AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, February 8, 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 11th Planning Commission Meeting Minutes
6. Consent Items
   - 6.A. Adopt Resolution Recommending Approval of Amended Legal Description for the Final Plat of the Hickory Addition
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment to Section 15.24 Shoreland Management/City of Chaska/PC #2023-07
   - 7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat and Zoning Ordinance Amendment for the Ess Lot and Ernst Home (Chaska Yards)/Carver County CDA/PC #2023-01
8. Other Business
   - 8.A. Recommend Appointment of Chair and Vice Chair of Planning Commission
9. Receive Other Meeting Minutes
   - 9.A. Receive the December 19th, 2022 and January 9th, 2023 City Council Meeting Minutes
   - 9.B. Receive the December 9th, 2022 EDA Meeting Minutes
10. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
JANUARY 11, 2023

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

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

Members absent: Commissioner Olson

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

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

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

A. Approve November 9, 2022 Planning Commission Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Baswa, to approve the minutes of the November 9, 2022 Planning Commission meeting.
Motion carried.

6. Consent Agenda
Commissioner Gaare stated that she would recuse herself from voting on this item.

Motion by Commissioner Urbanski, second by Commissioner Baswa to approve the Consent Agenda as follows:

a. Recommend Approval of the Final Site and Building Plan of the Water Treatment Plan/City of Chaska/PC #2023-05
b. Recommend Approval of the Final Plat for Club West 11th/Tradition Development/PC #2023-02

Motion carried 5-0-1 (Gaare abstained).

7. Action Items

A. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment to the Side Yard Setback for Ensconced Woods/Reiland Johnson Builders/PC #2023-04

City Planner Hanson presented the item to the Commission and noted that this will come before the City Council on January 23, 2023.

Chairperson Brass opened the public hearing at 7:07 p.m.

No one appeared to speak to this item.

Chairperson Brass closed the public hearing at 7:07 p.m.

Motion by Commissioner Baswa, second by Commissioner Gaare, to recommend to the City Council approval of the Zoning Ordinance Amendment to PRD-81 to correct the side yard setback from 7.5 feet to 5 feet for Ensconced Woods, subject to the following conditions:

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

Motion carried.

B. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for Existing Gravel Pit for Jason Kusske/Kusske Land Corporation/PC #2023-03

City Planner Hanson presented to the Commission and noted that this will go to the City Council on January 23, 2023.

Commissioner Urbanski asked if the City puts any sort of deadline or expiration date on this type of CUP.

City Planner Hanson stated that the City can do that, but in this instance, since this is an existing operation, the CUP and the conditions allow it to continue. She stated that if there are concerns about conditions not being met, there is a way to revisit the permit with the applicant.

Chairperson Brass opened the public hearing at 7:27 p.m.

No one appeared at the Public Hearing.

Chairperson Brass closed the public hearing at 7:27 p.m.

Commissioner Rylee thanked Kusske for being a family owned, small business, construction company in the community, which in this day and age is the exception to the rule. He expressed his gratitude for who they are and for being a good neighbor. He thanked staff and Alliant for going through this process to ensure that all the 'I's have been dotted and the 'T's crossed.

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

1. Approvals shall be based on the following exhibits:
    a. Kusske Mine Site Restoration CUP Narrative (pgs 1-3)
    b. Existing Conditions Survey, submitted by Alliant Engineering, dated January 5, 2023
    c. Earthwork-Fill Volume, submitted by Alliant Engineering, dated January 5, 2023
    d. Grading and Erosion Control Plan, submitted by Alliant Engineering, dated January 5, 2023
    e. Site Plan & Phasing Plan, submitted by Alliant Engineering, dated January 5, 2023
    f. Construction Observations and Testing (pgs 1-37), submitted by Braun Intertec, dated October 6, 2022
2. Adherence with the City Engineers Memo dated January 11, 2023.
3. Hours of Operation for reclamation activity are limited to 7am-7pm Monday-Friday.
4. This CUP allows for reclamation activity only, and does not include mining or excavation.
5. The reclamation area will be a maximum of 2.15 acres (93,487 square feet) and as shown on the existing conditions plan and grading plan.
6. All storage of equipment and materials used in the operation shall be kept near the shop space as noted on the Existing Conditions Plan to minimize visual exposure to areas outside the fill area.
7. The permittee shall comply with the noise pollution requirements/standards of the Minnesota State Rules Chapter 7030 and Section 6.12.010 of Chaska General Code of Ordinances.
8. Adherence with a minimum setback of 250 feet from the nearest residential lot line in Club West 11th from the reclamation fill area.
9. Adherence with the minimum setback of 100 feet from the nearest residential lot line east from the reclamation fill area.
10. Adherence with the setback from steep slopes as defined in Zoning Section 15.28.100.C. Grading and fill is prohibited to impact or encroach into the 30 foot no grade/no mow setback.
11. Provision that the reclamation fill operation and grading shall not remove or impact any existing trees.
12. Street cleaning and dust control shall be performed on a regular basis and as required by the City. Dust control and street cleaning shall be provided within the same day as it is requested. Failure to comply with a request within the time specified shall be a cause for the City Engineer to stop the work onsite until compliance is achieved. If the permit holder is unable to supply dust control or street cleaning within the time specified, the City will perform the work and bill the permit holder for actual costs incurred plus any penalties imposed by City ordinance.
13. The permit holder shall comply with any/all CCWMO rules and regulations, which includes obtaining any permits the CCWMO deems necessary.
14. The permit holder shall obtain, continuously maintain, and comply with the terms of drainage and erosion control permits issued by the CCWMO.
15. The permit holder shall obtain a grading permit from the City of Chaska ahead of any grading operations commencing.
16. Existing drainage patterns shall not be altered.
17. A maintenance plan shall be submitted that details how the drainage conveyance will be maintained for the pass-through drainage from Club West 11th.
18. An erosion control plan that includes seeding and restoration information and which is consistent with the requirements of NPDES permit and CCWMO permit shall be submitted to the City of Chaska and adhered to by the permit holder.
19. Sanitary sewer manholes and pipes shall be protected through all operations. Access to city sanitary sewer manholes shall be available at all times.
20. The permit holder shall submit to the City of Chaska a formal report from a qualified geotechnical engineering firm annually by the end of each calendar year. The report should include testing and an analysis of the material that was placed at the site. All fill being used within the developable acreage will

be required to be free of contamination and meet geotechnical engineering standards for compactable fill to support development.
21.The permit holder shall submit to the City of Chaska a formal report regarding a status update on the following topics annually by the end of each calendar year:
a. Stormwater management
b. Groundwater discharge, if applicable c. Site surveying/status of grading
22.The permit holder shall provide a performance security in the amount of $25,000 in a form acceptable to the City of Chaska, naming the City of Chaska as the obligee. This performance security shall be replenished by the permit holder to its full amount 5 business days after being utilized by the City of Chaska.
23.The performance security shall be re-submitted to the City of Chaska annually in an amount that is 2% greater than the previous year.
24.The City of Chaska may utilize the performance security for reimbursement for any and all expenses incurred in the event that the permittee fails to comply with any conditions or requirements of this CUP or for any reason ceases to operate the facility in accordance with the provisions of this CUP, if the City of Chaska incurs costs, liabilities, expends monies, labor, services, or material to compel or restore compliance with the terms of the CUP, or perform on-site or off-site restoration resulting from permittee's actions or non-actions.
25.The CUP shall not be effective until such time that an agreement is approved, executed, and recorded with the Recorder's Office in Carver County, Minnesota.
26.Any and all claims that arise or may arise against the permit holder, its owners, agents, trustees, servants, or employees while engaged in the use of the property shall in no way be or become obligations of the City of Chaska. The permit holder, jointly and severally, shall indemnify, hold harmless, and defend the City of Chaska, its officials, officers, employees, and agents against any and all liabilities, losses, costs, damages, expenses, claims, actions, or judgments, which includes reasonable attorneys' fees, expenses, and court costs, including experts, that the City of Chaska, its officials, officers, employees, or agents may hereafter sustain, incur, be subjected to, or required to pay, in any way connected with the use of the property and the CUP. The obligations contained in this paragraph shall survive the expiration or earlier termination of the CUP.
27.City staff shall be allowed access to the site to inspect all elements of the CUP. The landowner will be notified more than 24-hours in advance of site access.
28.Subject to the approval of the CUP, which shall be recorded with, but subsequent to, the final plat for club west 11th

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

A. Receive the October 3, November 7, 21, and December 5, 2022 City Council Meeting Minutes

B. Receive the September 13, 2022 Park Board Meeting Minutes

Commissioner Urbanski

- Gave a brief update on the Community Center and noted that Task Force meetings are continuing to happen and plans are moving forward.

Chairperson Brass

- Commended Commissioner Rylee for his service on the Planning Commission and noted that this would be his last meeting. He stated that he also wanted to thank Commissioner Lacey for his years of service to the City as well.
- The Commission extended their appreciation for Commissioner Rylee and Commissioner Lacey's service to the City.

10. Adjourn

Motion by Commissioner Gaare, second by Commissioner Aasen to adjourn the meeting at 7:33 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
02/08/2023

Subject: **Adopt Resolution No. 2023-13 Recommending Approval of the Amended Legal Description for the Final Plat of Hickory Addition**

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution No. 2023-13

BACKGROUND

On May 16, 2022, by Resolution 2022-59 the City Council approved the Final Site & Building Plan, Final Plat, and sale of excess City land for the West Creek Apartments project. On August 29, 2022, by Resolution 2022-108 the City Council approved a lot split to accomplish the West Creek Apartments project and approved a joint representation with the developer to pursue a quiet title action to correct certain title defects stemming from unclear property descriptions and chain of title.

That quiet title action was completed in December 2022. The land was re-surveyed in conjunction with that action, which identified errors in the existing legal descriptions used to prepare the Final Plat for the HICKORY ADDITION as approved in Resolution 2022-59. The final plat has not yet been recorded or printed on mylars.

The amended legal description reflects the results of the updated survey and does not add or subtract any land from the area included within the final plat to HICKORY ADDITION as approved in May, 2022. Staff therefore recommends that Planning Commission adopt the resolution to recommend that the City Council approve the amended legal description to the Final Plat for HICKORY ADDITION.

PLANNING COMMISSION ACTION REQUESTED

Motion to adopt Resolution No. 2023-13 to recommend that City Council approve the amended legal description for the Final Plat of the HICKORY ADDITION.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE February 8, 2023_____RESOLUTION NO.___2023-23_____

MOTION BY COMMISSIONER _____ SECOND BY COMMISSIONER _____

Resolution to Recommend Approval of Amended Legal Description for the Final Plat of the HICKORY ADDITION.

WHEREAS, on May 16, 2022 the City by Resolution 2022-59 approved a Final Site & Building Plan, Final Plat, and Sale of Excess City Land for the West Creek Apartments project; and

WHEREAS, the project required a quiet title action to eliminate any title defects that may exist with regard to certain parcels then owned by Developer and the City;

WHEREAS, the City approved a joint representation in Resolution 2022-108 to pursue a quiet title action to correct the title defects; and

WHEREAS, the quiet title action has been completed and an order issued; and

WHEREAS, the legal description of the parcels that comprised the area to be platted in Resolution 2022-59 have been found to be in error, though the visual depiction of the parcels and area subject to the Final Plat of the HICKORY ADDITION as approved in Resolution 2022-59 was correctly identified, considered, and approved throughout the subdivision process; and

WHEREAS, the City and the Developer remain in agreement as to the ownership of their respective real estate as well as the corrective action to be taken in this Resolution; and

WHEREAS; an amended legal description to the Final Plat has been prepared and will appear on the mylars to be recorded; and

WHEREAS; the terms of all Agreements with the Developer and approvals by the City will remain unchanged subject only to correction of the legal descriptions contained therein;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of Chaska, Minnesota, that it recommends the City Council approve the amended legal description to the Final Plat of the HICKORY ADDITION.

Passed and adopted by the Planning Commission of the City of Chaska, Minnesota, this 8th day of February, 2023.

_____

Rob Brass, Chair

Attest:_____

Denise Beebe, Chaska Clerk

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
02/08/2023

Subject: **Zoning Ordinance Amendment (ZOA) – Shoreland Management (CMCO Chapter 15.24)**

Applicant: City of Chaska

Case No.: 2023-07

Synopsis: The City is requesting to amend the Shoreland Management zoning section

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the Zoning Ordinance Amendment

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BACKGROUND

On May 18, 2022 the City of Chaska received a letter from the DNR informing the City that the shoreland ordinance needs updates. The DNR noticed that there are shoreland areas (i.e. watercourses) that are not currently listed in the city's ordinance. In addition, they noticed that the shoreland classifications for watercourses are older classifications and these need to be updated to reflect current classifications.

The DNR has given the City one year (deadline of May 18, 2023) to respond and revise the shoreland ordinance to be in compliance with state statutes. The City is responding to this and providing the applicable revisions in the shoreland ordinance in accordance with their letter dated May 18, 2022.

It is possible that the DNR may require more revisions beyond what are being shown in their letter and the amended ordinance. If more revisions are required then the City will address that as a part of the City's zoning audit that is active now. In the meantime, the City will provide the immediate revisions as noted in the letter.

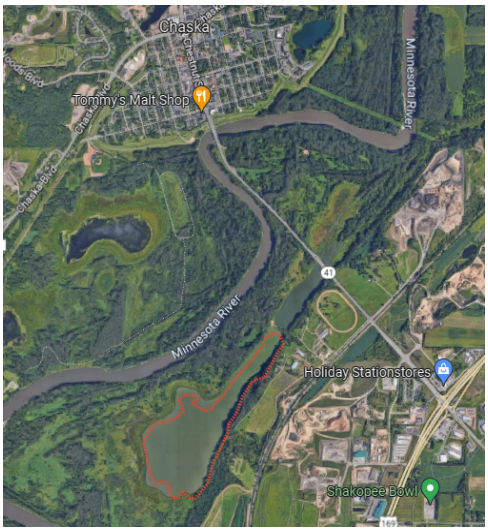
CURRENT REQUEST

The request is to amend the City's shoreland management ordinance (Section 15.24) to be in compliance with state statute. The amendments proposed are listed below and reflected in the draft ordinance.

- Amendment will add certain watercourses:
    - Gifford Lake
    - Nyssens Lake (aka Strunks Lake)
    - Assumptions Creek
    - Unnamed Creek
    - Unnamed Stream
- Amendment will add new classifications:

    - Tributaries
    - Agricultural
- Amendment will reclassify watercourses:
    - Reclassify West & East Chaska Creeks from General Development to Tributaries

To show where these added watercourses are located, the City has created a map. The map is attached in the packet. Two lakes that are required to be added are not shown in the map as they are outside of the City boundary; the DNR still likes to see these watercourses added since they are within 1,000 feet of City limits, and in the event that either of these areas are annexed into adjacent municipalities then they are already included in the ordinance. See images below.



(Left image in red: Gifford Lake ; Right Image in red: Nyssens Lake)

In sum, the added watercourses to the shoreland management ordinance should have minimal effect on the City's development. The Unnamed Stream on the north side of the City is in an already developed area. Some of the stream crosses over Rural Residential area that is already built on; if additional development were to occur then the effected areas would be evaluated at that time. The Unnamed Creek is within a ravine area that has preservation measures already in place. Assumption Creek is located in the southeast area of Chaska mainly within a planned open space area. There are a couple of vacant areas that are within the shoreland management area, and that will be evaluated at the time development occurs.

<u>PLANNING COMMISSION ACTION REQUESTED</u>

Motion to recommend approval of the Zoning Ordinance Amendment that would modify Section 15.24 (Shoreland Management) of the Zoning Ordinance to read as the attached draft Ordinance.

MINNESOTA DEPARTMENT OF NATURAL RESOURCES
CENTRAL OFFICE
500 LAFAYETTE ROAD, BOX 25
SAINT PAUL, MN 55155
651-296-6157
888-646-6367

May 18, 2022

Mark Windschitl, Mayor
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318

Re: Notice to Amend Shoreland Management Ordinance Due to Annexations

Dear Mayor Windschitl,

On behalf of the Department of Natural Resources (DNR), I am writing to inform you that information discovered during review of a recent annexation indicates that the City of Chaska will need to amend its shoreland ordinance.

The DNR recently received correspondence from the Minnesota Office of Administrative Hearings - Municipal Boundary Adjustments Unit, approving annexation of land to the City of Chaska (A-2205(OA)-34)). This annexation was approved by joint resolution between the City of Chaska and Laketown Township, adopted by the City on March 21, 2022, and approved by the State of Minnesota on March 31, 2022.

Although this current annexation does not include any shoreland areas not included in the City's ordinance, the DNR has determined that previously annexed lands included shoreland areas that are not listed in the City's ordinance. The shoreland areas include lands adjacent to several watercourses which are not referenced in the city's current shoreland ordinance. Minnesota Statutes Section 414.033, Subd. 11, requires communities that have recently annexed such areas to be in compliance with Minnesota Statutes 103F. Minnesota Statutes, Section 103F.221, Subd. 1 requires any municipality to adopt an ordinance that is substantially compliant with the shoreland standards and criteria **within one year of this notification**. As such, the city must amend its shoreland ordinance to include these waterbodies.

These watercourses and their associated shoreland classifications are:

Water Body Name	DNR Classification	From	To
Minnesota River	Agricultural	9-115-23	3-115-23
Assumption Creek	Tributary	34-116-23	34-116-23
Unnamed creek	Tributary	6-115-23	6-115-23
Unnamed stream	Tributary	19-116-23	20-116-23

In addition, the following two classified basins are within 1000 feet of the current municipal boundaries of Chaska. Therefore, there is shoreland within the city. In addition, these basins are currently in Jackson Township in Scott County, and could be annexed by one or the surrounding cities. Therefore, the DNR recommends that these basins be added to the shoreland ordinance as well:

Water Body Name	DOW Lake ID Number	DNR Classification
Nyssens Lake	70011600	Natural Environment
Gifford Lake	70011800	Natural Environment

Finally, the shoreland classifications for the watercourses that are shown in Chaska's shoreland ordinance are the older watercourse shoreland classifications. In 1989, the DNR adopted a new shoreland classification system for watercourses. The ordinance should be updated with the current shoreland classifications for East and West Chaska Creeks. Both of these are currently listed as General Development and should be changed to "Tributary". The lot width standards and structure setback standards for Tributary and Agricultural shoreland classifications should also be added to the ordinance.

The process for preparing and submitting a shoreland management ordinance for DNR approval is explained at http://www.dnr.state.mn.us/waters/watermgmt_section/shoreland/adopt-amend-ordinances.html. If there are other portions of your shoreland ordinance you would like to address during this amendment process, we recommend you reference suggested language from the Shoreland Management Model Ordinance. There is a link to the model ordinance at the top of the web page. Please submit your draft ordinance and completed checklist to ordinance.review.dnr@state.mn.us and copy me at taylor.huinker@state.mn.us within **six months of the date of this letter to meet the one-year timeframe outlined above**. I will be available to answer any questions you may have regarding your shoreland ordinance, or any other DNR water- related programs or permits.

Sincerely,

Taylor Huinker

Taylor Huinker
Area Hydrologist

c: Noel Graczyk, Administrative Services Director
Dan Lais, EWR Region 3 District Manager
ordinance.review.dnr@state.mn.us

15.24 Shoreland Management

Edit

15.24.010 Policy
15.24.020 Designation Of Types Of Land Use
15.24.030 Zoning Provisions
15.24.040 Shoreland Alterations
15.24.050 Sewage Treatment
15.24.060 Water Supply
15.24.070 Subdivisions
15.24.080 Notification Procedures

15.24.010 Policy

Edit

The uncontrolled use of shorelands in the City of Chaska affects the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise development of shorelands of public waters. The Legislature of Minnesota has delegated responsibility to the municipalities of the State to regulate the subdivision, use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, preserve the economic and natural environmental values of shorelands, and provide for the wise utilization of waters and related land resources. This responsibility is hereby recognized by the City of Chaska.

15.24.020 Designation Of Types Of Land Use

Edit

Shoreland Management Classification. In order to guide the wise development and utilization of shorelands of protected waters for the preservation of water quality, natural characteristics, economic values, a and welfare, certain protected waters in the City have been given a shoreland management classification.

These protected waters of the City have been classified by the Commissioner of Natural Resources as follows:

Natural Environment	**DNR I.D. #**
Chaska Lake	10000-400
Courthouse Lake	10000-500
Gifford Lake	70011800
Nyssens Lake (aka Strunks Lake)	70011600

General Development	**OHWM**	**DNR I.D. #**
Hazeltine Lake	916.8	1000-1400
Lake Bavaria	972.7	1000-1900
~~West Chaska Creek~~		~~N/A~~
~~East Chaska Creek~~		~~N/A~~

Tributary	DNR I.D.	**From**	**To**
Assumption Creek	M-055-017	34-116-23	34-116-2
East Chaska Creek	M-055-018		
West Chaska Creek	M-055-020		
Unnamed Creek	M-055-020-001	6-115-23	6-115-23
Unnamed Stream	M-055-018-006	19-116-23	20-116-23

Agricultural	**From**	**To**
Minnesota River	9-115-23	3-115-23

Shoreland Overlay District. The shorelands of the City of Chaska are hereby designated as a Shoreland Overlay District. The purpose of the Shoreland Overlay District is to provide for the wise utilization o preserve the quality and natural character of these protected waters of the City.

Permitted Uses. All permitted uses allowed and regulated by the applicable zoning district underlying this shoreland overlay district as indicated on the Official Zoning Map of the City.

Conditional Uses. All conditional uses and applicable attached conditions allowed and regulated by the applicable zoning district underlying this shoreland overlay district as indicated on the Official Zoning I as required by CZO 15.24.040.

Substandard Uses. Any uses of shorelands in existence prior to the date of enactment of this Ordinance which are permitted within the applicable zoning district, but do not meet the minimum lot are dimensional requirements of this Ordinance are substandard uses. Substandard uses, including substandard sanitary facilities, shall be allowed to continue. However, any structural alteration or addition to a sul will increase the substandard dimensions shall not be allowed.

Prohibited Uses. Any uses which are not Permitted or Conditional Uses as regulated by the applicable zoning district underlying this shoreland overlay district as indicated on the Official Zoning Map of the Ci

15.24.030 Zoning Provisions

Edit

Standards - All Shorelands. The following standards shall apply to all shorelands of the protected waters listed in CZO 15.24.020 within the City. Where the requirements of the underlying zoning district as s Map are more restrictive than those set forth herein, then the more restrictive standards shall apply:

	NATURAL ENVIRONMENT WATERS	**RECREATIONAL DEVELOPMENT WATERS**	**GENERAL DEVELOPMENT WATERS**	TRIBUTARY WATERCOURSES	AGRICULTURAL WATERCOURSES
1. Unsewered Areas					
Lot Area (in square feet)	80,000	40,000	20,000		
Water frontage and lot width at building line (in feet)	200	150	100	100	150

Structure setback from Ordinary High Water Mark (in feet)	200	100	75	100	100
Structure setback from roads and highways	50: Federal, State, or County 30: Municipal or Private				
Structure height limitation (in feet)		25 (Residential)~~35~~			
Maximum lot area covered by impervious surface (in %)	30	30	30		
Sewage system setback from Ordinary High Water Mark (in feet)	150	75	50	75	75
2. Sewered Areas					
Lot Area (in square feet) Water front lots Other lots	 40,000 20,000	 20,000 15,000	 15,000 10,000		
Water frontage and lot width at building line (in feet)	125	75	75	75	150
Structure setback from Ordinary High Water Mark (in feet)	150	75	50	50	50

Substandard Lots.

Lots of Record.

Lots of record in the office of the County Register of Deeds prior to March 4, 1985 which do not meet the requirements of paragraph A may be allowed as building sites, provided:

Such use is permitted in the zoning district.

The lot is in separate ownership from abutting lands, and

All other sanitary and dimensional requirements of this shoreland ordinance are complied with insofar as practical.

The minimum size and length of water frontage for substandard lots of record shall be:

9,000 square feet with 75 feet frontage

Roads And Parking Areas. Roads and parking areas shall be located to retard the runoff of surface waters and nutrients in accordance with the following criteria:

Setbacks - Roads/Parking Areas. Where feasible and practical, all roads and parking areas shall meet the setback requirements established for structures in paragraph A.

Minimum Setbacks - High Water Mark. In no instance shall these impervious surfaces be placed less than 50 feet from the ordinary high water mark.

Screening - Parking Areas. Natural vegetation or other natural materials shall be used to screen parking areas when viewed from the water.

Elevation Of Lowest Floor.

Elevation Consistency/Flood Plain Management. Structures shall be placed at an elevation consistent with the City's flood plain management controls.

Lowest Floor Elevation Determination. In areas not regulated by flood plain management controls, the elevation to which the lowest floor, including basements, is to be placed shall be determined as follows:

For lakes, ponds, and flowages by:

An evaluation of available flood information and consistent with Statewide Standards and Criteria for Management of Flood Plain Areas of Minnesota; or

Placing the lowest floor at a level at least three feet above the highest known water level. In those instances where sufficient data on known high water levels are not available, the ordinary high water mark sh be used.

For rivers and streams, by an evaluation of available flood information and consistent with Statewide Standards and Criteria for Management of Flood Plain Areas of Minnesota.

Exceptions To Structure Setback Requirements.

Exceptions from Setbacks. Setback requirements from the ordinary high water mark shall not apply to piers and docks. Location of piers and docks shall be controlled by applicable state and local regulations.

Developed/Undeveloped Lots/Minimum Setback. On undeveloped shoreland lots that have two (2) adjacent lots with existing principal structures on both such adjacent lots, any new residential structure r average setback of the adjacent structures from the ordinary high water mark or 50 feet, whichever is greater, provided all other provisions of the shoreland overlay district are complied with.

15.24.040 Shoreland Alterations Edit

Natural Vegetation - Removal Restricted. The removal of natural vegetation shall be restricted to prevent erosion into protected waters, to consume nutrients in the soil, and to preserve shoreland aesthetics. R in the shoreland overlay district shall be subject to the following provisions:

Allowable Removal of Natural Vegetation. Selective removal of natural vegetation is allowed, provided that sufficient vegetative cover remains to screen cars, dwellings and other structures when viewed from

Cutting Vegetation - Prohibited. Clear cutting of natural vegetation is prohibited.

Restoration of Natural Vegetation. Natural vegetation shall be restored insofar as feasible after any construction project is completed to retard surface runoff and soil erosion.

Normal Removal of Natural Vegetation. The provisions of this Section shall not apply to permitted uses which normally require the removal of natural vegetation.

