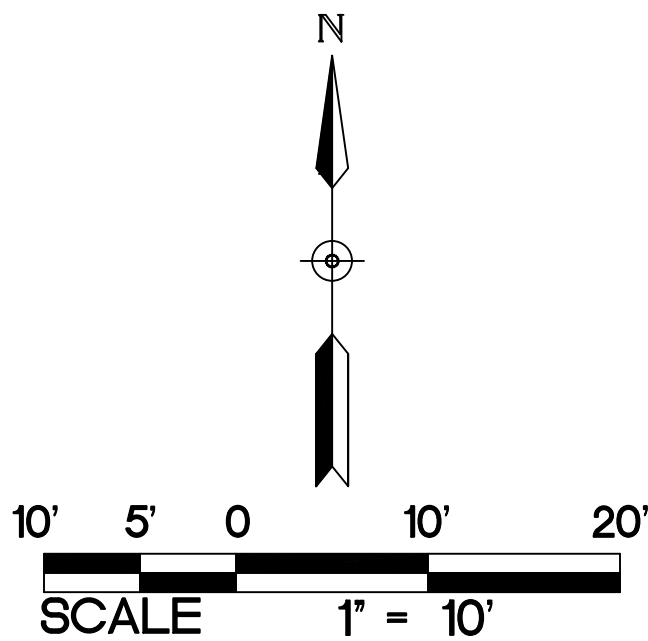
STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
CB-702 STANTEC	CB-702 STANTEC	NA		NE = 727.13	-----
STRM #1	48" CB MH	R-2390	729.80	SE = 717.00 N = 722.40 NW = 724.94 SW = 725.71	37 L.F. OF 10" PVC @ 1.00%, STRM #2 47 L.F. OF 12" RCP @ 1.06%, STRM #5 19 L.F. OF 8" PVC @ 1.00%, STRM #8
STRM #2	48" CB MH	R-2390	728.80	S = 722.77 NW = 724.60	44 L.F. OF 8" PVC @ 5.00%, STRM #3
STRM #3	ADS Yard Drain	8" DURACAST IN-LINE GRATE	729.80	SE = 726.80 NW = 726.80	12 L.F. OF 8" PVC @ 1.01%, STRM #4
STRM #4	ADS Yard Drain	8" DURACAST IN-LINE GRATE	732.90	SE = 726.92	-----
STRM #5	48" MH	R-1733	729.73	SE = 725.44 W = 725.44	49 L.F. OF 12" PVC @ 1.00%, STRM #6
STRM #6	48" MH	R-1733	731.60	E = 725.93 SW = 729.55 S = 725.94 N = 727.23	19 L.F. OF 12" RCP @ 3.00%, CB-702 STANTEC 41 L.F. OF 8" PVC @ 1.00%, TD-707 STANTEC 13 L.F. OF 8" PVC @ 2.15%, STRM #7
STRM #7	ADS Yard Drain	8" DURACAST IN-LINE GRATE	728.69	S = 727.50	-----
STRM #8	ADS Yard Drain	8" DURACAST IN-LINE GRATE	729.90	NE = 725.90	-----
STRM #9	4" CO	R-2390	728.95	E = 723.56 N = 724.00 SW = 723.56	14 L.F. OF 4" PVC @ 1.00%, STRM #13 9 L.F. OF 4" PVC @ 1.00%, STRM #10
STRM #10	4" PVC 45 DEGREE BEND	NA		NE = 723.65 W = 723.65	19 L.F. OF 4" PVC @ 1.00%, STRM #11
STRM #11	ADS Yard Drain	4" DURACAST IN-LINE GRATE	728.80	E = 723.84 W = 723.84	15 L.F. OF 4" PVC @ 1.04%, STRM #12
STRM #12	ADS Yard Drain	4" DURACAST IN-LINE GRATE	728.80	E = 724.00	-----
STRM #13	ADS Yard Drain	4" DURACAST IN-LINE GRATE	728.80	S = 724.14 N = 724.14	20 L.F. OF 4" PVC @ 0.74%, STRM #14
STRM #14	4" PVC 45 Degree Bend	NA		S = 724.29 NW = 724.29	7 L.F. OF 4" PVC @ 1.01%, STRM #15
STRM #15	4" PVC 45 Degree Bend	NA		SE = 724.36 W = 724.36	20 L.F. OF 4" PVC @ 1.00%, STRM #16
STRM #16	ADS Yard Drain	4" DURACAST IN-LINE GRATE	730.25	E = 724.56	-----
TD-707 STANTEC	16" TRENCH DRAIN STANTEC	NA		N = 726.35	-----

SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SAN #1	8" PVC WYE CONNECTION TO SAN MAIN	NA		W = 716.05	75 L.F. OF 8" PVC @ 2.00%, SAN #2
SAN #2	8" BY 4" PVC WYE	NA		E = 717.54 W = 717.54 S = 717.54	10 L.F. OF 8" PVC @ 2.00%, SAN #3 13 L.F. OF 4" PVC @ 55.19%, SAN #8
SAN #3	8" PVC 45 DEGREE BEND & CO	NA	731.77	E = 717.74 S = 717.74	14 L.F. OF 8" PVC @ 2.00%, SAN #4
SAN #4	8" BY 4" PVC WYE	NA		N = 718.03 S = 718.03 W = 718.03	7 L.F. OF 8" PVC @ 2.00%, SAN #5 4 L.F. OF 4" PVC @ 2.00%, SAN #9
SAN #5	8" BY 4" PVC REDUCER	NA		N = 718.16 S = 718.16	26 L.F. OF 4" PVC @ 2.00%, SAN #6
SAN #6	8" PVC 45 DEGREE BEND & CO	NA	729.24	N = 718.69 W = 718.69	35 L.F. OF 4" PVC @ 2.00%, SAN #7
SAN #7	Sanitary Sewer Service Connection	NA		E = 719.39	-----
SAN #8	Sanitary Sewer Service Connection	NA		N = 724.00	-----
SAN #9	Sanitary Sewer Service Connection	NA		E = 718.11	-----

1
C300
UTILITY PLAN
1" = 10'

UTILITY NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
- ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
- ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
- PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF CHASKA. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE SCHD 40 PVC UNLESS NOTED OTHERWISE.
- STORM SEWER PIPING SHALL BE SCHD 40 POLY VINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (ASTM D2665 FOR SCHEDULE 40).
- CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10'-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



KEYED NOTES

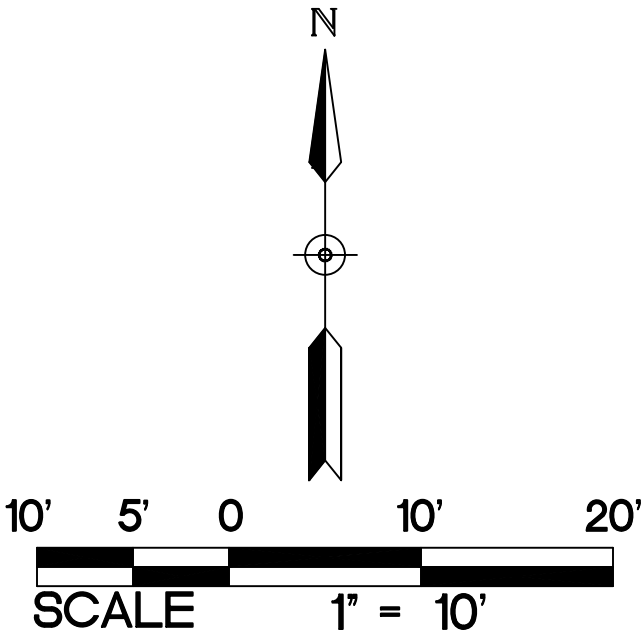
KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- INSTALL 8-INCH BY 8-INCH TEE AND GATE VALVE.
- STUB 1.5-INCH PE WATER SERVICE TO BUILDING. STUB WITHIN 5'-FEET OF BUILDING. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 8-INCH BY 6-INCH TEE.
- INSTALL 8-INCH GATE VALVE.
- INSTALL 6-INCH GATE VALVE AND HYDRANT.
- CONTRACTOR SHALL CONNECT TO EXISTING 8-INCH PVC SANITARY SEWER WITH 8-INCH PVC WYE.
- INSTALL SANITARY SEWER CLEAN OUT. REFER TO DETAIL 3/C5.1. REFER TO SEWER TABLE FOR ADDITIONAL FITTINGS AT THIS LOCATION.
- INSTALL 2-INCH CORPORATION STOP AND 2-INCH CURB STOP AND BOX.
- LOCATION OF PROPOSED SANITARY SEWER SERVICE. STUB WITHIN 5'-FEET OF BUILDING. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 8-INCH BY 4-INCH PVC REDUCER.
- CONTRACTOR SHALL SUPPORT EXISTING PUBLIC AND SMALL UTILITIES DURING WORK ITEMS THAT UNDERMINE EXISTING UTILITIES.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING GAS LINE. CONTACT CIVIL ENGINEER AND OWNER WITH FINDINGS.
- INSTALL 8-INCH PLUG.
- INSTALL 4'-FT OF NEW 8-INCH WATERMAIN.



ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
RETAINING WALL	---
FLAT CURB	---
BITUMINOUS PAVEMENT	---
CONCRETE PAVEMENT/SIDEWALK	---
JOINT UTILITY TRENCH	---
CHASKA ELECTRICAL TRENCH	---



KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
1. INSTALL MODIFIED B612 MODIFIED PARKBOARD VERTICAL CONCRETE CURB AND GUTTER. REFER TO DETAIL 5/C501.
 2. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C501.
 3. INSTALL CONCRETE WALK. REFER TO DETAIL 6/C501.
 4. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 7/C501.
 5. INSTALL FENCE. REFER TO ARCHITECTURAL PLANS AND DETAILS.
 6. APPROXIMATE LOCATION OF ELECTRICAL AND COMMUNICATION BOXES. REFER TO SMALL UTILITY PLANS FOR EXACT LOCATIONS.
 7. JOINT TRENCH FOR COMCAST, LUMEN TELEPHONE, AND CENTERPOINT GAS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 8. EXISTING UNDERGROUND CHASKA ELECTRIC TRENCH. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 9. INSTALL CONCRETE STEPS. REFER TO DETAIL 8/C501.
 10. DRY STACKED LIMESTONE WALL. REFER TO LANDSCAPE ARCHITECT'S DRAWING
 11. INSTALL CURB WALL. REFER TO DETAIL 2/C502.
 12. INSTALL FLAT CURB SECTION. REFER TO DETAIL 3/C502.
 13. INSTALL NOSE DOWN CURB SECTION. REFER TO DETAIL 4/C502.
 14. INSTALL MNDOT PEDESTRIAN CURB RAMP. REFER TO DETAIL 5/C502 AND GRADING PLAN.

PAVING NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
6. FOLLOW ALL CITY OF CHASKA RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
7. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
8. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
9. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
10. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
11. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.

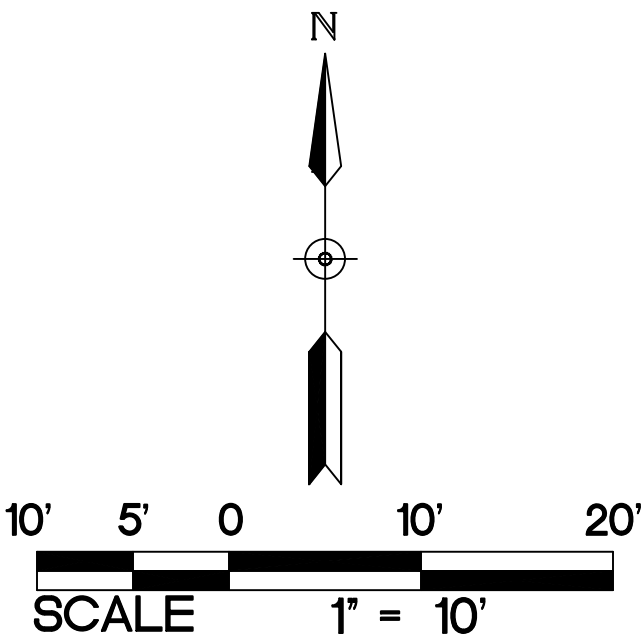
1
C400 PAVING AND GEOMETRIC PLAN
1" = 20'



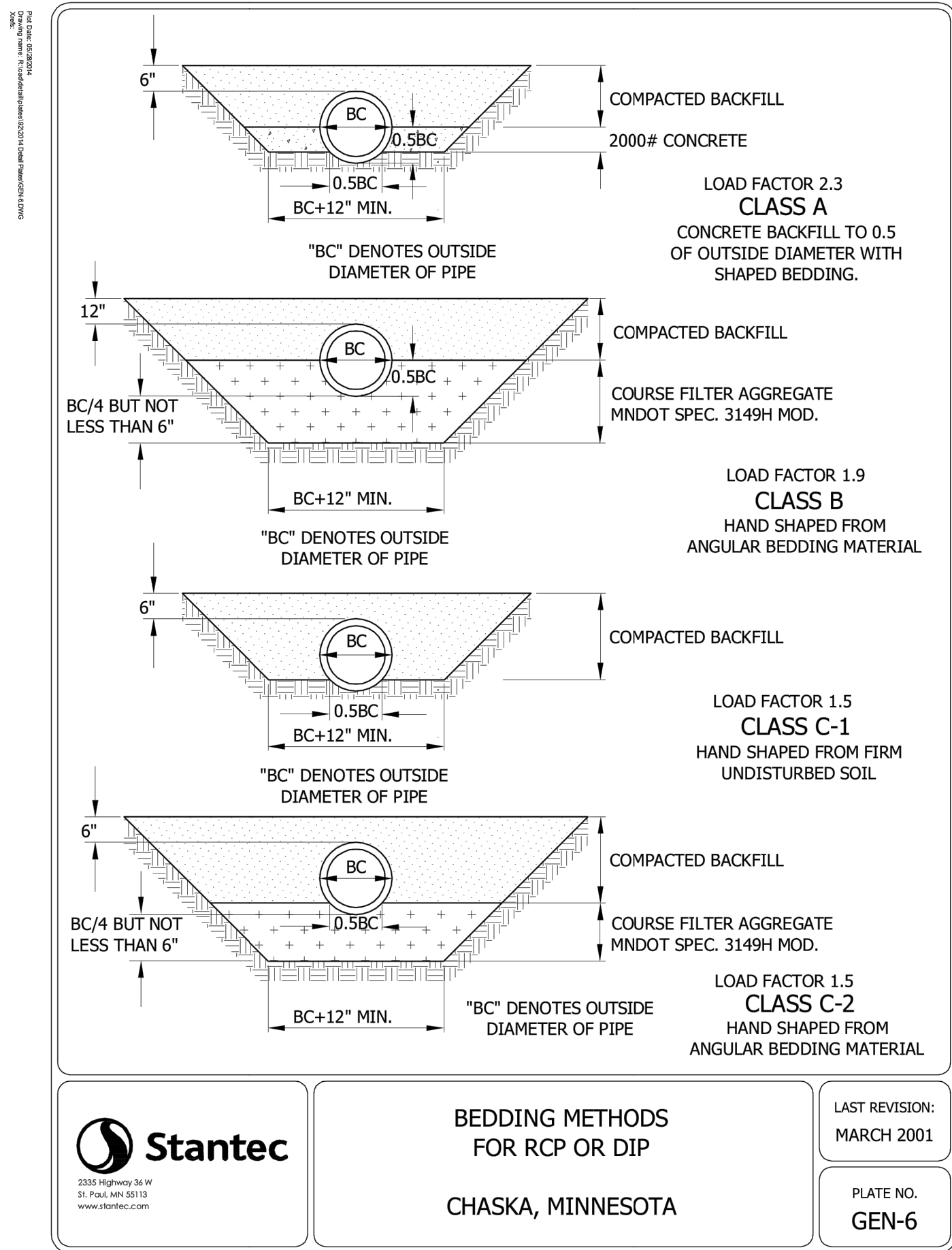
ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	-----
PROPERTY LINE	-----
SAWCUT LINE (APPROX.)	-----
RETAINING WALL	-----
FLAT CURB	-----
BITUMINOUS PAVEMENT	-----
CONCRETE PAVEMENT/SIDEWALK	-----
JOINT UTILITY TRENCH	-----
CHASKA ELECTRICAL TRENCH	-----

