



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, May 10, 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 April 12th Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Plat for Rivertown Heights 2nd Addition/DR Horton/PC #2023-12
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA) for Structures, Inc./Jeremy Banken/PC #2023-13
8. Other Business
 - 8.A. Recieve the April 3rd City Council Meeting Minutes
9. Adjourn

CHASKA PLANNING COMMISSION MINUTES APRIL 12, 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 Olson, Gaare, Aasen, Urbanski, Baswa, Purdy, Kerber, and Chairperson Brass.

Members absent: None.

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

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 the Minutes of the February 8, 2023 Planning Commission Meeting

Motion by Commissioner Purdy, second by Commissioner Baswa, to approve the minutes of the February 8, 2023 Planning Commission meeting, as presented.

Motion carried.

6. Consent Agenda

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

- a. Recommend Approval of the Final Plat for Oak Creek 2nd Addition/DR Horton/PC #2023-11.

Motion carried.

7. Action Items

A. PUBLIC HEARING: Recommend Denial of the Variance to the Bavaria Road Setback at 1142 Rosemary Lane/Jimmy Son/PC #2023-09

City Planner Hanson presented the item to the Commission and noted that this item was scheduled to come before the City Council on April 17, 2023.

Commissioner Urbanski asked what the setbacks would be for an outdoor sport court.

City Planner Hanson explained that the setbacks would be similar to a regular patio setback which would be 5 feet on the sides and need to stay out of easements on the back property line.

Commissioner Olson asked what the classification was for Bavaria Road in the 2030 Comprehensive Plan.

City Planner Hanson stated that the classification for Bavaria Road was the same.

Commissioner Purdy asked if the plans were to widen Bavaria Road into two lanes each way.

City Planner Hanson explained that there is always that potential for any type of roadway but noted that there were no impending plans to do that to this section of the road.

Community Development Director Kabat noted that this section of Bavaria Road is interesting because to the south is a roundabout and there is also a portion of it that is a County road. He stated that the County does not currently have plans for it to become a County road, but it sets the context for its usage and noted that it is not just City traffic and is more local regional traffic.

Commissioner Baswa asked about the existing deck.

City Planner Hanson stated that the deck can stay because it meets the setback requirements, but explained that as soon as a building is added underneath, it triggered the variance request.

Commissioner Olson referenced the finding that stated there were other size options for the sport court that would stay within the setback. He asked what staff's opinion is regarding an addition that would fit the setback.

City Planner Hanson stated that if they planned the addition with the "L" shaped format, they would be able to stay within the setback of the roadway.

Commissioner Baswa asked about setbacks for other nearby homes and noted that on the map it appears that they are not the same.

City Planner Hanson stated that most along Rosemary Lane have been built pretty close to the 125 foot setback.

Community Development Director Kabat noted that there are no homes along this stretch that have a variance and are compliant.

Commissioner Olson noted that because the builder chose to put those homes right up to the setback it limits changes or additions that the homeowner is able to do.

Community Development Director Kabat agreed but noted that this is not an uncommon situation.

Commissioner Olson asked about safety concerns were for infringing into the 125 foot setback for this location.

City Planner Hanson explained that it is more of a welfare piece of the separation and volume that is associated with that road. She stated that with a road of this classification, having a larger separation from the road leads to better welfare for the person utilizing the property.

The property owner spoke from the audience and noted that there is a berm located on this property so the deck cannot be seen from the street.

Commissioner Aasen stated that he was in road design for over 30 years, and agreed with what the Planning staff was sharing with the Commission. He noted that he had seen too many situations where variances were allowed that ended up creating problems when they designed the roadway.

Chairperson Brass stated that he is not as concerned about safety and welfare in this instance but more that there is not an undue hardship present.

Chair Brass opened the Public Hearing at 7:32 p.m.

Jimmy Son, 1142 Rosemary Lane, stated that he understands that the City granting this request may be a long shot but explained that this has been a dream of his family for a long time. He stated that they love this community and the neighborhood, but winters can be terrible here. He stated that they have the resources to be able to do something like this for the kids in the community which is why they had requested it. He noted that they had tried to design it in a way that it would be minimally intrusive to everyone in the area.

Scott Corbin, contractor for Mr. Son, stated that he does a lot of projects around the cities. He noted that he had done some research and found that the setbacks were created because of Chavelle and not knowing what it was going to be. He stated that for the next 15-20 miles from this location, there is just one development that will be built. He explained that they have worked really hard on their design to minimize the impact on the neighbors.

Mike Heuer, 1154 Rosemary Lane, stated that he was in favor of the City granting this variance. He explained that he did not believe the homes on Rosemary Circle had a setback of 125 feet. He stated that he feels the plans are great and do not obstruct any of the neighbors. He stated that there are few other neighbors that were unable to attend the meeting that were also in support of this request. He asked the Commission to consider allowing this variance request.

Mr. Corbin noted that there is a berm that has a very steep slope and noted that the water from the neighboring properties runs down into Mr. Son's backyard. He stated that it creates a muddy swampy mess, so if they want to use the backyard they need to go way back which means they are even closer to the road. He noted that because of the drainage issues he noticed when he was on site, he had planned to put in a sump pump to handle the water that collects in Mr. Son's backyard from the area.

Commissioner Urbanski stated that it sounds like Mr. Son has talked to his neighbors about his plans and asked if there were any that were opposed to the project.

Mr. Son stated that there were not and explained that they are a pretty tight-knit neighborhood.

Chair Brass closed the Public Hearing at 7:30 p.m.

Commissioner Olson asked how many homes along Bavaria Road back-up along to Rosemary Lane and Rosemary Circle. He stated that he looked at Google Maps and believes it is about 8 or 9 homes. He noted that one thing that he believes may make this situation unique are the homes situated on Rosemary Circle that have a larger gap and were not built right up against the boundary like those on Rosemary Lane. He stated that what he sees as unique is how the area was plotted because it makes it difficult for any changes to be made to the property. He noted that this property is not on a corner so it would not be in the direct sight lines of turning lanes and also the plans, as presented, show the ability to keep it hidden. He stated that anyone driving by would not be able to tell that something was built under the deck so it is hard for him to say that there would not be the opportunity to grant the variance in this instance. He clarified that he understands a variance would be required, but noted that the applicant is not trying to build out further and just plans to stay under the deck which keeps it in the confines. He stated that he feels the Commission should at least discuss the idea of recommending approval of this variance request.

Commissioner Baswa stated that he sees the same thing and noted that their proposal does not actually change the landscape or look of the property. He stated that he does not see any safety concerns, even if the road expands, because the deck is already there. He agreed with Commissioner Olson that he also feels the Commission should discuss the possibility of recommending approval for this variance request.

Chair Brass stated that he would agree that there is probably not going to be an issue with the road or safety, but in this case, there is not any undue hardships or practical difficulties. He stated that he is concerned about the precedent that may be set by granting this variance and stated that he feels there needs to be a legitimate reason to grant this request. He stated that while he thinks having a sport court is a great idea, he does not think this request meets the City's standards. He explained that he would like to be able to say yes, but does not think it works.

Commissioner Urbanski stated that he is a big proponent of private property rights and believes people should be able to do what they want with their property to a certain extent, but understands that at the same time, there needs to be rules and regulations in the City in order to look out for various interests. He stated that he would agree that this request does not necessarily fall into the category of a variance but also needs to fall under common sense, because this proposal does not change the footprint of the property. He explained that the proposal is to add a sport court underneath an existing deck and noted that if you were to look at a satellite photo a year from now you would not even see a difference. He reiterated that he did not feel the term 'variance' fit in this instance and would like to find another tool so the City could allow this project to move forward. He stated that these plans will blend in with the rest of the homes in the area.

Chair Brass asked what would happen if another neighbor wanted to do something in 6 months, but were not able to hide it like Mr. Son can.

Commissioner Urbanski agreed that is where it can get a bit sticky because if they do it for one, they have to do it for another, but noted that he thought each project was supposed to be examined on its own merits.

Commissioner Olson stated that every variance request should be independent of everything else. He stated that he feels the Commission has learned that over the last few years and that the discussion should be about this property and these specific facts.

Commissioner Baswa stated that he agreed because he has seen variance discussions be around that particular situation.

Commissioner Urbanski asked if there was another tool besides a variance.

Community Development Director Kabat stated that staff wrestled with that idea. He stated that they are looking at a set of facts that pertain to this site and weighing them against the criteria as well as how State statute lays out with relation to practical difficulty. He stated that what he feels Commissioner Urbanski is describing is more of a policy question and noted that it feels like at the core of his comments is whether the setback should actually be what it is. He stated that he thinks that is definitely a legitimate question, but the reality is that the policy is what it is today. He stated that he did not think the discussion today should be whether the setback should change and should focus on the facts of the site in relation to what is proposed present a practical difficulty that warrants a variance. He explained that staff's analysis is that, in this case, the request did not meet the threshold for granting a variance. He reiterated that they are trying to evaluate what has been proposed against the regulations that exist right now.

Chair Brass noted that he just did not see the hardship in this situation.

Commissioner Olson asked Mr. Son if his basement was finished.

Mr. Son stated that his basement is finished.

Commissioner Olson stated that he feels Mr. Son is trying to find some safe space on their property to be able to exercise and they currently do not have a space to be able to do this. He stated that their proposed plans are to minimize the effects to anybody and in his opinion, he thinks it meets the requirements for recommending approval of their request.

Mr. Corbin noted that he was looking at information on the City website and believes he saw something about granting an extra 25 feet for probable cause.

City Planner Hanson stated that, off the top of her head, she was not familiar with what he may have seen or was referencing.

Mr. Son read aloud a portion of the Carver County Section 152.34 for a reduced setback.

City Planner explained that Carver County requirements were different than a City requirement.

Mr. Corbin asked if there was anything that he and Mr. Son could do to pursue this avenue of having a reduced setback requirement.

Community Development Director Kabat explained that he was not familiar with the Carver County code that was being referenced, but would assume that it was meant to apply to a County roadway and this particular road is a City road.

Commissioner Kerber asked what would happen if this is approved and the City ends up needing to revamp Bavaria Road.

Community Development Director Kabat stated that it is hard to wrestle with hypotheticals like that. He gave a general idea on what he felt was the best way to look at this type of request.

Commissioner Baswa stated that there are some rules in some situations where they can look at it on a case by case basis. He stated that in this scenario, he sees this as a situation where the City should be granting this variance.

Motion by Commissioner Brass, second by Commissioner Aasen, to recommend to the City Council denial of the variance request to encroach into the Bavaria Road setback 12 feet for the purpose of an indoor sport court (Section 15.28.100.A of Zoning Ordinance), based on the findings, as presented.

Roll Call Vote: Commissioners Aasen, Kerber, Brass, and Gaare in favor. Commissioners Purdy, Baswa, Olson, and Urbanski opposed.

Community Development Director Kabat noted that Commissioner Kerber is serving as an alternate, so although she can voice her vote, that vote does not officially count.

Motion failed. (3-4 Commissioners Baswa, Purdy, Olson, and Urbanski opposed))

Motion by Commissioner Urbanski, second by Commissioner Baswa, to recommend to the City Council approval of the variance request to encroach into the Bavaria Road setback 12 feet for the purpose of an indoor sport court (Section 15.28.100.A of Zoning Ordinance)/ Jimmy Son/ PC#2023-09.

City Planner Hanson stated that in order to recommend approval there needs to be findings.

Commissioner Olson stated that the Commission will not be able to come up with findings tonight, but has a motion on the floor that basically says that they do not agree with staff's opinion in this matter.

Community Development Director Kabat stated that he felt it was important for the Commission to substantiate their rationale for approval. He stated that he did not think they needed to make another motion because the original motion was voted down and staff can carry that result to the

City Council. He reiterated that they could also have an affirmative vote on a motion, but felt it was important to substantiate their reasoning.

Commissioner Urbanski stated that he would like to keep the second motion because he feels it will give the Council more information. He stated that he wished there was another tool that could be used outside of a variance and explained that for findings, he would say that their proposal does not change the footprint or overall size of the structure from the way it currently sits.

Commissioner Olson stated that for him it comes down to the cluster of houses that are located on Rosemary Lane that are situated differently than the homes to the south on Rosemary Circle which he feels makes this unique because they are the only homes that are remotely close to the 125 foot setback.

Community Development Director Kabat noted that the City Council will make the final decision on the application.

Commissioner Baswa asked if his understanding was correct that when staff presented this to the Council they would have their same recommendation for denial but asked what would happen if the City Council also disagreed with staff's opinion.

Commissioner Urbanski stated that the City Council can approve it and noted that the Planning Commission was just a recommending body.

Motion carried (4-3 Commissioners Aasen, Brass, and Gaare opposed).

B. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan, Preliminary Plat, Zoning Ordinance Amendment (ZOA) and Variance for Chaska Yards/ Carver County CDA/PC #2023-01

City Planner Hanson presented the item to the Commission and noted that this item is slated to come before the City Council on April 17, 2023.

Commissioner Olson stated that he is happy to see that improvements have been made since this was presented in February.

Chairperson Brass opened the Public Hearing at 8:45 p.m.

Todd Grover, MacDonald and Mack Architects, introduced himself and stated that he was available to answer Commission questions.

Commissioner Olson stated that the big change was the elimination of the HOA. He stated that his biggest concern about this project is the closeness of these homes without having an HOA. He stated that it will create a cluster of homes that are very close together that has no oversight and asked what would be put into place for conflict resolution or to keep issues from arising.

Chuck Swanson, Carver County CDA, explained that they were really trying to get away from having an HOA and had not put anything in place for conflict resolution. He noted that their thought is that it would not be any different than having any other neighbor because the lots are individually owned.

Commissioner Olson stated that most other situations where they are this close are with something like a townhome or apartment buildings.

Commissioner Gaare referenced row houses which you frequently find on the east coast and noted that in that situation they rely on the police department if things get bad. She stated that she would agree that this is not that different than that type of housing.

Commissioner Olson stated that he appreciated the creative approach to this site, but that one detail throws a bit of a wrinkle into his thoughts.

Mr. Swanson stated that they are also looking at this as a property rights issues as well.

Community Development Director Kabat stated that they have talked about having an easement or shared use agreement across the shared sidewalk and garage area. He explained that the idea would be to have this agreement in place to spell out how maintenance of those facilities will occur over time. He stated that this would be different than an HOA, but there would be a mechanism in place that speaks to how those shared facilities are maintained, for example if the garage needs a new roof.

Chair Brass asked if there would be any sort of declaration that would be able to stop someone from, for example, painting their home bright pink or have a shed in the backyard.

Mr. Swanson stated that would go back the City zoning rules and regulations.

City Planner Hanson noted that if the neighborhood wanted to, they could establish their own covenants to limit or even eliminate the use of things like sheds.

Commissioner Urbanski asked if covenants and restrictions would work well for a development of this size that everyone would agree to when they buy the property.

Community Development Director Kabat stated that would be something for the applicant to take into consideration.

Mr. Swanson explained that they have not really considered those kinds of details at this point and noted that it will be difficult to cover every type of scenario with a restrictive covenant.

Community Development Director Kabat stated that this site is downtown and there are no HOAs or covenants that exist downtown. He noted that these homes will exist within the environment in a similar way as the surrounding context.

Commissioner Olson stated that he feels it is unique because there are three houses on one parcel, so he did not feel that would be just like everything else downtown. He stated that he is

not saying that he thinks this approach is bad but wants to make sure that the City plans and thinks through these things because they do not want issues to arise. He asked if they had looked at ways for the sidewalk from Walnut to the alleyway not to become a thoroughfare.

Mr. Swanson stated that they could put up some sort of decorative gate since it will be private property.

Commissioner Olson stated that he would like to find a way to ensure that people know that this is private property.

Mr. Grover stated that there will be some limitations on the east side because of the historic district and noted the intent is to have some sort of elevation change so it will feel a bit more limiting. He explained that he wasn't sure they wanted to do something like put a gate there, but thinks there will be a way to delineate that people would be walking on someone's private property. He noted that he did not expect it to be a common practice where people from the general public would be trying to walk through this area.

Chair Brass asked if it became a problem if the landowners could then decide to erect a gate or some other measure to limit access.

Community Development Director Kabat stated that if the residents wanted to put in a gate, there is not an ordinance in place that would stop them.

Commissioner Olson shared a hypothetical scenario of someone choosing to cut through, falling, and breaking their leg. He raised questions about liability and whose insurance would pay in that situation. He stated that he was not expecting an answer tonight, but suggested that the applicant look into some of these odd details now that they have taken away the HOA and common space.

City Attorney Saufley stated that those are usually determined by the reciprocal easement agreements and handled among the property owners by a contract in lieu of an HOA.

Mr. Swanson assured the Commission that they are working with an attorney on their end of things for these agreements.

Community Development Director Kabat noted that one of the conditions of approval is that they will have these agreements in place.

Commissioner Urbanski stated that there are a lot of twin home developments that are set up similarly to this proposal.

Chair Brass closed the Public Hearing at 9:01 p.m.

Commissioner Olson stated that he thinks this proposal has made good progress and is something unique and needed in the City.

Motion by Commissioner Brass, second by Commissioner Gaare, to recommend to the City Council approval of the Preliminary Site and 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 1-8), prepared by MacDonald & Mack, dated March 13, 2023 and March 29, 2023
 - b. Aerial Exhibit, prepared by MacDonald & Mack, dated March 10, 2023
 - c. Existing Conditions, prepared by MacDonald & Mack, dated March 10, 2023
 - d. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - e. Site Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - f. Preliminary Plat, prepared by MacDonald & Mack, dated March 10, 2023
 - g. Landscape Plan, prepared by MacDonald & Mack, dated March 10, 2023 Page 103 of 199
 - h. Overlay Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - i. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - j. Utility Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - k. Paving and Geometric Plan, prepared by MacDonald & Mack, dated March 13, 2023
 - l. Turning Movement Analysis, prepared by MacDonald & Mack, dated March 13, 2023
 - m. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated March 13, 2023
 - n. Storm Water Plan, prepared by MacDonald & Mack, dated March 10, 2023
 - o. Photometric Plan, prepared by Pulse, dated December 20, 2022
 - p. Chaska Yards – Concept Renderings (pgs 1-17), prepared by MacDonald & Mack, dated March 10, 2023
 - q. Chaska Yards – Fencing Spec, prepared by MacDonald & Mack, dated March 10, 2023
 - r. Ernst House – Building Elevations, prepared by MacDonald & Mack
 - s. Ernst House – Floor Plan, prepared by MacDonald & Mack
 - t. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack
 - u. Chaska Yards – Floor Plans, prepared by MacDonald & Mack
 - v. Chaska Yards – Garage, prepared by MacDonald & Mack
2. Adherence with the City Engineers Memo dated April 5, 2023.
3. Adherence with the SHPO letter dated March 27, 2023.
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. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
8. Provision that building code is adhered to for all buildings.
9. Provision to explore lighter color options for the new housing units, and to be addressed at final submittal.
10. Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
11. Provision that the fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
12. Provision that Unit 1's eastern fence is pulled back to be in line with the side elevation, and to be shown on the final plans.
13. Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.
14. Provision of continued coordinate with the Engineering Department related to utility connections to the site.
15. Coordination with and approval by the Engineering Department on an adequate construction traffic plan.
16. Provision of a drainage & utility easement approved by the Engineering Department on the south property line to encompass the retaining wall, and to be shown on the final plat.
17. Provision of additional coniferous trees added to the north property line of Unit 3, and to be addressed at final submittal.

18.Provision of a shared maintenance agreement for the garage and sidewalks is established prior to issuance of a building permit. Page 104 of 199

19.Provision of adequate cross access easements for shared walkways and driveways to be established prior to issuance of a building permit

Motion carried.

Motion by Commissioner Olson, second by Commissioner Urbanski, to recommend approval of the Zoning Ordinance Amendment to PRD-74 based on the draft ordinance.

Motion carried.

Motion by Commissioner Urbanski, second by Commissioner Baswa, to recommend approval of the Variance to Section 15.16.020.F.1. PRD Building Setbacks and Building Separation to reduce the building setback from 30 feet to 7 feet 8 inches and the building separation from 25 feet to 8 feet, based on the following:

1. The property in question cannot be put to reasonable use under the current setbacks and building separation. The property currently is vacant on the north side and contains the historic Ernst Home on the south side. The unique physical constraint on the property comes from the existing Ernst Home which has set a precedence for the setback from the streetscape (Walnut Street), plus establishes a significant building separation limitation on the vacant lot to the north. The national Walnut Street Historic District would be severely hampered if the vacant area is not filled in, and the Ernst Home is not occupied.
2. Characteristics unique to the property and not created by the applicant present practical difficulties in complying with the zoning ordinance. Specifically, the existing placement of the historic Ernst Home, which was a part of a larger community objective to preserve the building and facilitate a downtown redevelopment site (Firemen's Park). The national Walnut Street Historic District also emphasizes the importance of a consistent streetscape. Adhering to the PRD building setbacks and building separation would conflict with such emphasis.
3. The proposed use of the property is reasonable and consistent with the general purpose and intent of the comprehensive plan, downtown master plan and zoning ordinance. The Comprehensive Plan guides this area to be Downtown Mixed Use, which promotes a density of 12-40 units per net acre for residential uses. The project will be 6.6 units per net acre and create a configuration that will be harmonious with the surrounding context and national historic district. The proposal will further reinforce the Downtown Master Plan's redevelopment project of Firemen's Park in providing a use that will save the Ernst Home.
4. The proposed use, if granted, will not alter the essential character of the locality because the reduction in the setback and building separation will allow the site to provide a configuration and density that is consistent with downtown Chaska and necessary for the national Walnut Street Historic District. The essential character will be negatively altered if a variance is not granted.

Motion carried.

C. Recommend Approval of the Concept Plan for 3740 Chestnut Street/Audrius Asakenas/PC #2023-11

City Planner Hanson presented the item to the Commission.

Commissioner Urbanski stated that the driveway is currently shared with the dance studio.

Community Development Director Kabat noted that it is shared amongst the other tenants in the area and not just the dance studio.

Commissioner Urbanski asked if there would be a loading dock for semi-trucks.

The applicant stated that, at this time, they are not planning for a loading dock. He stated that there will only be people using their own vehicles or small delivery trucks. He stated that they are not expecting to use any semi-trucks.

Commissioner Urbanski stated that when he looks at this conceptually, his only concern would be the possibility of using semi-trucks and having enough room to maneuver without having to back out on Highway 41.

Chair Brass stated that he is an industrial broker and this kind of project coming through makes him very happy. He stated that he really likes this project and noted that there is a high demand and is usually cost prohibitive for small spaces.

Commissioner Olson stated that staff had noted in their report the need to allow access for the property owner to the north and asked if that information was known prior to the purchase of the property.

The applicant shook his head, no.

Commissioner Olson asked if that was a requirement from staff or just a request.

City Planner Hanson explained that she believed it was purely coming from the physical limitations that exist on the property to the north. She noted that it is completely separated from the other portion of TEL today and with the limitations of MnDot's access requirements, staff sees this as a conversation that will come up.

Commissioner Olson asked why that requirement would be placed on this property owner for the use of their own property. He asked when the meeting regarding access would be held with MnDot.

City Planner Hanson stated that she was not sure about the schedule for those meetings but knows that the conversations have been ongoing and they are still actively planning. She noted that staff has also engaged MnDot as part of this concept plan, but have not yet received comments.

The applicant stated that they have no problem extending their parking or drive aisle stubbing up to the TEL property.

Commissioner Olson asked if the proposed retention pond needed to right as someone enters the property.

The applicant stated that their concept plans show it in that location because of natural elevations. He stated they do not know its actual size yet because they have not studied the amount of hard surfaces and other calculations. He stated the way it is currently depicted is what they feel is the best, known location based on the topography of the site.

Commissioner Olson stated that he has been driving in and out of that parking area for 14 years and would like to see them find a way to make it more visibly attractive if this is the location that the retention pond will be.

The applicant stated that they plan to make it an amenity with landscaping because it will be right at their front door.

Commissioner Urbanski confirmed with the applicant that the spaces will be leased and not a condo.

Motion by Commissioner Urbanski, second by Commissioner Olson, to recommend approval of the Concept Plan for 3740 Chestnut Street, based on the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4)
 - b. Aerial Exhibit, submitted by Moore Engineering, Inc.
 - c. Site Exhibit (pg 1), submitted by Moore Engineering, Inc., dated January 16, 2023
 - d. GIS Slope Analysis, submitted by Moore Engineering, Inc., dated December 14, 2022
 - e. Existing Conditions (pg 3), submitted by Moore Engineering, Inc., dated February 21, 2023
 - f. Future Conditions (pg 4), submitted by Moore Engineering, Inc., dated February 21, 2023
 - g. Concept Development Plan (pg 5), submitted by Moore Engineering, Inc., dated January 23, 2023
 - h. Turning Movements, submitted by Moore Engineering, Inc.
 - i. Schematic Floor Plan (pg SD01), submitted by Thielen & Green, dated January 20, 2023
 - j. Schematic Elevations (pg SD02), submitted by Thielen & Green, dated January 20, 2023
2. Adherence with the Engineers Memo dated April 4, 2023.
3. Compliance with the MnDOT memo when made available.
4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review.
5. Provision of easements for the shared access (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
6. Coordination with the City Engineer with regard to utilities, grading and drainage.
7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
8. Provision of a material board to be submitted at preliminary submittal.
9. Utilization of modular face brick or natural stone as a Class I material.
10. No exterior storage will be permitted.
11. Provision of a wooded steep slope field walk with staff to determine the wooded steep slope delineations prior to preliminary submittal.
12. Provision of a 50 foot building/parking setback and a 30 foot no grade/no mow setback from the edge of 18% wooded steep slopes.
13. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
14. Provision to submit Utility and Site Plan As-Built prior to issuing a building permit.
15. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
16. Provision that signage for all tenants to use similar signing methods and design.
17. Provision of a sign plan to be submitted at preliminary.

- 18.Provision of a storm water management plan meeting City and Carver County WMO standards. Page 169 of 199
- 19.Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
- 20.Provision that all mechanical equipment will be fully screened from view.
- 21.Compliance with Section 15.28.120 Building Design/Materials and Site Design.
- 22.Provision to further explore more building design elements in line with the context of Chaska, and to be addressed at preliminary submittal.
- 23.Provision to further explore more design methods to allow a more cohesive look with the material applications, and to be addressed at preliminary submittal.
- 24.Provision to further explore design methods on the east façade so it can read like a “front” façade, and to be addressed at preliminary submittal.
- 25.Coordination with Electric Department on service locations.
- 26.Provision of decorative front doors and overhead doors on the south and north facades, and to be shown on the elevations and as specs at preliminary submittal.
- 27.Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4 and to be shown on the landscape plans at preliminary submittal.
- 28.Provision of a tree preservation plan to be submitted at preliminary.
- 29.Provision of a fire truck turning exhibit to be submitted at preliminary.
- 30.Provision of a truck turning exhibit showing back-ups from overhead doors
- 31.Provision to further explore vehicle circulation through the site, and the elimination of dead-end parking lots, and to be addressed at preliminary submittal.
- 32.Preservation of a vehicle access for the northern TEL property through the 3740 Chestnut Street site, and to be shown at preliminary submittal.
- 33.Provision of irrigation for the landscaped and sodded areas of the site.

Motion carried.

8. Other Business

A. Receive Previous Meeting Minutes

8.A.i. March 6, 2023 and March 20, 2023 City Council Meeting Minutes

9. Other Business

Commissioner Aasen

- Asked if there was anything the City could do with relation to parking restrictions for the contractors working on the apartment building north of the railroad tracks on Clover Ridge.

Community Development Director Kabat stated that staff is continuing to work with them and explained that the objective would be for them to be concentrating their activity on the site.

Chairperson Brass

- Asked what was going on with ‘the bump’ near Target

Community Development Director Kabat stated that he was not sure.

Commissioner Aasen stated that he thinks it may be possible that they put in a utility line too shallow and the fluid had penetrated the surrounding ground. He explained that what can happen in that situation is that when it freezes, it bubbles up.

- Asked if Costco was still moving forward.

Community Development Director Kabat explained that project continues to move forward and noted that staff has been seeing permitting come through from all the involved players. He stated that now that the weather has begun to change he expects to see a more visible change for this project area.

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Purdy, to adjourn the meeting at 9:36 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

05/10/2023

Subject: Rivertown Heights 2nd Addition – Final Plat

Applicant: D R Horton

Location: South of County Road 44 (Big Woods Blvd), west and south of Founders Ridge

Case No.: 2023-12

Synopsis: Applicant seeks to obtain approval of a final plat for 46 lots in the SW Chaska area

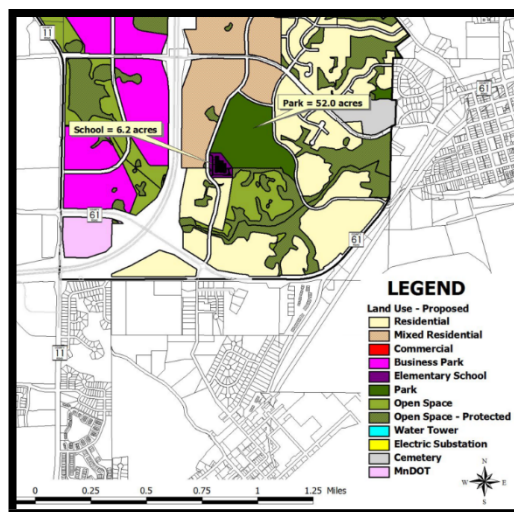
Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

Founders Ridge was approved in November 2013 and the 2nd addition in February 2015. The development has since been fully built. Within that development stub streets were provided to access neighboring properties for future development. One of those streets is Founders Path, which stubs up to the west edge of the development abutting Holasek's property. Another stub street, Carver Path, stubs on the south edge of the development, also abutting Scooter Enterprise's property.

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW), community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres), while Eastern Carver County Schools owns the future elementary school acreage (~6). See below.



(exhibit used in 2017 Purchase Agreement)

Rivertown Heights is a residential proposal that abuts the north and east sides of the proposed community park. The Concept Plan for this residential proposal was approved in November 2021. The preliminary plat and rezoning were approved in March 2022. The final plat for the first phase (44 lots) was approved in June 2022.

Changes/Updates Since Preliminary Plan Approval

The following are changes that have occurred on the plan since Preliminary Plan:

- Outlot A Elimination; Outlot A will now be eliminated from the plan (please note it shows as Outlot A on the Final Plat and as Outlot C on the civil drawings). The purpose of this outlot was to preserve a small grove of trees and a ravine system that was believed to be regulated by the Army Corps of Engineers. It was determined that the ravine in this outlot is not under Corps authority. Additionally, staff made a site visit on May 2nd to examine the health of the trees after grading work occurred. It was concluded that the trees in this outlot are in poor condition and the small ravine was a hazard to existing and future residents. Because of these findings, staff has determined that this outlot is no longer needed, and the ravine and trees should be removed. The developer is planning to include plantings in this area to provide a buffer/screen similar to what the eastern edge of the development shows on the landscape plan. The developer will also continue to work with the homeowner at 3912 Carver Path to inform them of the changes.

Project Goals

The identified goals in creating this new neighborhood include the following:

- Providing a seamless transition of road and pedestrian connections
- Housing design and lot sizes that will complement the existing homes in and around Rivertown Heights
- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage patterns
- Preservation of trees and buffer to existing homes
- Attractive neighborhood design with curvilinear street patterns and sidewalks to support a walkable environment

Comprehensive Plan

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

CURRENT PROPOSAL

The proposal is for final plat. The 46-lot detached single-family proposal is located south of County Road 44 (Big Woods Blvd) and west & south of the Founders Ridge development on both Holasek and Scooter Enterprise's land. This new development will be an extension off Founders Path and Carver Path, but will not be part of the Founders Ridge development. The 46 lots are the second and final phase of the development. There will be 90 lots at full build-out.

Adjacent properties

The site is bound on the north by County Road 44 (Big Woods Boulevard); to the west by the future collector road ROW (Savanna Way) and land retained by the Holasek's; the south by

future community park space and the Lano property; and the east by Founders Ridge and Carlson's land.

Existing Conditions

The overall Rivertown Heights area is nearly 40-acres and located near the southeast intersection of Big Woods Boulevard and the future extension of Savanna Way, just west of the existing Founders Ridge neighborhood. The site is currently used for agricultural purposes and the existing home at 3985 Big Woods Boulevard will be retained by the land seller, and incorporated into the development.

Generally, the site has minimal tree coverage, except in the southeast portion. The wooded ravine is proposed to remain to create a natural buffer between Rivertown Heights and the existing Founders Ridge neighborhood. Tree removal will occur to extend Carver Path into the site.

A wetland investigation took place fall 2018 and Notice of Decision was received from the Board of Water and Soil Resources October 20, 2020. It was determined that there are 2 wetlands on the site. The total acreage of both is 0.24. The current plan proposes to impact both wetlands.

Land Use

The proposed plan consists of 46 new single family lots (including Holasek's existing residence and new lot) with a lot size of 65 feet wide and 140 feet deep (~0.21 acres). The homes in Founders Ridge that average out to be 75 feet wide and approximately 0.25 acres.

The parcels of land that this development encompasses are currently zoned Planned Residential Development (PRD-82).

Layout

The neighborhood will be accessed from Big Woods Boulevard via a road extension of Percheron Boulevard, as well as extensions of Founders Path and Carver Path located in the Founders Ridge neighborhood. In the future, a connection will exist with the City's construction of a north/south collector road south of Big Woods Boulevard and Savanna Way. There are two cul de sacs proposed off the internal streets of the development. Street stubs will be provided on the west to the proposed collector road, the south to the Lano property, and on the east to the Carlson property. Sidewalks will be an extension of the existing Founders Ridge neighborhood.

The edges of the development are already generally defined due to the layout of the existing road stubs and proposed community park. In sum, the layout of the lots appear to be in a formation that meets what was anticipated for this area.

Transportation/ROW/Construction Traffic

The final plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways. Specifically, Founders Path is extended to the west to provide access to the development area. Founders Path will terminate at the western edge of the development to connect into the future collector road. The extension of Percheron Boulevard will act as the main north-south thoroughfare for the development and will stub on the south side as it abuts Lano's property. The existing driveway access on Big Woods Boulevard (CR 44)

for Holasek's site will be removed and access will come from the new development off of Percheron Boulevard. Two stub streets will abut Carlson's property in this 2nd phase of the development. These stub streets will be temporary cul de sacs until the Carlson site develops.

The current plan appears to show road right-of-way widths that are consistent with the City's typical 60 foot wide ROWs as they are matching up with the stub streets of Founders Path and Carver Path. Laurel Street and Brookside Drive are showing 54 foot wide ROWs. These will need to be addressed and revised to 60 feet prior to recording of the final plat.

Construction traffic is proposed to come directly from County Road 44 at the proposed Percheron Boulevard access. The developer plans to put up signs in/near Founders Ridge so that construction traffic does not go through this development. The developer will have to continue to work with the City Engineer and Carver County on the construction routes.

Utilities

Sewer and water utilities are available.

Stormwater

Stormwater ponding is proposed as a part of this proposal; 3 ponding areas have been delineated on the overall plan. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

Minimum setbacks proposed are front setbacks of 25 feet, rear setbacks of 20 feet, side setbacks of 7.5 feet, and corner setbacks are 15 feet.

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

SETBACKS	
Direction	Setback
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
County Road 44	125 feet from centerline
Collector Road/Savanna Way	100 feet from centerline

Architecture & Anti Monotony

DR Horton will be the sole builder in this development. The proposed homes will be 1- and 2-story single family designs, which are similar to the homes DR Horton has built in Chaska in the Sagewood. They anticipate offering approximately 9 floor plans ranging in size from 1,900 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety throughout. Pricing is anticipated to start in the lower \$500,000s.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires that

homes provide LP Smartside on the front elevations, at least 4 inch window trim on all windows, and provide varied color packages on homes within one home on each side and directly across the street. In addition, 360 architecture will be required on homes/elevations on corners and/or homes/elevations that abut major roadways. This ordinance has been very successful in other newer residential developments.

The following lots were subject to 360 degree architecture per the final plat drawing of the development:

- Lots 1 & 13, Block 1
- Lots 3 & 4, Block 2
- Lot 1, Block 3
- Lots 1, 7, 15 & 16, Block 4
- Lot 1, Block 5

Trails & Sidewalks

There are no trails proposed as a part of this development application therefore trail fees will be required. The Comprehensive Plan calls out a trail along the future collector road. The trail has been installed on the east side of the collector road north of Big Woods Boulevard at 10 feet wide. The trail will travel south on the east side of the road and abut the west side of this proposed development. A public trail has also been installed on the north side of Big Woods Boulevard to the Highway 212 intersection when construction on County Road 44 was completed.

The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy.

Screening, Landscaping & Tree Preservation

Because this development abuts major roadways (Big Woods Boulevard/CR 44 and the future collector road/Savanna Way) it will be important that the homes that back up to this use have adequate screening. The berming and landscaping done on both these roads in Founders Ridge and The Harvest shall be carried through with this development. The landscape plan shows consistency on these edges for homes abutting these roads.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street.

The site area shows a couple areas of existing trees, which includes one area on the southeast side that abuts Founders Ridge. The southeasterly area will have a level of trees preserved. The ones removed are due to required stormwater ponding and the extension of Carver Path to the south. The trees that were planned in Outlot A (aka Outlot C on civil drawings) will be removed as the trees and the ravine system within that area have been deemed hazardous by staff. New trees and screening will be done in this area to replace the trees lost.

Ravines & Wooded Steep Slopes

The southeasterly area of Rivertown Heights near the boundary of Founders Ridge and Rivertown Heights there is delineated wooded steep slopes. Some of this area has already been preserved and incorporated into the Founders Ridge development. There is a small finger

area on the southeast area of Rivertown Heights plan that will be preserved and setbacks applied. The developer has provided a buffer signage plan that will line the edges of properties abutting wooded steep slope and ponding areas to further protect these buffers. It should be noted that the buffer signs need to follow the property lines abutting wooded steep slopes and their 30 foot no grade/no mow setback.

Parkland

Parkland is not proposed as a part of this development. It will be required of the developer to pay park dedication fees. There is a community park (~52 acres) planned that is adjacent to this proposed development. This neighborhood would have direct access to this park.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

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

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

Final Plat

The site is proposed to be platted into 46 single-family lots. There are a couple of outlots as well, and their dispositions are as follows:

- Outlot A: this outlot is advised to be eliminated as it contains a ravine and trees that are deemed hazardous by City staff
- Outlot B (will later be Outlot A on the final plat): stormwater ponding to be dedicated to the City of Chaska

Deadline for Agency Actions

The City of Chaska received the complete application for this request on Wednesday, May 25, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Tuesday, June 27, 2023** (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to *Saturday, August 26, 2023*. The City may with the petitioners consent extend the review period beyond the Saturday, August 26, 2023. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Rivertown Heights 2nd Addition Final Plat for 46 lots, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Final Plat (pgs 1-3), prepared by Westwood
 - b. Cover, prepared by Westwood, dated March 21, 2023
 - c. Grading Drainage and Erosion Control Plans – Overall, prepared by Westwood, dated March 21, 2023

- d. Grading Drainage and Erosion Control Plans (pgs 3-6), prepared by Westwood, dated March 21, 2023
 - e. Street Profiles (pgs 7-8), prepared by Westwood, dated March 21, 2023
 - f. Details (pgs 9-10), prepared by Westwood, dated March 21, 2023
 - g. Typical Street Sections Pond Overflow Details, prepared by Westwood, dated March 21, 2023
 - h. Tree Preservation Plan – Overall, prepared by Westwood, dated March 21, 2023
 - i. Tree Preservation Plan (pgs 12-16), prepared by Westwood, dated March 21, 2023
 - j. Seeding Plan, prepared by Westwood, dated March 21, 2023
 - k. Topsoil Management Plan, prepared by Westwood, dated March 21, 2023
 - l. Cover, prepared by Westwood, dated March 21, 2023
 - m. Overall, prepared by Westwood, dated March 21, 2023
 - n. Sanitary Sewer and Watermain Construction Plans (pgs 3-7), prepared by Westwood, dated March 21, 2023
 - o. Street and Storm Sewer Construction Plans (pgs 8-11), prepared by Westwood, dated March 21, 2023
 - p. Storm Sewer Construction Plans (pgs 12-13), prepared by Westwood, dated March 21, 2023
 - q. Details (pgs 14-19), prepared by Westwood, dated March 21, 2023
 - r. Intersection Details (pgs 20-21), prepared by Westwood, dated March 21, 2023
 - s. Cover, prepared by Westwood, dated March 22, 2023
 - t. Overall Landscape Plan, prepared by Westwood, dated March 22, 2023
 - u. Landscape Plan (pgs 3-6), prepared by Westwood, dated March 22, 2023
 - v. Landscape Notes & Details, prepared by Westwood, dated March 22, 2023
 - w. Buffer Sign Plan, prepared by Westwood, dated April 28, 2023
2. Adherence with the Carver County Public Works Memo, dated November 4, 2021.
 3. Adherence with the City Engineers Memo dated May 9, 2023.
 4. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 5. Provision of a buffer sign plan that follows the lot lines and/or 30 foot no grade/no mow setback line abutting wooded steep slopes, whichever is greater, and to be approved prior to recording of the final plat.
 6. Adherence to the City's Boulevard Tree Policy and local street section design, including 60 foot right-of-ways, and to be addressed and revised where applicable prior to recording of the final plat.
 7. Provision to eliminate Outlot A on the final plat and to be revised prior to recording of the final plat.
 8. Provision of a revised landscape plan incorporating screening and plantings in the former Outlot A area and to be addressed prior to recording of the final plat.
 9. Provision that boulevard trees are placed between the sidewalk and street.
 10. Provision of sidewalks on both sides of all local streets up to the bulb of cul de sacs.
 11. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side(house/garage): 7.5 feet
 - d. Side (corner): 15 feet
 12. Adherence to the 125 foot centerline building setback from County Road 44.
 13. Adherence to the 100 foot centerline building setback from the future collector road (Savanna Way).
 14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 15. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).

16. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
17. Provision of a storm water management plan meeting City and Carver County WMO standards.
18. No direct vehicular access onto County Road 44 or the future collector road/Savanna Way.
19. Provision that 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the final plat of Rivertown Heights 2nd Addition:
 - a. Lots 1 & 13, Block 1
 - b. Lots 3 & 4, Block 2
 - c. Lot 1, Block 3
 - d. Lots 1, 7, 15 & 16, Block 4
 - e. Lot 1, Block 5



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: May 9, 2023
Subject: Rivertown Heights 2nd Addition Final Plat

Rivertown Heights is nearly 40-acres and located near the southeast intersection of Big Woods Boulevard and the future extension of Savanna Way, just west of the existing Founders Ridge neighborhood. Rivertown Heights 1st Addition is currently under construction and this 2nd Addition received preliminary plat approval with the 1st Addition in early 2022. The Engineering comments/conditions regarding the proposed final plat are as follows:

- 1) Trunk sewer extensions proposed from Dakota Ridge and trunk watermain extension needs to be coordinated with the City's comprehensive sewer plan and coordinated with the utility department.
- 2) The design of the future city park property will need to be accommodated with the overall grading and drainage plan.
- 3) The proposed Brookside Drive street requires temporary turnarounds for emergency services.
- 4) The storm water plan will need to meet City and CCWMO requirements for run-off rates, volume control, and erosion.
- 5) Wetlands that are proposed to be impacted receive state and local agency approval.

RIVERTOWN HEIGHTS 2ND ADDITION

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That D.R. Horton, Inc. - Minnesota, a Delaware corporation, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

Outlot C, RIVERTOWN HEIGHTS, according to the recorded plat thereof, Carver County, Minnesota

Has caused the same to be surveyed and platted as **RIVERTOWN HEIGHTS 2ND ADDITION** and does hereby donate and dedicate to the public for public use forever the public ways, including trails therein, and also dedicates the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said D.R. Horton, Inc. - Minnesota, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

D.R. HORTON, INC. - MINNESOTA

By _____

Its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____ of D.R. Horton, Inc. - Minnesota, a Delaware corporation, on behalf of the corporation.

(Signature)

(Name Printed)

Notary Public, _____ County, _____

My Commission Expires _____

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

Dated this _____ day of _____, 20____.

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me on _____ by Chris Ambourn, Licensed
Land Surveyor, Minnesota License No. 43055.

(Signature)

(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

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

City Council, City of Victoria, Minnesota

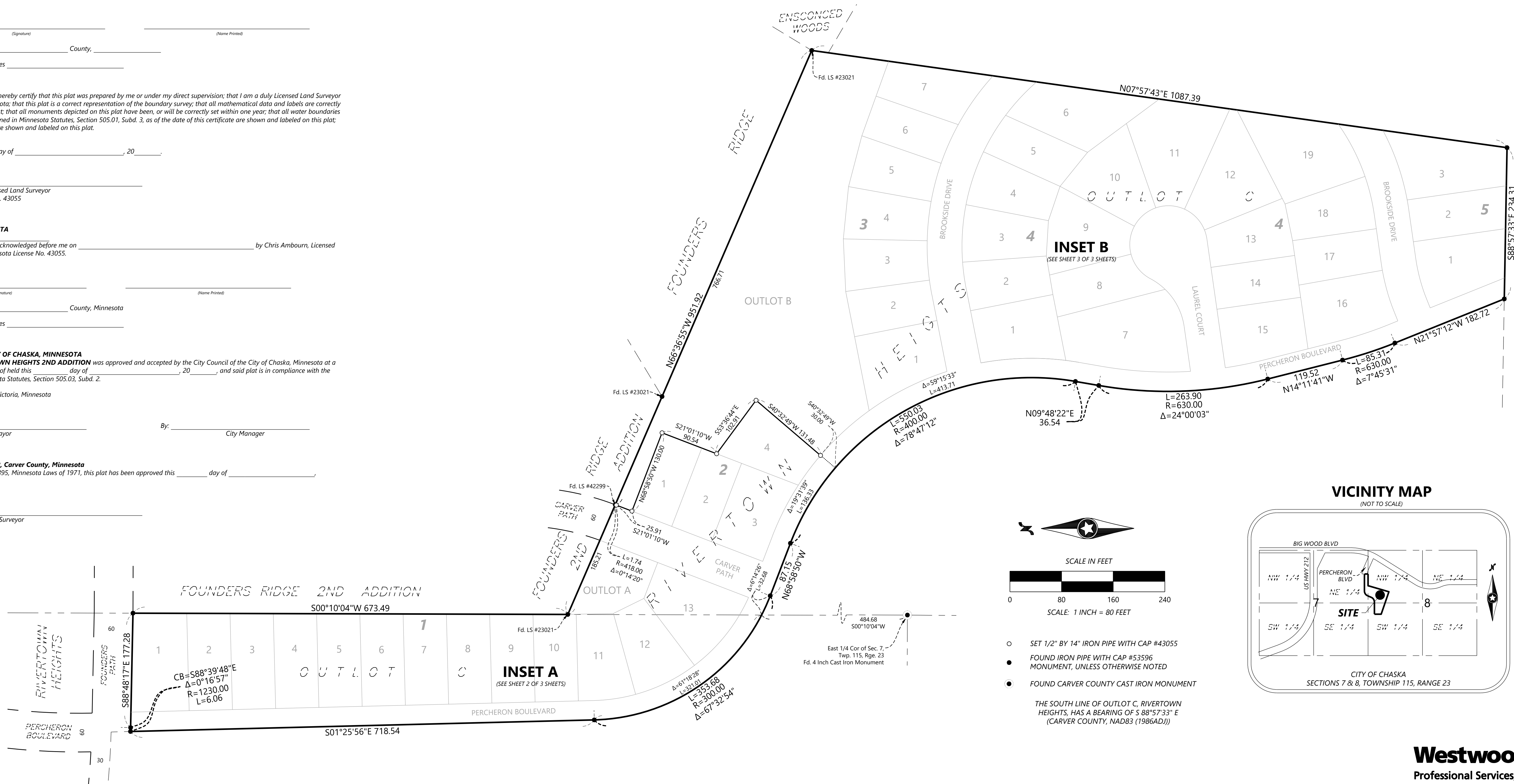
By: _____
Mayor

By: _____
City Manager

COUNTY SURVEYOR, Carver County, Minnesota

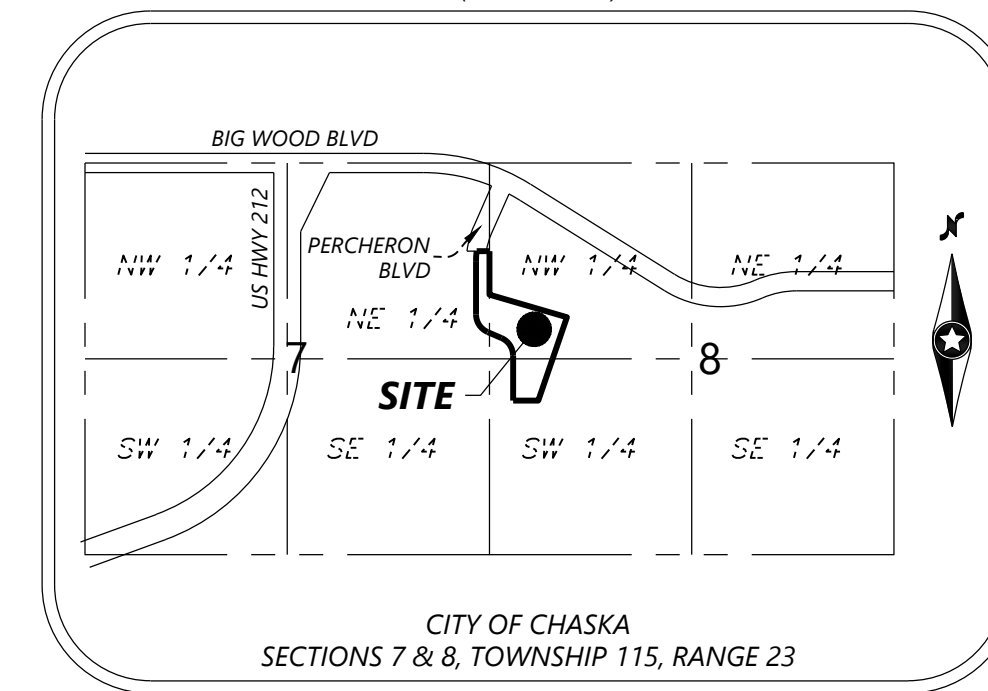
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____
20_____.

Brian Praske, County Surveyor



VICINITY MAP

(NOT TO SCALE)



CITY OF CHASKA
SECTIONS 7 & 8, TOWNSHIP 115, RANGE 23

- SET 1/2" BY 14" IRON PIPE WITH CAP #43055
- FOUND IRON PIPE WITH CAP #53596
MONUMENT, UNLESS OTHERWISE NOTED
- FOUND CARVER COUNTY CAST IRON MONUMENT

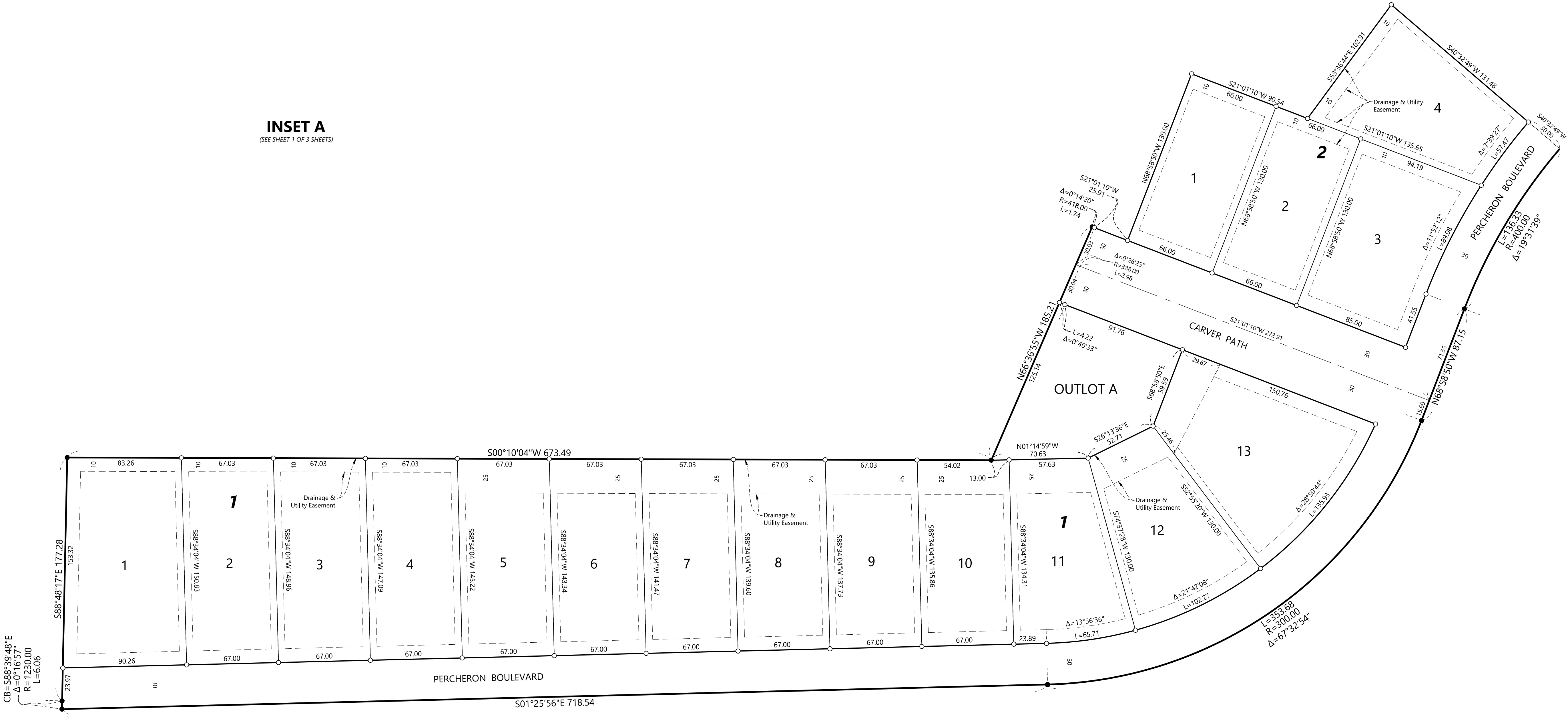
THE SOUTH LINE OF OUTLOT C, RIVERTOWN
HEIGHTS, HAS A BEARING OF S 88°57'33" E
(CARVER COUNTY, NAD83 (1986ADJ))

Westwood
Professional Services, Inc.

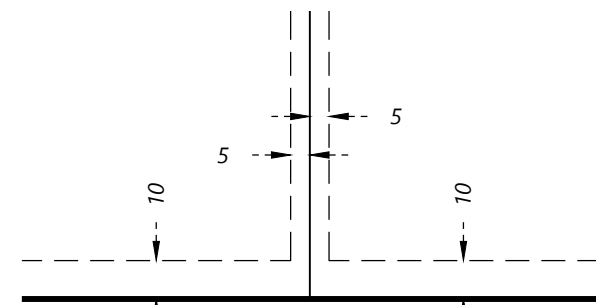
RIVERTOWN HEIGHTS 2ND ADDITION

PLAT FILE NO.
C.R. DOC. NO.

INSET A
(SEE SHEET 1 OF 3 SHEETS)

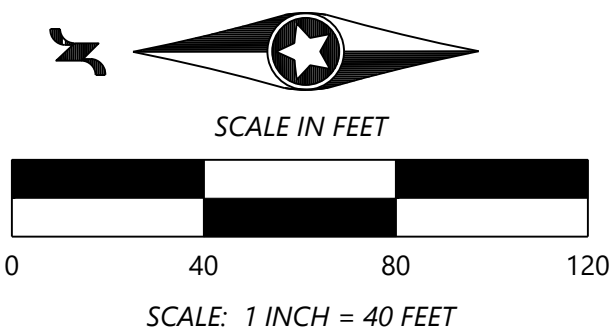


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- SET 1/2" BY 14" IRON PIPE WITH CAP #43055
- FOUND IRON PIPE WITH CAP #53596
- MONUMENT, UNLESS OTHERWISE NOTED

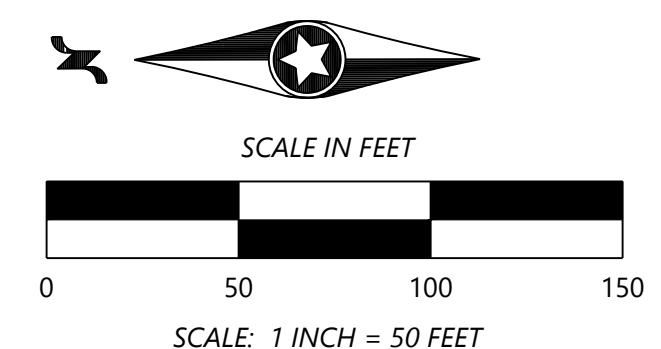
THE SOUTH LINE OF OUTLOT C, RIVERTOWN HEIGHTS, HAS A BEARING OF S 88°57'33" E (CARVER COUNTY, NAD83 (1986ADJ))



PLAT FILE NO.
C.R. DOC. NO.

Diagram illustrating a vertical curve with a 10% grade, a 5% grade, and a 5% grade. The curve is labeled (NOT TO SCALE).

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED,
AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND
ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT



Westwood
Professional Services, Inc.

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CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE, EROSION CONTROL, AND TREE PRESERVATION PLANS

FOR

RIVERTOWN HEIGHTS CHASKA, MN

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100

LAKEVILLE, MINNESOTA 55044

CONTACT: MIKE SUEL

PHONE: 952-985-7823

EMAIL: MSUEL@DRHORTON.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0027067.00

CONTACT: JOHN H. BENDER



Vicinity Map
(NOT TO SCALE)

CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Passolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES

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3	GRADING, DRAINAGE, AND EROSION CONTROL PLANS
4	GRADING, DRAINAGE, AND EROSION CONTROL PLANS
5	GRADING, DRAINAGE, AND EROSION CONTROL PLANS
6	GRADING, DRAINAGE, AND EROSION CONTROL PLANS
7	STREET PROFILES
8	STREET PROFILES
9	DETAILS
10	DETAILS
10A	TYPICAL STREET SECTIONS POND OVERFLOW DETAILS
11	TREE PRESERVATION PLAN - OVERALL
12	TREE PRESERVATION PLAN
13	TREE PRESERVATION PLAN
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8	09/19/22	CITY COMMENTS	1-6
9	11/15/22	REVISED PHASE 2 GRADING	5-8
10	12/16/22	RECORD PLAN	ALL
11	03/21/23	REVISED PER 2ND ADD PLAT	5,6
	-	-	
	-	-	
	-	-	
	-	-	

CONSTRUCTION PLANS

FOR

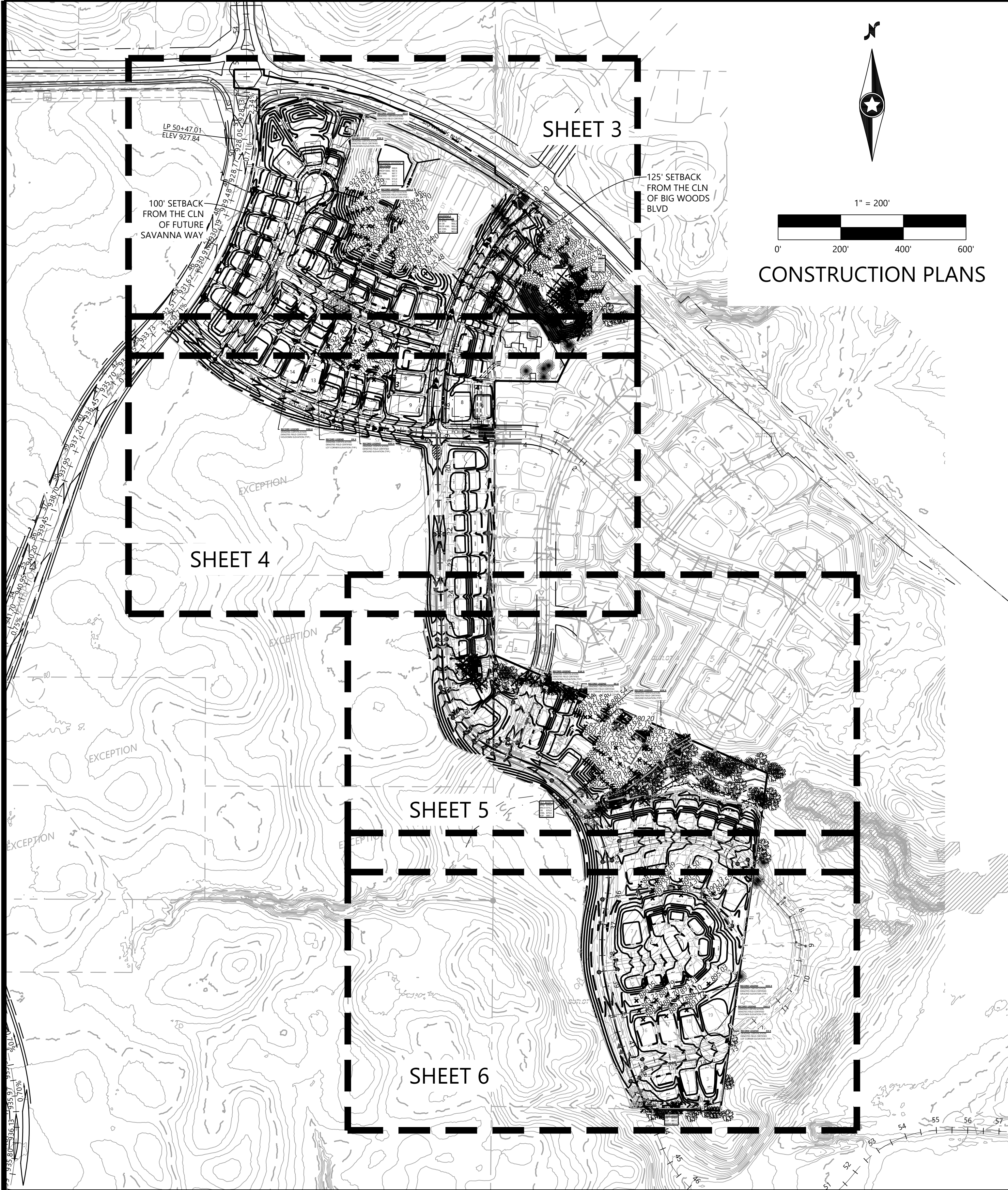
GRADING, DRAINAGE, EROSION CONTROL, AND TREE
PRESERVATION PLANS

FOR

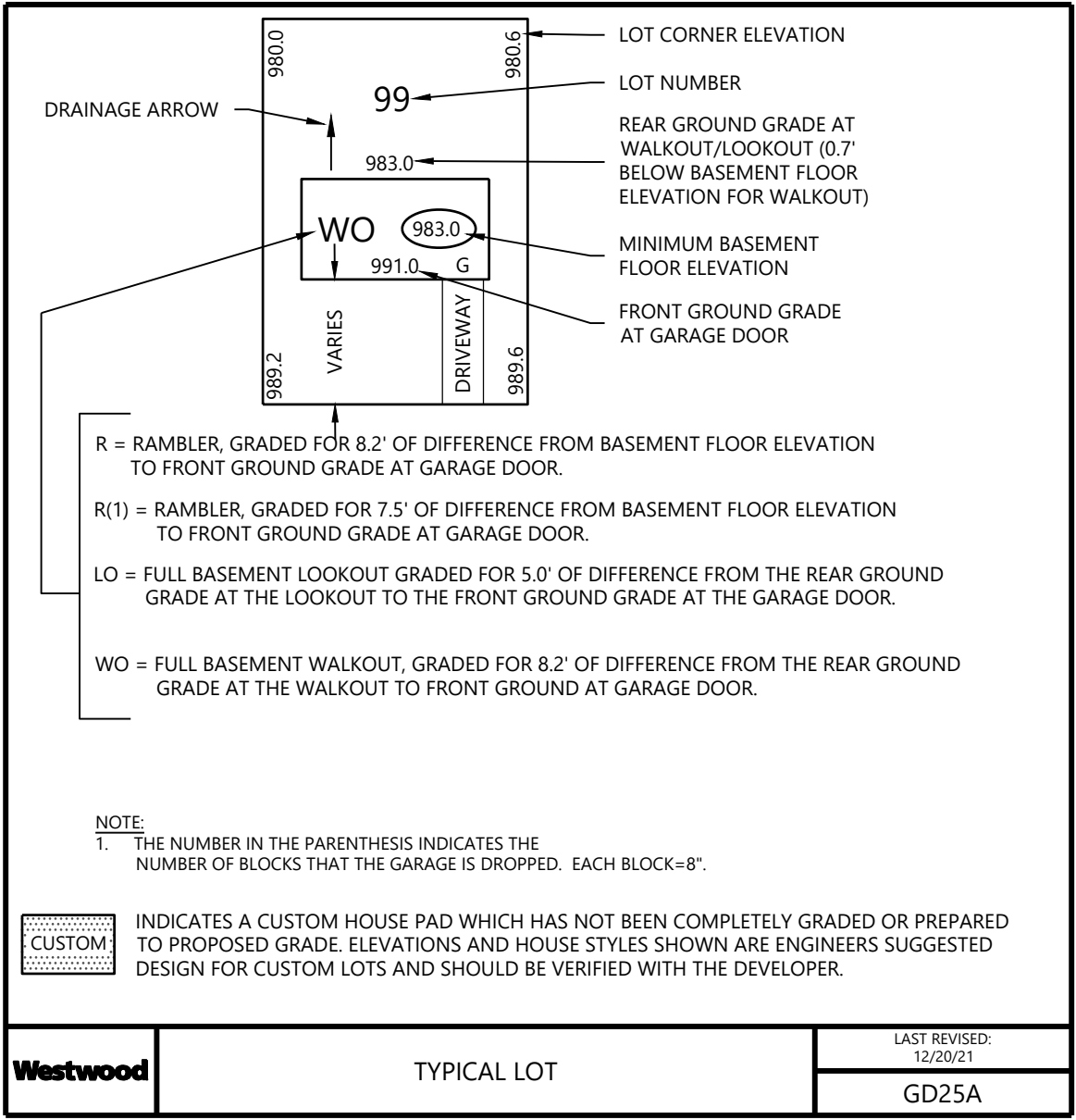
RIVERTOWN HEIGHTS
CHASKA, MN

INITIAL SUBMITTAL DATE: 04/29/22 SHEET: 1 OF 18

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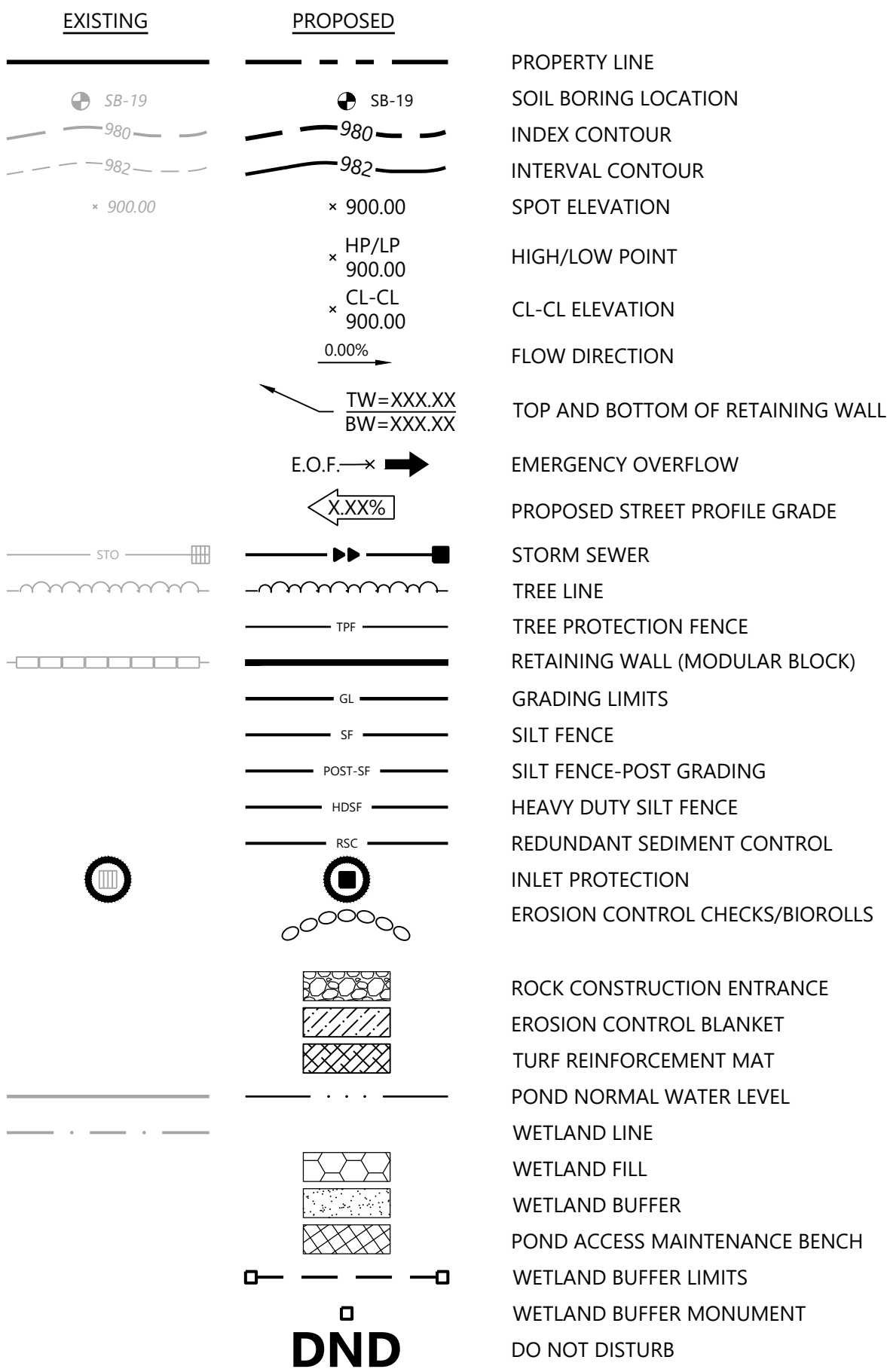
CONSTRUCTION PLANS



EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

GRADING & EROSION CONTROL LEGEND



GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- THE CONTRACTOR IS TO CONTACT GOPHER STATE "ONE CALL" FOR UTILITY LOCATIONS AT 651-454-0002.
- THE GRADING CONTRACTOR MUST BE AWARE OF ALL EXISTING AND PROPOSED UTILITIES.
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK/
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- BASIN MAINTENANCE ACCESS PATH SHALL BE CONSTRUCTED WITH SUITABLE SOIL AND BE CAPABLE OF SUPPORTING VEHICLE TRAFFIC.

CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Passolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 04/29/22
REVISIONS:
09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
09/19/22 CITY COMMENTS
11/15/22 REVISED PHASE 2 GRADING
12/16/22 RECORD PLAN
03/21/23 REVISED PER 2ND ADD PLAT

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

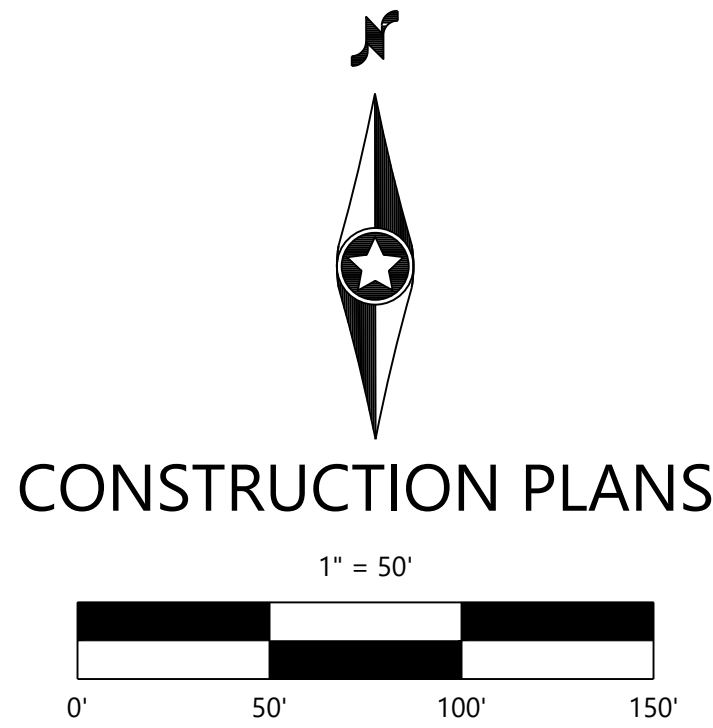
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**GRADING, DRAINAGE,
AND EROSION CONTROL
PLANS - OVERALL**

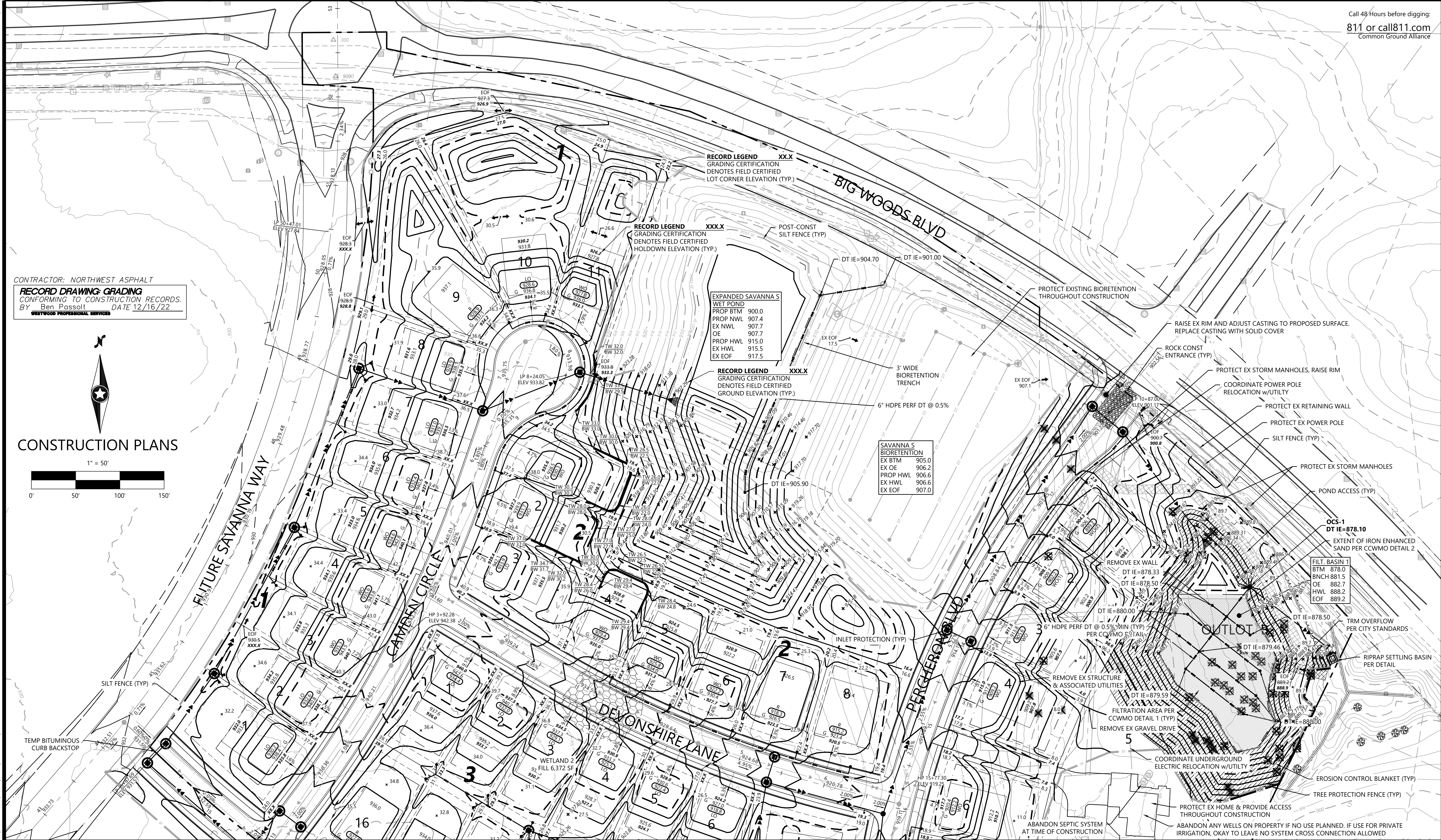
PROJECT NUMBER: 0027067.00

SHEET NUMBER:
2 OF **18**
DATE: 03/21/23

CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Passolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES



N:\0027067.00\DWG\CIVIL\GRADING\00270675-GDF01.DWG



DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:
09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
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12/16/22 RECORD PLAN
03/21/23 REVISED PER 2ND ADD PLAT

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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**GRADING, DRAINAGE,
AND EROSION CONTROL
PLANS**

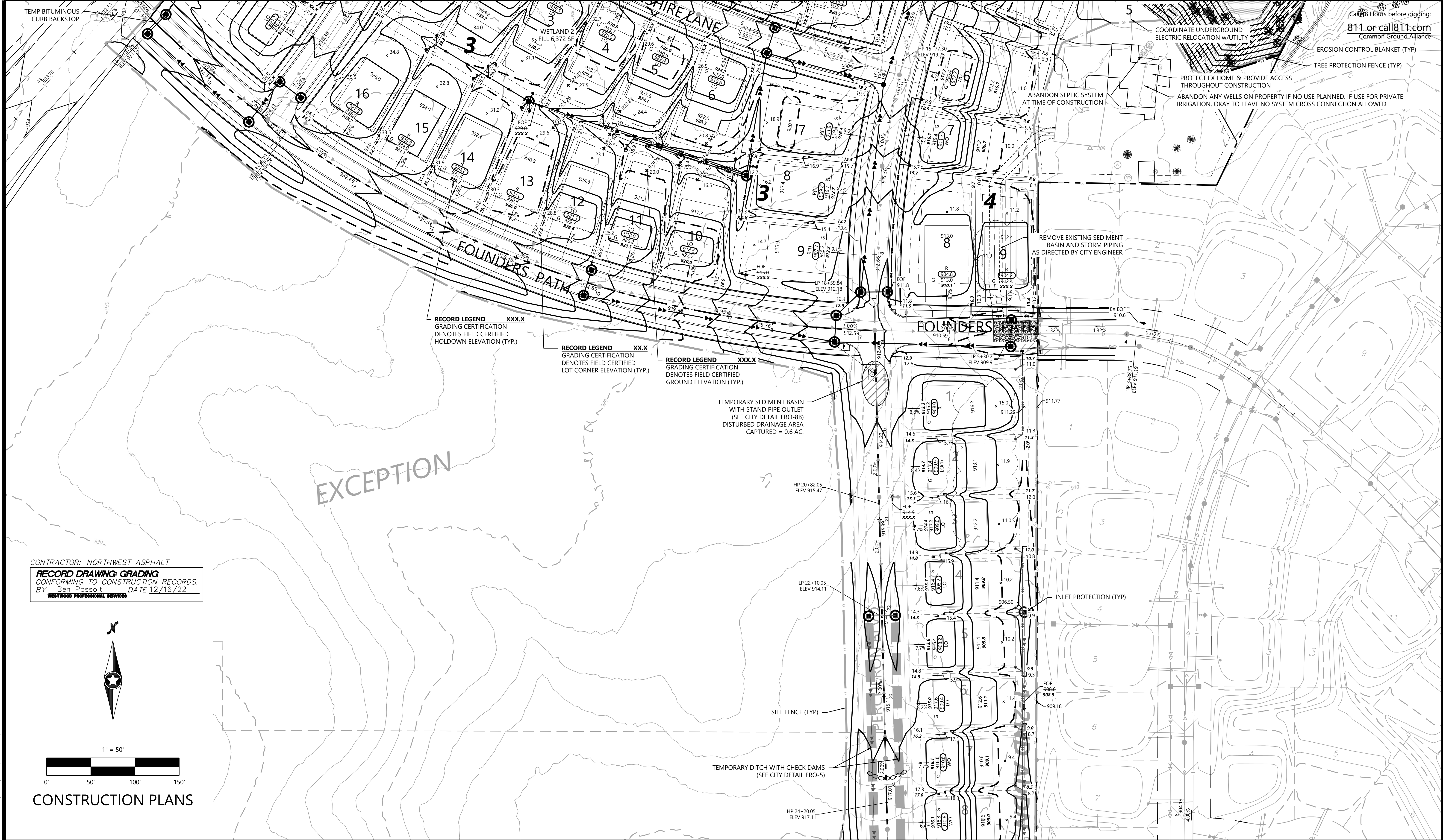
PROJECT NUMBER: 0027067.00

SHEET NUMBER:

3 OF **18**

DATE: 03/21/23

RIVERTOWN HEIGHTS



DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

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20860 KENBRIDGE COURT, SUITE 100	LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER	
DATE: 03/21/23	LICENSE NO. 43358

Westwood

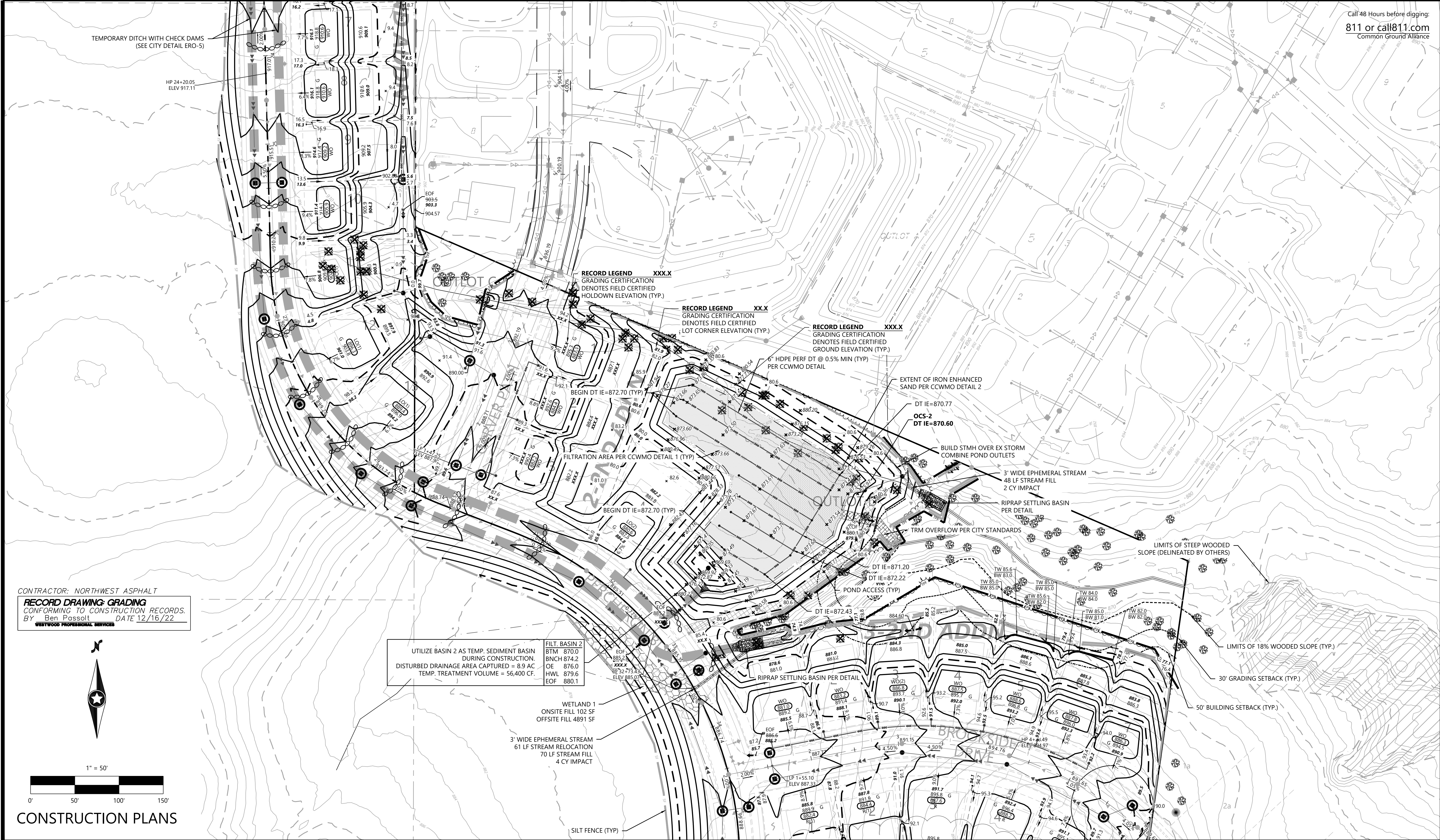
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com

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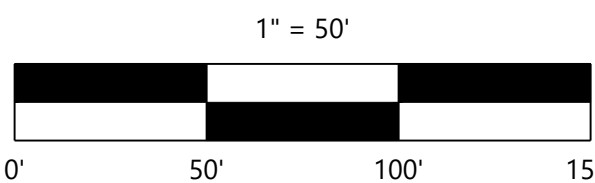
RIVERTOWN HEIGHTS

CHASKA, MN

GRADING, DRAINAGE, AND EROSION CONTROL PLANS	SHEET NUMBER: 4 OF 18
PROJECT NUMBER: 0027067.00	DATE: 03/21/23



CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Possolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES



CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	04/29/22
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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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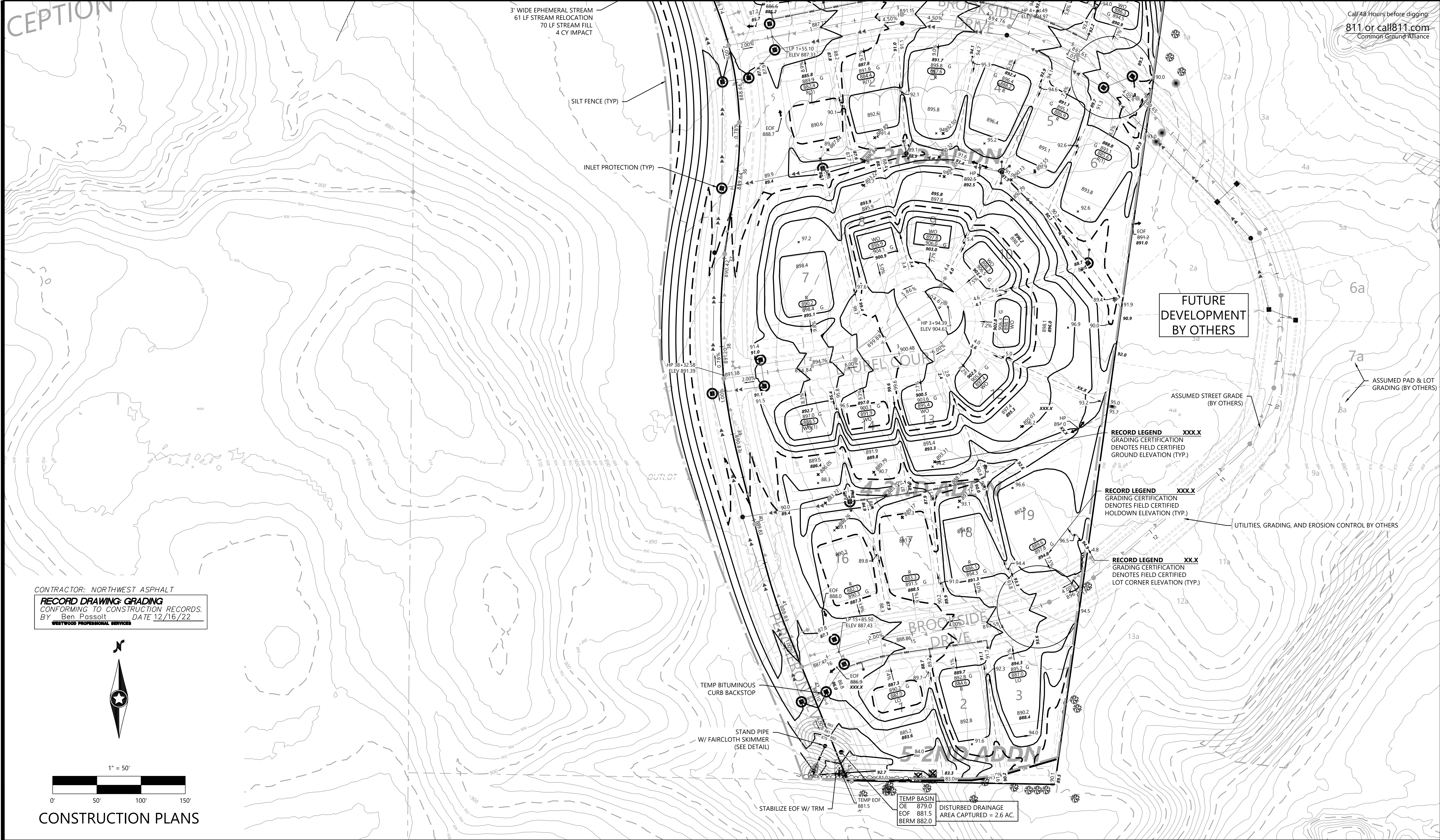
JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

**GRADING, DRAINAGE,
AND EROSION CONTROL
PLANS**
PROJECT NUMBER: 0027067.00

SHEET NUMBER:
5 OF **18**
DATE: 03/21/23



DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	04/29/22
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20860 KENBRIDGE COURT, SUITE 100	LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER	
DATE: 03/21/23	LICENSE NO. 43358

RIVERTOWN HEIGHTS	CHASKA, MN
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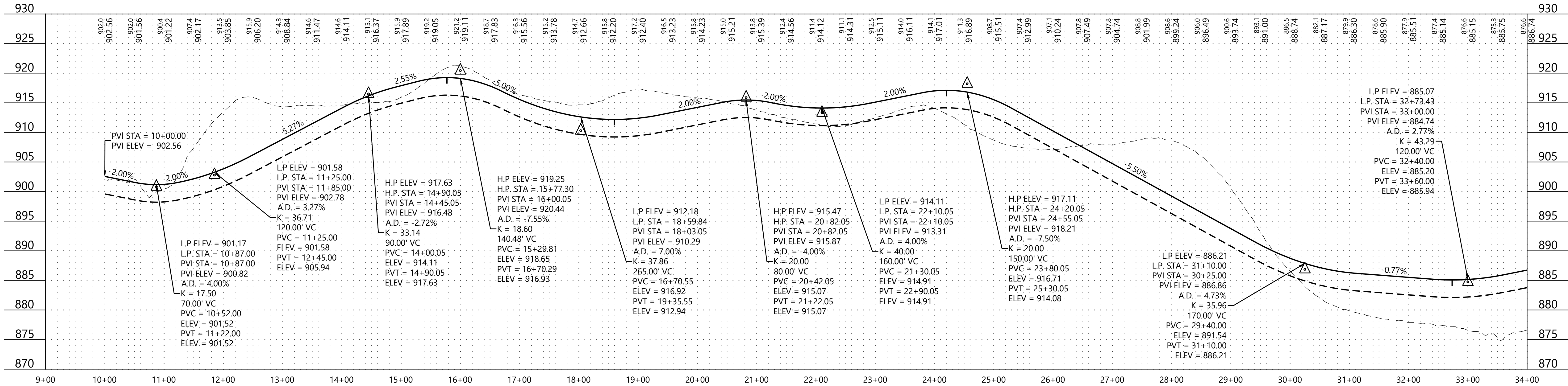
Westwood	
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Fax (952) 937-5822	Minnetonka, MN 55343
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GRADING, DRAINAGE, AND EROSION CONTROL PLANS	
PROJECT NUMBER: 0027067.00	

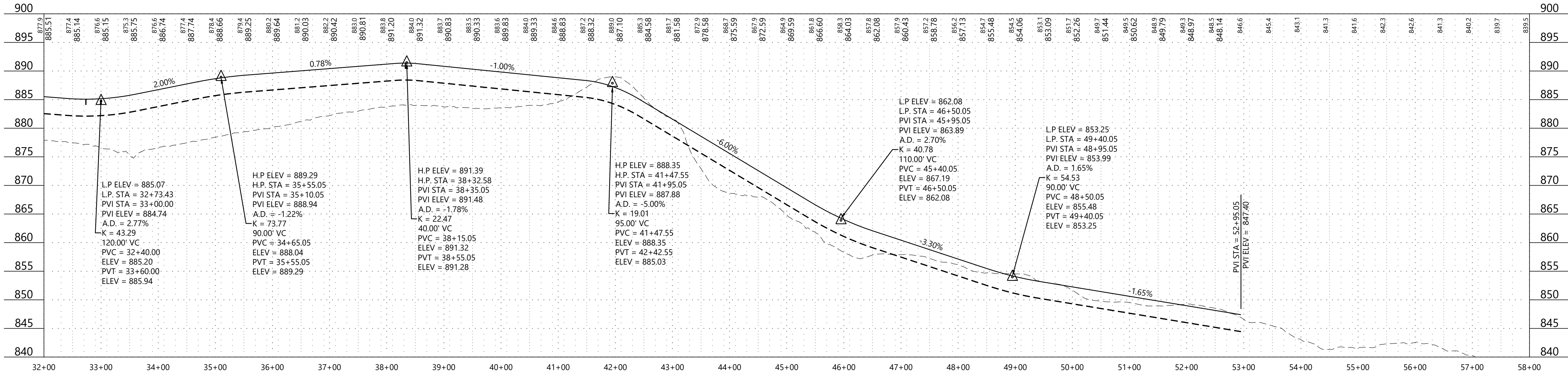
SHEET NUMBER:	6 OF 18
DATE:	03/21/23

Street 1 - Percheron Blvd

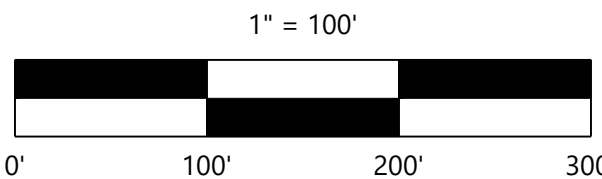
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



Street 1 - Percheron Blvd



CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Passolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/29/22
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PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER:

7

OF

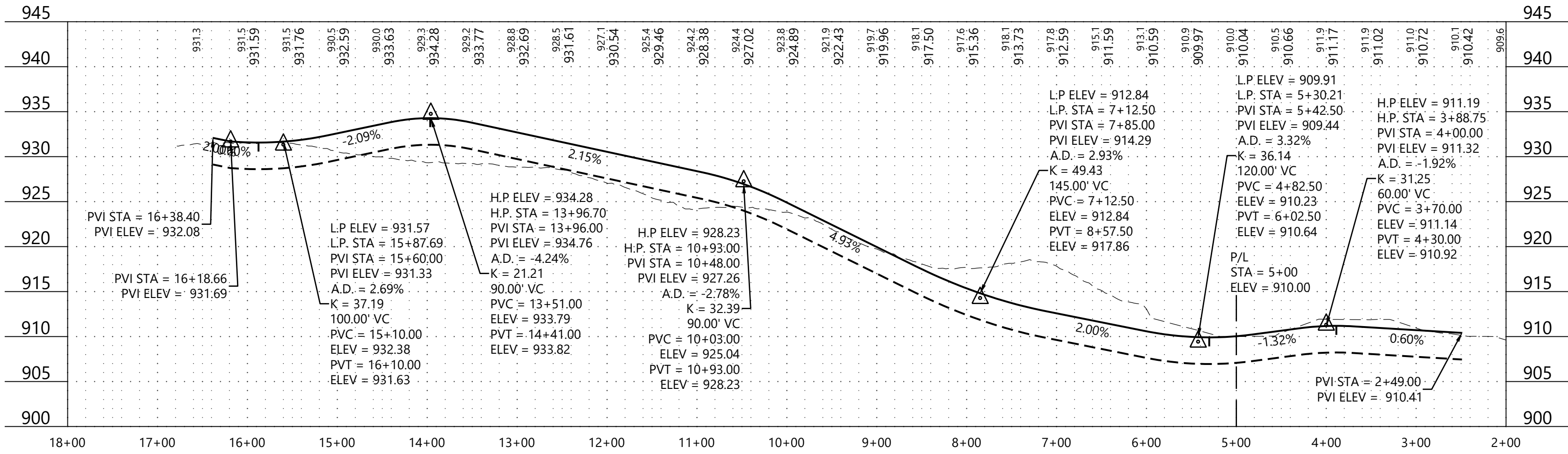
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STREET PROFILES

PROJECT NUMBER: 0027067.00

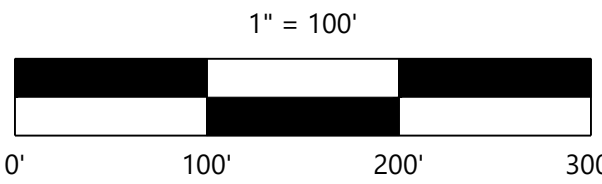
DATE: 03/21/23

Street 2 - Founders Path



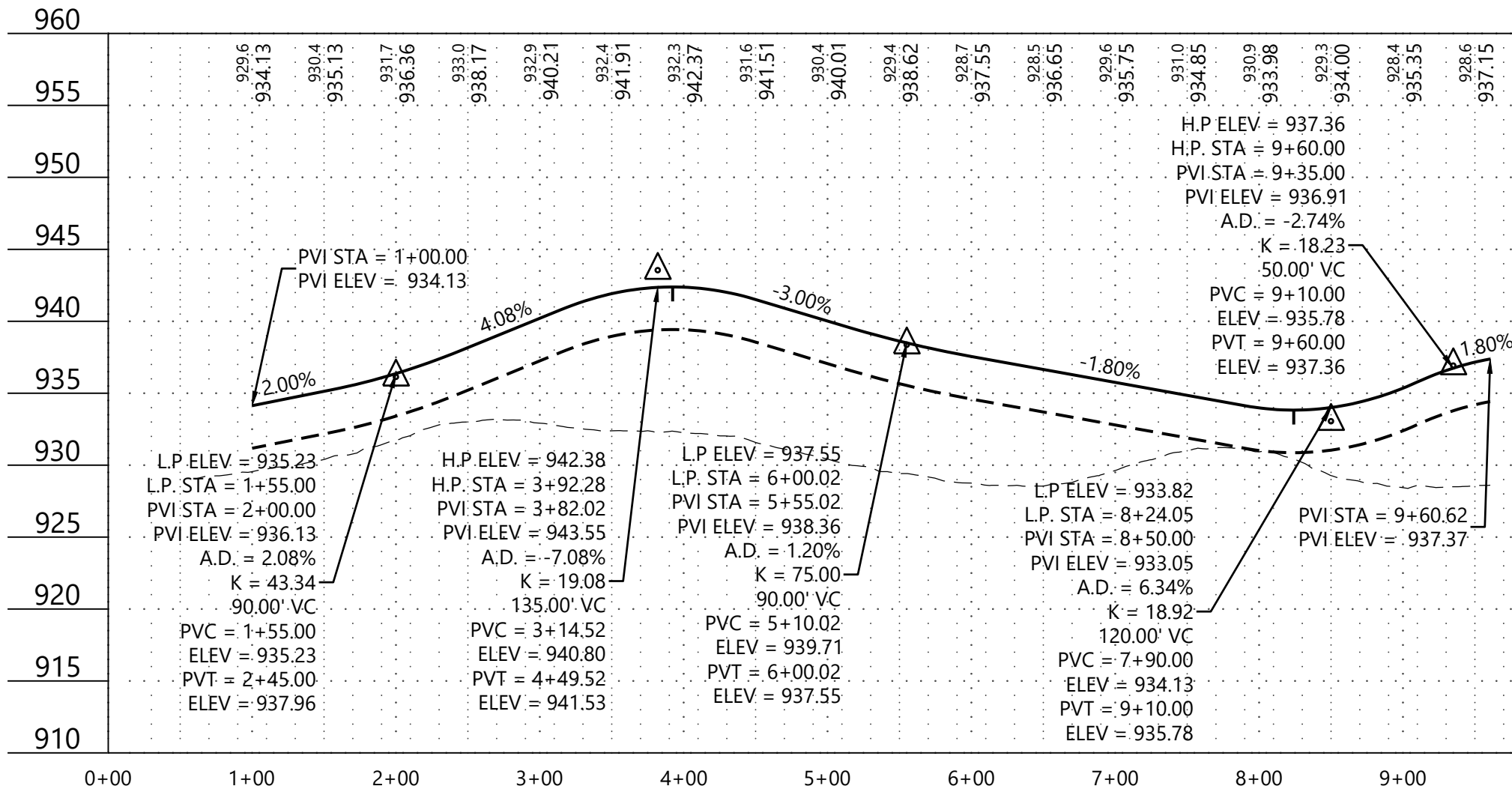
Call 48 Hours before digging:
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CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Possolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES

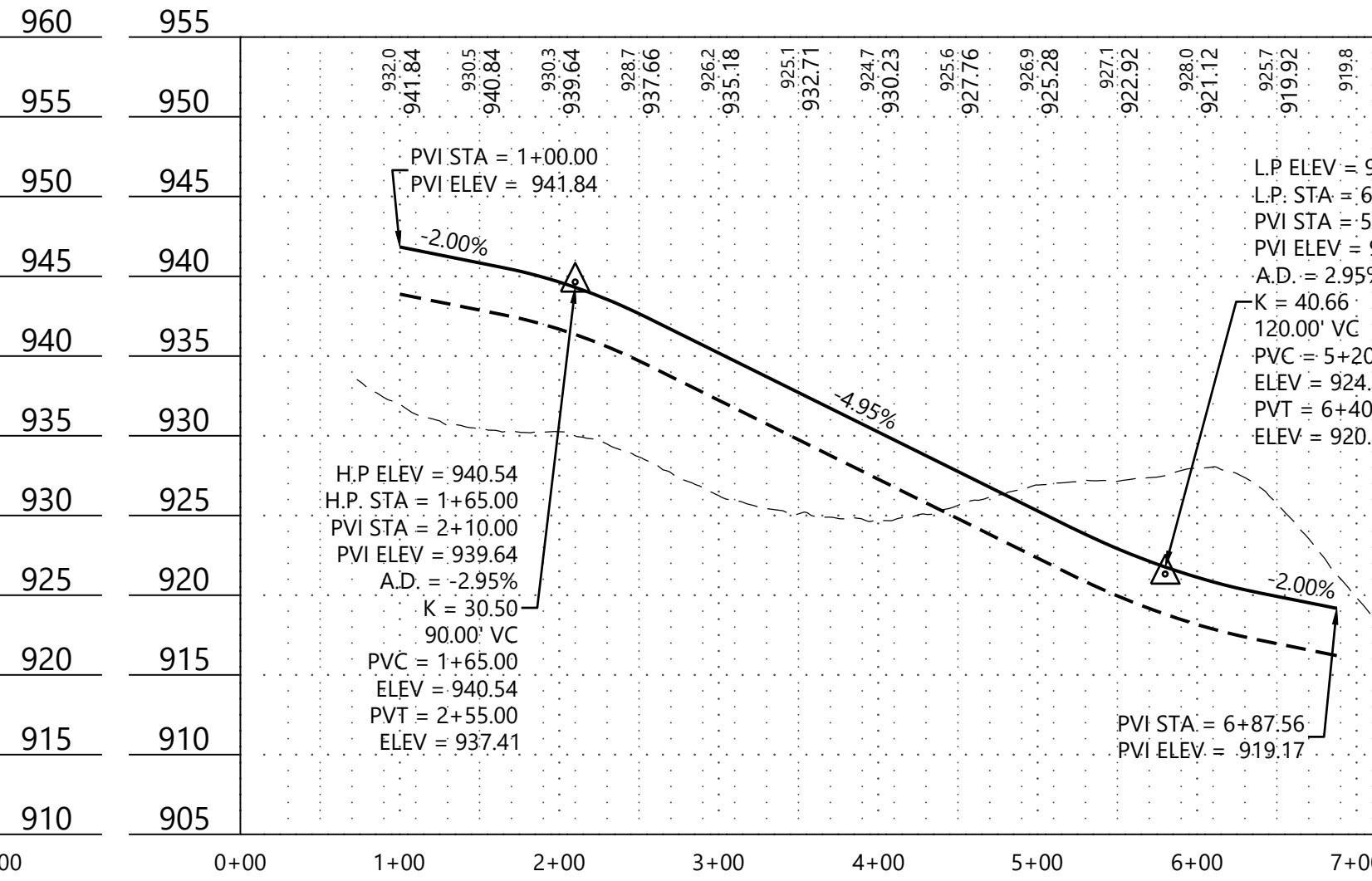


CONSTRUCTION PLANS

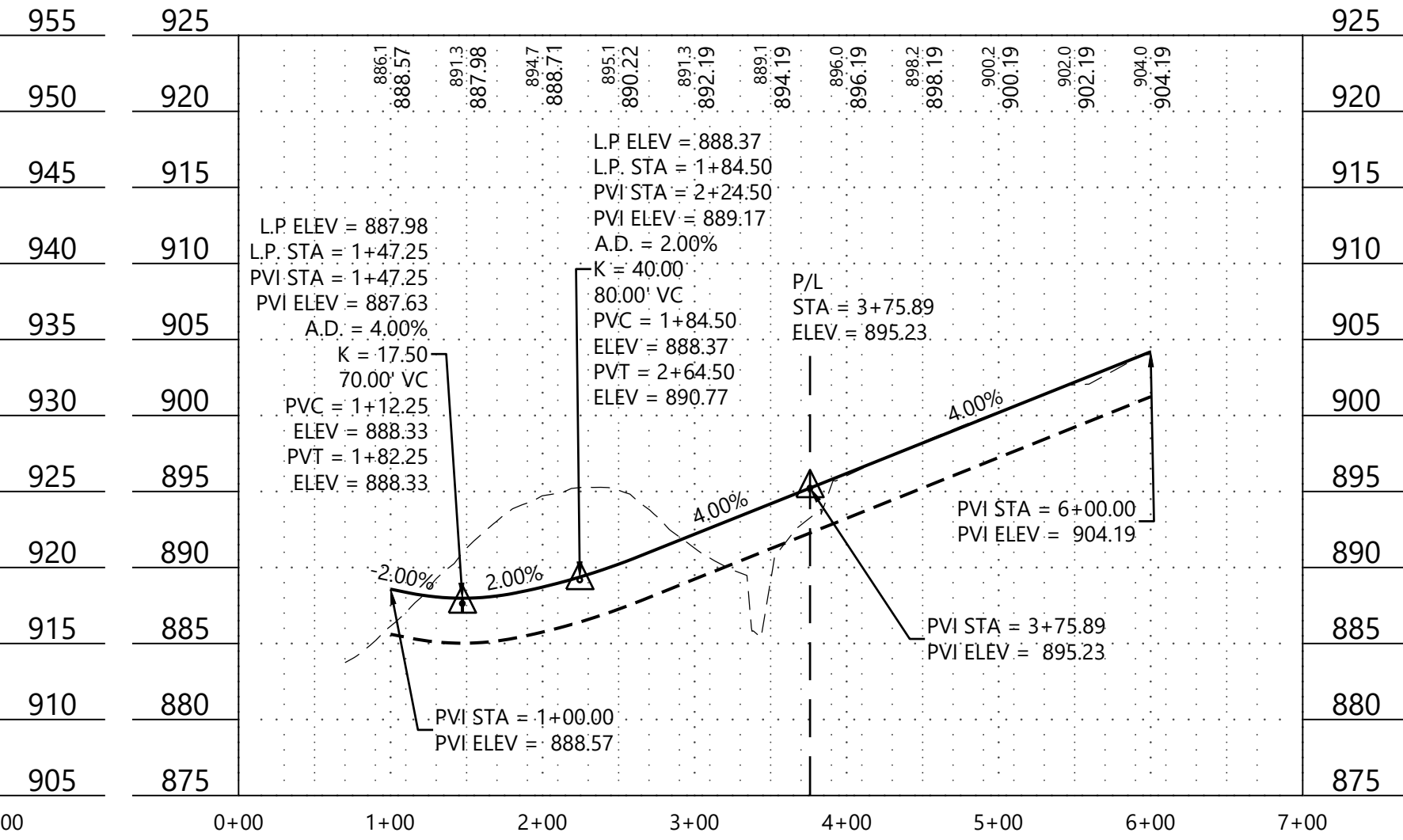
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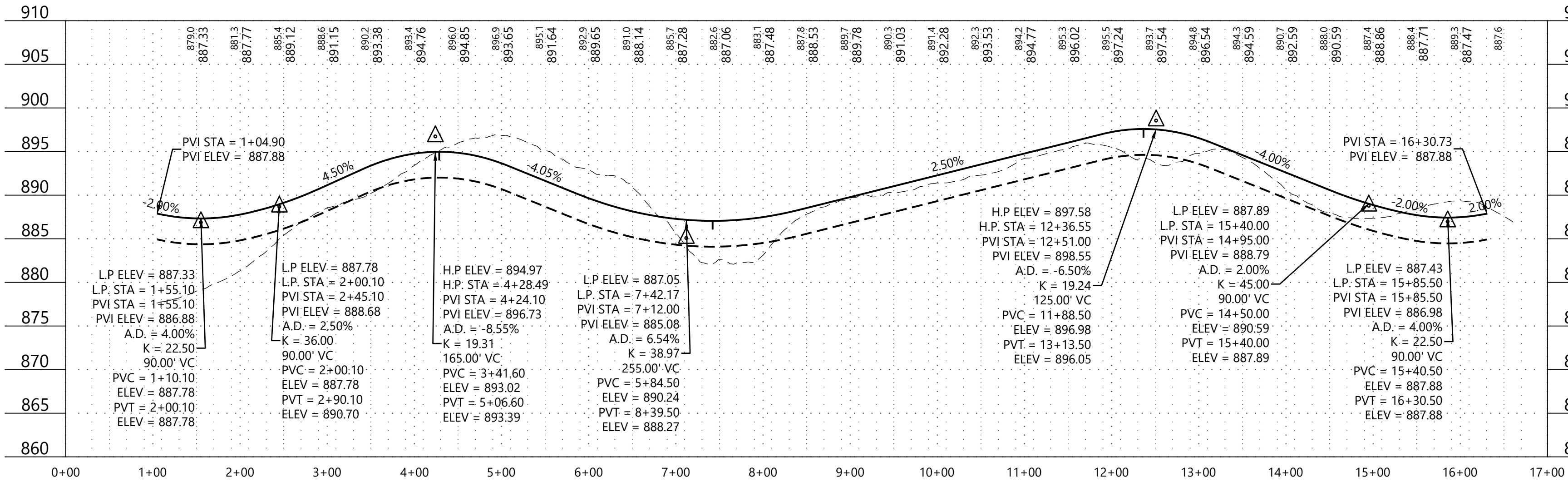
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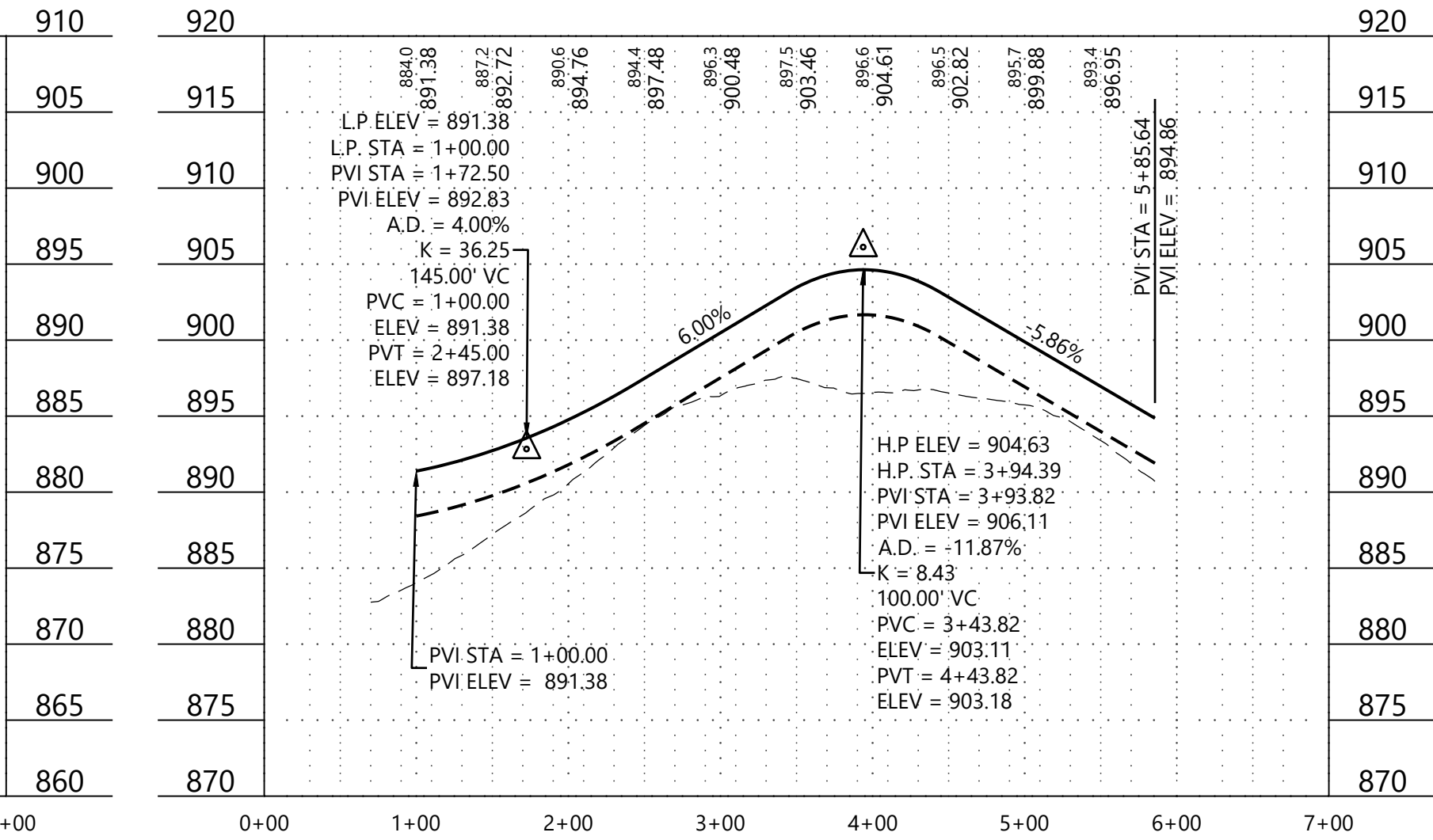
Street 6 - Carver Path