Grading / Filling Shoreland Areas. Grading and filling in shoreland areas or any alteration of the natural topography where the slope of the land is toward a protected water or a watercourse leading to a protec by a permit. The permit may be granted subject to the conditions that:

Bare Ground Exposure. The smallest amount of bare ground is exposed for as short a time as feasible.

Temporary Ground Cover. Temporary ground cover, such as mulch, is used and permanent ground cover, such as sod, is established.

Erosion/Trap Sediment. Methods to prevent erosion and trap sediment are employed.

Fill. Fill is stabilized to accepted engineering standards.

Excavation On Shorelands. Excavations on shorelands where the intended purpose is connection to a protected water shall require a permit from the Zoning Administrator before construction is begun. Such after the Commissioner of Natural Resources has issued a permit to work in the beds of protected waters.

DNR Approval Of Changes Of Protected Water Or Wetland. Any work which will change or diminish the course, current or cross-section of a protected water or wetland shall be approved by the Commission such approval shall be construed to mean the issuance by the Commissioner of Natural Resources of a permit under the procedures of Minn. Stat. § 105.42 and other related statutes.

15.24.050 Sewage Treatment Edit

Any premises intended for human occupancy shall be provided with an adequate method of sewage treatment to be maintained in accordance with acceptable practices.

Public / Municipal Facilities. Public or municipal collection and treatment facilities shall be used where available and where feasible.

Minnesota Pollution Control Agency Standards. The standards of the Minnesota Pollution Control Agency (MPCA), "Individual Sewage Treatment Systems Standards and appendices", (6 MCAR Subsection 4 paragraph A,1 through B,3 are hereby adopted by reference and made a part of this Ordinance.

Permit. No person, firm, or corporation shall install, alter, repair or extend any individual sewage treatment system without first obtaining a permit therefor from the Building Official for the City.

Application for Permits. Application for permits shall be made in writing upon printed blanks or forms furnished by the Building Official and shall be signed by the applicant.

Exhibits Required for Application. Each application for a permit shall include: a correct legal description of the property on which the proposed installation, alteration, repair or extension is to take place; a reasonable scale and accuracy showing the location of any proposed or existing buildings, water supply, property lines, and underground or overhead utility lines; a complete plan of the sewage treatment location, size and design of all parts of the system to be installed, altered, repaired or extended; the name of the person, firm, or corporation who is to install the system; any further information as required by th

Compliance. All individual sewage treatment systems within the shoreland overlay district shall be designed, installed, and maintained in accordance with MPCA standards listed in paragraph B.

Inspection. Any installation, alteration, repair, or extension of an individual sewage treatment system shall be inspected to ensure compliance by the Building Official or a qualified inspector following comple covering of the system.

All existing sewage treatment systems inconsistent with the standards referenced in paragraph B shall be brought into conformance or discontinued within five (5) years from the date of enactment of this Or sanitary facility found to be a public nuisance shall be brought into conformity or discontinued within 30 days after receiving written notice from the Building Official.

15.24.060 Water Supply Edit

Public or private supplies of water for domestic purposes shall conform to Minnesota Department of Health standards for water quality.

Public Or Municipal Water Supplies. Public or municipal water supplies shall be used where available and where feasible.

Permit. No person, firm, or corporation shall install, alter, repair or extend any private well without first obtaining a permit therefor from the Building Official of the City.

Application for Permits. Application for permits shall be made in writing upon printed blanks or forms furnished by the Building Official and shall be signed by the applicant.

Exhibits Required for Application. Each application for a permit shall include:

A correct legal description of the property on which the proposed installation, alteration, repair, or extension is to take place;

A plan of the site of reasonable scale and accuracy showing the location of any proposed or existing buildings, sewage treatment facilities, property lines;

A complete plan of the water supply system showing the location, size and design of all parts of the system to be installed, altered, repaired, or extended;

The name of the person, firm, or corporation who is to install the system;

Any further information as required by the Building Official.

Private Wells / Flooding. Private wells shall be located in a manner to be free from flooding and the top shall be so constructed and located as to be above all possible sources of pollution. Wells already existin shall be flood-proofed.

Private Wells / Location. No private well shall be located closer than three (3) feet to the outside basement wall of the dwelling. The outside basement footing shall be continuous across the opening of the located closer than 15 feet to a property line.

Minnesota Health Department Standards. Private wells shall be located in accordance with the standards of the Minnesota Health Department standards MDH 217 "Location of Wells", (c) (1).

15.24.070 Subdivisions Edit

Land Determined Unsuitable For Subdivision. No land shall be subdivided which is held unsuitable by the City for the proposed use because of flooding, inadequate drainage, soil and rock formation development, severe erosion potential, unfavorable topography, inadequate water supply or sewage treatment capabilities, or any other feature likely to be harmful to the health, safety, or welfare of futu subdivision or of the community.

Plat Submittal To The DNR. Copies of all plats within the shoreland overlay district shall be submitted to the Commissioner of Natural Resources within ten (10) days of final approval by the City.

Planned Development District. Planned Development District (PDD): Altered zoning standards may be allowed as exceptions to this Ordinance for PDD's provided preliminary plans are approved by th Resources prior to their approval by the City, and further provided:

Central Sewage Facilities. Central sewage facilities shall be installed which meet applicable standards of the Minnesota Pollution Control Agency or the PDD is connected to a municipal sanitary sewer.

Open Space. Open space is preserved through the use of restrictive deed covenants, public dedications, or other methods.

Density Factors. The following factors are carefully evaluated to ensure the increased density of development is consistent with the resource limitations of the protected water:

Suitability of the site for the proposed use;

Physical and aesthetic impact of increased density;

Level of current development;

Amount and ownership of undeveloped shoreland;

Levels and types of water surface use and public accesses;

Possible effects on overall public use.

Applicable Federal and State Regulations. Any commercial, recreational, community, or religious facility allowed as part of the planned unit development shall conform to all applicable Federal and State re but not limited to, the following:

Licensing provisions or procedures;

Waste disposal regulations;

Water supply regulations;

Building codes;

Safety regulations;

Regulations concerning the appropriation and use of Protected Waters as defined in 1974 Minn. Stat. Ch. 105;

Applicable regulations of the Minnesota Environmental Quality Board.

Final Plan. The final plan for a planned unit development shall not be modified, amended, repealed, or otherwise altered unless approved in writing by the Developer, the municipality, and the Commissioner.

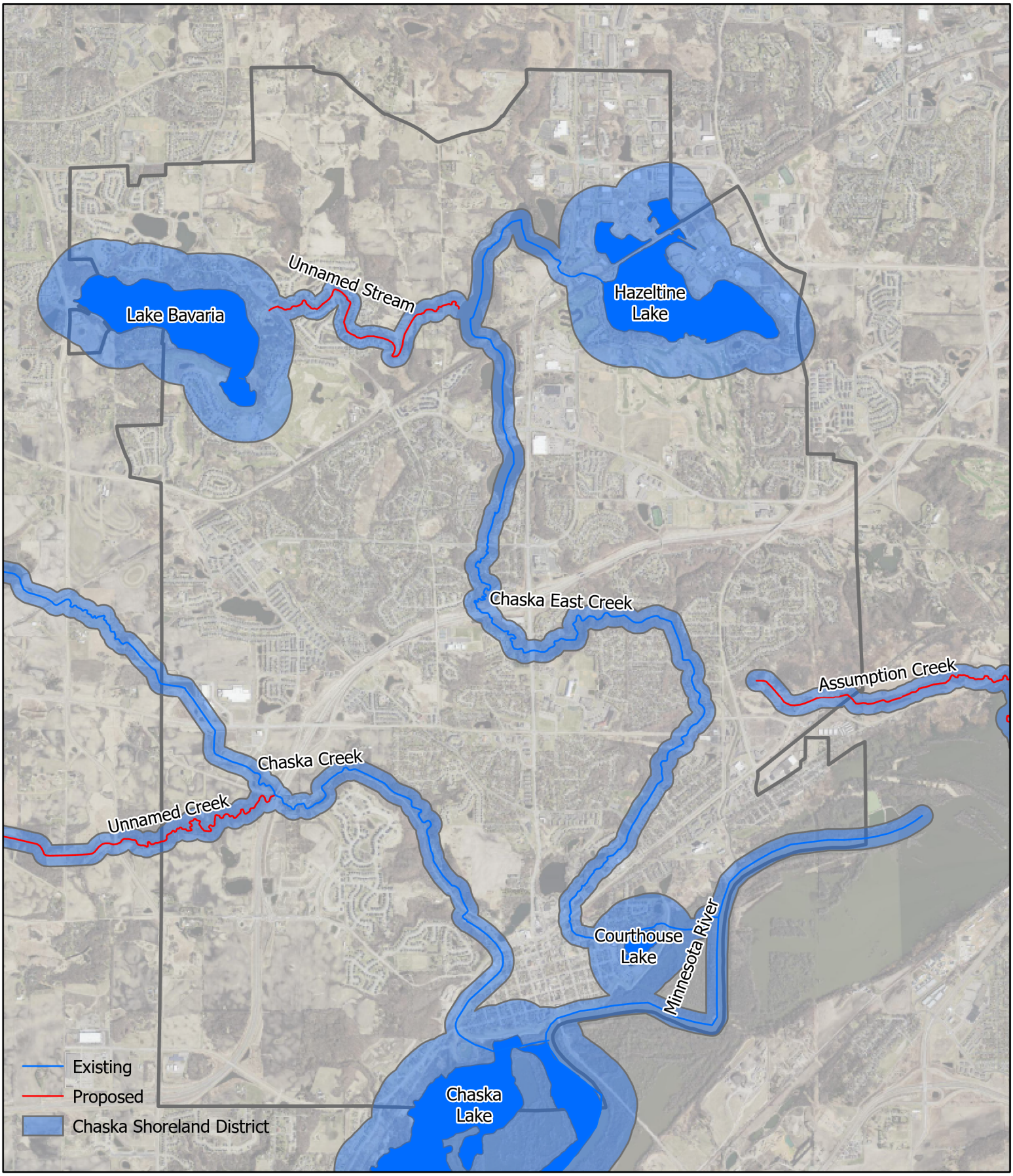
Shoreline Recreation Facilities. There are centralized shoreline recreation facilities such as beaches, docks and boat launching facilities.

15.24.080 Notification Procedures Edit

Public Hearing. A copy of the notice of a public hearing to consider a variance to the provisions of the Shoreland Overlay District or a conditional use in the Shoreland Overlay District shall be sent to tl Resources such that the notice is received by the Commissioner at least ten (10) days prior to such hearings.

Ordinance Amendments / Decisions - DNR. A copy of all amendments to this Ordinance and final decisions granting variances or conditional uses within the Shoreland Overlay District shall be sent to tl Resources within ten (10) days of the amendment or final action.

City of Chaska - Shoreland District Overlay



By: Brent Alcott, Water Resources Coordinator
Date: January 18, 2023

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REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
02/08/22

Subject: **Ess Lot & Ernst Home (Chaska Yards) – Preliminary Site & Building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA)**

Applicant: Carvery County CDA

Location: 217 Walnut Street and 211 Walnut Street

Case No.: 2023-01

Synopsis: Applicant seeks to obtain approval of a preliminary plan to construct 3 new housing units on 217 Walnut Street and rehab the Ernst Home for a total of 4 owner-occupied units

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

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).

PROJECT GOALS
The developer has identified the following goals below for this project:

- Build on the historic fabric of Downtown Chaska
- Provide high quality open spaces for residents
- Add high-quality housing to the town center to create new walkable housing option for residents
- Contribute to the historic preservation of the city's architectural heritage

CURRENT PROPOSAL
The applicant, Carver County CDA, is requesting approval of a Preliminary Site & Building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA) 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 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).

Adjacent properties
The site is bound on the north by commercial, to the west by an alleyway and commercial, the south by a city-owned parking lot, and the east by Walnut Street and residential.

Existing Conditions
The Ess lot (0.2 acres) and Ernst Home lot (0.2 acres) together are 0.4 acres in total. The Ess lot is currently vacant and used to house the Joseph Ess House. In 2014 a fire caused significant damage to the home and it was subsequently demolished in 2017. The Ernst Home was originally located on the Firemen's Park lot but was subsequently relocated to 211 Walnut Street to aid in the redevelopment of the park. It has been sitting vacant on 211 Walnut Street since 2015.

Land Use
The two lots are currently in the Planned Residential Development (PRD-74) zoning district, which was put in place with the previous Talle & Associates, Inc. project. This zoning district allows for multi-family residential, however, will be amended to reflect the new use and project.

Layout/Transportation/Sidewalks
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. 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.

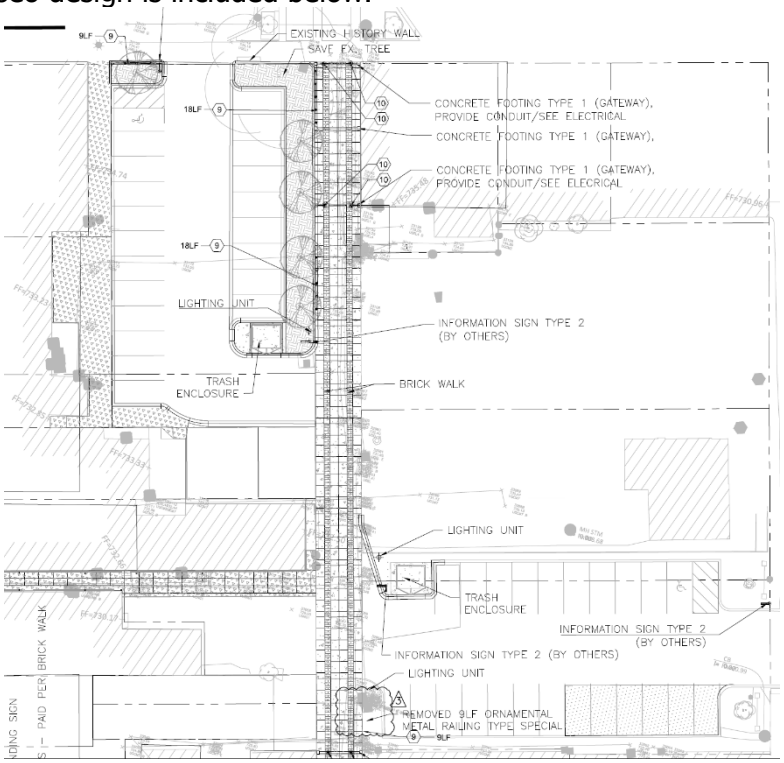
The site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House. At the east end, an entrance wall, steps, and landscaping will help define the sense of entry to the site and provide a small bank of locked

boxes for mail delivery. At the west end, a walkway provides access to the garages and the garbage/recycling bins for residents.

Currently, the available vehicle access points for the property are in the rear from the alleyway via a small parking area; there is a detached garage also situated near the rear of the property that will provide an interior stall for each housing unit. The alleyway gains access from 3rd Street East, and from the City-owned parking lot to the south, however the 3rd street access will eventually be relocated to the parking lot just west of it when the paseo goes in.

Paseo

It should be noted that as a part of the Downtown Master Plan, the paseo concept was mentioned as a part of the alleyway in the rear of these lots. Specifically, *"Main Street" will be complemented by attractive "Town Center" cross-streets, as well as the Brick City Paseo paralleling it to the east and west.* The paseo concept was a plan to mitigate noise, buffer and provide a beautiful walk for pedestrians. The alleyway behind the businesses fronting Highway 41 was targeted as a paseo opportunity to give pedestrians an alternative versus walking down the busy highway. 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.



(Paseo design between 2nd Street E and 3rd Street E)

Because of this paseo concept, it will be important that the west side of this lot, which abuts the paseo, shows an appropriate edge. Currently the site plan is showing a landscaped edge on the west side, north of the pedestrian connection and parking area. The landscaping would include a mix of ornamental trees and shrubs. The private yard space adjacent to the paseo will include a decorative fence style for added interest. In addition, the detached garage facing the paseo will incorporate decorative garage doors. Additionally, it will be important that the

applicant and City continue to coordinate between the paseo and Chaska Yards project edge so that grades match up adequately.

Utilities
Sewer and water utilities are available to serve the site.

Setbacks
The setbacks are defined by PRD-74. Namely, the front yard setback (east) is 10 feet. The rear yard setback shall be 20 feet. The side yard setback is 5 feet. Parking setbacks are 3 feet from property lines.

The project proposes to amend the current PRD-74 so the rear setback states 15 feet for decks/unenclosed porches. The proposed home on the west side meets the 20 foot rear setback but the unenclosed porch encroaches 5 feet. This proposal to encroach is no different than the City's current ordinance that allows decks to encroach up to 10 feet into rear setbacks.

Architecture
The architecture of the new construction will be very important for this project as it is a site that is located in downtown Chaska and also a national district (Walnut Street Historic District).

<u>Ernst Home</u>
The Ernst Home will be relatively unchanged on the front and side exteriors with the exception of maintenance work that is greatly needed. The rear is proposing to include a one-story back entrance enclosed porch. The Historic Ernst Home 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 following are proposed maintenance work and changes on the home:

- 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 Units

The new units are designed to be "respectful" to the historic Ernst Home. These units will be gabled roof units with lap siding. Brick is not used on these new buildings in order to keep costs down as well as not create a false sense of history. The new units will have two different floor plans, but their orientations shifted around the Community Green spaces. 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 exterior details will 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.

The applicant states that 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. They 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.

New Detached Garage

There is a detached garage proposed in the rear of the property that will house 4 parking stalls, plus 4 surface stalls. The garage is placed in the southwest corner of the site. This service

structure has a flat roof. The design of the structure includes the following as stated by the applicant:

- 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.
- 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.

The HPC commented in January 2022 about incorporating a pitched roof on the detached garage. It is a question of what would be most appropriate. The pitched roof design will provide complete cohesiveness with the new units and the Ernst Home. A flat roof design would scale down the detached garage so that it reads and looks like an ancillary structure. There are other homes (including a historically designated home at 403 3rd St E) in downtown that incorporates a flat roof garage. The HPC will be able to comment on this in their February 7th meeting.

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

- Window openings are similar in scale and profiles
- 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

The color of the new units will be a dark gray color with white trim. The white trim will match the details of the Ernst Home well. The dark gray will significantly contrast with the Chaska brick, however, staff wonders if the color can still contrast but be more compatible. Staff would ask the applicant to explore lighter color options that provide contrast but are more cohesive to the surrounding area.

Landscaping & Fencing
The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	22.25 caliper inches (9 trees)	23.5 caliper inches (7 trees)
Understory Trees	3	6
Shrubs	24	34

Landscaping meets the landscaping requirements for the site. A surplus of overstory and shrubs will be incorporated on the site to enhance the edges and communal areas. In sum, the landscaping proves to be acceptable.

It should be noted that there are existing boulevard trees along Walnut Street. In the event that these trees are damaged or removed from construction of this site, they will need to be replaced.

In addition to landscaping, the housing units will have fencing to delineate the private yard spaces. The fence designs proposed will be a 4 foot decorative style fence. This type of fencing will also aid in enhancing some of the edges of the site, including the west edge facing the paseo.

Parking
The parking proposed will provide two parking spaces for each unit (one parking garage stall and one surface parking stall). In total, there will be 8 on-site parking stalls for 4 dwelling units. Staff finds that this meets the parking requirements for this type and size of use. Additional on-street parking is provided in front of the buildings.

Lighting
Lighting is shown in the form of wall packs and bollards. Wall packs are shown at the doors of each unit. Bollards will be used to illuminate the east-west connection from the paseo to Walnut Street. All lighting must meet the City's zoning ordinance section 15.28.250.

Preliminary Plat
The project is pursuing preliminary plat at this time. The preliminary plat shows one lot for the Chaska Yards site (Lot 1, Block 1). An additional lot will be created for the City owned public parking lot (Lot 2, Block 1). The applicant states that they will pursue a CIC plat on Lot 1, Block 1 with Carver County to create separate owner-occupied lots for the units.

Currently the lot is showing to encroach into the City-owned parking lot to the south. The plat will correct this encroachment by pulling back the south lot line of Lot 1 to the edge of the retaining wall.

There are no outlots proposed.

Zoning Ordinance Amendment (ZOA)
The project is proposing to amend the PRD-74 zoning district, which is the current zoning for the property. As noted in the background of this report, the PRD-74 zoning was put in place with the former Talle & Associates project (Ernst Home Apartments). In that regard, the zoning reflects an old plan and thus will be updated to reflect what's currently proposed. The following are proposed changes to the ordinance:

- Update the approving graphic exhibits to reflect the current project
- Include a rear building setback for decks/unenclosed porches (15 feet)

HPC Meeting January 4, 2022 and SHPO Comments
The City and applicant conducted a Heritage Preservation Commission meeting on Tuesday, January 4, 2022. The HPC were favorable of the layout proposed, and had comments related to the design of the new housing units, and the detached garage needing to be more enhanced as it comes through the next steps. Meaning the buildings should be designed more appropriately with the historic setting and the garage should install a pitched roof to fit in with the other housing units.

The applicant has to undergo, and receive approval on, a Site Alteration Permit (SAP) with the HPC, which will be done on February 7, 2023 ahead of the Planning Commission meeting.

In addition to the HPC, the State Historic Preservation Office (SHPO) has provided comments on the current project, which was done shortly after Concept Plan approval in 2022. This 2022 comment letter is attached in the packet. It provides analysis related to front setbacks, historical compatibility, materials, windows/doors, and archaeological testing needed. The applicant will be required to submit another formal application for their review, which they will need to do after Preliminary Plan approvals have been received.

Deadline for Agency Action
The City of Chaska received the complete application for this request on Wednesday, January 18, 2023. Pursuant to Minnesota State Statutes the City is to act on this request by **Sunday, March 19th, 2023 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Thursday, May 18, 2023. The City may, with the petitioner's consent, extend the review period beyond the Thursday, May 18, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

<u>PLANNING COMMISSION ACTION REQUESTED:</u>
Motion to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards), subject to the following conditions:

1. **Approvals shall be based on the following graphic 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 City Engineers Memo dated February 8, 2023.**
3. **Adherence with the SHPO letter dated April 11, 2022.**
4. **Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.**
5. **Provision that mechanical equipment will be fully screened from view.**
6. **Provision of decorative garage doors to be used on the detached garage.**
7. **Provision of an approved Site Alteration Permit by the HPC for the Ernst Home and Ess Lot (Chaska Yards) prior to final submittal.**
8. **Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).**
9. **Provision that building code is adhered to for all buildings.**
10. **Provision to explore lighter color option for the new housing units, and to be addressed at final submittal.**
11. **Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.**
12. **Provision that fence height does not exceed 4 feet and to obtain a fence permit prior to installation.**
13. **Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.**

Motion to recommend approval of the Zoning Ordinance Amendment to PRD-74.

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **February 8, 2023**
Subject: **Chaska Yards Preliminary Plat**

The Chaska Yards site is bounded by Walnut Street on the east and a city alleyway (future paseo) on the west. Coordination with the TH 41/CSAH 61 Downtown Chaska project will be important from a construction access and phasing standpoint. Access to the site via Walnut street will be restricted during the highway closure.

The site utility plans propose connections to the sanitary sewer and water mains that exist within Walnut Street and are readily available to be connected. Connections to city utilities will not be available until TH 41 is reopened to through traffic which is planned for the fall of 2023. The final construction plans will need to be coordinated with the City utility departments.

Stormwater will be routed through the site from the west and will need to be finalized in partnership with the TH 41 / CSAH 61 project. An easement will be required for any storm sewer pipes that carry public drainage.

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 966 (PRD-74) WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Zoning Ordinance Amendment. The boundaries of the Zoning Districts as established by Ordinance No. 966 (PRD-74) and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby amended and zoned to Planned Residential District No. 74 (PRD-74) for all of Blocks 1 of the recorded plat of Chaska Yards.

The following graphic exhibits shall serve as the general guide for development of the Chaska Yards area:

1. Aerial Exhibit, prepared by MacDonald & Mack, dated January 18, 2023
2. Existing Conditions, prepared by MacDonald & Mack, dated January 18, 2023
3. Site Plan, prepared by MacDonald & Mack, dated January 18, 2023
4. Landscape Plan, prepared by MacDonald & Mack, dated January 18, 2023
5. Overlay Plan, prepared by MacDonald & Mack, dated January 18, 2023
6. Photometric Plan, prepared by Pulse, dated December 20, 2022
7. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated December 2, 2022
8. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated December 2, 2022
9. Utility Plan, prepared by MacDonald & Mack, dated December 2, 2022
10. Paving and Geometric Plan, prepared by MacDonald & Mack, dated December 2, 2022
11. Turning Movement Analysis, prepared by MacDonald & Mack, dated December 2, 2022
12. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated December 2, 2022
13. Storm Water Plan, prepared by MacDonald & Mack, dated December 2, 2022

14. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack
15. Ernst House – Building Elevations, prepared by MacDonald & Mack
16. Chaska Yards – Concept Renderings (pgs 1-23), prepared by MacDonald & Mack, dated January 18, 2023

Section II. **PRD-74 District regulations.** Permitted uses and regulations applicable to the PRD-74 District shall be as follows:

A. Intent

The intent of PRD-74 is to create a unique and qualitative residential development that recognizes, complements and utilizes the downtown historic context and its services.

B. Permitted Uses

Permitted uses shall be the following:

1. Lot 1, Block 1, Chaska Yards

a) Multi-Family Residential

2. Lot 2, Block 1, Chaska Yards

a) Public Parking Lot

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off street parking and loading facilities as regulated by Section 9 of the zoning ordinance.
2. Lot 1, Block 1, Chaska Yards: One Monument Sign with the following regulations:
    a. Maximum 12 square feet in area
    b. Maximum 6 feet in height
    c. No internal illumination
    d. Setback 10 feet from property lines

D. Building Setbacks

Minimum building setbacks shall be as follows:

1. Front (east) Setback: 10 feet
2. Rear (west) House Setback: 20 feet
3. Rear (west) Unenclosed Porch/Deck Setback: 15 feet
4. Interior Property Lines: 5 feet

Minimum parking setbacks shall be as follows:

1. All Property Lines: 3 feet

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 27th day of January, 2023.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 966

MOTION BY COUNCILMEMBER Hubbard, SECOND BY COUNCILMEMBER Hatfield

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

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Downtown Historic Commercial (C3) zoning district and rezoned to Planned Residential District No. 74 (PRD-74) for all of Blocks 1 of the recorded plat of the Ernst Home Apartments.

