



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, August 9, 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 July 12th Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Site & Building Plan and Final Plat for Structures, Inc./Jeremy Banken/PC #2023-19
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Rezoning and Variance Request from the Wooded Steep Slope Setbacks for Linda Carlson's Home/Linda Carlson/PC #2023-18
 - 7.B. Recommend Approval of the Concept Plan for 3740 Chestnut Street and PID 303300020/Audrius Asakenas/PC #2023-20
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the June 26th, 2023 City Council Meeting Minutes
10. Adjourn

CHASKA PLANNING COMMISSION MINUTES JULY 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 Gaare, Aasen, Urbanski, Baswa, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: Commissioner Olson.

Also present: 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 June 14, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Baswa, second by Commissioner Kerber, to approve the minutes of the June 14, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a. Recommend Approval of the Final Site and Building Plan for Crown Extrusions (4035 Norex Drive)/Greystone Construction/PC #2023-17.

Motion carried.

7. Action Items

8. Other Business

9. Receive Other Meeting Minutes

- A. Receive the June 5, 2023 City Council Meeting Minutes
- B. Receive the June 5, 2023 EDA Meeting Minutes

Commissioner Urbanski

- Asked for an update on the Highway 41 project.

City Planner Hanson stated that she believed it was progressing close to schedule and noted that the weather conditions have helped. She noted that the bridge is open to Shakopee, so people can get across the river now, and the intersection of Chaska Boulevard and Highway 41 is also open, which will should also be helpful. She noted that the project will continue to be phased, but for now, it was close to being on schedule.

Chair Brass asked about the roundabout project on Highway 41 near Costco.

City Planner Hanson noted that she had not been directly involved in the scheduling conversations with the County so she could not give even a ballpark timeline.

10. Adjourn

Motion by Commissioner Aasen, second by Commissioner Purdy to adjourn the meeting at 7:07 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

08/09/2023

Subject: Structures, Inc. – Final Site & Building Plan and Final Plat

Applicant: Jeremy Banken

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

Case No.: 2023-19

Synopsis: The applicant is requesting approval of a Final Site & Building Plan and Final Plat 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 November 2022 plan to eliminate the middle building/lot, and have a total of 2 buildings/lots. In May 2023, the preliminary site and building plan, preliminary plat and zoning ordinance amendment to PID-9 was approved for the 2 building/lot layout.

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 Final Site & Building Plan and Final Plat 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).

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. An additional access is shown directly off of Old Audubon Road, which would provide ingress/egress to the employee parking lot for the east building. 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 ¼" 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 northeast area of Lot 1 and northwest area of Lot 2.

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 does not have major concerns with the additional on Old Audubon Road. Safety or sight lines do not appear to be an issue. The parking lot access will only serve a total of 11 cars so usage of this access will be low.

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	5
Shrubs	70	133

The proposed plan does not meet the understory tree requirement, however there is a surplus of overstory trees on site that staff believes adequately compensates for the missing understory tree.

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 prior to issuance of a building permit. These areas are denoted in red on Exhibit A below.

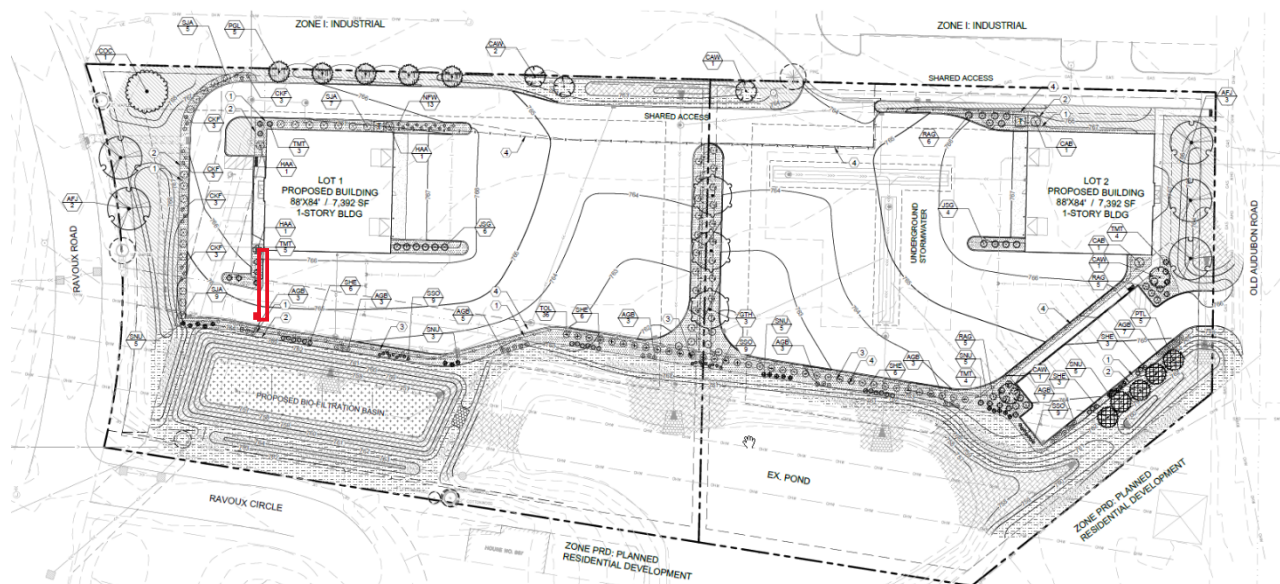


Exhibit A

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. The wall packs shall be installed no higher than 18 feet.

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 in Lot 2 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.

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 July 5, 2023. Pursuant to Minnesota State Statutes the City must act on this request by **Sunday, September 3, 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 Thursday, November 2, 2023. The City may with the petitioner's consent extend the review period beyond the Thursday, November 2, 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 Final Site & Building Plan and Final 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. Citation Creek Final Plat (pgs 1-2), submitted by Anderson
 - c. Cover Sheet (pg C1), submitted by Anderson, dated July 12, 2023
 - d. Site Plan (pg C2), submitted by Anderson, dated July 12, 2023
 - e. Existing Conditions Survey (pg C3), submitted by Anderson, dated July 12, 2023
 - f. Demolition Plan (pg C4), submitted by Anderson, dated July 12, 2023
 - g. Grading & Drainage Plan (pg C5), submitted by Anderson, dated July 12, 2023
 - h. Utility Plan (pg C6), submitted by Anderson, dated July 12, 2023
 - i. Erosion & Sediment Control Plan (pg C7), submitted by Anderson, dated July 12, 2023
 - j. Phase 1 and Phase 2 Construction Plan (pgs C8-C9), submitted by Anderson, dated July 12, 2023
 - k. SWPPP (pgs C10-C11), submitted by Anderson, dated July 12, 2023
 - l. Civil Site Details (pgs C12-14), submitted by Anderson, dated July 12, 2023
 - m. Existing Sanitary & Watermain Profiles (pg C15), submitted by Anderson, dated July 12, 2023
 - n. Grading Enlargement Details (pg C16), submitted by Anderson, dated July 12, 2023
 - o. Tree Preservation Plan (pg L1), submitted by Anderson, dated July 12, 2023
 - p. Planting Plan (pg L2), submitted by Anderson, dated July 12, 2023
 - q. Planting Notes & Details (pg L3), submitted by Anderson, dated July 12, 2023
 - r. Photometric Plan, submitted by jth Lighting Alliance, dated April 20, 2023
 - s. Snow Storage Exhibit (pg E3), submitted by Anderson, dated March 29, 2023
 - t. Truck Turning Movement Exhibit (pgs E1-E2), submitted by Anderson, dated March 15, 2023
 - u. Fire Truck Turning Movement Exhibit (pgs E5-E6), submitted by Anderson, dated April 24, 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 to incorporate decorative fencing with at least 90% opacity as directed in Exhibit A in this report and to be addressed prior to issuance of a building permit.

13. Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed.
14. Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted to the City prior to final plat recording.
15. Provision of cross access easements across all lots and to be executed prior to final plat recording.
16. Provision of a maintenance agreement for the shared accesses, stormwater features, and utilities, and to be provided prior to final plat recording.

CITATION CREEK

PLAT FILE NO.

C. R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Citation Creek, LLC, a Minnesota limited liability company, fee owner of the following described property:

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.

Has caused the same to be surveyed and platted as CITATION CREEK and do hereby dedicate to the public for public use the easements for drainage and utility purposes as created by this plat.

In witness whereof said Citation Creek, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Citation Creek, LLC

by _____, its _____

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____.

Signature

Printed
Notary Public, _____ County, Minnesota
My Commission Expires: _____

I, Nicholas Hillmer, 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____.

Nicholas Hillmer, Licensed Land Surveyor
Minnesota License No. 45774

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Nicholas Hillmer.

Signature

Printed
Notary Public, _____ County, Minnesota
My Commission Expires: _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA
This plat of CITATION CREEK 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. All monuments will be set as specified by the City Council as stated on this plat, according to Minnesota Statute 505.02, Subd. 1.

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

by: _____, Mayor by: _____, Clerk

COUNTY SURVEYOR, Carver County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20____.

Brian E. Praske, County Surveyor by: _____

COUNTY AUDITOR/TREASURER, Carver County, Minnesota
I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

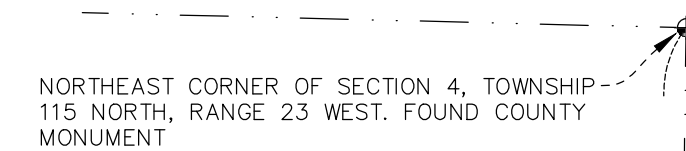
Laurie Davies, County Auditor/Treasurer by: _____, Deputy

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of CITATION CREEK was filed this _____ day of _____, 20____ at ____ o'clock ____ M. as Document No. _____

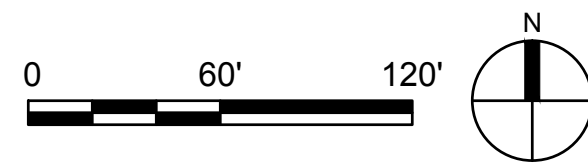
_____, County Recorder

By: _____

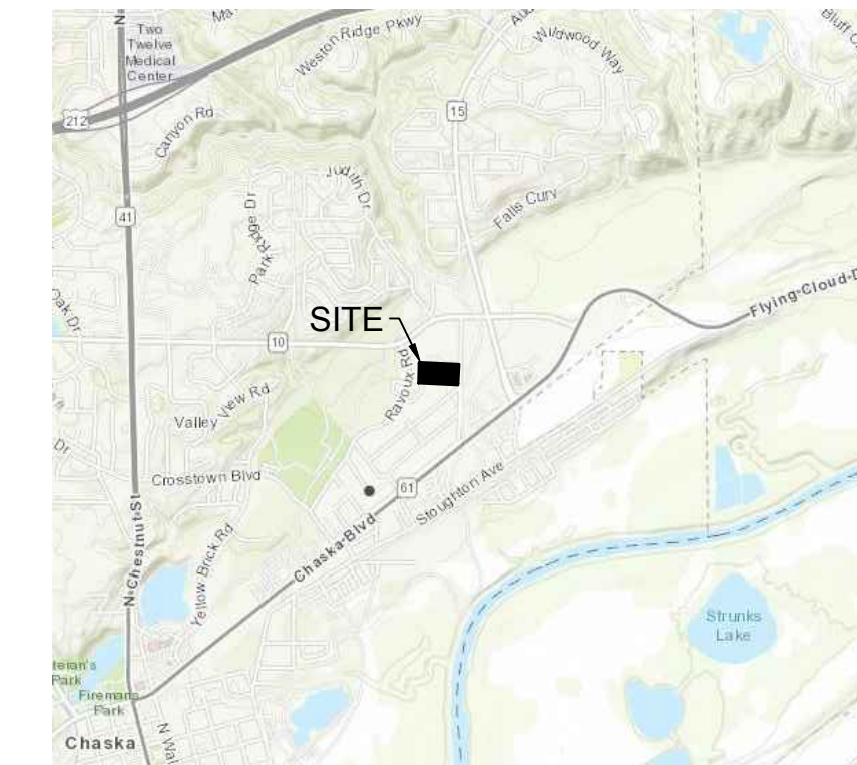
PLAT FILE NO.
C. R. DOC. NO.



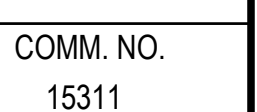
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ANDERSON ENGINEERING OF MN, LLC
13605 1ST AVENUE NORTH, SUITE 100
PLYMOUTH, MN 55441
763-412-4000

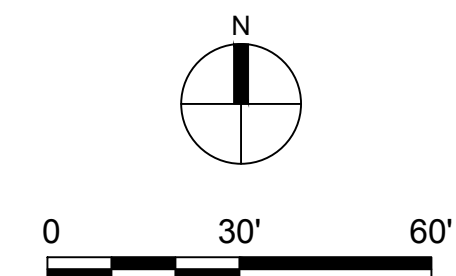


<u>SHEET</u>	<u>DESCRIPTION</u>
C1	COVER SHEET
C2	SITE PLAN
C3	EXISTING CONDITIONS SURVEY
C4	DEMOLITION PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C7	EROSION & SEDIMENT CONTROL PLAN
C8	PHASE 1 CONSTRUCTION PLAN
C9	PHASE 2 CONSTRUCTION PLAN
C10	SWPPP - PG 1
C11	SWPPP - PG 2
C12	CIVIL SITE DETAILS 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





- | LEGEND | | | |
|---|--|---|---|
|  | PROPERTY LIMITS |  | 6' HT. CHAIN-LINK SECURITY FENCE |
|  | BUILDING SETBACKS | | |
|  | PARKING SETBACKS |  | PROPOSED BITUMINOUS PAVEMENT 1/C13 |
|  | EXISTING DRAINAGE AND UTILITY EASEMENT |  | HEAVY DUTY BITUMINOUS 1/C13 |
|  | PROPOSED DRAINAGE AND UTILITY EASEMENT |  | PROPOSED CONCRETE APRON 2/C13 |
|  | 6' HT. CEDAR BOARD PRIVACY FENCE |  | RECYCLED CONCRETE PAVEMENT 1/C2 |



STRUCTURES INC.

DATE: 07/12/2023 LICENSE NO. 57224

NO.	DATE	DESCRIPTION OF REVISIONS
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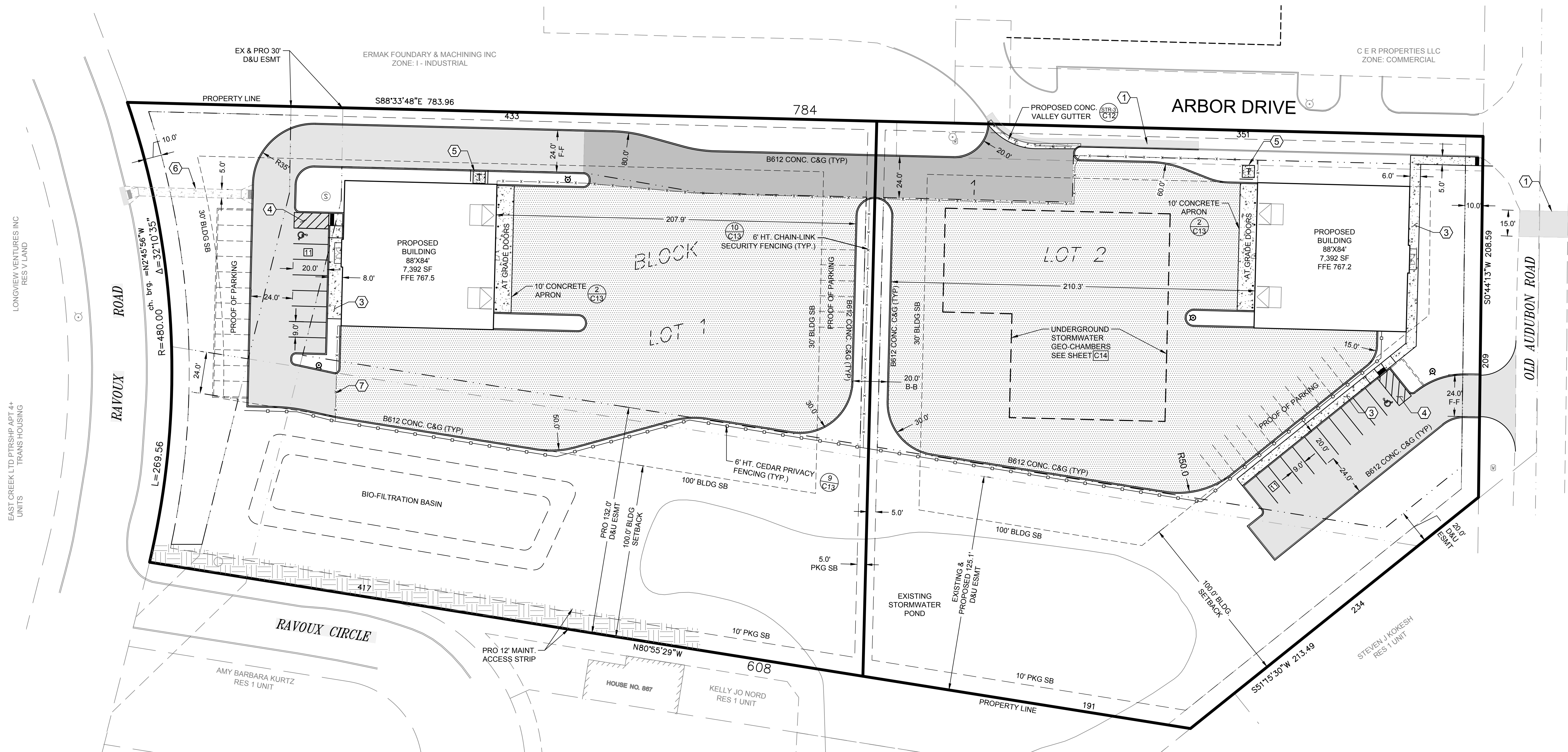
[illegible]

DESIGNED: BJF	DRAWN: KEA	CHECKED BY: BJF
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SITE PLAN

C2

COMM. NO
15311





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
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CONSTRUCTION DOCUMENTS JULY 12, 2023

DESIGNED:	DRAWN:	CHECKED BY:
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DRAWING TITLE

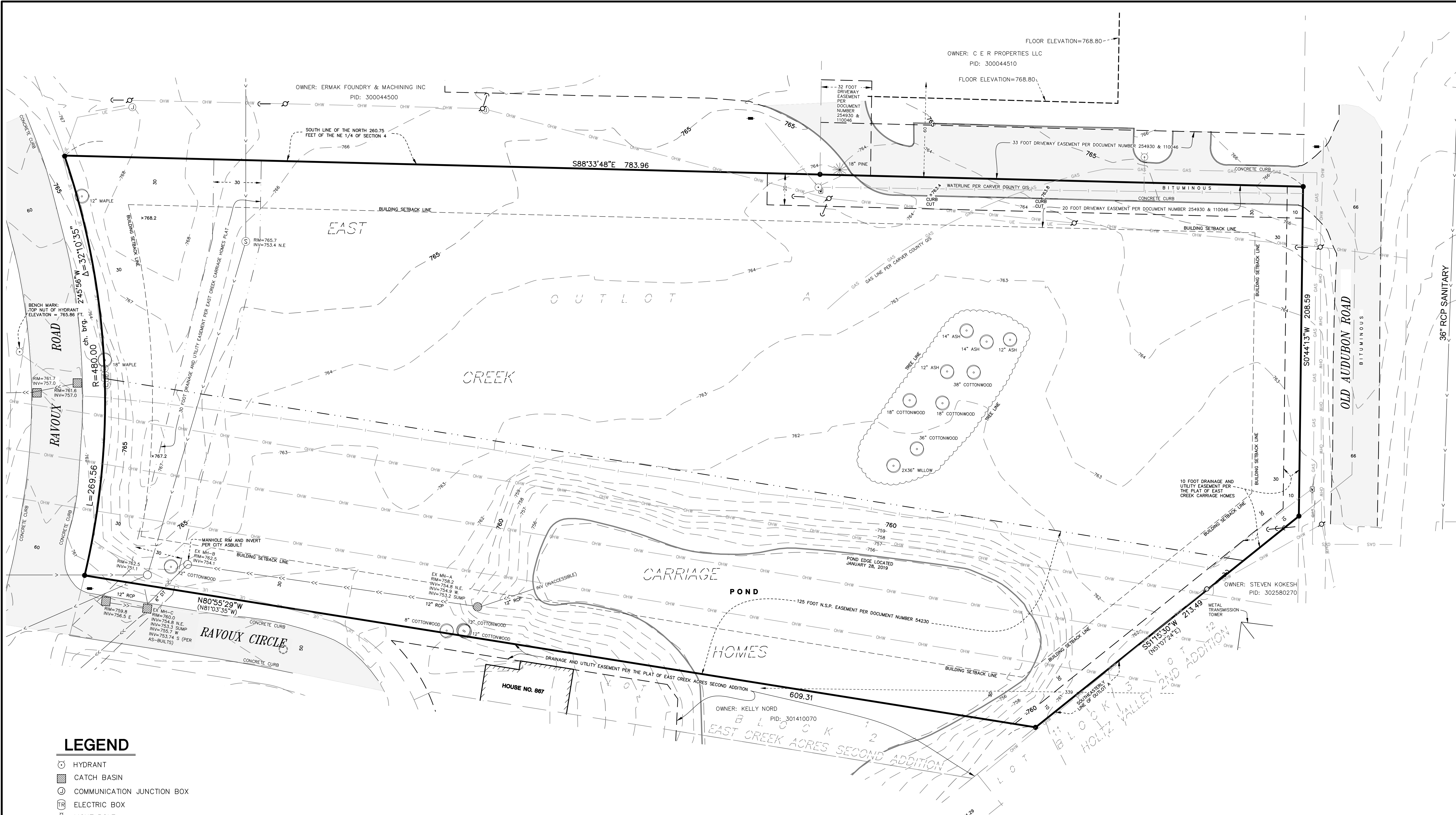
EXISTING CONDITIONS SURVEY

DRAWING NO.

C3

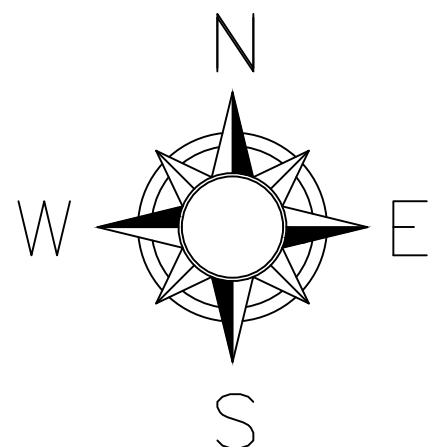
PLOTTED:
7/12/23

COMM. NO.
15311



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



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 Northeastly 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.

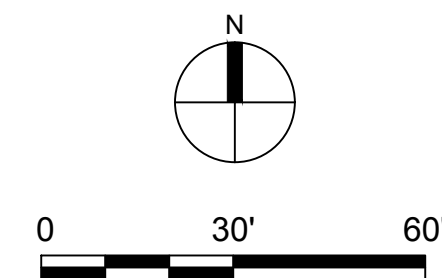
NOTES:

- 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.

- 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

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.

	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



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Anderson Engineering of Minnesota, LLC

CHASKA, MINNESOTA

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

DATE: 07/12/2023 LICENSE NO. 57224

REVISION LOG

[illegible]

CONSTRUCTION DOCUMENTS
JULY 12, 2023

DESIGNED: BJF	DRAWN: JPR	CHECKED BY: BJF
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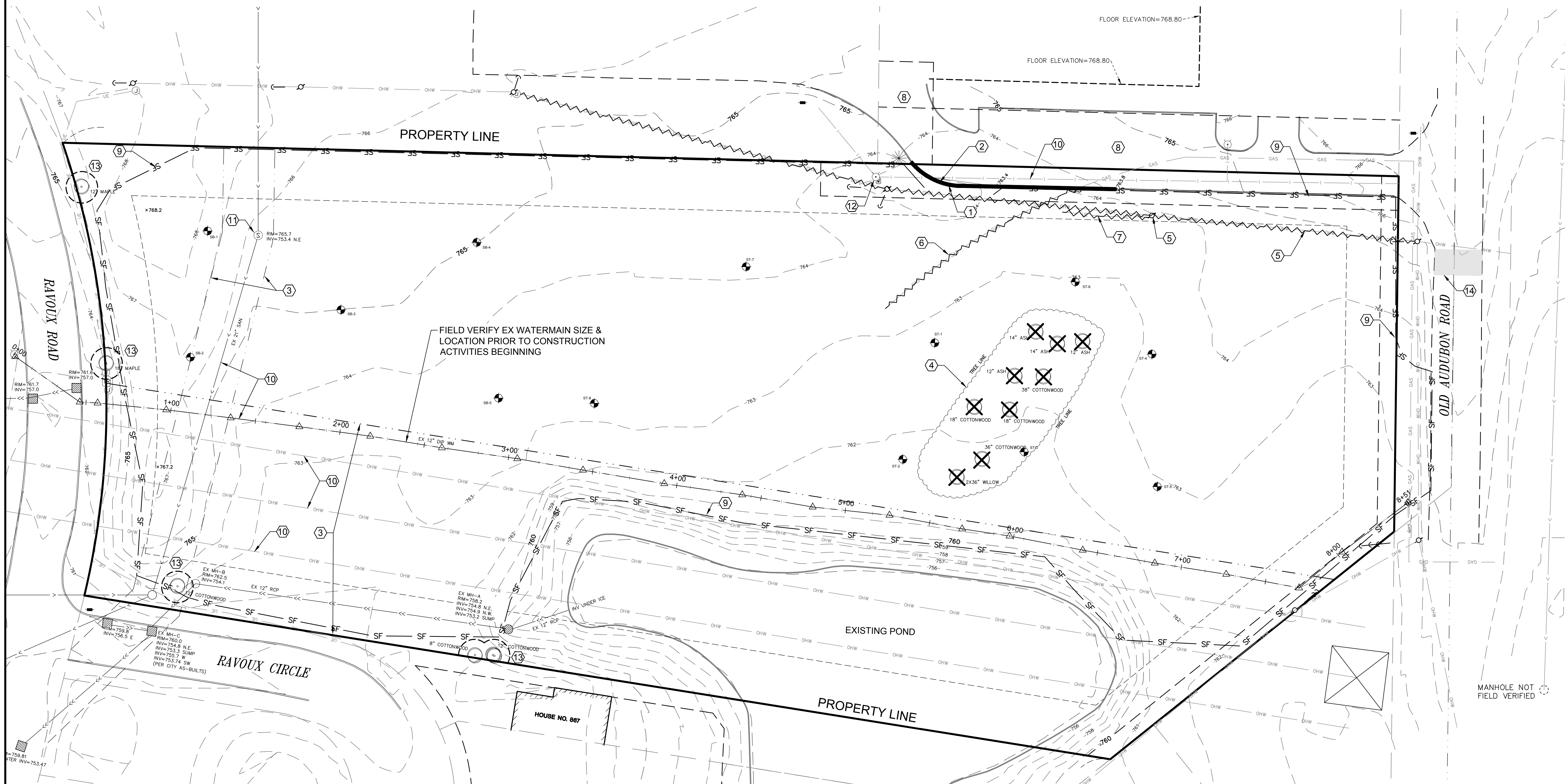
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DEMOLITION PLAN

DRAWING NO.

C4

PLOTTED: 7/12/23	COMM. NO. 15311
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MANHOLE NOT
FIELD VERIFIED

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.

0. OVER EXCAVATE UNSUITABLE MATERIAL WITHIN PROPOSED SANITARY SEWER IN ACCORDANCE WITH GEOTECHNICAL REPORT(S).

1. 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.

2. ALL NEW NON METALLIC SANITARY AND WATER SERVICE PIPE SHALL HAVE TRACER WIRE, PER CITY SPECIFICATIONS.

3. 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).

4. 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.

5. SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER.

6. UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING
TO ACCOMMODATE CITY INSPECTION AND TESTING.

7. ALL CITY SANITARY SEWER MANHOLES ARE TO BE BITUMINOUS COATED PER DETAIL SAN-1/CI2

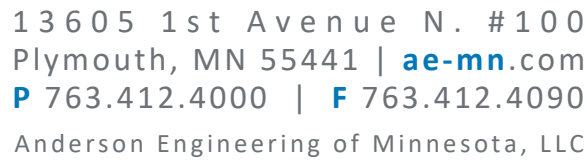
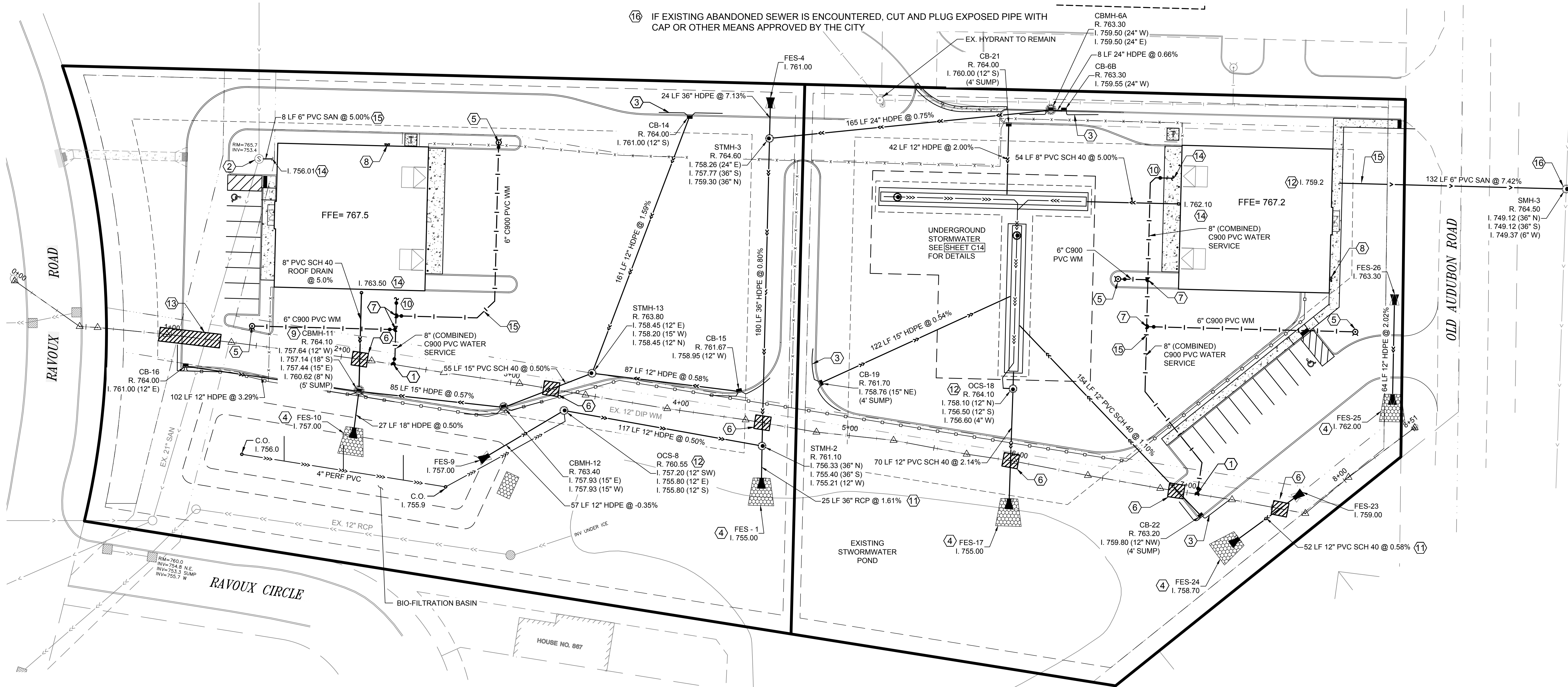
8. SEE SHEET C8 FOR BIDDING INSTRUCTIONS.

9. DISTURBANCE TO OLD AUDUBON ROAD WILL REQUIRE A CITY RIGHT OF WAY PERMIT. CONTRACTOR TO DEVELOP AND SUBMIT TRAFFIC CONTROL
PLAN TO CITY FOR APPROVAL PRIOR TO ANY WORK IN OLD AUDUBON.

- (3) CONNECT TO EXISTING CITY WATERMAIN VIA CUT-AND TEE/FITTINGS. INSTALL 8X12 TEE WITH 8" GATE VALVE.
- (2) RAISE EXISTING SANITARY RIM ELEVATION TO FINISHED GRADE. RECONSTRUCT/REPLACE BARREL AND CONE SECTIONS AS NEEDED. BUILDING SERVICE CONNECTION TO BE CORED INTO THIS EXISTING MANHOLE, CORE INTO TOP HALF OF EXISTING BENCH.
- (3) INSTALL 4" PERFORATED PVC 20 LF MIN. BEHIND BACK OF CURB AT ALL LOWPOINT. (TYP.) STO-12/C12 STO-14/C12
- (4) INSTALL RIP-RAP @ OUTLET PER STO-11/C12
- (5) INSTALL HYDRANT WITH 6" GATE VALVE & LEAD. WAT-2/C12
- (6) 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
- (7) INSTALL 8X6 TEE WITH 6" GATE VALVE.
- (6) FIRE DEPARTMENT CONNECTION LOCATION TO BE ON ADDRESS SIDE. COORDINATE LOCATION W/ ARCHITECT/MASTER PLUMBER.
- (9) INSTALL SAFL BAFFLE WITHIN MANHOLE. 9/C14
- (10) INSTALL 8" GATE VALVE
- (11) LAST 3 JOINTS OF RCP TO BE TIED PER STO-10/C12
- (12) OUTLET CONTROL STRUCTURE W. CONCRETE WEIR. 8/C13
- (13) EXISTING COVER REDUCED. EXCAVATE EXISTING WATERMAIN AND INSULATE WITH RIGID POLYSTYRENE INSULATION. INSULATION TO BE 4" MINIMUM AND TO BE CENTERED ON PIPE EXTENDED 4' IN EACH DIRECTION. SEE DETAIL GEN-8/C12
- (14) VERIFY ALL UTILITY CONNECTION POINTS TO BUILDING WITH MASTER PLUMBER AND ARCHITECTURAL DRAWINGS
- (15) 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.
- (16) IF EXISTING ABANDONED SEWER IS ENCOUNTERED, CUT AND PLUG EXPOSED PIPE WITH CAP OR OTHER MEANS APPROVED BY THE CITY

LEGEND

- PROPERTY LIMIT
- CONSTRUCTION
- EXISTING WATER
- EXISTING SANITA
- EXISTING STORM
- PROPOSED WATER
- PROPOSED SANITA
- PROPOSED STORM
- PROPOSED DRAIN
- PROPOSED WATER FITTING
- PROPOSED SANITA AND CLEANOUT
- PROPOSED STORM
- FLARED END SECTION
- RIPRAP



CHASKA, MINNESOTA

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PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE

DATE: 07/12/2023 LICENSE NO. 57224

REVISION LOG

[illegible]

CONSTRUCTION DOCUMENTS
JULY 12, 2023

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

UTILITY PLAN

DRAWING NO.

C6

PLOTTED: 7/12/23	COMM. NO. 15311
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KEY NOTES

13. DRAINAGE AND/OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH THE USE OF APPROVED EROSION DISSIPATION DEVICES.
14. ALL SOIL 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 METHOD PER STANDARD 2675 AS NEEDED DURING THE COURSE OF THE CONSTRUCTION TO PREVENT EROSION OF EXPOSED SOILS IN ACCORDANCE WITH THE CITY AND NEIGHBORHOODS' PERMIT REQUIREMENTS. THIS WORK SHALL COMPLY WITH ALL 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 CONSTRUCTION PERIOD. RAPID STABILIZATION OF EXPOSED SOILS WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE AVAILABLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE STANDARDS SPECIFIED IN THE PERMIT. THE DETAILS SHOWN IN THE PLANS ARE THE FOLLOWING:
16. 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 DISC ANCHURE
2. TYPE 2 MULCH WITH TYPE 1 HYDRAULIC MULCH
3. TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
4. CATEGORY 9 SEED MIXTURE COMBINATION WITH SEED MIXTURE
5. BIPART CLASS II WITH GEOTEXTILE
- THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.
17. CHANGE OF CHARGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELL'S PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS, THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRAFFIC, SALE OR CLOSING ON THE PROPERTY.)
18. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES TO PREVENT SOIL LOSS DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL FOLLOW THE INDIVIDUAL SITE BUILDERS' EROSION CONTROL PLAN, SHOULD ONE BE PROVIDED, BUT NOT BE HELD RESPONSIBLE FOR FOLLOWING IT.
- A. SILT FENCE SURROUNDING CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN SOIL, FIRMLY COMPACTED.
- B. ROCK CONSTRUCTION ENTRANCE HAVING 1' TO 2' CLEAR ROCK ROW (GEOTEXTILE FABRIC).
- C. STREET CLEANING AS MAY BE REQUIRED, SHIP VEHICLE TRACKING OOL.
- INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN EYES LINES, SUCH AS INDIVIDUAL VARIOSE/VEGETATION ARE ESTABLISHED.
19. 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 COMPLETE TRUCKWASHING.
20. 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.
21. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL BE PROVIDED TO PREVENT APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.
22. IF LEED CREDENTIAL IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF EROSION CONTROL MEASURES TO PREVENT SOIL LOSS DURING CONSTRUCTION. PHOTOGRAPH DATED, STAMPED PHOTOS AND INSPECTION LOGS, REPORTS, RECORDS, AND MEASUREMENTS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. 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 REQUIRED FOR LEED CREDENTIALS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. MEASURES TO PREVENT SOIL LOSS DURING CONSTRUCTION.

- 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-27 C13
- 5) PLACE RIPRAP AT EMERGENCY OVERFLOW. INSTALL TURF REINFORCEMENT MAT PER MNDOT SPEC. 2575 TO NWL OF EX. POND.
- 6) CONTRACTOR SHALL NOT USE ARBOR DRIVE FOR CONSTRUCTION ACCESS. ACCESS TO BE OF OF OLD AUDUBON DR. AS DEPICTED.

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.



- | | |
|---|----------------------------|
|  | PROPERTY LIMITS |
|  | EXISTING MINOR CONTOUR |
|  | EXISTING MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | PROPOSED MAJOR CONTOUR |
|  | EXISTING SPOT ELEVATION |
|  | DRAINAGE ARROW |
|  | PROPOSED CONCRETE C&G |
|  | SILT FENCE |
|  | INLET SEDIMENT PROTECTION |
|  | ROCK CONSTRUCTION ENTRANCE |
|  | EROSION CONTROL BLANKET |
|  | TURF REINFORCEMENT MAT |



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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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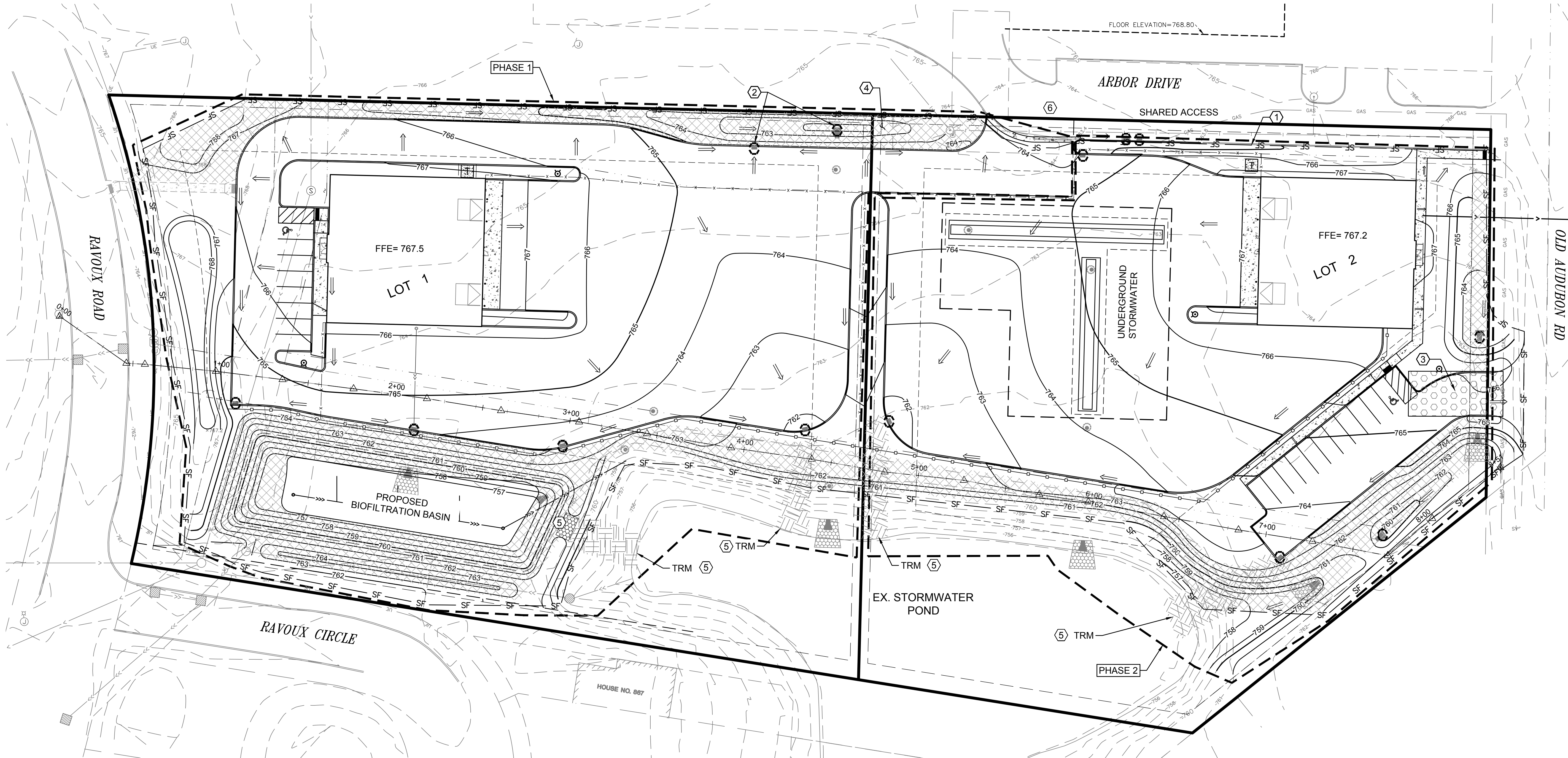
DRAWING TITLE

EROSION & SEDIMENT CONTROL PLAN

DRAWING NO.

C7

PLOTTED: 7/12/23	COMM. NO. 15311
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PRINT NAME: BRIAN J. FIELD, PH.D.

SIGNATURE _____

DATE: 07/12/2023 LICENSE NO. 57224

REVISION LOG

CONSTRUCTION DOCUMENTS
JULY 12, 2023

DRAWING TITLE

PHASE 1 CONSTRUCTION PLAN

DRAWING NO.

C8

PLOTTED
7/12/23

COMM. NO
15311

BIDDING NOTES

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

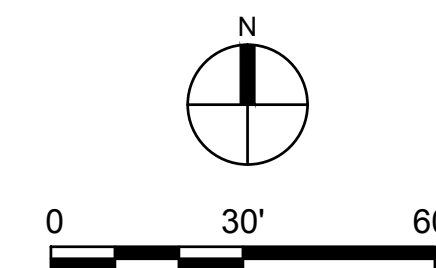
PHASE 1 CONSTRUCTION NOTES

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.

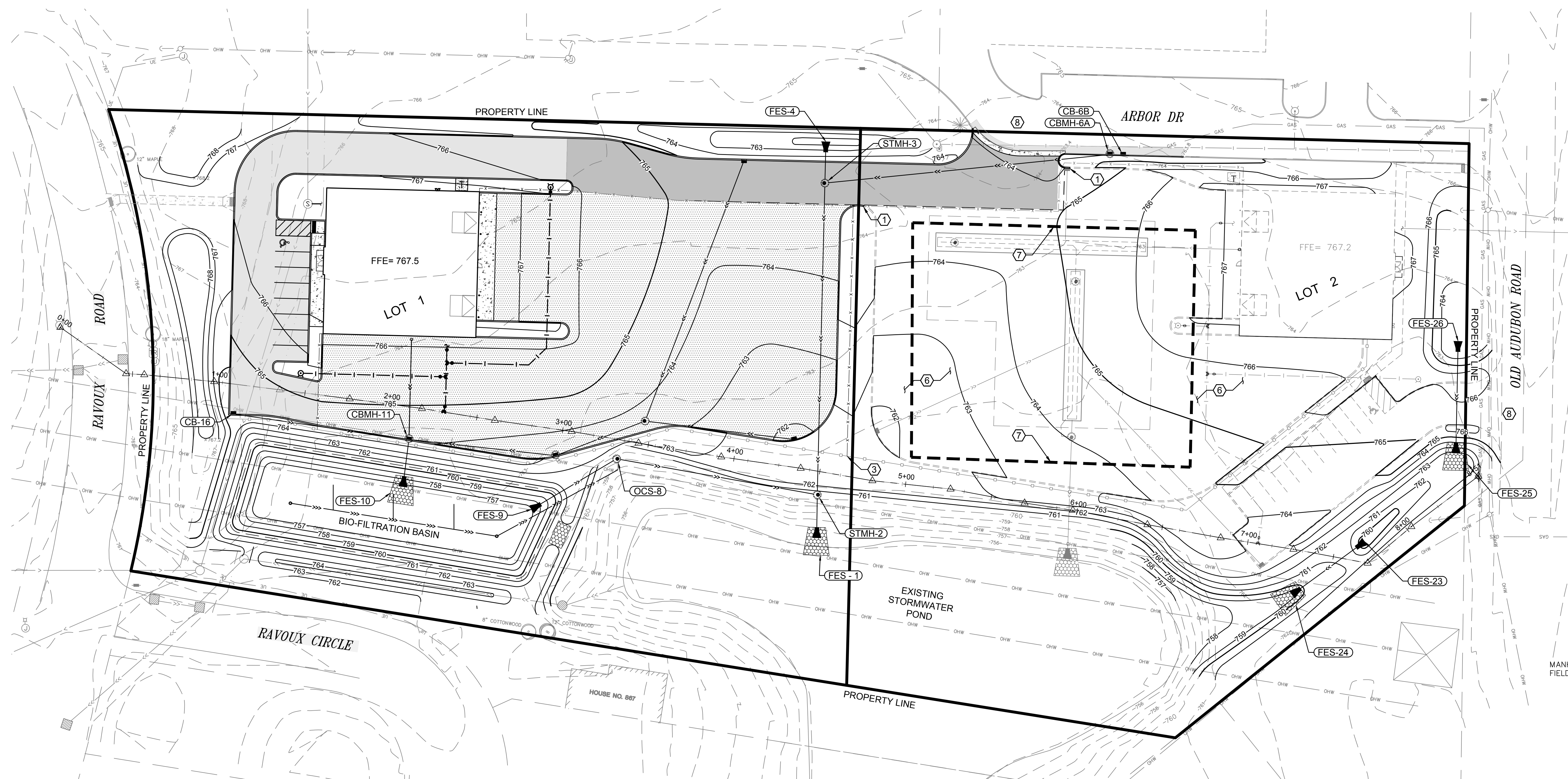
KEY NOTES

- 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
- ⑧ CONSTRUCTION ACCESS TO BE LIMITED TO OLD AUDUBON RD. CONTRACTOR RESTRICT ACCESS FROM ARBOR DR TO NON-CONSTRUCTION EQUIPMENT



LEGEND

	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



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

- ## KEY NOTES

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

- ### LEGEND



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

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: Erin J. Tuel

DATE: 07/12/2023 LICENSE NO. 57224

REVISION LOG

[illegible]

CONSTRUCTION DOCUMENTS
JULY 12, 2023

DESIGNED:	DRAWN:	CHECKED BY:
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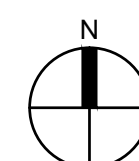
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PHASE 2 CONSTRUCTION PLAN

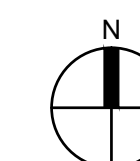
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PLOTTED: 7/12/23	COMM. NO. 15311
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2 PHASE 3 - CONSTRUCTION

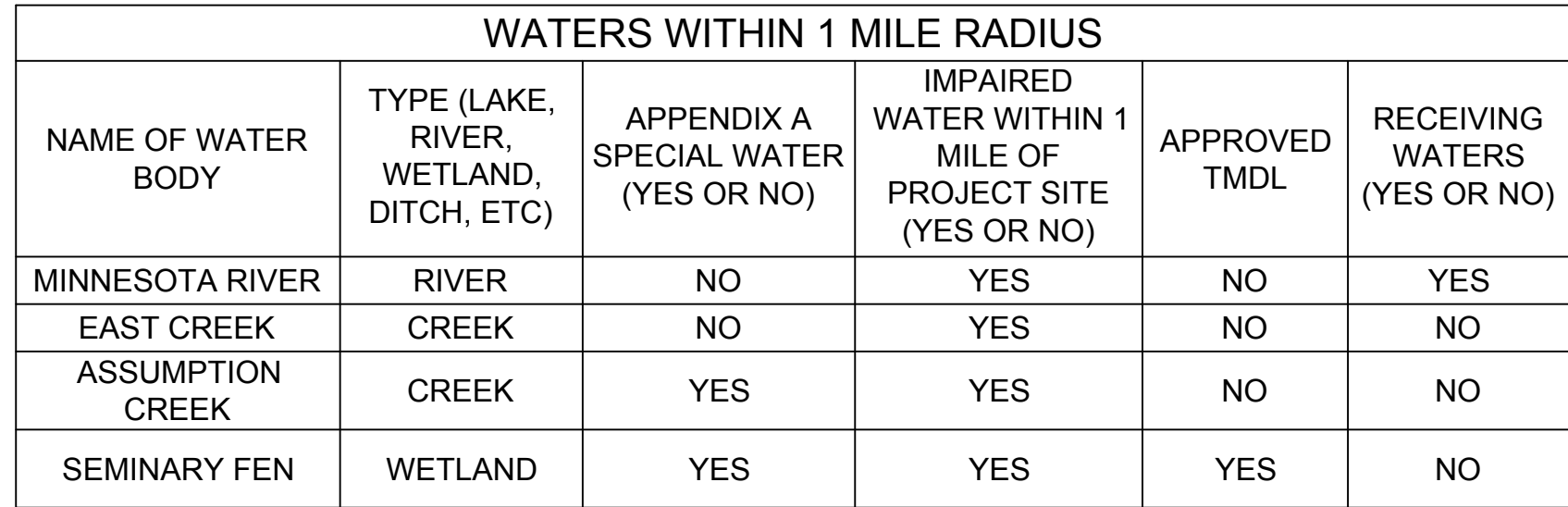


Jul 12, 2023 - 10:36am BField Y:\15300\15311 htg-structures inc-chaska mn\000 structures lot split 2022\07 civil\01 cod files\04 construction documents\01 sheets\15311_C_SWPPP.dwg
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STRUCTURES INC. IS LOCATED IN THE CITY OF CHASKA, MN IN CARVER COUNTY BOUNDED ON ARBOR DRIVE TO THE NORTH, OLD AUDUBON STREET TO THE EAST, RAVOUX CIRCLE AND RESIDENTIAL DEVELOPMENT TO THE SOUTH, AND RAVOUX ROAD THE TO THE WEST. THE PROPERTY IS LOCATED IN THE LOWER MINNESOTA RIVER WATERSHED, AND THE SITE ENCOMPASSES 5.25 ACRES.