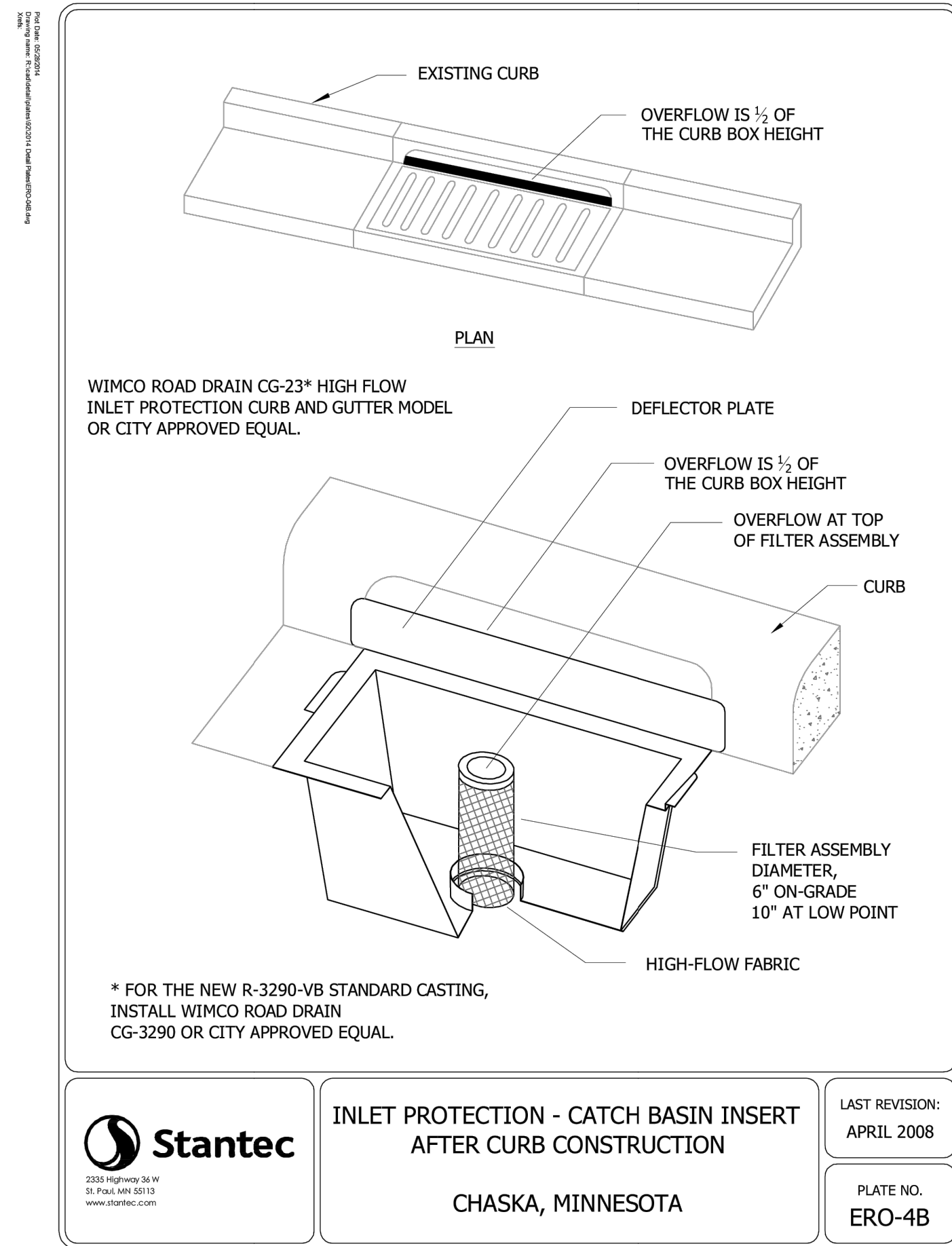
VEHICLE COLORS	
BLUE	FRONT TIRES
GREEN	VEHICLE BODY
BLACK	REAR TIRES



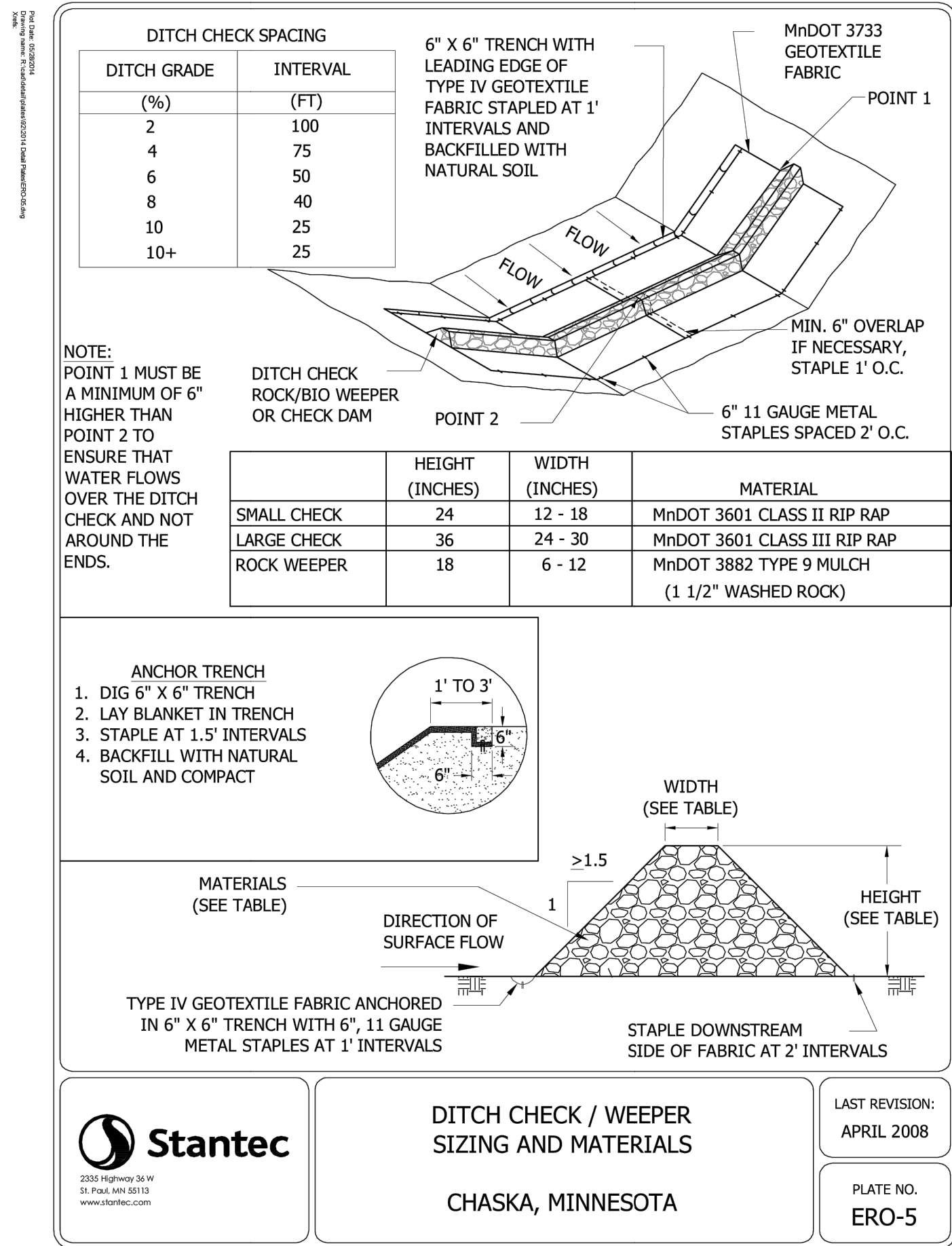
TURNING MOVEMENT ANALYSIS
1" = 20'



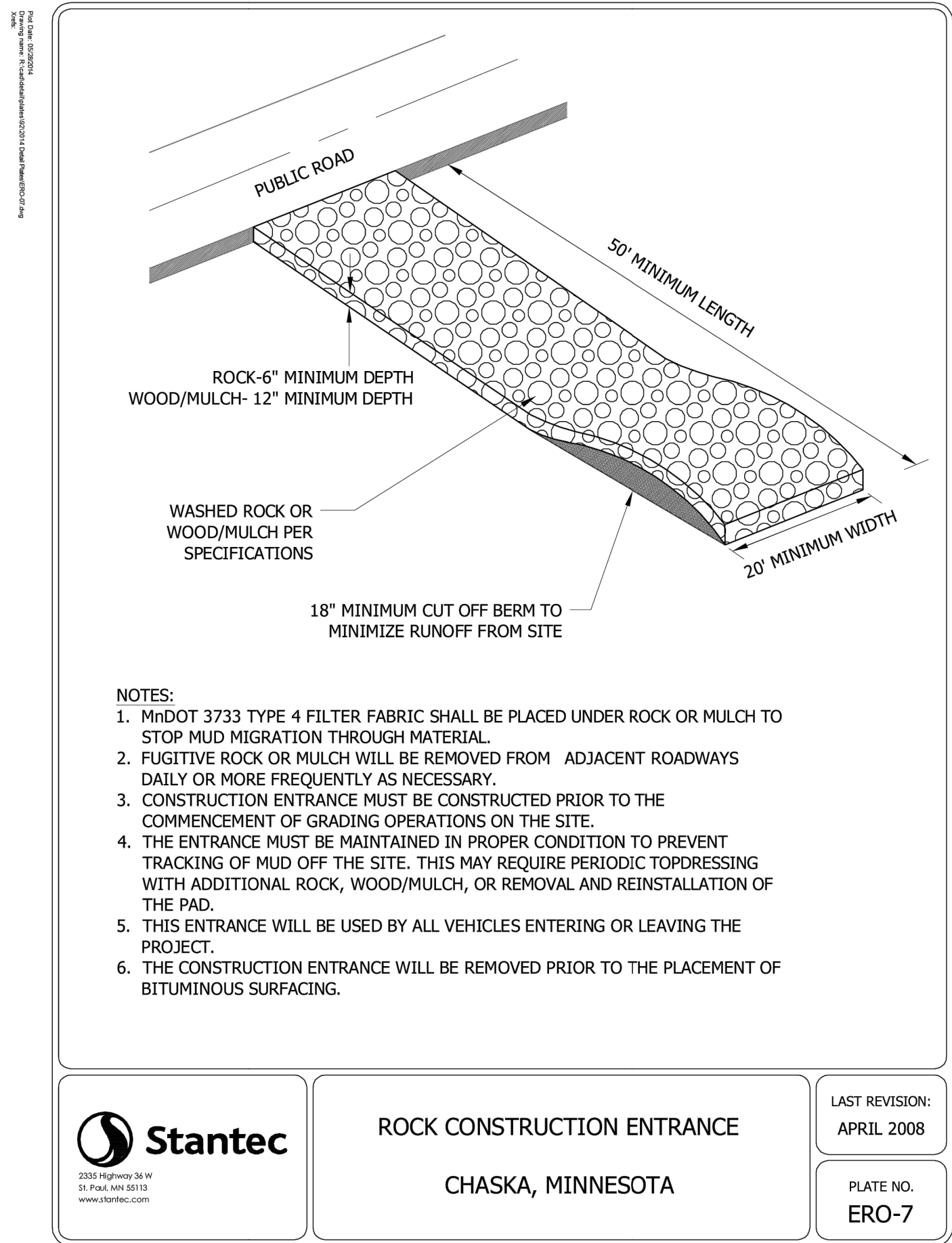
7
C500 PIPE BEDDING
NOT TO SCALE



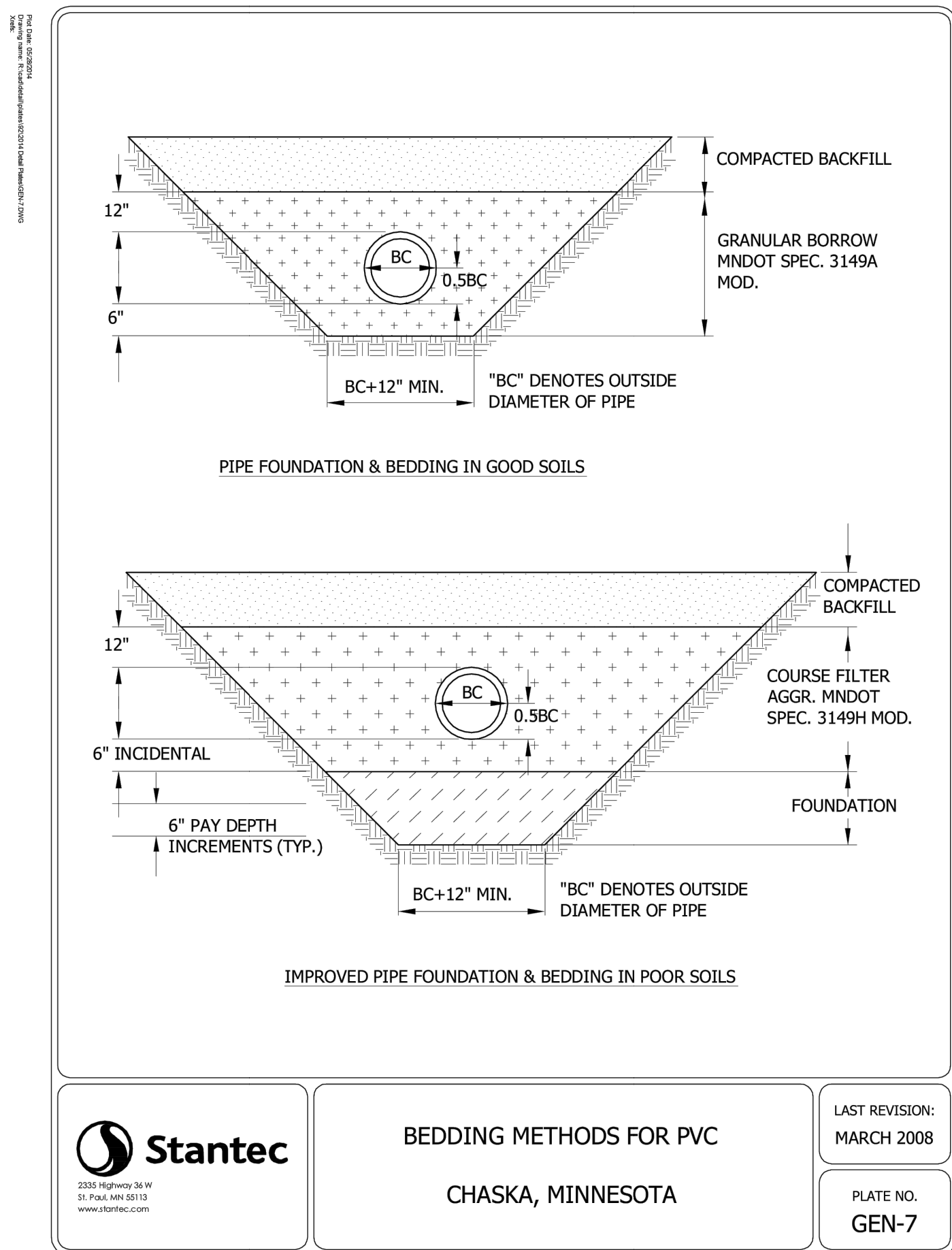
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C500 INLET PROTECTION
NOT TO SCALE