The following graphic exhibits shall serve as the general guide for development of The Harvest West area:

1. Cover Sheet (G000), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
2. Aerial Site Exhibit (G001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
3. Alta Survey, prepared by Sunde Land Surveying, dated February 12, 2019
4. Demolition Plan (C100), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
5. Paving & Dimension Plan (C200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
6. Grading and Erosion Control Plan (C300), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
7. Utility Plan (C400), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
8. Landscape Plan (L001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
9. Irrigation Plan (L002), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
10. Architectural Site Plan (A001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
11. Sign Plan (A002), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
12. Landscape Overlay Plan (A003), prepared by U+B Architecture & Design, Inc., dated May 29, 2019

13. Ernst House: Floor & Roof Plans (AE110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
14. Ernst House: Exterior Elevations (AE200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
15. Townhomes: Bsmnt & Roof Plans (AT110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
16. Townhomes: 1st & 2nd Flr Plans (AT111), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
17. Townhomes: Exterior Elevations (AT200), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
18. Carriage House: Fndn & Roof Plans (AC110), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
19. Carriage House: 1st & 2nd Flr Plans (AC111), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
20. Carriage House: Exterior Elevations (AC200 & AC201), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
21. Trash Enclosure Details (A610), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
22. Renderings (A700), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
23. Photometric Plan (E001), prepared by U+B Architecture & Design, Inc., dated May 29, 2019
24. Preliminary Plat (pgs 1-2)

Section II. **PRD-74 District regulations.** Permitted uses and regulations applicable to the PRD-74 District shall be as follows:

A. Intent

The intent of PRD-74 is to create a unique and qualitative residential development that recognizes, complements and utilizes the downtown historic context and its services.

B. Permitted Uses

Permitted uses shall be the following:

1. **Lot 1, Block 1, Ernst Home Apartments**
   a) Multi-Family Residential

2. **Lot 2, Block 1, Ernst Home Apartments**
   a) Public Parking Lot

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

1. Off street parking and loading facilities as regulated by Section 9 of the zoning ordinance.

2. Lot 1, Block 1, Ernst Home Apartments: One Monument Sign with the following regulations:
   a. Maximum 12 square feet in area
   b. Maximum 6 feet in height
   c. No internal illumination
   d. Setback 10 feet from property lines

D. Building Setbacks

Minimum building setbacks shall be as follows:

1. Front (east) Setback: 10 feet
2. Rear (west) Setback: 20 feet
3. Interior Property Lines: 5 feet

Minimum parking setbacks shall be as follows:

1. All Property Lines: 3 feet

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of June, 2019.

Mark Windschitl, Mayor

Attest: Deputy Clerk

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.

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 statue (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

Sarah J. Beimers
Environmental Review Program Manager

Cc via email:
Elise Durbin, Carver County CDA
Elizabeth Hanson, City of Chaska

MACDONALD & MACK
ARCHITECTS

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P 612.341.4051 • F 612.337.5843 • www.mmarchltd.com

Stuart MacDonald Robert Mack Todd Grover Angela Wolf Scott

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% AMI.

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-betroom 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.

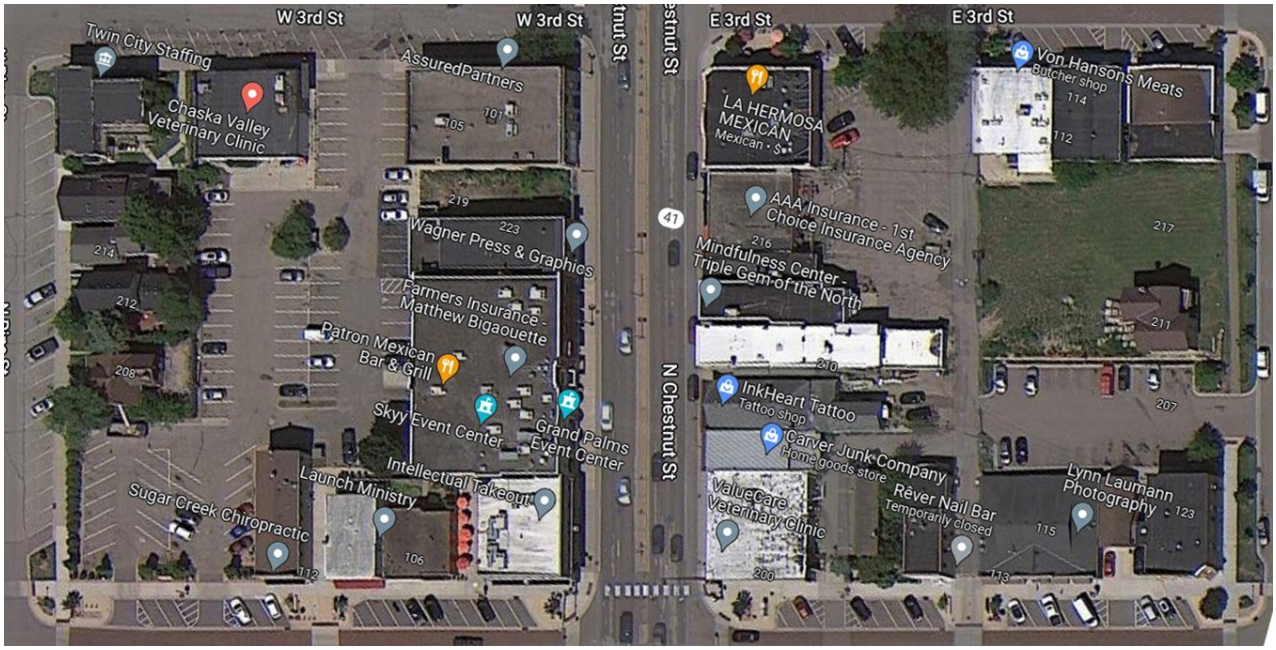
The garage is placed in the southwest corner of the site. This service structure has a flat roof. This is a deliberate move for a few reasons:

- 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.

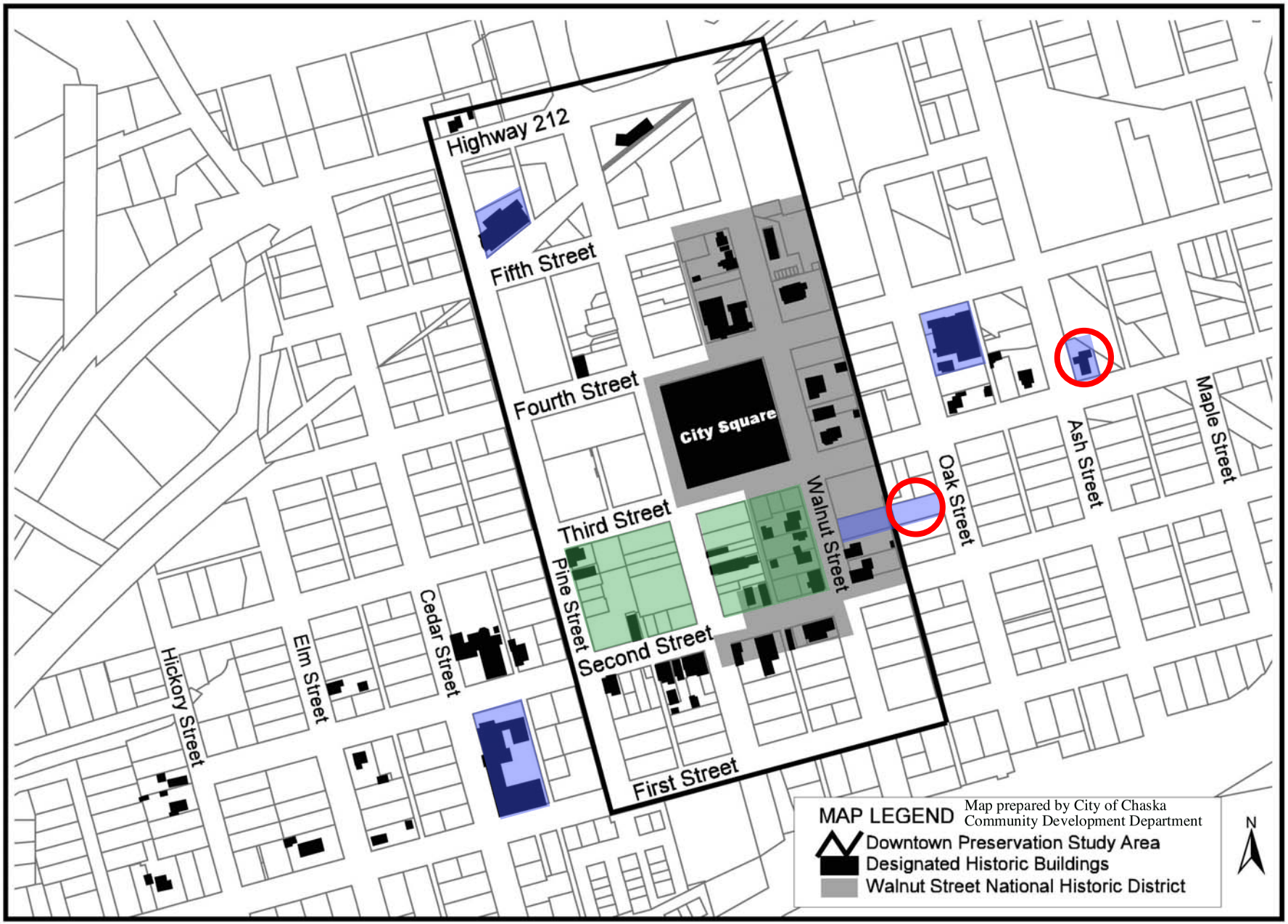
- Lastly, the flat roof provides an area for solar panels to deliver renewable energy to affordable housing units.

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

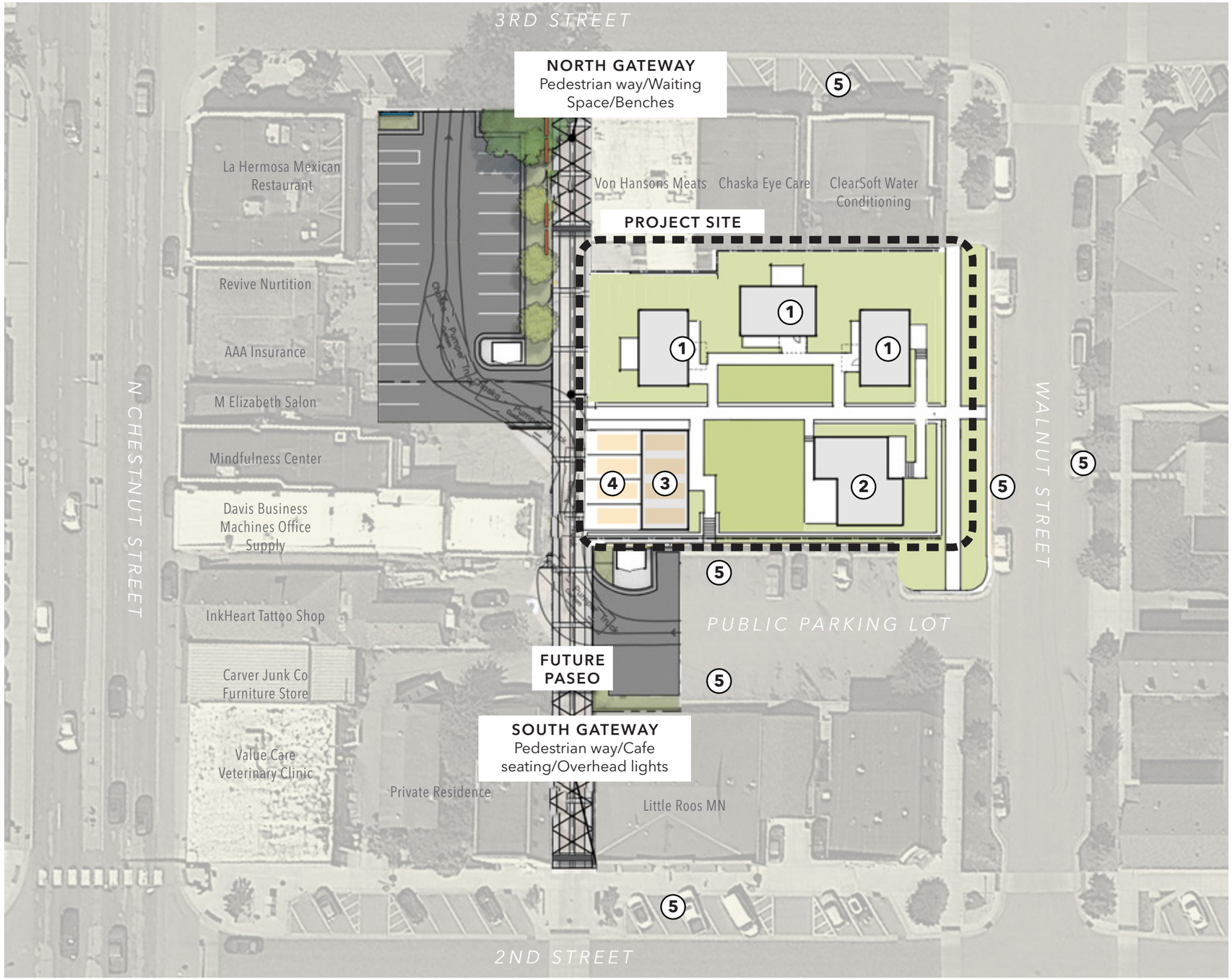
- A highly insulated envelope using structural insulated panels (SIPs).
- Geothermal heating and cooling, if possible.
- Solar panels on the flat roof of the garage.
- Storm water management and potential reuse on-site.
- Material durability analysis for changing climates.
- Sustainable materials, finishes,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



HISTORIC DOWNTOWN CHASKA



CHASKA YARDS
context plan

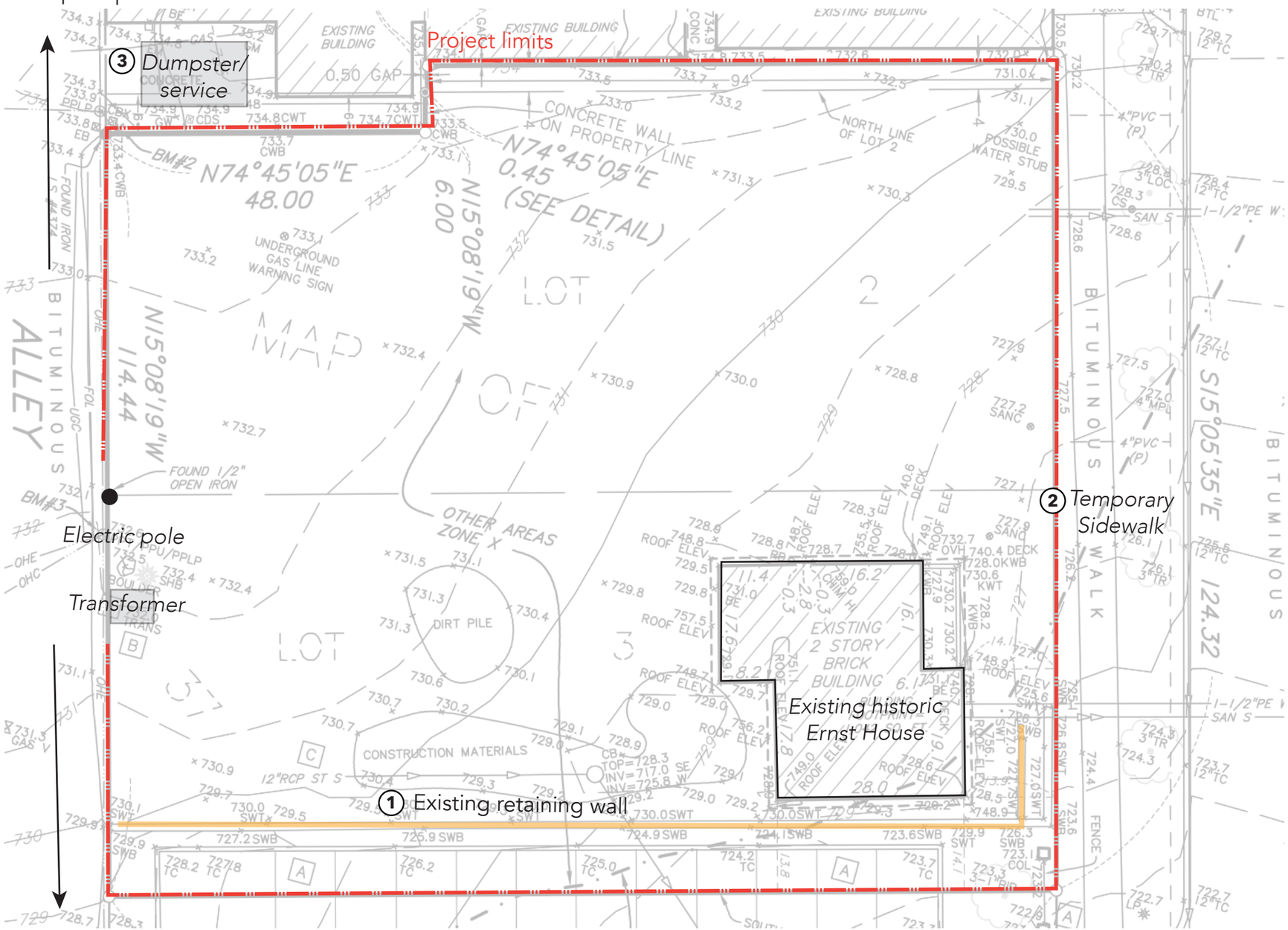


1. PROPOSED HOUSING UNITS
2. HISTORIC ERNST HOUSE (RENOVATED)
3. GARAGE
4. ON SITE PARKING
5. EXISTING PUBLIC PARKING

   -Public parking removed off Chesnut St with hwy 41 reconstruction

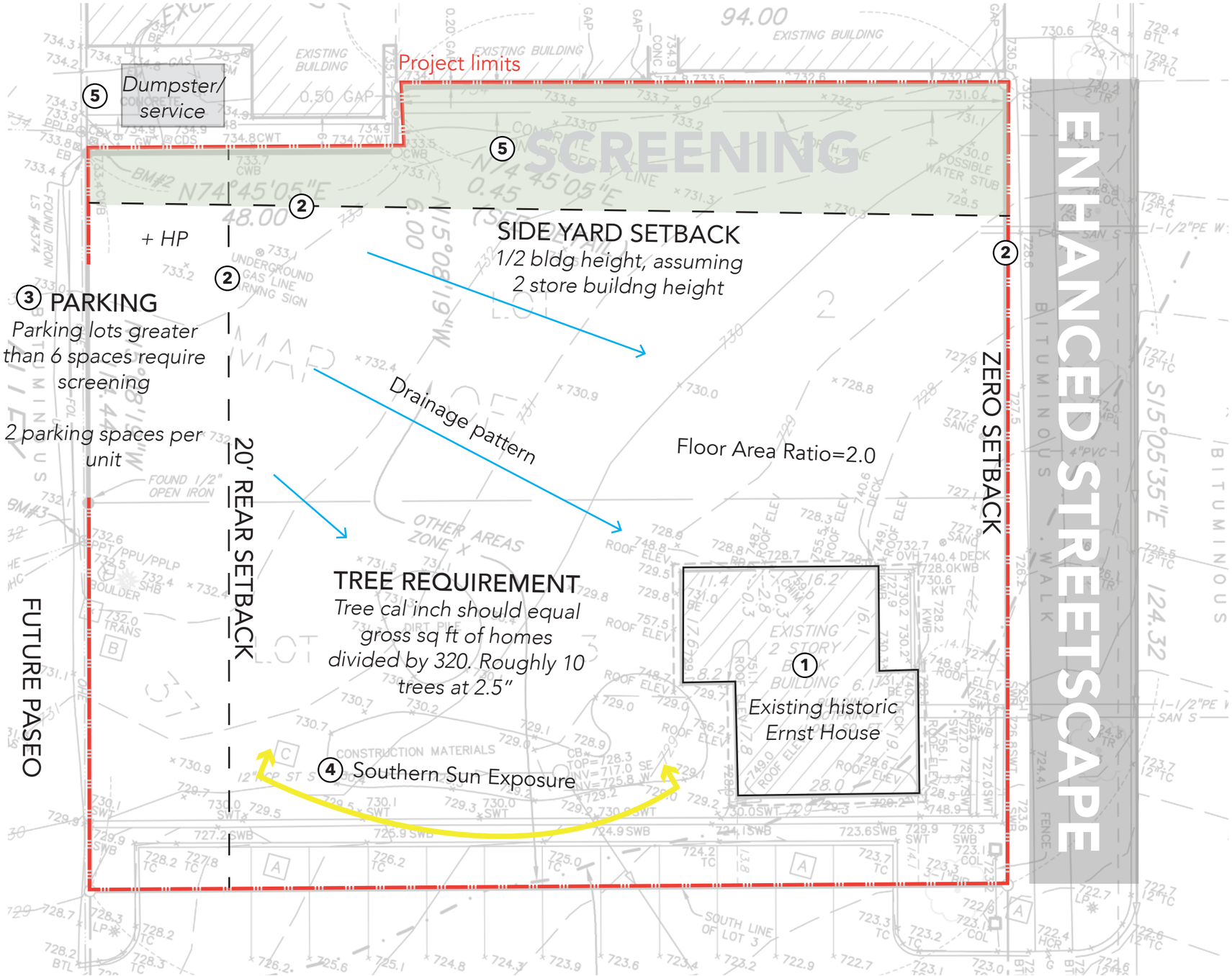
0 25 50 75 FT

CHASKA YARDS
existing conditions plan



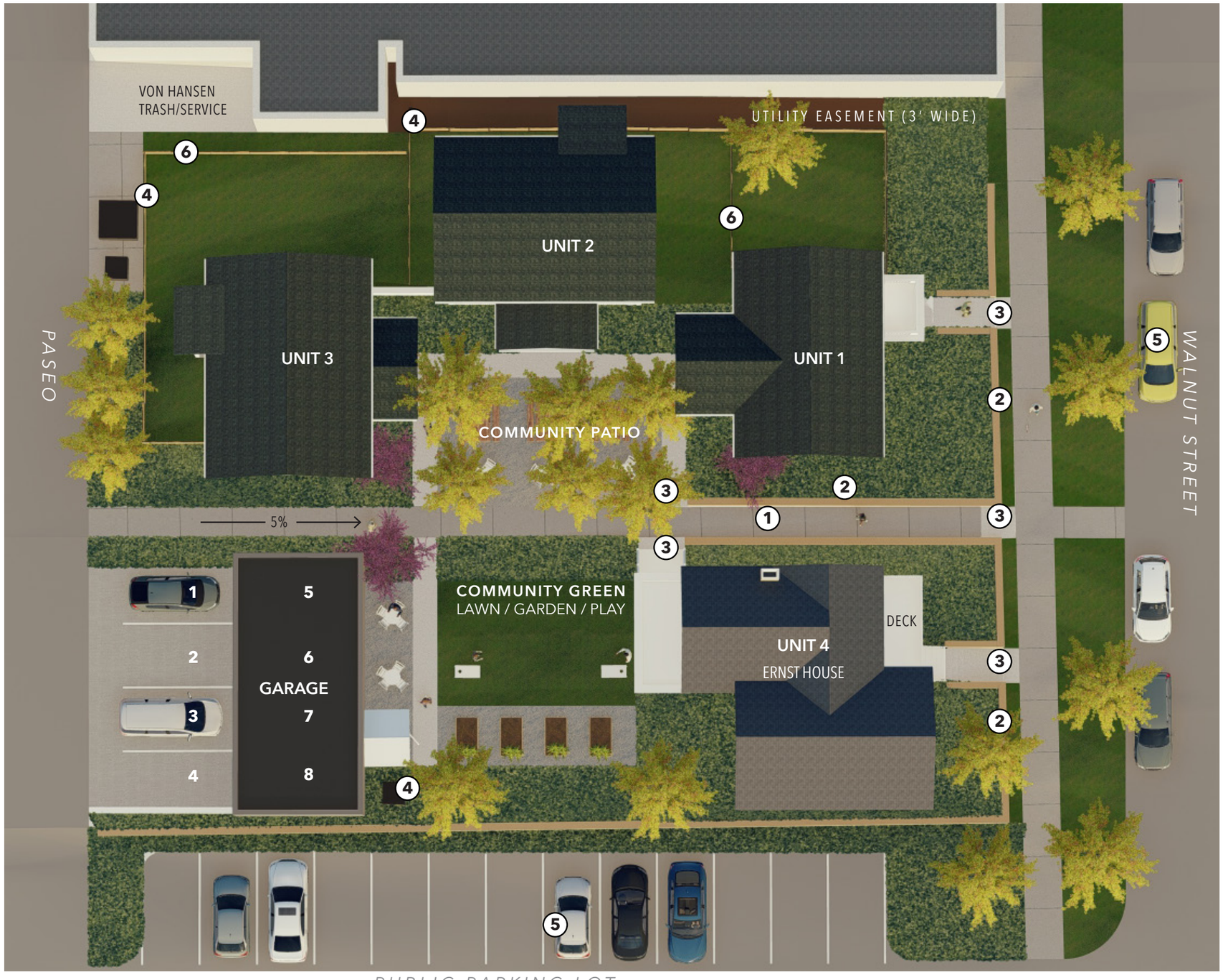
0 10 20 30 FT

CHASKA YARDS
site forces plan



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

0 10 20 30 FT



CHASKA YARDS
site plan

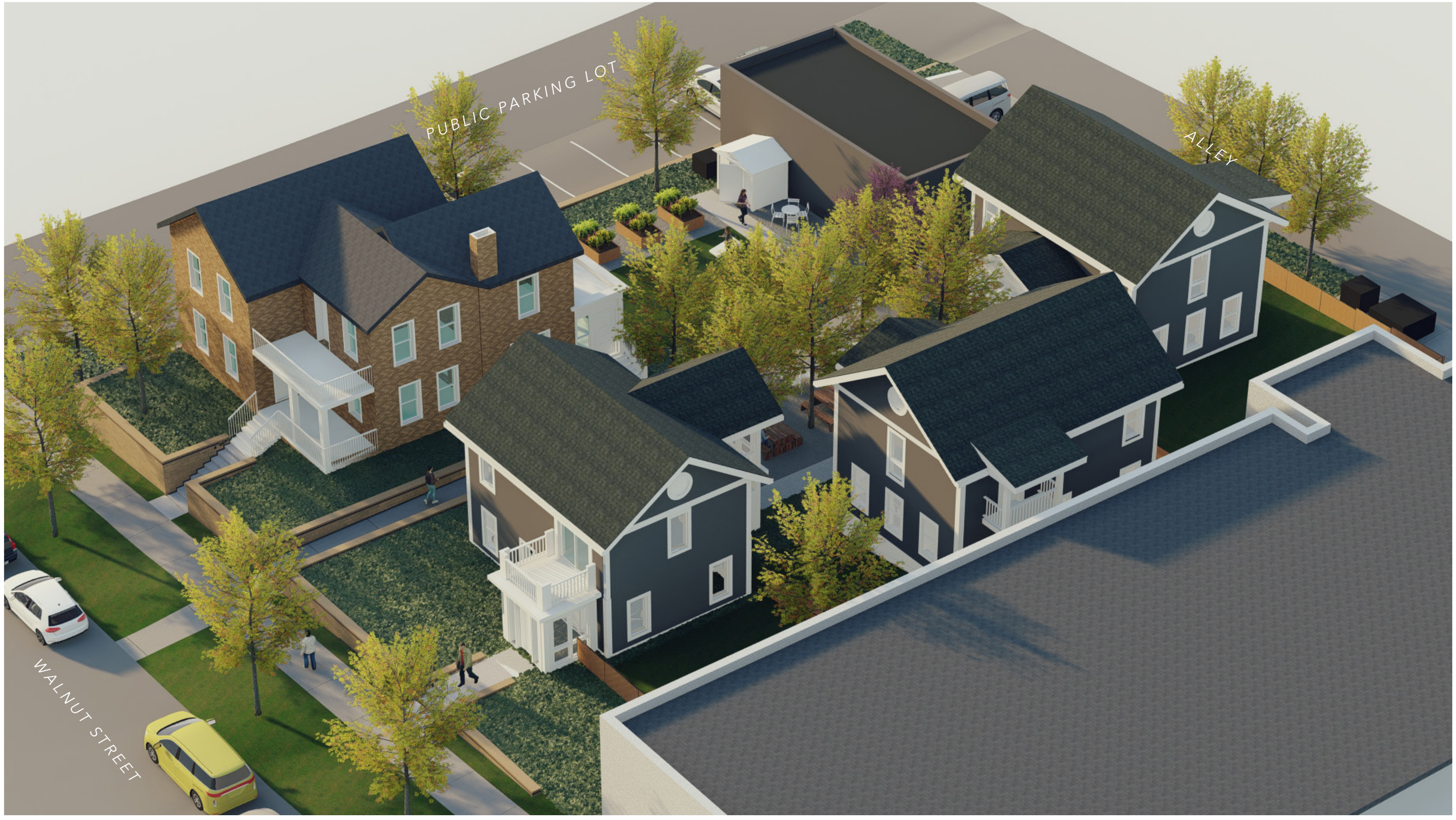
1. CENTRAL WALKWAY
2. LIMESTONE RETAINING WALL
3. STAIRS
4. TRANSFORMERS
5. EXISTING PUBLIC PARKING
6. FENCING