Street 7 - Brookside Drive



Street 8 - Laurel Court



RIVERTOWN HEIGHTS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/29/22
REVISIONS:
09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
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11/15/22 REVISED PHASE 2 GRADING
12/16/22 RECORD PLAN
03/21/23 REVISED PER 2ND ADD PLAT

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS
CHASKA, MN

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Fax (952) 937-5822 Minneapolis, MN 55433
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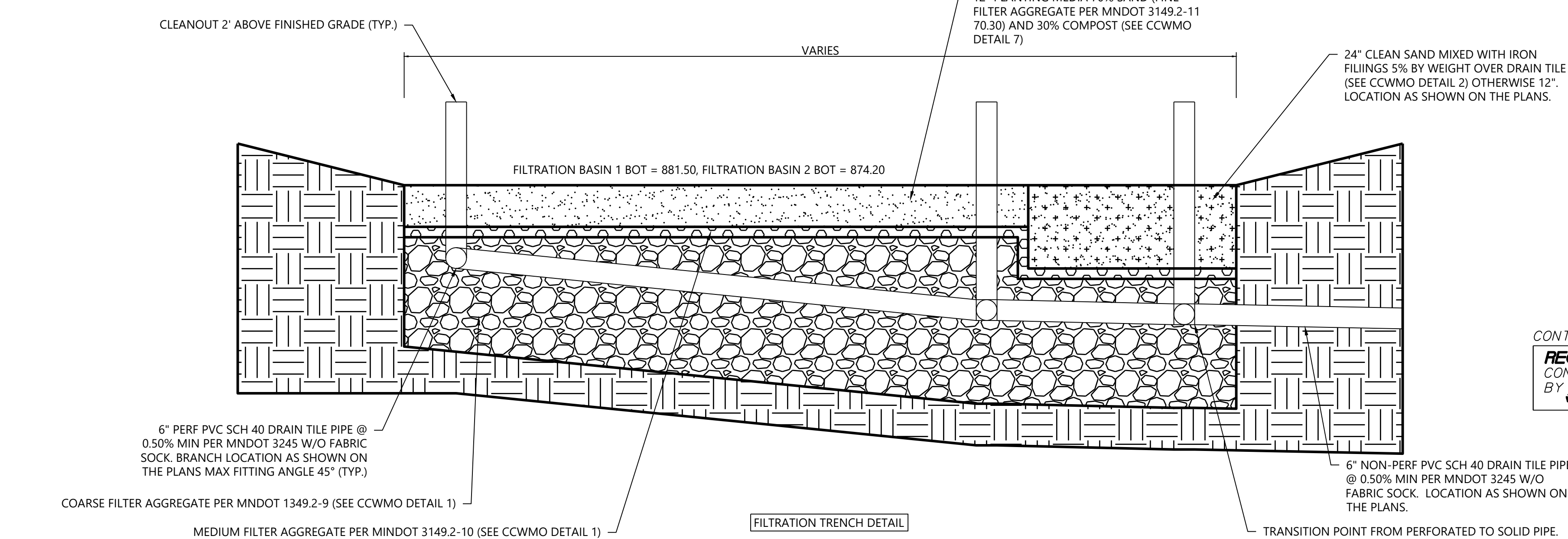
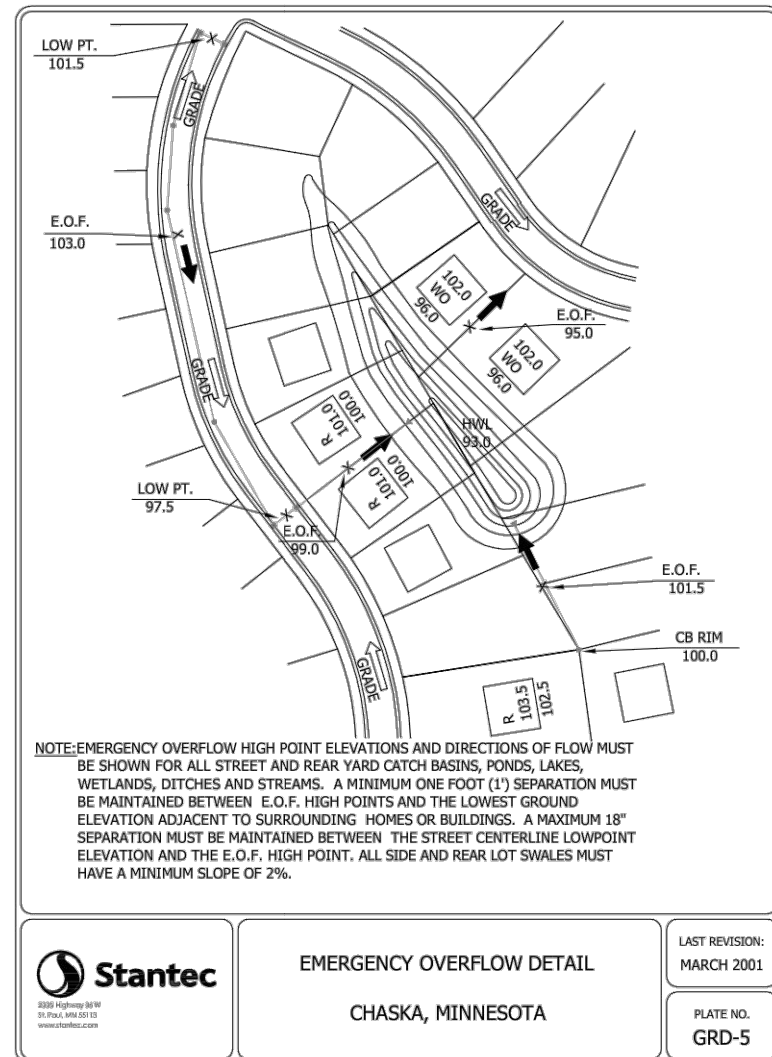
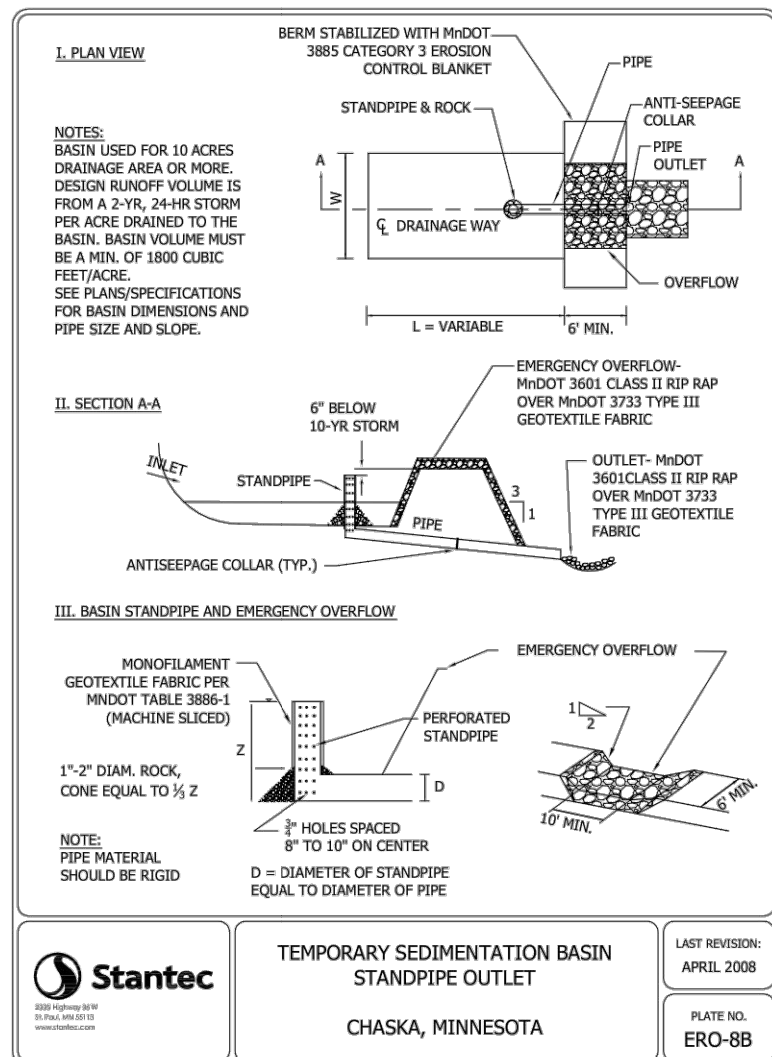
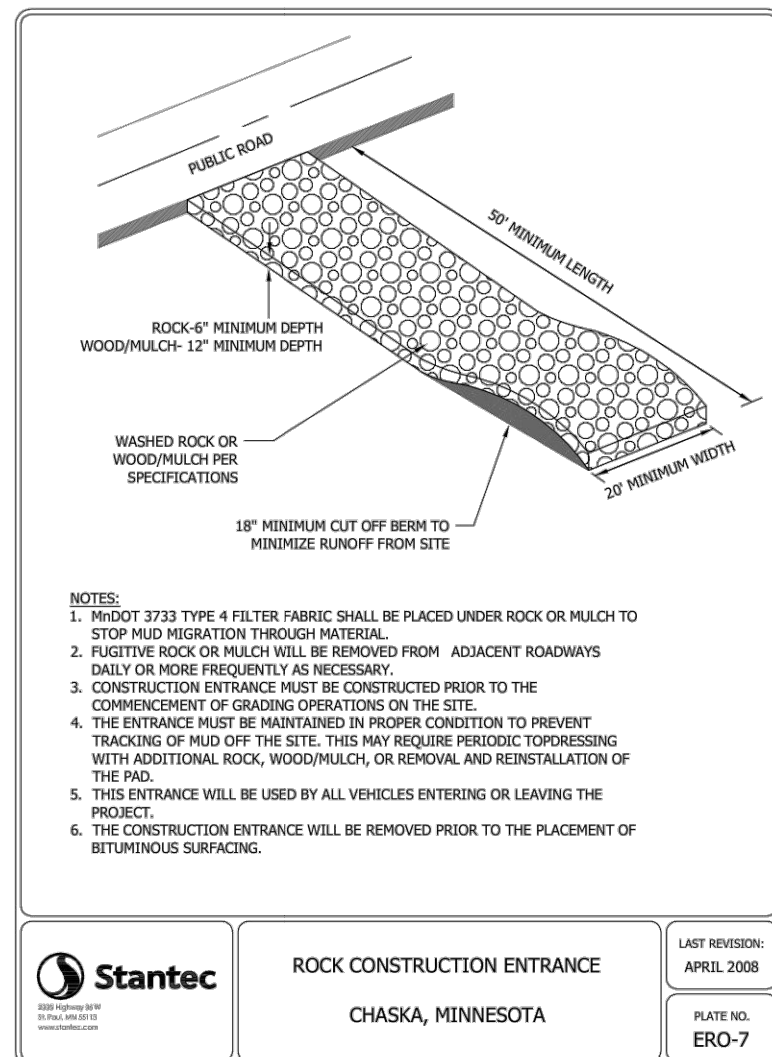
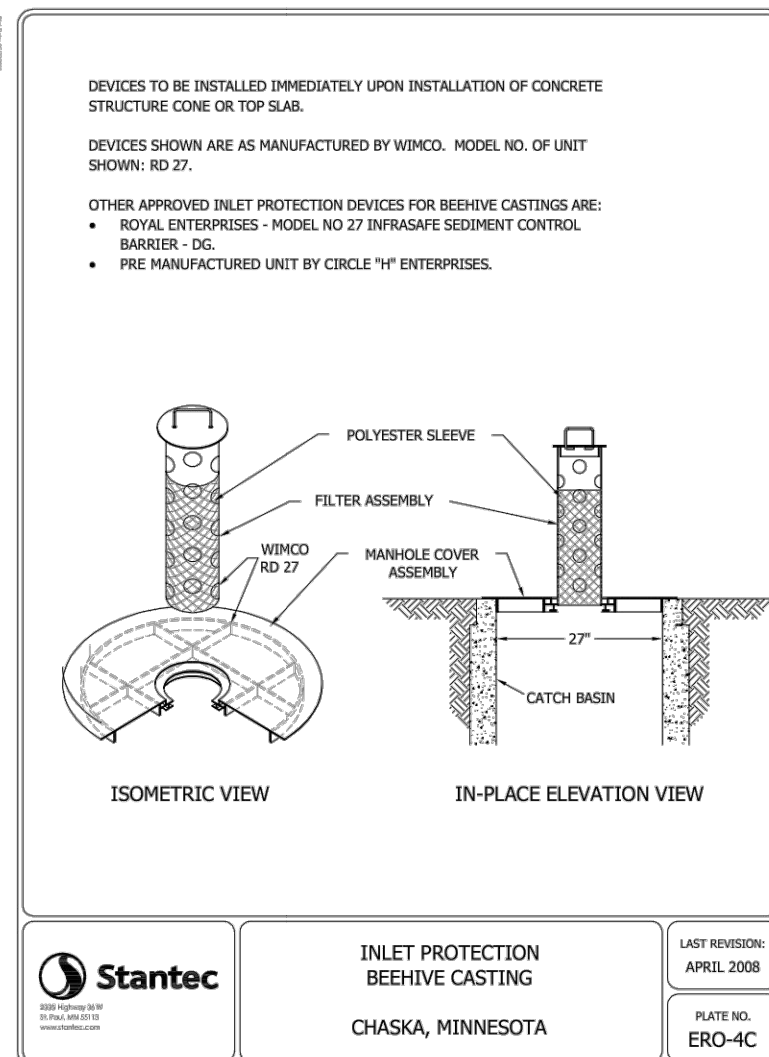
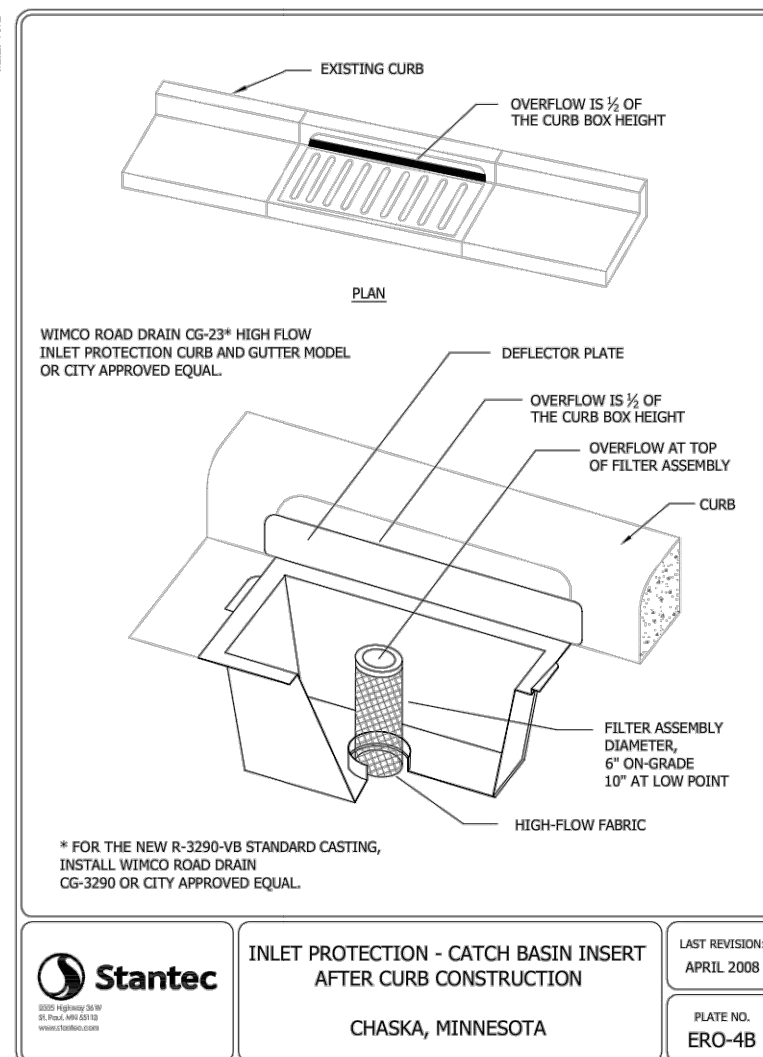
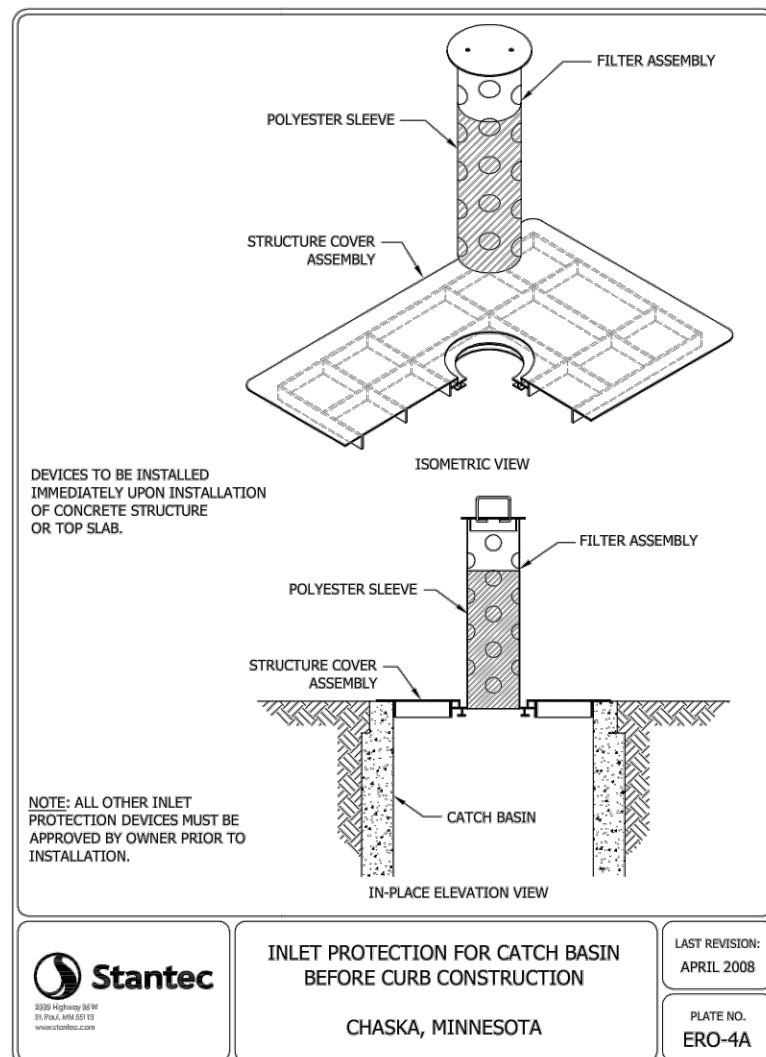
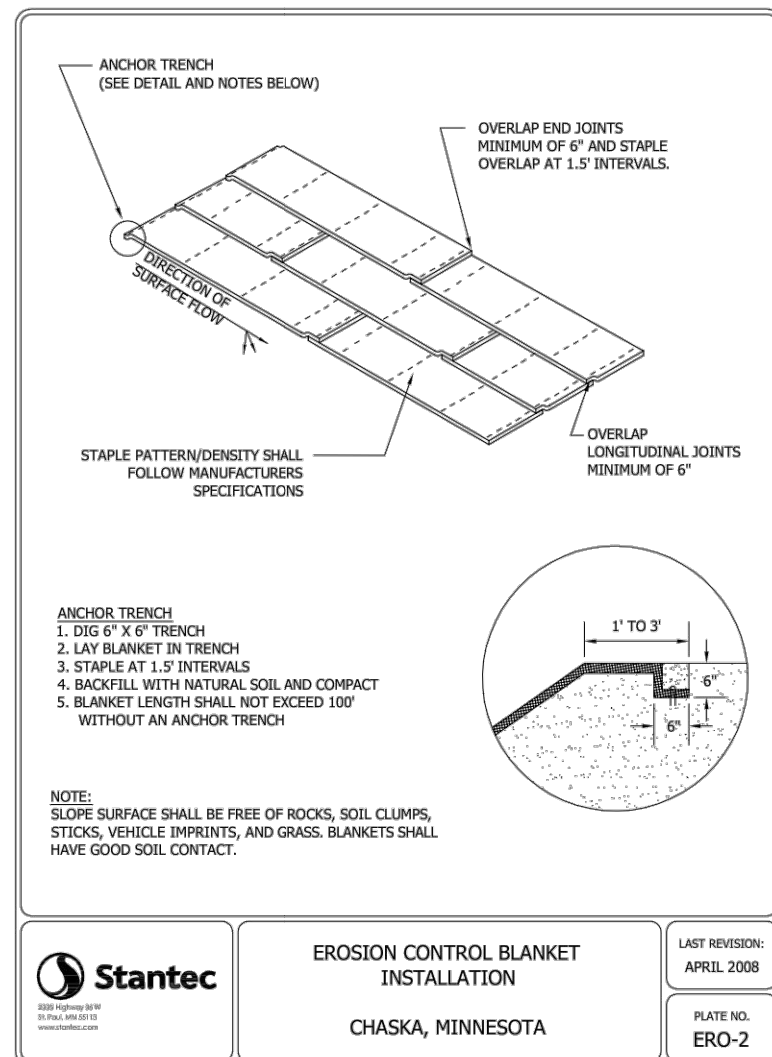
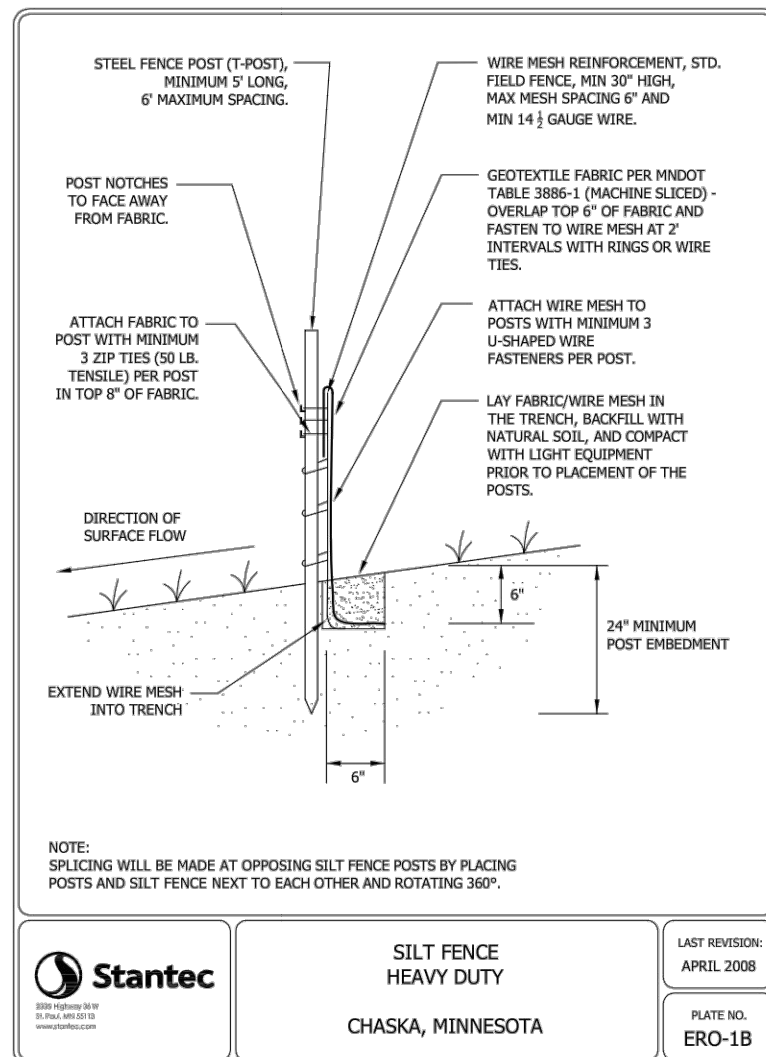
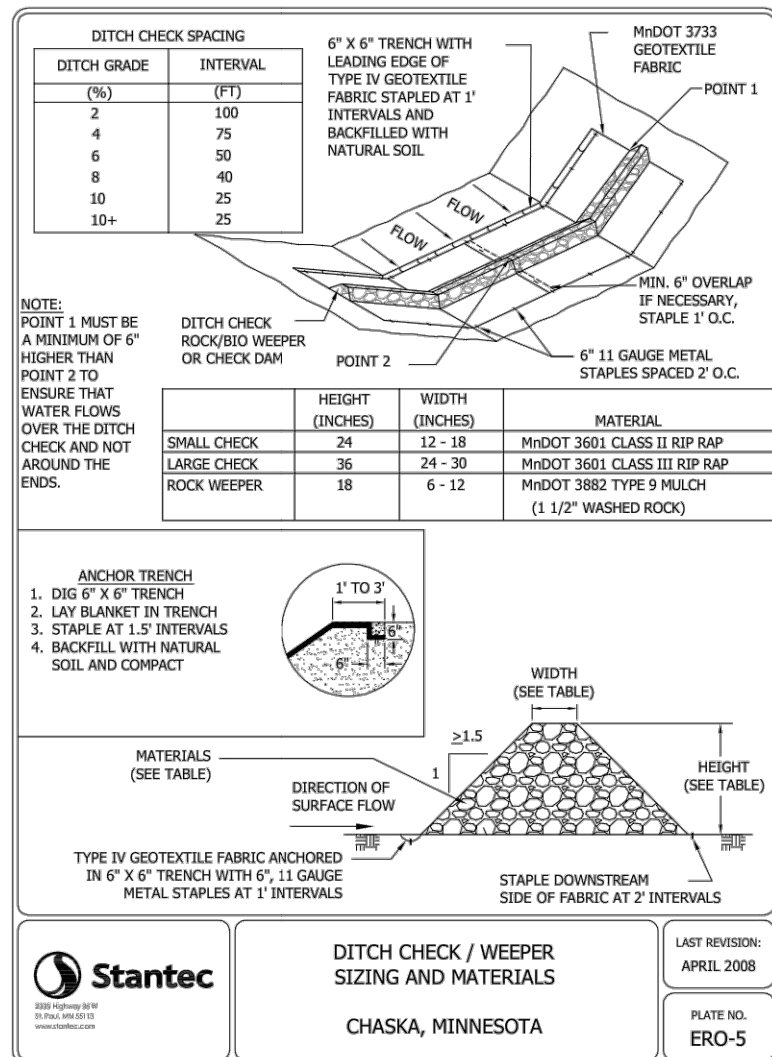
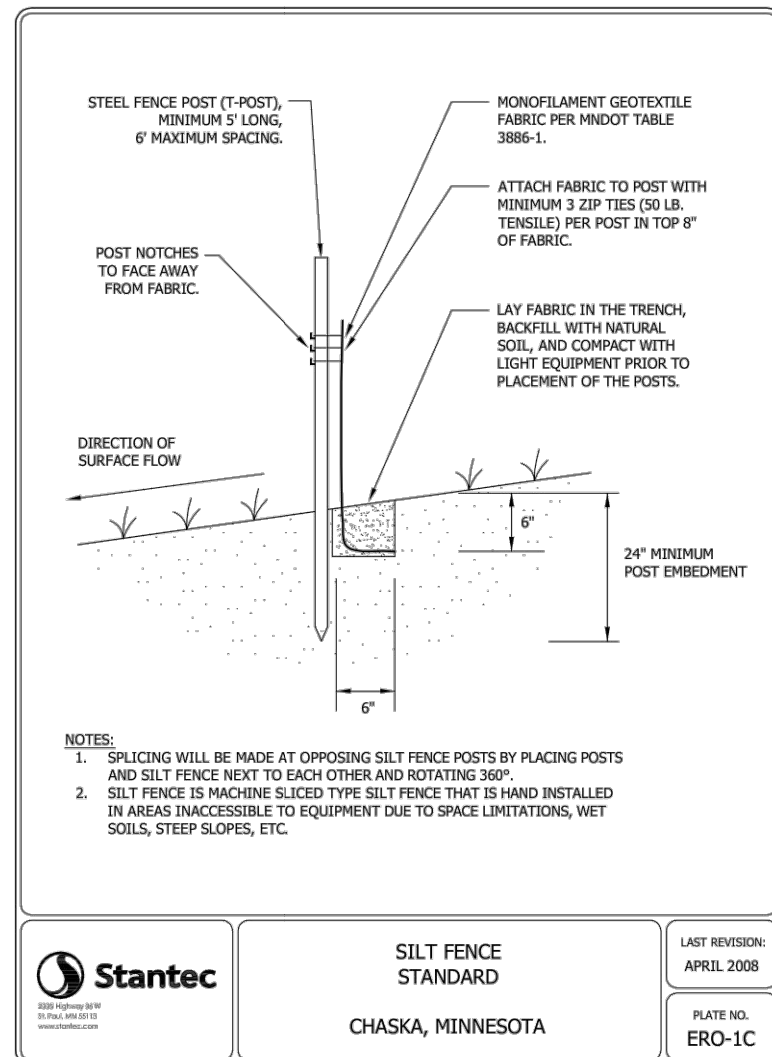
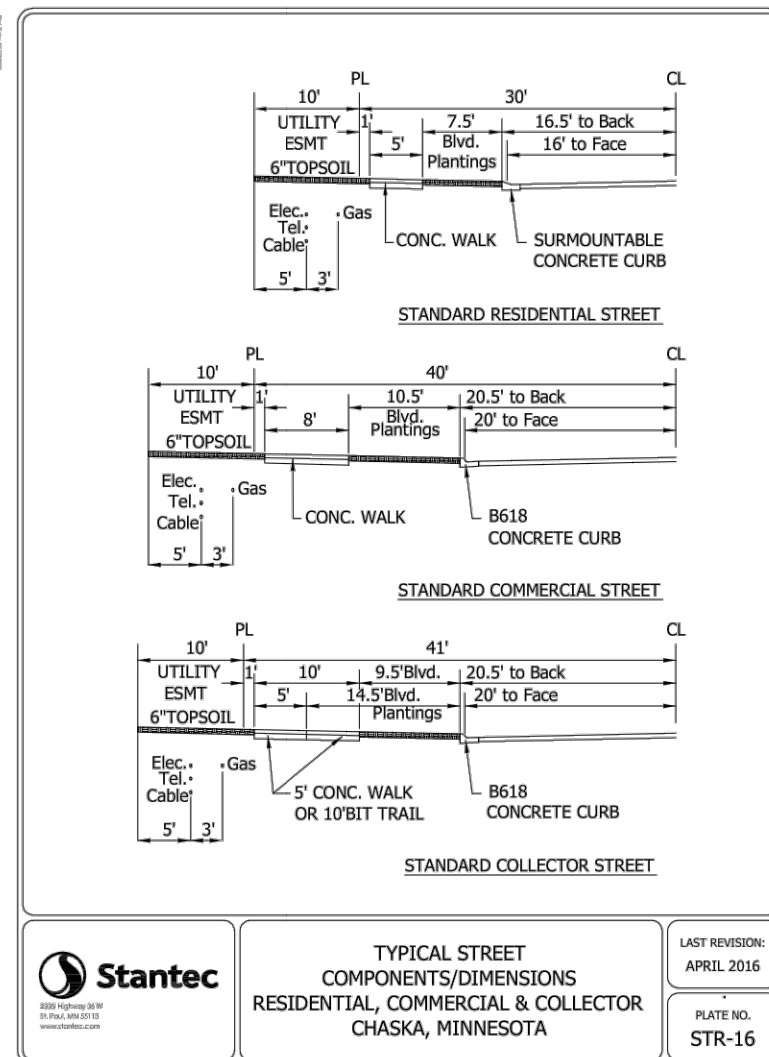
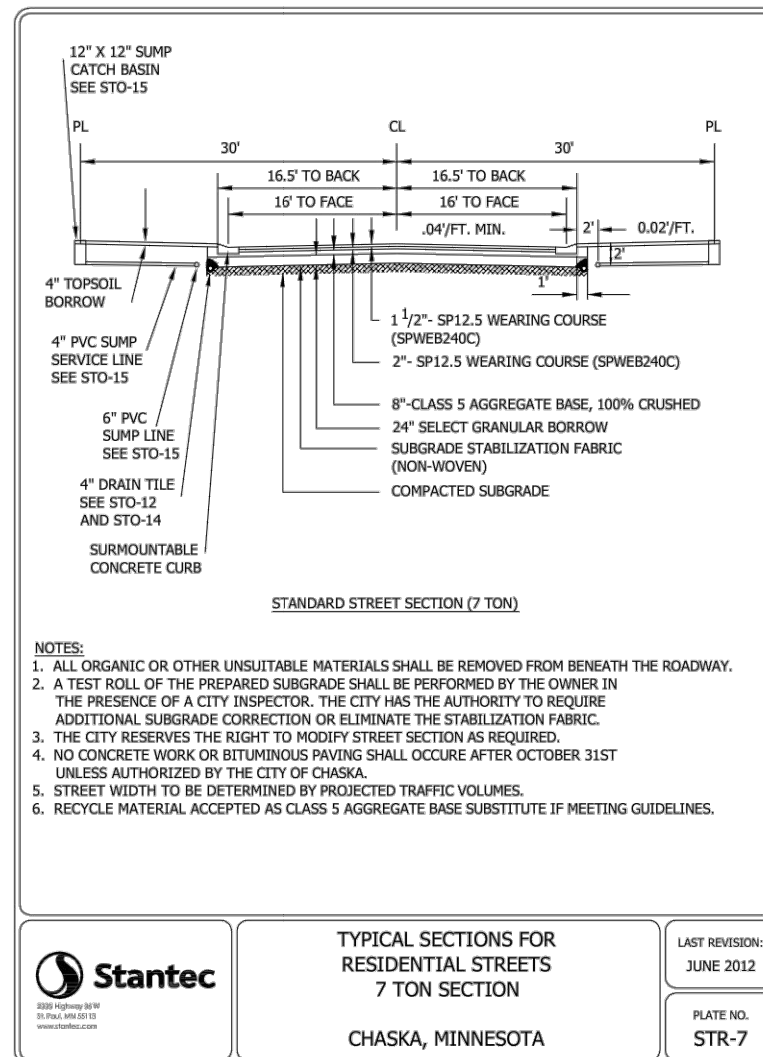
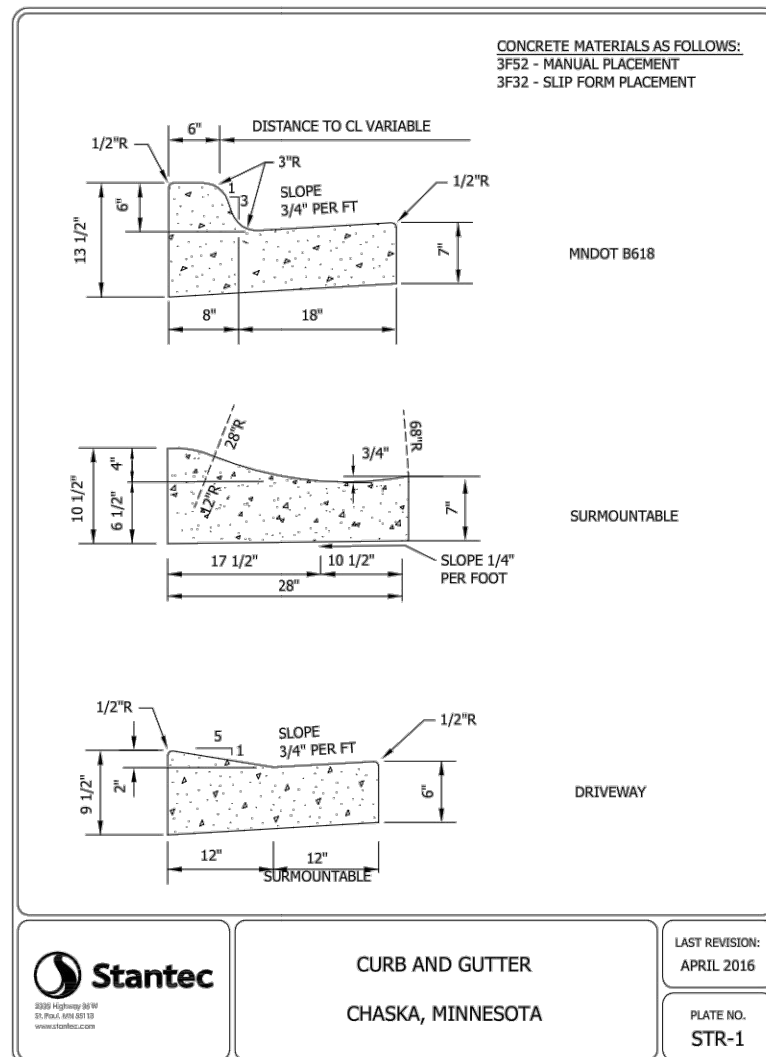
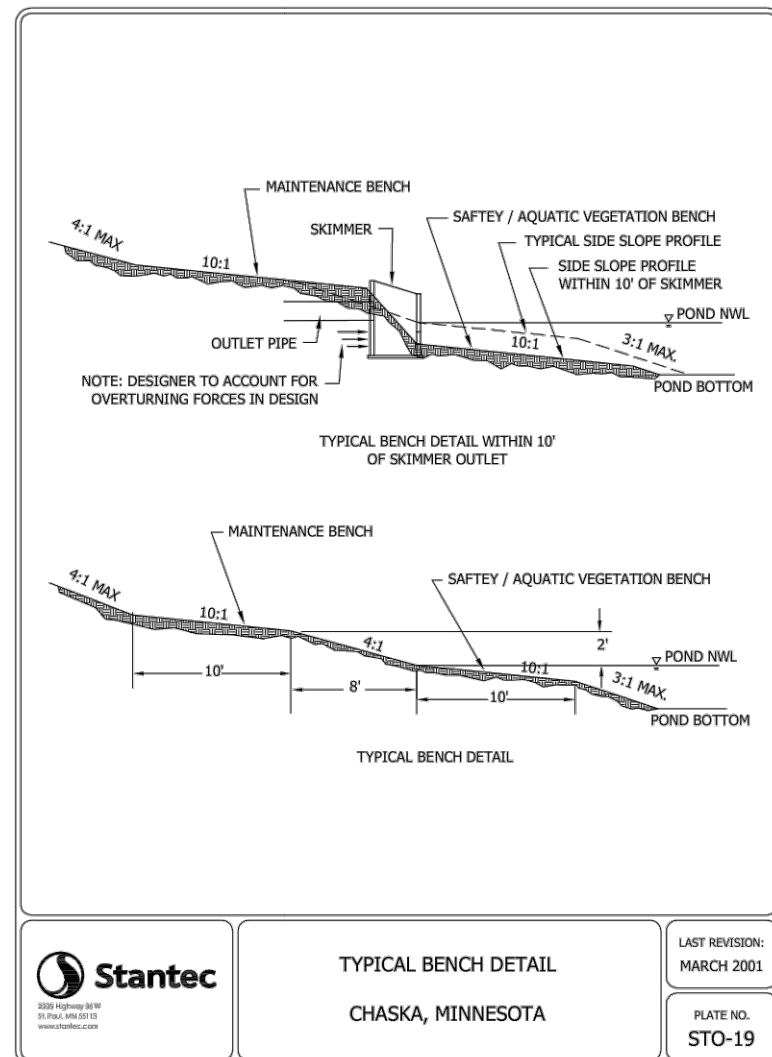
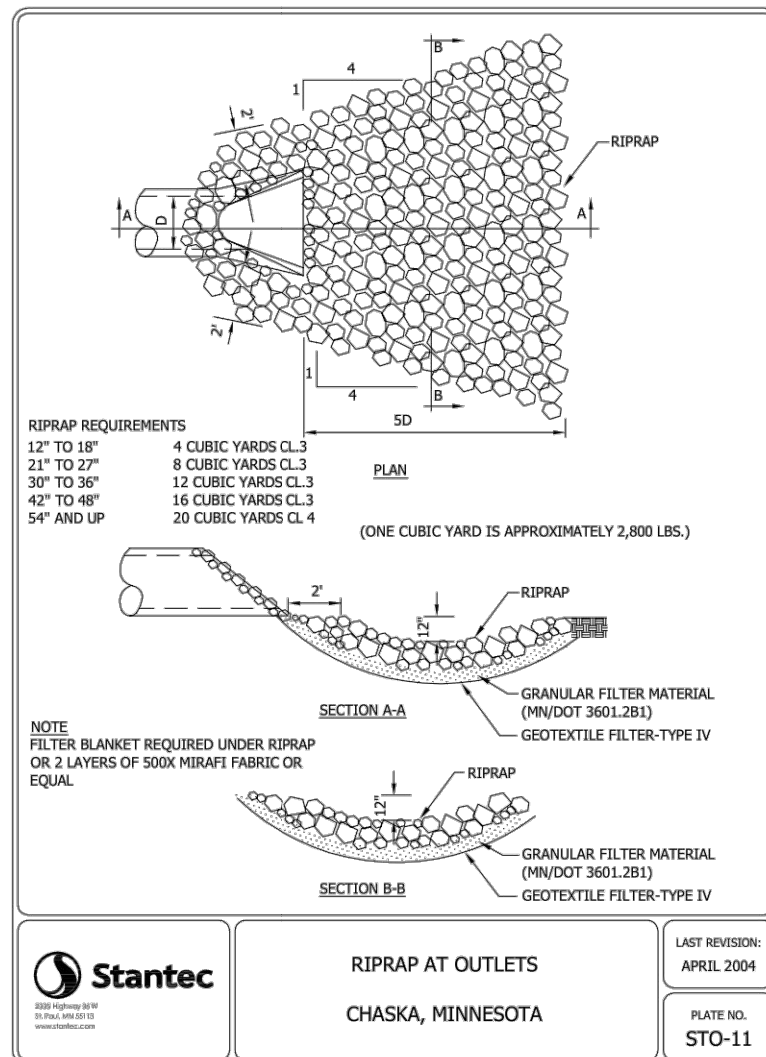
STREET PROFILES

PROJECT NUMBER: 0027067.00

SHEET NUMBER:

8 OF 18

DATE: 03/21/23



CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
 CONFORMING TO CONSTRUCTION RECORDS.
 BY Ben Possolt DATE 12/16/22
 WESTWOOD PROFESSIONAL SERVICES

Call 48 Hours before digging:
 811 or call 811.com
 Common Ground Alliance

DESIGNED: FDH II
 CHECKED: JHB
 DRAWN: CTY
 HORIZONTAL SCALE: ###
 VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 04/29/22
 REVISIONS:
 09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
 09/19/22 CITY COMMENTS
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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
 20860 KENBRIDGE COURT, SUITE 100
 LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
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RIVERTOWN HEIGHTS
 CHASKA, MN

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DETAILS

PROJECT NUMBER: 0027067.00

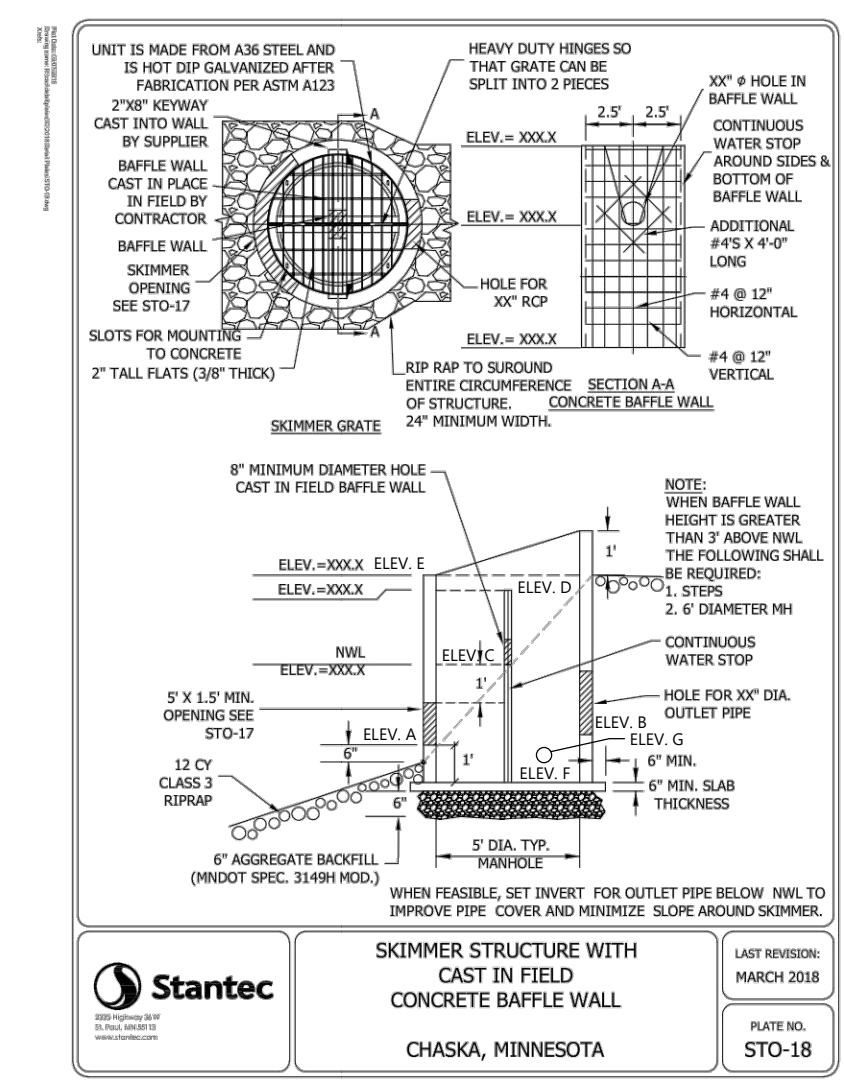
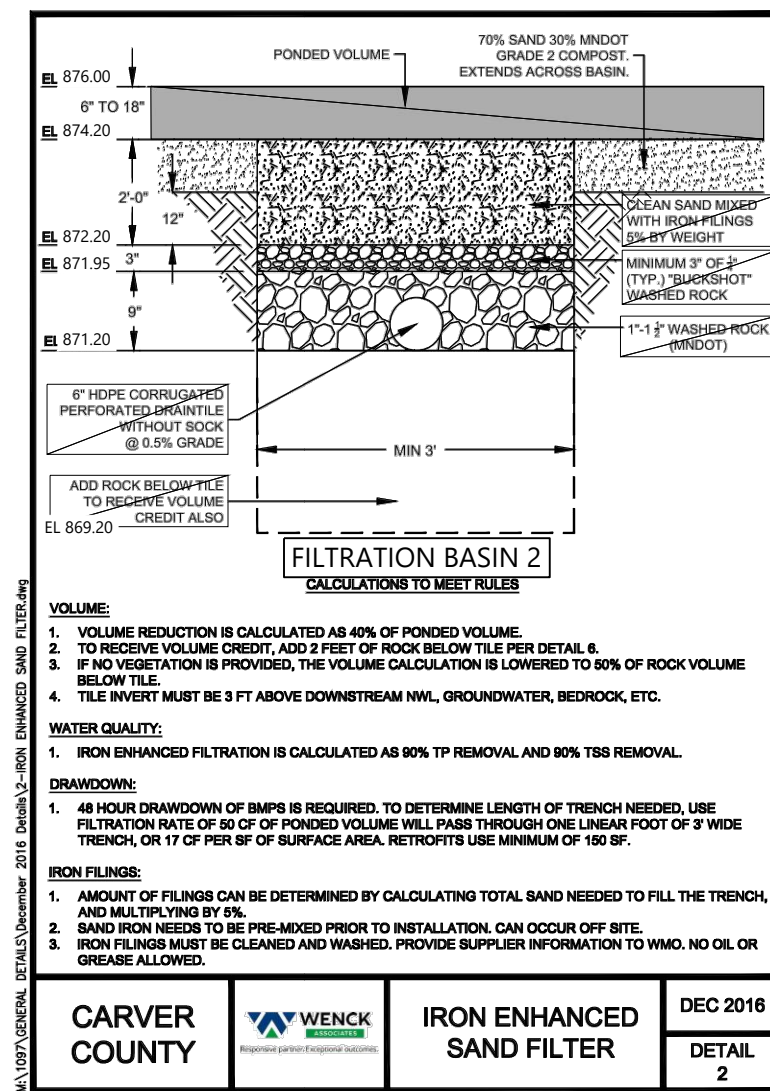
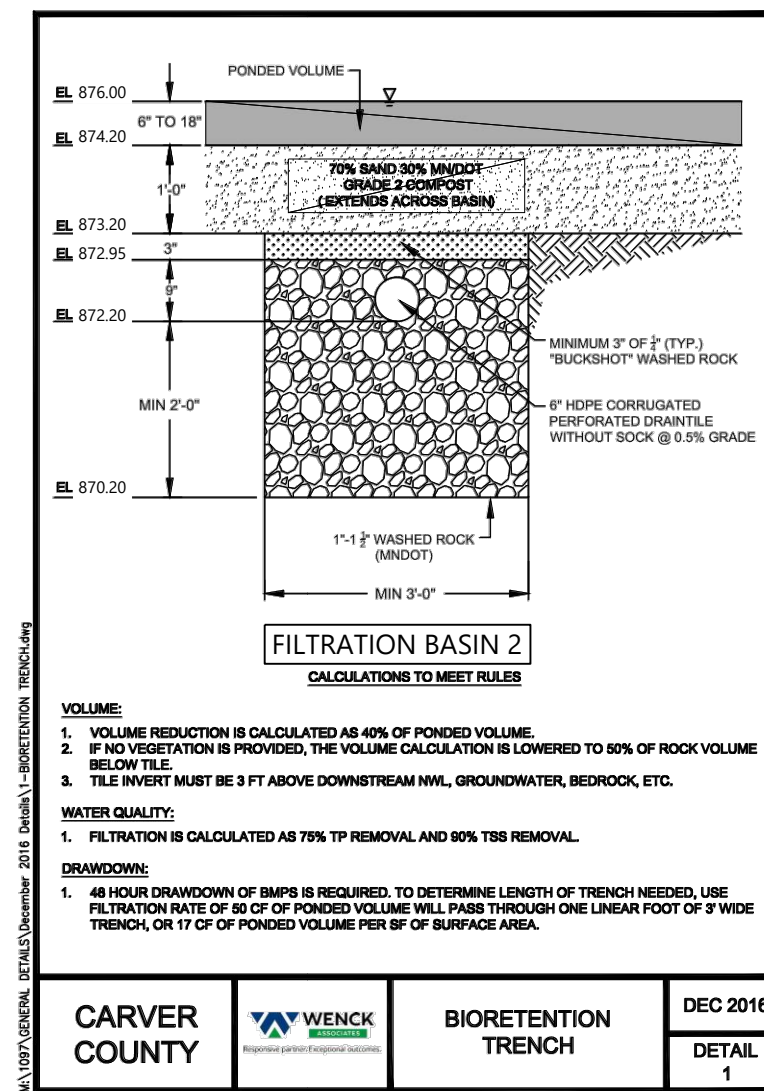
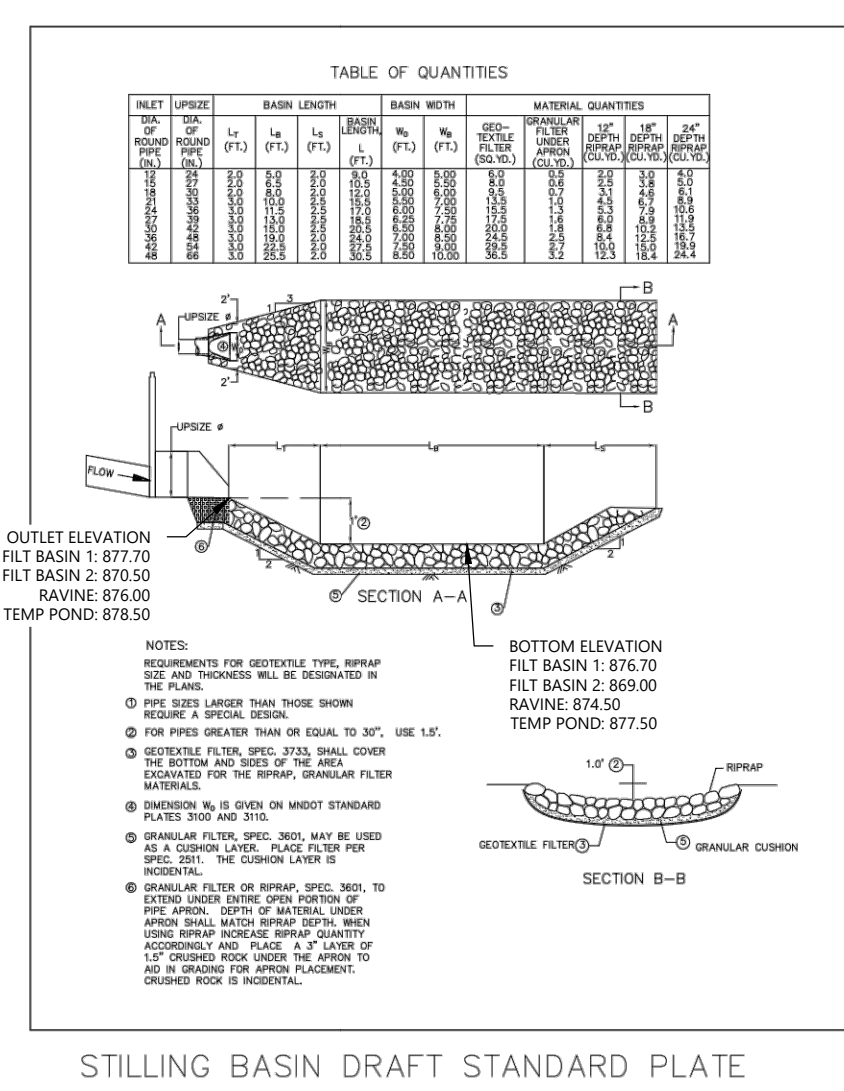
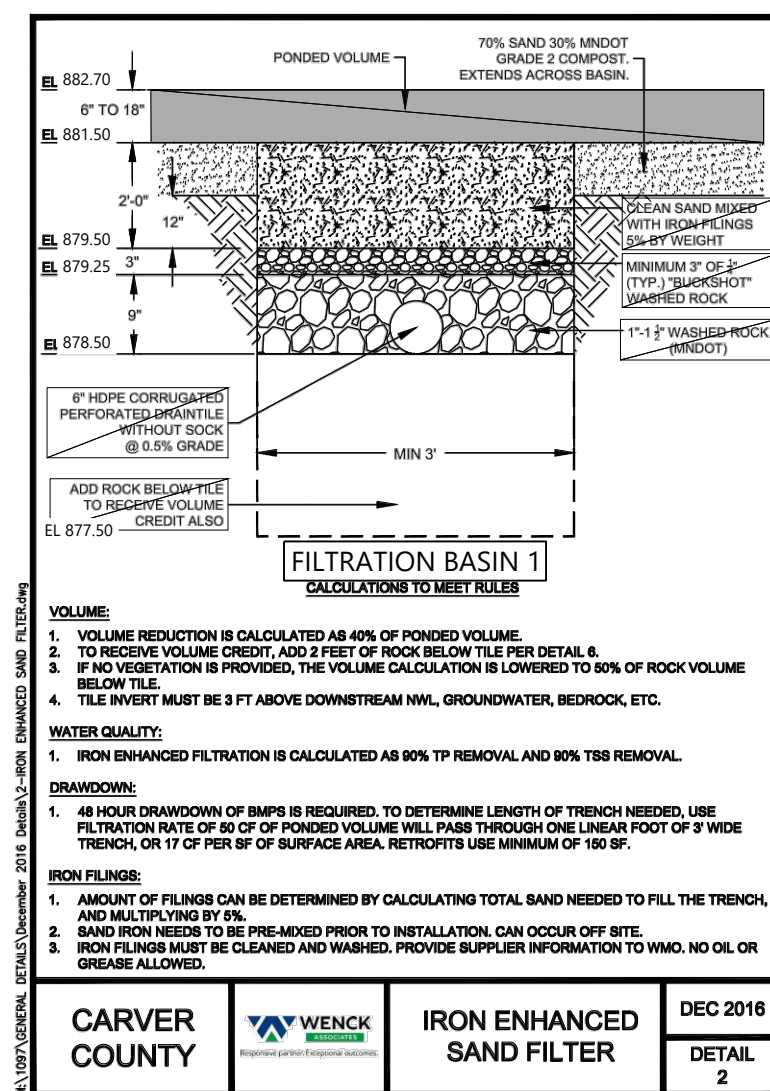
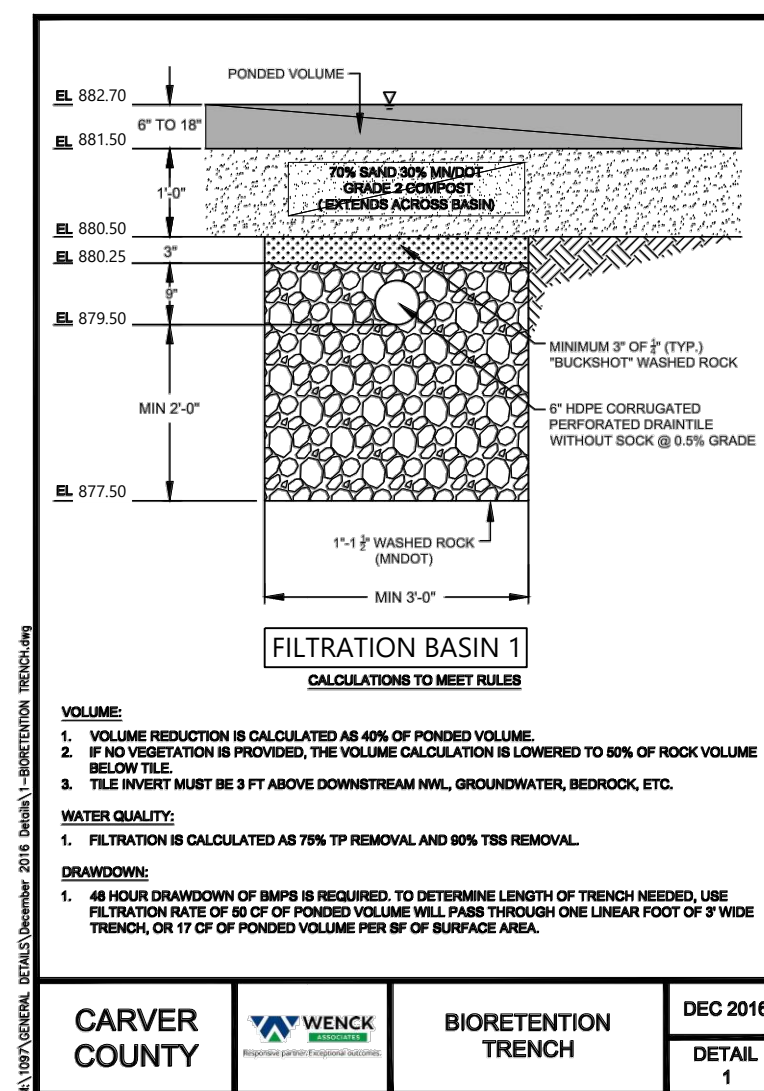
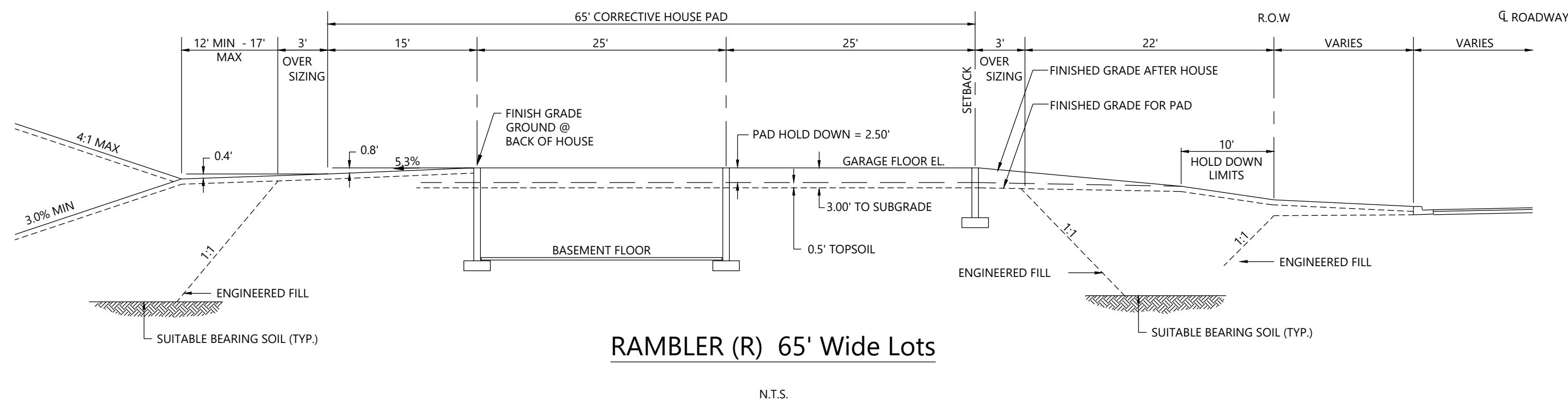
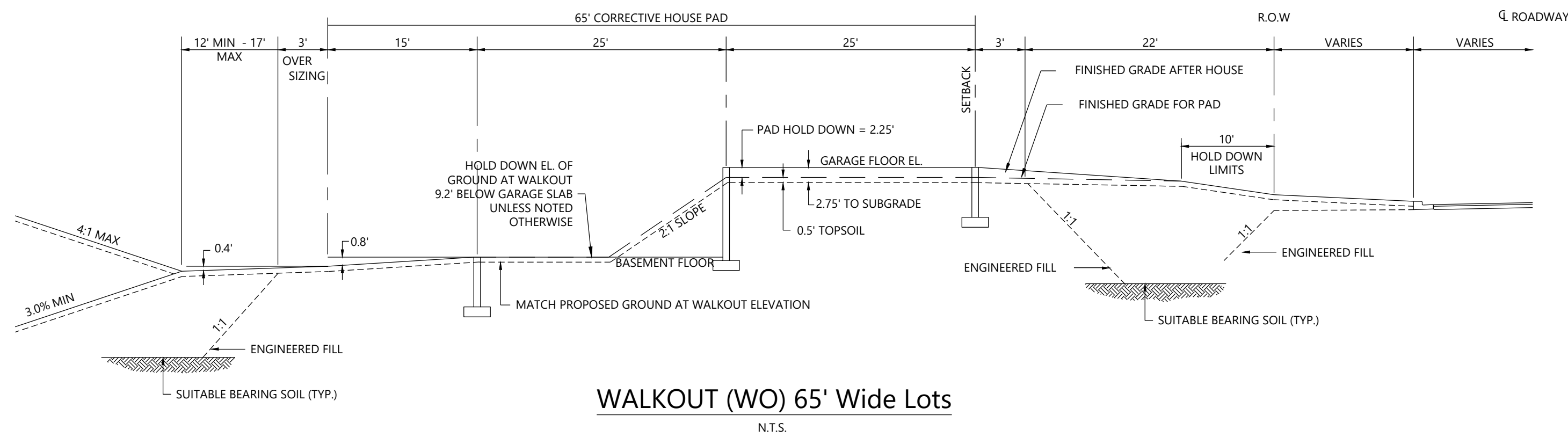
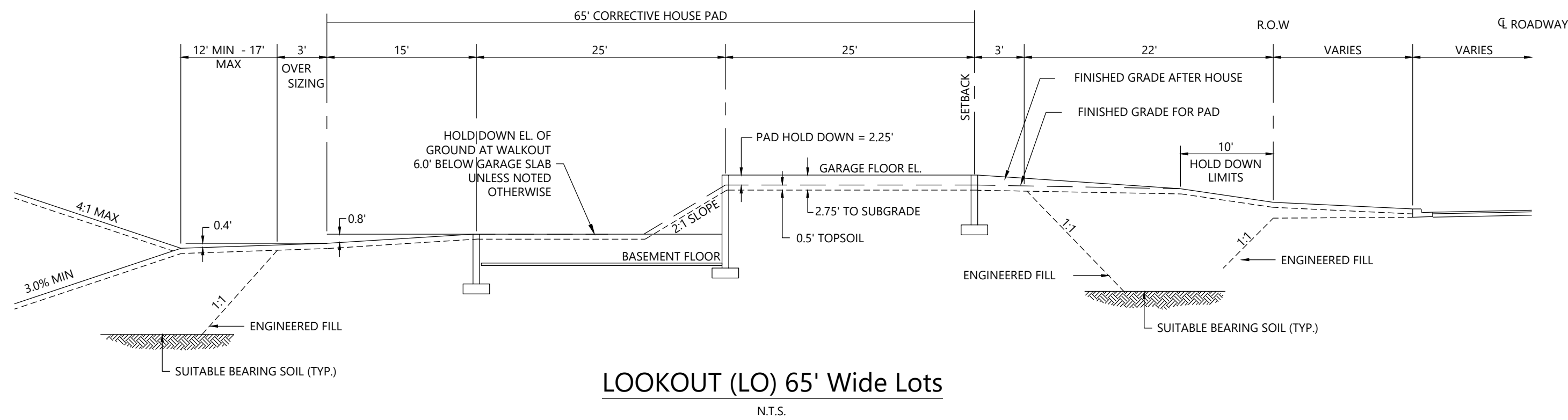
SHEET NUMBER:

9

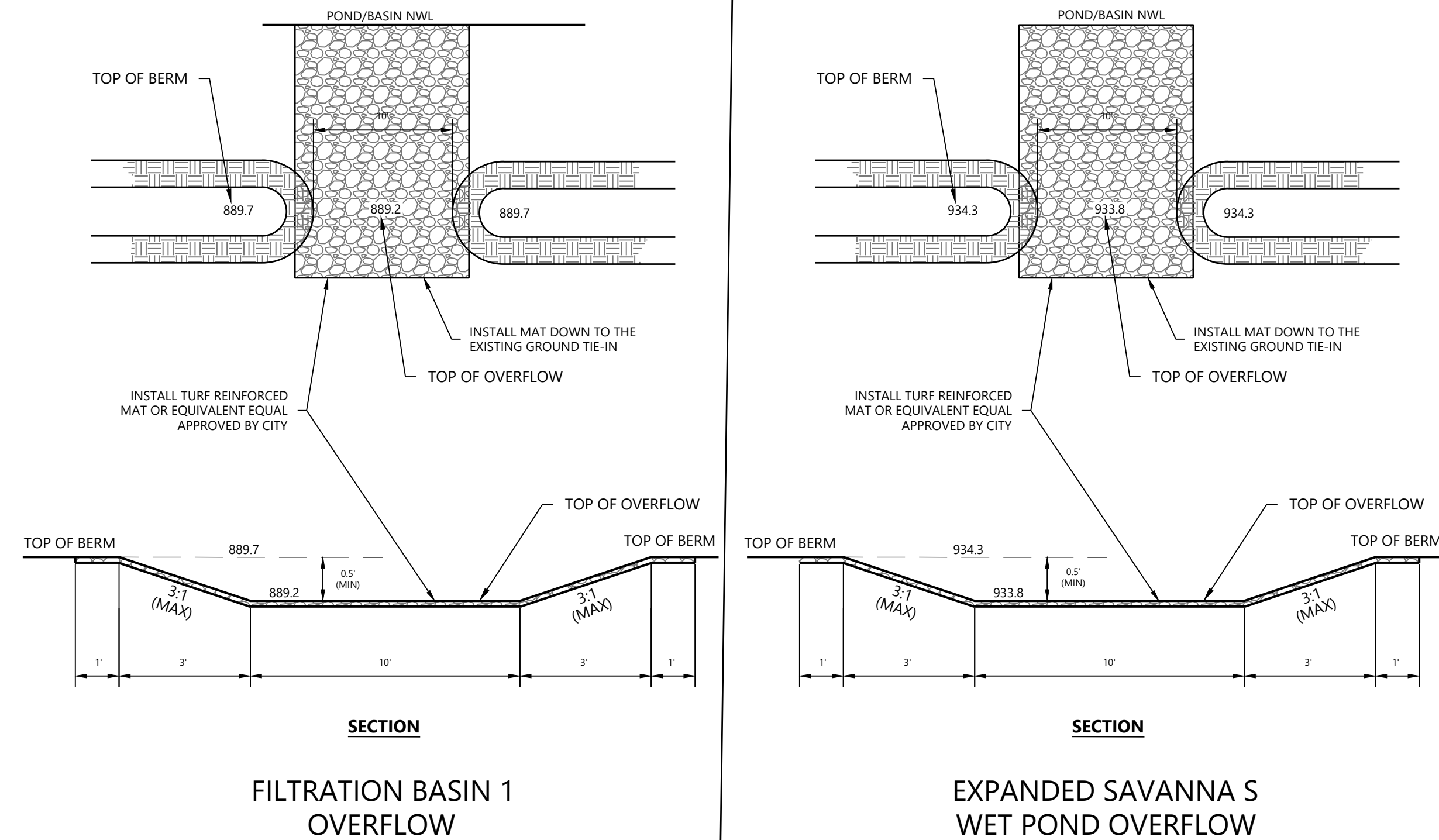
OF

18

DATE: 03/21/23



STRUCTURE	POND	NWL	HWL	ELEV A (IE IN)	ELEV B (IE OUT)	ELEV C (OE)	ELEV D (TOP WALL)	ELEV E (RE LOW)	ELEV F (SUMP)	ELEV G (DT IE)	ORIFICE SIZE	OUTLET PIPE SIZE
OCS 1	FILT. BASIN 1	881.50	888.20	879.00	878.10	ELEV D	882.70	888.20	877.60	878.10	N/A	15" RCP
OCS 2	FILT. BASIN 2	874.20	879.60	874.20	870.60	876.00	877.00	879.60	870.10	870.60	8"	33" RCP



DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### or ##

INITIAL ISSUE:	04/29/22
REVIEWS:	
	09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
	09/19/22 CITY COMMENTS
	11/15/22 REVISED PHASE 2 GRADING
	12/16/22 RECORD PLAN
	03/21/23 REVISED PER 2ND ADD PLAT

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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


JOHN H. BENDER

DATE: 03/21/23 LICENSE NO. 43358

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

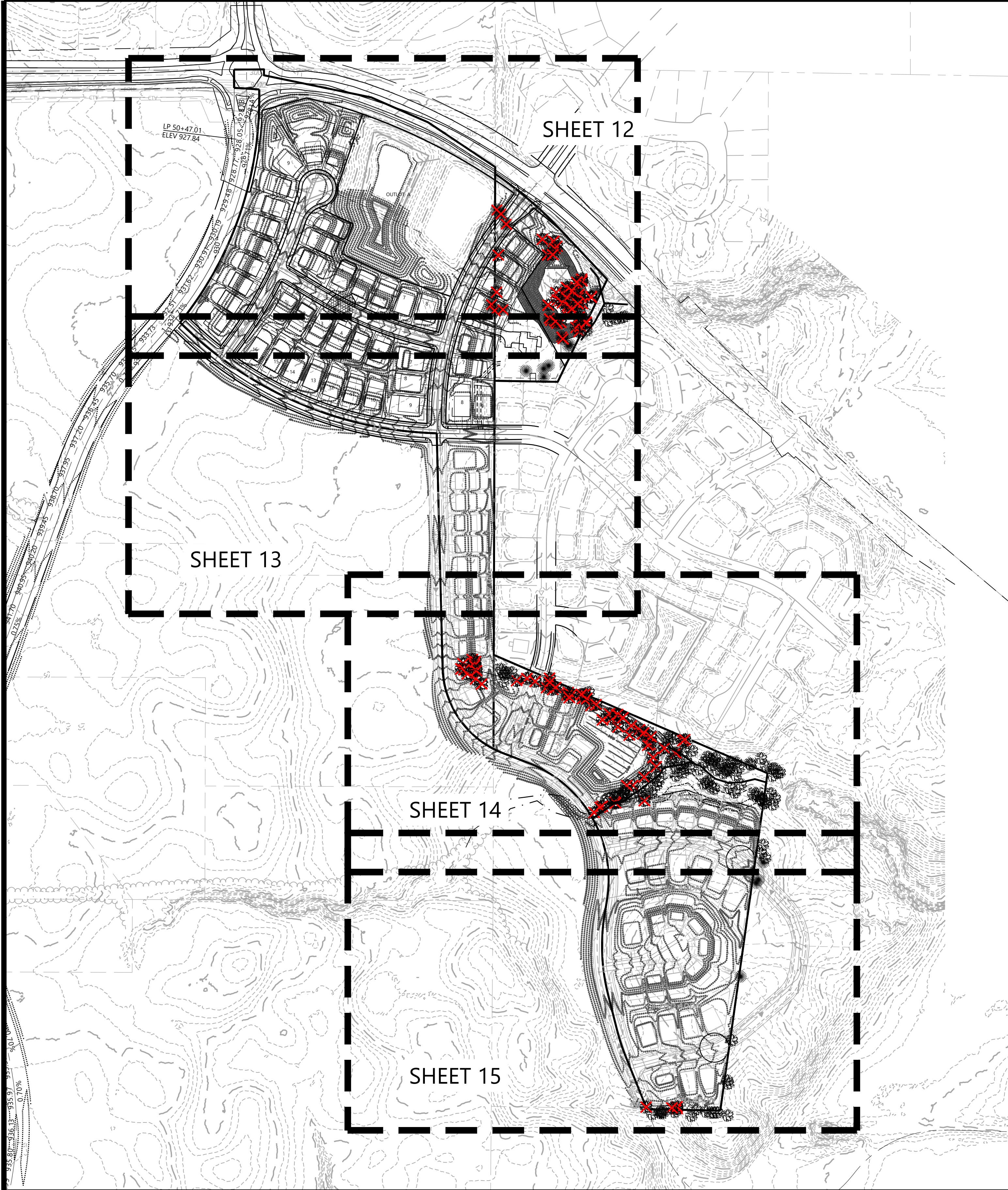
Westwood Professional Services, Inc.

TYPICAL STREET SECTIONS POND OVERFLOW DETAILS

PROJECT NUMBER: 0027067.00

10A OF 18

DATE: 03/21/23



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

TREE INVENTORY REGULATIONS

SIGNIFICANT TREES:
DECIDUOUS HARDWOOD TREES - 12" DBH OR LARGER
CONIFEROUS TREES - 15' HT. OR LARGER
CONIFEROUS TREES CONVERSION RATE: 1' HT. = 2.4" DBH 15' HT. = 7" DBH

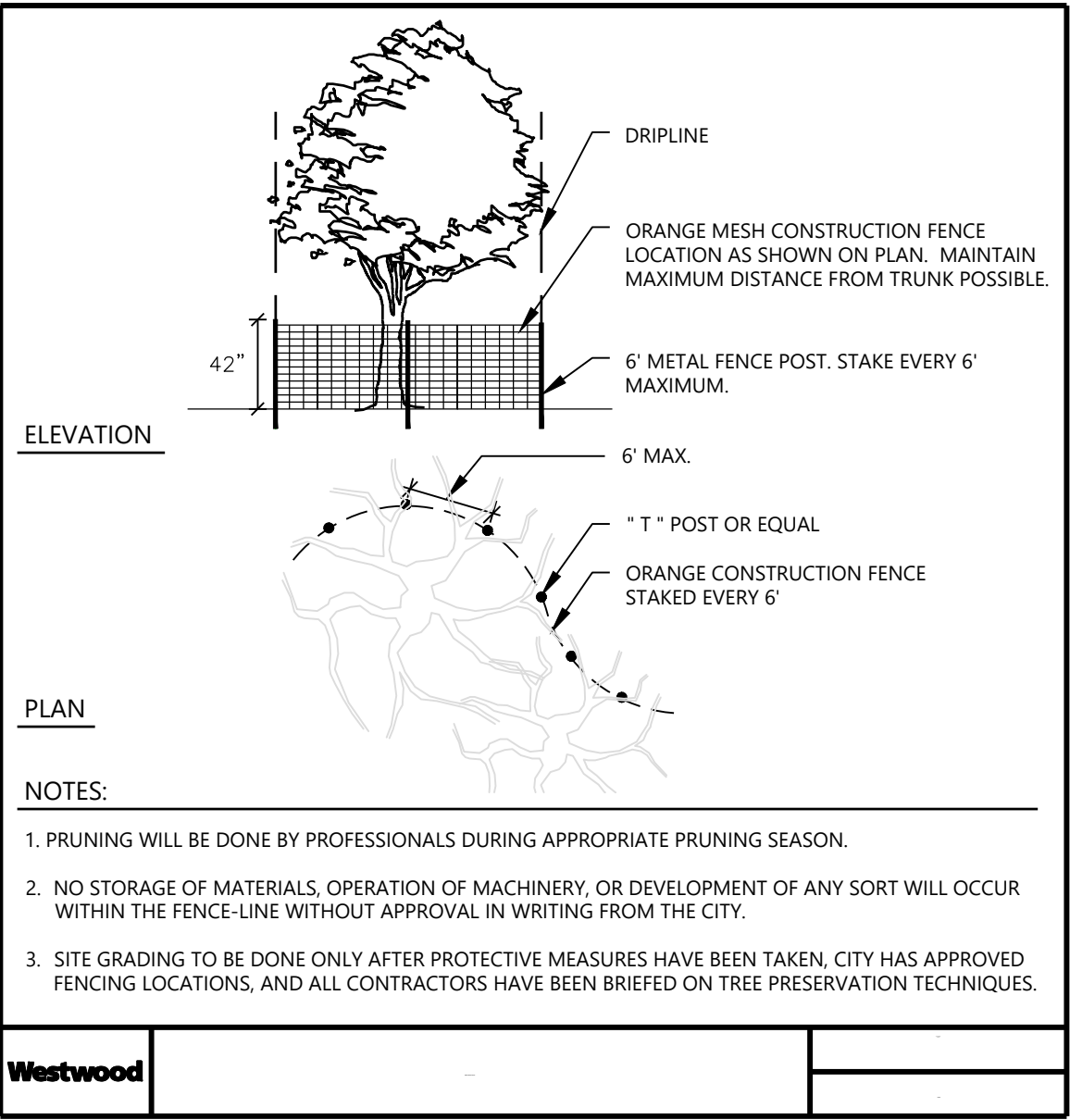
TREE INVENTORY CALCULATIONS

Tree Inventory Calculations	
Total Healthy Caliper Inches Onsite	2,396 DBH In.
Total Healthy Trees Onsite	166 Trees
Total Healthy Caliper Inches Saved	991 DBH In.
Total Healthy Trees Saved	70 Trees
Total Healthy Caliper Inches Removed	1,405 DBH In.
Total Healthy Trees Removed	96 Trees

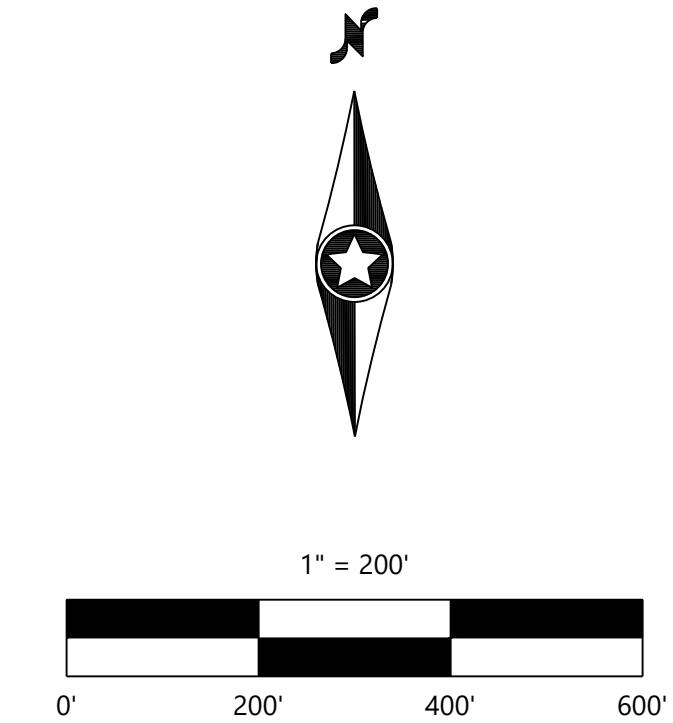
LEGEND

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING DECIDUOUS TREE TO BE REMOVED
-  EXISTING CONIFEROUS TREE TO REMAIN
-  EXISTING CONIFEROUS TREE TO BE REMOVED

TREE PROTECTION DETAIL



CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Passolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 04/29/22
REVISIONS:
09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
09/19/22 CITY COMMENTS
11/15/22 REVISED PHASE 2 GRADING
12/16/22 RECORD PLAN
03/21/23 REVISED PER 2ND ADD PLAT

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 03/21/23 LICENSE NO. 26971

RIVERTOWN HEIGHTS
CHASKA, MN

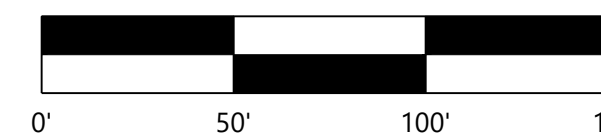
Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

TREE PRESERVATION
PLAN - OVERALL

PROJECT NUMBER: 0027067.00

SHEET NUMBER:
11 OF 18
DATE: 03/21/23

RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Passolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES

 $1'' = 50$ 

CONSTRUCTION PLANS

OUTLOT A

OUTLOT 1

— TREE
PROTECTION
FENCE (TYP.

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	04/29/22
REVISIONS:	
	09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
	09/19/22 CITY COMMENTS
	11/15/22 REVISED PHASE 2 GRADING
	12/16/22 RECORD PLAN
	03/21/23 REVISED PER 2ND ADD PLAT

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CORY MEYER
DATE: 03/21/23 LICENSE NO. 26971

RIVERTOWN HEIGHTS

CHASKA, MN

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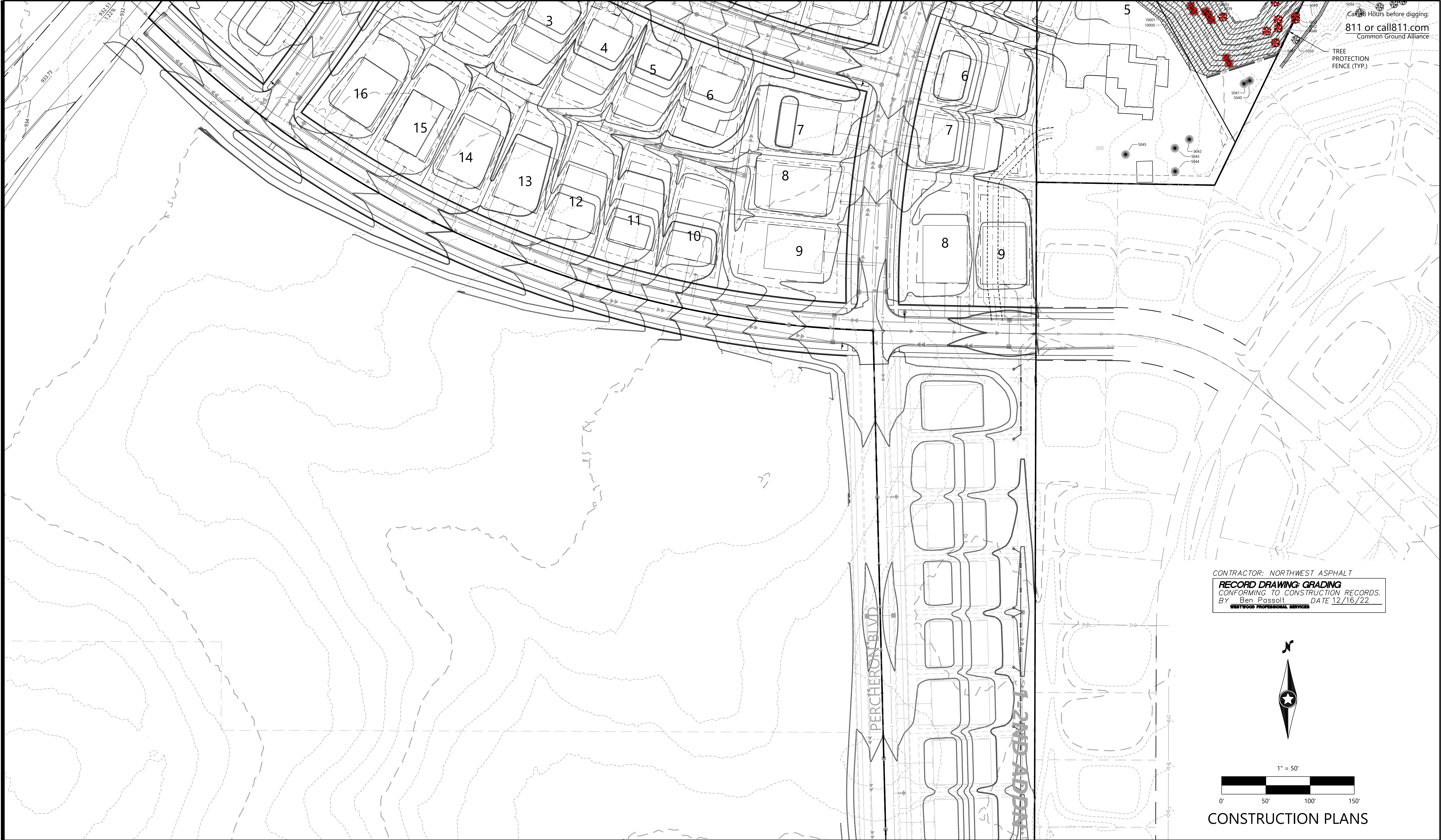
TREE PRESERVATION PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER:

12 OF 18

DATE: 03/21/23



DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	04/29/22
REVISIONS:	
△	09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
△	09/19/22 CITY COMMENTS
△	11/15/22 REVISED PHASE 2 GRADING
△	12/16/22 RECORD PLAN
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PREPARED FOR:	
DR HORTON, INC. - MINNESOTA	
20860 KENBRIDGE COURT, SUITE 100	
LAKEVILLE, MINNESOTA 55044	

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CORY MEYER	
DATE: 03/21/23	LICENSE NO. 26971

RIVERTOWN HEIGHTS	
CHASKA, MN	

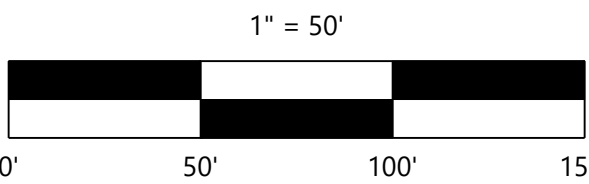
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Fax (952) 937-5822 Minnetonka, MN 55343	
Toll Free (888) 937-5150 westwoodps.com	
Westwood Professional Services, Inc.	

TREE PRESERVATION PLAN	
PROJECT NUMBER: 0027067.00	
SHEET NUMBER: 13 OF 18	
DATE: 03/21/23	



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Common Ground Alliance

CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
By Ben Passoit DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 04/29/22
REVISIONS:
09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
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20860 KENBRIDGE COURT, SUITE 100
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CORY MEYER
DATE: 03/21/23 LICENSE NO. 26971

RIVERTOWN HEIGHTS
CHASKA, MN

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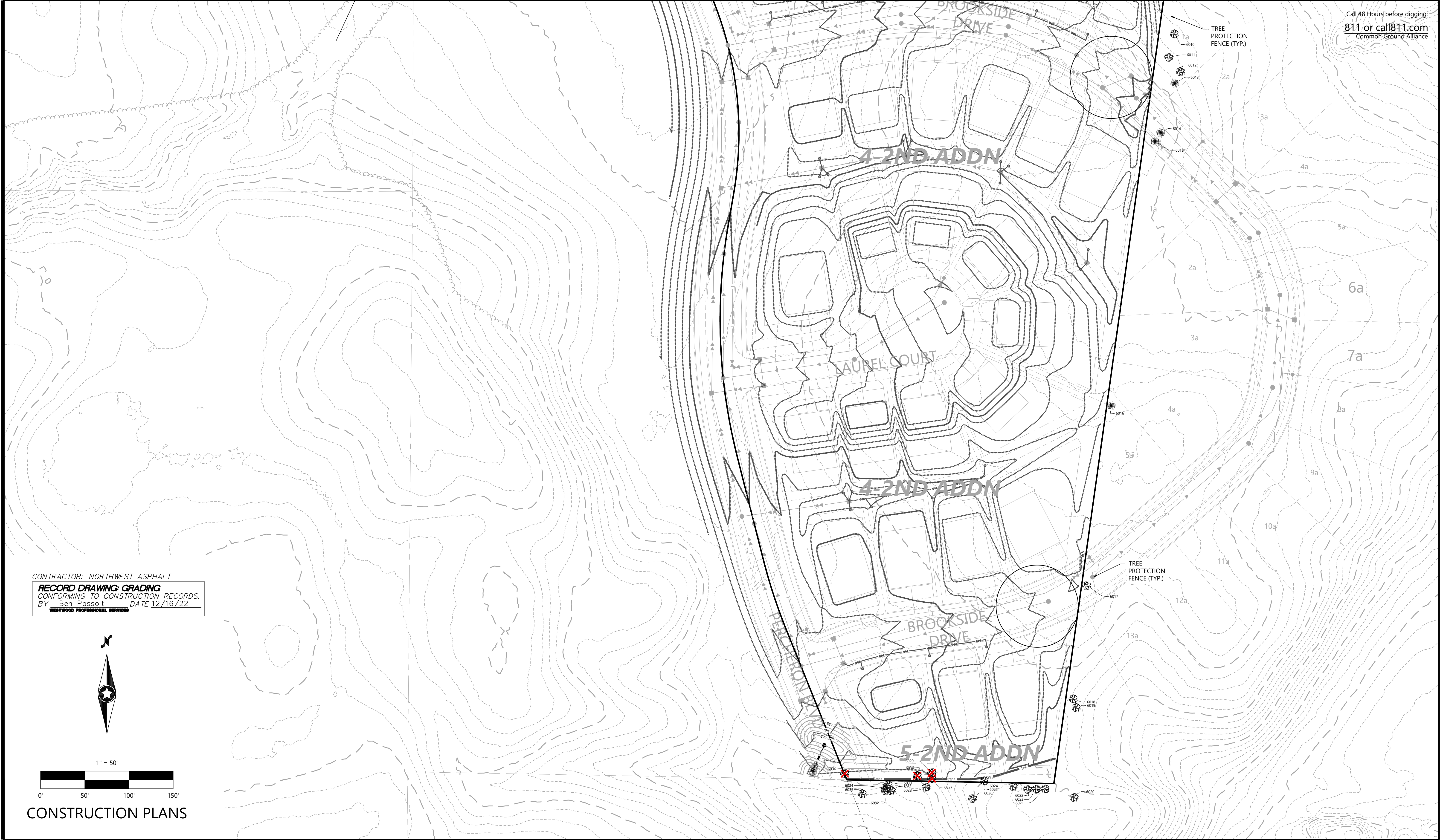
**TREE PRESERVATION
PLAN**

PROJECT NUMBER: 0027067.00

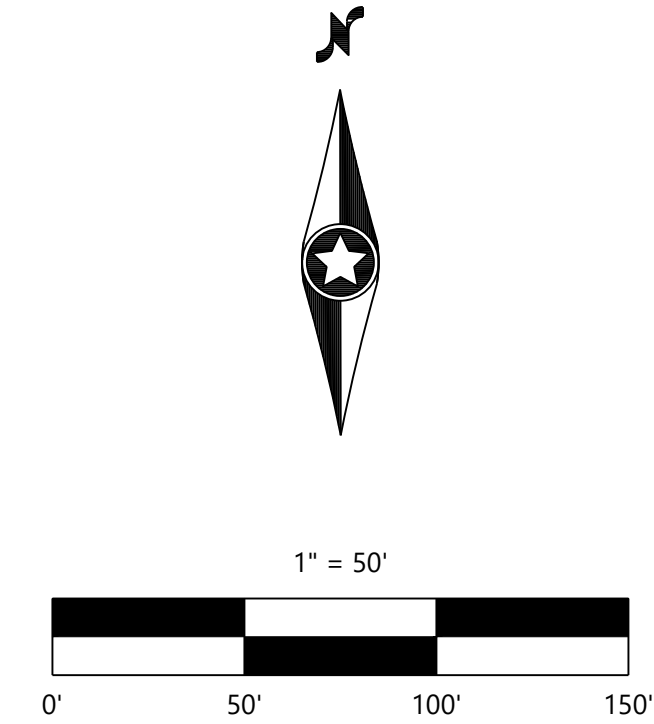
SHEET NUMBER:

14 OF 18

DATE: 03/21/23



CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY: Ben Possolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES



CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	04/29/22
REVISIONS:	
	09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
	09/19/22 CITY COMMENTS
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CORY MEYER
DATE: 03/21/23 LICENSE NO. 26971

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

TREE PRESERVATION
PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER:
15 OF **18**
DATE: 03/21/23

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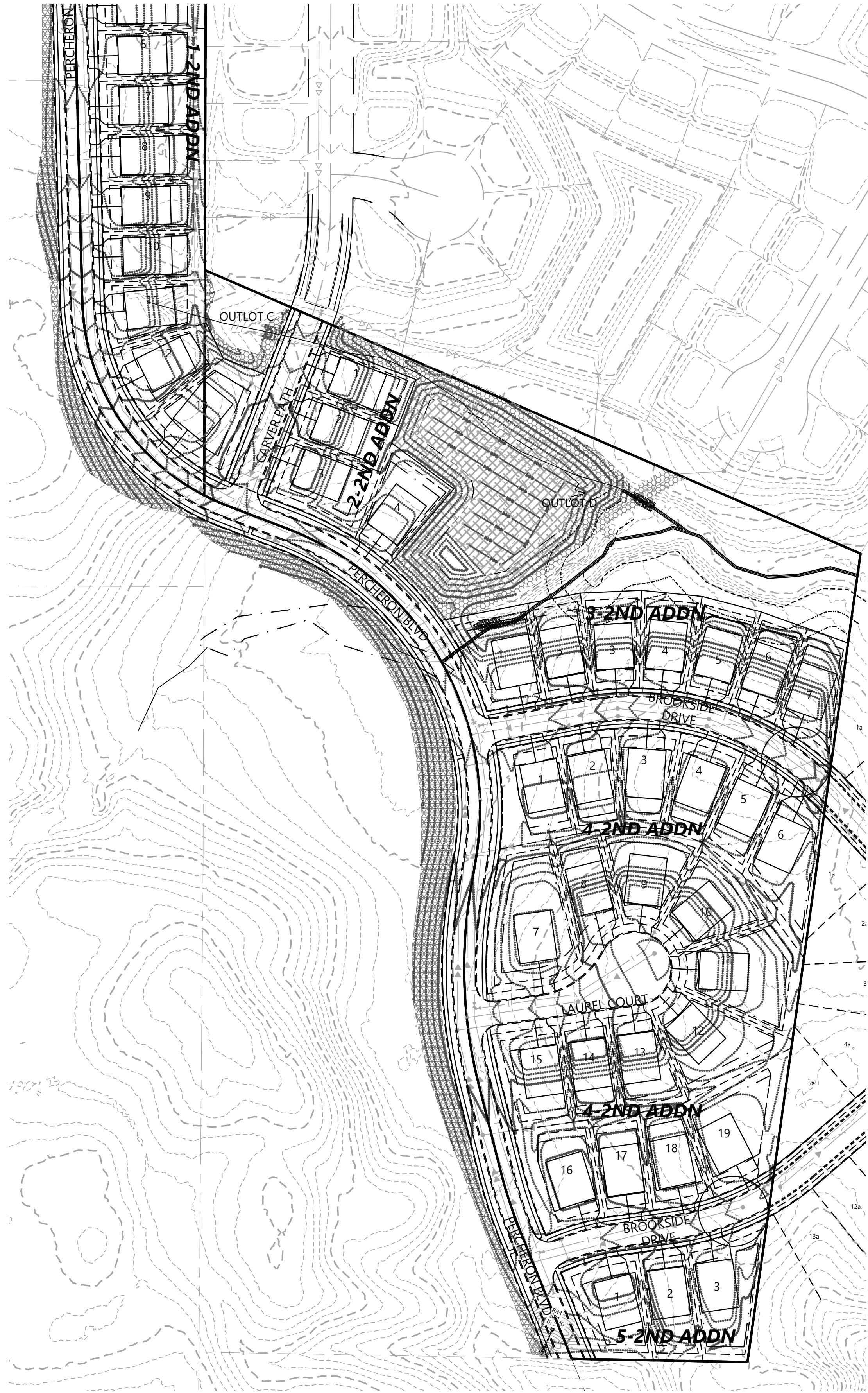
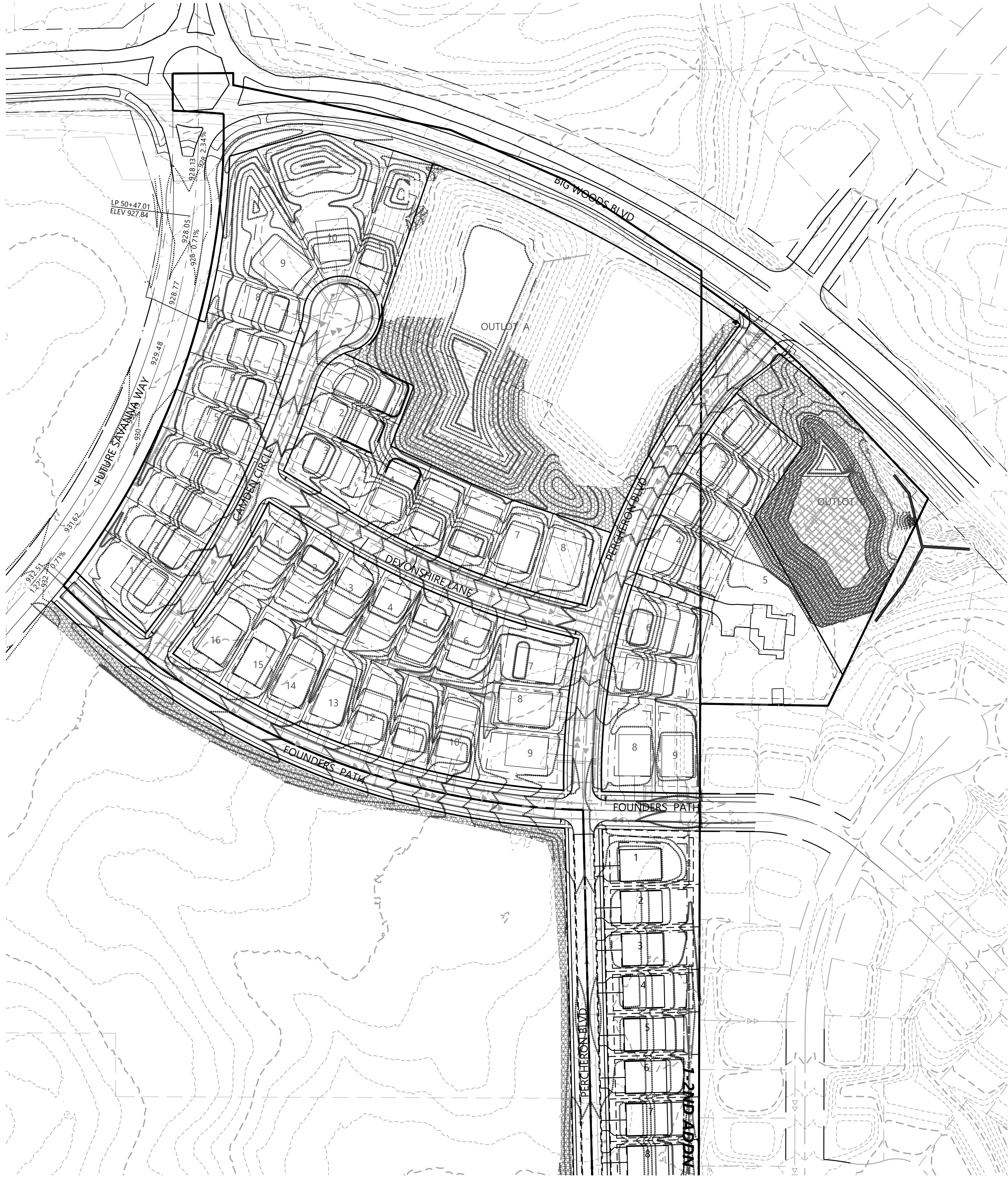
811 or call811.com
Common Ground Alliance

TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
5001	Colorado Spruce	10			Coniferous	Removed
5002	Eastern Red Cedar	14			Coniferous	Removed
5003	Colorado Spruce	9			Coniferous	Removed
5004	Boxelder	22			Deciduous	Removed
5005	Green and White Ash	17			Deciduous	Removed-Exempt-EAB
5006	Colorado Spruce	8			Coniferous	Removed
5007	Colorado Spruce	12			Coniferous	Removed
5008	Colorado Spruce	10			Coniferous	Removed
5009	Green and White Ash	12			Deciduous	Removed-Exempt-EAB
5010	Bur Oak	15			Deciduous	Removed
5011	Sugar Maple	12			Deciduous	Removed
5012	Green and White Ash	13			Deciduous	Removed-Exempt-EAB
5013	Green and White Ash	15			Deciduous	Removed-Exempt-EAB
5014	Boxelder	16			Deciduous	Removed
5015	Hackberry	16			Deciduous	Removed
5016	Boxelder	13			Deciduous	Removed
5017	Green and White Ash	19			Deciduous	Removed-Exempt-EAB
5018	Boxelder	14			Deciduous	Removed
5019	Boxelder	15			Deciduous	Removed
5020	Black Willow	17		bd 50% dead	Deciduous	Removed-Exempt-bd
5021	Boxelder	14	x	bd	Deciduous	Removed
5022	Boxelder	16	x	pd	Deciduous	Removed
5023	Boxelder	14			Deciduous	Removed
5024	Boxelder	16			Deciduous	Removed
5025	Boxelder	13			Deciduous	Removed
5026	Boxelder	15			Deciduous	Removed
5027	Boxelder	13			Deciduous	Removed
5028	Boxelder	17	x	pd	Deciduous	Removed
5029	Boxelder	17			Deciduous	Removed
5030	Green and White Ash	16			Deciduous	Removed-Exempt-EAB
5031	Boxelder	12			Deciduous	Removed
5032	Boxelder	12			Deciduous	Removed
5033	Boxelder	16		bd 25% dead	Deciduous	Removed-Exempt-bd
5034	Boxelder	22			Deciduous	Removed
5035	Boxelder	16			Deciduous	Removed
5036	Boxelder	12			Deciduous	Removed
5037	Boxelder	23			Deciduous	Removed
5038	Boxelder	20			Deciduous	Removed
5039	Green and White Ash	19			Deciduous	Removed-Exempt-EAB
5040	Northern White Cedar	6	x		Coniferous	Saved
5041	Northern White Cedar	4	x	stem 4 in	Coniferous	Saved
5042	Colorado Spruce	10			Coniferous	Saved
5043	Colorado Spruce	10			Coniferous	Saved
5044	Colorado Spruce	8			Coniferous	Saved
5045	Colorado Spruce	16			Coniferous	Saved
5046	Boxelder	13			Deciduous	Removed
5047	Boxelder	12	x		Deciduous	Removed
5048	Boxelder	14	x		Deciduous	Removed
5049	Boxelder	16			Deciduous	Removed
5050	Boxelder	17			Deciduous	Offsite
5051	Boxelder	16			Deciduous	Removed
5052	Hackberry	15			Deciduous	Removed
5053	Boxelder	20			Deciduous	Removed
5054	Boxelder	18			Deciduous	Removed
5055	Baswood	48	x	pd	Deciduous	Offsite
5056	Baswood	16			Deciduous	Offsite
5057	Boxelder	13		bd 70% dead	Deciduous	Offsite
5058	Baswood	16			Deciduous	Offsite
5059	American Elm	16			Deciduous	Offsite
5060	Siberian Elm	12			Deciduous	Removed-Exempt-Invasive
5061	Siberian Elm	36			Deciduous	Removed-Exempt-Invasive
5062	Boxelder	20			Deciduous	Removed
5063	Unkown Deciduous Tree	14		dd	Deciduous	Removed
5064	Black Willow	23			Deciduous	Removed
5065	Black Willow	20			Deciduous	Removed
5066	Boxelder	16			Deciduous	Removed
5067	Boxelder	12			Deciduous	Removed
5068	Siberian Elm	17			Deciduous	Removed-Exempt-Invasive
5069	Boxelder	15			Deciduous	Removed
5070	Boxelder	13			Deciduous	Removed
5071	Boxelder	12	x		Deciduous	Removed
5072	Boxelder	20			Deciduous	Saved
5073	Hackberry	12			Deciduous	Removed
5074	Boxelder	12			Deciduous	Removed
5075	American Elm	12			Deciduous	Removed

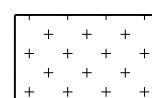
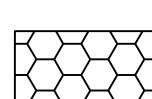
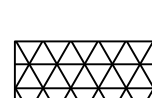
TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
5076	Boxelder	12			Deciduous	Removed
5077	Boxelder	12			Deciduous	Removed
5078	Boxelder	12			Deciduous	Removed
5079	Boxelder	12			Deciduous	Removed
5080	Boxelder	27	x	pd	Deciduous	Removed
5081	Boxelder	19	x	s pd	Deciduous	Offsite
5082	Boxelder	17	x		Deciduous	Removed
5083	Boxelder	24			Deciduous	Removed
5084	Boxelder	15	x	pd	Deciduous	Removed
5085	Boxelder	15			Deciduous	Removed
5086	Boxelder	15	x		Deciduous	Removed
5087	Boxelder	15		bd 40% dead	Deciduous	Removed-Exempt-bd
5088	Boxelder	14	x		Deciduous	Removed
5089	Boxelder	14	x		Deciduous	Removed
5090	Cottonwood	19			Deciduous	Removed
5091	Boxelder	14			Deciduous	Removed
5092	Boxelder	12		pd 60% dead	Deciduous	Removed-Exempt-pd
5093	Boxelder	16	x		Deciduous	Saved
5094	Black Walnut	16	x		Deciduous	Saved
5095	Siberian Elm	13			Deciduous	Removed-Exempt-Invasive
5096	Boxelder	14			Deciduous	Removed
5097	Bitternut Hickory	13			Deciduous	Saved
5098	Boxelder	14	x		Deciduous	Removed
5099	Baswood	22	x		Deciduous	Removed
5100	Boxelder	17		pd 15% dead	Deciduous	Removed-Exempt-pd
5101	Boxelder	13			Deciduous	Saved
5102	Baswood	12	x		Deciduous	Saved
5103	Baswood	15			Deciduous	Saved
5104	boxelder	12			Deciduous	Saved
5105	boxelder	13	x	pd	Deciduous	Saved
5106	Boxelder	14			Deciduous	Saved
5107	Boxelder	13			Deciduous	Saved
5108	Bitternut Hickory	15			Deciduous	Removed
5109	American Elm	23		dd	Deciduous	Removed
5110	Boxelder	14			Deciduous	Saved
5111	Boxelder	12	x		Deciduous	Removed
5112	Boxelder	16		bd 40% dead	Deciduous	Removed-Exempt-bd
5113	Black Willow	14	x		Deciduous	Removed
5114	Baswood	22	x		Deciduous	Removed
5115	Baswood	12	x		Deciduous	Saved
5116	Baswood	12			Deciduous	Saved
5117	Baswood	16	x		Deciduous	Saved
5118	Siberian Elm	13			Deciduous	Saved-Exempt-Invasive
5119	Baswood	20	x		Deciduous	Saved
5120	Baswood	12			Deciduous	Saved
5121	Baswood	14	x		Deciduous	Saved
5122	Baswood	17	x		Deciduous	Saved
5123	Baswood	13	x		Deciduous	Saved
5124	Baswood	12			Deciduous	Saved
5125	Sugar Maple	17	x	bd	Deciduous	Saved
5126	Boxelder	14			Deciduous	Saved
5127	Baswood	14	x		Deciduous	Saved
5128	Boxelder	14		bd 70% dead	Deciduous	Saved-Exempt-bd
5129	Boxelder	22	x		Deciduous	Saved
5130	Baswood	20	x		Deciduous	Saved
5131	Hackberry	15			Deciduous	Saved
5132	boxelder	12	x		Deciduous	Saved
5133	Black Walnut	14			Deciduous	Saved
5134	Bur Oak	16			Deciduous	Saved
5135	Hackberry	12	x		Deciduous	Saved
5136	Baswood	28	x		Deciduous	Saved
5137	Boxelder	12	x		Deciduous	Saved
5138	Boxelder	12	x		Deciduous	Saved
5139	Boxelder	15			Deciduous	Saved
6001	Boxelder	14			Deciduous	Saved
6002	Boxelder	19			Deciduous	Saved
6003	Boxelder	13			Deciduous	Saved
6004	Boxelder	15			Deciduous	Offsite
6005	Boxelder	14			Deciduous	Offsite
6006	Boxelder	12	x		Deciduous	Saved
6007	Boxelder	12			Deciduous	Offsite
6008	Boxelder	14			Deciduous	Offsite
6009	Hackberry	14			Deciduous	Offsite
6010	Boxelder	16			Deciduous	Offsite
6011	Boxelder	15			Deciduous	Offsite

TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
6012	Boxelder	14			Deciduous	Offsite
6013	Eastern Red Cedar	3			Coniferous	Offsite
6014	Eastern Red Cedar	4			Coniferous	Offsite
6015	Eastern Red Cedar	5			Coniferous	Offsite
6016	Eastern Red Cedar	7			Coniferous	Offsite
6017	Boxelder	14		pd 50% dead	Deciduous	Offsite
6018	Siberian Elm	34			Deciduous	Offsite
6019	Siberian Elm	22			Deciduous	Offsite
6020	Red Oak	21			Deciduous	Offsite
6021	Baswood	19			Deciduous	Offsite
6022	Sugar Maple	12			Deciduous	Offsite
6023	Red Oak	15			Deciduous	Offsite
6024	Siberian Elm	15	x		Deciduous	Offsite
6025	Bur Oak	18			Deciduous	Saved
6026	American Elm	14			Deciduous	Offsite
6027	American Elm	15			Deciduous	Removed
6028	Slippery Elm	12			Deciduous	Offsite
6029	American Elm	16			Deciduous	Removed
6030	American Elm	12			Deciduous	Removed
6031	Bur Oak	27			Deciduous	Offsite
6032	Boxelder	12			Deciduous	Offsite
6033	Boxelder	22			Deciduous	Offsite
6034	American Elm	16		dd	Deciduous	Offsite
6035	Sugar Maple	17			Deciduous	Offsite
6036	Baswood	32			Deciduous	Removed
6037	Boxelder	12		pd 50% dead	Deciduous	Saved-Exempt-pd
6038	Boxelder	15			Deciduous	Saved
6039	Boxelder	15	x	pd	Deciduous	Saved
6040	Unkown Deciduous Tree	18		dd	Deciduous	Saved
6041	Siberian Elm	18			Deciduous	Saved-Exempt-Invasive
6042	Boxelder	12			Deciduous	Removed
6043	American Elm	18		pd 20% dead	Deciduous	Removed-Exempt-pd
6044	American Elm	12			Deciduous	Removed
6045	Siberian Elm	22		bd 25%	Deciduous	Removed-Exempt-Invasive
6046	Boxelder	16			Deciduous	Removed
6047	Boxelder	14	x	pd	Deciduous	Removed
6048	Boxelder	14	x		Deciduous	Removed
6049	Boxelder	18		pd 20% dead	Deciduous	Removed-Exempt-pd
6050	Silver Maple	14	x		Deciduous	Removed
6051	Cottonwood	13			Deciduous	Removed
6052	Boxelder	13	x		Deciduous	Removed
6053	Boxelder	22	x		Deciduous	Removed
6054	Boxelder	12	x		Deciduous	Removed
6055	Boxelder	18			Deciduous	Removed
6056	Cottonwood	33			Deciduous	Removed
6057	Boxelder	14		bd 40% dead	Deciduous	Removed-Exempt-bd
6058	Boxelder	13			Deciduous	Saved
6059	Boxelder	13			Deciduous	Saved
6060	Boxelder	18			Deciduous	Saved
6061	Boxelder	13			Deciduous	Removed
6062	Siberian Elm	14			Deciduous	Removed-Exempt-Invasive
6063	Siberian Elm	14	x		Deciduous	Saved-Exempt-Invasive
6064	Boxelder	15			Deciduous	Saved
6065	Boxelder	15	x	pd	Deciduous	Saved
6066	Boxelder	14	x		Deciduous	Saved
6067	Siberian Elm	16			Deciduous	Saved-Exempt-Invasive
6068	Boxelder	13	x		Deciduous	Saved
6069	Boxelder	13			Deciduous	Saved
6070	Boxelder	12			Deciduous	Saved
6071	Boxelder	12			Deciduous	Saved
6072	Boxelder	13			Deciduous	Saved
6073	Boxelder	13			Deciduous	Saved
6074	American Elm	13			Deciduous	Saved
6075	American Elm	14			Deciduous	Saved
6076	Boxelder	15			Deciduous	Saved
6077	Boxelder	16			Deciduous	Saved
6078	Boxelder	14			Deciduous	Saved
6079	Boxelder	12			Deciduous	Saved
6080	American Elm	19			Deciduous	Saved
6081	Boxelder	12			Deciduous	Saved
6082	Boxelder	12			Deciduous	Saved
6083	Boxelder	15			Deciduous	Offsite
6084	Boxelder	12			Deciduous	Offsite
6085	Boxelder	23			Deciduous	Offsite
6086	Boxelder	16		bd 80% dead	Deciduous	Offsite

TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
6087	Boxelder	14		pd 70% dead	Deciduous	Offsite
6088	Boxelder	16			Deciduous	Offsite
6089	Boxelder	20		pd 75% dead	Deciduous	Offsite
6090	Boxelder	17			Deciduous	Offsite
6091	Boxelder	22			Deciduous	Offsite
10000	Arborvitae	2	x	arbo-16 Stems	Coniferous	Removed
10001	Arborvitae	2	x	arbo-12 Stems	Coniferous	Removed
10002	Arborvitae	4	x	arbo	Coniferous	Removed
10003	Arborvitae	3	x	arbo	Coniferous	Removed
10004	Arborvitae	6	x	arbo	Coniferous	Removed
10005	Arborvitae	3	x	arbo	Coniferous	Removed
10006	Arborvitae	3	x	arbo-4Stem 2inbnd	Coniferous	Removed

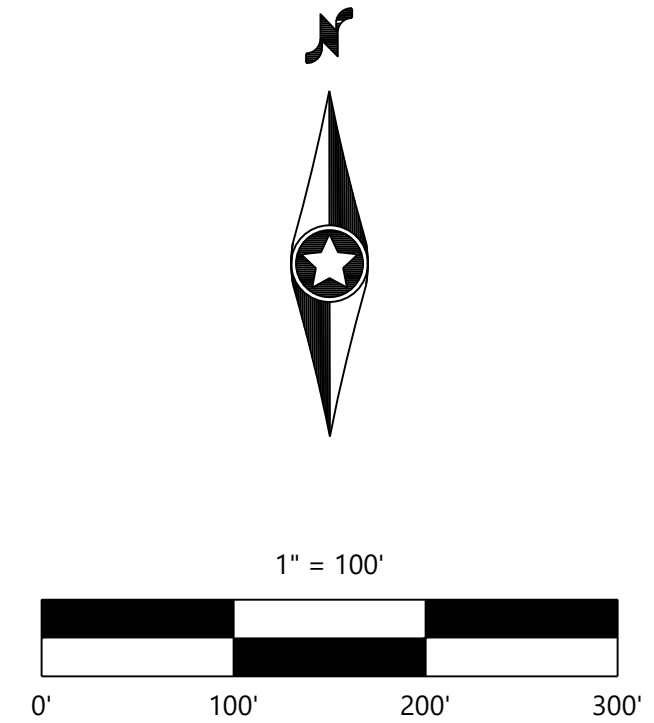


Native Seeding Legend

-  WET MEADOWS S & W
SEED MIX (34-271)
TOTAL AREA (0.5 AC)
-  STORMWATER NATIVE
SEED MIX (33-261)
TOTAL AREA (1.3 AC)
-  MESIC PRAIRIE GENERAL
SEED MIX (35-241)
TOTAL AREA (2.0 AC)
-  GENERAL ROADSIDE SEED
MIX (25-141)
TOTAL AREA (2.0 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* DISTURBANCE IN COUNTY R.O.W. SHOULD BE RESEEDED WITH LOW MAINTENANCE TURF.