- CONSTRUCTION OF 2 NEW WAREHOUSE BUILDINGS.
- THE INSTALLATION OF EROSION CONTROL MEASURES AS REQUIRED FOR THE MASS GRADING OF THE SITE FOR THE CONSTRUCTION OF THE NEW WAREHOUSE BUILDINGS AND ACCOMPANYING PARKING LOTS AND LOADING DOCKS.
- INSTALLATION OF SANITARY SEWER, WATERMAIN, AND STORM SEWER.
- PLACEMENT ON CONCRETE AS REQUIRED TO ESTABLISH CURB, GUTTER, AND SIDEWALKS THROUGHOUT THE SITE.

THESE WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THE RECEIVING WATERS, THE BMPs DESCRIBED IN APPENDIX A OF THE NPDES PERMIT MAY APPLY TO ALL AREAS OF THE SITE.



1. PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE NPDES CONSTRUCTION GENERAL PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
2. PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.
3. PERMITTEES MUST INCLUDE AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM A SPECIAL WATER (NOT INCLUDING TRIBUTARIES) AND MUST MAINTAIN THIS BUFFER ZONE AT ALL TIMES, BOTH DURING CONSTRUCTION AND AS A PERMANENT FEATURE POST CONSTRUCTION, EXCEPT WHERE A WATER CROSSING OR OTHER ENCROACHMENT IS NECESSARY TO COMPLETE THE PROJECT. PERMITTEES MUST FULLY DOCUMENT THE CIRCUMSTANCE AND REASONS THE BUFFER ENCROACHMENT IS NECESSARY IN THE SWPPP AND INCLUDE RESTORATION ACTIVITIES. THIS PERMIT ALLOWS REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER. PERMITTEES MUST MINIMIZE ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS BY THE USE OF ADDITIONAL OR REDUNDANT BMP'S AND MUST DOCUMENT THIS IN THE SWPPP FOR THE PROJECT.

SOIL TYPES TYPICALLY FOUND ON THIS PROJECT RANGE FROM PEAT TO POORLY GRADED SAND. PER SOIL BORINGS TAKEN BY BRAUN INTERTEC DATED MAY 3RD, 2019. BRAUN INTERTEC REPORT IS TO BE KEPT ON SITE AS PART OF THE SWPPP AND IS TO BE MADE AVAILABLE UPON REQUEST.

STRUCTURES INC. HAS ENTERED INTO A MAINTENANCE AGREEMENT WITH THE CITY OF CHASKA THAT IDENTIFIES THE AGENCY THAT IS RESPONSIBLE FOR ONGOING MAINTENANCE, AND HOW RESPONSIBILITY WILL BE TRANSFERRED TO OTHER AGENTS.

PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES. THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER / SWPPP DESIGNER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. PROVIDE PROOF OF CERTIFICATION AT THE RECONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

PROVIDE AT LEAST ONE CERTIFIED INSTALLER FOR EACH CONTRACTOR OR SUBCONTRACTOR THAT INSTALLS THE PRODUCTS LISTED IN SPECIFICATION SECTION 2573.3.A.2 CERTIFIED INSTALLERS. PROVIDE PROOF OF CERTIFICATION AT THE RECONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

THE OWNER AND CONTRACTOR ARE CO-PERMITTEES FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE. THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED.

*CERTIFIED FOR DESIGN OF CONSTRUCTION SWPPP BY UNIVERSITY OF MINNESOTA, EXPIRES 5/31/26

MPCA DUTY OFFICER 24 HOUR EMERGENCY NOTIFICATION:
651-649-5451 OR 800-422-0798

CONTRACTOR SHALL PROVIDE NAME, CONTACT INFO, AND TRAINING DOCUMENTATION FOR THE PERSON RESPONSIBLE FOR SWPPP IMPLEMENTATION AND INSPECTION/MAINTENANCE OF BMPs.

INSPECT THE ENTIRE CONSTRUCTION SITE A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES WITHIN A 24 HOUR TIME FRAME. INSPECT ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT CONTROL BMPs UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE N.O.T. HAS BEEN SUBMITTED. INSPECT SURFACE WATER INCLUDING DRAINAGE DITCHES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES. INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION.

RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER.

FOR PROJECTS THAT DISCHARGE TO PROHIBITED WATERS, CONDUCT ROUTINE SITE INSPECTIONS AT A MINIMUM OF ONCE EVERY 72 HOURS (3 DAYS).

INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:

- A. DATE AND TIME OF INSPECTIONS
B. NAME OF PERSONS CONDUCTING INSPECTIONS
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS
D. CORRECTIVE ACTION TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
F. DOCUMENTS AND CHANGES MADE TO THE SWPPP

REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY IN THE TIME PROVIDED BELOW:

- A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES $\frac{1}{2}$ THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY
- B. THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
- C. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES $\frac{1}{2}$ THE HEIGHT AND/OR DEPTH OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
- D. DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED $\frac{1}{2}$ THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
- E. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATER INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZED ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATION. SEDIMENT REMOVAL

AFTER THE NOTICE OF TERMINATION HAS BEEN FILED, THE OWNER SHALL BE RESPONSIBLE FOR ASSIGNING RESPONSIBILITY FOR PERMANENT MAINTENANCE MEASURES.

THE FOLLOWING PERMITS APPLY TO THIS PROJECT:

NOTE: IF THE 25' BUFFERS ARE MAINTAINED FORM THE WETLANDS, ADDITIONAL PERMITS WILL NOT BE REQUIRED.

LOCATION OF SWPPP REQUIREMENTS

SWPPP AMENDMENTS

REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS

NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, MAINTENANCE, WEATHER, OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.

NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCE OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.



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: Ben J. Trill

DATE: 07/12/2023 LICENSE NO. 57224

REVISION LOG

[illegible]

CONSTRUCTION DOCUMENTS

JULY 12, 2023

DESIGNED: BJF	DRAWN: JPR	CHECKED BY BJF
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DRAWING TITLE

SWPPP 1

DRAWING NO.

C10

PLOTTED: 7/12/23	COMM. NO. 15311
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July 12, 2023 - 10:38am BField
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ALL AREAS DISTURBED BY CONSTRUCTION WILL RECEIVE SEED OR SOD ACCORDING TO THE PLANS AND SPECIFICATIONS AND WITHIN THE SPECIFIED VEGETATIVE TIME SCHEDULE. FINAL STABILIZATION WILL OCCUR WHEN THE SITE HAS A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE DISTURBED AREA COMPARED TO EXISTING CONDITIONS. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION. ALL SEDIMENT MUST BE CLEANED OUT OF CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS IF APPLICABLE.

1. INITIATE INLET STABILIZATION IMMEDIATELY WHEN CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE NOT APPROPRIATE AND THEREFORE EXEMPT FROM THE STABILIZATION REQUIREMENT.
2. APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.
3. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER, ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, AND BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
4. TOPSOIL BERMS MUST BE STABILIZED IN ORDER TO BE CONSIDERED PERIMETER CONTROL BMPs. USE RAPID STABILIZATION METHOD 2, 3, OR 4 AS DIRECTED BY THE ENGINEER. THE SEED MIX USED IN THE RAPID STABILIZATION MAY BE SUBSTITUTED AS FOLLOWS:
 - A. SINGLE YEAR CONSTRUCTION BETWEEN MAY 1 - AUGUST 1, SEED WITH SEED MIXTURE 21-111
 - B. SINGLE YEAR CONSTRUCTION BETWEEN AUGUST 1 AND OCTOBER 31, SEED WITH SEED MIXTURE 21-112
 - C. MULTI YEAR CONSTRUCTION 22-111
5. KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES AND BLANKETS.

- CONTRACTOR SHALL AMEND THE SWPPP AND DOCUMENT ANY AND ALL CHANGES TO THE SWPPP AND ASSOCIATED PLAN SHEETS WITHIN 7 DAYS UPON IMPLEMENTATION. STORE THE SWPPP AND ALL AMENDMENTS ON SITE AT ALL TIMES.
2. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR THE ENGINEER'S ACCEPTANCE FOR CONCRETE MANAGEMENT, CONCRETE SLURRY APPLICATION AREAS, WORK IN AND NEAR AREAS OF ENVIRONMENTAL SENSITIVITY, AREAS IDENTIFIED IN THE PLANS AS "SITE MANAGEMENT PLAN AREA", ANY WORK THAT WILL REQUIRE DEWATERING, AND AS REQUESTED BY THE ENGINEER. SUBMIT ALL SITE MANAGEMENT PLANS TO THE ENGINEER IN WRITING. ALLOW ALL MINIMUM OF 7 DAYS FOR THE ENGINEER TO REVIEW AND ACCEPT SITE MANAGEMENT PLAN SUBMITTALS. WORK WILL NOT BE ALLOWED TO COMMENCE IF A SITE MANAGEMENT PLAN IS REQUIRED UNTIL ACCEPTANCE HAS BEEN GRANTED BY THE ENGINEER. THERE WILL BE NO EXTRA TIME ADDED TO THE CONTRACT DUE TO THE UNTIMELY SUBMITTAL.
3. IT IS THE DESIGNER'S INTENT THAT THE CONTRACTOR BUILD PONDS AND INSTALL EROSION CONTROL BMPs BEFORE PUTTING THEM INTO ACTIVE SERVICE TO THE MAXIMUM EXTENT PRACTICABLE.
4. BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN PROJECT BOUNDARY.
5. DO NOT DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. IF IT BECOMES NECESSARY TO DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS OBTAIN WRITTEN PERMISSION FROM THE PROJECT ENGINEER PRIOR TO PROCEEDING. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS.
6. ROUT STORMWATER AROUND UNSTABILIZED AREAS OF THE SITE WHENEVER FEASIBLE. PROVIDE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES AS NEEDED TO KEEP CHANNELS FROM ERODING AND TO PREVENT NUISANCE CONDITIONS AT THE OUTLET.
7. DIRECT DISCHARGES FROM BMPs TO VEGETATED AREA WHENEVER FEASIBLE. PROVIDE VELOCITY DISSIPATION DEVICES AS NEEDED TO PREVENT EROSION.
8. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE PLACED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND TO CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE.
9. ESTABLISH SEDIMENT CONTROL DEVICES ON ALL DOWN GRADIENT PERIMETERS AND UP GRADIENT OF ANY BUFFER ZONES BEFORE AND UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. MAINTAIN SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
10. LOCATE PERIMETER CONTROL ON THE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS. PLACE J-HOOKS AT A MAXIMUM OF 100 FOOT INTERVALS.
11. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PLACE BMP A MINIMUM 5 FEET FROM THE TOE OF SLOPE WHERE FEASIBLE. DO NOT PLACE STOCKPILES IN NATURAL BUFFER AREAS, SURFACE WATERS OR STORMWATER CONVEYANCES.
12. FLOATING SILT CURTAIN IS ALLOWED AS PERIMETER CONTROL FOR IN WATER WORK ONLY. INSTALL THE FLOATING SILT CURTAIN AS CLOSE TO SHORE AS POSSIBLE. PLACE PERIMETER CONTROL BMP ON LAND IMMEDIATELY AFTER THE IN WATER WORK IS COMPLETED.
13. DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
14. PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES BOTH ON AND OFF THE PROJECT SITE. PROVIDE CONSTRUCTION EXITS OF SUFFICIENT SIZE TO PREVENT TRACK OUT. MAINTAIN CONSTRUCTION EXITS WHEN EVIDENCE OF TRACKING IS DISCOVERED. REGULAR STREET SWEEPING IS NOT AN

POLLUTION PREVENTION

- ## RECORD RETENTION

THE SWPPP, ALL CHANGES TO IT AND INSPECTION AND MAINTENANCE RECORDS MUST BE KEPT ON-SITE DURING CONSTRUCTION. THE OWNER MUST RETAIN A COPY OF THE SWPPP ALONG WITH THE FOLLOWING RECORDS FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT).

1. ANY OTHER PERMITS REQUIRED FOR THE PROJECT.
2. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
3. ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENT THAT HAVE BEEN IMPLEMENTED INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

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

A BIO-FILTRATION BASIN AND UNDERGROUND GEOSTORAGE CHAMBERS WILL BE USED TO MEET STORMWATER RATE, VOLUME, AND QUALITY REQUIREMENTS. SEE STORMWATER MANAGEMENT PLAN REPORT FOR DETAILS.

SEE STORMWATER MANAGEMENT PLAN REPORT FOR DETAILS.

LAND HAS NOT BEEN DEVELOPED. THEREFORE, THERE IS NOT PROBABLE CAUSE OF SOIL CONTAMINATION ON SITE.

THE ORGANIC SOILS ON SITE ARE VERY LOOSE SOILS AND ARE CONSIDERED UNSUITABLE FOR INFILTRATION PRACTICES. THE AREAS ON SITE WITH EXISTING SILTY AND CLAYEY SOILS MAY COLLECT WATER DURING TIMES OF INCLEMENT WEATHER OR SNOW MELT. WATER SHOULD BE REMOVED FROM WITHIN EXCAVATION DURING CONSTRUCTION. THE ON-SITE CLAYEY SAND SOILS ARE CONSIDERED POTENTIALLY CORROSIVE. BURIED METALLIC UTILITIES SHOULD BE COATED OR PROTECTED.

THE FOLLOWING ACTIONS CAN BE MADE TO MINIMIZE / PREVENT SOIL COMPACTION DURING CONSTRUCTION ACTIVITIES:

1. REDUCE CONTACT AREA PRESSURE TO PROTECT TOPSOIL BY INCREASING THE CONTACT ARE OF THE WHEEL, USE WIDE TIRES, USE TIRE INFLATION PRESSURE CONTROL SYSTEM, USE CRAWLER TRACKS ON SENSITIVE SITES.
2. REDUCE WHEEL LOAD
3. REDUCE WHEEL SLIP
4. REDUCE NUMBER OF PASSES

ENDANGERED SPECIES: ENDANGERED SPECIES WILL NOT BE IMPACTED WITH THIS PROJECT.

ARCHAEOLOGICAL REVIEW: THE SITE IS NOT ANTICIPATED TO BE AN ARCHAEOLOGICAL SITE.

1. PRIOR TO SUBMITTING NOTICE OF TERMINATION TO THE MPSCS, THE PERMANENT STORMWATER TREATMENT SYSTEM HAS BEEN CONSTRUCTED, INSPECTED, AND IS OPERATING AS DESIGNED.
2. SUBMIT NOTICE OF TERMINATION TO THE MPCA ONCE PERMIT TERMINATION CONDITIONS ARE MET.

BMP	ORIGINAL ESTIMATE	MODIFICATION	DATE
ENERGY DISSIPATER			
TEMP. DIVERSION DIKES			
CHECK DAMS			
TEMP SEEDING			
PERMANENT SEEDING			
PERMANENT SODDING			
MULCHES (SPECIFY TYPES)			
CAT 3 EROSION CONTROL BLANKET	37,000 SF		
SOIL TACKIFIERS			
SILT FENCING	1,700 LF		
EROSION CONTROL MATS			
STORM DRAIN INLET PROTECTION	13 EA		
TEMPORARY OR PERMANENT SEDIMENTATION BASINS	1 EA		
CONSTRUCTION ENTRANCE	1 EA		
DEWATERING (TREATMENT LOCATION, SCHEMATIC, & SAMPLING PLAN REQUIRED)			
CONCRETE TRUCK WASHOUT			

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: Erin J. Vriel

DATE: 07/12/2023 LICENSE NO. 57224

REVISION LOG

[illegible]

CONSTRUCTION DOCUMENTS
JULY 12, 2023

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

SWPPP 2

DRAWING NO.

C11

PLOTTED: 7/12/23	COMM. NO. 15311
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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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NO.	DATE	DESCRIPTION OF REVISIONS
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CONSTRUCTION DOCUMENTS
JULY 12, 2023

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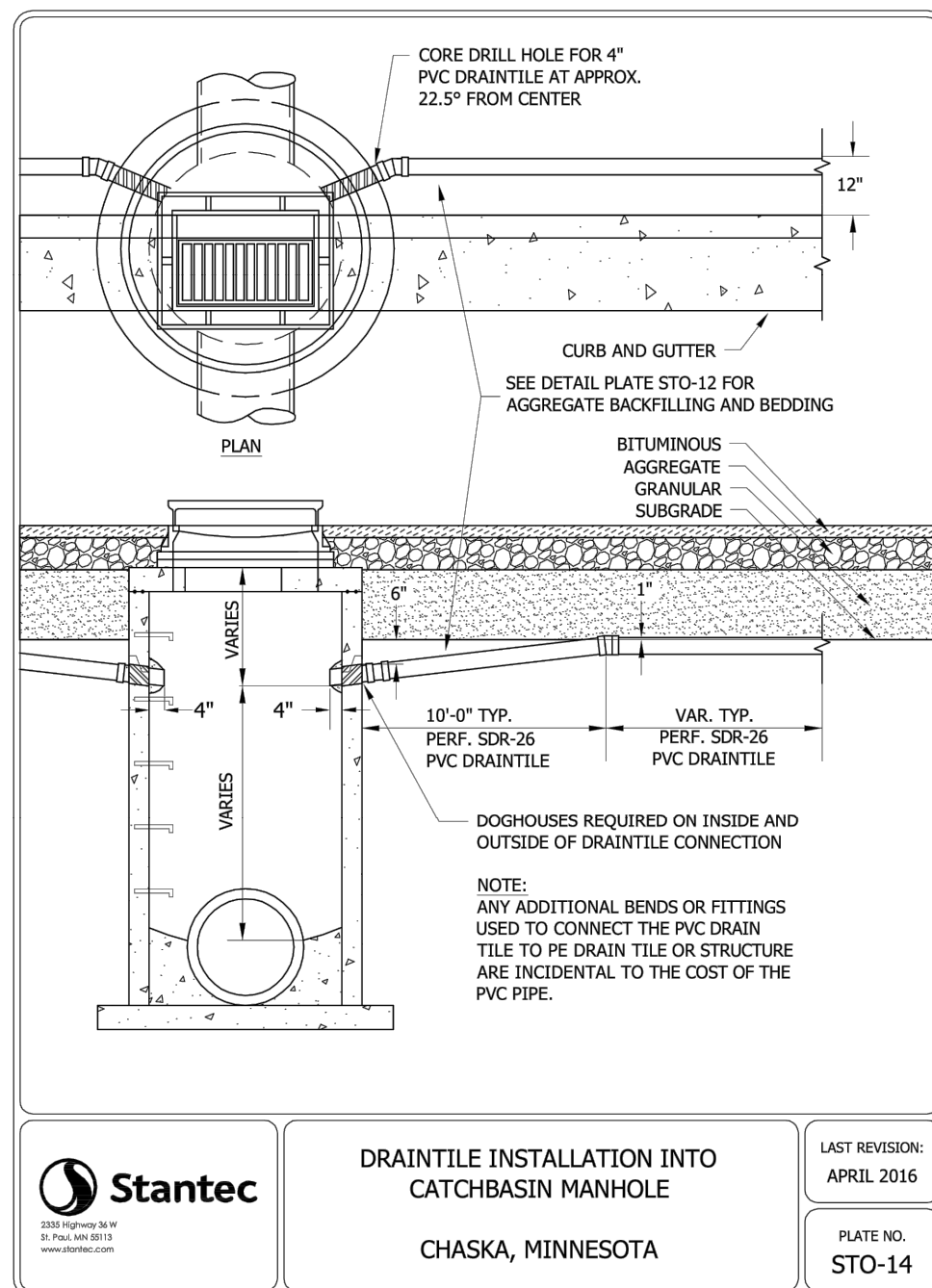
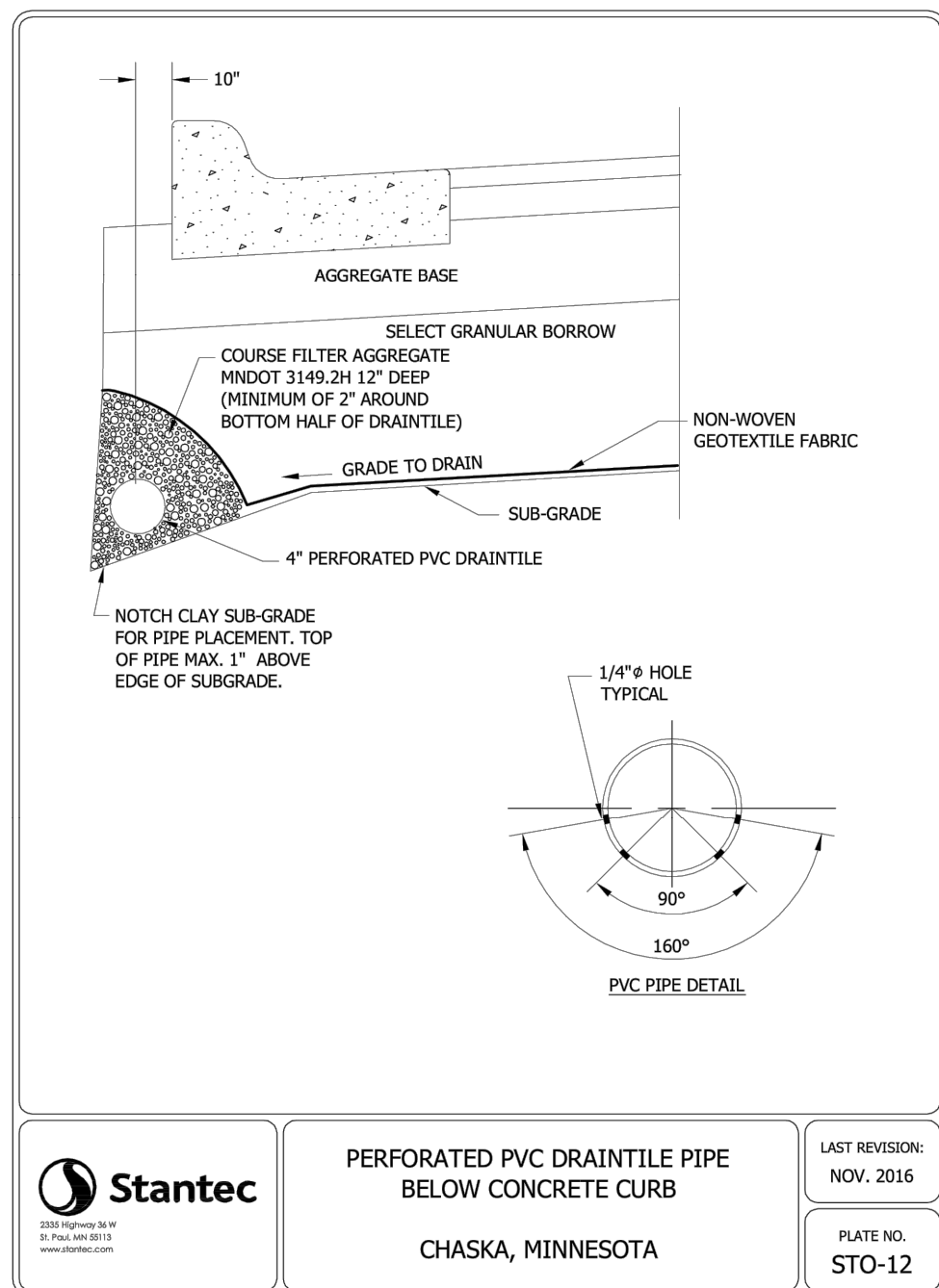
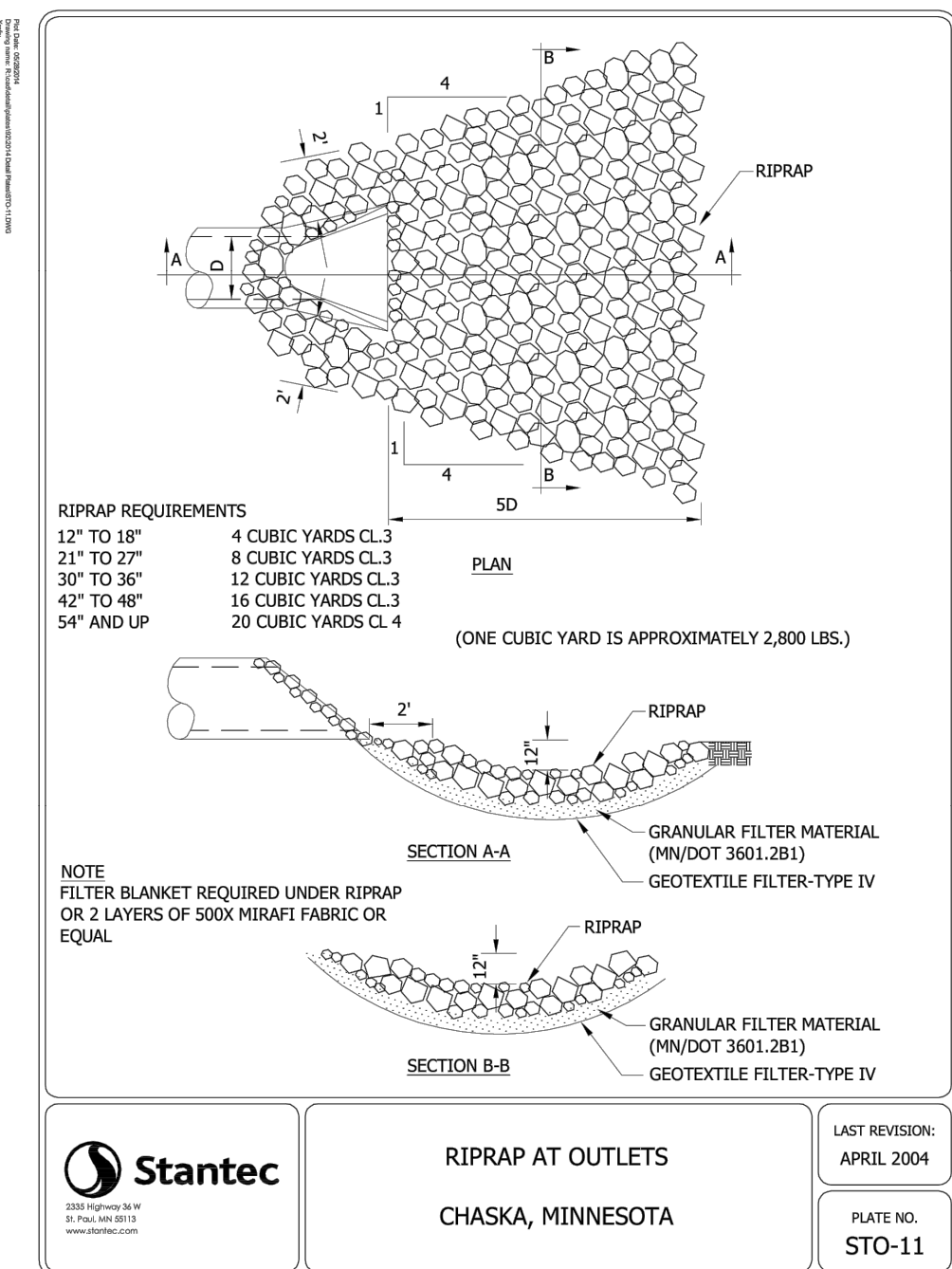
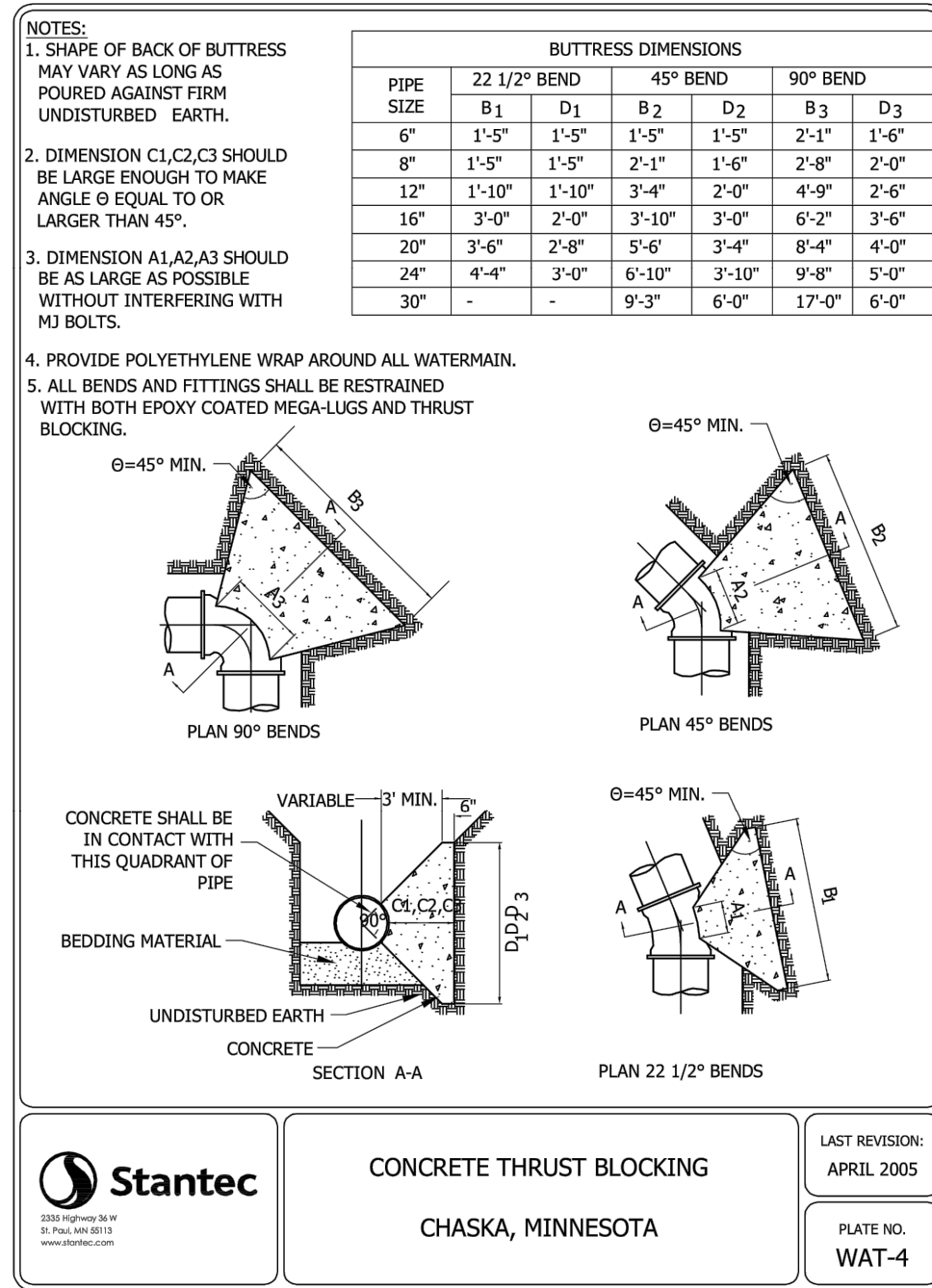
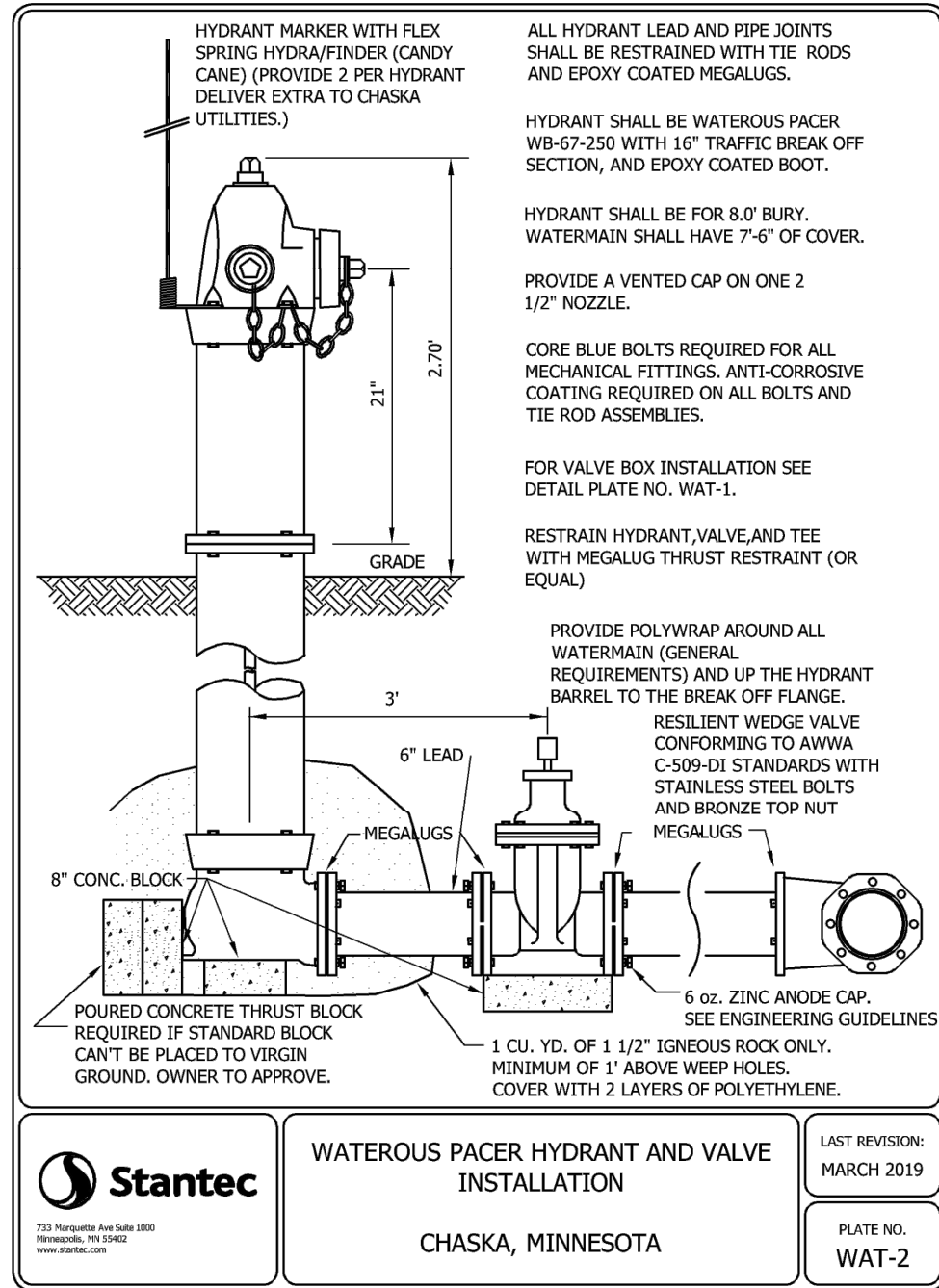
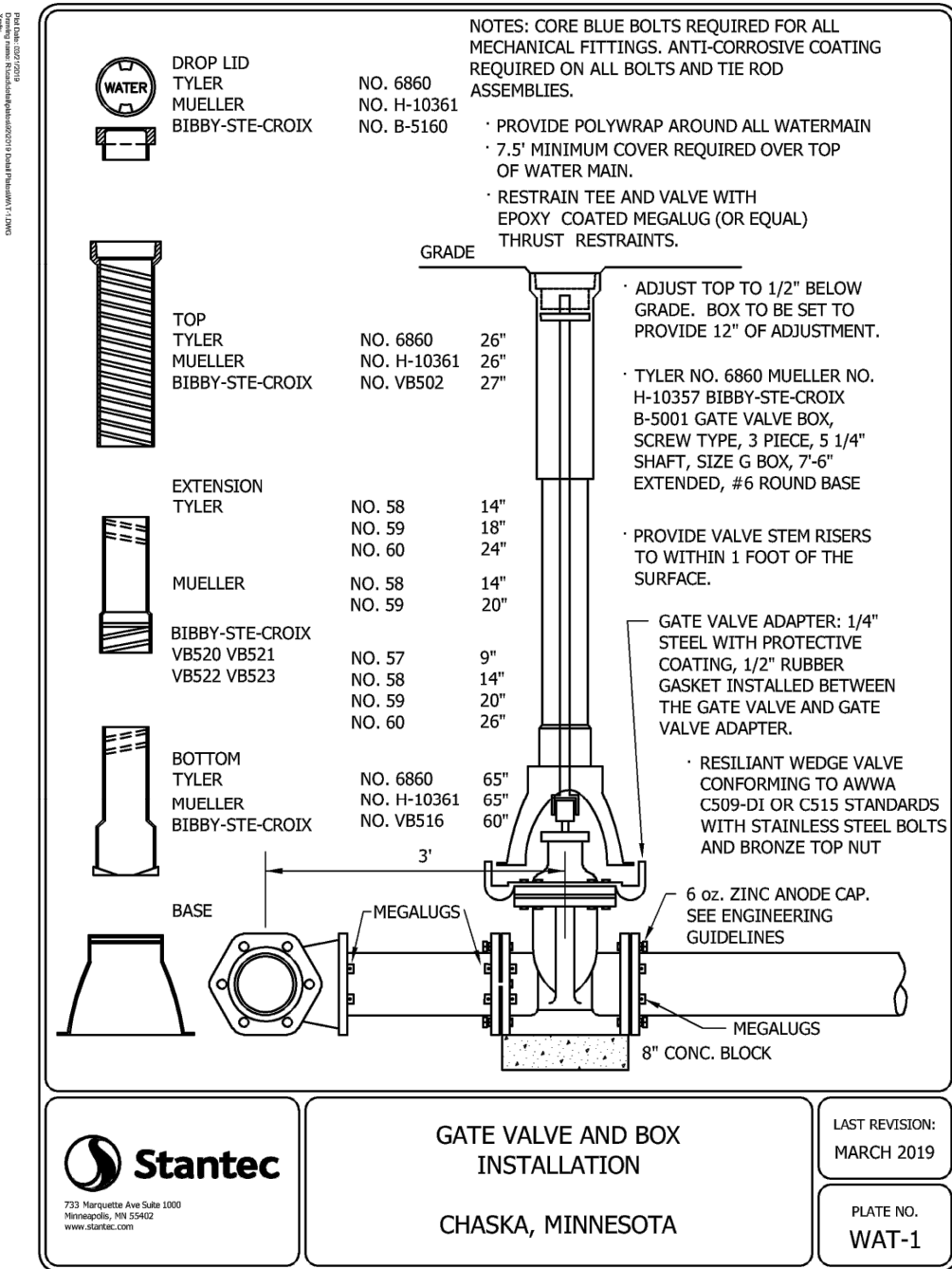
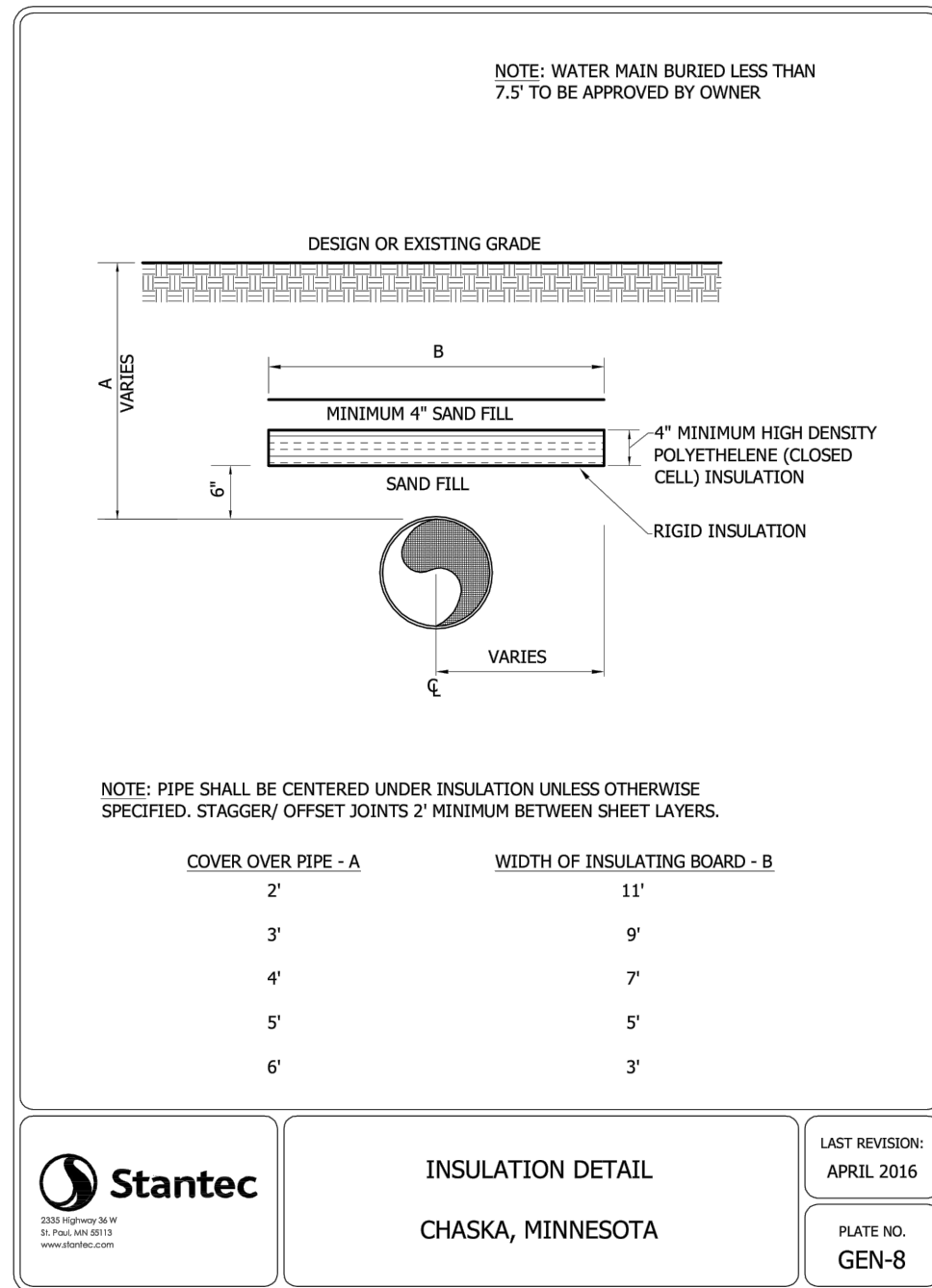
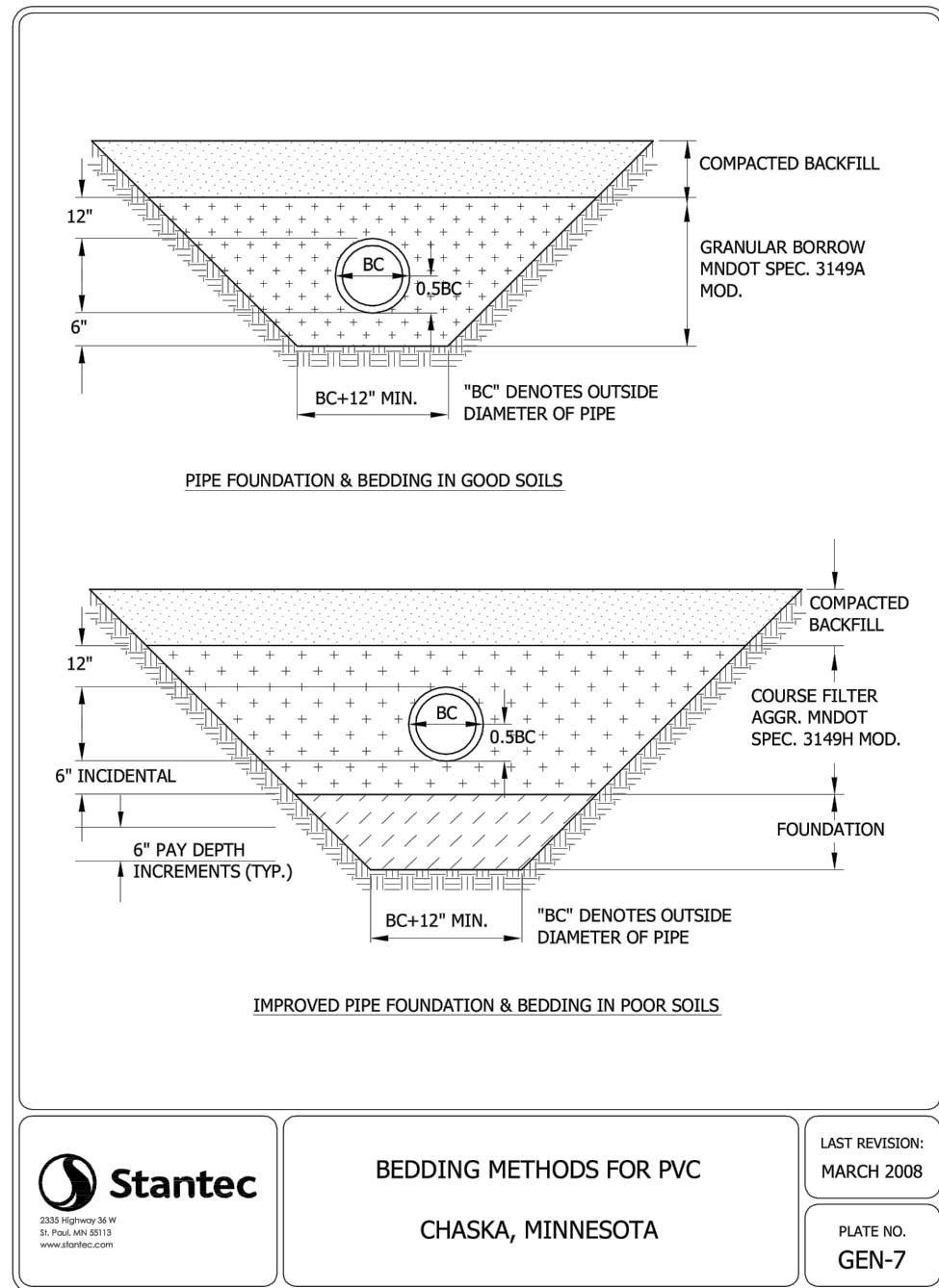
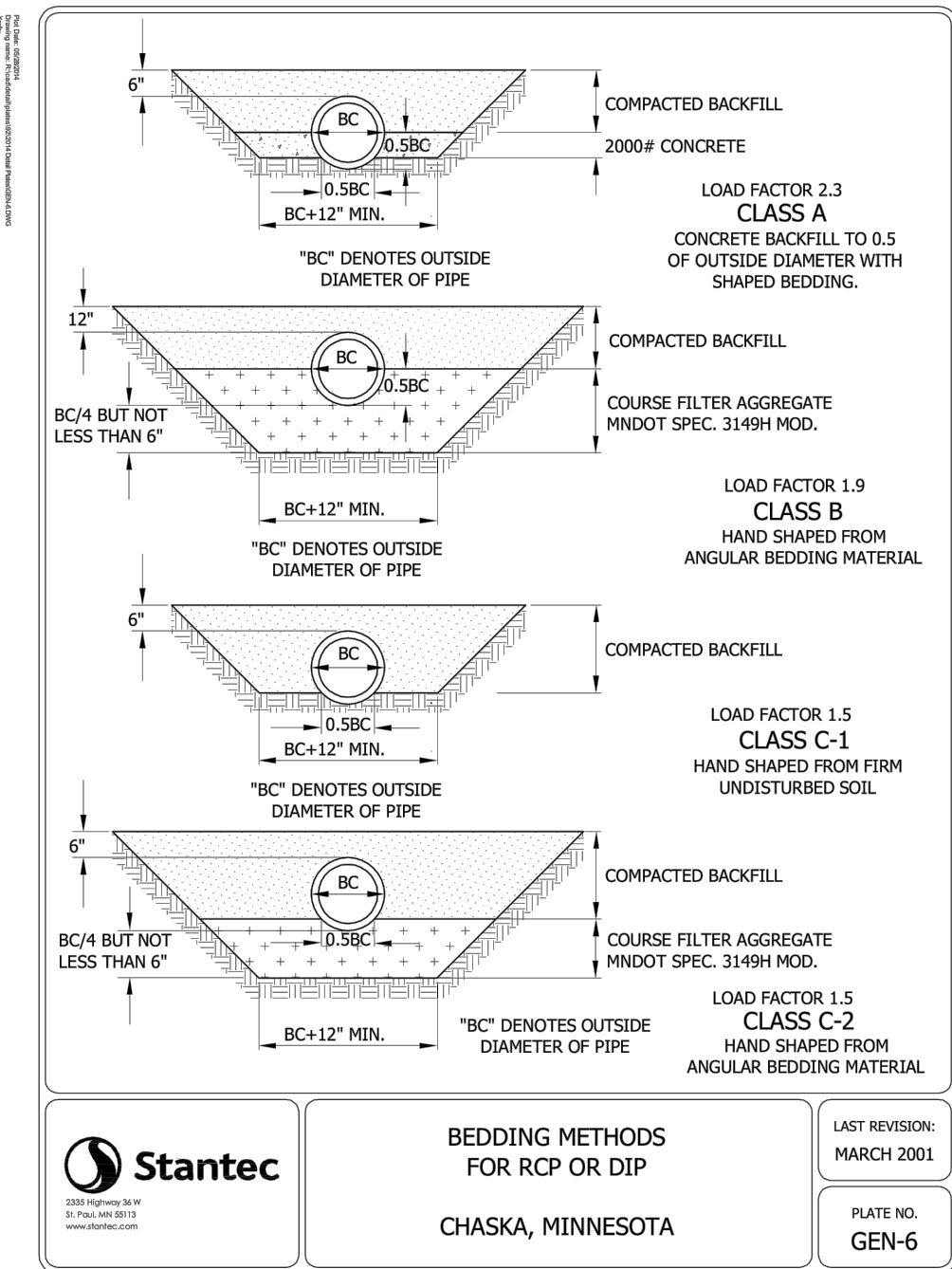
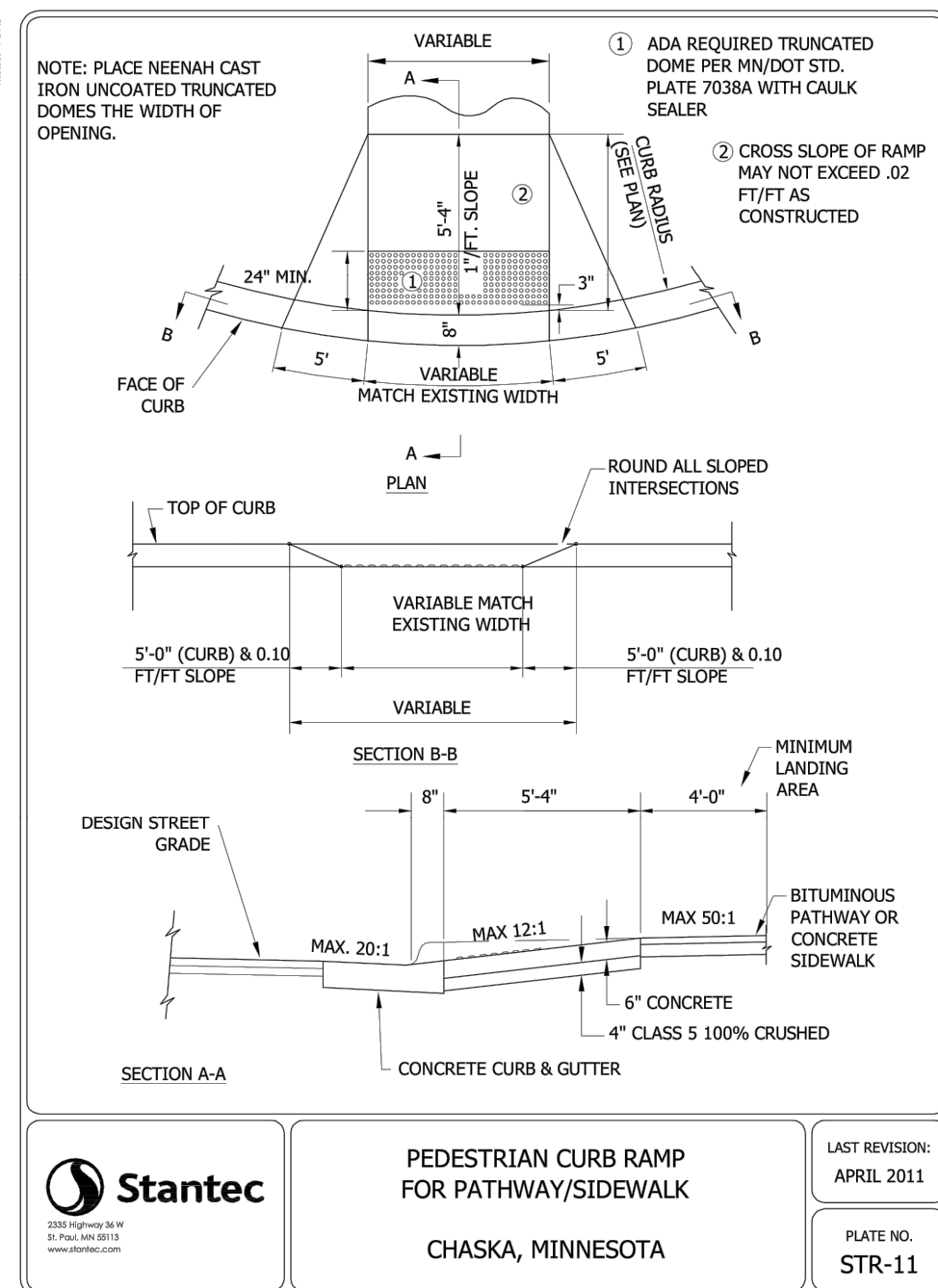
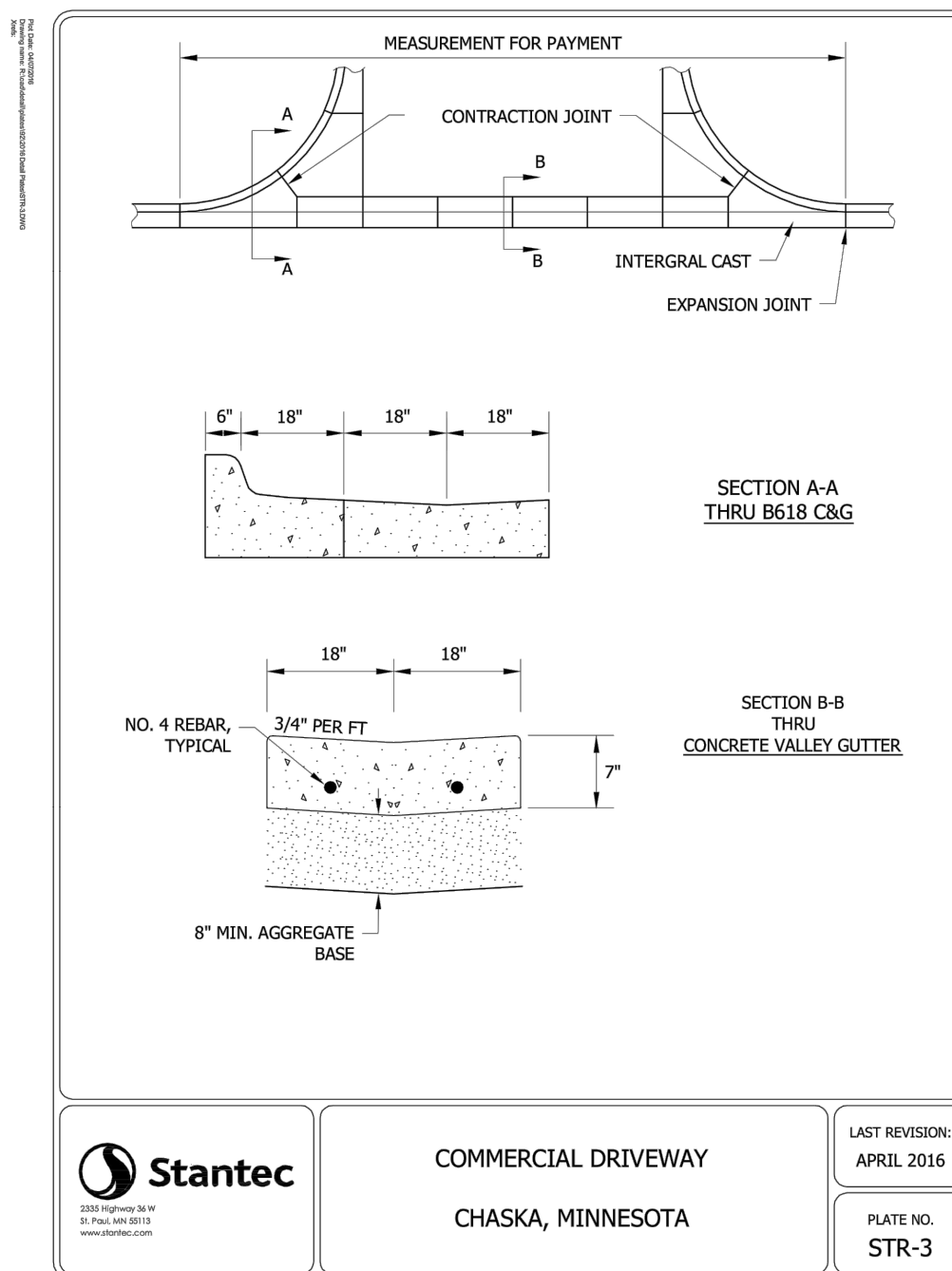
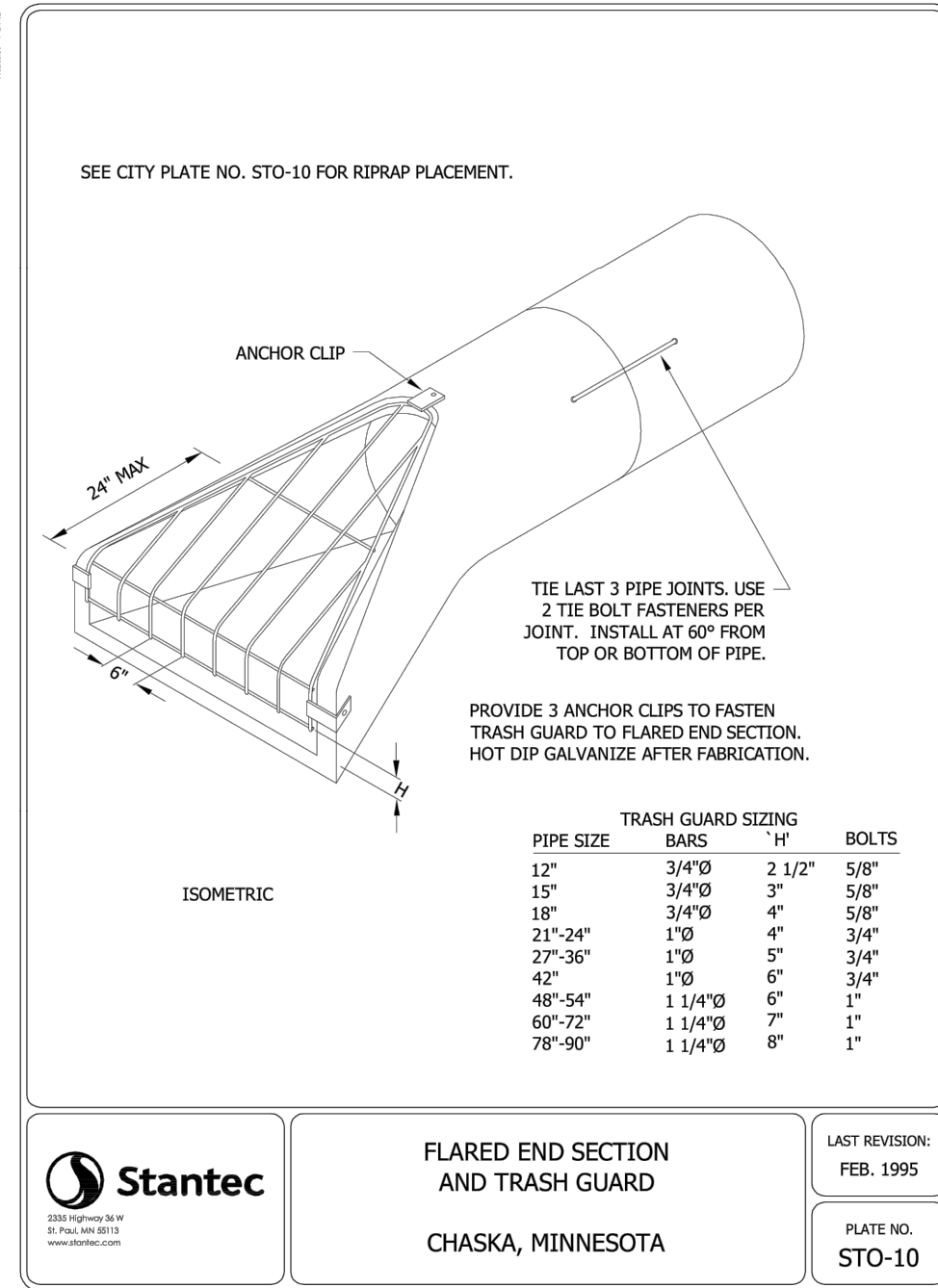
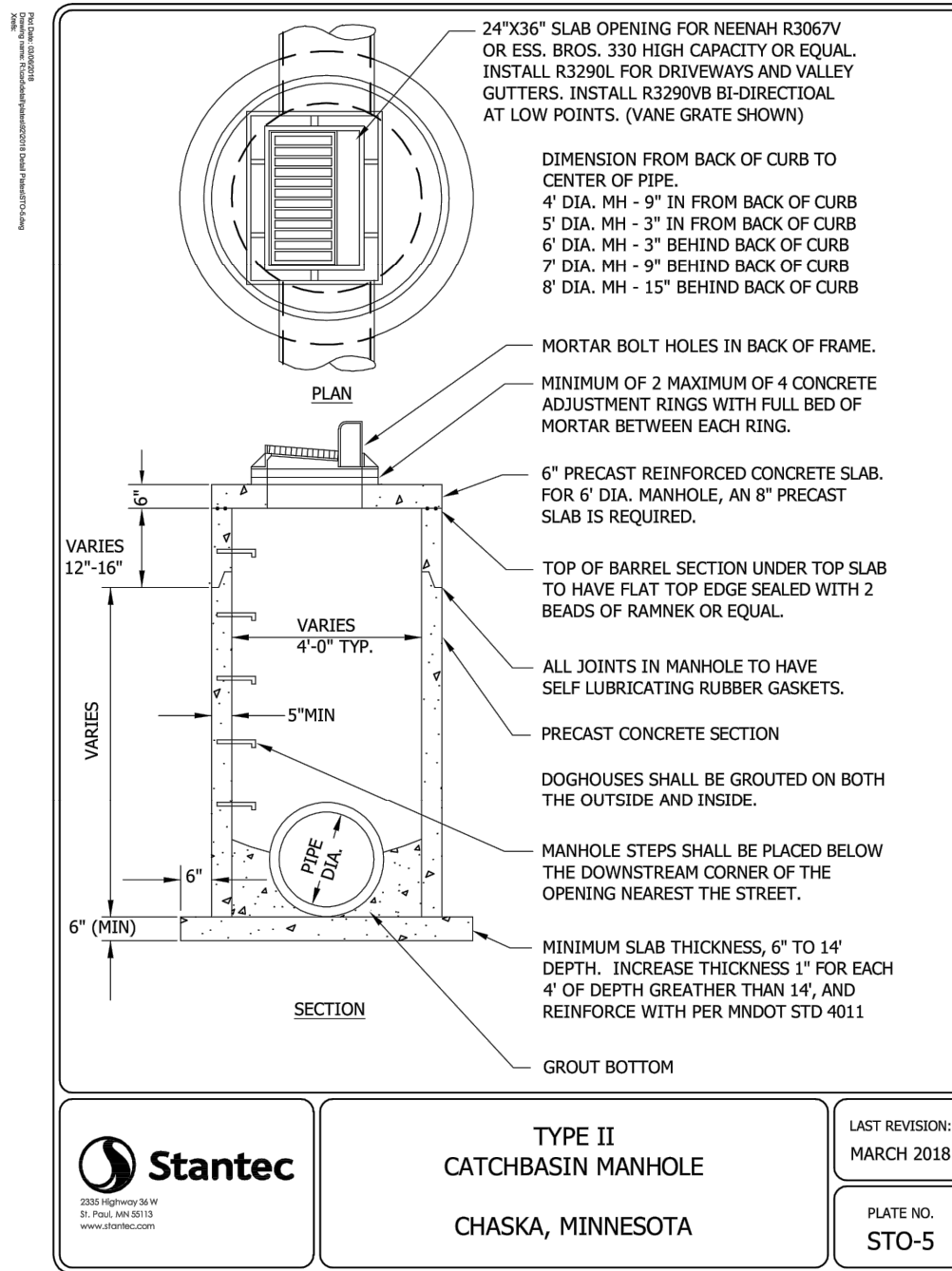
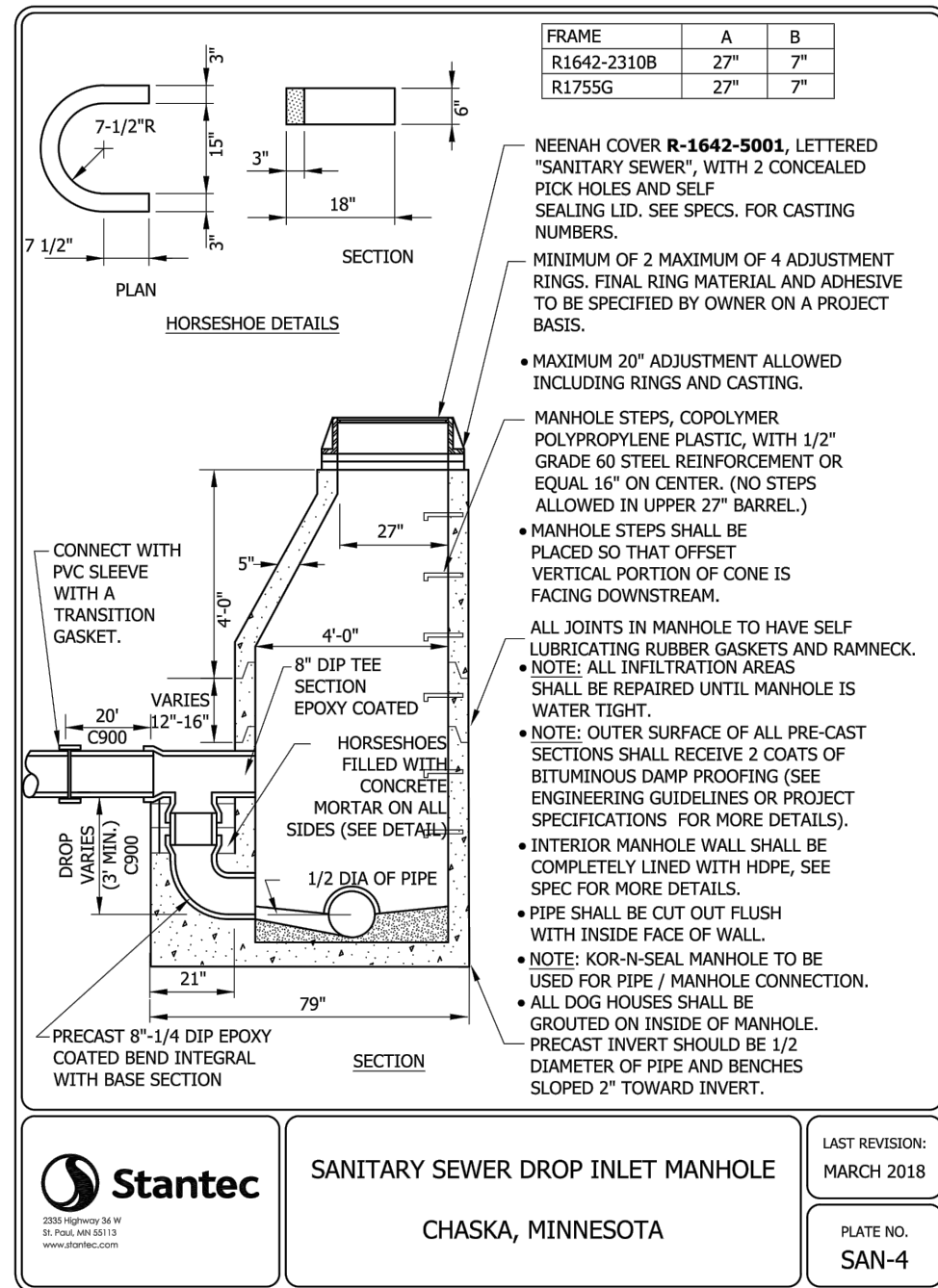
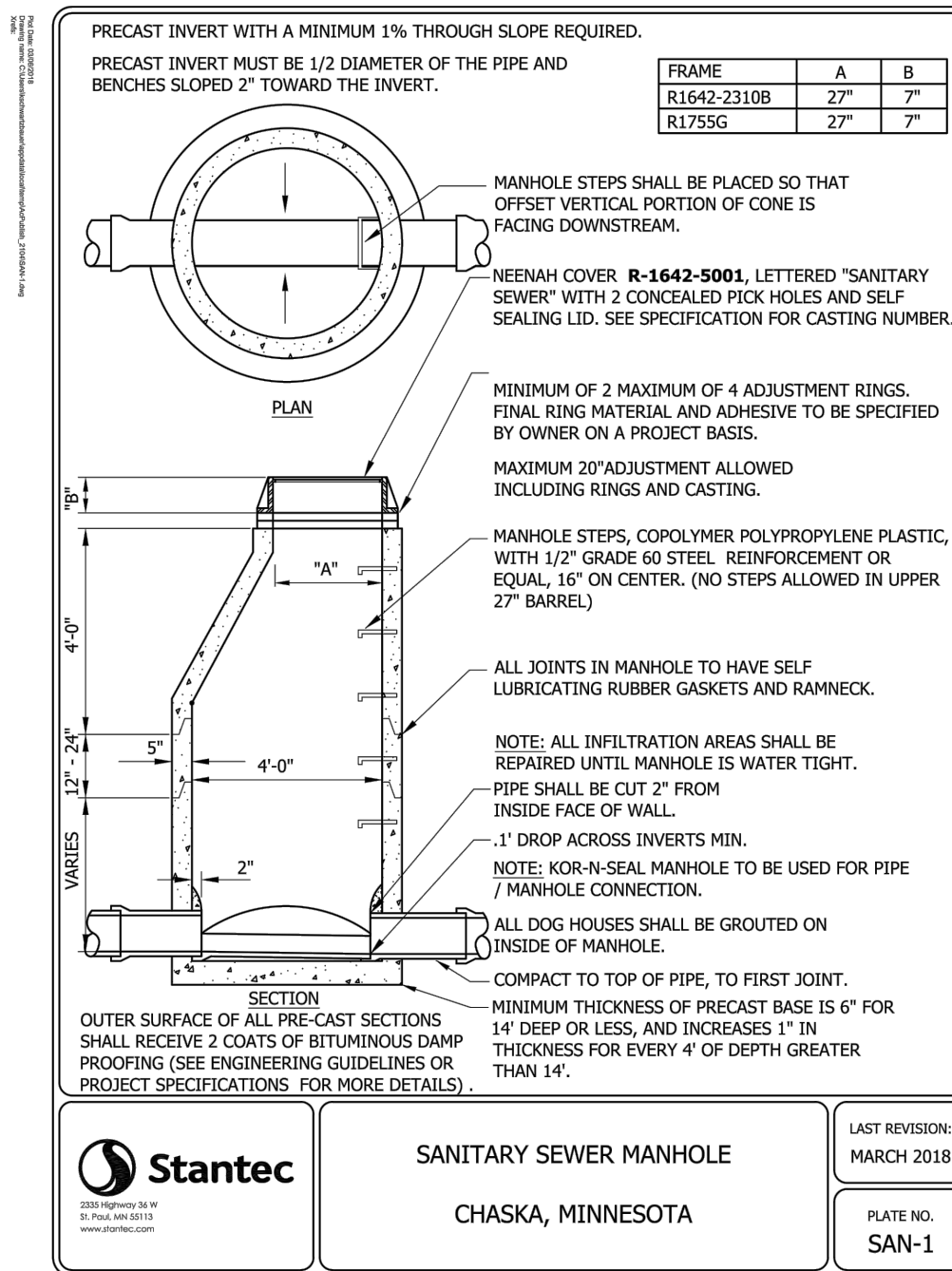
CIVIL SITE DETAILS 1