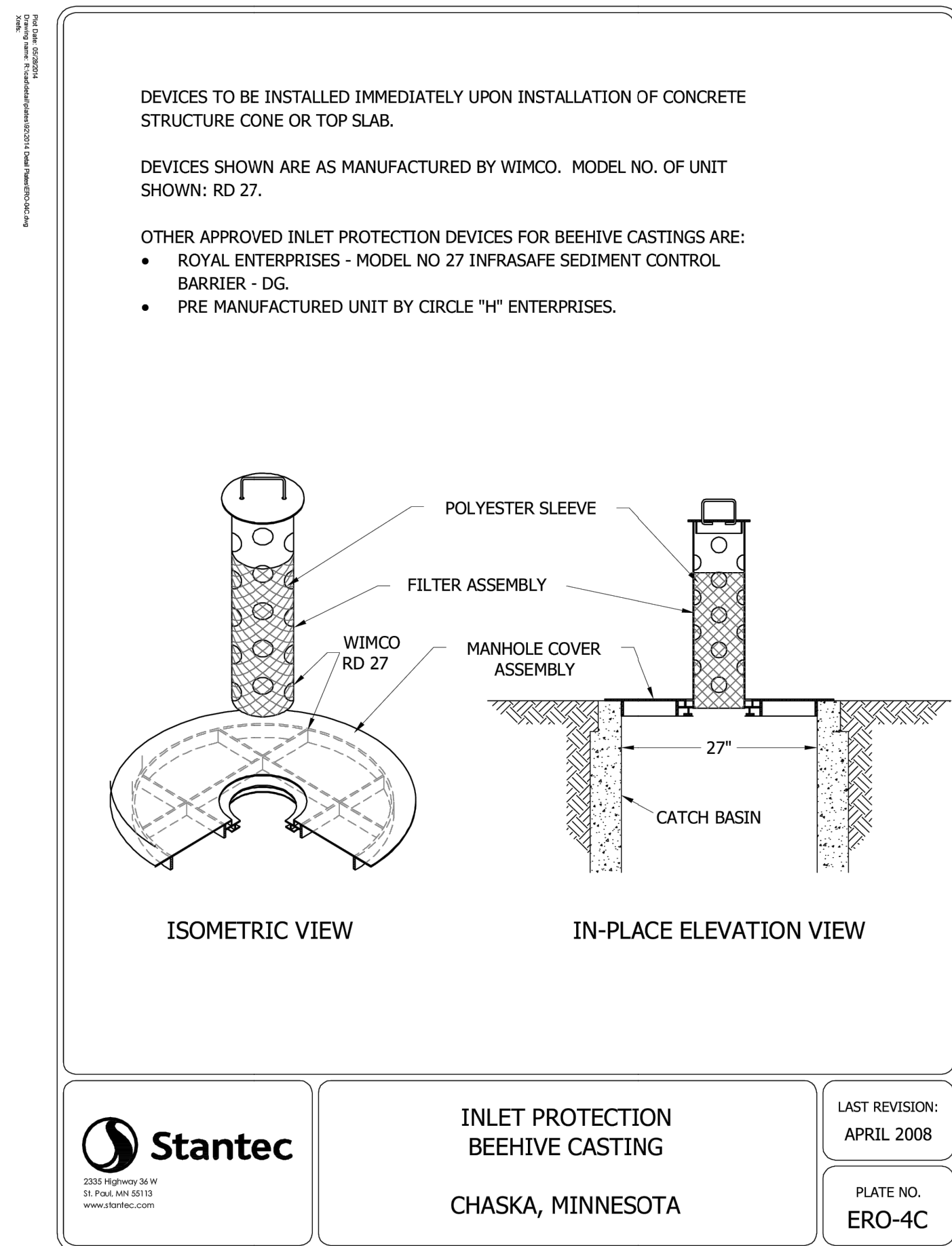
3
C500 BIO LOG
NOT TO SCALE



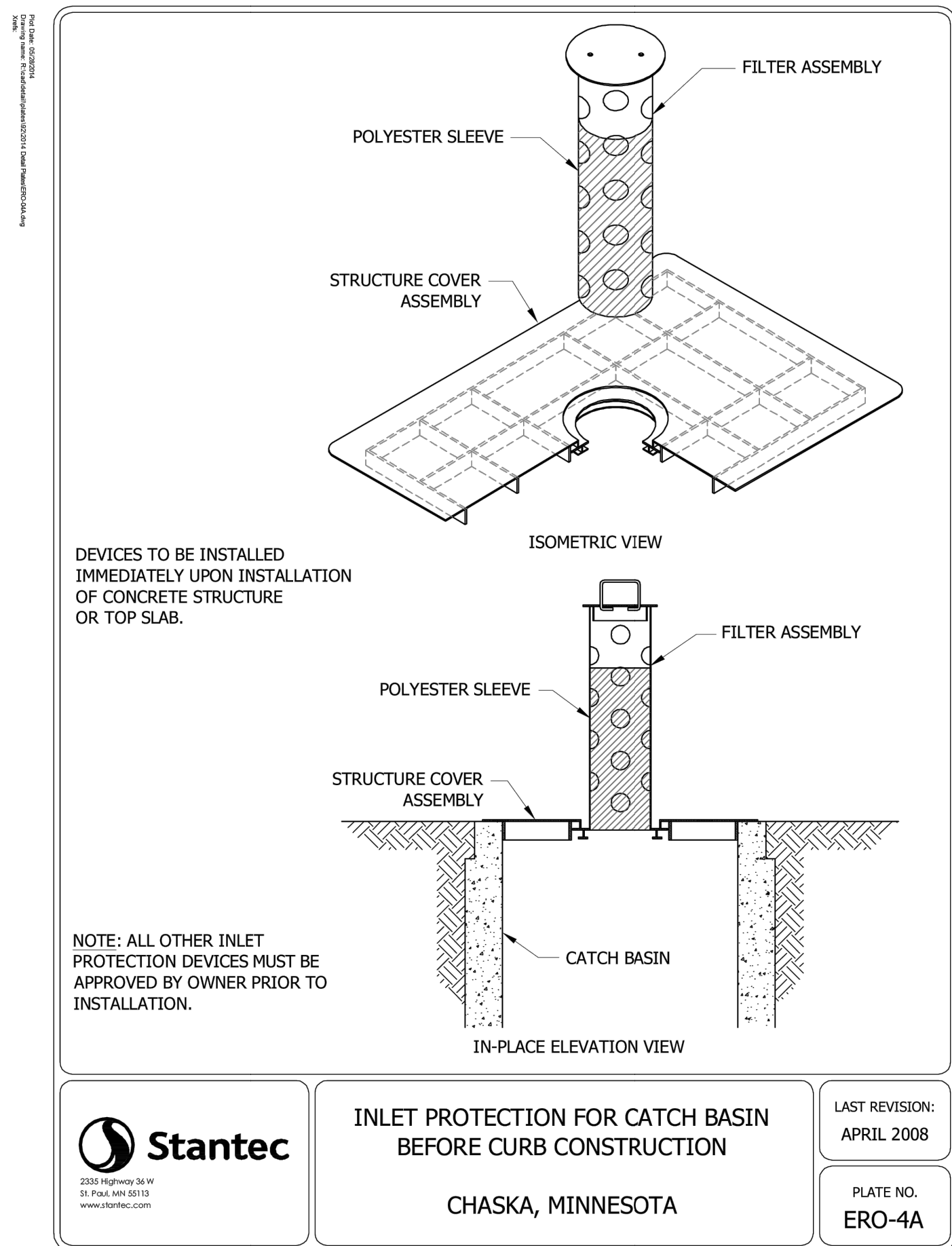
1
C500 CONSTRUCTION ENTRANCE
NOT TO SCALE



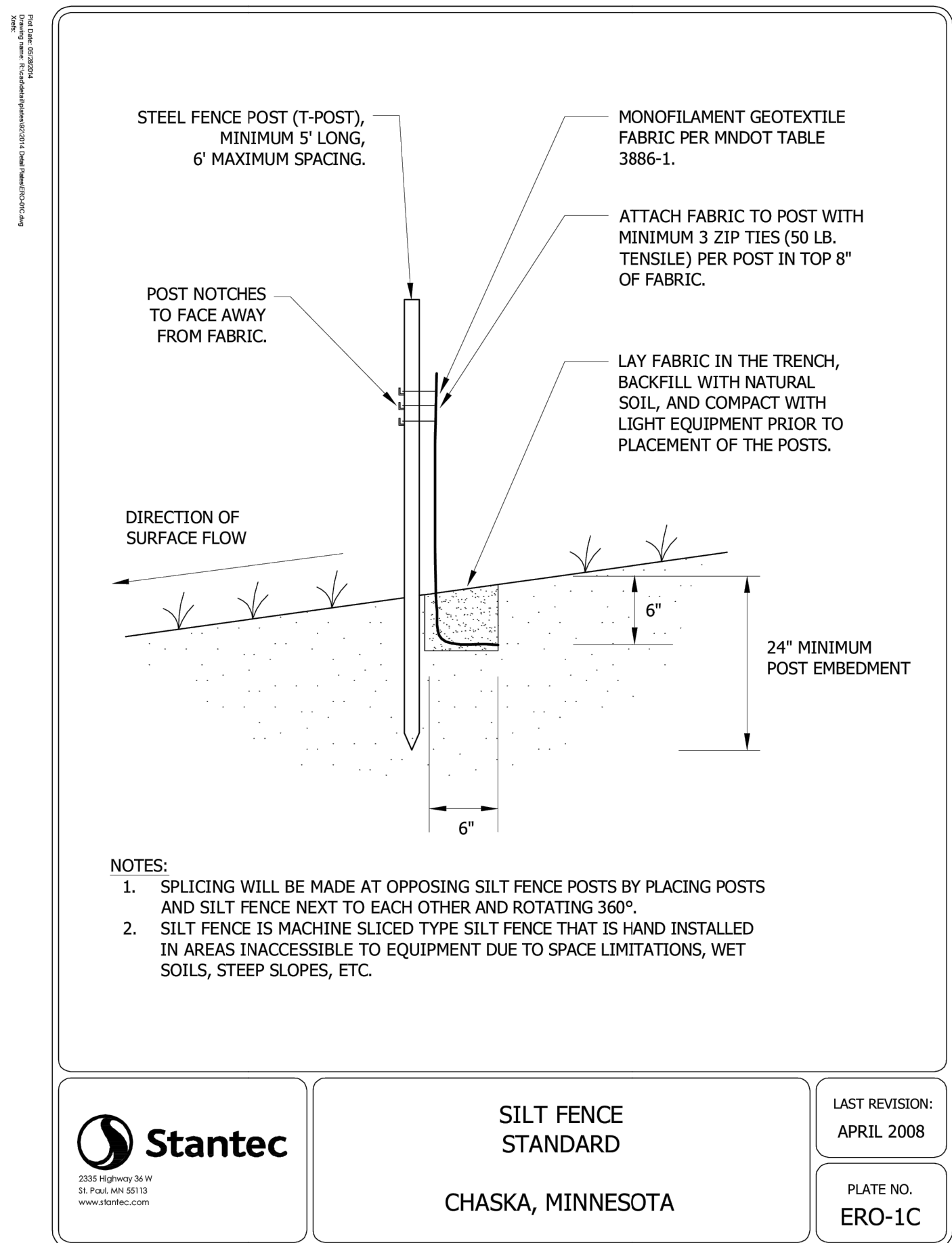
8
C500 PVC PIPE BEDDING
NOT TO SCALE



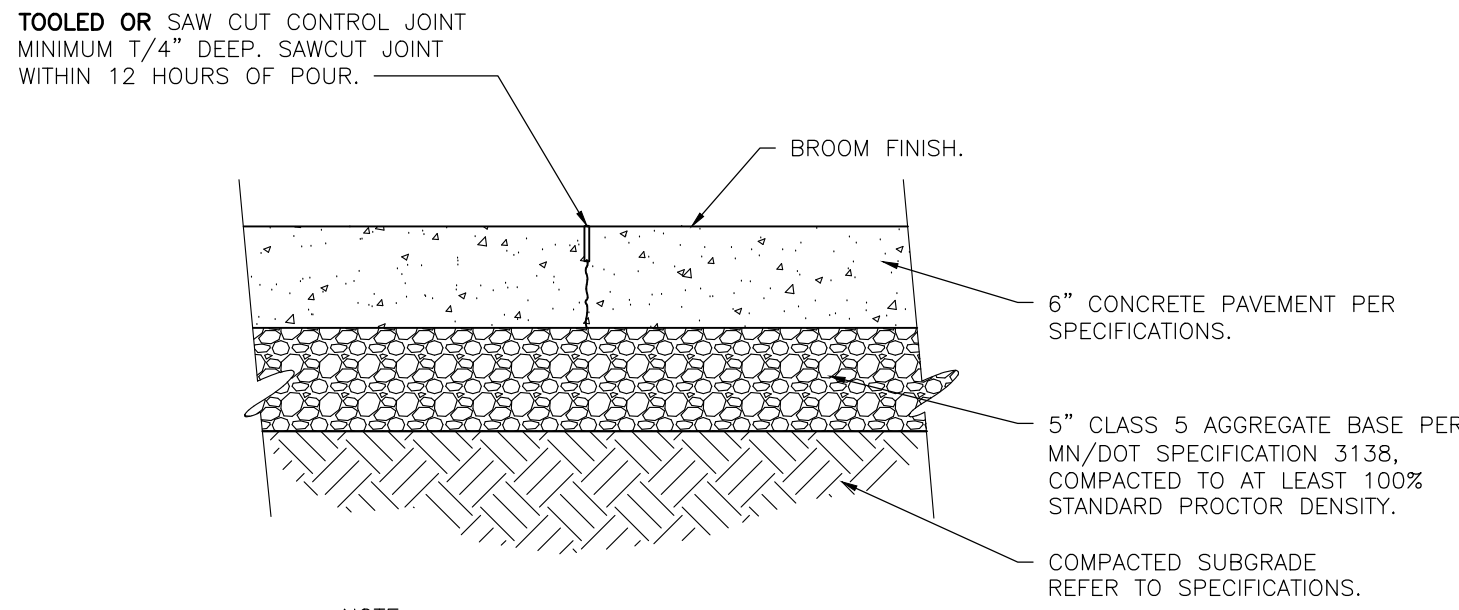
6
C500 INLET PROTECTION
NOT TO SCALE



4
C500 INLET PROTECTION
NOT TO SCALE

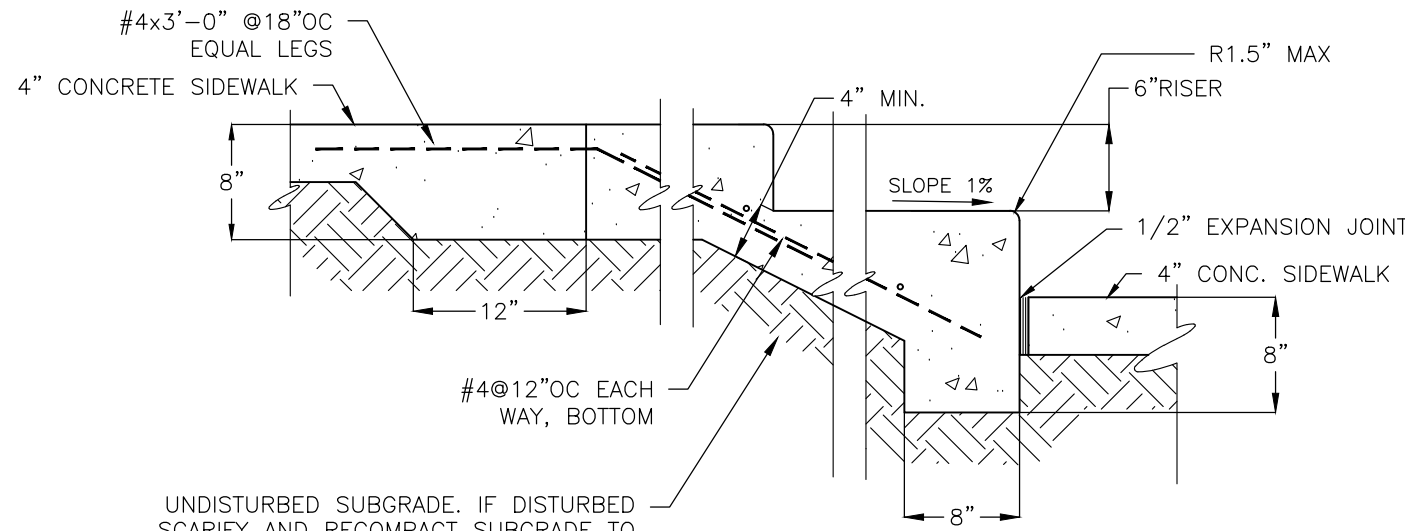


2
C500 SILT FENCE
NOT TO SCALE



NOTE:
1: JOINT SPACING SHALL NOT EXCEED 24
TIMES THE PAVEMENT THICKNESS WITH A
MAXIMUM OF 12 FEET.

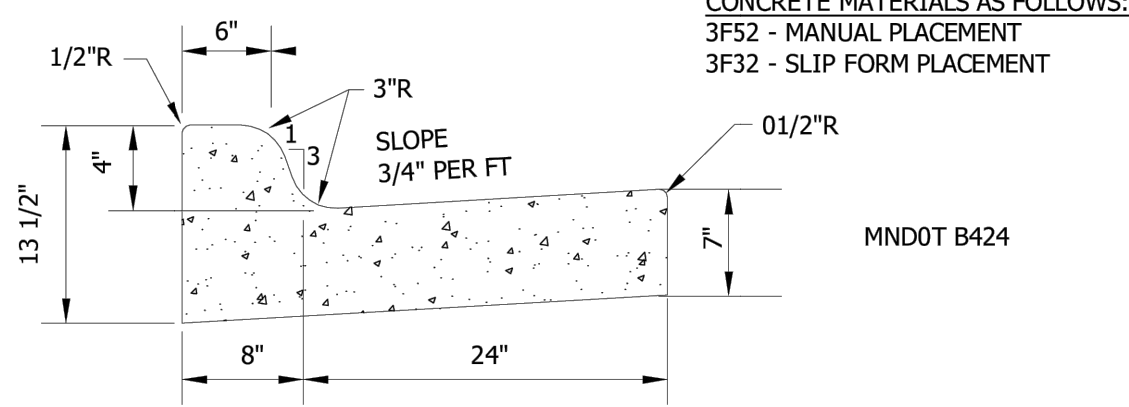
7
C501 CONCRETE PAVEMENT
NOT TO SCALE



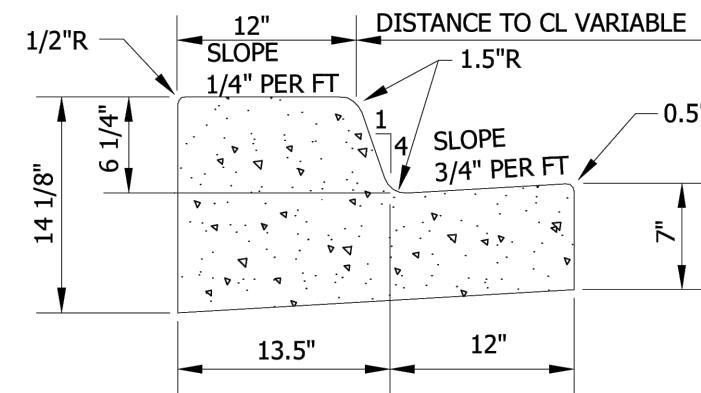
UNDISTURBED SUBGRADE. IF DISTURBED
SCARIFY AND RECOMPACT SUBGRADE TO
AT LEAST 100% STANDARD PROCTOR
DENSITY-PROOF ROLL PER MN/DOT 2111

1. ALL REBAR TO BE EPOXY COATED.
2. ALL REBAR TO BE COVERED BY 2" CONCRETE.
3. CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
4. REFER TO GRADING PLAN FOR NUMBER OF STAIRS AND HEIGHT.