CONTRACTOR: NORTHWEST ASPHALT
RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
By Ben Passolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/29/22
REVISIONS:
09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
09/19/22 CITY COMMENTS
11/15/22 REVISED PHASE 2 GRADING
12/16/22 RECORD PLAN
03/21/23 REVISED PER 2ND ADD PLAT

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 03/21/23 LICENSE NO. 26971

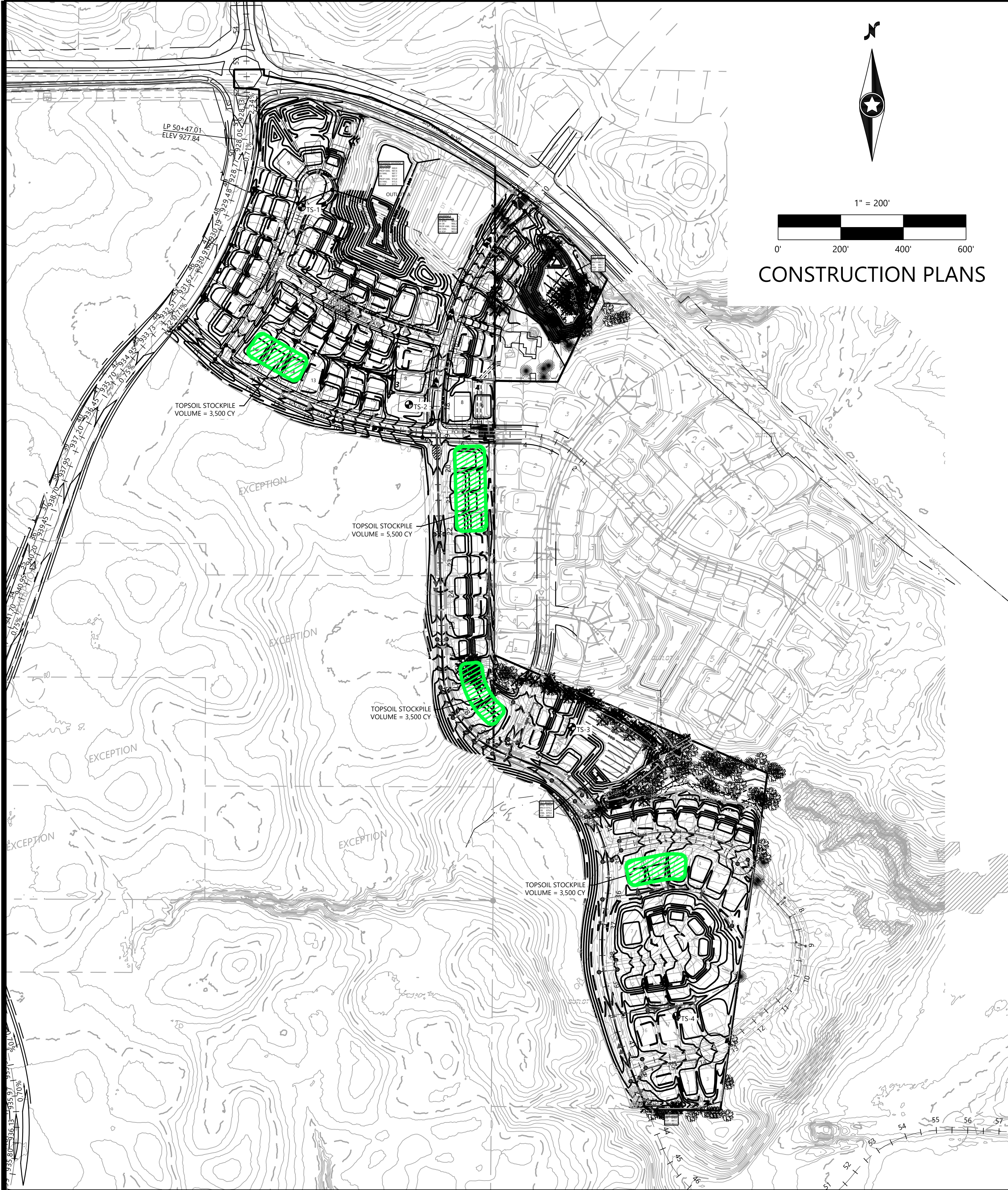
RIVERTOWN HEIGHTS
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SEEDING PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER:
17 OF 18
DATE: 03/21/23

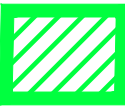


Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

TOPSOIL NOTES

- EXISTING ONSITE TOPSOIL WILL BE USED FOR RESPREAD. TESTING WILL BE COMPLETED IN ORDER TO ASSESS WHETHER SOIL AMENDMENT WILL BE NECESSARY.
- FOR TOPSOIL STRIPPING AND STOCKPILING
 - EXISTING TOPSOIL AVAILABLE ONSITE: 62,000 CY
 - TOPSOIL NEEDED TO RESTORE GREEN SPACES: 16,000 CY
 - TOTAL LOT AREA: 20.0 AC
 - EXISTING 1.0 FOOT OF AVERAGE DEPTH OF TOPSOIL AVAILABLE ONSITE
 - GRADING EQUIPMENT USED TO STRIP TOPSOILS SUCH AS DOZERS, SCRAPPERS.
 - SILT FENCE WILL BE UTILIZED FOR EROSION CONTROL OF TOPSOIL STOCKPILES.
 - TEMPORARY SEED TOPSOIL STOCKPILES FOR EROSION CONTROL FOR STOCKPILES THAT WILL REMAIN IN PLACE FOR LONGER THAN 6 MONTHS.
- STOCKPILING SAMPLING PROCEDURE
 - ONE SAMPLE SHALL BE COLLECTED PER 2,500 CUBIC YARDS OF STOCKPILE (A MINIMUM OF ONE SAMPLE SHALL BE TAKEN IF STOCKPILES ARE LESS THAN 2,500 CUBIC YARDS)
 - THE CONTRACTOR/SUPPLIER SHALL FORM A FACE FOR THE FULL HEIGHT OF THE STOCKPILE AT FOUR LOCATIONS.
 - A LOADER BUCKET OR SIMILAR EQUIPMENT SHALL THEN BE FILLED BY CHANNELING THE FULL HEIGHT OF THE STOCKPILE FACE, FROM THE BOTTOM TO THE TOP, IN ONE OPERATION.
 - THE BUCKET SHALL THEN BE LOWERED AND EMPTIED BY ROTATION TO FORM A SMALL PILE AT EACH SAMPLING LOCATION.
 - THE SAMPLER SHALL PLACE A SHOVEL FULL OF SOIL FROM EACH PILE INTO A LARGER CONTAINER. THE SOIL SHALL BE THOROUGHLY MIXED AND A SUFFICIENT AMOUNT OF MIXED TOPSOIL SHALL BE TAKEN TO FILL A STANDARD TOPSOILS SAMPLING CONTAINER.
 - SAMPLES SHALL BE SUBMITTED FOR ANALYSIS TO LAB QUALIFIED TO USE THE FOLLOWING TEST METHODS: ASTM D 422, ASTM D 2974, AND ASTM G 51. SAMPLES SHALL BE ANALYZED FOR CLAY, SILT, SAND, ORGANIC MATTER AND pH. FIELD COMPACTION TESTING SHALL ALSO BE COMPLETED. TOPSOIL SHALL MEET THE CARVER COUNTY TOPSOIL STANDARD (INCLUDED BELOW).
 - ADDITIONAL TOPSOIL SHALL NOT BE ADDED TO THE STOCKPILE AFTER SAMPLING
 - SAMPLE RESULTS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW. TEST RESULTS ARE VALID FOR 6 MONTHS.
 - IF TOPSOIL TESTING RESULTS DO NOT MEET THE MINIMUM REQUIREMENTS PER THE CARVER COUNTY WATERSHED MANAGEMENT ORGANIZATION TOPSOIL STANDARDS, THE EXISTING TOPSOIL MUST BE DE-COMPACTED TO A DEPTH OF 6 INCHES AND 2 INCHES OF COMPOST MUST BE INCORPORATED INTO IT.
 - APPROXIMATELY 5,500 CY OF COMPOST WILL BE REQUIRED IF TOPSOIL DOES NOT MEET MINIMUM REQUIREMENTS.
 - IF MINIMUM REQUIREMENTS ARE MET, NO AMENDMENTS ARE NEEDED.
- CONSTRUCTION SCHEDULE AND PHASING:
 - GRADING AND TOPSOIL STRIPPING SHOULD BEGIN IN SPRING 2021
 - GREEN SPACES SHALL HAVE 6 INCHES OF TOPSOIL IN-PLACE AFTER GRADING HAS OCCURRED.
 - TOPSOIL IS TO BE REAPPLIED TO ALL DISTURBED AREAS, WITH THE EXCEPTION OF PROPOSED STREET AREAS.
 - INDIVIDUAL LOTS WILL HAVE 1 TO 1.5 INCHES OF TOPSOIL PUT IN-PLACE DURING MASS GRADING. AFTER FINAL GRADING HAS BEEN COMPLETED AN ADDITIONAL 6 INCHES WILL BE PUT IN-PLACE.
 - SOIL DECOMPOSITION TO A SIX-INCH DEPTH SHALL TAKE PLACE PRIOR TO PLACEMENT OF TOPSOIL.
 - STOCKPILES SHALL BE SAMPLED AND TESTED PRIOR TO TOPSOIL PLACEMENT. SEE TESTING PROCEDURES ABOVE.
 - IF TOPSOIL TESTING SHOWS THAT THE SOILS DO NOT MEET SPECIFICATIONS IN TABLE 2, SOIL SHALL BE AMENDED TO BRING THEM INTO COMPLIANCE.
 - HOME BUILDING AND FINAL LOT GRADING WILL TAKE PLACE FROM SUMMER OF 2021, UNTIL SPRING OF 2022.
 - TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY COUNTY OR CITY STAFF PRIOR TO SEEDING OR SOD.



TOPSOIL STOCKPILE



TOPSOIL SAMPLE LOCATIONS

Table 2. Proposed Topsoil Standard

	Passing Percentage (%)		Material Type			Soil Properties	
	Sieve 3/4 in	Sieve #4	Clay (%)	Silt (%)	Sand (%)	Organic (%)	pH Range
Tested Site Average	100	99	29	31	39	4.1	6.9
Tested Site Range	100	97 – 99	26 – 33	26 – 36	33 – 46	3.3 – 4.7	6.6 – 7.2
Current County Standards	100	85 – 100	5 – 30	5 – 35	38 – 75	3 – 15	6.1 – 7.5
Proposed Site Standard	100	85 – 100	5 – 33	5 – 36	33 – 75	3 – 15	6.1 – 7.5

*REFER TO BRAUN INTERTEC TOPSOIL MANAGEMENT EVALUATION DATED MAY 24, 2022 FOR MORE DETAILS

CONTRACTOR: NORTHWEST ASPHALT

RECORD DRAWING: GRADING
CONFORMING TO CONSTRUCTION RECORDS.
BY Ben Passolt DATE 12/16/22
WESTWOOD PROFESSIONAL SERVICES

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 04/29/22
REVISIONS:
09/09/22 REVISED PERCHERON BLVD VERTICAL ALIGNMENT
09/19/22 CITY COMMENTS
11/15/22 REVISED PHASE 2 GRADING
12/16/22 RECORD PLAN
03/21/23 REVISED PER 2ND ADD PLAT

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**TOPSOIL MANAGEMENT
PLAN**

PROJECT NUMBER: 0027067.00

SHEET NUMBER:

18 OF **18**

DATE: 03/21/23

CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER, AND STREETS

FOR

RIVERTOWN HEIGHTS 2ND ADDITION

CHASKA, MN

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044
CONTACT: MIKE SUEL
PHONE: 952-985-7823
EMAIL: MSUEL@DRHORTON.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300

Fax (952) 937-5822 Minnetonka, MN 55343

Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0027067.02
CONTACT: JOHN H. BENDER



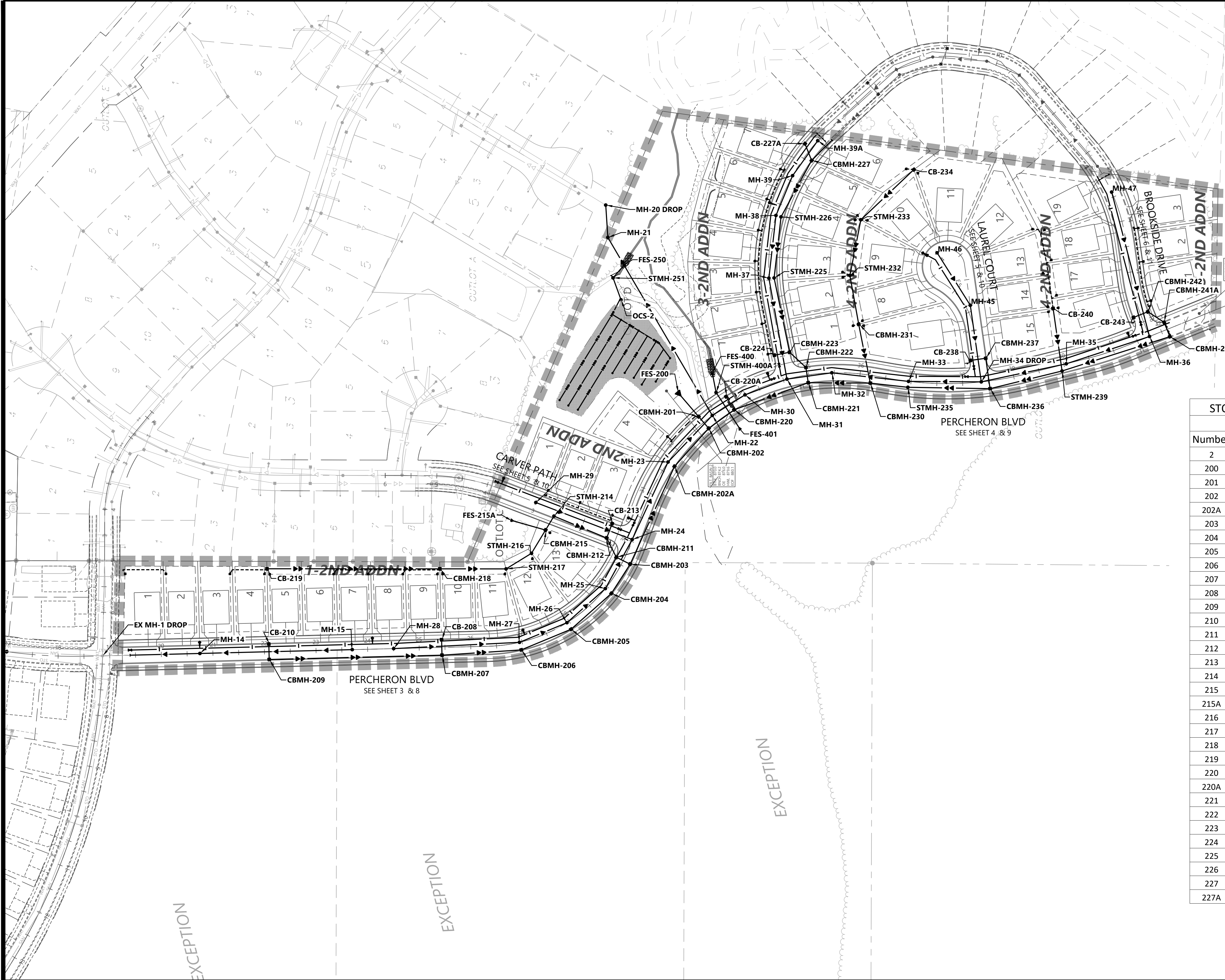
Vicinity Map
(NOT TO SCALE)

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4	Sanitary Sewer and Watermain Construction Plans
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CONSTRUCTION PLANS
FOR
SANITARY SEWER, WATERMAIN, STORM SEWER, AND STREETS
FOR
RIVERTOWN HEIGHTS 2ND ADDITION
CHASKA, MN
INITIAL SUBMITTAL DATE: 03/21/23 SHEET: 1 OF 22



OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
DT			STORM SEWER
WAT			DRAIN TILE
WAT			WATER MAIN
			HYDRANT

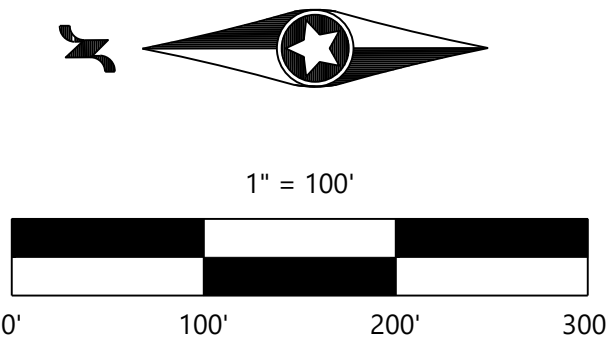
GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

STORM SEWER CASTING SCHEDULE

Number	Structure		Casting Type
	Type	Dia.	
2	OCS	60"	SEE DETAIL
200	FES	36"	-
201	CBMH	60"	R-3067-VB
202	CBMH	72"	R-3067-VB
202A	CBMH	48"	R-3067-V
203	CBMH	48"	R-3067-V
204	CBMH	48"	R-3067-V
205	CBMH	48"	R-3067-V
206	CBMH	48"	R-3067-V
207	CBMH	48"	R-3067-V
208	CB	2'x 3'	R-3067-V
209	CBMH	48"	R-3067-VB
210	CB	2'x 3'	R-3067-VB
211	CBMH	48"	R-3067-V
212	CBMH	48"	R-3067-VB
213	CB	2'x 3'	R-3067-VB
214	STMH	48"	R-1642B
215	CBMH	48"	R-4342
215A	FES	12"	-
216	STMH	48"	R-1642B
217	STMH	48"	R-1642B
218	CBMH	48"	R-4342
219	CB	27"	R-4342
220	CBMH	60"	R-3067-V
220A	CB	2'x 3'	R-3067-V
221	CBMH	60"	R-3067-V
222	CBMH	48"	R-3067-V
223	CBMH	48"	R-3067-VB
224	CB	2'x 3'	R-3067-VB
225	STMH	48"	R-1642B
226	STMH	48"	R-1642B
227	CBMH	48"	R-3501-R
227A	CB	2'x 3'	R-3501-R

230	CBMH	48"	R-3067-V
231	CBMH	48"	R-4342
232	STMH	48"	R-1642B
233	STMH	48"	R-1642B
234	CB	27"	R-4342
235	STMH	48"	R-1642B
236	CBMH	48"	R-3067-V
237	CBMH	48"	R-3067-V
238	CB	2'x 3'	R-3067-V
239	STMH	48"	R-1642B
240	CB	27"	R-4342
241	CBMH	48"	R-3067-V
241A	CBMH	48"	R-3067-V
242	CBMH	48"	R-3067-VB
243	CB	2'x 3'	R-3067-VB
250	FES	48"	-
251	STMH	72"	R-1642B
400	FES	54"	-
400A	STMH	84"	R-1642B
401	FES	42"	-



CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE:	03/21/23
REVISIONS:	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND
ADDITION

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL

PROJECT NUMBER: 0027067.02

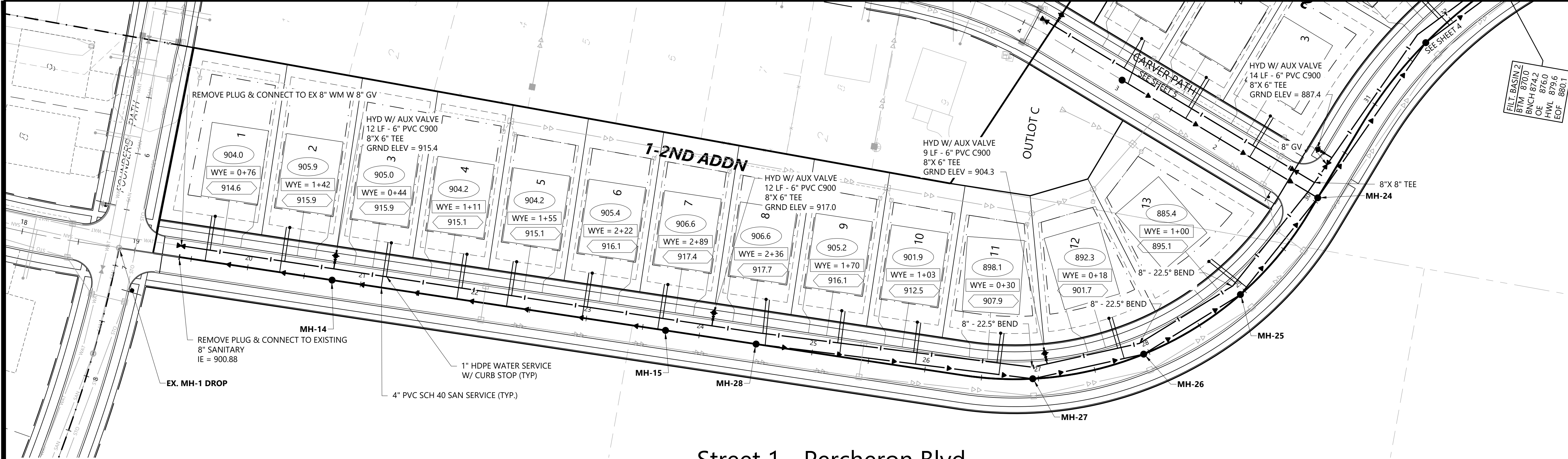
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OF

22

DATE: 03/21/23



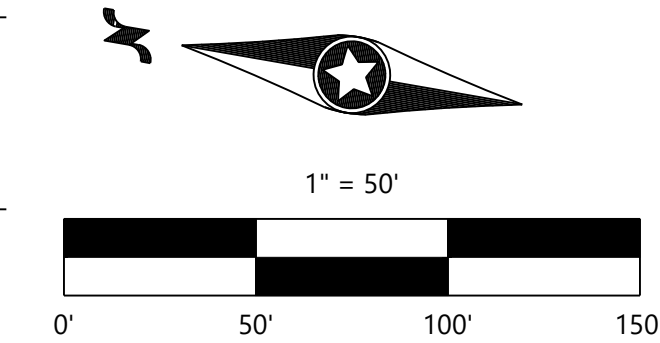
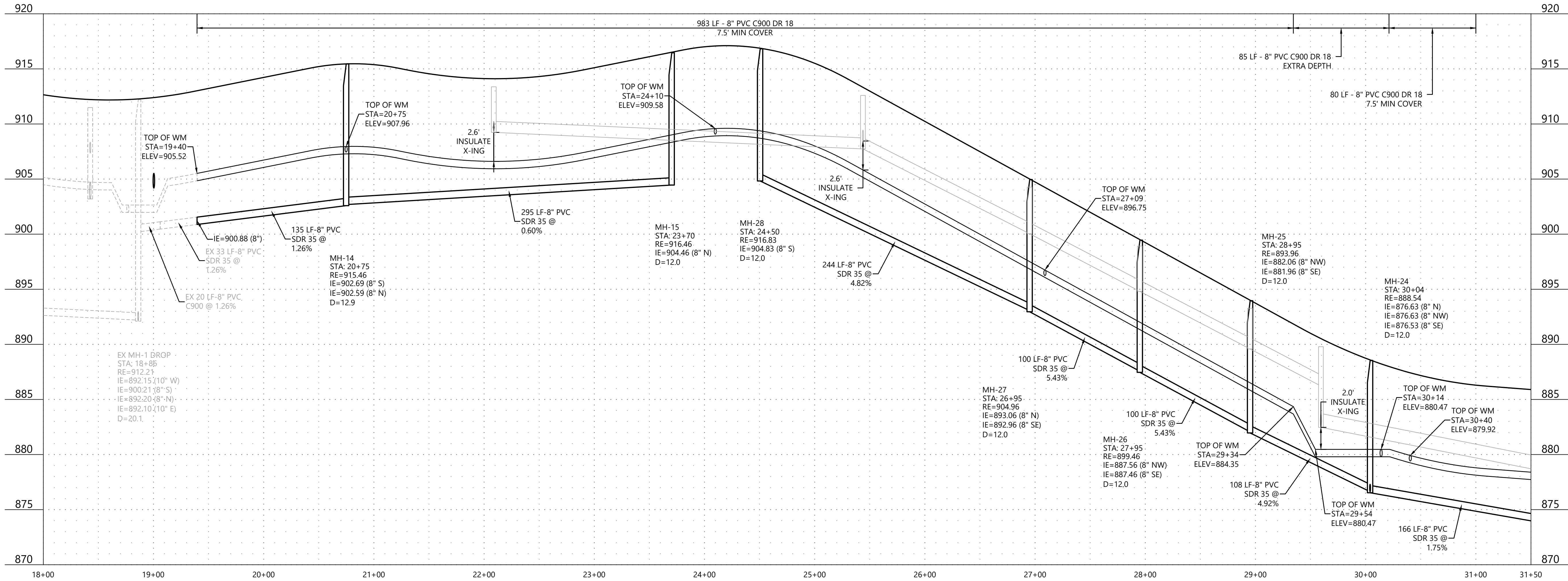
LEGEND

- XXX.X SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX
X.X' RISER
XXXX.X DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
- (A) WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
- (B) SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE
- (C) WATER SERVICE TO THIS LOT SHALL BE INSTALLED OVER STORM SEWER (INSULATE)

GENERAL NOTES

1. FLAG HYDRANTS.
2. ALL HYDRANTS SHALL BE WATEROUS STYLE.
3. EXTEND RODS ON DEEP VALVES PER CITY DETAIL WAT-1.
4. WATER PRESSURE MAY EXCEED 90 PSI. BUILDER WILL BE REQUIRED TO INSTALL PRIVATE PRESSURE REDUCING VALVE TO WATER SERVICE AT THE TIME OF NEW HOME CONSTRUCTION.
5. SANITARY SEWER MANHOLES SHALL BE LINED PER CITY DETAIL SAN-4.
6. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
7. WATER SERVICE PIPE SHALL BE 1\"/>

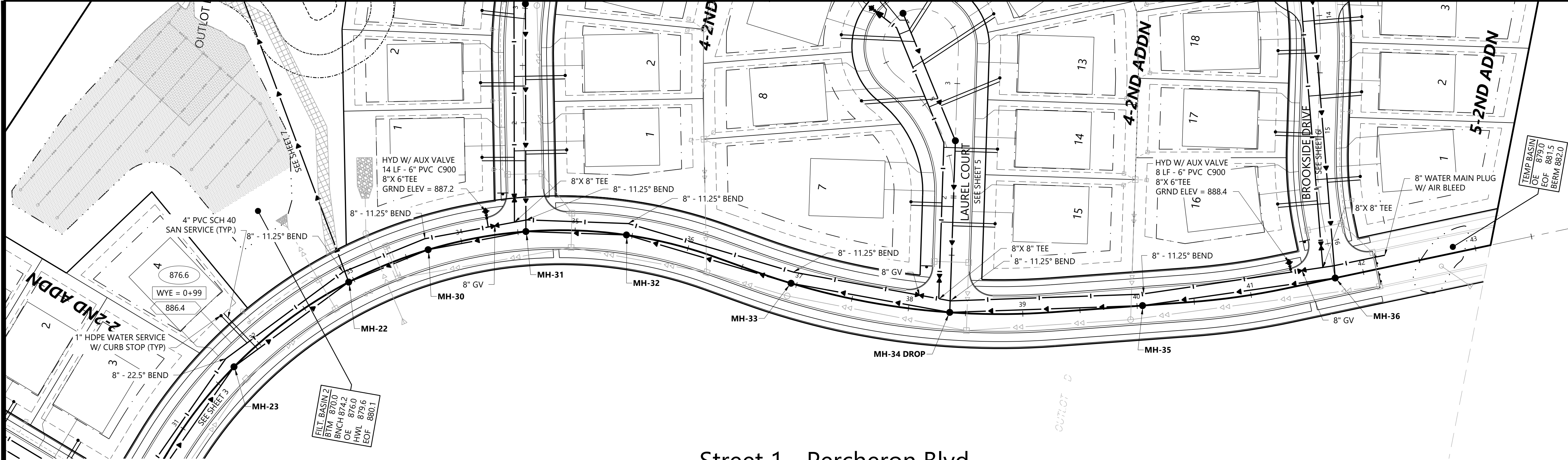
Street 1 - Percheron Blvd



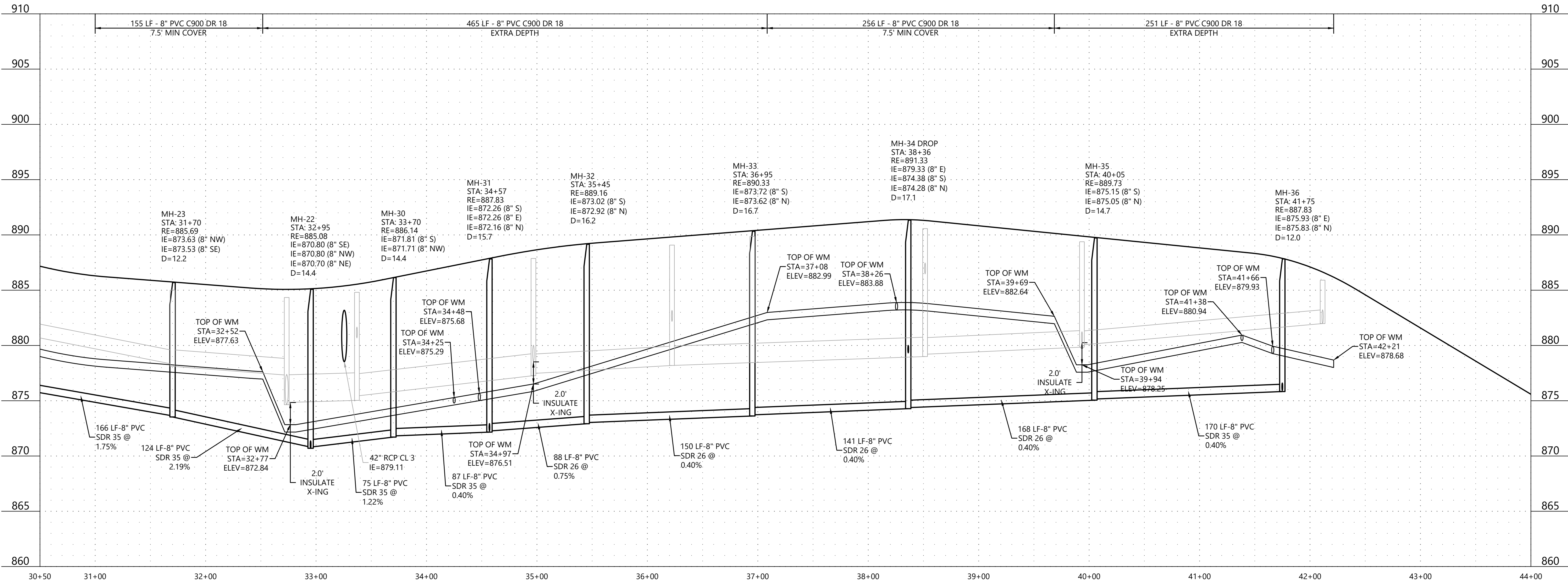
CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/21/23
REVISIONS:
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Street 1 - Percheron Blvd



CONSTRUCTION PLANS

N:\0027067\02.DWG\CIVIL\UTILITY\0027067.02S-UT01.DWG

RIVERTOWN HEIGHTS 2ND ADDITION

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	03/21/23
REVISIONS:	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER

DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND
ADDITION

CHASKA, MN

Westwood

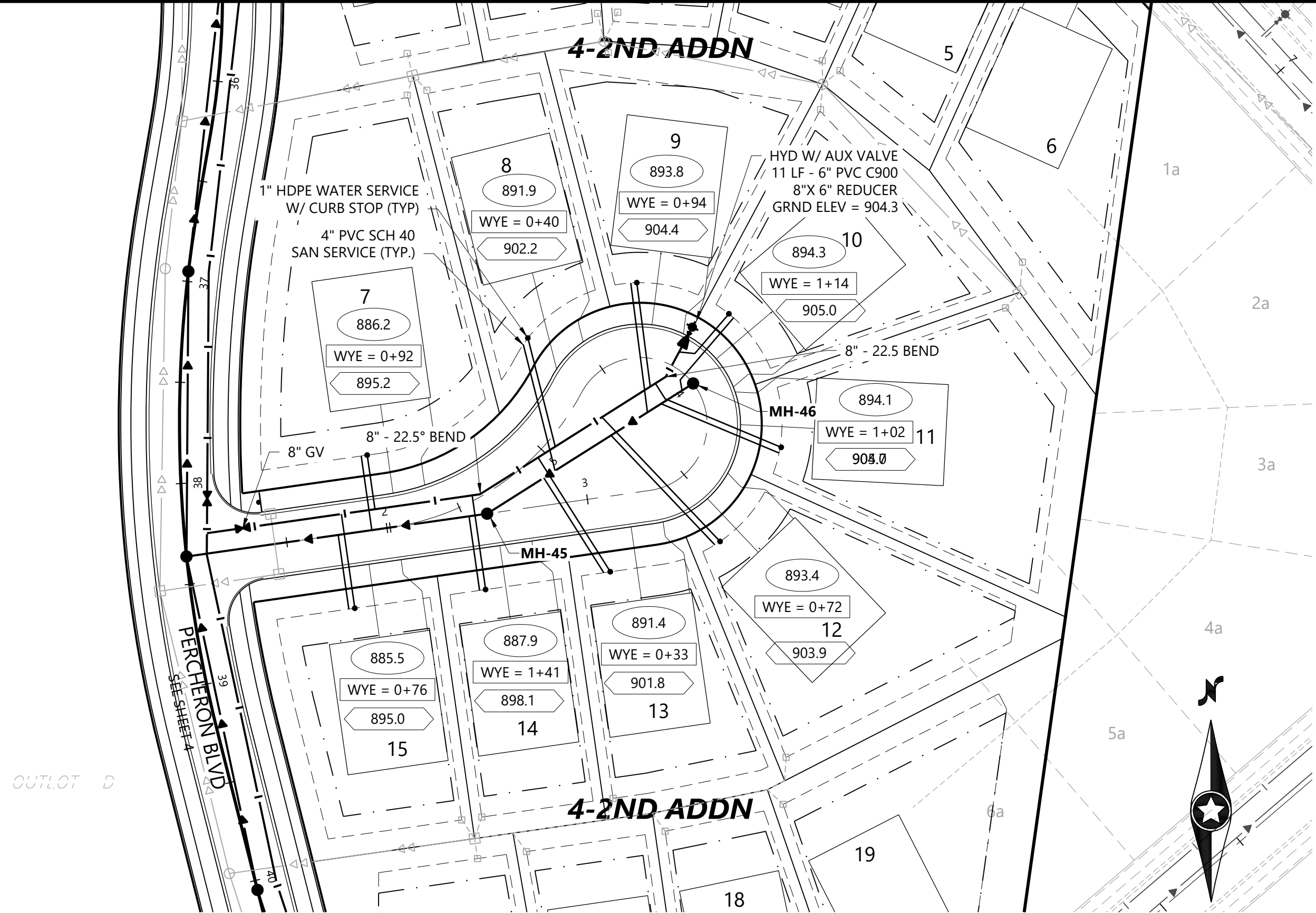
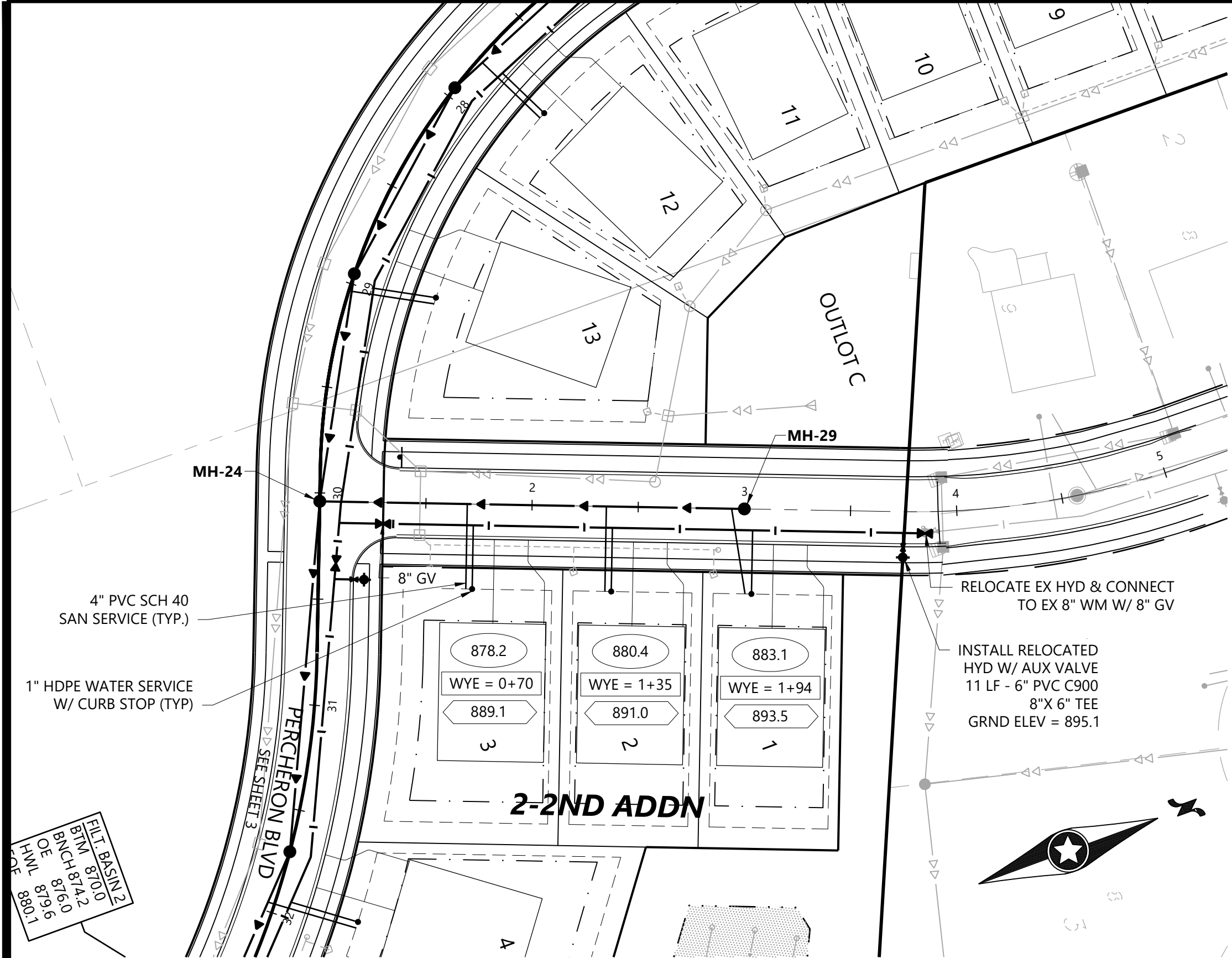
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER AND
WATERMAIN
CONSTRUCTION PLANS

PROJECT NUMBER: 0027067.02

SHEET NUMBER:
4 OF
22

DATE: 03/21/23



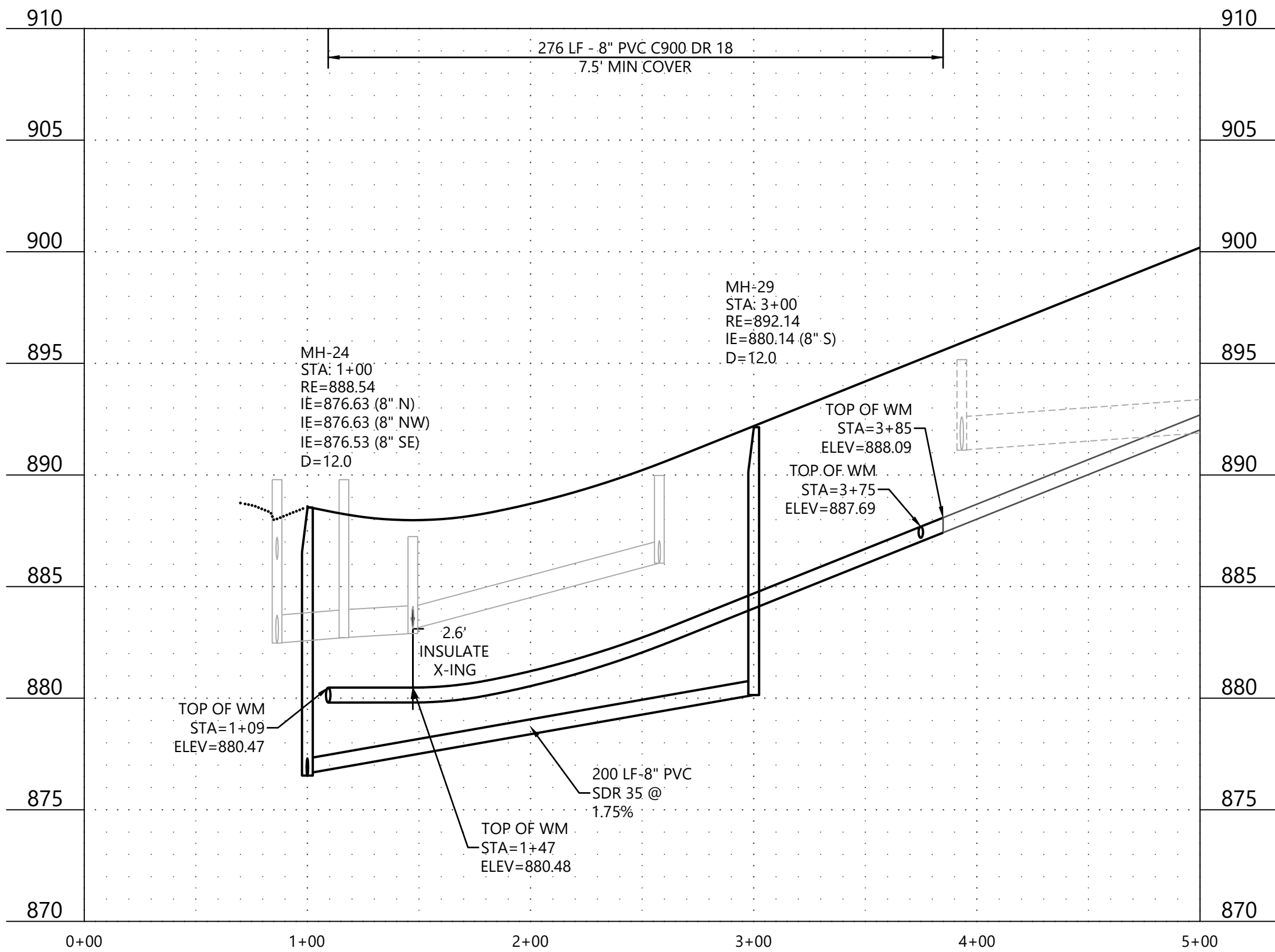
LEGEND

- XXX.X SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX
X.X' RISER
XXXX.X DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
- (A) WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
- (B) SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE
- (C) WATER SERVICE TO THIS LOT SHALL BE INSTALLED OVER STORM SEWER (INSULATE)

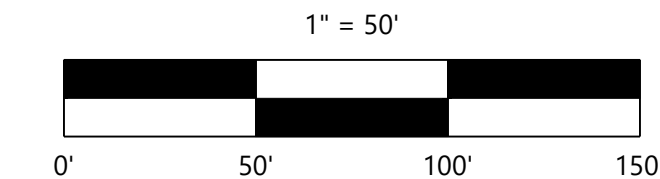
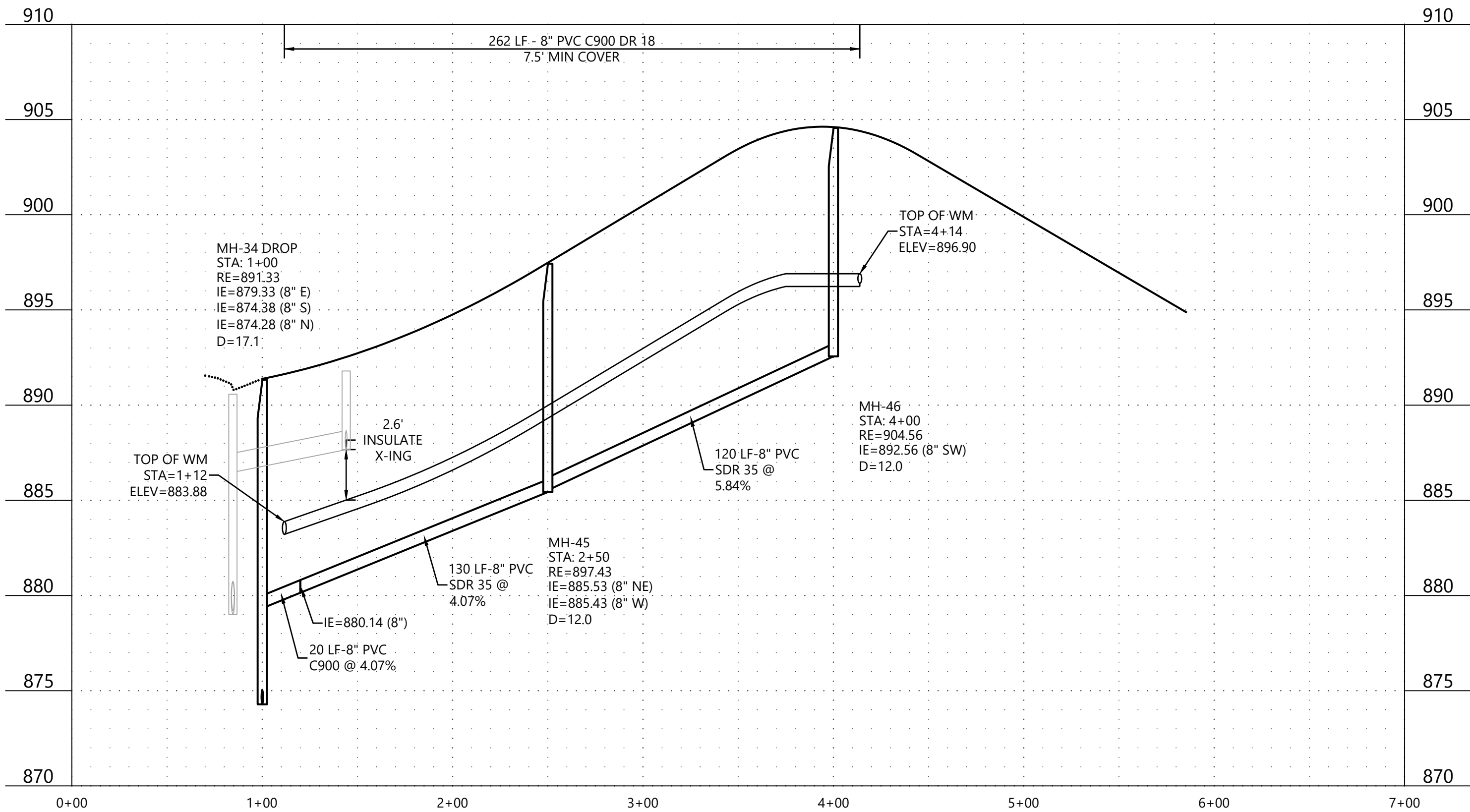
GENERAL NOTES

1. FLAG HYDRANTS.
2. ALL HYDRANTS SHALL BE WATEROUS STYLE.
3. EXTEND RODS ON DEEP VALVES PER CITY DETAIL WAT-1.
4. WATER PRESSURE MAY EXCEED 90 PSI. BUILDER WILL BE REQUIRED TO INSTALL PRIVATE PRESSURE REDUCING VALVE TO WATER SERVICE AT THE TIME OF NEW HOME CONSTRUCTION.
5. SANITARY SEWER MANHOLES SHALL BE LINED PER CITY DETAIL SAN-4.
6. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
7. WATER SERVICE PIPE SHALL BE 1" HDPE PIPE PER CITY DETAIL SER-2A.
8. SANITARY SEWER SERVICE SHALL BE 4" PVC SCH 40 PER CITY DETAIL SER-1.

Street 6 - Carver Path



Street 8 - Laurel Court



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/21/23
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

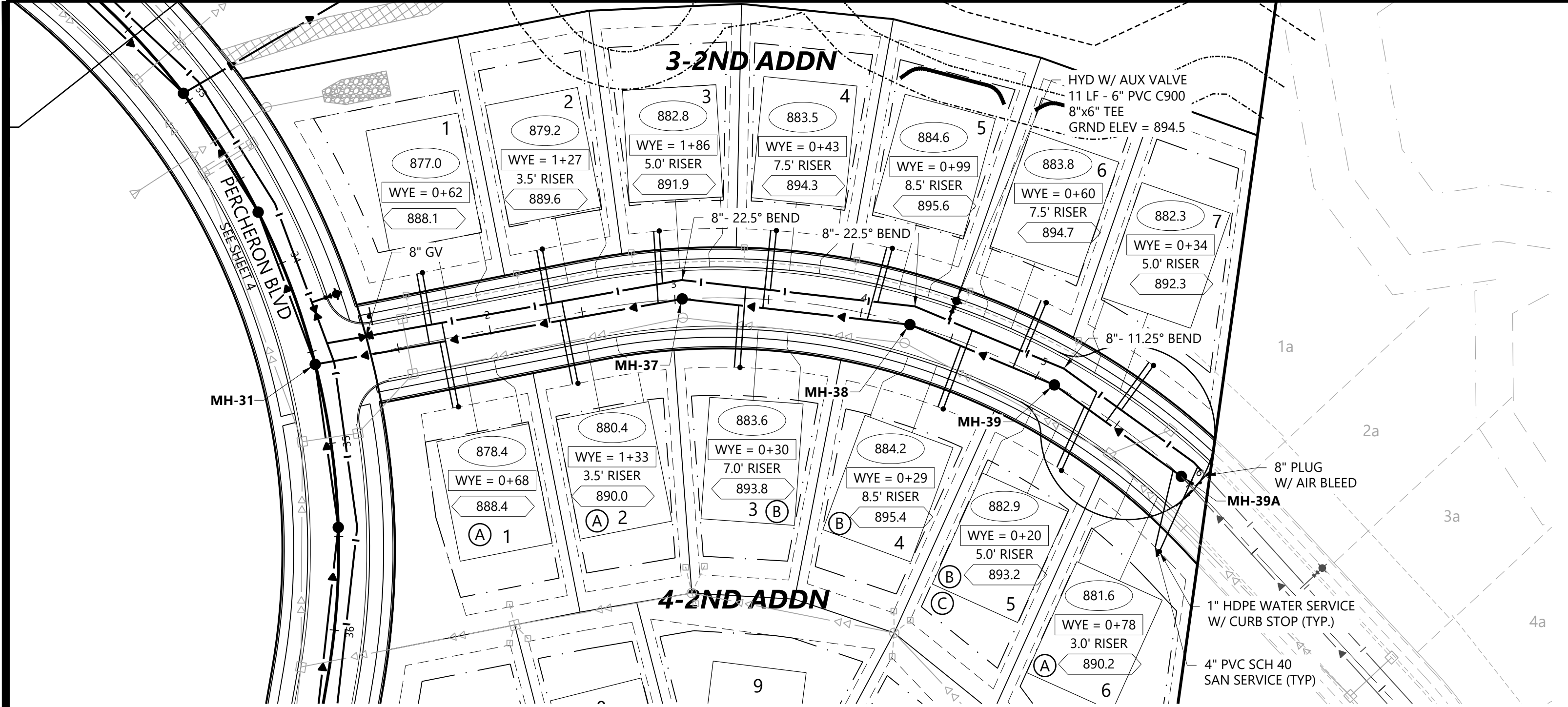
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA
JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

**RIVERTOWN HEIGHTS 2ND
ADDITION**
CHASKA, MN

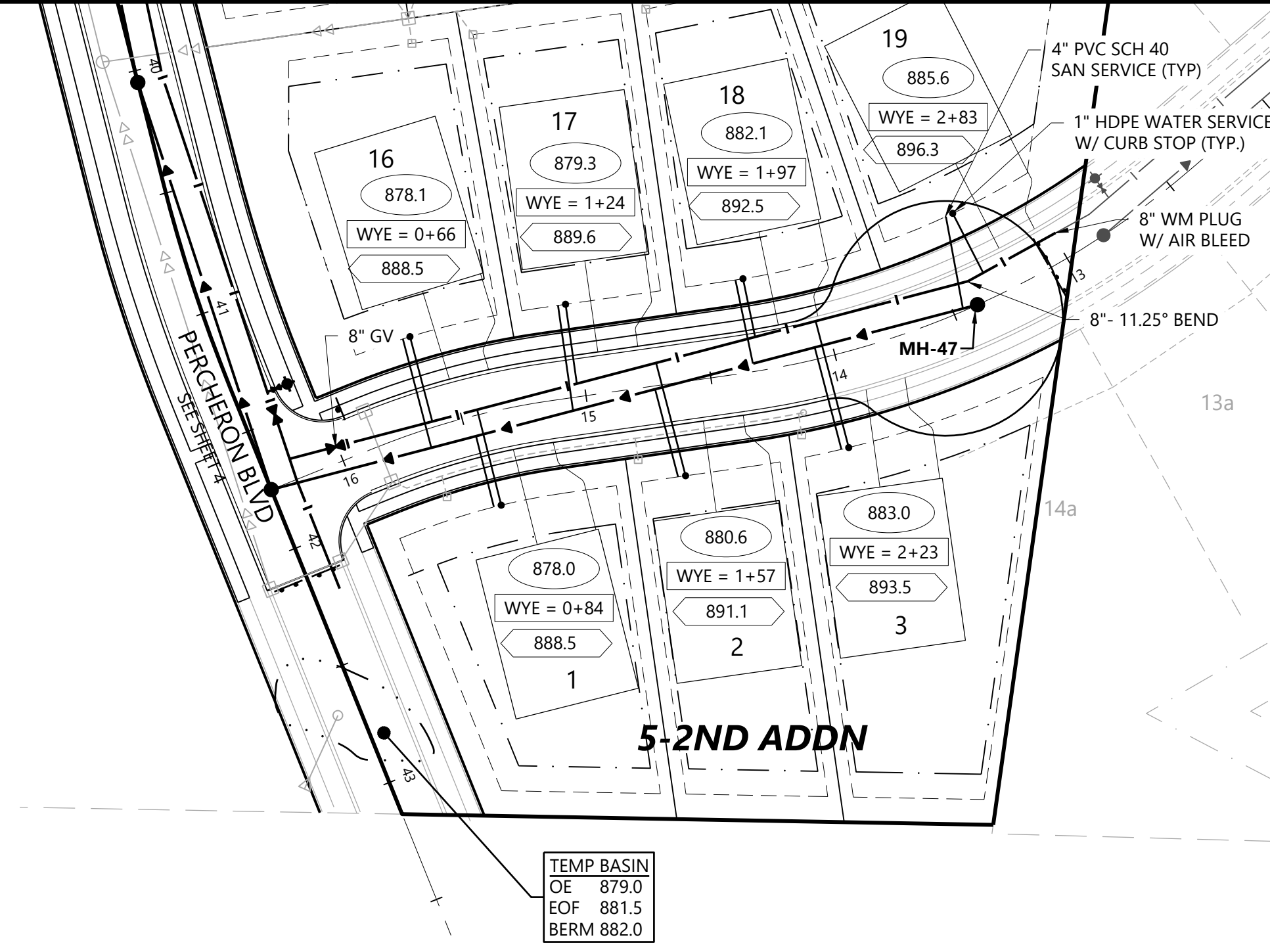
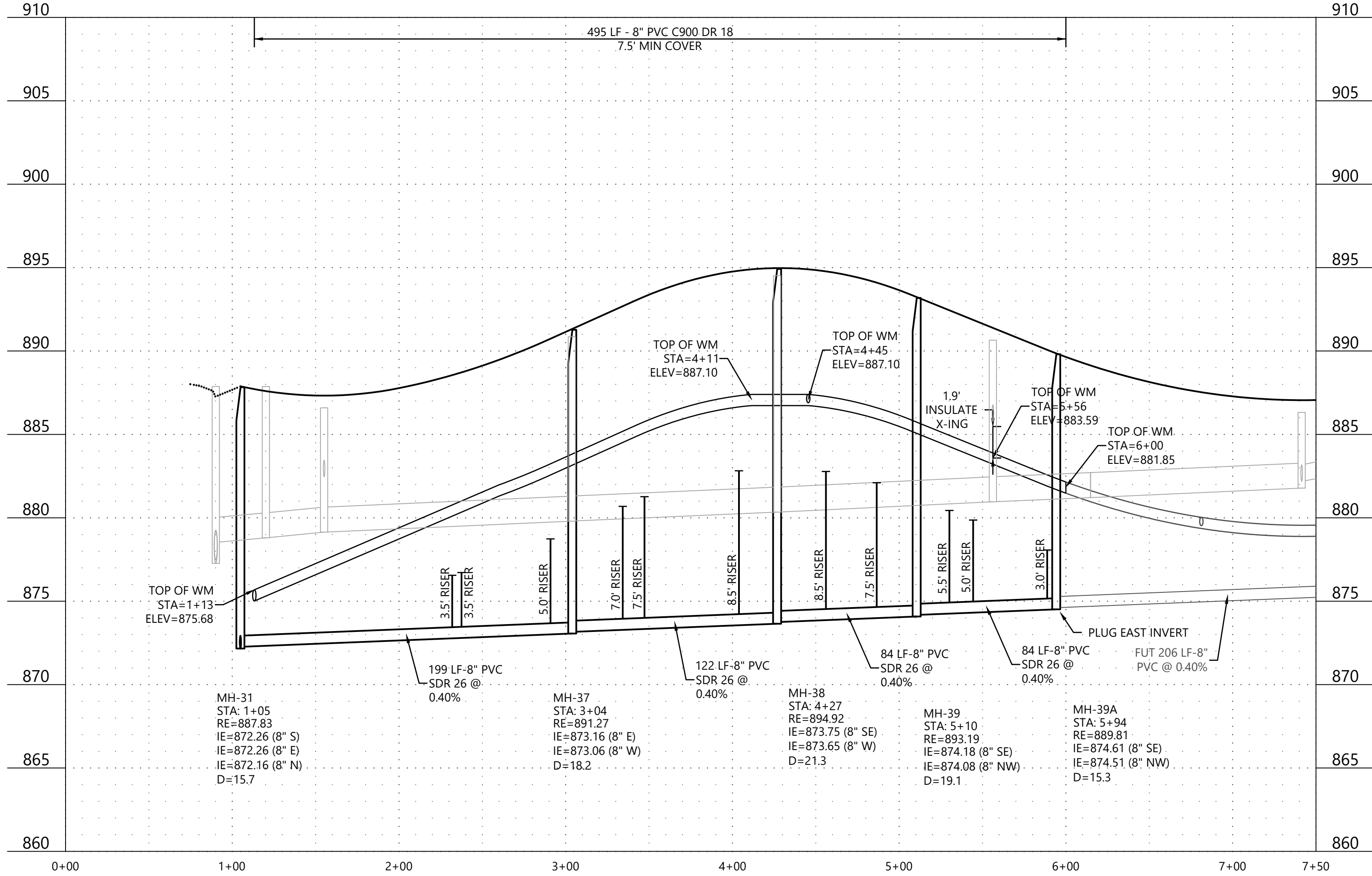
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**SANITARY SEWER AND
WATERMAIN
CONSTRUCTION PLANS**
PROJECT NUMBER: 0027067.02

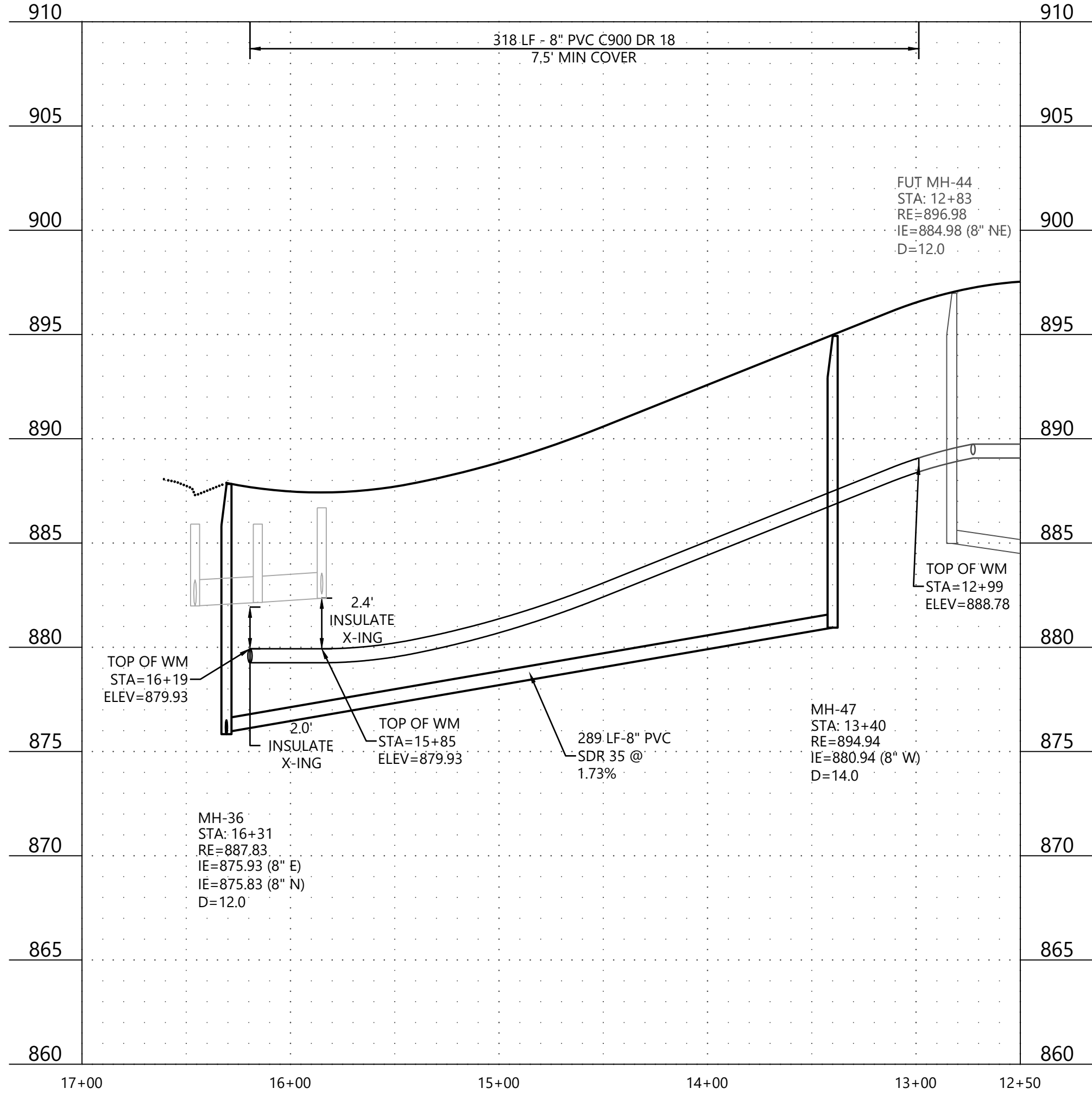
SHEET NUMBER:
5 OF **22**
DATE: 03/21/23



Street 7 - Brookside Drive



Street 7 - Brookside Drive



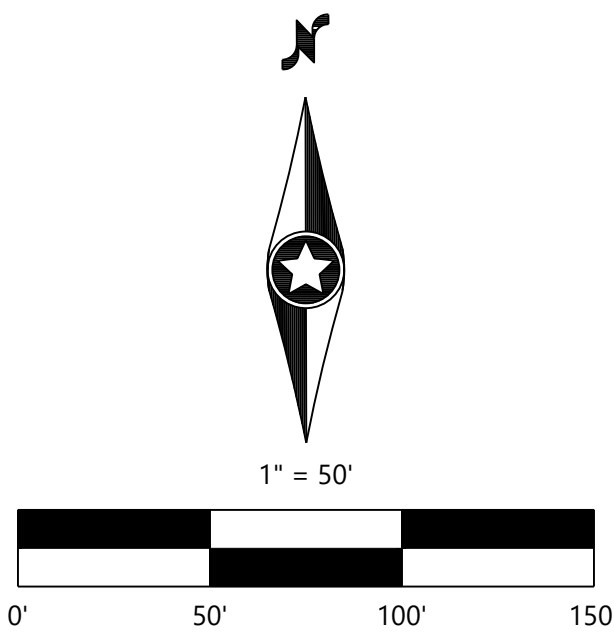
LEGEND

- XXX.X SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX X.X' RISER DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
- WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
- SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE
- WATER SERVICE TO THIS LOT SHALL BE INSTALLED OVER STORM SEWER (INSULATE)

GENERAL NOTES

- FLAG HYDRANTS.
- ALL HYDRANTS SHALL BE WATEROUS STYLE.
- EXTEND RODS ON DEEP VALVES PER CITY DETAIL WAT-1.
- WATER PRESSURE MAY EXCEED 90 PSI. BUILDER WILL BE REQUIRED TO INSTALL PRIVATE PRESSURE REDUCING VALVE TO WATER SERVICE AT THE TIME OF NEW HOME CONSTRUCTION.
- SANITARY SEWER MANHOLES SHALL BE LINED PER CITY DETAIL SAN-4.
- ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
- WATER SERVICE PIPE SHALL BE 1" HDPE PIPE PER CITY DETAIL SER-2A.
- SANITARY SEWER SERVICE SHALL BE 4" PVC SCH 40 PER CITY DETAIL SER-1.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/21/23
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

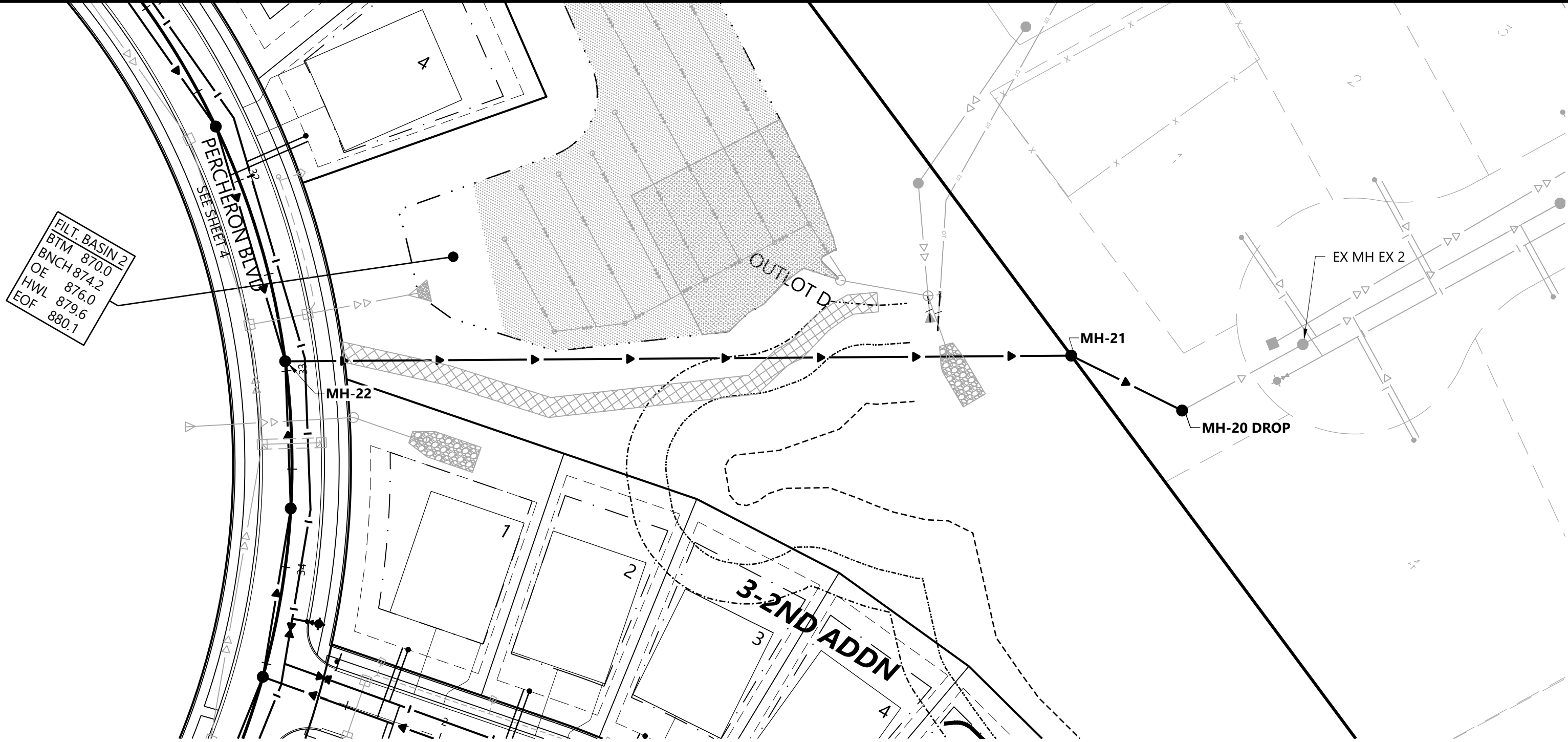
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND ADDITION
CHASKA, MN

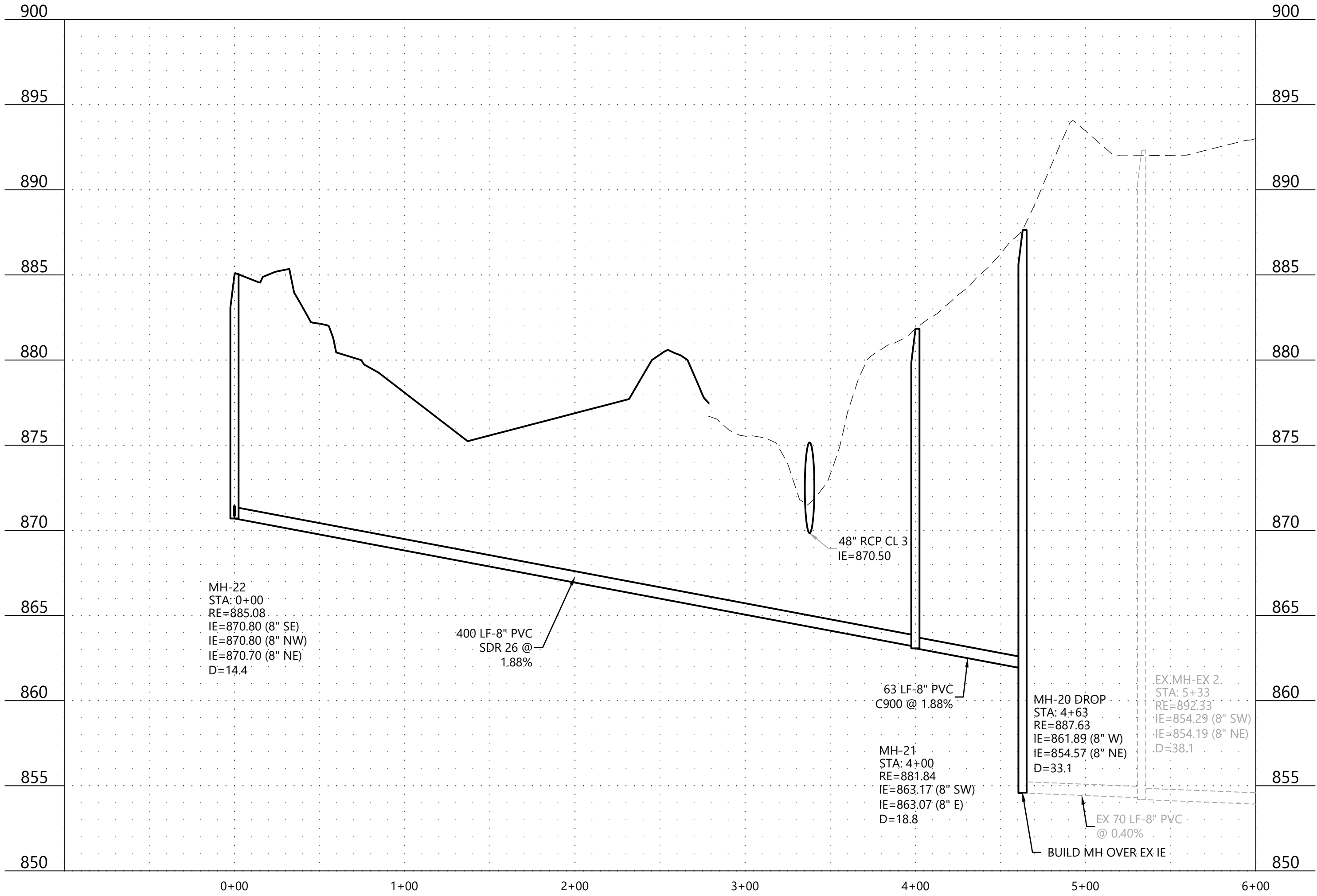
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Westwood Professional Services, Inc.

SANITARY SEWER AND WATERMAIN CONSTRUCTION PLANS
PROJECT NUMBER: 0027067.02

SHEET NUMBER:
6 OF **22**
DATE: 03/21/23



SANITARY CONNECTION TO FOUNDERS RIDGE



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

XXX.X

SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE

WYE = X+XX
X.X' RISER

SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE

XXXX.X

DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX

A

WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 2.0 FEET

B

SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT PROPERTY LINE

C

WATER SERVICE TO THIS LOT SHALL BE INSTALLED
OVER STORM SEWER (INSULATE)

- GENERAL NOTES**
1. FLAG HYDRANTS.

2. ALL HYDRANTS SHALL BE WATEROUS STYLE.

3. EXTEND RODS ON DEEP VALVES PER CITY DETAIL WAT-1.

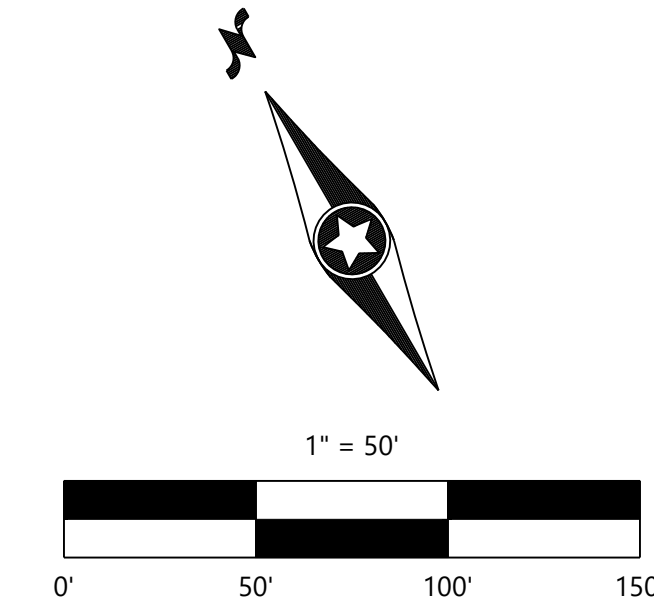
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REQUIRED TO INSTALL PRIVATE PRESSURE REDUCING VALVE TO
WATER SERVICE AT THE TIME OF NEW HOME CONSTRUCTION.

5. SANITARY SEWER MANHOLES SHALL BE LINED PER CITY DETAIL
SAN-4.

6. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE
DROPS.

7. WATER SERVICE PIPE SHALL BE 1" HDPE PIPE PER CITY DETAIL
SER-2A.

8. SANITARY SEWER SERVICE SHALL BE 4" PVC SCH 40 PER CITY
DETAIL SER-1.



CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	03/21/23
REVISIONS:	

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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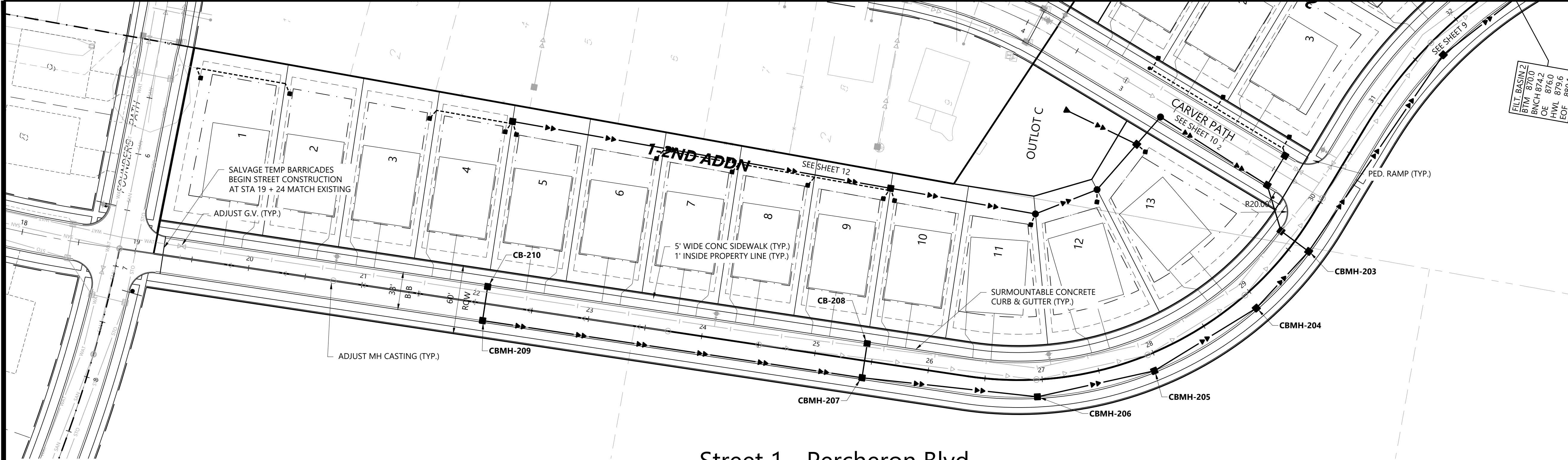
JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

**RIVERTOWN HEIGHTS 2ND
ADDITION**
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**SANITARY SEWER AND
WATERMAIN
CONSTRUCTION PLANS**
PROJECT NUMBER: 0027067.02

SHEET NUMBER:
7 OF **22**
DATE: 03/21/23



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

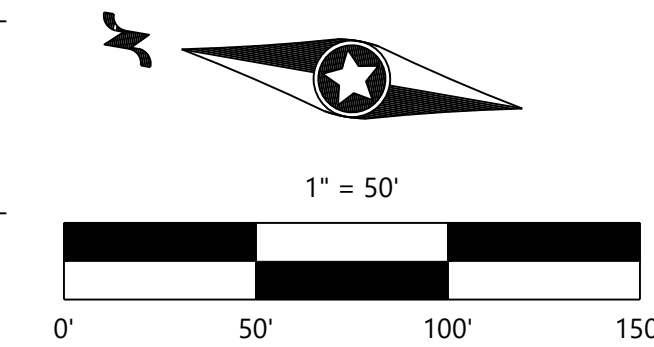
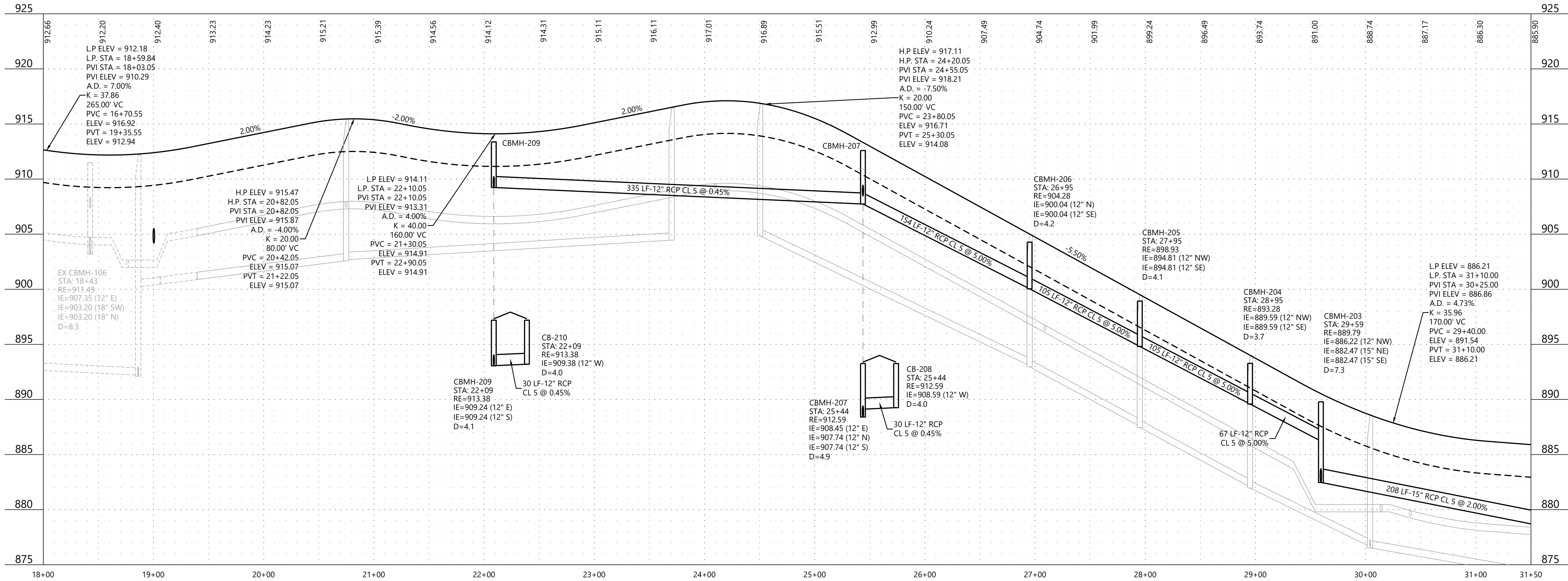
EXISTING	PROPOSED	GUTTER ELEVATION
✦ 900.00	✦ 900.00	

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS V, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- CONTINUOUS 4" PVC ROADWAY DRAINTILE REQUIRED UNDER CURB AND GUTTER.
- CITY OF CHASKA WILL INSTALL STOP SIGNS AND STREET NAME SIGNS.
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- UPON COMPLETION OF PAVING STREETS - REMOVE DRIVEN TYPE III BARRICADES AND POSTS ON CARVER PATH, PATCH STREET AS NEEDED.

FILT BASIN 2
BTM 870.0
BNCH 874.2
OE 876.0
HML 879.6
EOF 880.1

Street 1 - Percheron Blvd



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/21/23
REVISIONS:
1.
2.
3.
4.

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
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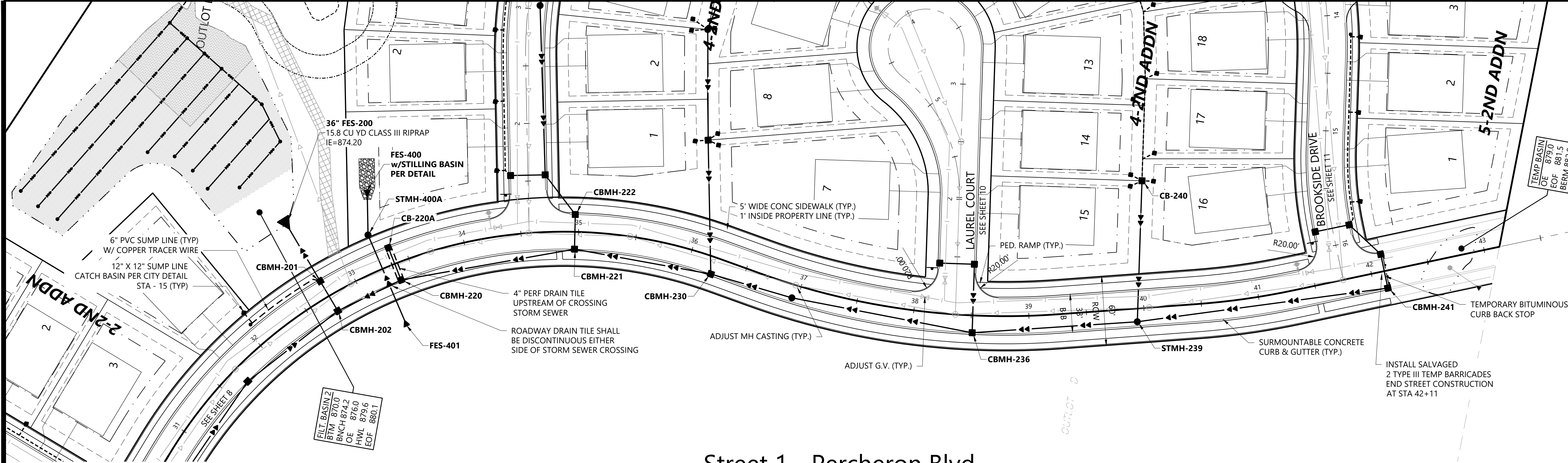
**RIVERTOWN HEIGHTS 2ND
ADDITION**
CHASKA, MN

Westwood
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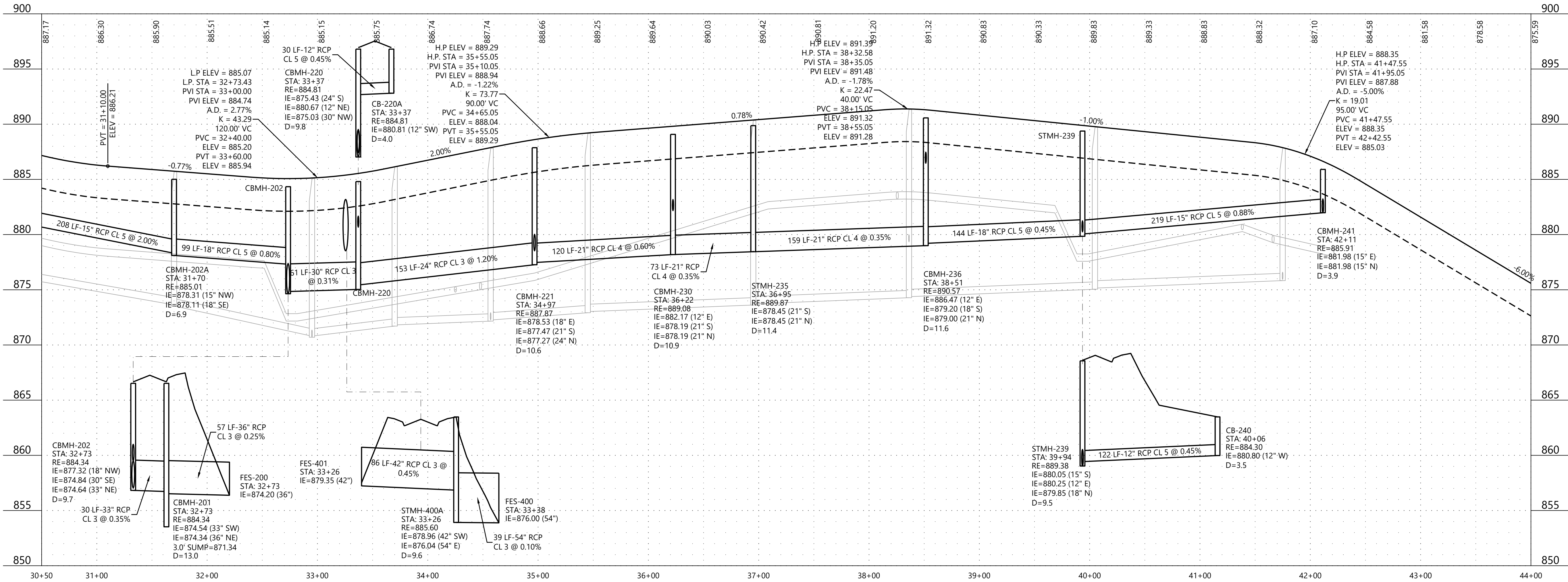
**STREET AND STORM
SEWER CONSTRUCTION
PLANS**

PROJECT NUMBER: 0027067.02

SHEET NUMBER:
8 OF **22**
DATE: 03/21/23



Street 1 - Percheron Blvd



LEGEND

EXISTING
PROPOSED
GUTTER ELEVATION

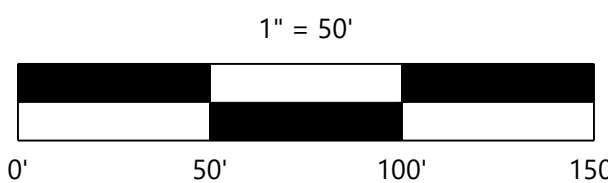
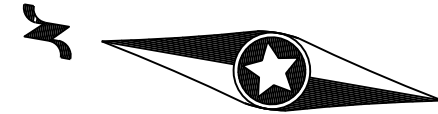
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Common Ground Alliance

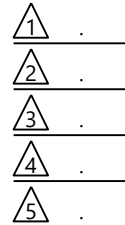


CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/21/23

REVISIONS:



PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER

DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND
ADDITION

CHASKA, MN

Westwood

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

STREET AND STORM
SEWER CONSTRUCTION
PLANS

PROJECT NUMBER: 0027067.02

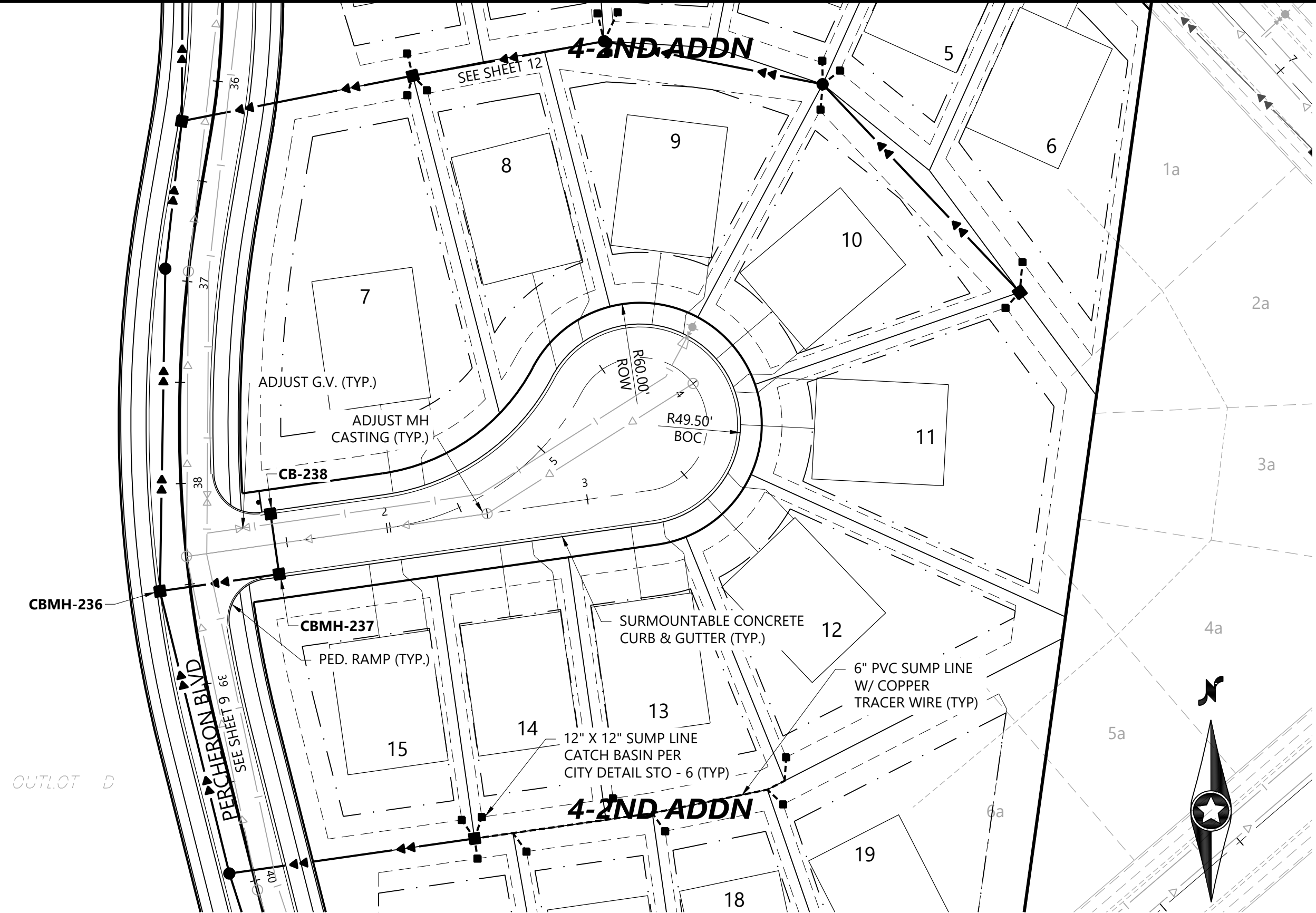
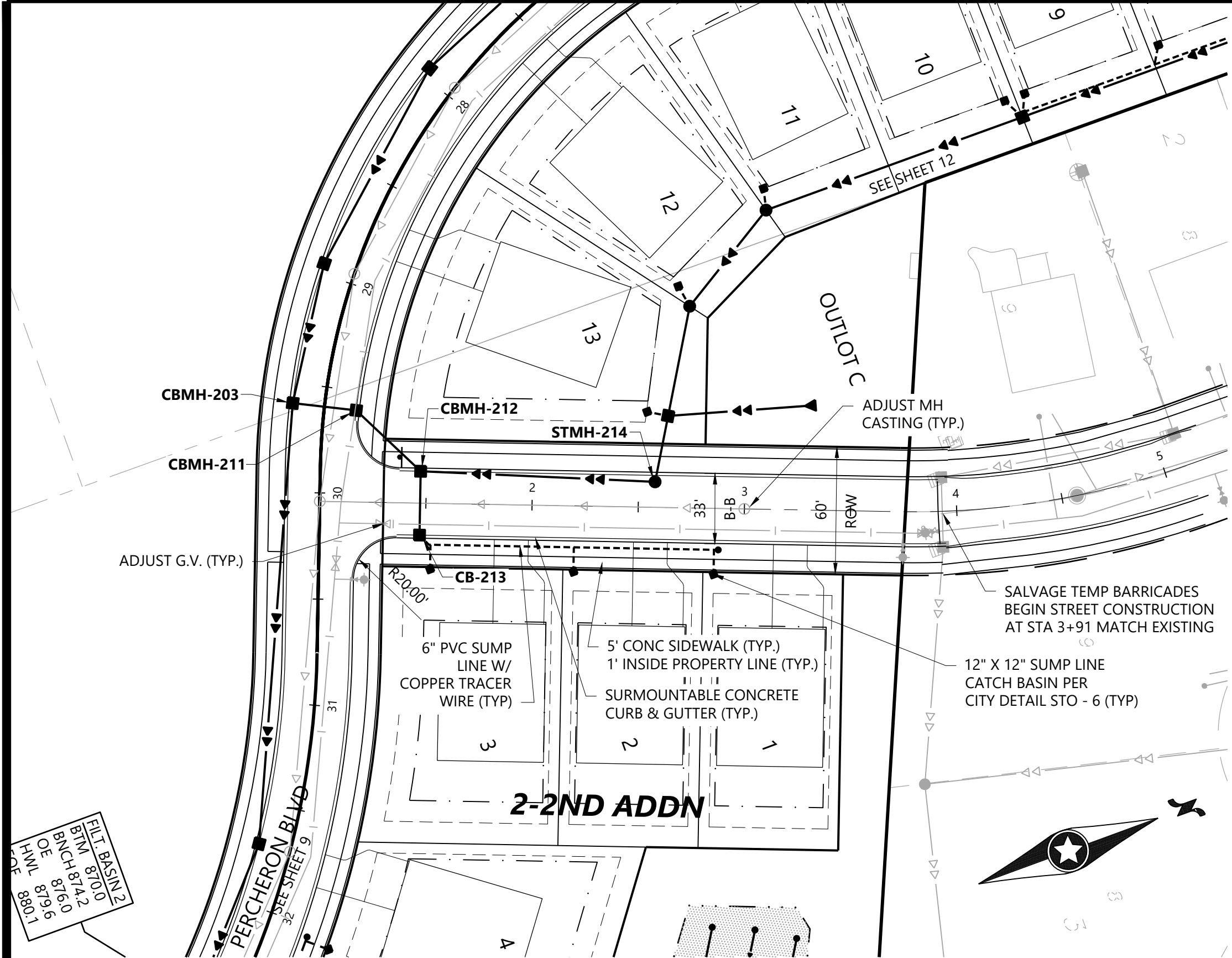
SHEET NUMBER:

9

OF

22

DATE: 03/21/23



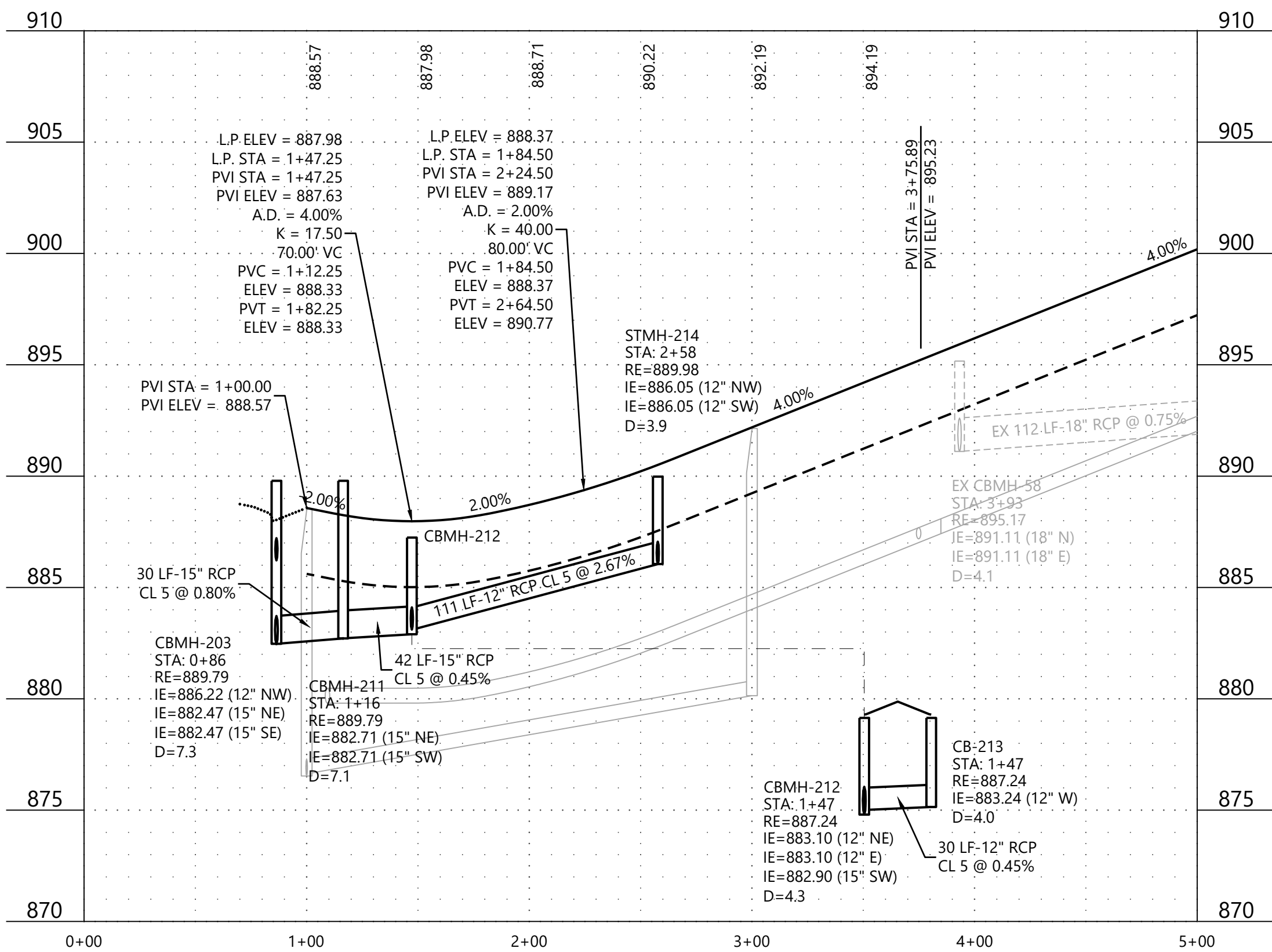
LEGEND

EXISTING	PROPOSED	GUTTER ELEVATION
900.00	900.00	

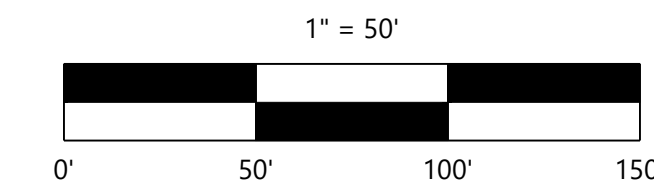
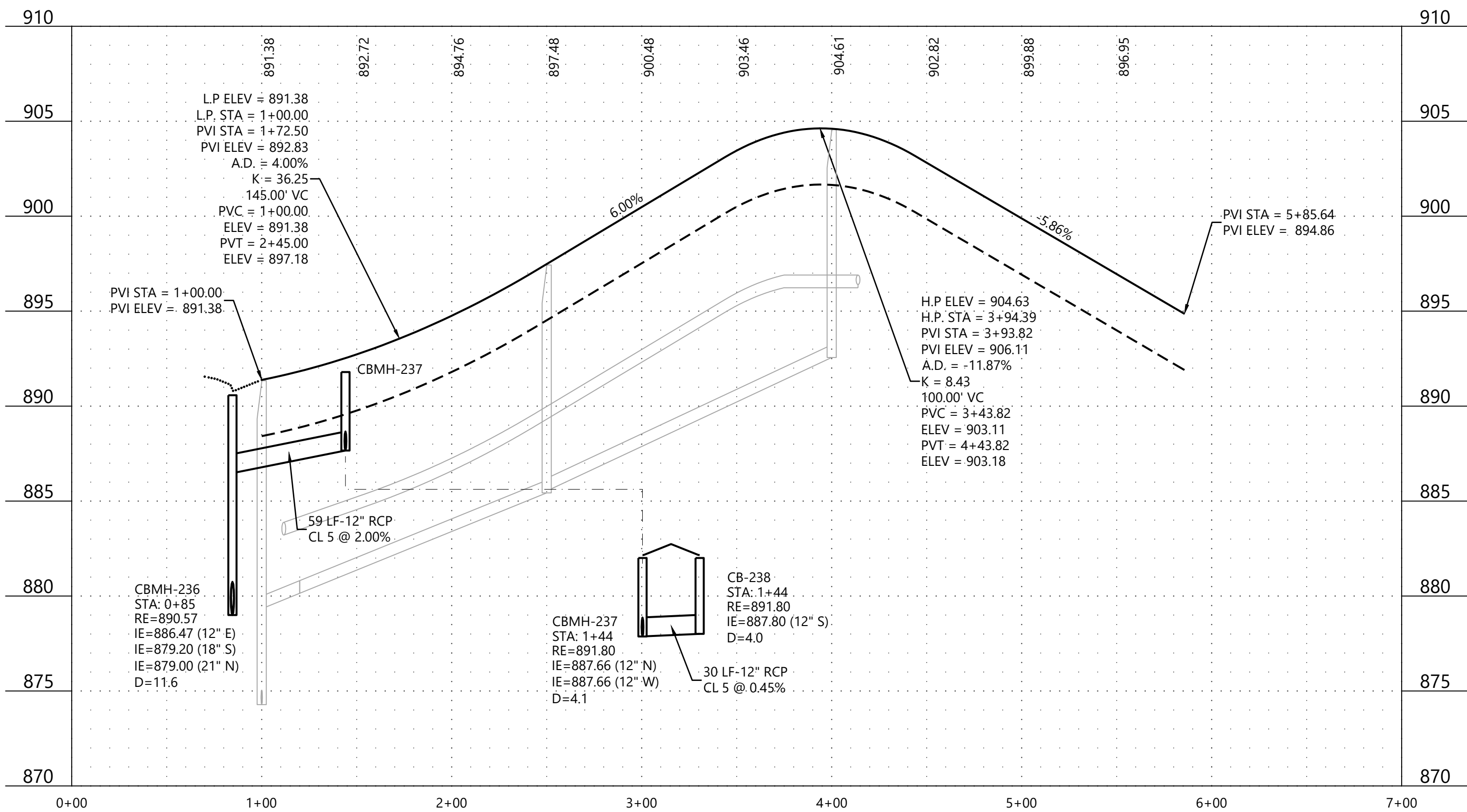
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Street 6 - Carver Path