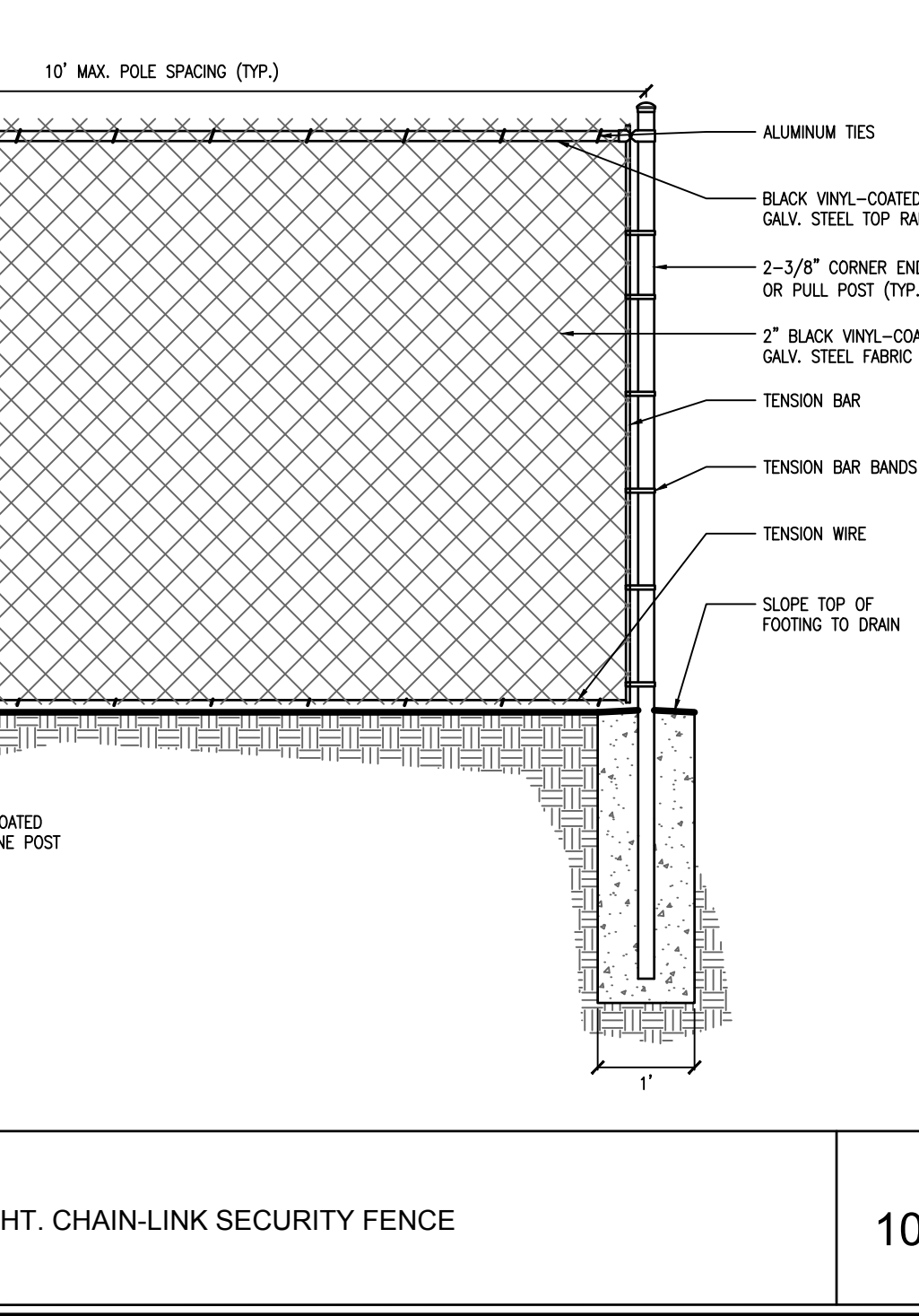
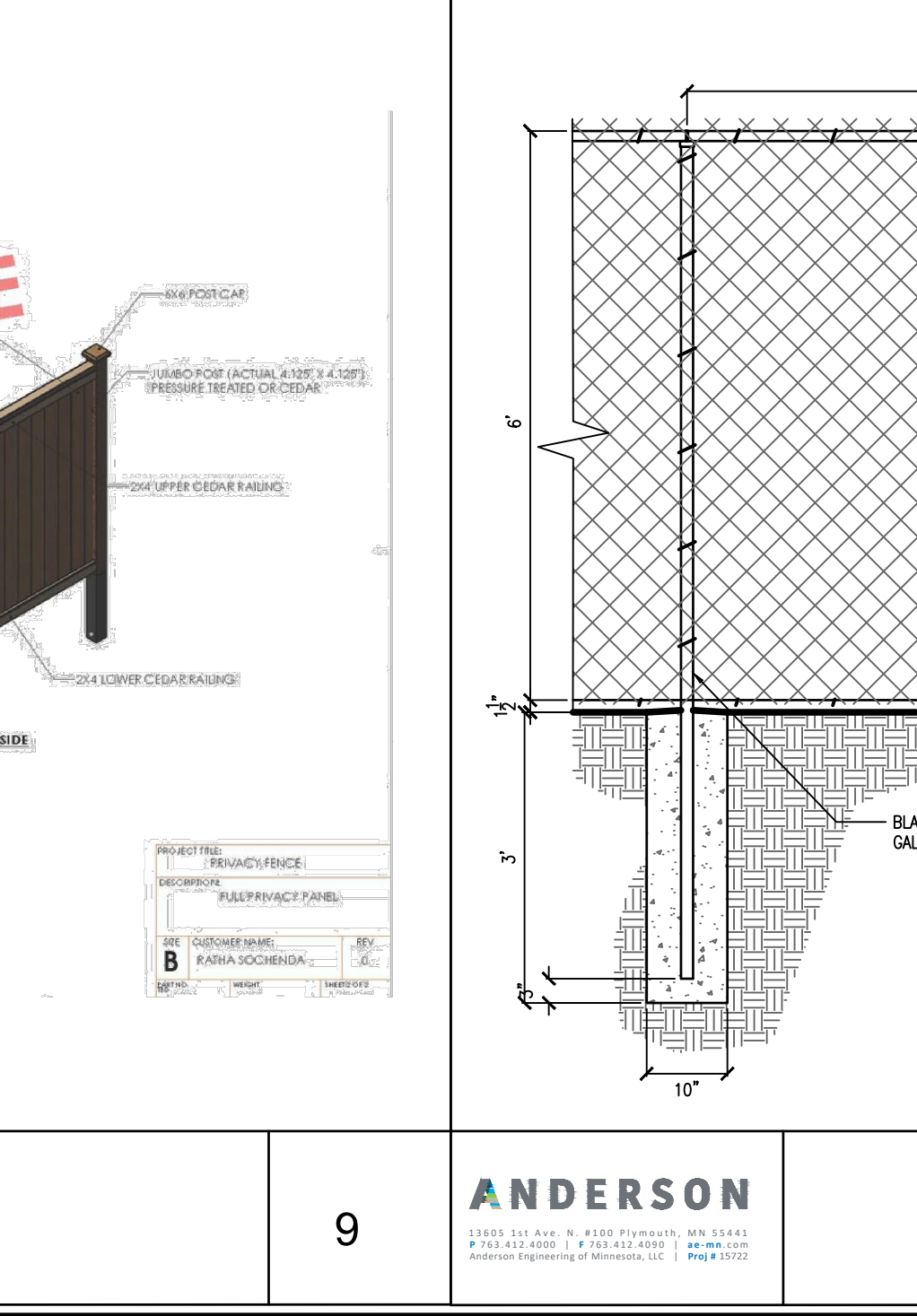
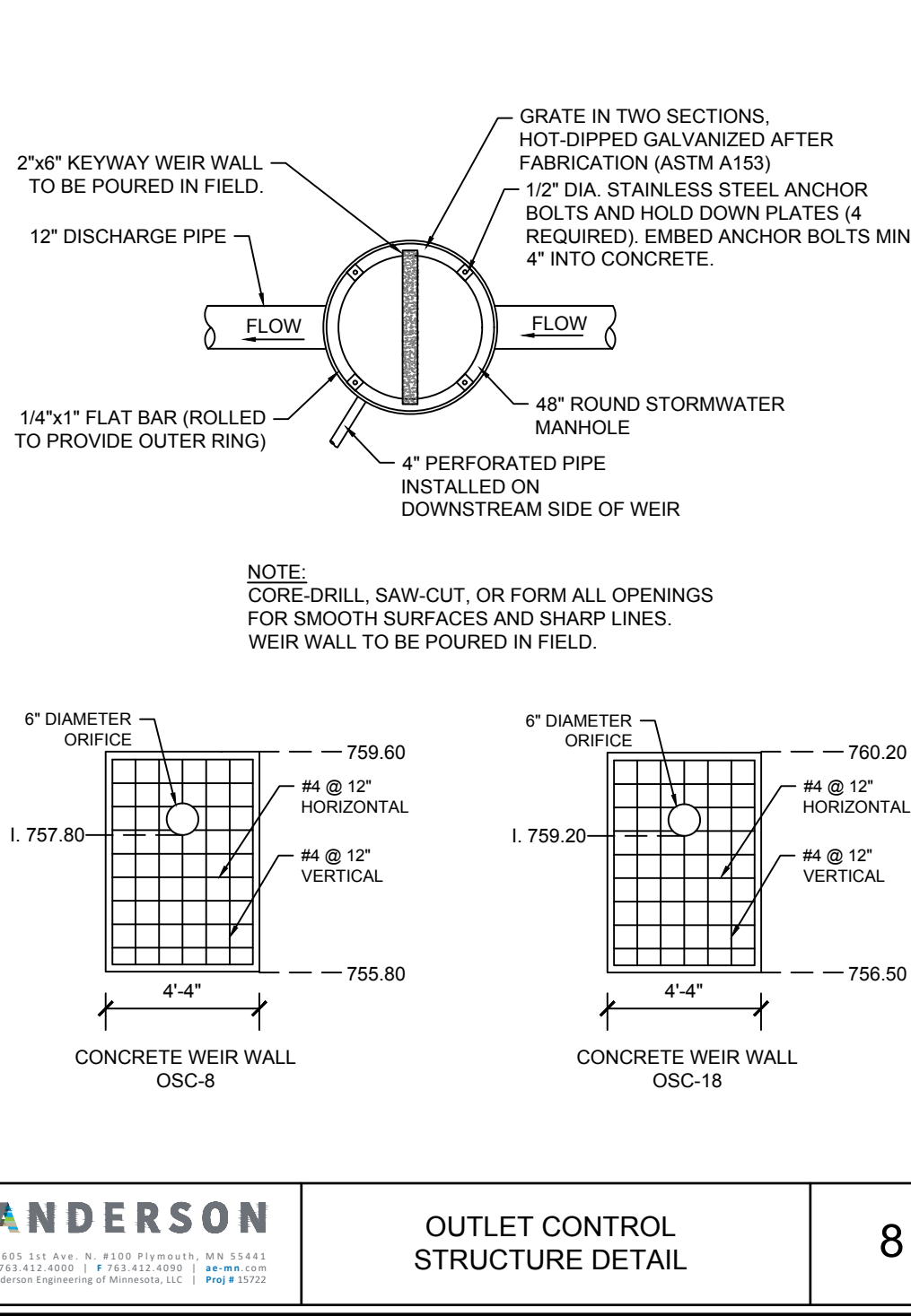
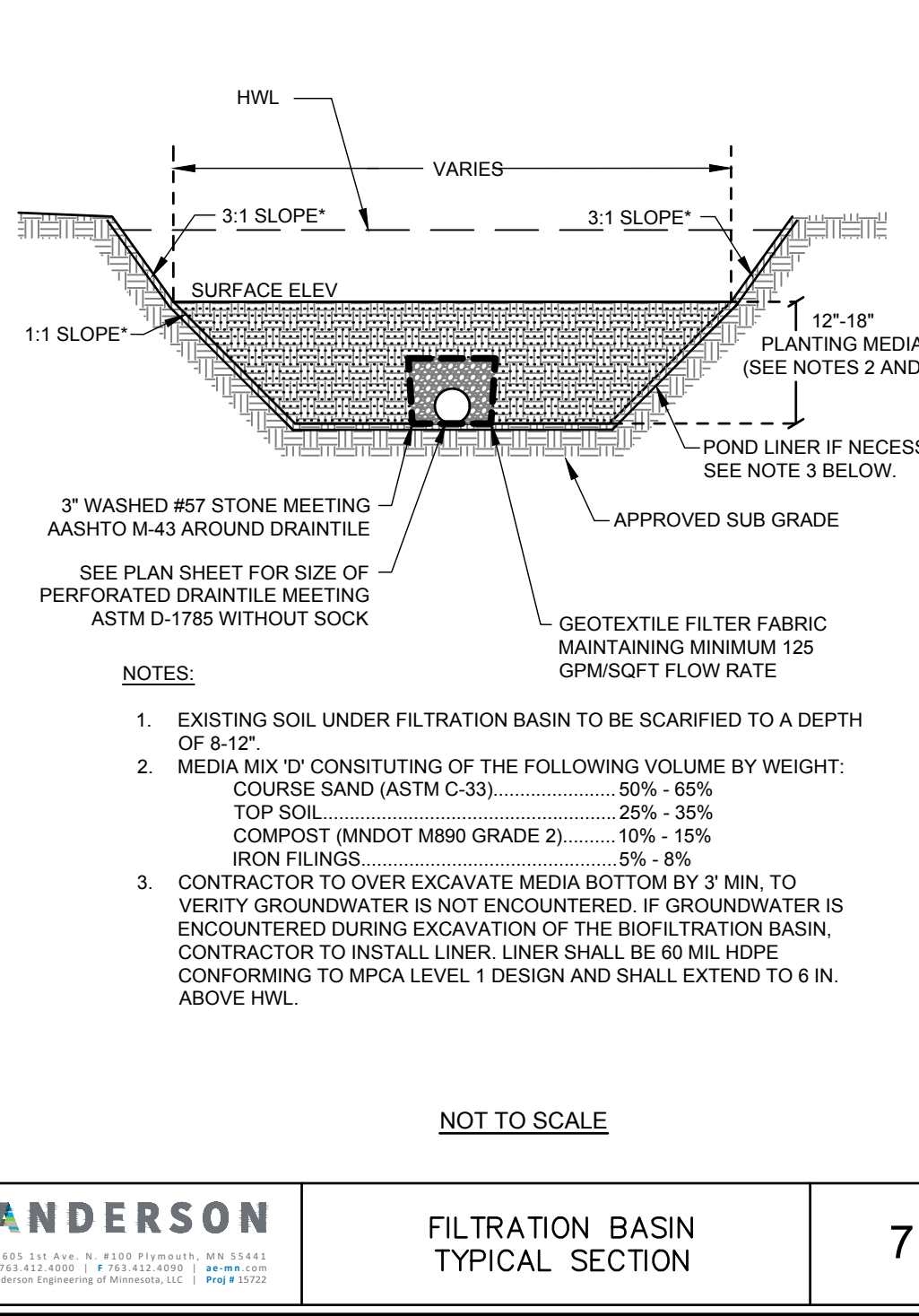
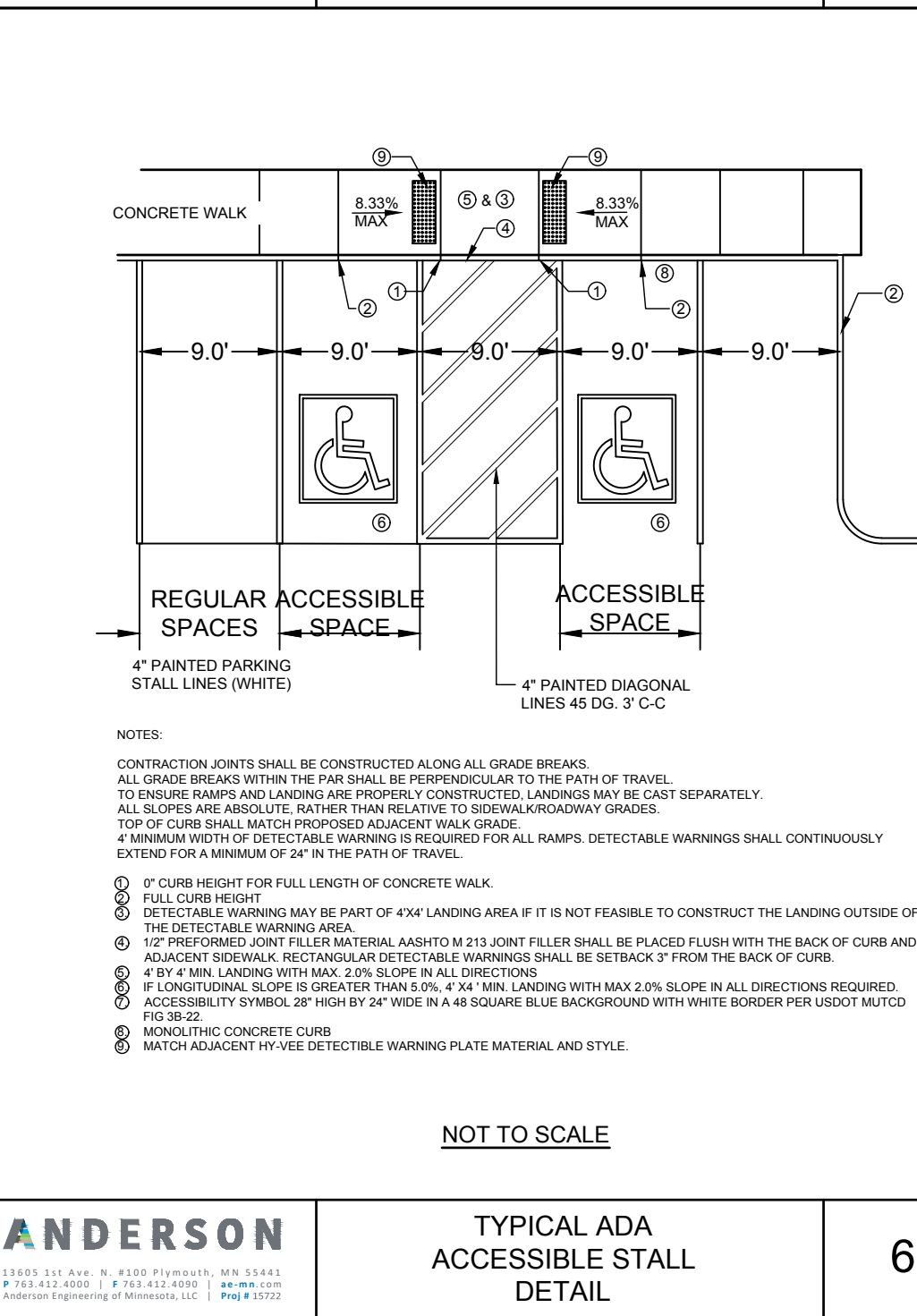
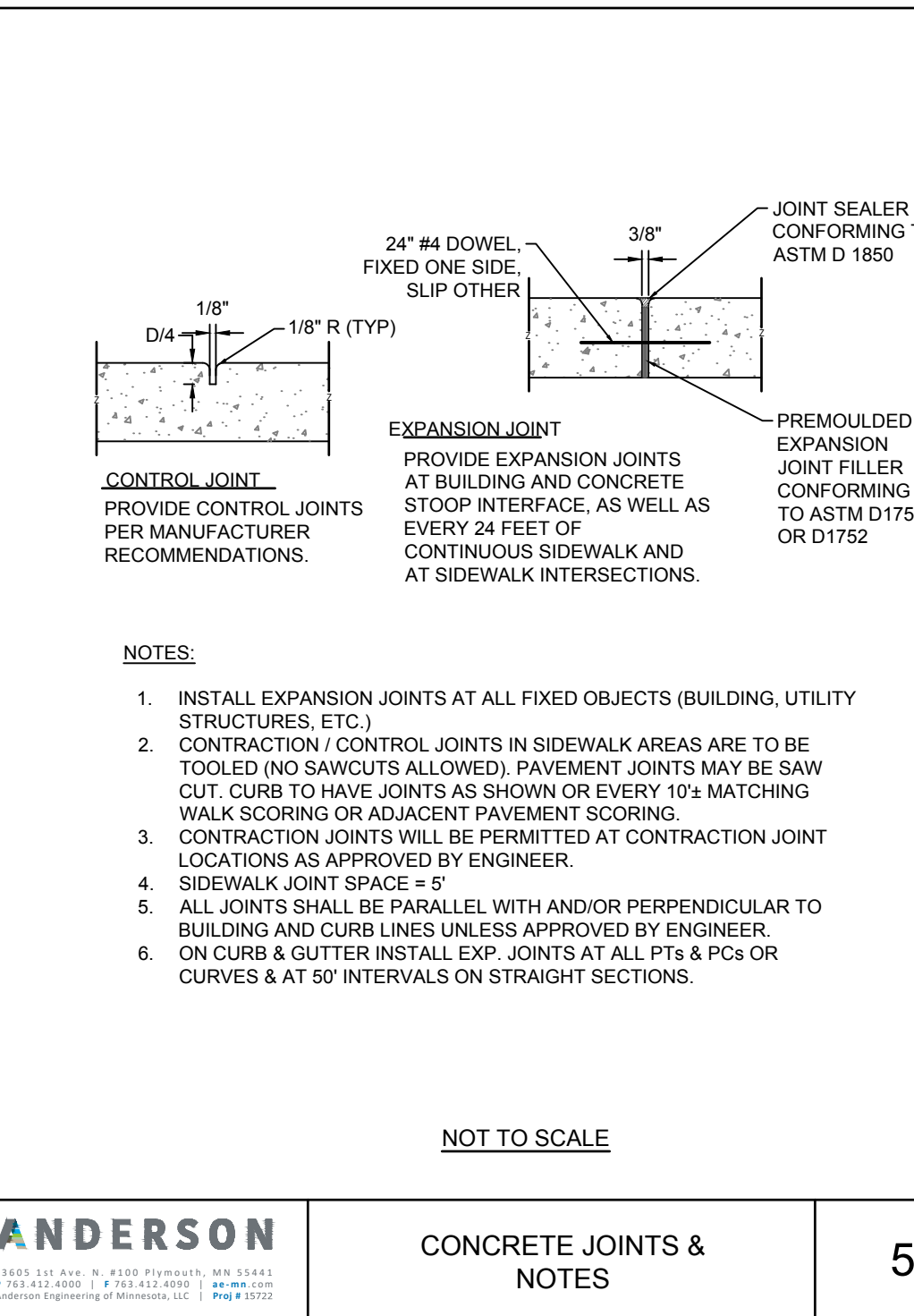
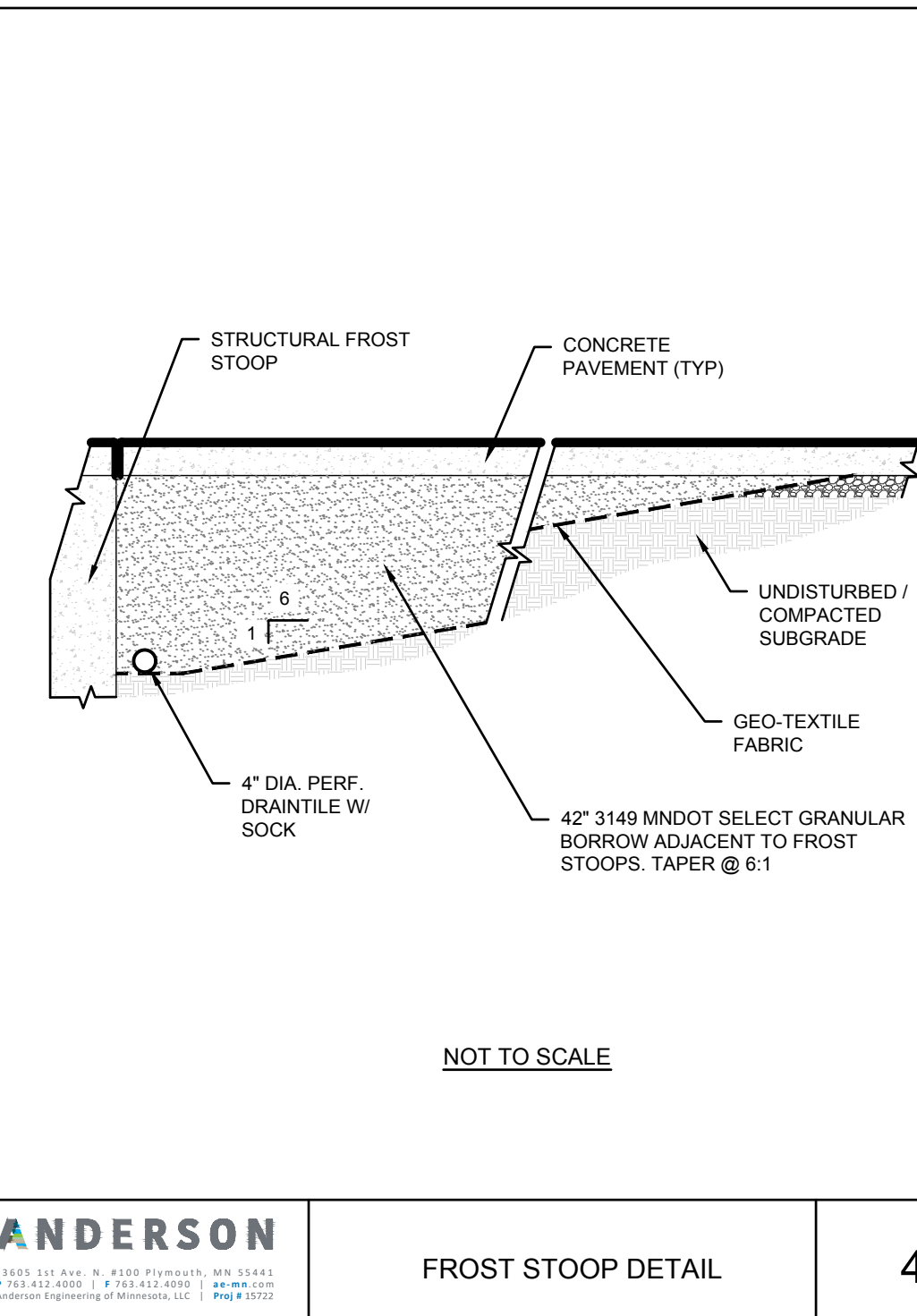
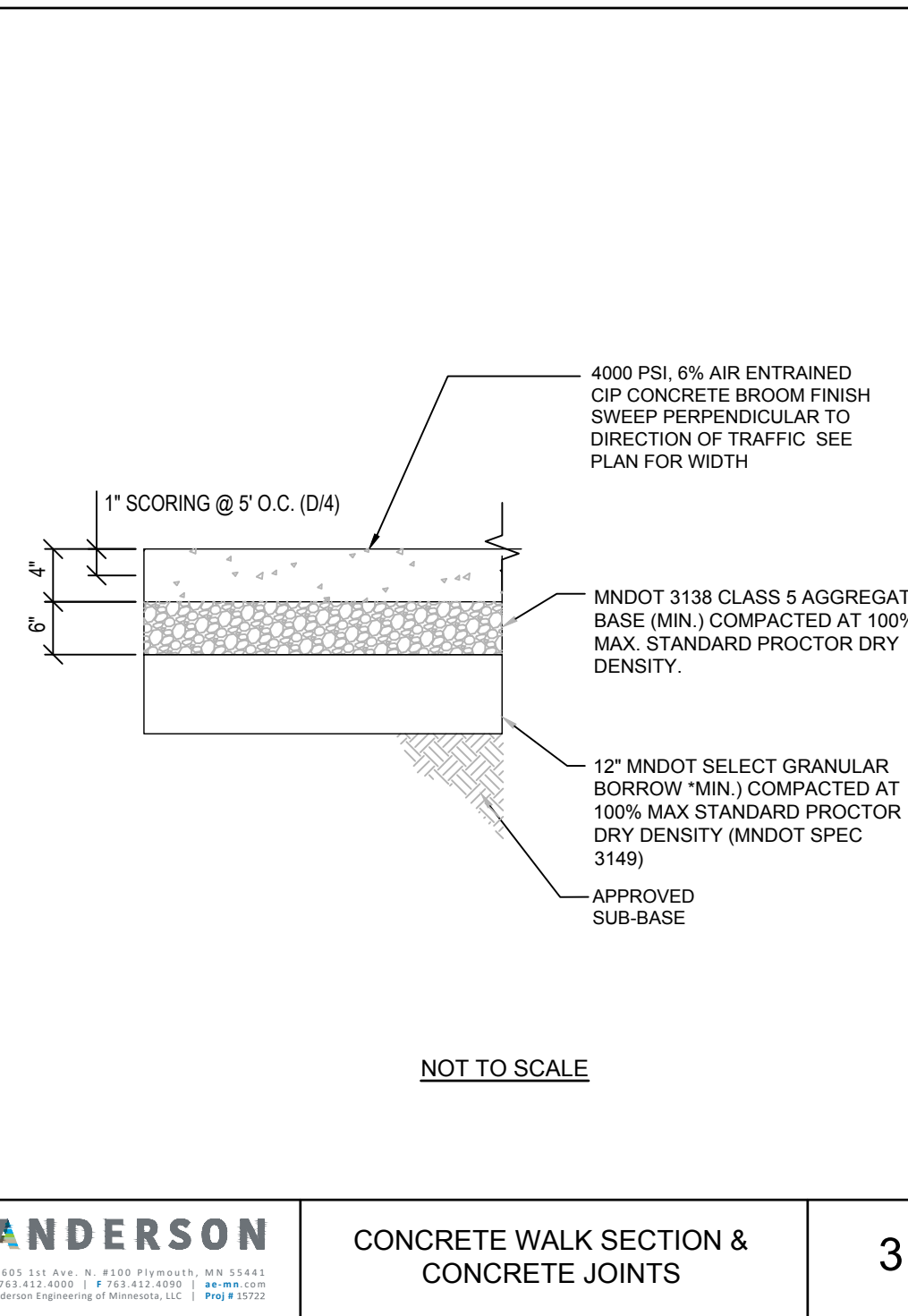
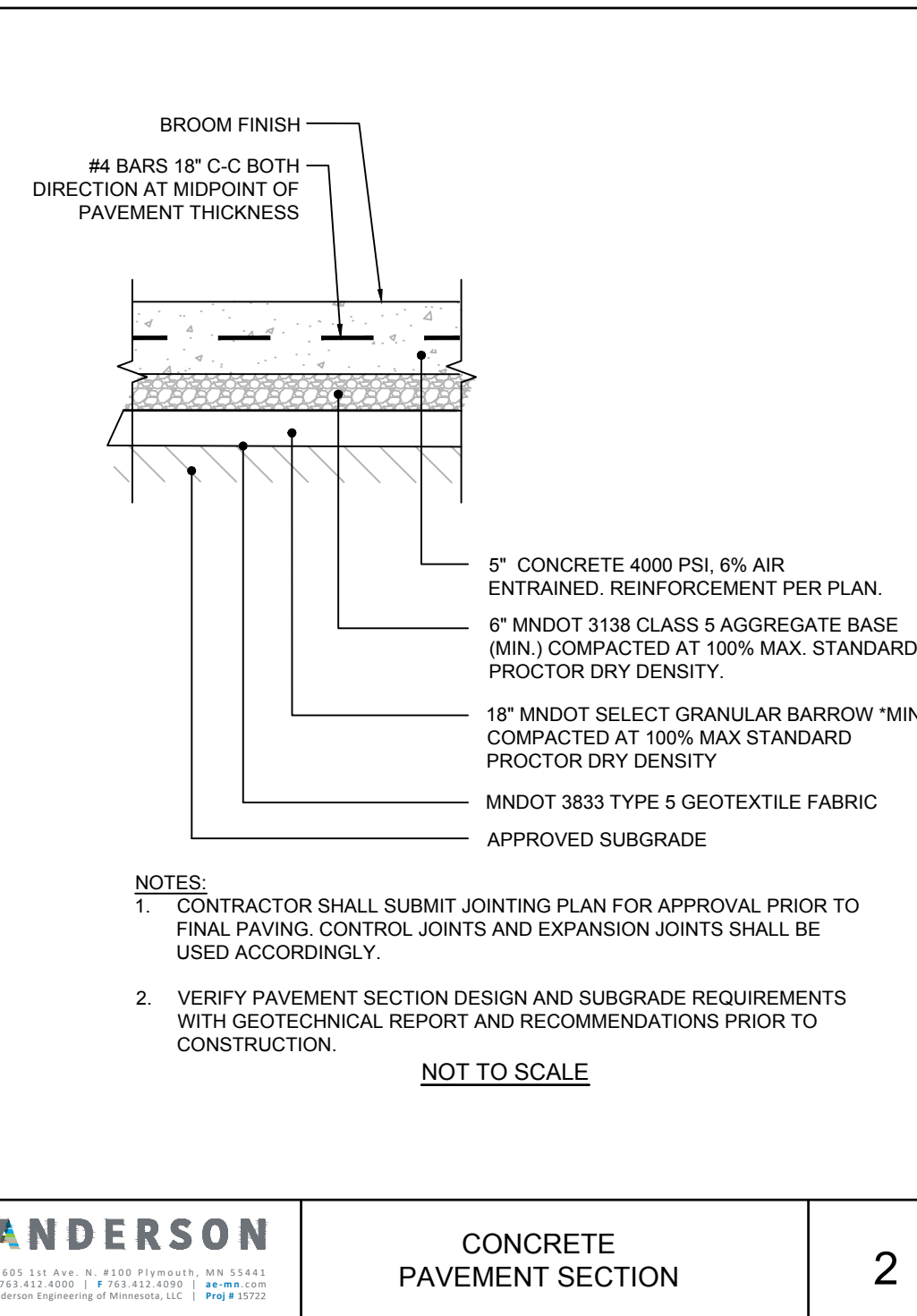
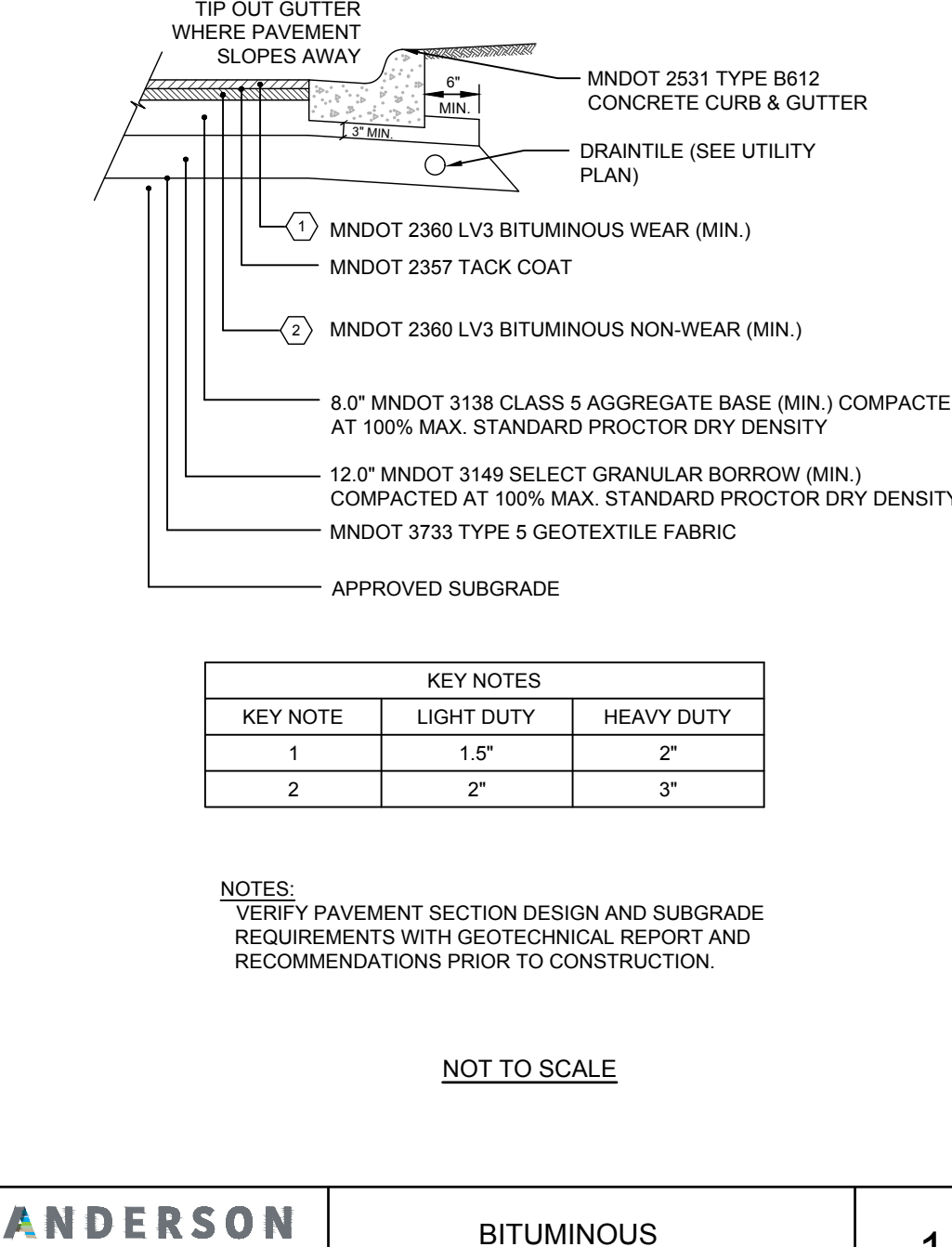
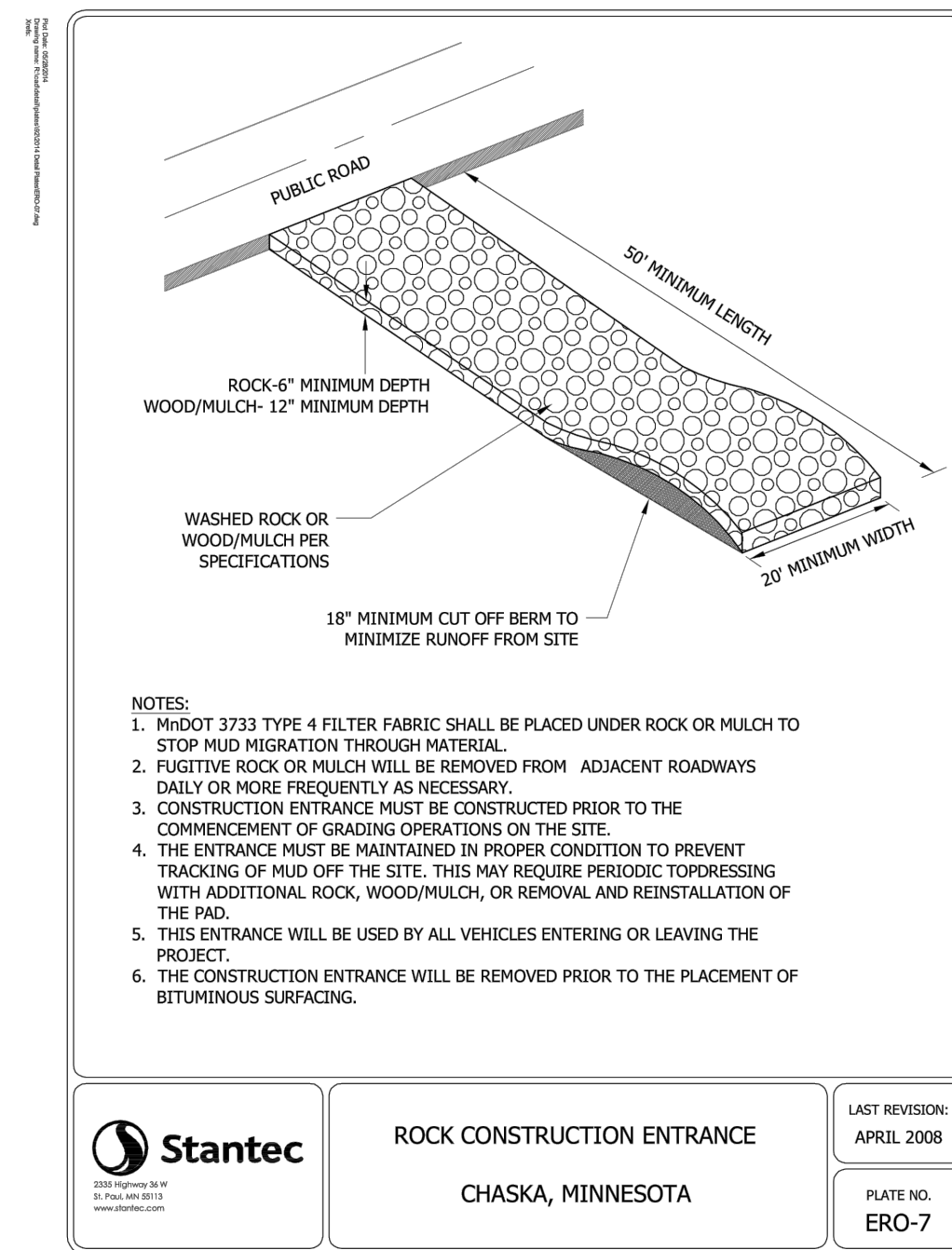
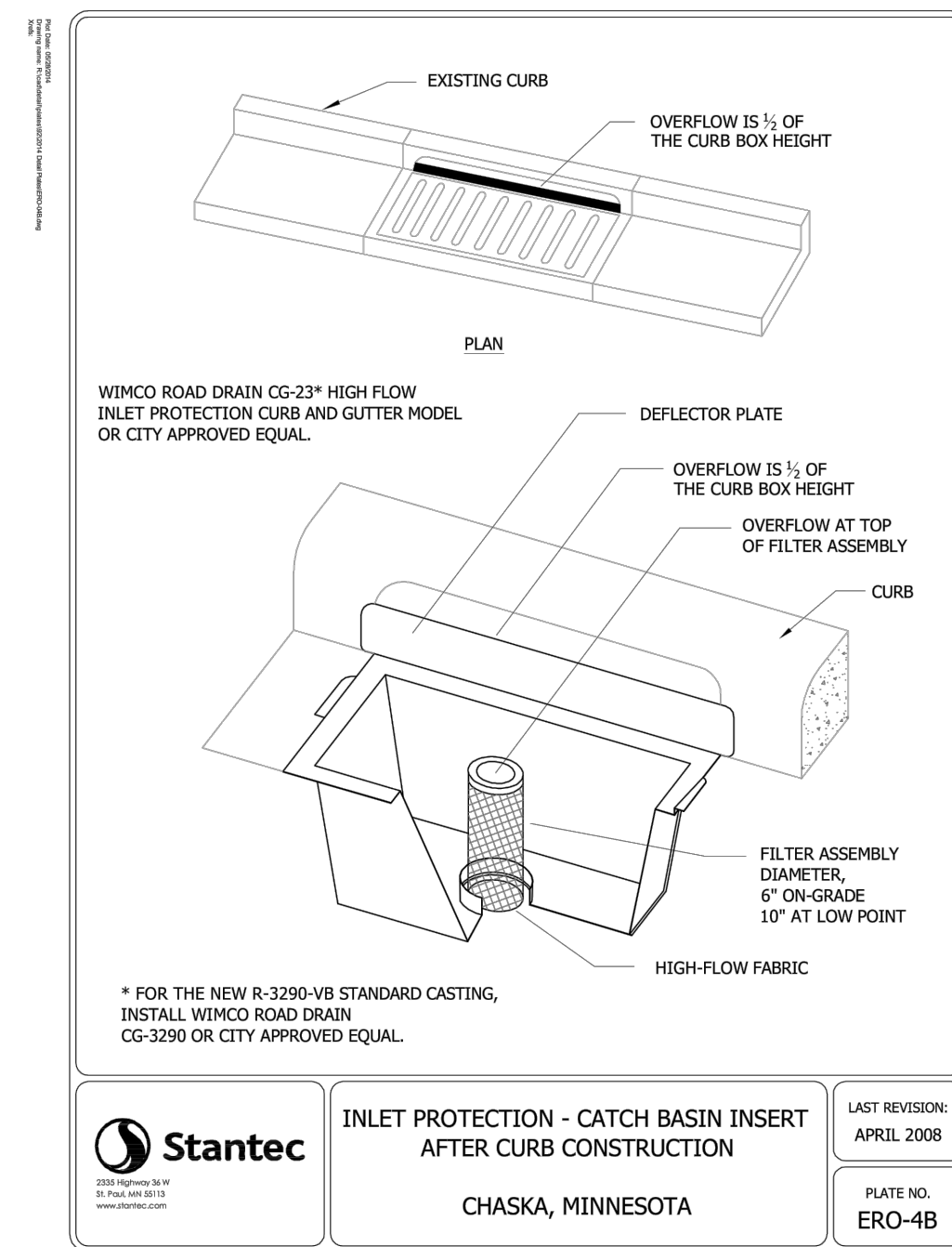
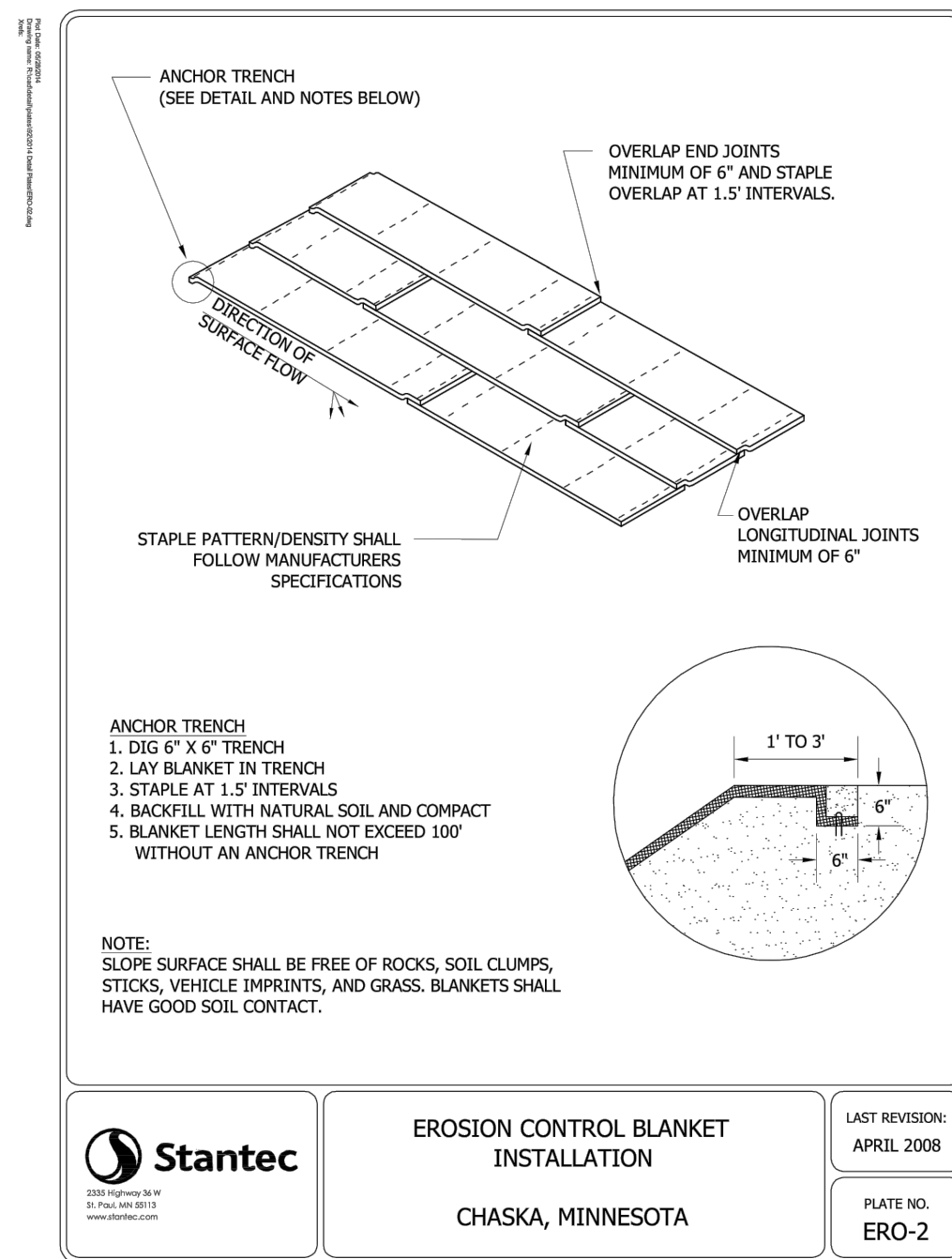
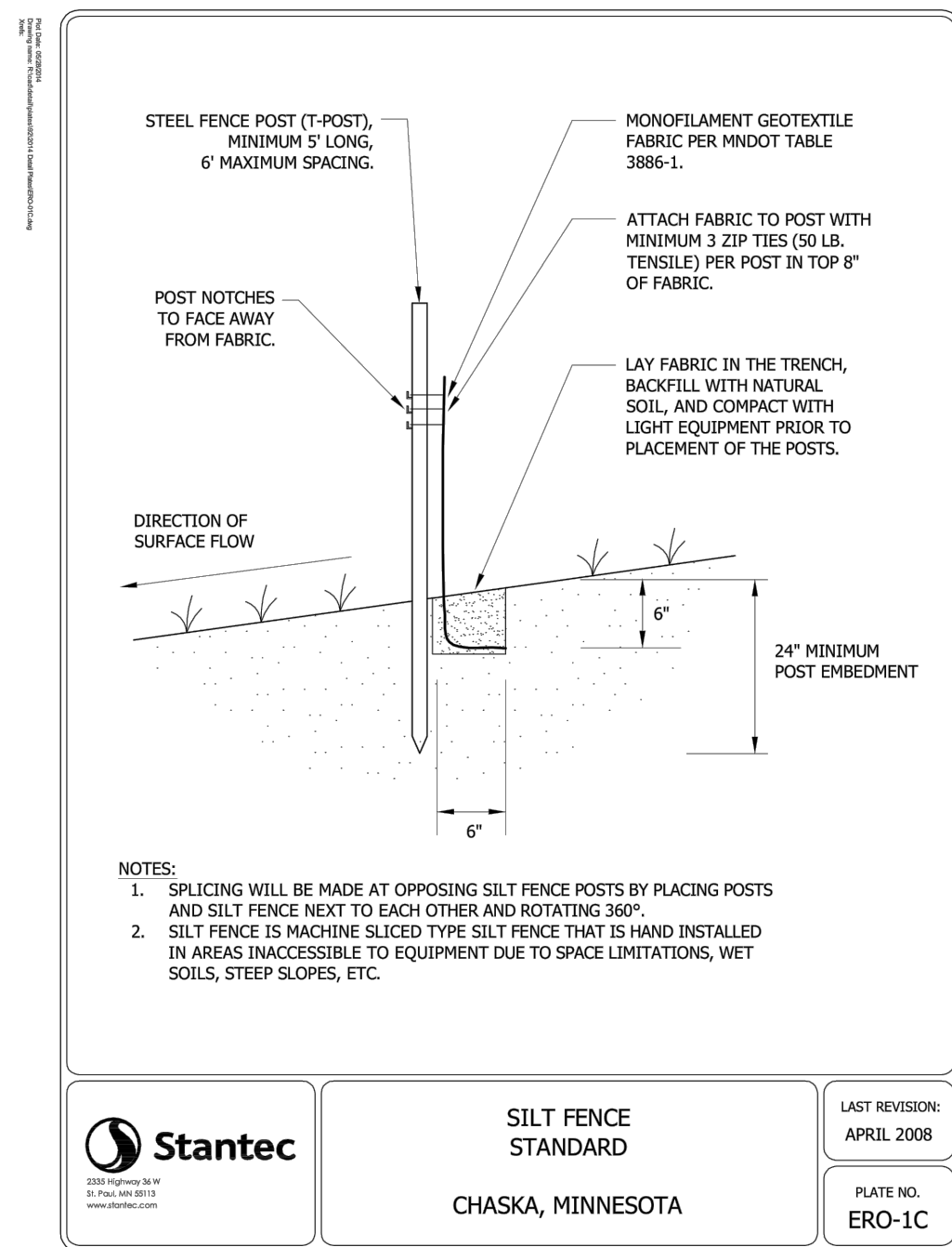
DRAWING NO.