0 10 20 30 FT

CHASKA YARDS
southwest birdseye view

CHASKA YARDS
southeast birdseye view

CHASKA YARDS
northeast birdseye view



CHASKA YARDS
northwest birdseye view

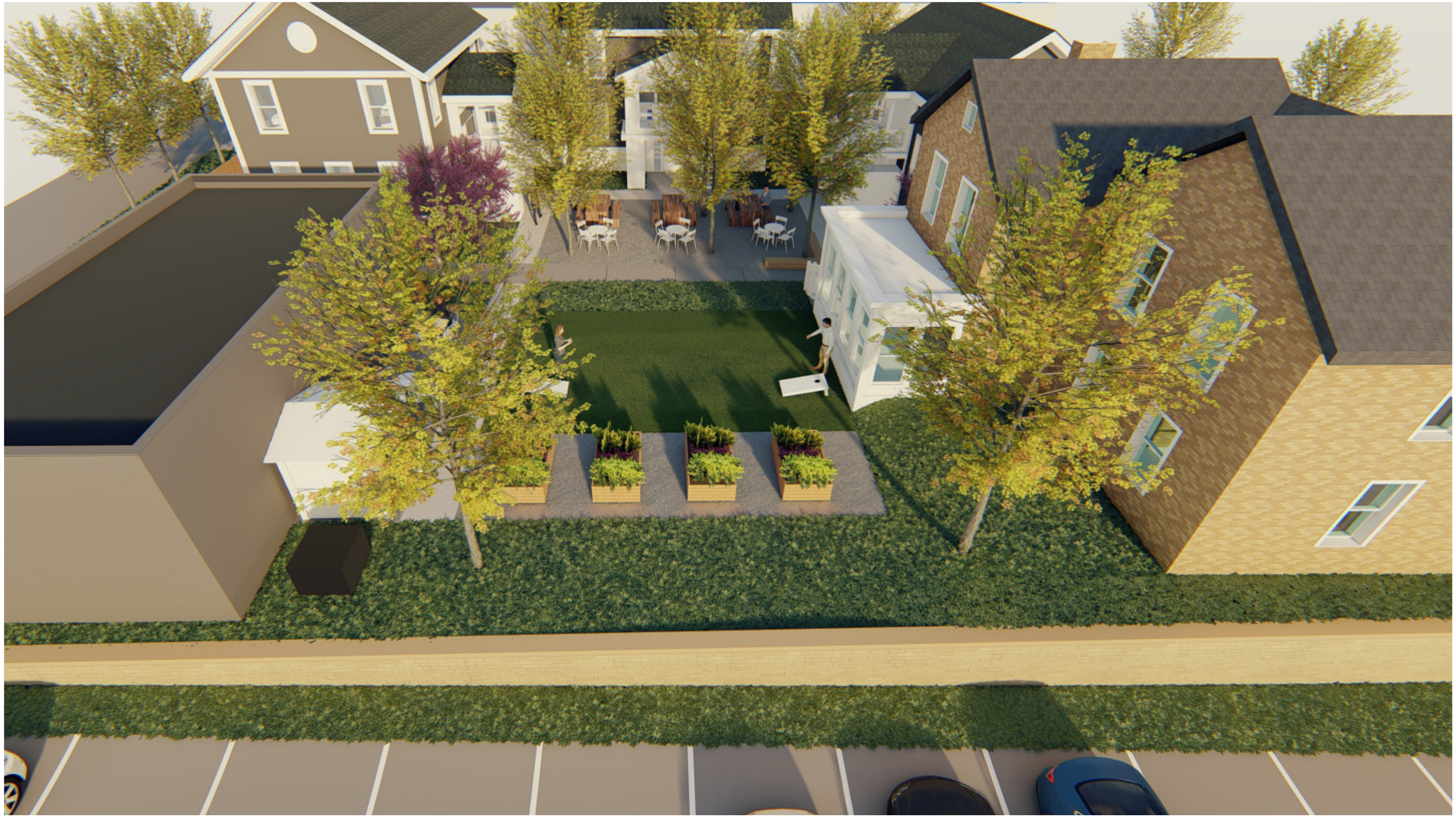
CHASKA YARDS
walnut street birdseye view

CHASKA YARDS
walnut street view

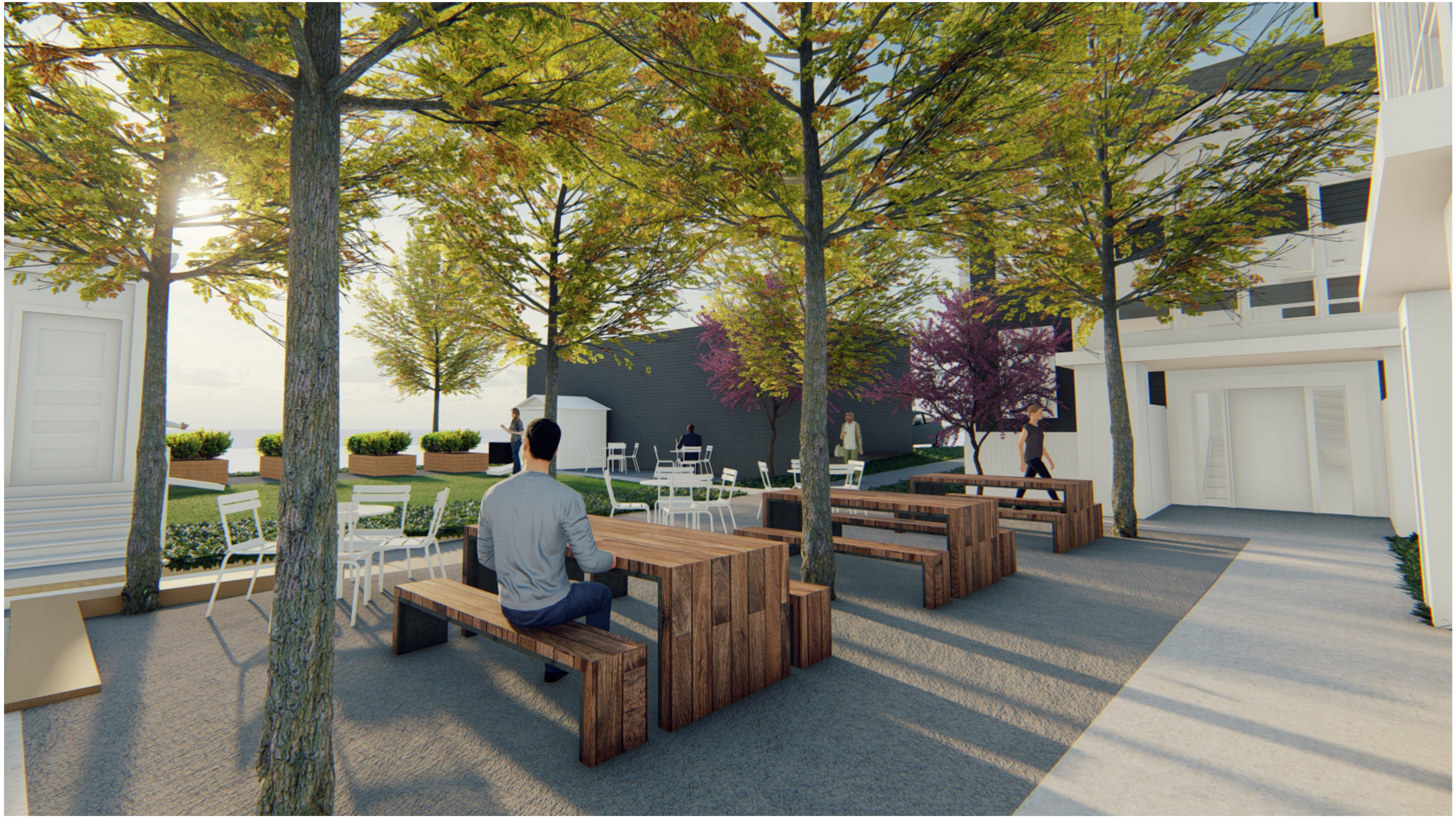
CHASKA YARDS
walnut street frontage

CHASKA YARDS
walnut street frontage

CHASKA YARDS
commons birdseye view



CHASKA YARDS
commons eye level view

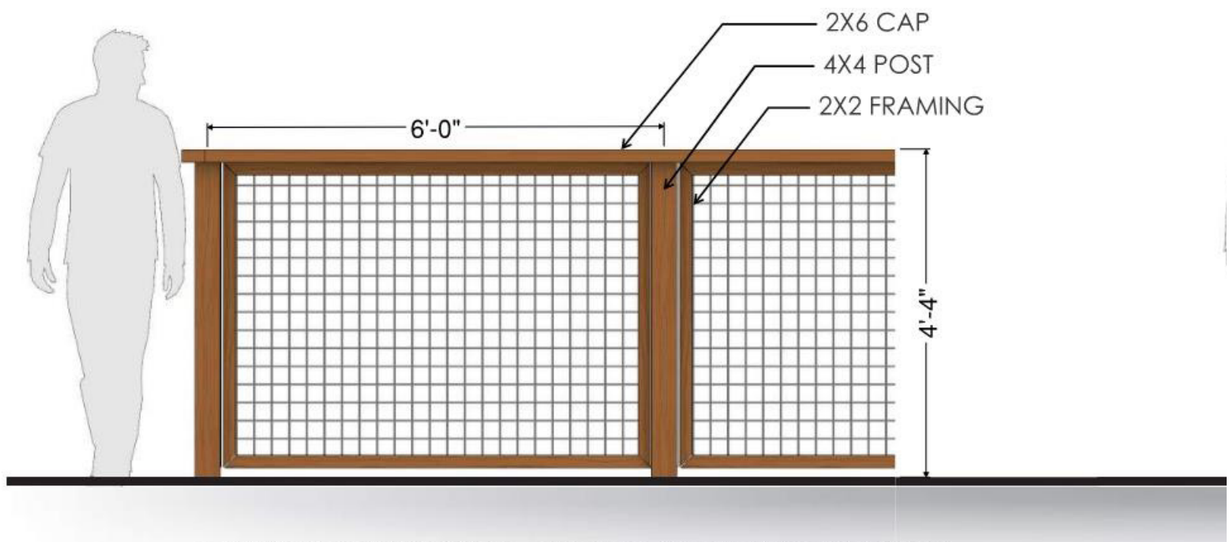


CHASKA YARDS
commons eye level view

CHASKA YARDS
paseo view - looking north

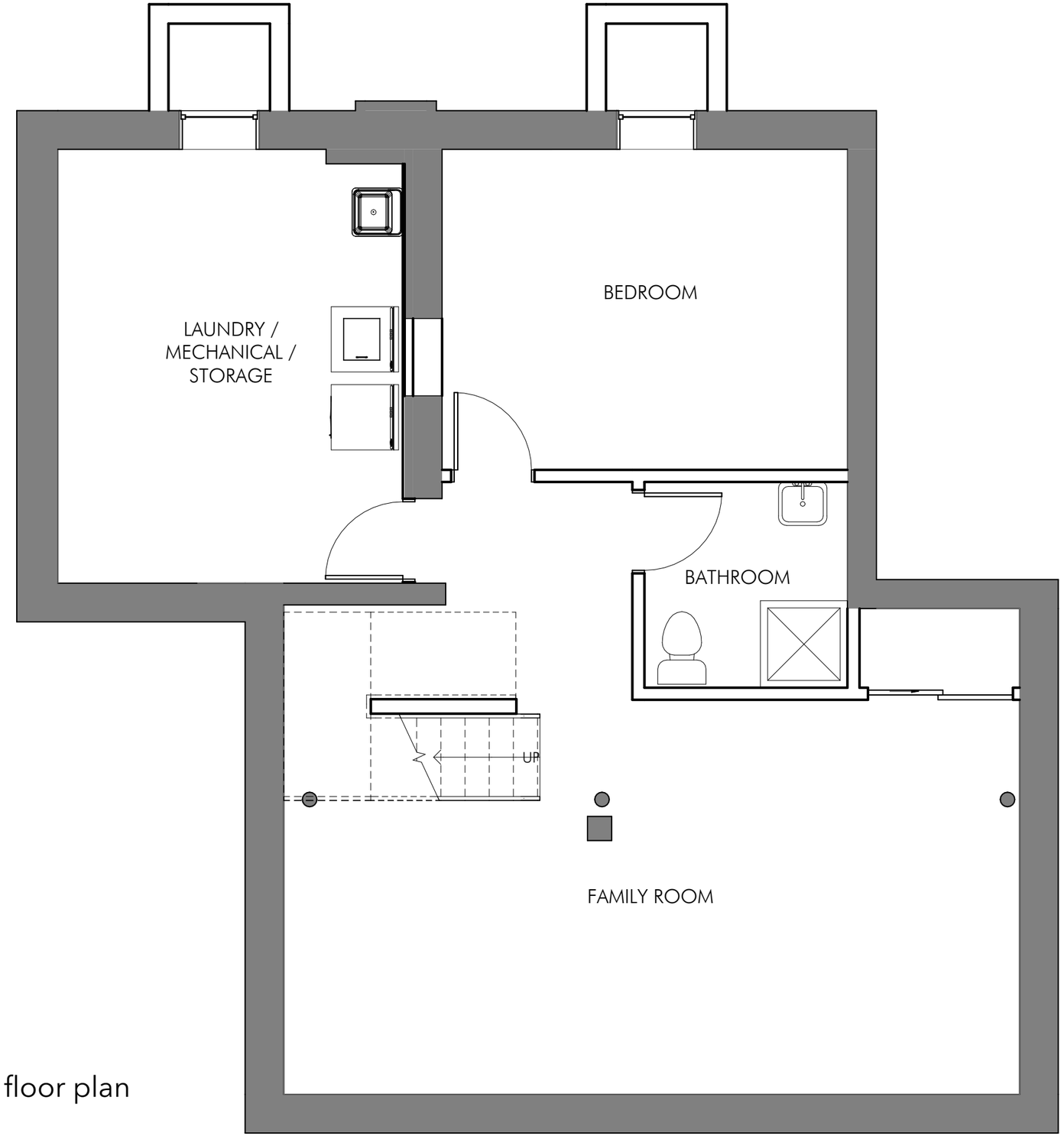
CHASKA YARDS
paseo view - looking south

CHASKA YARDS
fencing specifications: custom cedar



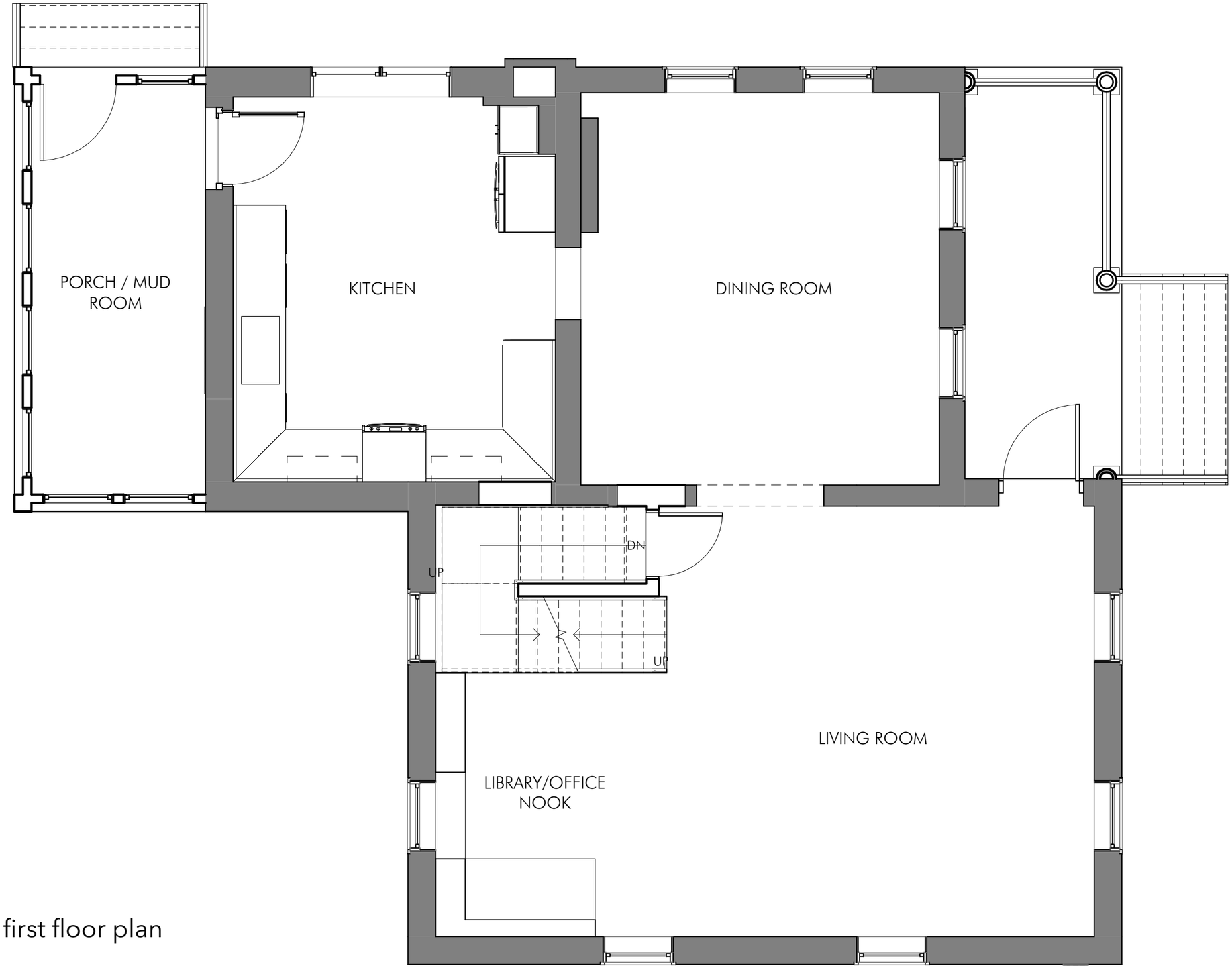
ELEVATION @ FENCE TYPE 1 - CEDAR & GALVANIZED WIRE MESH
1/2"=1'