Street 8 - Laurel Court



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 03/21/23
REVISIONS:

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND ADDITION
CHASKA, MN

Westwood

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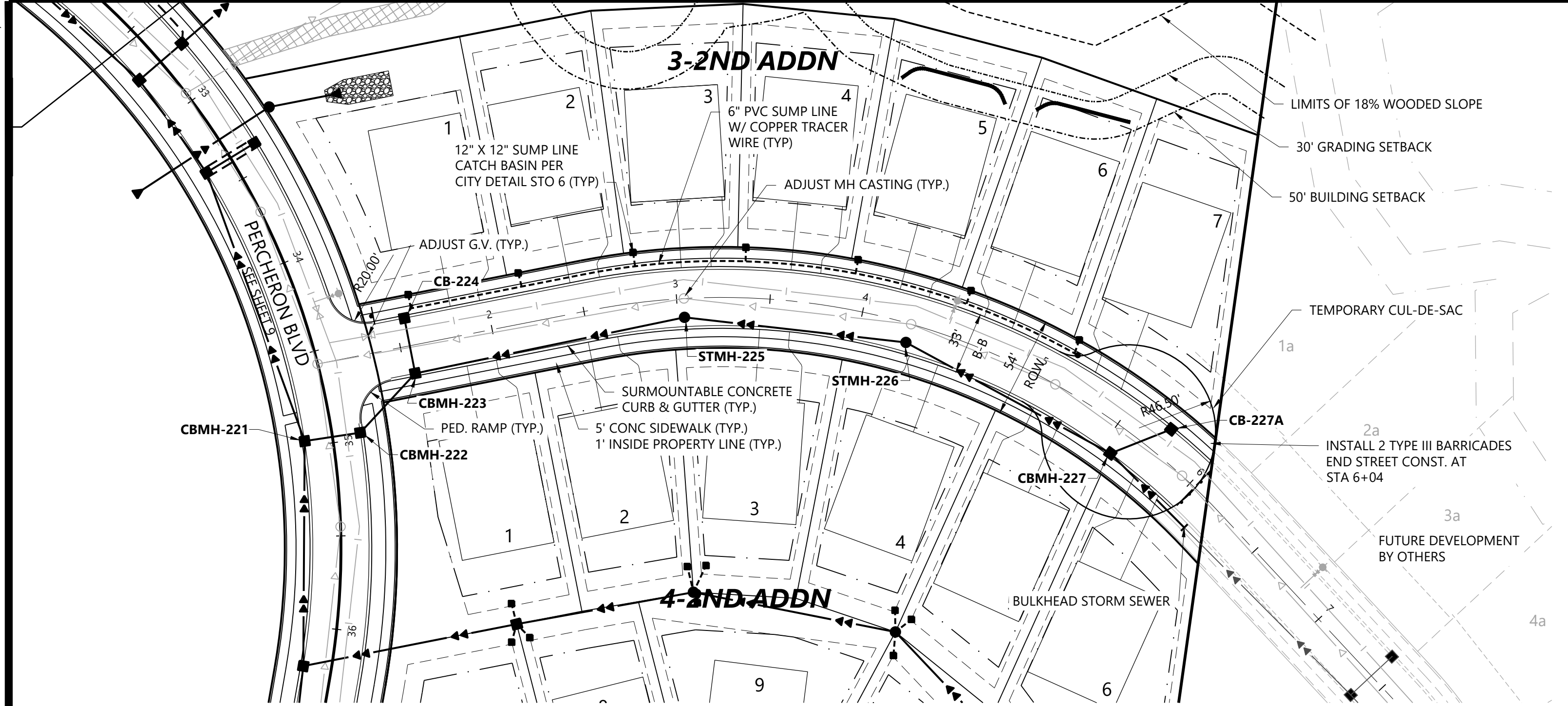
STREET AND STORM
SEWER CONSTRUCTION
PLANS

PROJECT NUMBER: 0027067.02

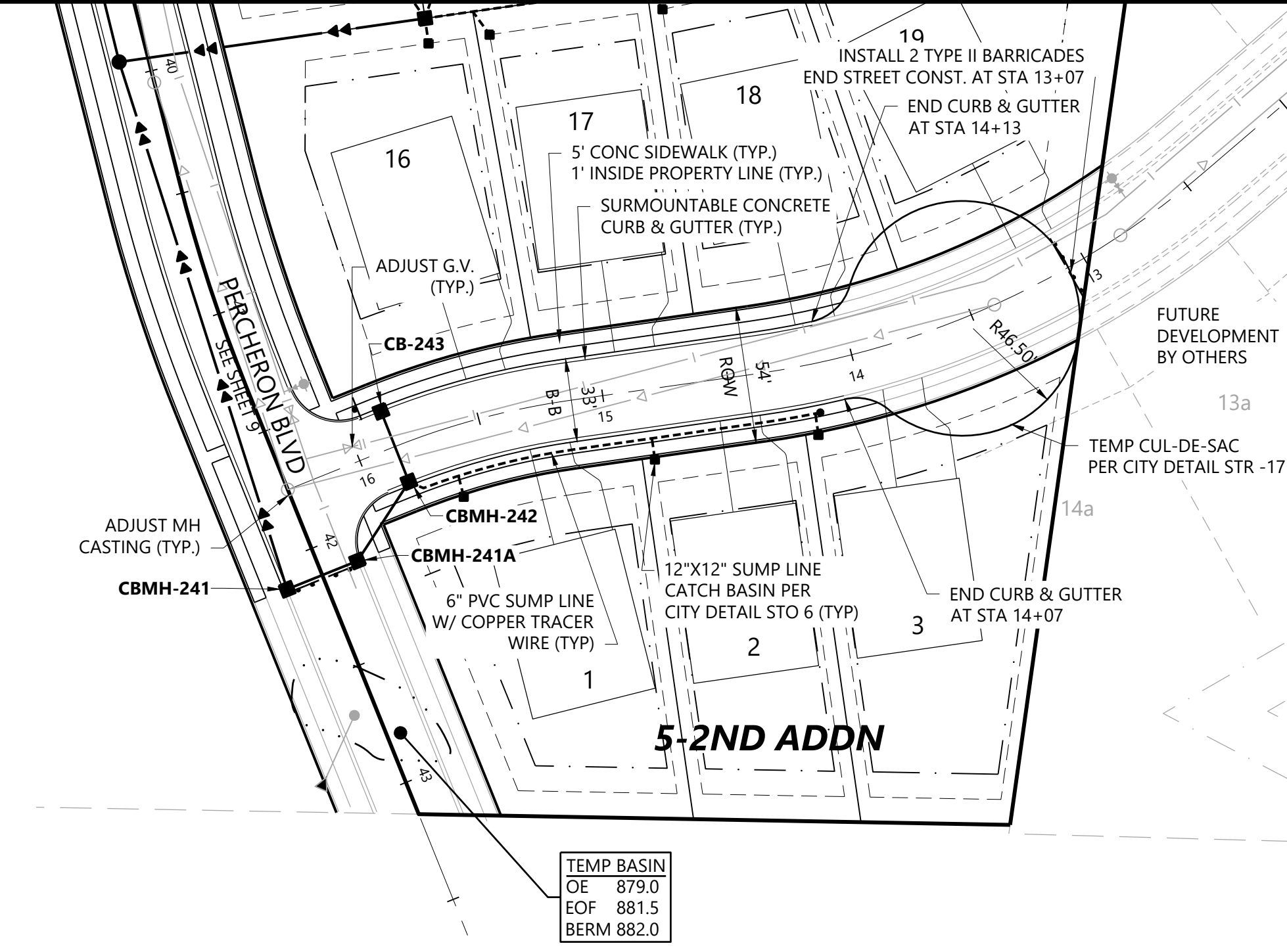
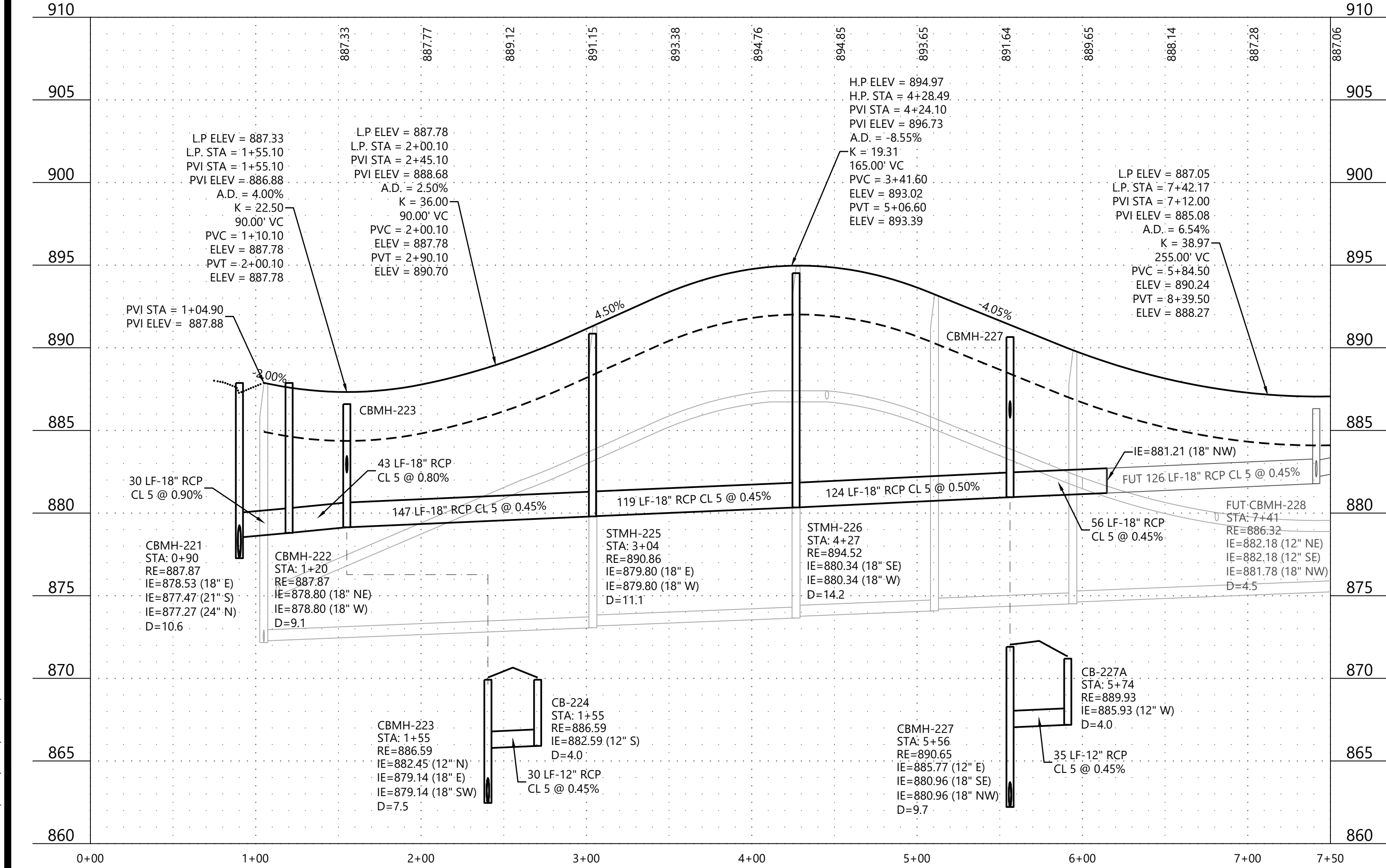
SHEET NUMBER:

10 OF 22

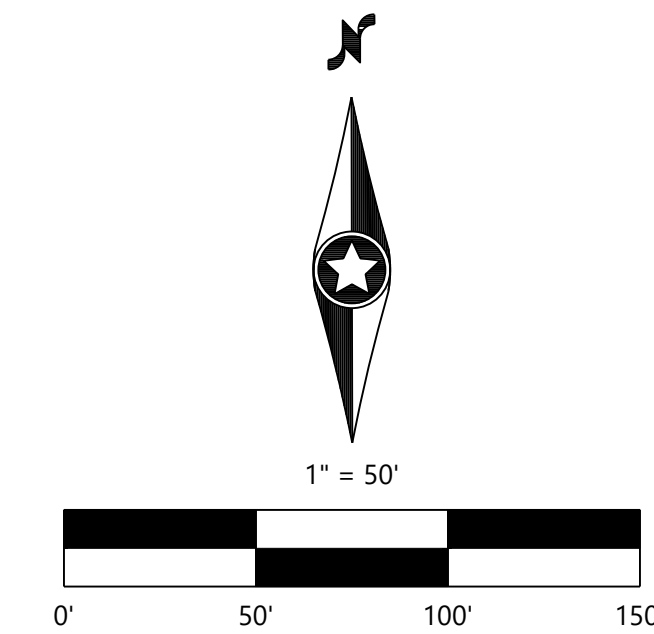
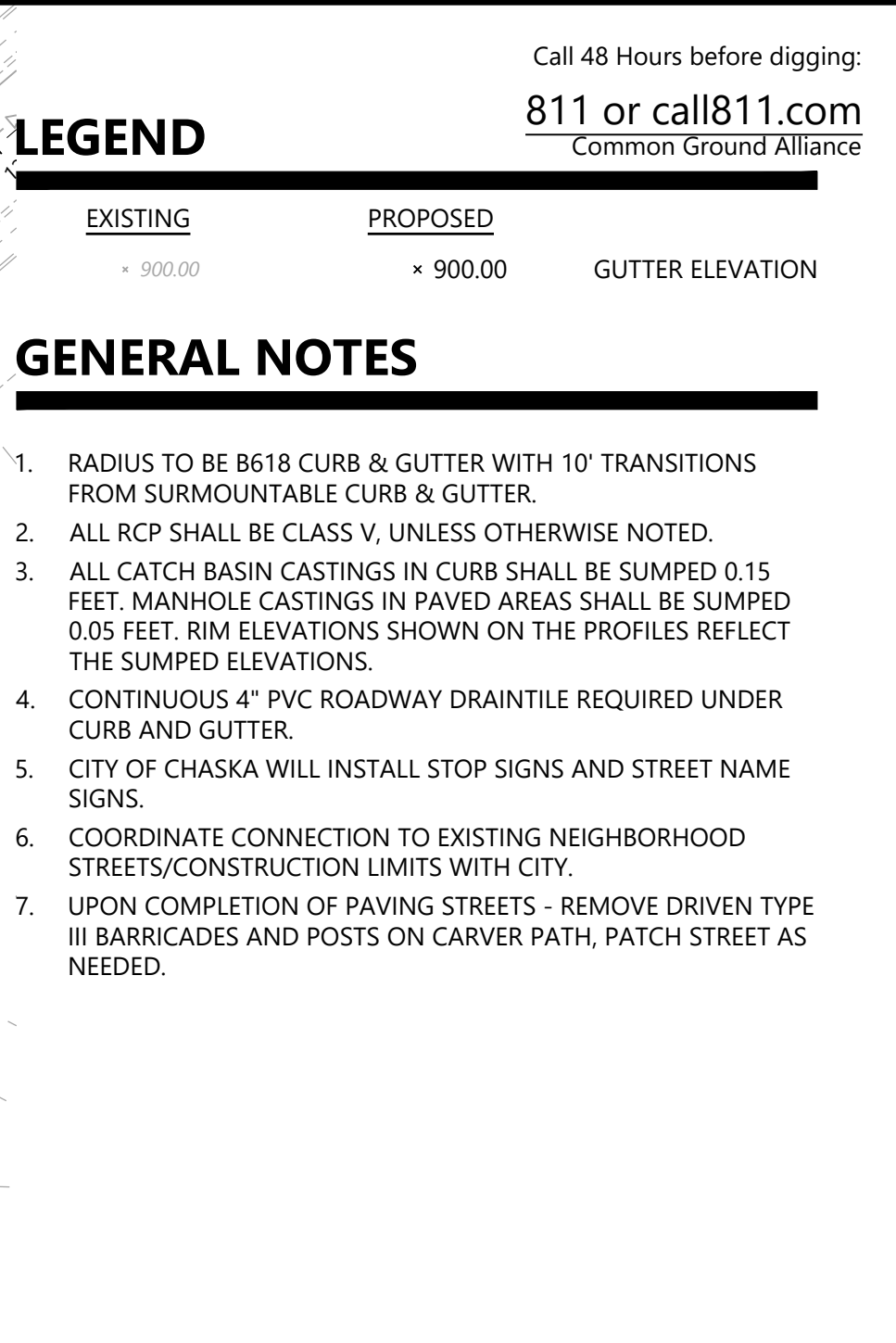
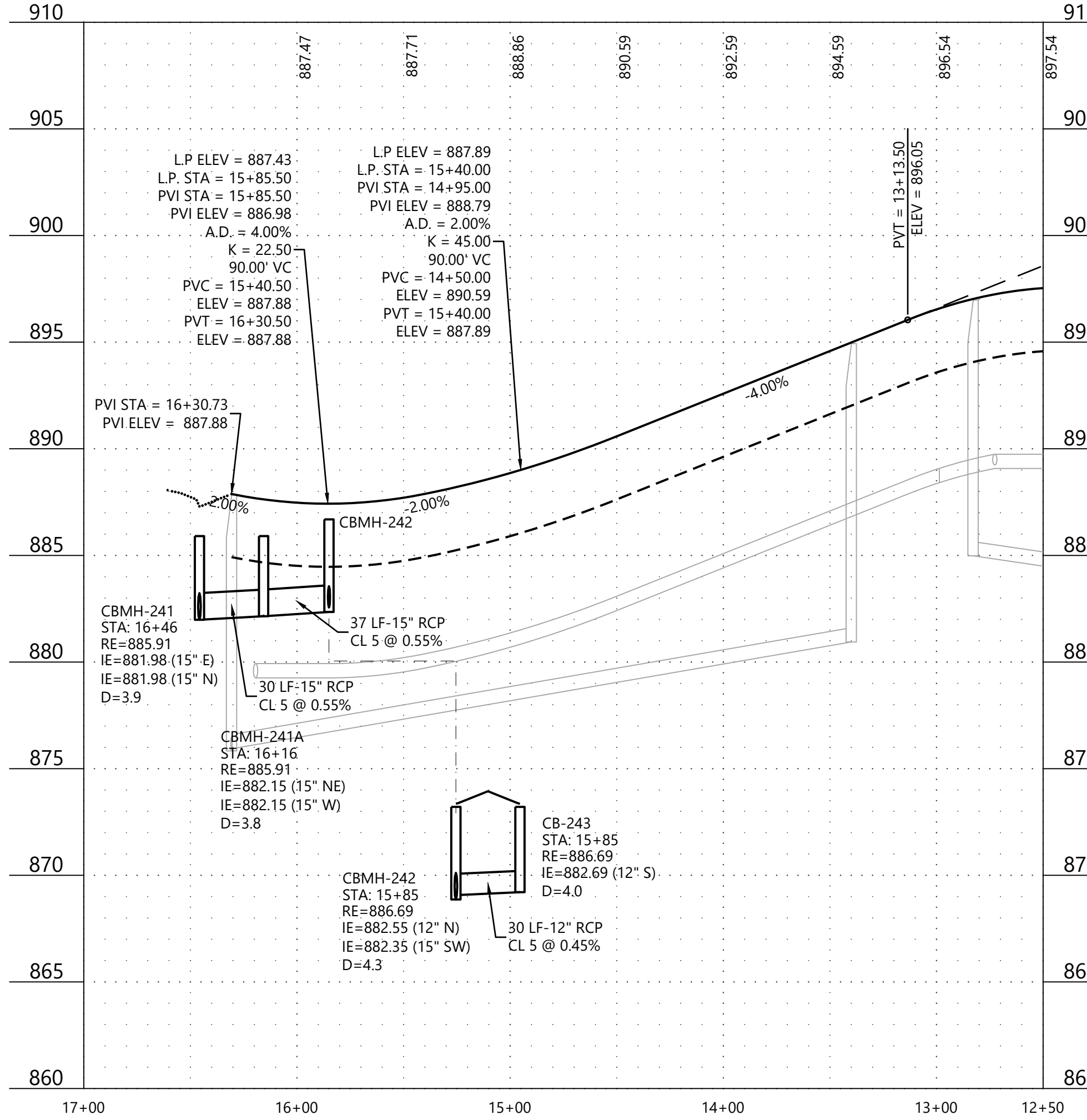
DATE: 03/21/23



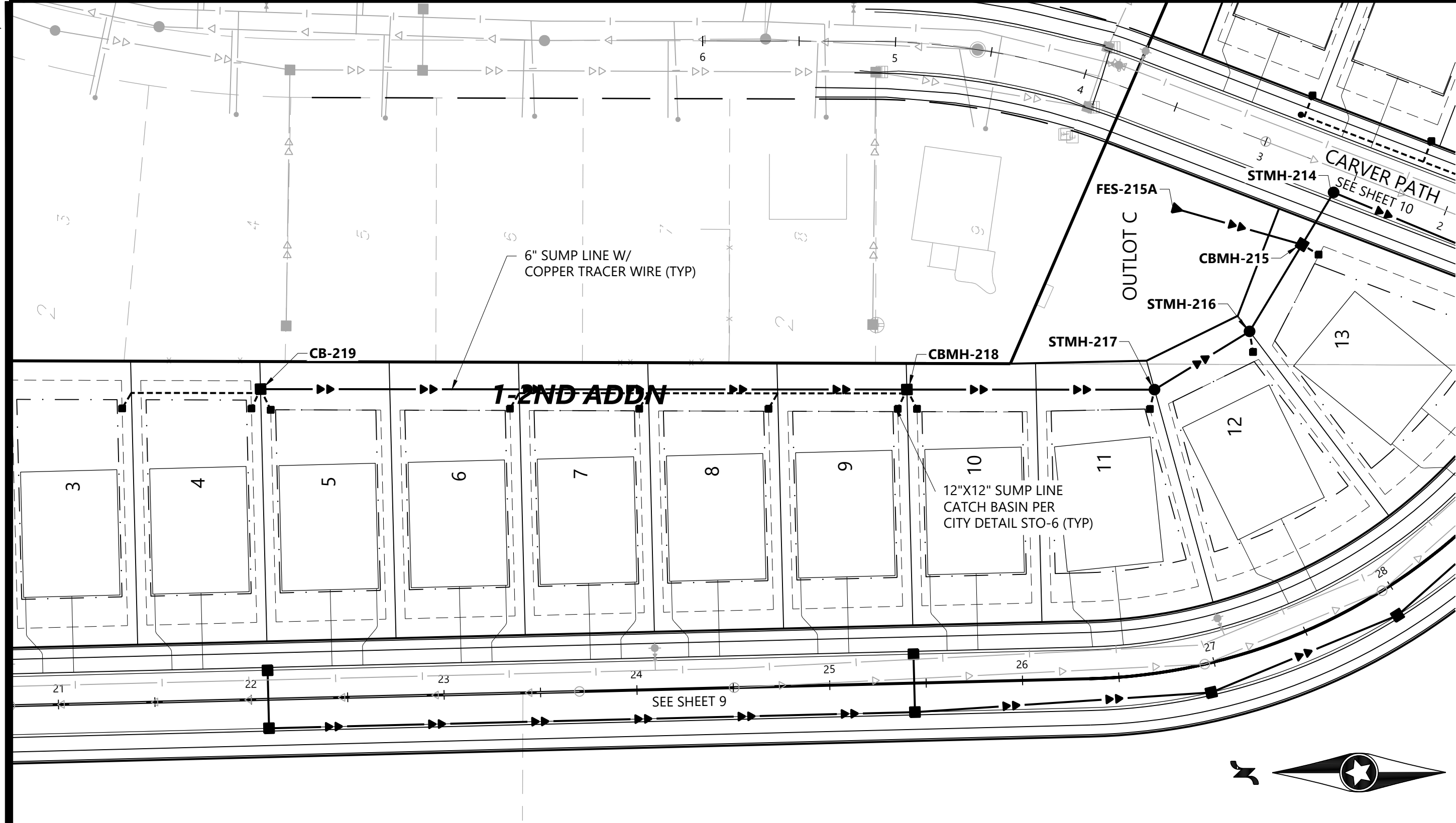
Street 7 - Brookside Drive



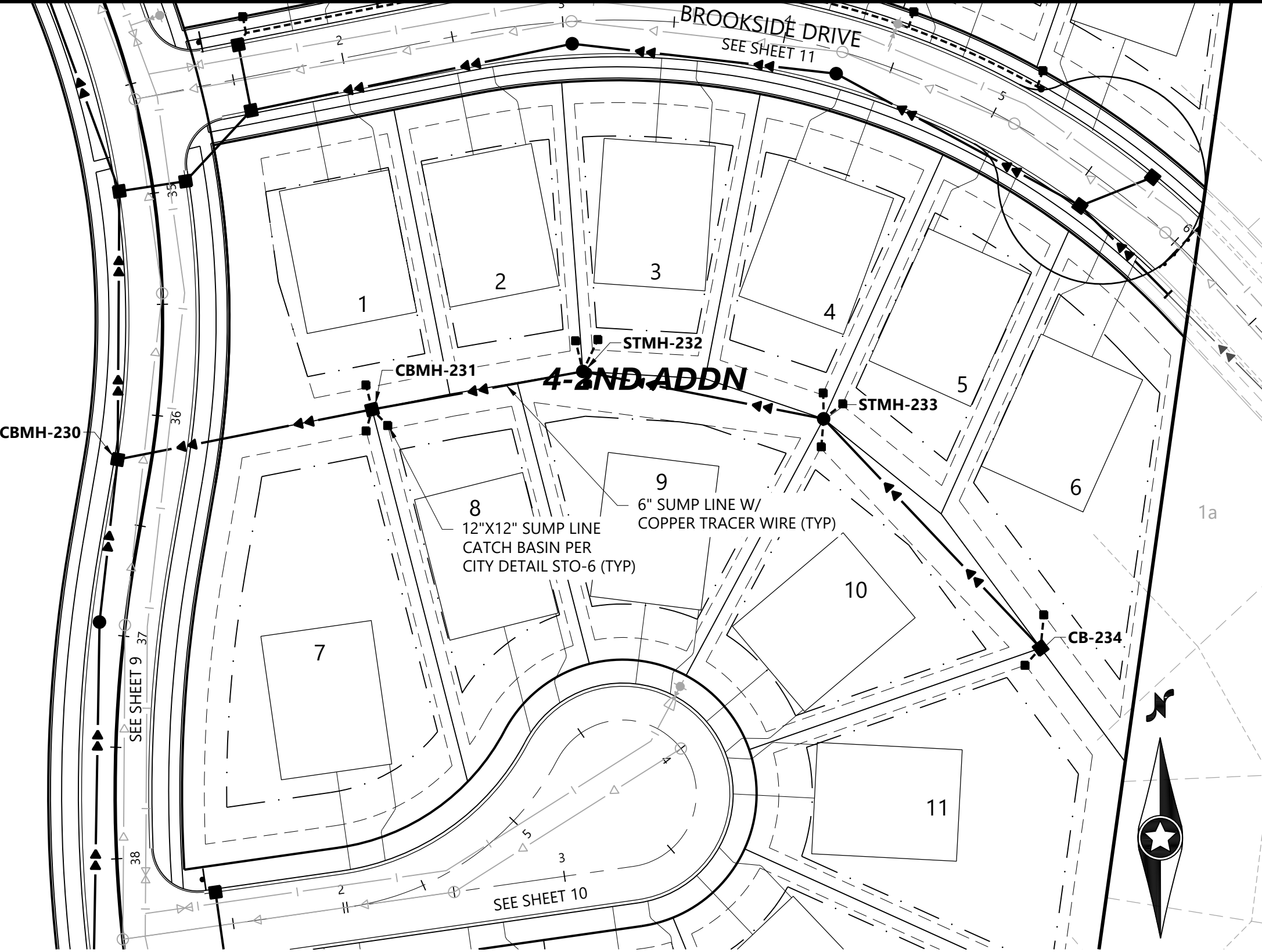
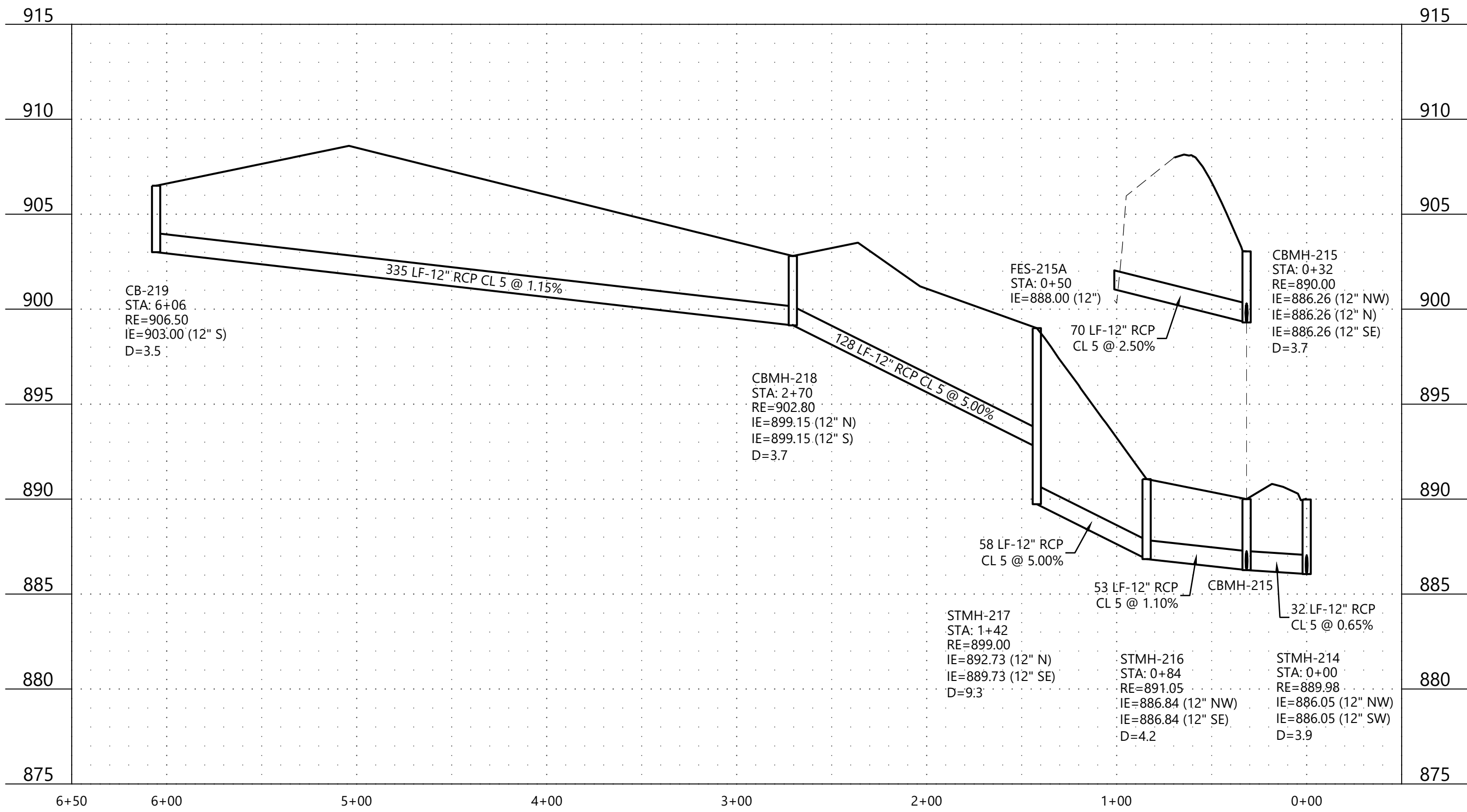
Street 7 - Brookside Drive



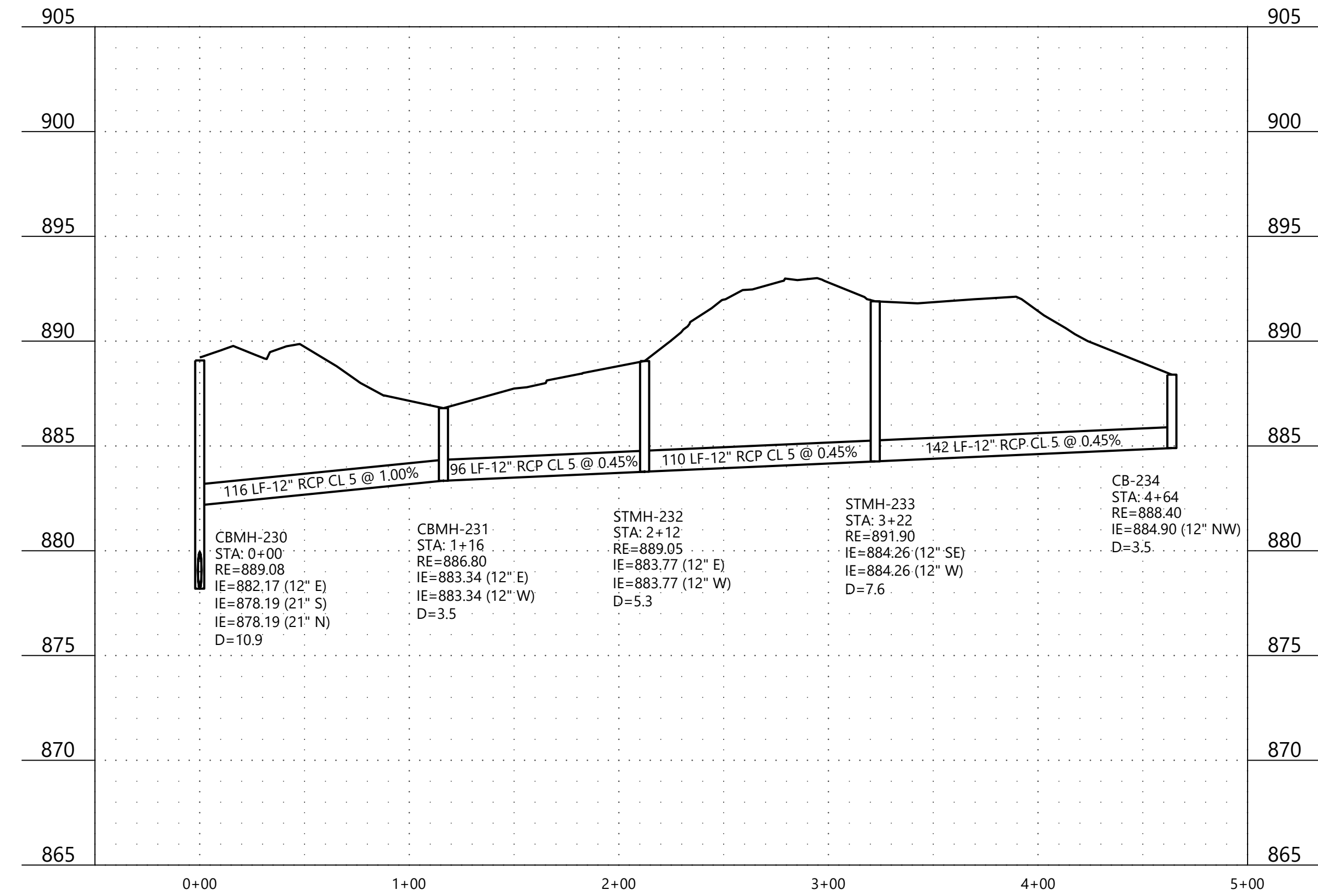
CONSTRUCTION PLANS



214-219



230-234



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811 or call811.com
Common Ground Alliance

LEGEND

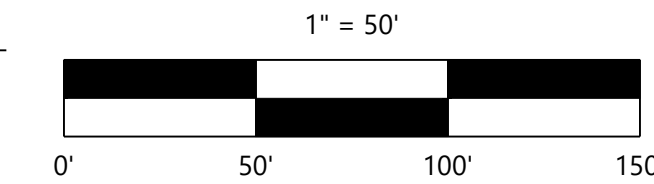
EXISTING
* 900.00

PROPOSED
* 900.00

GUTTER ELEVATION

GENERAL NOTES

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CONSTRUCTION PLANS

DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	03/21/23
REVISIONS:	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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John H. Bender
JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND ADDITION

CHASKA, MN

Westwood

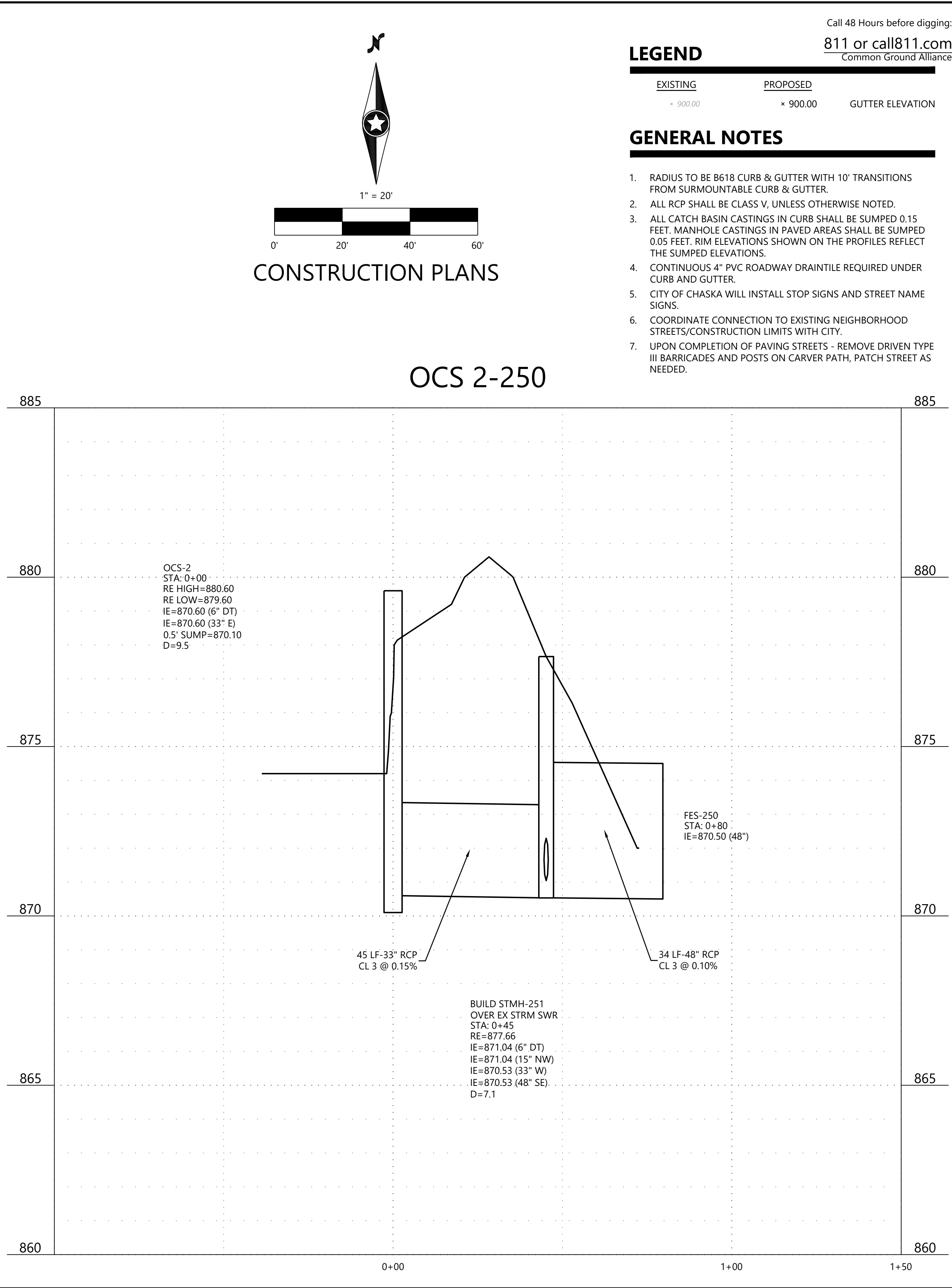
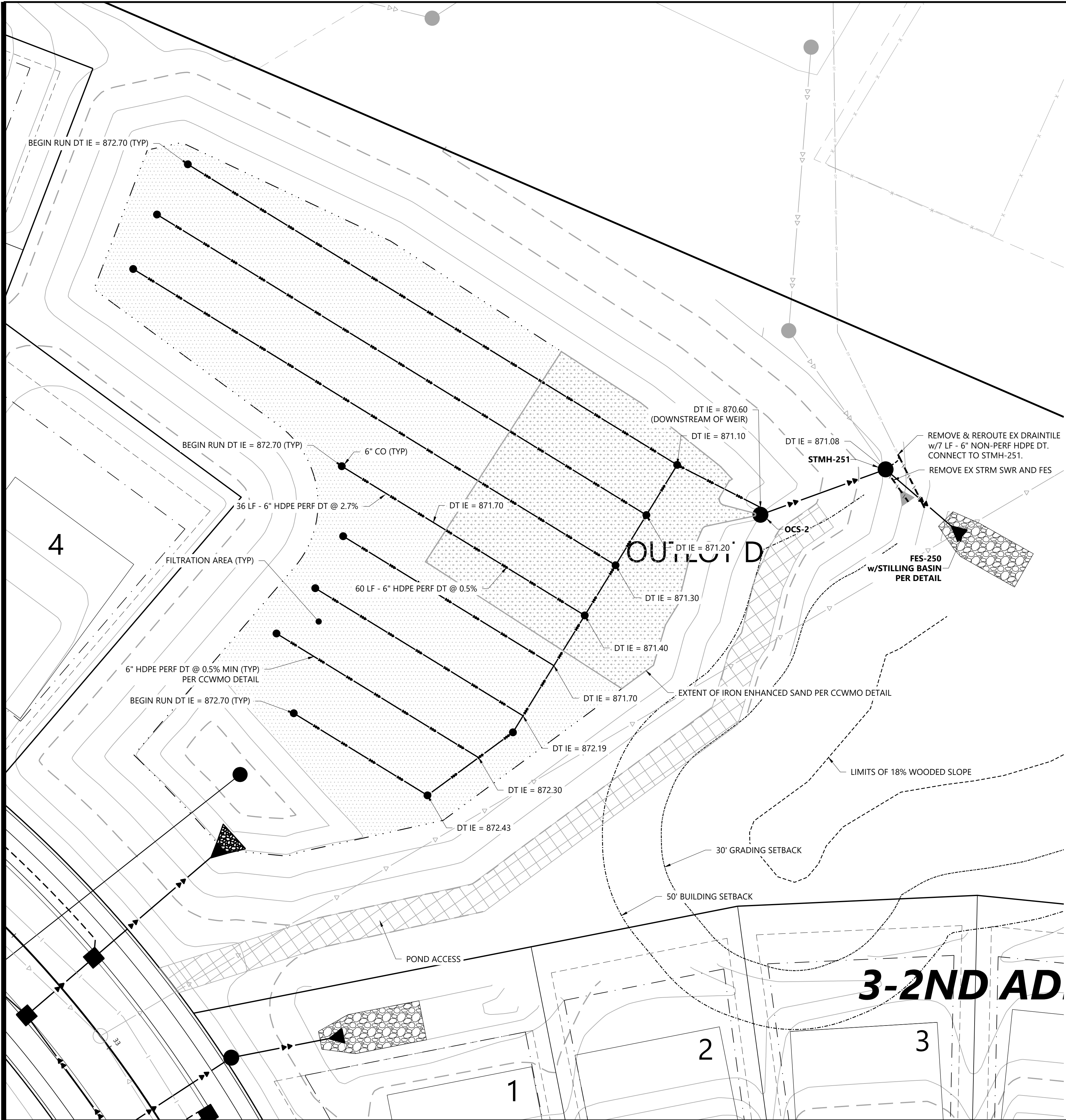
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

STORM SEWER CONSTRUCTION PLANS

PROJECT NUMBER: 0027067.02

SHEET NUMBER:
12 OF **22**

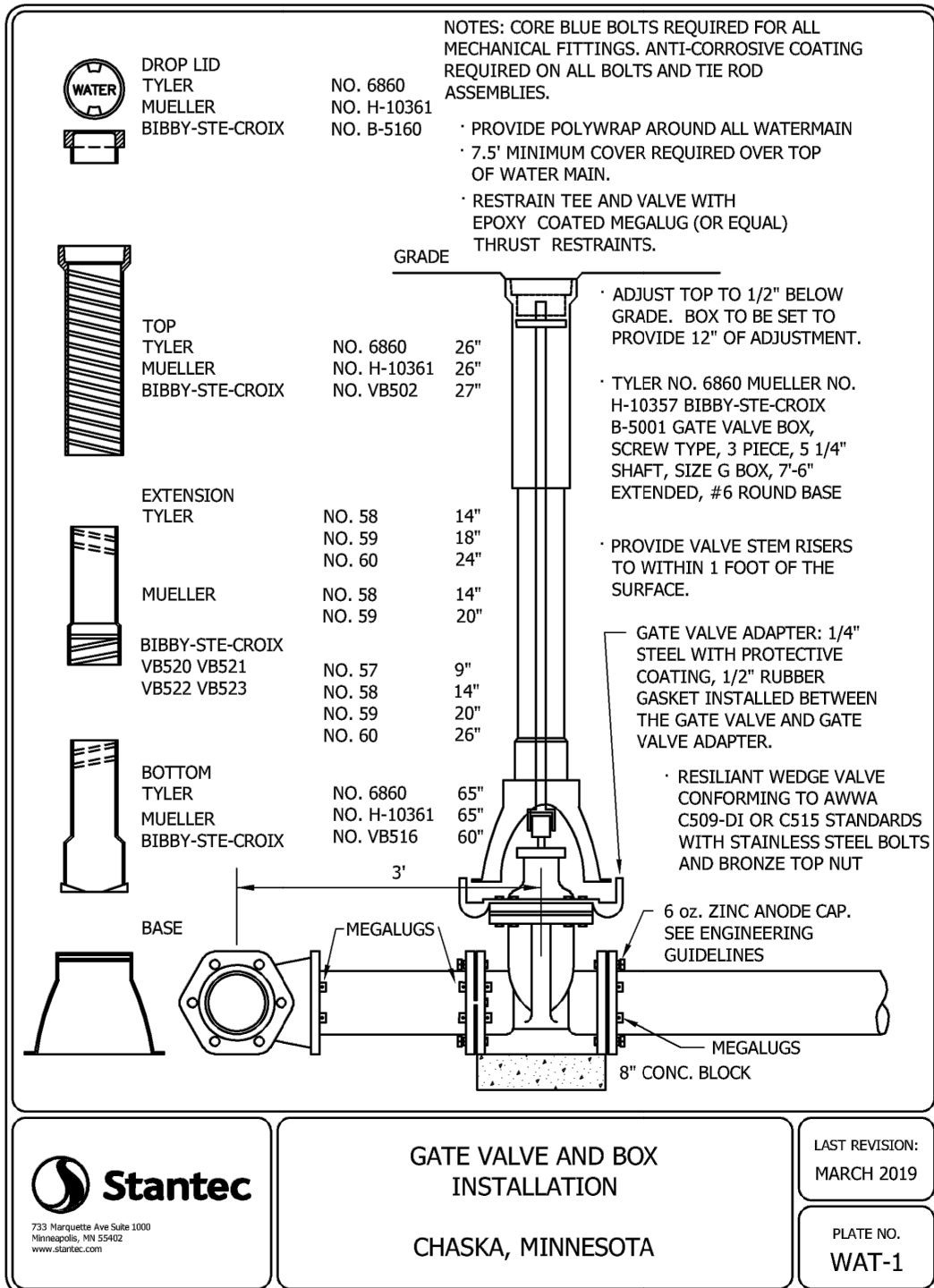
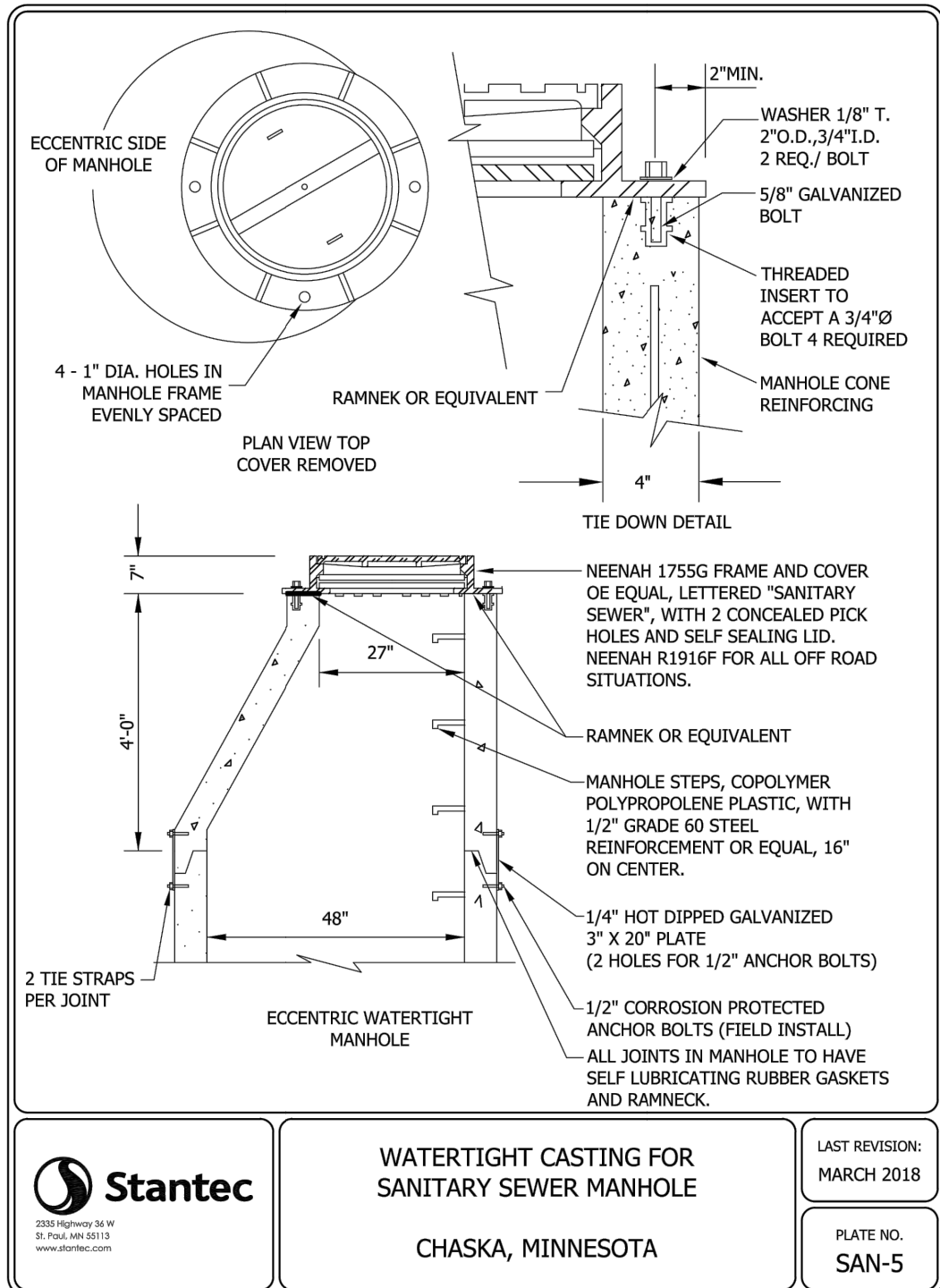
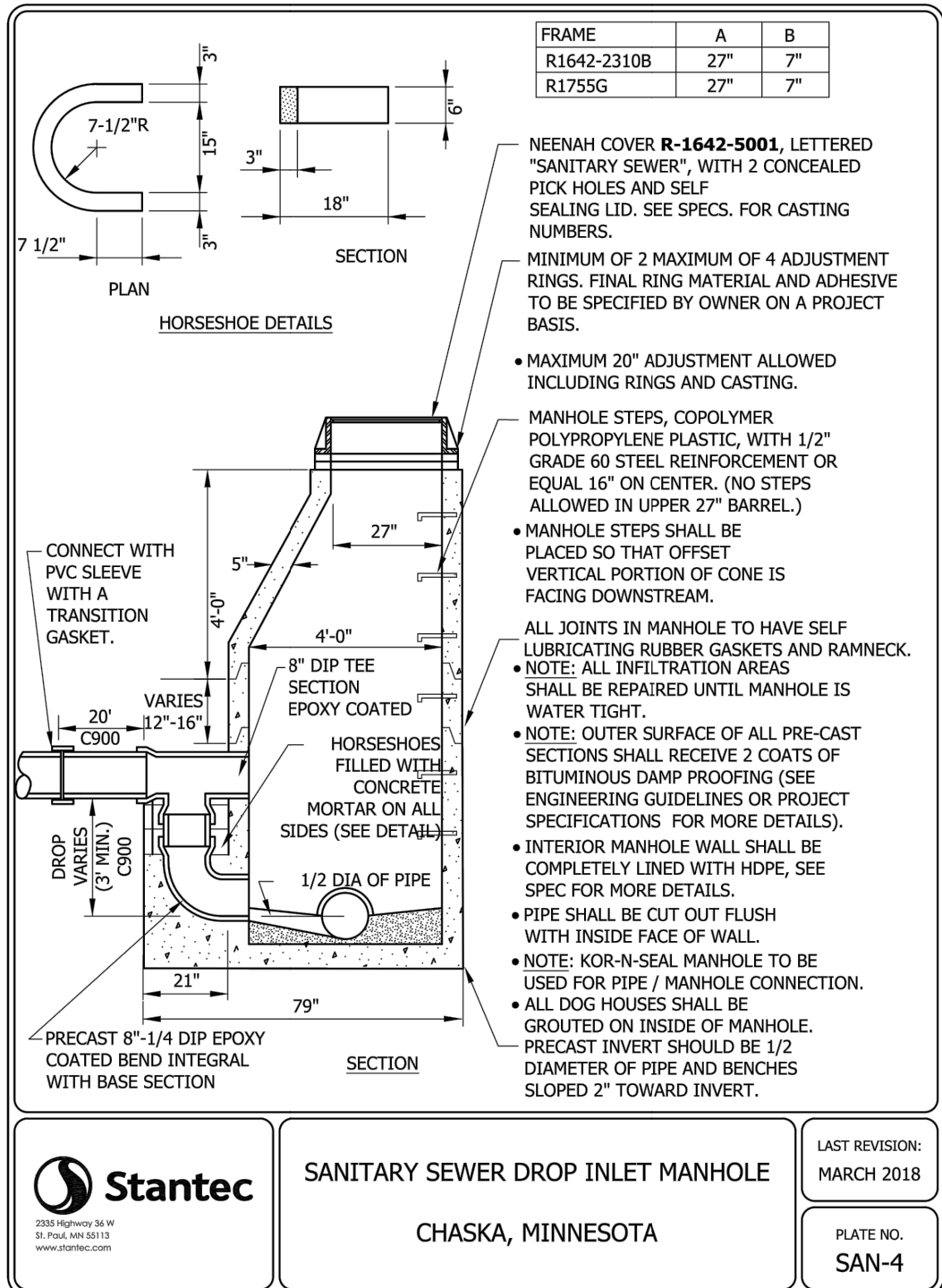
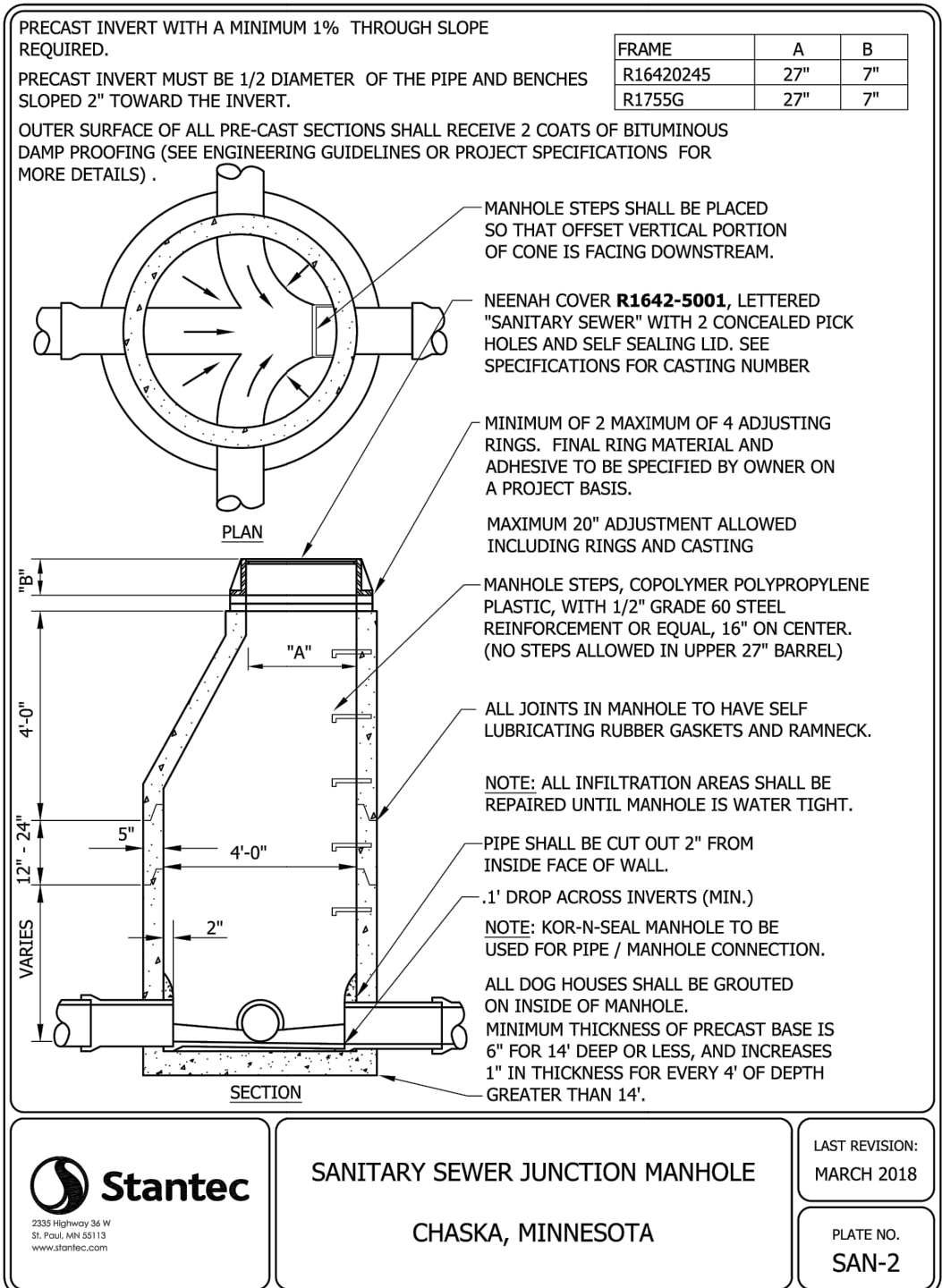
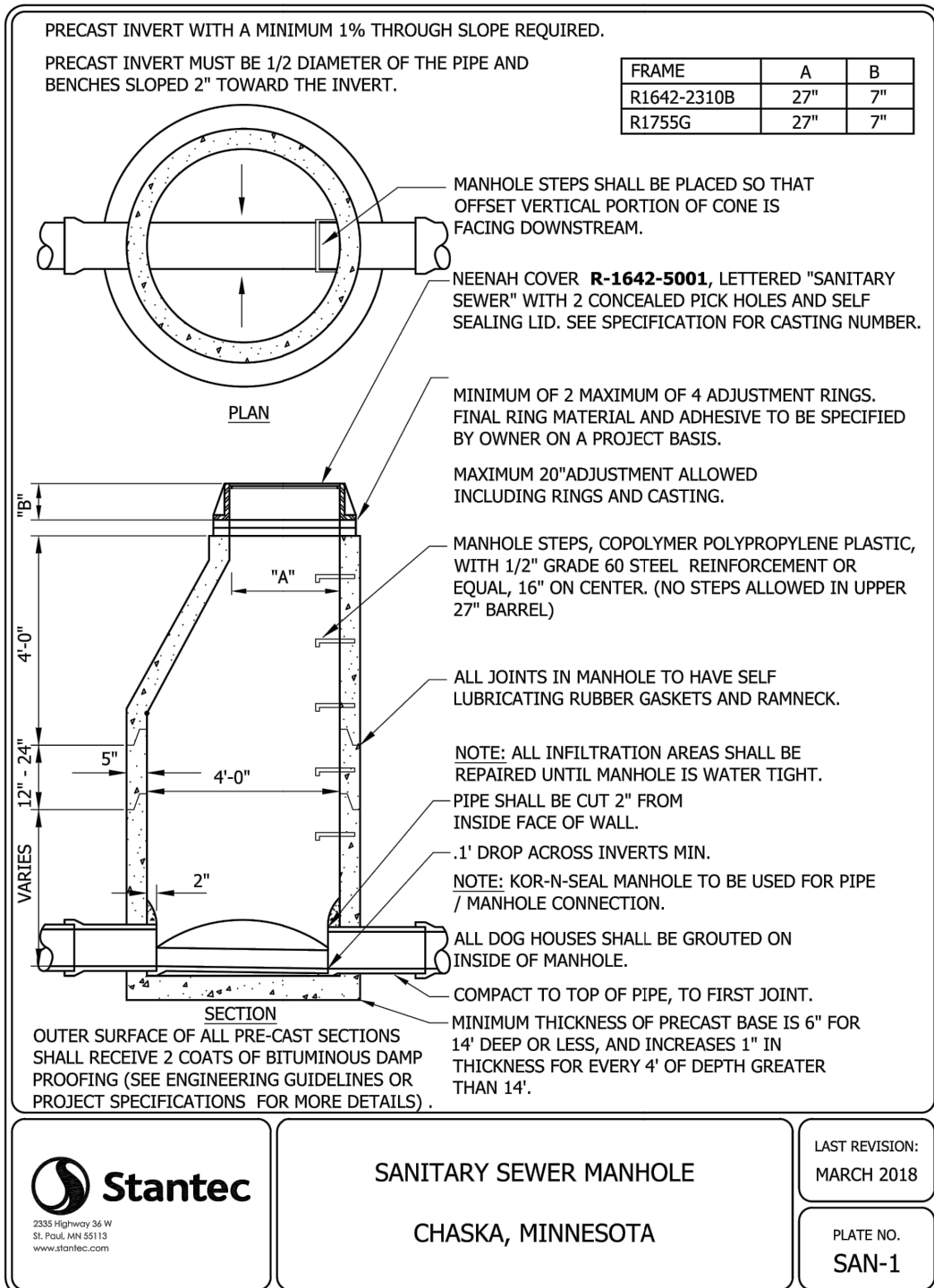
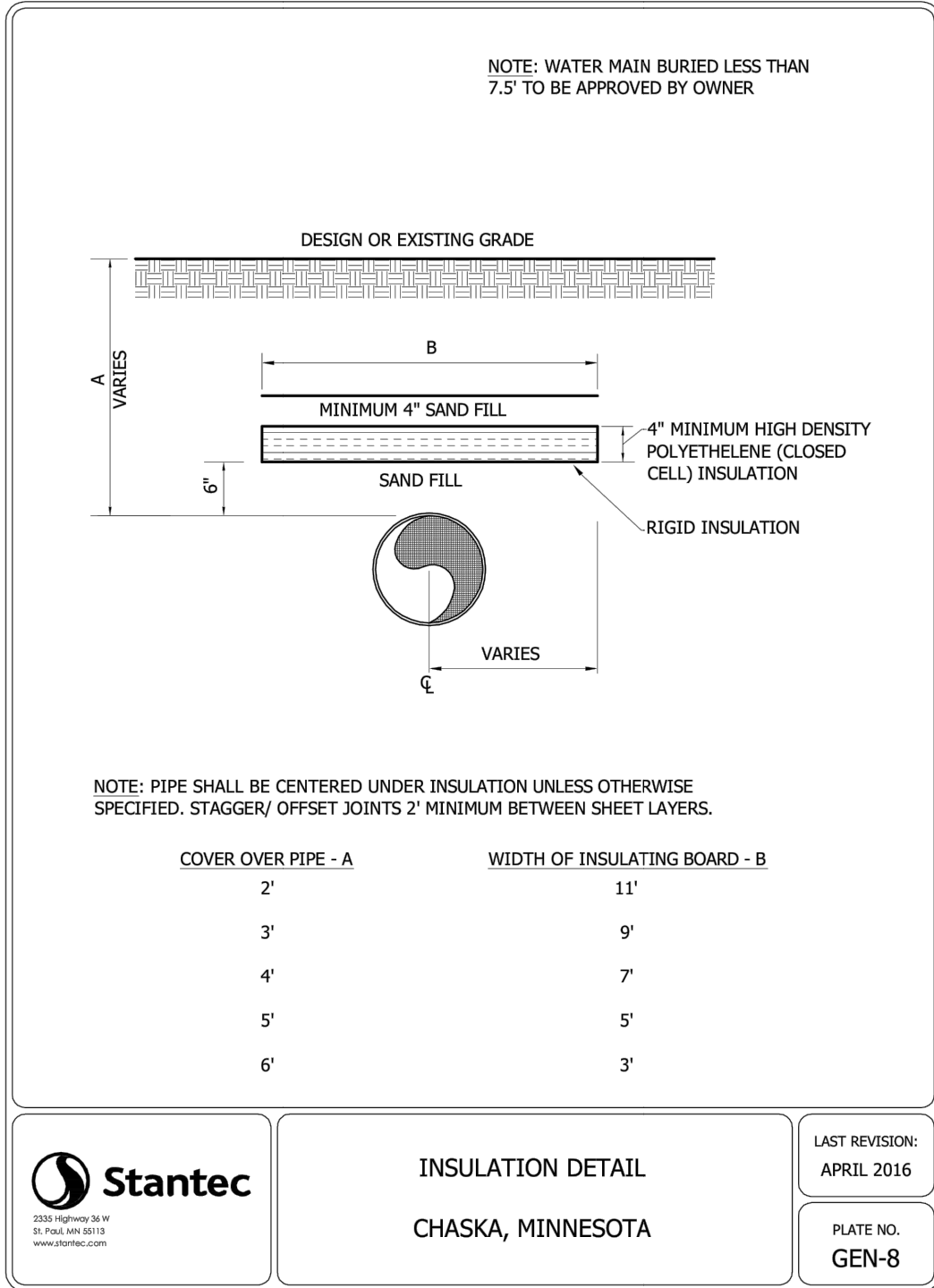
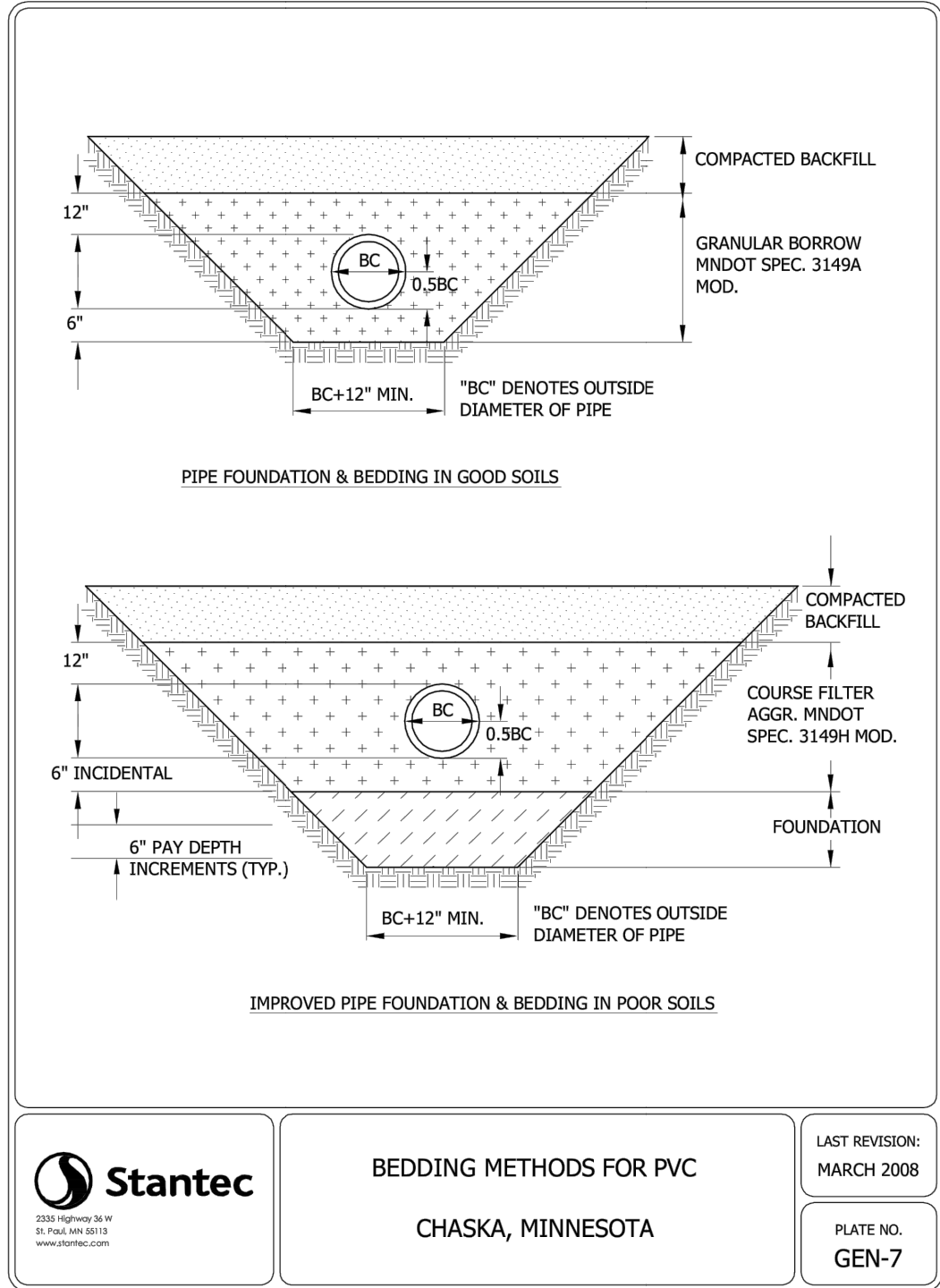
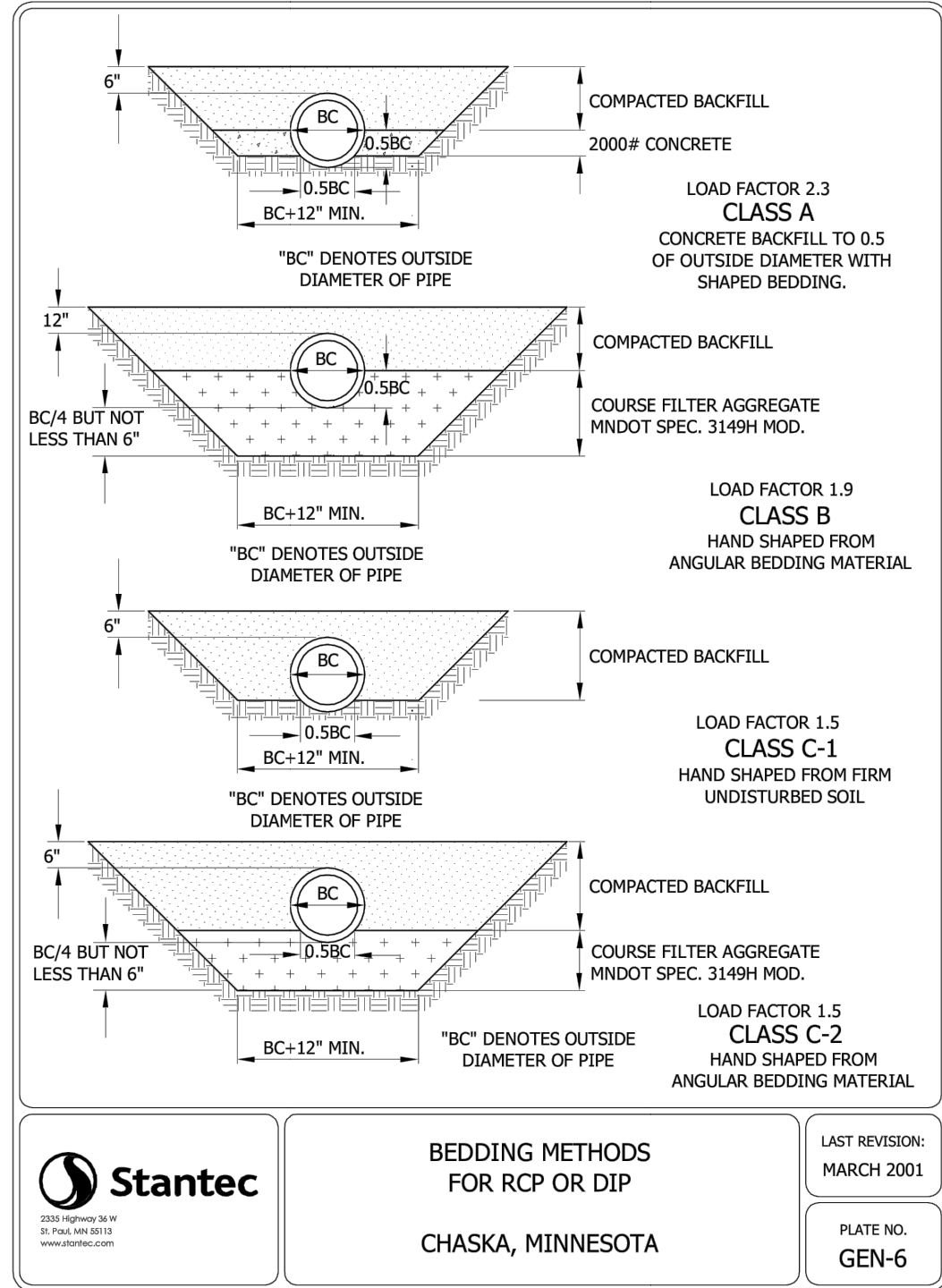
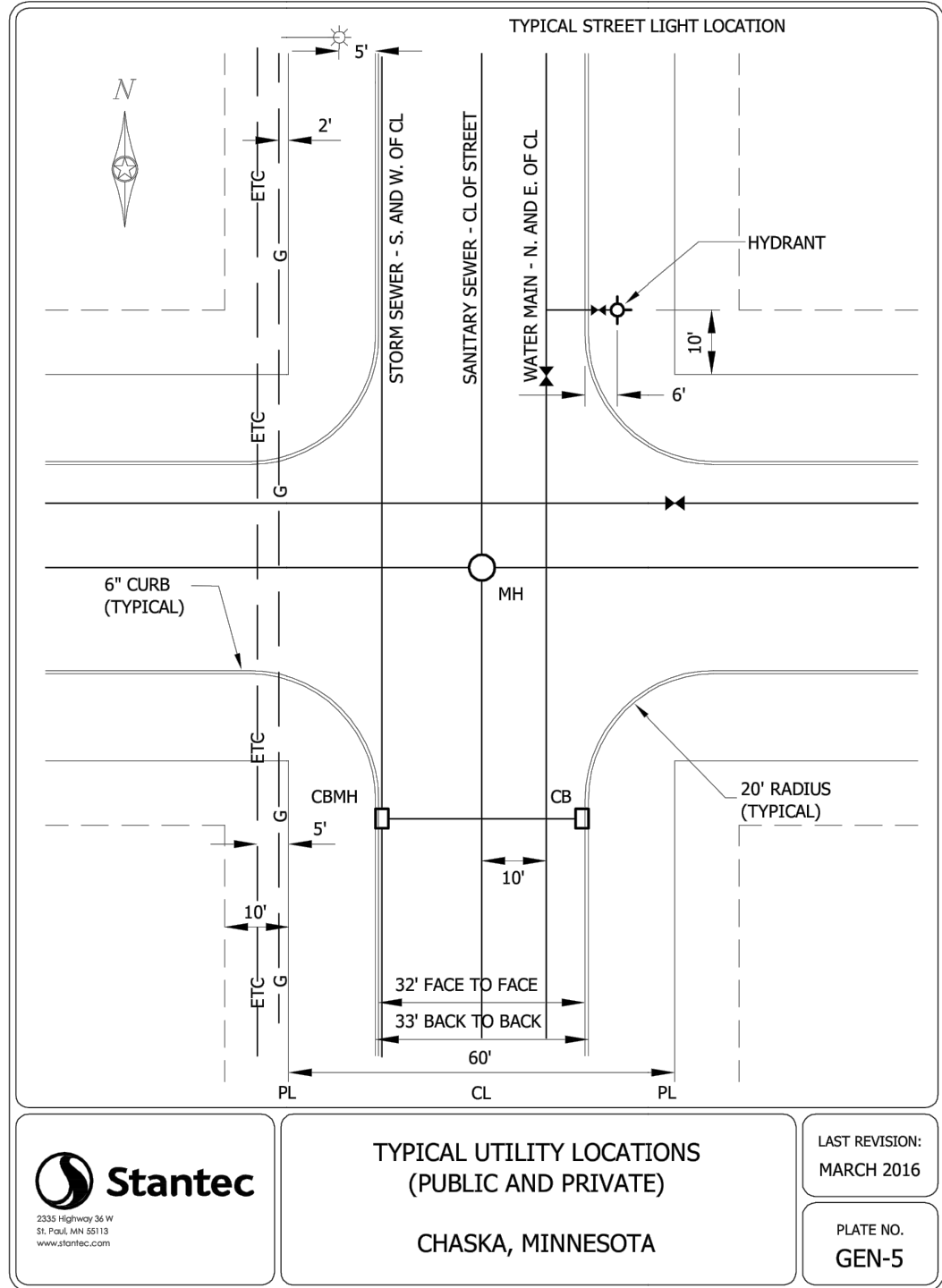
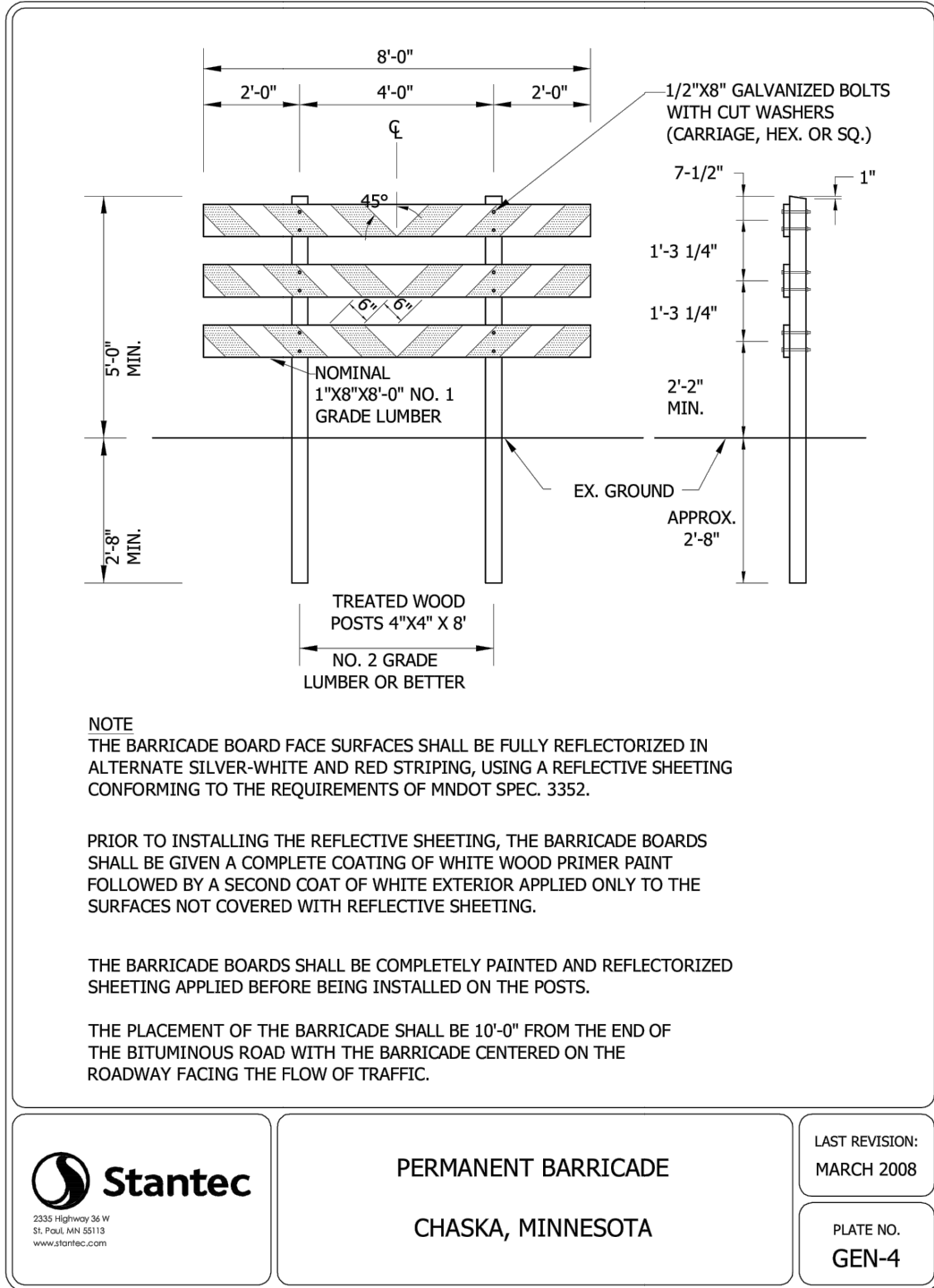
DATE: 03/21/23



DESIGNED: FDH II		INITIAL ISSUE: 03/21/23		SHEET NUMBER: 13	
REVISIONS:				OF 22	
CHECKED: JHB		△ - -		PROJECT NUMBER: 0027067.02	
DRAWN: CTY		△ - -			
HORIZONTAL SCALE: 20'		△ - -			
VERTICAL SCALE: 4' OR 2"		△ - -			
		△ - -			
				DATE: 03/21/23	

PREPARED FOR:		I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA	
DR HORTON, INC. - MINNESOTA			
20860 KENBRIDGE COURT, SUITE 100 LAKEVILLE, MINNESOTA 55044		JOHN H. BENDER	
		DATE: 03/21/23 LICENSE NO. 43358	

RIVERTOWN HEIGHTS 2ND ADDITION		Westwood	
CHASKA, MN		Phone (952) 937-5150 12701 Whitewater Drive, Suite #300	
		Fax (952) 937-5822 Minnetonka, MN 55343	
		Toll Free (888) 937-5150 westwoodpa.com	
		Westwood Professional Services, Inc.	



DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 03/21/23
REVISIONS:
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HYDRANT MARKER WITH FLEX SPRING HYDRAFINDER (CANDY CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASKA UTILITIES.)

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

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

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

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

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

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

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

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

RESILIENT WEDGE VALVE CONFORMING TO ANWWA C-509-DI STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT MEGALUGS

6 oz. ZINC ANODE CAP. SEE ENGINEERING GUIDELINES

1 CU. YD. OF 1 1/2" IGNEOUS ROCK ONLY. MINIMUM OF 1' ABOVE WEIR HOLES COVER WITH 2 LAYERS OF POLYETHYLENE.

POURED CONCRETE THRUST BLOCK REQUIRED IF STANDARD BLOCK CAN'T BE PLACED TO VIRGIN GROUND. OWNER TO APPROVE.

8" CONC. BLOCK

3'

6" LEAD

MEGALUGS

21"

2.70"

GRADE

3"

Stantec

722 Hennepin Ave Suite 2000
Minneapolis, MN 55403
www.stantec.com

WATEROUS PACER HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2019

PLATE NO.
WAT-2

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

22 1/2° BEND

45° BEND

90° BEND

PIPE SIZE

B1

D1

B2

D2

B3

D3

6"

1'-5"

1'-5"

1'-5"

1'-5"

2'-1"

1'-6"

12"

1'-10"

1'-10"

3'-4"

2'-0"

4'-9"

2'-6"

16"

3'-0"

2'-0"

3'-10"

3'-0"

6'-2"

3'-6"

20"

3'-6"

2'-8"

5'-6"

3'-4"

8'-4"

4'-0"

24"

4'-4"

3'-0"

6'-10"

3'-10"

9'-8"

5'-0"

30"

-

-

9'-3"

6'-0"

17'-0"

6'-0"

Θ=45° MIN.

PLAN 90° BENDS

CONCRETE SHALL BE IN CONTACT WITH THIS QUADRANT OF PIPE

BEDDING MATERIAL

UNDISTURBED EARTH

CONCRETE

SECTION A-A

Θ=45° MIN.

PLAN 45° BENDS

PLAN 22 1/2° BENDS

Stantec

722 Hennepin Ave Suite 2000
Minneapolis, MN 55403
www.stantec.com

CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2005

PLATE NO.
WAT-4

GRADE

OBSTRUCTION

45° BEND

4"

2'-0" MIN.

45° BEND

4"

TIE RODS

SLEEVE AS NEEDED

SEE PLAN FOR SIZE

MECH. COMPACTED GRANULAR BACKFILL

HIGH DENSITY RIGID INSULATION

RESTRAIN BENDS WITH MEGALUGS OR EQUAL

RESTRAIN BENDS WITH MEGALUGS OR EQUAL

1. USE EPOXY COATED MEGALUG THRUST RESTRAINTS AND COATED TIE RODS ON ALL JOINTS AND FITTINGS. CORE BLUE BOLTS REQUIRED ON ALL MECHANICAL JOINTS.

2. RESTRAIN A MINIMUM OF TWO PIPE JOINTS (40 LF) LEFT AND RIGHT OF THE LOWERING.

3. SEE PLATE NO. GEN-11 TO DETERMINE THE WIDTH OF THE INSULATING BOARD REQUIRED

4. SEE PLATE NO. WAT-4 TO DETERMINE THE REQUIRED CONCRETE THRUST BLOCKING.

5. ANTI CORROSIVE COATING REQUIRED ON ALL BOLT AND RESTRAINT ASSEMBLIES AND WELDS.

6. SACRIFICIAL ZINC ANODE CAPS ON EACH SIDE OF WATER FITTINGS. SEE ENGINEERING GUIDELINES.

7. INSTALL POLYETHYLENE FILM WRAP AROUND ALL PIPE INCLUDED IN THE LOWERING.

Stantec

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www.stantec.com

WATER MAIN LOWERING WITH INSULATION DETAIL

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2019

PLATE NO.
WAT-6

MIN. 1" CORPORATION STOP

1' TO 1 1/2' TO FINISHED GRADE

CURB STOP AND BOX

PLUGGED END

WATER MAIN

1'

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

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TYPICAL AIR BLEED INSTALLATION

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

PLATE NO.
WAT-8

TOP SECTION CONSTRUCTED OF CAST IRON

BASE SECTION CONSTRUCTED OF ABS PLASTIC, FLARED AT THE BOTTOM.

TRACER WIRE BOX BY VALVCO, OR APPROVED EQUAL

4"

12"

2-5/8"

3-3/4"

1-3/4"

VALVCO WATER

LID SHALL BE ABLE TO LOCK AND UNLOCK WITH A STANDARD PENTAGON HEAD 1/2" KEY WRENCH.

ACCESS BOX LID SHALL BE MADE OF CAST IRON AND INSTALLED TO GRADE.

#12 SOLID INSULATED TRACER WIRE SHALL BE STRIPPED AND ATTACHED TO STAINLESS STEEL SCREWS MOUNTED TO UNDERSIDE OF LID.

SUFFICIENT SLACK SHALL BE LEFT IN WIRE SO COVER MAY BE LIFTED WITH WIRE STILL INTACT.

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DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE

CHASKA, MINNESOTA

LAST REVISION:
MAY 2016

PLATE NO.
WAT-9

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

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

21"

2.70"

GRADE

2' LONG 1" Ø CONDUIT

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TRACER WIRE FOR PVC WATER MAIN

CHASKA, MN

LAST REVISION:
APRIL 2008

PLATE NO.
WAT-10

CL

PL

10'

VARIABLE

VARIABLE

TRACER WIRE BOX BY VALVCO OR APPROVED EQUAL, PER DETAIL WAT-9 (COVER TO READ VALVCO SEWER)

2'

4" x 4" MARKER (PAINT GREEN)

VERTICAL 2" PVC

INSTALL #12 SOLID INSULATED COPPER TRACER WIRE- GREEN IN COLOR

4" PVC SCHEDULE 40, SANITARY SEWER SERVICE

CONNECTION LOCATION

WYE INFORMATION AS PER ENGINEER GUIDELINES

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

CL

PL

10'

VARIABLE

VARIABLE

VARIABLE

4" x 4" WOOD FENCE POST 4" ABOVE GRADE (PAINTED BLUE)

CURB STOP AND BOX (ADJUST TO 1" BELOW FINISH GRADE)

WATER SERVICE 1" SDR 7 IPS PE PIPE

1" CORPORATION STOP

CONCRETE BLOCK SUPPORT

#12 SOLID INSULATED TRACER WIRE

ADD 6" PIECE WITH PLASTIC PLUG TAPED TO END.

MIN. 7'-0"

WATER MAIN

45°

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

CORPORATION STOP
MUELLER B25009N
FORD FB1001-4Q
A.Y. McDONALD 74704B

CURB STOP
MUELLER B25222N
FORD B66444HQ
A.Y. McDONALD 76104

CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-36R-NL OR EM2-75-57R-NL
A.Y. McDONALD 75615 OR 75614

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

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WATER SERVICE CONNECTION HDPE PIPE