C12

PLOTTED
7/12/23

COMM. NO
15311





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: Chris J. Trill

DATE: 07/12/2023 LICENSE NO. 57224

REVISION LOG

[illegible]

CONSTRUCTION DOCUMENTS
JULY 12, 2023

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

CIVIL SITE DETAILS 2

DRAWING NO.

C13

PLOTTED: 7/12/23	COMM. NO. 15311
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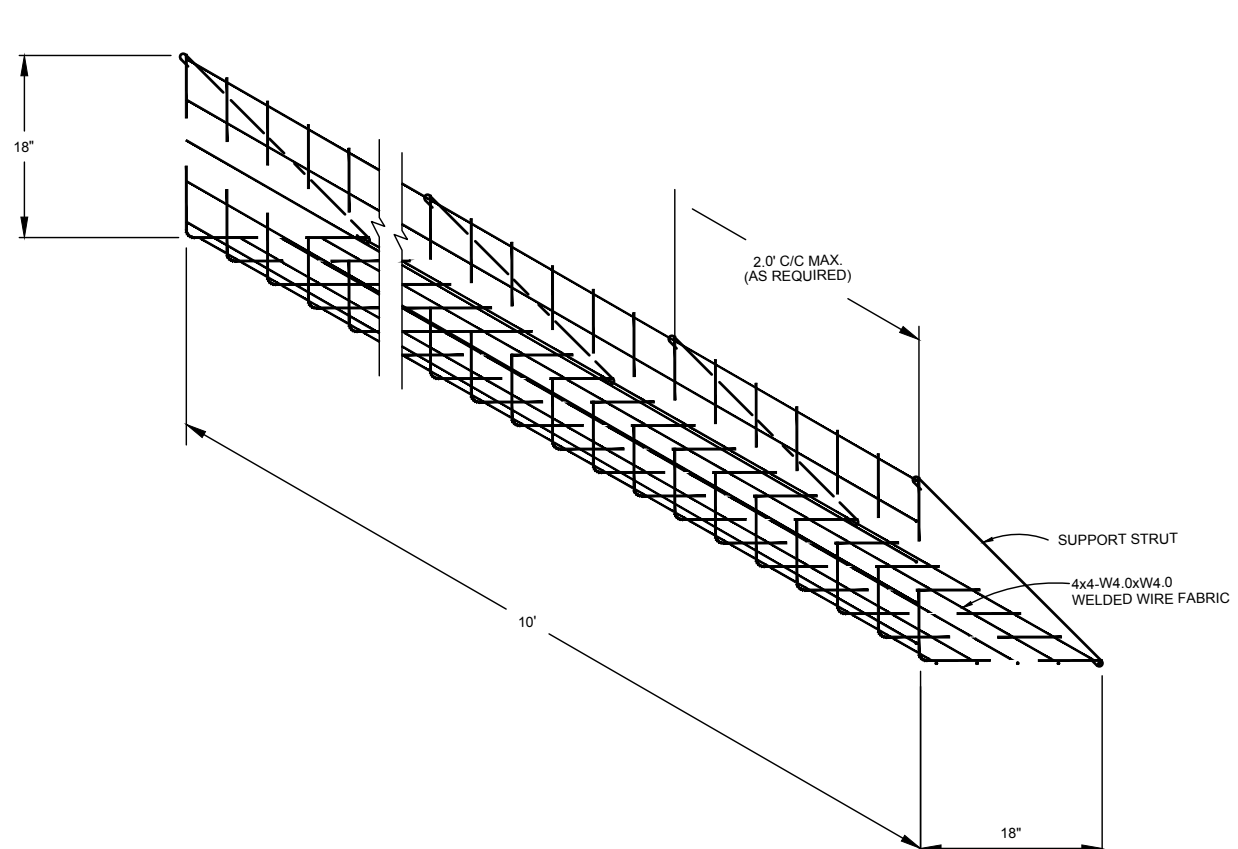


Diagram illustrating the cross-section and reinforcement details of a slab. The slab is 8" thick and 10.5' long. The reinforcement consists of PRIMARY #7 @ 8.75' and Distribution Steel #4 @ 8". The loading is specified as 11520.

3 CONCRETE ROOF DECK DETAIL

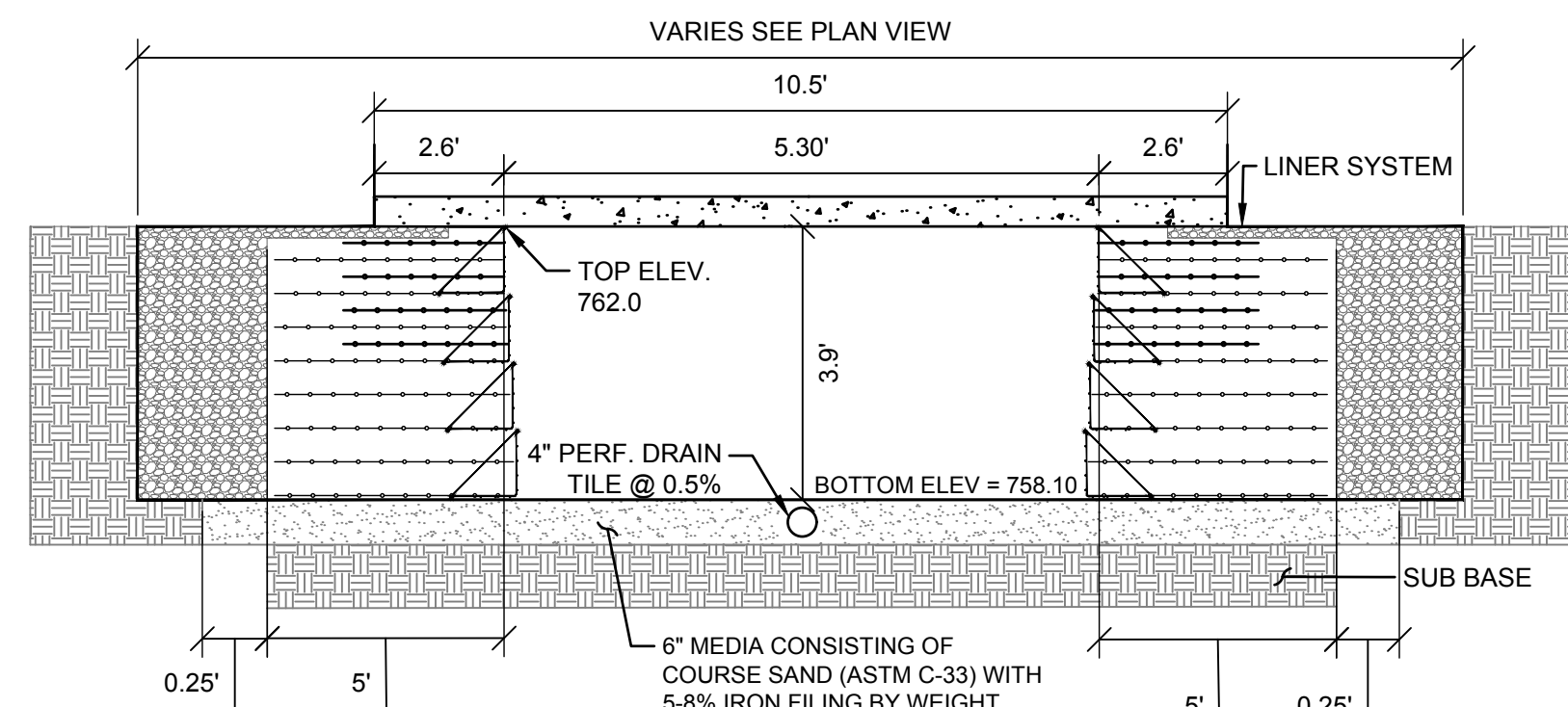


Figure 1: Detail of Reinforcement and Geotextile Installation

The diagram illustrates the cross-section of a wall and footing. The footing has a width B and a depth of 12". The wall has a thickness of 12". Reinforcement details include 5L secondary reinforcement, primary reinforcement, and 8oz nonwoven geotextile (top layer of the liner system). An anchor trench is shown for constructability only, not required. A circular inset shows a detail of the 80ZSY geotextile.

The diagram illustrates the cross-section of a trench. In the center, there is a horizontal section of 'INLET PIPING'. On either side of this section, a 'GEOTEXTILE PIPE BOOT' is installed, shown as a trapezoidal shape with horizontal lines representing reinforcement. To the right of the pipe boot, a 'Splash Apron' is shown, which is a trapezoidal shape with a vertical height of 9 inches. The splash apron is made of '6"-9" Rip-Rap' and is placed 'above 2 layers of Geotextile (add 1 layer)'. The diagram uses various colors (blue, orange, green, purple) to delineate different components and layers.

GEOTEXTILE PIPE BOOT

INLET PIPING

Splash Apron:
Width = 3 x pipe dia.
Length = 4 x pipe dia.

6"-9" Rip-Rap
above 2 layers of Geotextile (add 1 layer)

9"

6 TYPICAL SECTION THROUGH DETAIL

SAFL BAFFLE

24"

36"

12"

60"

9"

FLOW

SIDE

SAFL BAFFLE PANEL

16" 1/8" x 16" 1/8"

32" x 24"

SAFL BAFFLE ATTACHMENT

17" x 17" STEEL TUBE FRAME

3/4" DIA. ANCHOR BOLT (2 PER FRAME)

NUT W/ LOCK WASHER

SAFL BAFFLE INSTALLATION DETAIL (TYP)

16" 1/8" x 16" 1/8"

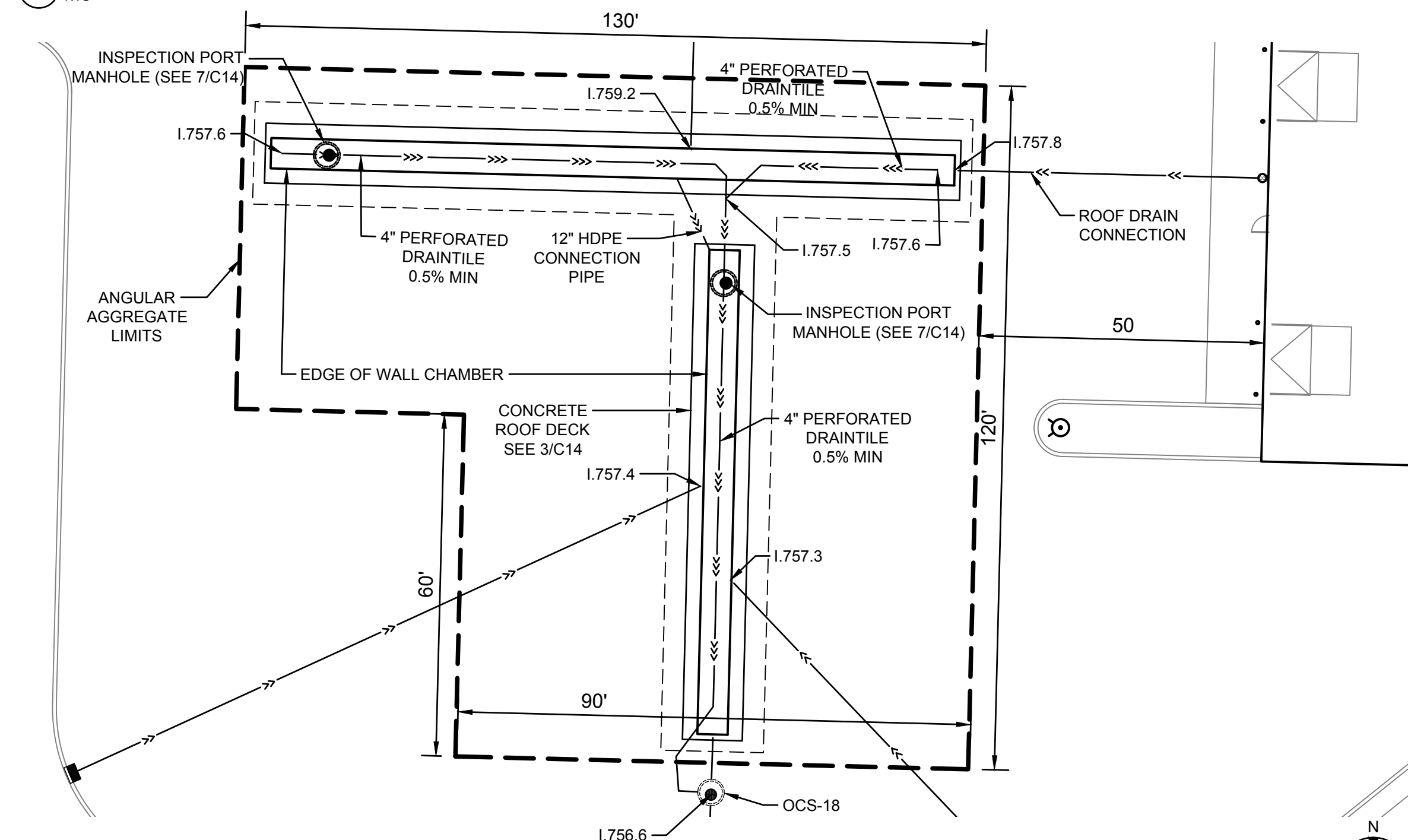
32" x 24"

Structure Diameter (W) = 60 inches
 RRI# = 764.10'
 Inlet Pipe (N) is 8" at Invert Elevation T8D'
 Inlet Pipe (E) is 18" at Invert Elevation T8D'
 Inlet Pipe (W) is 18" at Invert Elevation T8D'
 Outlet Pipe (S) is 18" at Invert Elevation T8D'
 SAFI Baffle bottom Elevation = T8D' (12" below Outlet pipe invert)
 Sump = (5)
 SAFI Baffle Width (W) = 60 inches
 SAFI Baffle Height (H) = 36 inches

Width of SAFI Baffle is adjustable from 54 inches to 60 inches

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'

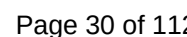
9 SAFL BAFFLE DETAILS

8 CONSTRUCTION NOTES AND INSTALLATION REQUIREMENTS





- 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]



CONIFEROUS TREES						SHRUBS					
	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL/HT		CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	PTL	5	THE LIMEX NORWAY SPRUCE PICEA ABIES 'THE LIMEX'	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						SHRUBS					
	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL/HT		CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	AFJ	5	AUTUMN BLAZE MAPLE ACER X FREEMANII '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 GLEDISIA TRIACANTHOS INERMIS 'HARVE' TM	B&B	2 - 1/2" CAL.		TOL	36	LITTLE GIANT ARBORVITAE THUJA OCCIDENTALIS 'LITTLE GIANT'	CONT.	5 GAL.
ORNAMENTAL TREES						ORNAMENTAL GRASS					
	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.
	CKF	15	FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT.	1 GAL.		SSO	25	STANDING OVATION LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	CONT.	1 GAL.
SHRUBS						SHRUBS					
	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE		CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	CAB	2	IVORY HALO® DOGWOOD CORNUS ALBA 'BAILHALO'	CONT.	5 GAL.		SNU	23	INDIAN GRASS SORGHASTRUM NUTANS	CONT.	5 GAL.
	HAA	3	ANNABELLE SMOOTH HYDRANGEA HYDRANGEA ARBORESCENS 'ANNABELLE'	CONT.	1 GAL.		SHE	24	PRAIRIE DROPSDEED SPOROBOLUS HETEROLEPIS	CONT.	3 GAL.
	JSG	10	SEA GREEN JUNIPER JUNIPERUS CHINENSIS 'SEA GREEN'	CONT.	5 GAL.	PERENNIALS					
	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE		CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	JDA	19	BLUEBERRY DELIGHT® JUNIPER JUNIPERUS COMMUNIS DEPRESSA 'AMIDAK'	CONT.	5 GAL.		NFW	13	WALKERS LOW CATMINT NEPETA X FAASSENII 'WALKERS LOW'	CONT.	1 GAL.

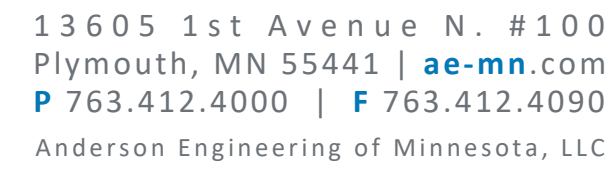
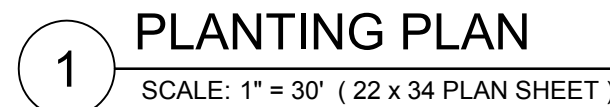
STRUCTURES INC. - THREE LOT SPLIT
ZONE: L-1 LIMITED INDUSTRY / GI GENERAL INDUSTRIAL

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	6 TREES (16 CAL. IN.)	6 TREES
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.)	8 TREES
TOTAL UNDERSTORY TREES REQUIRED: 15 x .25 = 3.75 = 4	4 TREES	4 TREES
TOTAL NUMBER OF SHRUBS REQUIRED: 1 PER 100 LF OF STREET OR 10± ADJOINING A RESIDENTIAL. PUBLIC USE OR PUBLIC STREET REQUIRES SCREENING.	70 + + RESIDENTIAL & STREET SCREENING	40 DECIDUOUS SHRUBS 112 EVERGREEN SHRUBS 120 ORNAMENTAL GRASSES

- 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.

	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

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.



STRUCTURES INC.

DATE: 07/12/2023 LICENSE NO. 45613

NO.	DATE	DESCRIPTION OF REVISIONS
-----	------	--------------------------

DESIGNED: CHC	DRAWN: JAF	CHECKED BY: CHC
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PLANTING PLAN

DRAWING NO.

L2

PLOTTED
7/12/23

COMM. NO.
15311

LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.

ALL ROUGHING 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.

14. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTY PERIOD OR AS DIRECTED BY THE OWNER.

15. 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.

16. 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.

17. 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.

18. 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.

19. 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.

20. 3" DEPTH OF 1" TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.

21. 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.

22. ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.

23. SHRUBS SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.

24. DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.

25. 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.



1. PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
2. 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.
3. 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.
4. CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
5. CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
6. SYSTEM SHOULD BE DESIGNED TO OPERATE AT UP TO 300 GPM @ 90 PSI TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
7. RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
8. PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
11. LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
12. DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
13. AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SLOPE 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.
14. WITHIN EXTREME SLOPED AREAS:
 - 14.1. INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
 - 14.2. INSTALL LATERAL PIPES PARALLEL TO SLOPE
 - 14.3. IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
15. 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 THAN THE PIPE PASSING THROUGH.
16. IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY
17. TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
18. TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
19. 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.
20. OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
21. INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
22. IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
23. SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS
24. CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
 - 24.1. ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
 - 24.2. DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
 - 24.3. SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
 - 24.4. PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
 - 24.5. PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
 - 24.6. ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
 - 24.7. ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE IDENTIFIED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
 - 24.8. ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
 - 24.9. GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.



1. ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:
 - 1.1. 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)
 - 1.2. 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.)
2. ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
 - 2.1. 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
 - 2.2. 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0)
 - 2.3. 10% SAND (FINE CLEAN MASONRY SAND)
3. 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.
4. 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 EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
5. 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 GRASSES 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.
6. ALL AREAS SPECIFIED AS "NEW STORMWATER SEED MIX MNDOT 33-261" AND/OR "MNDOT 33-262" TO BE SEED 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.
7. ALL AREAS SPECIFIED AS "NEW PRAIRIE NATIVE SEED MIX #1 MNDOT 35-221" TO BE SEED 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.
7. ALL AREAS SPECIFIED AS "NEW PRAIRIE NATIVE SEED MIX #2 MNDOT 35-241" TO BE SEED 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.



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: Carl H. Olson

DATE: 07/12/2023 LICENSE NO. 45613

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS
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[illegible]

CONSTRUCTION DOCUMENTS
JULY 12, 2023

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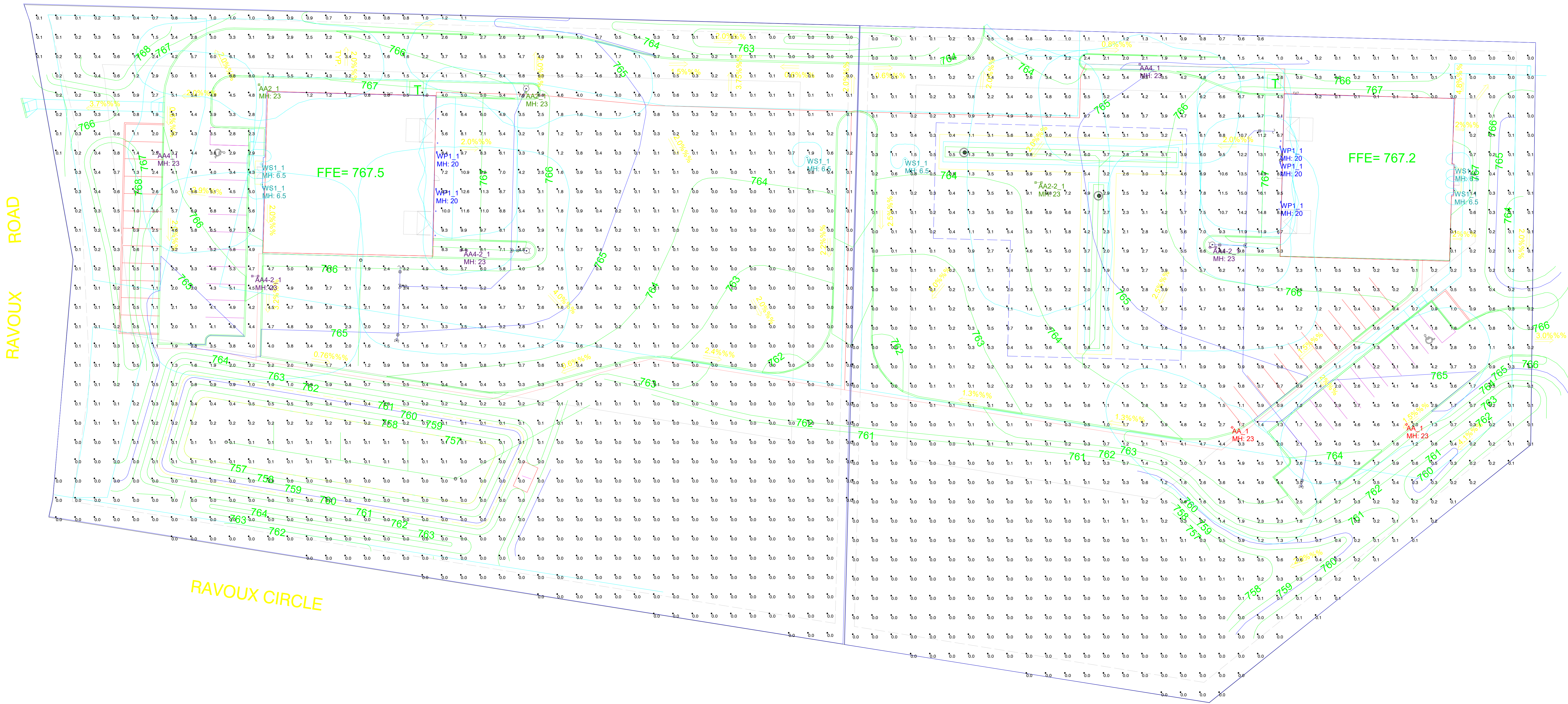
DRAWING TITLE

PLANTING NOTES & DETAILS

DRAWING NO.

L3

PLOTTED: 7/12/23	COMM. N 15311
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT 1_Planar	Illuminance	Fc	1.23	12.6	0.0	N.A.	N.A.
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

Luminaire Schedule							
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts
⬢	2	AA_1		VP-2-320L-145-4K7-3	Single	21761	150
⬢	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
⬢	2	AA4_1		VP-2-320L-145-4K7-4W	Single	21357	150

Calculated light levels shown are estimates based on information available at time of layout request. Due to unknown site conditions, JTH Lighting assumes no responsibility for installed light levels.

Project #:
Date: 4/20/2023

Paper Size: ARCH E1 - 30x42



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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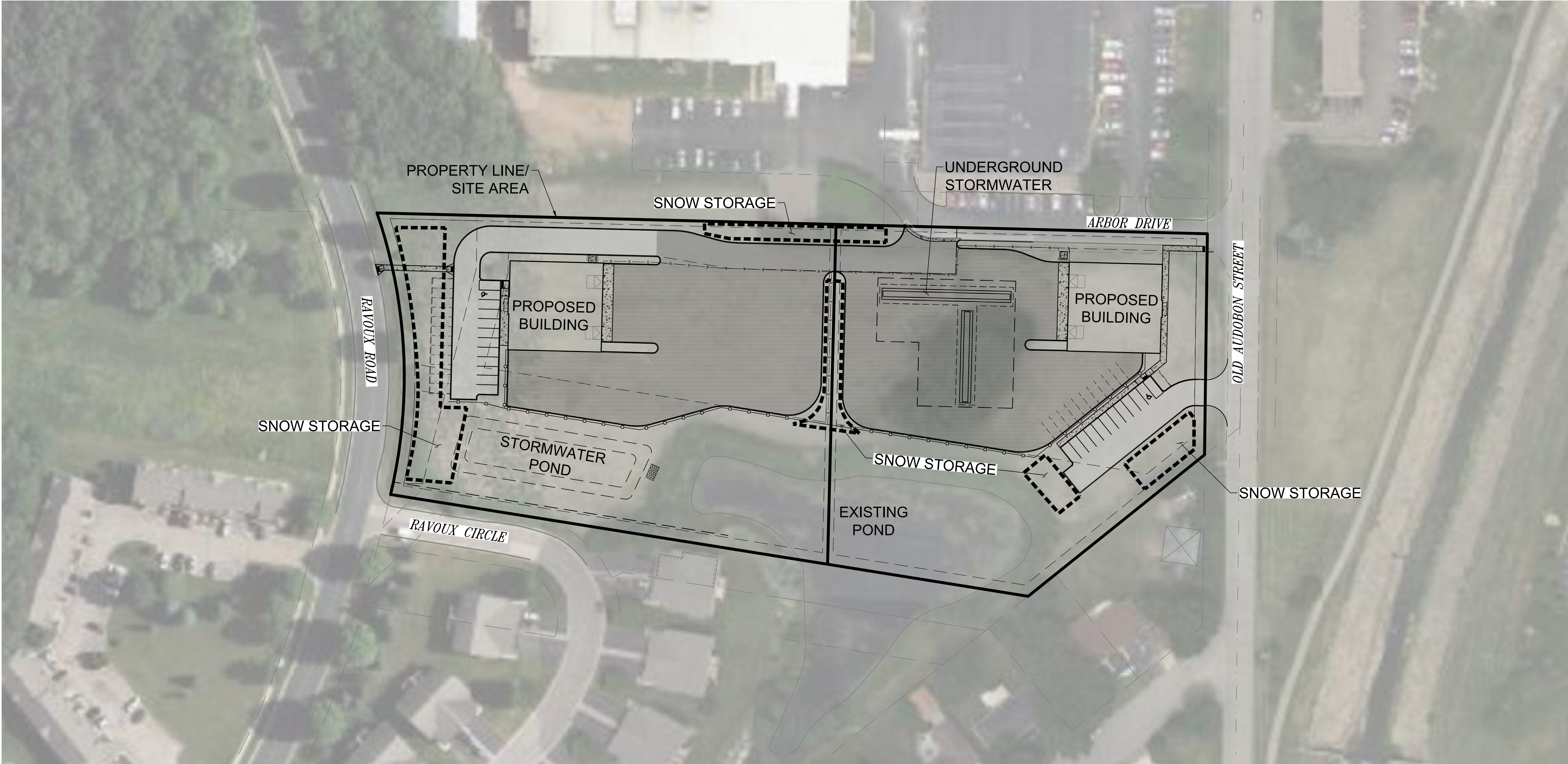
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SNOW STORAGE EXHIBIT

DRAWING NO.

E3

PLOTTED: 3/29/23	COMM. NO 15311
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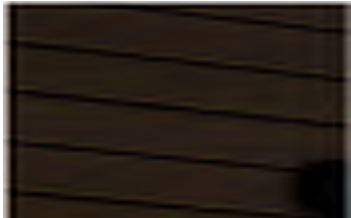
Mar 29, 2023 - 4:15pm
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OPTION 1



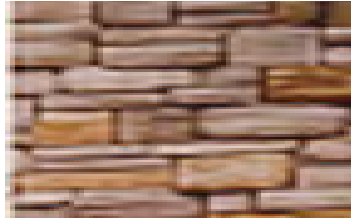
MODULAR BRICK



METAL PANEL



ARCHITECTURALLY TEXTURED
PRECAST INSULATED WALL PANEL



MANUFACTURED STONE

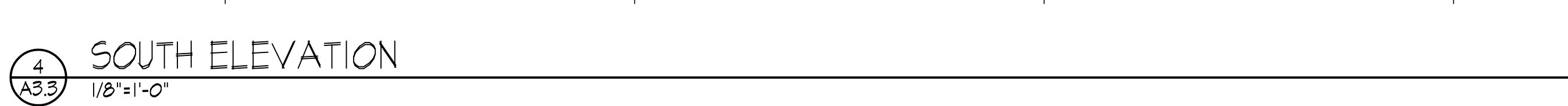
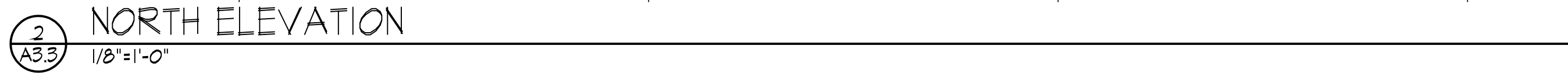
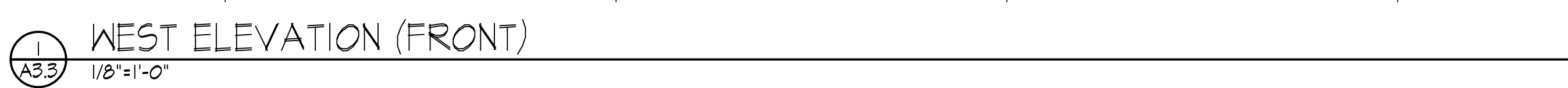


HTG
architects

[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.