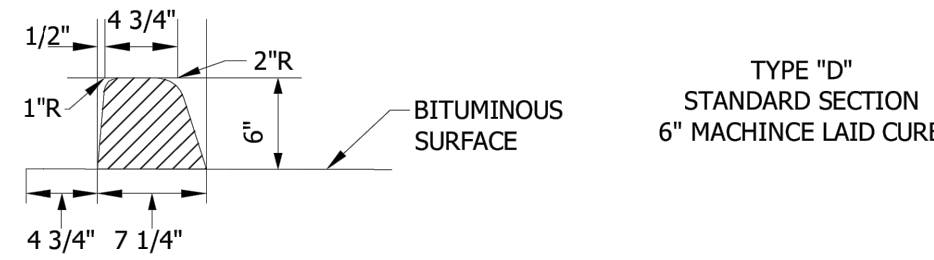
8
C501 CONCRETE STEP
NOT TO SCALE



MNDOT B424



B612
MODIFIED
PARKBOARD



TYPE "D"
STANDARD SECTION
6" MACHINE LAID CURB



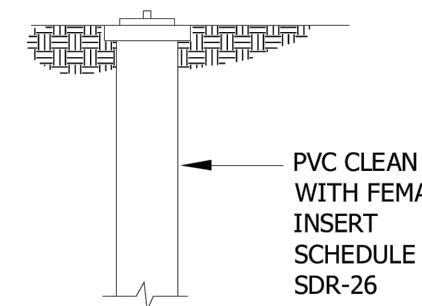
NON STARDARD CURB AND GUTTER
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

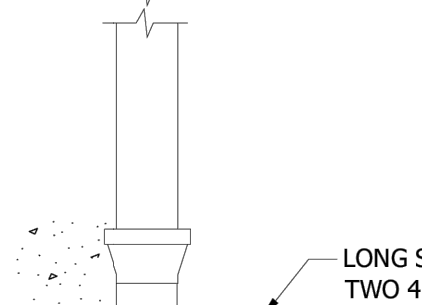
PLATE NO.
STR-1A

NOTE:
CLEANOUT CAP SHALL BE
THREADED MALLEABLE IRON
(GALVANIZED)

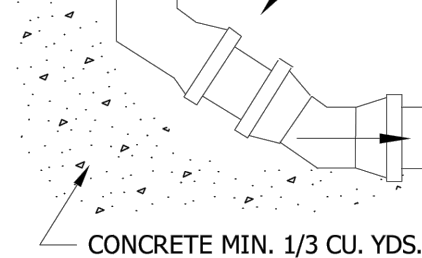
NOTE:
ENCLOSE LONG SWEEP BEND
OR COMBINATION WYE IN
CONCRETE AS SHOWN.



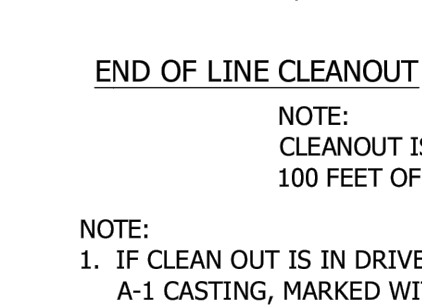
PVC CLEAN OUT RISER
WITH FEMALE THREADED
INSERT
SCHEDULE 40 PVC
SDR-26



PVC COMBINATION
WYE



CONCRETE MIN. 1/3 CU. YDS.



CONCRETE MIN. 1/3 CU. YDS.

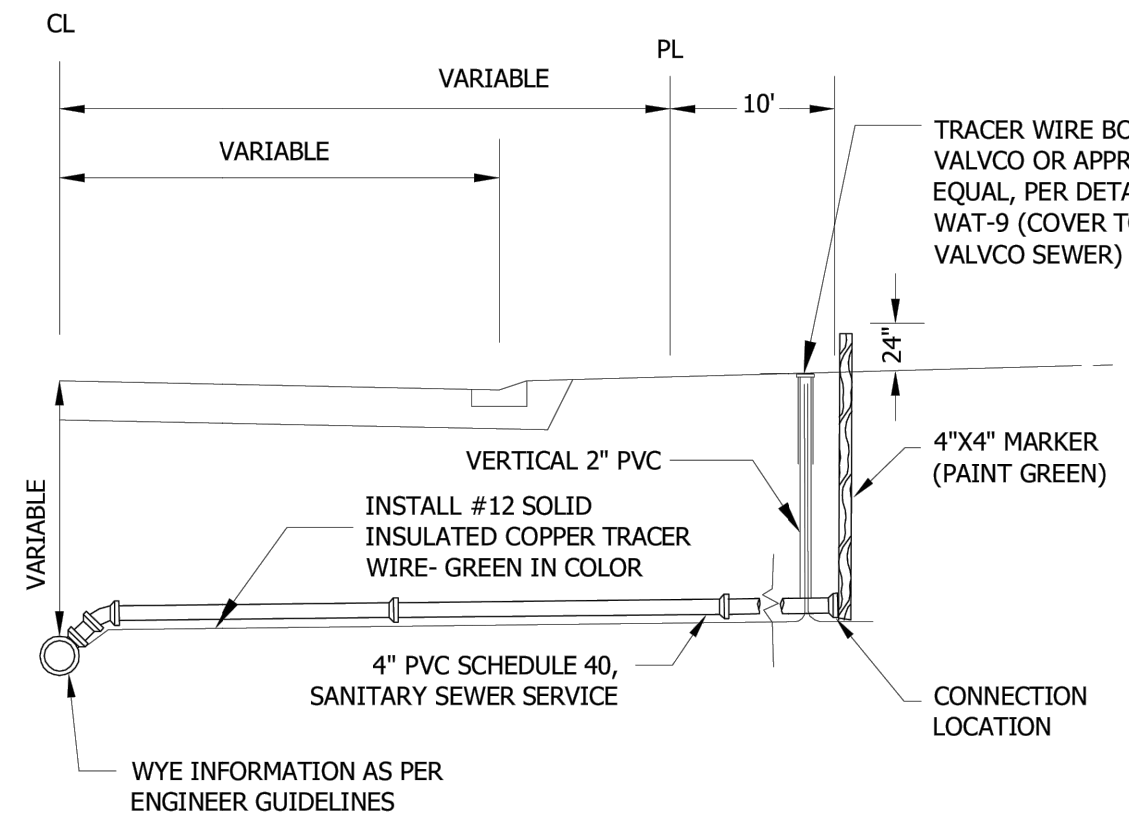
- NOTE:
1. IF CLEAN OUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD A-1 CASTING, MARKED WITH "SEWER" ON LID.
 2. IF VALVE BOX IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER".



SERVICE LINE CLEANOUTS
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
SER-4



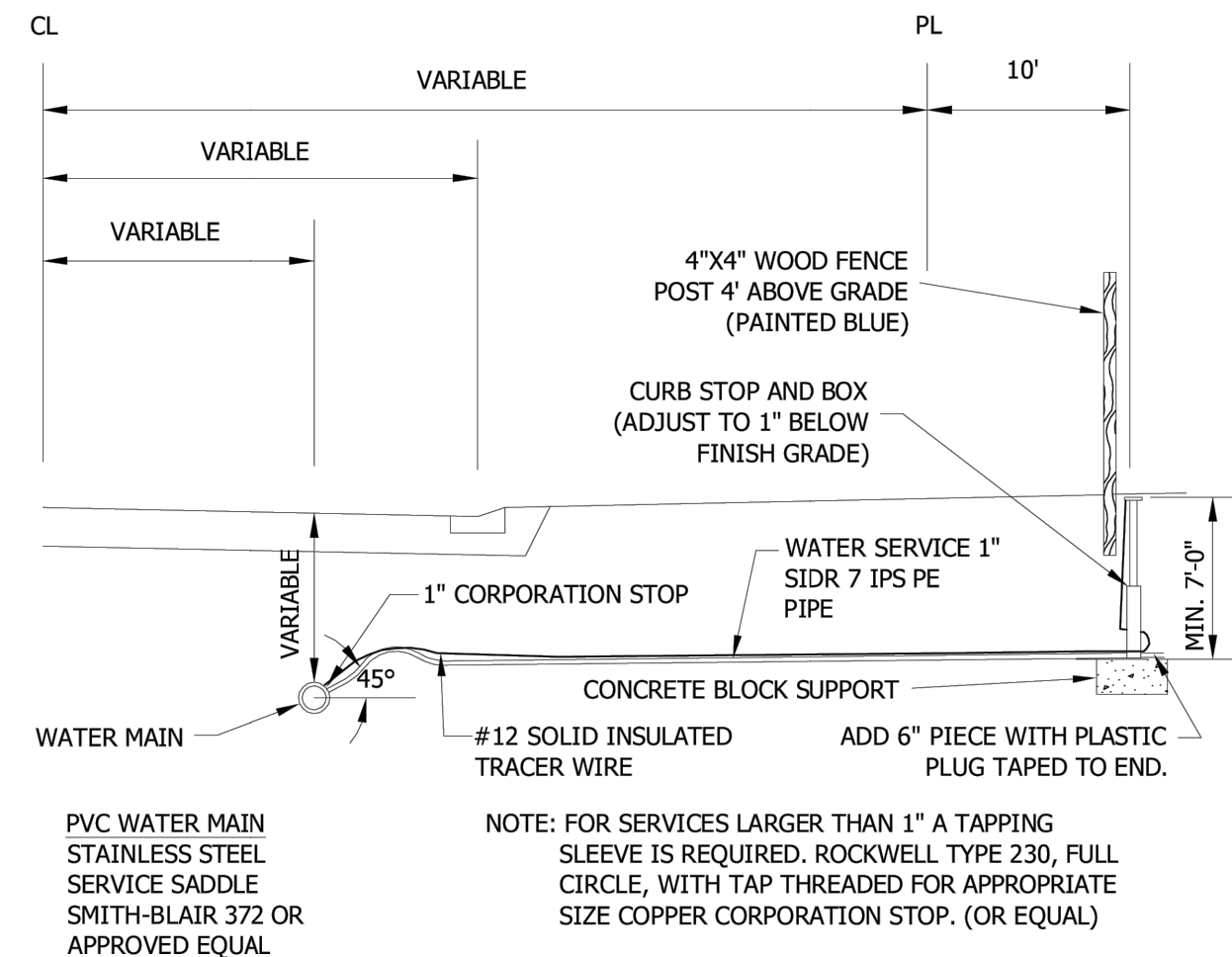
- NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
 2. SLOPE - 1/4" PER FOOT MINIMUM.
 3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
 4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.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



SEWER SERVICE CONNECTION
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
SER-1



CORPORATION STOP
MUELLER B25009N
FORD FB1001-AQ
A.Y. MCDONALD 74704B

CURB STOP
MUELLER B25222N
FORD B66444M-Q
A.Y. MCDONALD 76104

CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 75615 OR 75614

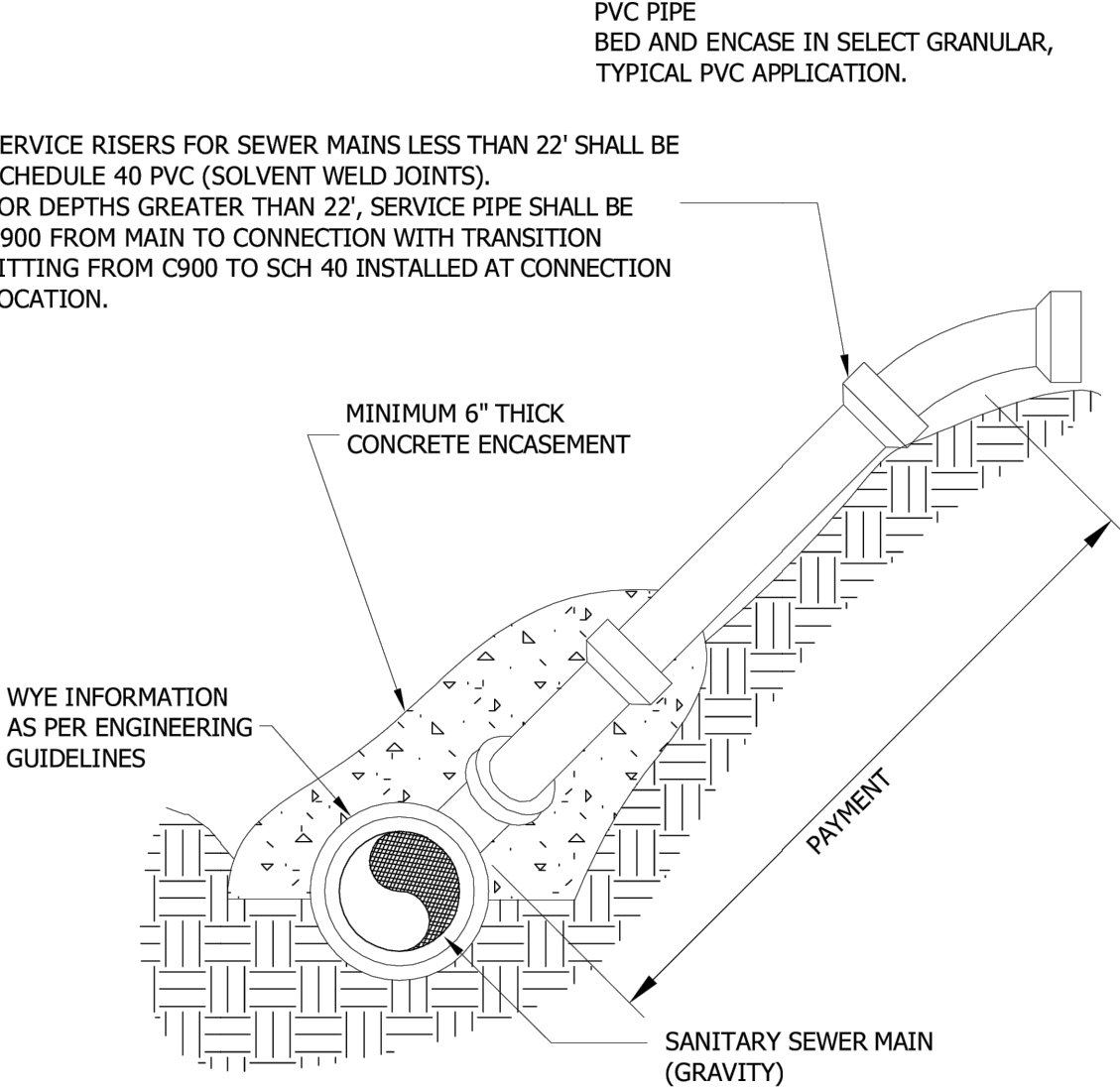
- NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
 2. CURB BOX SHALL EXTEND FROM 78" TO 90".
 3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
 4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1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



WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2A



MINIMUM 6" THICK
CONCRETE ENCASEMENT

WYE INFORMATION
AS PER ENGINEERING
GUIDELINES

SANITARY SEWER MAIN
(GRAVITY)



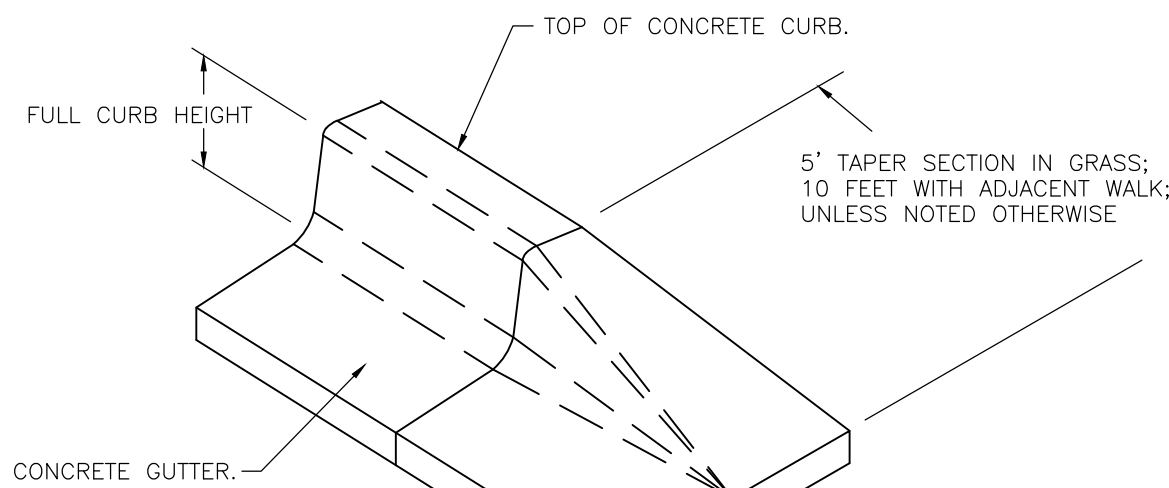
SERVICE RISER
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