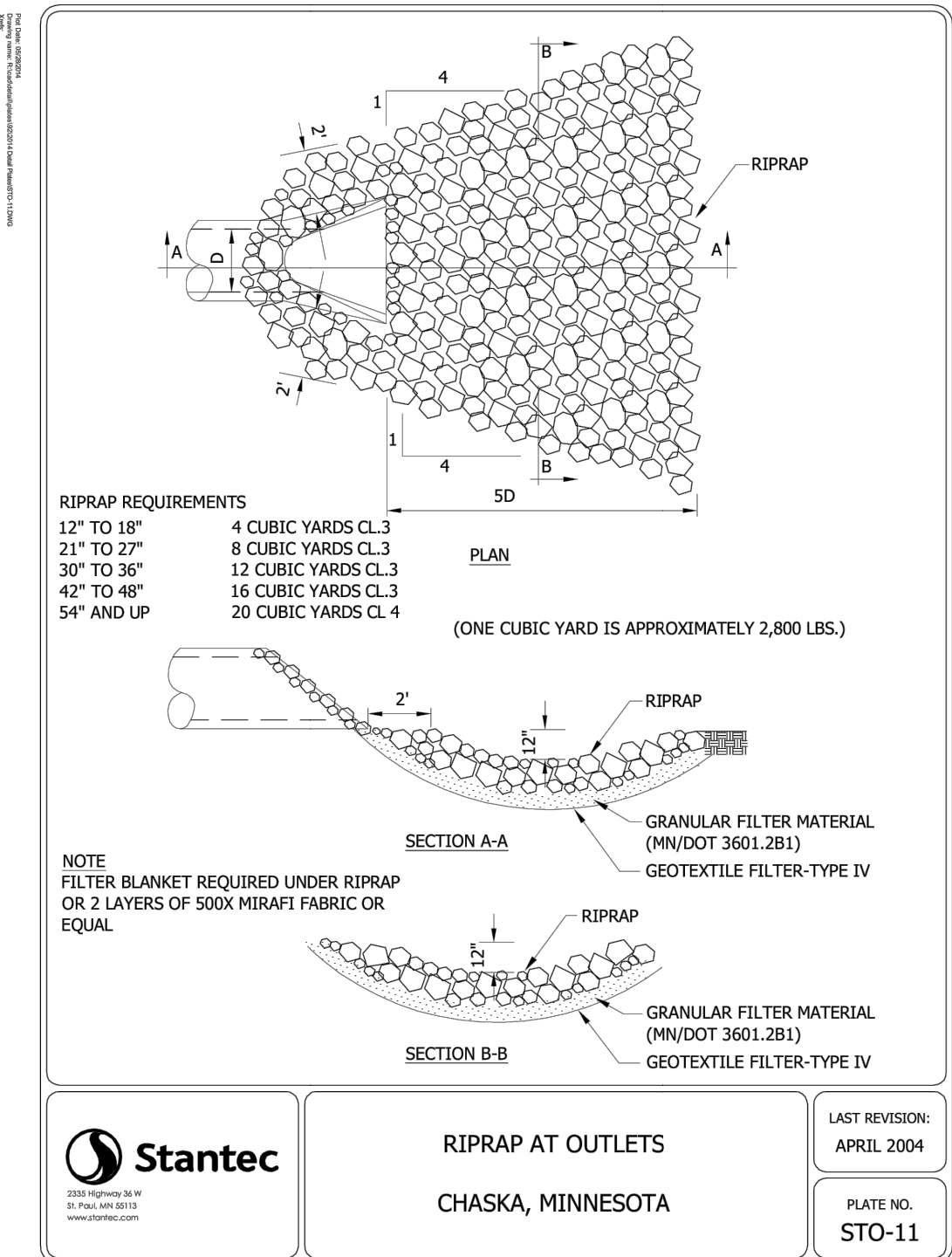
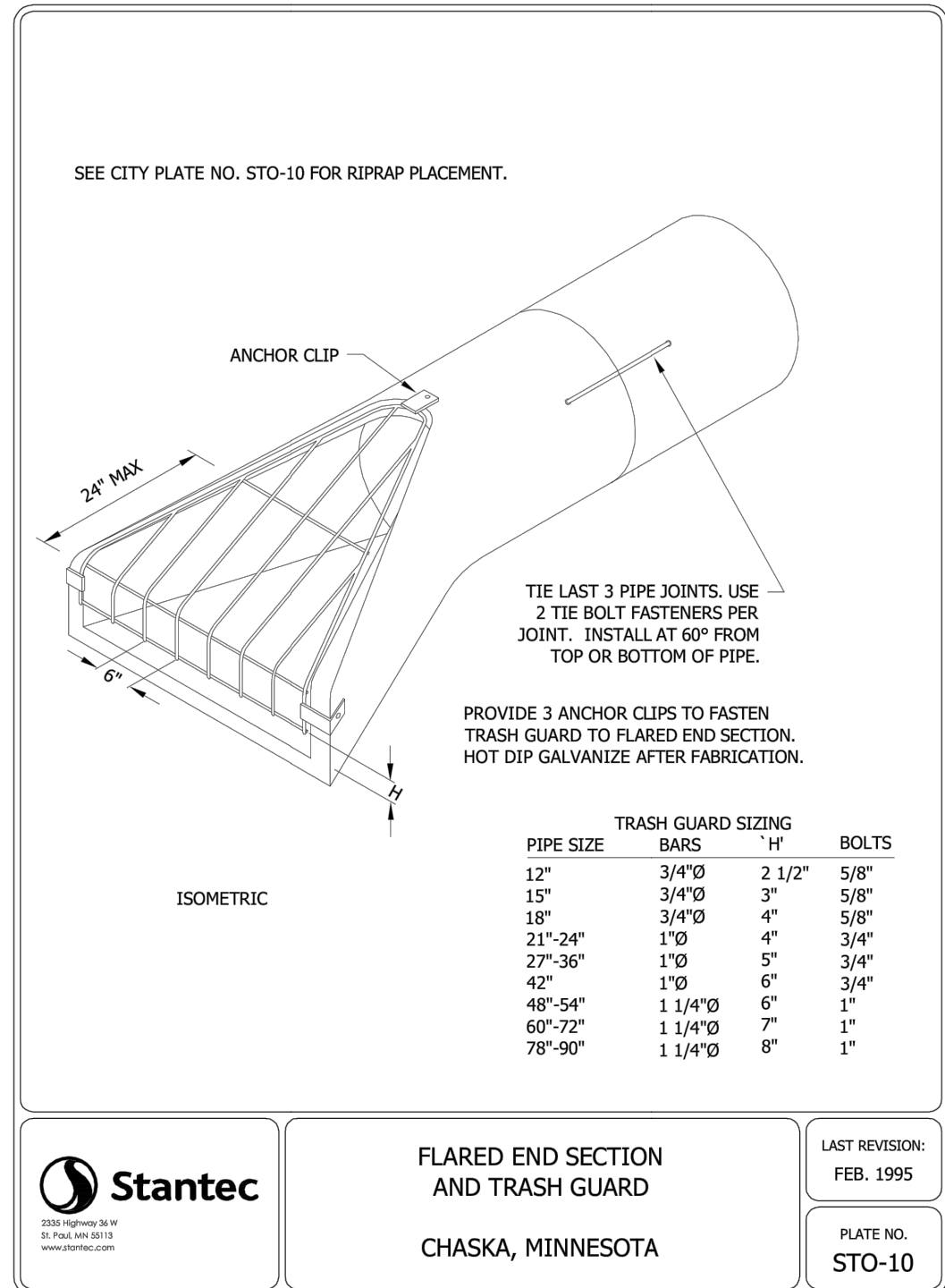
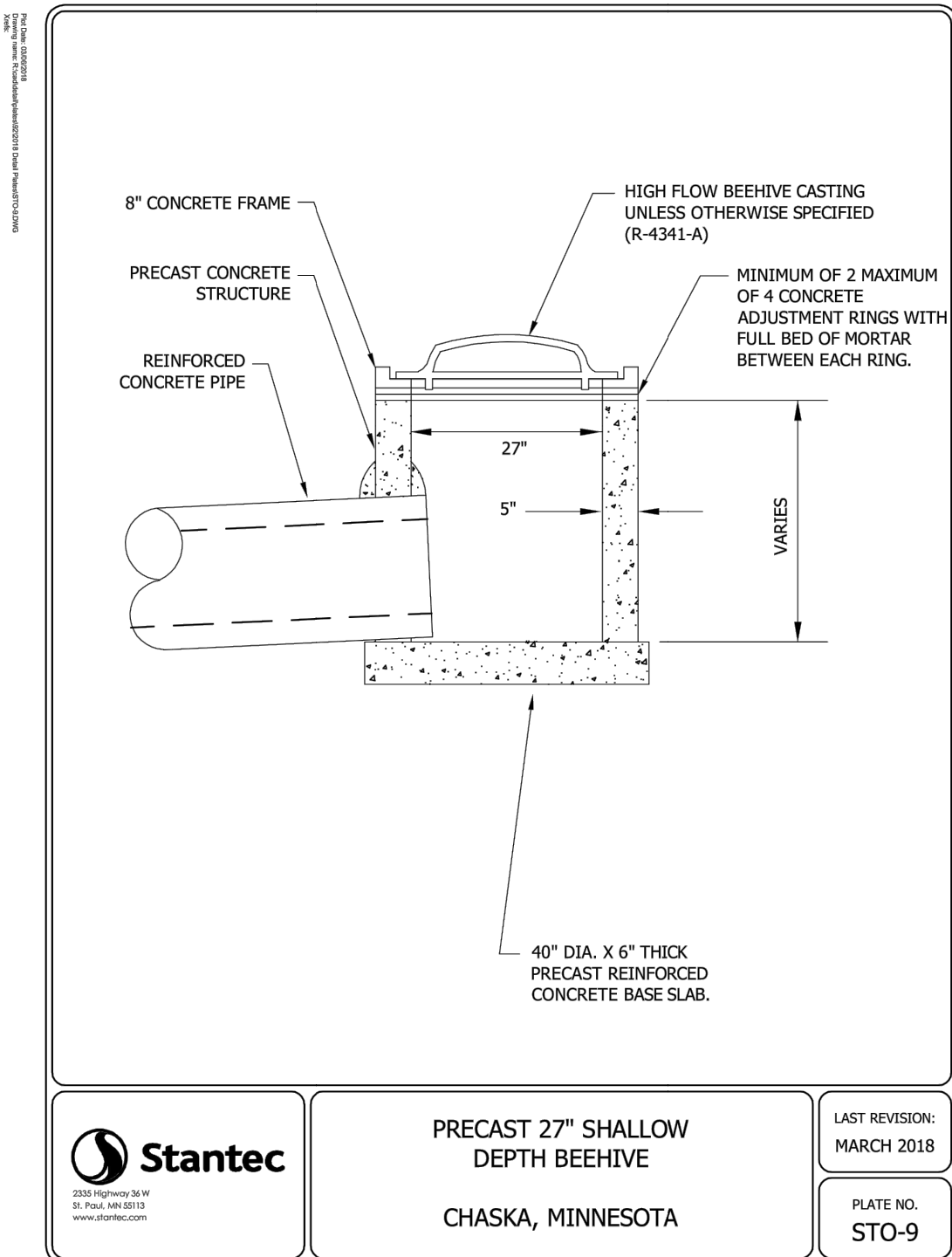
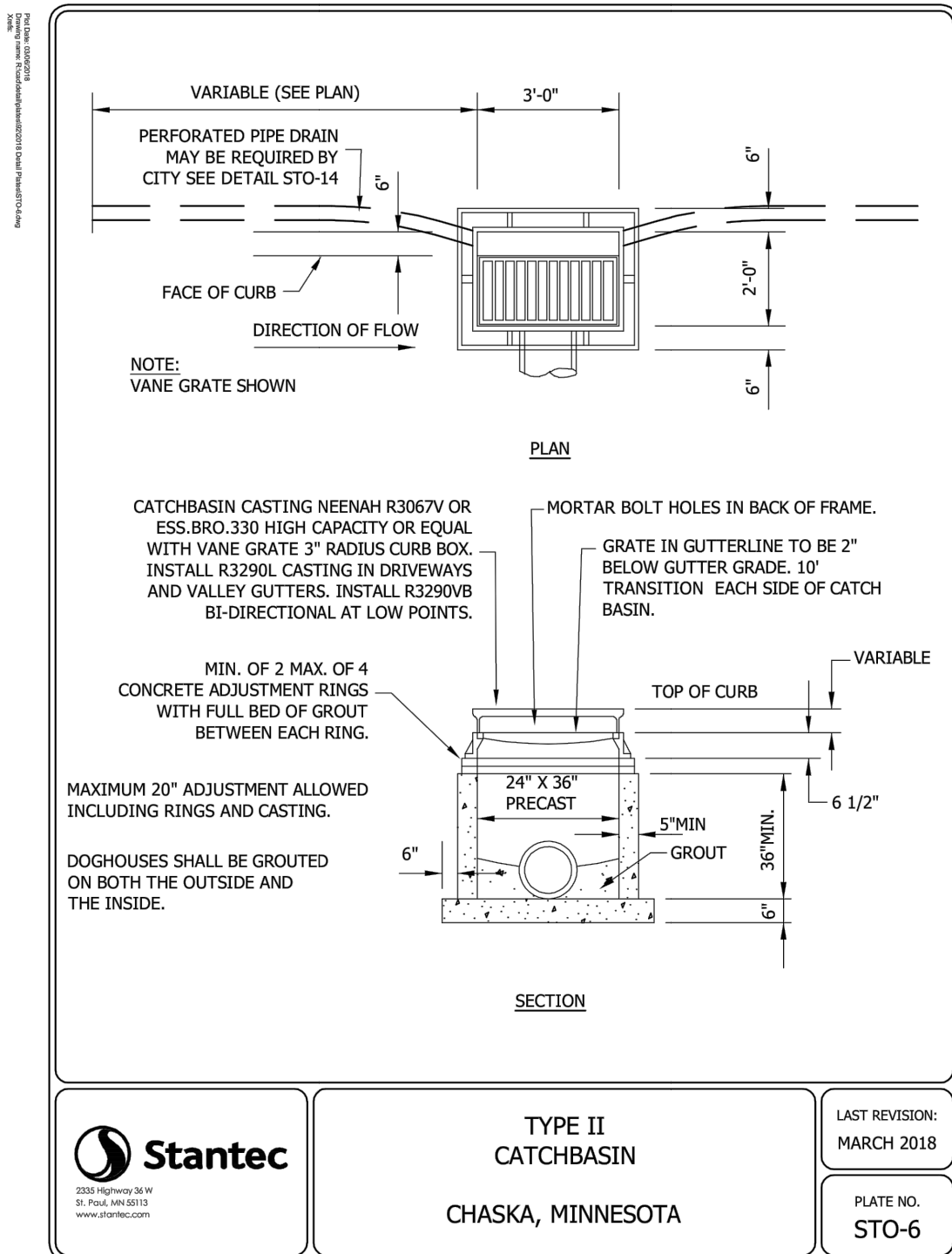
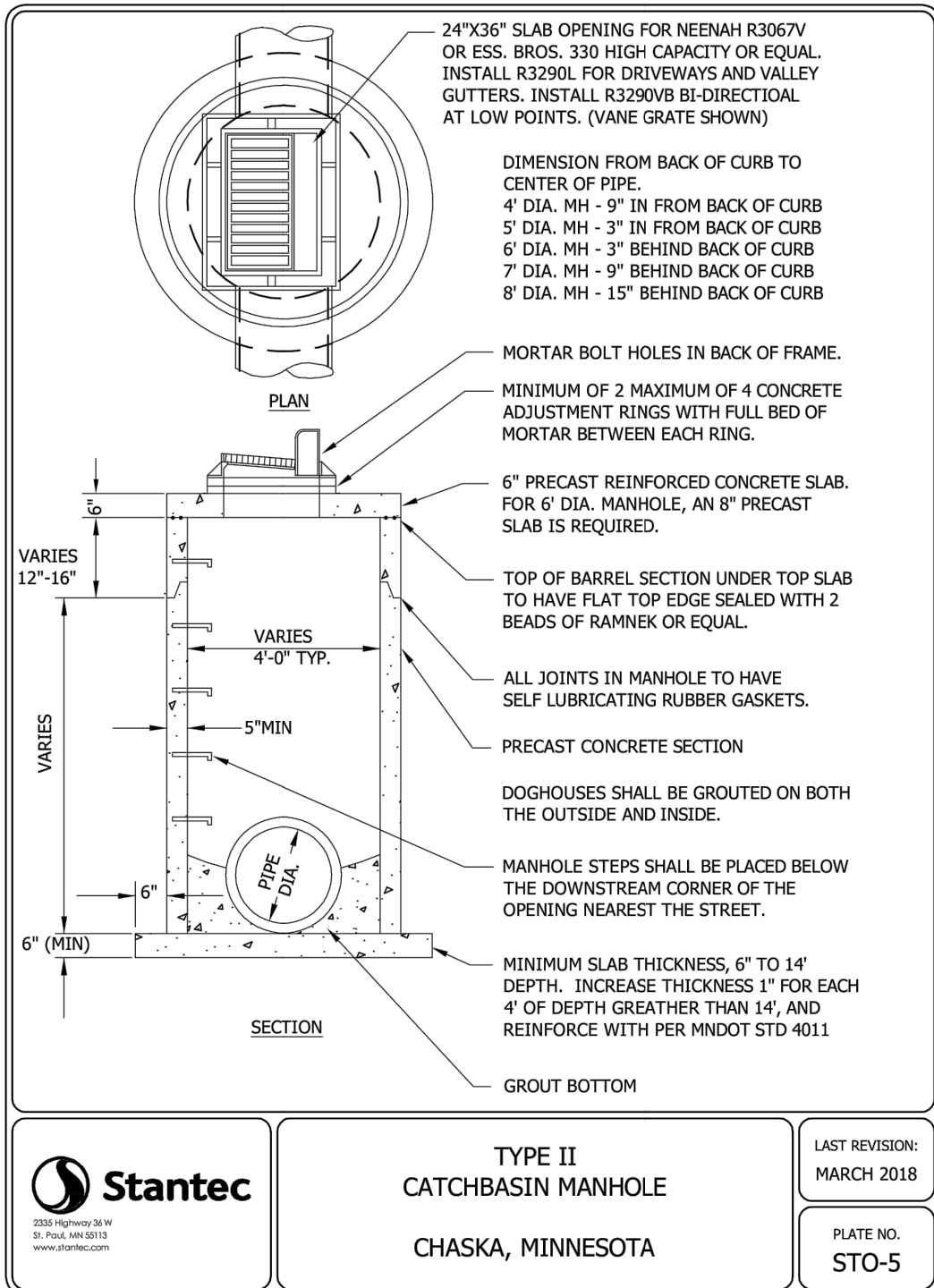
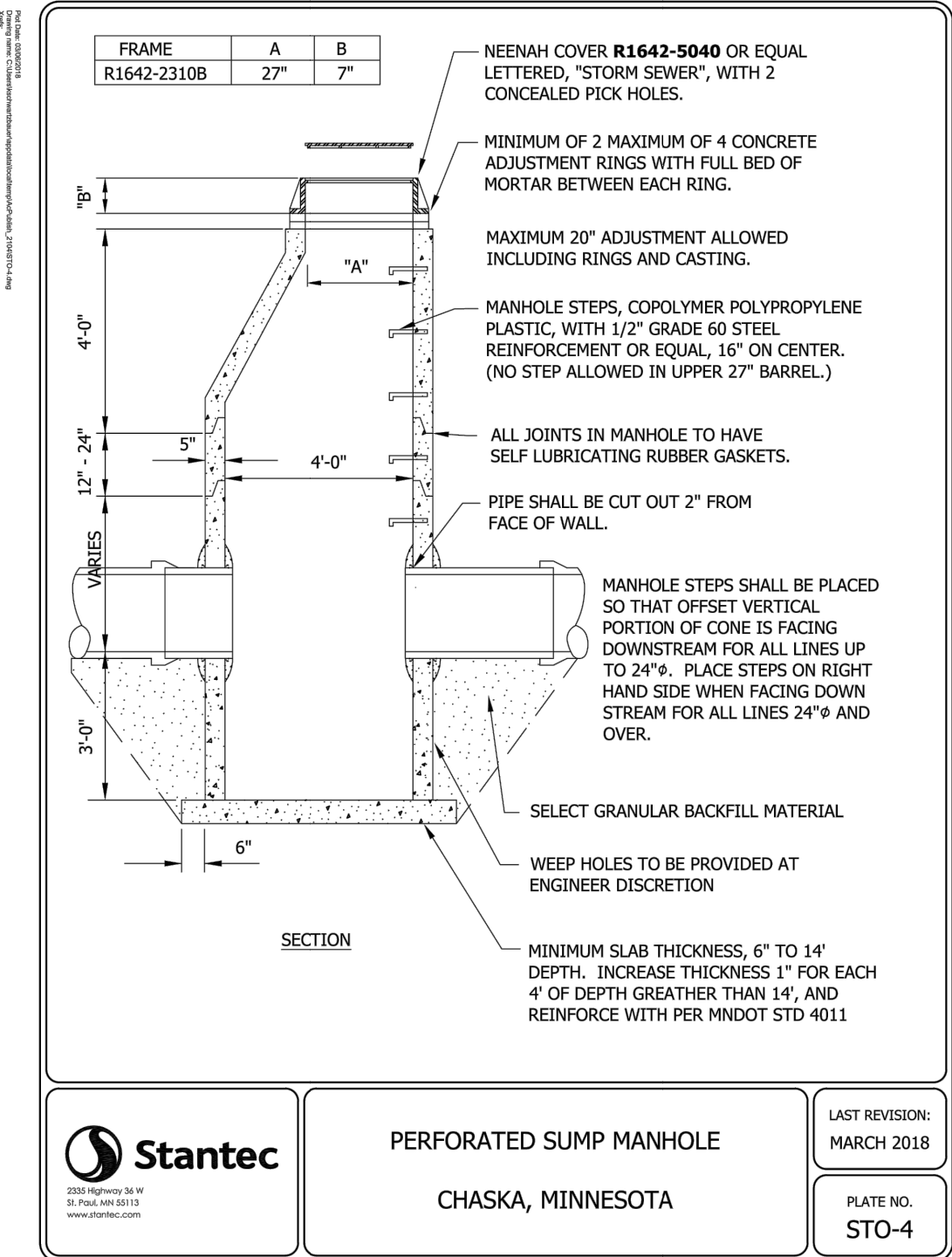
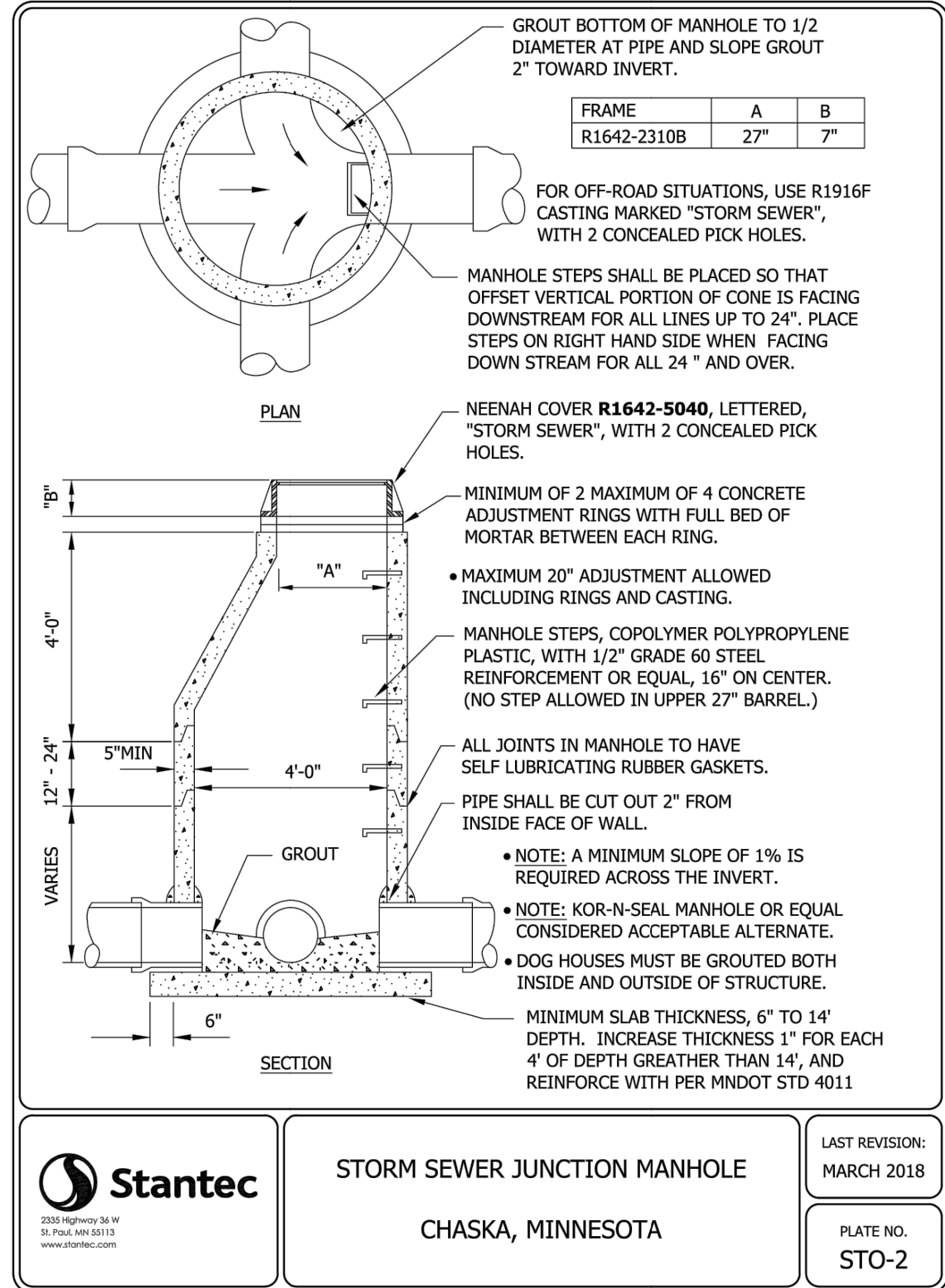
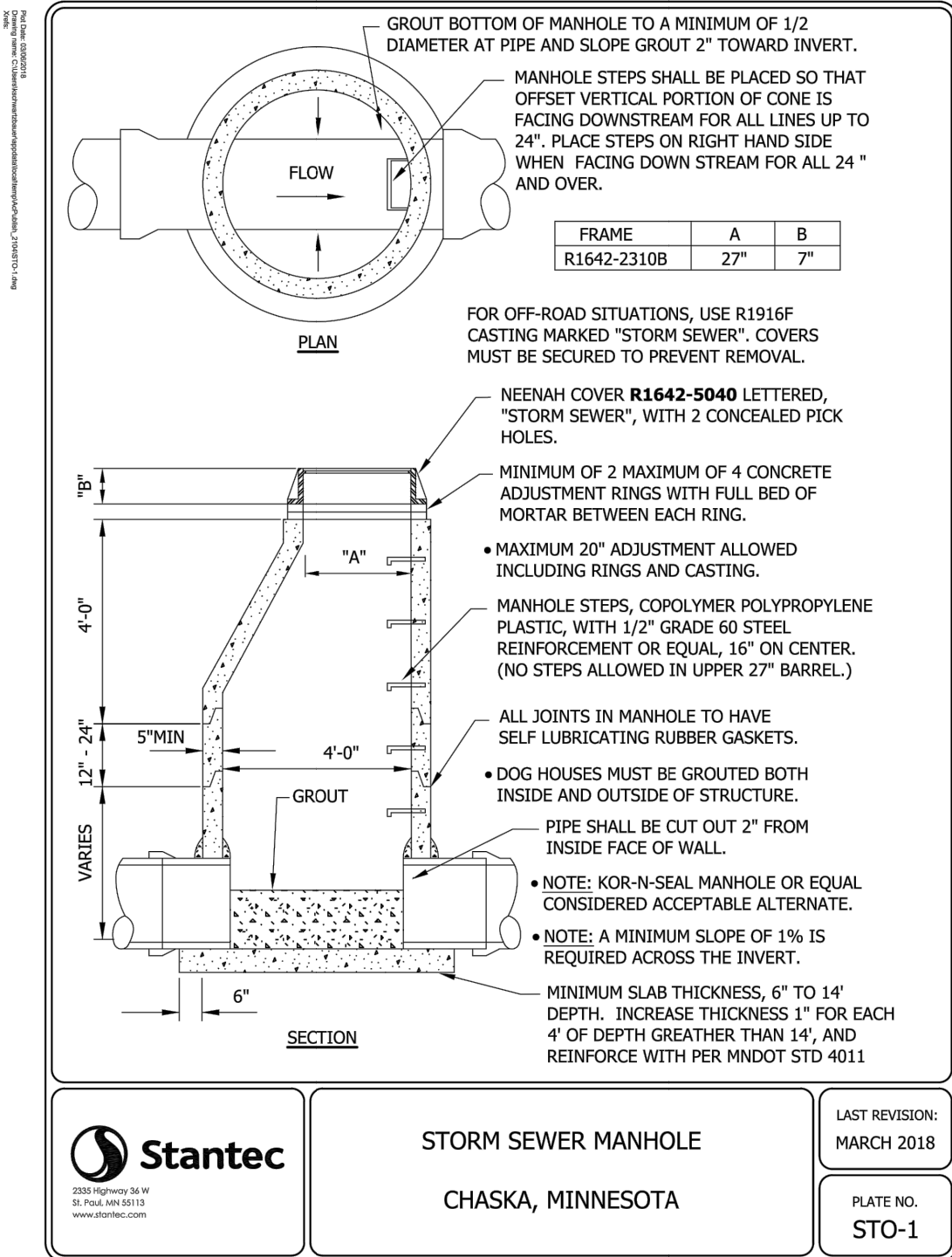
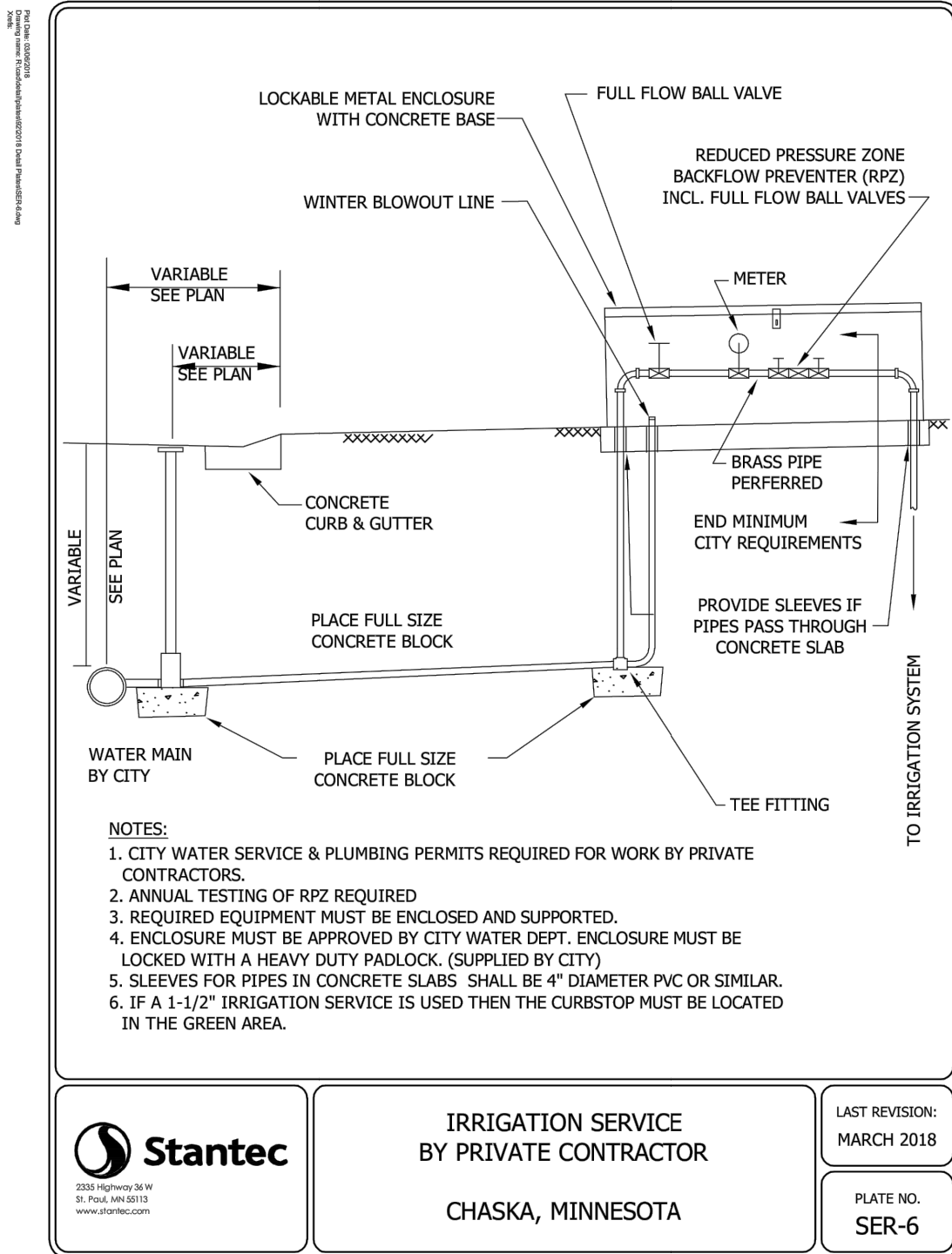
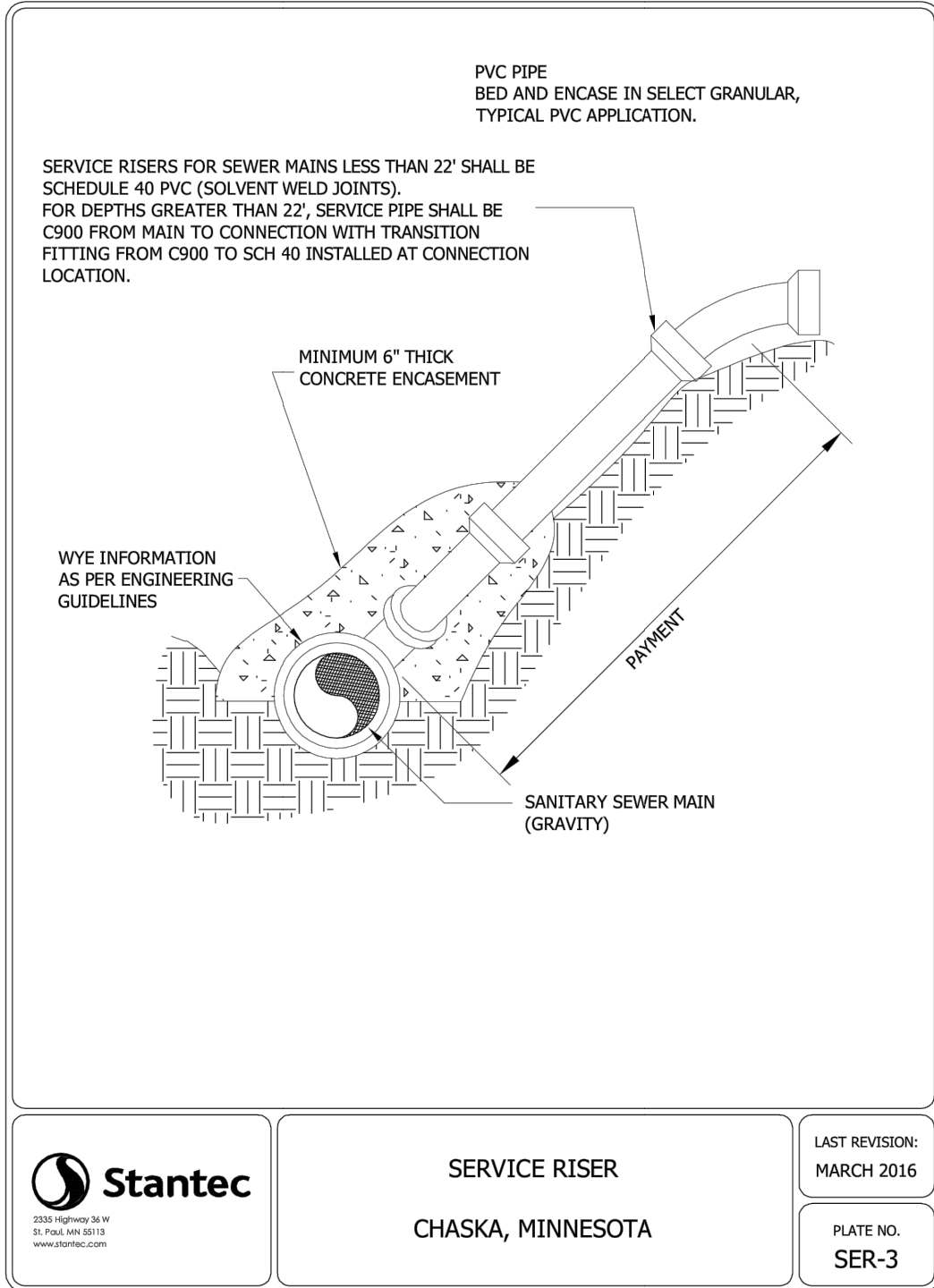
CHASKA, MINNESOTA

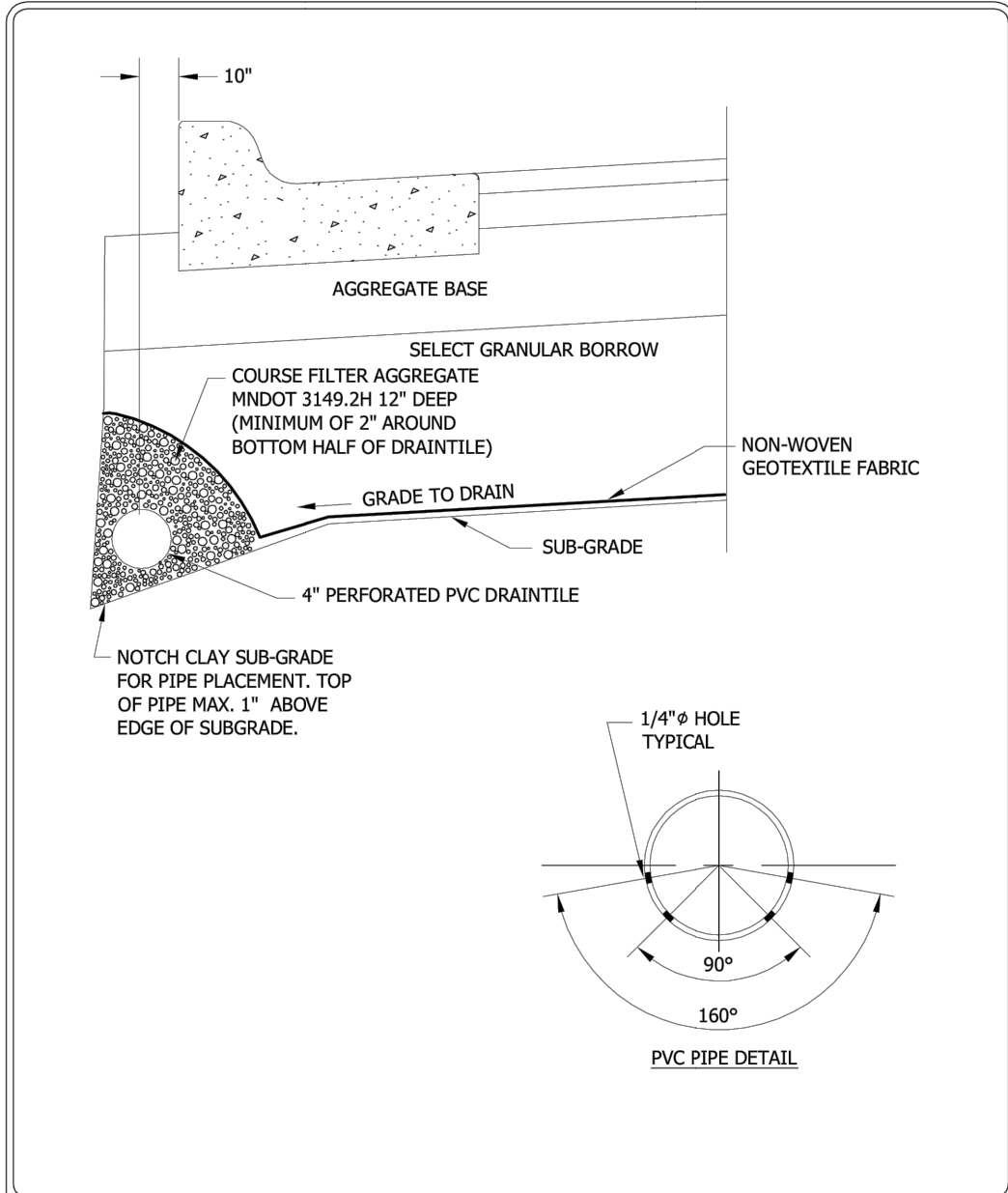
LAST REVISION:
MARCH 2016

PLATE NO.
SER-2A

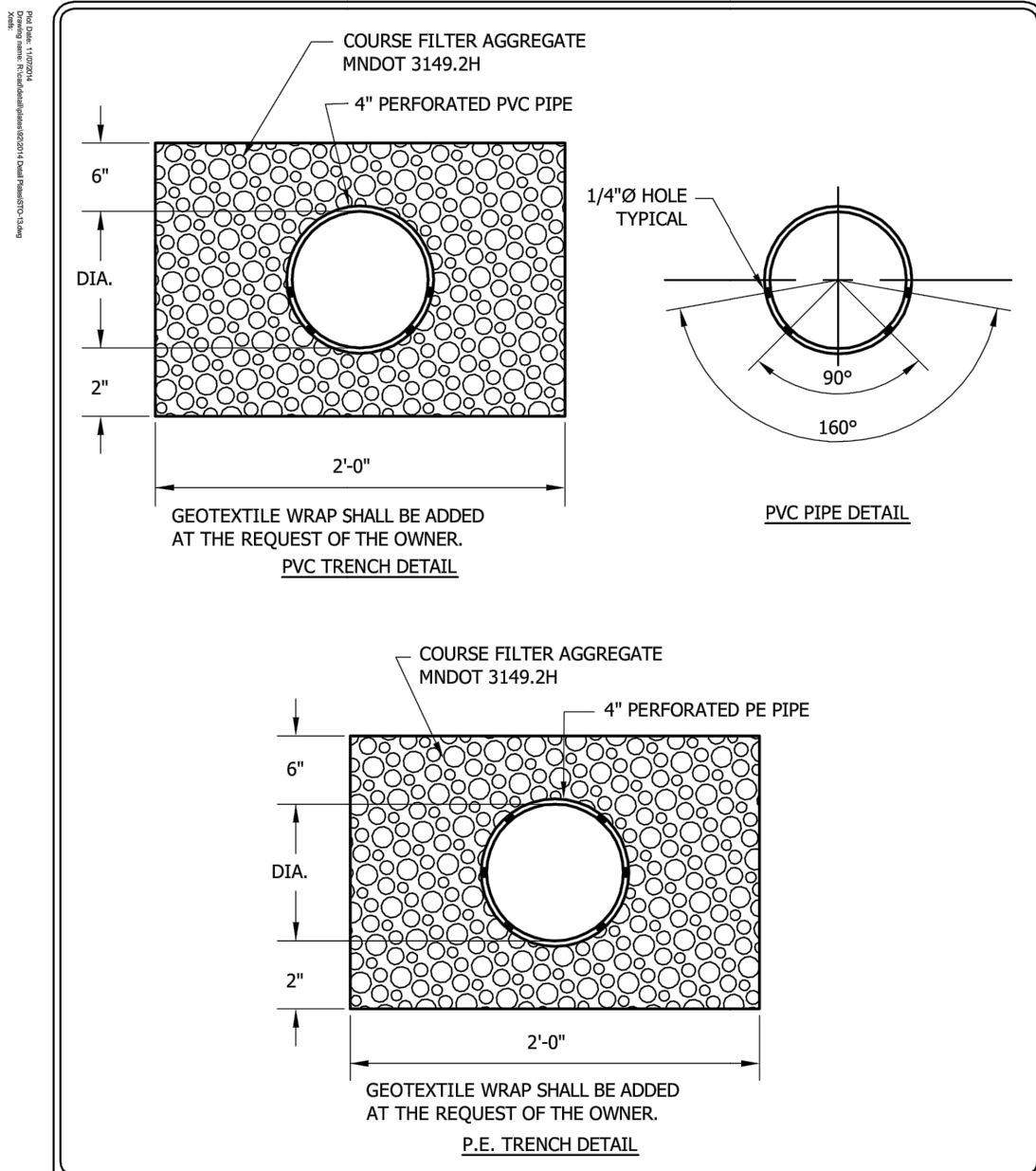
DESIGNED: FDH II
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INITIAL ISSUE: 03/21/23
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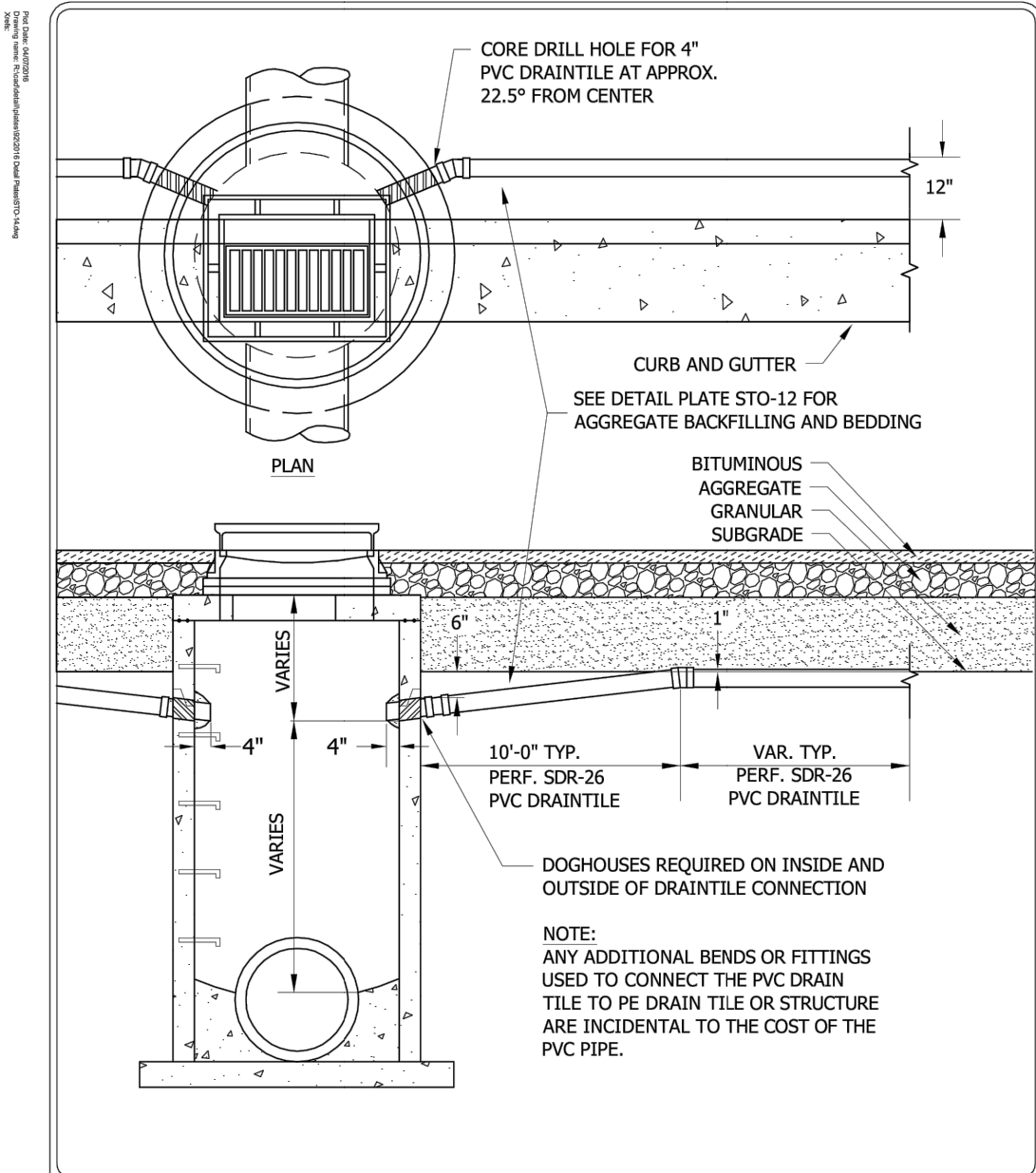




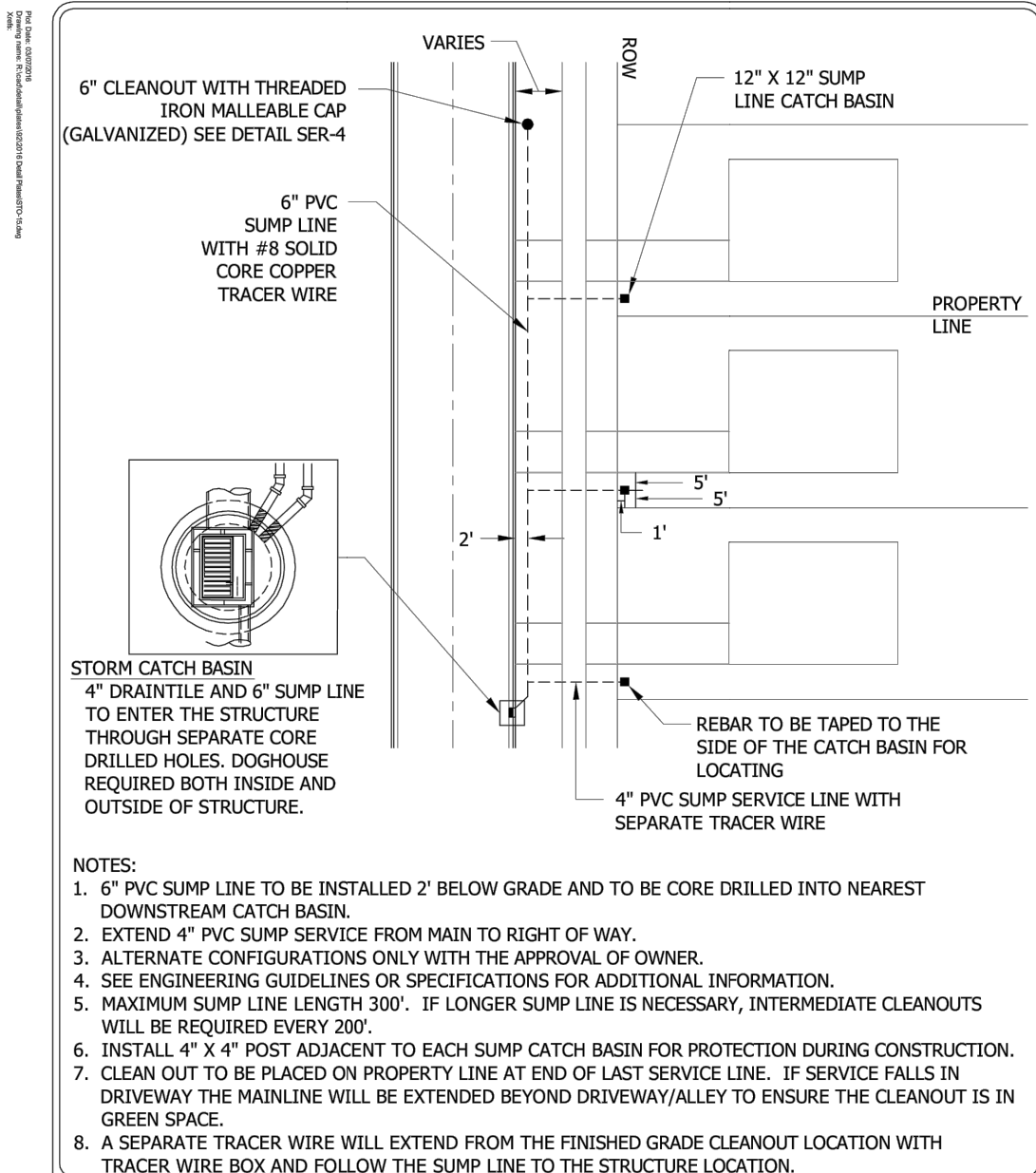
PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB
CHASKA, MINNESOTA
LAST REVISION: NOV. 2016
PLATE NO. STO-12



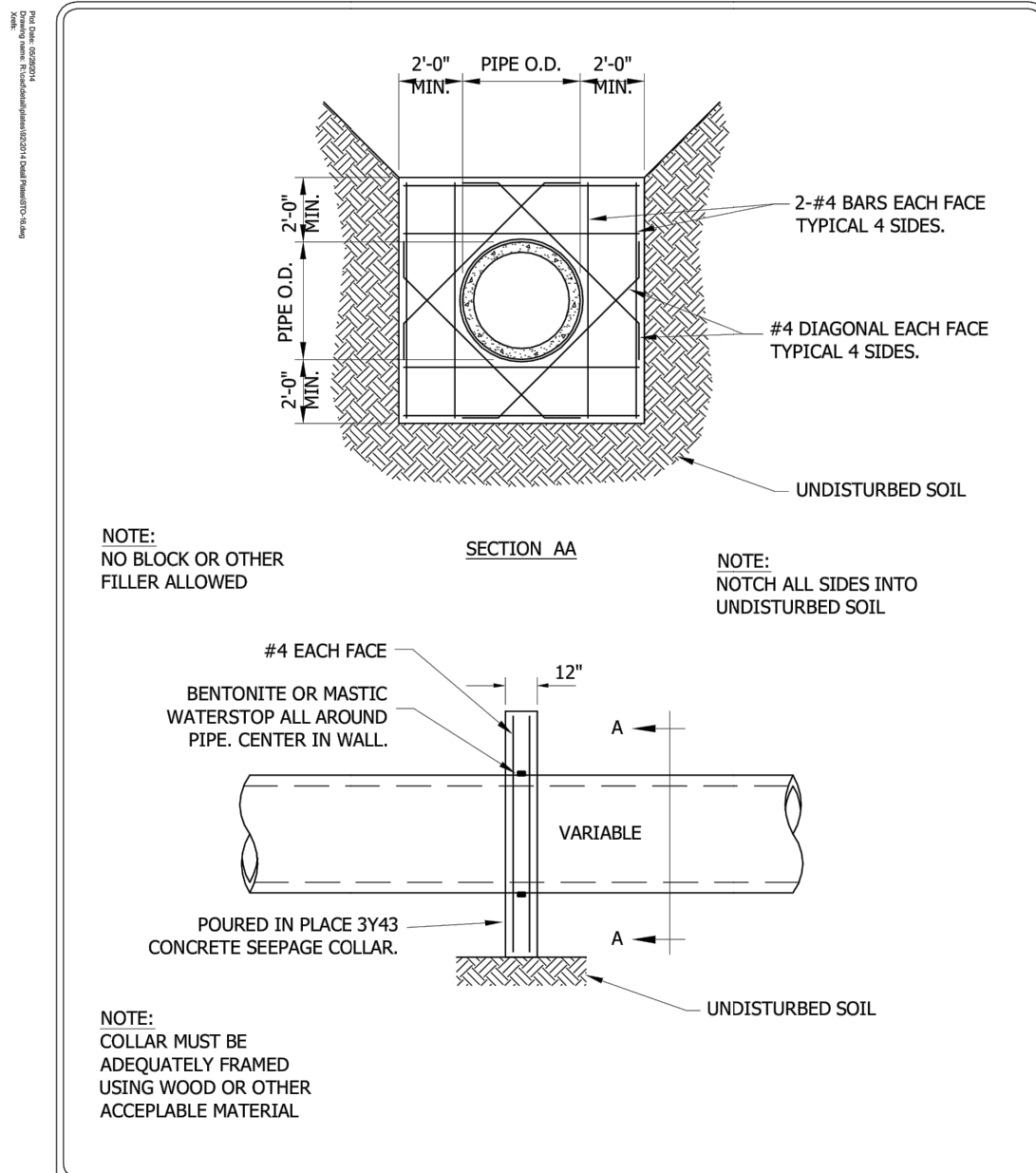
PERFORATED PIPE TRENCH DETAIL
CHASKA, MINNESOTA
LAST REVISION: NOV. 2014
PLATE NO. STO-13



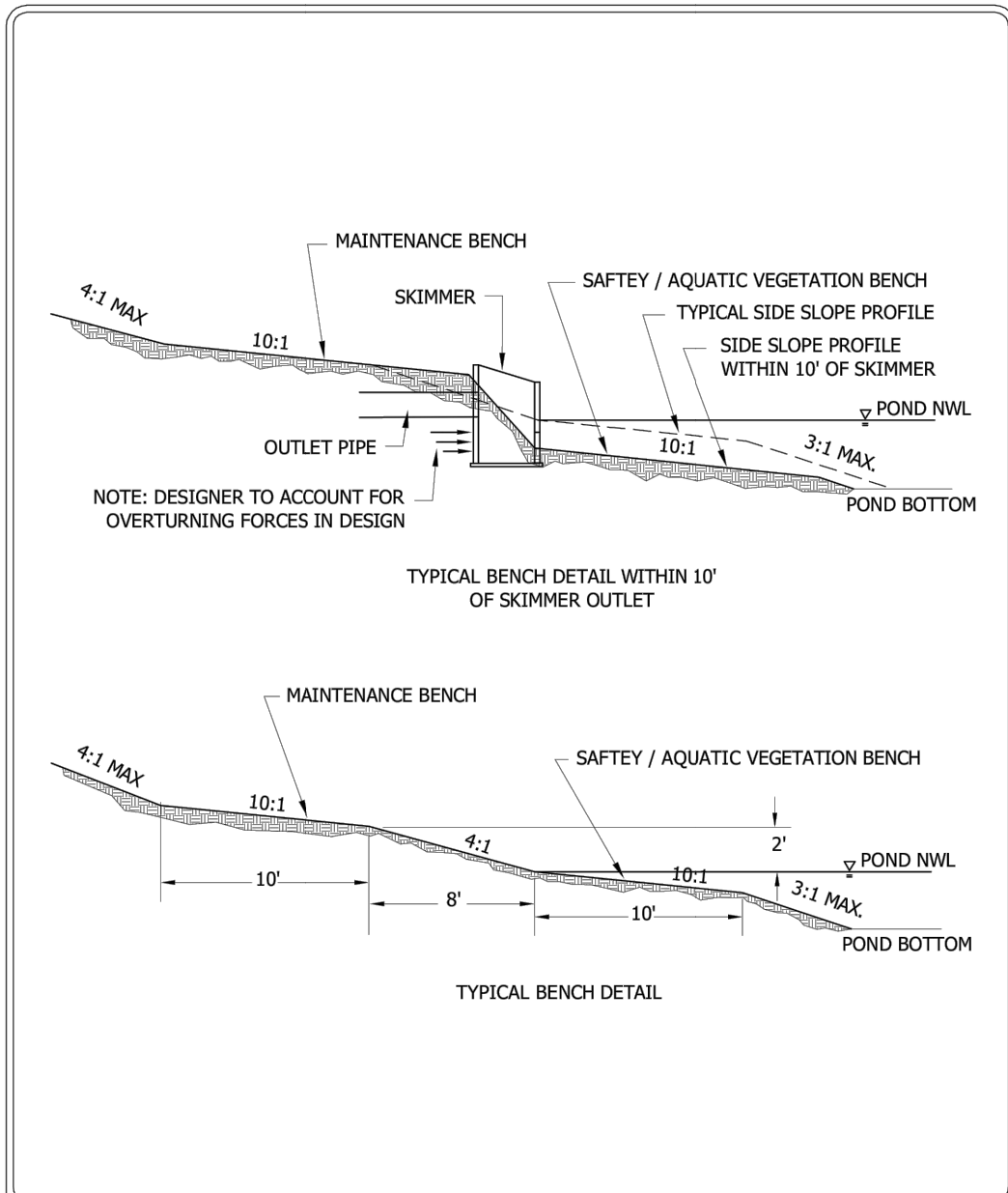
DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE
CHASKA, MINNESOTA
LAST REVISION: APRIL 2016
PLATE NO. STO-14



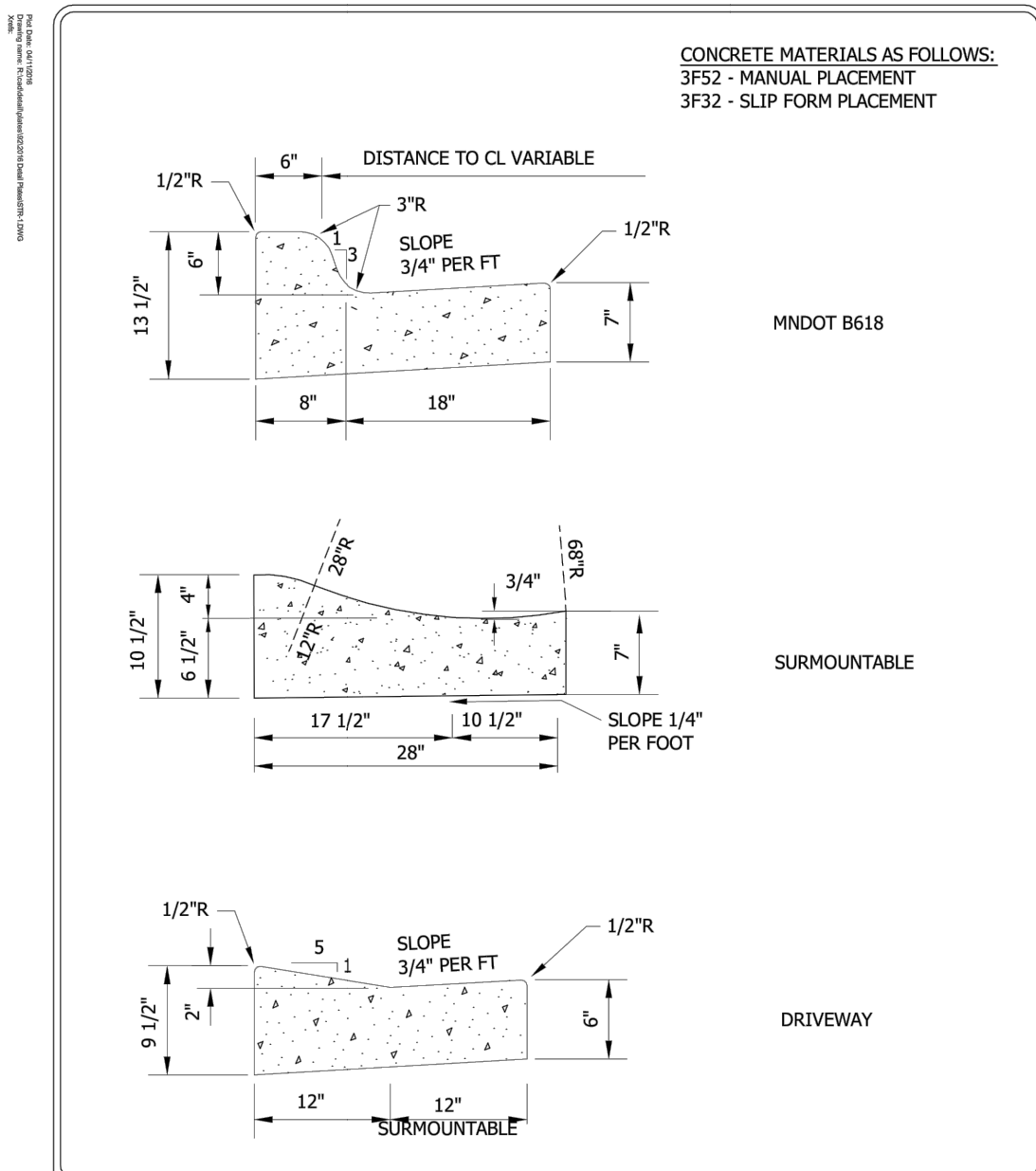
PVC SUMP LINE BEHIND CURB
CHASKA, MINNESOTA
LAST REVISION: MAY 2016
PLATE NO. STO-15



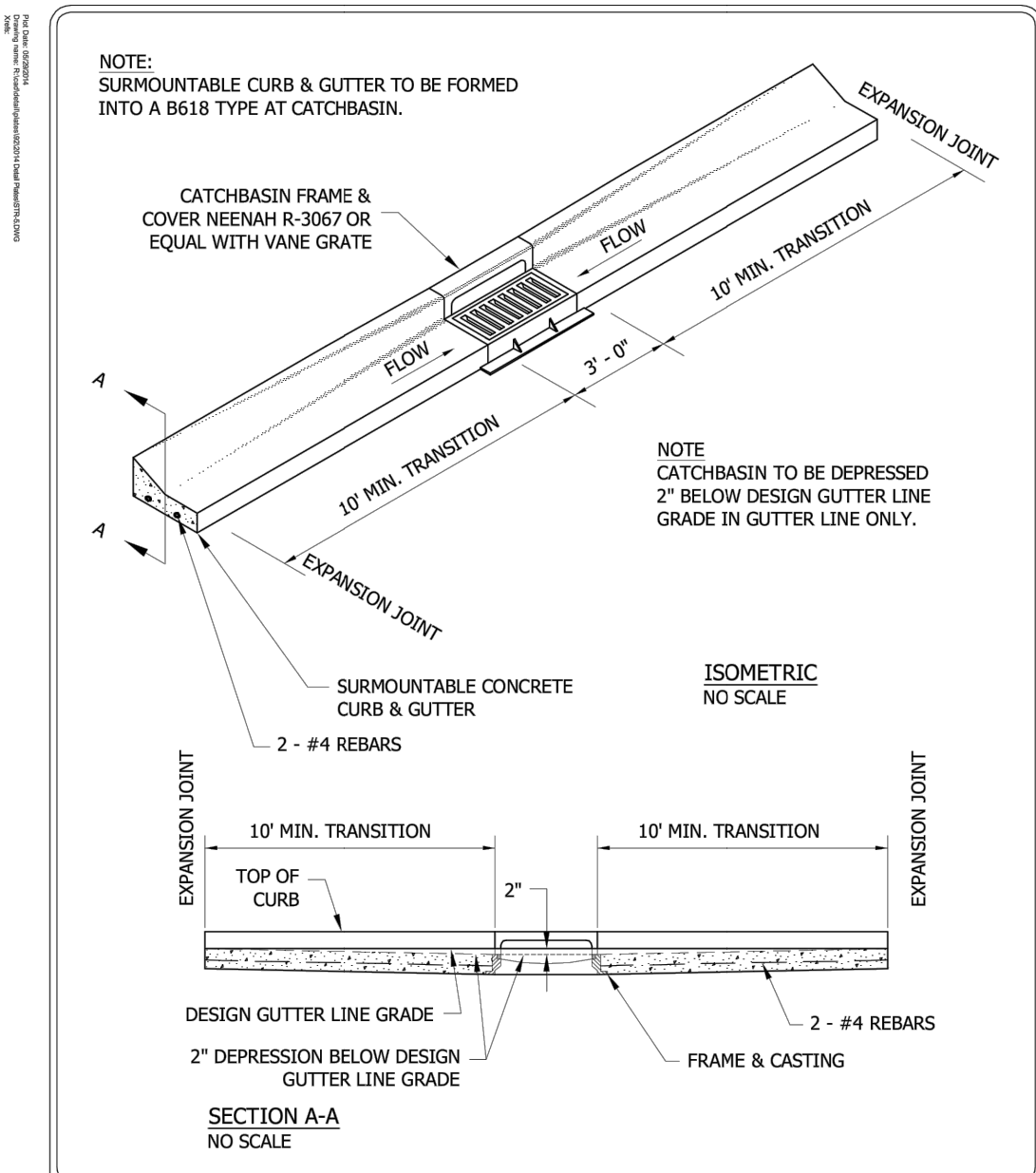
SEEPAGE COLLAR
CHASKA, MINNESOTA
LAST REVISION: MARCH 2001
PLATE NO. STO-16



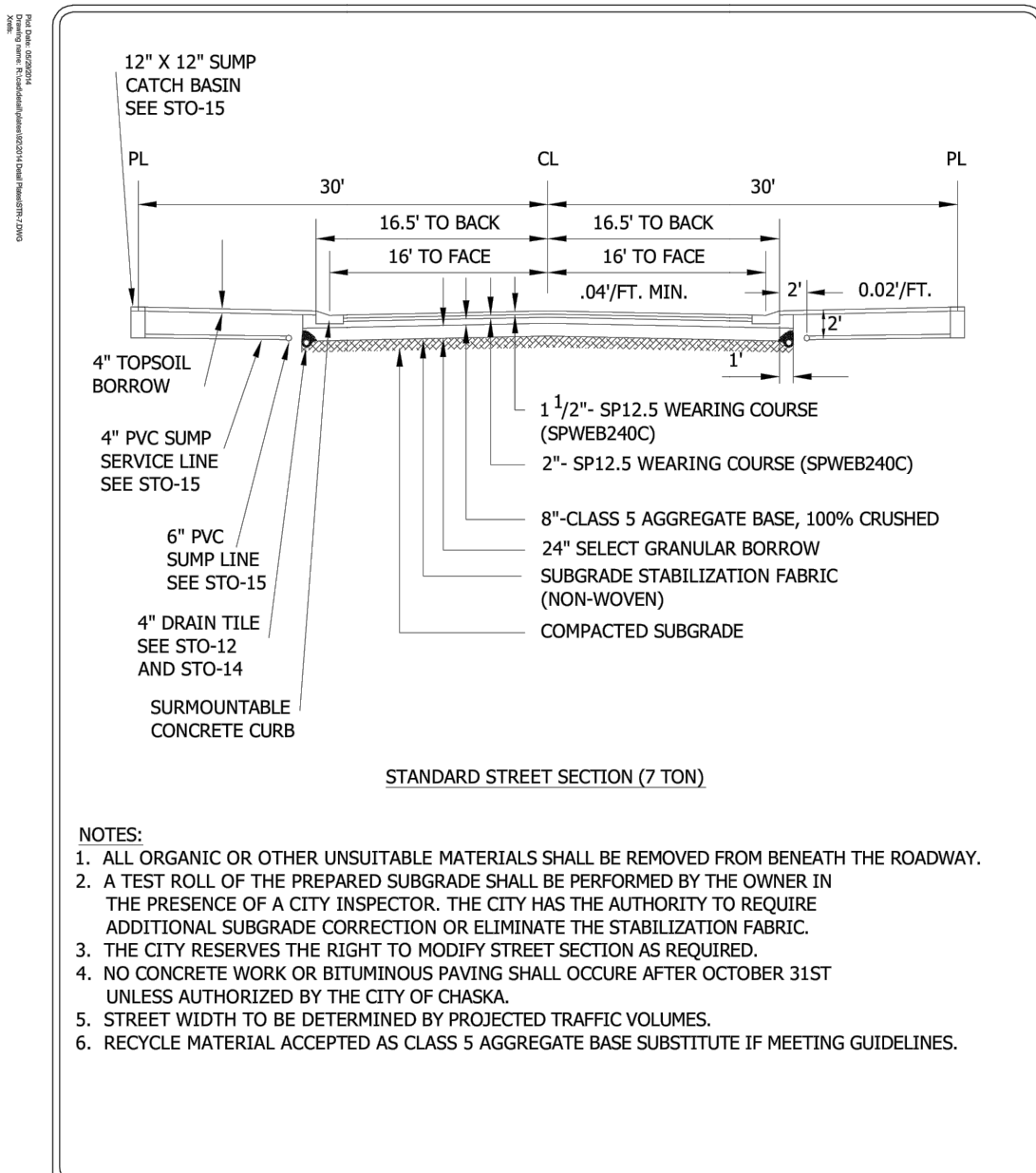
TYPICAL BENCH DETAIL
CHASKA, MINNESOTA
LAST REVISION: MARCH 2001
PLATE NO. STO-19



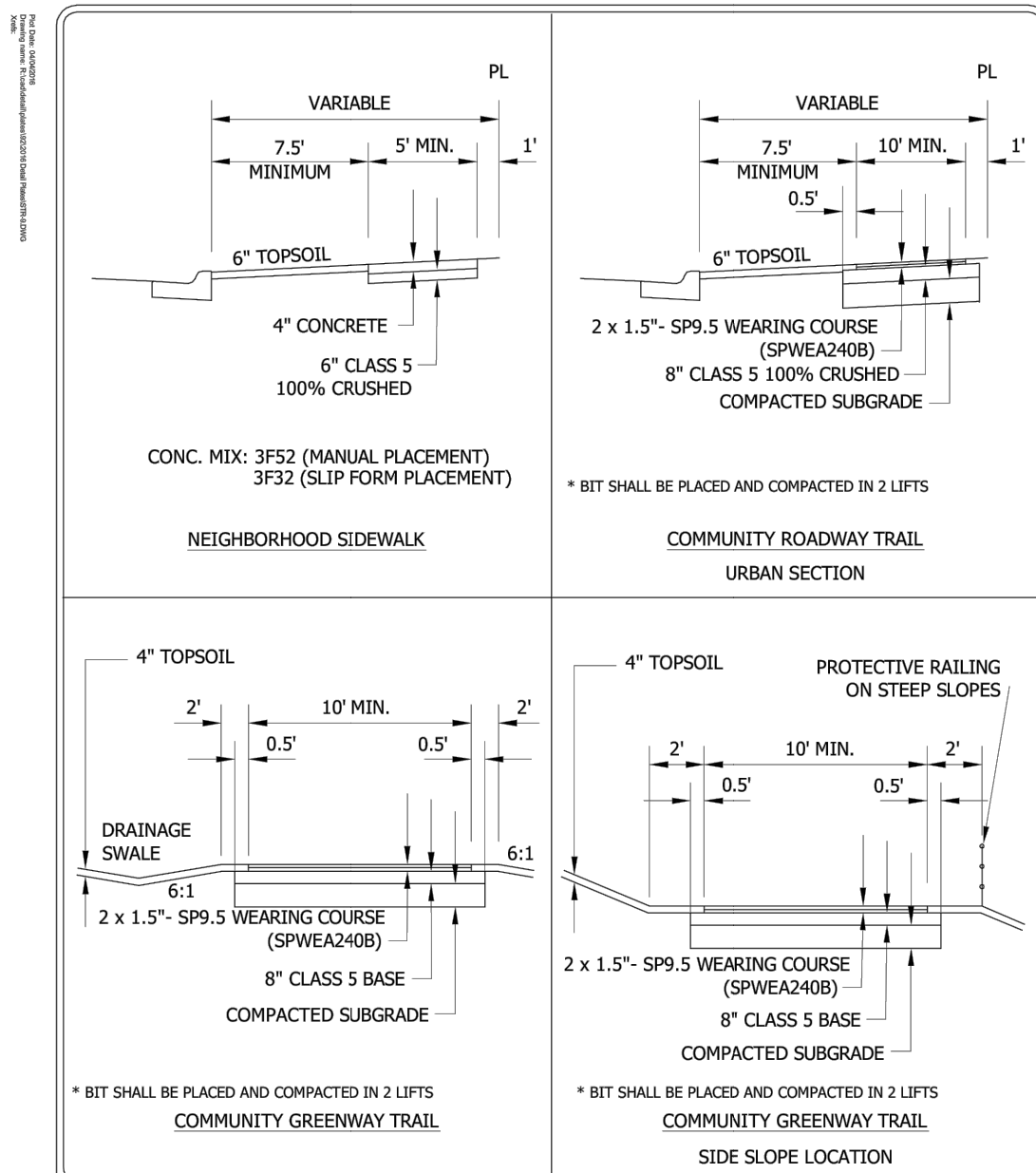
CURB AND GUTTER
CHASKA, MINNESOTA
LAST REVISION: MARCH 2016
PLATE NO. STR-1



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



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



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

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 03/21/23
REVISIONS:
1. 03/21/23
2. 03/21/23
3. 03/21/23
4. 03/21/23
5. 03/21/23
6. 03/21/23
7. 03/21/23
8. 03/21/23
9. 03/21/23
10. 03/21/23

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND ADDITION
CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

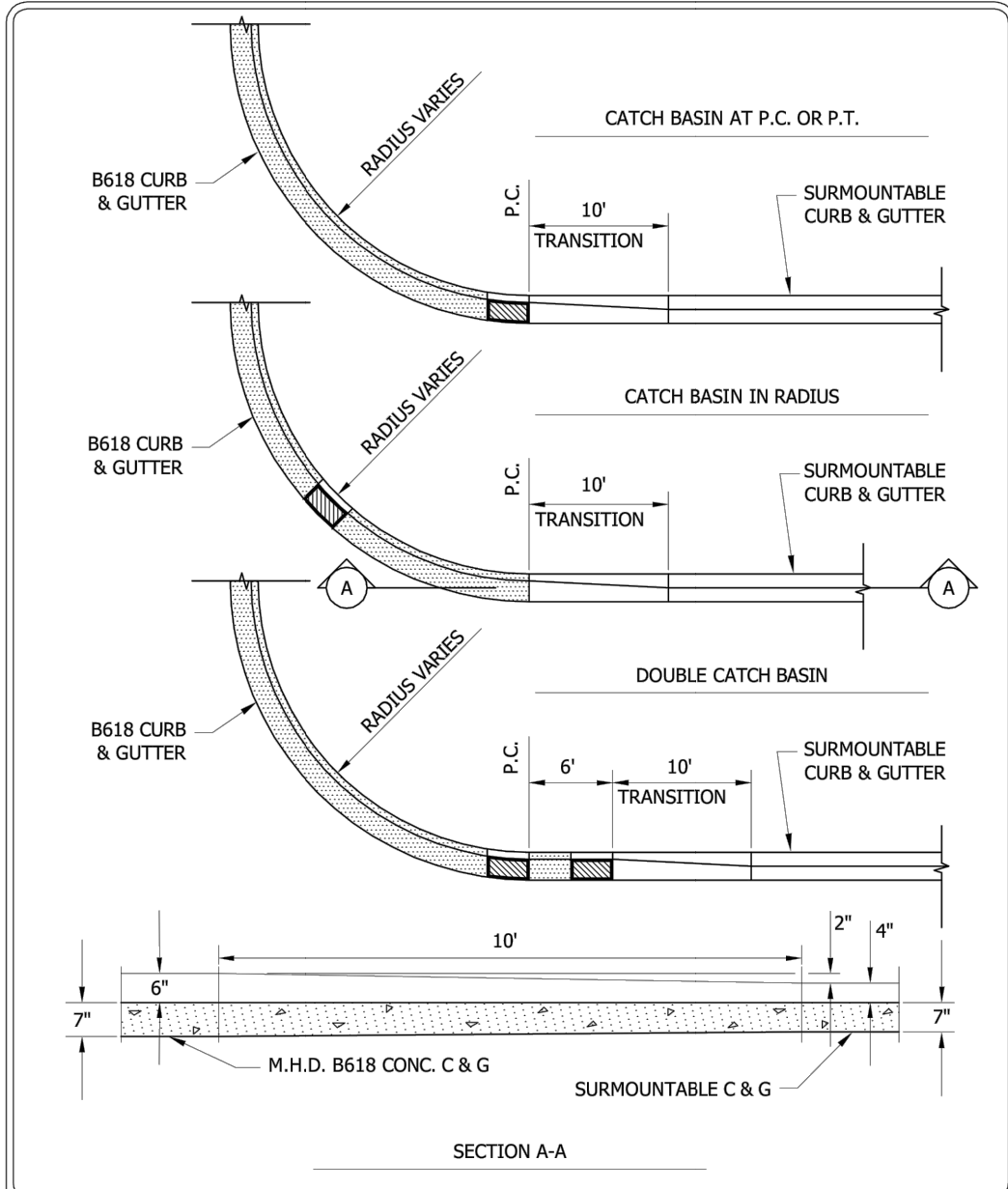
DETAILS

PROJECT NUMBER: 0027067.02

SHEET NUMBER:

17 OF 22

DATE: 03/21/23



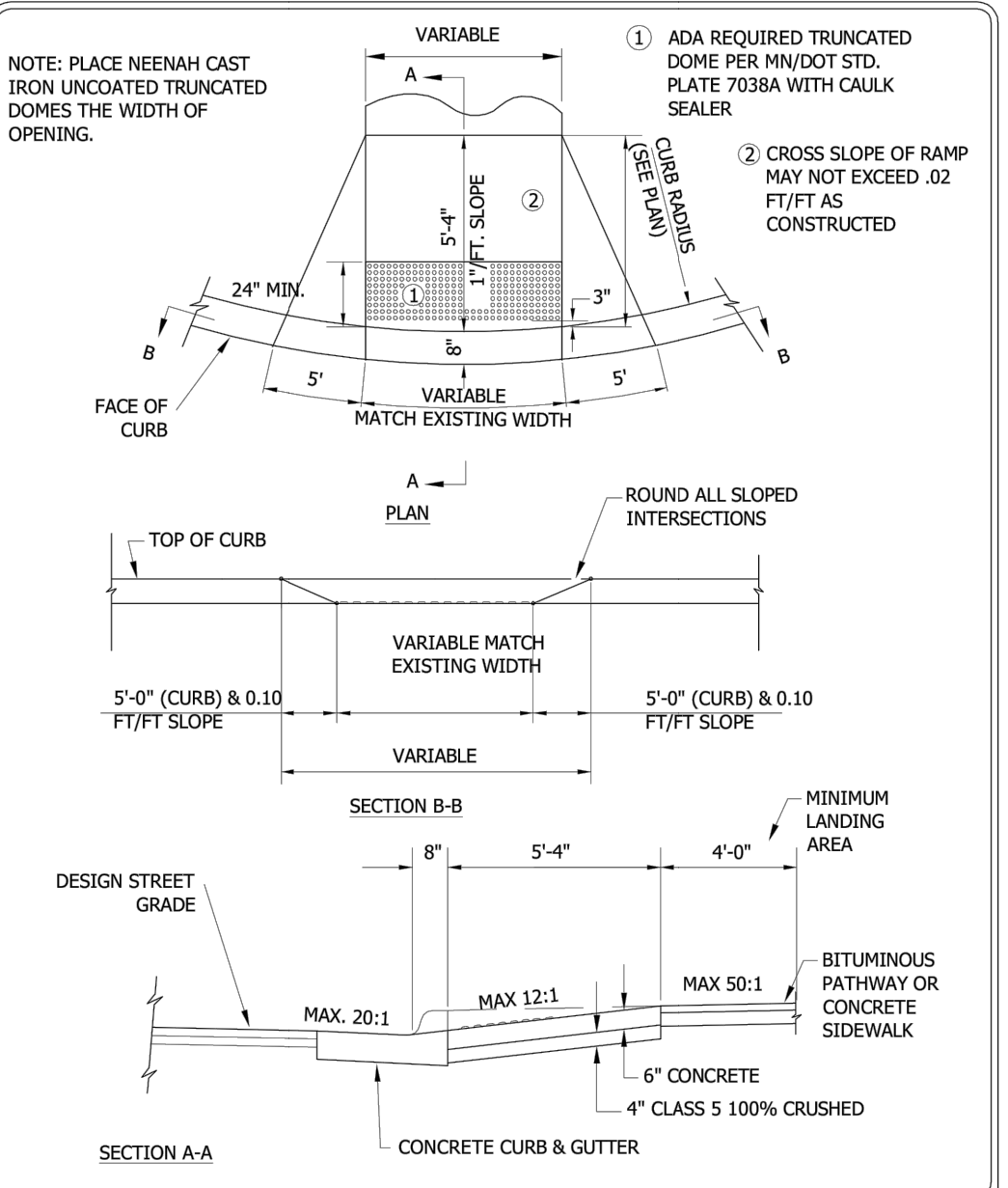
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CONCRETE CURB & GUTTER
TRANSITION

CHASKA, MINNESOTA

LAST REVISION:
OCT. 1989

PLATE NO.
STR-10



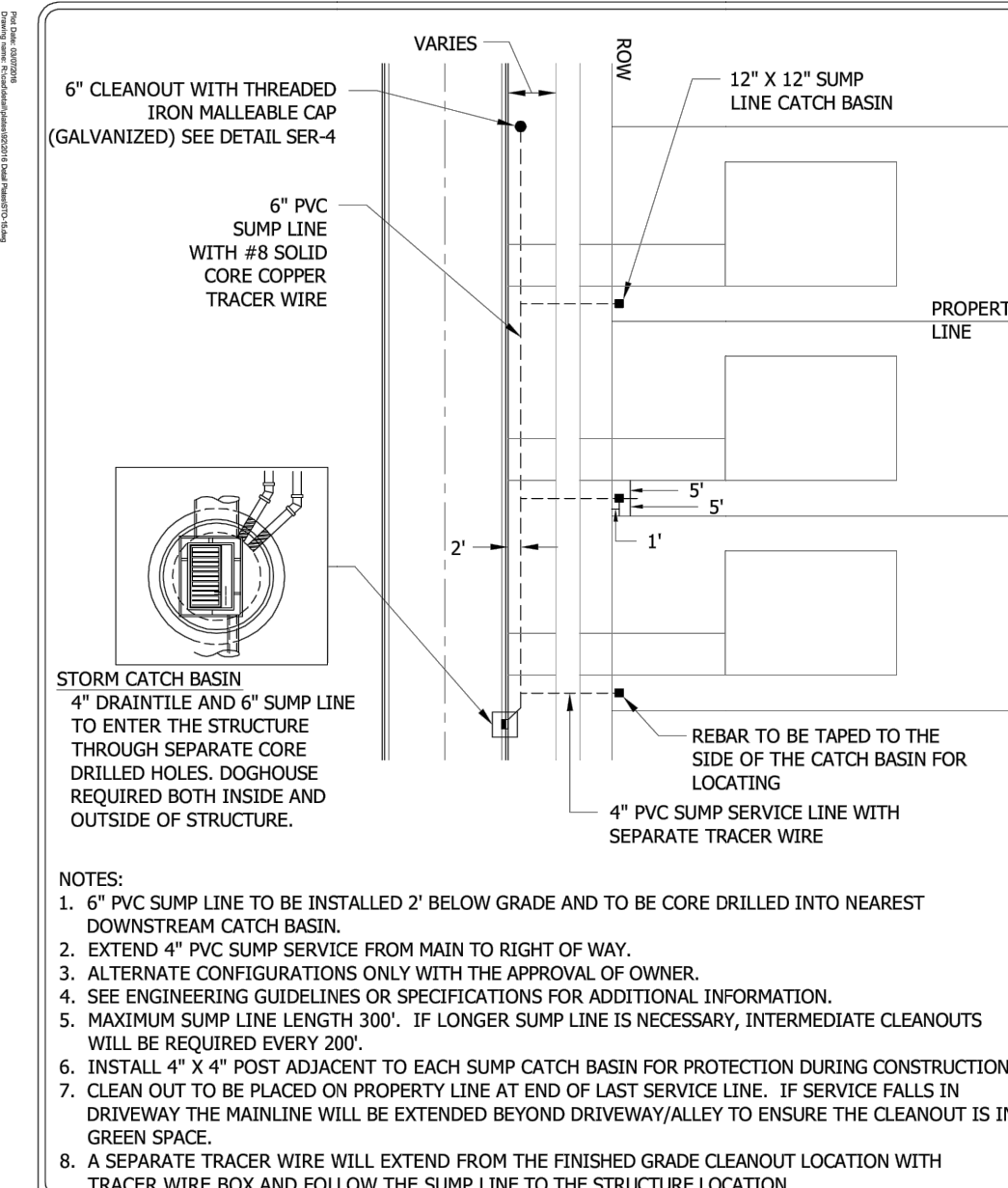
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PEDESTRIAN CURB RAMP
FOR PATHWAY/SIDEWALK

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2011

PLATE NO.
STR-11



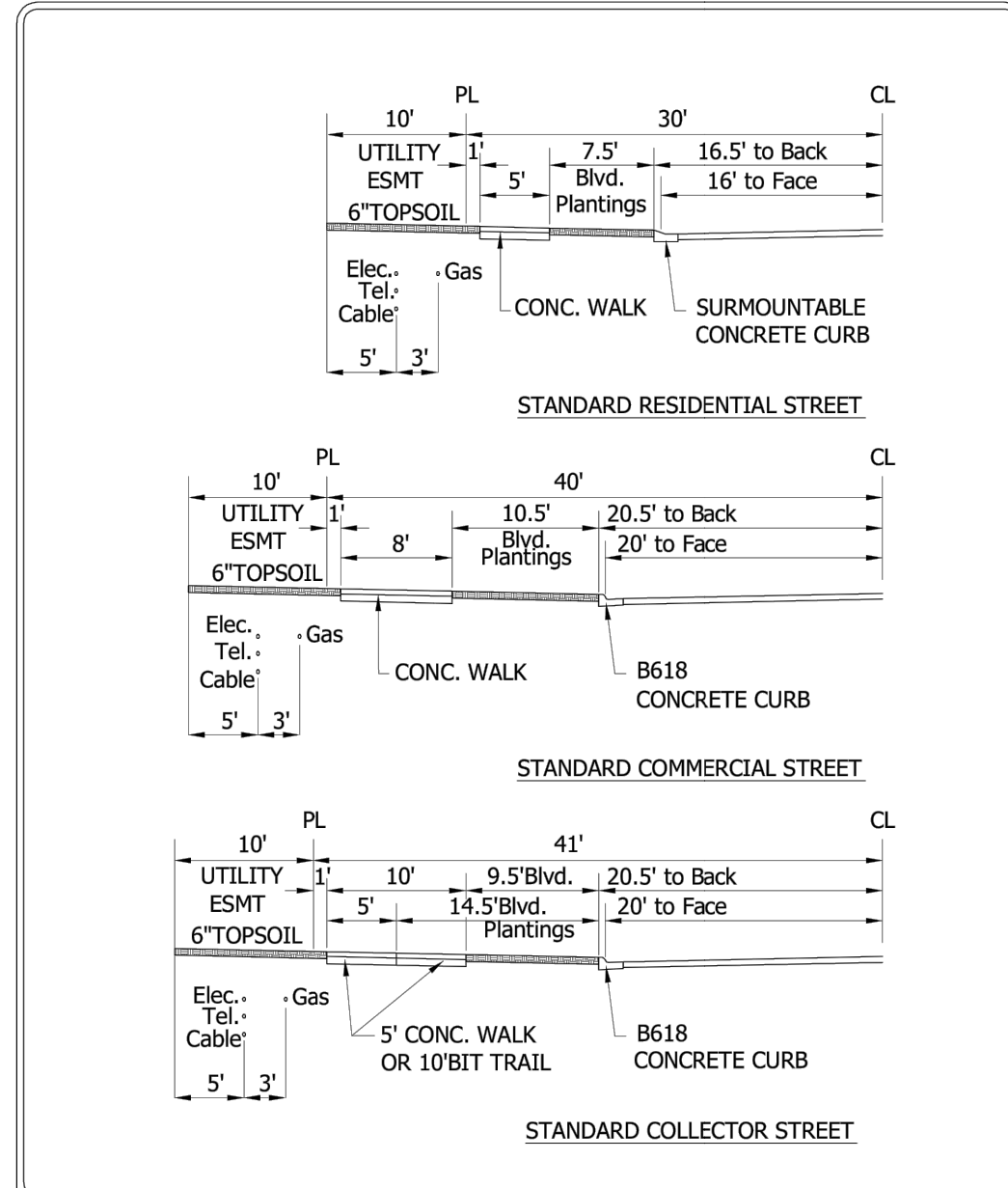
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PVC SUMP LINE
BEHIND CURB

CHASKA, MINNESOTA

LAST REVISION:
MAY 2016

PLATE NO.
STO-15

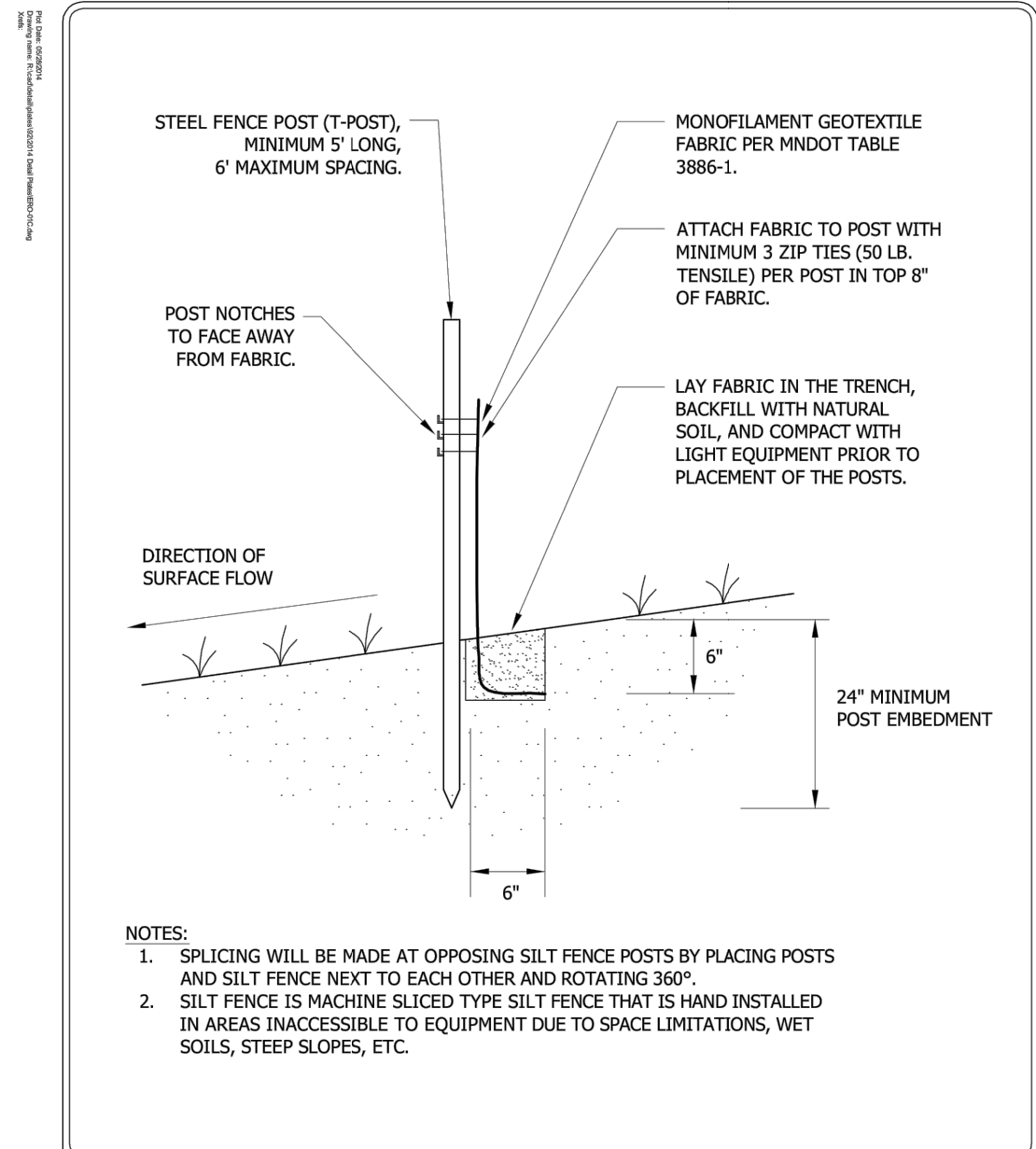


2023-12-20 10:10 AM
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TYPICAL STREET
COMPONENTS/DIMENSIONS
RESIDENTIAL, COMMERCIAL & COLLECTOR
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STR-16



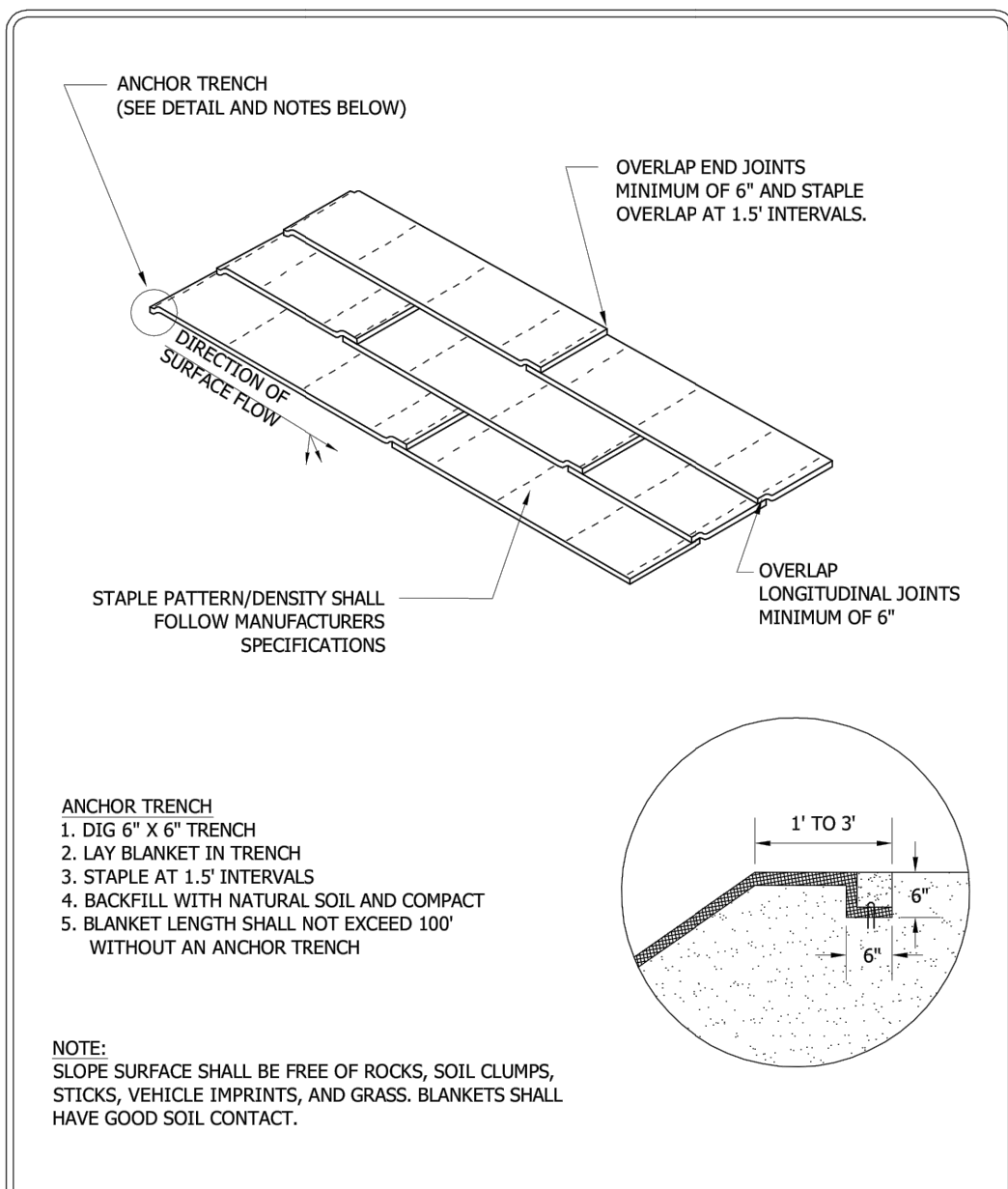
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SILTY FENCE
STANDARD

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-1C



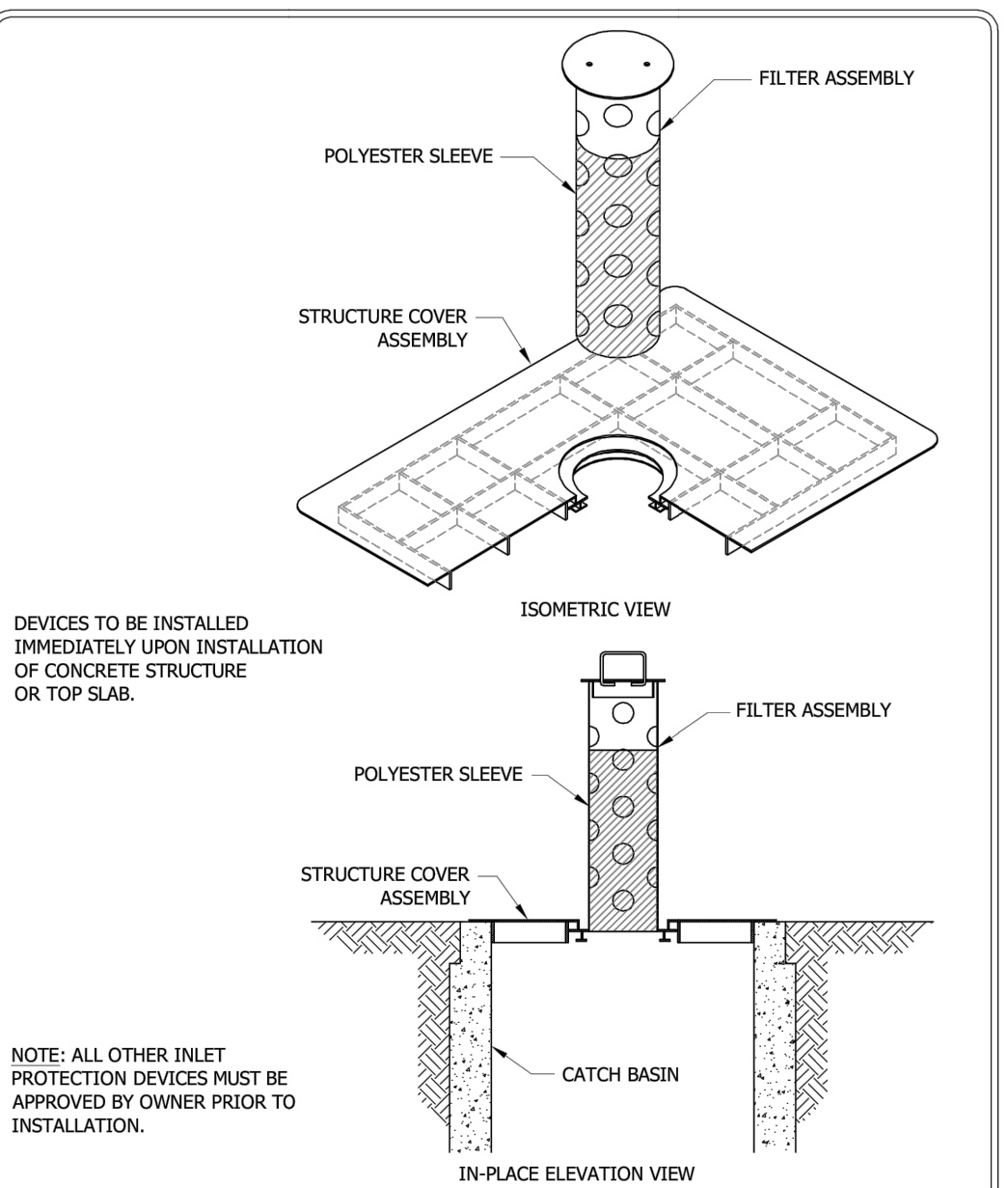
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EROSION CONTROL BLANKET
INSTALLATION

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-2



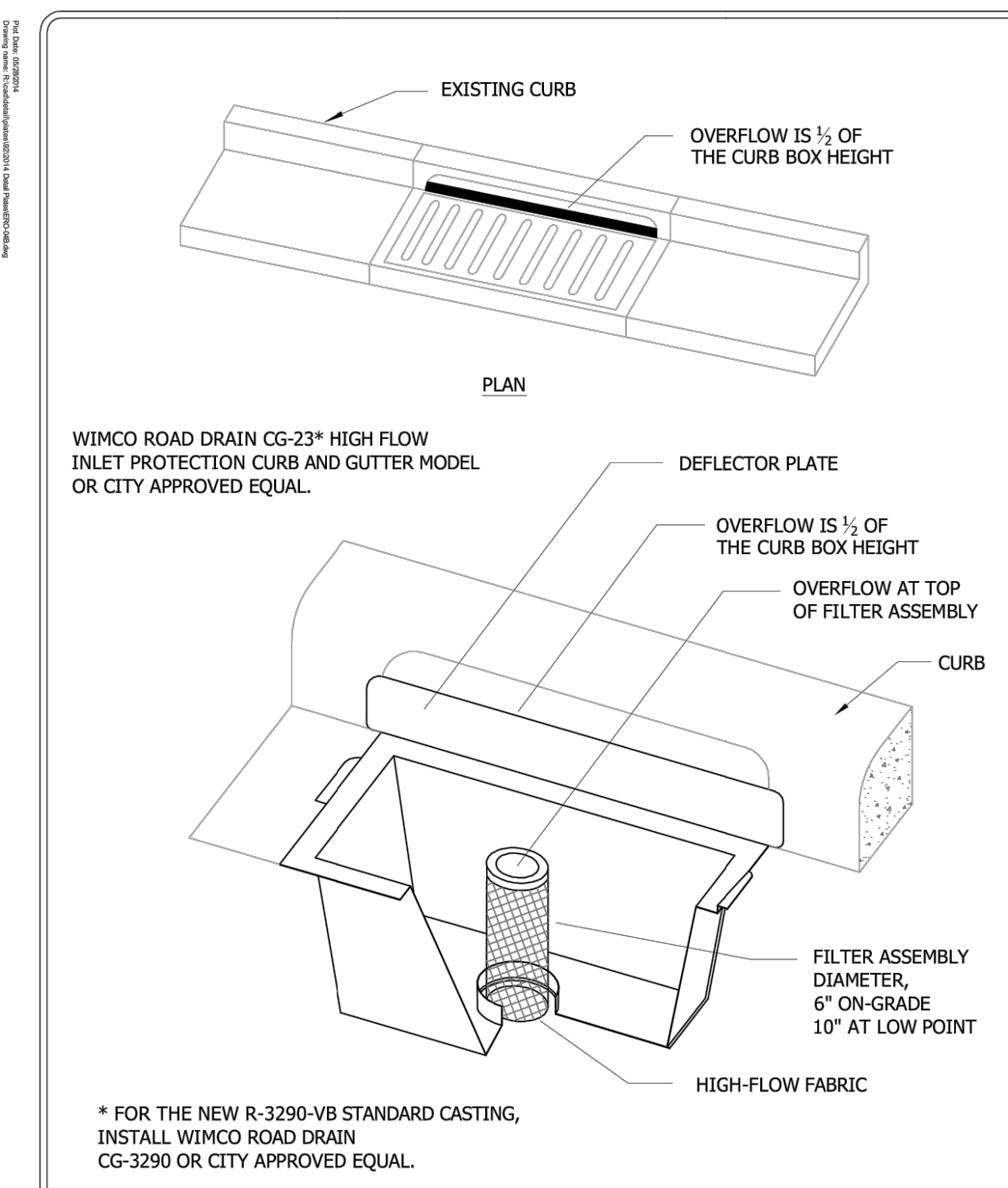
2023-12-20 10:10 AM
S:\Projects\0027067\02-DWG\Civil\Utility\0027067-025-DT01.DWG

INLET PROTECTION FOR CATCH BASIN
BEFORE CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-4A



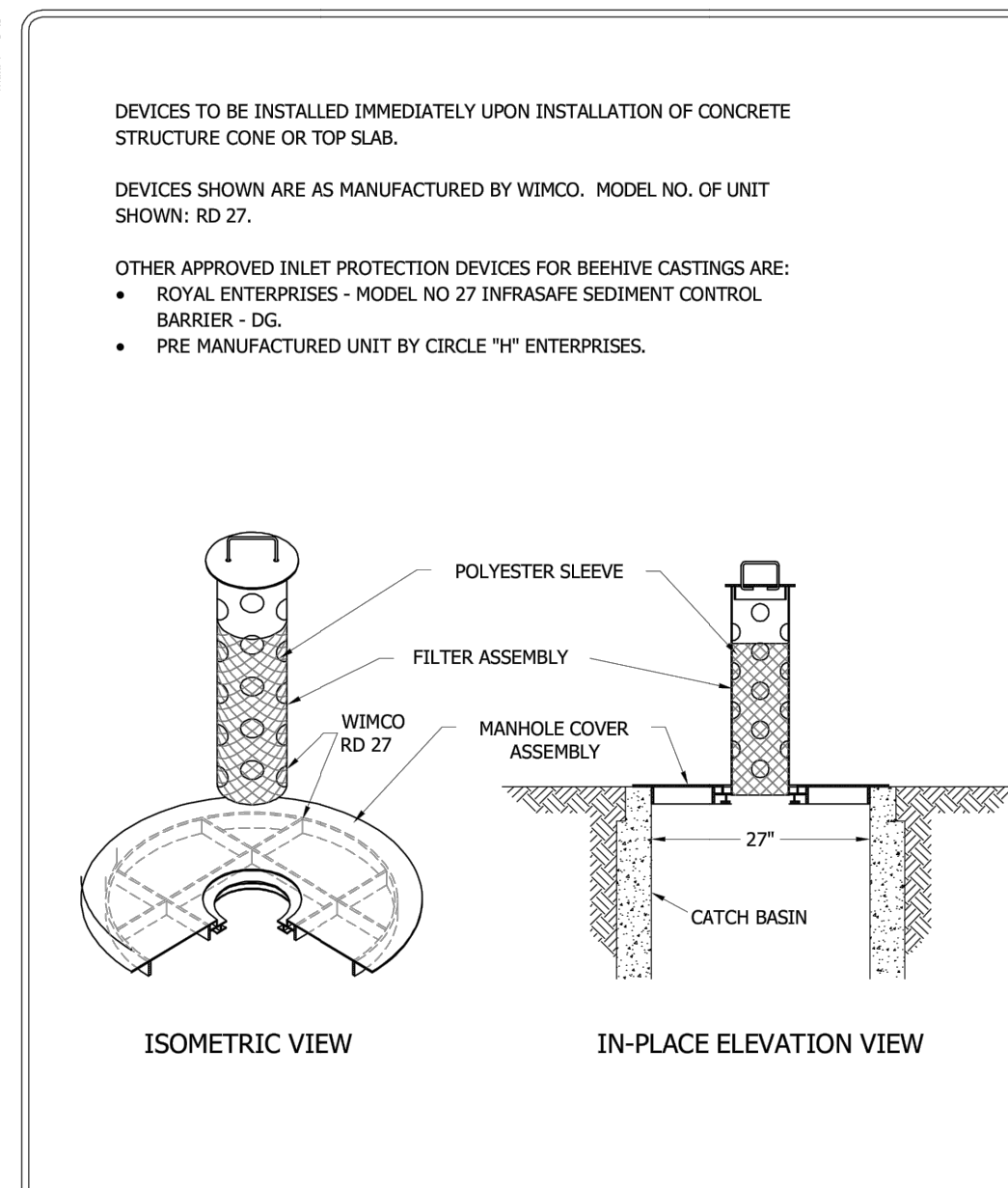
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INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-4B



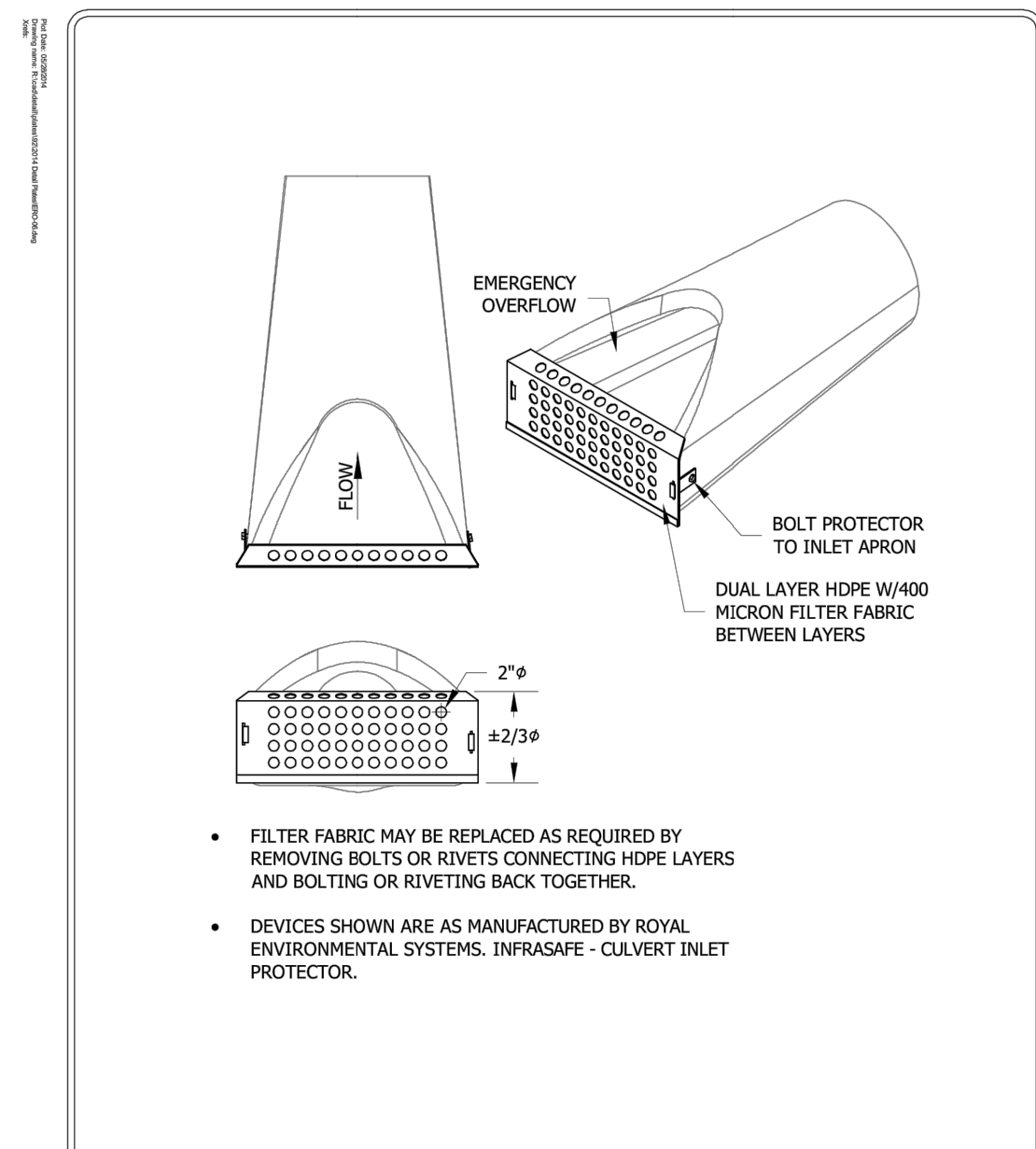
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INLET PROTECTION
BEEHIVE CASTING

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
ERO-4C



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FLARED END
EROSION CONTROL

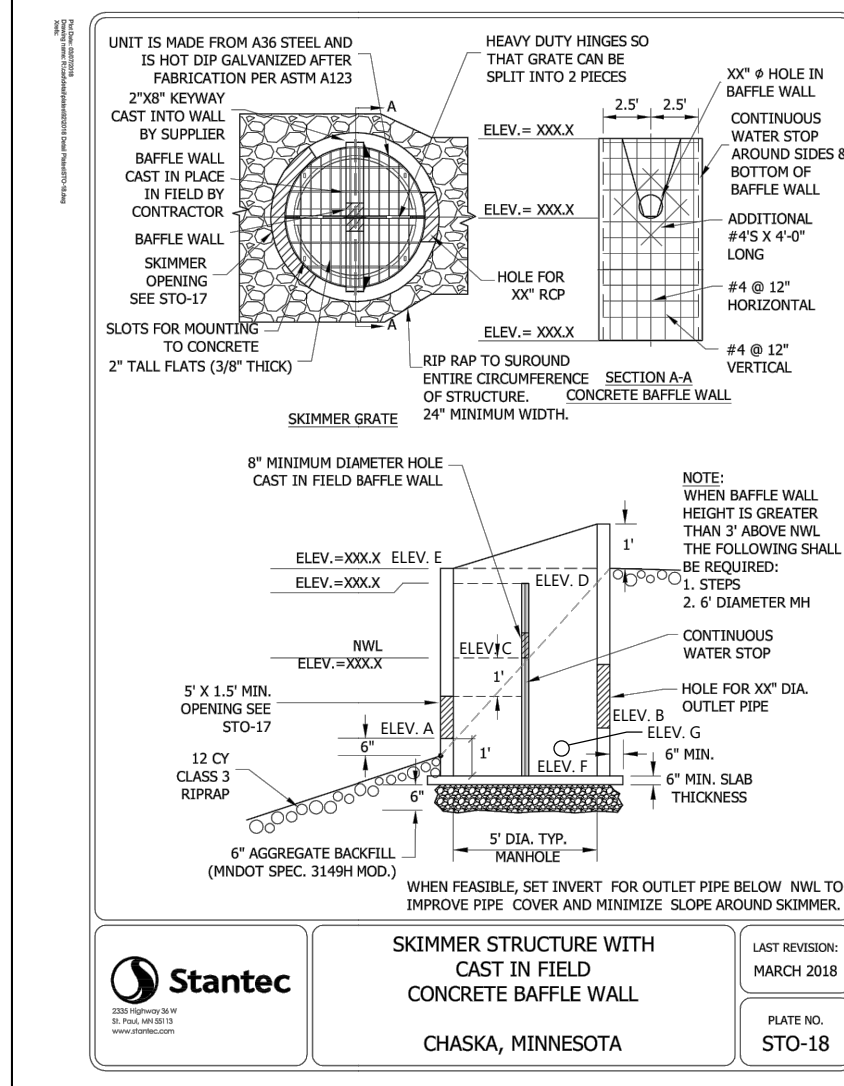
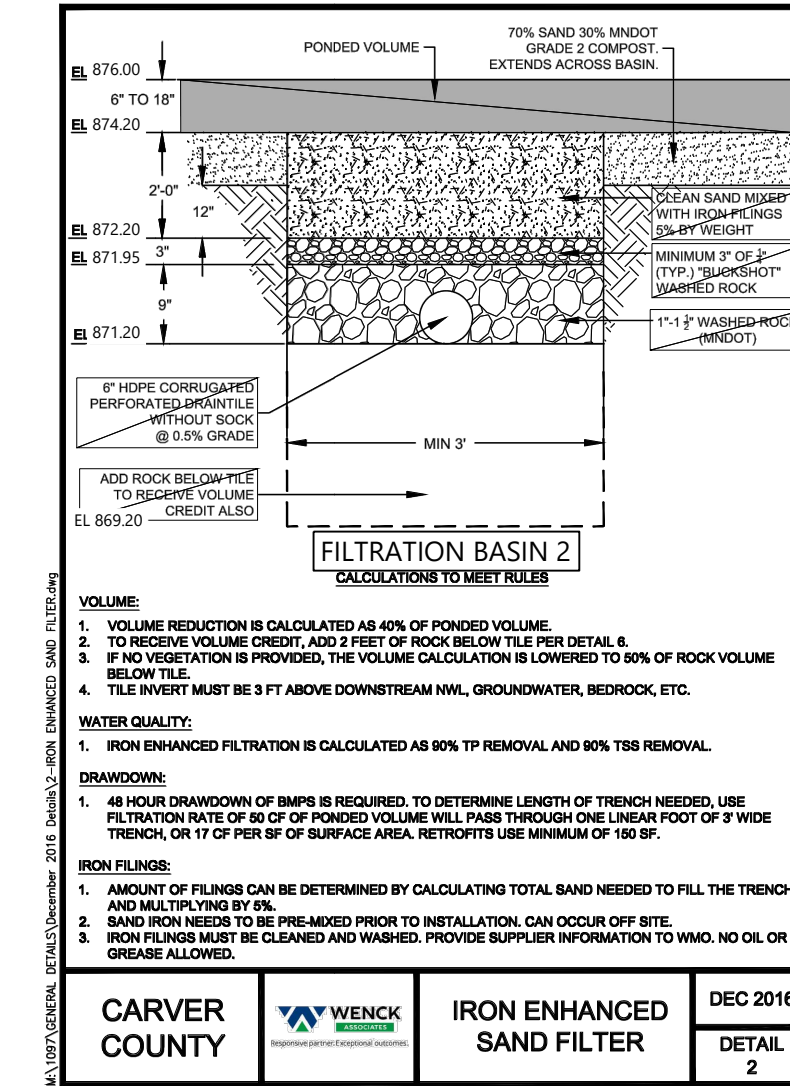
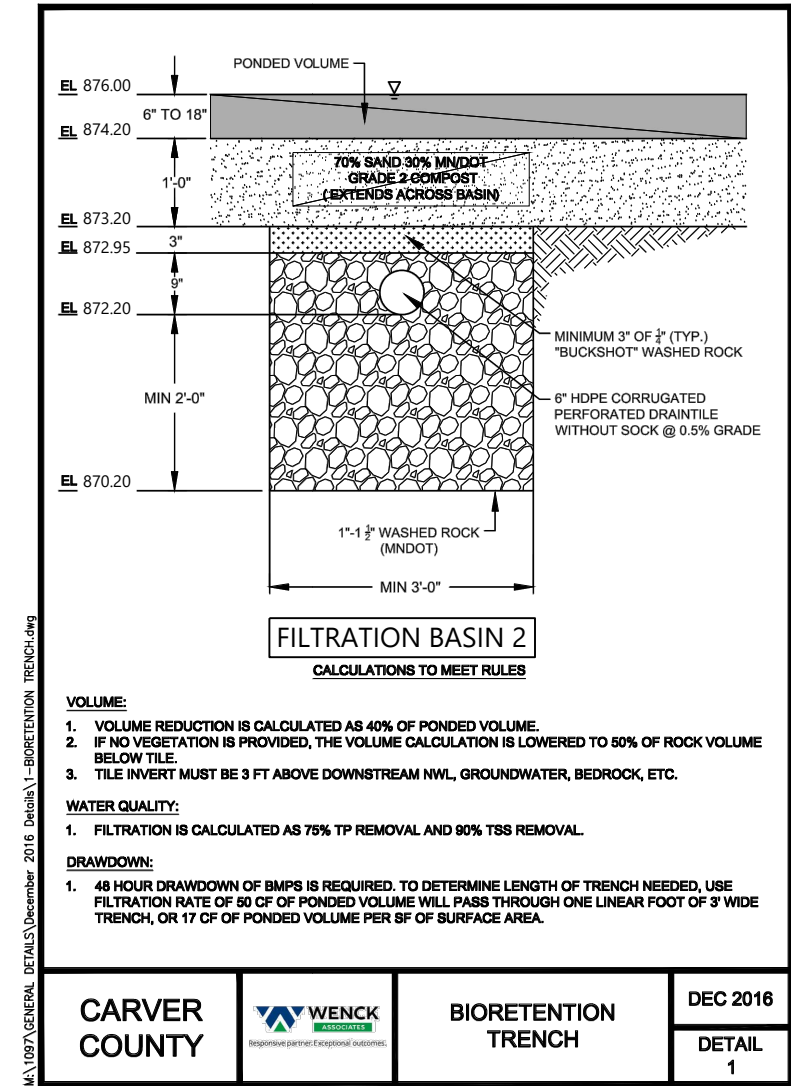
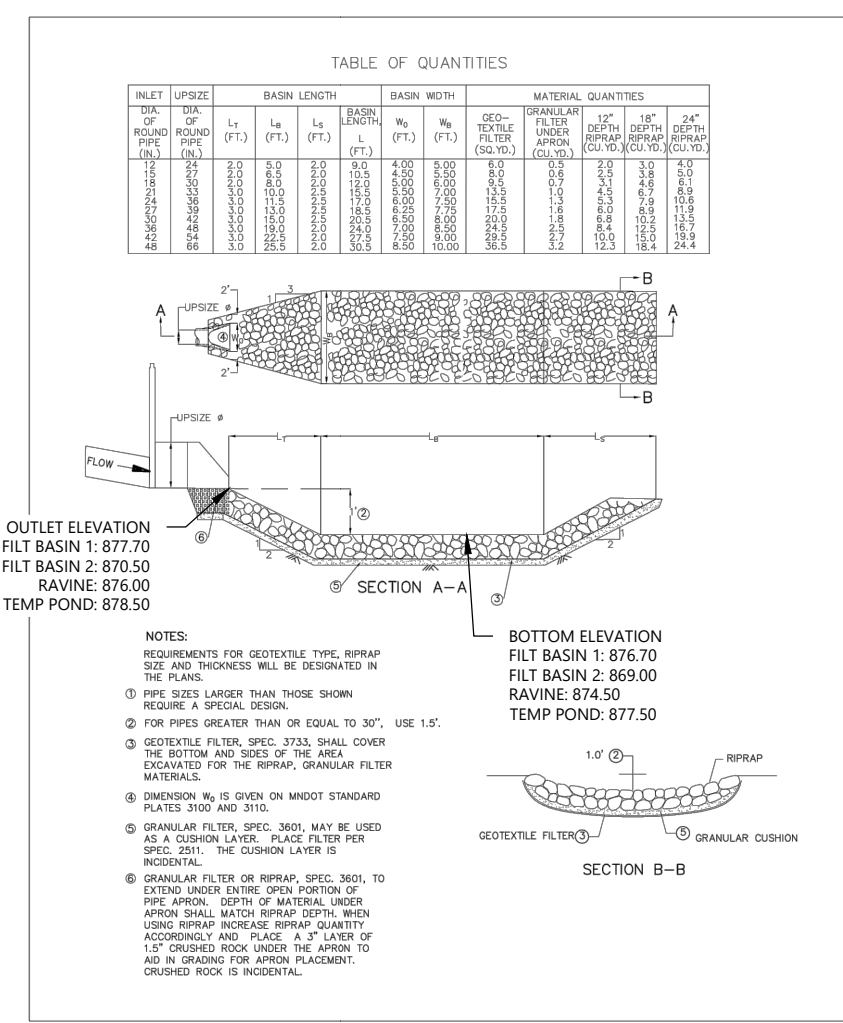
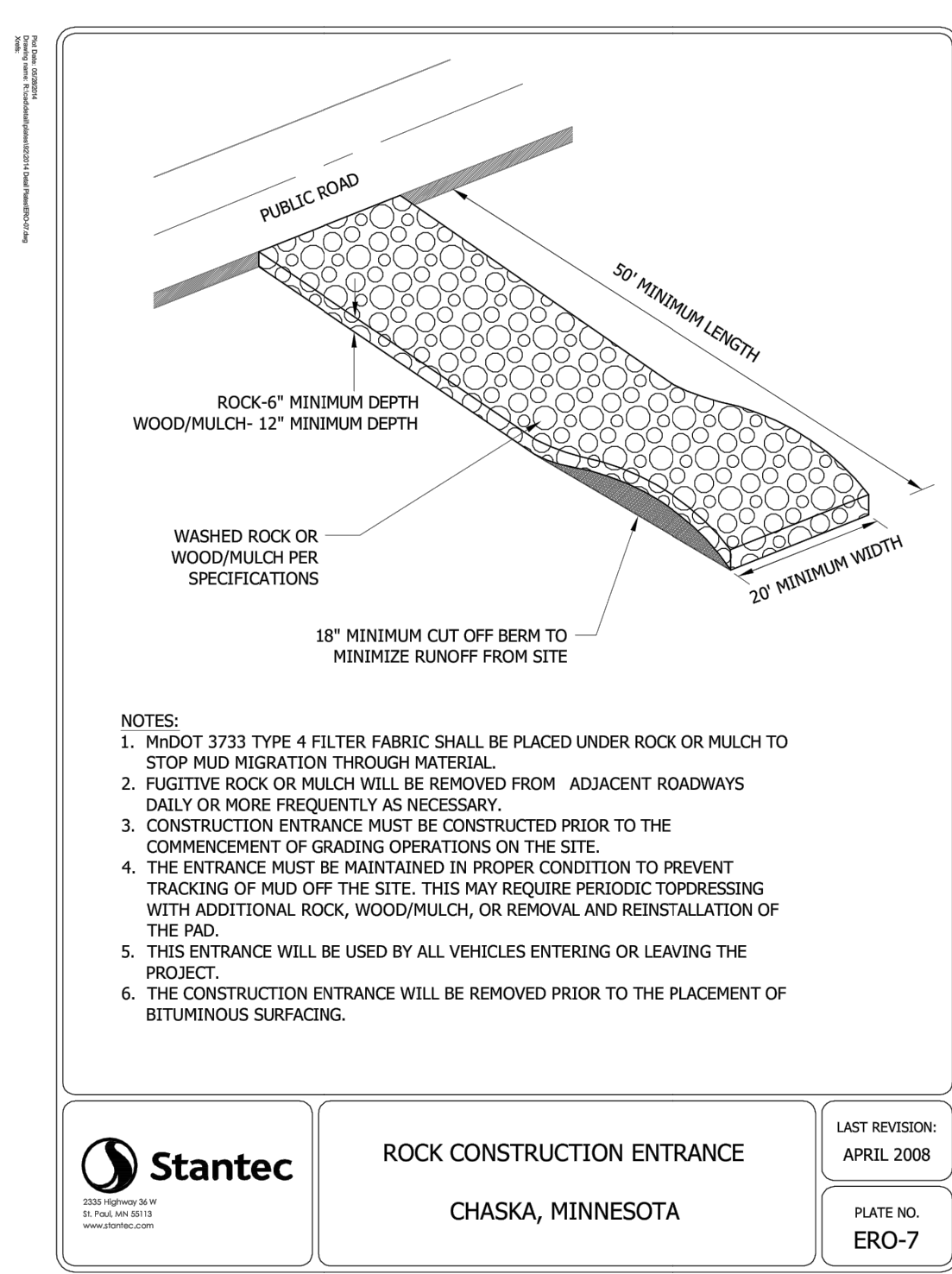
CHASKA, MINNESOTA