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

STRUCTURES INC.
THREE LOT SPLIT

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A

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

A3.3

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

08/09/2023

Subject: Single Family Home & Driveway — Rezoning & Variance Request to Deviate from the Setback from Steep Slopes (Section 15.28.100.C)

Applicant: Linda Carlson

Location: West of Chaska Blvd, and south of Ensconced Woods

Case No.: 2023-18

Synopsis: Applicant is requesting the approval of a rezoning and variance request to deviate from the steep slope setback in order to build a single-family home and driveway

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Background

Linda Carlson has owned approximately 45 acres off of Big Woods Boulevard, which spanned north and south of the ravine. 15 acres were situated north of the ravine, which was recently developed into single-family residential known as Ensconced Woods (Final Plat approved in June 2022). On that 15 acres is where Linda's former homestead used to sit, but was subsequently torn down with the development. The 30 acres south of the ravine were retained by Linda for future development and an area for her next homestead. The 30 acres to the south of the ravine are situated between two 15-acre parcels. The west 15-acre parcel will be primarily connected into the development known as Rivertown Heights 2nd Addition off of Brooks Drive. The east 15-acre parcel is where Linda would like to locate her new home.



Existing Conditions

The property is approximately 15 acres in size and is primarily wooded. A high-level plateau with thin tree cover exists on the northeast portion of the parcel, which is being chosen as the location for Linda's new home. The location of the wooded steep slopes align the entire north, east, southeastern and west edges of the property.

Also on the east side of the parcel is an excavated area that is accessed from the Schram Haus property. While under ownership of Carver County, the County excavated and graded this portion of the site for exporting sanding material, which resultingly expanded the bluff conditions further into the Carlson property. When the Carlson's took ownership of the land in 1987, they allowed the City and Carver County to use the excavated area for a practice shooting range. The shooting range was discontinued a number of years ago before the Schram Haus building was purchased by a private owner and converted to a brewery. In recent years, the City and Carver County completed the cleanup work for this area associated with the shooting range.



Land Use

The property is currently zoned Open (O) and is guided in the Comprehensive Plan as Low Density Residential. The proposal to add a single-family home on this lot is consistent with the Comprehensive Plan. The property is also located in the MUSA (Municipal Urban Service Area), which requires hookup to City sewer and water. This proposal includes municipal connections.

Because the property is zoned Open (O) it is required to be rezoned in order to be built on. The proposal this evening includes a rezoning of the property to PRD-81 which is the same zoning as Ensconced Woods.

DETAILS OF THE REQUEST

The applicant, Linda Carlson, is requesting a Rezoning and Variance to construct a single-family home and driveway on her property. The rezoning request would change the property's zoning district from Open (O) to PRD-81. The variance request includes a deviation for the driveway to encroach into the wooded steep slopes and its 30 foot no-grade/no mow setback (Section 15.28.100.C).

Because of the location of the parcel and the topographical challenges around the site, the driveway is proposing to be temporarily accessed from the Schram Haus property to the east of

the property. This temporary access would connect into Chaska Boulevard from the Schram Haus property. Schram Haus will be granting a temporary access easement to Linda Carlson to access her property. They have also granted a utility easement so that water and sewer can be serviced to Carlson's property. When development occurs on the Lano property and the remaining area of the Carlson's lot, the permanent vehicular access to Linda's home would come internally from the surrounding development. A concept plan has been provided that shows how the homestead would fit into a future development plan.

VARIANCE FACTS

Minnesota State Statutes Chapter 462.357, Subdivision 6, (2), requires that: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems." *Each of the factors listed in the above definition must be satisfied in order to grant a variance.*

The State Statute, which identifies the "practical difficulties" standard, supersedes the City's ordinance pertaining to Variances Section 15.08.080, which retains the outdated "Undue Hardship" standard in granting variances. As required by State law, the "Practical Difficulties" standard will apply to this request.

For reference "Undue hardship" meant *the property in question cannot be put to a reasonable use if used under conditions required by the official controls.*

"Practical Difficulties" means *the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

In order for a variance to be granted, the applicant must show how they meet the following:

- Conditions that create a *practical difficulty*, (see definition above) that would prohibit reasonable development without a Variance;
- Conditions on the property that create a *practical difficulty*, that are not present on similar sized lots in the same area and zoning district; and
- Relationships with abutting property that will not be adversely affected by the Variance, or alter the essential character of the locality.

In addition to the above 3 factors, the following are some of the questions Staff asks with each variance request to understand the need for the variance.

- The variance shall not impair the health, safety, comfort and general welfare of the public?

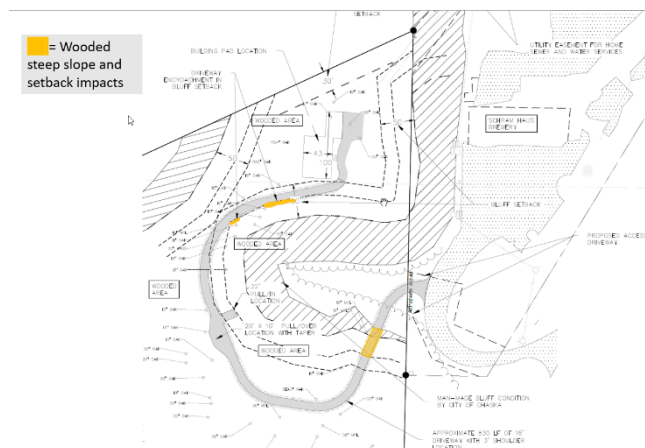
- The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?
- Variances shall not allow a use in a district that is not otherwise allowed?
- The variance should not be greater than necessary to accomplish the landowner's objective?
- Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?
- The variance, if granted, would not alter the essential character of the locality (neighborhood)?
- Conforming to City Code, the property could not be put to a "reasonable" use?
- The variance would improve an existing non-conforming condition.
- The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?
- Are there unique characteristics to the property itself (not the applicant's personal use of the property) that prevent compliance with the code?

STAFF EVALUATION

The applicant is requesting a variance from zoning regulations that establish preservation over wooded steep slopes and a 30 foot no grade/no mow setback (Section 15.28.100.C). Section 15.28.100.C states:

"Setback From Steep Slopes. Wooded land with an eighteen (18) percent slope or greater shall be preserved in its natural state for environmental value, particularly to deter soil erosion on the steep slopes/ravines and protect natural wildlife habitat areas. In addition, buildings (except for residential decks as regulated in CZO 15.12.200 paragraph J) and parking shall be set back at least fifty (50) feet from the edge of the eighteen (18) percent slope and a thirty (30) foot "no-grade/mow" zone provided for adjacent to the edge of the eighteen (18) percent slope for purposes of erosion control. The point of measurement shall be where slopes of eighteen (18) percent or greater exist. No building or structures shall be constructed on wooded slopes of eighteen (18) percent or more in grade."

The applicant is proposing to construct a single-family home and driveway on their property. The proposal includes the driveway encroaching into an area of wooded steep slope and a couple areas where the 30 foot no-grade/no mow setback applies.



Applicant's Statement

The applicant states that approximately 275 feet of the proposed driveway is proposed to encroach into the wooded steep slope setback. The wooded steep slopes exist on the north and east sides of the property with their setbacks overlapping, making it impossible to provide access to the northernmost portion of the property where Mrs. Carlson's home is to be located. This location was chosen as the homesite due to its high-level ground, plateau elevation, and thinned tree cover. The proposed house is proposed to sit outside of the steep slopes and will be in compliance with the steep slope setbacks. The steep slopes that are present on the north of the site are considered natural whereas the slopes on the east of the site were manmade and created when the excavation occurred around the Carver County shooting range. The proposed driveway encroaches on the setback established by the manmade bluff, not the natural steep slopes.

The properties adjacent to the site are large tracts of land with either residential homes or commercial businesses. The proposed single-family home will not impact the use of the adjacent properties. The proposed driveway grading plan follows the existing topography of the site to provide as minimal disturbance as possible. All existing drainage patterns have been followed in the design negating any impacts to the neighboring properties. The Carlson family has engaged with all their neighbors and informed them of the plans for this driveway / home building location, along with their plans for further development on the Carlson property. They have also been in contact with the adjacent Schram Haus Brewery owners and have come to an informal agreement for the required easements (access and utility) required to proceed with the project. They hope to have the easements finalized in the near future.

The proposed driveway and single-family home will have no negative impact on the general public. The proposed access for the driveway will come from the adjacent Schram Haus Brewery access road creating no additional access point from a public road. The driveway location was positioned at the entrance of the old gun range to provide the least impact to the land. Without the requested variance the developable portion of property where the new residence is proposed cannot be accessed. The driveway and house location were positioned to preserve as many of the significant trees as possible. This was done through multiple site walks including City and County Staff and iterations of the plans. The driveway's vertical profile was aligned with the natural grades to reduce impacts to the terrain but not to exceed a 10% slope for safety.

Variance Standards & Staff Analysis

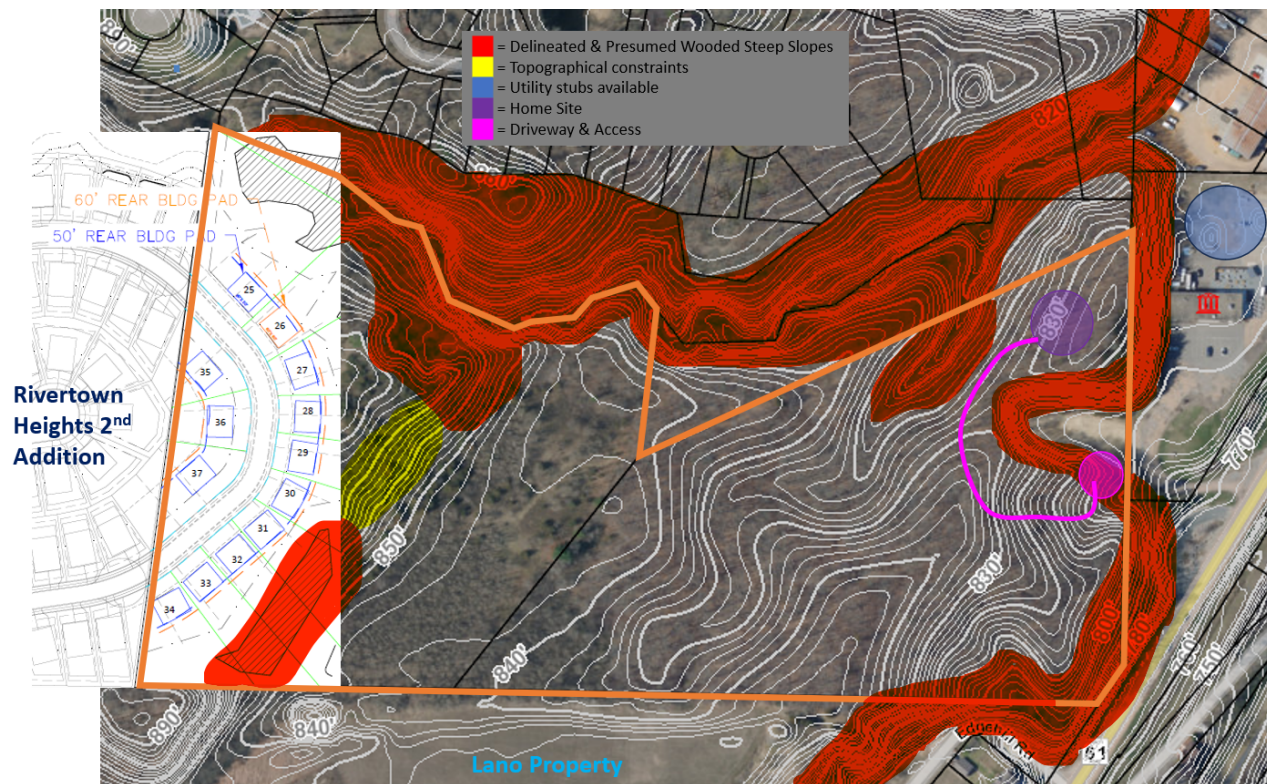
Conditions that create a practical difficulty that would prohibit reasonable development without a Variance

There are several areas on the property with wooded steep slopes that create challenges to reasonably use the property. The applicant wishes to build on this property and provide a home and driveway, which are both reasonable uses. Additionally, this property is a lot of record and can be built on as long as the property is rezoned and connects to City utilities. Both of these items will be completed with this proposal. The location of the wooded steep slopes align the entire north, east, southeastern and west edges of the property. Because of this the property does not have an alternative driveway location that would avoid impacting the

wooded steep slopes. The south side of the site abuts the Lano property but there is no road that can be connected to at this time. The applicant has evaluated the east side as the least impactful point for driveway access. Strict adherence of the wooded steep slope standards of would preclude the property from receiving driveway access. Granting the variance would allow the property to be reasonably used.

Conditions on the property that create a practical difficulty that are not present on similar sized lots in the same area and zoning district

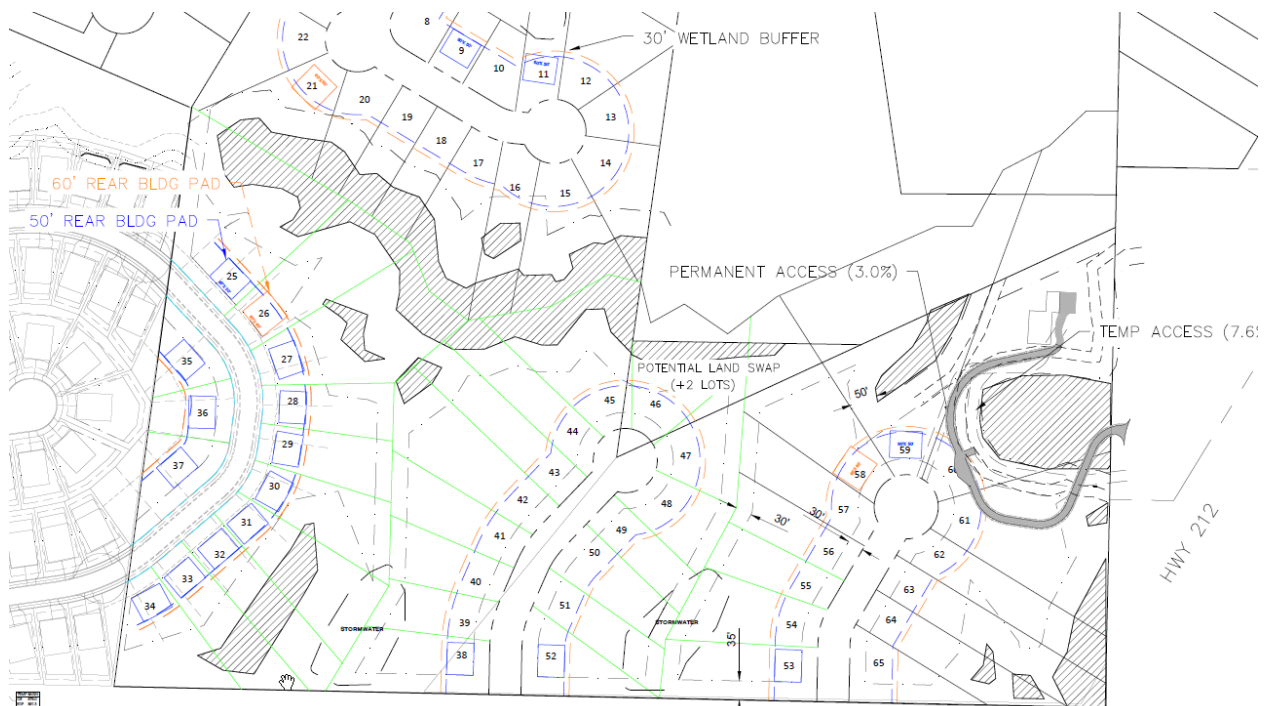
The property is encumbered by wooded steep slopes on almost all sides of the property with the exception to the south. The south side abuts the Lano property which is currently being used as a gravel pit. The Lano property has to develop in order to provide future road access to the Carlson lot, yet it is unclear how soon this will occur. The lots surrounding this property have direct points of access to adjacent roads. This property does not due to topographical constraints. The property is divided by a ravine and wooded steep slopes which make it impossible to connect in to Ensconced Woods or Rivertown Heights. The nearest and most feasible point of access would come from Schram Haus to the east, which would provide access to Chaska Boulevard. The access into Schram's property would create an impact to the wooded steep slope and its 30' setback. Locating the home site closer to Schram Haus would also give the property ability to connect into City utilities. There are also two small areas of impact near the proposed home where the driveway encroaches into the 30' no grade/no mow setback. The reasoning for these impacts is due to the pinching of the wooded steep slopes that occur in this area. The applicant is also providing a driveway route that would have the least impact on the surrounding significant trees.



Relationships with abutting property that will not be adversely affected by the Variance, or alter the essential character of the locality

The variance will not adversely affect the relationships with abutting property, or alter the essential character of the locality. The location of the home is in an obscure location that is tucked on a hill in a densely wooded area. The variance to encroach into the wooded steep slopes only includes the driveway. The home will stay out of wooded steep slopes and their setbacks. The encroachment into the wooded steep slopes and setbacks is necessary to provide a driveway to the home site. The encroachment will be located in an area that will have the least amount of impacts. The point of access was carefully selected to be in an area that appears to be a result of a man-made slope from the excavated shooting range area. There are no significant trees in this area. The driveway location will also follow a path up to the home that minimizes impacts to more significant trees and align with the topography of the site.

In addition, the access via Schram Haus is planned as a temporary access. When the Lano property and the remaining portion of the Carlson property develops the permanent access would come from the adjacent development. A concept plan has been provided to show how the site will connect into the long-term plan. It appears that the applicant is requesting a proposal that is the least invasive and will not have an adverse impact on the essential character of the locality and what is planned long-term.



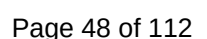
The variance shall not impair the health, safety, comfort and general welfare of the public?

The variance will not impair the health, safety, comfort and general welfare of the public. The house will be fire sprinkled. The fire department have also reviewed the driveway location and design and have concluded that it does not pose an issue for emergency access.

The 2040 Comprehensive Plan guides this property for Low Density Residential. The request for a single-family home is consistent with this guidance. Additionally, the applicant has provided a concept plan that shows how the home will fit in to the future plans for the site when it gets developed. The development of the remaining portions of the site are contingent on the Lano property developing to the south, and it is unclear the timing of when this will occur.

The variance will not allow a use in the zoning district that is not otherwise allowed.

The variance is not greater than necessary to accomplish the landowner's objective. The proposal includes a home and driveway. The location of the home and driveway would give the least invasive impact to wooded steep slopes and significant trees on site. The driveway is 16 feet in width which is significantly smaller than most driveways that are typically 24-36'. The home and driveway will impact 11 significant trees on site. The driveway is aligned to follow natural contours while also attempting to avoid more significant trees on site. The wooded steep slopes start to pinch as the driveway approaches the home site, which creates two small areas of impact to the 30' no grade/no mow setback in that area. The small impacts would bring the driveway south and away from a couple significant oak trees. In staff's opinion these impacts are minimal and helpful to preserve a few trees that are significant.



Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?

There are no alternative locations, development concepts or space requirements that would reduce or eliminate the request. Staff believes the applicant has chosen a location that will provide the least amount of impact due to its proximity to Schram Haus's property. This allows the driveway and the utility connections to have less impacts. Locating the home farther west on site would require a longer driveway and more impacts to trees. The northeast location was chosen because the home does not impact wooded steep slopes, is flatter, and has less impacts to trees because of the thinner tree cover. The two small impacts near the home could be located outside of the 30' no grade/no mow setback, however, would impact 2 significant trees on site. Staff believes these small impacts are a fair trade-off to save the 2 trees.

The variance, if granted, would not alter the essential character of the locality (neighborhood)?

The variance, if granted, would not alter the essential character of the locality (neighborhood). As stated above, the request would allow Linda Carlson to have a permanent home site within Chaska. It would also allow the property to be used in the interim before development is attainable. The property cannot develop until the Lano property to the south develops, which is unclear when that will happen. The location of the home and driveway will be in locations that will allow the property to fit into the long-term plan for the site.

Conforming to City Code, the property could not be put to a "reasonable" use?

Conforming to City Code, the property can not be put to reasonable use. As indicated in previous paragraphs, this property is a lot of record which gives it buildability as long as it is connected to City utilities and is rezoned. Each of these items will be completed with this request. Building a home and driveway on this property is a reasonable use and will give Linda Carlson a long-term home.

The variance would improve an existing non-conforming condition.

There are no non-conformities that staff are aware of.

The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?

The variance will not impair adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish the or impair property values within the neighborhood. The location of the home and driveway will have minimal effects on adjacent property due to its obscure location in the woods. The driveway will punch out to Schram Haus's driveway but will have minimal impacts on their operations. The applicant plans to incorporate berms on both sides of the driveway entrance to help obscure the driveway from

Schram Haus patrons. In addition, the added home will not add to the congestion on public streets. The home will be fire sprinkled and incorporate a driveway with a turnaround that can be accessed by the fire department.

FINDINGS

Staff has determined that there is practical difficulty impacting the applicant as related to the property and the applicable regulations that establish preservation of wooded steep slopes and setbacks from wooded steep slopes (Section 15.28.100.C), and therefore a variance should be granted, for the reasons stated throughout this report and summarized as follows:

1. The property in question cannot be put to a reasonable use under the current regulations and setbacks.
2. Staff feels the plight of the landowner is due to circumstances unique to their property not created by the landowner. The wooded steep slope delineations are a natural formation.
3. Staff also feels that the variance, if granted, will not alter the essential character of the area. The home and driveway are located in an area that will be fairly obscured from adjacent properties. The home and driveway are located in a logical area that will be able to fit into the long-term plan for the site when it develops.
4. There is not a reasonable alternative to the variance. The home and driveway are proposed in a location that would be less invasive on significant trees due to its close proximity to Schram Haus and the proposed temporary access. The location is also on the flattest and thinnest wood covered area of the site therefore minimizing impacts.
5. The proposed home and driveway are not greater than necessary to accomplish the landowner's objective. The home and driveway were designed to be reasonable and sensitive to its context. The home is located in an area that will not impact wooded steep slopes and its required setbacks. The driveway is smaller than typical driveway widths but will still accomplish the landowner's objective and meet Fire standards.

Rezoning

The property is currently zoned Open (O) and is requesting to be rezoned. The property will be rezoned to the same zoning district as Ensconced Woods which is PRD-81.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Tuesday, July 18, 2023. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, September 16, 2023 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Wednesday, November 15, 2023. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, November 15, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the major variance request to encroach into wooded steep slope and the 30 foot no grade/no mow setback (Zoning Ordinance 15.28.100.C) in the areas depicted on the site plan dated July 26, 2022, to the City Council based on the following findings and conditions of approval:

FINDINGS:

1. The property in question cannot be put to a reasonable use under the current regulations and setbacks.
2. Staff feels the plight of the landowner is due to circumstances unique to their property not created by the landowner. The wooded steep slope delineations are a natural formation.
3. Staff also feels that the variance, if granted, will not alter the essential character of the area. The home and driveway are located in an area that will be fairly obscured from adjacent properties. The home and driveway will be able to fit into the long-term plan for the site when it develops.
4. There is not a reasonable alternative to the variance. The home and driveway are proposed in a location that would be less invasive on significant trees due to its close proximity to Schram Haus and the proposed temporary access. The location is also on the flattest and thinnest wood covered area of the site therefore minimizing the impacts.
5. The proposed home and driveway are not greater than necessary to accomplish the landowner's objective. The home and driveway were designed to be reasonable and sensitive to its context. The home is located in an area that will not impact wooded steep slopes and its required setbacks. The driveway is smaller than typical driveway widths but will still accomplish the landowner's objective and meet Fire standards.

CONDITIONS OF APPROVAL:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-3), submitted by Alliant Engineering, dated July 18, 2023
 - b. Carlson Property – Overall Aerial, submitted by Alliant Engineering, dated May 23, 2022
 - c. Carlson Property – Site Aerial, submitted by Alliant Engineering, dated July 26, 2022
 - d. Cover Sheet, submitted by Alliant Engineering, dated July 26, 2022
 - e. Tree Survey, submitted by Alliant Engineering, undated
 - f. Site Plan, submitted by Alliant Engineering, dated July 26, 2022
 - g. Sediment and Erosion Control Plan, submitted by Alliant Engineering, dated July 26, 2022
 - h. Grading Plan, submitted by Alliant Engineering, dated July 26, 2022
 - i. Utility Plan, submitted by Alliant Engineering, dated July 26, 2022
 - j. Grading Plan with Driveway Profile, submitted by Alliant Engineering, dated July 26, 2022
 - k. Carlson Property/DR Horton Overall Site Layout, submitted by Alliant Engineering, dated June 7, 2023
 - l. Access Easement Exhibit, submitted by Alliant Engineering, dated December 22, 2022
 - m. Utility Easement Exhibit, submitted by Alliant Engineering, dated December 22, 2022
 - n. Architectural Plans (pgs 1-3)

2. Provision of a temporary access easement and utility easement to be executed and recorded prior to issuance of a building permit.
3. Coordination with the City Engineer with regard to utility connections.
4. Preservation of 18% wooded steep slopes including a 50 foot building setback and a 30 foot no grade/no mow setback from the edge in areas where variances are not granted.
5. Provision that home contains a fire suppression system as approved by the Fire Marshal.
6. At the time that future development is approved and constructed on the Carlson lot the home and driveway shall access from the local street system of such development and the temporary access easement on the Schram Haus property (3700 Chaska Boulevard) shall be dissolved.

Motion to recommend approval of the rezoning from Open (O) to Planned Residential District (PRD-81).



Alliant Engineering, Inc.

July 18th, 2023

Ms. Elizabeth Hanson, AICP
City Planner
Chaska City Hall
Once City Hall Plaza
Chaska, MN 55318

Subject: Linda Carlson Driveway Variance

Dear Ms. Hanson:

On behalf of Linda Carlson, we request the City of Chaska to approve the driveway variance request for her property in Chaska. The PID for the proposed property is 300085900.

Introduction:

The subject property is zoned as Open Development with a low-density residential land use. The proposed use of this property is for a single family home consistent with the zoning and land use. To provide access to the proposed house location the driveway must encroach into the wooded steep slope setback. For this reason, we are requesting approval for a variance from the City ordinance to accommodate an otherwise permitted use.

Variance Considerations:

Conditions that create hardship – Appx 275 feet of the proposed driveway is proposed to encroach into the wooded steep slope setback. The wooded steep slopes exist on the west and east side of the property with their setbacks overlapping, making it impossible to provide access to the northernmost portion of the property where Mrs. Carlson's home is to be located. This location was chosen as the homesite due to its high-level ground, plateau elevation, and thinned tree cover. The proposed house is proposed to sit outside of the steep slopes and will be in compliance with the city's setbacks. The steep slopes that are present on the west of the site are a natural where the slopes on the east of the site were manmade and created by the City of Chaska. While under ownership of Carver County, the County excavated this portion of the site for exporting sanding material, expanding the bluff conditions further into the Carlson property. When the Carlson's took ownership of the land in 1987, they allowed the City and Carver County to use the excavated area for a practice shooting range. In recent years, the City and Carver County completed the cleanup work for this area associated with the shooting range. The proposed driveway encroaches on the setback established by the manmade bluff, not the natural steep slopes.

Relationship with abutting property – the properties adjacent to the site are large tracts of land with either residential homes or commercial businesses. The proposed single-family home will not impact the use of the adjacent properties. The proposed driveway grading plan follows the existing topography of the site to provide as minimal disturbance as possible. All existing drainage patterns have been followed in the design negating any impacts to the neighboring properties. The Carlson family has engaged with all their neighbors and informed them of the plans for this driveway / home building location, along with their

plans for further development on the Carlson property. They have also been in contact with the adjacent Schram Haus Brewery owners and have come to an informal agreement for the required easements (access and utility) required to proceed with the project. They hope to have the easements finalized in the near future.

Health, safety, comfort, and general welfare of the public – the proposed driveway and single-family home will have no negative impact on the general public. The proposed access for the driveway will come from the adjacent Schram Haus Brewery access road creating no additional access point from a public road. The driveway location was positioned at the entrance of the old gun range to provide the least impact to the land.

Variance request is not contrary to the intent and purpose of the Comprehensive plan, official map or any ordinance of the City – the property is guided for residential purposes and will be consistent with the proposed use.

Uniqueness – as previously stated- the variance request is for appx 275' of private driveway to be constructed within the steep slope setback to access Linda Carlson's proposed new home. The only route to access this portion of the property is through the manmade bluff setback – which was created by the City and County when the excavation of this area occurred. Without the requested variance – the developable portion of property where the new residence is proposed cannot be accessed. The driveway and house location were positioned to preserve as many of the significant trees as possible. This was done through multiple site walks including City and County Staff and iterations of the plans. The driveway's vertical profile was aligned with the natural grades to reduce impacts to the terrain but not to exceed a 10% slope for safety.

Essential Character - Variance request is not contrary to the intent and purpose of the Comprehensive plan, official map, or any ordinance of the City – the property is guided for residential purposes and will be consistent with the proposed use.

The requested variance is only for the required driveway construction needed to access the buildable area in the Northeast portion of the Carlson property. The only way to access this buildable area of the property is to construct the driveway per the plan – which requires impacting the steep slope setback area of the property. Since the adjacent property is planned for residential or currently has residential uses on it - the granting of this variance will not alter the character of the local properties.

Personal Note from Linda Carlson:

I grew up in ND with farm and country girl roots. So, living on Carver County acreage for many, many years has been a sure fit! I loved raising a family with three boys on the land and always wanted to live here forever. Values are so important, to cities and to families. One of ours was sharing. When City development began, sharing woods with other families who would raise their kids here made great sense. But when the first engineering reports were done, I looked very hard to find a spot on the land where I could build a new house to live forever. I LOVE the land that has become a part of my heart. I LOVE the idea of keeping a place for our family to be able to access the ravine that will always be near and dear to their hearts. Yes, I want them to be able to see the joys of sharing, seeing other families grow and thrive in the woods and country atmosphere. I have been a part of the City of Chaska, especially its schools and churches, for a long time and call it home. This is where I want to live.

To do all of that, I need help. I need the City of Chaska to grant the variance that will allow me to build on the bluff that overlooks the City and MN River Valley, to enjoy its eagles in flight. I need the variance

to create the drive to the site that allows me to stay “on the family land” yet see beyond. That is vision and living on family land forever is mine. I will stay a part of Chaska community and will continue giving and sharing. Being a good neighbor always makes the world a better place live, I need and appreciate support even as I support others.

Gratefully, Linda

We request the City of Chaska to approve our request for a variance on the Carlson property.

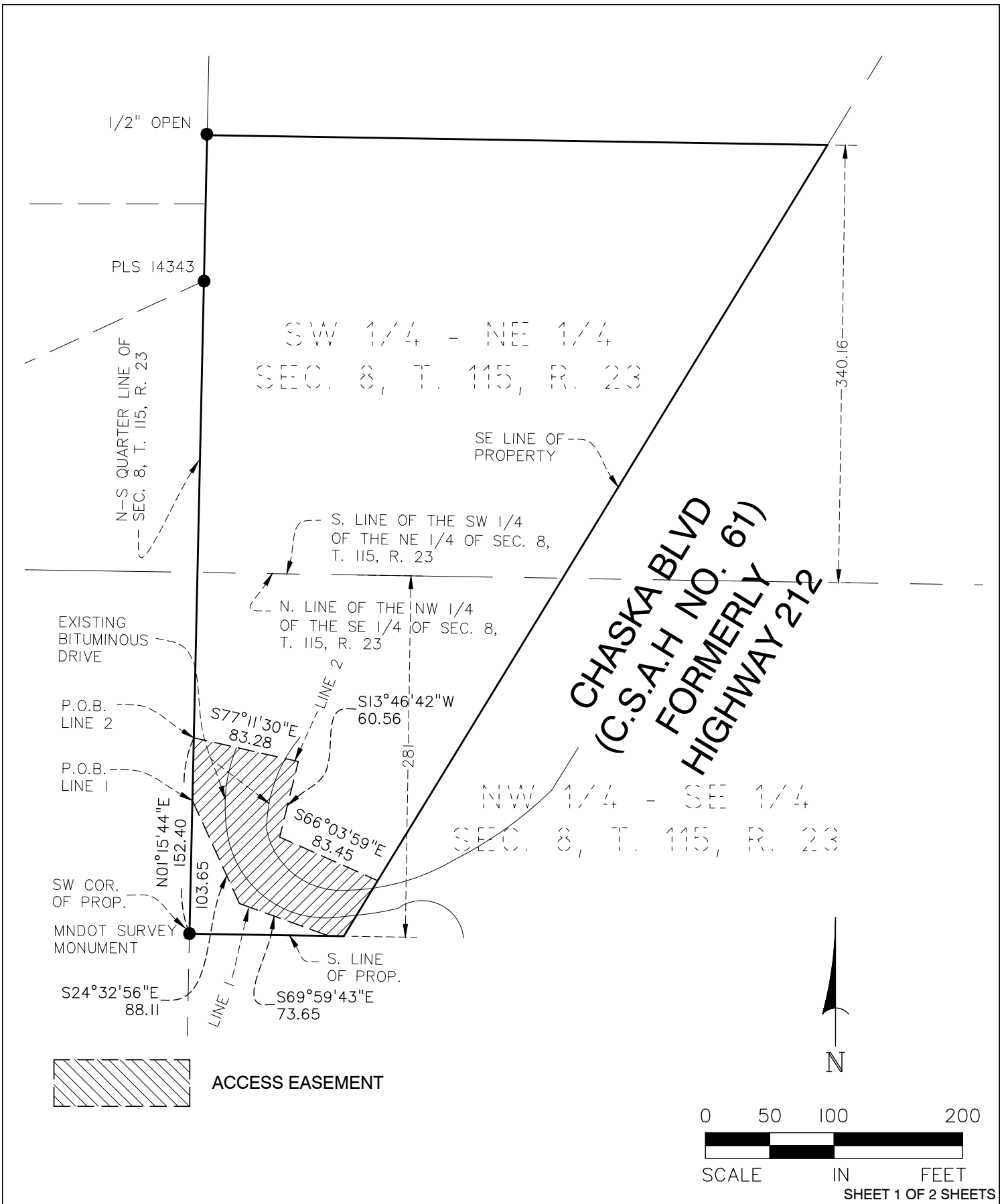
If you have any questions, please contact me at (612) 767-9327.

ALLIANT ENGINEERING

David Nash, PE
Associate

CC: Linda Carlson
Paul Reiland – Johnson Reiland Homes





Design File: 219-0037	Checked By: DPE	ACCESS EASEMENT EXHIBIT CHASKA, MINNESOTA	 Alliant Engineering, Inc. 733 Marquette Ave, Ste 700 Minneapolis, MN 55402 612.758.3080 MAIN 612.758.3099 FAX www.alliant-inc.com
Dwg Name: ACCESS EASEMENT	Drawn By: DPE		
Date: 12/22/22	Scale: 1" = 100'		

Access Easement Description

An easement for access purposes over, under, and across the following described property:

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32 degrees 00 minutes 00 seconds with said North and South Quarter line for 1000 feet and there terminating.

Said easement lies northeasterly of the following described Line 1 and southwesterly and westerly of the following described Line 2:

Line 1 is described as commencing at the southwest corner of the above described property; thence North 01 degrees 15 minutes 44 seconds East, assumed bearing along said North and South Quarter line, a distance of 103.65 feet to the point of beginning of said Line 1; thence South 24 degrees 32 minutes 56 seconds East 88.11 feet; thence South 69 degrees 59 minutes 43 seconds East 73.65 feet to the south line of said property, and said Line 1 there terminating.

Line 2 is described as commencing at the southwest corner of the above described property; thence North 01 degrees 15 minutes 44 seconds East, assumed bearing along said North and South quarter line, a distance of 152.40 feet to the point of beginning of said Line 2; thence South 77 degrees 11 minutes 30 seconds East 83.28 feet; thence South 13 degrees 46 minutes 42 seconds West 60.56 feet; thence South 66 degrees 03 minutes 59 seconds East 83.45 feet to the southeast line of said property, and said Line 2 there terminating.

SHEET 2 OF 2 SHEETS

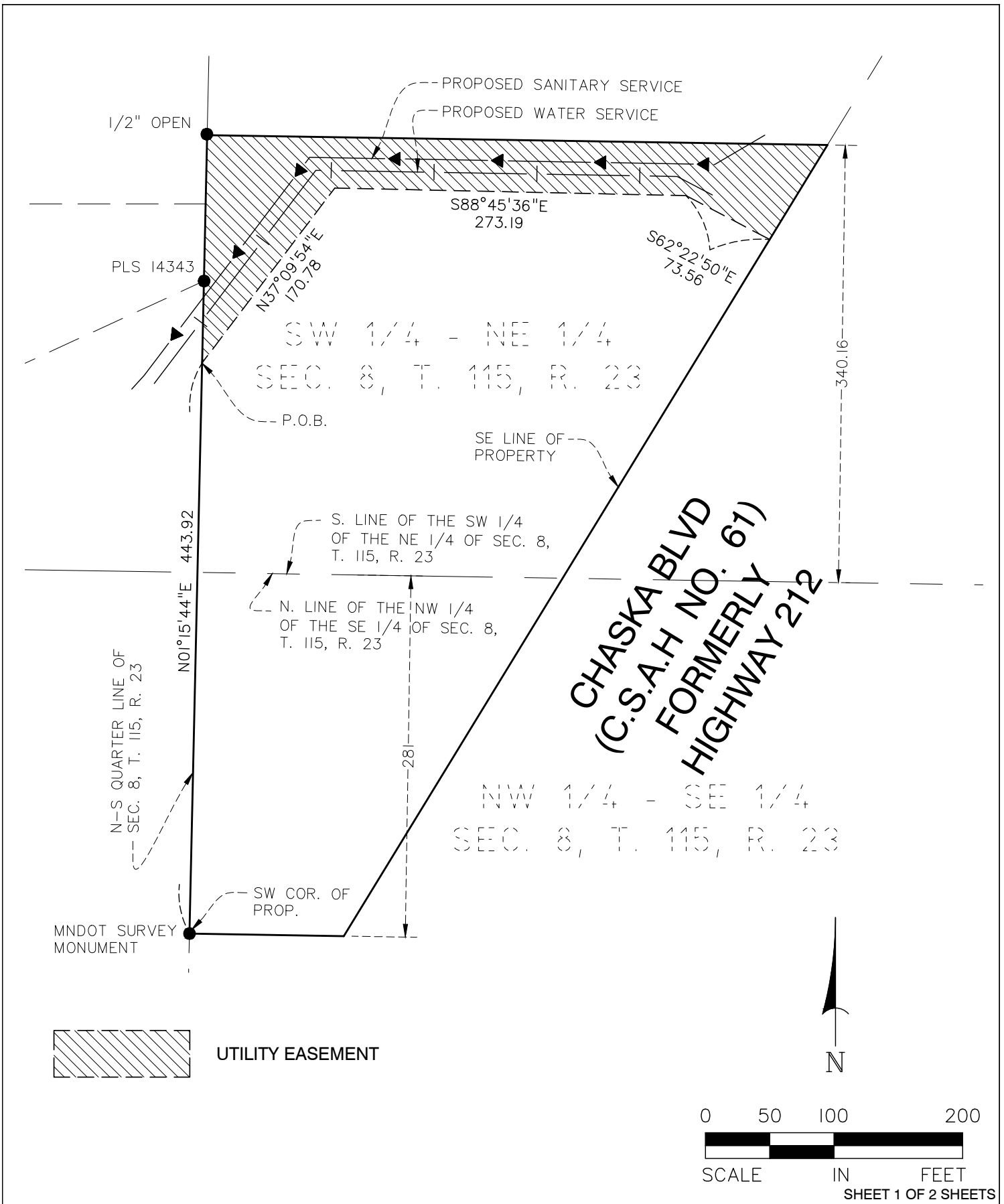
Design File: 219-0037	Checked By: DPE
Dwg Name: ACCESS EASEMENT	Drawn By: DPE
Date: 12/22/22	Scale: 1" = 100'

ACCESS EASEMENT EXHIBIT

CHASKA, MINNESOTA



Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com



Design File: 219-0037	Checked By: DPE	UTILITY EASEMENT EXHIBIT CHASKA, MINNESOTA	 Alliant Engineering, Inc. 733 Marquette Ave, Ste 700 Minneapolis, MN 55402 612.758.3080 MAIN 612.758.3099 FAX www.alliant-inc.com
Dwg Name: UTILITY EASEMENT	Drawn By: DPE		
Date: 12/22/22	Scale: 1" = 100'		

Utility Easement Description

An easement for utility purposes over, under, and across the following described property:

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32 degrees 00 minutes 00 seconds with said North and South Quarter line for 1000 feet and there terminating.

Said easement lies northerly of the following described line:

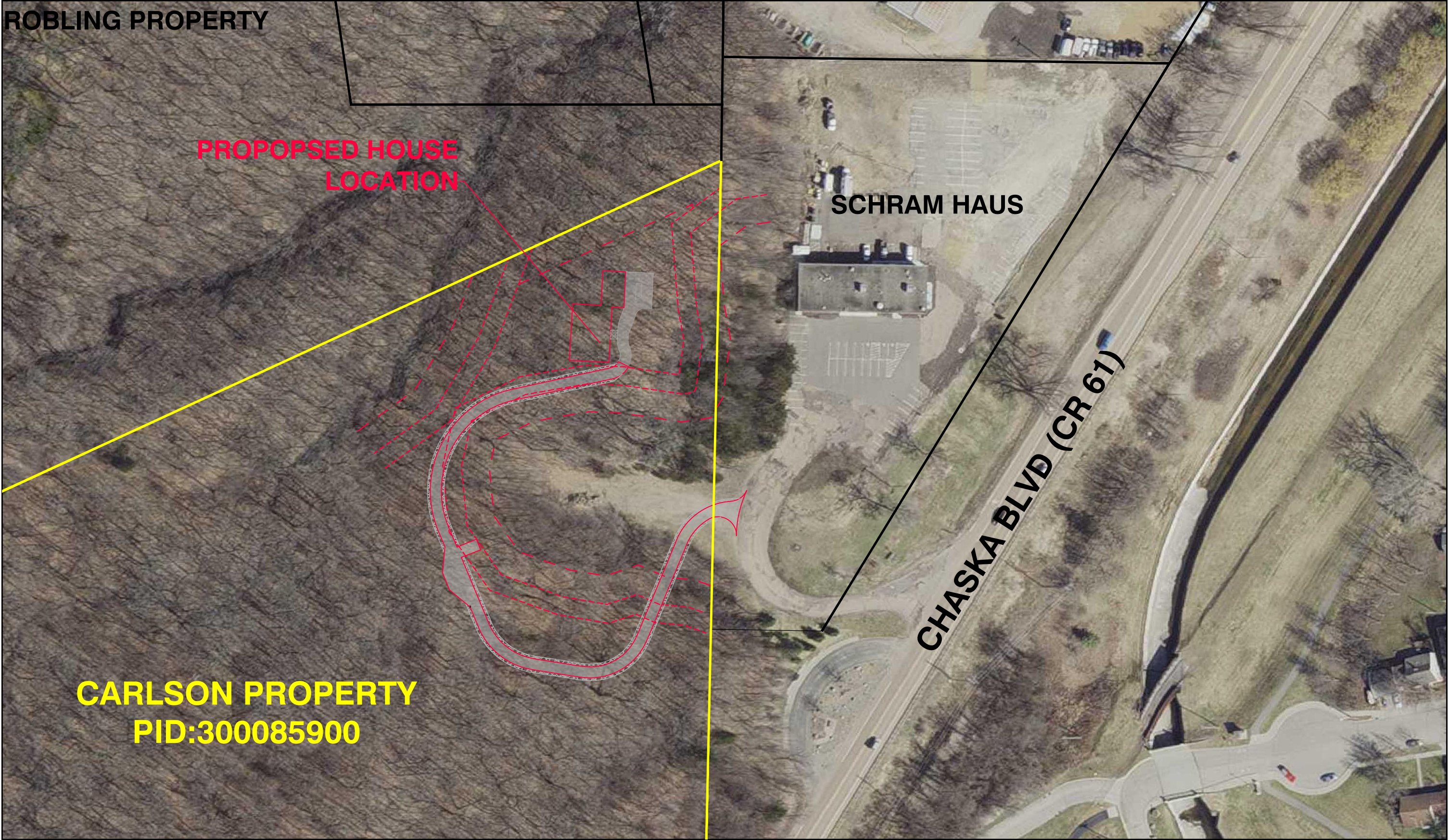
Commencing at the southwest corner of the above described property; thence North 01 degrees 15 minutes 44 seconds East, assumed bearing along said North and South Quarter line, a distance of 443.92 feet to the point of beginning of the line to be described; thence North 37 degrees 09 minutes 54 seconds East 170.78 feet; thence South 88 degrees 45 minutes 36 seconds East 273.19 feet; thence South 62 degrees 22 minutes 50 seconds East 73.56 feet to the southeast line of the above described property, and said line there terminating.

SHEET 2 OF 2 SHEETS

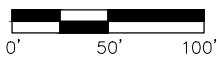
Design File: 219-0037	Checked By: DPE	UTILITY EASEMENT EXHIBIT CHASKA, MINNESOTA	 Alliant Engineering, Inc. 733 Marquette Ave, Ste 700 Minneapolis, MN 55402 612.758.3080 MAIN 612.758.3099 FAX www.alliant-inc.com
Dwg Name: UTILITY EASEMENT	Drawn By: DPE		
Date: 12/22/22	Scale: 1" = 100'		



CARLSON PROPERTY- OVERALL AERIAL
CHASKA, MN



CARLSON PROPERTY- SITE AERIAL
CHASKA, MN



DATE: 7/26/2022
DRAWN BY: AKA
SCALE: 1"=200'



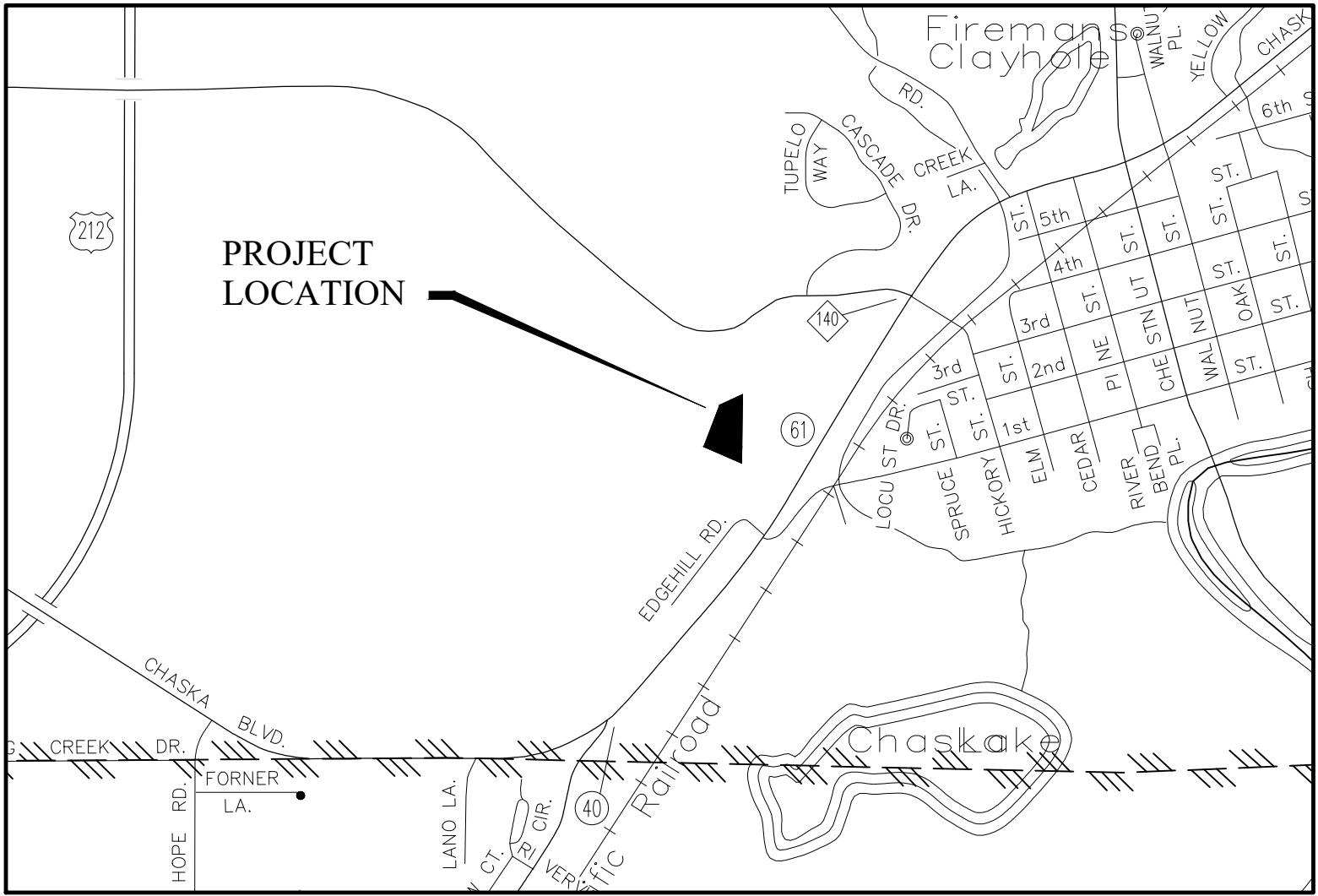
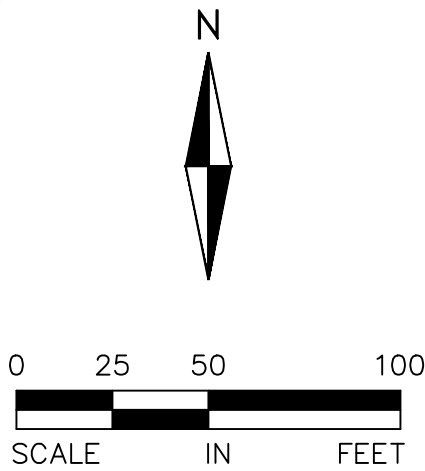
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CARLSON PROPERTY

CHASKA, MINNESOTA



SKA BLVD
(NO. 61)



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
COVER SHEET	1
EXISTING CONDITIONS SURVEY	2
SITE PLAN	3
EROSION AND SEDIMENT CONTROL PLAN	4
GRADING PLAN	5
UTILITY PLAN	6
VEGETATION PLAN	7

APPLICANT/OWNER

LINDA CARLSON
3675 BIGWOODS BLVD
CHASKA, MN 55318

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

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

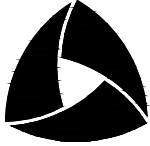
SURVEYOR

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

LANDSCAPE ARCHITECT

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



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

CARLSON PROPERTY
CHASKA, MN
BUILDING PERMIT AND VARIANCE
COVER SHEET

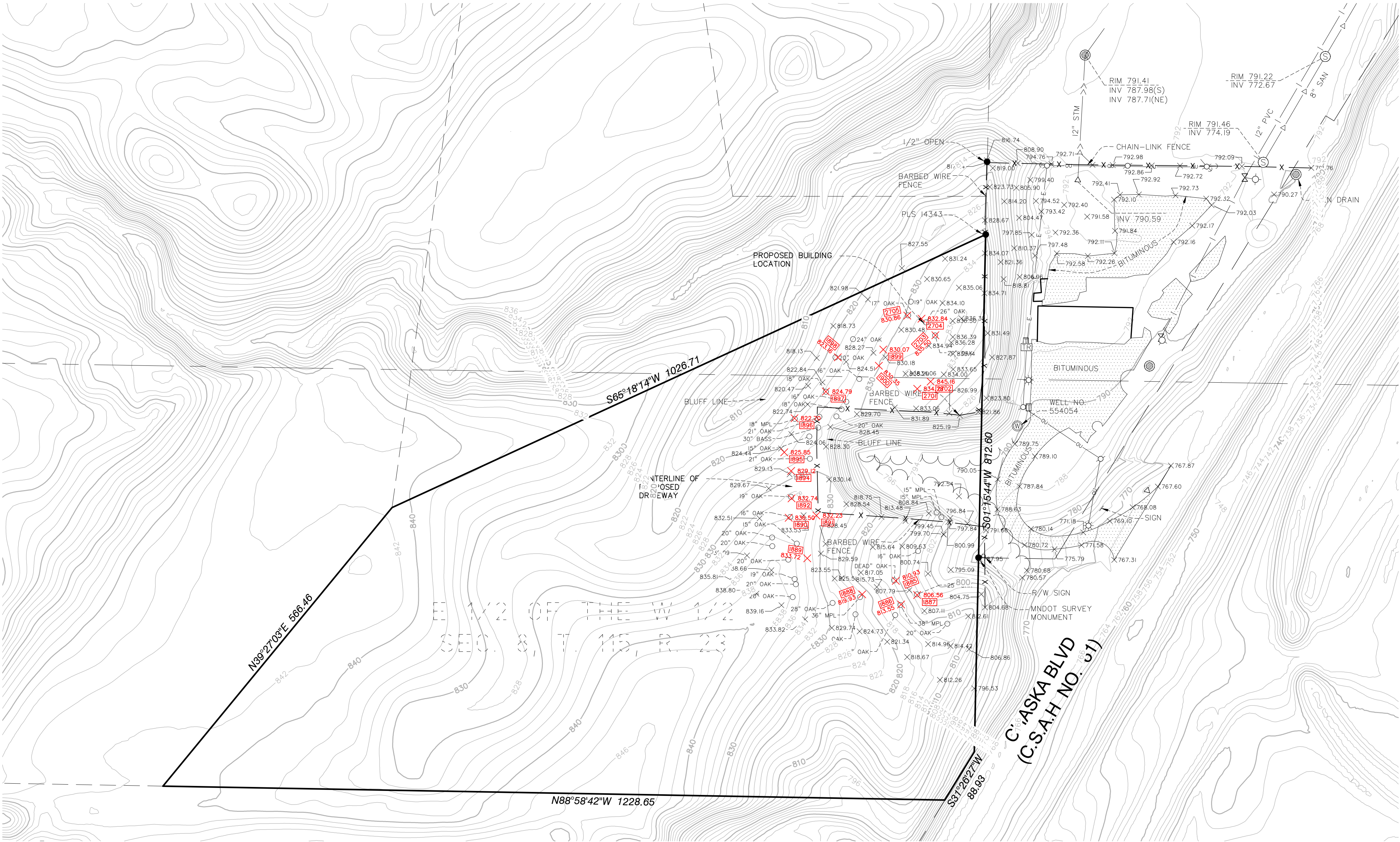
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSION under the laws of the State of MINNESOTA

DAVID NASH, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12-7-2021	CHECKSET
5-11-2022	CITY SUBMITTAL
7-26-2022	VARIANCE SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	219-0037



LEGAL DESCRIPTION

That part of the East Half of the West Half of Section 8, Township 115, Range 23, Carver County, Minnesota, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 8; thence on an assumed bearing of South 0 degrees 18 minutes 00 seconds West along the East line of said Northwest Quarter, a distance of 2430.30 feet to the point of beginning of the tract to be described; thence continuing South 0 degrees 18 minutes 00 seconds West along said East line of the Northwest Quarter, a distance of 819.03 feet; to the Northwesterly right-of-way line of Trunk Highway No. 212; thence South 30 degrees 35 minutes 00 seconds West, along said Northwesterly right-of-way line of Trunk Highway No. 212, a distance of 81.98 feet to the North line of the South Half of the North Half of the Southwest Quarter of said Section 8; thence North 89 degrees 54 minutes 40 seconds West along said North line of the South Half of the North Half of the Southwest Quarter of Section 8, a distance of 1228.65 feet; thence North 38 degrees 14 minutes 57 seconds East, a distance of 564.26 feet; thence North 64 degrees 20 minutes 30 seconds East, a distance of 1026.71 feet to the point of beginning.