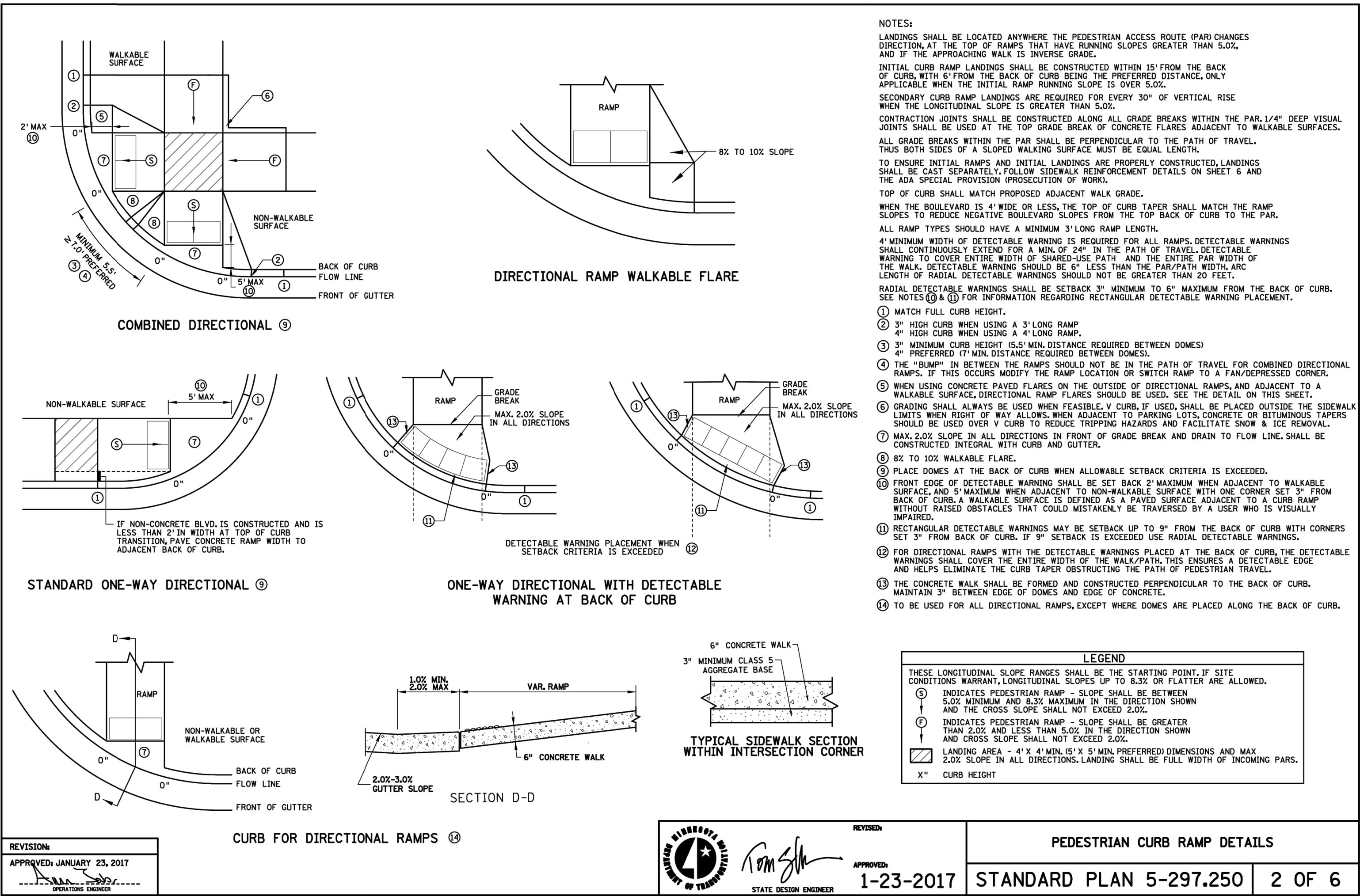
PLATE NO.
SER-3

4
C501 WATER SERVICE CONNECTION
NOT TO SCALE

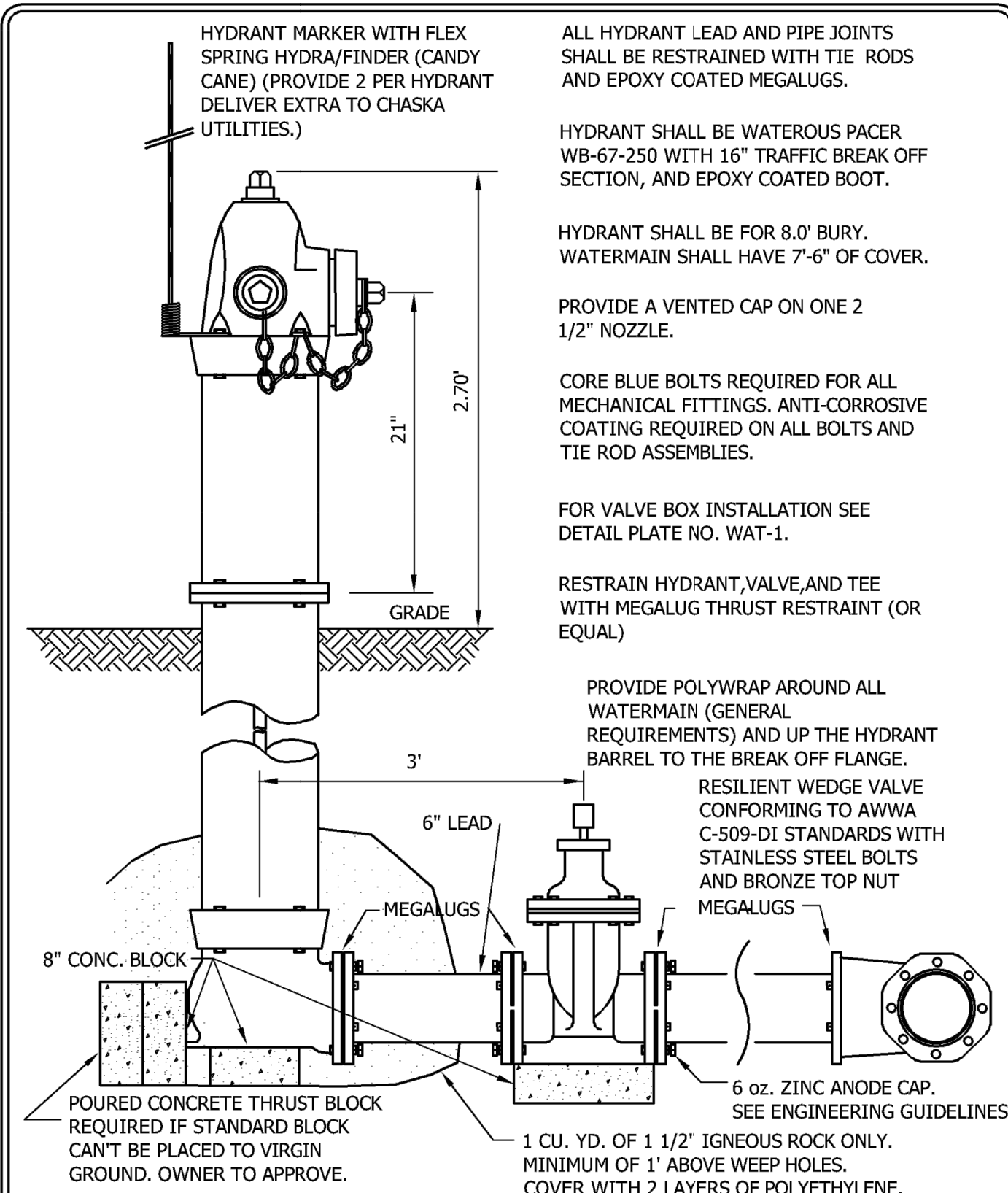
2
C501 SANITARY SERVICE RISER
NOT TO SCALE



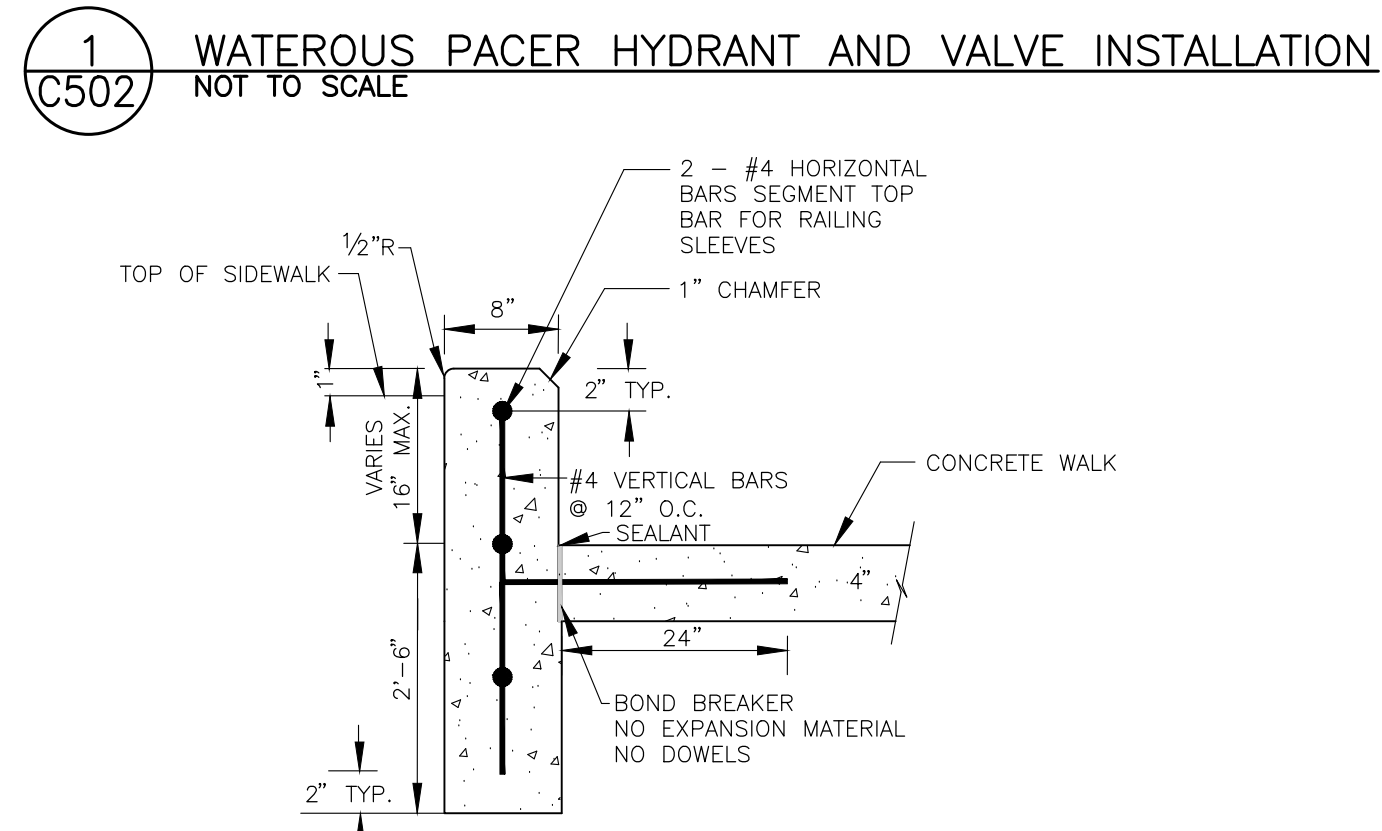
4 NOSE-DOWN CURB SECTION
C502 NOT TO SCALE



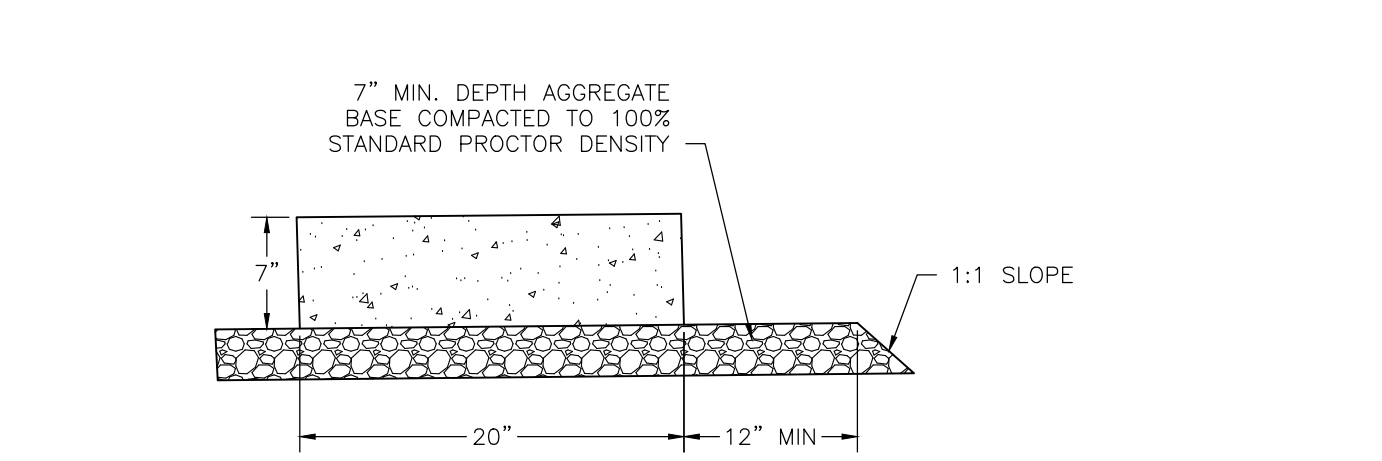
5 MNDOT PEDESTRIAN CURB RAMP
C502 NOT TO SCALE



1 WATEROUS PACER HYDRANT AND VALVE INSTALLATION
C502 NOT TO SCALE



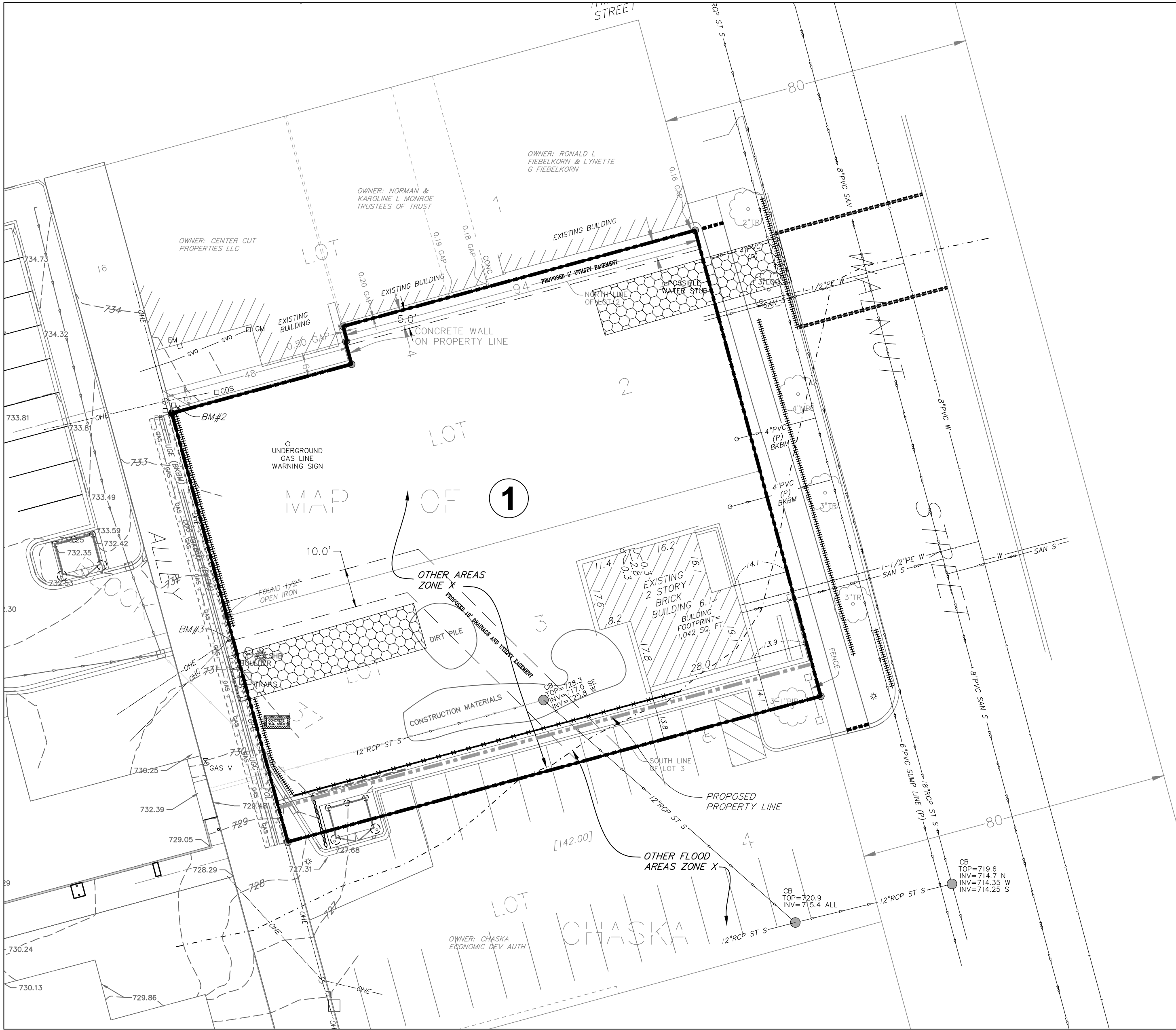
2 6-INCH WIDE CURB WALL
C502 NOT TO SCALE



NOTE:

1. CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE-DOWN CURB SECTION.

3 FLAT CURB/CONCRETE EDGER
C502 NOT TO SCALE



1
C600
EXISTING CONDITIONS
1"=20'

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT				ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.32")		
1	0.03	0.36	0.40	0.31	0.85	2.41		OVERLAND FLOW TO CITY RIGHT OF WAY
TOTAL	0.03	0.36	0.40	0.31	0.85	2.41		

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.86") RUNOFF (CFS)	10-YR STORM (4.24") RUNOFF (CFS)	100-YR STORM (7.32") RUNOFF (CFS)
EXISTING SITE	0.31	0.85	2.41
PROPOSED SITE	0.95	1.62	3.30