LAST REVISION:
FEB 2005

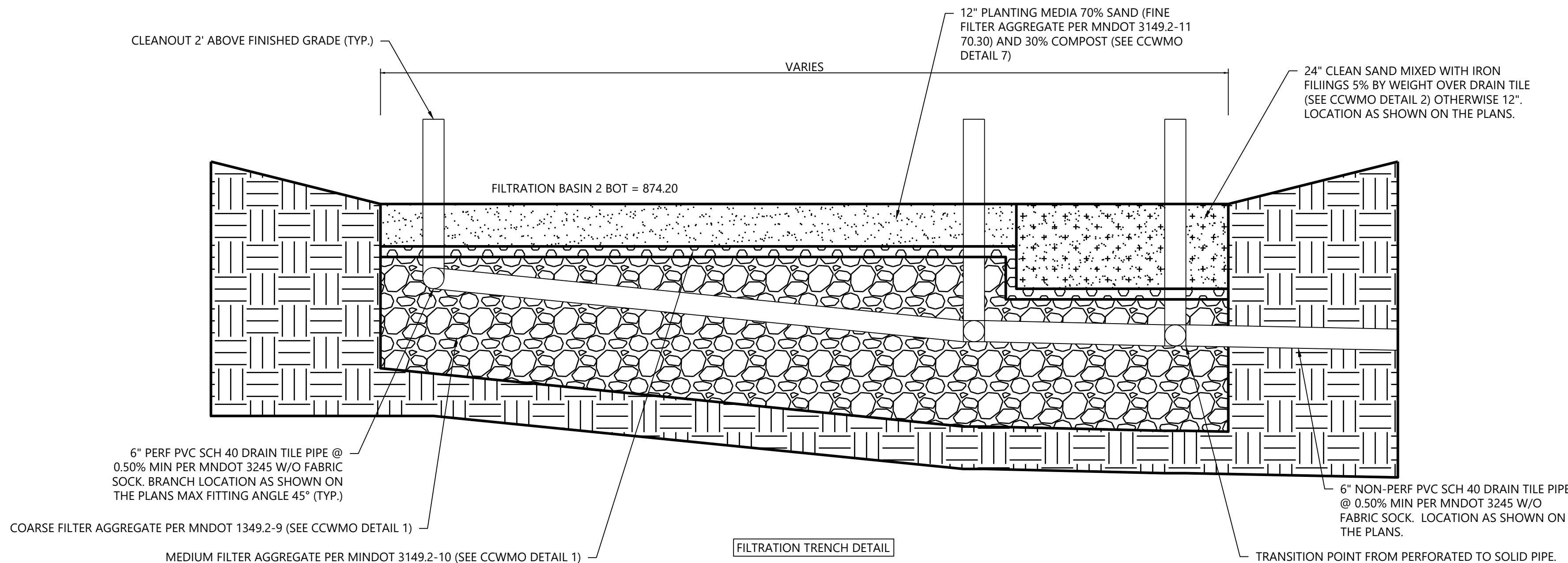
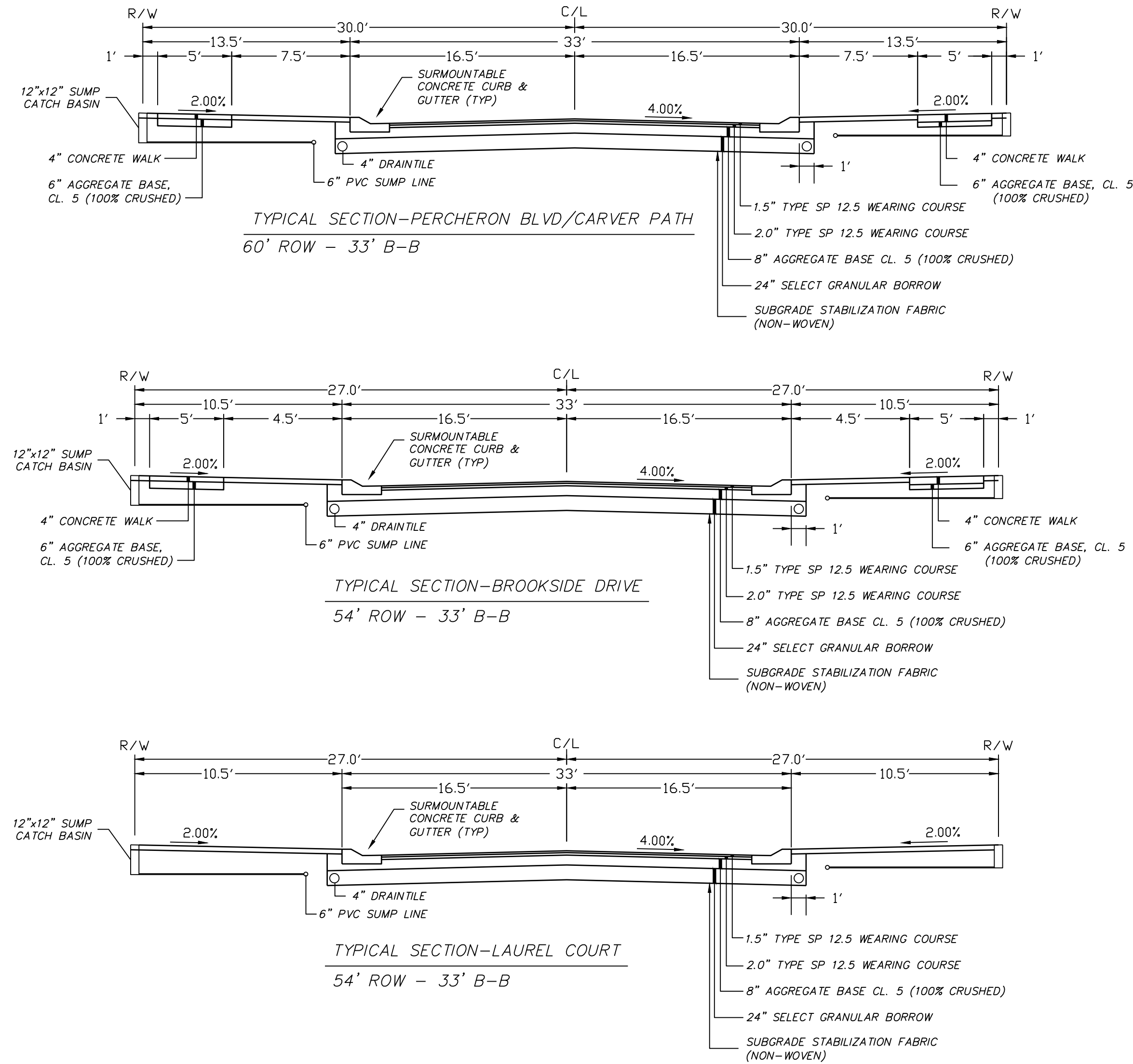
PLATE NO.
ERO-6

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 03/21/23
REVISIONS:
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STRUCTURE	POND	NWL	HWL	ELEV A (IE IN)	ELEV B (IE OUT)	ELEV C (OE)	ELEV D (TOP WALL)	ELEV E (RE LOW)	ELEV F (SUMP)	ELEV G (DT IE)	ORIFICE SIZE	OUTLET PIPE SIZE
OCS 2	FILT. BASIN 2	874.20	879.60	874.20	870.60	876.00	877.00	879.60	870.10	870.60	8"	33" RCP



DESIGNED:	FDH II
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	03/21/23
REVISIONS:	
1.	
2.	
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4.	
5.	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER

DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND ADDITION

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55434
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

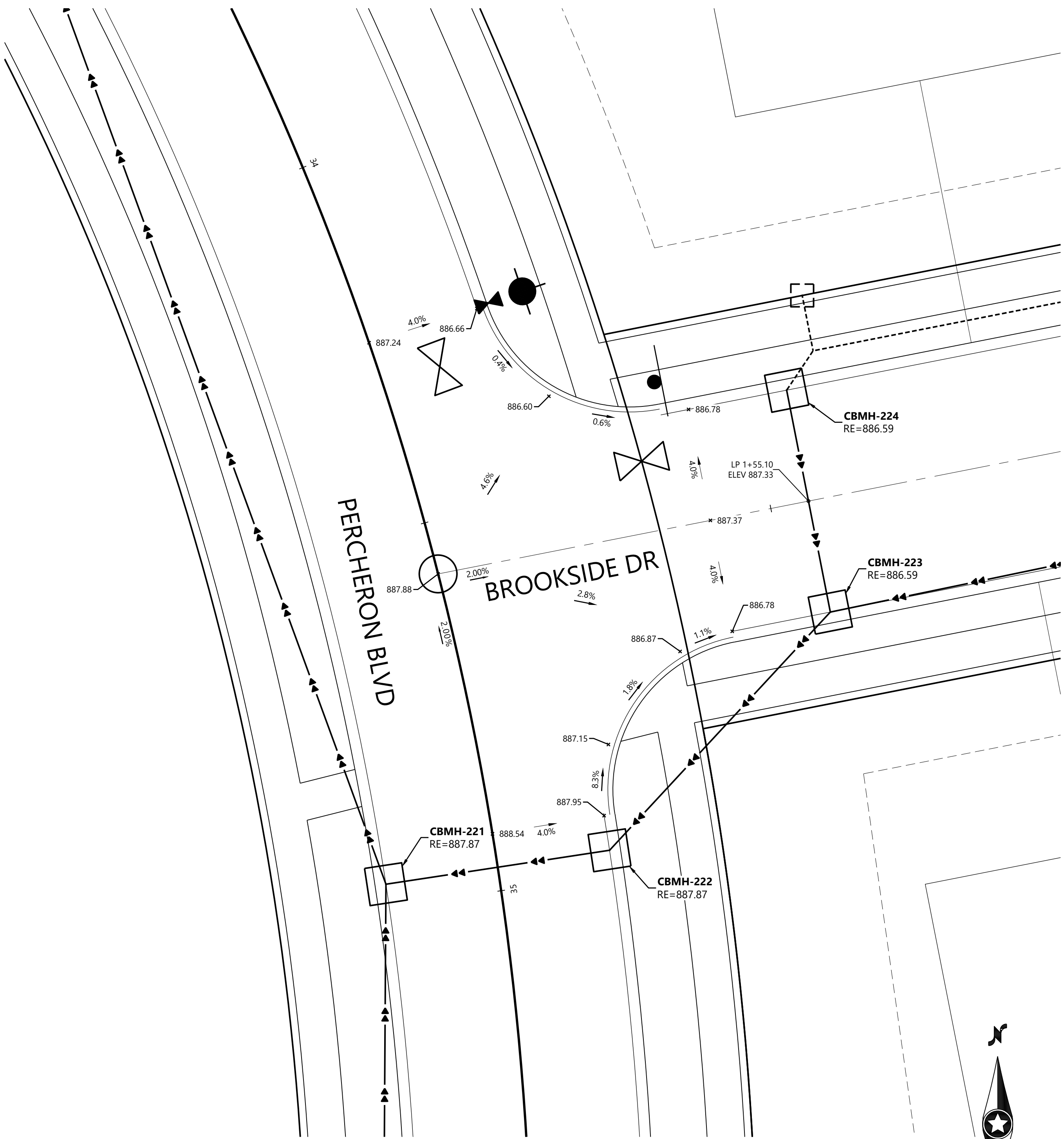
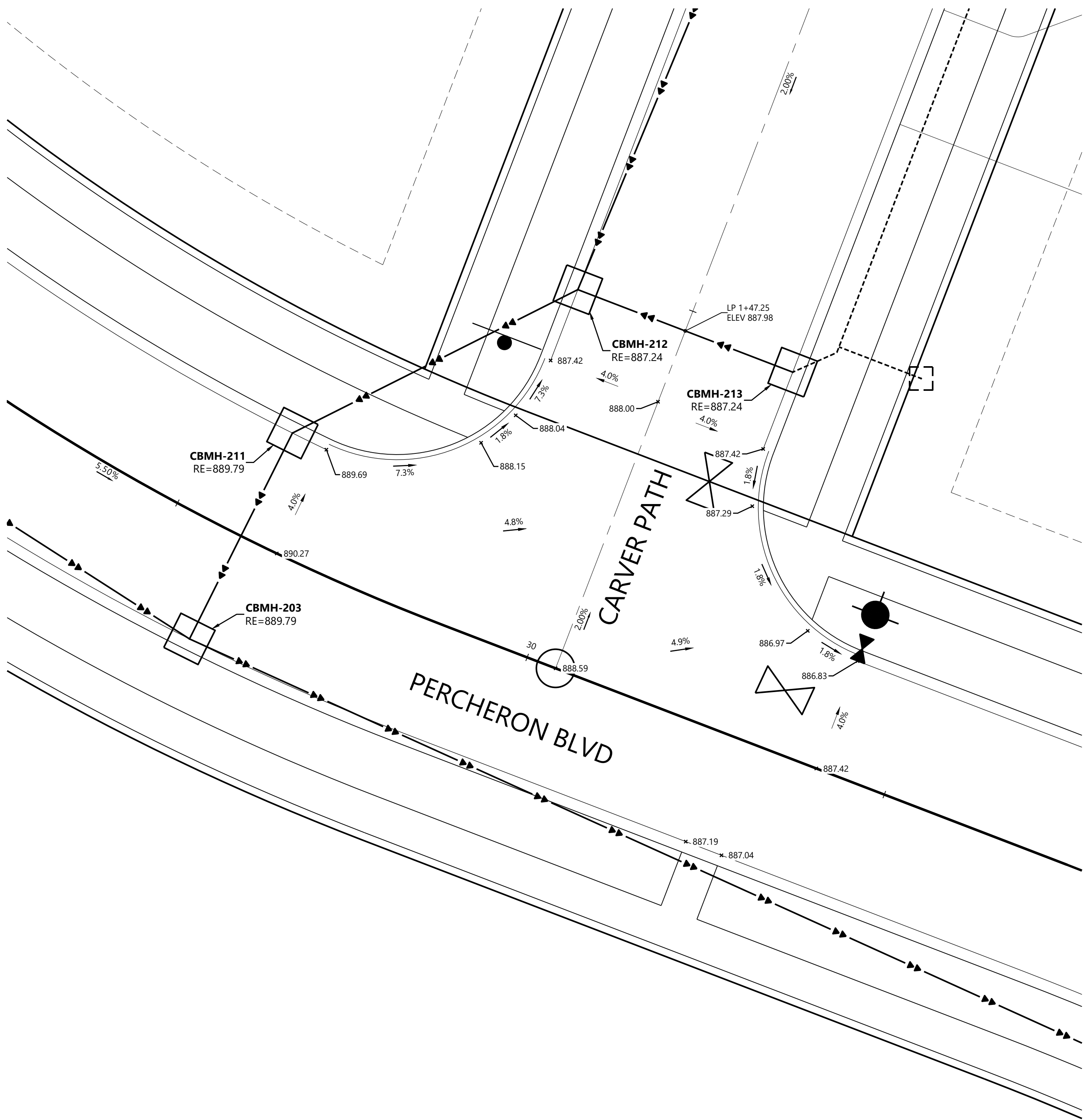
SHEET NUMBER:

19 OF **22**

DETAILS

PROJECT NUMBER: 0027067.02

DATE: 03/21/23



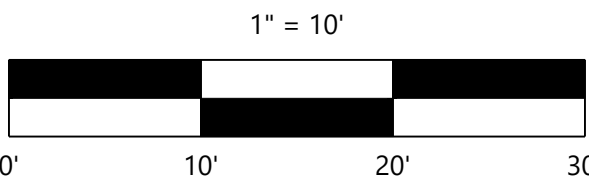
LEGEND

EXISTING PROPOSED GUTTER ELEVATION

× 900.00 × 900.00

GENERAL NOTES

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS V, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.



CONSTRUCTION PLANS

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE: 03/21/23
REVISIONS:

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PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
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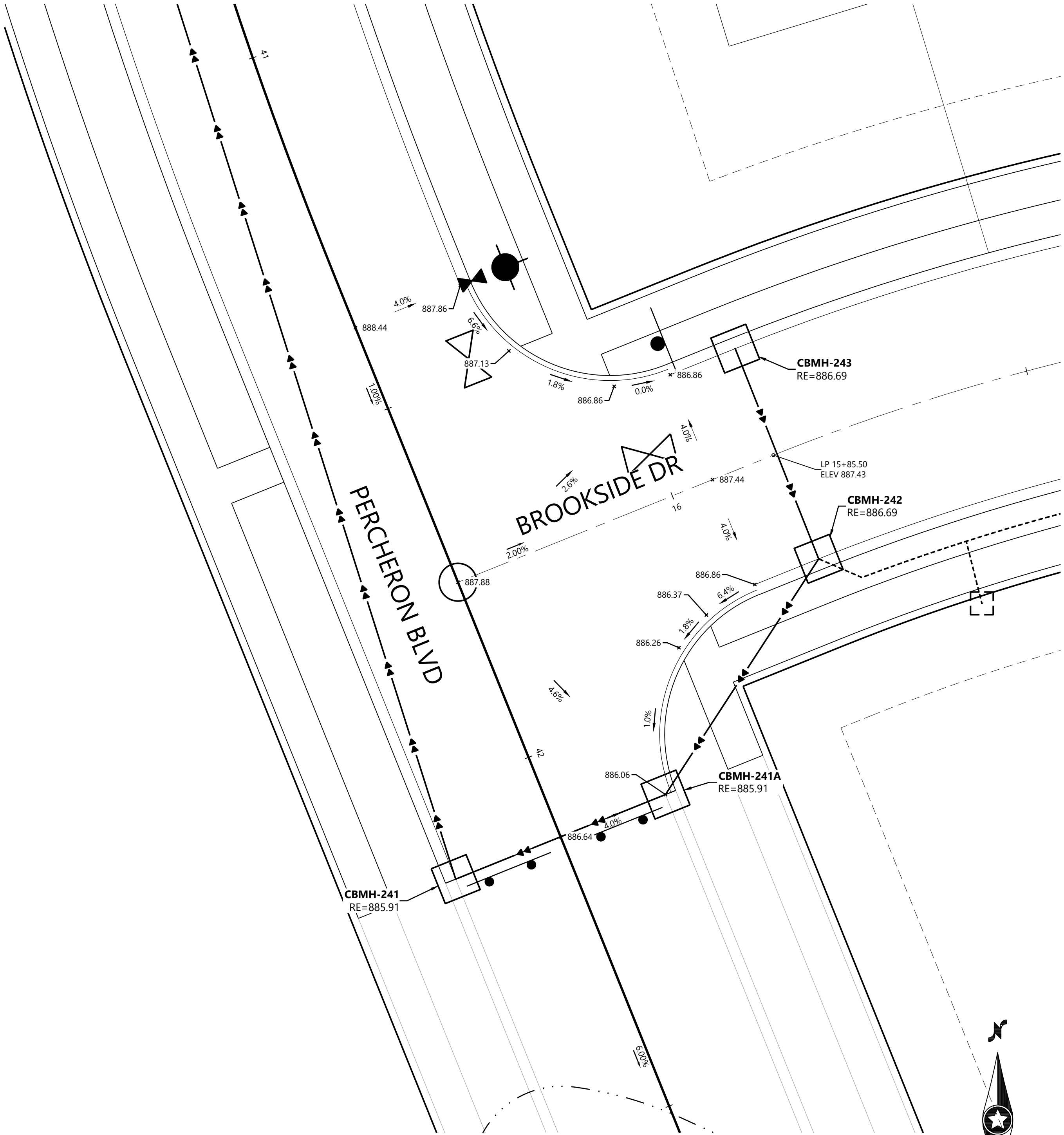
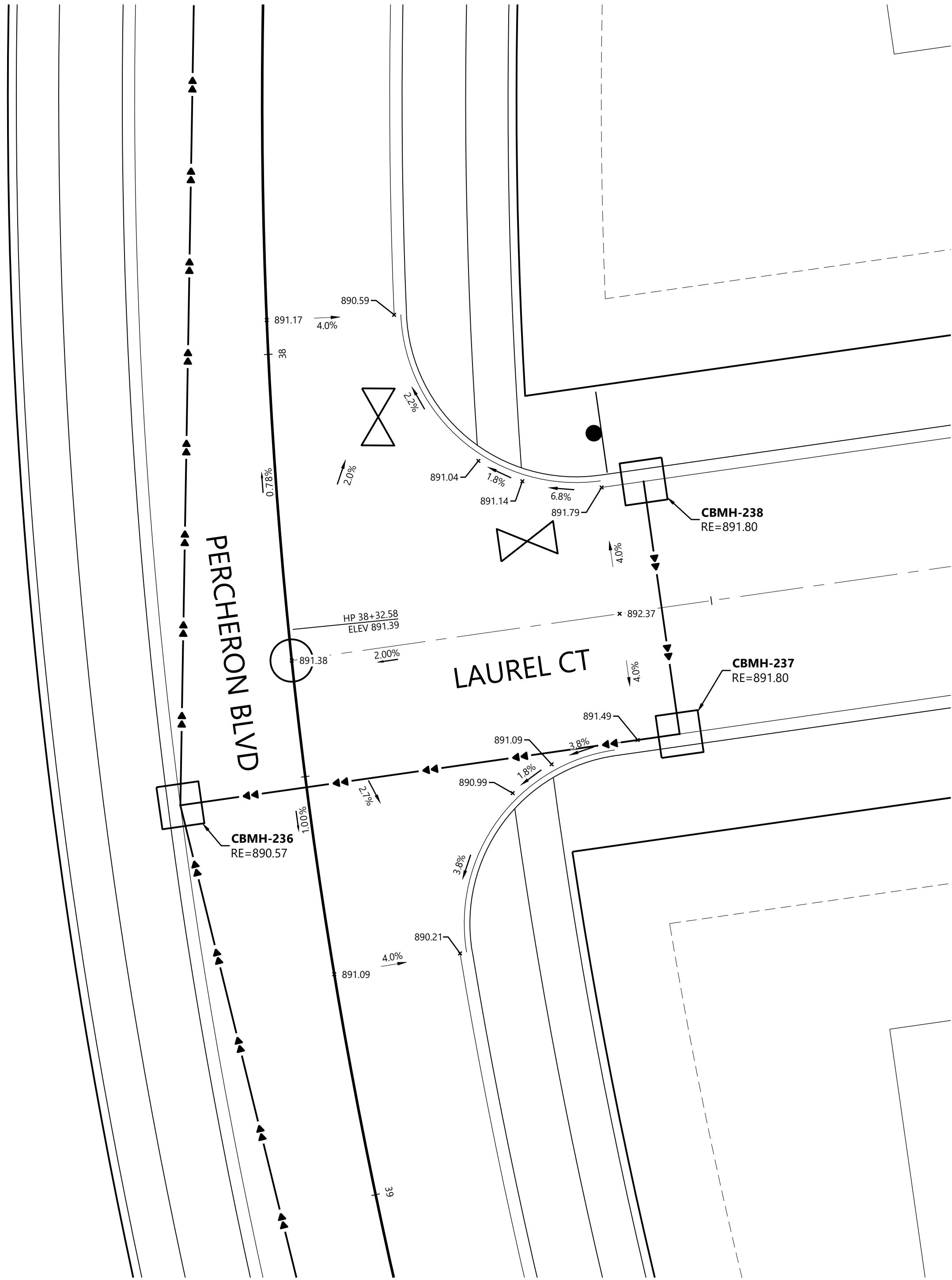
INTERSECTION DETAILS

PROJECT NUMBER: 0027067.02

SHEET NUMBER:

20 OF 22

DATE: 03/21/23



LEGEND

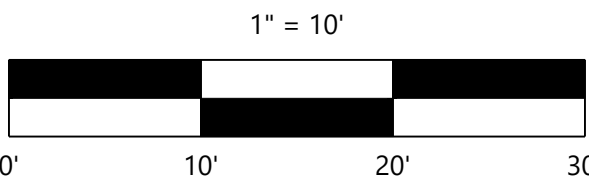
EXISTING
× 900.00

PROPOSED
× 900.00

GUTTER ELEVATION

GENERAL NOTES

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DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE: 03/21/23
REVISIONS:
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DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
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PROJECT NUMBER: 0027067.02

SHEET NUMBER:

21 OF 22

DATE: 03/21/23

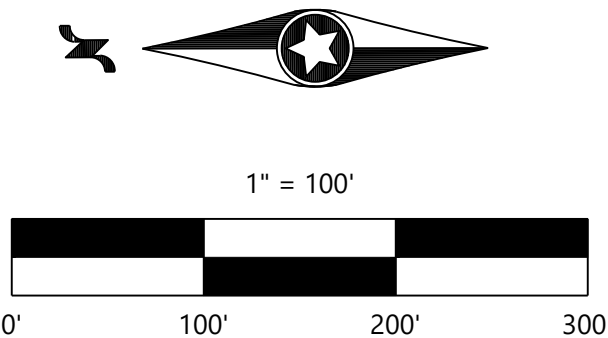


OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
			SANITARY SEWER
			STORM SEWER
			DRAIN TILE
			WATER MAIN
			HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



CONSTRUCTION PLANS

RIVERTOWN HEIGHTS 2ND ADDITION

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE:	03/21/23
REVISIONS:	

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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JOHN H. BENDER
DATE: 03/21/23 LICENSE NO. 43358

RIVERTOWN HEIGHTS 2ND ADDITION
CHASKA, MN

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Westwood Professional Services, Inc.

SIGNAGE PLAN

PROJECT NUMBER: 0027067.02

SHEET NUMBER:
22 OF **22**
DATE: 03/21/23

FINAL PLANS

FOR

LANDSCAPE PLANS

FOR

RIVERTOWN HEIGHTS

CHASKA, MN

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100

LAKEVILLE, MINNESOTA 55044

CONTACT: MIKE SUEL

PHONE: 952-985-7823

EMAIL: MSUEL@DRHORTON.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
TollFree (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0027067.00

CONTACT: CORY MEYER



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER
2	OVERALL LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & DETAILS

NO.	DATE	REVISION	SHEETS
1	07/07/2022	UPDATED SITE LAYOUT	ALL
2	10/03/2022	UPDATED BUFFER	ALL
3	03/22/2023	UPDATED SITE LAYOUT	ALL
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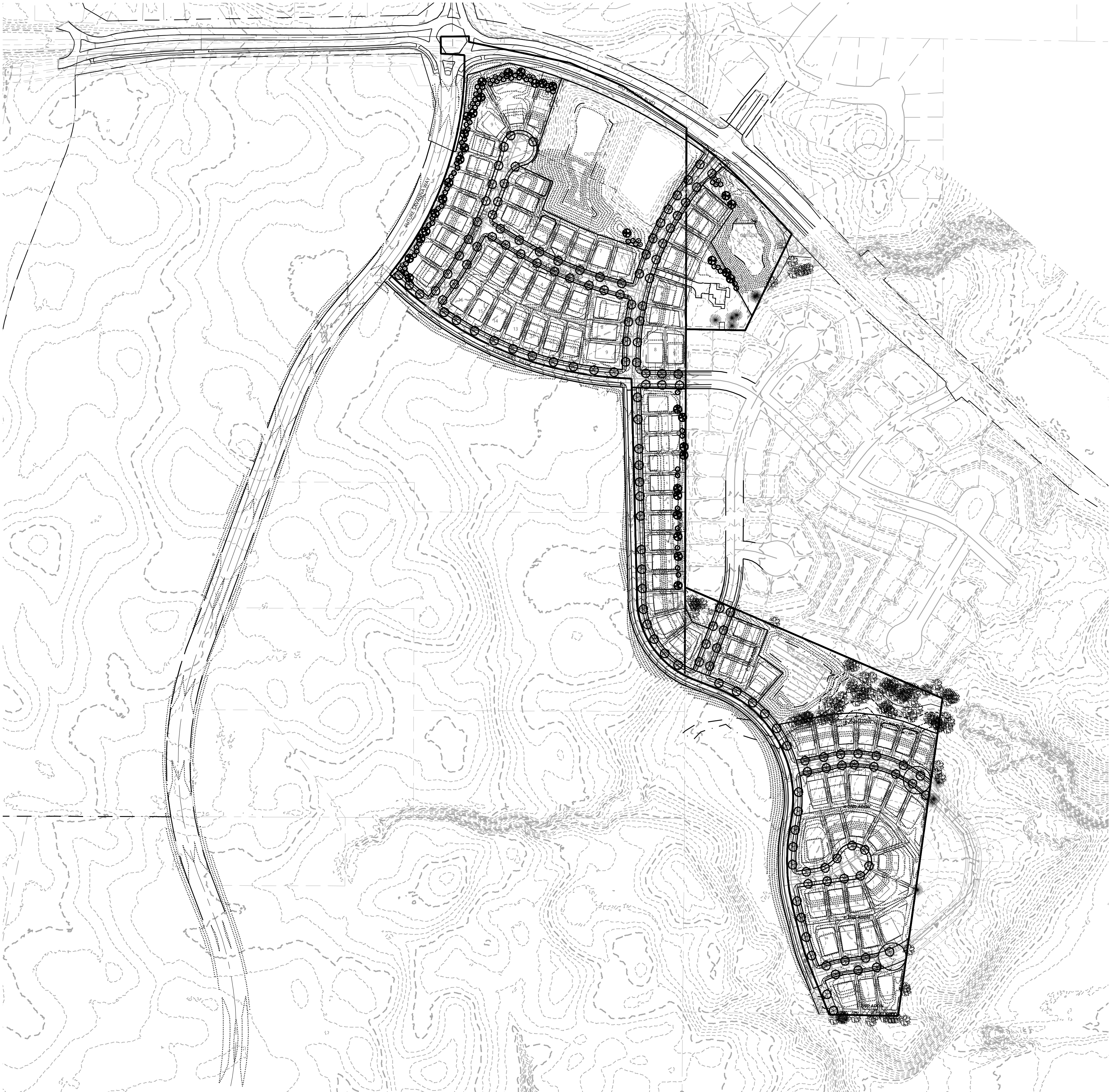
FINAL PLANS

FOR

LANDSCAPE PLANS

FOR

RIVERTOWN HEIGHTS
CHASKA, MN



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PLANT SCHEDULE

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	SPACING O.C.
OVERSTORY DECIDUOUS TREES - 185					
SGM	19	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
ABM	8	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN	H 50'-60' W 40'
FFM	22	Fall Fiesta Maple / Acer saccharum 'Baista'	2.5" BB	AS SHOWN	H 50'-75' W 50'
SKH	17	Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN	H 50' W 35'-40'
REO	32	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
SWO	23	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60' W 40'
WHO	8	White Oak / Quercus alba	2.5" BB	AS SHOWN	H 50'-60' W 40'
ACE	22	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
RVB	9	River Birch / Betula nigra	10' HT. BB CLUMP	AS SHOWN	H 50'-75' W 50'
HAK	19	Hackberry / Celtis occidentalis	2.5" BB	AS SHOWN	H 50'-75' W 50'
RML	6	Redmond Linden / Tilia americana 'Redmond'	2.5" BB	AS SHOWN	H 40'-60' W 30'
BUFFER EVERGREEN TREES - 67					
BHS	13	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
NOS	15	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
COS	10	Concolor Fir / Abies concolor	6' HT., BB	AS SHOWN	H 40'-60' W 15'-30'
WHP	14	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
NOP	6	Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
POP	9	Ponderosa Pine / Pinus ponderosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
ORNAMENTAL TREES - 14					
TCH	4	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN	H 15'-20' W 15'-20'
SDC	3	Snowdrift Crab / Malus 'Snowdrift'	2" BB	AS SHOWN	H 20' W 20'
PFC	7	Prairifire Crab / Malus 'Prairifire'	2" BB	AS SHOWN	H 20' W 20'

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Single Family Landscape Requirements

SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS: 199 TREES
- ONE OVERSTORY DECIDUOUS TREE PER EVERY FIFTY (50) FEET
ALONG PUBLIC STREETS, ON EACH SIDE, MINIMUM 2 1/4" CALIPER.
THE TREES MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION
AND NEED NOT NECESSARILY BE SPACED FIFTY (50) FEET APART.
(9,908 LINEAR FEET OF FRONTAGE)

Single Family Landscape Provisions

TOTAL SINGLE FAMILY LANDSCAPING PROVIDED:	266 TREES
* STREET TREES:	150 TREES
* BUFFER DECIDUOUS TREES:	35 TREES
* BUFFER EVERGREEN TREES:	67 TREES
* BUFFER ORNAMENTAL TREES:	14 TREES

NOTES:

- TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL STREET TREES SHALL BE INSTALLED IN FRONT OF INDIVIDUAL SINGLE FAMILY LOTS 2.5' FROM BACK OF CURB AND IN FRONT OF SIDEWALK IN THE BOULEVARD. STREET TREES SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS, INDIVIDUAL SEWER & WATER CONNECTIONS, OR DRIVEWAY LOCATIONS.

Native Seeding Legend

STORMWATER NATIVE
SEED MIX (33-261)
TOTAL AREA (2.2 AC)

MESIC PRAIRIE GENERAL
SEED MIX (35-241)
TOTAL AREA (2.0 AC)

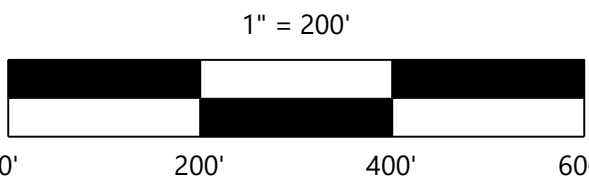
GENERAL ROADSIDE SEED
MIX (25-141)
TOTAL AREA (1.6 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

* DISTURBANCE IN COUNTY R.O.W. SHOULD BE RESEEDED WITH LOW MAINTENANCE TURF.

Plant Legend

- OVERSTORY DECIDUOUS STREET TREE
- LARGE OVERSTORY DECIDUOUS TREE
- OVERSTORY BUFFER EVERGREEN TREE
- SMALL OVERSTORY TREE



CONSTRUCTION DOCUMENTS

DESIGNED:	FDH II
CHECKED:	FDH II
DRAWN:	ACB
HORIZONTAL SCALE:	200'
VERTICAL SCALE:	40' OR 20'

INITIAL ISSUE:	05/25/2022
REVISIONS:	
△	07/07/2022 UPDATED SITE LAYOUT
△	10/03/2022 UPDATED BUFFER
△	03/22/2023 UPDATED SITE LAYOUT
△	
△	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CORY MEYER
DATE: 03/22/2023 LICENSE NO. 26971

RIVERTOWN HEIGHTS

CHASKA, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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OVERALL LANDSCAPE PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER:

2

OF

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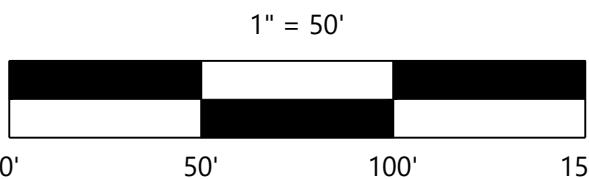
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CONSTRUCTION DOCUMENTS

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DESIGNED: FDH II
CHECKED: FDH II
DRAWN: ACB
HORIZONTAL SCALE: 50.0000001"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/25/2022
REVISIONS:
07/07/2022 UPDATED SITE LAYOUT
10/03/2022 UPDATED BUFFER
03/22/2023 UPDATED SITE LAYOUT

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DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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CORY MEYER
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LANDSCAPE PLAN

PROJECT NUMBER: 0027067.00

SHEET NUMBER:

4

OF

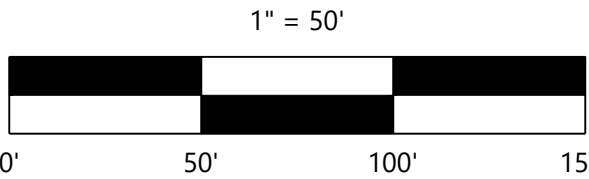
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DATE: 03/22/2023



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DESIGNED:	FDH II
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DRAWN:	ACB
HORIZONTAL SCALE:	50.0000002"
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/25/2022
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△	

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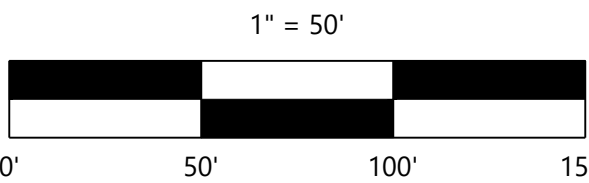
5 OF **7**

DATE: 03/22/2023

RIVERTOWN HEIGHTS



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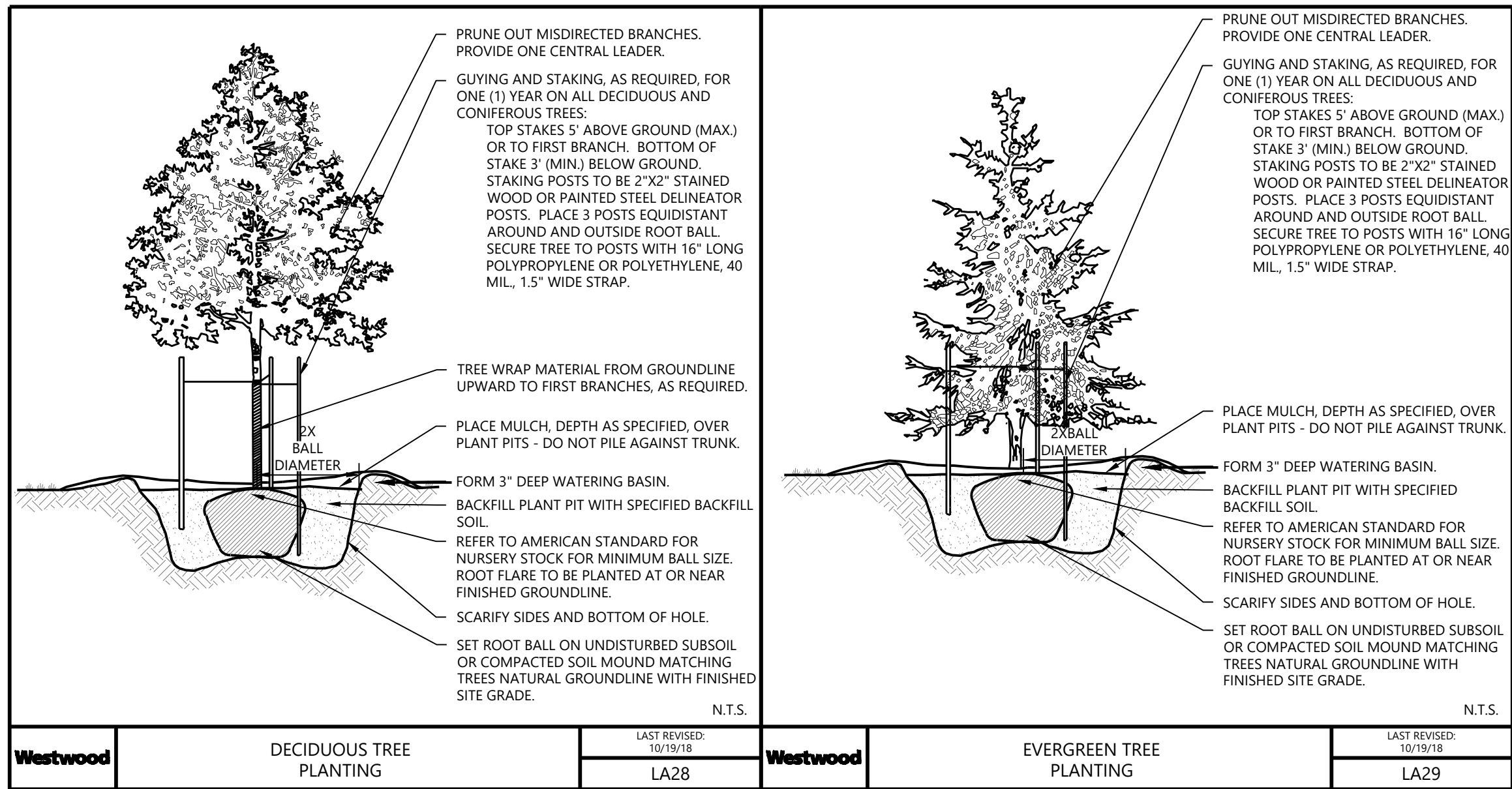
RIVERTOWN HEIGHTS

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Planting Notes

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPE, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

Landscape Planting Details



CONSTRUCTION DOCUMENTS

DESIGNED: FDH II
CHECKED: FDH II
DRAWN: ACB
HORIZONTAL SCALE: #####
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/25/2022
REVISIONS:
07/07/2022 UPDATED SITE LAYOUT
10/03/2022 UPDATED BUFFER
03/22/2023 UPDATED SITE LAYOUT

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 03/22/2023 LICENSE NO. 26971

RIVERTOWN HEIGHTS
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**
Westwood Professional Services, Inc.

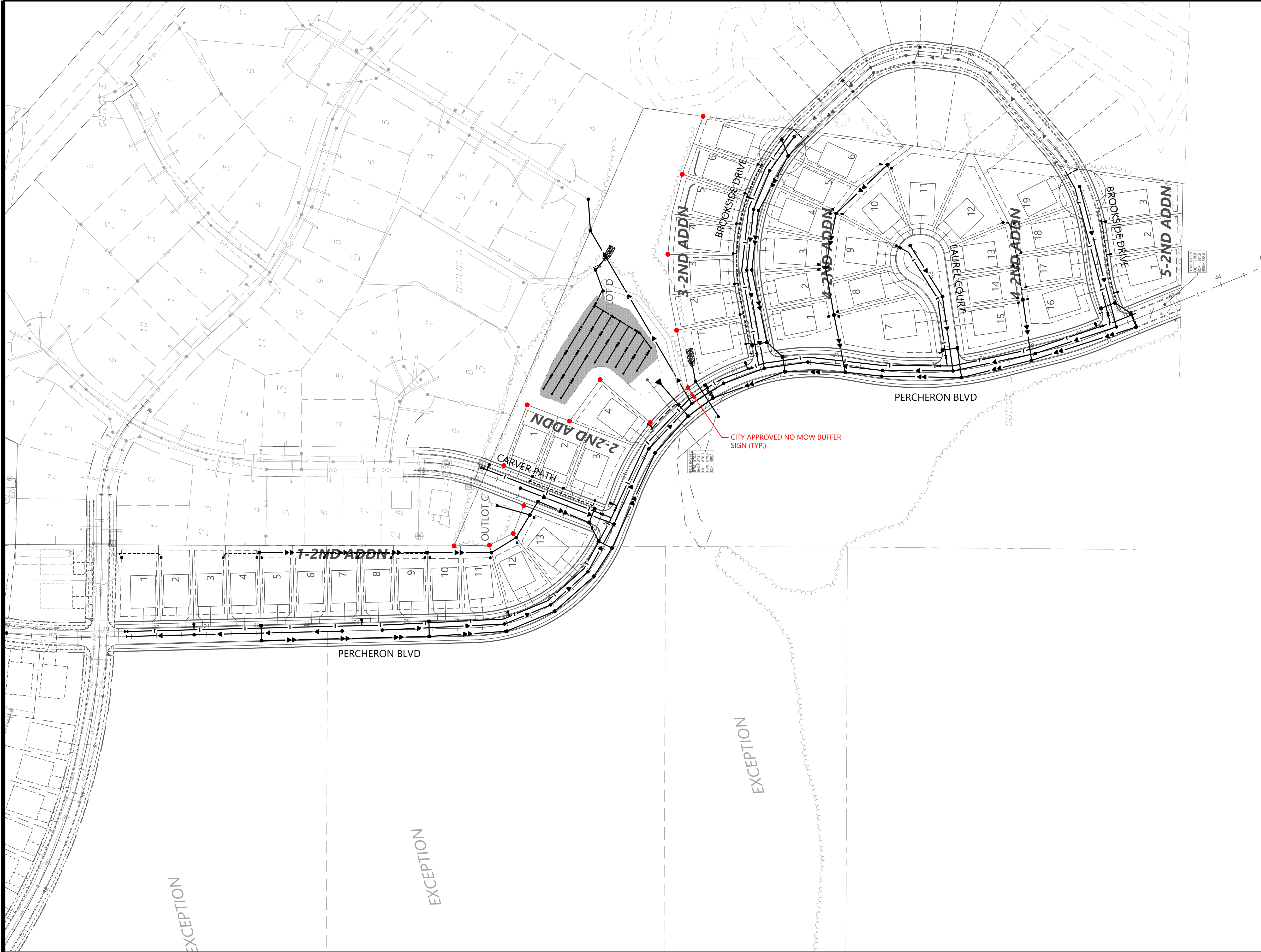
LANDSCAPE NOTES & DETAILS

PROJECT NUMBER: 0027067.00

SHEET NUMBER:

7 OF 7

DATE: 03/22/2023

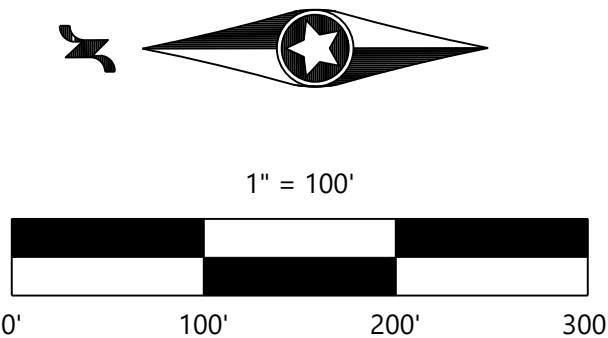


OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
			SANITARY SEWER
			STORM SEWER
			DRAIN TILE
			WATER MAIN
			HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
3. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



CONSTRUCTION PLANS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED: FDH II
CHECKED: JHB
DRAWN: CTY
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 04/28/23
REVISIONS:

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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

JOHN H. BENDER
DATE: 4/28/23 LICENSE NO. 43358

**RIVERTOWN HEIGHTS 2ND
ADDITION**
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

BUFFER SIGN PLAN

PROJECT NUMBER: 0027067.02

SHEET NUMBER:
1 OF 1
DATE: 4/28/23

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/10/2023

Subject: Structures, Inc. – Preliminary Site & Building Plan, Preliminary Plat and Zoning Ordinance Amendment

Applicant: Jeremy Banken

Location: Old Audubon Road – South of Arbor Drive, North of Ravoux Circle

Case No.: 2023-13

Synopsis: The applicant is requesting approval of a Preliminary Site & Building Plan, Preliminary Plat and Zoning Ordinance Amendment to PID-9 to construct new office/warehouse buildings with exterior storage on the vacant lot south of Arbor Drive and North of Ravoux Circle

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

In June 1997, the East Creek Carriage Homes and plat were approved by the City Council (Res. No. 97-61). The East Creek Carriage Homes are just southwest of the subject site on Ravoux Road. During these approvals the lot to the east and northeast was platted as an Outlot (outlot A), which was a tract for future replatting into single family detached residential lots south of the NSP highline, and industrial lots north of the highline. The single family detached residential lots have been developed south of the NSP highline (East Creek Acres 1st and 2nd Acres). Tonight we are looking at a plan to develop north of the NSP highline in Outlot A.

In December 2018, the Structures, Inc. original Concept Plan was approved. In April 2019, the Preliminary Site & Building Plan, Preliminary Plat, and Rezoning (PID-9) were approved. These approvals showed the proposal of one building with parking and an exterior storage yard. After those approvals the applicant did soil testing and concluded that there are parts of the site with very poor soils. Because of this, the layout of the site has been carefully looked at to avoid poor soil areas for the building.

The applicant came back with a revised preliminary plan in May 2020 for a building and layout that better avoided the poor soils on site. This plan also showed the proposal of one building with parking and an exterior storage yard but re-oriented on the site (this plan is shown on the next page). After those approvals it was still determined that the site/layout proposed would generate significant costs to fix the soils to accommodate the development. The applicant decided to walk away from the previous approvals done in 2019 and 2020 to re-analyze the layout for the site that would be financially feasible.

In July 2022, the applicant came forward with a new Concept Plan, which was subsequently approved by Planning Commission and City Council. The new plan showed the construction of 3 buildings on 3 lots. The 3 building/lot layout would help avoid atypical foundation systems needed for larger buildings on poor soils. 2 different concepts were proposed (Concept A & B); Concept A was considered the more favorable layout. In November of 2022, the preliminary site and building plan, preliminary plat and zoning ordinance amendment (ZOA) for the 3 building/lot plan was approved.

The applicant has revised their latest plan to eliminate the middle building/lot, and have a total of 2 buildings/lots. Because of this they are seeking approval of a new preliminary site and building plan, preliminary plat and zoning ordinance amendment (ZOA).

CHANGES SINCE 3-LOT PRELIMINARY PLAN:

The following are changes that have occurred since the 3-lot preliminary approval:

- Layout; the applicant is proposing a layout that is similar to the 3-lot layout approved in November 2022. The middle lot of the plan has been removed, which then gives the outer lots additional space for exterior storage. The western lot has also been revised to show an access from the parking lot into the storage area. This change was required so that fire trucks can make full turning movements on that site.
- Vehicle Access; the applicant is showing parking lot access directly onto Old Audubon Road for the eastern lot. Previously the site plan showed this parking lot being accessed through the storage area of the site. Staff advises that this access point come from Arbor Drive as opposed to Old Audubon Road. Staff has additional evaluation of this in the traffic section of this report.

Goals

The goals indicated by the applicant are to contribute to the economic vibrancy in the City, add new buildings that add to the architectural fabric of the area, provide an in-demand industrial need that will stimulate the local economy, provide an employment opportunity for Chaska residents, and provide a street presence in Chaska that will tie in to local existing structures.

Existing Conditions

The subject property is located on a vacant outlot between Arbor Drive and Ravoux Circle that is approximately 5.25 acres in size. There exists a 125 foot wide easement on the south side of the property that is for the NSP highline. The site has and is used for agricultural purposes.

NSP Highline Easement

The project proposes to encroach into the easement area for parking, landscaping and fencing purposes. The applicant has been in direct contact with Xcel Energy about their plans to encroach. The response from Xcel Energy has been favorable and they have no initial objections to the uses within the easement area. Confirmation of such is provided as a supplement in the packet. The applicant will need to continue to work with Xcel Energy on their encroachments.

CURRENT REQUEST

The request this evening is for Preliminary Site & Building Plan, Preliminary Plat, and Zoning Ordinance Amendment to PID-9 approval for the construction of two new office/warehouse buildings and exterior storage yards for industrial businesses. Structures Inc. is proposing to split the property under consideration into two parcels. Structures will then construct the development in two phases, starting with Lot 1 that will be located closest to Ravoux Rd and working east towards Old Audubon Rd. The proposed buildings will be spec warehouses totaling approximately 7,400 SF each.

Adjacent properties

The site is bounded on the south by residential; the north by industrial; the west by Ravoux Road; and the east by Old Audubon Road.

Use

The use of this site for office/industrial is consistent with the Comprehensive Plan's guidance for this parcel to be industrial. It is also consistent with the current zoning in place Planned Industrial District (PID-9). PID-9 district standards allow for exterior storage as long as it meets the City's exterior storage requirements (i.e. screening).

A Zoning Ordinance Amendment (ZOA) to PID-9 needs to be done to reflect the 2-lot layout. The current PID-9 regulations reflect the previous 3-lot layout.

Layout

The layout is showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive. The shared driveway provides shared accesses to all three lots/buildings. The buildings are situated more on the north side of the site. Exterior storage on the lots are proposed within fenced in areas. The two buildings will be approximately 7,400 square feet. A privacy fence will delineate the south edge of the site to separate/buffer the industrial from the residential.

Building Location/Design

The proposed buildings will be spec buildings totaling approximately 7,400 SF. These buildings will roughly comprise of 15% office space with 85% shop space. The shop space will most likely be used for maintaining equipment like Bobcats, trailers and trucks. Also, the back lots will be used for outdoor storage based on the ultimate use of the building(s).

The buildings will be attractive, yet simple, one-story structures totaling 22 feet in height. The front entrances will top off at 25 feet in height. Building materials will be consistent throughout the three buildings to provide a cohesive industrial development. The roofs will be covered with an EPDM membrane and slope gradually to the south at 1/4" per foot. Clerestory windows will be placed on most sides to allow natural daylight to enter that space as well. The exterior materials will be glass, modular brick precast panels, architectural texture precast panels, and architectural metal panel. The modular brick precast panels were also used on the Formacoat building and classified as Class I material.

In addition to the buildings, the site is showing exterior storage yards on the lots. These exterior areas are proposed to be secured off with chain link fencing.

The proposed design of the buildings are generally rectangular in footprint and one-story in height; at its tallest point it will be 25 feet where the front entrances are.

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials"

Building Materials	
Class I	Glass, Modular Brick (34.2%)
Class II	Architectural Precast Panels (56.4%)
Class III	Manufactured Stone, Metal Panels (9.4%)
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	Class I: 34.2%; two different materials Class II: 56.4%; one different material

The fronts of the buildings on Ravoux Road and Old Audubon Road will be oriented to the street side. The shop space/loading dock will be oriented toward the rear and center of the site and thus will not be as cumbersome at the street level.

The exterior storage areas are proposed to be surrounded by fencing and integrated into the loading areas of each lot. Privacy fencing is shown near the south property line and south portions of the project edge to help screen from adjacent residential. The exterior storage areas are specifically delineated within the site and fenced off from all areas so that it's clear where the exterior storage areas are. Staff would advise that additional screening in the form of opaque fencing and landscaping be achieved around the edges of these exterior storage areas. These items will need to be addressed during final.

Parking/Access/Circulation

The site is proposing to incorporate 47 parking spaces (19 constructed; 28 proof of parking). The following charts summarize the overall parking demand on the site, based on the approximated sizes of the proposed uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Lot 1 (west lot)	7,400 sf	1ps/250sf Office (15%) 1ps/350sf Warehouse (85%)	4 parking spaces 18 parking spaces
Lot 2 (east lot)	7,400 sf	1ps/250sf Office (15%) 1ps/350sf Warehouse (85%)	4 parking spaces 18 parking spaces
REQUIRED			44 parking spaces
PROVIDED			47 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site. Each lot will have the required number of parking for the proposed uses.

The project is proposing to have their main vehicle entrance into the site off of Old Audubon Road from the existing shared driveway on Arbor Drive. This shared driveway will be provided onto the Structures' property to access the two lots. There is shared access achieved on the north, side of the site that both lots can use. The applicant will have to create a cross access easement for the site so that the lots can have full movement across the sites and out to Old Audubon Road. An access easement area is shown on the plat that encumbers the area north of Lot 2 and a portion of Lot 3.

The shared driveway on Arbor Drive will also continue to act as the access for the industrial properties to the north. A shared agreement exists between the current property owners today. This agreement will need to be amended to include the Structures site.

Parking Lot Access on Old Audubon Road

The applicant is showing a parking lot access onto Old Audubon Road for the eastern lot (Lot 2). The applicant believes the additional access onto Old Audubon Road creates less pavement for the site, would provide more screening area between the building and road, allows separation of office and truck traffic, allows more exterior storage area, allows the building to be as far north from the residential to the south as possible, and creates a more efficient layout for the property that is otherwise burdened by poor soils.

Staff believes that access onto Old Audubon Road should be limited and access should be achieved from Arbor Drive as it was originally intended. The applicant provided a sketch to show how access could be achieved from Arbor Drive and line up with the drive aisle to the north. See exhibit below.

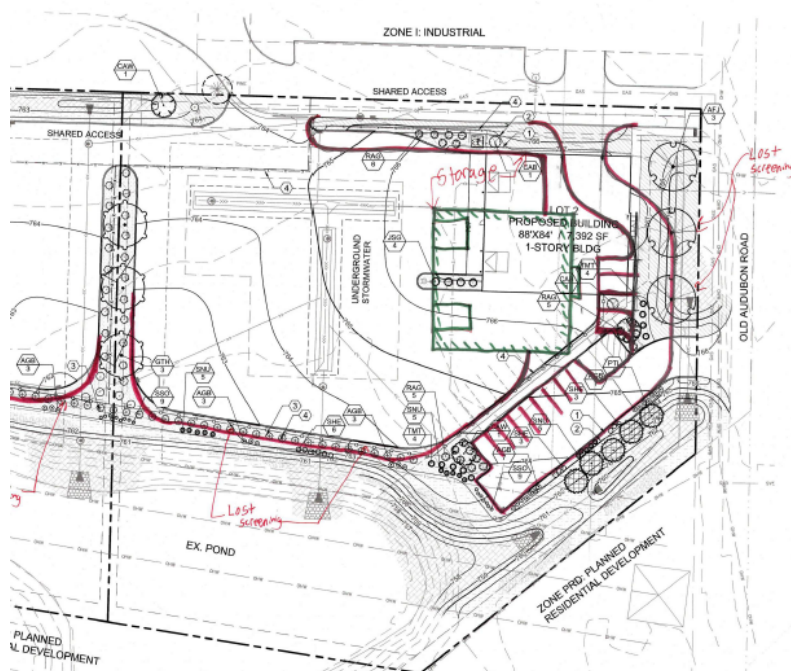


Exhibit showing vehicle access off of Arbor Drive vs Old Audubon Road

Staff believes the above layout will create better traffic circulation in and out of the site. Allowing another vehicle access onto Old Audubon Road is not warranted. Because of this the access should come from Arbor Drive as the layout above shows an efficient layout. Having parking in front of the building would also mimic the lots to the north and create more of a cohesive layout. Landscaping is still able to be achieved between the parking area and Old Audubon Road. In staff's opinion, the above layout is the most efficient layout.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
From Property Lines Abutting Residential	100 feet
East and West Property Lines	30 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
East & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet
From Property Lines Abutting Residential	10 feet

The exterior storage areas must also comply with the aforementioned building setbacks. The site plan is showing compliance with these.

Landscaping, Screening & Fencing

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	46 caliper inches (17 trees)	47.5 caliper inches (19 trees)
Understory Trees	6	4
Shrubs	70	152

The proposed plan does not meet the understory tree requirement. The applicant will have to address this deficiency in the final submittal.

Landscaping and berming will be incorporated on the exterior perimeter of the privacy fence on the south side of the site. Berming is shown on the west side and southwest side of the site.

A 6-foot privacy fence is proposed along the south side of the site to screen from the adjacent residential properties. The privacy fence proposed will be a cedar fence with posts. In addition, landscaping is shown along the entire stretch of the south privacy fence to help soften this edge.

In addition to the 6-foot privacy fence, the applicant is proposing a 6-foot black chain link fence to delineate the loading and exterior storage areas of each lot. Although most of this fence will be unseen from the residential side, there are a few areas where it will be visible from public right-of-way. The portions that are visible should be a more decorative style fencing that can achieve at least 90% opacity whether that's through its own design or year-round screening. This will need to be addressed at final submittal. These areas are denoted in red on Exhibit A below.

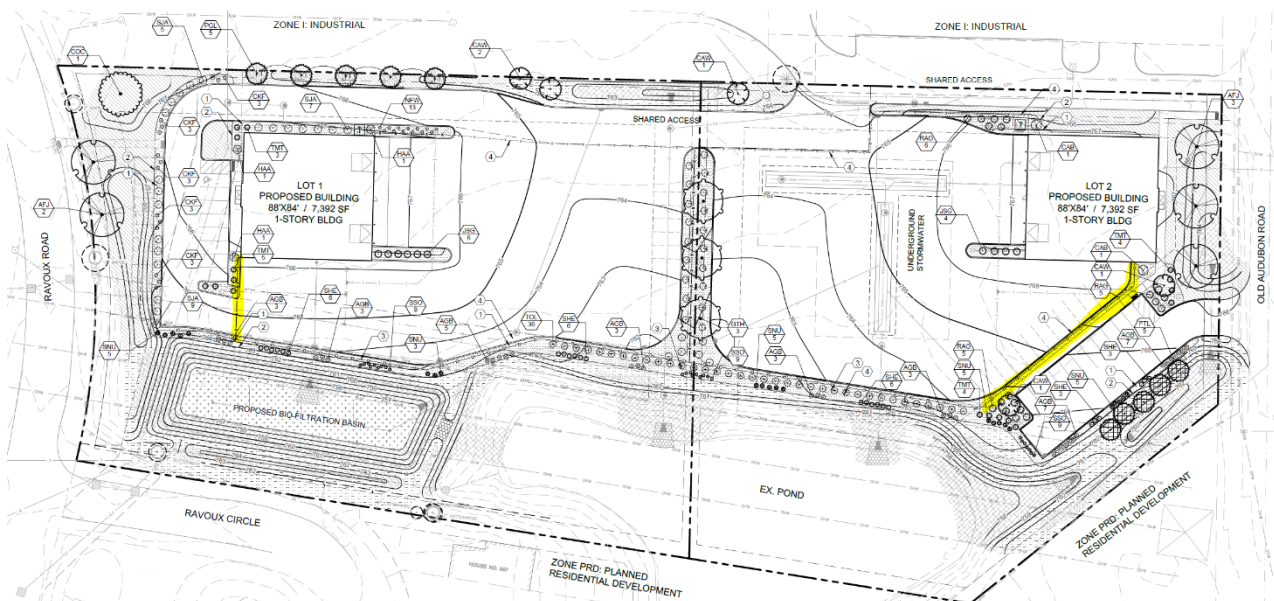


Exhibit A

Sidewalks and Pedestrian Connections

The site's perimeters do not show public sidewalks today. A sidewalk exists on the west side of Ravoux Road but the east and both sides of Old Audubon Road do not. It is possible that in the future the City will install sidewalks on the sides of streets where they are lacking. The applicant has provided pedestrian connections from each lot to connect out to the adjacent street. The western lots sidewalk would be advised to be constructed when a sidewalk goes in on the east side of Ravoux Road.

Lighting

Lighting is shown in the form of wall packs and pole lighting. Wall packs are shown at 20 feet in height and pole lights are shown at 23 feet in height. All lighting must meet the City's zoning ordinance section 15.28.250.

Signage

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City. Signs will have to go through a separate sign permitting process.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

Stormwater for the new facilities will be handled on-site and independently from the existing regional stormwater pond. An underground stormwater retention system will be utilized and placed under proposed pavement, south of Lot 3, to maximize the usable area. Stormwater from Lot 1 will be treated via filtration system south of the building. Storm water from the north properties will be captured via storm sewer and will be directed to the existing pond, bypassing the new storm system entirely. Overall site drainage will continue to flow from north to south, where it will then be treated prior to being discharged into downstream facilities.

The applicant will continue to work with the City and the Watershed district to ensure their Stormwater Plan meets all City and County WMO standards. An existing pond is present on the southeast portion of the property. As stated above it will not be used for the new lots. The existing pond should be placed in its own drainage and utility easement, to be maintained by the City.

Wetlands

The National Wetland Inventory classifies the existing pond as a wetland. There is a smaller wetland on site where the existing grove of trees are. This wetland was determined to be "incidental" and does not require replacement or mitigation measures.

Platting

Platting will be pursued for this project. The layout shows two separate lots. A drainage and utility easement is shown to encompass the existing south stormwater pond that is currently maintained by the City.

Zoning Ordinance Amendment (ZOA)

The project is pursuing a Zoning Ordinance Amendment to the Planned Industrial District No. 9 (PID-9). The amendment would entail the following:

- Amend Section I to include the new legal descriptions of the 2-lot plat
- Amend Section I to include the graphic exhibits of the new 2 building plan
- Amend the Permitted Uses section to include the 2 lots

Neighborhood Meeting

The applicant conducted a neighborhood meeting on June 27, 2022 to introduce the concept plan to adjacent neighbors. One neighbor showed up to the meeting. The developer did not note any significant concerns.

Deadline for Agency Action

The City of Chaska received the complete application for this request on October 24, 2022. Pursuant to Minnesota State Statutes the City must act on this request by **Tuesday, June 27, 2023 (60 days)**, unless the City provides the petitioner with written reasons for an additional 60-day review period. The additional review period would extend to Saturday, August 26, 2023. The City may with the petitioner's consent extend the review period beyond the Saturday, August 26, 2023 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

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

1. Approvals shall be based on the following graphic exhibits:

- a. Narrative – Site Plan (pgs 1-3), submitted by Structures, undated
 - b. Cover Sheet (pg C1), submitted by Anderson, dated April 27, 2023
 - c. Preliminary Plat (pg C2), submitted by Anderson, dated April 27, 2023
 - d. Easement Dedication Plan (pg C2.1), submitted by Anderson, dated April 27, 2023
 - e. Existing Conditions Survey (pg C3), submitted by Anderson, dated April 27, 2023
 - f. Demolition Plan (pg C4), submitted by Anderson, dated April 27, 2023
 - g. Grading & Drainage Plan (pg C5), submitted by Anderson, dated April 27, 2023
 - h. Utility Plan (pg C6), submitted by Anderson, dated April 27, 2023
 - i. Erosion & Sediment Control Plan (pg C7), submitted by Anderson, dated April 27, 2023
 - j. Phase 1 and Phase 2 Construction Plan (pgs C8-C9), submitted by Anderson, dated April 27, 2023
 - k. SWPPP (pgs C10-C11), submitted by Anderson, dated April 27, 2023
 - l. Civil Site Details (pgs C12-14), submitted by Anderson, dated April 27, 2023
 - m. Existing Sanitary & Watermain Profiles (pg C15), submitted by Anderson, dated April 27, 2023
 - n. Grading Enlargement Details (pg C16), submitted by Anderson, dated April 27, 2023
 - o. Tree Preservation Plan (pg L1), submitted by Anderson, dated April 27, 2023
 - p. Planting Plan (pg L2), submitted by Anderson, dated April 27, 2023
 - q. Planting Notes & Details (pg L3), submitted by Anderson, dated April 27, 2023
 - r. Photometric Plan, submitted by jth Lighting Alliance, dated April 20, 2023
 - s. Truck Turning Movement Exhibit (pgs E1-E2), submitted by Anderson, dated March 15, 2023
 - t. Fire Truck Turning Movement Exhibit (pgs E5-E6), submitted by Anderson, dated April 24, 2023
 - u. Snow Storage Exhibit (pg E3), submitted by Anderson, dated March 15, 2023
 - v. Structures Rendering (pg A1), submitted by HTG Architects, dated October 19, 2022
 - w. Main Level Floor Plan Building A (pg A2.1), submitted by HTG Architects, dated April 4, 2023
 - x. Main Level Floor Plan Building B (pg A2.2), submitted by HTG Architects, dated October 19, 2022
 - y. Main Level Floor Plan Building C (pg A2.3), submitted by HTG Architects, dated April 4, 2023
 - z. Exterior Elevations Building A (pg A3.1), submitted by HTG Architects, dated April 4, 2023
 - aa. Exterior Elevations Building B (pg A3.2), submitted by HTG Architects, dated April 4, 2023
 - bb. Exterior Elevations Building C (pg A3.3), submitted by HTG Architects, dated April 4, 2023
- 2. Adherence with the City Engineers Memo dated May 9, 2023.**
- 3. Provision that vehicle access on Ravoux Road is prohibited.**

- 4. Compliance with section 15.28.120 Building Design/Materials and Site Design for both buildings.**
- 5. Provision that exterior storage will not exceed 8 feet in height or the height of the privacy fence, whichever is less.**
- 6. Provision that all mechanical equipment will be fully screened from view.**
- 7. Provision of a Drainage & Utility easement over the southern pond, and to be shown on the plat.**
- 8. Coordination with the City Engineer for the provision of public utilities to the site.**
- 9. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 10. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).**
- 11. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval by staff prior to installation.**
- 12. Provision that all vehicle access come from Arbor Drive, and to be addressed on the plans at final submittal.**
- 13. Provision to meet the understory tree requirements and to be addressed at final submittal.**
- 14. Provision to incorporate decorative fencing with at least 90% opacity as directed in Exhibit A in this report and to be addressed at final submittal.**
- 15. Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed.**
- 16. Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.**
- 17. Provision of cross access easements across all lots and to be executed prior to final plat recording.**
- 18. Provision of a maintenance agreement for the shared accesses, stormwater features, and utilities, and to be provided at final submittal.**

Motion to recommend approval of the Zoning Ordinance Amendment (ZOA) to PID-9.



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: May 9, 2023
Subject: Structures Inc Preliminary Plat

The site utility plans propose connections to the sanitary sewer and water mains that exist within or adjacent to the property and are readily available to be connected. The final construction plans will need to be coordinated with the City utility departments.

An existing City stormwater pond on the south portion of the site provides stormwater management for the existing land use only. The proposed development includes a private stormwater system to manage runoff from the proposed development. An easement for the existing pond and public drainage infrastructure shall be included with the plat. The site meets all wetland agency requirements. Site grading requires a stormwater plan that meets all the City and watershed agency requirements.

CITY OF CHASKA

ORDINANCE NO. xxxx

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 1024 (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 District as established by **Ordinance No. 1024** and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is rezoned to Planned Industrial District No. 9 (PID-9) for all of **Lots 1-2**, Block 1 of the Structures, Inc., Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Structures, Inc. area:

- a. Preliminary Plat (pg C2), submitted by Anderson, dated April 27, 2023
- b. Easement Dedication Plan (pg C2.1), submitted by Anderson, dated April 27, 2023
- c. Existing Conditions Survey (pg C3), submitted by Anderson, dated April 27, 2023
- d. Demolition Plan (pg C4), submitted by Anderson, dated April 27, 2023
- e. Grading & Drainage Plan (pg C5), submitted by Anderson, dated April 27, 2023
- f. Utility Plan (pg C6), submitted by Anderson, dated April 27, 2023
- g. Erosion & Sediment Control Plan (pg C7), submitted by Anderson, dated April 27, 2023
- h. Phase 1 and Phase 2 Construction Plan (pgs C8-C9), submitted by Anderson, dated April 27, 2023
- i. SWPPP (pgs C10-C11), submitted by Anderson, dated April 27, 2023
- j. Civil Site Details (pgs C12-14), submitted by Anderson, dated April 27, 2023
- k. Existing Sanitary & Watermain Profiles (pg C15), submitted by Anderson, dated April 27, 2023
- l. Grading Enlargement Details (pg C16), submitted by Anderson, dated April 27, 2023
- m. Tree Preservation Plan (pg L1), submitted by Anderson, dated April 27, 2023
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- t. Structures Rendering (pg A1), submitted by HTG Architects, dated October 19, 2022
- u. Main Level Floor Plan Building A (pg A2.1), submitted by HTG Architects, dated April 4, 2023
- v. Main Level Floor Plan Building B (pg A2.2), submitted by HTG Architects, dated October 19, 2022
- w. Main Level Floor Plan Building C (pg A2.3), submitted by HTG Architects, dated April 4, 2023
- x. Exterior Elevations Building A (pg A3.1), submitted by HTG Architects, dated April 4, 2023
- y. Exterior Elevations Building B (pg A3.2), submitted by HTG Architects, dated April 4, 2023
- z. Exterior Elevations Building C (pg A3.3), submitted by HTG Architects, dated April 4, 2023

Section II. **PID-9 District regulations.** Permitted uses and regulations applicable to the PID-9 District is hereby amended to read as follows:

A. Intent

The intent of PID-9 is to create an area for offices and “Clean and Quiet” industrial and related uses that can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the residential area to the south.

It is intended that development within PID-9 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities with the City and near downtown for the purpose of strengthening the City’s non-residential tax base.

B. Permitted Uses

Permitted uses shall be the following:

1. Lots 1-2, Block 1, Structures, Inc.:

- a) Office and administrative facilities
- b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
- c) Scientific research, investigation, testing or experimentation
- d) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be

detrimental to the integrity and intent of the PID-9 District

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 Sections 15.28.030 and 15.28.040 of the zoning ordinance.
2. Signs as regulated by Section 15.32 of the Zoning Ordinance
3. Open storage as regulated by Section 15.12.150.E. of the Zoning Ordinance

D. Building Setbacks

Minimum building and open storage setbacks shall be as follows:

1. From Property Lines Abutting Residential: 100 feet
2. East and West Property Lines: 30 feet
3. Interior Property Lines: 15 feet

Minimum parking setbacks shall be as follows:

1. From Property Lines Abutting Residential: 10 feet
2. From Right-of-Way (ROW): 10 feet
3. Interior Property Lines: 5 feet

E. Development Standards:

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks, open storage and landscaping shall apply to the PID-9 District. Development standards shall also include the following:

1. Vehicle access on Ravoux Road shall be prohibited

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 15th day of May, 2023.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

Narrative – Site Plan

Structures Inc. is a nationally reputable company engaged in providing exceptional site solutions using earth retention and pavement systems for some of the largest and most complex projects in the United States. Structures Inc. is proud to call Chaska its home and is looking to develop land to provide opportunities for other companies to do the same.

Structures Inc. is proposing to split the property under consideration into two parcels. Structures will then construct the development in two phases, starting with Lot 1 that will be located closest to Ravoux Rd and working east towards Old Audubon Rd. The proposed buildings will be spec warehouses with 7,392 SF. These buildings will roughly comprise of 15% office space with 85% shop space. The shop space will most likely be used for maintaining equipment like Bobcats, trailer and trucks. Also, the back lots will be used for outdoor storage based off the ultimate use of the building(s).

The buildings will be an attractive, yet simple one-story structures characterized by two primary masses. The typical building height is 22 feet with an entry feature that will be 25 feet. Building material will be consistent throughout the three buildings to provide a cohesive commercial development. The roofs will be covered with an EPDM membrane and slope gradually to the south at $\frac{1}{4}$ " per foot. Windows will be placed around the buildings to allow natural daylight to enter that space and reduce demands on electric lighting. The exterior materials will be textured precast concrete panels, glass, and metal Aluminum windows are placed to let daylight in the open office spaces.

Screening of the back lots will consist of vegetation, berming, trees and a pre-finished privacy fence to hide and secure the back-lot spaces. These screening techniques will assist in minimizing light pollution from the site and exterior buildings. Trash and recycling dumpsters, and transformers will be located within enclosures that will be made of materials that match the buildings.

Important features that will be designed in relation to the exterior finishes are:

1. To have a street presents that will tie into the local existing structures with a very timeless and updated design to bring an uplift to Old Audubon Road.
2. It is very important to obtain properly divided outside storage that can be secured and somewhat hidden from the rest of the neighborhood with design of structure and landscape.
3. Office and employee parking for this new concept with access from Old Audubon Road and will be fluent with the neighbors that currently exist.
4. The landscape will tie into the heavily wooded area and buffer to feel more residential than commercial.
5. The exterior finishes will be very progressive with Stone, Efis, metal color clad siding with a contemporary application.

Rezoning Request

The property under consideration is currently zoned PRD – Planned Residential Development, but Structures Inc. is asking that the property be rezoned to PID – Planned Industrial Development so that it may build facilities on the site that would be comprised of both office and shop space. The property to the south of the lot is zoned PRD, but properties to the north and east are zoned I (Industrial) and PID, so the rezoning is consistent with current zoning districts in the area. The development will transform a currently vacant lot into a useful and economically relevant piece of property.

Site Features

Currently the parcel is a vacant lot that historically, has been used for agricultural purposes. There is a 125' power line easement that runs the entirety of the south property line. Within this easement lies a regional stormwater pond that serves both the properties to the north and a portion of the residential area to the south. Utility services for the new buildings will connect directly to the city water and sewer lines that run east/west and north/south respectively through the site. Layout of the new buildings and pavement areas have been arranged to avoid these numerous site constraints.

Stormwater for the new facilities will be handled on-site and independently from the existing regional stormwater pond. Stormwater from Lot 1 will be treated via Bio-filtration system west of the existing pond. A large portion of the proposed drainage area contributing to the Bio-filtration basin will be crushed concrete and for this reason, a sump manhole with SAFL Baffle installed will be placed directly upstream from the Bio-filtration basin that will limit debris and floatable from entering the system.

An underground stormwater retention system will be utilized and placed under proposed pavement within Lot 2, to maximize the usable area. Similar to Lot 1, the contributing drainage area will primarily be crushed concrete. At each of the three manholes directly upstream from the system, limiting debris and floatable from entering the system.

Storm water from the north properties will be captured via storm sewer and will be directed to the existing pond, bypassing the new storm system entirely. Overall site drainage will continue to flow from north to south, where it will then be treated prior to being discharged into downstream facilities. A Stormwater Management report has been completed and is included with the submittal package.

Site soils typically found are classified as hydraulic soil Type D and range from peat to poorly graded sand. A copy of the geotechnical report completed by Braun Intertec is included in the submittal package.

The National Wetland Inventory classifies the existing pond as a wetland. Anderson Engineering performed a field inspection and determined the property does not contain any jurisdictional wetlands.

Sustainable Initiatives

The two proposed buildings will be covered in EPDM membrane roofing that provides cooling and energy saving benefits. To integrate day lighting inside the building and open office spaces, windows will be placed around the exterior, also reducing the demand for interior electric lighting. A majority of the proposed pavement on site will be made from recycled concrete aggregate, thus reducing the need for new aggregate material and lessening environmental impacts.

Dust Control

Traffic within the storage area is to be on a semi-regular basis where dust kick-up from the crushed concrete is not anticipated to be an issue. In the event of increased traffic and/or during unusually dry seasons, dust will be controlled via spigot and hose from the proposed buildings.

New Access onto Old Audubon

The site is proposing a new access onto Old Audubon Rd from Lot 2 or the site. The new access will be located 260' north of Prairie St and 150' south of Arbor Drive. It is estimated that the new access will generate approximately 52 new trips per day during the work week. The new access will benefit the site by allowing increased landscape screening against the residential development to the south and will separate normal employee traffic with trucking and delivery traffic. The new access also matches the demographic layout of the industrial area to the north with spacing and access onto Old Audubon Rd.

Access / Utility Agreement

An access agreement will be necessary for Lot 1 to access the site through Lot 2 and will be located along the north property line and extended over the new north drive. The new access agreement will be in addition to the existing agreement in place on Arbor Drive. A utility maintenance agreement will also be needed for the portion of storm sewer that conveys runoff for the properties to the north to the southern pond.

Maintenance for other utilities (BMP's storm, sanitary, water etc.) and snow removal shall be the sole responsibility of the individual lot owner.

Conclusion

By locating the new warehouse buildings in Chaska, Structures Inc. will contribute to the economic vibrancy of the city, and the new buildings will add to the architectural fabric. Structures will be providing an in-demand commercial need that will stimulate the local economy. We feel this location brings many features to the city block, as well as a more fluent operation for businesses and will be a potential employment opportunity for Chaska Resident.

ANDERSON

13605 1st Avenue N. #100
 Plymouth, MN 55441 | ae-mn.com
 P 763.412.4000 | F 763.412.4090
 Anderson Engineering of Minnesota, LLC

STRUCTURES INC.

DATE: 04/27/2023 LICENSE NO. 57224

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS
3	4-27-23	CITY COMMENTS

DESIGNED: BJF	DRAWN: KEA	CHECKED BY: BJF
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COVER SHEET

PLOTTED: 4/27/23	COMM. NO. 15311
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N.T.S.



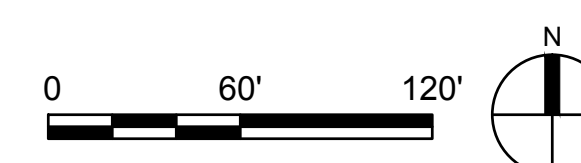
<u>SHEET</u>	<u>DESCRIPTION</u>
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	EASEMENT DEDICATION PLAN
C3	EXISTING CONDITIONS SURVEY
C4	DEMOLITION PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C7	EROSION & SEDIMENT CONTROL PLAN
C8	PHASE 1 CONSTRUCTION PLAN
C9	PHASE 2 CONSTRUCTION PLAN
C10	SWPPP - PG 1
C11	SWPPP - PG 2
C12	CIVIL SITE DETAILS 1
C13	CIVIL SITE DETAILS 2
C14	CIVIL SITE DETAILS 3
C15	EXISTING SANITARY & WATERMAIN PROFILES
C16	GRADING ENLARGEMENT DETAILS
L1	TREE PRESERVATION PLAN
L2	PLANTING PLAN
L3	PLANTING NOTES & DETAILS

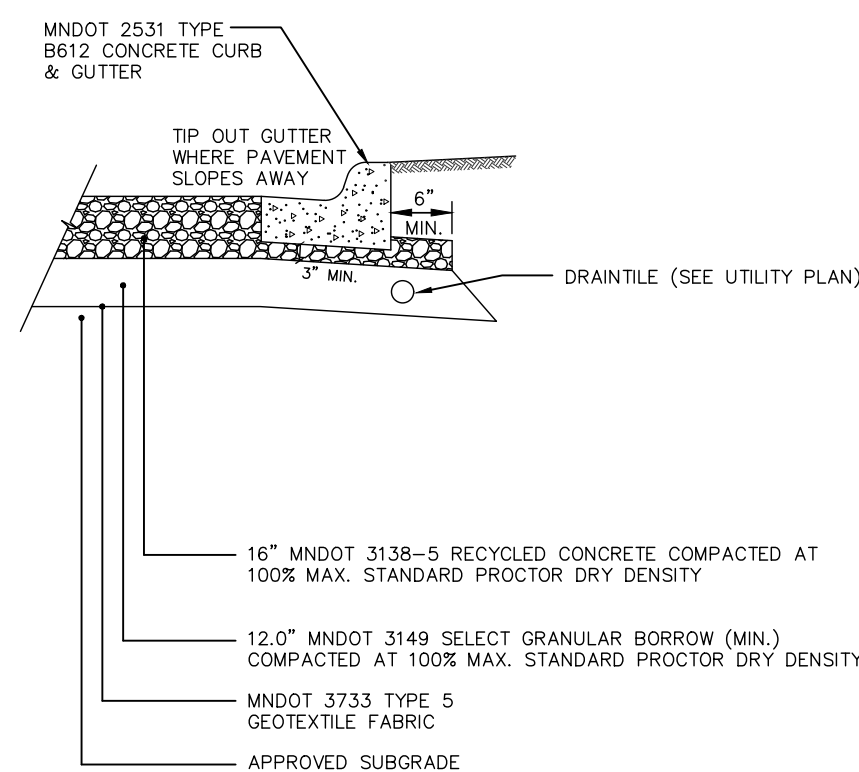
HTG ARCHITECTS
1010 MAIN STREET
HOPKINS, MN 55343
952-278-8880

ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
763-412-4000

STRUCTURES, INC.
117 PEAHEY CIRCLE
CHASKA, MN 55318
952-937-6257

ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
763-412-4000





1 RECYCLED CONCRETE PAVEMENT SECTION
NTS

SITE DATA

PARKING REQUIREMENTS

LOT 1	
OFFICES - 15% (1,110 SF):	1 SPACE / 250 SF FLOOR = 4.44 STALLS
SHOP - 85% (6,282 SF):	1 SPACE / 350 SF FLOOR = 17.95 STALLS (1 / 350 SF FLOOR PROOF OF PARKING)
LOT 2	
OFFICES - 15% (1,110 SF):	1 SPACE / 250 SF FLOOR = 4.44 STALLS
SHOP - 85% (6,282 SF):	1 SPACE / 350 SF FLOOR = 17.95 STALLS (1 / 350 SF FLOOR PROOF OF PARKING)

PROPOSED PARKING

LOT 1	
REGULAR:	10 STALLS (9'x20')
HANDICAP:	1 (VAN ACCESSIBLE)
PROOF OF PARKING:	12 STALLS (9'x20')
TOTAL:	23 STALLS
LOT 2	
REGULAR:	7 STALLS (9'x20')
HANDICAP:	1 (VAN ACCESSIBLE)
PROOF OF PARKING:	17 STALLS (9'x20')
TOTAL:	25 STALLS

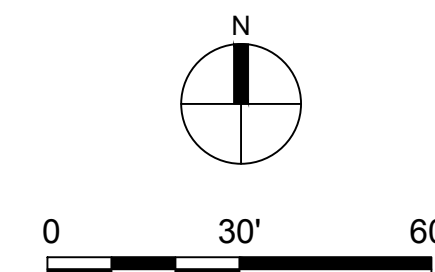
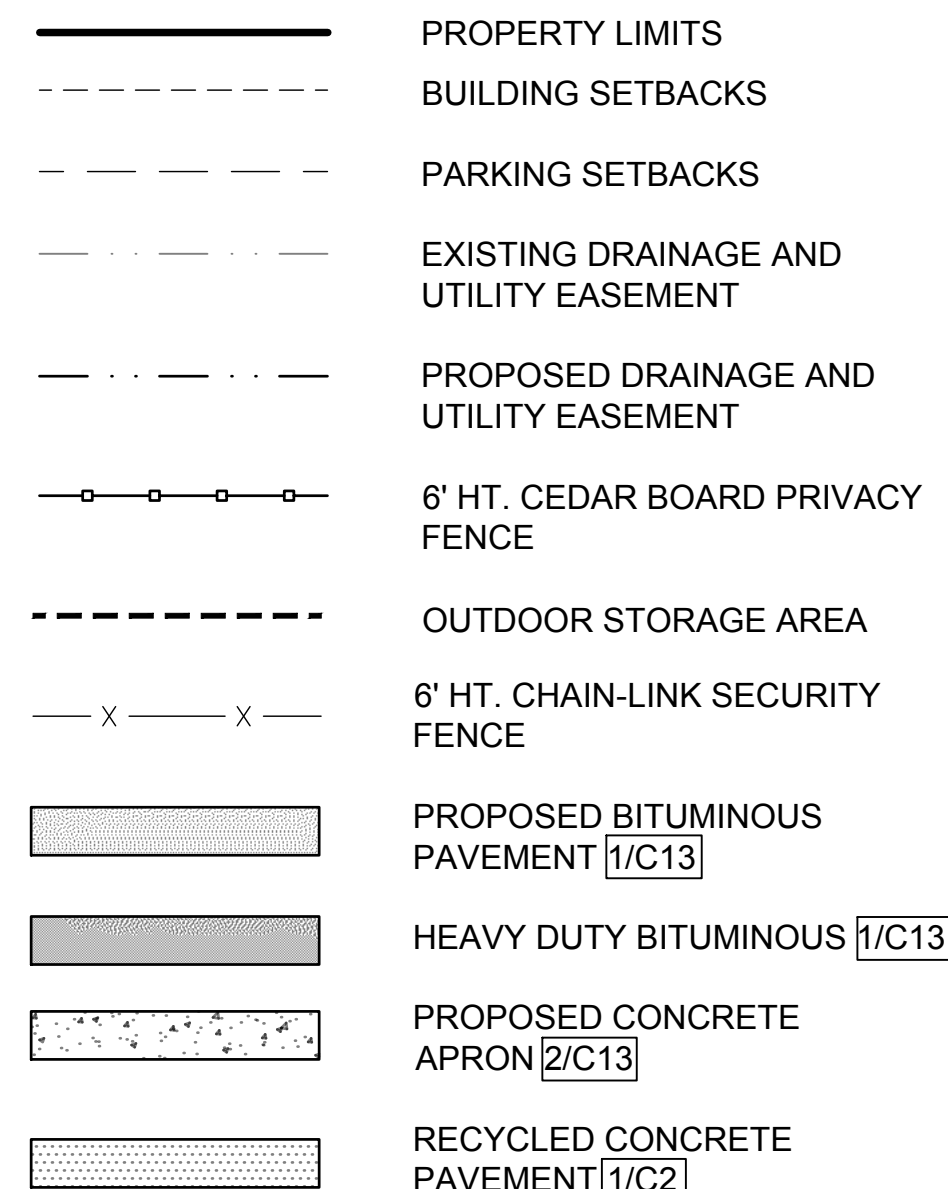
EXISTING

PROPERTY ADDRESS:	UNASSIGNED, CHASKA, MINNESOTA.
PID:	301460020
EX. PARCEL AREA:	5.25 ACRES
ZONING:	PRD - PLANNED RESIDENCE DEVELOPMENT
2040 COMP. PLAN:	I - INDUSTRIAL
<u>PROPOSED</u>	
ZONING:	PID - PLANNED INDUSTRIAL DEVELOPMENT
<u>BUILDING SETBACKS</u>	
FRONT YARD:	30 FEET
REAR YARD:	30 FEET
SIDE YARD NORTH:	30 FEET
SIDE YARD SOUTH:	100 FEET
<u>PARKING SETBACKS</u>	
FRONT:	10 FEET
REAR:	5 FEET
SIDE NORTH:	5 FEET
SIDE SOUTH:	10 FEET

LOT DIMENSIONS

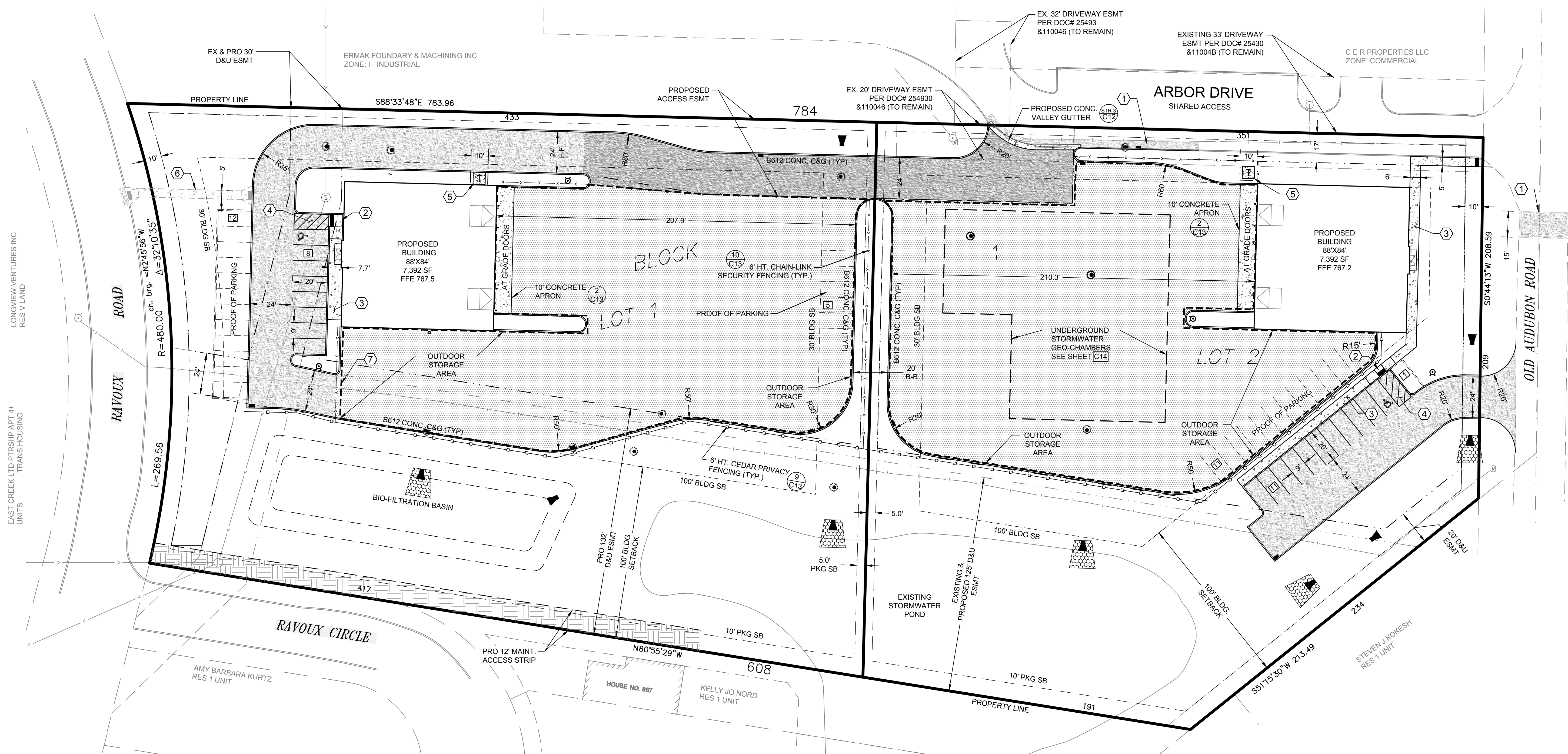
LOT 1:	120,537 SQUARE FEET (2.76 ACRES)
LOT 2:	<u>108,371 SQUARE FEET (2.49 ACRES)</u>
TOTAL	228,908 SQUARE FEET (5.25 ACRES)

LEGEND



KEY NOTE

- ① REMOVE & REPLACE CONCRETE CURB & GUTTER AND PAVEMENT IN-KIND AS NEEDED FOR RAMP INSTALLATION. SAWCUT 3" MIN PARALLEL TO EXISTING CURB.
- ② PROPOSED PEDESTRIAN RAMP. STR-11/C12
- ③ PROPOSED CONCRETE WALK 3/C13
- ④ PROPOSED PEDESTRIAN RAMP AND ACCESSIBLE STALL 6/C13
- ⑤ 7' X 7' CONCRETE TRANSFORMER PAD. VERIFY PAD SIZE WITH CHASKA ELECTRIC DEPARTMENT. 8/C13
- ⑥ FUTURE SIDE WALK CONNECTION TO RAVOUX ROAD.
- ⑦ SECURITY FENCE WITH ROLLER GATE



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | **F** 763.412.4090
Anderson Engineering of Minnesota, LLC

CITATION CREEK DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 04/27/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS
3	4-27-23	CITY COMMENTS

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED: B/JF	DRAWN: KEA	CHECKED BY: B/JF
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DRAWING TITLE

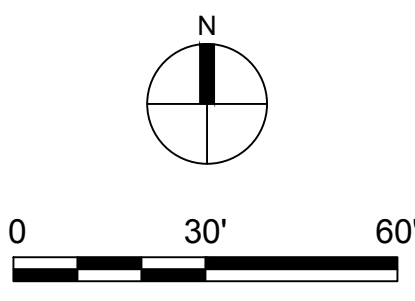
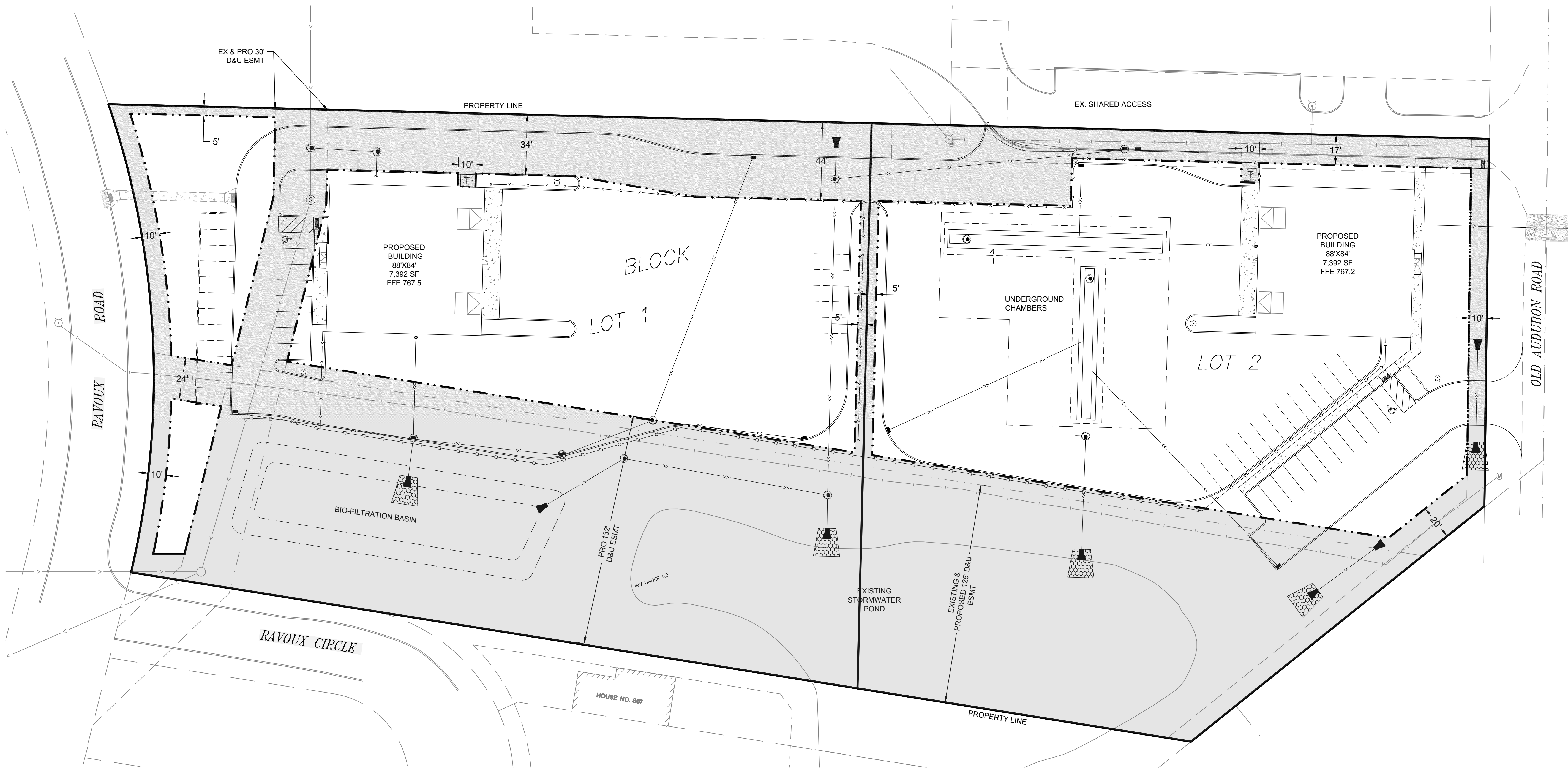
PRELIMINARY PLAT

DRAWING NO.

C2

PLOTTED: 4/27/23	COMM. NO. 15311
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Apr 27, 2023 - 1:54pm
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LEGEND

- PROPERTY LIMITS
- EXISTING DRAINAGE AND UTILITY EASEMENT
- PROPOSED DRAINAGE AND UTILITY EASEMENT
- PROPOSED D&U EASEMENT DEDICATION AREA



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CITATION CREEK
DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 04/27/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS
3	4-27-23	CITY COMMENTS

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED: BJF	DRAWN: JPR	CHECKED BY: BJF
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DRAWING TITLE

EASEMENT
DEDICATION PLAN

DRAWING NO.

C2.1

PLOTTED: 4/27/23	COMM. NO. 15311
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ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CITATION CREEK
DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

I HEREBY CERTIFY THAT THIS SURVEY WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION, AND THAT I AM A DULY LICENSED
LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF MINNESOTA.

Jack Bolke
JACK BOLKE, LS
20281 2/12/2019
MN. REG. NO. DATE

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS
3	4-27-23	CITY COMMENTS

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED:	DRAWN:	CHECKED BY:
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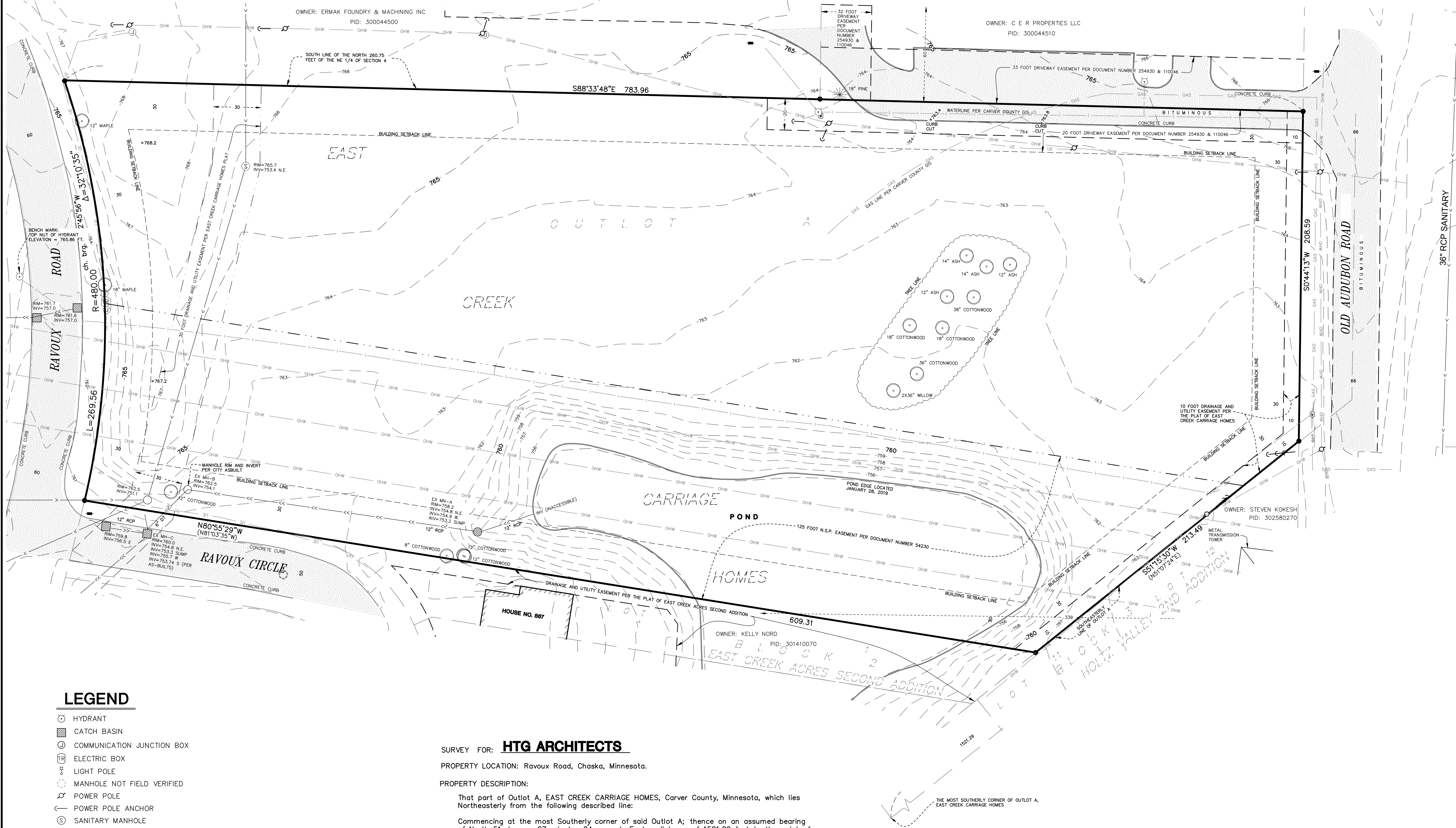
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EXISTING
CONDITIONS
SURVEY

DRAWING NO.

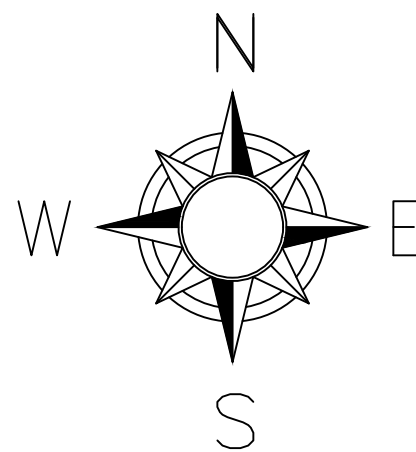
C3

PLOTTED: 4/27/23	COMM. NO. 15311
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LEGEND

- HYDRANT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC BOX
- LIGHT POLE
- MANHOLE NOT FIELD VERIFIED
- POWER POLE
- POWER POLE ANCHOR
- SANITARY MANHOLE
- SIGN
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- DECIDUOUS TREE
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- BITUMINOUS SURFACE



0 30 60 90
SCALE IN FEET
1" = 30'

SURVEY FOR: **HTG ARCHITECTS**

PROPERTY LOCATION: Ravoux Road, Chaska, Minnesota.

PROPERTY DESCRIPTION:

That part of Outlot A, EAST CREEK CARRIAGE HOMES, Carver County, Minnesota, which lies
Northeasterly from the following described line:

Commencing at the most Southerly corner of said Outlot A; thence on an assumed bearing
of North 51 degrees 07 minutes 24 seconds East a distance of 1521.29 feet to the point of
beginning of the line to be described; thence North 81 degrees 03 minutes 35 seconds West
609.31 feet to the Easterly line of Ravoux Road and said line there terminating.

The property is currently zoned PRD (Planned Residence
Development) and has the following building setbacks.

BUILDING SETBACKS

Front = 30 feet
Side = 30 feet
Rear = 30 feet

Building setbacks are 30 feet from all property lines
or the height of the building, whichever is greater.

NOTES:

- The horizontal datum is the Carver County Coordinate System, NAD 83 (2011) adjustment.
- The vertical datum is NAVD88. The site bench mark is the top nut of the hydrant, located on the west
side of Ravoux Road and 135 feet north of the intersection of Ravoux Circle and Ravoux Road depicted
hereon, Bench Mark Elevation = 765.86 feet.
- The area of the property described hereon is 228,908 square feet or 5.2550 acres.
- The location and extent of underground utilities, are based upon Gopher State One Call locate ticket no.
190230413; existing drawings provided by the City of Chaska and above ground evidence. There is no
guarantee as to the accuracy or the completeness of this information. The size and location should be
considered approximate. Additional underground utilities may be present. Verification of the existence and
location of all utilities should be obtained from the utility owners prior to any planning or design. In
accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or
construction.
- The legal description and easement information depicted is based on Fidelity National Title Insurance
Company Commitment for Title Insurance, Commitment No. 55102, issued by its Commercial Partners
Title, LLC, and dated October 1, 2018. Additional easements and/or encumbrances could be present.
- At the time of this survey, portions of the subject property were covered in significant amounts of
snowfall, snow piles and ice. Some improvements may not be depicted.

KEY NOTES

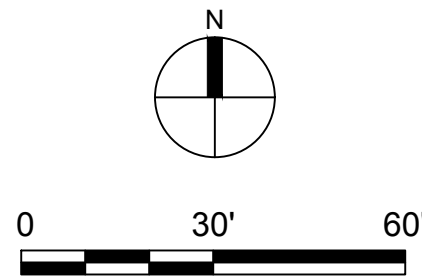
- 1 REMOVE EXISTING CONCRETE CURB & GUTTER
- 2 SAWCUT 2' PARALLEL TO CONCRETE CURB & GUTTER. REMOVE EXISTING ASPHALT PAVEMENT AND REPLACE IN-KIND.
- 3 DRAINAGE AND UTILITY EASEMENT (TYP.)
- 4 CLEAR & GRUB ALL TREES STUMPS AND UNDERSTORY BRUSH WITHIN LIMITS OF WORK
- 5 EXISTING OVERHEAD ELECTRICAL TO BE RELOCATED INCLUDING POWER POLES. CONTRACTOR TO COORDINATE WITH CHASKA ELECTRICAL FOR REMOVAL/RELOCATION OF OVERHEAD ELECTRICAL.
- 6 RELOCATE EXISTING NATURAL GAS LINE.
- 7 RELOCATE EXISTING UNDERGROUND ELECTRICAL AS NECESSARY
- 8 SHARED ACCESS TO REMAIN IN USE FOR NEIGHBORING PROPERTY THROUGHOUT THE DURATION OF CONSTRUCTION.
- 9 INSTALL PERIMETER SILT FENCE PRIOR TO ANY DEMOLITION ACTIVITIES.
- 10 PROTECT EXISTING UTILITY LINE IN-PLACE.
- 11 RAISE EXISTING SANITARY RIM ELEVATION TO FINISHED GRADE. SEE SHEET C5 FOR MORE INFORMATION.
- 12 EXISTING HYDRANT TO REMAIN IN PLACE.
- 13 INSTALL TREE PROTECTION FENCING PER DETAIL 1/L3
- 14 REMOVE AND REPLACE IN-KIND EXISTING BITUMINOUS PAVEMENT. MATCH EXISTING OLD AUDUBON ROAD PAVEMENT SECTION

CONTRACTOR NOTES

1. UTILITIES SHOWN ARE FOR INFORMATIONAL USE ONLY AND ARE NOT GUARANTEED IN ACCURACY. VERIFY ALL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY/ALL DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR SHALL HIRE PRIVATE UTILITY LOCATOR AS NECESSARY TO VERIFY UNDERGROUND UTILITIES. UTILITIES SHOWN ON PLANS MAY VARY FROM EXISTING CONDITIONS, AND CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITY LINES SHOWN, NOT SHOWN, OR SHOWN INCORRECTLY.
3. CONTRACTOR TO COORDINATE WITH SMALL UTILITY COMPANIES ON REMOVAL & RELOCATION OF THEIR RESPECTIVE UTILITIES.
4. UTILITIES MUST BE LOCATED PRIOR TO EXCAVATION OR GRADING ON ANY SITE. CALL GOPHER STATE ONE AT 1-800-252-1166 AS SOON AS POSSIBLE TO SCHEDULE UTILITY LOCATIONS.