NOTES

1. This existing conditions survey is a partial topographic survey for design purposes only. Boundary lines depicted hereon are for reference only.
2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. This survey is based on the Carver County Coordinate System NAD83(86).
4. All distances are in feet.
5. The spot elevations depicted on the survey are the limits of the field verified topography. Contours depicted outside of this area are per LiDAR data from the Minnesota Geospatial Information Office.
6. Bench Mark 1: Top Nut of hydrant on adjoining property to the east, located approximately 640 feet northeasterly of the bituminous driveway entrance has an elevation of 793.56 feet NAVD 88.
7. Bench Mark 2: Top Nut of hydrant on adjoining property to the east, located approximately 350 feet northeasterly of the bituminous driveway entrance has an elevation of 792.30 feet NAVD 88.

LEGEND

- FOUND IRON MONUMENT
- ⊠ WATER VALVE
- ⊞ TELEPHONE BOX
- ⊞ SANITARY MANHOLE
- ⊞ CATCH BASIN
- ⊞ POWER POLE
- ⊞ WELL
- ⊞ FIRE HYDRANT
- ⊞ GUY WIRE
- ⊞ TRANSFORMER
- ⊞ 814.96 SPOT ELEVATION
- ⊞ 21" OAK EXISTING TREE
- ⊞ 1885 TREE TAG NUMBER
- SANITARY SEWER
- WATERMAIN
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- FENCE
- TREE LINE

TAG # DBH Species Comments/Notes

1885	25"	Bur Oak (Quercus macrocarpa)	
1886	38"	Sugar Maple (Acer saccharum)	
1887	25"	Bur Oak (Quercus macrocarpa)	
1888	30"	Sugar Maple (Acer saccharum)	
1889	17"	Bur Oak (Quercus macrocarpa)	
1890	17"	Bur Oak (Quercus macrocarpa)	
1891	22"	Bur Oak (Quercus macrocarpa)	
1892	20"	Bur Oak (Quercus macrocarpa)	Dead leader, heartwood decay
1894	14"	Northern Red Oak (Quercus rubra)	
1895	14"	Northern Red Oak (Quercus rubra)	
1896	21"	Sugar Maple (Acer saccharum)	
1897	19"	Bur Oak (Quercus macrocarpa)	
1898	18"	Bur Oak (Quercus macrocarpa)	
1899	21"	Sugar Maple (Acer saccharum)	
1900	18"	Bur Oak (Quercus macrocarpa)	
2701	18"	Bur Oak (Quercus macrocarpa)	
2702	25"	Bur Oak (Quercus macrocarpa)	
2703	18"	Bur Oak (Quercus macrocarpa)	
2704	27"	Northern Red Oak (Quercus rubra)	
2705	17"	Bur Oak (Quercus macrocarpa)	



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

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

DANIEL EKREM

Print Name

Signature

Date

License Number

CARLSON PROPERTY

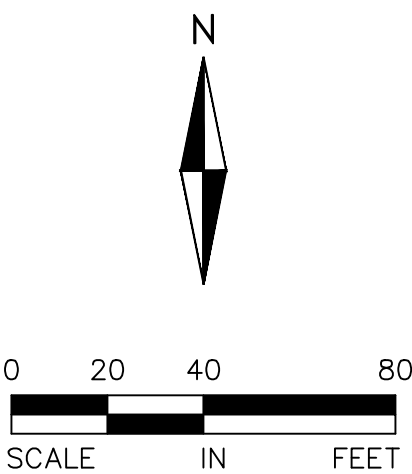
ADDRESS UNASSIGNED
CHASKA, MINNESOTA
PID: 300085900

DRAWN BY	DPE
CHECKED BY	DPE
DATE ISSUED	10/6/21
SCALE	1"=100'
JOB NO.	219-0037
FIELD CREW	RS

TOTAL SITE AREA = 15.87 AC
DISTURBED AREA = 1.62 AC
PROPOSED IMPERIOUS = 0.46 AC
ZONING = OPEN DEVELOPMENT
LAND USE = LOW DENSITY RESIDENTIAL/PARK

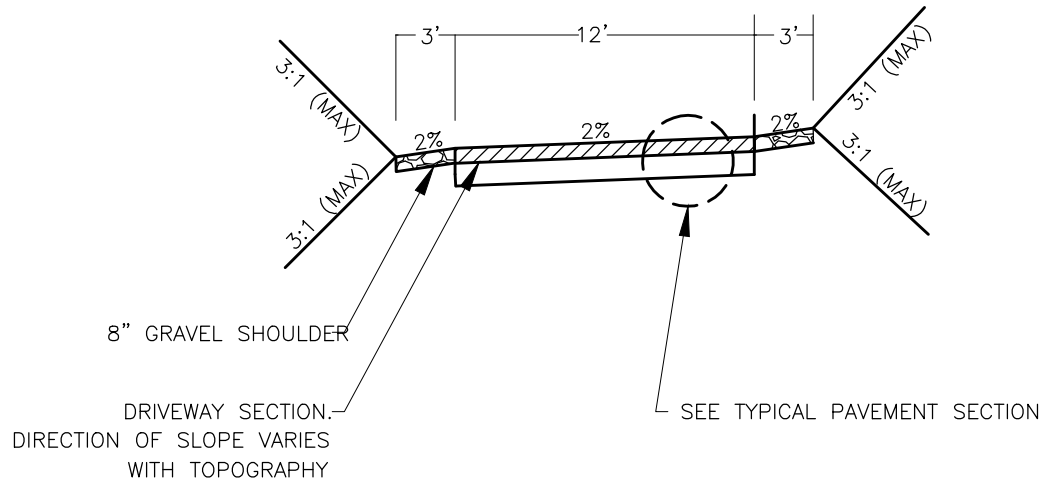
SETBACKS
FRONT SETBACK = 25' MIN.
REAR SETBACK = 30' MIN.
STEEP SLOPE BUFFER = 50' MIN

	EASEMENT LINE
	BUILDING OR BLUFF SETBACK
	PROPERTY LINE
	STEEP SLOPES (>18%)
	ASPHALT DRIVEWAY – 830 L
	GRAVEL SHOULDER

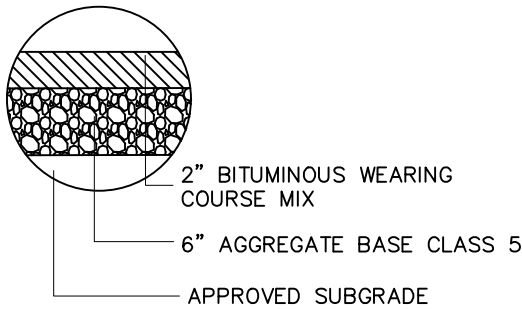


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CARLSON PROPERTY

CHASKA, MN

BUILDING PERMIT AND VARIANCE

SITE PLAN

I hereby certify that this plan,
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DAVID NASH, PE

Date	License No.
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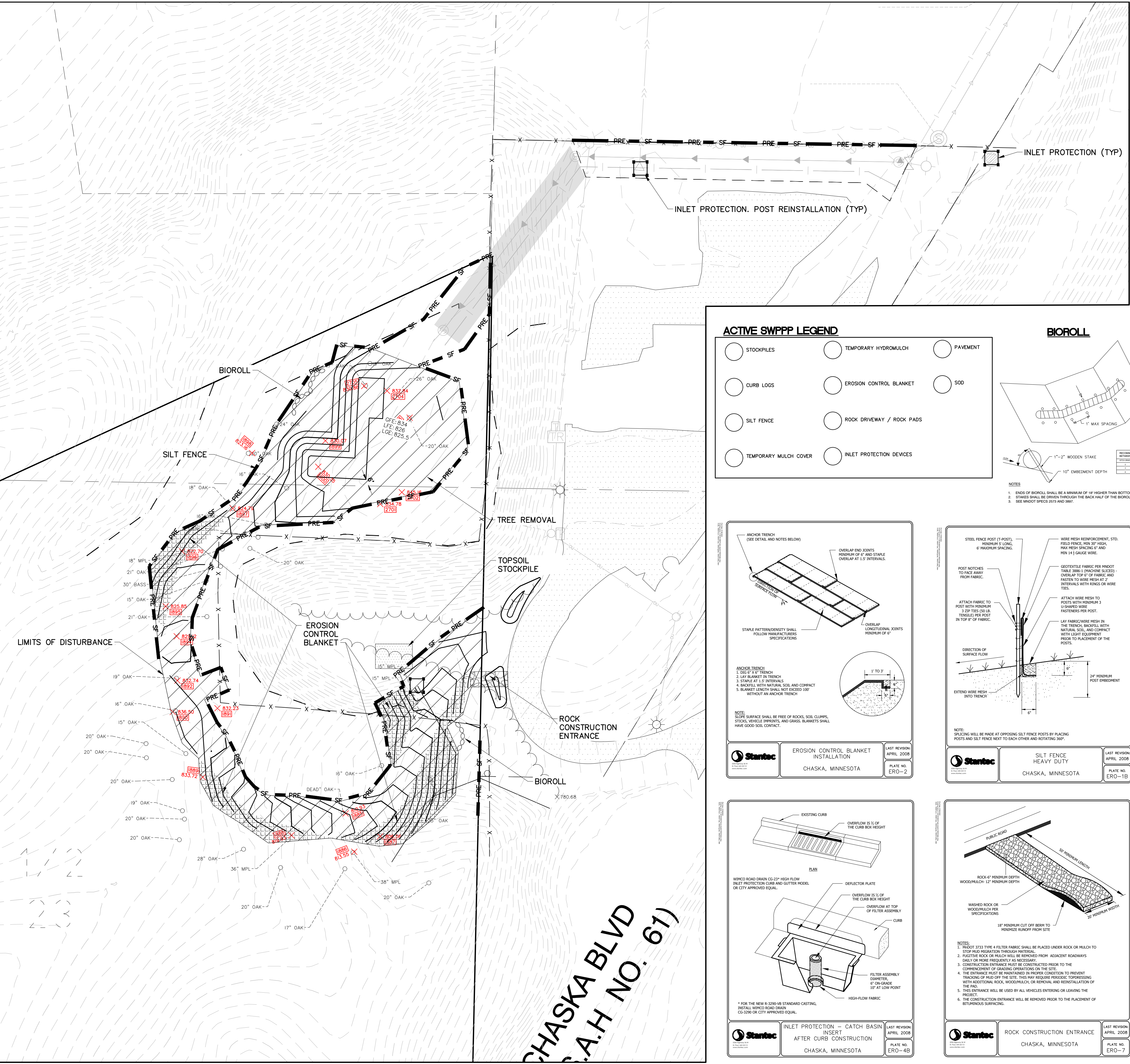
QUALITY ASSURANCE/CONTROL

BY	DATE
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5-11-2022	CITY SUBMITTAL
7-26-2022	VARIANCE SUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-0037

Drawing name: X:\2019\190037\plan sheets\190037e&sc.dwg Jul 26, 2022 - 2:42pm



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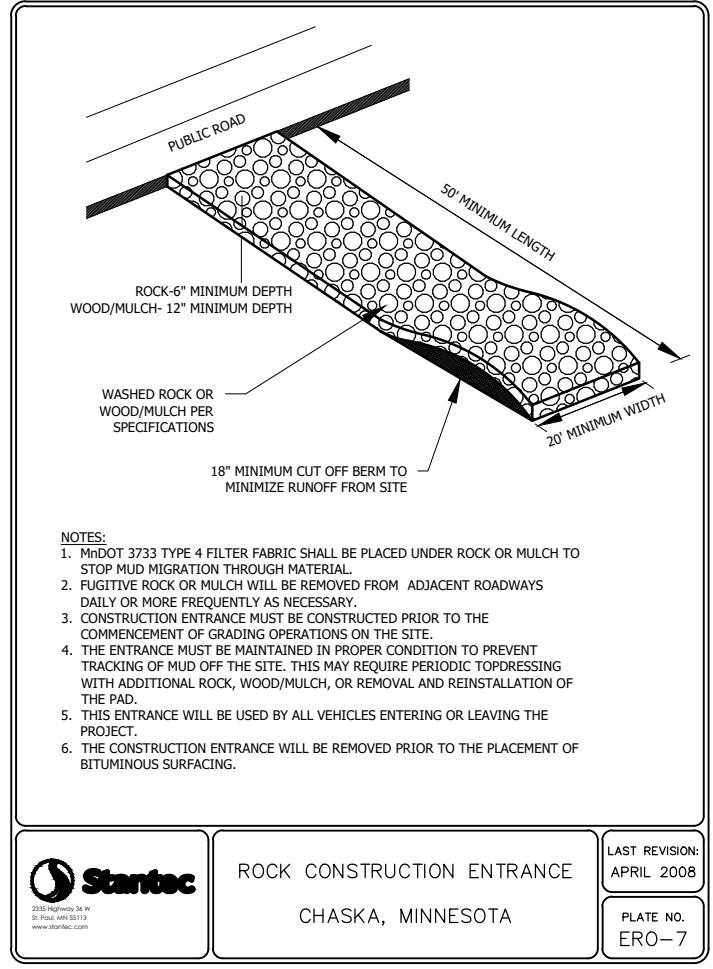
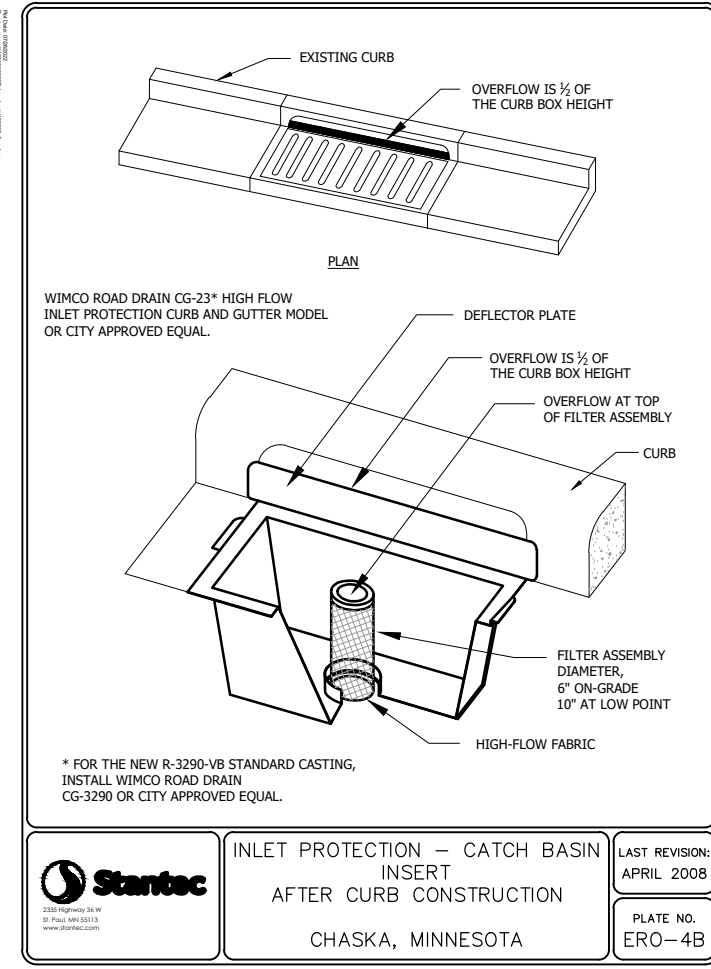
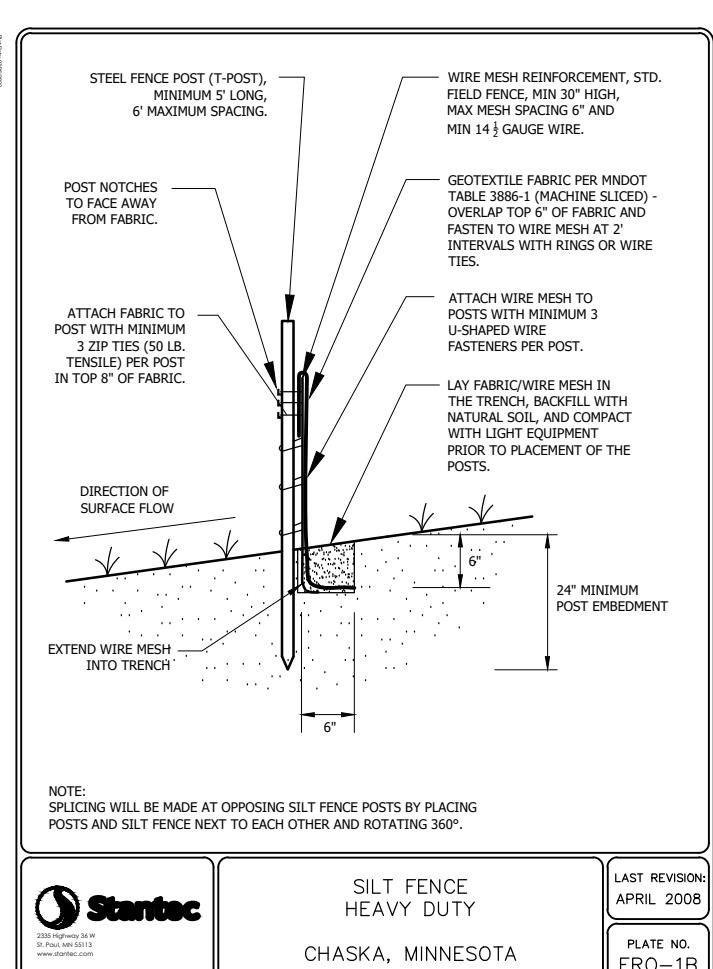
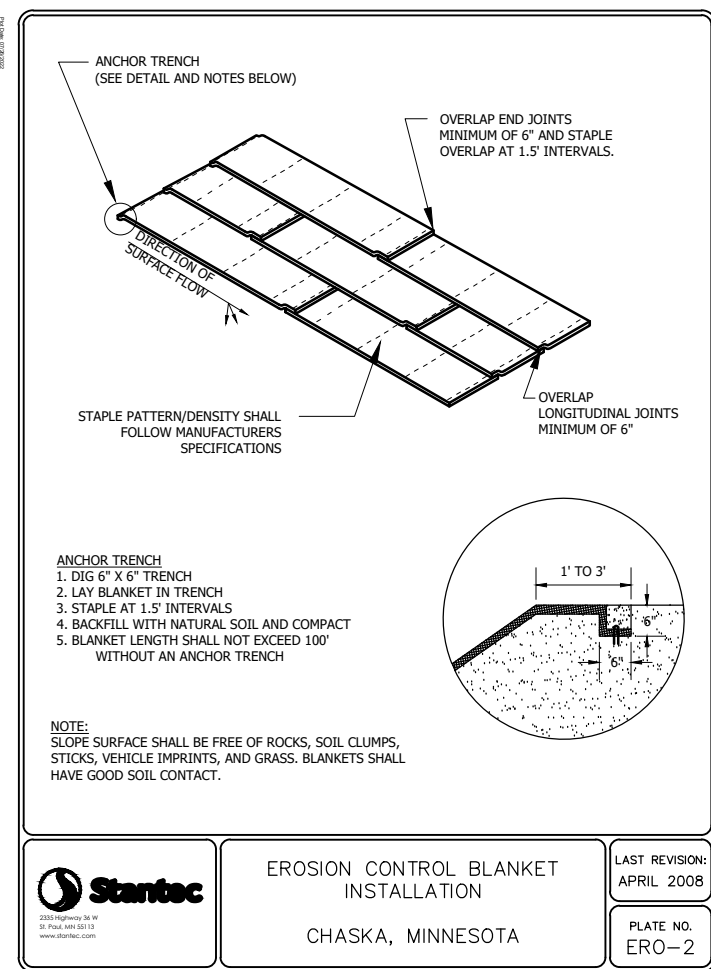
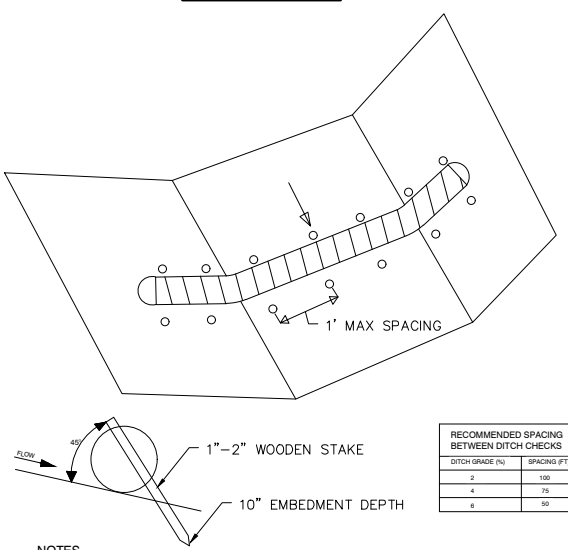
- PRE SF DENOTES PRE-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES LIMITS OF DISTURBANCE
- E.O.F. DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- TREE REMOVAL

DWY LOCATION AND GRADING TO BE APPROVED BEFORE SILT FENCE PLACEMENT MAY NEED FIELD ALTERING AT TIME OF CONSTRUCTION.

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD

BIOROLL



EROSION CONTROL GENERAL NOTES:

- NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A EROSION CONTROL PERMIT HAS BEEN ISSUED FROM CARVER COUNTY.
- ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
- A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. IF DISTURBANCE BOUNDARY IS UPDATED THEN EROSION CONTROL BMP'S WILL NEED TO BE ADJUSTED.
- WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
- ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
- ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
- SILT FENCE IS REQUIRED AT DOWN GRADIENT PERMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
- THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATE EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
- LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
- OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
- GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

EROSION CONTROL SCHEDULE:

- PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
- ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
- SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
- THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (Mndot Mix 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
- CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

- SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITTERS BEFORE ANY UPGRADE LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.
- THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
- ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
- SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

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

DAVID NASH, PE

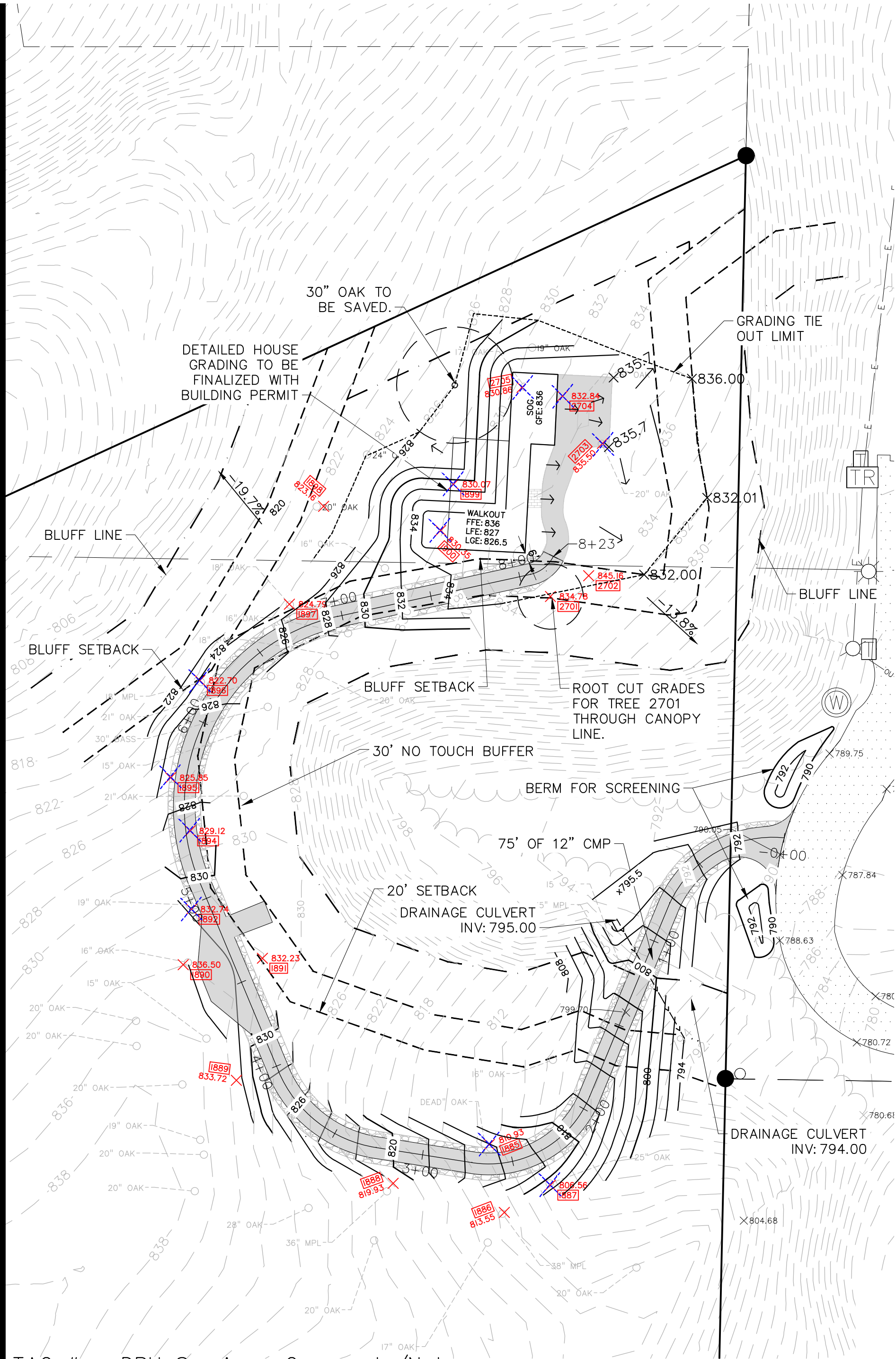
Date License No.

QUALITY ASSURANCE/CONTROL

DATE	ISSUE
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5-11-2022	CITY SUBMITTAL
7-26-2022	VARIANCE SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	AA JP
PROJECT NO:	219-0037

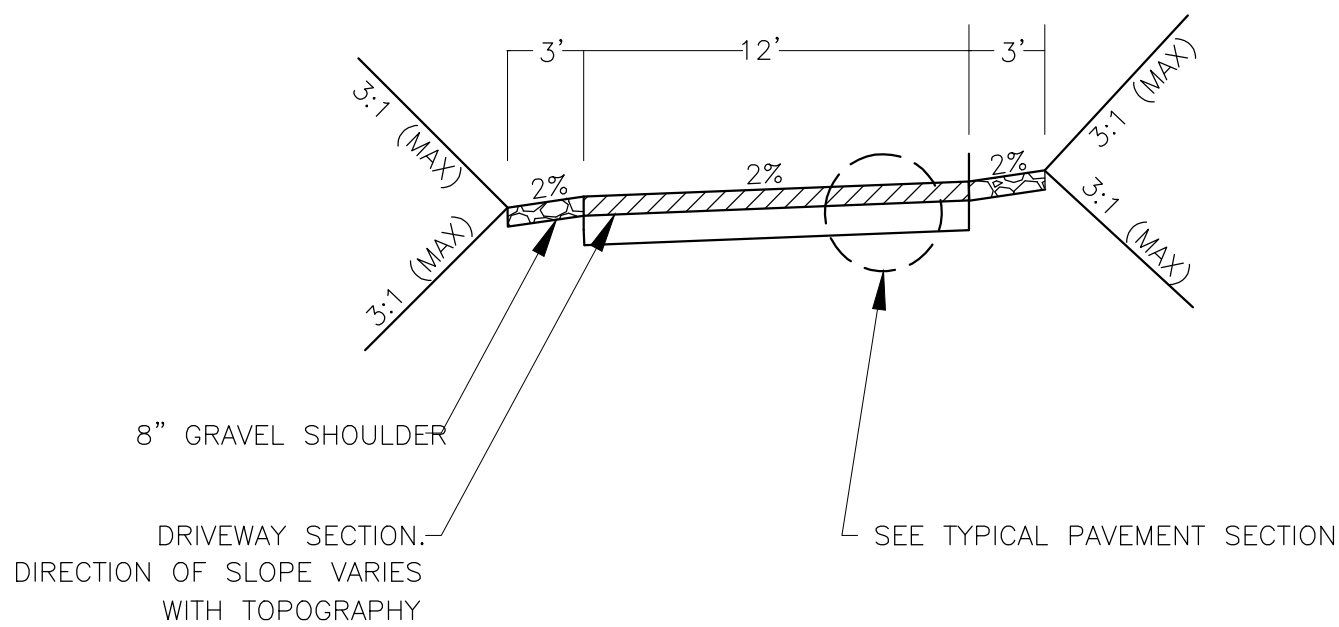
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TAG #	DBH	Species	Comments/Notes
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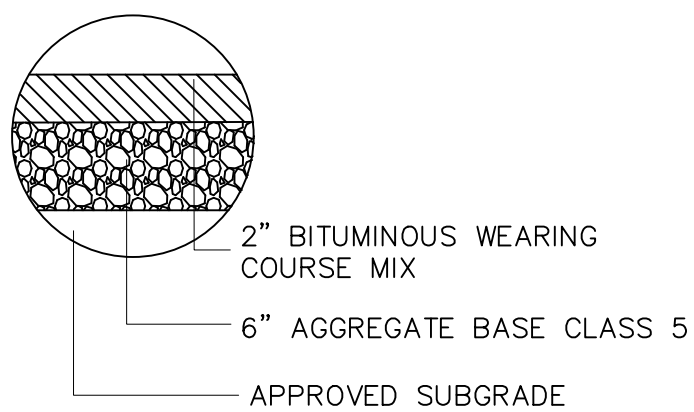
TYPICAL DRIVEWAY SECTION

NOT TO SCALE



TYPICAL PAVEMENT SECTION

NOT TO SCALE



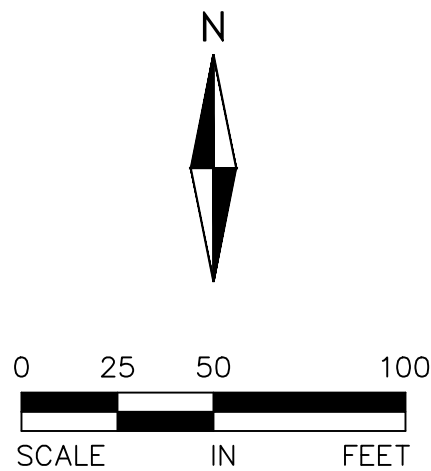
GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- DIRECTION OF DRAINAGE
- TREE PROTECTION LIMITS
- EXISTING VEGETATION LIMITS
- EXISTING TREE TO REMAIN

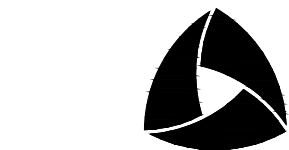
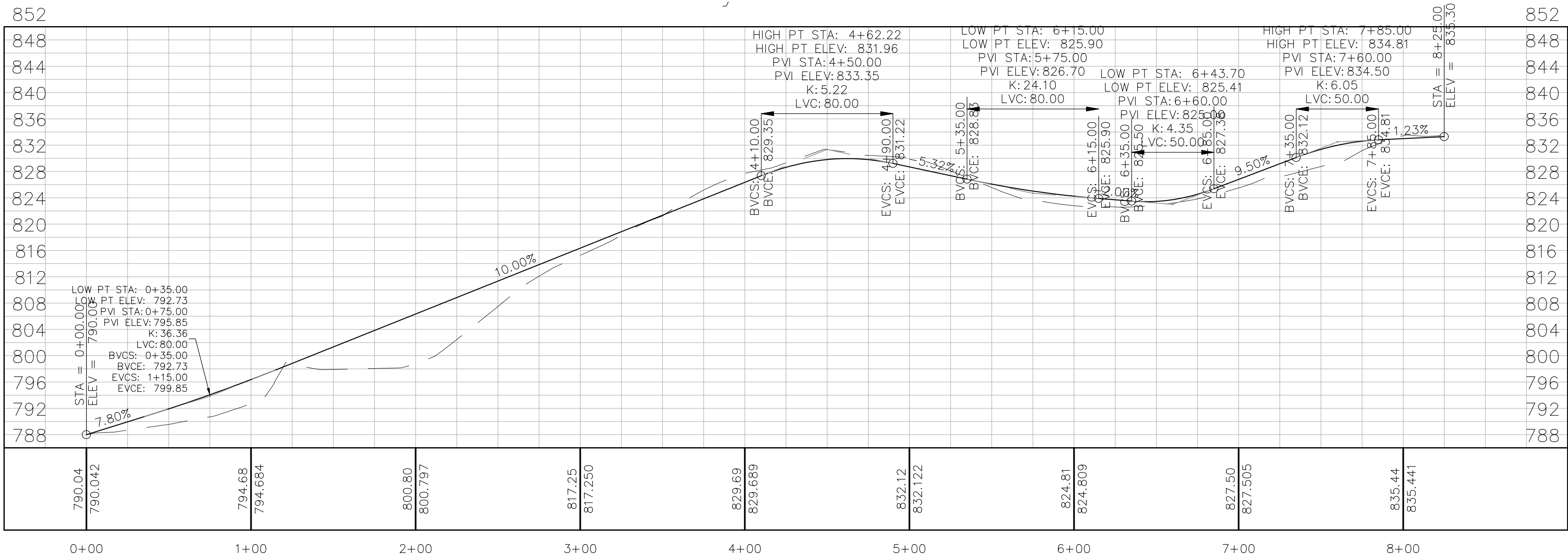
GRADING NOTES:

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PRELIMINARY
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DRIVEWAY PROFILE



ALLIANT

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

CARLSON PROPERTY

CHASKA, MN

BUILDING PERMIT AND VARIANCE

GRADING PLAN

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DAVID NASH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE
12-7-2021 CHECKSET
5-11-2022 CITY SUBMITTAL
7-26-2022 VARIANCE SUBMITTAL

PROJECT TEAM DATA

DESIGNED: DN
DRAWN: AA JP
PROJECT NO: 219-0037

5

SHEET 5 of 7



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BUILDING PERMIT AND VARIANCE

UTILITY PLAN

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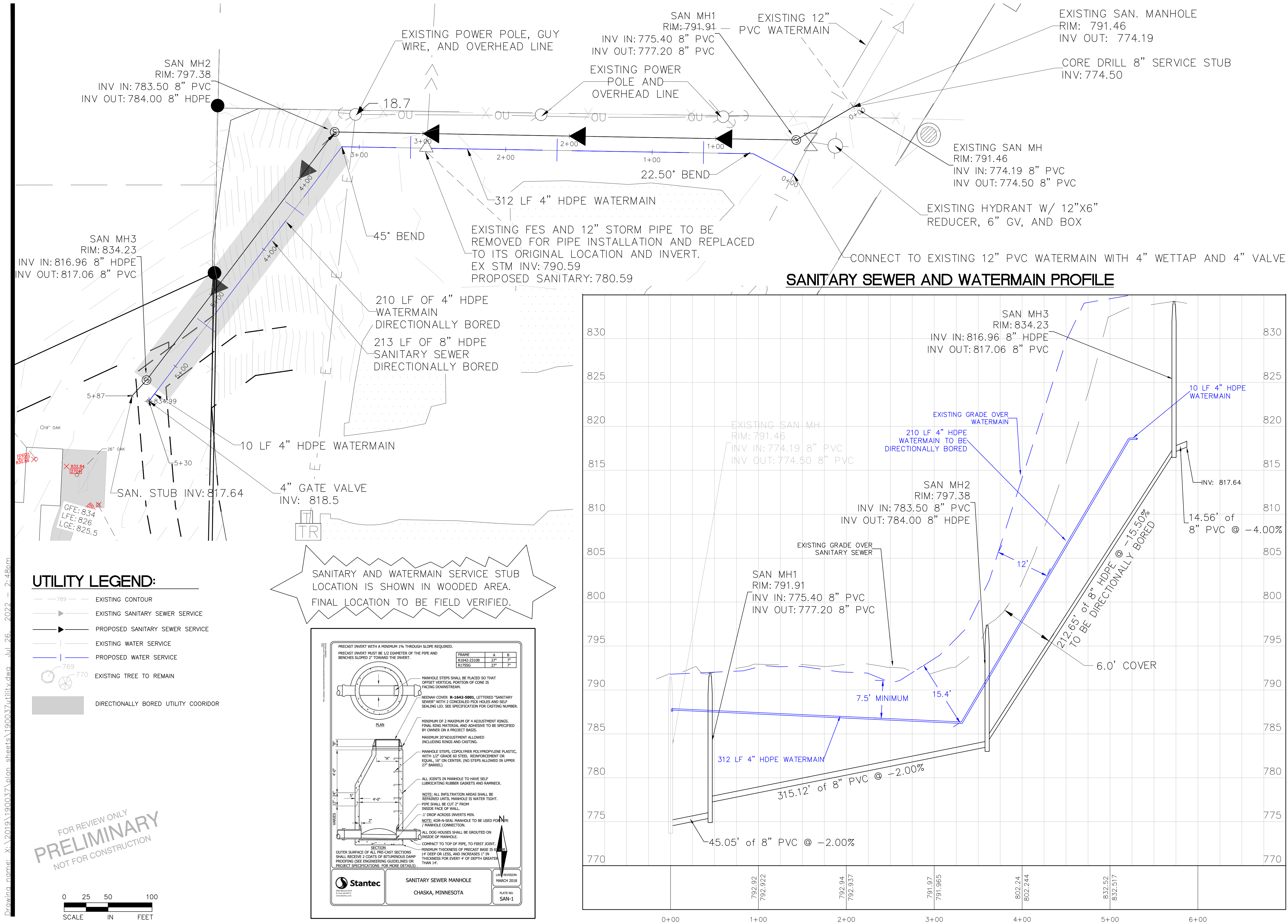
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PROJECT TEAM DATA	
DESIGNED:	DN
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6

SHEET 6 OF 7



MESIC PRAIRIE GENERAL OR APPROVED EQUAL
MNDOT MIX: 35–241

TEMPORARY SEED MIXTURE MNDOT MIX: 22–112

JRK CONTRACTOR MIX (PROVIDE 6" TOPSOIL)

IMPERVIOUS

EXISTING BITUMINOUS

PRIOR TO LAND DISTURBANCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL ALL PRE-GRADING SILT FENCE. PROVIDE TREE PROTECTION SILT FENCE AS NECESSARY.

DURING CONSTRUCTION:

1. TO THE EXTENT POSSIBLE GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING CONSTRUCTION.
2. STRIP TOPSOIL AND STOCKPILE. TOPSOIL MUST BE SURROUNDED BY SILT FENCE.
3. COMPLETE GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTINGS PER VEGETATION PLAN (THIS SHEET).
4. CULVERTS SHALL BE INSTALLED DURING GRADING CONSTRUCTION TO FACILITATE DRAINAGE ROUTES.
5. PREPARE DRIVEWAY FOR PAVING.
6. PAVE SITE.

POST CONSTRUCTION:

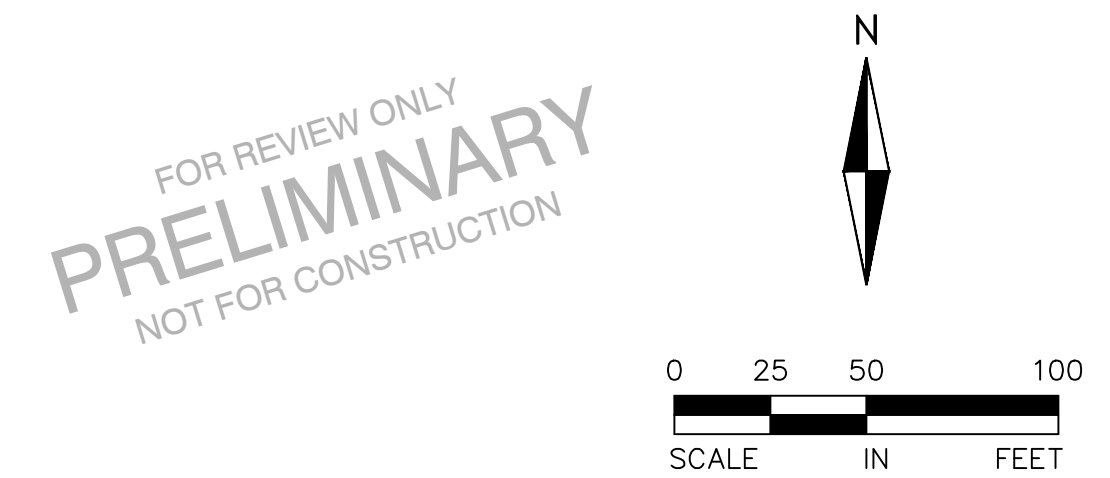
1. REMOVE ALL TEMPORARY EROSION-CONTROL MEASURES UPON ESTABLISHMENT OF PERMANENT VEGETATION.

SOIL PREPARATION:

1. PREPARE THE AREAS TO BE ESTABLISHED WITH TURF PER MNDOT 2575. TOPSOIL SHALL BE RE-SPREAD TO A MINIMUM DEPTH OF 6 INCHES ON AREAS TO BE ESTABLISHED WITH TURF.
2. ALL AREAS SHALL BE FERTILIZED WITH TYPE 2 FERTILIZER 10-10-10 AT A RATE OF 200 LB PER ACRE.

TURF ESTABLISHMENT:

1. TURF ESTABLISHMENT SHALL BE PER MNDOT 2575 EXCEPT AS MODIFIED BELOW AND SHALL BE COMPLETED AS SOON AS POSSIBLE AFTER GRADING CONSTRUCTION. RAPID STABILIZATION METHODS TYPE 1 AND TYPE 4 SHALL APPLY TO ALL DISTURBED AREAS.
2. ALL AREAS THAT DO NOT REQUIRE EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED (DISK ANCHORED) WITH TYPE OF 2 TONS PER ACRES.
3. EROSION CONTROL BLANKET SHALL BE PLACED WITHIN 24 HOURS AFTER SEEDING. INSTALL EROSION CONTROL BLANKET PER MNDOT 2575 AT LOCATIONS SHOWN ON THE PLAN.