CHASKA YARDS
Ernst House



basement floor plan

CHASKA YARDS
Ernst House

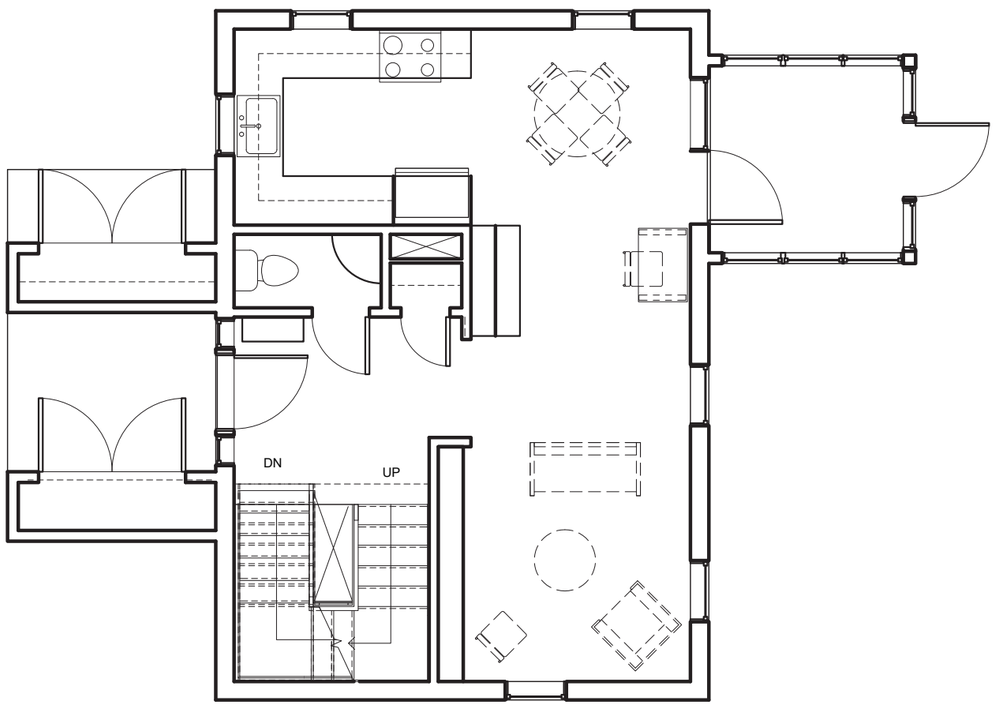


first floor plan

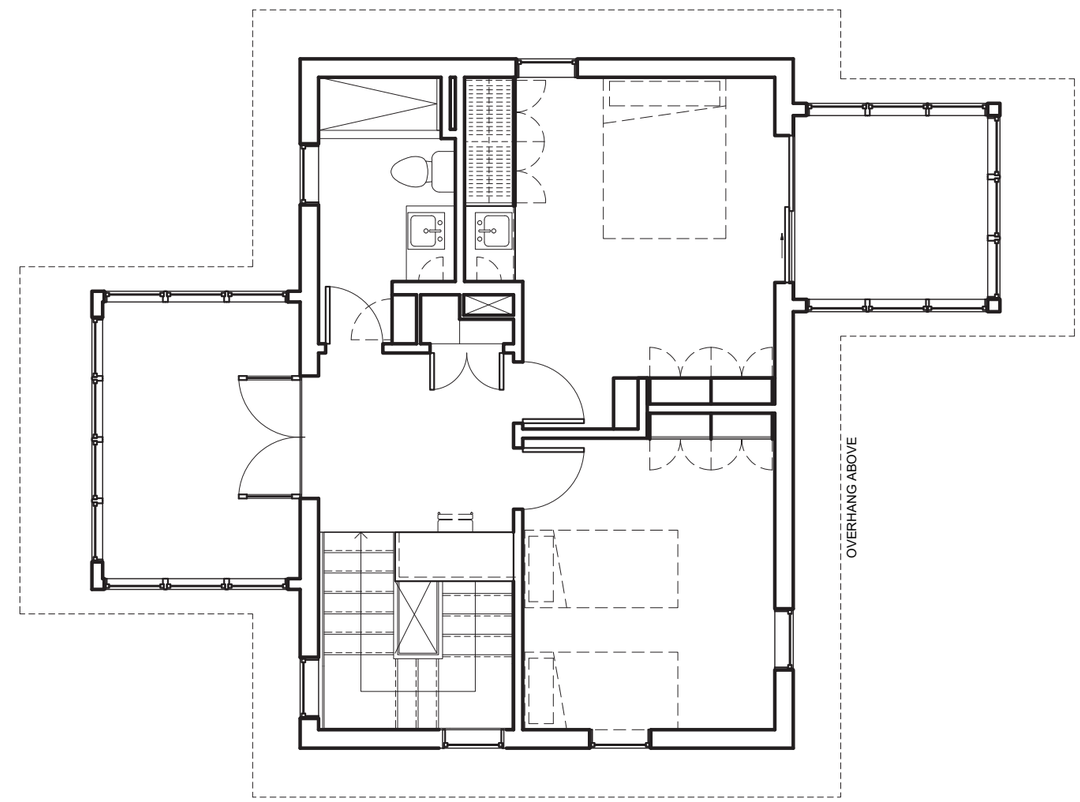
CHASKA YARDS
Ernst House

second floor plan

CHASKA YARDS
Unit 1

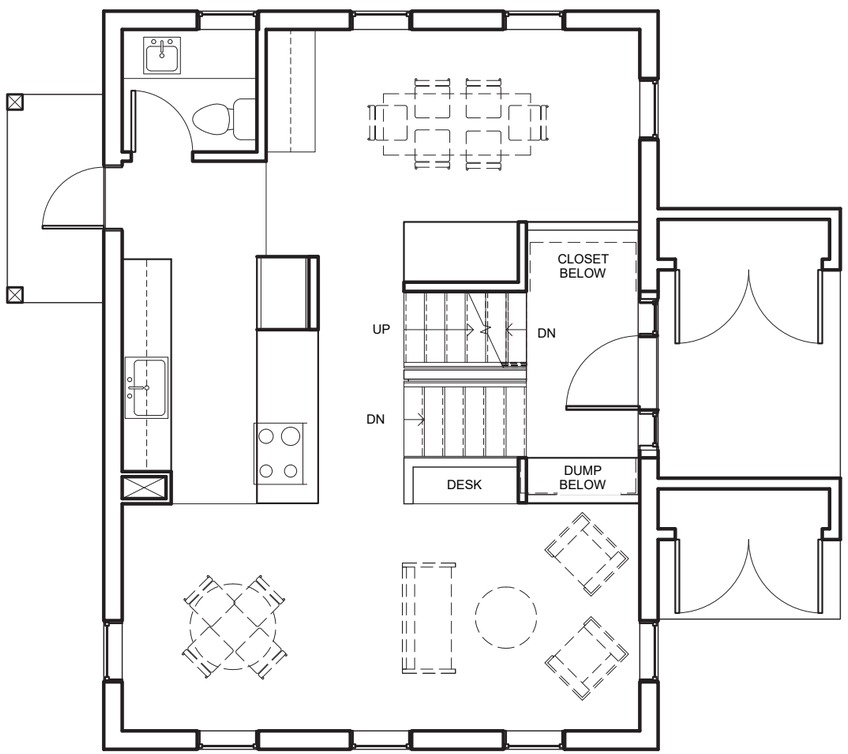


main level floor plan

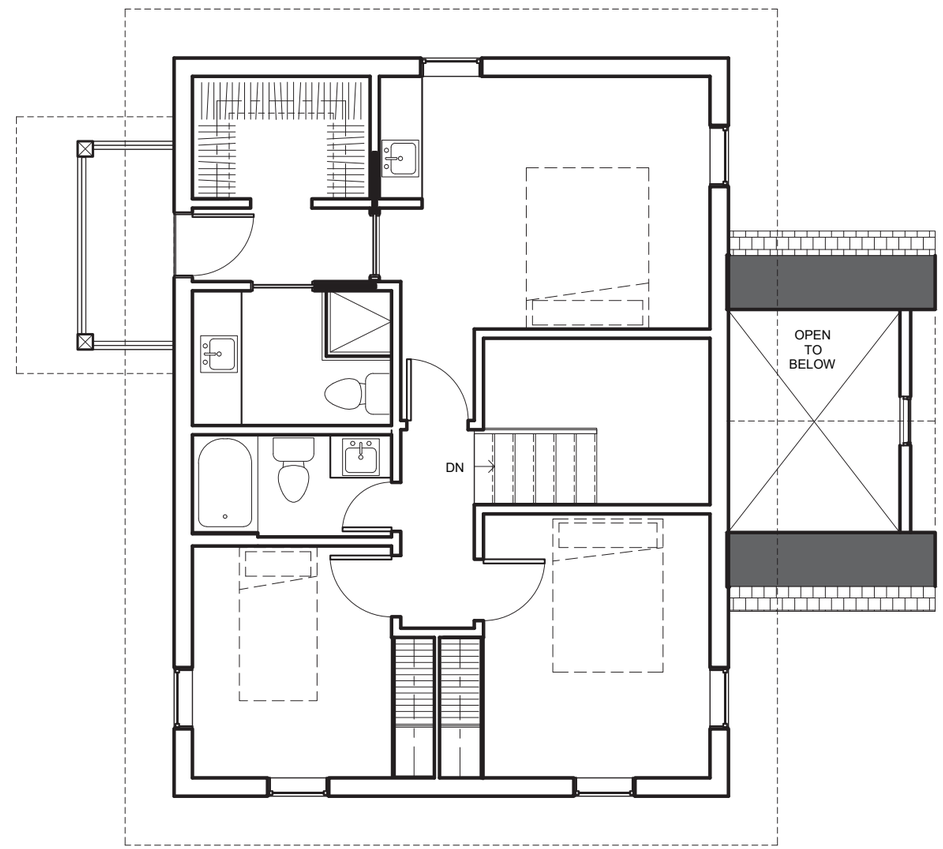


upper level floor plan

CHASKA YARDS
Unit 2&3



main level floor plan

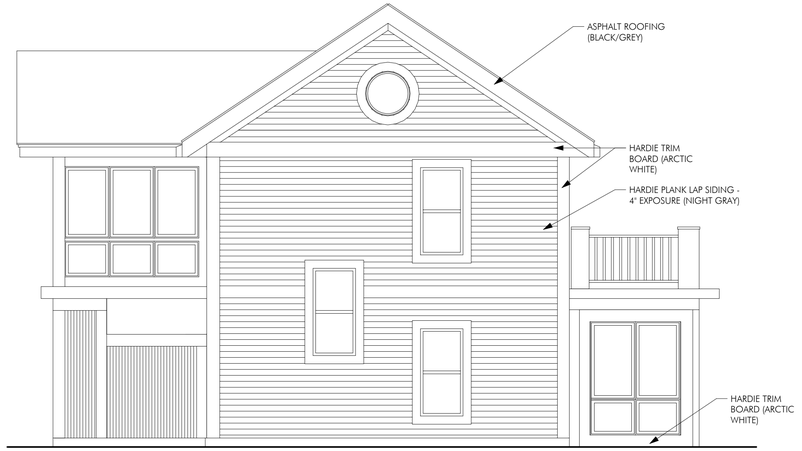


upper level floor plan

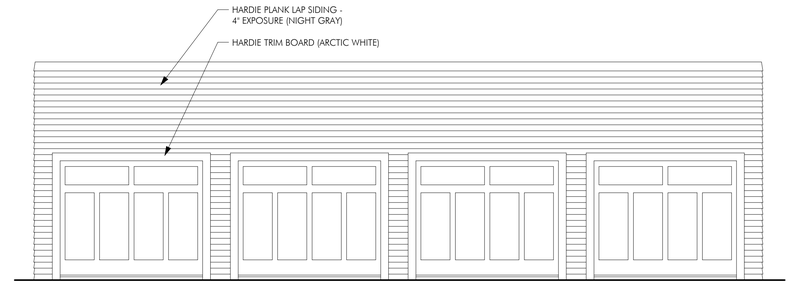
SHEET NOTES

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

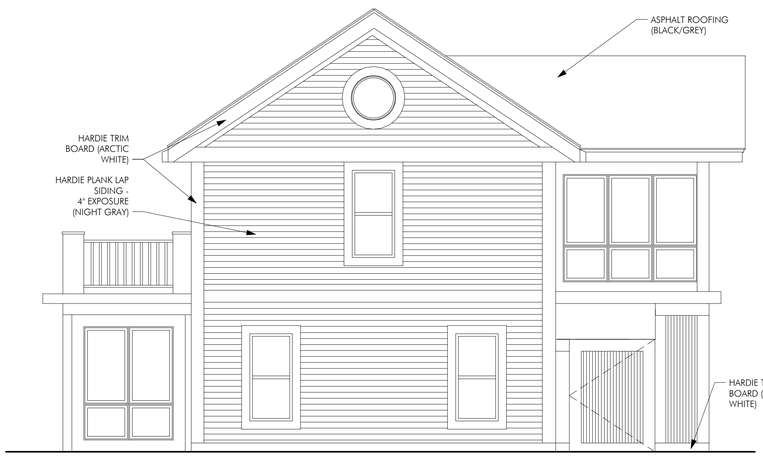
1 A251 CHASKA YARDS - Unit 1 - EAST ELEVATION
1/4" = 1'-0"



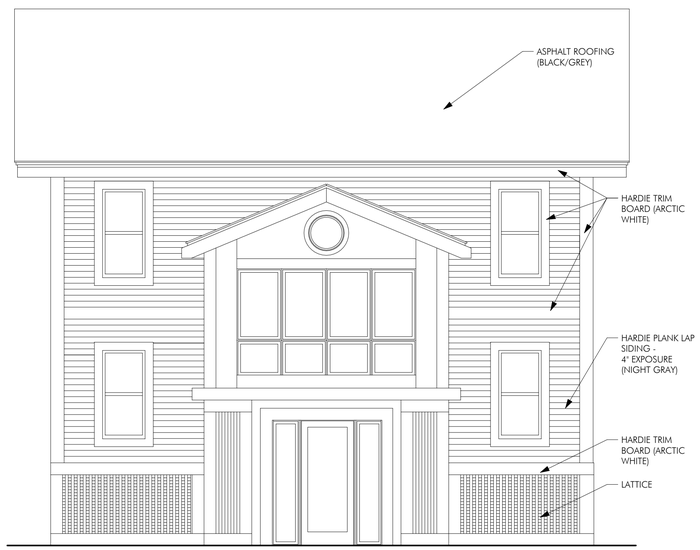
4 A251 CHASKA YARDS - Unit 1 - SOUTH ELEVATION
1/4" = 1'-0"



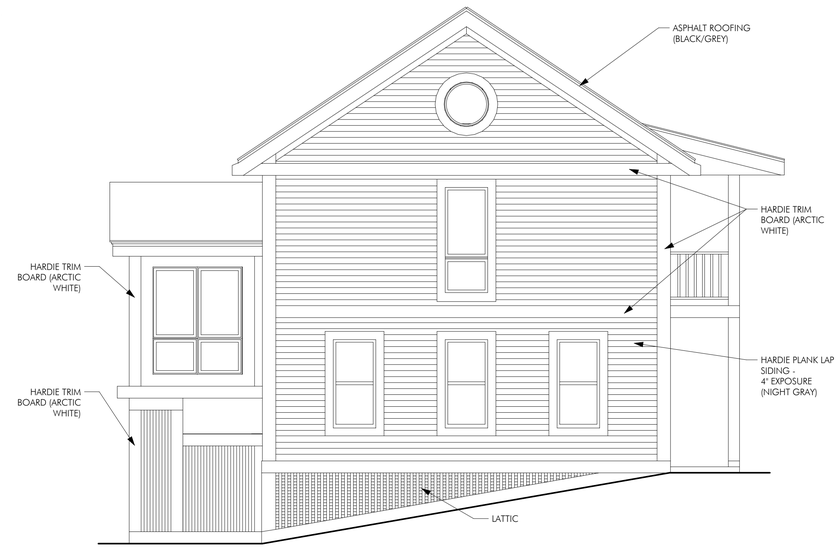
9 A251 CHASKA YARDS - Garage - WEST ELEVATION
1/4" = 1'-0"



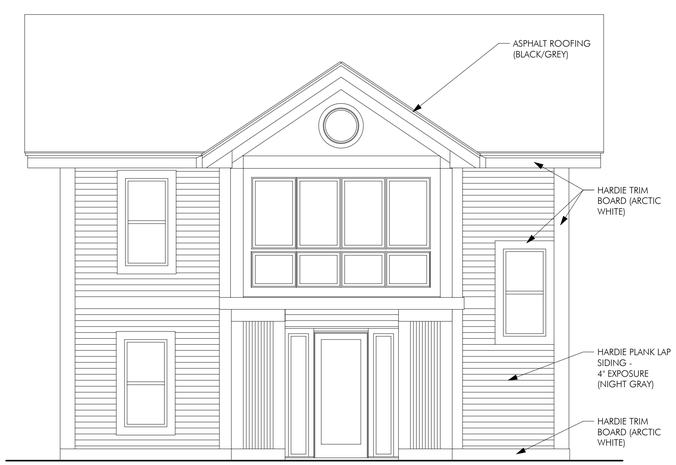
3 A251 CHASKA YARDS - Unit 1 - NORTH ELEVATION
1/4" = 1'-0"



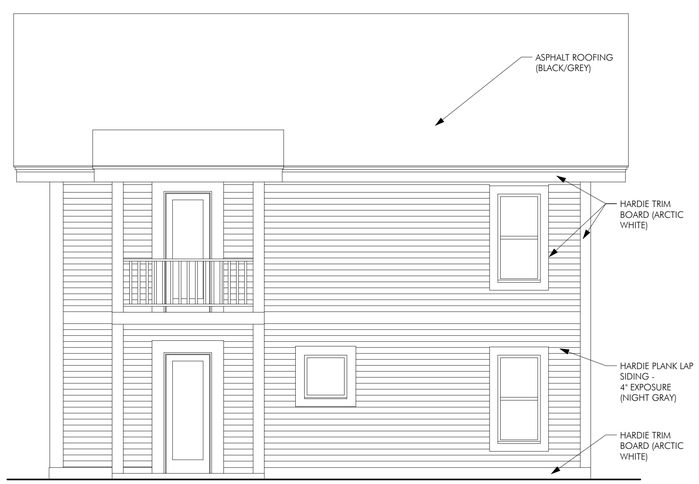
5 A251 CHASKA YARDS - Unit 2&3 - A ELEVATION
1/4" = 1'-0"



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



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



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

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

MacDonald & Mack ARCHITECTS

Hardie siding that the plans, specifications, or report have prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota.

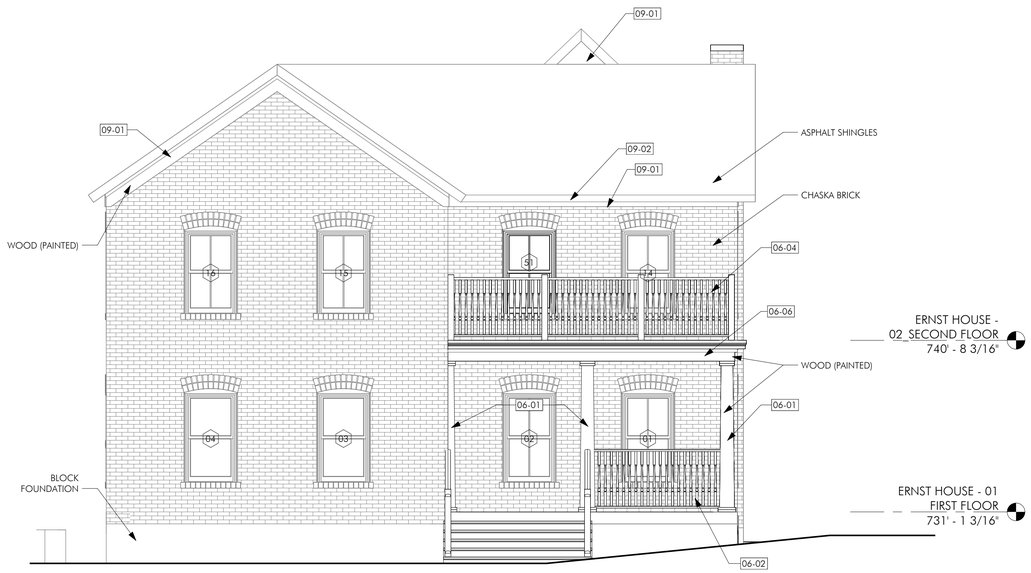
Date Reg #

CHASKA YARDS AT THE HISTORIC ESS SITE
Carver County Community Development Authority
217 Walnut Street North, Chaska, Minnesota 55318

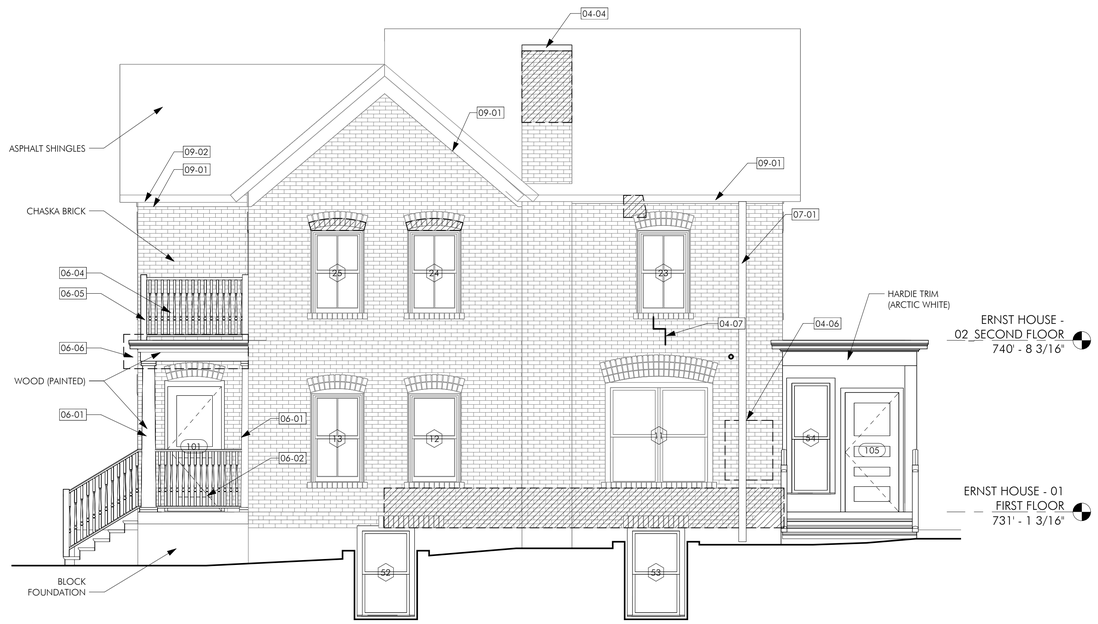
DRAWN BY dr DATE 23.01.18 REVISION

CHASKA YARDS - UNIT - ELEVATIONS

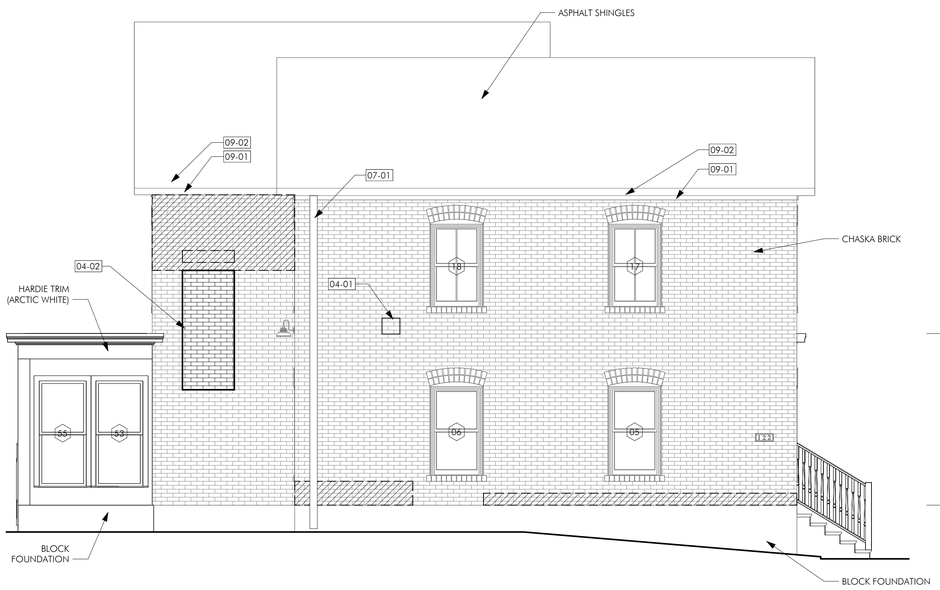
A251



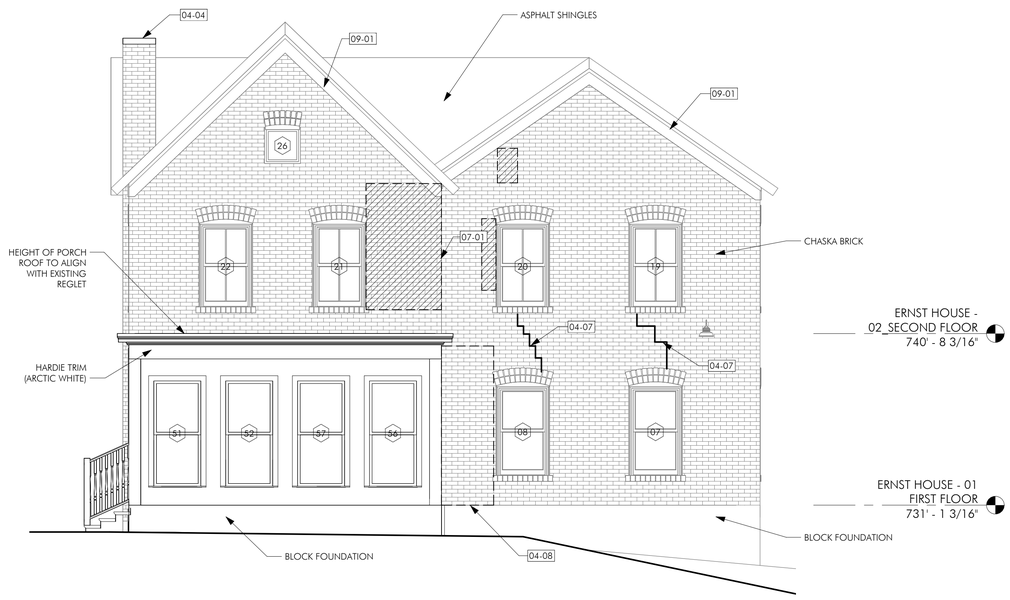
1 | ERNST HOUSE - EAST ELEVATION
A201 | 1/4" = 1'-0"



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

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

WORK ON ENTIRE HOUSE
1. 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 PILASTERS. 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

MacDonald & Mack ARCHITECTS

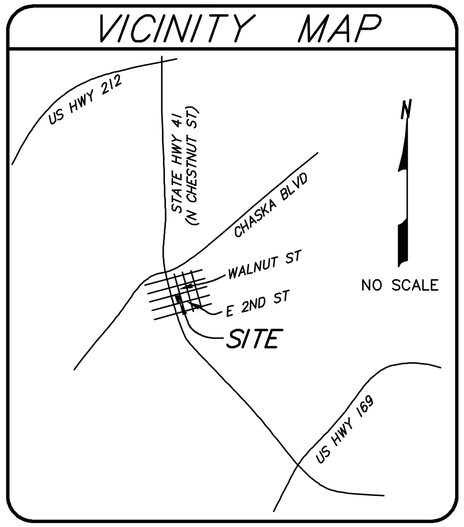
Verify units and field dimensions, notify architect of any discrepancies before proceeding with work. Do not scale drawings. Architect retains the Copyright and Other Property Rights in these Documents.

CHASKA YARDS AT THE HISTORIC ESS SITE
Carver County Community Development Authority
217 Walnut Street North, Chaska, Minnesota 55318

DRAWN BY	DATE	REVISION
JW	22-01-18	

ERNST HOUSE - BUILDING ELEVATIONS

A201



1 AERIAL EXHIBIT

SCALE 1:10

0 10 20 40

SCALE: 1" = 10'-0"

NORTH

MACDONALD & MACK
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LANDSCAPE ARCHITECTS
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Minneapolis, MN 55415
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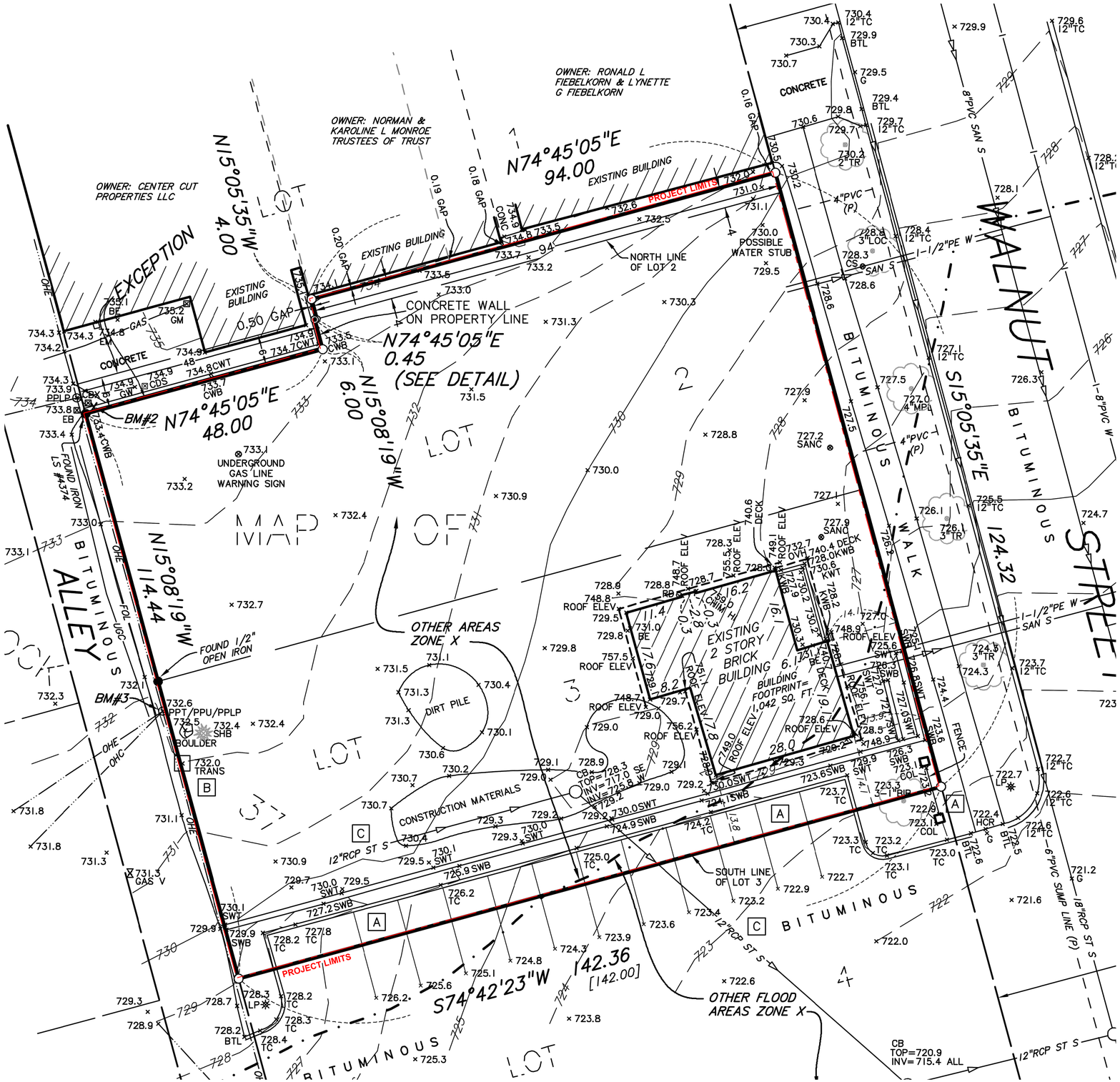
CHASKA YARDS AT THE HISTORIC ESS SITE
Carver County Community Development Authority
217 Walnut Street North, Chaska, Minnesota 55318

DRAWN BY AM DATE 12/06/2022 REVISION 01/18/2023

AERIAL EXHIBIT

L001



1 EXISTING CONDITIONS

SCALE 1:10

SCALE: 1" = 10'-0"