LEGEND

- PROPERTY LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FENCE
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING HYDRANT AND GV
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER INLET
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING CONCRETE C&G
- REMOVE TREE
- BITUMINOUS PAVEMENT REMOVAL



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CITATION CREEK
DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 04/27/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS
3	4-27-23	CITY COMMENTS

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED: BJF	DRAWN: JPR	CHECKED BY: BJF
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DRAWING TITLE

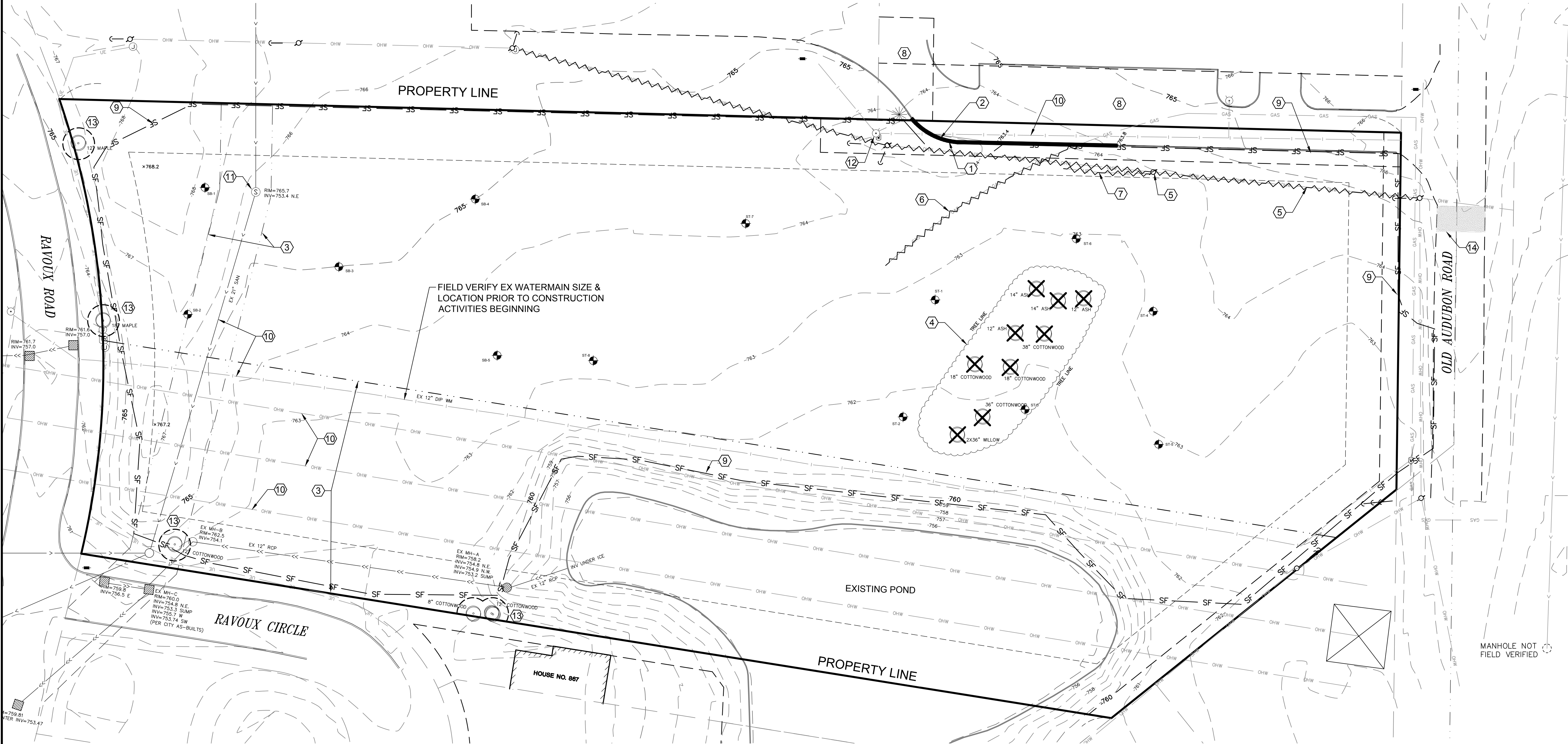
DEMOLITION PLAN

DRAWING NO.

C4

PLOTTED:
4/27/23

COMM. NO.
15311





ANDERSON

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Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

CITATION CREEK DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

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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DATE: 04/27/2023 LICENSE NO. 57224

REVISION LOG

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PRELIMINARY PLAT APRIL 27, 2023

DESIGNED: BJF	DRAWN: JPR	CHECKED BY: BJF
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DRAWING TITLE

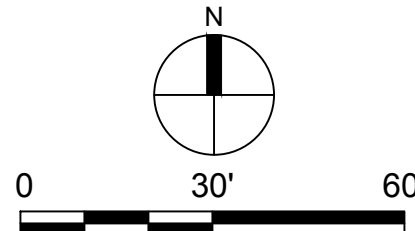
GRADING & DRAINAGE PLAN

DRAWING NO.

C5

PLOTTED:
4/27/23

COMM. NO.
15311



LEGEND

---	PROPERTY LIMITS
- - -	EXISTING MINOR CONTOUR
- - -	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
x	EXISTING SPOT ELEVATION
=>	DRAINAGE ARROW
---	PROPOSED CONCRETE C&G
-o-o-o-	PRIVACY FENCE
-x-	SECURITY FENCE

GENERAL NOTES

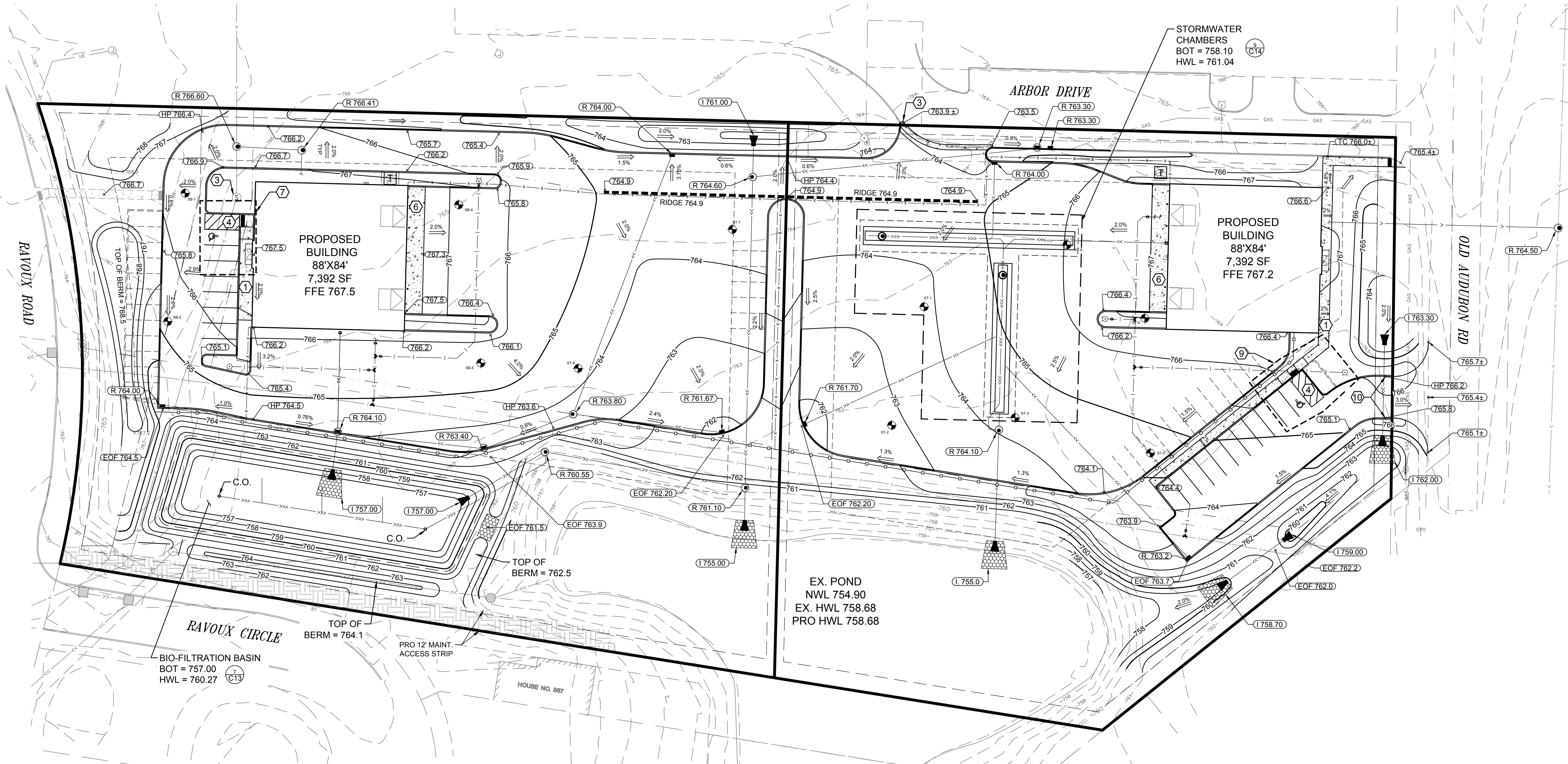
- SEE SHEET C7 FOR EROSION & SEDIMENT CONTROL PLAN
- SEE SHEETS C10 & C11 FOR PROJECT SWPPP.

KEY NOTES

- CONCRETE SIDE WALK CROSS SLOPE @ 2.0% AWAY FROM BUILDING (TYP.) UNLESS OTHERWISE NOTED.
- MATCH EXISTING CURB & GUTTER ELEVATION.
- RAISE EXISTING SANITARY RIM ELEVATION TO FINISHED GRADE.
- INSTALL HANDICAP PEDESTRIAN RAMP
- NOT USED
- CONCRETE APRON CORSS SLOPE @ 2.0% AWAY FROM BUILDING (TYP.) UNLESS OTHERWISE NOTED.
- GRADING ENLARGEMENT $\frac{1}{1}$ /C16
- NOT USED
- GRADING ENLARGEMENT $\frac{3}{3}$ /C16
- 3' CURB TAPER TO FLUSH AT PROPERTY LINE

CONTRACTOR NOTES

- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS.
- SPECIFIED EROSION/SEDIMENT CONTROL MEASURES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
- THE TOTAL DISTURBED AREA IS EQUAL TO 4.041 ACRES. AN MPCA PERMIT IS REQUIRED. PROVIDE DOCUMENTATION TO THE CITY PRIOR TO ANY GRADING WORK BEGINNING.
- PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED ON PLANS.
- TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. LOCATIONS OF UTILITIES SHOWN BASED ON SURVEY AND AS-BUILT INFORMATION AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR UTILIZING UTILITY LOCATES PRIOR TO STARTING ANY WORK.
- TOTAL IMPERVIOUS COVERAGE POST CONSTRUCTION WILL BE 2.73 ACRES OR 2.73 AC/5.25 AC = 52%.
- ALL CONSTRUCTION OF HANDICAP STALLS, ROUTES, & PEDESTRIAN RAMPS SHALL COMPLY WITH THE 2020 MN ACCESSIBILITY CODE.
- TO ENSURE RAMPS & LANDINGS ARE PROPERTY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY.
- ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.



CONTRACTOR NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT UNLESS DIRECTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT CITY OF CHASKA CODE AND STANDARDS, AND THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS) AND THE C.E.A.M. STANDARD SPECIFICATIONS-2013 EDITION UNLESS DIRECTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS.
- THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
- LOCATE AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED.
- PROVIDE MINIMUM 10' HORIZONTAL & 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER.
- ALL WATER SERVICE SHALL BE INSTALLED WITH 7.5 FEET MINIMUM COVER FROM FINISHED GRADE, MAX 10 FT. WATERMAIN TO BE INSTALLED PER C.E.A.M. SPECIFICATIONS, WHERE COVER DEPTHS CANNOT BE ACHIEVED, CONTRACTOR SHALL PROVIDE A MINIMUM 4 INCHES OF INSULATION OVER WATERMAIN AND CONTACT THE ENGINEER.
- WATER SERVICE MATERIALS SHALL BE PVC C900. CONTRACTOR SHALL VERIFY EXISTING WATERMAIN SIZE AND MATERIAL PRIOR TO CONSTRUCTION. ALL INSTALLED PIPE WILL REQUIRE TESTING PER CITY AND STATE REQUIREMENTS. THIS WILL INCLUDE, AT A MINIMUM, CONDUCTIVITY AND PRESSURE TESTING, AS WELL AS TESTING FOR BACTERIA AND PROPER DISINFECTION. FOLLOW C.E.A.M STANDARD SPECIFICATION UNLESS NOTED OTHERWISE. INSTALL TRACER WIRE, JOINT RESTRAINTS AND THRUST BLOCKING ON ALL WATERMAIN PIPE AND FITTINGS, PER CITY OF CHASKA STANDARDS.
- ALL COMPONENTS OF WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATING.
- SANITARY SEWER PIPE MATERIALS SHALL BE PVC SDR 26 OR DIP CL 52 AS NEEDED. PIPE SHALL BE INSULATED PER CITY AND C.E.A.M. STANDARDS WHERE 7.5 FOOT COVER DEPTHS ARE NOT ACHIEVED. ALL SANITARY SEWER PIPE WILL REQUIRE TESTING PER CITY AND C.E.A.M. STANDARDS. THIS WILL INCLUDE, AT A MINIMUM, LEAKAGE AND ALIGNMENT TESTING.
- OVER EXCAVATE UNSUITABLE MATERIAL WITHIN PROPOSED SANITARY SEWER IN ACCORDANCE WITH GEOTECHNICAL REPORT(S).
- PVC SANITARY SEWER MUST MEET ASTM STANDARDS LISTED IN MINNESOTA RULES, CHAPTER 4714, TABLE 701.1 AND INSTALLATION STANDARD 1. FITTING MUST COMPLY WITH ASTM D1866, D2665, OR F794 RESPECTIVELY. JOINTS MUST BE APPROVED MECHANICAL OR PUSH-ON UTILIZING ELASTOMERIC SEAL, OR SOLVENT WELDING USING ASTM F656 AND ASTM D2564. THE INSTALLATION MUST COMPLY WITH ASTM D2321.
- ALL NEW NON METALLIC SANITARY AND WATER SERVICE PIPE SHALL HAVE TRACER WIRE, PER CITY SPECIFICATIONS.
- HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONCEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER. STORM SEWERS MUST MEET ASTM F714 (SEE MINNESOTA RULES, CHAPTER 4714 SECTION 1102.4 AND INSTALLATION STANDARD 1).
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF A BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714 , SECTION 1109.0. TESTING OF WATER AND SEWER SHALL COMPLY WITH 2013 CEAM REQUIREMENTS.
- SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER.
- UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.
- ALL CITY SANITARY SEWER MANHOLES ARE TO BE BITUMINOUS COATED PER DETAIL [SAN-1/C12]
- SEE SHEET C8 FOR BIDDING INSTRUCTIONS.

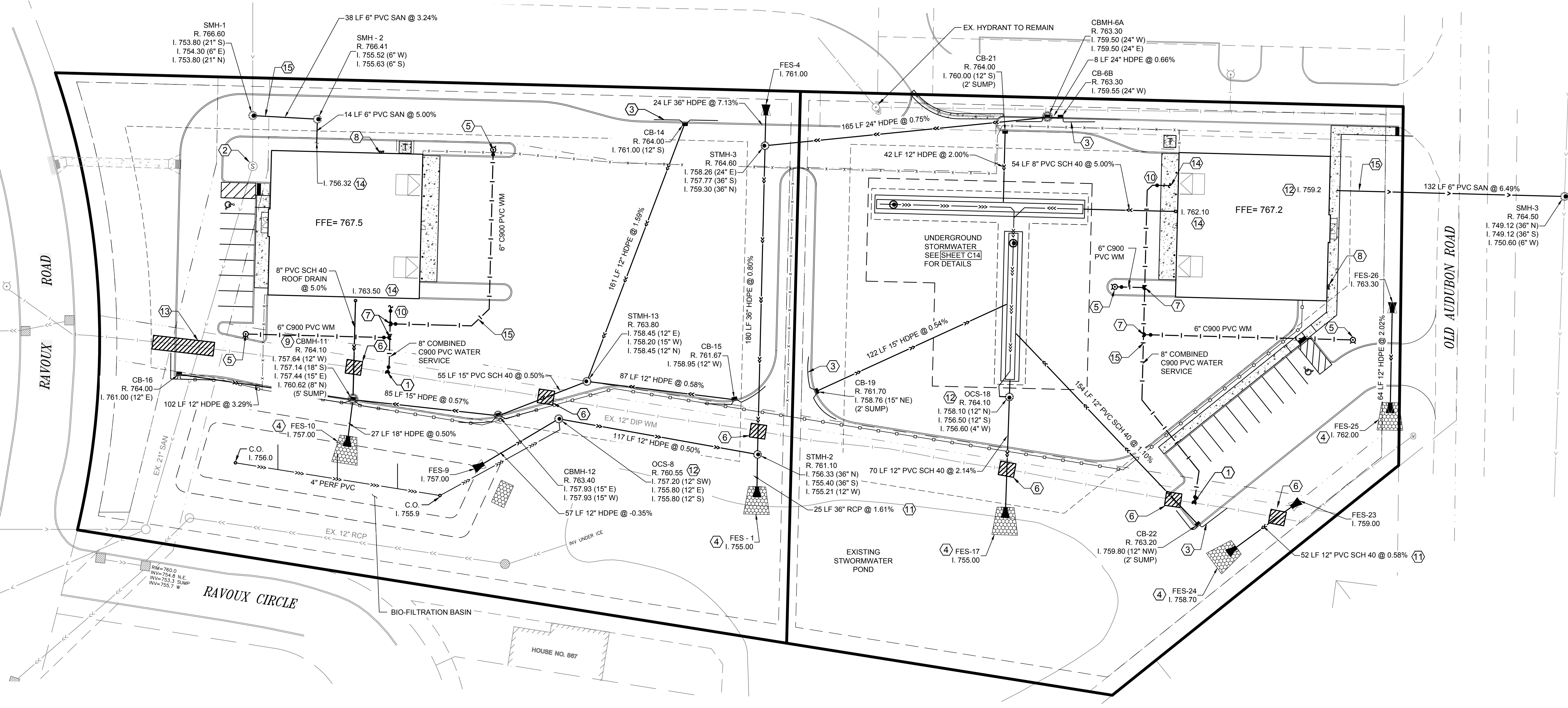
KEY NOTES

- CONNECT TO EXISTING CITY WATERMAIN VIA CUT-IN TEE/FITTINGS. INSTALL 8X12 TEE WITH 8" GATE VALVE.
- RAISE EXISTING SANITARY RIM ELEVATION TO FINISHED GRADE. RECONSTRUCT/REPLACE BARREL & CONE SECTIONS AS NEEDED.
- INSTALL 4" PERFORATED PVC 20 LF MIN. BEHIND BACK OF CURB AT ALL LOWPOINT. (TYP.) [STO-12/C12] [STO-14/C12]
- INSTALL RIP-RAP @ OUTLET PER [STO-11/C12]
- INSTALL HYDRANT WITH 6" GATE VALVE & LEAD. [WAT-2/C12]
- FIELD VERIFY MIN. 18" VERTICAL SEPARATION AT UTILITY CROSSING PRIOR TO CONSTRUCTION. INSTALL RIGID POLYSTYRENE INSULATION. INSULATION TO BE 4" MINIMUM AND TO BE CENTERED ON PIPE EXTENDING 4' IN EACH DIRECTION. SEE DETAIL [GEN-8/C12] AND SHEET C6 FOR MORE DETAILS
- INSTALL 8X6 TEE WITH 6" GATE VALVE.
- FIRE DEPARTMENT CONNECTION LOCATION TO BE ON ADDRESS SIDE. COORDINATE LOCATION W/ ARCHITECT/MASTER PLUMBER.
- INSTALL SAFL BAFFLE WITHIN MANHOLE. [9/C14]
- INSTALL 8" GATE VALVE
- LAST 3 JOINTS OF RCP TO BE TIED PER [STO-10/C12]
- OUTLET CONTROL STRUCTURE W. CONCRETE WEIR. [8/C13]
- EXISTING COVER REDUCED. EXCAVATE EXISTING WATERMAIN AND INSULATE WITH RIGID POLYSTYRENE INSULATION. INSULATION TO BE 4" MINIMUM ANS TO BE CENTERED ON PIPE EXTENDED 4' IN EACH DIRECTION. SEE DETAIL [GEN-8/C12]
- VERIFY ALL UTILITY CONNECTION POINTS TO BUILDING WITH MASTER PLUMBER AND ARCHITECTURAL DRAWINGS
- SANITARY SEWER AND WATERMAIN UTILITY LINES ARE TO BE SUPPORTED ON RAMMED AGGREGATE GEOPIERS. SIZE, NUMBER, AND SPACING OF GEOPIERS ARE TO BE A DELEGATED DESIGN.

STRUCTURE SCHEDULE		
STRUCTURE NO.	SIZE	CASTING / NOTES
FES-1	36" RCP	W/ RIP RAP
STMH-2	60" ROUND	R-1648-A - SOLID "STORM"
STMH-3	60" ROUND	R-1648-A - SOLID "STORM"
FES-4	36" MES	-
STMH-5	48" ROUND	R-1648-A - SOLID "STORM"
CBMH-6A	48" ROUND	R-3067-L
CB-6B	2'X3' BOX	R-3067L
OCS-8	48" ROUND	HAALA P548-585
FES-9	12" MES	-
FES-10	18" MES	W/ RIP RAP
CBMH-11	60" ROUND	R-3067-L (5' SUMP WITH SAFL BAFFLE)
CBMH-12	48" ROUND	R-3067-L
STMH-13	48" ROUND	R-1648-A-SOLID "STORM"
CB-14	2'X3' BOX	R-3067L
CB-15	2'X3' BOX	R-3067L
CB-16	2'X3' BOX	R-3067L
FES-17	12" MES	W/ RIP RAP
OCS-18	48" ROUND	R-1648-A - SOLID "STORM"
CB-19	2'X3' BOX	R-3067-L (2' SUMP)
CBMH-20	48" ROUND	R-3067-L
CB-21	2'X3' BOX	R-3067-L (2' SUMP)
CB-22	2'X3' BOX	R-3067-L (2' SUMP)
FES-23	12" MES	-
FES-24	12" MES	W/ RIPRAP
FES-25	12" MES	W/ RIPRAP
FES-26	12" MES	-
SMH-1	48" ROUND	R-1642-A
SMH-2	48" ROUND	R-1642-A
SMH-3	48" ROUND	R-1642-A
SMH-4	48" ROUND	R-1642-A

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAIN TILE
- PROPOSED WATERMAIN FITTING
- PROPOSED SANITARY MANHOLE AND CLEANOUT
- PROPOSED STORM STRUCTURE
- FLARED END SECTION W/ RIPRAP



STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:
 - A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
 - B. SILT FENCE
 - C. TEMPORARY CULVERTS
 - D. TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES
 - E. STORMWATER POND CONSTRUCTION
 - F. COMMON EXCAVATION AND EMBANKMENT (GRAINING)
 - G. SEED AND MULCH OR SOD
 - H. BIO-ROLL BARRIERS IN FINISHED GRADED AREAS
 - I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK
3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.
4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
5. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
6. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX:	MNDOT NO. 25-141 59# / ACRE
MULCH: TYPE 1	2 TONS / ACRE (DISK ANCHORED)
FERTILIZER: TYPE 5 22-5-10	350# / ACRE

ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

TYPE OF SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	14 DAYS
FLATTER THAN 10:1	21 DAYS
7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.
8. CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.
9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
10. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.
11. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
12. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCAS "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".
13. DEWATERING AND / OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.
14. ALL SOLID WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.
15. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES IF PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

THERE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

METHOD	RAPID STABILIZATION
1	TYPE 1 MULCH WITH DISK ANCHORING
2	TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
3	TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
4	CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
5	RIPRAP CLASS II WITH GEOTEXTILE TYPE III

THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.
16. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.
17. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECOM'S SHALL CONSIST OF BUT NOT BE LIMITED TOT HE FOLLOWING:
 - A. SILT FENCE SURROUNDING CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.
 - B. ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.
 - C. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECOM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.
18. CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.
19. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.
20. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THROUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.
21. IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE-STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMP'S INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION. BMP'S DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

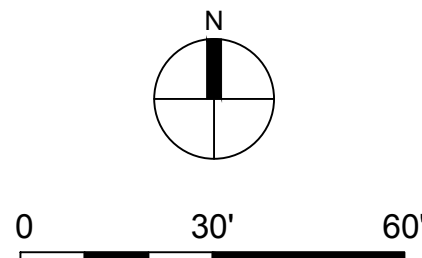
ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED

KEY NOTES

- ① INSTALL & MAINTAIN SILT FENCE PERIMETER SEDIMENT PROTECTION. [ERO-1C / C13]
- ② INSTALL AND MAINTAIN INLET SEDIMENT PROTECTION. (TYP.) [ERO-4B / C13]
- ③ INSTALL TEMP ROCK ENTRANCE [ERO-4B / C13]
- ④ INSTALL EROSION CONTROL BLANKET & SEED WITHIN SWALE(S) AND WITHIN AREAS WITH A SLOPE OF 4:1 OR STEEPER. BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885 [ERO-2 / C13]
- ⑤ PLACE RIPRAP AT EMERGENCY OVERFLOW. INSTALL TURF REINFORCEMENT MAT PER MNDOT SPEC. 2575 TO NWL OF EX. POND.

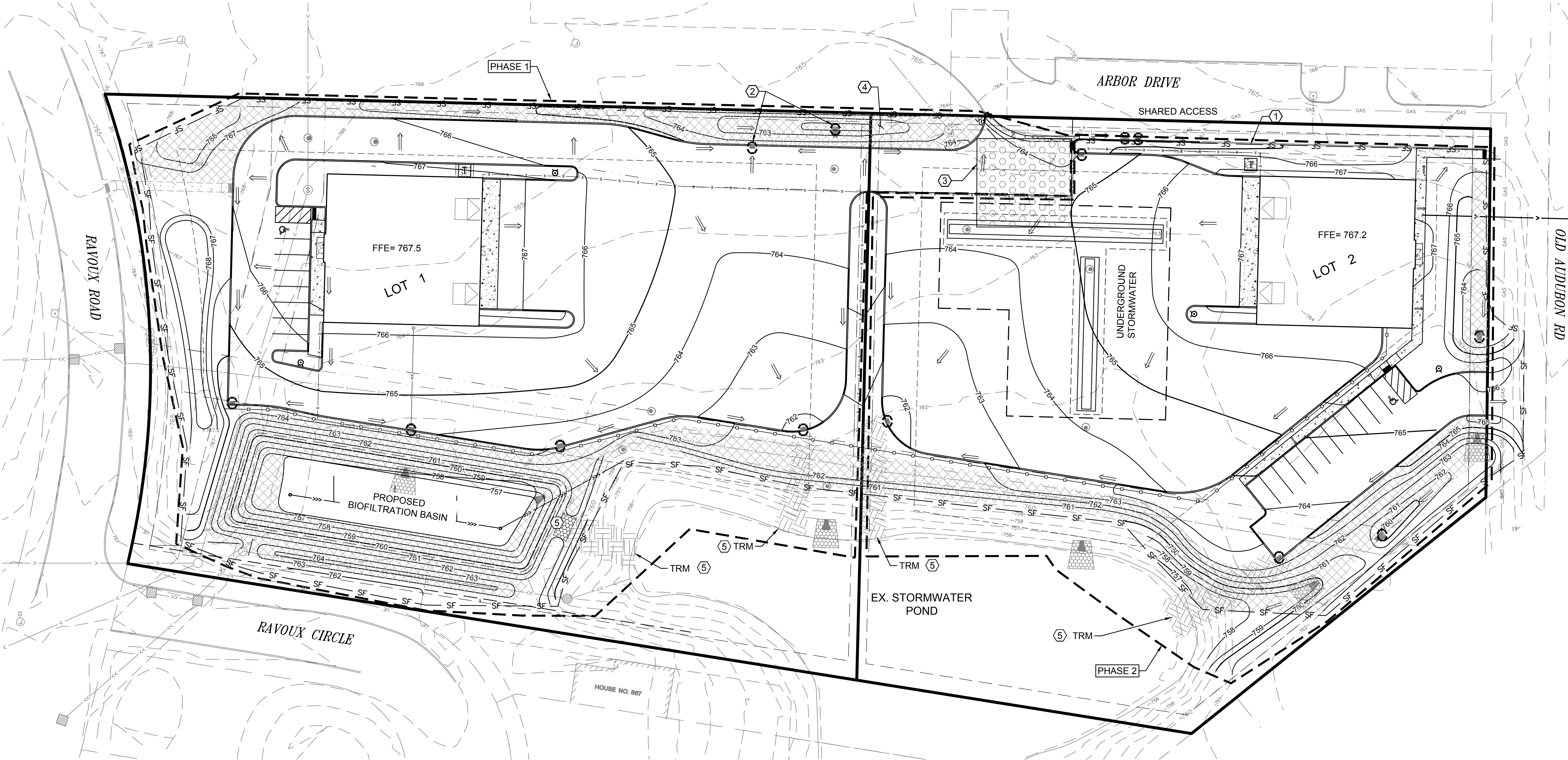
GENERAL NOTES

1. LOT 1 STAGING TO BE CONTAINED ON LOT 2. SEE SHEET [C8 - PHASE 1 CONSTRUCTION PLAN]
2. LOT 2 STAGING TO BE CONTAINED ON LOT 2. SEE SHEET [C9 - PHASE 2 CONSTRUCTION PLAN]



LEGEND

---	966	---	PROPERTY LIMITS
---	965	---	EXISTING MINOR CONTOUR
---	966	---	EXISTING MAJOR CONTOUR
---	965	---	PROPOSED MINOR CONTOUR
---	965	---	PROPOSED MAJOR CONTOUR
×	959.4	---	EXISTING SPOT ELEVATION
⇒		---	DRAINAGE ARROW
---	SF	---	PROPOSED CONCRETE C&G
---	○	---	SILT FENCE
---	○	---	INLET SEDIMENT PROTECTION
---	○	---	ROCK CONSTRUCTION ENTRANCE
---	○	---	EROSION CONTROL BLANKET
---	○	---	TURF REINFORCEMENT MAT



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CITATION CREEK
DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

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PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 04/27/2023 LICENSE NO. 57224

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS
3	4-27-23	CITY COMMENTS

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED: BJF	DRAWN: JPR	CHECKED BY: BJF
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DRAWING TITLE

EROSION &
SEDIMENT
CONTROL PLAN

DRAWING NO.

C7

PLOTTED: 4/27/23	COMM. NO. 15311
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BASE BID:
- CONSTRUCTION FOR PHASE 1 AS SHOWN ON SHEET C6 & C8.

BID ALTERNATE 1
- NOT USED

BID ALTERNATE 2
- CONSTRUCTION FOR PHASE 2 AS SHOWN ON SHEET C6 & C9.

BID ALTERNATE 3
- NOT USED

BID ALTERNATE 4
- NOT USED

BID ALTERNATE 5
- NOT USED

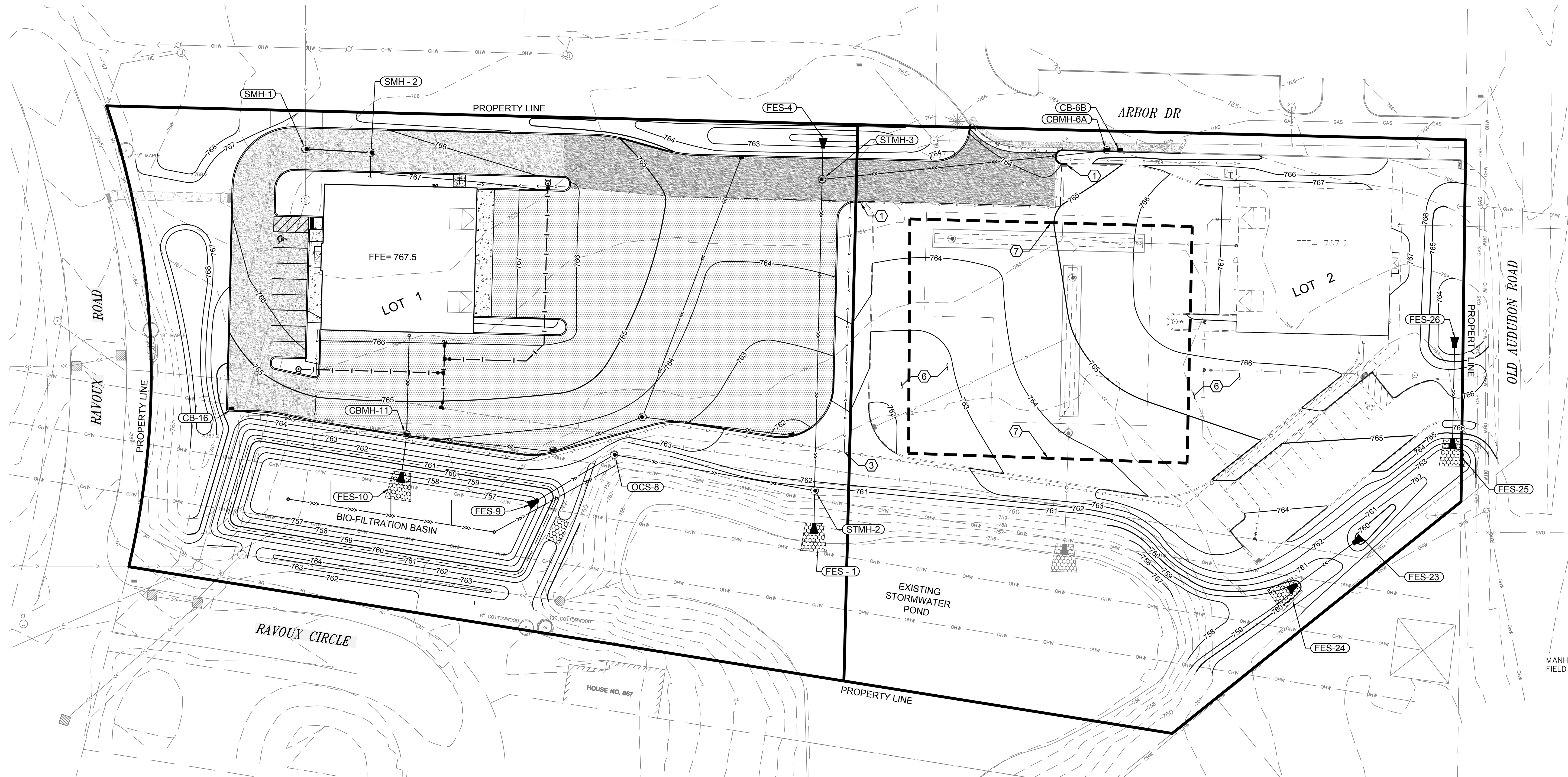
PHASE 1 TO INCLUDE (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. DEMOLITION FOR LOTS 1 & 2 AS SEEN ON SHEET [C4]
2. MASS GRADE LOTS 1 & 2 (TO SUBGRADE HOLD DOWN ON LOT 2).
3. EROSION CONTROL MEASURE FOR LOTS 1 & 2 AS SEEN ON SHEETS [C7 AND C10-C11]
4. NORTH ACCESS ROAD ON LOT 2 SERVING LOT 1 INCLUDING CONNECTION TO ARBOR DRIVE.
5. PAD CORRECTIONS FOR LOTS 1 & 2 ARE TO BE GEOPIER SYSTEM (DELEGATED DESIGN).
6. UTILITY INSTALL (SANITARY SEWER, WATER SERVICE, STORM SEWER, BIOFILTRATION BASIN) AS SHOWN ON PHASE 1 CONSTRUCTION PLAN. SUPPORT OF WATERMAIN AND SANITARY SEWER TO BE GEOPIER SYSTEM (DELEGATED DESIGN).
7. TOPSOIL/SEED/MULCH AND TURF ESTABLISHMENT FOR LOT 2.
8. LOT 1 FULL CONSTRUCTION PACKAGE TO INCLUDE UTILITY STRUCTURES, CONCRETE CURB & GUTTER, SIDEWALK, PEDESTRIAN RAMPS, PAVING, LANDSCAPE, ETC.

- ① 3' MIN. CONCRETE CURB & GUTTER TAPER TO FLUSH.
- ② NOT USED
- ③ TERMINATE PRIVACY FENCING @ PROPERTY LINE.
- ④ NOT USED.
- ⑤ NOT USED.
- ⑥ FUTURE DEVELOPMENT AREAS (LOT 2), TO BE RESTORED WITH 6" TOPSOIL, FERTILIZE SEED, & DISK ANCHORED STRAW MULCH PER MNDOT 3876, MNDOT 3881, AND MNDOT 3882. SEED WITH MNDOT MIX 22-112 @ 40 LB/AC. SEEDING TO BE IN ACCORDANCE WITH THE 2014 EDITION OF THE MNDOT SEEDING MANUAL.
- ⑦ STAGE STORAGE AREA FOR LOT 1 CONSTRUCTION



	PROPERTY LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED CONCRETE C&G
	PRIVACY FENCE
	SECURITY FENCE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATERMAIN



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<u>3</u>	<u>4-27-23</u>	<u>CITY COMMENTS</u>

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED:	DRAWN:	CHECKED BY:
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DRAWING TITLE

PHASE 1 CONSTRUCTION PLAN

DRAWING NO.

C8

PLOTTED: 4/27/23	COMM. NO. 15311
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PHASE 2 CONSTRUCTION NOTES

PHASE 2 TO INCLUDE (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. UTILITY INSTALL (WATER SERVICE, SANITARY SEWER CONNECTION, STORM SEWER) AS SHOWN ON PHASE 2 CONSTRUCTION PLAN.
2. LOT 2 FINE GRADING.
3. LOT 2 FULL CONSTRUCTION PACKAGE TO INCLUDE UTILITY STRUCTURES, CONCRETE CURB & GUTTER, SIDEWALK, PEDESTRIAN RAMPS, PAVING, LANDSCAPE, ETC.
4. UNDERGROUND STORM CHAMBER SYSTEM EXCAVATION, UNDERDRAIN INSTALLATION, AND STORM SEWER CONNECTIONS . ROCK WALL AND CONCRETE CAP INSTALLATION TO BE PERFORMED BY OTHERS.
5. REMOVAL & REPLACEMENT OF EXISTING PAVEMENT WITHIN OLD AUDUBON ROAD.
6. LOT 2 FULL CONSTRUCTION PACKAGE TO INCLUDE UTILITY STRUCTURES, CONCRETE CURB & GUTTER, SIDEWALK, PEDESTRIAN RAMPS, PAVING, LANDSCAPE, ETC.

KEY NOTES

- ① PHASE 1 CONSTRUCTION SCOPE
- ② MATCH EXISTING PAVEMENT LINE. SEE SHEET C13 FOR PAVEMENT SECTIONS.
- ③ CONCRETE SIDEWALK AND PEDESTRIAN RAMP CONNECTION TO OLD AUDUBON ROAD. RESTORATION PER C2.
- ④ REMOVE AND REPLACE OLD AUDUBON PAVEMENT IN-KIND FOUR SANITARY SEWER INSTALLATION.
- ⑤ STAGE STORAGE FOR LOT 2 CONSTRUCTION.

PHASE 3 CONSTRUCTION NOTES

PHASE 3 TO INCLUDE (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. UTILITY INSTALL (WATER SERVICE, SANITARY SEWER CONNECTION, STORM SEWER) AS SHOWN ON PHASE 3 CONSTRUCTION PLAN.
2. OVER EXCAVATION OF UNSUITABLE MATERIAL WITHIN SANITARY SEWER TRENCH AND IN ACCORDANCE WITH GEOTECHNICAL REPORT(S).
3. WATERMAIN JOINTS BE TO EX-TEND EXPANSIONS JOINTS OR APPROVED EQUAL.
4. LOT 3 FINE GRADING.
5. ADJUST STORM SEWER TO FINISHED GRADE

LEGEND

	PROPERTY LIMITS
	PROPOSED CONCRETE C&G
	PRIVACY FENCE
	SECURITY FENCE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATERMAIN



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PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED:	DRAWN:	CHECKED BY:
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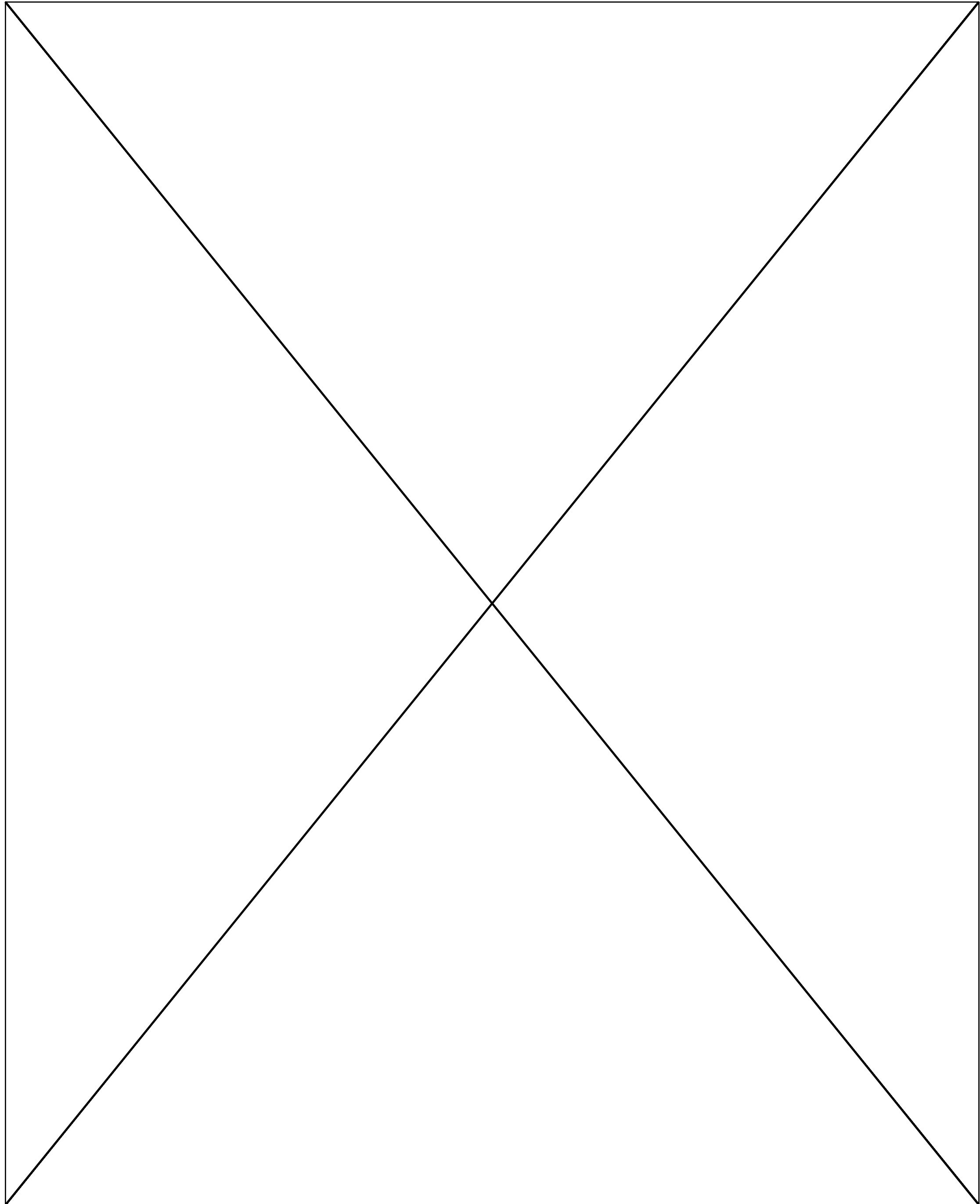
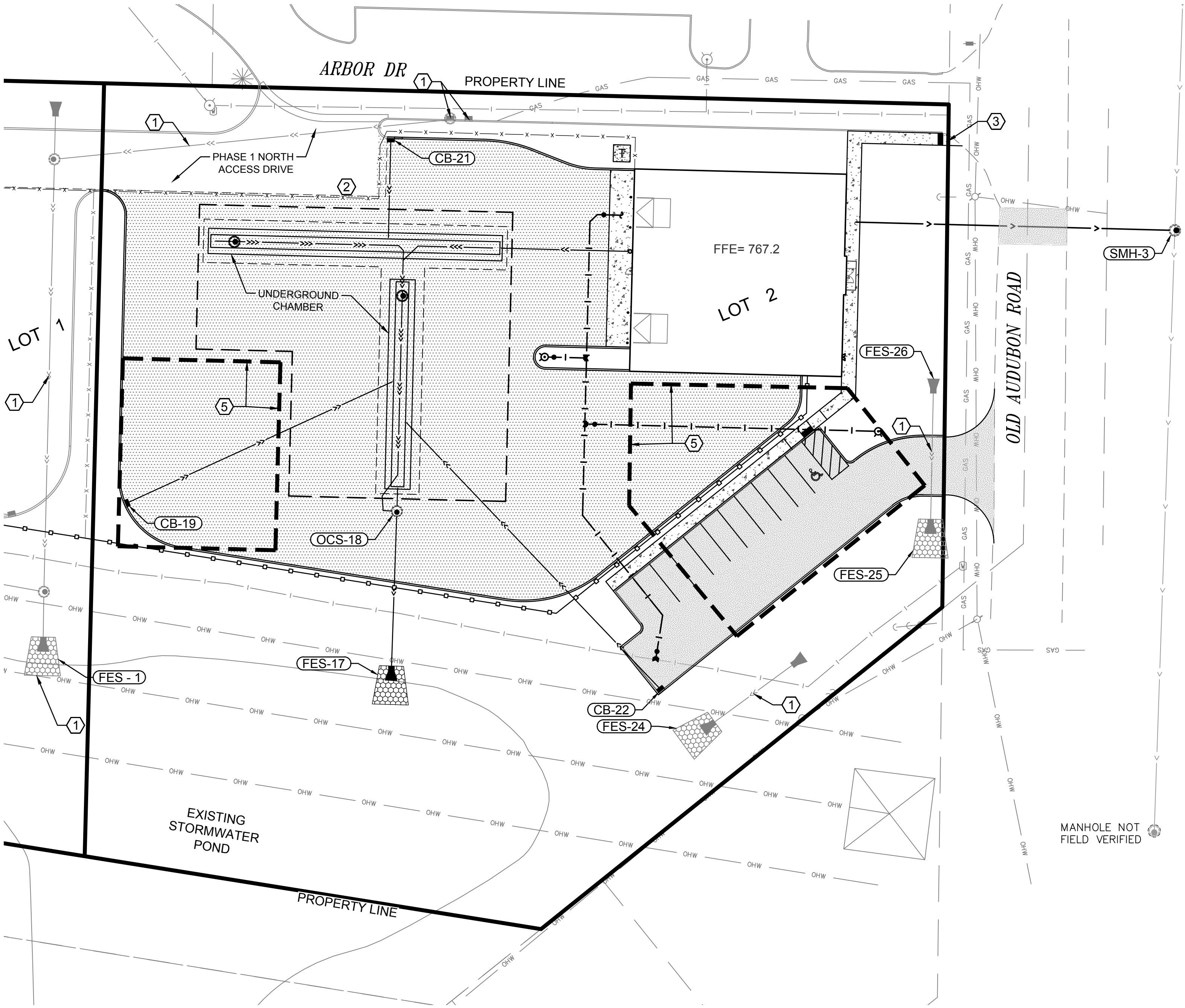
PHASE 2
CONSTRUCTION
PLAN

DRAWING NO.

C9

PLOTTED:
4/27/23

COMM. NO.
15311



① PHASE 2 CONSTRUCTION PLAN
SCALE: 1" = 30'

② PHASE 3 - CONSTRUCTION



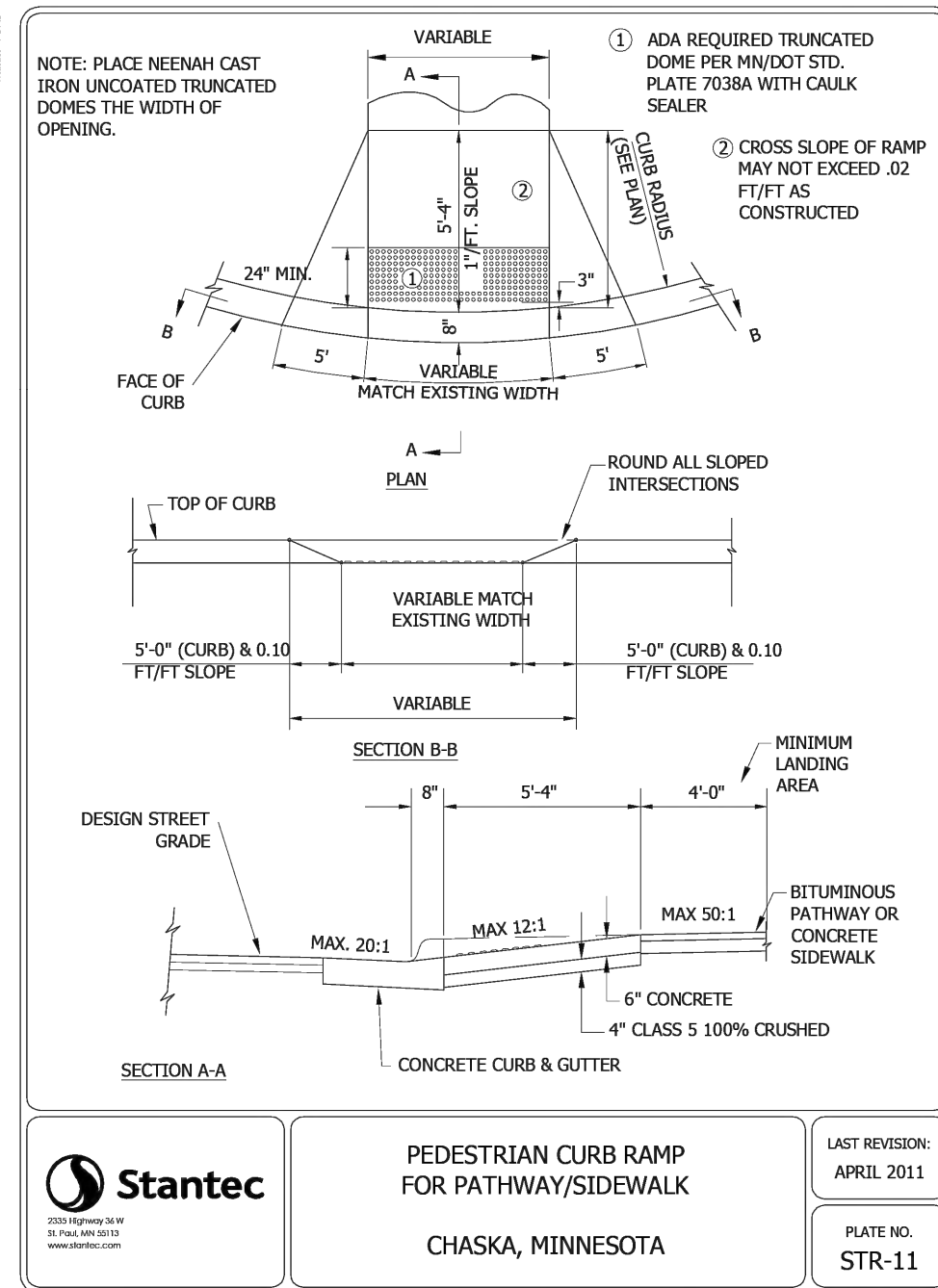
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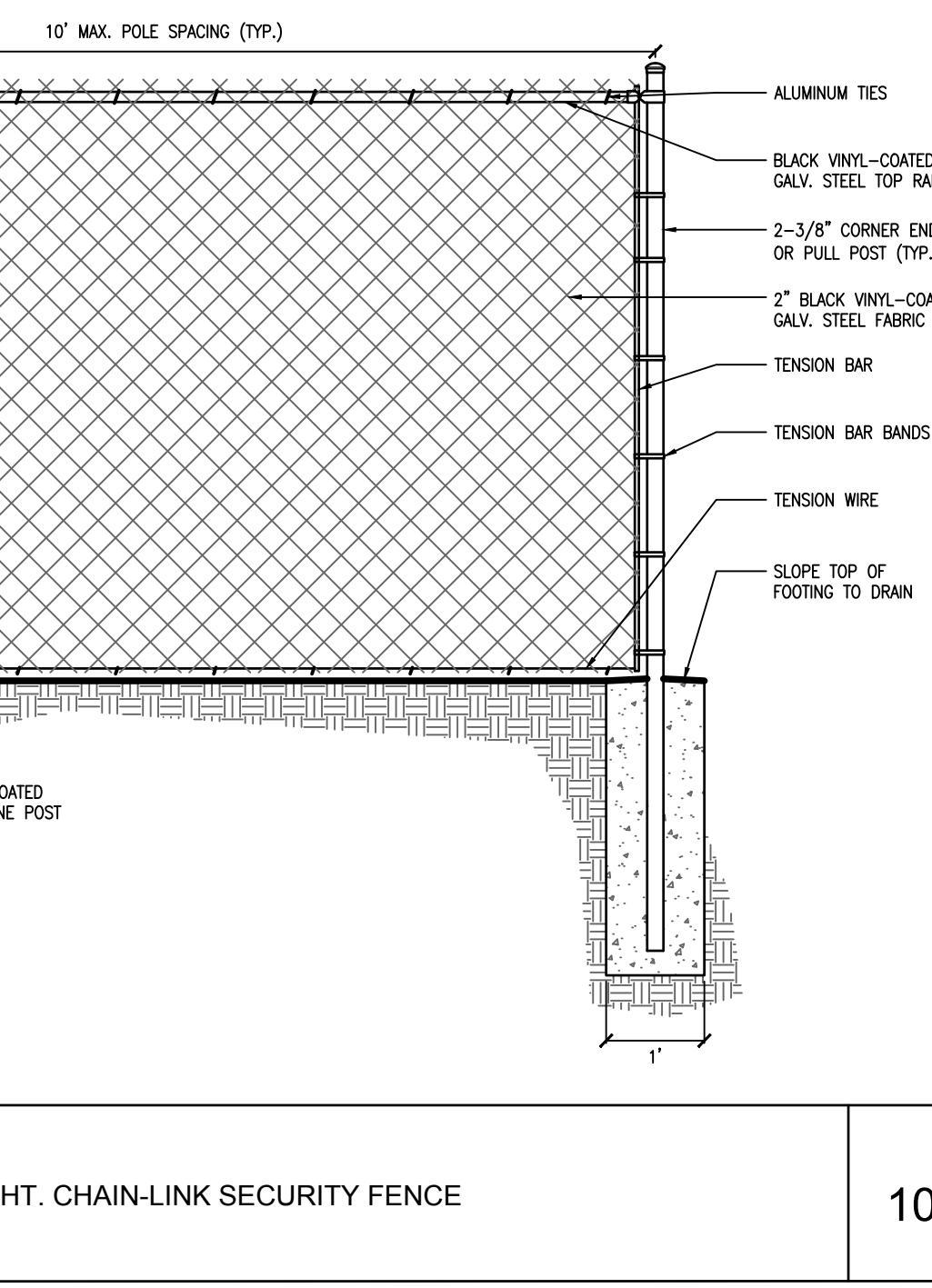
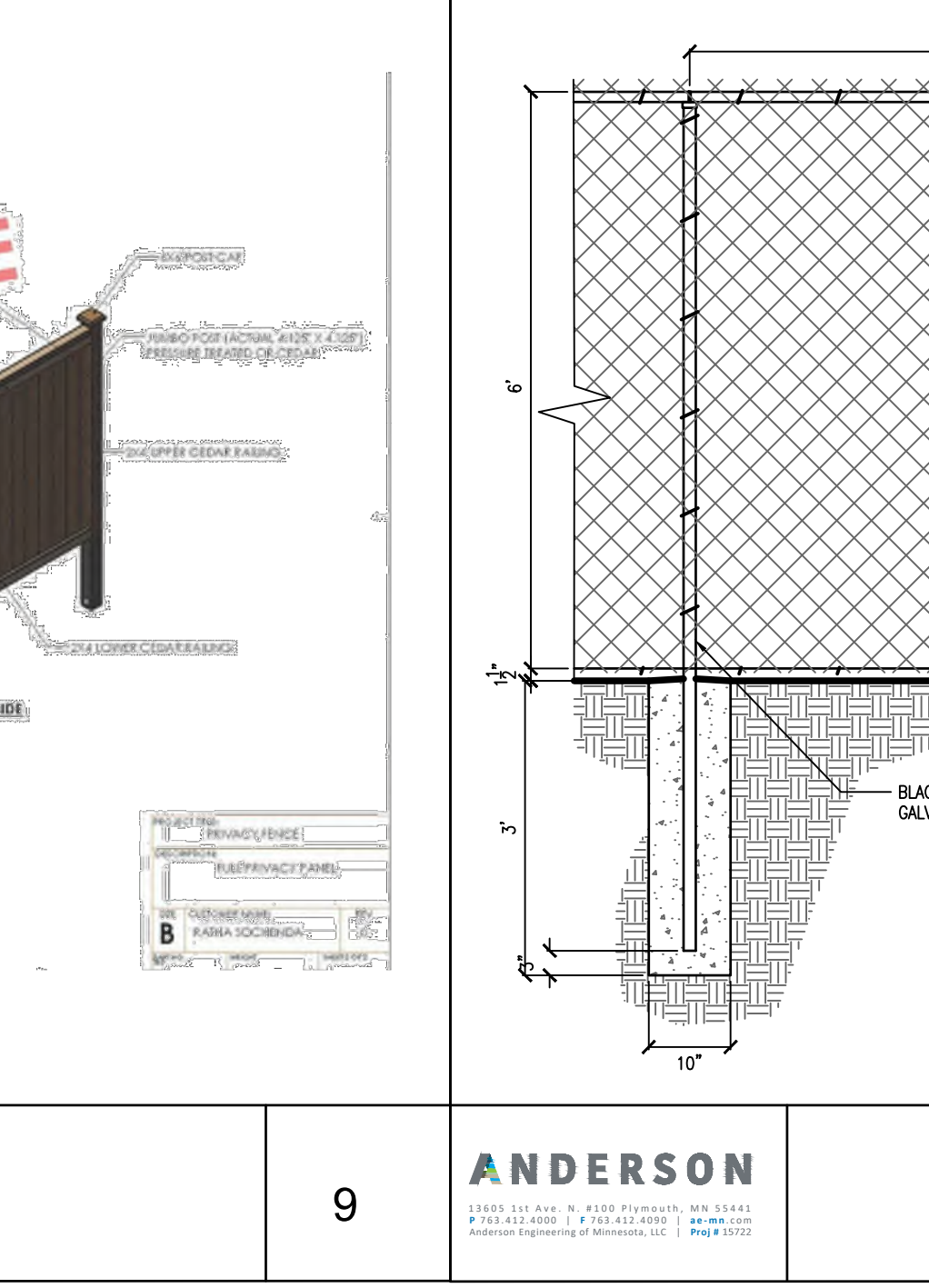
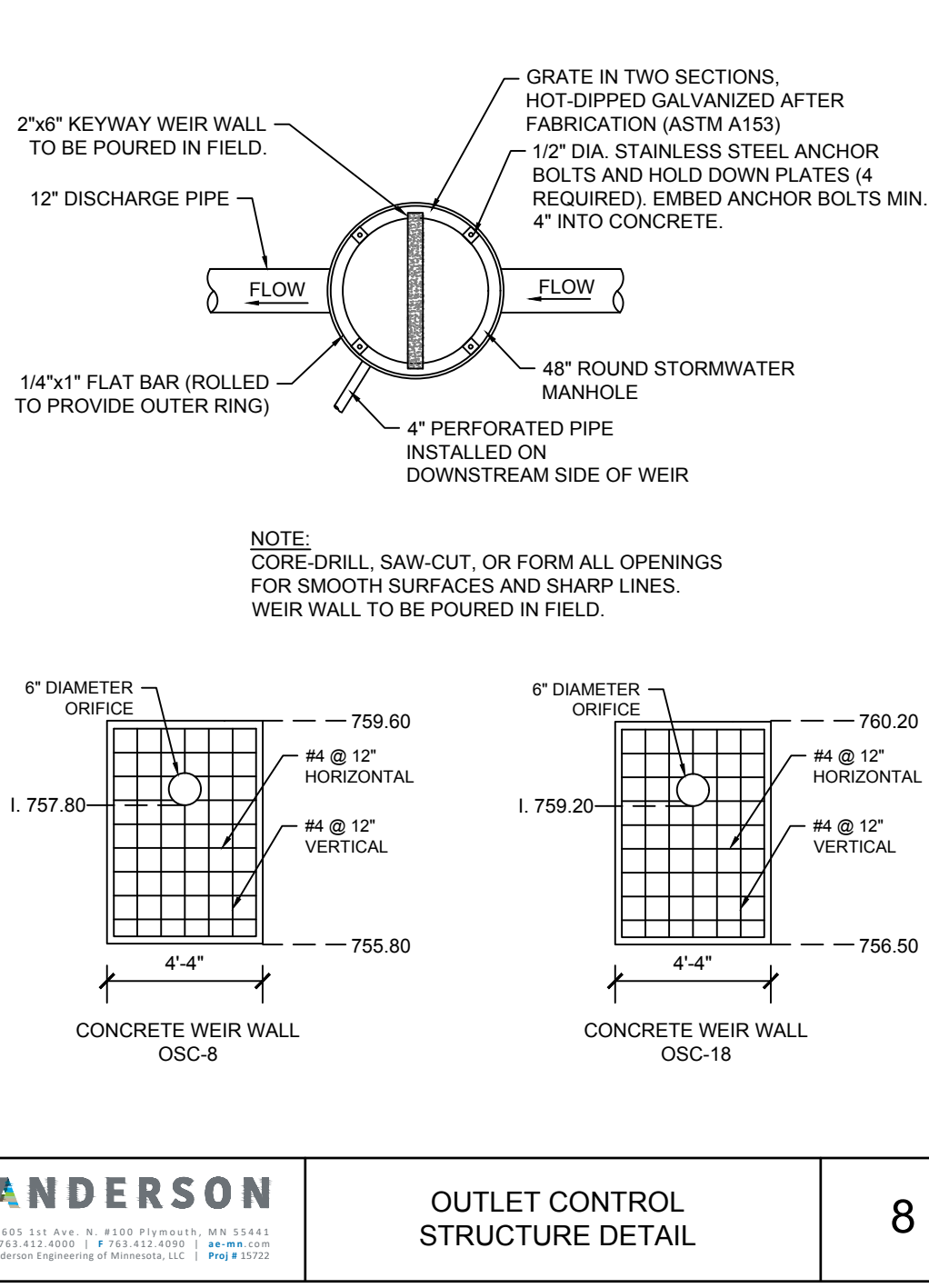
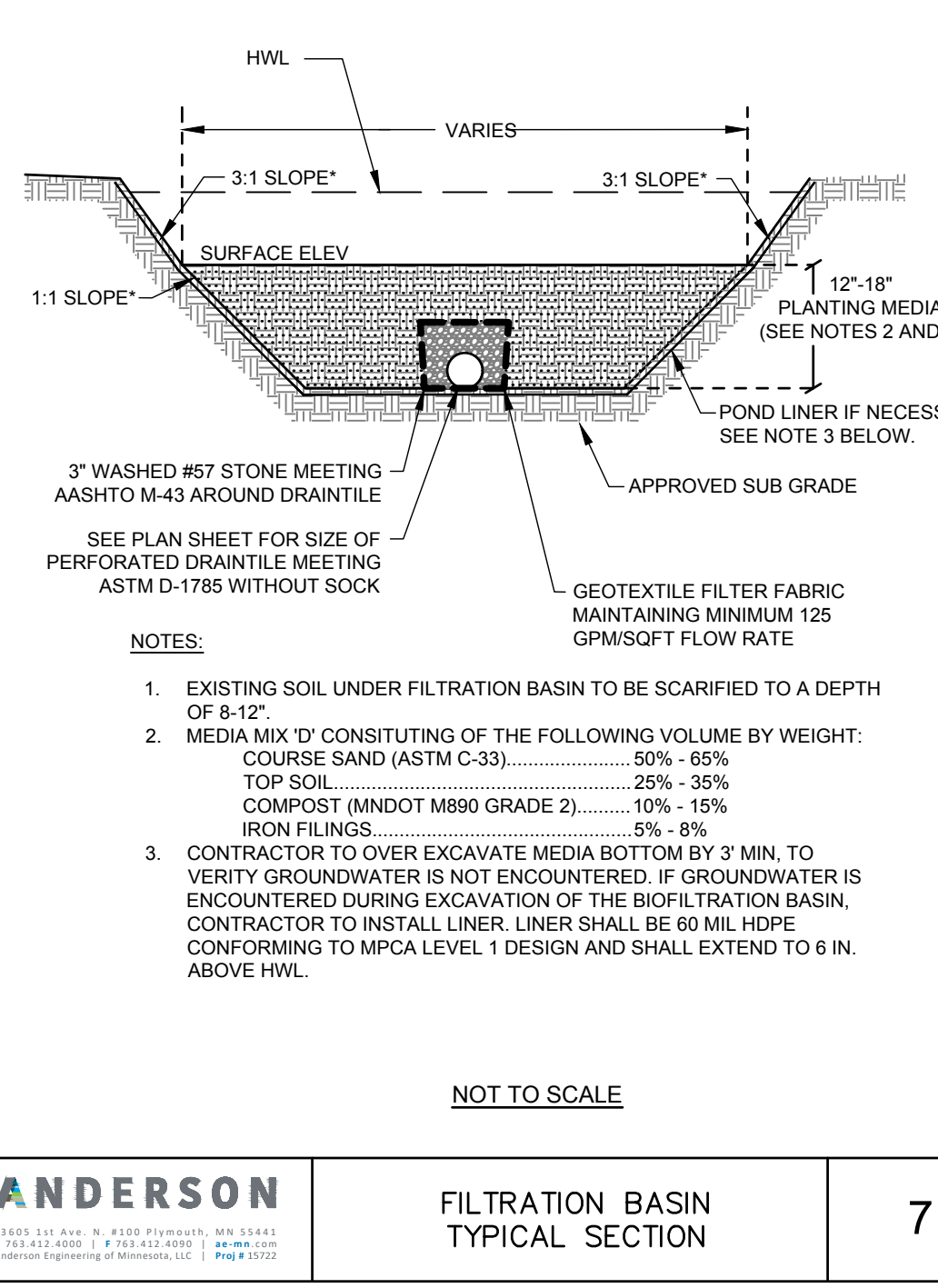
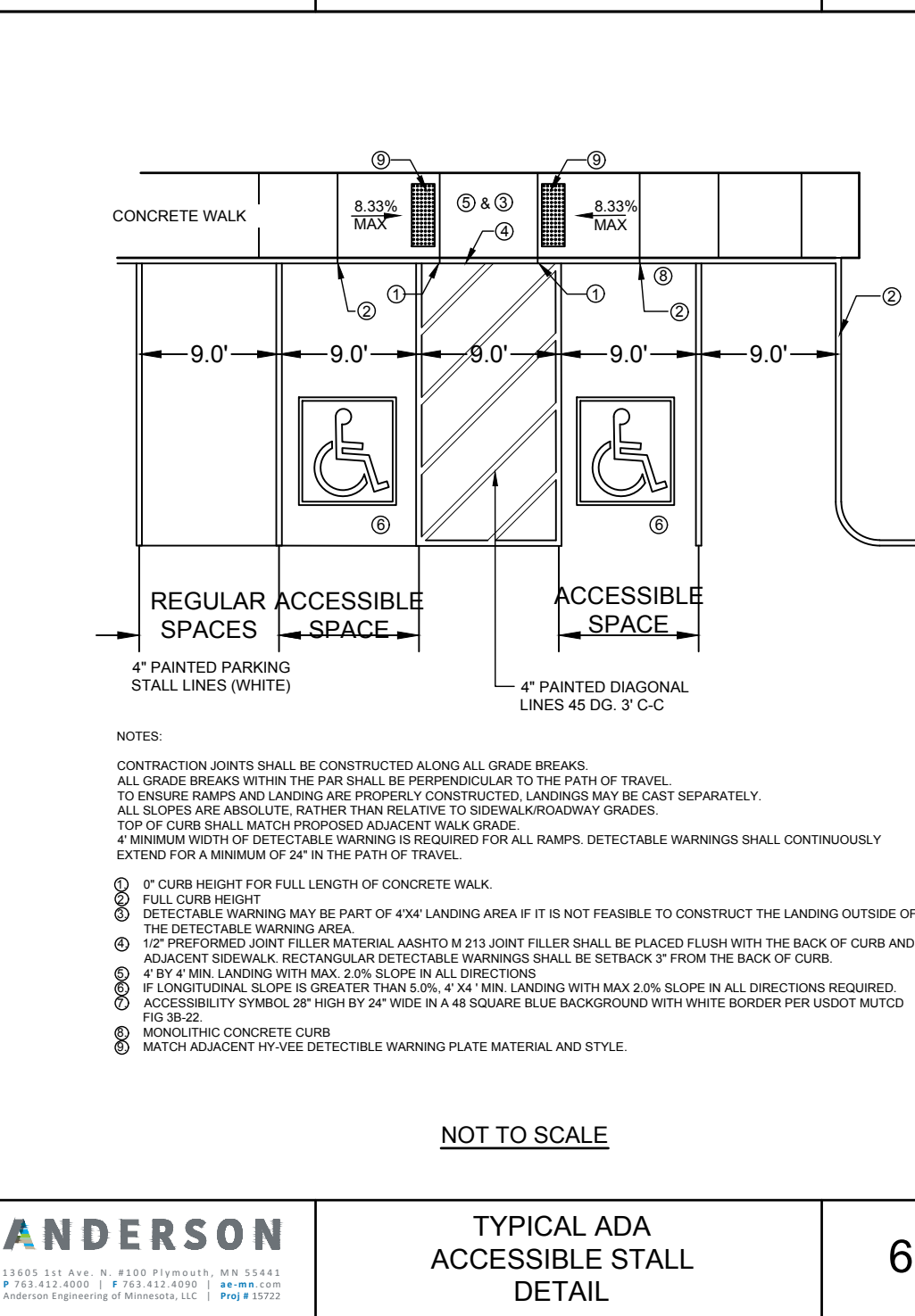
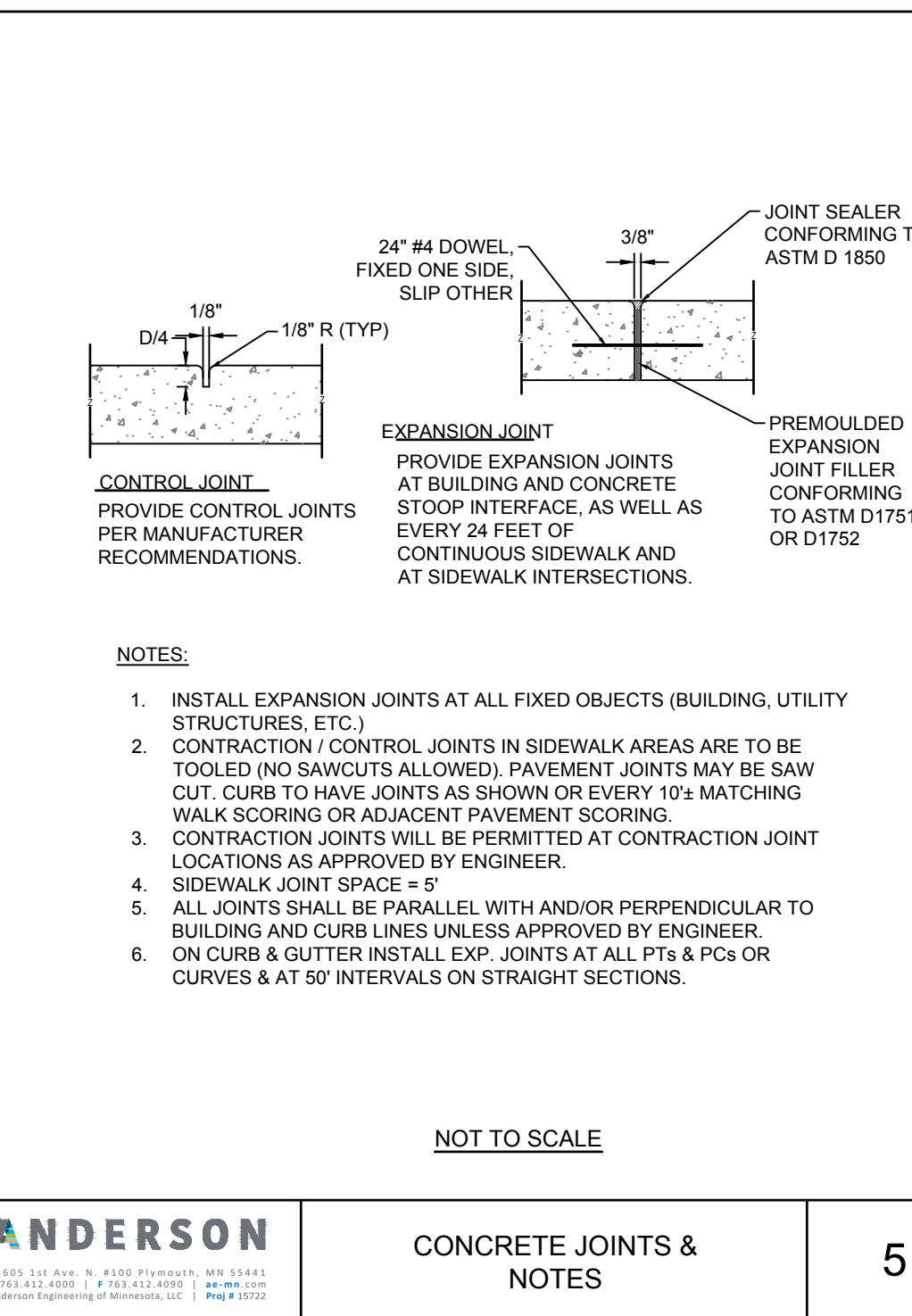
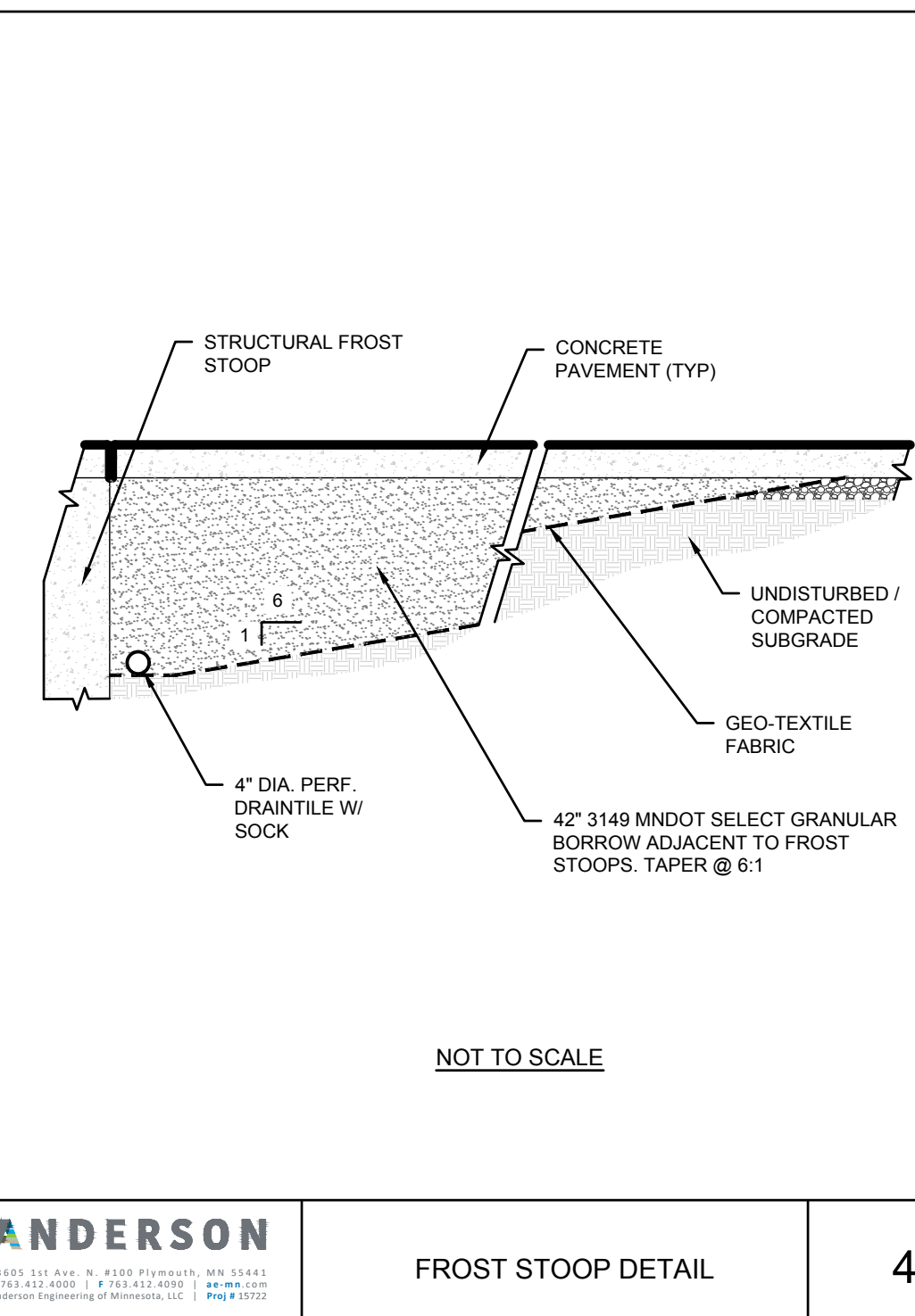
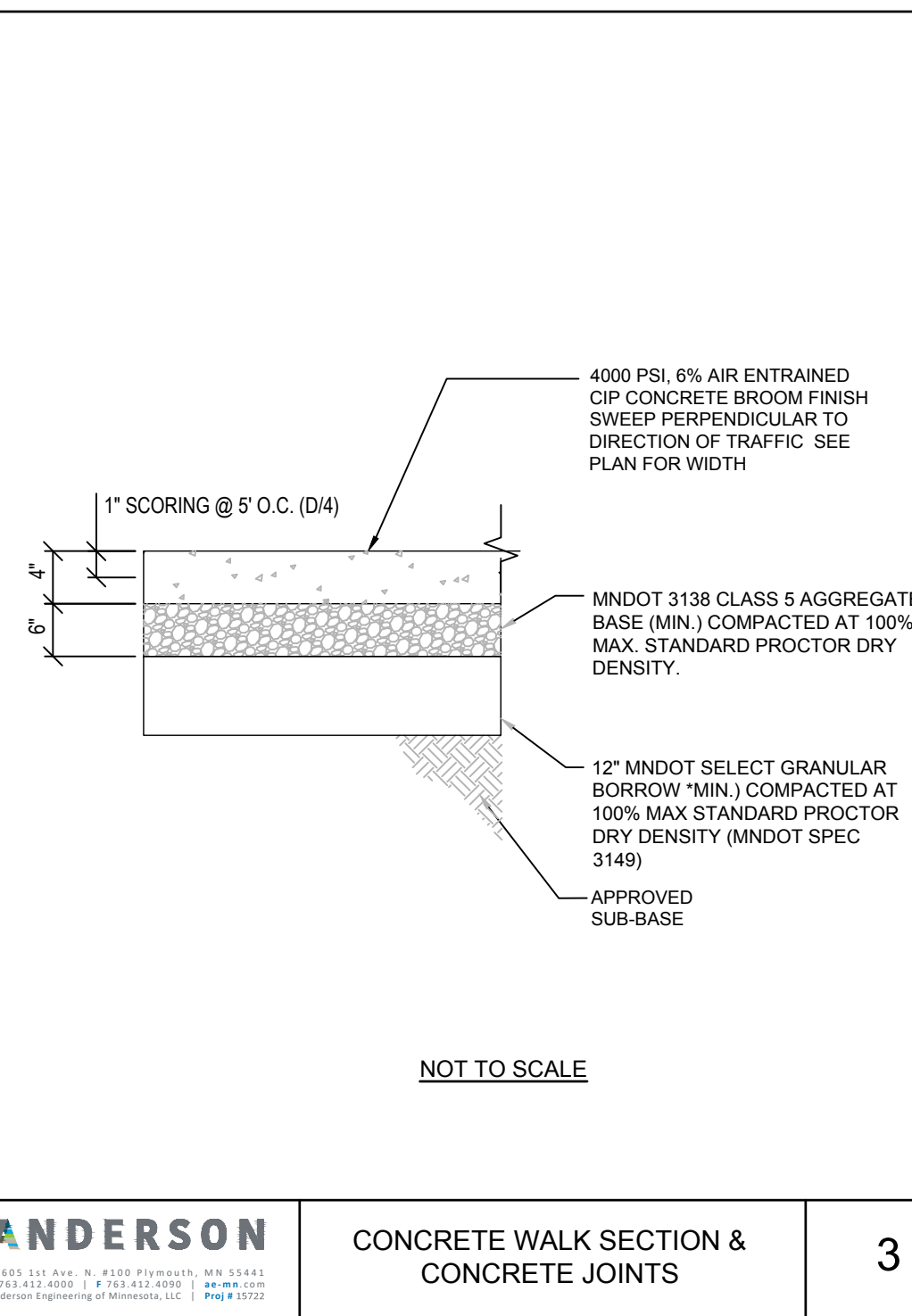
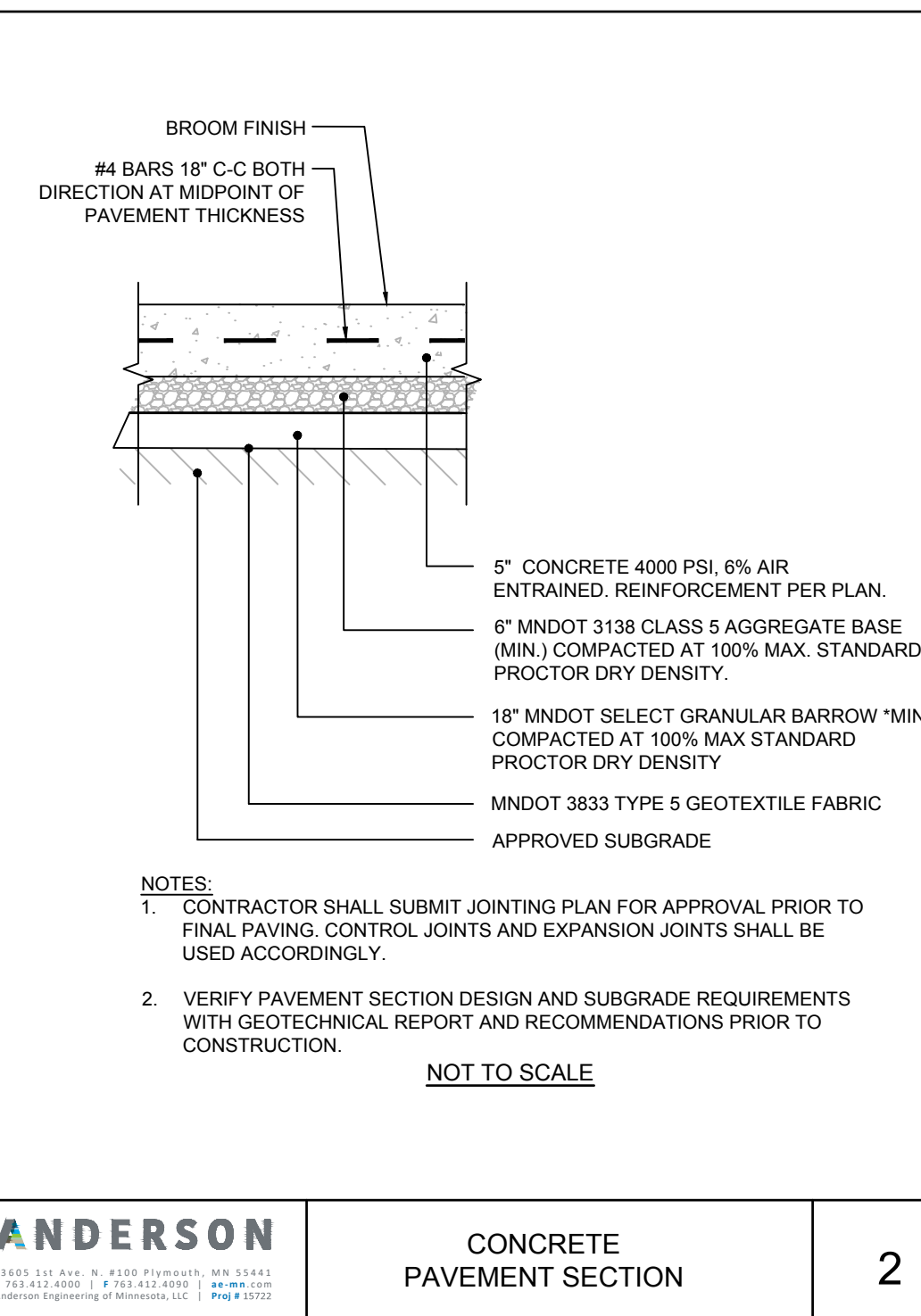
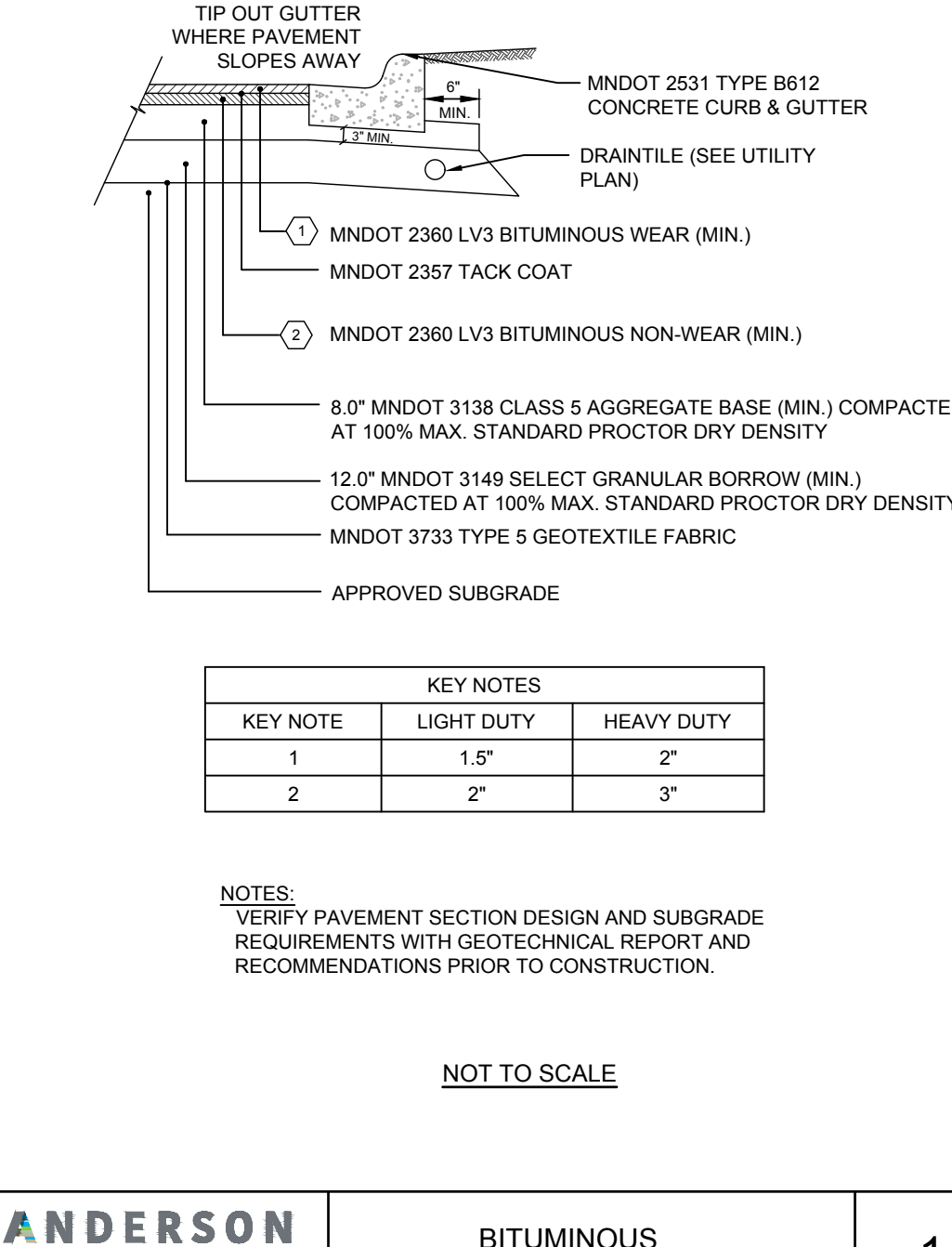
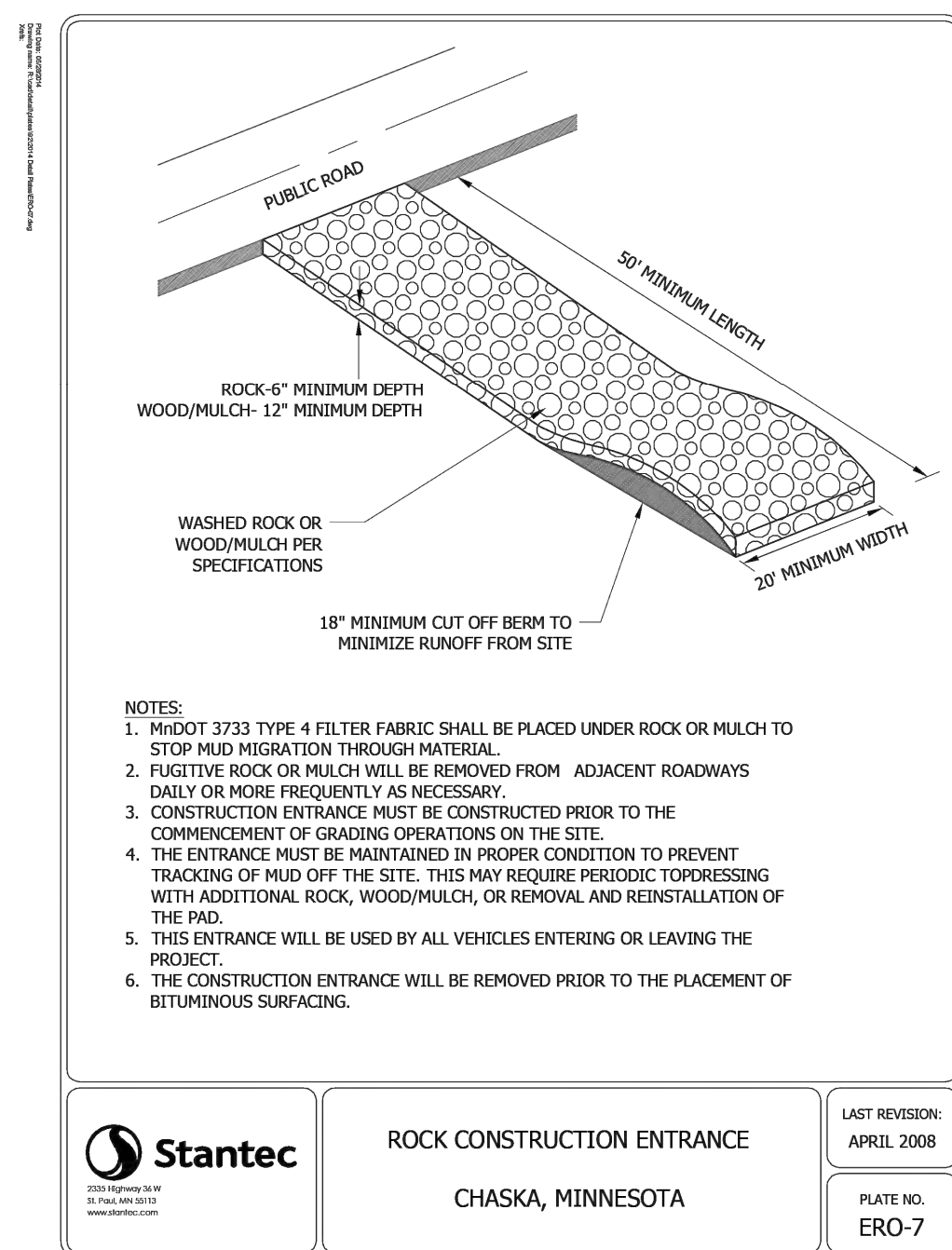
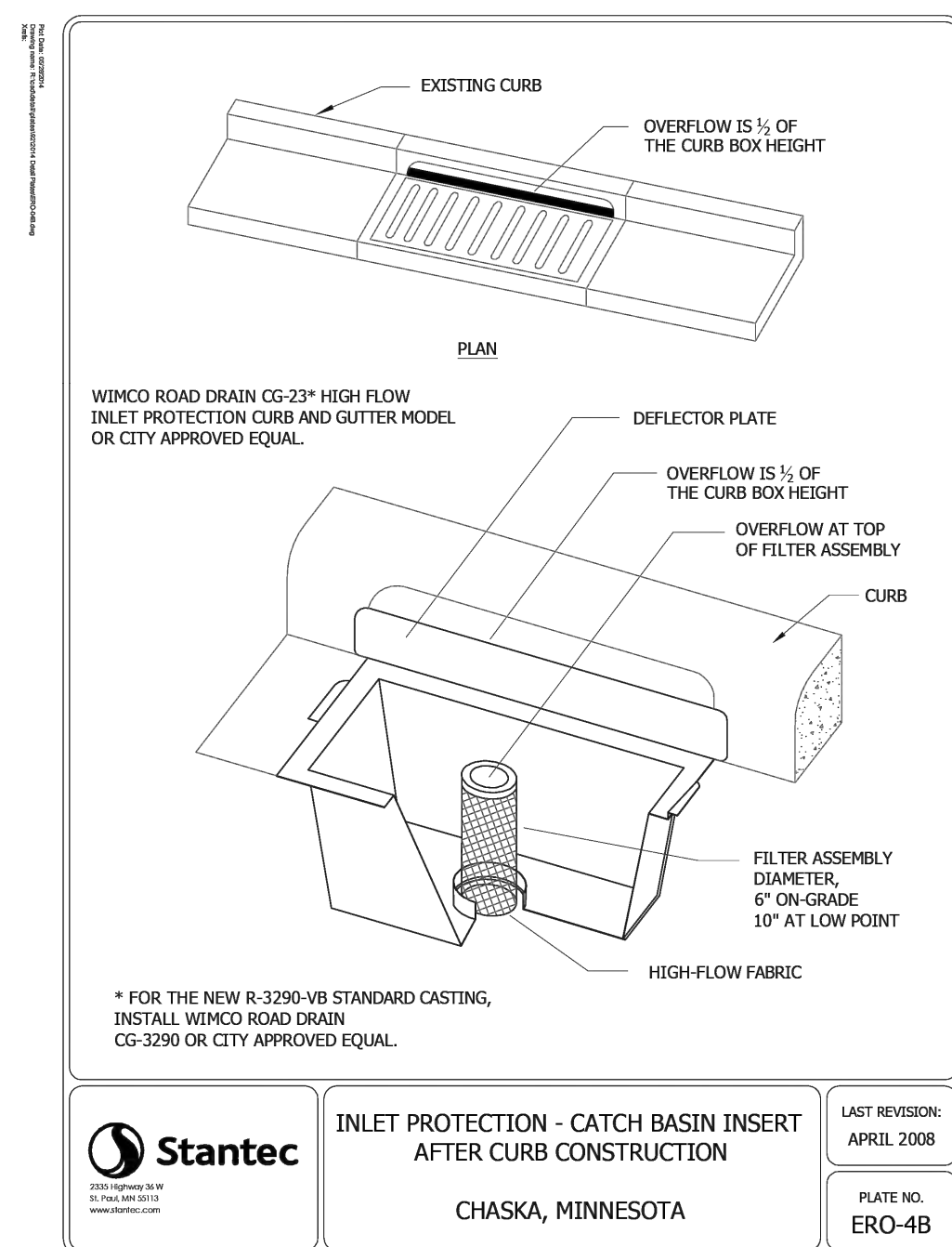
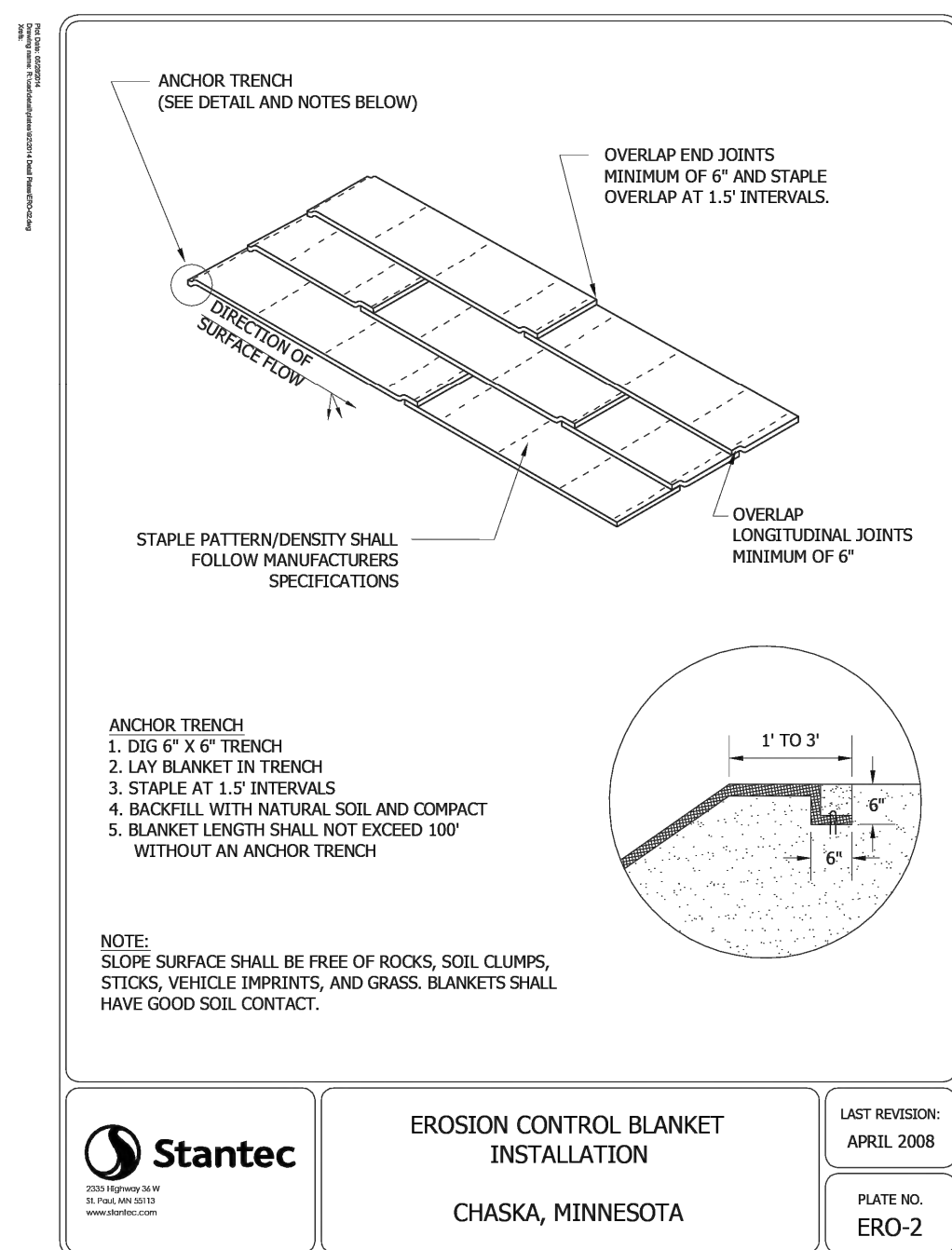
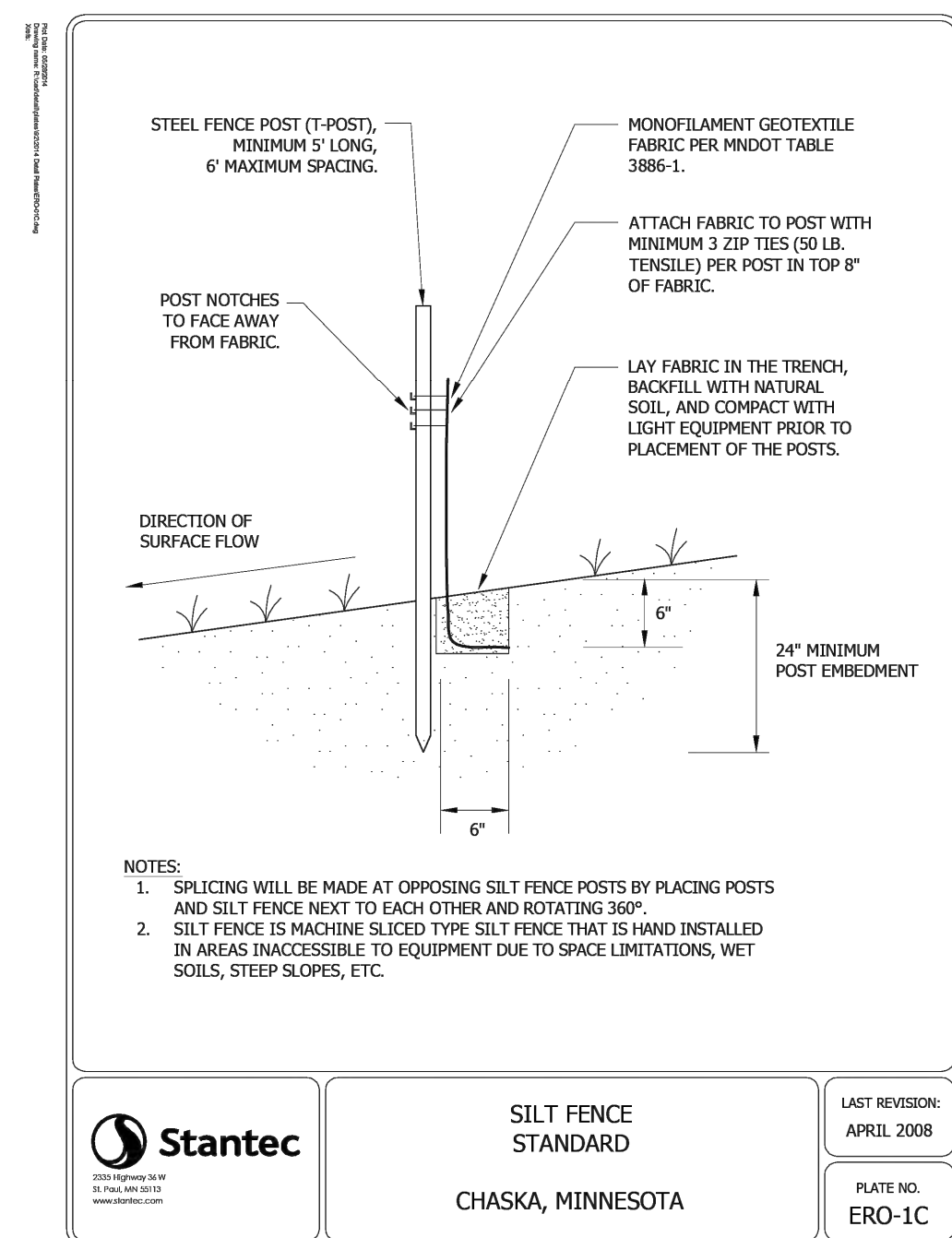
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APRIL 03 2000

DRAWING NO.

PLOTTED:	COMM. NO.
4/27/23	15311





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REVISION LOG

[illegible]

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED: BJF	DRAWN: JPR	CHECKED BY: BJF
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DRAWING TITLE

CIVIL SITE
DETAILS 2

DRAWING NO.

C13

PLOTTED: 4/27/23	COMM. NO. 15311
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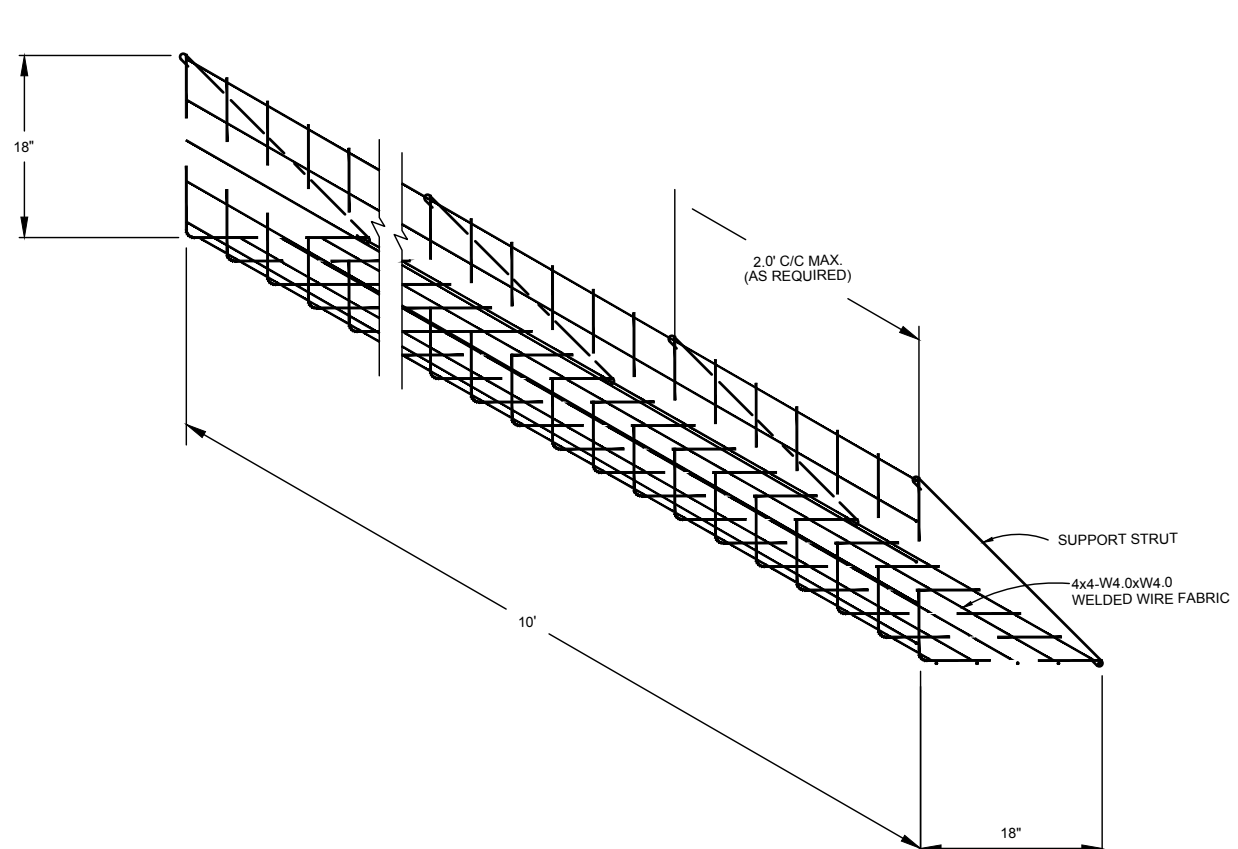


Diagram illustrating the cross-section of a rectangular slab with dimensions and reinforcement details:

- Overall width: 8"
- Overall length: 10.5'
- Reinforcement details:
 - PRIMARY #7 @ 8.75'
 - Distribution Steel #4 @ 8'

3 CONCRETE ROOF DECK DETAIL

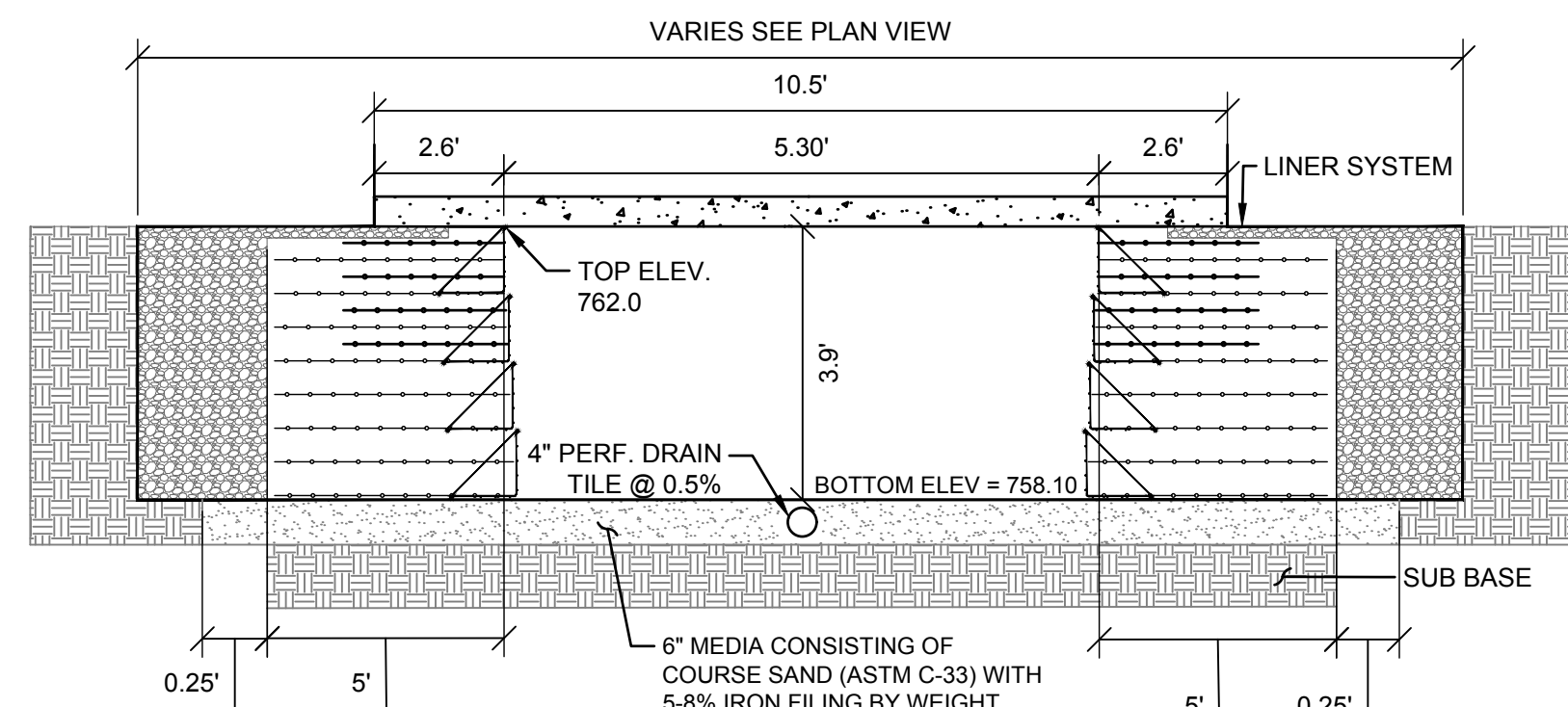


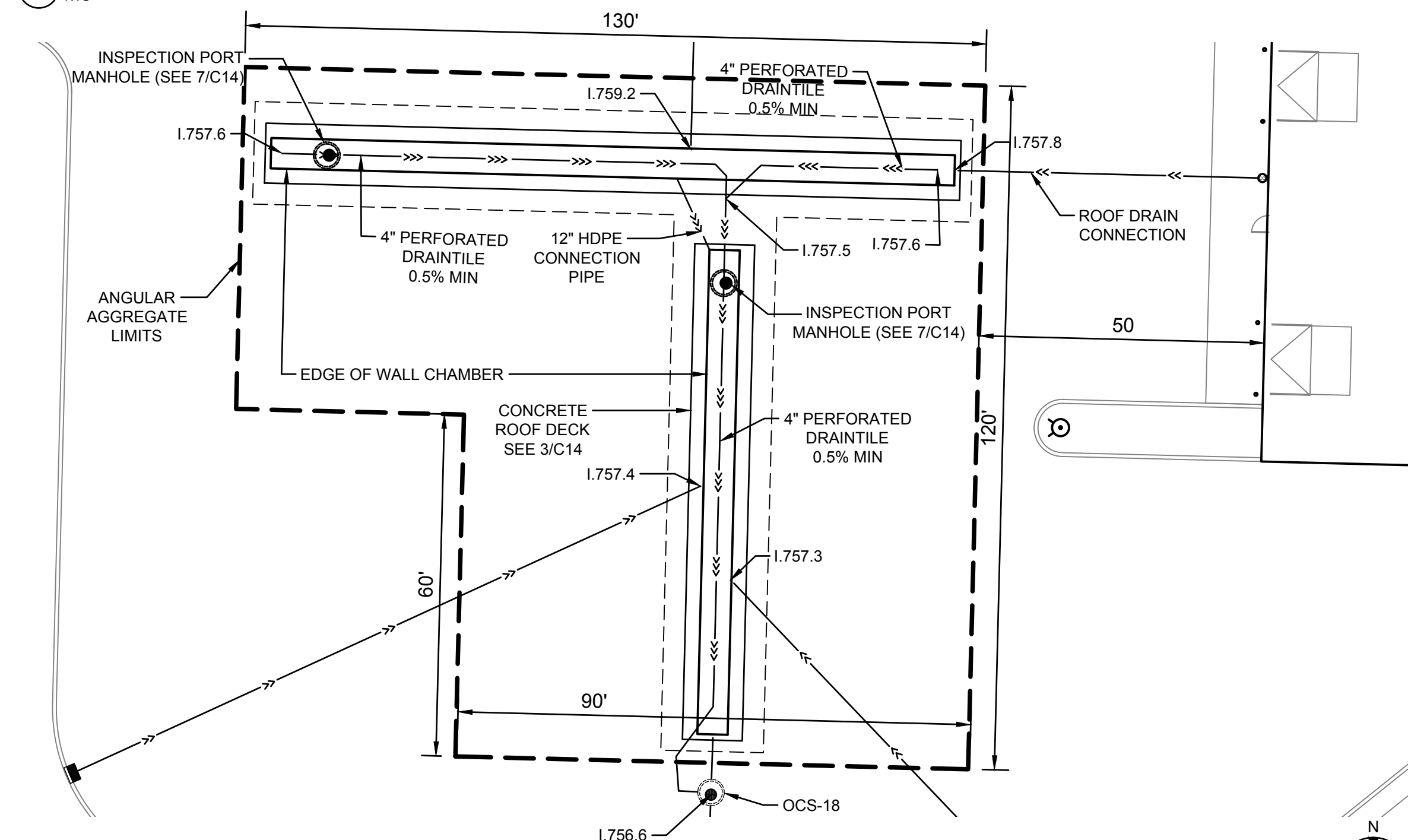
Figure 1: Detail of Reinforcement and Liner System. This technical drawing shows a cross-section of a foundation wall and its connection to a footing. The wall has a 12-inch thick top section and a 12-inch wide base. A 2-inch wide gap is shown between the wall and the footing. The footing is 12 inches wide. The reinforcement system includes 5 LF Secondary Reinforcement (top layer) and Primary Reinforcement (bottom layer). A 6oz Nonwoven Geotextile (Top Layer of Liner System) is shown above the primary reinforcement. An anchor trench is shown in the footing, with a note stating "ANCHOR TRENCH (SHOWN) IS FOR CONSTRUCTABILITY ONLY, NOT REQUIRED". A circular inset shows a detail of the "LINER SYSTEM" with a 6025V GEOTEXTILE layer.