VEGETATION PLAN

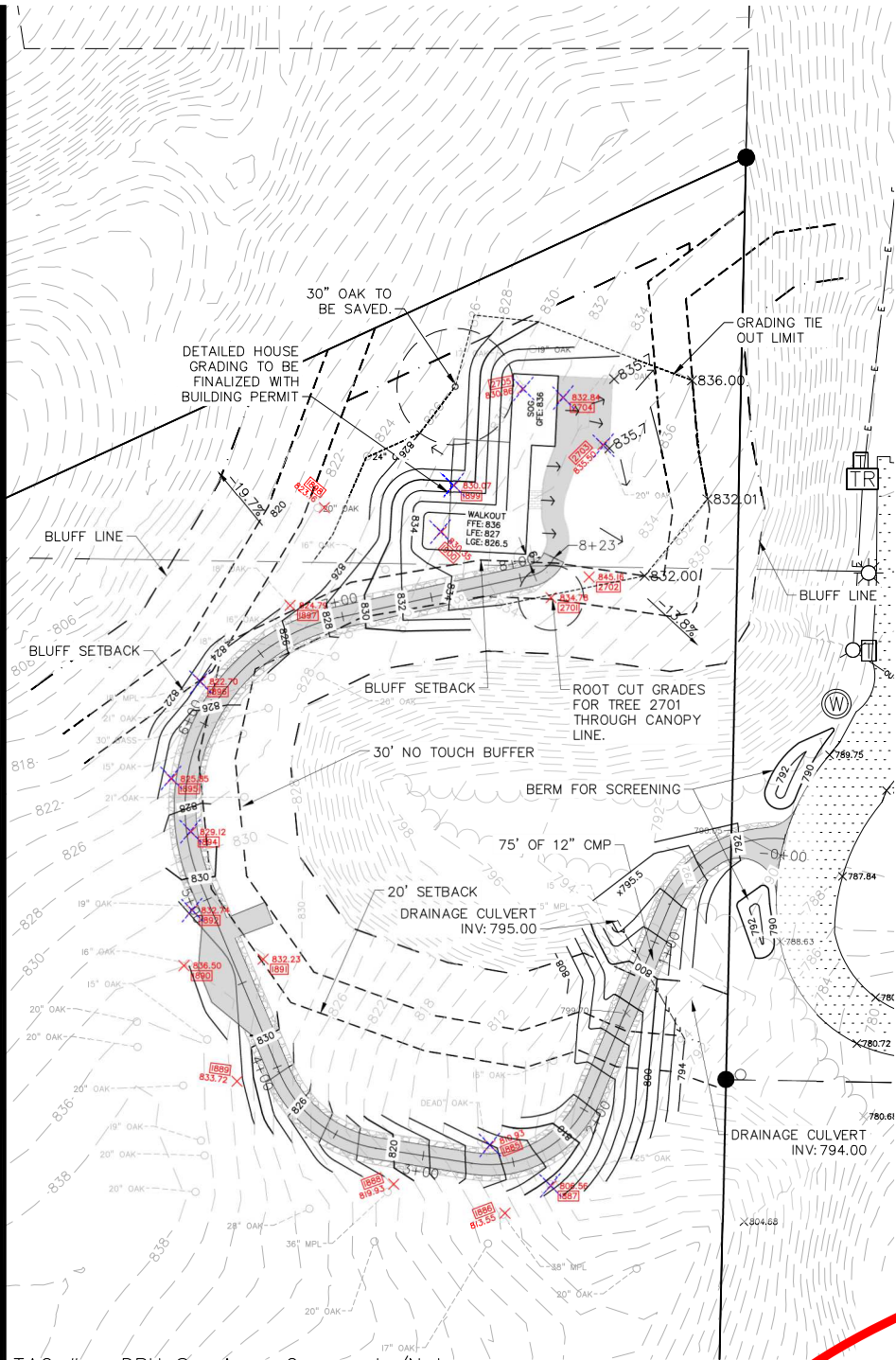
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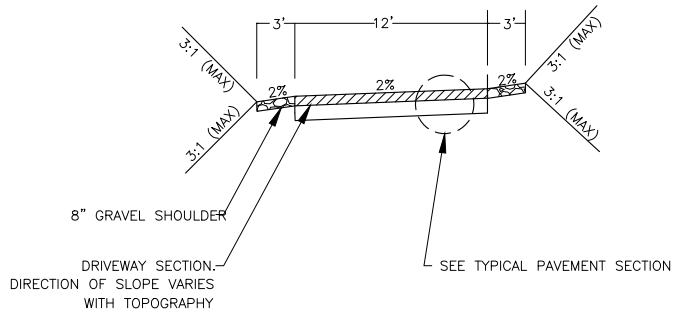
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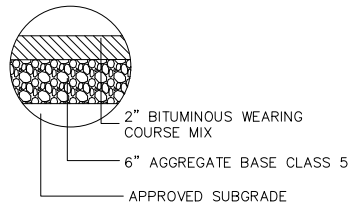
TYPICAL DRIVEWAY SECTION

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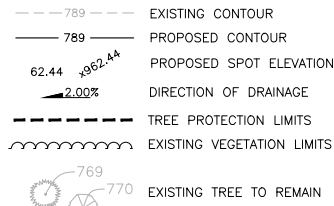


TYPICAL PAVEMENT SECTION

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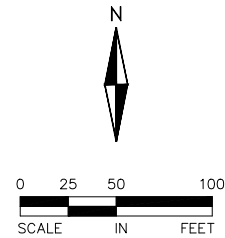
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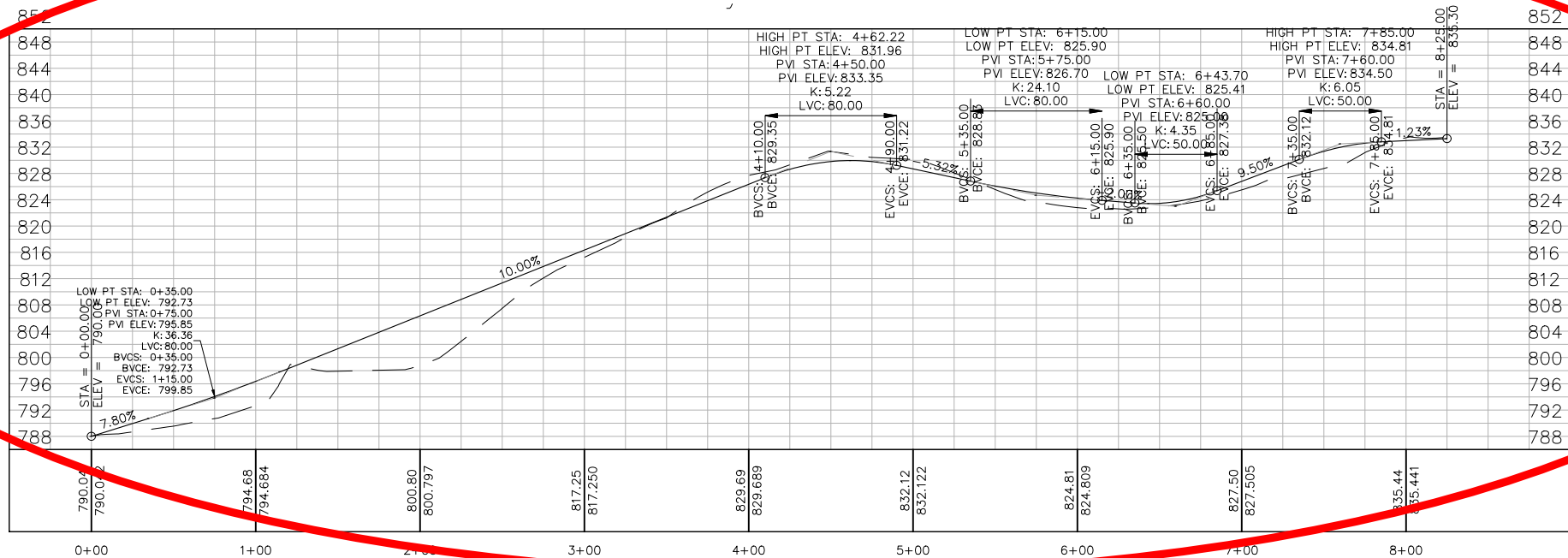
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DRIVEWAY PROFILE



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12-7-2021 CHECKSET

5-11-2022 CITY SUBMITTAL

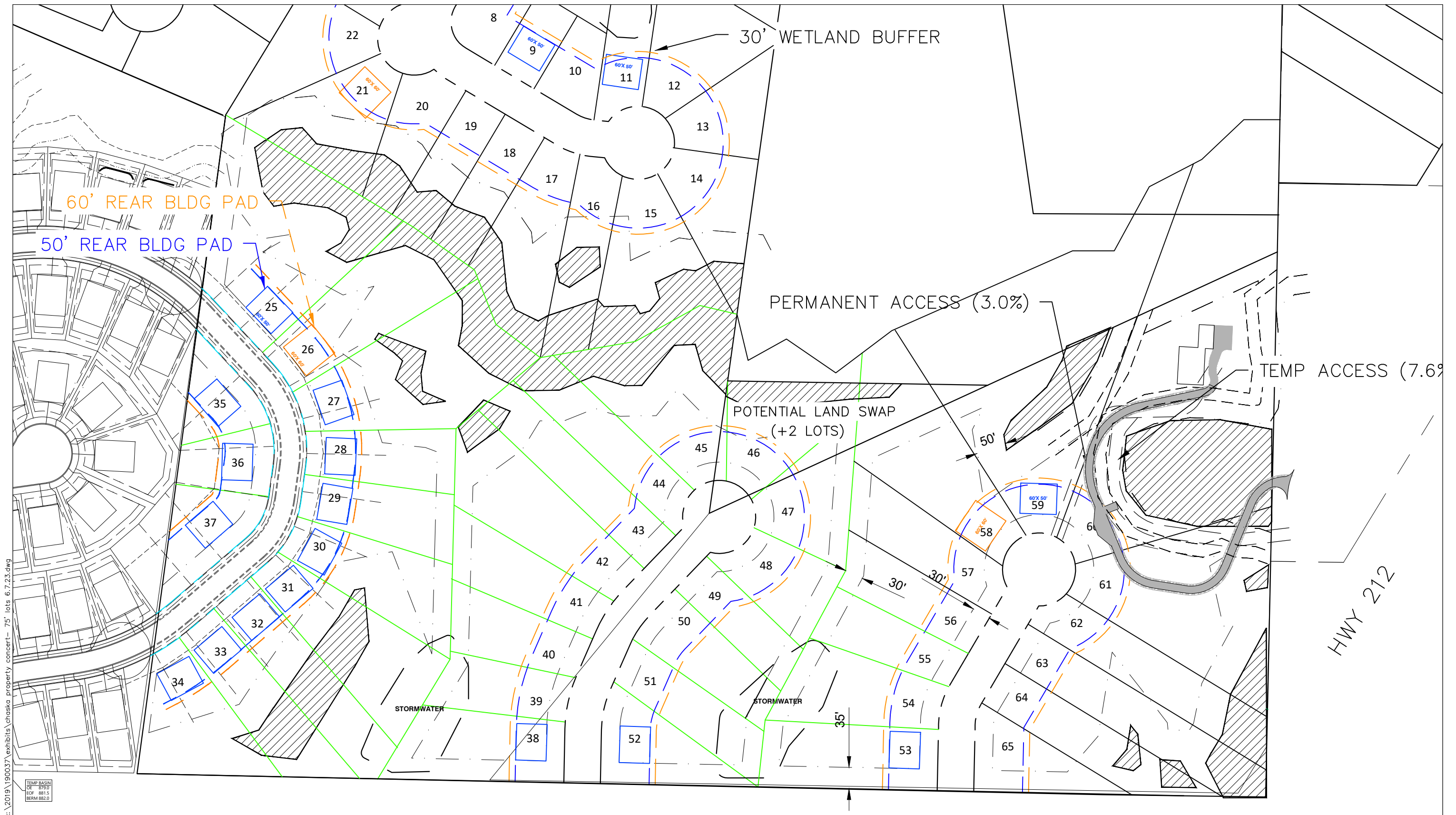
7-26-2022 VARIANCE SUBMITTAL

PROJECT TEAM DATA

DESIGNER: DN

DRAWN: AA JP

PROJECT NO: 219-0037

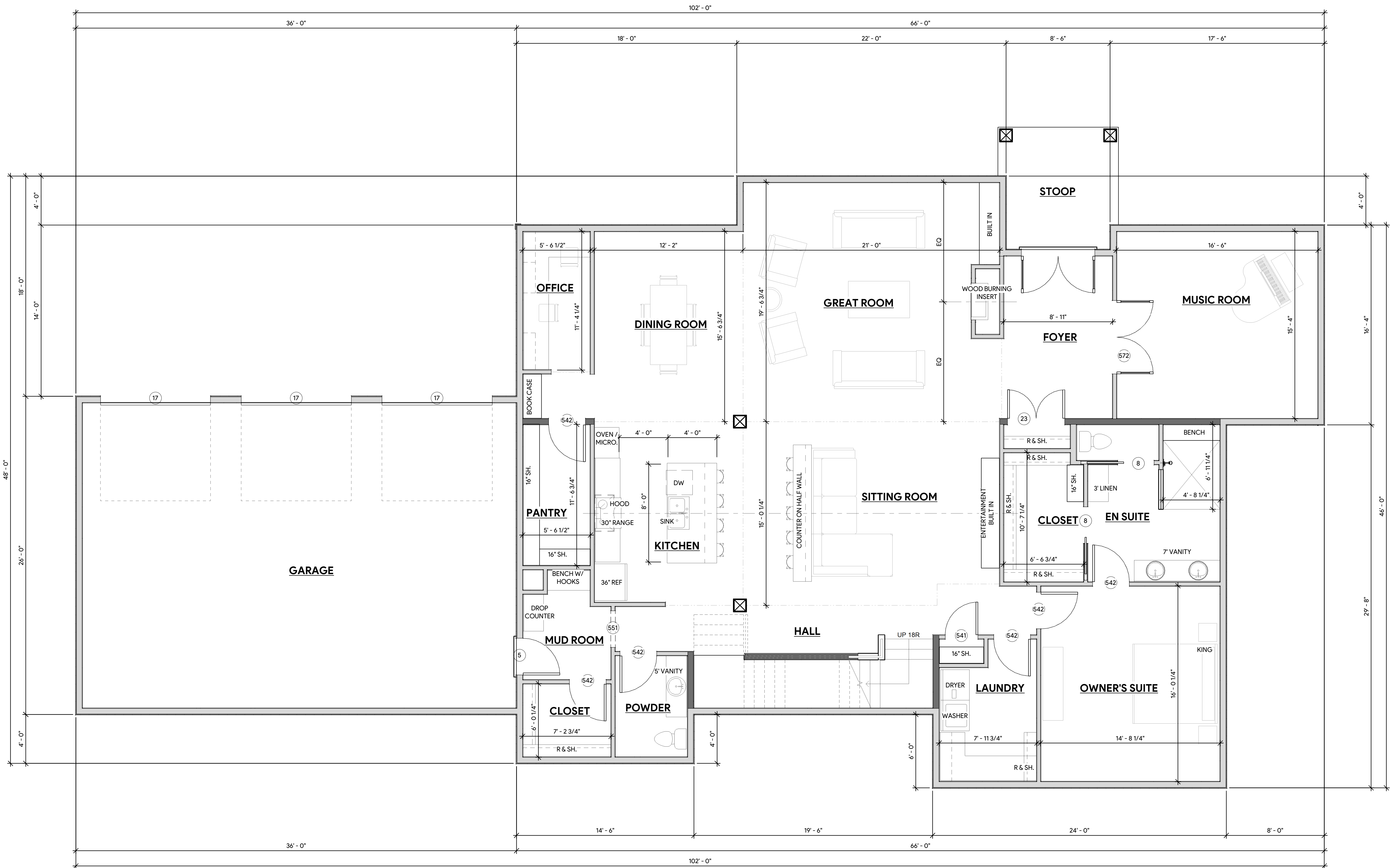


CARLSON PROPERTY/ DR HORTON OVERALL SITE LAYOUT **CHASKA, MN**

DATE	
RELEASED	10.22.21 VL
REV. 1	12.22.21
REV. 2	12.22.22 VL
REV. 3	1.2.23 VL
REV. 4	1.3.23 VL
REV. 5	
REV. 6	

PLATE HEIGHTS	
UPPER:	
MAIN:	
FOUND:	

FINISHED SQUARE FEET	
UPPER:	X
MAIN:	2724
LOWER:	
BONUS:	X
TOTAL:	X



1 MAIN FLOOR PLAN
A-402 1/4" = 1'-0"

UNSPECIFIED HEADERS TO BE 2-2x10 W/ 2 TRIMMERS

10" MIN. STAIR TREAD DEPTH & 7 3/4" MAX STAIR RISER HEIGHT

ALL ANGLES ARE 45 DEGREES UNLESS NOTED OTHERWISE

ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING, CONCRETE OR FOUNDATION INSULATION

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WOOD•SONG

THE LINDA CARLSON RESIDENCE
CHASKA, MN

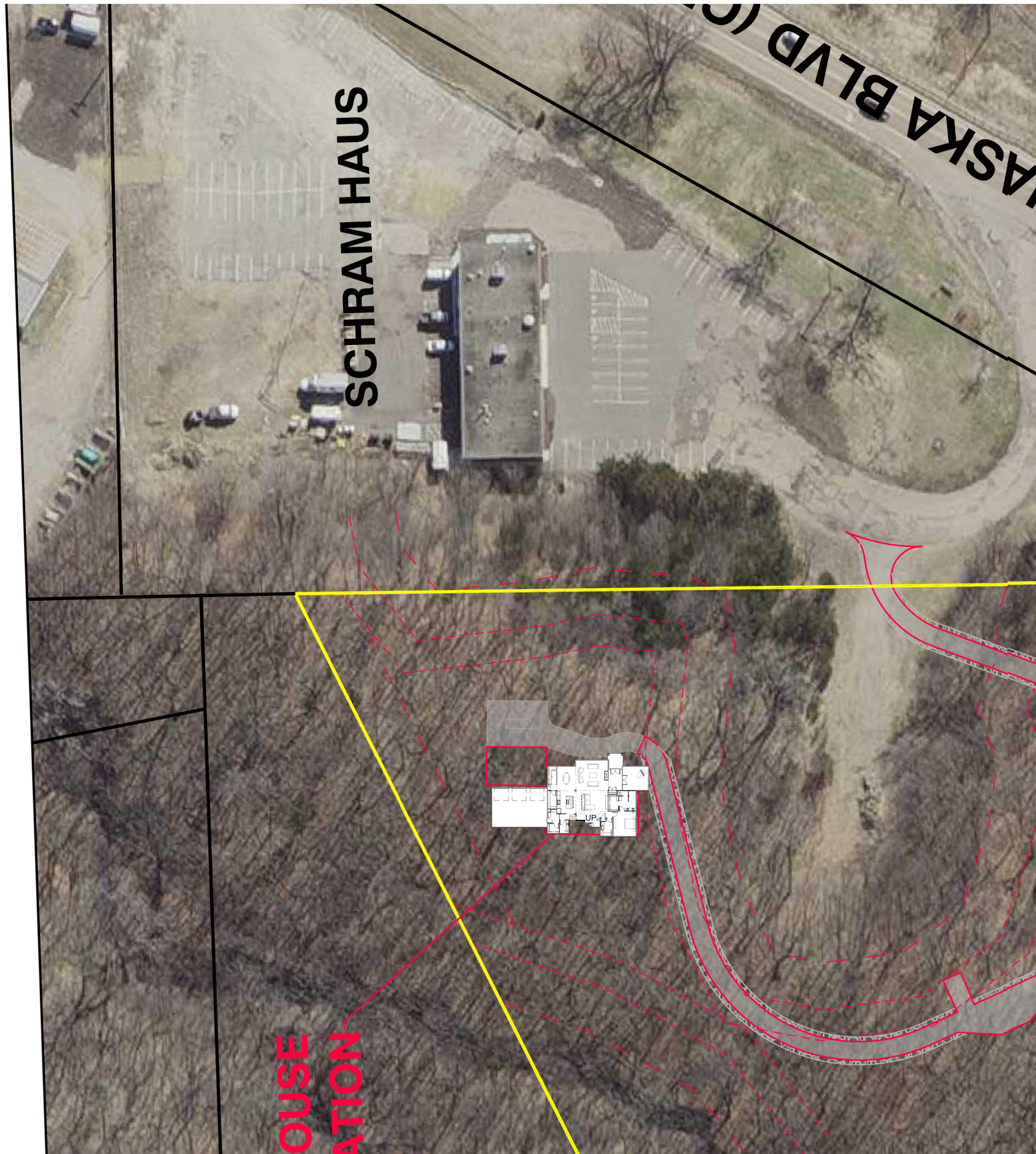
DATE	
RELEASED	10.22.21 VL
REV. 1	12.22.21
REV. 2	12.22.22 VL
REV. 3	1.2.23 VL
REV. 4	1.3.23 VL
REV. 5	
REV. 6	

PLATE HEIGHTS	
UPPER:	
MAIN:	
FOUND:	

FINISHED SQUARE FEET	
UPPER:	X
MAIN:	2724
LOWER:	
BONUS:	X
TOTAL:	X

PROJECT
MS483
SHEET
A-901

PRELIMINARY - NOT FOR CONSTRUCTION



1	PRELIMINARY SITE PLAN
A-901	1" = 40'-0"

UNSPECIFIED HEADERS TO BE 2-2x10 W/ 2 TRIMMERS

10" MIN. STAIR TREAD DEPTH & 7 3/4" MAX STAIR RISER HEIGHT

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REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
08/09/2023

Subject: 3740 Chestnut Street (former Treehouse site) – Concept Plan

Applicant: Audrius Asakenas

Location: 3740 Chestnut Street

Case No.: P.C. No. 2023-20

Synopsis: The applicant is requesting approval of the Concept Plan for an industrial building at 3740 Chestnut Street and the southeast portion of TEL's site (3455 Lyman Boulevard)

Prepared By: Elizabeth Hanson

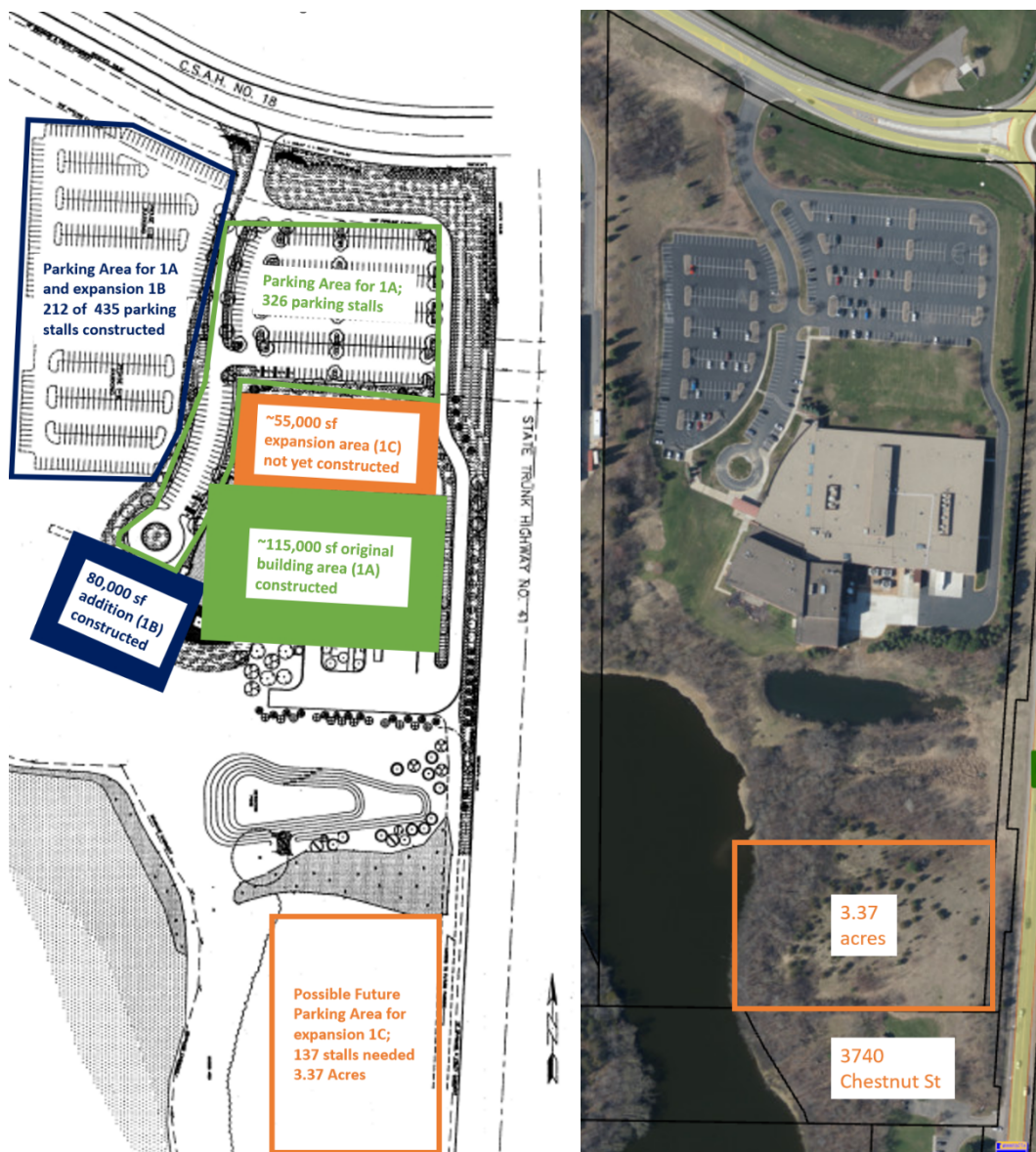
Staff Recommendation: Motion to recommend approval

BACKGROUND

The site at 3740 Chestnut Street was the former Treehouse site since 1991. Treehouse specialized in providing a safe space for teens to use and build relationships. They have since vacated the site and sold the property to Audrius Asakenas who plans to redevelop.

TEL (fka FSI) owns the property at 3455 Lyman Boulevard. On December 19, 1994 the site and building plan were approved for the corporate headquarters. The plans, as provided on the next page of this report, show the construction of a 115,000 square foot building (1A), a now completed addition of 80,000 square feet (1B), and a currently unbuild future 55,000 square foot addition (1C). The TEL site currently has 538 stalls built of the 761 stalls proposed for the first two additions. The site still has room for 223 parking stalls on the northwest portion of the site should they need more parking. There is a narrow, one acre wetland located in the southern portion of the site that runs east to west; the wetland separates the northern 2/3 of the site from a high knob located in the southeast corner. The 1994 site and building plan showed this southeast area for future parking to accommodate the final expansion area (1C), should it be needed. The final expansion area could accommodate 137 parking stalls on the southeast corner to satisfy parking code requirements. This southern area, totaling 3.37 acres, is being included as a part of the updated concept plan for the proposed industrial project on the former Treehouse site.

The City is actively engaged with TEL to understand the business's intentions for future growth. Should the business pursue an expansion on the site there would be a process with the City to evaluate the parking. It appears there are options that are available on the north side of the site, such as a parking structure. With that said, the release of the potential parking on the south side of the site should not put the business in a binding position if they wanted to expand.



(Left: TEL 1994 Site Plan with Expansion & Parking Areas Noted – Right: 2022 Aerial Plan of TEL)

Previous Concept Plan Approval and Contact with TEL

The previous Concept Plan for the former Treehouse site (3740 Chestnut Street) was approved in April 2023. The Concept Plan showed an industrial project on the 2.18 acre Treehouse site.

Following the April 2023 Concept review with the planning commission and city council, the applicant made contact with TEL Manufacturing to determine if there was any interest in selling a portion of their property south of the wetland. TEL indicated that they would be interested. Because of the interest, the applicant has updated their concept plan to include TEL's southeast portion of their property. Tonight, we are looking at an updated Concept Plan that includes 3.37 acres from the TEL's site.

Project Goals

The identified goals for this project include the following:

- Provide business and employment opportunities for family-owned and start-up entrepreneurs within the city of Chaska.
- Provide the ability for small businesses to start and then expand their business elsewhere in the Chaska area so a new start-up can utilize the same space and continue the growth cycle.
- Develop an under-utilized site to a job sustaining and taxable benefit for the city of Chaska.
- Develop the site by utilizing the natural topography and environmental amenities to create a project that complements the surrounding area.
- Uphold the small-town value initiative of the city by being a locally owned family business supporting families and businesses in Chaska and the surrounding area.

Neighborhood Meeting

The City of Chaska requires neighborhood meetings prior to a Concept Plan application being submitted with the city per zoning ordinance Section 15.08.120. The purpose of this is *to provide an opportunity for informal communication between applicants, occupants, and owners of nearby properties that may be affected by a proposed development application, educate the occupants and owners about the proposed development application, receive comments and address concerns about the proposed development application, incorporate feedback and input into development proposals wherever possible, and proactively resolve conflicts and outstanding issues, where possible.*

The applicant conducted a neighborhood meeting on Tuesday, February 7th from 5:30pm-7:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. No one showed up to the meeting.

Per City staff request, the applicant reached out individually to some of the tenants within Pondview to establish a dialogue. To date, the applicant has received responses from River Valley Dance and Edwards Sales. It appears the responses received were supportive of the project (attached in the packet).

With the updated Concept Plan, the applicant reached out individually to the tenant businesses within the Pondview buildings to the south of their site via email dated July 6, 2023. They provided updated information from their previous concept submittal as well as the updated concept plans. They have received no additional comments to date.

Zoning & Comprehensive Plan

Currently, the site (3740 Chestnut Street) is zoned Open (O), which is a "holding zone" until it develops and a proper zoning district can be put in place. The southeast portion of the TEL property is zoned Planned Industrial District (PID-4).

The Comprehensive Plan guides this piece of property for Industrial, which allows for the following: *"Lots or parcels guided for buildings and associated office, administrative and*

truck service facilities for the following activities: manufacturing, fabrication, assembly, processing, packaging, compounding or storage of materials, goods and products. Also included are scientific research, investigation, testing, experimentation, wholesaling (except live animals), contractors, goods movement facilities, communication, and utilities."

The proposal to add an industrial building is consistent with the Comprehensive Plan's guidance for the site.

Existing Conditions

The site is located on the north side of Chaska. The combined site (~5.5 acres) is unique as it is an industrial guided site with minimal disturbance, except for a single-family home and driveway on the south end. Its natural amenities of rolling topography and trees adjacent to Big Woods Lake add to the site's unique characteristics and charm. The site slopes east to west with a relatively flat open area in the central portion of the site that extends northward eventually sloping down to an existing natural ravine, wetland, and environmental corridor west of County Road 41. On the north side of the ravine sits the neighboring industrial properties TEL and Lifecore Biomedical. The central flat area of the site provides for a natural building location with little impact to trees. The existing home is on the south end of this area as well an open field north of the house, taking advantage of the views of the water and the open yard. A vegetated berm exists along the eastern edge of the site providing screening and buffer from County Road 41. The highpoint of the berm is in the middle of the site and slopes downward north and south where it flattens out at the shared driveway and at the top of the ravine. The only access point for the site is the shared driveway that provides access to the home and the Pondview business buildings to the south. The only public visibility from 41 into the site is from this access point. This access point also contains a reciprocal easement agreement that is shared between Pondview and the former Treehouse property.

The western portion of the property consists of a vegetated slope extending down to Big Woods Lake water's edge. The slope is approximately 575 feet in length and consists of varied trees and underbrush. Portions of the slope will be over 18% requiring additional setbacks and preservation. The slope extends to the north and south creating a natural corridor along the water. The city owns the slope to the south of the site and the land across the water thus providing publicly protected natural areas. With natural slopes falling east to west it is expected that stormwater ponding will be toward the western area of the site taking advantage of natural drainage patterns.

Adjacent properties

The site is bounded on the south by Pondview (industrial); the north by TEL; the east by Highway 41 (Chestnut Street); and the west by Big Woods Lake.

CURRENT REQUEST

The applicant and property owner, Audrius Asakenas, is requesting Concept Plan approval for the construction of a multi-tenant office/warehouse/manufacturing building totaling 37,250 square feet in size and one-story tall. This facility is set up to provide space for 18 tenants with square footage around 2,000 for each tenant.

Anticipated Tenants

The tenants anticipated are typically small, emerging businesses that don't require a lot of space. Most of these companies are transitioning from working out of their homes or even self-storage spaces, and are in need of larger spaces. The tenants this building is targeting will range in uses including small production operations, manufacturing, product distribution or professional services that need space for equipment. They typically use their own vehicles or a business van or truck. The largest vehicles they anticipate on site will be 30-foot long trucks. All business activities will be conducted in the building or off site. The property owner states that they will not allow outdoor storage or vehicle repair businesses as tenants.

This building and anticipated tenants will be similar to Chaska Tech Center that was approved in 2022 off of Fire Lane and Chaska Boulevard near downtown Chaska. The applicant also operates a similar business in Wisconsin.

Site Layout

The site is situated on the west side of Highway 41. The proposed building is situated in the middle of the site with parking and drive aisles circling around it. It is a C-shaped building with garage doors oriented on the north, south, and interior sides of the building. The existing eastern berm and trees will act as a natural screen to the property for people traveling along Highway 41. Access to the site will be gained from the existing shared access on Highway 41.

Building Location/Design

The location of the building sits near the middle of the site. The location anticipates the highway 41 setback to the east and wooded steep slope setbacks to the west. The building is C-shaped and will be one-story tall (approximately 39 feet at its tallest point). The building will total approximately 37,250 square feet and provide 18 total tenant spaces. Garage and pedestrian doors will be oriented on the north, south, and interior sides of the building. Each tenant will have separate signage above their space. It is unclear if these signs will be cohesive. Staff would advise the applicant to create a sign plan to indicate the type of signs that will be used. This will be needed at preliminary submittal.

The proposed building will be constructed with masonry/stone base, EIFs, aluminum wood-look siding, glass, and overhead metal doors. The applicant states the materials chosen were to emulate a more neutral/natural look to match the surrounding context.

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

"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	Masonry (Natural Stone) and Glass (% unknown)
Class II	EIFs, Aluminum Siding (% unknown)
Class III	None
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	Unknown

The applicant will have to provide in the preliminary how they meet the Building Design and Materials ordinance for industrial buildings.

In order to be classified as a Class I material, any brick used needs to be a full modular face brick. Or if stone is used it must be a natural stone. The applicant will have to indicate that on their elevation plans in the preliminary submittal.

The overall building provides a variety of material applications. In staff's opinion, it appears that the elevations read too "piece-meal" and the materials do not capture a cohesive design. Staff would advise the applicant to further explore different material applications on the building that could help harmoniously blend the building materials more. Also, the applicant should look into the color palette of the building materials used that show how the building will fit into Chaska. This shall be addressed during their preliminary submittal.

Additionally, because this building will be a multi-tenant building with multiple storefronts, it will be important that the front doors used on the west, south and east facades are decorative, or provide for some interest (i.e. glazing and paneling). The applicant will be required to provide for decorative front doors and overhead doors that are oriented on the south, north, and interior facades during their preliminary submittal.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Highway 41	150 feet from centerline
Big Woods Lake	50 feet from edge
Wooded Steep Slope	50 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
Highway 41	90 feet from centerline
Wooded Steep Slope	50 feet from edge
Interior Property Lines	5 feet

Parking/Access/Circulation

114 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Manufacturing	37,250 sf	1ps/350sf	106 parking spaces
		REQUIRED	106 parking spaces
		PROVIDED	114 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the use of the site.

The access into the site will be from a shared access at Highway 41. This access is shared with the southern Pondview buildings/tenants. A shared access easement exists across the highway 41 access to allow for this site and the adjoining sites to have full use of this access. This easement will need to be updated and recorded at time of final plat recording.

The site is showing that full circulation can be achieved around the building, which is an improvement from the last Concept Plan. Drive aisles will range in width from 30 feet to 50 feet. It appears that there is adequate movement achieved, however, the applicant will have to show a truck turning exhibit at preliminary for that to be fully understood.

The applicant states that the site will mostly consist of employees and business vehicles. Due to the nature of the targeted businesses, it is expected that small trucks will be utilized by the businesses for shipping and deliveries, with the largest trucks being no more than 30 feet in length.

MnDOT and City staff are currently working with all property owners who share the access to determine a project to improve safety at the development entrance. It has been decided to move from a full access to a right-in/right-out. Conversations surrounding this topic are still ongoing and the design will continue to be refined.

Landscaping & Tree Preservation

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

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	116 caliper inches (42 trees)	unknown
Understory Trees	11	unknown
Shrubs	53	unknown

The applicant will have to show in their preliminary submittal how they meet these requirements.

Planting islands will be required in the parking lot areas. The planting islands will need to take up at least 10% of the total parking area and be at least 10 feet wide. This will need to be shown on the landscape plan at preliminary submittal.

The site is currently wooded, and it appears that wooded steep slopes exist on the west side. Staff evaluated the wooded steep slopes on the former Treehouse site earlier this summer, but will need to do the same on the TEL property. In addition, it will be important for the applicant to evaluate tree preservation on the site, where possible. Significant trees such as oaks and maples should be given higher priority for preservation, if present.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal how they meet the City's lighting ordinance.

Utilities

A watermain exists along the Highway 41 and is available for connection while public gravity sanitary sewer is not. By code the property does not require a connection to City sewer as it falls outside the distance threshold for available public sewer. Gravity sewer does exist in the area and would need to be explored further to serve the property should the applicant wish to pursue the option. The details of sewer extensions would be more understood should this be a part of the preliminary process.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site.

Deadline for Agency Actions

The City of Chaska received the complete application for this request on Saturday, September 23, 2023. Pursuant to Minnesota State Statutes the City must act on this request by Saturday, September 23, 2023 (60 days), however the City can provide the petitioner with written reasons for an additional 60-day review period, which would extend to a deadline of **Wednesday, November 22, 2023 (120 days)**. The City may with the petitioner's consent extend the review period beyond the Wednesday, November

22, 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 to the City Council of the Concept Plan for 3740 Chestnut Street and the 3.37 acres on the southeast portion of TEL's property (3455 Lyman Blvd), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-5)**
 - b. Vicinity Plan, submitted by Civil Site Group**
 - c. Alta/NSPS Land Title Survey, submitted by Civil Site Group, dated June 19, 2023**
 - d. Alta/NSPS Land Title Survey (Topo Detail), submitted by Civil Site Group, dated June 19, 2023**
 - e. Overall Lot Plan, submitted by Civil Site Group, undated**
 - f. Enlarged Lot Area Plan, submitted by Civil Site Group, undated**
 - g. Site Exhibit (pg 1), submitted by Civil Site Group, dated January 16, 2023**
 - h. Concept Site Plan (pgs 1-2), submitted by Civil Site Group, undated**
 - i. Fire Truck Turning Plan, submitted by Civil Site Group, undated**
 - j. Schematic Floor Plan (pg SD01), submitted by Thielen & Green, dated January 20, 2023**
 - k. Schematic Elevations (pg SD02), submitted by Thielen & Green, dated January 20, 2023**
- 2. Adherence with the Engineers Memo dated August 9, 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. Uses that require auto maintenance or exterior storage will not 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-Builts 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.**
- 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. Coordination with Electric Department on service locations.**
- 25. Provision of decorative front doors and overhead doors on the south, north and interior facades, and to be shown on the elevations and as specs at preliminary submittal.**
- 26. 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.**
- 27. Provision of a tree preservation plan to be submitted at preliminary.**
- 28. Provision of a fire truck turning exhibit to be submitted at preliminary.**
- 29. Provision of a truck turning exhibit to be submitted at preliminary.**
- 30. Provision of irrigation for the landscaped and sodded areas of the site.**

April 19, 2023

Elizabeth Hanson
City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

SUBJECT: MnDOT Review # **S23-010**
3740 Chestnut Street
SW Quad MN 41 (Chestnut Street) & CR 18 (Lyman Blvd)
Chaska, Carver County

Dear Ms. Hanson:

Thank you for the opportunity to review the plans for the **3740 Chestnut Street**. MnDOT has reviewed the documents and has the following comments:

Pedestrian/Bicycle:

The plan for the sidewalk design is not shown as finalized and MnDOT wants to ensure that all the sidewalks include Americans with Disabilities Act (ADA)-compliant ramps. ADA Facility Standards can be found at this link: <https://www.dot.state.mn.us/ada/design.html>.

Additionally, MN 41 in this area carries a designation as a Tier 2 Regional Bicycle Transportation Network corridor, and Chaska shows a future city trail on the western side of the highway. MnDOT recommends the developer coordinate with the city to ensure that enough right of way is available for a future trail.

We would also like to note that this area received a moderate Tier 2 designation from the Priority Areas for Walking Score and a high Tier 2 designation from the Bicycle Investment Prioritization network. This means there is a fair amount of potential multimodal demand locally, and future employees or customers may arrive on foot or by bicycle. Please consider adding a parking lot crossing with an eastward sidewalk spur that would allow for a future connection to the planned trail along the western edge of MN 41.

Questions regarding these comments should be directed to John Zehnder, MnDOT Multimodal at 651-234-7791 or john.zehnder@state.mn.us.

Permits:

Any use of, or work within or affecting, MnDOT right of way will require a permit.

An equal opportunity employer

Permits can be applied for at this site: <https://olpa.dot.state.mn.us/OLPA/>. Please upload a copy of this letter when applying for any permits.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-775-0405 or Buck.Craig@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us/metrodevreviews.dot@state.mn.us>. Contact MnDOT Planning development review staff at for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,



Cameron Muhic
Senior Planner

Copy sent via E-Mail:

Buck Craig, Permits
Jason Swenson, Water Resources
Ryan Wilson, Area Manager
Mohamoud Mire, South Area Support
Michael Kowski, Maintenance
John Zehnder, Metro Multimodal
Bethany Brandt-Sargent, Metropolitan Council

Lance Schowalter, Design
Almin Ramic, Traffic
Diane Langenbach, Area Engineer
Doug Nelson, Right-of-Way
Kimberly Zlimen, Transit
Sara Dunlap, Metro Multimodal
Jed Hanson, Metropolitan Council

UPDATED CONCEPT PLAN NARRATIVE 3740 CHESTNUT STREET

We are updating our previous concept plan development submittal 2.18-acre site as a small entrepreneurial business center with a single, 1-story building that provided up to eight warehouse/manufacturing spaces with a small office for local business tenants.

Following our Concept review with the planning commission and city council, we contacted the property to the north of our site, TEL Manufacturing to determine if there was any interest in selling a portion of their property south of the wetland. They have indicated that they would be interested. After discussions with staff, we have updated our concept plan for consideration.

Our updated concept is proposing the development of the 2.18-acre site and 3.37-acres from the adjacent TEL property to the north, for a 5.5-acres total site, as a small entrepreneurial business center. It is our intent to develop the site with a single, 1-story building that provides warehouse/manufacturing space with a small office for local business tenants. The 37,250 square foot building can be divided to provide up to eighteen tenants with 2,000 square feet of operational space.

Neighborhood Meeting

A neighborhood meeting was held at the site on Tuesday February 7th from 5:30 to 7:00 pm for the previous concept plan. Meeting notices were mailed to the property owners within 500 feet of the site on January 26, 2023. The invitation included a description of the project and the proposed site plan. At the meeting location we created a packet of information that included maps of the surrounding area, site plan, site plan with topography, architectural design and building layout plus turning radius for typical delivery vehicles. We received no attendees at the meeting and received no communication from the invitees or anyone else. We confirmed with city staff that they did not receive any communication for the project as well.

Per city staff request we have reached out individually to the tenant businesses within the Pondview buildings to the south of our site. We will provide the city with updates on our efforts and the correspondence that we receive. As of this time we have contacted all the neighboring tenants and received responses from River Valley Dance (attached email) and from Precision Heating and Cooling who I talked with directly. Both responses were supportive of the project and willing to collaborate as the project moves forward.

Per city staff request we have reached out individually to the tenant businesses within the Pondview buildings to the south of our site via email dated July 6, 2023. We provided updated information from our previous concept submittal as well as the submitted concept plans. We have received no additional comments to date.

Understanding of Place & Site Forces

The combined site is unique as it is an industrial guided site that is just over five-acres with minimal disturbance, except for a single-family home and driveway on the south end. Its natural amenities of rolling topography and trees adjacent to Big Woods Lake add to the site's unique characteristics and charm. The site slopes east to west with a relatively flat open area in the central portion of the site that extends northward eventually sloping down to an existing natural ravine, wetland, and environmental

corridor west of County Road 41. On the north side of the ravine sits the neighboring industrial properties Tel Manufacturing and Lifecore Biomedical. The central flat area of the site provides for a natural building location with little impact to trees. The existing home is on the south end of this area as well and an open field north of the house, taking advantage of the views of the water and the open yard. A vegetated berm exists along the eastern edge of the site providing screening and buffer from County Road 41. The highpoint of the berm is in the middle of the site and slopes downward north and south where it flattens out at the shared driveway and at the top of the ravine. Our only access point for the site is the shared driveway that provides access to the home and the Pondview business buildings to the south. The only public visibility from 41 into the site is from this access point.

The western portion of the property consists of a vegetated slope extending down to Big Woods Lake water's edge. The slope is approximately 575 feet in length and consists of varied trees and underbrush. Portions of the slope will be over 18% requiring additional setbacks and preservation. The slope extends to the north and south creating a natural corridor along the water. The city owns the slope to the south of the site and the land across the water thus providing publicly protected natural areas. With natural slopes falling east to west it is expected that stormwater ponding will be toward the western area of the site taking advantage of natural drainage patterns.

Beyond our proposed property lines, we have four distinctive neighboring uses. To the west is the above-mentioned slope and water's edge of Big Woods Lake. The land to the north is a wetland, drainage swale, ravine, and TEL Manufacturing. The land to the east is County Road 41 with a fully developed business park beyond. To the south are the Pondview business buildings. The proposed building is in the central portion of the site with parking around the proposed building and a vegetative slope to the west.

The development envelopes in this area are generally prescribed by County Road 41 to the east and the protected slope and water body to the west. By placing the building in the central flat area of the site you are minimizing tree loss and grading plus taking advantage of the natural screening of the eastern berm and the vista views to the west. Like Pondview, it is expected that building placement will take advantage of the views to the west with the building design to incorporate the natural grades. The parking lot will likely be on all sides of the building.

Utility Services

Outside of the natural forces that will be utilized to shape this project another force is the location of city sewer services. There are no public sewer lines available to the site. The closest public line is south near the Peavey Road intersection or to the east along Peavey Road. There is a private sewer line along the west side of the southerly Pondview building, but not abutting our site. Another private line exists east of County Rd 41. Access to these lines will require private agreements. Without access to the existing private lines, we will need to work with the city on a public service or some type of future connection. For temporary services we will be evaluating the existing on-site sewer system to determine if it can be utilized. After preliminary discussions with Pondview, we are evaluating if there is capacity within their private sewer line for our development or if a new system is required. City water is available from a public line along County Road 41.

Grading and Stormwater Ponding

The project site slopes east to west with an elevation change of 52 feet. The proposed building will be constructed in the central area of the site, where the current house exists and to the north of the house. The central area is relatively flat with a grade change of approximately 12 feet. The western side consists of slopes over 18% and we will be providing the necessary setback and erosion controls to protect the water body. The concept plan shows a projected top of 18% slope based on GIS mapping and surveyed/LIDAR contours. The top of slope on the previous concept was verified by city staff. We will need to be field verify the additional property slopes by city staff. A vegetative berm exists along the eastern edge providing natural screening from County Road 41. Retaining walls will likely be needed on the interior side of the easterly berm. The height and length of the walls will be determined once the floor elevation and building pad location is approved.

Working with the natural slopes of the site we are proposing ponding along the northern edge of the site. Depending on soils conditions and stormwater requirements the pond may need to extend along the western side of the building and parking area.

Parking and Turning Movement

Vehicle traffic will mostly consist of employees and business vehicles. Due to the nature of the targeted businesses, it is expected that small trucks will be utilized by the businesses for shipping and deliveries, with the largest trucks being no more than 30-feet in length. The parking plan shows the placement and distribution of the stalls in a manner to serve each of the proposed tenant spaces. Drive isles are between 24-30 feet in width with additional width in front of the tenant bay doors and sidewalks are shown to provide pedestrian access to the tenant space. As small business operations we do not expect to need the required allotment of parking stalls associated with a typical industrial building.

Building Tenants

The targeted tenant is a small business operator with few employees. The typical business will likely be a former home-occupation business that is expanding and needs a slightly larger place away from a residential neighborhood. The type of work is generally some sort of small production operations, manufacturing, product distribution or professional services that need space for equipment. They typically use their own vehicles or a business van or truck. We operate a similar type of business in Wisconsin.

Chaska's Core Strategies

The proposed project reinforces Chaska's Mission Statement to be the Best Small Town in Minnesota by implementing the pertinent principles of the city's Core Strategies. The key elements that are brought forward in the plan are **providing local small business entrepreneurship opportunities to an area guided for employment while encompassing environmentally sensitive surroundings.**

The site is currently underutilized per the city's comprehensive plan and long-range planning. The site is guided industrial, a land use that promotes the expansion of employment and tax base opportunities. However, it is currently zoned Open Development and is occupied by a single-unit residential home formally utilized by the school district. There are no jobs associated with the site and it provides minimal tax revenue. The proposed use will generate small business opportunities for family operations and

entrepreneurs from the local area to serve the local area. The core business model is to provide space that allows for limited manufacturing, production, warehousing, distribution operations with a small office space. As these businesses grow it is anticipated they will expand their operation to another area of the city allowing a new entrepreneur to start-up a small business in Chaska to serve Chaska.

Due to the developmental and environmental complexities we believe our small development project can harmoniously nestle into the site with limited vehicle impact and public visibility. In compliance with city wetland and slope setbacks our building and parking lot will be 120-180 feet from the edge of the waterbody to the west. This will allow for the preservation of the trees and slope along the site's western edge thus keeping a large natural wildlife corridor and views. We will be encouraging tenants to take advantage of the natural amenities by providing a gazebo and trail on the west side of the building where employees can take time to enjoy the beauty of the area.

We have updated our concept plan to include the Tel Manufacturing property south of the wetland and ravine because it makes sense. The additional land in this concept plan is only accessible at the Pondview access point off of 41 and by including it makes a more orderly and harmonious development for small business.

The building itself is compatible to the natural setting as a one-story single building. The architectural design consists of a 20-foot high building wall with a pitched roof for a total height of approximately 39 feet. The building materials will consist of neutral colors and materials to match the natural surroundings with an asphalt shingled roof. The west side of the building will be screened by the natural corridor. The north and east side will be at the natural grade and partially screened by existing trees and an existing berm along the eastern edge of the site. The south side will transition into the neighboring Pondview business center which it currently shares a driveway access.

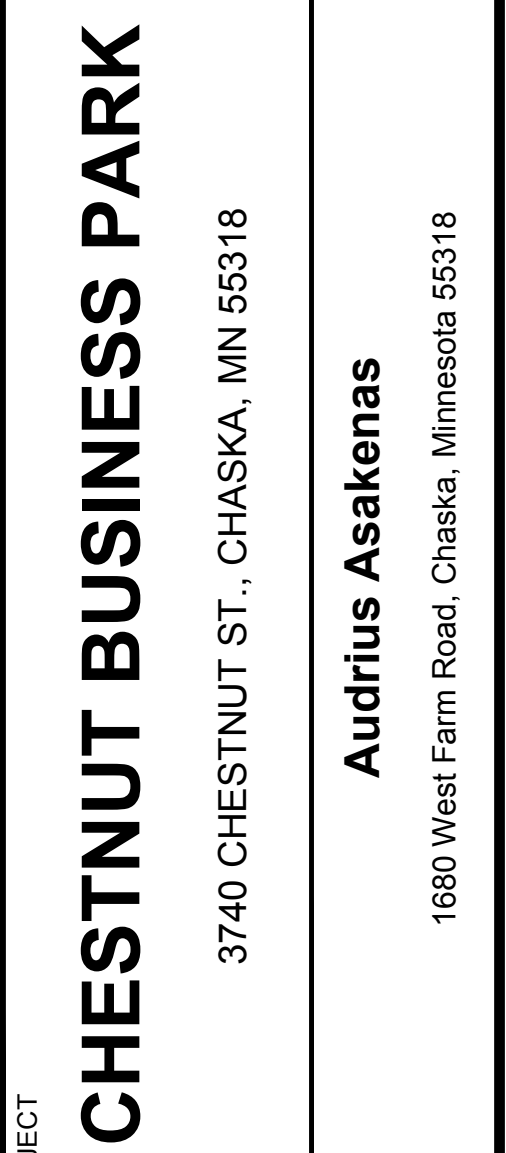
The small-town values most emphasized by this project is that the site was purchased by a Chaska resident who wanted to start a small business to serve the local area. The owner, Audrius Asakenas, settled in the area with his wife and two children because they believed Chaska was the best place to raise a family and grow a business. They hope that this project can support others who want to make Chaska home for their families and businesses as well.

Project Goals and Guiding Principles

The guiding principles brought forward in the plan is to provide local small business entrepreneurship opportunities to an area guided for employment while encompassing environmentally sensitive surroundings. The project goals are:

- Provide business and employment opportunities for family-owned and start-up entrepreneurs within the city of Chaska.
- Provide the ability for small businesses to start and then expand their business elsewhere in the Chaska area so a new start-up can utilize the same space and continue the growth cycle.
- Develop an under-utilized site to a job sustaining and taxable benefit for the city of Chaska.
- Develop the site by utilizing the natural topography and environmental amenities to create a project that complements the surrounding area.
- Uphold the small-town value initiative of the city by being a locally owned family business supporting families and businesses in Chaska and the surrounding area.

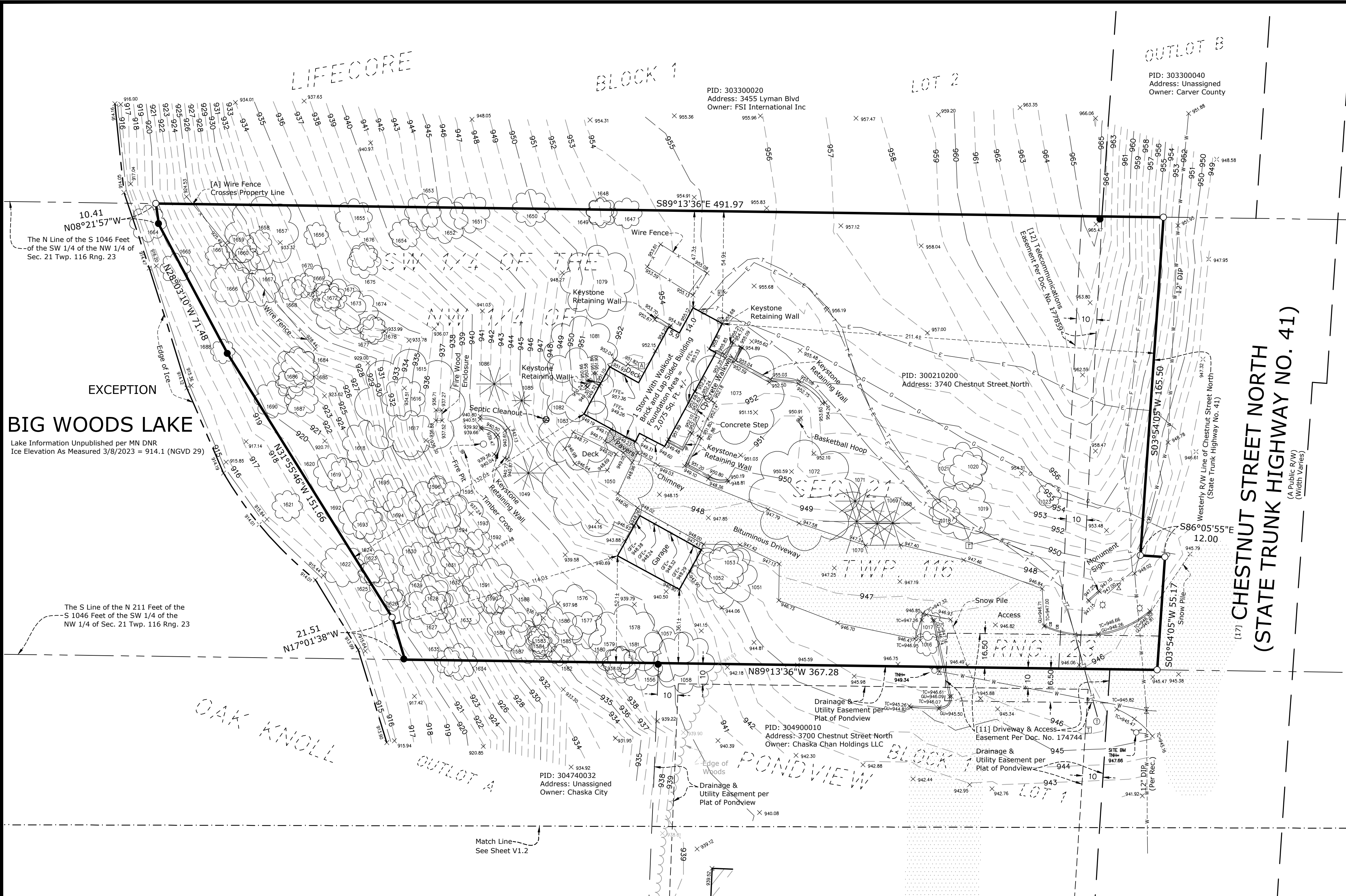
We look forward to sharing our proposed project with you and are excited to bring this opportunity to the city.