NORTH

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

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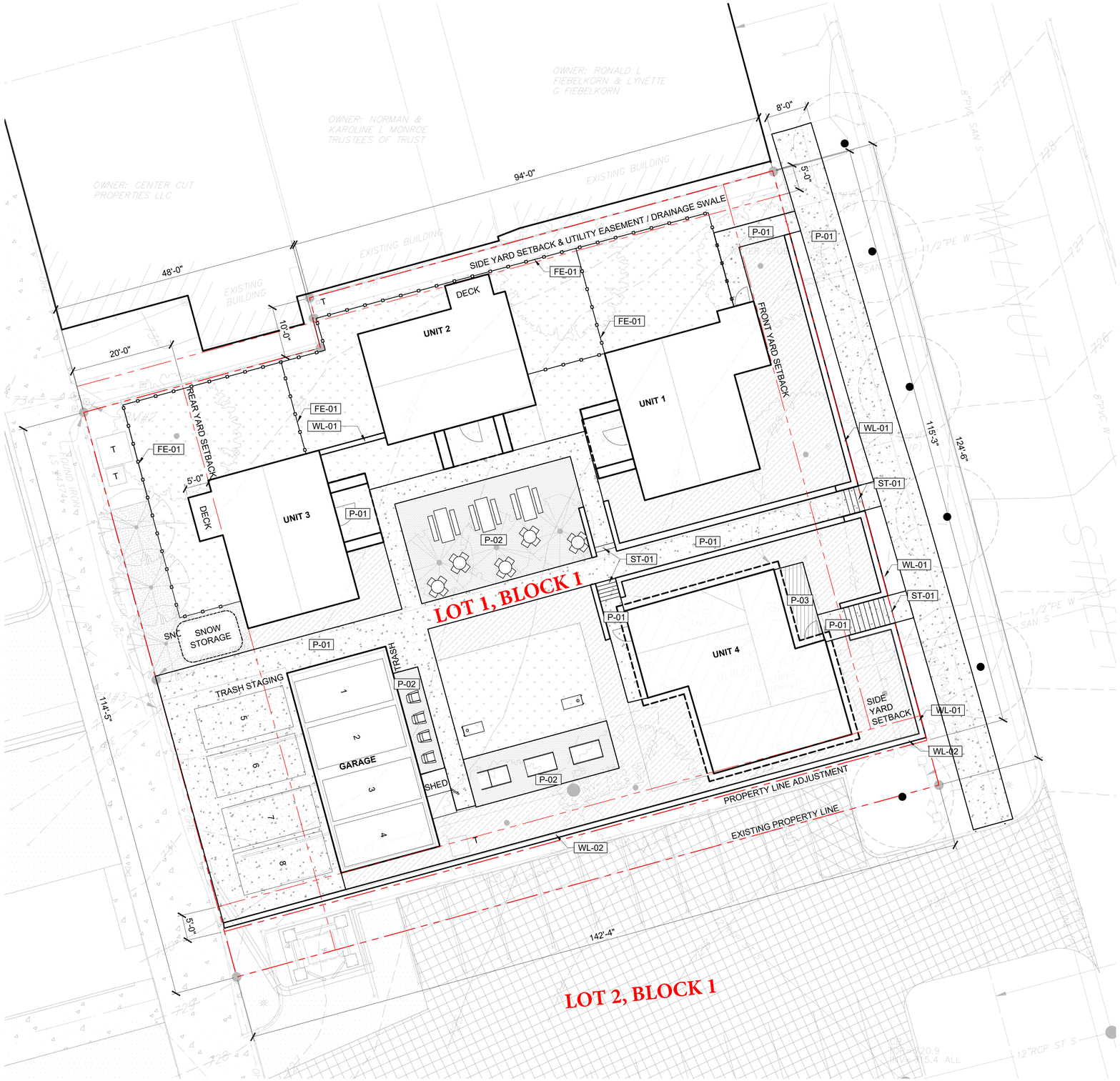
EXISTING CONDITIONS

L002



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

1 SITE PLAN

SCALE 1:10

0 10 20 40

SCALE: 1" = 10'-0"

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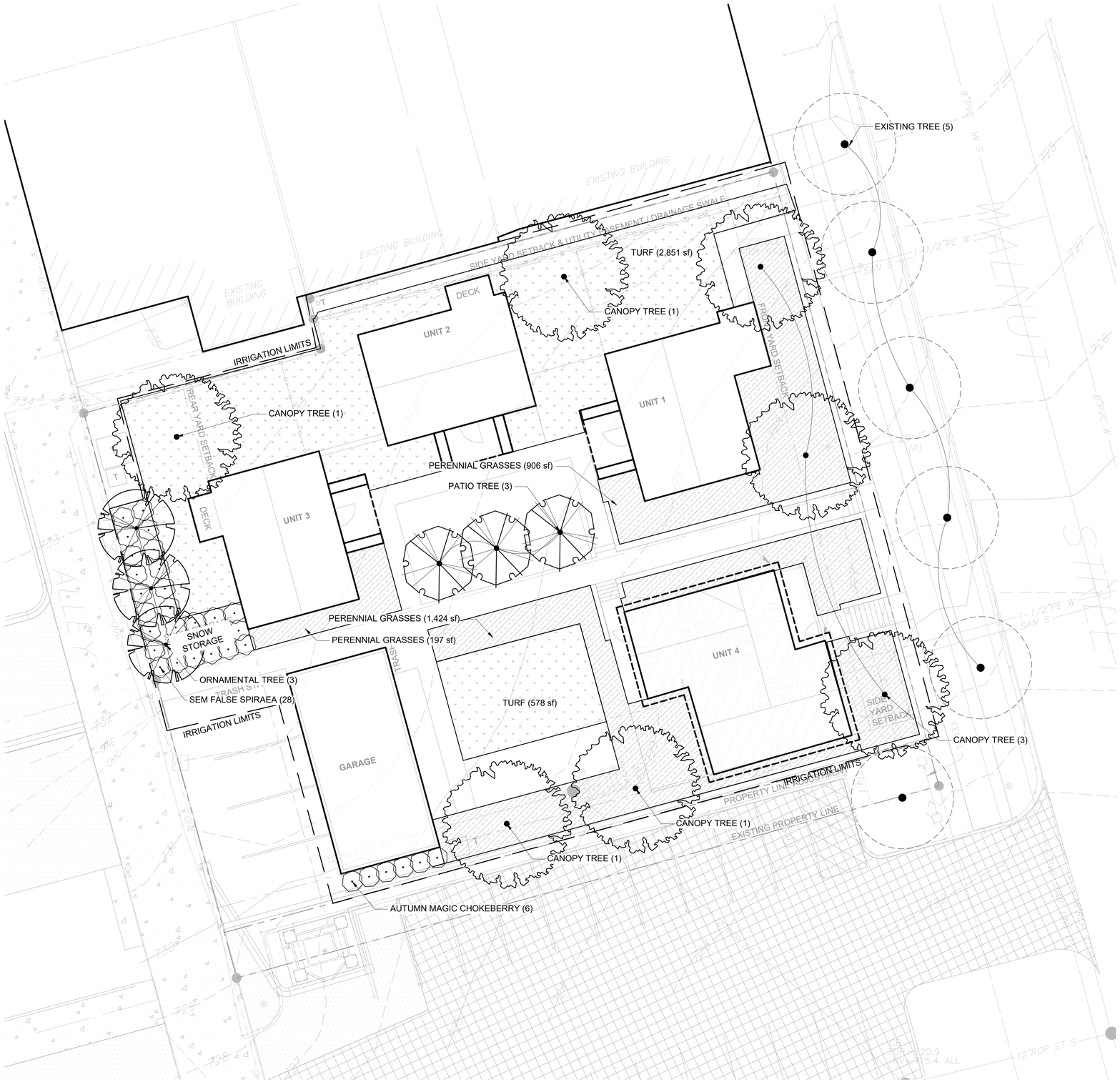
SITE PLAN

L110



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

1 LANDSCAPE PLAN
SCALE 1:10

0 10 20 40
SCALE: 1" = 10'-0"

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LANDSCAPE PLAN

L130

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

0 10 20 40

SCALE: 1" = 10'-0"

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AM	12/06/2022	01/18/2023

OVERLAY PLAN

L190

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 COMPLAINCE 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.

PULSE never ordinary

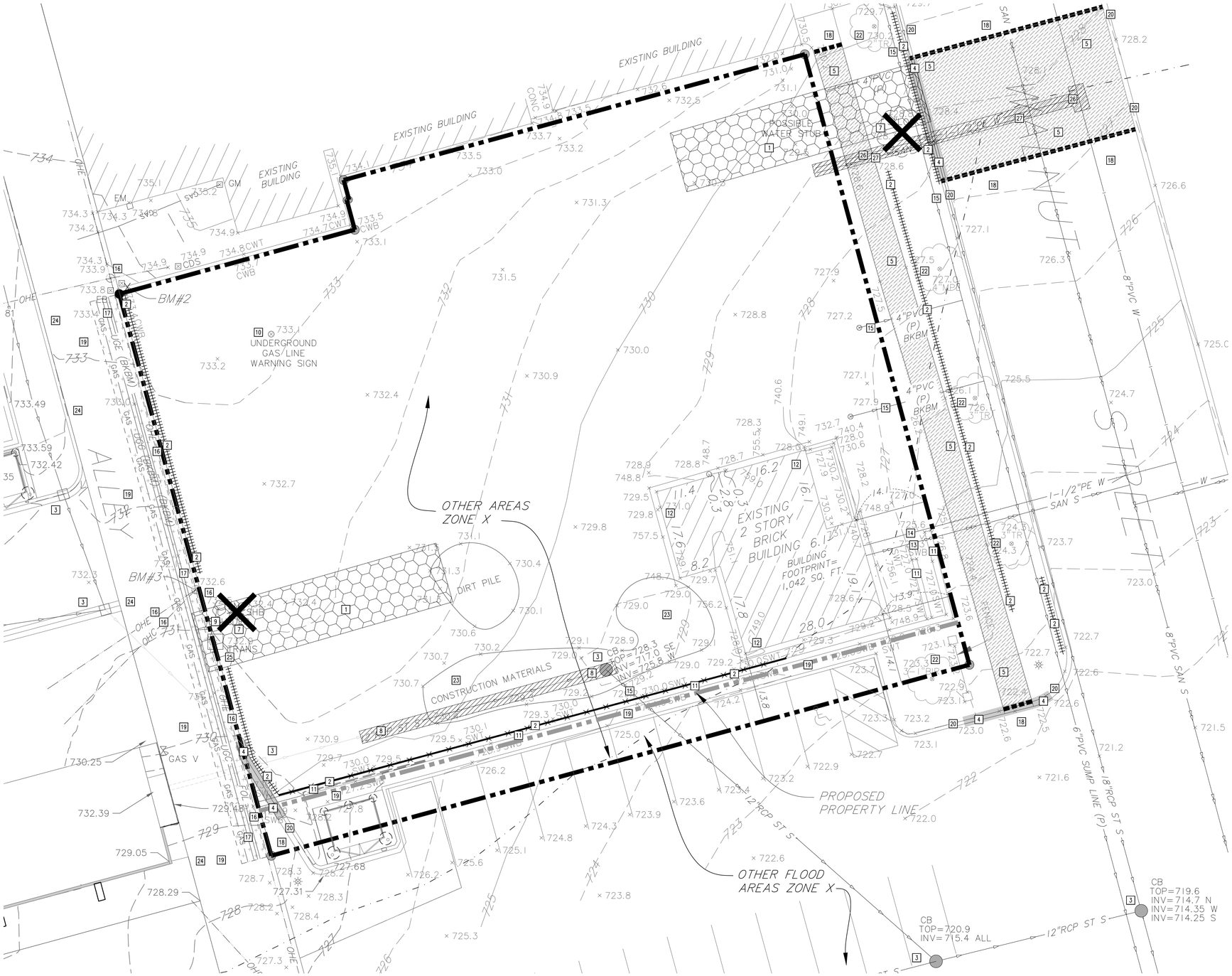
#	Date	Comments

Revisions

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

CHASKA YARDS

PAGE 1 OF 1



1 C100 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 10'

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.

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.

ABBREVIATIONS

BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FFE	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
- 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

N

10' 5' 0 10' 20'
SCALE 1" = 10'

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.

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Joel M. Nolan
12/02/2022 #44181
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www.bkbm.com

CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
Section 24 Twp 116 Rge 23 Chaska, Minnesota
DATE 12/02/2022 REVISION xx/xx/xxxx
DRAWN BY MH

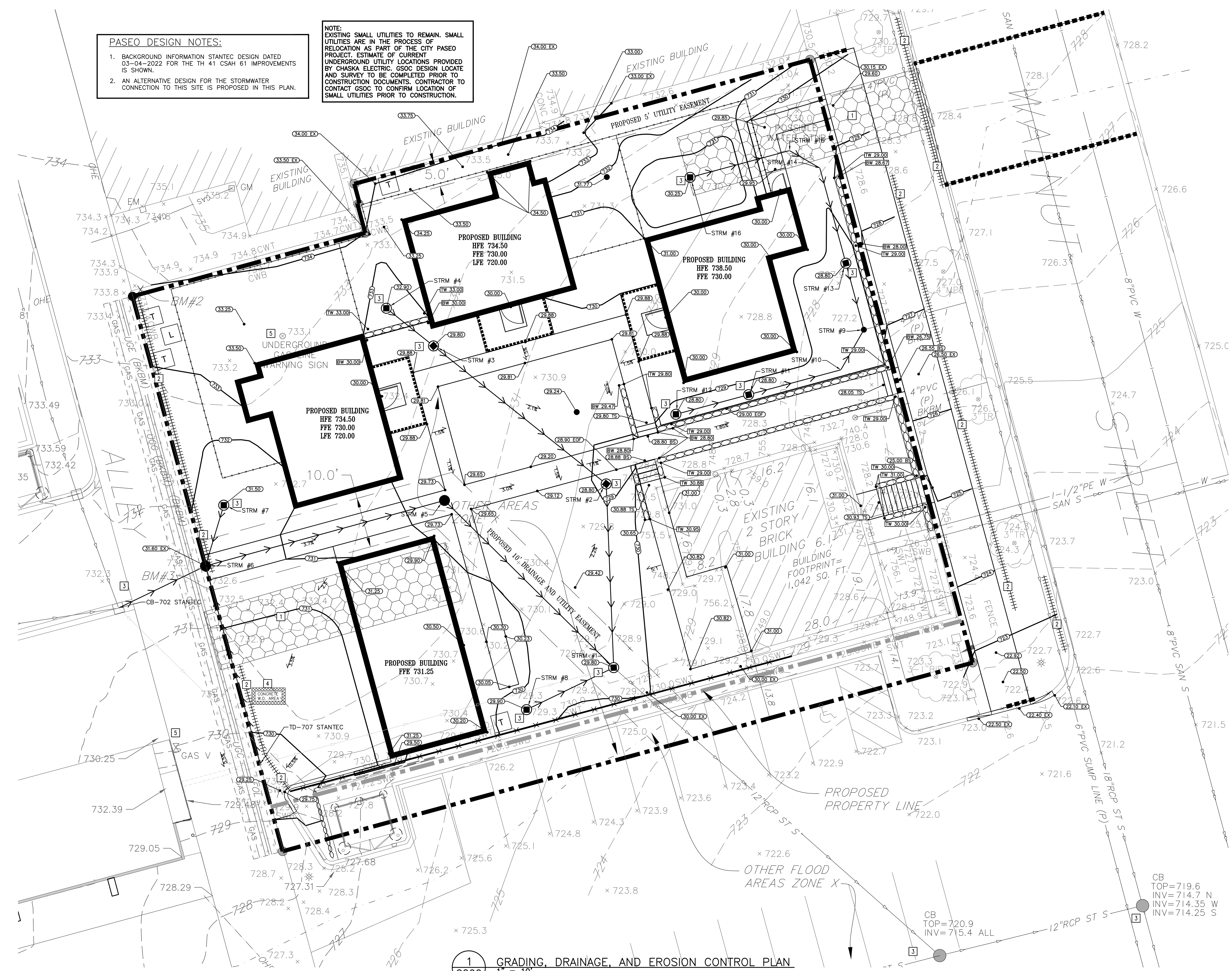
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

C100

PASEO DESIGN NOTES:

1. BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
2. 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.



1 C200 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 10'

ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FFE	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 (732)
DRAIN TILE
STORM SEWER
RETAINING WALL
CATCH BASIN
MANHOLE
EROSION CONTROL BLANKET (TEMPORARY)
ROCK CONSTRUCTION ENTRANCE
DRAINAGE FLOW ARROW
RETAINING WALL SPOT ELEVATION (TW 30.00 / BW 28.00)
SPOT ELEVATION (29.50)
SOIL BORING (SB-1)
CONCRETE WASHOUT AREA (CONCRETE W.O. AREA)

N

10' 5' 0 10' 20'
SCALE 1" = 10'

RETAINING WALL NOTES:

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

WALKWAY NOTES:

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

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[1] INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL **1/C5.0**.

[2] INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS **2/C5.0 AND 3/C5.0**.

[3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS **4/C5.0, 5/C5.0, AND 6/C5.0**.

[4] 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.

[5] EXACT LOCATION OF GAS SERVICE IS NOT KNOWN. 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.

GRADING NOTES:

1. 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.
2. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. CONTACT (952) 881-2455.
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. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS 30.00, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 730.00.
7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
11. 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.
12. 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.
13. 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).
14. 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.
15. WINTER MULCHING:
    - 15.A. 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.
    - 15.B. 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.
16. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

EROSION CONTROL NOTES:

1. 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.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY; BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
4. 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.
5. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
6. 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.
7. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
    - A. ALL SEEDED AREAS SHALL 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.
    - B. 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.
    - C. 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.
    - D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
    - E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.
    - F. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
    - G. 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.
11. 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 DEVISES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
12. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
13. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, ALLEYS, AND CURB LINES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
14. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

MACDONALD & MACK ARCHITECTS
3101 East Franklin Avenue Minneapolis MN 55406
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I hearby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Joel W. Moler
12/02/2022 #19181

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Minneapolis, MN 55340
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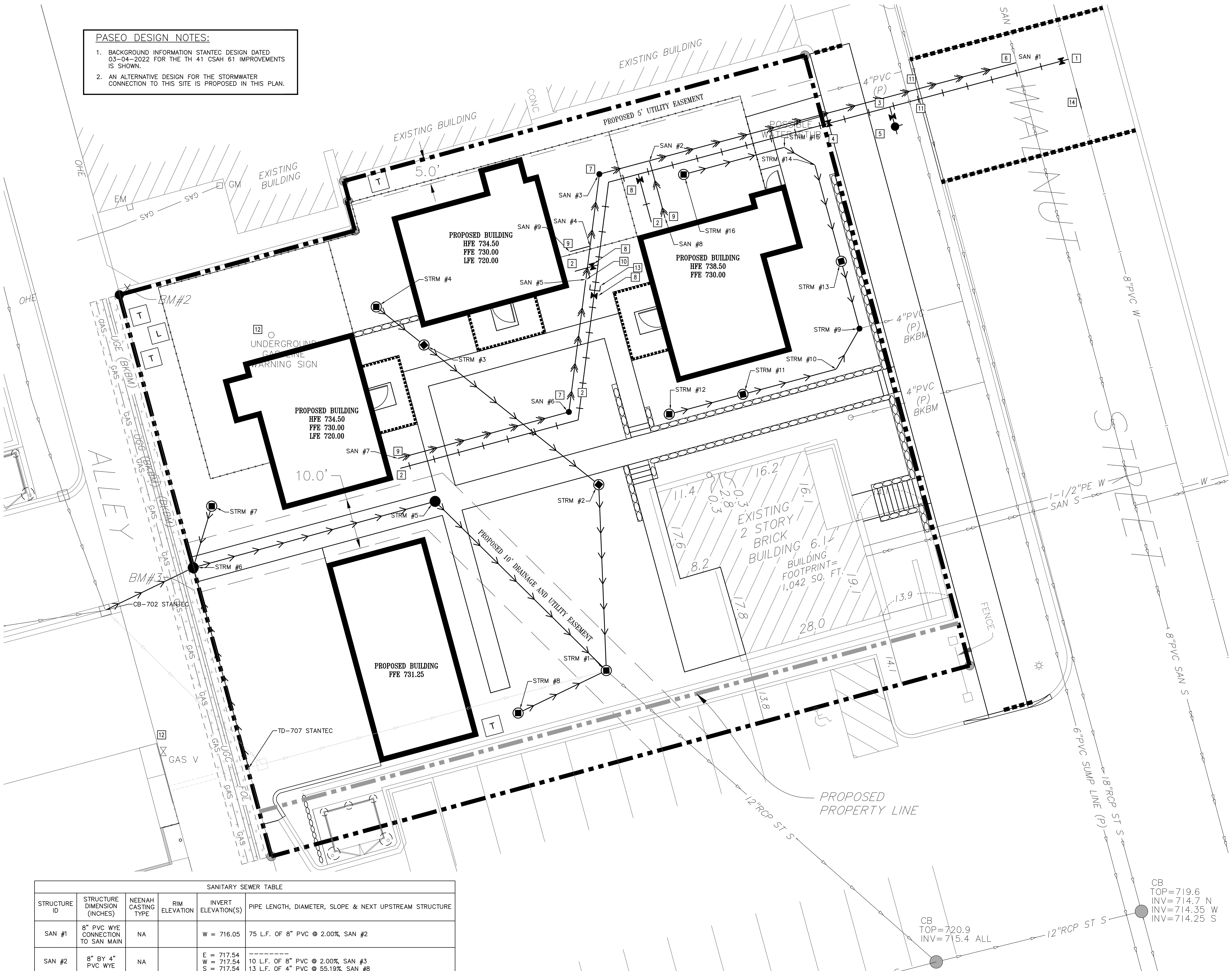
CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
217 Walnut Street North, Chaska, Minnesota 55318
DRAWN BY WH DATE 12/02/2022 REVISION xx/xx/xxxx

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C200

PASEO DESIGN NOTES:

1. BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
2. 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:

1. FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
2. 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

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL 8-INCH BY 8-INCH TEE AND GATE VALVE.
2. 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.**
3. INSTALL 8-INCH BY 6-INCH TEE.
4. INSTALL 8-INCH GATE VALVE.
5. INSTALL 6-INCH GATE VALVE AND HYDRANT.
6. CONTRACTOR SHALL CONNECT TO EXISTING 8-INCH PVC SANITARY SEWER WITH 8-INCH PVC WYE.
7. INSTALL SANITARY SEWER CLEAN OUT. REFER TO DETAIL 3/C5.1. REFER TO SEWER TABLE FOR ADDITIONAL FITTINGS AT THIS LOCATION.
8. INSTALL 2-INCH CORPORATION STOP AND 2-INCH CURB STOP AND BOX.
9. 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.**
10. INSTALL 8-INCH BY 4-INCH PVC REDUCER.
11. CONTRACTOR SHALL SUPPORT EXISTING PUBLIC AND SMALL UTILITIES DURING WORK ITEMS THAT UNDERMINE EXISTING UTILITIES.
12. 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.
13. INSTALL 8-INCH PLUG.
14. INSTALL 4-FT OF NEW 8-INCH WATERMAIN.

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 = 726.55 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:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
2. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
3. 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.
4. 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.
5. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
7. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
8. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF CHASKA. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
9. SANITARY SEWER PIPING SHALL BE SCHD 40 PVC UNLESS NOTED OTHERWISE.
10. 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).
11. CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
12. 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.
13. 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.
14. 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.

MACDONALD & MACK ARCHITECTS
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Joel W. Moler
12/02/2022 #19181

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CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
217 Walnut Street North, Chaska, Minnesota 55318
DRAWN BY WH DATE 12/02/2022 REVISION xx/xx/xxxx

UTILITY PLAN

C300

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
MNMUTCD	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

N

10' 5' 0 10' 20'

SCALE 1" = 10'

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.