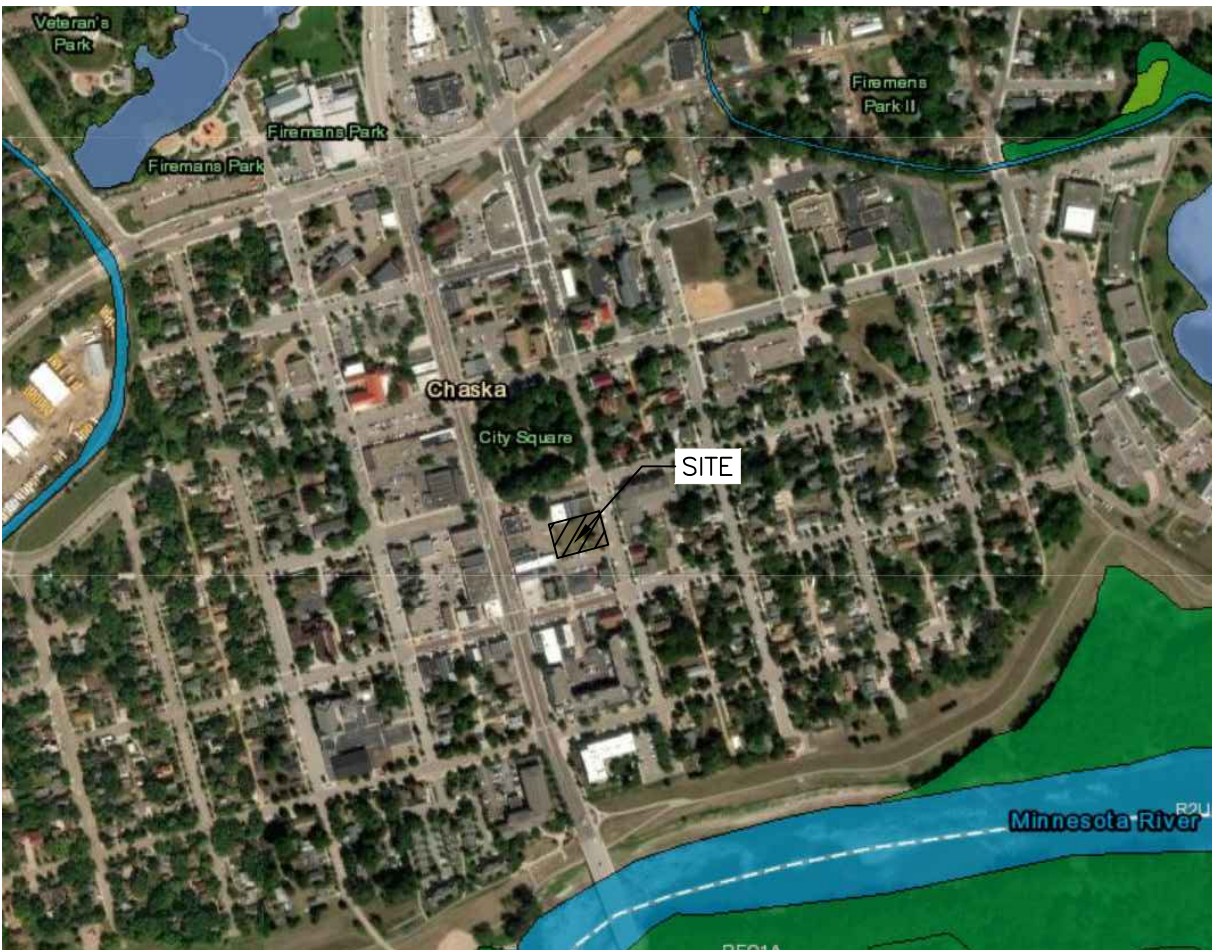
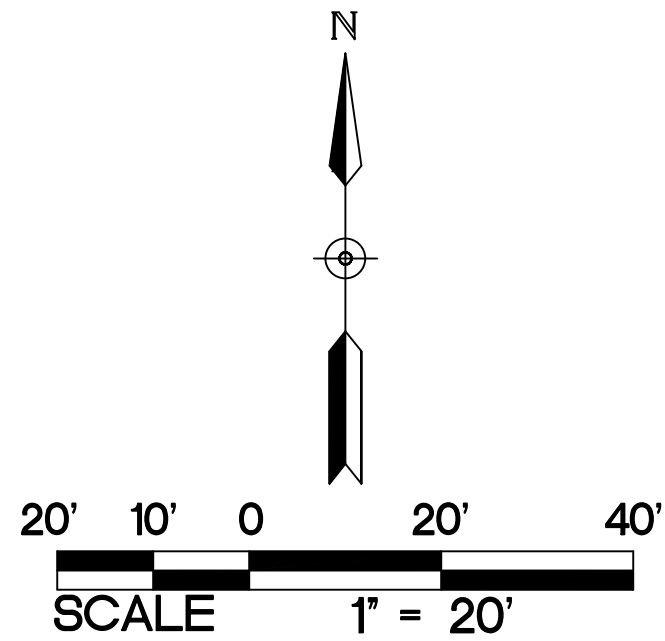


2
C600
PROPOSED CONDITIONS
1"=20'

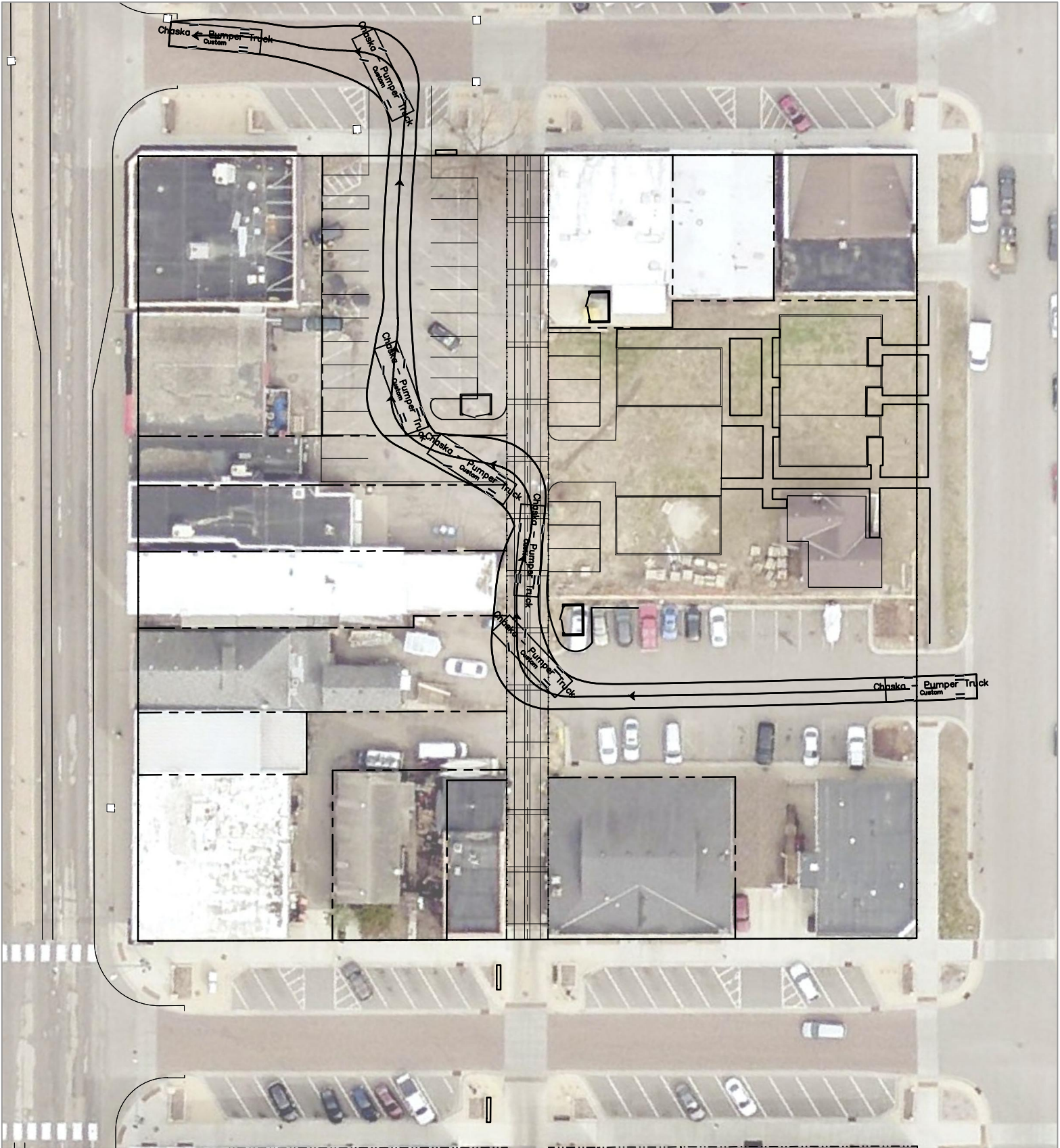
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT				ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.32")		
1	0.11	0.11	0.22	0.44	0.78	1.65		12" RCP STORM SEWER WITHIN SOUTHERN PARKING LOT
2	0.02	0.05	0.07	0.10	0.20	0.47		EXISTING 4" PVC STORM LATERAL
3	0.10	0.02	0.12	0.41	0.64	1.18		OVERLAND FLOW TO CITY ROW
TOTAL	0.22	0.18	0.40	0.95	1.62	3.30		

PROJECT NARRATIVE

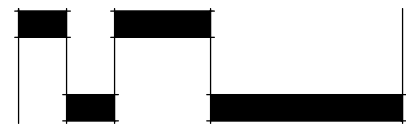
THE EXISTING SITE IS LOCATED WITHIN THE DOWNTOWN CHASKA AREA, AND WAS FORMERLY DEVELOPED AS SINGLE FAMILY HOUSING. THE SITE IS 0.40 ACRES, CONSISTING OF ONE SINGLE FAMILY RESIDENCE AND COMPRISED OF 0.36 ACRES OF PERVIOUS GREEN SPACE. THE LOT HAS BEEN PREPARED FOR FUTURE DEVELOPMENT, CLEAR AND WITH EXISTING STORMWATER INFRASTRUCTURE. THE SITE HAS TWO POSSIBLE STORM SEWER CONNECTIONS, AN EXISTING 12 INCH RCP AND TWO EXISTING 4 INCH PVC LATERALS THAT CONNECT TO A 6 INCH PVC HEADER. DEVELOPMENT STATUS, EXISTING INFRASTRUCTURE, AND OTHER INFORMATION UNDER THE PROPOSED PROJECT, THE SITE WOULD BE REDEVELOPED TO INCLUDE THREE NEW SINGLE FAMILY HOMES, RETAINING WALLS, SHARED AND PRIVATE YARD SPACE, WALKWAYS, PATIOS, AND A SHARED GARAGE. THE IMPROVEMENTS SHALL INCREASE THE AMOUNT OF IMPERVIOUS FROM 0.04 ACRES TO 0.22 ACRES. STORMWATER RUNOFF SHALL BE COLLECTED BY NYOPLAST CATCH BASINS THAT WILL CONVEY RUNOFF TO THE CITY STORMWATER SYSTEM VIA THE EXISTING 12 INCH RCP OR THE 4 INCH PVC LATERALS. SEE THE PROPOSED DRAINAGE AREAS TABLE ANT FIGURE 2/C6.0 FOR A SUMMARY OF THE STORMWATER RUNOFF UNDER THE PROPOSED PROJECT.



VICINITY MAP
CHASKA, MINNESOTA

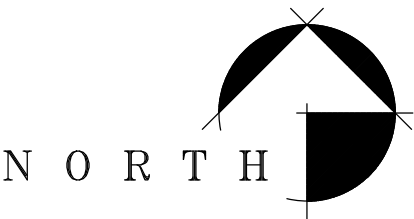
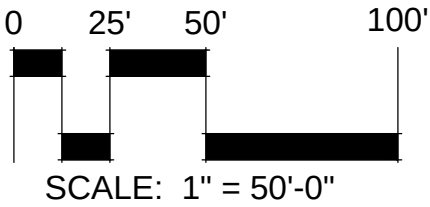


0 25' 50' 100'



SCALE: 1" = 50'-0"





REQUEST FOR ACTION

CHASKA HISTORIC PRESERVATION COMMISSION

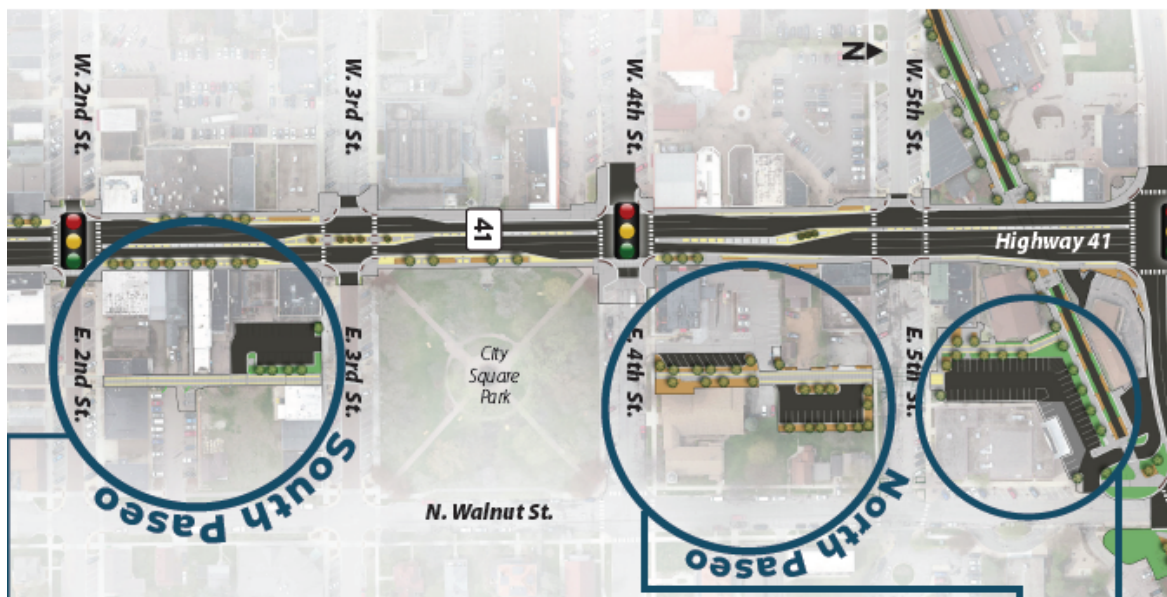
02/07/2023

Subject: Downtown Chaska Rear Entrance Design Guidelines

Prepared By: Elise Durbin, Assistant City Administrator

Background

Beginning this past fall, and into 2023, Highway 41 and Highway 61 in Downtown Chaska are being reconstructed (details on the project can be found at www.downtownhwy41.com). As part of that project, on-street parking on Highway 41 is being removed, and new public parking lots and paseos are being created on the east side of Highway 41 behind the existing buildings—in particular between 2nd and 3rd, 4th and 5th, and between 5th and Highway 61.



Today, most customers accessing businesses (especially on the east side of Highway 41) enter from the front, along Highway 41. With the improvements that are coming this summer, customers (especially those arriving by car) will likely find it more convenient to enter the rear entrances of the buildings.

Given this upcoming change, it prompted the City to look at ideas of how property/building/business owners can enhance their rear entrances to make it more convenient and inviting for their customers, and for visitors to downtown. HKGi, a local planning and design consulting firm, was hired to develop a design manual that can then be used by business and property owners interested in enhancing their rear entrances.

As a part of the process, HKGi spent time reviewing previous documents, including the Downtown Master Plan, Downtown Chaska Signage Design Guidelines, Chaska Wayfinding

Signage Master Plan, and the Downtown Preservation Design Manual. Additionally, one-on-one meetings were held on July 27 and August 4, 2022, with business and property owners to understand issues, opportunities and ideas.

January Historic Preservation Commission Review

At the Historic Preservation Commission's January 2023 meeting, Commissioners reviewed the draft Downtown Chaska Business Rear Entrance Design Guidelines. The comments staff heard at that time included:

- Incorporate best practices when it comes to security
- Include information on grants/financial resources
- Describe the process to move forward

Downtown Chaska Business Rear Entrance Design Guidelines

Using the feedback staff heard in January, and other areas previously described to be included, a final version of the guidelines has been drafted and is included as an attachment. The document is divided into three sections, in which each section provides detailed information. These sections include:

- **Introduction**
The introduction section provides context about the Highway 41 project and why these design guidelines are being developed. Additionally, the objectives behind the design guidelines are listed and how these guidelines are to be applied are included in this section.
- **Design Guidelines**
The design guidelines are the bulk of the document. There are individual pages dedicated to architectural and site elements including: doors/windows, exterior wall materials/awnings/canopies, lighting, signage/wayfinding, landscaping, and private outdoor spaces. Each page provides ideas and examples on how business and property owners can update their rear entrances.
- **City Permits and Funding (building permits, site alteration permits, signage permits, storefront improvement program)**
This final section provides guidance for business and property owners who wish to move forward with a project. It includes not only the city's required processes, but also financial resources available.

HISTORIC PRESERVATION COMMISSION ACTION REQUESTED

As the Highway 41 project is constructed this summer, and business and property owners have been thinking about not only how customer patterns will change, but also the opportunities it will have for them not only now but in the future. These design guidelines provide that guidance for those wishing to make improvements, and because of that, staff recommends the Historic Preservation Commission adopt the Downtown Chaska Rear Entrance Design Guidelines.