Diagram illustrating the splash apron detail. The splash apron is shown with a width of 3 x pipe diameter and a length of 4 x pipe diameter. The diagram also shows the 6" - 9" Rip-Rap above 2 layers of Geotextile (add 1 layer).

6 TYPICAL SECTION THROUGH DETAIL

BAR SIZE	MIN. LAP
#4	21"
#5	26"
#6	31"
#7	36"
#8	42"

7 TYPICAL INSPECTION PORT MANHOLE DETAILS



10 GEO STORAGE PLAN VIEW
SCALE: 1" = 20'

9 SAFL BAFFLE DETAILS

CONSTRUCTION NOTES AND INSTALLATION REQUIREMENTS





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PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED: BJF	DRAWN: JPD	CHECKED BY: BJF
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DRAWING TITLE

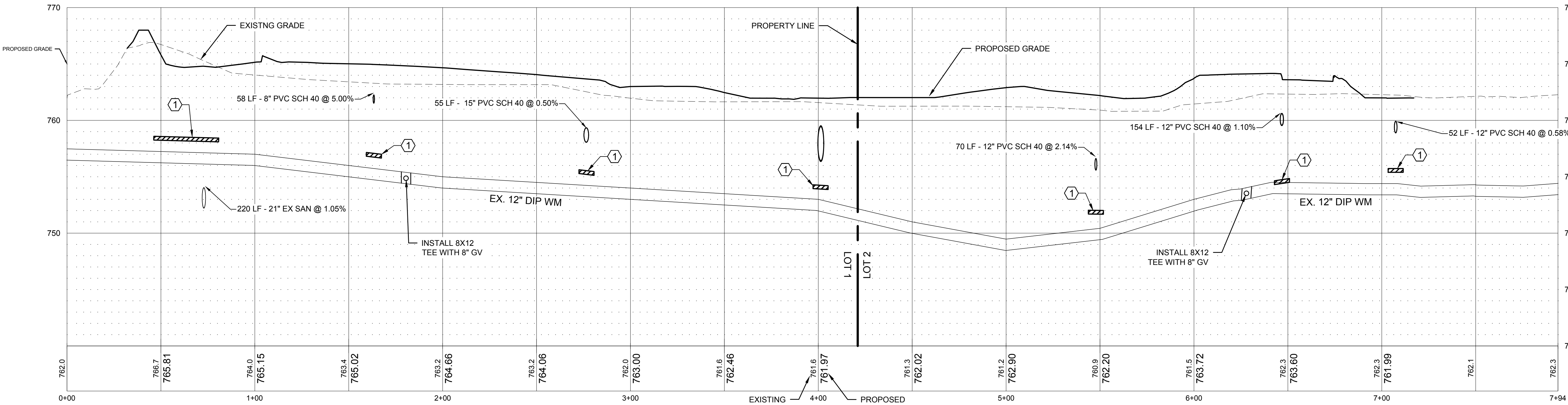
EXISTING SANITARY
& WATERMAIN
PROFILES

DRAWING NO.

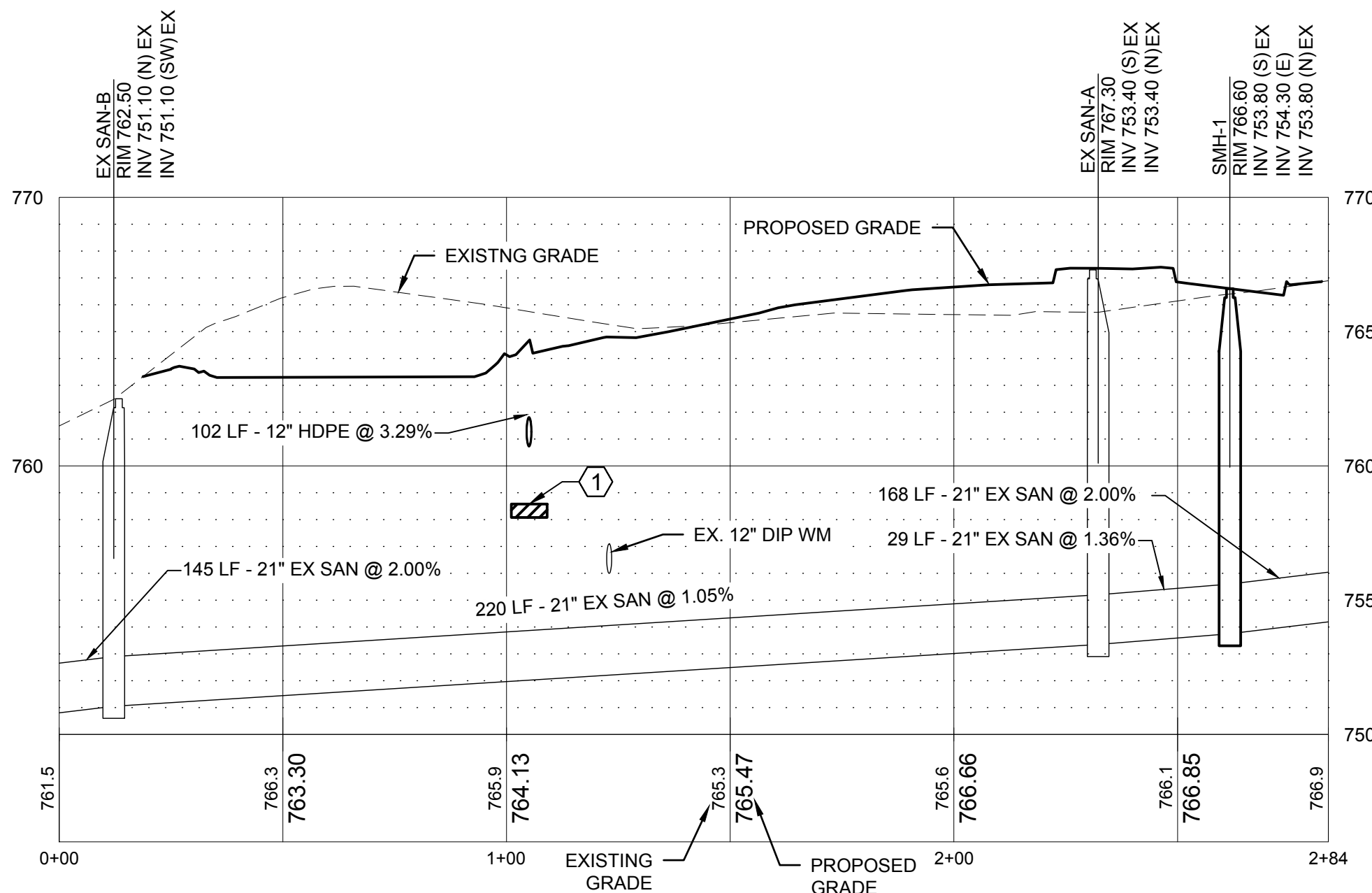
C15

PLOTTED:
4/27/23

COMM. NO.
15311



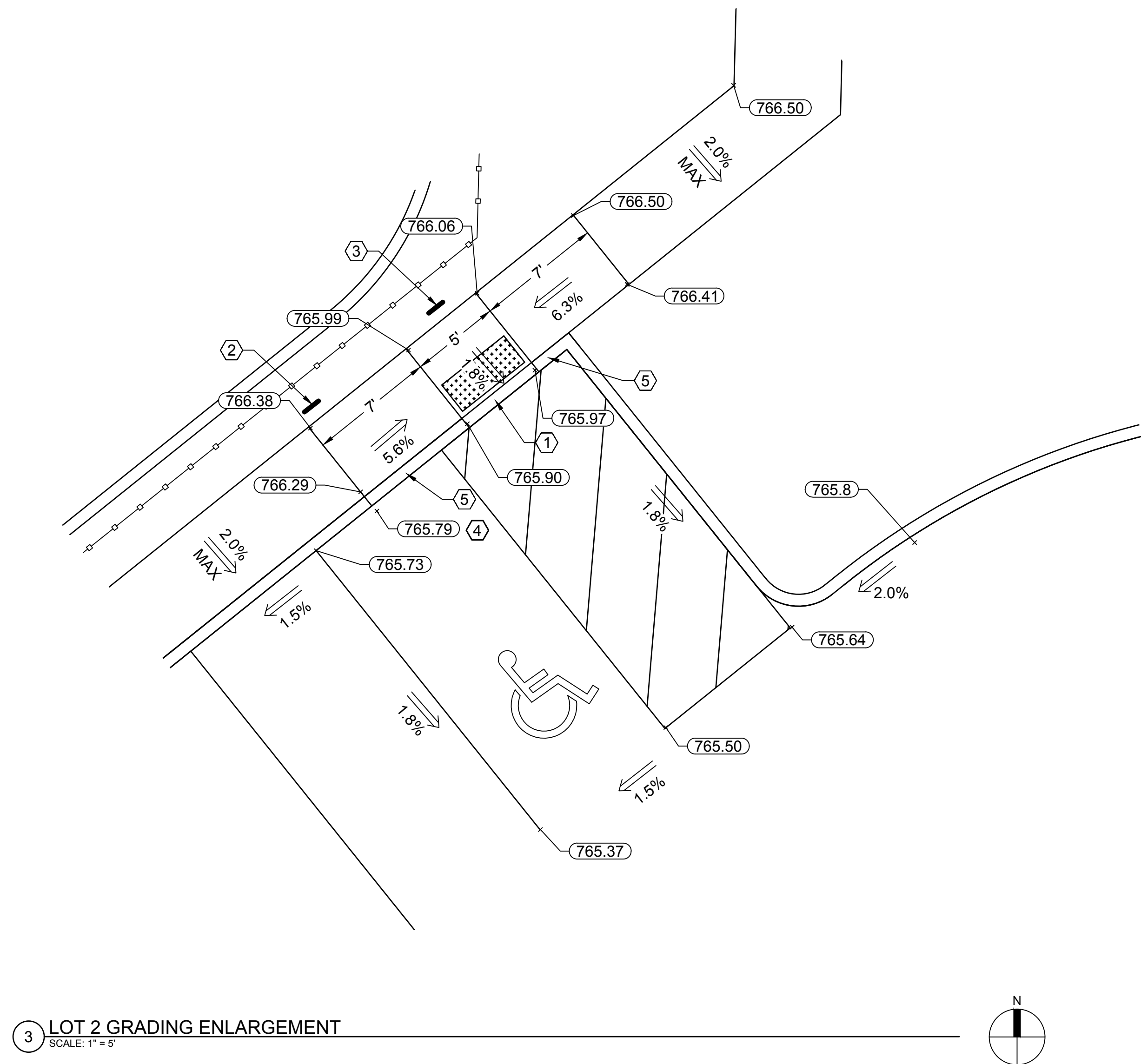
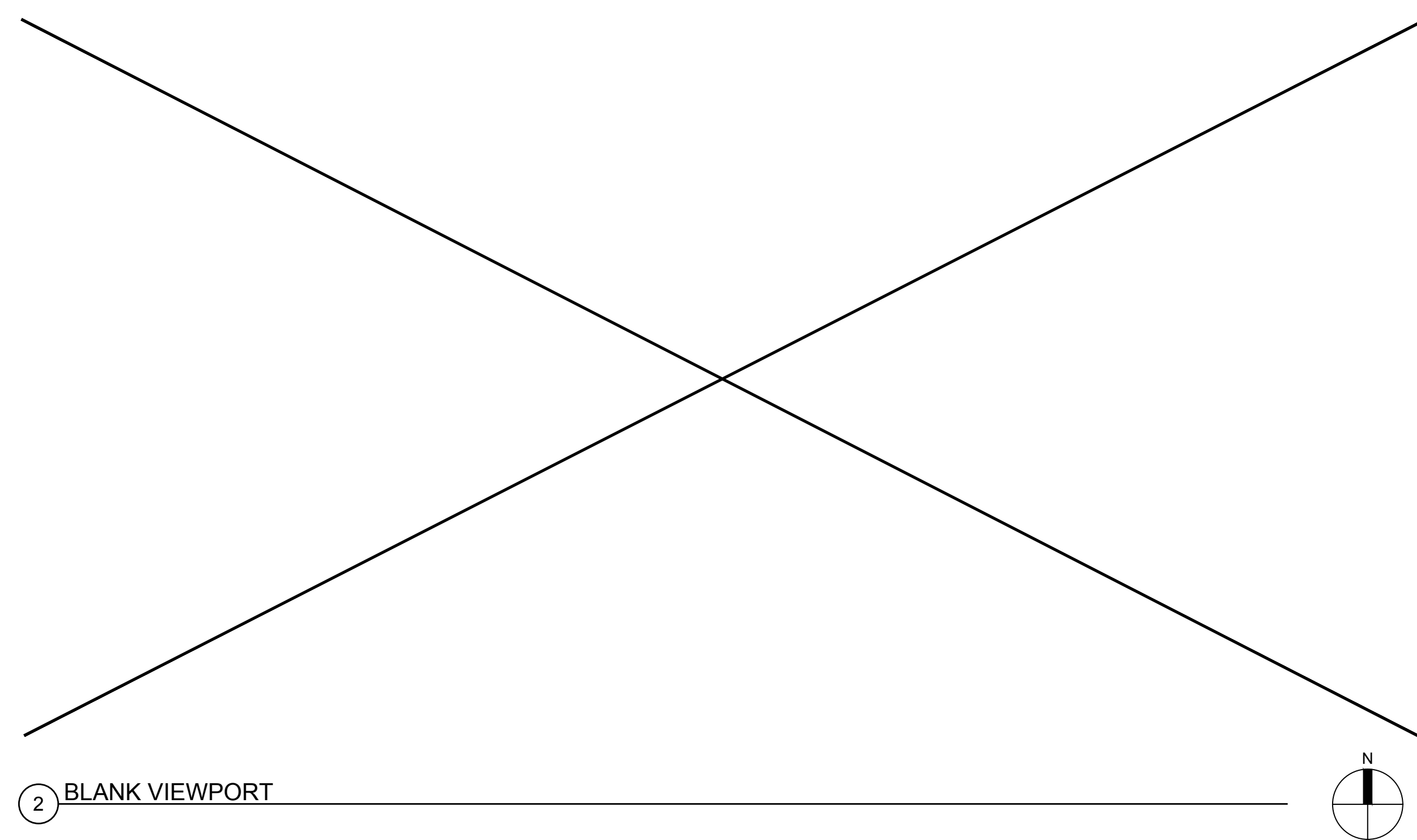
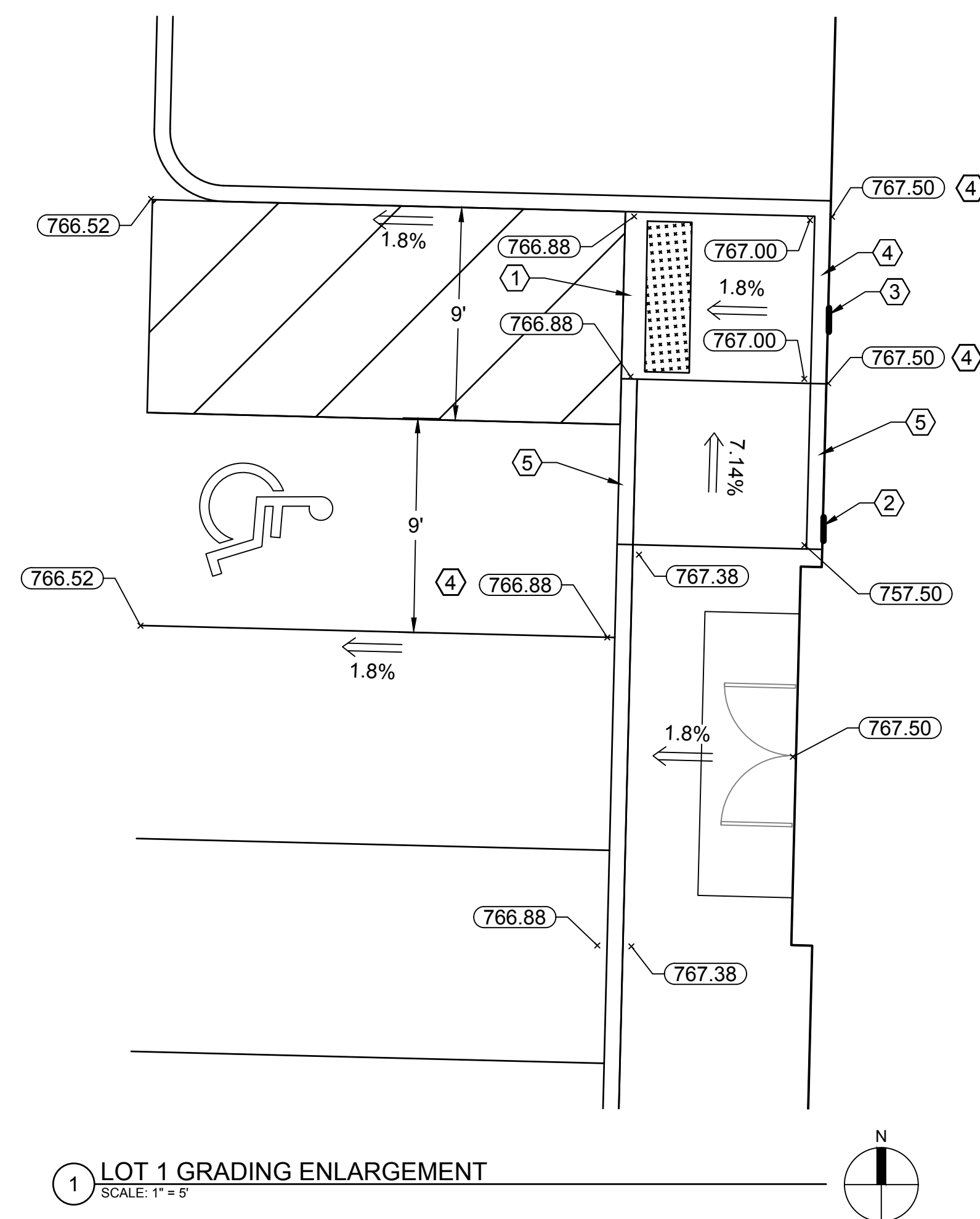
1 PLAN VIEW - EXISTING 12" WATERMAIN
SCALE: HORIZONTAL 1" = 30' VERTICAL 1" = 5'



2 PROFILE VIEW - EXISTING 21" SANITARY SEWER
SCALE: HORIZONTAL 1" = 30' VERTICAL 1" = 5'

KEY NOTES

- 1 INSTALL RIGID POLYSTYRENE INSULATION AT ALL PROPOSED PIPE CROSSINGS OVER EXISTING WATERMAIN. INSULATION TO BE 4" MINIMUM AND TO BE CENTERED ON PIPE EXTENDING 4' IN EACH DIRECTION. GEN-8/C12



PLANTING SCHEDULE

CONIFEROUS TREES					SHRUBS				
CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL/HT	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
PTL	5	THE LIMY NORWAY SPRUCE PICEA ABIES 'THE LIMY'	B&B	6' HT.	RAG	19	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	CONT.	5 GAL.
PGL	5	WHITE SPRUCE PICEA GLAUCA	B&B	6' HT.	SJA	21	JAPANESE SPIREA SPIRAEA JAPONICA 'ANTHONY WATERER'	CONT.	5 GAL.
DECIDUOUS TREES					ORNAMENTAL GRASS				
CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL/HT	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
AFJ	5	AUTUMN BLAZE MAPLE ACER X FREEMANNII 'JEFFSRED'	B&B	2 - 1/2" CAL.	TMT	17	TAUNTON YEW TAXUS X MEDIA 'TAUNTONII'	CONT.	5 GAL.
COC	1	COMMON HACKBERRY CELTIS OCCIDENTALIS	B&B	2 - 1/2" CAL.	TOH	6	HOLMSTRUP ARBORVITAE THUJA OCCIDENTALIS 'HOLMSTRUP'	CONT.	5 GAL.
GTH	3	NORTHERN ACCLAIM HONEY LOCUST GLEDITSIA TRIACANTHOS INERMIS 'HARVE' TM	B&B	2 - 1/2" CAL.	TOL	36	LITTLE GIANT ARBORVITAE THUJA OCCIDENTALIS 'LITTLE GIANT'	CONT.	5 GAL.
ORNAMENTAL TREES					PERENNIALS				
CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL/HT	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
CAW	5	GOLDEN SHADOWS DOGWOOD CORNUS ALTERNIFOLIA 'W. STACKMAN'	B&B	2" CAL.	AGB	34	BLACKHAWKS BIG BLUESTEM ANDROPOGON GERARDII 'BLACKHAWKS'	CONT.	5 GAL.
CAB	2	IVORY HALO® DOGWOOD CORNUS ALBA 'BALHALO'	CONT.	5 GAL.	CKF	15	FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT.	1 GAL.
HAA	3	ANNABELLE SMOOTH HYDRANGEA HYDRANGEA ARBORESCENS 'ANNABELLE'	CONT.	1 GAL.	SSO	25	STANDING OVATION LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	CONT.	1 GAL.
JSG	10	SEA GREEN JUNIPER JUNIPERUS CHINENSIS 'SEA GREEN'	CONT.	5 GAL.	SNU	23	INDIAN GRASS SORGHASTRUM NUTANS	CONT.	5 GAL.
JDA	19	BLUEBERRY DELIGHT® JUNIPER JUNIPERUS COMMUNIS DEPRESSA 'AMIDAK'	CONT.	5 GAL.	SHE	24	PRAIRIE DROPSEED SPOROBOLUS HETEROLEPIS	CONT.	3 GAL.
CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
					NFW	13	WALKERS LOW CATMINT NEPETA X FASSENII 'WALKERS LOW'	CONT.	1 GAL.

CITY CODE: REQUIRED PLANTING

STRUCTURES INC. - THREE LOT SPLIT
ZONE: L-1 LIMITED INDUSTRY / G1 GENERAL INDUSTRIAL

SITE DATA / LOT DIMENSIONS: 15,28,070
• LOT 1: 7,392 SF 1-STORY BLDG
• LOT 2: 7,392 SF 1-STORY BLDG

CITY CODE	MIN. REQUIRED	PROVIDED
TOTAL STREET TREES REQUIRED: STREET TREES SHALL NOT BE LESS THAN 40' APART WITH A MIN. OF (1) PER LOT.	1 PER 40' LF PUBLIC STREET (5 TREES)	5 TREES
TOTAL OVERSTORY TREES REQUIRED: LOT 1 7,392 BLDG SF /320= 23.1 23.1 AT 2.5 CALIPER INCHES (70%) = 16.17 = 16 16 CAL. IN. / 2.5 = 6.4 = 6 TREES AT 2.5 CAL. INCHES LOT 2 7,392 BLDG SF /320= 23.1 23.1 AT 2.5 CALIPER INCHES (70%) = 16.17 = 16 16 CAL. IN. / 2.5 = 6.4 = 6 TREES AT 2.5 CAL. INCHES	6 TREES (16 CAL. IN.)	6 TREES
TOTAL UNDERSTORY TREES REQUIRED: 15 x 25= 375 = 4	4 TREES	4 TREES
TOTAL NUMBER OF SHRUBS REQUIRED: SITING PRIME TREE: 1084,003 / 30 = 36,133 = 70+ ADJOINING A RESIDENTIAL, PUBLIC USE OR PUBLIC STREET REQUIRES SCREENING.	70 + + RESIDENTIAL & STREET SCREENING	40 DECIDUOUS SHRUBS 112 EVERGREEN SHRUBS 120 ORNAMENTAL GRASSES

TREE CREDITS: 15,28,070 (E.) (3.)

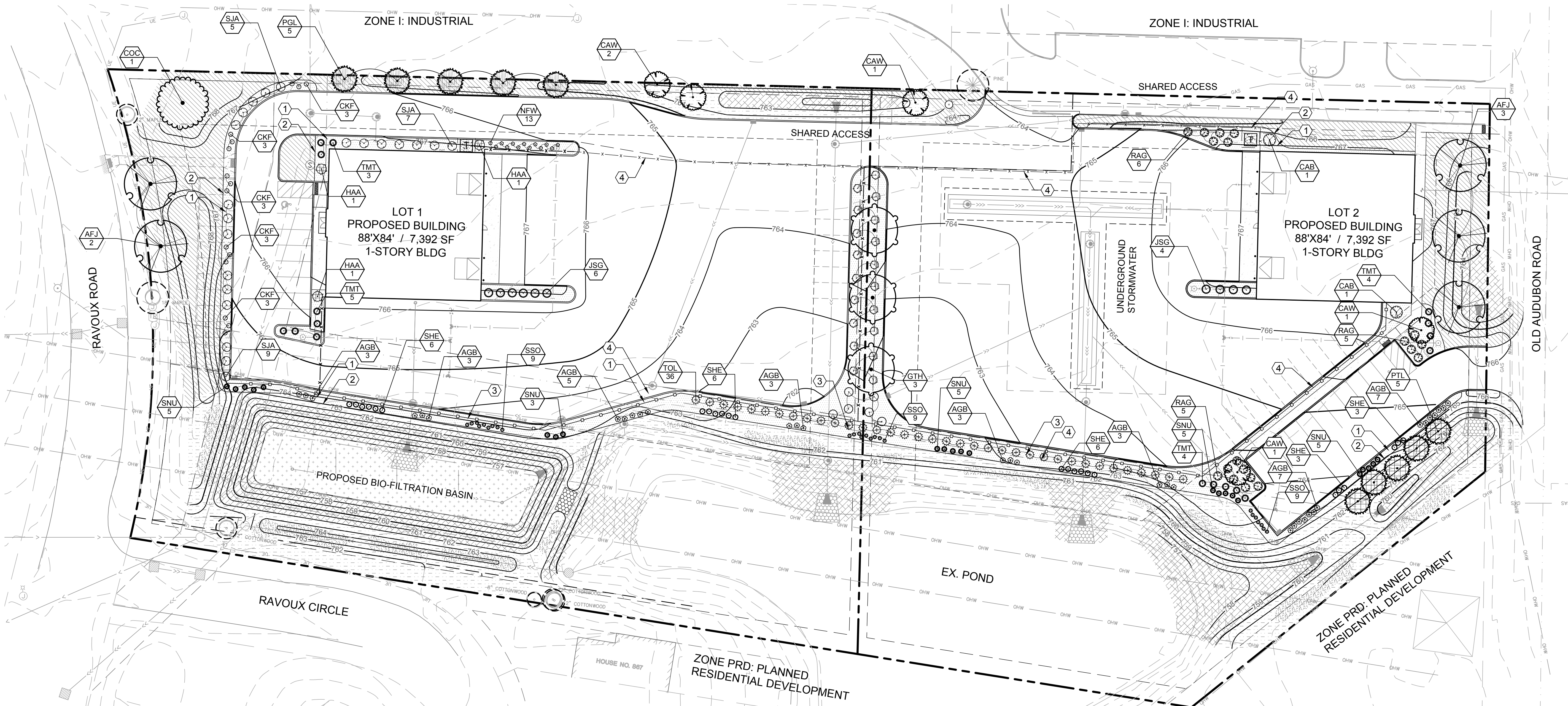
- CREDIT FOR EXISTING TREES: SITES CONTAINING SIGNIFICANT EXISTING TREES WHICH WILL BE RETAINED MAY BE GIVEN A CREDIT AGAINST THE CALIPER INCH REQUIREMENTS LISTED ABOVE.
- THE AMOUNT OF CREDIT WILL BE BASED UPON LOCATION AND SIZE AS DETERMINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. CREDIT SHALL NOT BE GIVEN FOR DEAD, DISEASED OR DAMAGED TREES.

LEGEND

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	NEW SOD WITH IRRIGATION
	NEW STORMWATER SEED MIX MNDOT 33-261
	NEW PRAIRIE NATIVE SEED MIX #1 MNDOT 35-221
	NEW STORMWATER BASIN SEED MIX #2 MNDOT 33-262
	NEW PRAIRIE NATIVE SEED MIX #3 MNDOT 35-241
	3" DEEP, 1-1/2" WASHED RIVER ROCK MULCH OVER FABRIC
	NEW LANDSCAPE EDGER
	SEE NOTES L3
	NEW PRIVACY FENCING
	NEW SECURITY FENCING

NOTES

1. ALL PLANTINGS SHALL RECEIVE IRRIGATION (SEE L3 FOR IRRIGATION NOTES)
2. REFER TO PLAN SHEET L2 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES
3. ALL LANDSCAPING DISTURBED BEYOND THE NEW PLANTINGS SHALL BE REPLACED IN KIND.
4. PRIVACY FENCING SHALL BE OPAQUE PRIVACY FENCING. SEE CIVIL PLANS FOR MORE INFORMATION.



1 PLANTING PLAN
SCALE: 1" = 30' (22 x 34 PLAN SHEET)



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Anderson Engineering of Minnesota, LLC

CITATION CREEK
DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: CURT H. CLAEYS, PLA

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 04/27/2023 LICENSE NO. 45613

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS
3	4-27-23	CITY COMMENTS

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED: CHC	DRAWN: JAF	CHECKED BY: CHC
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DRAWING TITLE

PLANTING PLAN

DRAWING NO.

L2

PLOTTED:
4/27/23

COMM. NO.
15311

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
- NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
- THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTY PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
- WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
- THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
- CONTRACTOR TO FURNISH & INSTALL METAL EDGING AS SHOWN ON THE PLANS & DETAILS. METAL EDGING SHALL BE ALUMINUM OR STEEL, BLACK IN COLOR, WITH A MINIMUM THICKNESS OF 1/8" AND 4" DEEP. INSTALL 1 METAL STAKE EVERY 3-1/2 FEET OF EDGING.
- LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
- 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
- 3" DEPTH OF 1" TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
- FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
- ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
- SHRUBS SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.
- DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

GENERAL IRRIGATION NOTES

- PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
- VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
- CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
- SYSTEM SHOULD BE DESIGNED TO OPERATE AT UP TO 300 GPM @ 90 PSI TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
- RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
- LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
- DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
- AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
- WITHIN EXTREME SLOPED AREAS:
 - INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
 - INSTALL LATERAL PIPES PARALLEL TO SLOPE
 - IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND FEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO TEE LINE
- MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAT THE PIPE PASSING THROUGH.
- IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY
- TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
- TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
- MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
- OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
- INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
- IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
- SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS
- CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
 - ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
 - DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
 - SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
 - PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
 - PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
 - ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
 - ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
 - ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
 - GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.

SODDING, SEEDING & TOPSOIL

- ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:
 - SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).
 - SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL.
- ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
 - 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
 - 45% ORGANIC MATTER (TYPE 1 SPAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0.)
 - 10% SAND (FINE CLEAN MASONRY SAND)
- AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BED) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
- AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- SOD SHALL BE HIGHLAND SOD, 30" X 100" ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
- ALL AREAS SPECIFIED AS "NEW STORMWATER SEED MIX MNDOT 33-261" AND/OR "MNDOT 33-262" TO BE SEEDDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 33-261" AND/OR "MNDOT 33-262" APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.
- ALL AREAS SPECIFIED AS "NEW PRAIRIE NATIVE SEED MIX #1 MNDOT 35-221" TO BE SEEDDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 33-221" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.
- ALL AREAS SPECIFIED AS "NEW PRAIRIE NATIVE SEED MIX #2 MNDOT 35-241" TO BE SEEDDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 33-241" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.



ANDERSON

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Anderson Engineering of Minnesota, LLC

CITATION CREEK
DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: CURT H. CLAEYS, PLA

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 04/27/2023 LICENSE NO. 45613

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS
3	4-27-23	CITY COMMENTS

PRELIMINARY PLAT
APRIL 27, 2023

DESIGNED: CHC	DRAWN: JAF	CHECKED BY: CHC
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DRAWING TITLE

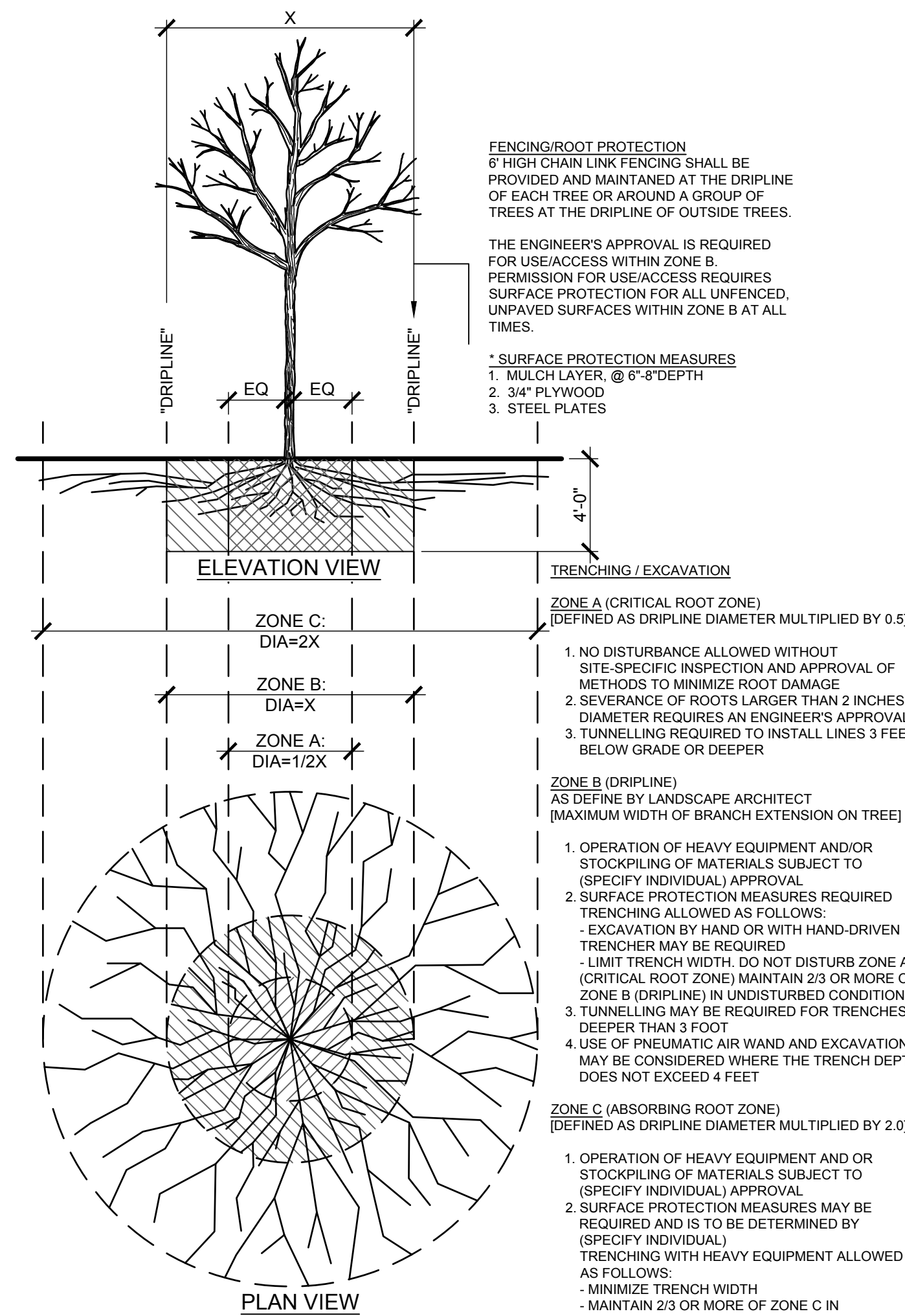
PLANTING NOTES &
DETAILS

DRAWING NO.

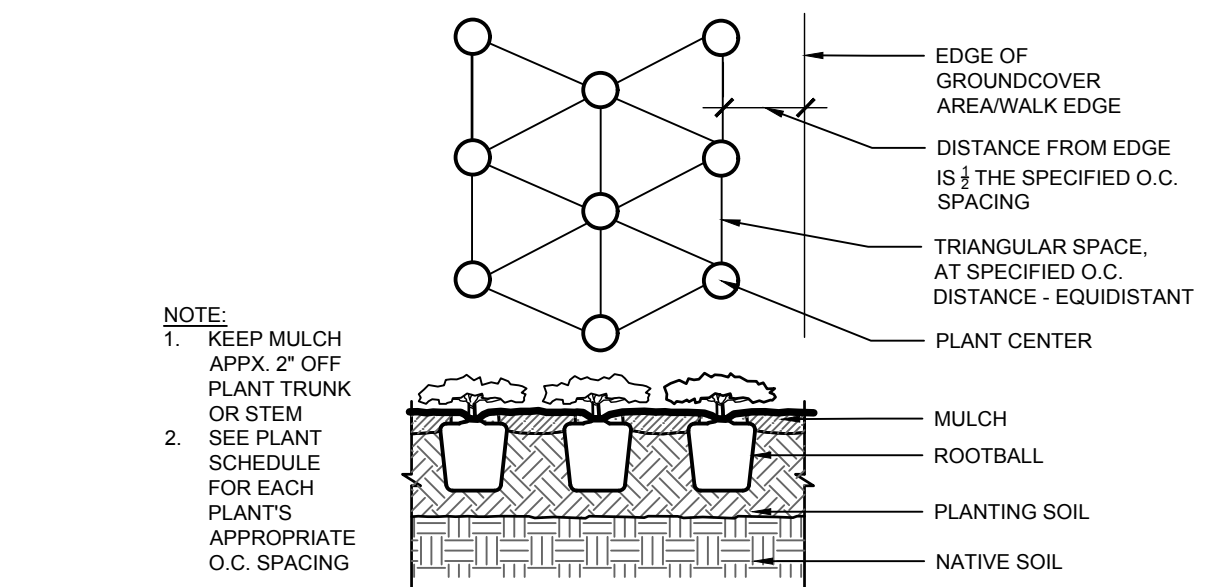
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PLOTTED:
4/27/23

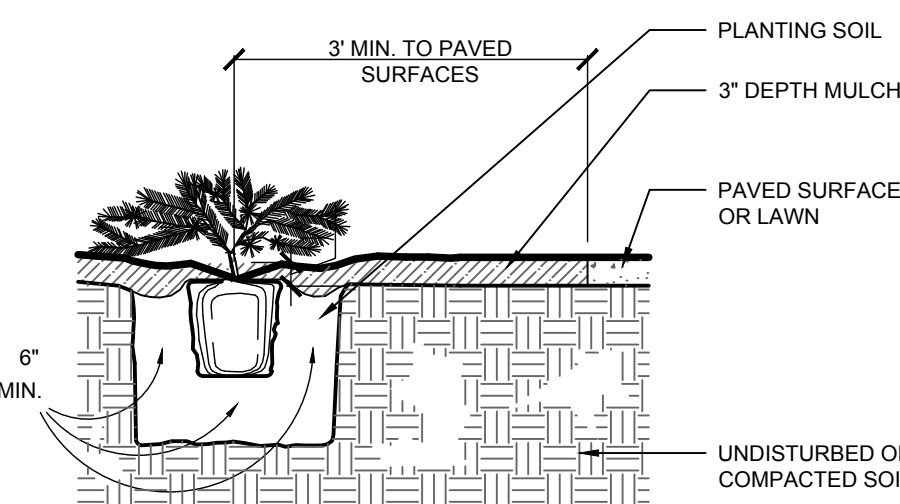
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15311



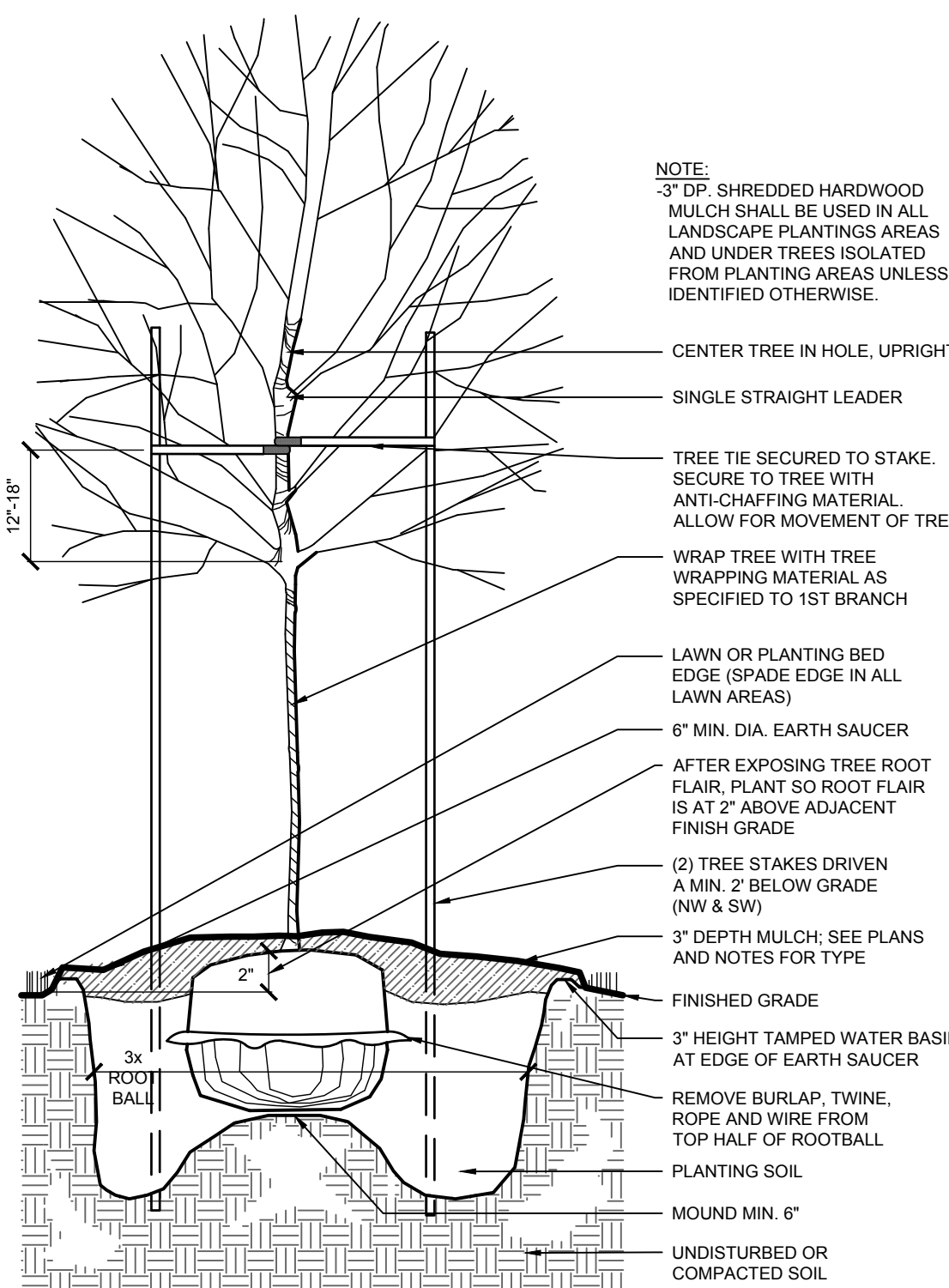
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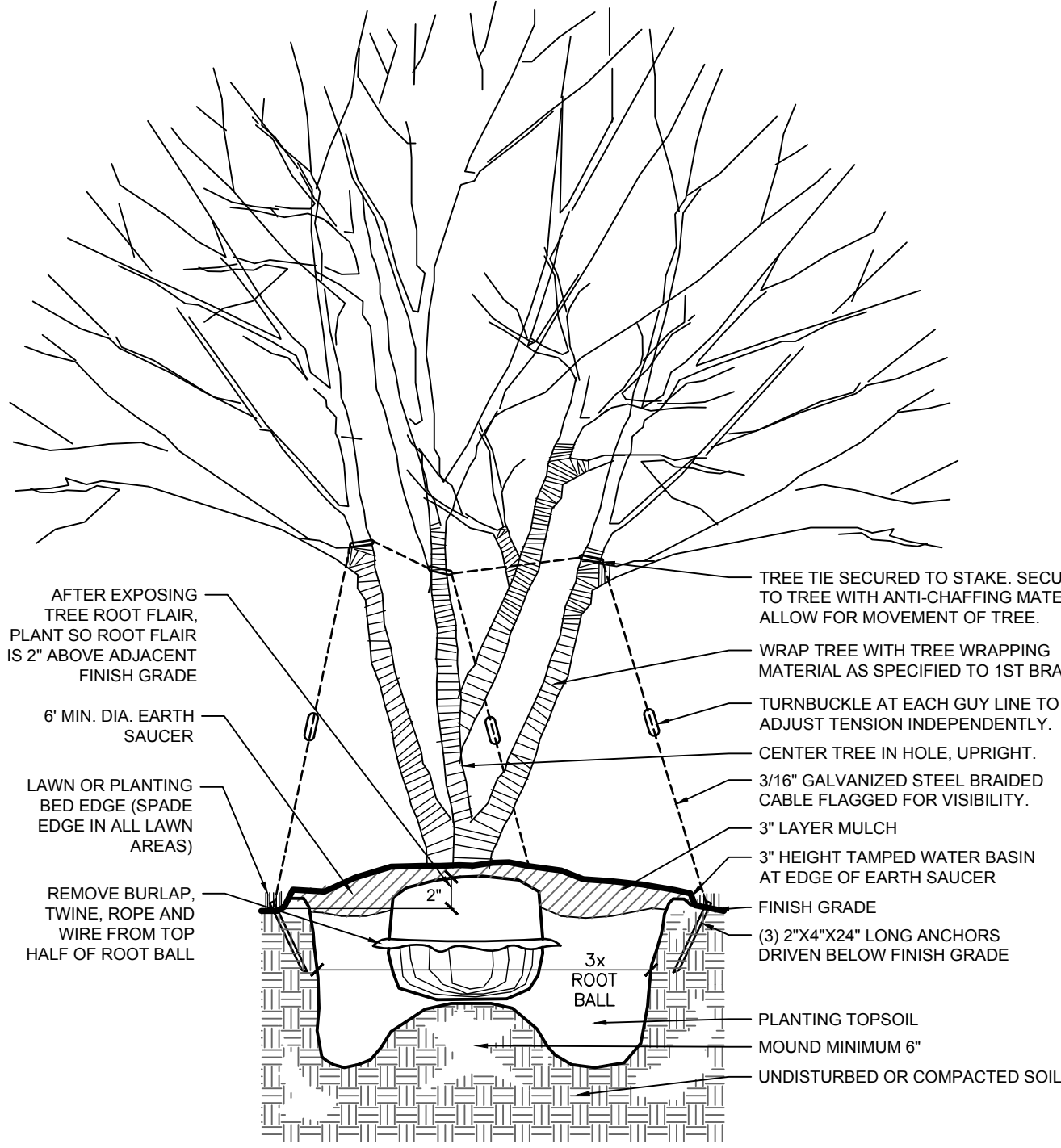
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SCALE: N.T.S.



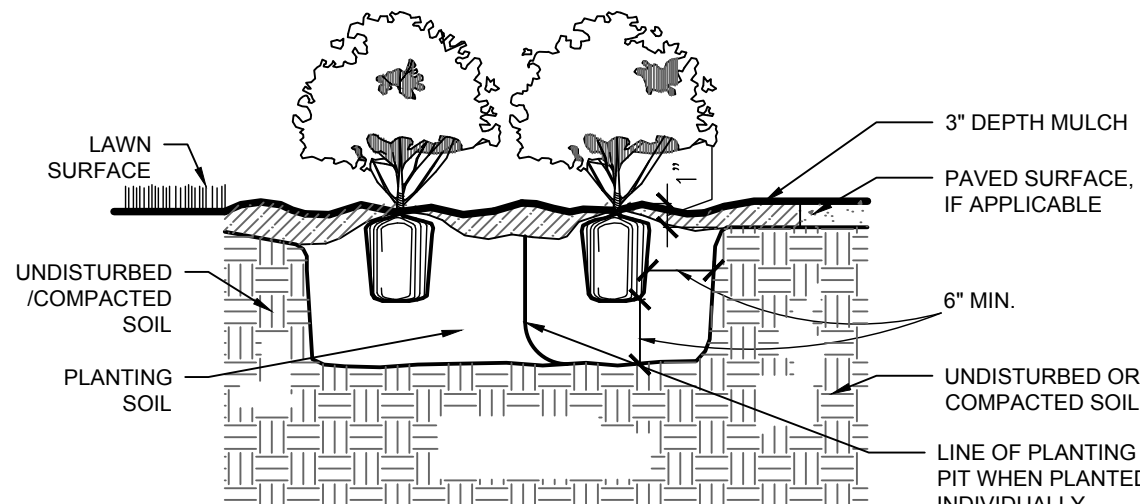
3 EVERGREEN SHRUB PLANTING (TYP.)
SCALE: N.T.S.



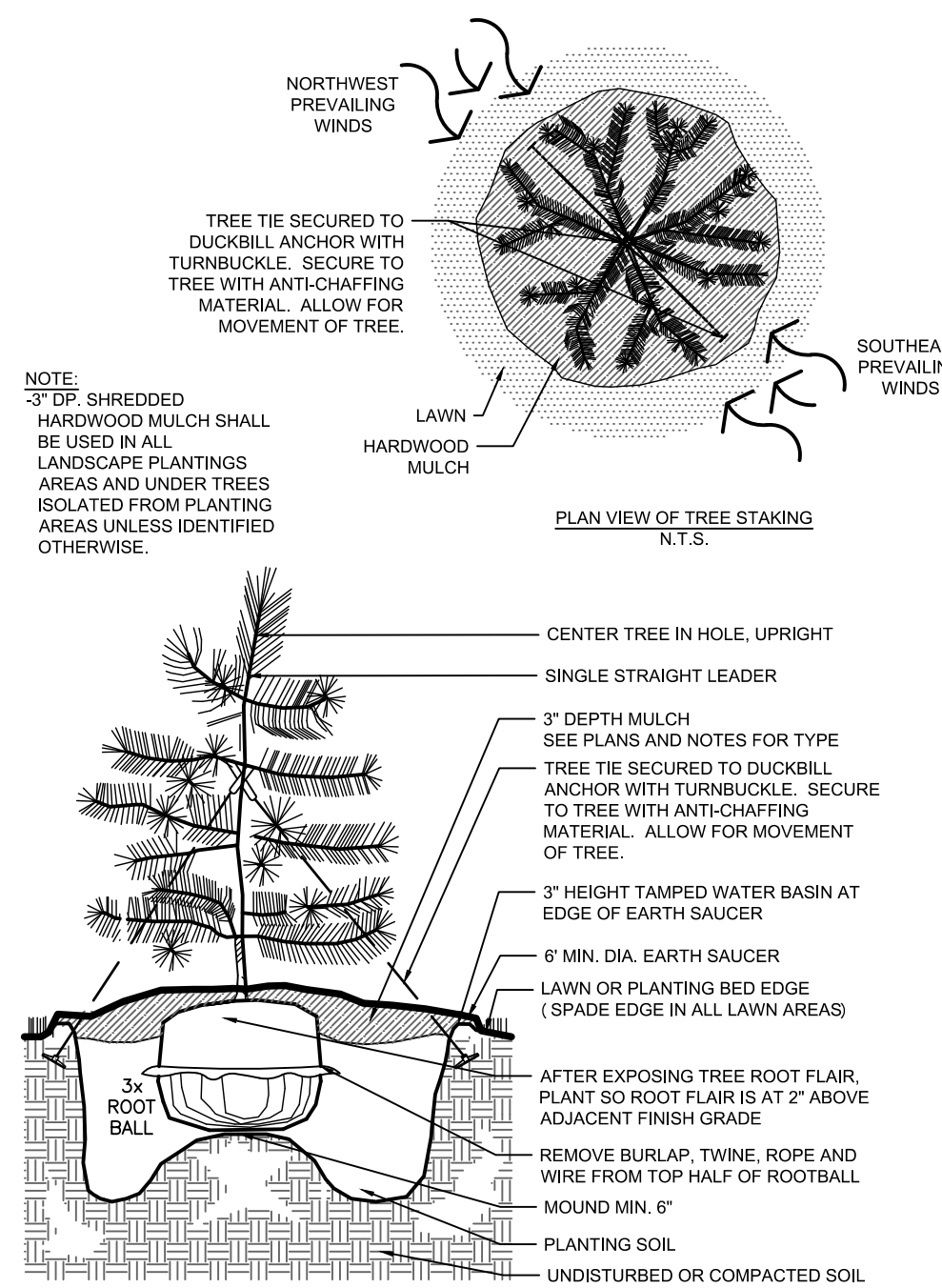
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SCALE: N.T.S.



6 ORNAMENTAL TREE PLANTING (TYP.)
SCALE: N.T.S.

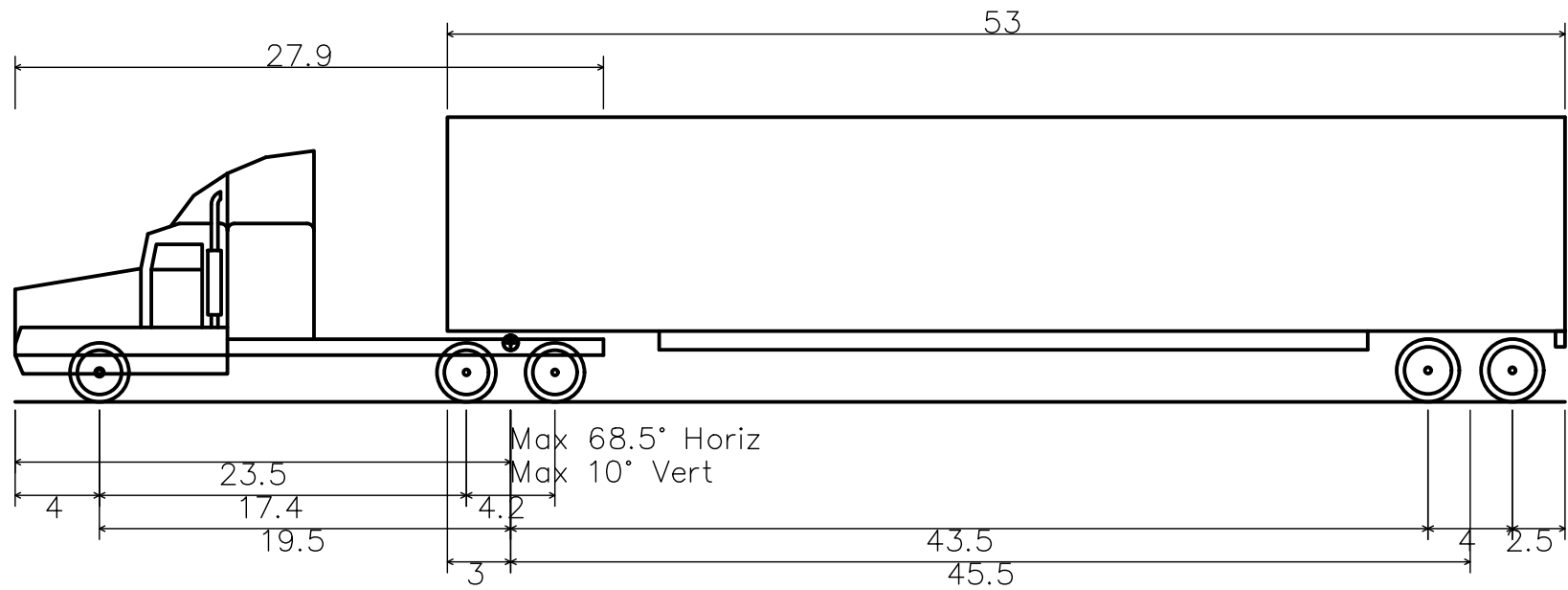
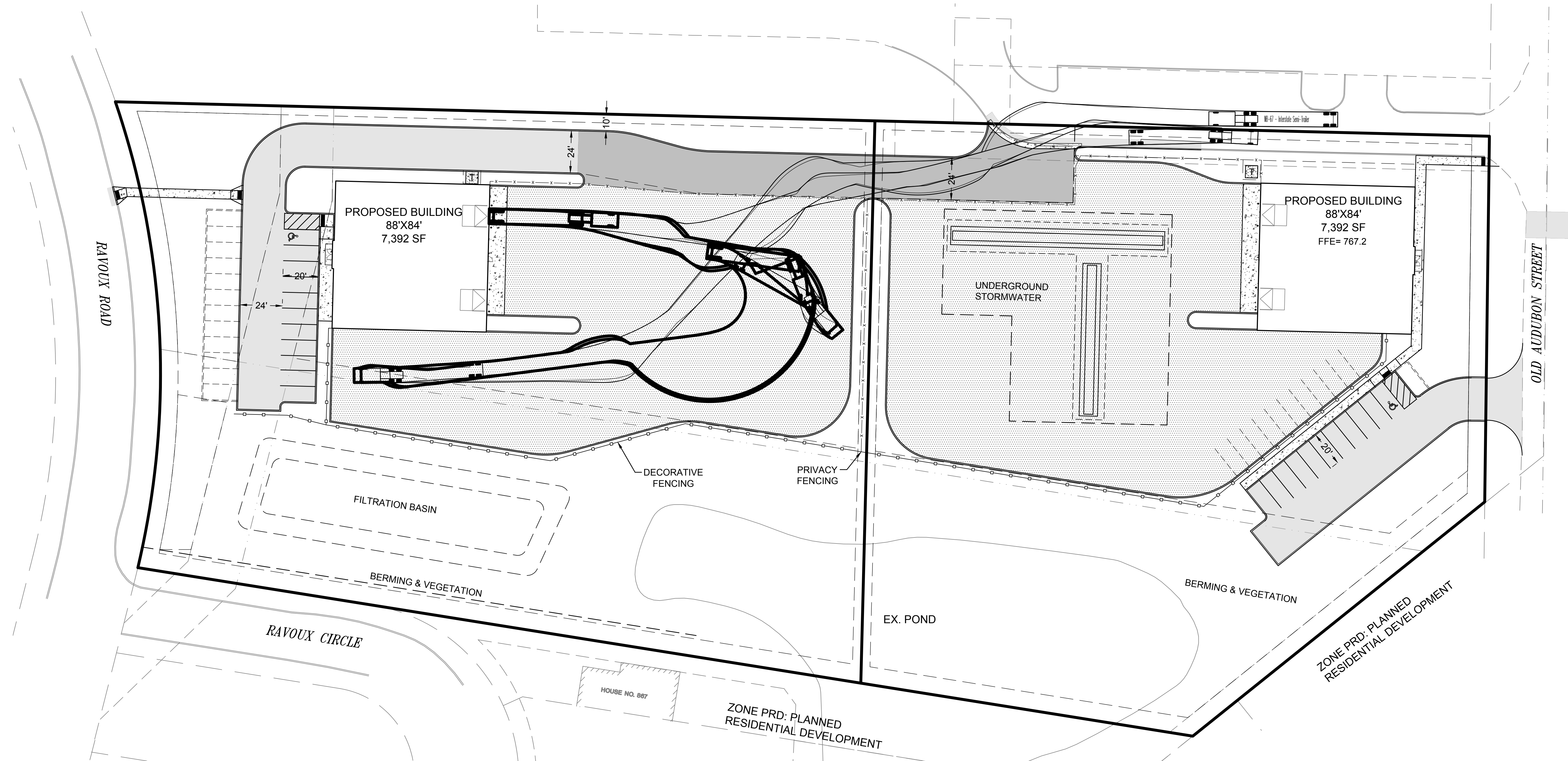


4 DECIDUOUS SHRUB PLANTING (TYP.)
SCALE: N.T.S.



7 EVERGREEN TREE PLANTING (TYP.)
SCALE: N.T.S.

Mar 29, 2023 - 4:14pm
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WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

1 WB-67 SEMI-TRUCK DETAIL
SCALE: N.T.S.

N

0

30'

60'

LEGEND

PROPERTY LIMITS

BUILDING SETBACKS

PARKING SETBACKS

EXISTING DRAINAGE AND UTILITY EASEMENT

X X

CEDAR BOARD PRIVACY FENCE

PROPOSED BITUMINOUS PAVEMENT

PROPOSED CONCRETE C&G

ANDERSON

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CITATION CREEK
DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	3-15-23	TWO LOT LAYOUT

BID DOCUMENTS
MARCH 24, 2023

DESIGNED: BJF	DRAWN: DOA	CHECKED BY: BJF
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DRAWING TITLE

TRUCK TURNING
MOVEMENT EXHIBIT -
LOT 1

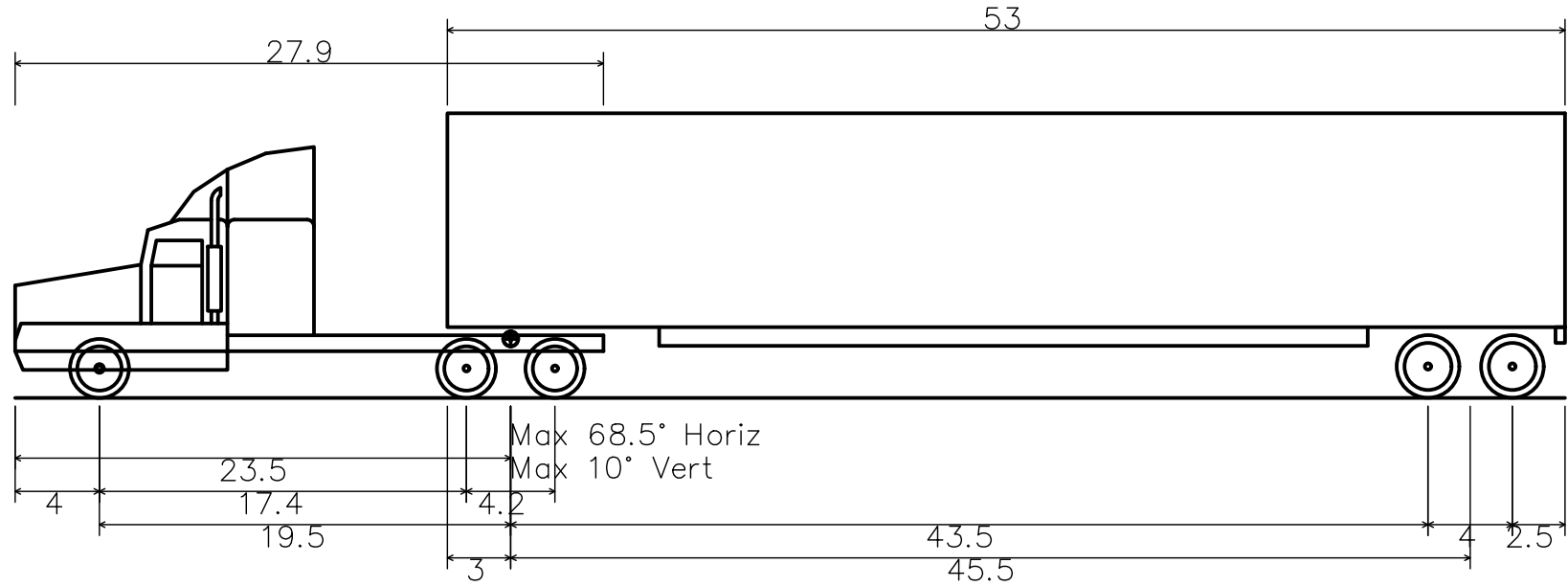
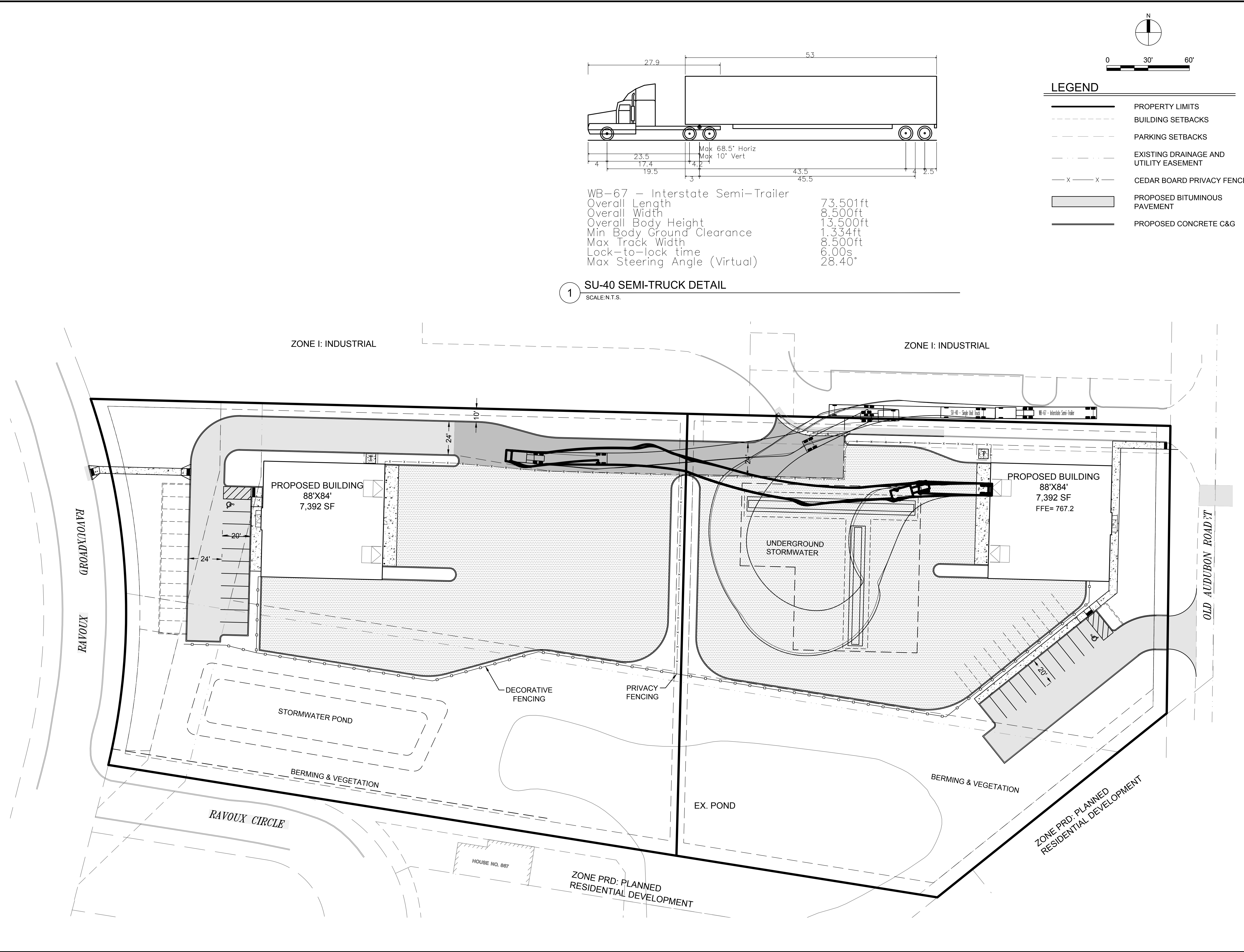
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E1

PLOTTED: 3/29/23	COMM. NO. 15311
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Page 116 of 133

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WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

1 SU-40 SEMI-TRUCK DETAIL
SCALE: N.T.S.

LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- PARKING SETBACKS
- EXISTING DRAINAGE AND UTILITY EASEMENT
- CEDAR BOARD PRIVACY FENCE
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE C&G

CITATION CREEK DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	3-15-23	TWO LOT LAYOUT

BID DOCUMENTS MARCH 24, 2023

DESIGNED: BJF	DRAWN: DOA	CHECKED BY: BJF
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DRAWING TITLE

TRUCK TURNING
MOVEMENT EXHIBIT-
LOT 2

DRAWING NO.

E2

PLOTTED: 3/29/23	COMM. NO. 15311
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13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | **F** 763.412.4090
Anderson Engineering of Minnesota, LLC

CITATION CREEK DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS

PRELIMINARY PLAT
APRIL 24, 2023

DESIGNED: B.J.F	DRAWN: DQA	CHECKED: B.J.F
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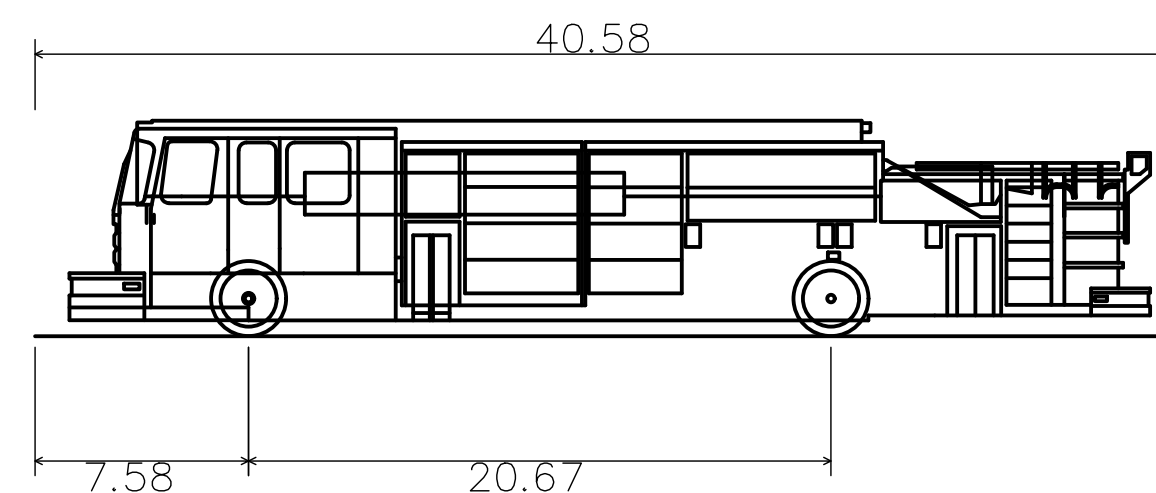
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FIRE TRUCK TURNING
MOVEMENT EXHIBIT -
LOT 1

DRAWING NO.

E5

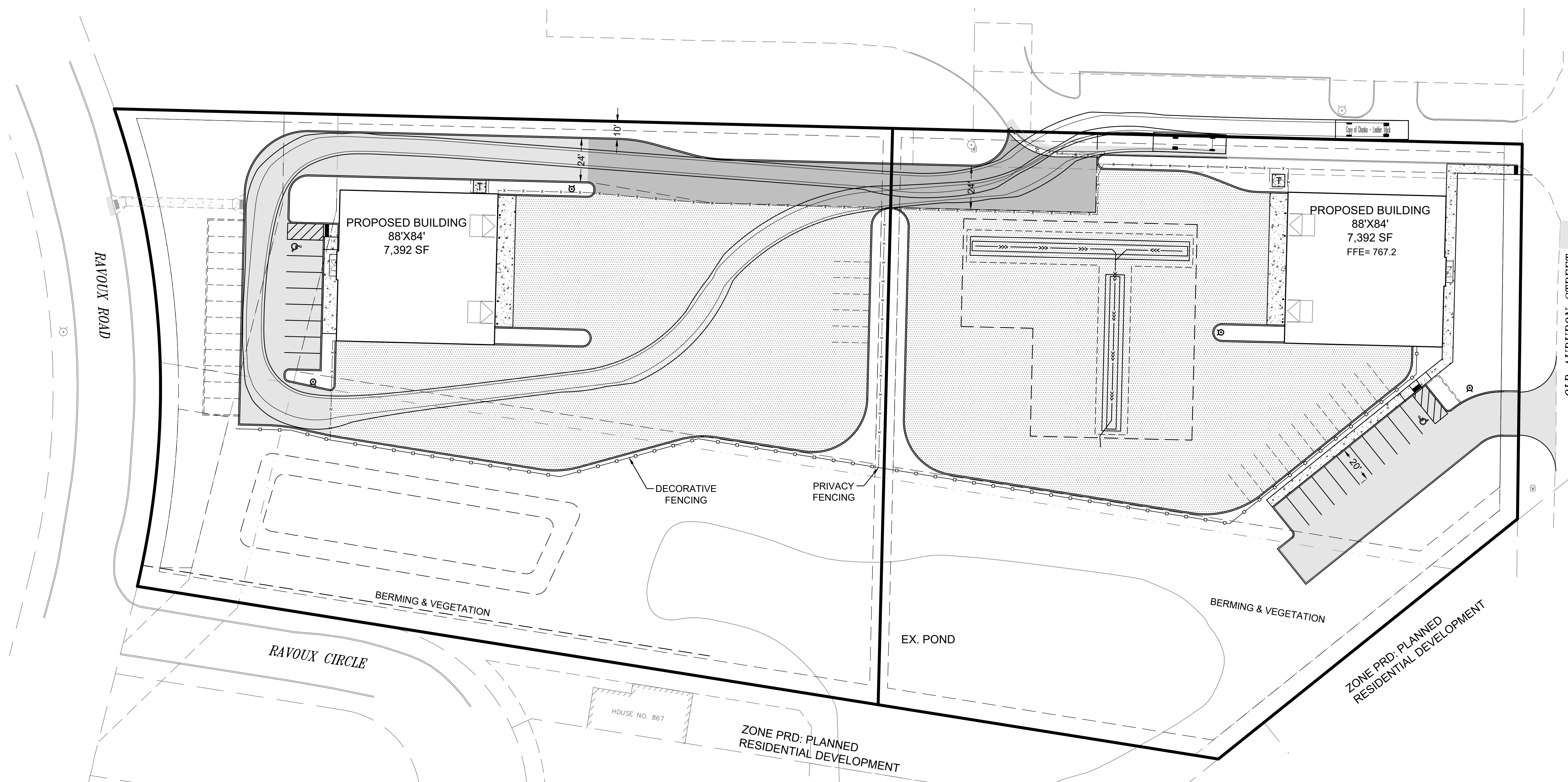
PLOTTED: 4/26/23	COMM. NO 15311
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Chaska — Ladder Truck	
Overall Length	40.580ft
Overall Width	10.500ft
Overall Body Height	7.647ft
Min Body Ground Clearance	0.558ft
Track Width	7.610ft
Lock-to-lock time	6.00s
Max Wheel Angle	36.00°

CHASKA LADDER FIRE TRUCK DETAIL

SCALE: N.T.S.



Apr 26, 2023 - 4:41pm
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 Y:\15300\15311 HTG-STRUCTURES INC-CHASKA MNL_000 Structures Lot Split 2022\07 Civil_01 CAD files_01 SHEETS\15311_C_FIRETURNING.dwg



13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | **F** 763.412.4090
Anderson Engineering of Minnesota, LLC

CITATION CREEK
DEVELOPMENT

CHASKA, MINNESOTA

STRUCTURES INC.

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
1	4-4-23	PRELIMINARY PLAT
2	4-24-23	WATERSHED REVISIONS

PRELIMINARY PLAT
APRIL 24, 2023

DESIGNED: B/JF	DRAWN: DOA	CHECKED BY: B/JF
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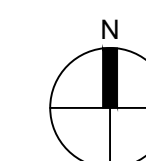
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MOVEMENT EXHIBIT-
LOT 2

DRAWING NO.

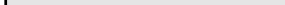
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PLOTTED: 4/26/23	COMM. NO 15311
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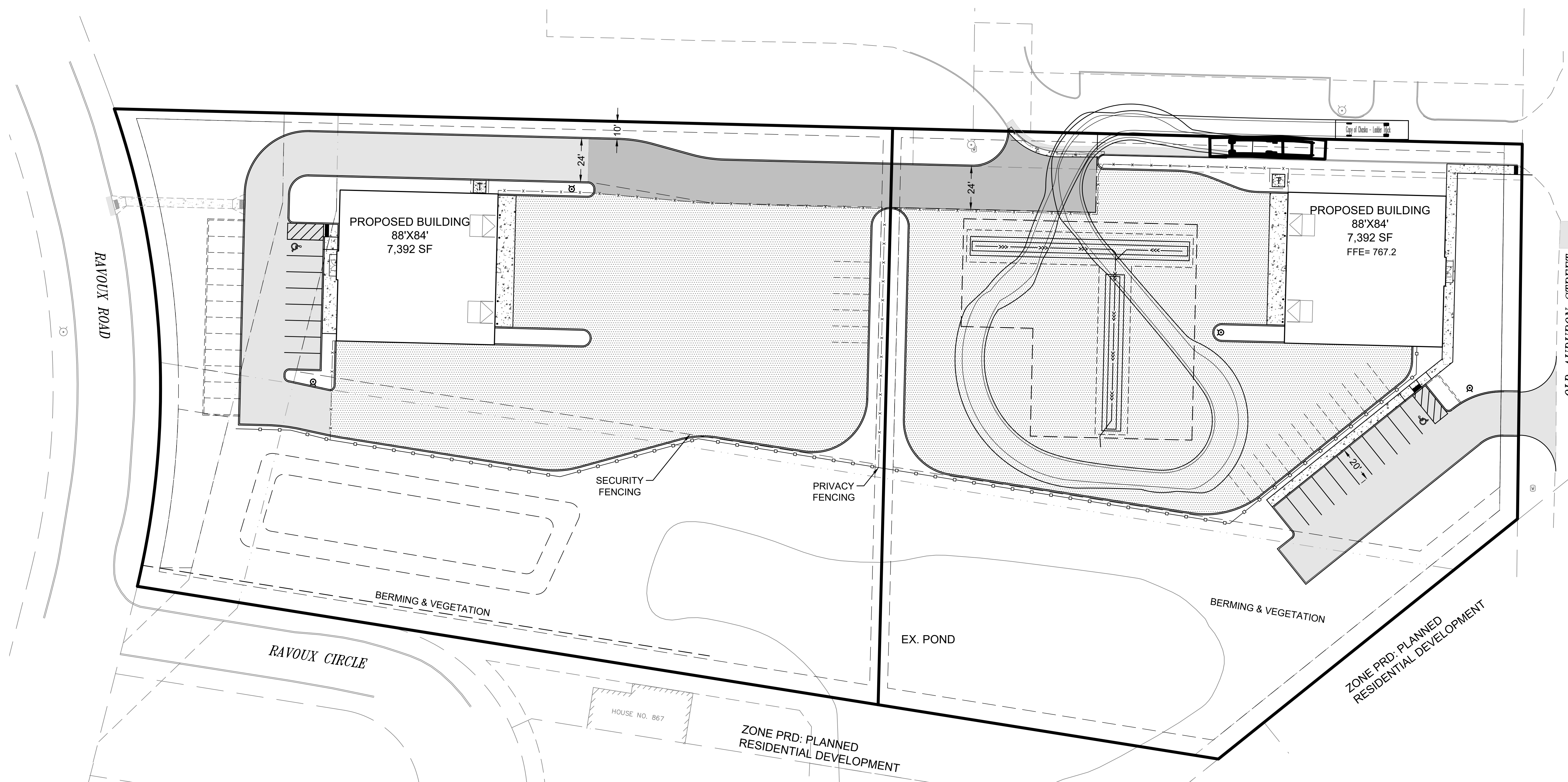
LEGEND

	PROPERTY LIMITS
	BUILDING SETBACKS
	PARKING SETBACKS
	EXISTING DRAINAGE AND UTILITY EASEMENT
	CEDAR BOARD PRIVACY FENCE
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE C&G

Chaska – Ladder Truck	
Overall Length	40.580ft
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Min Body Ground Clearance	0.558ft
Track Width	7.610ft
Lock-to-lock time	6.00s
Max Wheel Angle	36.00°

CHASKA LADDER FIRE TRUCK DETAIL

SCALE: N.T.S.



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CHASKA, MINNESOTA

STRUCTURES INC.

NO.	DATE	DESCRIPTION OF REVISIONS
1	3-15-23	TWO LOT LAYOUT

[illegible]

BID DOCUMENTS
MARCH 24, 2023

DESIGNED: BJF	DRAWN: JPD	CHECKED: BJF
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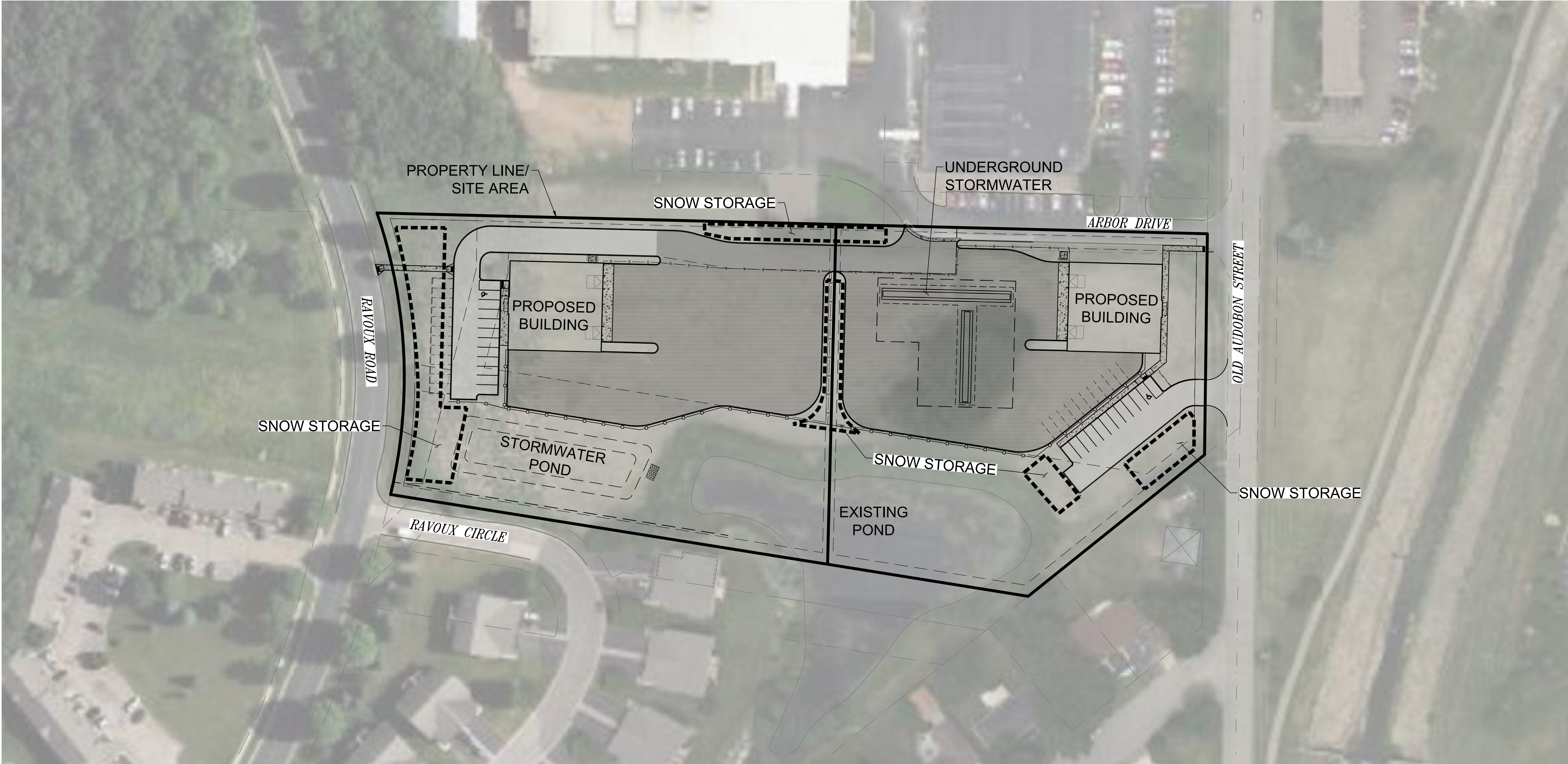
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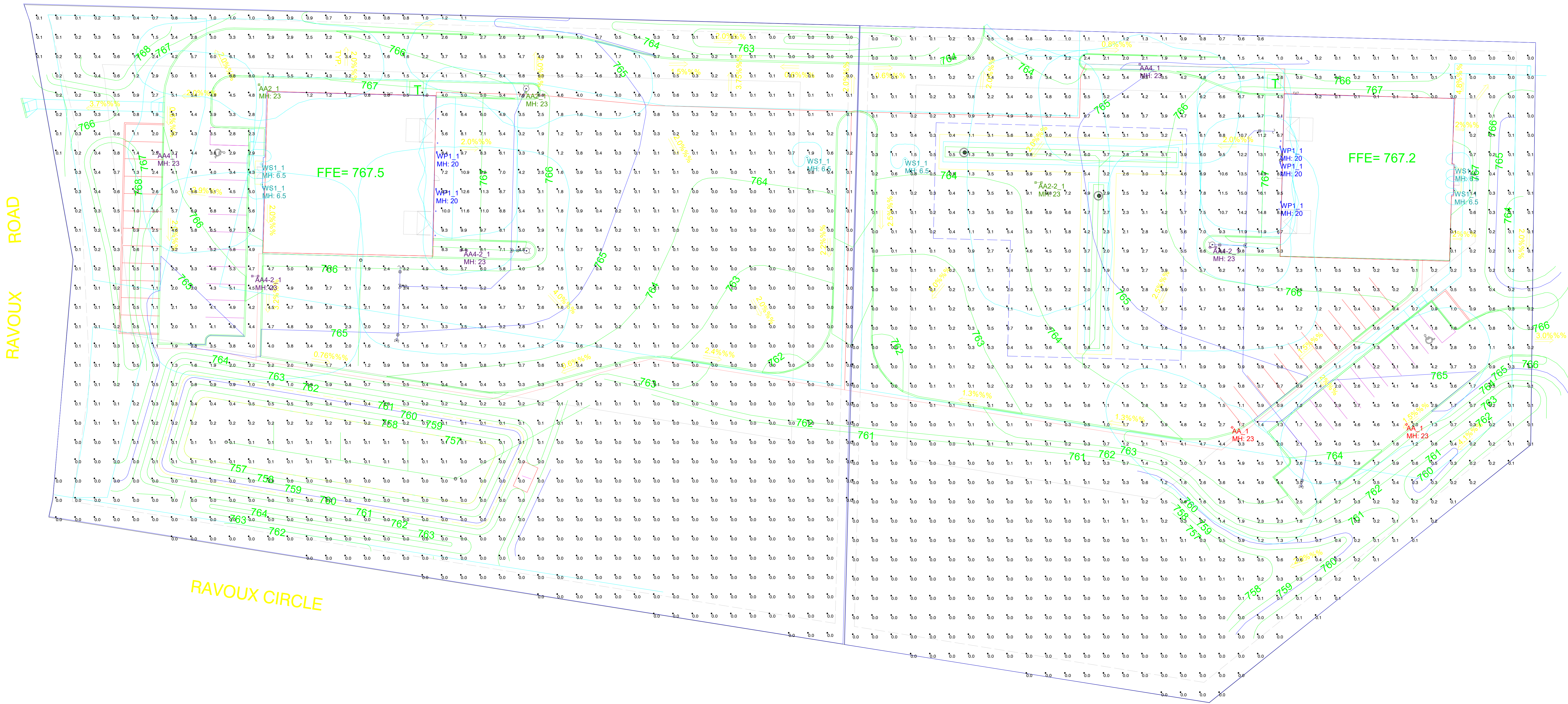
SNOW STORAGE EXHIBIT

DRAWING NO.

E3

PLOTTED: 3/29/23	COMM. NO 15311
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Calculation Summary							
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LOT 2_Planar	Illuminance	Fc	1.63	16.1	0.0	N.A.	N.A.

- Lighting Reflectance of 80/50/20 used unless noted otherwise
- Interior calc points shown at 30" A.F.F. unless noted otherwise
- Exterior calc points shown at grade unless noted otherwise
- Emergency egress calc points shown at 0" A.F.F.
- Photometric drawings are for Design purposes only, not for Construction documents

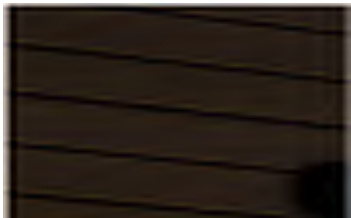
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+	5	WP1_1		RWL2-160L-115-4K7-4-U	Single	14979	109.8
+	3	AA4-2_1		VP-2-320L-145-4K7-4W	Back-Back	21357	150
+	6	WS1_1		BEGA 24506 BRZ K3	Single	1814	22
+	2	AA2_1		VP-2-320L-145-4K7-2	Single	21536	150
+	1	AA2-2_1		VP-2-320L-145-4K7-2	Back-Back	21536	150
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OPTION 1



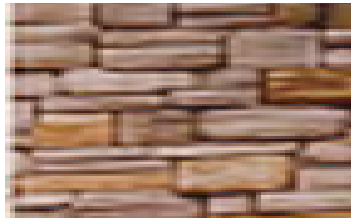
MODULAR BRICK



METAL PANEL



ARCHITECTURALLY TEXTURED
PRECAST INSULATED WALL PANEL



MANUFACTURED STONE



www.htg-architects.com
Minneapolis Bismarck

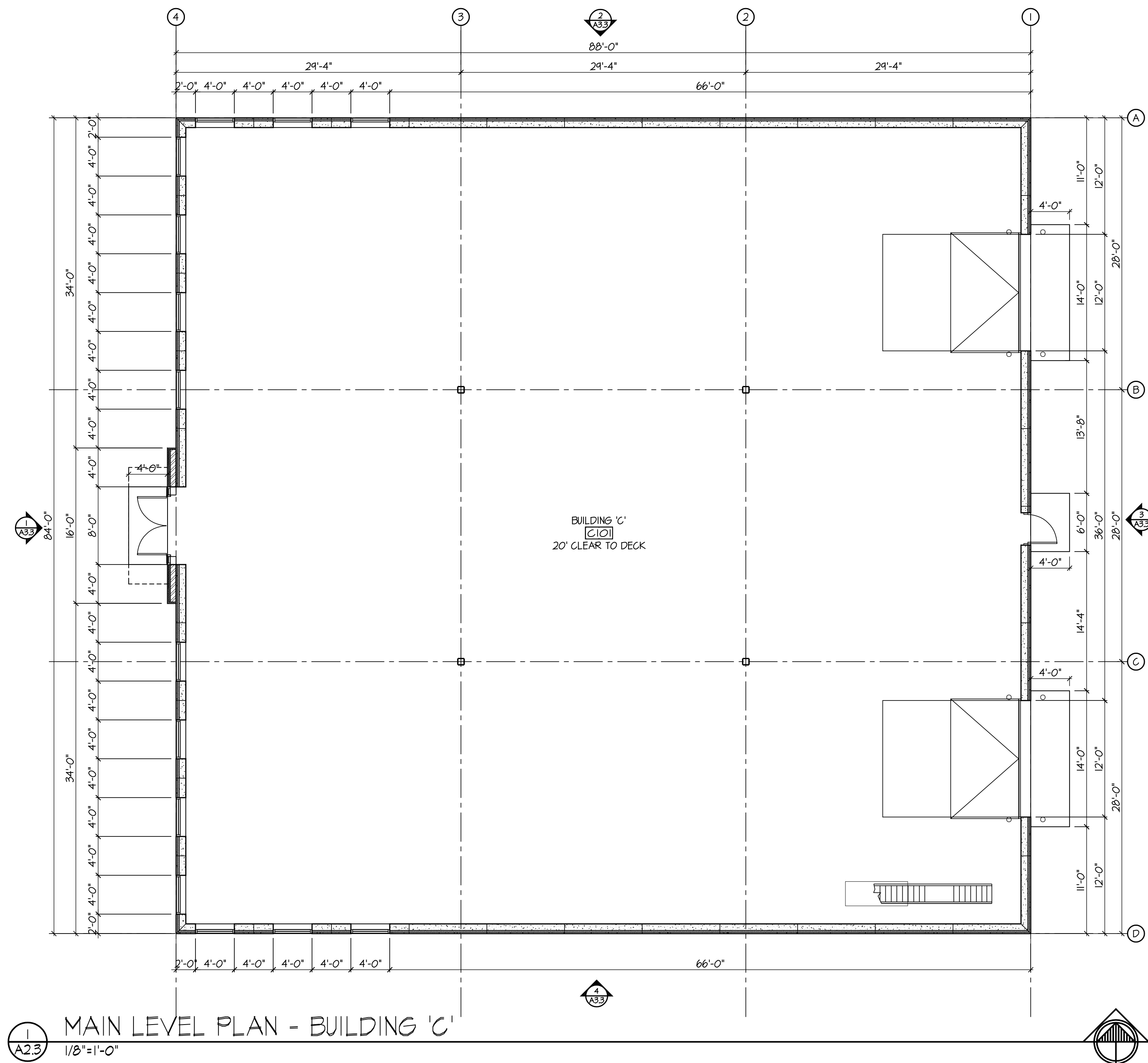
1010 Mainstreet, Suite 100
Hopkins, MN. 55343
Tel: 952.278.8880

PROJECT

STRUCTURES INC.
THREE LOT SPLIT

CHASKA, MINNESOTA

ISSUED SET	PRELIMINARY PLAT	04-04-2023
REVISIONS		
DATE	NO.	



C A

MAIN LEVEL FLOOR PLAN-
BUILDING 'C'

DRAWN BY: AAM CHECKED BY: TRM

A2.3

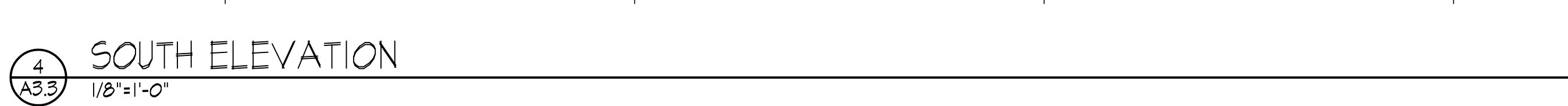
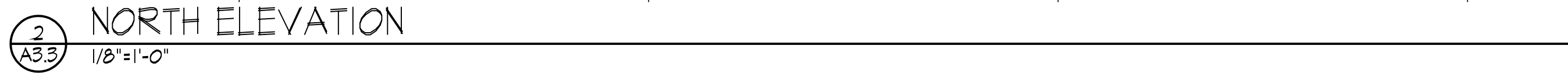
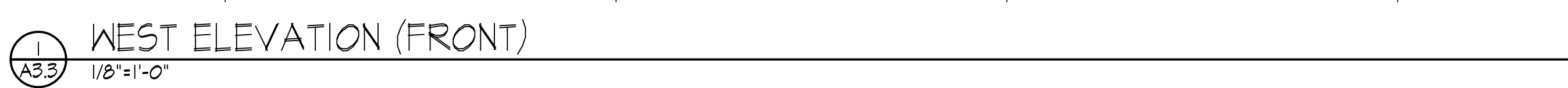


HTG
architects

[illegible]

A

A3.1

The logo for HTG architects features the letters 'HTG' in a large, bold, black sans-serif font. A thick, grey, curved line sweeps from the bottom left, under the 'H' and 'T', and extends towards the right, passing behind the 'G'. Below the 'HTG' and the curve, the word 'architects' is written in a smaller, black, lowercase sans-serif font.[illegible]

A

EE-22162-Blog-C.org Apr 03, 2023 - 8:10am

A3.3

Page 126 of 133

- MINUTES -
CHASKA CITY COUNCIL
APRIL 3, 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: Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; and Jake Saufley, City Attorney;

Mayor Windschitl noted City Administrator Matt Podhradsky was absent as he was supporting his son at a curling tournament.

4. Adopt the Agenda

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

5. Visitor Presentation

Barbara Fleet, 105 East 1st Street, explained she is speaking on behalf of all residents of The Landing. Originally certain roads were supposed to be closed through November due to the highway construction. The businesses complained, so the City appeased them by diverting traffic on 1st Street. The residents of The Landing were unaware of the change until the past month. Residents believe the change was totally absurd and shocking as it will be a total catastrophe for senior residents in the area.

Ms. Fleet stated some large trucks are being diverted elsewhere, but it will not divert garbage trucks, delivery trucks, and the like. In the past year, 64 calls have been made to the Fire Department from the area. The emergency vehicles already have to complete a U-turn to accommodate the senior living areas.

Ms. Fleet noted the noise level and air pollution will be extremely impactful. Additionally, the decision was extremely disrespectful to senior residents. She requested Hwy 41 be closed until November, as originally planned. The businesses can remain open either way. Marketing can be completed through flyers and newspapers to promote visits to the businesses.

Councilmember Hatfield stated she has had similar thoughts, but there is no solution to appease everyone. Both the businesses and residents are important parties. The City is ensuring proper

signage and diversions are made. One of the goals of the Council is to promote a vibrant downtown area and closing the highway would be a detriment to that effort. Also, the businesses will need additional marketing efforts regardless.

Ms. Fleet stated seniors' lives are more important than businesses. Councilmember Grau stated that statement is unfair as people dying is hypothetical. If there were safety issues, then the system would be readdressed. The Council does not want to negatively impact anyone in the community. He agreed the decision is not easy. He thanked Ms. Fleet for her comments.

Ms. Fleet stated she would like the highway to remain open and for the businesses to try the marketing effort. If that is not an option, the City needs to monitor the area for the first week or two of the change to see the detrimental impact it will have on the seniors.

Mayor Windschitl stated safety is the first priority of the Council. There are a lot of people out in the area, but it is not as regular for folks to cross the street in that area. The intersection will also remain closed until approximately July. He agreed it would be a zoo for the first couple of weeks until folks adjust to the change and realize it is faster to take 101 around Chaska rather than going through it. Also, the box trucks and delivery trucks are already driving through the area, and that will not be increased due to the change.

Ms. Fleet stated the Council will see the reality of the impact in the first couple weeks of the change. Mayor Windschitl explained there are plenty of opportunities to change the decision if there is a need.

Mayor Windschitl stated there has been notifications in the newspaper and through flyers, but The Landing should have been more involved in the decision. He will ask Staff to review the process and determine how there wasn't more conversations with The Landing as the decision was made in September 2022.

Ms. Fleet pointed out there has been a large turnover in management at The Landing. Assistant City Administrator Elise Durbin confirmed Staff has tried to reach out to management at The Landing multiple times, but the first opportunity to speak with them was last week.

Mayor Windschitl added the project would cost a lot more money to change it currently. If there is a safety issue, the City will make changes as needed. He thanked Ms. Fleet for her comments.

Councilmember Hatfield pointed out there have been steps to ensure safety of residents in the area. For example, parking is restricted to promote pedestrian safety despite objections from businesses. The decision is a combination of compromises and can be amended if there are issues of safety. She thanked Ms. Fleet for her comments.

6. Approve Previous Meeting Minutes

6.A. Approve the March 20, 2023 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the March 20, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Mayor Windschitl asked for clarification on Consent Agenda Item 7.H. Adopt Resolution No. 2023-32 Recommending Council Approve the 2nd Amended Exchange Agreement regarding the Hickory Addition Development and Final Plat. City Attorney Jake Saufley explained there have been title issues, so the motion is to formalize the idea that the changes are temporary and has specific long-term plans.

Mayor Windschitl asked who did the survey. Mr. Saufley stated the developer did the survey. The property has to be split in accordance with Carver County rules because the current plan does not align with the original plan approved by the council from last year.

Mr. Saufley explained there is an image in the packet with an area outline in yellow that is owned by the City. There is an area of land above and to the left of the City's land that is three separate parcels. It is difficult to see because the County has combined the piece of land in question into one on the image. He provided additional explanation on the County's process. He added the change will result in more land coming to the City. Overall, the item is in line with the Council action taken back in May 2022.

Councilmember Huang asked why the plat doesn't match the Council action. Mr. Saufley stated the plat doesn't exist yet. The change is happening out of necessity because it was previously unplatted. There is a lot of confusion in the property records which has created several technical issues. The action item is to clear up historical land record issues. He agreed the matter is confusing.

David Pokorney, Community Asset Development Group representative, explained there is a set of legal descriptions as part of the property that don't match up with one another. Staff and the developer have been working through the records to determine who owns what. There was a parcel of land exchanged with the City and the previous owners during the flood work. At that time, the legals were completed incorrectly. The Consent Agenda Item 7.H. Adopt Resolution No. 2023-32 Recommending Council Approve the 2nd Amended Exchange Agreement regarding the Hickory Addition Development and Final Plat will actually allow the City to own more than the County records currently indicate. Then Hickory Investments will own outlot A for the planned development.

Mr. Saufley added the issue has been ignored over time, but they are finally sorting it out. Mayor Windschitl stated visuals would be helpful for the Council to understand. He asked if the lot will be squared off.

Mr. Saufley stated there will only be changes to the City-owned parcel. The plat isn't a factor except for that this is part of the platting process. The City owns the parcel as one PID, and it needs to be split into two. From there, the 20 feet on the southeastern edge will not be part of the plat, which is conveyed in the proposed item. The agreement with the developer also needs to be amended to reflect the changes.

Mayor Windschitl asked if there is a sale as part of the item. Mr. Saufley stated it is a temporary swap. After the developer records the plat, then they will move forward with the development agreement. He agreed he should have included more visuals. Mr. Saufley showed an image from Action Item 8.A. PUBLIC HEARING: Adopt Resolution No. 2023-25 Approving a Vacation of the Drainage Control Easement on 401 Hickory Street/Community Asset Development Group/PC #2023-08.

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the Consent Agenda Items A through H:

A. Temporary Liquor Licenses for SouthWest Metro Chamber of Commerce

Motion to approve Temporary On-Sale Intoxicating License TW.23-01 and Temporary On-Sale 3.2% Malt Liquor License T32.23-01 for the SouthWest Metro Chamber of Commerce at Taste of Chaska.

B. Adopt Resolution No. 2023-26 Approving the Plat Correction for Oak Creek

Motion to adopt Resolution No. 2023-26, approving the correction to the plat of Oak Creek.

C. Adopt Resolution No 2023-27 Amending 2022 Fund Budgets

Motion to adopt Resolution 2023-27 Amending 2022 Fund Budgets.

D. Adopt Resolution No 2023-28 Approving the Award Bid for 2023 Overlay Program CTC Cart Path

Motion to approve Resolution No. 2023-28 awarding the bid for the 2023 Overlay Program CTC Cart Path to Park Const in the low bid amount of \$377,380.72.

E. Adopt Resolution No 2023-29 Approving the Award Bid for 2023 Overlay Program

Motion to approve Resolution No. 2023-29 awarding the bid for the 2023 Overlay Program to Northwest Asphalt in the low bid amount of \$391,313.14.

F. Adopt Resolution No. 2023-30 Establishing a Public Hearing Relating to Conduit Financing on behalf of Ridgeview Medical Center

Motion to adopt Resolution 2022-30 relating to a financing on behalf of Ridgeview Medical Center and calling for a public hearing.

G. Adopt Resolution No. 2023-31 Establish 2023 Interfund Tax Increment Financing

Motion to adopt Resolution 2023-31 providing 2023 interfund tax increment project financing.

H. Adopt Resolution No. 2023-32 Recommending Council Approve the 2nd Amended Exchange Agreement regarding the Hickory Addition Development and Final Plat

Motion to adopt Resolution No. 2023-32 to recommend that City Council approve the 2nd Amended Exchange Agreement to the HICKORY ADDITION development and final plat along with a lot split and conveyance of certain real property to allow recording of the HICKORY ADDITION final plat.

Motion carried.

8. Action Items

8.A. PUBLIC HEARING: Adopt Resolution No. 2023-25 Approving a Vacation of the Drainage Control Easement on 401 Hickory Street/Community Asset Development Group/PC #2023-08

Assistant City Administrator Durbin introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Councilmember Grau stated the existing easement is referred as "too big" in the documents, but it appears to be bigger with the changes. Ms. Hanson stated there are draining and utility easements covering a larger area, so it appears bigger.

Mayor Windschitl opened the public hearing at 7:51 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 7:51 p.m.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2023-25 to approve Vacating the Drainage Control Easement on the property of 401 Hickory Street and recorded in Carver County as Doc. No. T90050 (PC #2023-08).
Motion carried.

8.B. Appoint a Youth Representative to the Parks & Recreation Commission for 2023

Mayor Windschitl explained the Council had interviews with two well-qualified candidates, but the Council has decided to move forward with appointing Samsam Hassan to the Parks & Recreation Commission. He thanked the other candidate for her time and encouraged her to apply for another role as it was a hard decision.

Motion by Councilmember Hatfield, second by Councilmember Grau to Appoint Samsam Hassan as Youth Representative to the Parks & Recreation Commission for 2023.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 3-4-2023

The Council requested further information about bills on pages 12 and 25.

Assistant City Administrator Durbin 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

Mayor Windschitl noted there were a number of items for golf resale.

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 3-4-2023

Councilmember Hatfield:

- Noted there is Food Distribution on April 20, 2023.
- Pointed out Police Department opened up Safety Camp for registration. It is a two-day event in July, and there may be scholarships available.

- Spoke with former Mayor of Chaska Tracy Swanson and Councilmember Hubbard regarding Women's History Month. She thanked everyone involved in the celebration and recognition of Women's History Month.
- Encouraged everyone to continue shopping downtown as the businesses continue to be impacted by construction.
- Explained there are a number of resources for business owners including free Farmer's Market booth space, a monthly mailer in the newspaper, a loosened ordinance for signage, and more.

Councilmember Hubbard:

- Noted her agreement with Councilmember Hatfield's comments on Women's History Month.
- Attended Capital Investment Committee meeting regarding City Square West.

Councilmember Huang:

- Attended a meeting regarding Hwy 41 and Engler.
- Pointed out DECA qualifies 5 students for the International Conference and Chaska Speech coach is named the NSDA-Southern Minnesota Coach of the Year Award. As for arts, 10 Art Students had their art work represent at the Metro West Conference Visual Arts Festival. 2 earned Achievement awards and 1 received an Excellence award. In athletics, Freshman wrestler placed 5th at State Tournament. He is the youngest State placer in school history. Girls Basketball Team ended season as Section 2AAAA runner-up. The Girls Basketball coach was named the section 2AAAA head coach of the year. Also, a Girls basketball player was named to the 2022-23 Star Tribune All Metro First Team and to the Class AAAA All-State Team. The StormHawks Swim & Dive finish in 8th place as a team at State Tournament. Also, Chaska Swimmer finishes 12th in the 200 IM and was part of the 4th place 200 relay team.
- Added City Administrator Podhradsky is in Boston because his son Will's team is participating in the U21 Junior National Championships for Curling at the Broomstones Curling Club in Boston.

Assistant Administrator Durbin:

- Pointed out the next meeting is April 17, 2023 with a Work Session.

Mayor Windschitl:

- Noted the Police Department received a grant for new AEDs. The Fire Department will also receive a device called LUCAS that helps to do compressions thanks to an employee who took the initiative. The device is on loan from Eden Prairie.
- Added the Easter Egg Hunt will be April 8, 2023 at 10:00 a.m. at City Square Park. The event is hosted by Chaska Legion Auxiliary.
- Wished everyone a Happy Easter and encouraged everyone to enjoy the warm weather coming up.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 8:18 p.m.
Motion carried.