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

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12/02/2022 #19181

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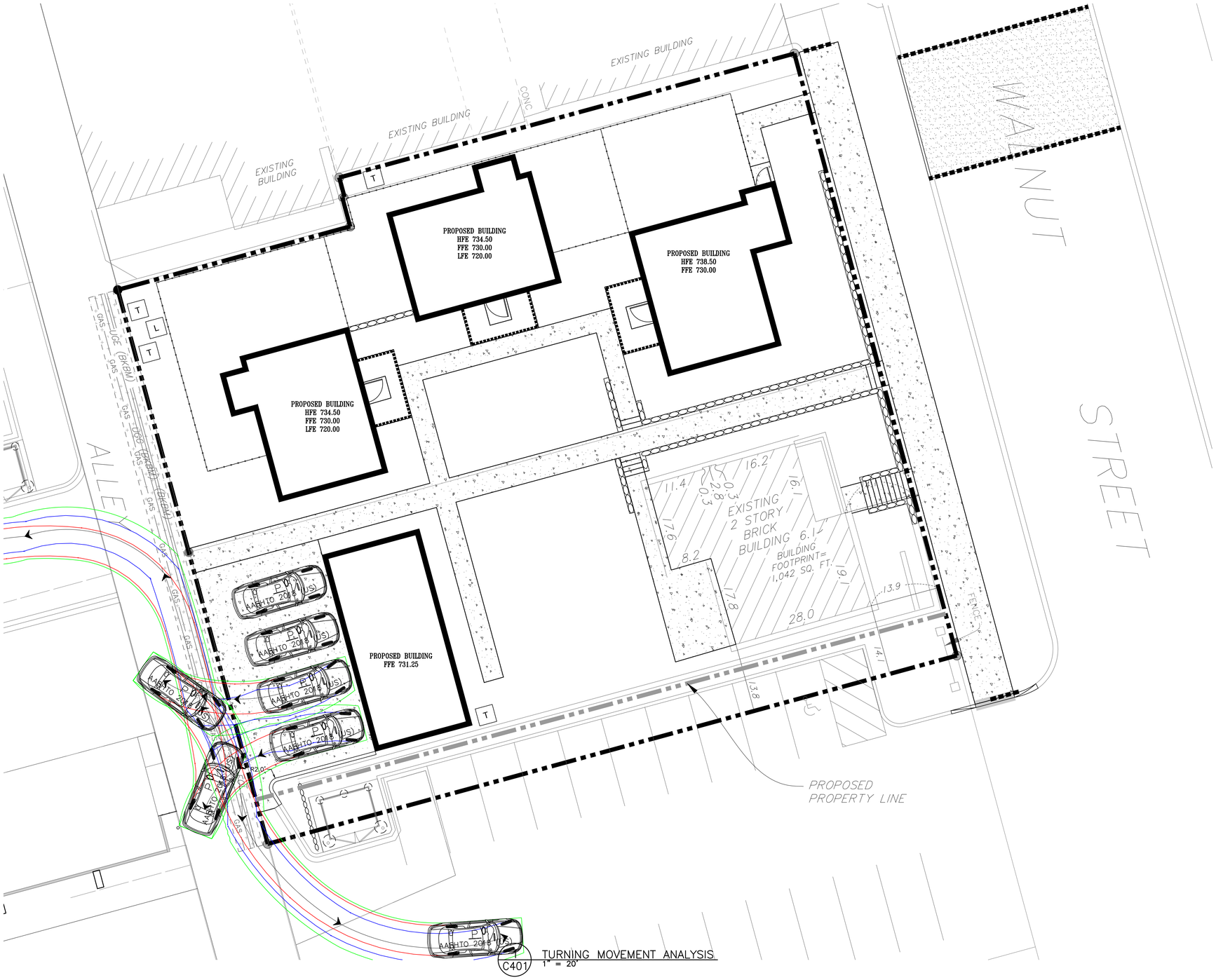
CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
Agency
Project Location: North, Chaska, Minnesota
DRAWN BY: MH DATE: 12/02/2022 REVISION: xx/xx/xxx

PAVING AND GEOMETRIC PLAN

C400



C401 TURNING MOVEMENT ANALYSIS
1" = 20'

ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
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R	Radius
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PROPOSED PLAN SYMBOLS

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- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- JOINT UTILITY TRENCH
- CHASKA ELECTRICAL TRENCH

VEHICLE COLORS	
BLUE	FRONT TIRES
GREEN	VEHICLE BODY
BLACK	REAR TIRES

N

10' 5' 0 10' 20'

SCALE 1" = 10'

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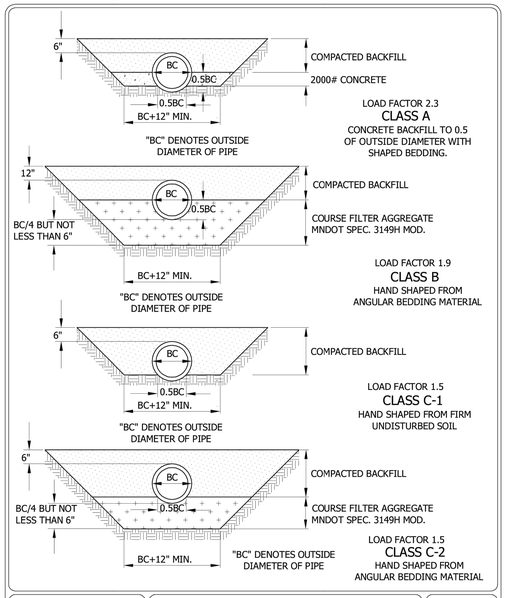
CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
Project Location: North, Chaska, Minnesota
PLAN TYPE: MH
DRAWN BY: DATE 12/02/2022 REVISION xx/xx/xxx

TURNING MOVEMENT ANALYSIS

C401



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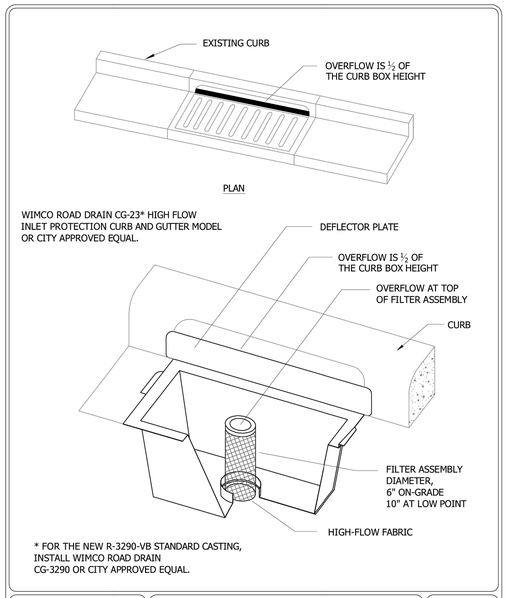
BEDDING METHODS FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION: MARCH 2001

PLATE NO. GEN-6

7 C500 PIPE BEDDING
NOT TO SCALE



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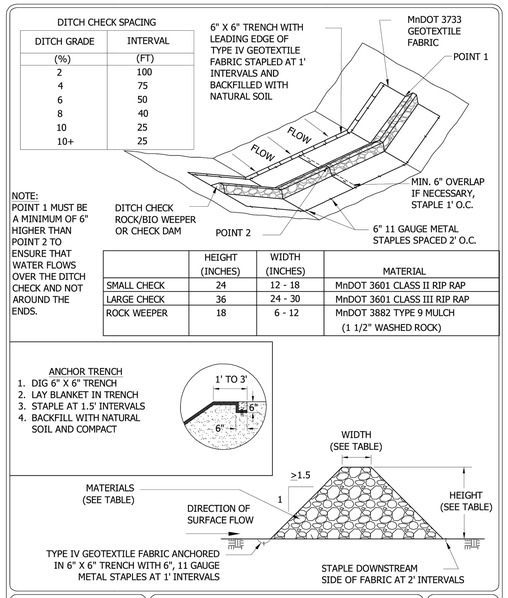
INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4B

5 C500 INLET PROTECTION
NOT TO SCALE



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

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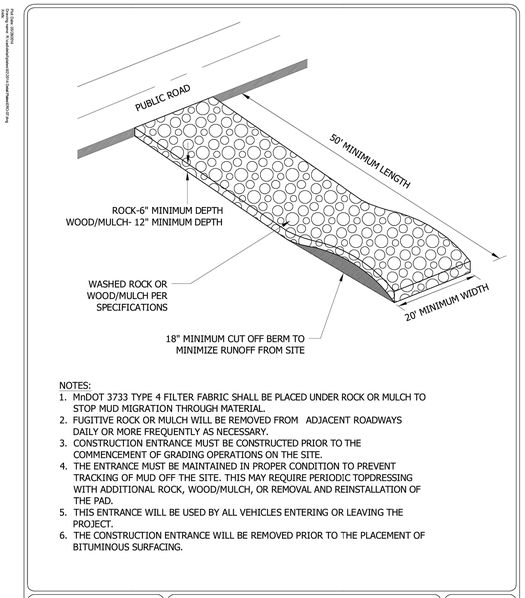
DITCH CHECK / WEEPER SIZING AND MATERIALS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-5

3 C500 BIO LOG
NOT TO SCALE



NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

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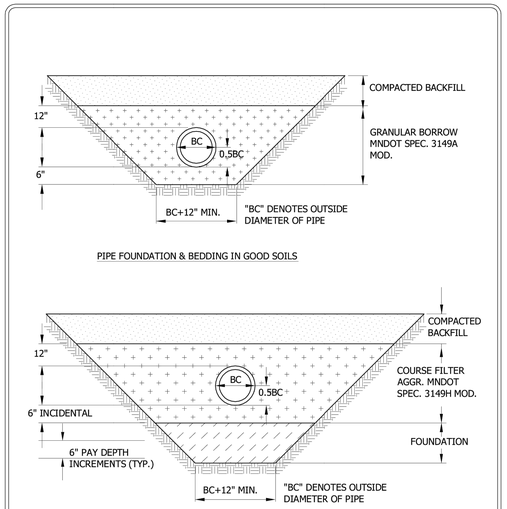
ROCK CONSTRUCTION ENTRANCE

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-7

1 C500 CONSTRUCTION ENTRANCE
NOT TO SCALE



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BEDDING METHODS FOR PVC

CHASKA, MINNESOTA

LAST REVISION: MARCH 2008

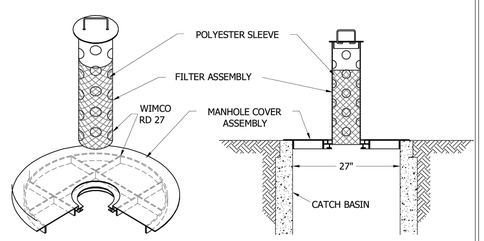
PLATE NO. GEN-7

8 C500 PVC PIPE BEDDING
NOT TO SCALE

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

DEVICES SHOWN ARE AS MANUFACTURED BY WIMCO. MODEL NO. OF UNIT SHOWN: RD 27.

OTHER APPROVED INLET PROTECTION DEVICES FOR BEEHIVE CASTINGS ARE:
- ROYAL ENTERPRISES - MODEL NO 27 INFRASAFE SEDIMENT CONTROL BARRIER - DG.
- PRE MANUFACTURED UNIT BY CIRCLE "H" ENTERPRISES.



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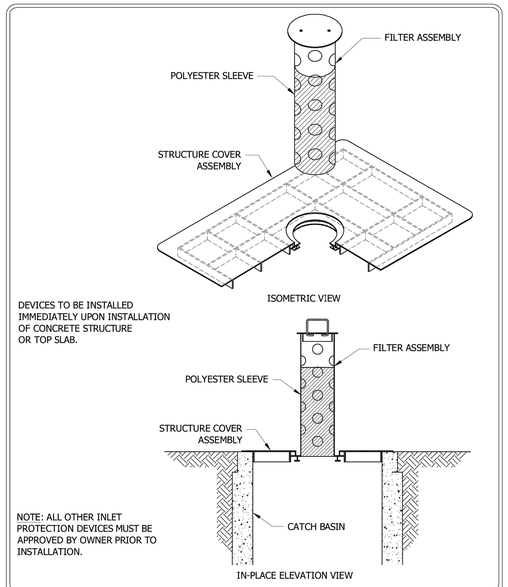
INLET PROTECTION BEEHIVE CASTING

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4C

6 C500 INLET PROTECTION
NOT TO SCALE



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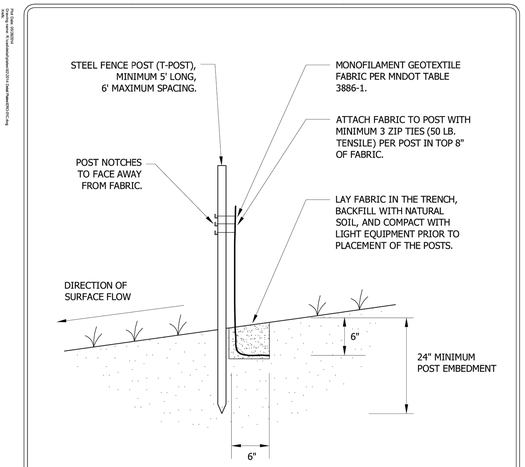
INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-4A

4 C500 INLET PROTECTION
NOT TO SCALE



NOTES:
1. SPLICING WILL BE MADE AT OPPOSING SILT FENCE POSTS BY PLACING POSTS AND SILT FENCE NEXT TO EACH OTHER AND ROTATING 360°.
2. SILT FENCE IS MACHINE SLICED TYPE SILT FENCE THAT IS HAND INSTALLED IN AREAS INACCESSIBLE TO EQUIPMENT DUE TO SPACE LIMITATIONS, WET SOILS, STEEP SLOPES, ETC.

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SILT FENCE STANDARD

CHASKA, MINNESOTA

LAST REVISION: APRIL 2008

PLATE NO. ERO-1C

2 C500 SILT FENCE
NOT TO SCALE

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3101 East Franklin Avenue Minneapolis, MN 55406
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of Minnesota.

Joel M. Nolan
12/02/2022 #19181

BKBM ENGINEERS
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Minneapolis, MN 55340
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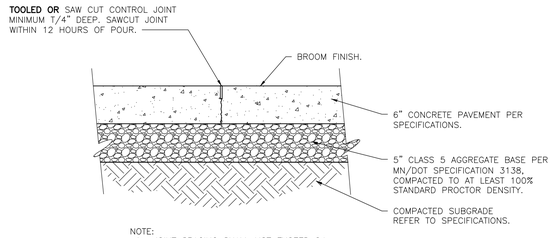
CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
Project No. 193701646
Phase Name: Project North, Chaska, Minnesota
DATE 12/02/2022 REVISION xx/xx/xxx
DRAWN BY WH

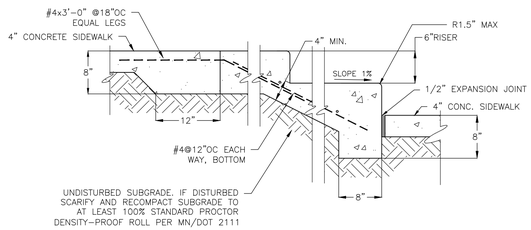
CIVIL DETAILS

C500



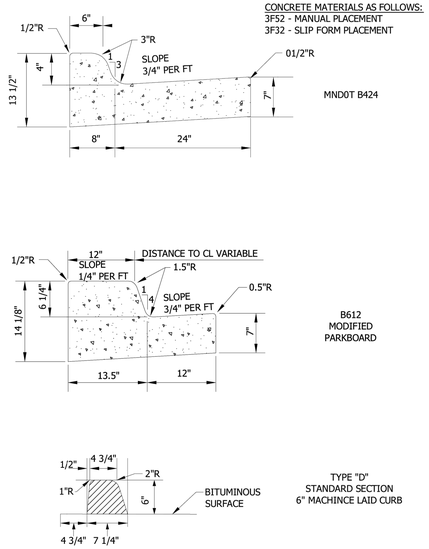
NOTE:
1: JOINT SPACING SHALL NOT EXCEED 24 TIMES THE PAVEMENT THICKNESS WITH A MAXIMUM OF 12 FEET.

7 / C501 CONCRETE PAVEMENT
NOT TO SCALE



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



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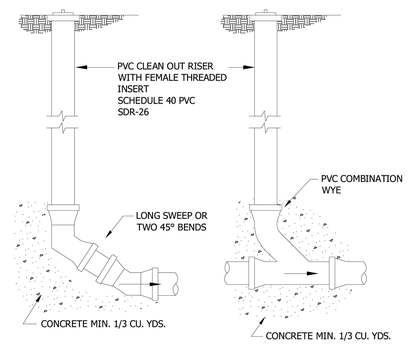
NON STARDARD CURB AND GUTTER
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016
PLATE NO. STR-1A

5 / C501 INLET PROTECTION
NOT TO SCALE



END OF LINE CLEANOUT

IN LINE CLEANOUT

NOTE:
CLEANOUT IS REQUIRED FOR EVERY 100 FEET OF SERVICE LENGTH.

NOTE:
1. IF CLEAN OUT IS IN 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".

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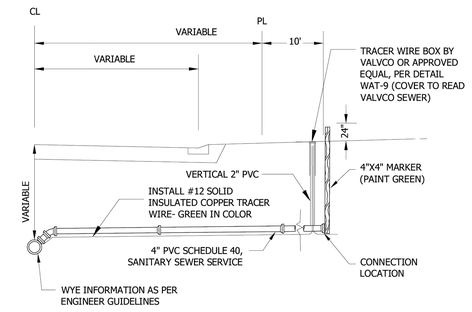
SERVICE LINE CLEANOUTS
CHASKA, MINNESOTA

LAST REVISION: MARCH 2001
PLATE NO. SER-4

3 / C501 SERVICE LINE CLEANOUT
NOT TO SCALE



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.

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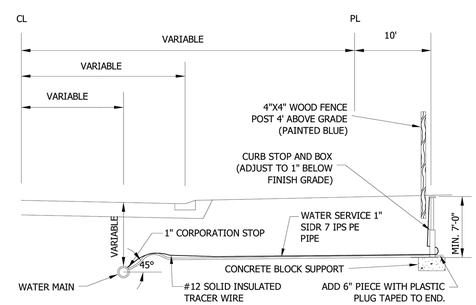
SEWER SERVICE CONNECTION
CHASKA, MINNESOTA

LAST REVISION: APRIL 2016
PLATE NO. SER-1

1 / C501 SANITARY SEWER CONNECTION
NOT TO SCALE

6 / C501 STREET SECTION
NOT TO SCALE



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

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

CORPORATION STOP	CURB STOP	CURB BOX
MUELLER B25009N	MUELLER B25222N	MUELLER H-10300-N OR H-10302-N
FORD FB1001-4Q	FORD B66444MQ	FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 74704B	A.Y. MCDONALD 76104	A.Y. MCDONALD 75615 OR 75614

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 "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.

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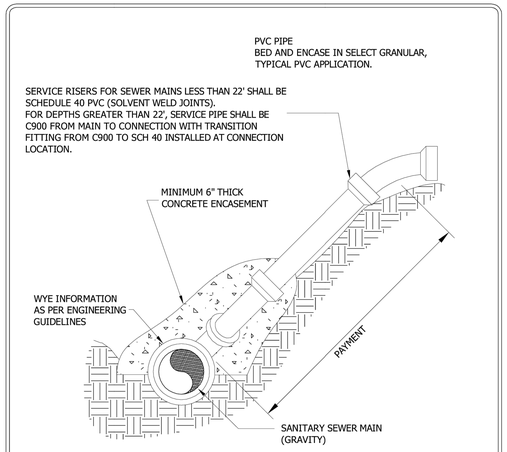
WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016
PLATE NO. SER-2A

4 / C501 WATER SERVICE CONNECTION
NOT TO SCALE



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SERVICE RISER
CHASKA, MINNESOTA

LAST REVISION: MARCH 2016
PLATE NO. SER-3

2 / C501 SANITARY SERVICE RISER
NOT TO SCALE

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Joel M. Nolan
12/02/2022 #14151

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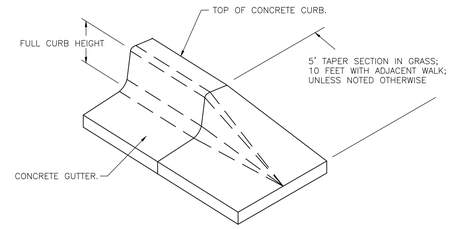
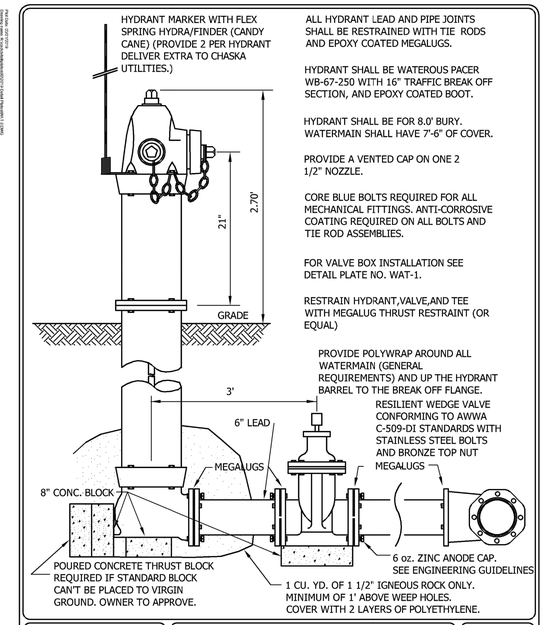
CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
Project Number 215176800
City Project No. 0
DATE 12/02/2022 REVISION xx/xx/xxx
DRAWN BY MH
CIVIL DETAILS

C501



4 C502 NOSE-DOWN CURB SECTION
NOT TO SCALE



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

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

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

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

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

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

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

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

RESILIENT WEDGE VALVE CONFORMING TO AWWA C-509-D1 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

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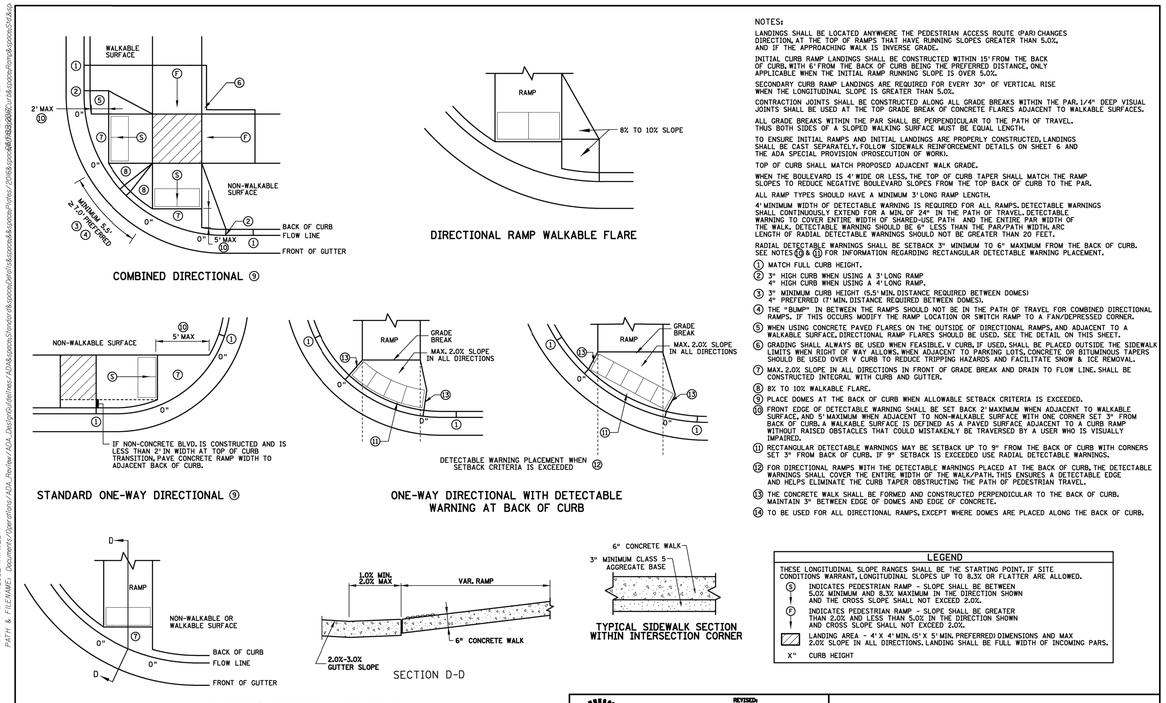
WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: MARCH 2019

PLATE NO. WAT-2

1 C502 WATEROUS PACER HYDRANT AND VALVE INSTALLATION
NOT TO SCALE



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES (10) & (11) FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

(1) MATCH FULL CURB HEIGHT.
(2) 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.
(3) 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
(4) THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
(5) WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
(6) GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMENOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(7) MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
(8) 8% TO 10% WALKABLE FLARE.
(9) PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
(10) FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
(11) RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
(12) FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
(13) THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
(14) TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
(P) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

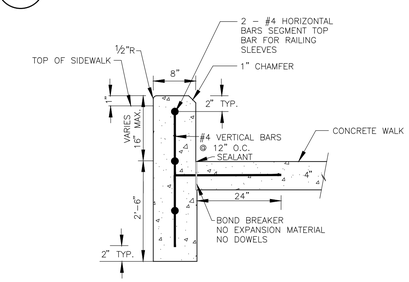
REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

STATE DESIGN ENGINEER
REVISED:
APPROVED: 1-23-2017

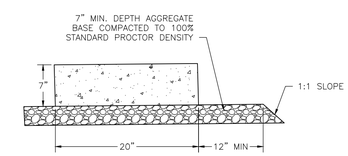
PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6

5 C502 MNDOT PEDESTRIAN CURB RAMP
NOT TO SCALE



2 C502 6-INCH WIDE CURB WALL
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 C502 FLAT CURB/CONCRETE EDGER
NOT TO SCALE

MACDONALD & MACK ARCHITECTS
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P 612.341.4051 - F 612.337.5843 - www.mmarchitect.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Joel M. Nolan
12/02/2022 #19181

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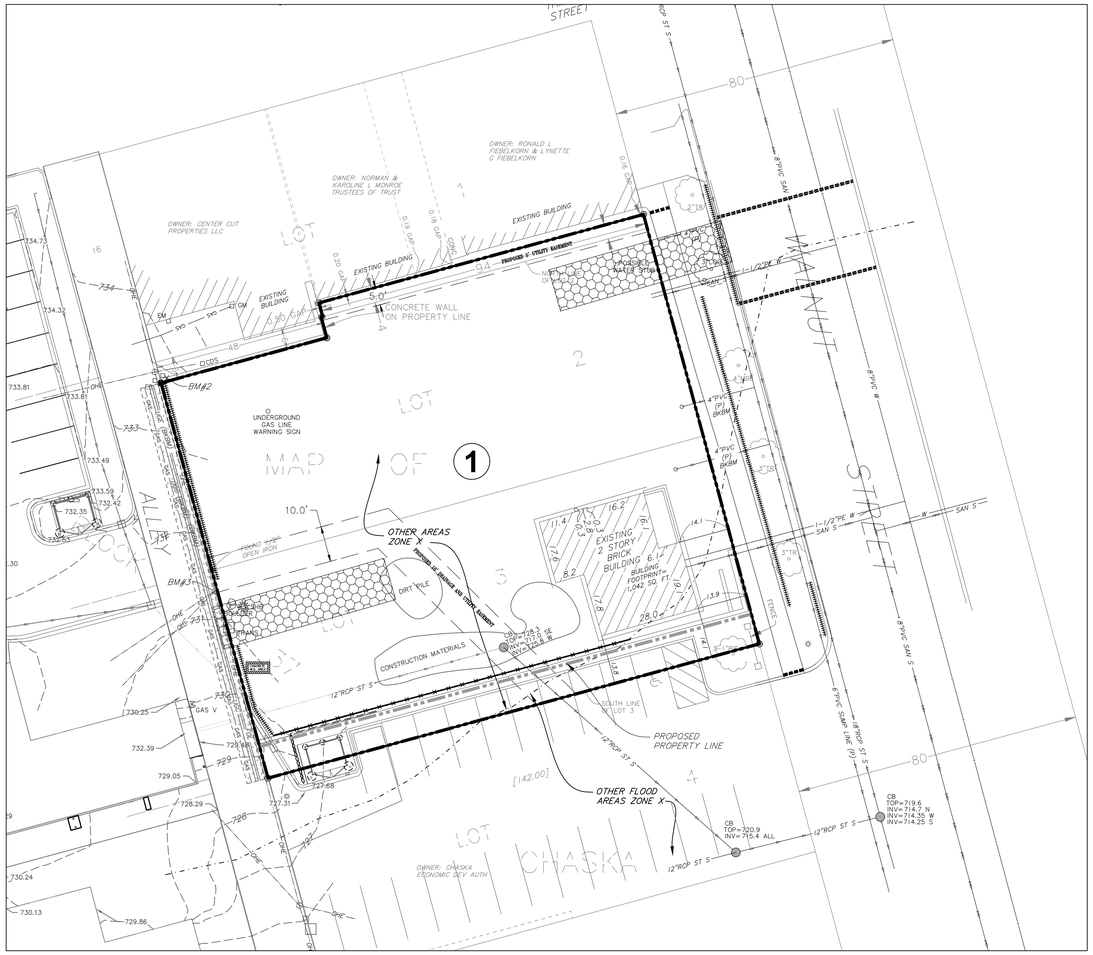
CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
Chaska, Minnesota
Block 67 Phase 1 North, Chaska, Minnesota

DATE 12/02/2022 REVISION xx/xx/xxx
DRAWN BY MM

CIVIL DETAILS

C502



1 C600 EXISTING CONDITIONS
1"=20'

2 C600 PROPOSED CONDITIONS
1"=20'

EXISTING DRAINAGE AREAS							
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

PROPOSED DRAINAGE AREAS							
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	

N

20' 10' 0 20' 40'
SCALE 1" = 20'

VICINITY MAP
CHASKA, MINNESOTA

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 RPC 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.