DRAFT

DOWNTOWN CHASKA BUSINESS REAR ENTRANCES DESIGN GUIDELINES

DRAFT FEBRUARY 1, 2023



CITY OF
Chaska
MINNESOTA



ACKNOWLEDGEMENTS

CITY STAFF

Elise Durbin, AICP, Assistant City Administrator

Elizabeth Hanson, AICP, City Planner

PROPERTY OWNERS & BUSINESS TENANTS

The following property and business owners were interviewed by city staff/consultant to gain an understanding of issues, opportunities, and ideas for improvements to their building rear facades and entrances:

Nate Arnold

Katie Barton

Tari Clay

Randy Clay

Roz Peterson

Bhante Sathi

John Siegfried

Becky Trong

Ameilia Westerholm

CONSULTANT

HKGi

Approved by the City of Chaska ____, 2023



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01. INTRODUCTION

CONTEXT

WHY ARE THESE DESIGN GUIDELINES NEEDED?

State Highway 41/ Chestnut Street through downtown Chaska has been redesigned and will be reconstructed in 2023. The current 4-lane highway will become a two-lane highway with dedicated turn lanes to better balance the needs of vehicle movements with pedestrian movements and spaces. The addition of wider sidewalks, pedestrian/bicyclist crossings, street trees and planters, and gathering spaces will create a safer, more comfortable, and inviting environment for all users. These roadway improvements will also preserve and enrich the downtown environment to attract more businesses and people to the downtown.

As part of the roadway project, on-street parking on Highway 41 is being removed. To replace the loss of on-street parking, the City of Chaska is creating new public parking lots and pedestrian-oriented alleys/paseos behind the existing commercial buildings on the east side of Highway 41—in particular between 2nd and 3rd, 4th and 5th, and 5th and Highway 61. The new parking

areas have been designed to complement the new paseo connections that are also planned for the downtown. The paseo concept strives to activate the public alleys for pedestrians and provide outdoor gathering and seating areas for business patrons. The paseos are planned to include decorative paving, bollards, pedestrian-scaled lighting, heritage columns/walls, plazas, benches, and wayfinding signage that align with the historic character of Downtown Chaska.

As a result, it will become more convenient for customers and visitors parking behind the buildings or walking along the paseos to use the rear entrances of businesses. It is important for businesses to re-think how they welcome and interact with arriving customers and visitors. These design guidelines are intended to help property and business owners with designing and implementing improvements to their rear entrances.

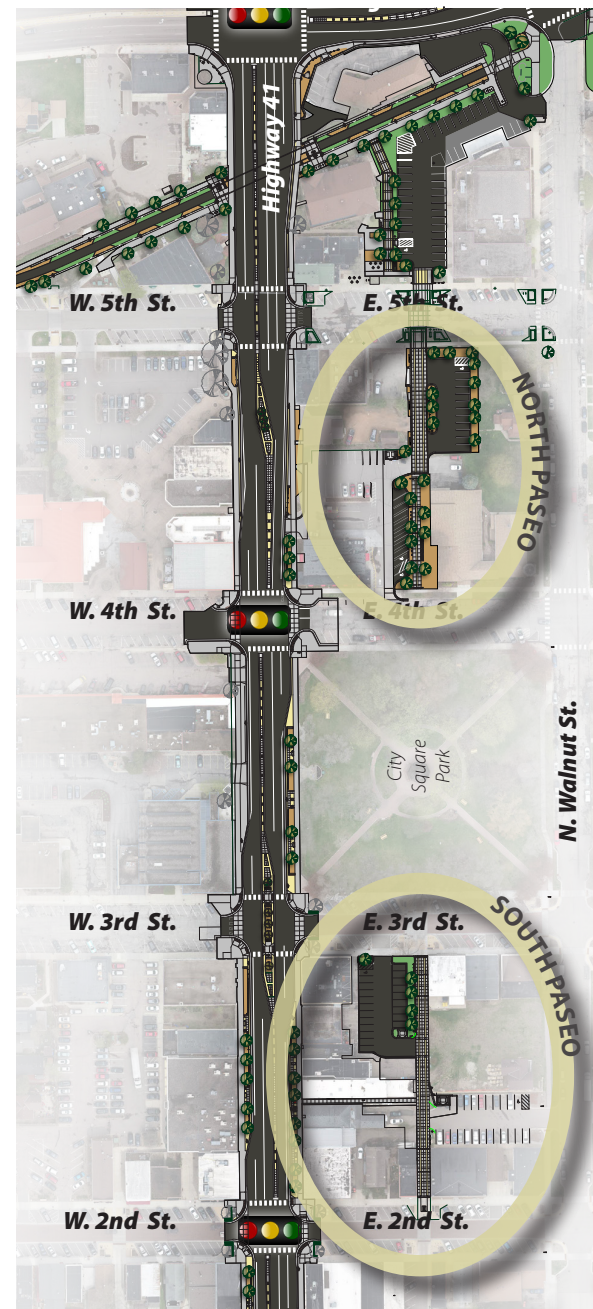


Diagram of future Hwy 41 and Paseo Improvements in Downtown Chaska.

OBJECTIVES

These design guidelines have been created to achieve the following objectives:

1. Strengthen the economy of downtown Chaska by promoting the development of existing and new businesses.
2. Encourage businesses to invest in improvements to the accessibility and design of their rear entrance areas.
3. Create welcoming, attractive, and safe rear entrances to businesses for customers arriving from the improved public alley/paseo and parking areas.
4. Enhance the visibility, legibility, and security of businesses' rear entrances.
5. Delineate and create unique identities for individual rear business façades and entrances.
6. Encourage signs and other rear building features that contribute to visually interesting alleys/paseos, enhance downtown's historic character, and reinforce the pedestrian environment, while also avoiding visual clutter.



(Above left) Existing rear entrances to businesses along the northwest quadrant of the 200 block of Chestnut Street (Highway 41) and site of future parking lot improvement. (Above right) Existing southeast parking lot accessed from the alley of the 200 block of Chestnut Street.

APPLICABILITY

- » These guidelines were written with the properties and businesses on the Chestnut Street block, east side, between 2nd and 3rd Street in mind, in conjunction with the planned paseo and parking lot upgrades on this block. However, the design guidelines are intended to serve as a resource for all property owners and business tenants located throughout downtown Chaska.
- » All property/building improvements are regulated by the City's Code of Ordinances, particularly the Zoning Ordinance (chapter 15) and the Building Ordinance (chapter 11).
- » Within the Zoning Ordinance, property/building improvements will be required to meet regulations for signs, awnings/canopies, lighting, outdoor storage, fences, screening, landscaping.
- » The Heritage Preservation Commission (HPC) has the authority to further regulate the architecture, signage, and modifications to designated historic buildings and any buildings within the designated Walnut Street Historic District to ensure that they are appropriate and in compliance with the City's Heritage Preservation Ordinance. Only a portion of the Chestnut Street Block between 2nd and 3rd Streets is designated as a National Historic District (NHD); a few of the buildings on the block are NHD Contributing properties or have Local Historic Designation.
- » These design guidelines build upon and complement previous downtown guiding documents, including:
 - *Downtown Master Plan*
 - *Downtown Preservation Design Manual*
 - *Downtown Signage Design Guidelines*

02. DESIGN GUIDELINES

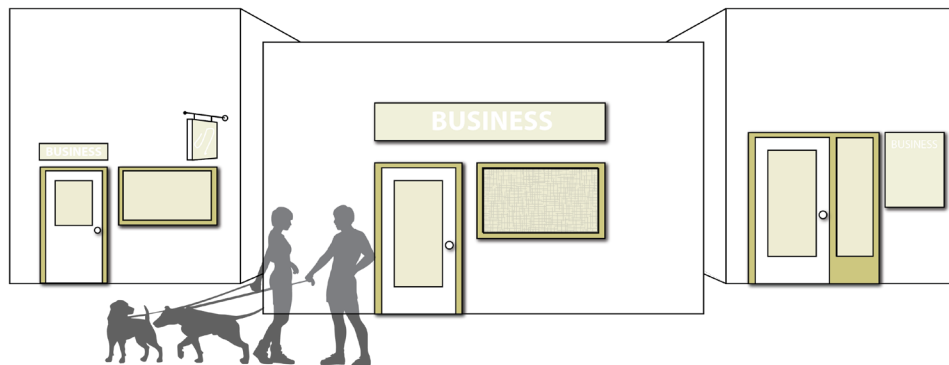
ELEMENTS

The design guidelines on the following pages are organized by the following architectural and site elements:

- » Doors and Windows
- » Exterior Wall Materials, Awnings and Canopies
- » Lighting
- » Signage + Wayfinding
- » Landscaping
- » Private Outdoor Spaces

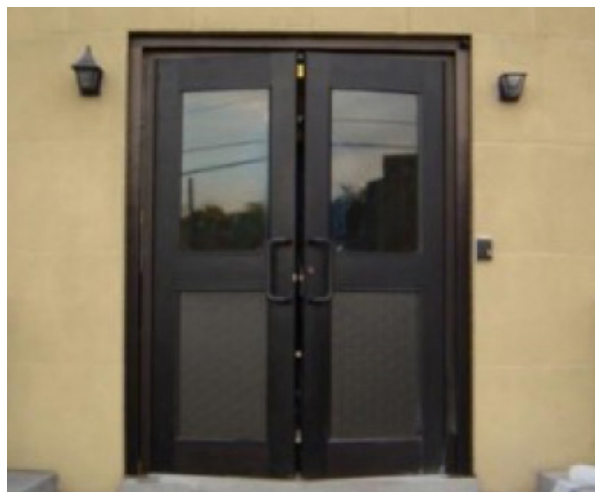


Birds-eye view rendering of design for new parking area and paseo with access to rear entrances of Chestnut Street businesses, located between 2nd and 3rd Streets in Downtown Chaska



DOORS AND WINDOWS

1. Rear doors and windows are encouraged in order to provide “eyes on the alley/paseo”, with the intention of heightening security for businesses and visitors.
2. Install commercial-style doors that have full or half-lights (full or half windows within the doors) to provide transparency and light to and from the building.
3. Rear door and window frame colors should contrast with and complement the exterior wall color. Consider using a brighter, more visible color for door and window frames.
4. Add commercial-grade windows to the rear of the building façade where appropriate to create more welcoming or transparent outward appearance. Consider how the window style maintains the architectural character of the building (avoid residential-style double or single-hung windows).
5. Consider energy efficiency (lower U-value for glazing, insulation in wall cavity surrounding door jamb, etc.) in window and door selection and assembly.
6. Rear garage/loading area doors should be decorative, complement other rear doors and windows, and provide some transparency where possible.



Example of half-light commercial doors. (Photo: Secur Door)

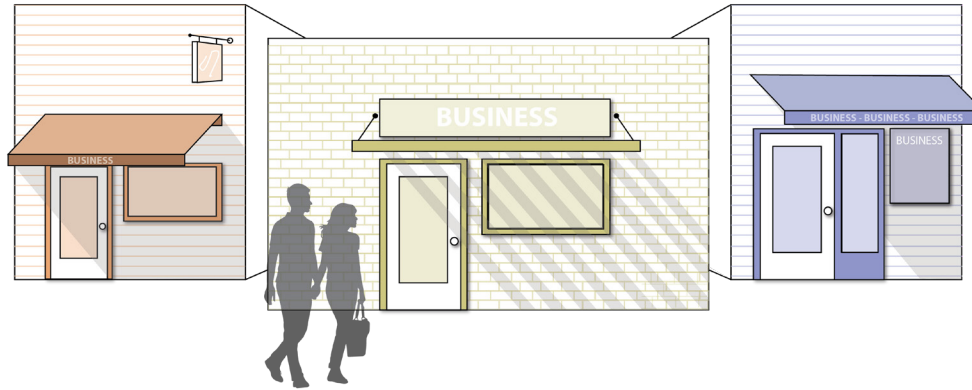


Commercial-grade windows and doors at business entrances in Rock Springs, WY. Windows and doors were retrofitted to complement the architecture of the historic building.



Windows and doors in this example demonstrate how contrasting colors and architectural elements can make the entrance visible and inviting. (Photo: John Lum Architecture)

7. Often the interior spaces accessed from the rear of the building are used for storage, utility, or restrooms. These areas require privacy or security. Windows into these spaces could be installed higher (clerestory) with a header height aligned with adjacent door heights. Alternatively, existing windows with lower sill heights could have a frosted or etched texture applied to provide privacy into the interior spaces. Avoid storage of materials or equipment directly in front of windows.



EXTERIOR WALL MATERIALS, AWNINGS & CANOPIES

1. Consider how materials and texture delineate the character of the building and reinforce the architectural style and era of the building. Brick or wood (or wood composite) siding wall materials are preferable for exterior walls, as they are tied to the historic era of Downtown Chaska and are typically found in 1-2 story commercial buildings from this era. Vinyl siding, EIFS (Exterior Insulation and Finish System) or synthetic stucco are less desirable as they are more typically used in residential or large-scale commercial settings.
2. Work with an architect or contractor who has experience working on similar building types (commercial, historic) to develop a design for the rear façade that is structurally sound and maintains the architectural integrity of the building.
3. Many of the rear building facades are one-story. Some architectural elements such as canopies and projecting signs are not appropriate for one-story facades, as there is not enough room to properly install and maintain a scale appropriate to the architecture.
4. Canopies, trellises, or awnings over doorways can signal a welcoming public entrance. These structures should be engineered and/or installed by professionals and be built using commercial-grade materials (avoid vinyl or residential-scaled items).
5. Consider how to contrast exterior colors with adjacent buildings to delineate different businesses.
6. Consider working with local artists to create colorful murals on larger exposed exterior walls to add vibrancy and character.



Recommended example of an awning with integrated business sign from the Downtown Chaska Signage Design Guidelines.



Facades in downtown Fargo, ND are painted in contrasting colors within a coordinating color palette. The contrasting colors help to clearly delineate each business and entrance. (Photo: Kevin Giunta)



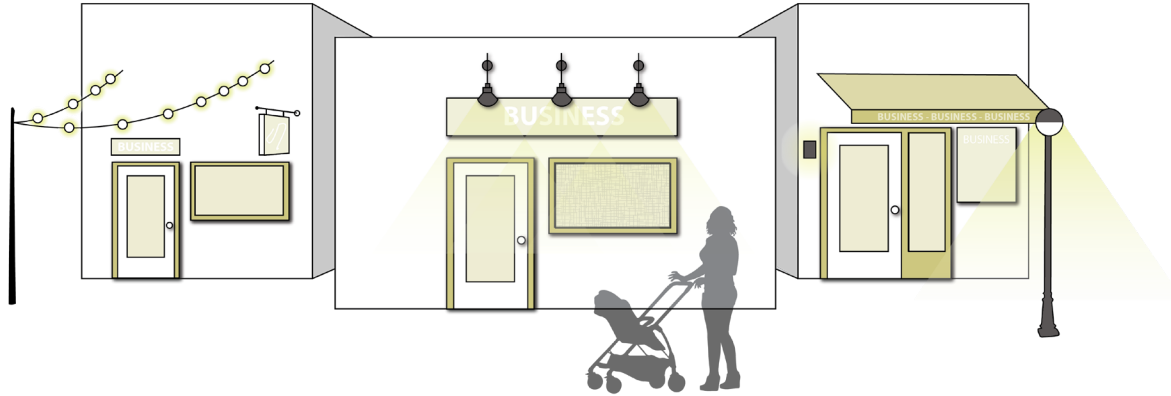
Canopies over storefront entrances (Rue Cler, Paris)



The side facade of this commercial building was retrofitted with an attractive trellis structure to call attention to the business entrance. An outdoor patio and landscaping was also integrated into the design. (Photos: Arcollab)



Modern example of a canopy structure over back office entrance. (Photo: Chantal Fourie)



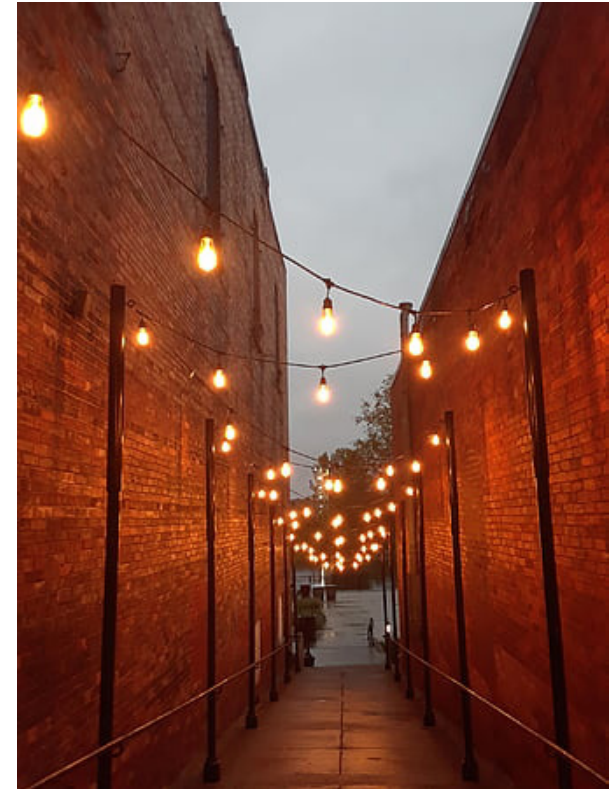
A variety of lighting types (free-standing pedestrian light and string lights) are employed in the Art Alley of East Lansing

LIGHTING

1. Lighting is regulated by Section 15.28.250 of the City's Zoning Ordinance
2. Wall-mounted lights at entrances can provide light without taking up space within drives or walkways.
 - *Wall-mounted down lights projecting onto a building sign are preferable.*
 - *Wall-mounted sconces alongside entrance doors are also preferable.*
 - *Fixtures should be designed so that the light source is not directly visible by pedestrians.*
3. Pedestrian-scaled pole fixtures can also be employed if there is enough room, or as part of a small seating/gathering area.
4. Sign lighting should be provided by an external light source that is directed at the sign. The light source should be shielded from pedestrian view. Reverse illuminated or halo effect channel letters are also appropriate for sign lighting. See pages 13-14 of the Downtown Chaska Signage Design Guidelines for sign lighting guidelines.
5. Dark sky fixtures are preferable to avoid light pollution.
6. Overhead string lights convey a welcoming or gathering atmosphere. Consider how they are installed (require two vertical surfaces) and always use exterior-rated lights for all fixtures.
7. Materials that correspond to the paseo design (wrought iron, dark-bronze metal finishes) are preferred for light fixtures.
8. Avoid flood lighting or lights that project upward. Focus on lighting walls, doors, or vertical surfaces. For visibility and security, pedestrian-scaled area lights are generally provided near public parking lots and along the paseo areas.



Wall-mounted fixtures are installed alongside doorways in the above example of a rear business entry.



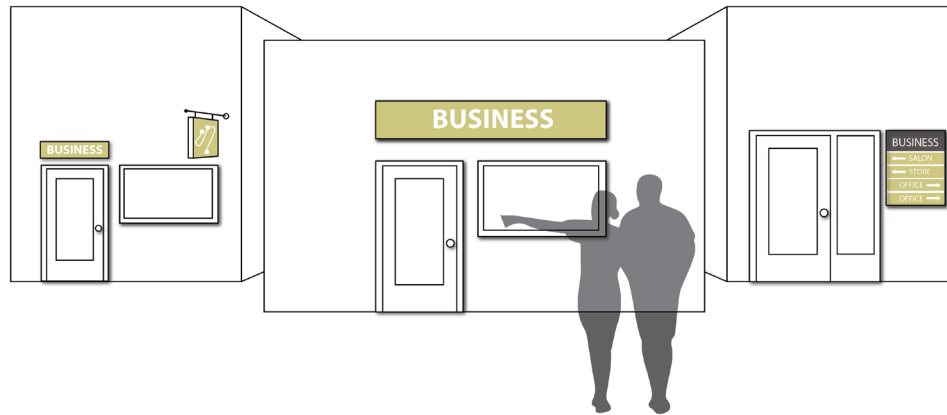
Back-lit signs like the above example is an appropriate type of lighting if installed on a non-historic building in Downtown Chaska, per the Downtown Chaska Signage Design Guidelines.



Example of gooseneck fixtures illuminating an entrance sign at the rear of a building, along with string lights. (Collingswood, NJ)



Examples of string lights as a means to activate a side or rear entryway for businesses.



SIGNAGE + WAYFINDING

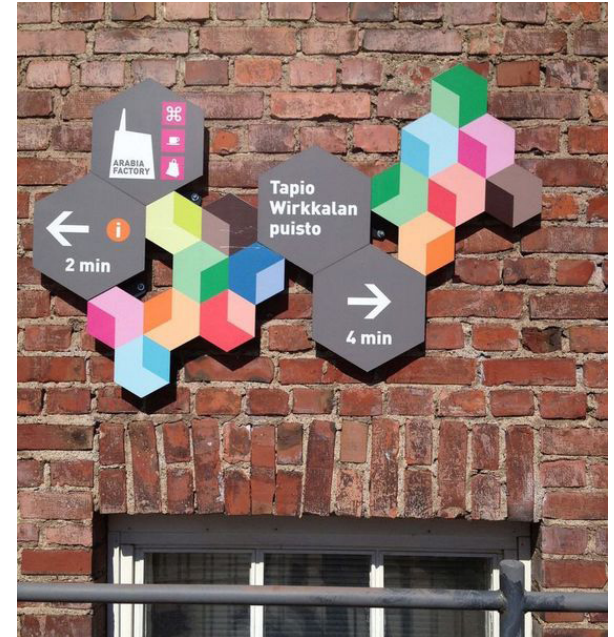
1. Signs are regulated by Section 15.32 of the City's Zoning Ordinance – Sign Regulations.
2. Wall-mounted signs are likely the most feasible and simple way to identify a business and rear entry to visitors from the alleys. See Downtown Chaska Signage Design Guidelines (pages 19-20) for wall sign design guidelines.
3. Professionally-installed lettering or arrows painted directly on to the exterior surface of the building can also work for rear signage. This should only be considered if the exterior surface is already painted. Avoid painting brick if it has not already been painted in the past.
4. The scale of signage should be appropriate for pedestrians.
5. Sign shapes should be relatively simple and compliment the architecture.
6. Preferable materials for signs include wood (stained or painted) or metal, and installed/assembled to be durable and easy to maintain.
7. Small projecting signs can be appropriate, if there is room to install them, and if they can be visible to visitors from the rear entrance. See Downtown Chaska Signage Design Guidelines (pages 17-18) for projecting sign design guidelines.
8. Where there is not enough room to install a visible wall-mounted or small projecting sign, consider how window signs could be utilized to communicate the entrance or business name.



Example of signage that fits within the architectural elements of the building and references an historic style.

See pages 23-24 of Downtown Chaska Signage Design Guidelines for window sign design guidelines.

9. Multi-tenant buildings or wayfinding signs with directional arrows for individual businesses may be a good way to direct visitors from shared parking areas to business rear entrances. See pages 26-28 of Downtown Chaska Signage Design Guidelines for multi-tenant directory and wayfinding sign design guidelines.
10. Clearly delineate garage or delivery doors, parking areas, with visible signage that is also friendly. Avoid off-the-shelf 'no trespassing' or 'no parking' signs and instead integrate the message as professional hand-lettered painted signage that blends into the architectural style of the building.



Example of signage that meets the Downtown Chaska Signage Design Guidelines



Example of raised planters that separate parking areas from a pedestrian walkway.

LANDSCAPING

1. Plants in exterior planters or integrated into the landscape can help to soften the hardscape of an alley or parking area. They can also provide shade, habitat for urban wildlife, and serve to filter or absorb stormwater.
2. Parking lots can be very harsh locations for plants. Choose native perennials or native-cultivars that are hardy to Minnesota's climate (zone 4), salt-tolerant, and can withstand high temperatures during the summer. Low shrubs and hardy native grasses are generally better if seeking a low-maintenance landscape.
3. When selecting plants, consider how much sun is available for the planted area throughout the year or the day. Rear entrances on the north side of a building will likely be in the shade most of the time.
4. Edible garden plants can double as ornamental plants or signal to visitors that the business is food-oriented. Consider hardy, cold-tolerant plants (like kale) that can provide winter interest too. Avoid placement of edible plants directly adjacent to parked vehicles.
5. Window box planters are an option if there is limited space available. Consider how the design of the window box is integrated into the architecture of the building. Avoid vinyl, plastic, or residential-style (off-the shelf) window boxes.
6. Consider using raised planters for annuals and seasonal arrangements that can be moved inside during the winter.
7. Consider long-term maintenance of installed plants in the alley or near rear entrances. Is there a designated steward who is committed to maintaining the plants (watering, weeding, pruning)? If this is not possible, avoid fixed or permanent planters and start with smaller, movable planters.
8. Consider installing raised planter beds, seat walls, or other vertical elements that can delineate the pedestrian pathway while also providing a physical barrier between vehicles and pedestrians. Appropriate materials for fixed raised planters are brick, ceramic, wood, wood-composite, stone, metal or concrete. Avoid plastic, vinyl or residential-styled planters.



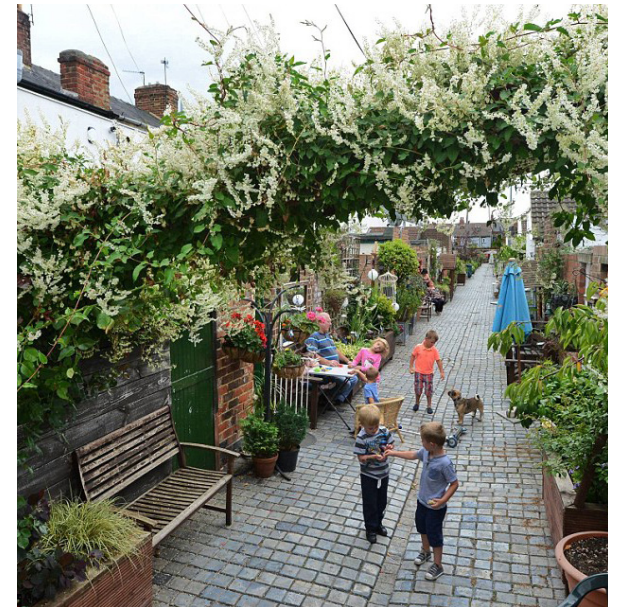
Perennial, native planting with permeable paving add color, texture, and delineate pedestrian walkways in this alley example.



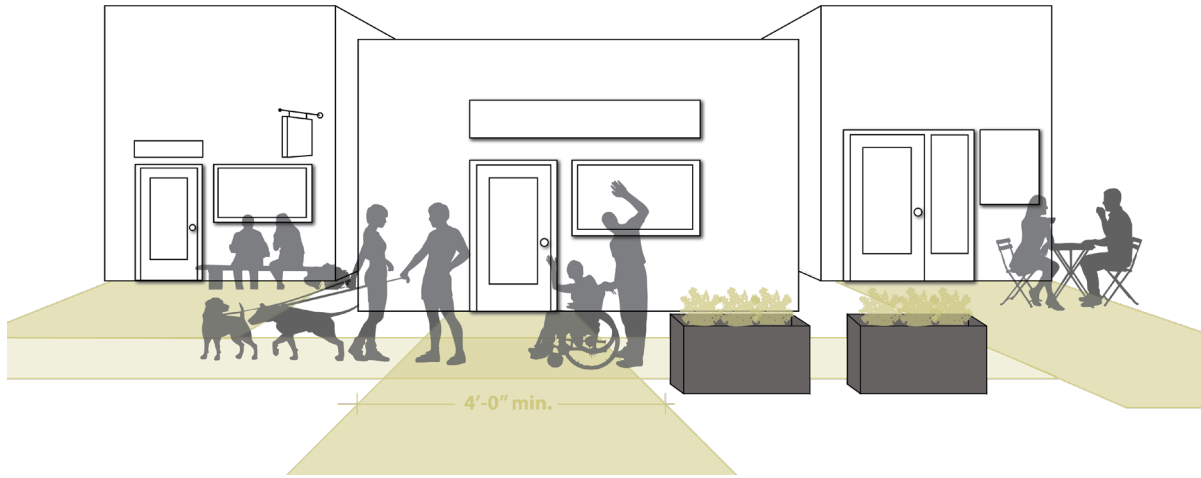
Parking strips turned into raised beds for growing vegetables and herbs. (Erin Lau Design)



Planter beds create a defined gathering space in this alleyway.



Vegetation is used to soften the edges of this hardscape.



PRIVATE OUTDOOR SPACES

1. Maintain a clearly delineated 4'-0" wide pathway for pedestrians to reach the doorway from the rear of the building to the designated parking areas. If possible, provide a continuous concrete sidewalk connecting to other adjacent buildings, with consideration for ADA accessibility regarding slopes, clear areas, and surface finishes.
2. Pavers, imprinted concrete, or professionally applied paint on ground surfaces (concrete or asphalt) can also delineate a pedestrian entrance pathway.
3. If there is enough room at the rear of the building to provide a seating or gathering area, provide furnishings such as benches, tables and chairs, complement the building's architectural style, and do not encroach upon the pedestrian pathway. Site furniture should convey durability; materials such as wood, stone, and metal are good choices. Avoid plastic or residential-style outdoor furniture.
4. Outdoor trash/recycling receptacles should be stored behind screened areas. Stand alone or surface-mounted screening made of wood, wood-composite, stone, metal, or brick are appropriate materials for screening. Shared trash facilities are encouraged to reduce the amount of space and impact of trash/recycling receptacles on the private and public outdoor spaces.
5. Shade structures, such as canopies and umbrellas, cannot be affixed to public facilities, e.g. light poles.



Cafe and bench seating at the rear entrance to a bakery in downtown Neenah, WI.



Outdoor seating with screening element at the rear entrance to The Dressing Room, a restaurant in downtown Phoenix, AZ. (Photo: Lauren Potter)



Outdoor seating area at Crank Arm Brewing, in Raleigh, NC. (Photo: Bz3rk)



Outdoor seating, planting, lighting, and signage example in Sacramento, CA. (Old Soul Coffee, Dennis McCoy)



Metal screening with integrated vegetation and seating.

03. CITY PERMITS AND FUNDING

The following section is intended to provide guidance and resources for property and business owners to navigate various permit requirements within the City of Chaska, as well as to understand opportunities for funding assistance for improvements related to the design guidelines presented in this document.

BUILDING PERMITS (GENERAL)

Contact the City of Chaska Building Inspections for further information on fees, forms, and permitting for **General Building Permits**. Permits for projects that do not require plan review, such as residential permits for siding, roofing, window/door replacements, plumbing, mechanical and fireplace work, can be filed online. Commercial and residential permits that do require plan review do not have an online application at this time, but is forthcoming in the future. **All electrical work requires a separate request to be filed with the State Board of Electricity at or before commencement of any electrical wiring that is required by law to be inspected.**

For all information related to building permits, visit:
<https://www.chaskamn.gov/156/Permits-Fees>

SITE ALTERATION PERMITS

A Site Alteration Permit is only required for buildings that are designated as historic under either the local or national historic landmark designations, or are located within a historic district. A Site Alteration Permit shall be pulled for all proposed residential, commercial, industrial, and public buildings with historic designation. The Heritage Preservation Commission (HPC) shall hold a public hearing on each complete application for a Site Alteration Permit. The HPC may approve, approve with conditions, or deny an application. All findings and decisions of the HPC shall be final, subject to appeal to the City Council.

Site alteration work includes new construction, alterations or repair, including color and signage, or any other work that will affect the exterior appearance of a historic resource/building or a non-historic resource located in a historic district.

For more information related to a Site Alteration Permit, visit:
<https://www.chaskamn.gov/DocumentCenter/View/400/Site-Alteration-Permit?bidId>

SIGNAGE PERMITS

All new and altered signs require the business and property owner to submit a sign permit application to the City's Planning Department. Two types of sign applications are available: **Permanent Sign Permits and Temporary Sign Permits**. Permanent sign permits are for building signage, whereas, temporary sign permits are for signs that advertise special and temporary events.

For more information related to sign permits, visit:
<https://www.chaskamn.gov/165/Applications-Fees>

STOREFRONT IMPROVEMENT PROGRAM

The Storefront Improvement Program was created by the City of Chaska Economic Development Authority (EDA) to encourage restoration of downtown building facades and to strengthen the overall visible retail services within the downtown area. The EDA, with the assistance of SayHey5K, is offering two programs to assist with this goal:

MATCHING GRANT FOR SIGNS/ AWNINGS

The purpose of this grant is to support and encourage downtown businesses in the restoration of downtown building facades with signage and/or awnings that honor the historic nature of downtown while strengthening the visibility of retail services. The EDA, with funding support from the Downtown Chaska Special Services District, is offering matching grants of up to \$2,500 for new signs and awnings to assist with this goal.

Any business that is located within Chaska's Downtown Special Services District is eligible to apply. Projects shall include improvements to the general appearance of a downtown building's exterior through new or restored signage and/or awnings.

For more information about the Matching Grant for Signs and Awnings, visit:

<https://www.chaskamn.gov/DocumentCenter/View/2132/Matching-Grant-for-Signs-and-Awnings---Application?bidId>

LOW-INTEREST LOANS AND ARCHITECTURAL GRANTS

The Storefront Improvement Program offers low-interest loans of up to \$50,000 for larger storefront rehabilitation projects with a \$500 architectural grant to assist with the plan.

Assistance is intended to encourage investment in downtown buildings that may not normally occur. More specifically, the program's objectives are to:

1. Restore the historic atmosphere of the downtown area;
2. Enhance the City's sense of community by creating a strong and visible retail service center in the downtown area;
3. Increase the pace of downtown development that would not normally occur unless the market produced such development; and
4. Keep businesses from relocating who would otherwise find it economically difficult to continue providing service in the downtown area without improvements to the exterior appearance of the building.

For more information about the Storefront Improvement Program's Low-Interest Loans and Grants, visit:

<https://www.chaskamn.gov/DocumentCenter/View/413/Storefront-Loan-Program?bidId>



REQUEST FOR ACTION
CHASKA HERITAGE PRESERVATION COMMISSION
02/07/2023

Subject: Recommend appointment of Chair and Vice-Chair to City Council

Prepared By: Elizabeth Hanson

BACKGROUND

Chaska Ordinance states that the City Council shall annually appoint the Heritage Preservation Commission Chairperson and Vice-Chair. By practice, the City Council has sought a recommendation from the Heritage Preservation Commission for the annual appointment.

Kristine Kohman is the current Chair. She was appointed on January 4, 2022.

Steve Mueller was appointed Vice-Chair on January 4, 2022

Per practice, the Heritage Preservation Commission should make a recommendation for both Chairperson and Vice-Chair person at tonight's meeting. The recommendation will be brought to the City Council at their next meeting on February 27 to make the appointment.

HERITAGE PRESERVATION COMMISSION ACTION REQUESTED:

Motion to recommend _____ to serve as Chairperson of the Planning Commission for calendar year 2023.

Motion to recommend _____ to serve as Vice-Chairperson of the Planning Commission for calendar year 2023.