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

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12/02/2022 #18185

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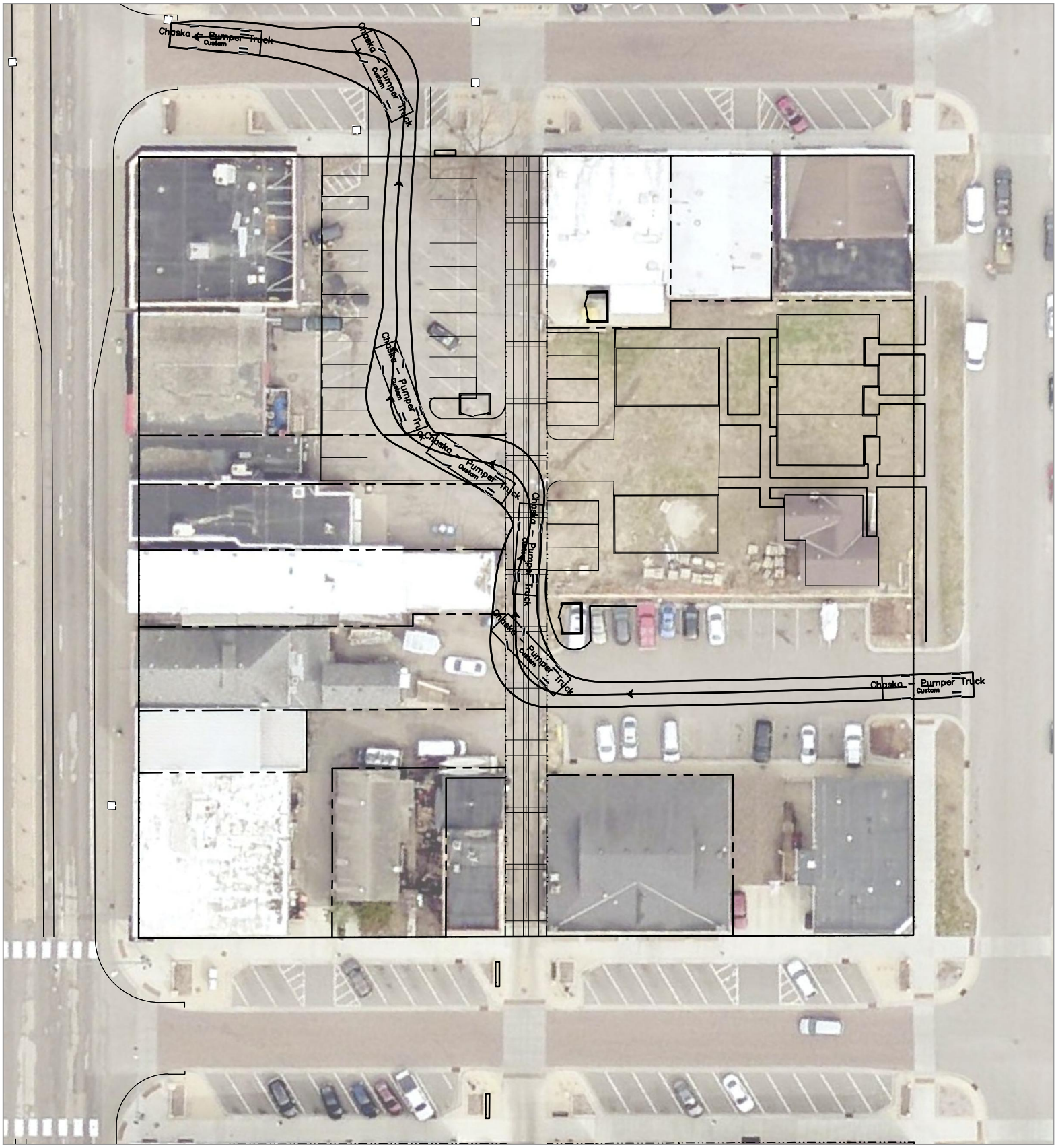
CHASKA YARDS AT THE HISTORIC ESS
Carver County Community Development
Project Engr: Nolan
Drawn By: WH
Date: 12/02/2022 Revision: xx/xx/xxxx

STORM WATER PLAN

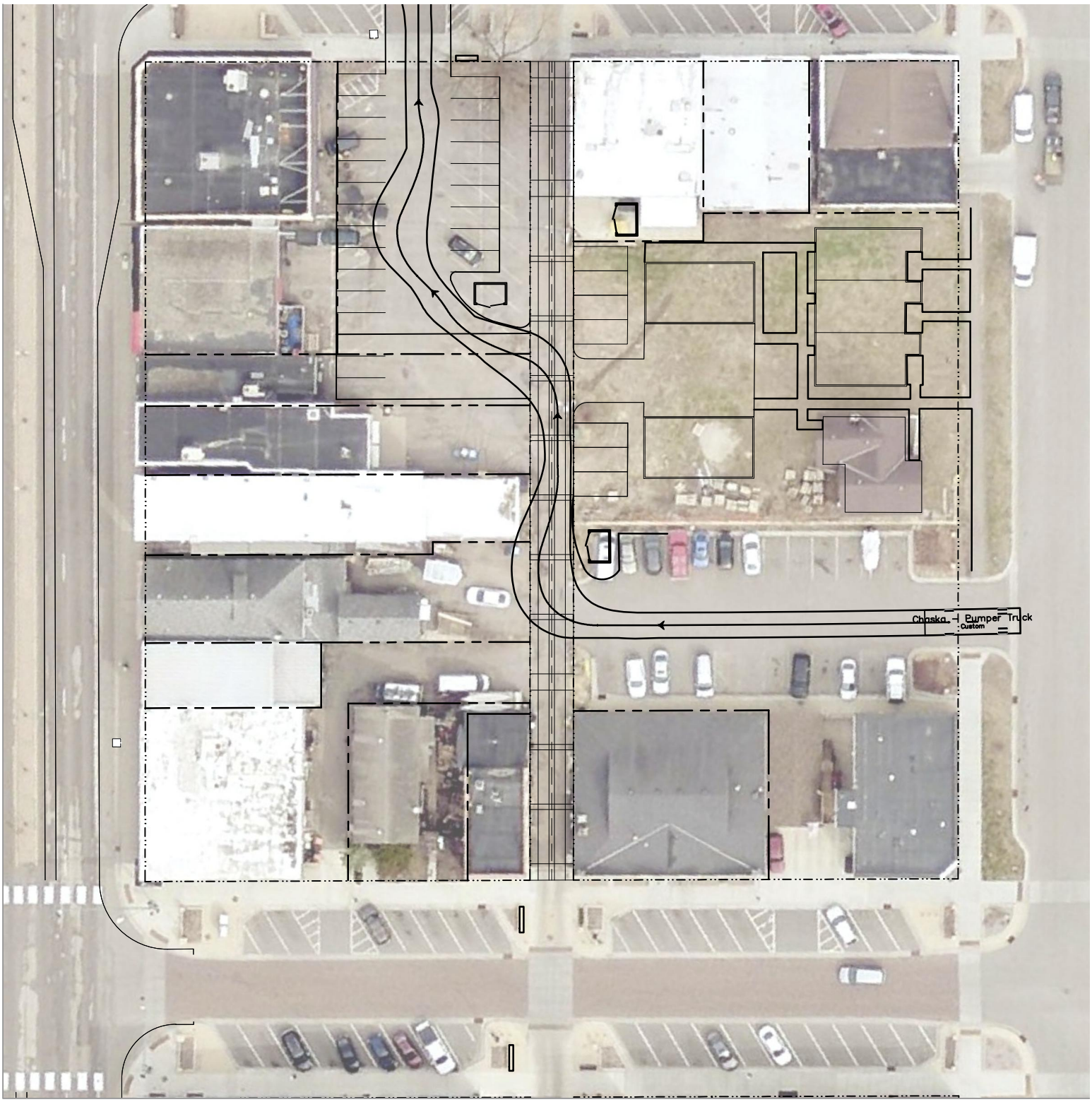
C600



0 25' 50' 100'

SCALE: 1" = 50'-0"

N O R T H



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N O R T H

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
02/08/2023

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

Prepared By: Nate Kabat

BACKGROUND

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

Rob Brass is the current Chair and was appointed by City Council on June 20, 2022 per the Planning Commission's recommendation following the resignation of previous Chair Brian Dahlke.

Carl Lacey was appointed Vice-Chair by City Council on June 20, 2022 per the Planning Commission's recommendation following Rob Brass's appointment to Chair. Mr. Lacey's term on the Planning Commission expired on December 31, 2022 and he chose not to apply for another term. As a result, the Vice-Chair position is currently vacant.

Per practice, the Planning 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.

PLANNING 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.

- MINUTES -
CHASKA CITY COUNCIL
DECEMBER 19, 2022

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Jake Saufley, City Attorney; Matt Haefner, Water and Sewer Director; and Matt Clark, City Engineer.

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

5. Visitor Presentation
5.A. Stephanie Poppler – Daughter of Bill Schalow
Stephanie Poppler stated the family was not informed of the meeting, so they could not be in attendance. She noted she was unhappy with the settlement offer and has done plenty of research on the easement. The road should have been built. She asked where the money is for the project as the road is in each and every drawing.

Ms. Poppler pointed out the Council was insinuating their family is cowardly and has poor character. The Council should have gone with the cheapest route earlier on as it will be more costly for the Council now.

Councilmember Grau stated he is another resident of the City that happens to be able to make decisions. He can never make everyone happy. It is inappropriate for members of the Council to be personally attacked.

City Attorney Jake Saufley recommended no one on the Council speak as the matter is under litigation. City Administrator Matt Podhradsky added any communication has to go through their attorney. He suggested a closed session be held if the Council would like more information.

Councilmember Grau stated he would like to be more informed on the matter.

6. Approve Previous Meeting Minutes
6.A. Approve the November 17, 2022, November 21, 2022, and December 5, 2022 City Council Meeting Minutes
Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the November 17, 2022, November 21, 2022, and December 5, 2022 City Council meetings. Motion carried.

7. Consent Agenda
Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the Consent Agenda Items A through G:

A. License Agreement between the City of Chaska and Metro Fibernet LLC.

Motion to approve the attached pole attachment license agreement between the City of Chaska and Metro Fibernet LLC.

B. Municipal Tort Liability Limits

Motion to direct the City Administrator to inform the League of Minnesota Cities Insurance Trust that the City of Chaska elects not to waive the monetary limits on municipal tort liability established by Minnesota Statute.

C. Adopt Resolution No. 2022-143 MnDOT Agency Agreement for Federal Projects

Motion to Adopt a Resolution 2022-143 Authorizing MnDOT to Accept Federal Funds on Behalf of the City of Chaska.

D. Lease agreement with the Chaska Historical Society

Motion to approve the lease agreement with the Chaska Historical Society and authorize the Mayor and City Administrator to execute such agreement.

E. Adopt Resolution No. 2022-145 Interfund Loan Financing of Capital Equipment Replacement and Capital Improvement Projects

Motion to adopt Resolution 2022-145 Approving Interfund Loan Financing of Capital Equipment Replacement and Capital Improvement Projects.

F. Letter of Support: City of Chaska Quick-Build / Demonstration Project Technical Assistance Application

Motion authorizing the Mayor to sign the attached letter in support of the City's application to the MNDOT Quick-Build / Demonstration Project Technical Assistance Grant.

G. Adopt Resolution 2022-148, Establish 2022 Interfund Tax Increment Financing

Motion to adopt Resolution 2022-148, establishing terms and conditions of interfund loans.

Motion carried.

8. Action Items
8.A. Public Hearing: Adopt Resolution No. 2022-144 Approving the Right of Way Easement Vacation with Downtown Block 16/City of Chaska/PC #2022-60
City Administrator Podhradsky introduced the item to the Council and Community Development Director Nate Kabat provided a presentation on it.

Mayor Windschitl opened the public hearing at 7:28 p.m.

Paul May, 503 Beach Street, noted he has no objection to abandoning the easement. However, there are pine trees on the alley way. There are four trees the City has the responsibility of removing. Two were recently removed as they were dead, and there is another dead tree that needs to be removed as it endangers his storage shed and garage.

Mr. Kabat stated it is the plan to remove additional trees, but he will ensure the dead trees are addressed.

Mayor Windschitl closed the public hearing at 7:32 p.m.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2022-144 to approve Vacating the Right-of-Way Easement and Reserving Drainage and Utility Easements Within a Public Way Located upon Block 16 of the Plat to the TOWNSITE (NOW CITY) OF CHASKA Recorded in Carver County as Plat No. 30050 (PC #2022-60).
Motion carried.

8.B. Adopt Resolution 2022-147 – 2023 Tax Levy and General/Enterprise Fund Budgets
City Administrator Podhradsky introduced the item to the Council provided a presentation on it.

Mayor Windschitl noted there have been a number of presentations, discussions, and work sessions regarding the budget. Additionally, the community has been engaged throughout its development. He listed a number of ongoing projects in the City.

Councilmember Hatfield agreed the process is not easy, but Staff was very creative with the budget.

Councilmember Hubbard pointed out some aspects are difficult to quantify related to lack of recruitment due to the state of the buildings but do have an impact on the ability to offer services.

Councilmember Huang stated he always has a difficulty raising taxes. He explained the current Council is adding onto the work of its predecessors.

Councilmember Grau added the Council relied on the feedback of community surveys in the decision-making. The surveys showed support of improving City facilities.

Mayor Windschitl noted the pandemic impacted the ability to build the building for public safety sooner. The local economy is still strong, which makes the budgetary decisions easier.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution 2022-147 setting the 2023 property tax levy and establishing the 2022 budget for the General and Enterprise Fund Budgets.
Motion carried.

City Administrator Podhradsky noted the City will try to prepare the facilities as soon as possible since the money has been allotted to the facility improvements.

8.C. Establish 2023 Utility Rates
8.C.i. Adopt Ord. No. 2022-1028 Electric Rates for 2023 and RES No. 2022-149 Summary Publication
City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Mayor Windschitl noted the City doesn't have much control over the sewer rates.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Ordinance No. 2022-1028 establishing 2023 Electric Utility Rates.
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Resolution 2022-149 Approving Summary Publication of Ordinance 2022-1028.
Motion carried.

8.C.ii. Adopt Ord. No. 2022-1027 Water & Sewer Rates for 2023 and RES No. 2022-150 Summary Publication
Motion by Councilmember Grau, second by Councilmember Huang to adopt Ordinance No. 2022-1027 establishing 2023 Water and Sewer Utility Rates.
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution 2022-150 Approving Summary Publication of Ordinance 2022-1027.
Motion carried.

8.C.iii. Adopt RES No. 2022-151 Stormwater Utility Residential Equivalency Factor
Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution 2022-151 establishing 2023 Storm Water Utility Rates.
Motion carried.

9. Bills
9.A. Accounts Payable Claims Roster 19-December-2022
The Council requested further information about bills on pages 5, 7, and 26.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 19-December-2022

Councilmember Hubbard:

- Noted a Community Center Task Force meeting was held where potential options were reviewed.
- Thanked the organizations and people that contributed to the Heroes and Helpers program.
- Stated she took her son to open skate and met several people who rejoined the Community Center for the skating rink and birthday party hosting options.
- Pointed out a number of seats in the Commissions are open and need applications, particularly the Planning Commission.
- Thanked the Public Works Department for their plowing and other maintenance of streets.
- Wished everyone happy holidays.

Councilmember Huang:

- Agreed the Heroes and Helpers event was phenomenal.
- Noted Chaska has a Santa Tracker on the City website.
- Pointed out SW Transit is still looking for a new CEO. Also, he will no longer be the Chair, and it would be taken over by Chanhassen with Eden Prairie as the Vice Chair. He added there is a peak of ridership on Tuesdays and Thursdays. There are new records set every month showing the need for the transportation.
- Wished everyone happy holidays and noted the dates for Hannukah and Kwanzaa.

Councilmember Grau:

- Stated the local sports associations have hosted impactful events included younger kids in the community lately.

Mayor Windschitl:

- Explained the Santa Parade will be held December 21 at 5:00 p.m.
- Noted the next meetings are January 9, 2023 and January 23, 2023.

City Administrator Podhradsky:

- Pointed out there will be an ice hockey event in the new year the weekend before the ice fishing contest.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Hatfield to adjourn the meeting at 9:04 p.m.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JANUARY 9, 2023

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

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Jake Saufley, City Attorney; Matt Haefner, Water and Sewer Director; and Matt Clark, City Engineer.

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

5. Visitor Presentation
5.A. Oath of Office
City Attorney Luke Melchert administered the Oath of Office to Councilmember Grau, Councilmember Hatfield, and Mayor Windschitl.

Motion by Councilmember Huang, second by Councilmember Hubbard to enter into a recess at 7:07 p.m.
Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Grau to come out of recess at 7:20 p.m.
Motion carried.

6. Approve Previous Meeting Minutes
6.A. Approve the December 19, 2022 City Council Meeting Minutes
Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the December 19, 2022 City Council meeting.
Motion carried.

7. CLOSED SESSION 7:05 PM – 7:45 PM

Motion by Councilmember Grau, second by Councilmember Huang, to enter into Closed Session at 7:22 p.m.
Motion carried.

8. OPEN SESSION
Motion by Councilmember Hatfield, second by Councilmember Hubbard to come out of the Closed Session at 8:29 p.m.
Motion carried.

9. Consent Agenda
Mayor Windschitl asked if there are any concerns with the Alternate Urban Areawide Review (AUAR), referring to Consent Agenda Item M. Resolution 2023-5 approving the final Alternate Urban Areawide Review (AUAR) for the Kelzer Property.

City Administrator Matt Podhradsky explained an AUAR is necessary for developments as large as the Kelzer Property. The comments were minor and required an archaeological review. There is also an administrative process required regarding the green space to be submitted to the Metropolitan Council. The March City Council meeting will include another visit by the developer, and the developer will be completing another neighborhood meeting prior to the City Council meeting. He added the City has a lot of attractive qualities for a large data center.

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the Consent Agenda Items A through M:

A. Appointment of Acting Mayor (Mayor Pro Tem)

Motion to appoint Council Member Mike Huang as Acting Mayor for the City of Chaska for calendar year 2023.

B. Adopt Resolution No. 2023-1 Approving a Safe Routes to School (SRTS) Planning Assistance Application

Motion to adopt resolution 2023-1 approving the Safe Routes to School (SRTS) Planning Assistance Application.

C. 2023 Pay Classification Plan

Motion to approve the 2023 Pay Classification Plan and 2023 Salary Adjustment Chart.

D. Appointment of Official Newspaper

Motion to appoint the "Chaska Herald" as the official newspaper of the City of Chaska for 2023.

E. Appointment of City Attorney

Motion to appoint the law firm Melchert, Hubert, Sjodin, as the Chaska City Attorney for 2023.

F. Adopt Resolution No. 2023-3 Approving the TH41/CSAH61 Signal Maintenance Agreement with MnDot

Motion to Adopt Resolution No. 2023-2, approving the Traffic Control Signal Maintenance Agreement with the State of Minnesota Department of Transportation, and Carver County for the Downtown Chaska TH 41/CSAH 61 Improvement Project.

G. Accept Tracy Kamen Resignation as Commissioner on the Human Rights Commission

Motion to accept the resignation of Tracy Kamen from the Chaska Human Rights Commission and open the seat to applications.

H. Approval of Off-Sale Intoxicating Liquor License for Dolce Vita Wine Shop

Motion to approve an Off-Sale Intoxicating Liquor License for Sean Hayden of Hayden Investment Group, DBA Dolce Vita Wine Shop, located at 311 Chaska Blvd., Chaska contingent of payment for prorated fee.

I. Appointment of City Trustees to the Chaska Fire Department Relief Association Board for 2023

Motion to appoint Taylor Hubbard as a required elected-official Trustee and Noel Graczyk as a City Trustee to the Chaska Fire Department Relief Association Board for 2023.

J. Designate City Depositories and Investment Institutions for 2023

Motion to designate the following depositories and financial institutions.
Depositories: Bank Vista; Center National Bank; Nicolet National Bank; Old National Bank; Security Bank; USBank; Wells Fargo Bank; Wings Financial Credit Union
Financial Institutions: Computershare Corporate Trust; League of Minnesota Cities and PMA Financial Network (4M Fund); Northland Securities, Inc; Oppenheimer & Co, Inc; Pipe Sandler Companies; Public Financial Management (PFM); RBC Capital Markets, Inc; USBank Investment Services, Inc.

K. Adopt Resolution 2023-5 Authorizing Account Signers and Electronic Funds Transfer

Motion to adopt Resolution 2023-54 authorizing account signers and electronic funds transfer.

L. Policies and Procedures for Federal Awards Administration

Motion to reestablish the micro-purchase limit of $25,000 for Federal Awards Administration.

M. Resolution 2023-5 approving the final Alternate Urban Areawide Review (AUAR) for the Kelzer Property

Motion to adopt Resolution 2023-6, approving the final Alternative Urban Areawide Review (AUAR) for the Kelzer Property (PC #2022-52).
Motion carried.

10. Action Items

10.A. Adopt Resolution 2023-3 Approving a Development Agreement with Lariat Companies, Inc. for the Chaska Building Center Redevelopment Project

City Administrator Podhradsky introduced the item to the Council and Assistant City Administrator Elise Durbin provided a presentation on it.

Mayor Windschitl stated the project would serve the community well. He asked if the site clean-up has been completed. Mr. Podhradsky confirmed it was completed.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution 2023-3 approving a Development Agreement with Lariat Companies, Inc. and the Chaska EDA for the Chaska Building Center redevelopment project.
Motion carried.

10.B. Council Committee Assignments

City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Councilmember Huang suggested Councilmember Hatfield be considered an Alternate rather than a Secondary for the Suburban Transit Association.

Councilmember Grau noted he has had difficulty attending the Community Education Board due to the meeting times, but he continues to read the meeting notes. Councilmember Huang asked who the Chair of the Community Education Board is. Councilmember Grau stated the Chair is the Community Education Director.

Motion by Councilmember Hubbard, second by Councilmember Grau to appoint the following Council Members to the following Committees:

- Downtown Business Alliance: Councilmember Hatfield
- Community Education Board: Councilmember Grau
- Carver County Elected Leaders Group: Councilmember Hubbard
- Carver County Mental Health Task Force: Councilmember Hubbard
- Chaska Community Center Master Planning Task Force: Councilmembers Hubbard and Grau
- Southwest Transit: Councilmembers Huang and Hatfield
- Suburban Transit Association:
    - Councilmember Huang as Primary
    - Councilmember Hatfield as Alternate

Motion carried.

11. Bills
9.A. Accounts Payable Claims Roster 9-1-2023
The Council requested further information about bills on pages 1 and (Hazeltine Gates),

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

12. Other Business
12.A. City Administrator's Report
12.A.i. Bi-Weekly Report 1-9-2023
Councilmember Hatfield:

- Noted the Martin Luther King Jr. Breakfast event would be held at 8:00 a.m.
- Stated Coffee with a Cop will be January 20 at 9:00 a.m. at Caribou.
- Added the Food Distribution is on January 26, 2023 at noon.

Councilmember Grau:

- Pointed out Staff has done a great job and completed a lot of work with the recent snow removal efforts.
- Noted, in light of the Demar Hamlin incident, there should be AEDs at the Chaska baseball fields as the injury is most common in baseball.

Councilmember Hubbard:

- Thanked the Public Safety Department for their efforts during the recent snowstorm.

- Stated Chaska has a Community of Belonging chapter, and they are partnering with the YMCA to host community discussions regarding culture and inclusivity. The first session is January 24, 2023. The sessions are virtual.
- Added there is a Fishing Contest February 4, 2023 at 1:00 p.m. at Fireman's Park.

Councilmember Huang:
- Pointed out the Oscar Meyer Weiner-mobile was in town January 8, 2023.
- Stated the Chaska Pond Hockey Tournament is scheduled for January 28, 2023, but the ice may be too thin.
- Noted he has received questions from a constituent regarding the Fire Department's Fishing Contest. The constituent asked why the taxes don't cover the needs of the Fire Department. However, the Fishing Contest is hosted by the Relief Association and the funds enhance the offered services such as scholarships and Chaska Fire Teddy Bears.
- Pointed out there is a recap document from the High School online from the principal.
- Thanked the Public Safety Department and the Public Works Department for their efforts during the recent snowstorm.

City Administrator Matt Podhradsky:
- Noted the next two meetings for the City Council are January 23, 2023 and January 30, 2023.
- Congratulated his son and their team for going to the finals in Boulder, Colorado for curling.

Mayor Windschitl:
- Stated the Santa Parade went well.
- Thanked the Public Works Department for their excellent efforts during the recent snowstorm.
- Pointed out there will be ice sculptures in February.
- Added he would be absent from the City Council meeting on January 23, 2023.

13. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:28 p.m.
Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JANUARY 9, 2023

DRAFT

1. Call to Order
President Windschitl called the meeting to order at 9:28 p.m.

2. Roll Call
Roll call was taken. Present: President Windschitl and Commissioners Hatfield, Hubbard, Grau, and Huang.

Absent: None.

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda
Motion by Commissioner Grau, second by Commissioner Hubbard to adopt the agenda as presented.
Motion carried.

4. Minutes
4.A. Approve EDA Meeting Minutes of 12-19-2022
Motion by Commissioner Hubbard, second by Commissioner Huang to approve the minutes of the December 19, 2022 EDA Meeting Minutes.
Motion carried.

5. Discussion Items
5A. Items Related to the Redevelopment of the Chaska Building Center Site
Executive Director Podhradsky introduced and provided an overview of this item.

President Windschitl opened the public hearing at 9:31 p.m.

No one appeared to address the EDA.

President Windschitl closed the public hearing at 9:32 p.m.

Motion by Commissioner Grau, second by Commissioner Huang to adopt EDA resolution 2023-4 approving the sale of the property; a purchase agreement between the EDA and Lariat Companies, Inc.; and a Development Agreement between the EDA, City of Chaska, and Lariat Companies, Inc.
Motion carried.

6. Other Business
There was no other business.

7. Adjourn
Motion by Commissioner Hubbard, second by Commissioner Grau to adjourn the meeting at 9:33 p.m.
Motion carried.