[illegible]

REVISION SUMMARY	
DATE	DESCRIPTION
1. 1	
1. 2	
1. 3	
1. 4	
1. 5	
1. 6	
1. 7	
1. 8	

VICINITY PLAN

C0.0



EXCEPTION
BIG WOODS LAKE
Lake Information Unpublished per MN DNR
Ice Elevation As Measured 3/8/2023 = 914.1 (NGVD 29)

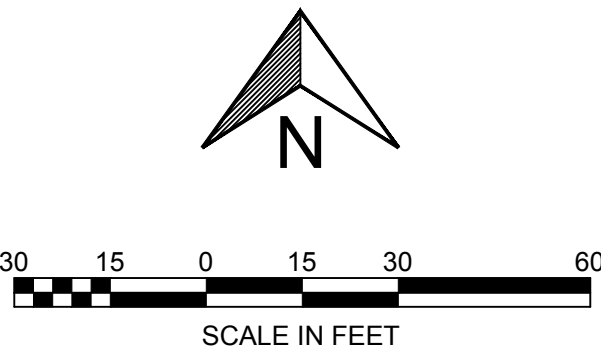
DESCRIPTION OF PROPERTY SURVEYED

The North 221 feet of the South 1046 feet of the Southwest Quarter of the Northwest Quarter of the Section 21, Township 116, Range 23, lying westerly of State Trunk Highway No. 4, EXCEPTING therefrom: Beginning at the northwest corner of said North 221 feet of the South 1046 feet of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 51 minutes 01 seconds East, along the north line of said Southwest Quarter of the Northwest Quarter, 679.64 feet; thence South 8 degrees 59 minutes 22 seconds East, 10.41 feet; thence South 28 degrees 40 minutes 35 seconds East, 71.48 feet; thence South 32 degrees 33 minutes 11 seconds East, 151.66 feet; thence South 17 degrees 39 minutes 03 seconds East, 21.51 feet, to the south line of the North 221 feet of the South 1046 feet of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 51 minutes 01 seconds West, along said south line of the North 221 feet of the South 1046 feet to the west line of said Southwest Quarter of the Northwest Quarter; thence North, along the west line of said Southwest Quarter of the Northwest Quarter, to the point of beginning.

Abstract Property

GENERAL SURVEY NOTES

- Bearings are based on the Carver County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the west side of Chestnut Street North, approximately 32 feet southerly from the southeast corner of the subject property, as shown hereon. Elevation = 947.66
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- See Sheet V1.0 of this survey for ALTA/NSPS Land Title Notes and Certification.



Linetype & Symbol Legend

—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---E---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
---F---	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
---G---	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
---G---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
---H---	GUY WIRE	⊠	POWER POLE	⊠	FUEL TANK
---S---	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
---S---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
--->---	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
--->---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
---T---	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
---T---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
---W---	WATERMAIN	⊠	SANITARY MANHOLE	⊠	SOIL BORING
---W---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	FOUND IRON MONUMENT
---X---	CHAINLINK FENCELINE	⊠	CATCH BASIN	⊠	SET IRON MONUMENT
---□---	WOODEN FENCELINE	⊠	FLARED END SECTION	⊠	CAST IRON MONUMENT
---○---	GUARDRAIL	⊠	TELEPHONE BOX	⊠	
---Δ---	ACCESS RESTRICTION	⊠	TELEPHONE MANHOLE	⊠	
⊠	CONCRETE SURFACE	⊠	TRAFFIC SIGNAL	⊠	
⊠	PAVER SURFACE	⊠	HYDRANT	⊠	
⊠	BITUMINOUS SURFACE	⊠	FIRE CONNECTION	⊠	
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	POST INDICATOR VALVE	⊠	
		⊠	WATER MANHOLE	⊠	
		⊠	WATER VALVE	⊠	
		⊠	WELL	⊠	

Tree Table	Tree Table	Tree Table	Tree Table
Point #	Row Description	Point #	Row Description
1016	TRD 8 ELM	1577	TRD 12 BOX
1017	TRD 10 CRAB	1578	TRD 24 BOX
1018	TRD 10 ASH	1579	TRD 8 BOX
1019	TRD 19 BOX	1580	TRD 10 BOX
1020	TRD 12 BOX	1581	TRD 12 BOX
1021	TRD 16 BOX	1582	TRD 7 ASH
1023	TRD 8 ASH	1583	TRD 8 ASH
1049	TRC 11 SPR	1584	TRD 8 BOX
1050	TRD 36 MAP	1585	TRD 10 BOX
1051	TRD 22 BIR	1586	TRD 18 ASH
1052	TRD 15 BIR	1587	TRD 14 ASH
1053	TRD 14 BIR	1588	TRD 17 ASH
1057	TRD 18 BOX	1589	TRD 14 ELM
1058	TRD 20 BOX	1590	TRD 7 ASH
1068	TRC 17 SPR	1591	TRD 18 BOX
1069	TRC 14 SPR Z	1592	TRD 9 BOX
1070	TRC 21 PIN	1593	TRD 20 ELM
1071	TRC 12 PIN	1594	TRD 14 ASH
1072	TRD 36 MAP	1595	TRD 19 CHE
1073	TRD 32 BAS	1596	TRD 6 ASH
1079	TRD 24 ASH	1615	TRD 36 BOX
1081	TRD 24 HAC	1616	TRD 14 BOX
1082	TRD 24 BAS	1617	TRD 15 ASH
1083	TRD 25 ASH	1618	TRD 15 CHE
1085	TRC 6 SPR	1619	TRD 11 BOX
1086	TRC 11 SPR	1620	TRD 12 BOX
1556	TRD 14 BOX	1621	TRD 10 ASH
1576	TRD 18 BOX	1622	TRD 14 ASH
1623	TRD 8 BOX	1624	TRD 12 BOX
1625	TRD 12 ASH	1626	TRD 7 IRON
1627	TRD 17 ELM	1628	TRD 8 ELM
1629	TRD 16 ELM	1630	TRD 12 ELM
1631	TRD 13 ASH	1632	TRD 12 ASH
1633	TRD 14 ELM	1634	TRD 10 ASH
1635	TRD 9 CHE	1636	TRD 8 ASH
1647	TRD 10 ASH	1648	TRD 10 ASH
1649	TRD 9 ASH	1650	TRD 12 ASH
1651	TRD 15 ASH	1652	TRD 15 ASH
1653	TRD 12 BOX	1654	TRD 10 ASH
1655	TRD 12 BOX	1656	TRD 10 ASH
1657	TRD 9 ASH	1658	TRD 12 ASH
1659	TRD 8 ASH	1660	TRD 9 ASH
1664	TRD 12 BOX	1665	TRD 10 BOX
1666	TRD 14 ELM	1667	TRD 12 BOX
1668	TRD 8 BOX	1669	TRD 8 ASH
1670	TRD 10 BOX	1671	TRD 10 ASH
1672	TRD 8 ASH	1673	TRD 18 BOX
1674	TRD 14 ASH	1675	TRD 14 ASH
1676	TRD 9 ASH	1677	TRD 9 ASH
1678	TRD 9 ASH	1679	TRD 12 ASH
1684	TRD 12 ASH	1685	TRD 15 ASH
1686	TRD 10 BOX	1687	TRD 11 ASH
1688	TRD 8 ELM	1689	TRD 12 BOX
1690	TRD 12 BOX	1691	TRD 14 BOX
1692	TRD 14 BOX	1693	TRD 11 ASH
1694	TRD 12 ASH	1695	TRD 12 ELM

3740 Chestnut Street North

Chaska, Carver County, Minnesota 55318

Audrius Asakenas

1680 West Farm Road, Chaska, Minnesota 55318

PROJECT

CLIENT

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

RORY L. SYNSTELIEN
DATE 4-17-2023 LICENSE NO. 44565

QA/QC

FIELD CREW	DO
DRAWN BY	DS
REVIEWED BY	CJ
UPDATED BY	



REVISION SUMMARY

DATE	DESCRIPTION
6-23-2023	Updated Utilities
6-19-2023	Updated Topography and Utilities

PROJECT NO. - 23058.00

**ALTA/NSPS LAND
TITLE SURVEY
(TOPO DETAIL)**

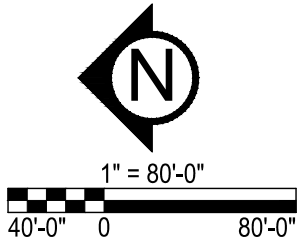
V1.1

3740 CHESTNUT ST., CHASKA, MN 55318

1680 West Farm Road. Chaska. Minnesota 55318

[illegible]

C2.0

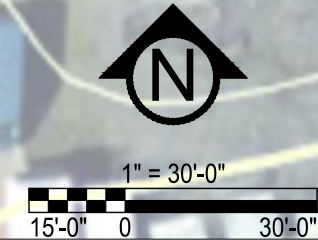


3740 CHESTNUT ST., CHASKA, MN 55318

1680 West Farm Road, Chaska, Minnesota 55318

[illegible]

C2.1



PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
CHESTNUT BUSINESS PARK

3740 CHESTNUT ST., CHASKA, MN 55318

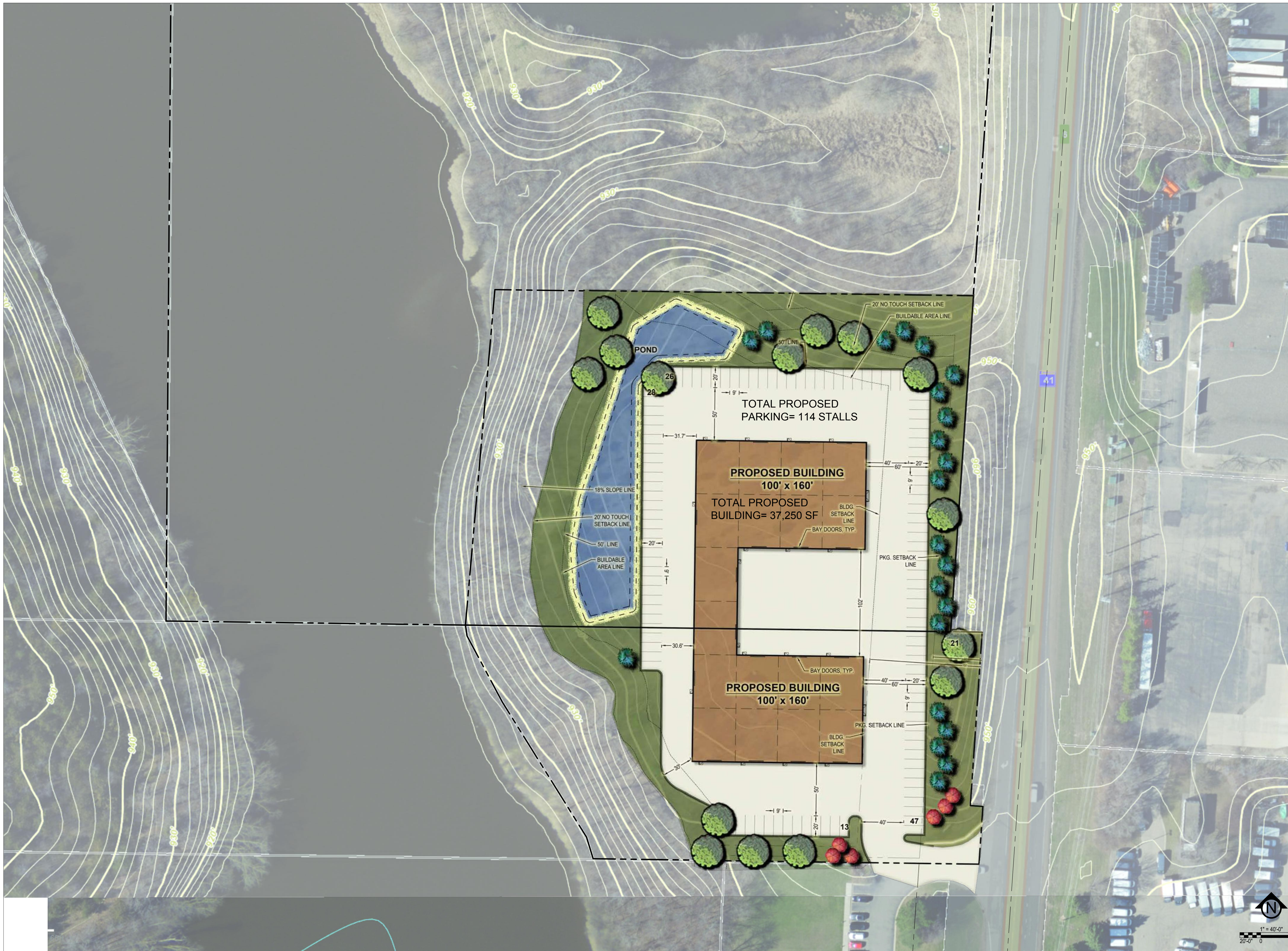
Audrius Asakenas
1680 West Farm Road, Chaska, Minnesota 55318

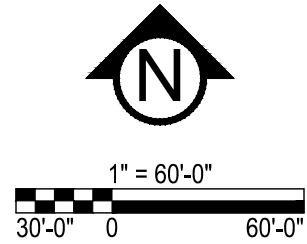
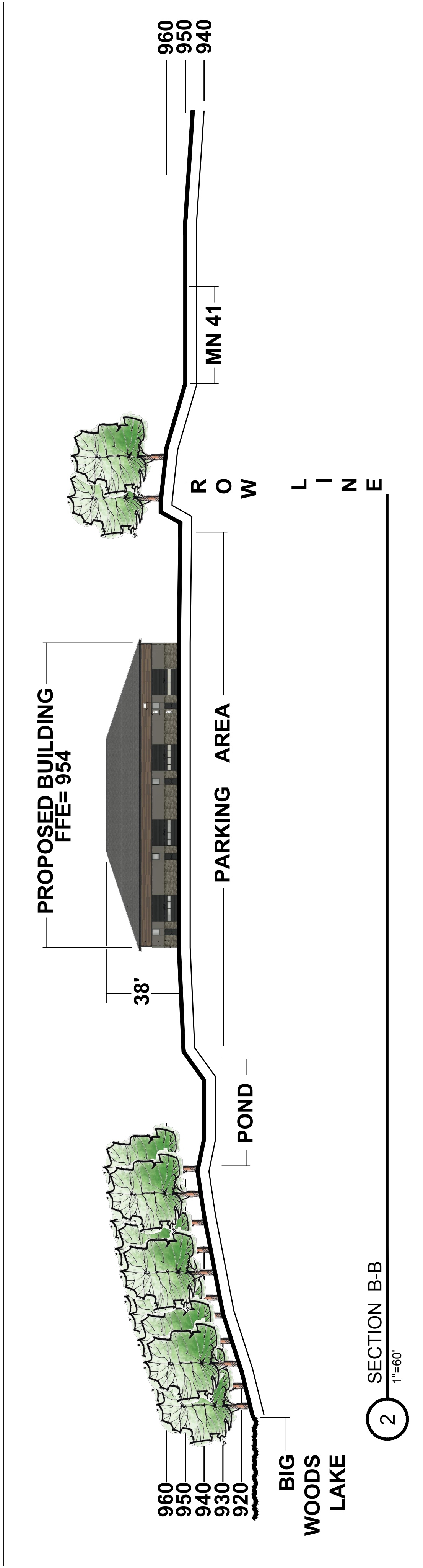
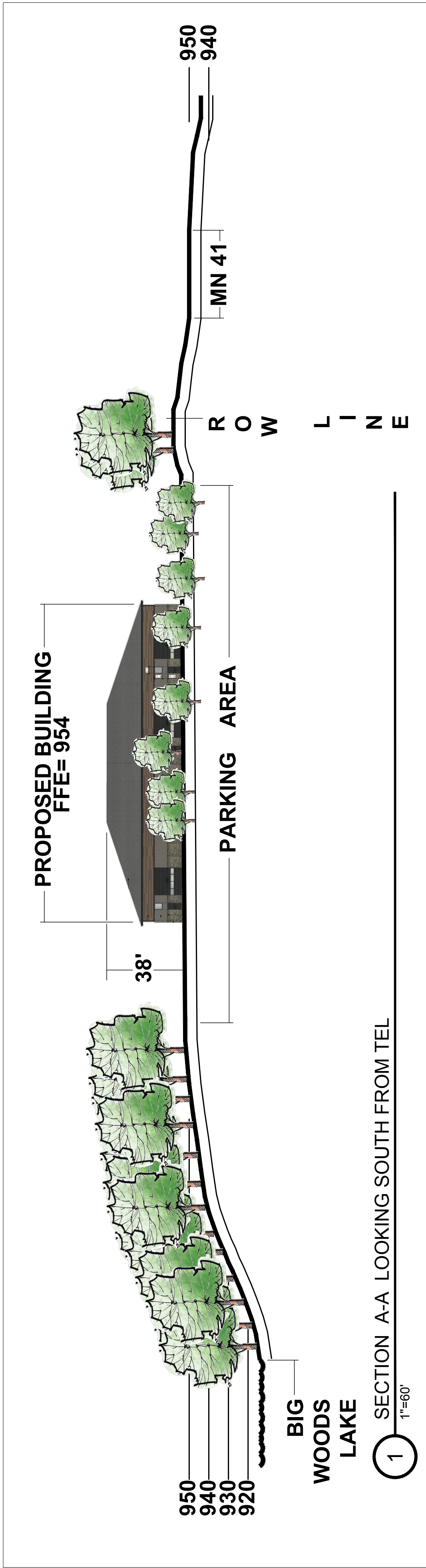
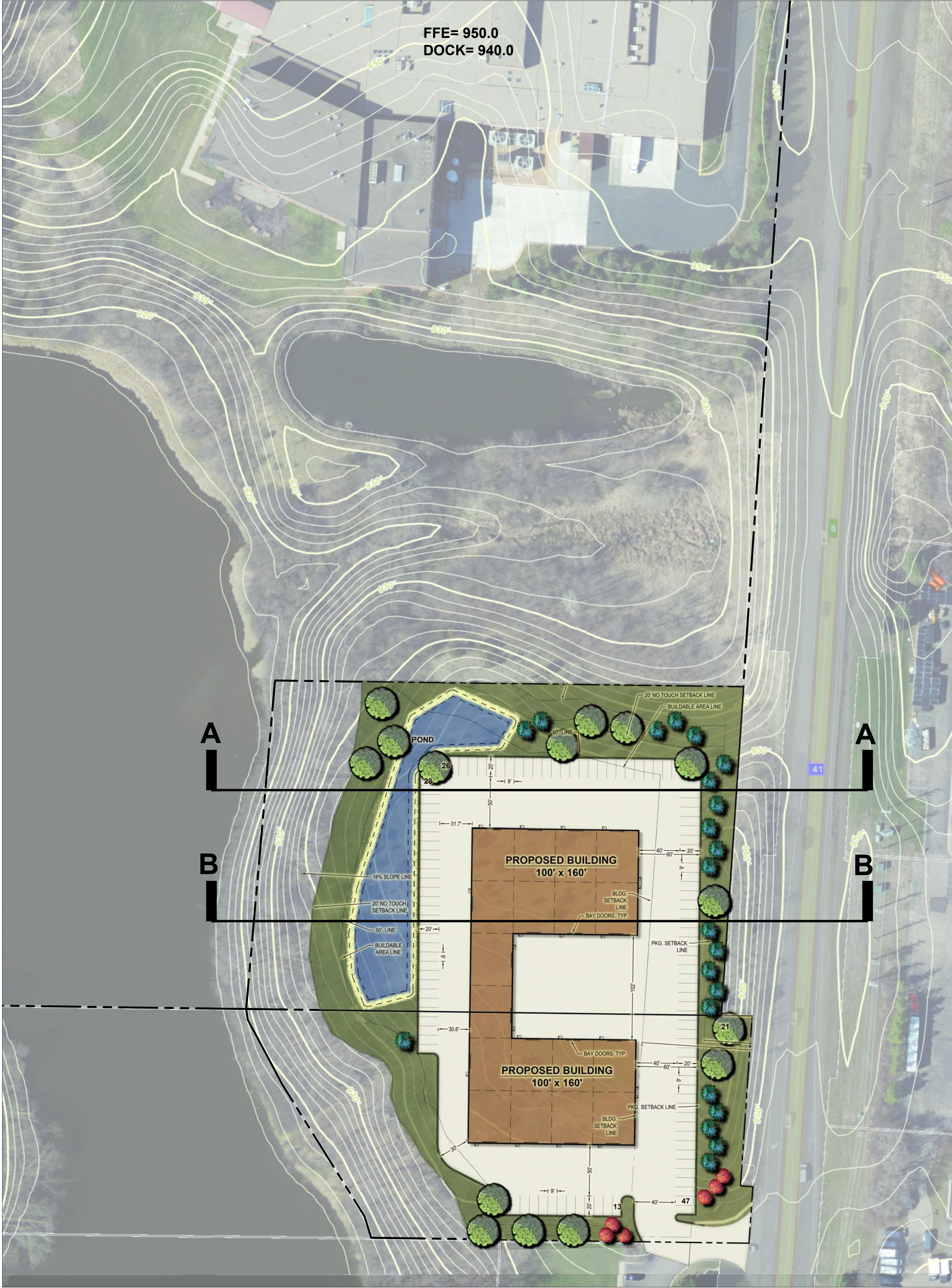
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

CONCEPT SITE PLAN

C3.0





PRELIMINARY:
NOT FOR
CONSTRUCTION

CHESTNUT BUSINESS PARK

3740 CHESTNUT ST., CHASKA, MN 55318

Audrius Asakenas

1680 West Farm Road, Chaska, Minnesota 55318

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION
7.18.23	CITY COMMENTS

CONCEPT SITE PLAN

C3.1

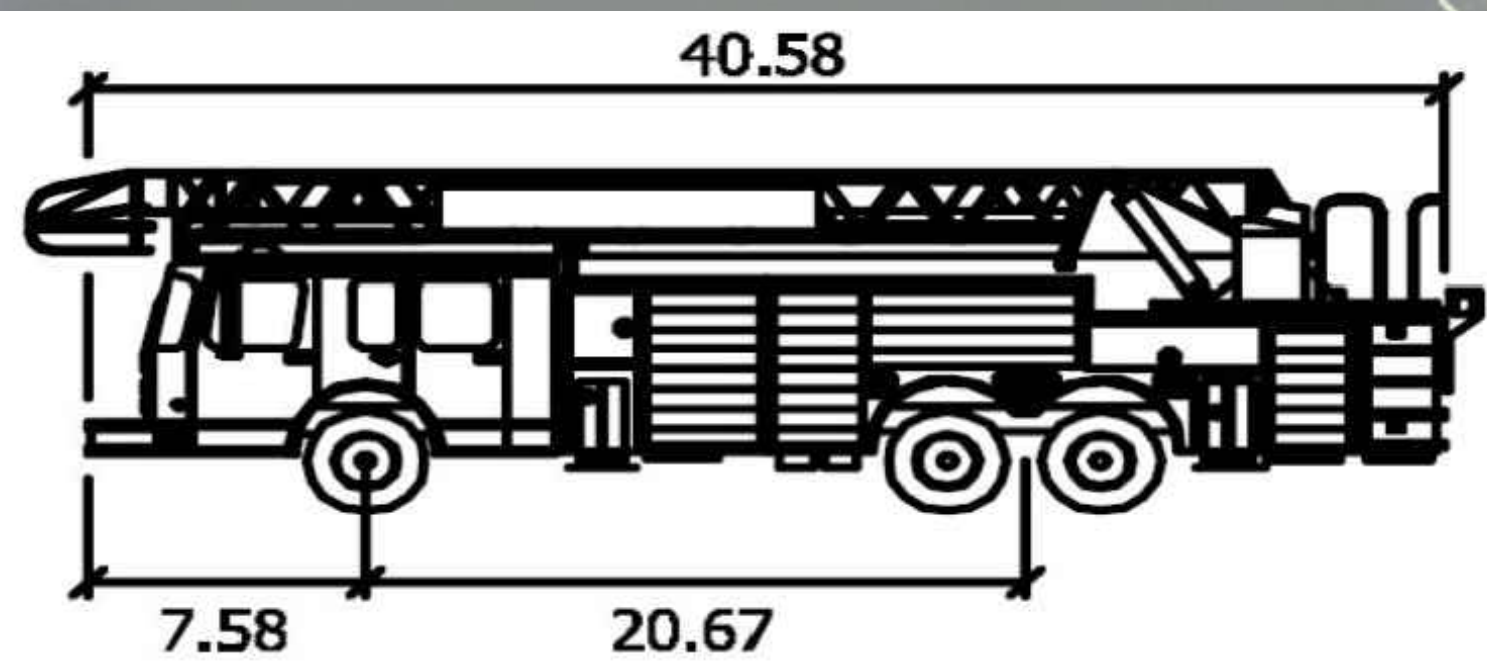
3740 CHESTNUT ST., CHASKA, MN 55318

Audrius Askenas
1680 West Farm Road, Chaska, Minnesota 55318

[illegible]

FIRE TRUCK TURNING PLAN

C3.2

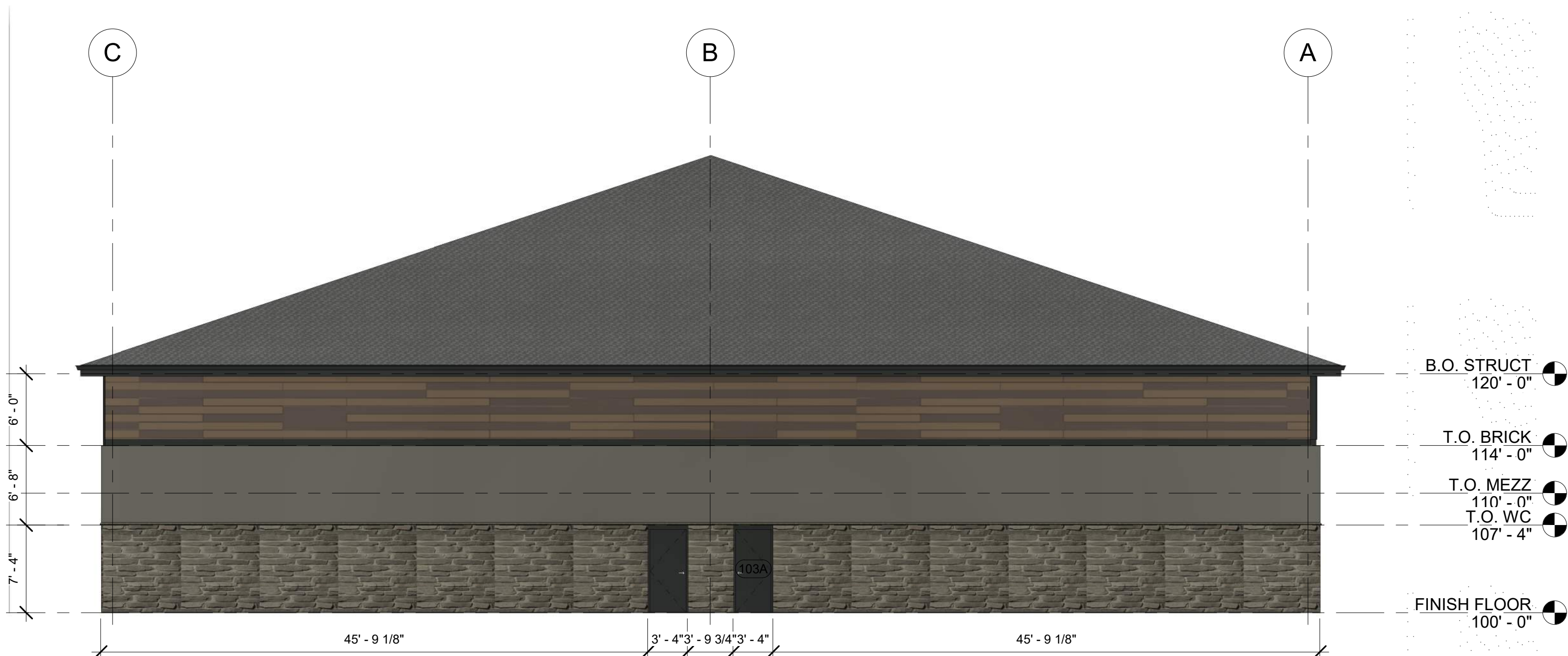


Chaska - Ladder Truck

Width : 10.50
Track : 7.61
Lock to Lock Time : 6.0
Steering Angle : 36.0



1 EXTERIOR ELEVATION @ N/S
1/8" = 1'-0"



2 EXTERIOR ELEVATION @ EAST
1/8" = 1'-0"

CITY STAMP AREA

THIELEN & GREEN

2051 RED OAK LANE
LINO LAKES, MN 55038
763-553-7927
WWW.TANDGARCH.COM

CHESTNUT BUSINESS PARK LLC
15 STUBBS BAY RD
ORONO, MN 55359
651-278-2510

**CHESTNUT
BUSINESS PARK**

3740 CHESTNUT ST
CHASKA, MN 55318

ISSUE	DATE
CONCEPTUAL DESIGN	01/20/2023
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PERMIT & BID SET	
FOR CONSTRUCTION	

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 ARCHITECT UNDER THE STATE LAWS OF MINNESOTA

NOT FOR CONSTRUCTION

KRIS THIELEN

REGISTRATION NO: 59237 DATE: 01/23/2023

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SCHEMATIC ELEVATIONS	
Project Number	140_2023
Date	01/23/2023
Drawn By	KPG
Checked By	KPG, KMT
SD02	
Scale	1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE
ENERGY CODE: 2020 MINNESOTA ENERGY CODE
ACCESSIBILITY: 2020 MINNESOTA ACCESSIBILITY CODE
MECHANICAL: 2020 MECHANICAL AND FUEL GAS CODE
PLUMBING: 2020 MINNESOTA PLUMBING CODE
FIRE: 2020 MINNESOTA FIRE CODE
ELECTRICAL: MINNESOTA ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

PROJECT AREA: 16,000 SF
CONSTRUCTION TYPE: V-B
BUILDING SPRINKLED: YES
504.3 ALLOWABLE BUILDING HEIGHT: 60'-0"
504.4 ALLOWABLE STORIES: 2 STORIES
506.2 ALLOWABLE AREA: 34,000 SF ALLOWABLE

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE: V-B
PRIMARY STRUCTURAL FRAME: 0
EXTERIOR BEARING WALLS: 0
INTERIOR BEARING WALLS: 0
NONBEARING EXTERIOR WALLS AND PARTITIONS: 0 (10 < X < 30)
NONBEARING INTERIOR WALLS AND PARTITIONS: 0
FLOOR CONSTRUCTION: 0
ROOF CONSTRUCTION: 0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP: "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL)
SPRINKLED: YES

803.13 INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: C
CORRIDORS AND EXIT ENCLOSURE: C
FOR EXIT ACCESS STAIRWAYS: C
ROOMS AND ENCLOSED SPACES: C

CHAPTER 10: MEANS OF EGRESS

1004	FUNCTION OF SPACE: INDOOR ROOM#	ROOM NAME	LOAD FACTOR (PER 1004.5)	OCCUPANT LOAD
	100	SHOP 100	200 / 1910	009.55
	200	SHOP 200	200 / 1899	009.45
	300	SHOP 300	200 / 1899	009.45
	400	SHOP 400	200 / 1868	009.34
	500	SHOP 500	200 / 1868	009.34
	600	SHOP 600	200 / 1899	009.45
	700	SHOP 700	200 / 1899	009.45
	800	SHOP 800	200 / 1910	009.55
TOTAL OCCUPANT LOAD:				075.58

1006.2 NUMBER OF EXITS: 8 REQUIRED; 8 PROVIDED
1006.2.1 COMMON PATH OF EGRESS TRAVEL: <100'-0" REQUIRED; 48'-8" PROV
1017.2 EXIT ACCESS TRAVEL DISTANCE: <250'-0" REQUIRED; 48'-8" PROV
1020.1 CORRIDORS CONSTRUCTION: 0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

CHAPTER 29: PLUMBING SYSTEMS

- 2902.01 MINIMUM NUMBER OF FIXTURES:
GROUP "F-1" (MODERATE-HAZARD FACTORY INDUSTRIAL):
REQUIRED: 0.00 WC, 0.00 LAV
WC: 1 PER 100 PER SEX
LAV: 1 PER 100 PER SEX
SERVICE SINK: 1
FOOTNOTE "H" A DRINKING FOUNTAIN SHALL NOT BE REQUIRED IN BUILDINGS OR TENANT SPACES HAVING AN OCCUPANT LOAD OF LESS THAN 50.
2902.2 SEPARATE FACILITIES:
1. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 25 OR LESS.
PROVIDED: 0.75 WC, 0.75 LAV, 1 SERVICE SINK
75.58 / 2 = 037.79 MALE/ FEMALE
1. 037.79/ 100 = 0.37 WC EACH
2. 037.79/ 100 = 0.37 LAV EACH

CITY STAMP AREA

THIELEN & GREEN

2051 RED OAK LANE
LINO LAKES, MN 55038
763-553-7927
WWW.TANDGARCH.COM

CHESTNUT BUSINESS PARK LLC
15 STUBBS BAY RD
ORONO, MN 55359
651-278-2510

CHESTNUT BUSINESS PARK
3740 CHESTNUT ST
CHASKA, MN 55318

ISSUE	DATE
CONCEPTUAL DESIGN	01/20/2023
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PERMIT & BID SET	
FOR CONSTRUCTION	

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 ARCHITECT UNDER THE STATE LAW OF MINNESOTA

NOT FOR CONSTRUCTION
KRIS THIELEN

REGISTRATION NO: 59237 DATE: 01/23/2023

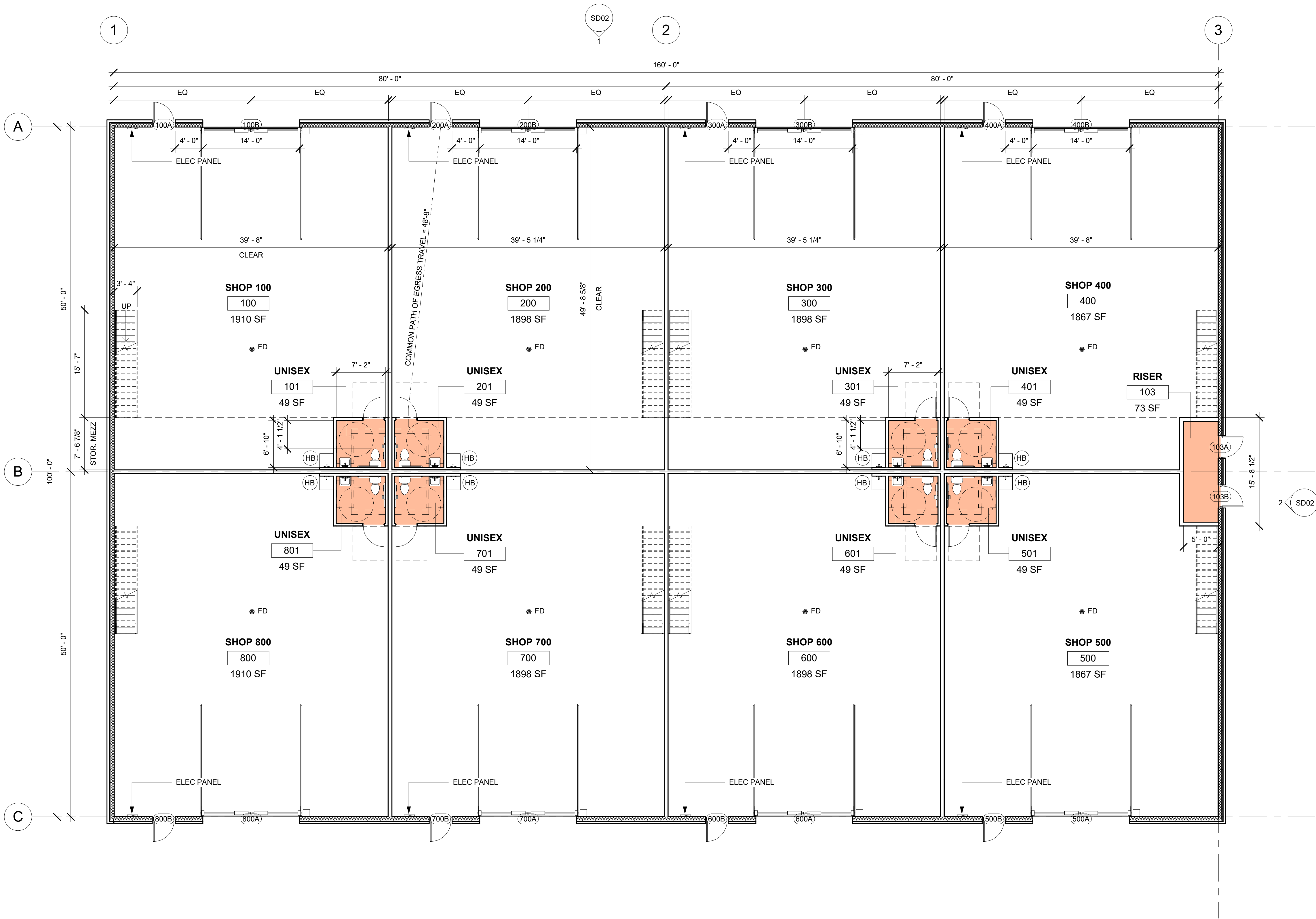
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SCHEMATIC FLOOR PLAN

Project Number	140_2023
Date	01/23/2023
Drawn By	KPG
Checked By	KPG, KMT

SD01

Scale As indicated



1 SCHEMATIC LAYOUT
1/8" = 1'-0"

Elizabeth Hanson

From: Ted Stauber <tedstauber@edwardssales.com>
Sent: Monday, February 27, 2023 11:38 AM
To: Tom Goodrum
Cc: Audrius
Subject: RE: Proposed Development at 3740 Chestnut

Hi Tom,

I didn't see the notice for the meeting on 2/7 – may have missed it due to a heavy travel schedule lately. Thank you for contacting me though, I'll review and discuss the plans with the other building owner, Robert Braudt.

Have you been made aware of the upcoming construction of a traffic circle at HWY41 and Peavey?

Best,

Ted Stauber
President
Edwards Sales Corporation
C: 952-210-8963
O: 952-929-6794

Keeping Buildings Warm And Dry Since 1954

From: Tom Goodrum <Tom.Goodrum@mooreengineeringinc.com>
Sent: Wednesday, February 22, 2023 12:26 PM
To: Ted Stauber <tedstauber@edwardssales.com>
Cc: Audrius <audrius_asakenas@yahoo.com>
Subject: FW: Proposed Development at 3740 Chestnut

Hello Ted

I'm representing the owner (Audrius) of the parcel north of the dance studio, formally the Tree House. We are proposing to remove the existing home and construct a 16,000 square foot office/warehouse building to serve up to 8 small businesses. We held a neighborhood meeting on February 7th at the site. Notices of the meeting were mailed to the taxpayers of the properties within 500 feet of the site. We did not hear from any of the notified persons. Because we are adjacent to your business, we wanted to reach out to you directly to make sure you are aware of our project and to receive any comments you may have. Attached is the information provided for the neighborhood meeting .

We are making application for Concept Plan Review with the city where public meetings will be conducted for your consideration.

Tom Goodrum
Senior Project Manager
moore engineering, inc.

Direct 612.699.0428 | Cell 612.791.6337
2 Carlson Parkway, Suite 110, Plymouth, MN 55447
tom.goodrum@mooreengineeringinc.com | www.mooreengineeringinc.com

Elizabeth Hanson

From: Rev. Robert Braudt <revrobertbraudt@yahoo.com>
Sent: Wednesday, February 22, 2023 2:45 PM
To: Tom Goodrum
Cc: jocelyn@rvdadance.com; Audrius
Subject: Re: Proposed Development at 3740 Chestnut

Tom,
Thank you for reaching out. We did not receive the notice about the February 7th meeting until after the event. It did not get flagged as urgent. Our apologies.

We wish you the best for the development of your project. Our greatest concerns would be nuisance related: smell, noise, congestion. We may need to have some communication around shared resources: driveway entrance, sewer access, lawn care, snow removal. I don't know how current you are with the Hwy 41 projects and how it will affect our driveway entrance/exit, and accessibility during construction. Many things have been promised but also seem to evaporate between meetings. The owner of 3650 to the south of us would like to connect with me regarding some challenges with snow piles, so there might be an opportunity to connect with him as well.

Look forward to staying connected.

Rev. Robert Braudt
C: 612-839-2111
RevRobertBraudt@yahoo.com

On Feb 22, 2023, at 12:23 PM, Tom Goodrum <Tom.Goodrum@mooreengineeringinc.com> wrote:

Hello Jocelyn and Robert
I'm representing the owner (Audrius) of the parcel north of the dance studio, formally the Tree House. We are proposing to remove the existing home and construct a 16,000 square foot office/warehouse building to serve up to 8 small businesses. We held a neighborhood meeting on February 7th at the site. Notices of the meeting were mailed to the taxpayers of the properties within 500 feet of the site. We did not hear from any of the notified persons. Because we are adjacent to your business, we wanted to reach out to you directly to make sure you are aware of our project and to receive any comments you may have. Attached is the information provided for the neighborhood meeting .

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Direct 612.699.0428 | Cell 612.791.6337
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tom.goodrum@mooreengineeringinc.com | www.moreengineeringinc.com

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<NEIGHBORHOOD MEETING TUESDAY FEBRUARY 7TH.docx>
<22983_SiteMeetingExhibit_8.pdf>
<Architectual Design 1 Exhibit.pdf>
<30_ foot Turning Movements_20230131 4.pdf>
<30- foot Turning Movements_20230131 3.pdf>

Kevin Teppen

From: kevin.lebens@us.tel.com
Sent: Monday, July 24, 2023 10:16 AM
To: Kevin Teppen
Cc: audrius_asakenas@yahoo.com; Tom.Goodrum@mooreengineeringinc.com
Subject: RE: 23058 - Chestnut Business Park Concept Plan City Submittal

Good morning, Kevin,

TEL (TMEA) will give consent to show additional Property on concept plan clearly viewing as (Concept)

Kevin

From: Kevin Teppen <kteppen@civilsitegroup.com>
Sent: Monday, July 24, 2023 9:53 AM
To: TEH OPS Lebens, Kevin <kevin.lebens@us.tel.com>
Cc: Audrius <audrius_asakenas@yahoo.com>; Tom Goodrum <Tom.Goodrum@mooreengineeringinc.com>
Subject: 23058 - Chestnut Business Park Concept Plan City Submittal

EXTERNAL EMAIL: Only reply to senders or open links / attachments that you know are safe

Good Morning Kevin,

I wanted to let you know that per our on-site discussions we have submitted a revised concept plan to the city for review showing what could happen with the additional property if we combined our site and Tel's property south of the ditch.

The city has sent us a letter that we need to have an email from you that Tel is giving us consent to show the additional property on the concept plan. See item 1 on the attached pdf.

Is this something you could email me so I can send it over to Liz at the city? If so, she needs it before 7/26.

If you have any questions, give me a call.

Thank You,

Kevin

KEVIN TEPPEN | Senior Project Manager/Landscape Architect

e: kteppen@civilsitegroup.com

c: 612.508.5313 | o: 612-615-0060 x705 |

5000 Glenwood Avenue, Golden Valley, MN 55422





City of Chaska

Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: August 9, 2023
Subject: 3740 Chestnut Street Revised Concept Plan

The concept plan for 3740 Chestnut Street proposes a new small business center north of the Pondview business development area between Peavey Road and Lyman Boulevard. The existing topography drains from east to west with a central area being relatively flat with a berm located near the highway. The western edge of the site consists of steep wooded slopes extending down to the lake. The site plan will require a storm water management plan that meet City, county, and state standards. It will be important the site plan considers how stormwater will be managed while protecting the lake and integrity of the slopes neighboring the lake.

In terms of City utilities, watermain exists along the Highway 41 and is available for connection while public gravity sanitary sewer is not. By code the property does not require a connection to City sewer as it falls outside the distance threshold for available public sewer. Gravity sewer does exist in the area and would need to be explored further to serve the property should the applicant wish to pursue the option. The details of sewer extensions would be more understood should this be a part of the preliminary process.

The site has access off Highway 41 via a shared driveway with the parcels to the south. The access has been modified to allow for restricted right in right out turning movements by MnDOT for safety reasons.

- MINUTES -
CHASKA CITY COUNCIL
JUNE 26, 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, and Hubbard.

Absent: Councilmember Huang.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Jake Saufley, City Attorney.

4. Adopt the Agenda

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

5. Proclamation

5.A. Chaska Area Fishing with a Friend Veterans Celebration

Phil Honzy, Board Member of Chaska Area Fishing with Friends, introduced himself and explained Veterans Fishing Day is July 11 at Howard's Point Marina in Shorewood.

Mayor Windschitl read the proclamation in full.

6. Visitor Presentation

6.A. Representative Rehm Recognition

Representative Rehm explained some highlights of bills include \$20 million for Hwy 5, \$10 million for 82nd Street improvements, \$5.425 million for City Square West redevelopment, authorization of the levy for the District 112 Transportation Hub, \$300,000 per year to expand international marketing opportunities for farmers, a refundable sales tax exemption for new city building construction, financial support for library expansion, investment to increase the availability of nutritious food for underserved communities, \$4 million e-bike tax rebate, creation of Traffic Safety Council, and \$15 million for solar for school programs.

Mayor Windschitl presented Representative Rehm with a plaque thanking her for work on behalf of Chaska.

Assistant City Administrator pointed out there is a resolution on the Consent Agenda that would promote additional legislation to finish the City Square West redevelopment.

6.B. Tour de Tonka – Jenny Bodurka

Jenny Bodurka, representative of Tour de Tonka, stated the 18th annual event will be on Saturday, August 5, 2023. She shared a number of statistics about the event and pointed out a portion of the ride costs are donated to ICA Food Shelf. A new feature is a medallion hunt.

7. Approve Previous Meeting Minutes

7.A. Approve the June 5, 2023 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the June 5, 2023 City Council meeting.

Motion carried.

8. Consent Agenda

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

- A. Adopt Resolution No. 2023-52 to Award Bid for Hill Tower Demolition and Water Main Improvements

Motion to adopt Resolution No. 2023-52 awarding the bid for the Hill Tower Demolition and Water Main Improvements, with the low bid of \$504,180.00

- B. Adopt Resolution 2023-53 - Approving 2023 Performance Measures

Motion to approve adopt Resolution 2023-53 Approving 2023 Performance Measures.

- C. Approve Temporary On-Sale Intoxicating License - Flags and Honor of MN

Motion to approve the Temporary On-Sale Intoxicating License TW 23-03 for Flags and Honor of Minnesota, that allows them to serve intoxicating beverages at their car, bike and tractor fund raising event, on August 5, 2023.

- D. Approve Temporary On-Sale Intoxicating License - Chaska Rotary

Motion to approve Temporary On-Sale Intoxicating License TW 23.04 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska City River Days, on July 28th – 30th, 2023. Adopt Resolution No. 2023-54 Approving the Final Site & Building Plan and Final Plat for Chaska Yards/Carver County CDA/PC #2023-15

- E. Approve Temporary On-Sale Intoxicating License - Chaska Lions

Motion to approve Temporary On-Sale Intoxicating License TW 23.05 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska City River Days, on July 28th – 30th, 2023.

- F. Adopt Resolution No. 2023-54 Approving the Final Site & Building Plan and Final Plat for Chaska Yards/Carver County CDA/PC #2023-15

Motion to adopt Resolution No. 2023-54 approving the Final Site & Building Plan and Final Plat for Chaska Yards (PC #2023-15).

- G. Adopt Resolution No. 2023-56 Amending the Assessment Roll for the 2022 Downtown Street and Utility Reconstruction Project

Motion to adopt Resolution 2023-56 Adopting the Amended 2022 Downtown Street and Utility Reconstruction Project Assessment Roll.

- H. Adopt Resolution No. 2023-57 Approving the Lot Split and Consolidation of 9328 and 9332 Rhoy Avenue/Karrie Shroyer/PC #2023-16

Motion to adopt Resolution #2023-57, approving the Lot Split and Lot Consolidation between 9328 and 9332 Rhoy Avenue, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Certificate of Survey and Lot Line Adjustment, prepared by Demars-Gabriel Land Surveyors, Inc., dated March 10, 2023
2. 6,356 square feet is consolidated into Parcel B (9332 Rhoy Avenue)
3. Lot Consolidation is obtained through Carver County
- I. Adopt Resolution 2023-58 Supporting a Capital Budget Request for the City Square West Project

Motion to adopt Resolution 2023-58, supporting an application by the City for a Capital Budget request for the City Square West project.

- J. Adopt Resolution No. 2023-59 Approving Construction Plans for Creek Road Trunk Sewer and Authorizing Solicitation of Bids

Motion to adopt Resolution No. 2023-59, approving the construction documents for the 2023 Creek Road Truck Sewer Extension Street, Utility, and Trail Improvement Project and authorizing the solicitation of public bids.

- K. Approve an Amended and Restated Purchase and Redevelopment Agreement, LHIA Agreement, and LHIA Subrecipient Agreement for the Ernst House/Chaska Yards Redevelopment Project

Motion authorizing the Mayor and City Administrator to:

1. Sign an Amended and Restated Purchase and Redevelopment Agreement with the Chaska Economic Development Authority and the Carver County Community Development Agency.
2. Sign the LHIA Agreement with the Metropolitan Council.
3. Sign the LHIA Subrecipient Agreement with the Carver County Community Development Agency.

Motion carried.

9. Action Items

9.A. Adopt Resolution No. 2023-55 Approving the Preliminary Site & Building Plan for Crown Extrusions at 4035 Norex Drive/Greystone Construction/PC #2023-14

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

Mayor Windschitl noted his excitement about the project.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution No. 2023-55 approving the Preliminary Site & Building Plan for Crown Extrusions (4035 Norex Drive) (PC# 2023-14).

Motion carried.

Mayor Windschitl asked when construction would begin. A representative of the project stated construction would begin this summer.

10. Bills

10.A. Accounts Payable Claims Roster 26-6-2023

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

11. Other Business

10.A. City Administrator's Report

Councilmember Hatfield:

- Noted Fire and Ice will be July 14-15.

Councilmember Hubbard:

- Attended the Pride Picnic, which was a great event. The location was a great fit for the event.
- Thanked the Human Rights Commission and the Parks and Recreation Department for all their work on the event.
- Attended the Math in the Park event at Fireman's Park and checked out the Farmer's Market.
- Participated in Communities of Belonging call.
- Pointed out there have been several posts from the local humane society.

Councilmember Grau:

- Encouraged everyone to be mindful and responsible throughout the Fourth of July celebrations.
- Wished his wife a Happy Birthday.

Assistant City Administrator Elise Durbin

- Noted Hwy 41 will remain closed between 1st and 61, but there will be other access to the downtown area.

City Administrator Matt Podhradsky

- Pointed out next City Council meeting won't be until mid-July.
- Wished his wife a Happy Anniversary.

City Attorney Jake Saufley

- Explained this will be his last meeting with Chaska due to changes in his personal life. He noted this is likely the most fulfilling job he may ever have. He thanked the Council and Staff for their work.

City Attorney Mike Melchert

- Introduced his replacement Christophe Morschen and noted he only practices municipal law. Mr. Morschen is originally from Carver County.

Mayor Windschitl:

- Reminded residents to be mindful of watering practices.

12. Adjourn

Motion by Councilmember Grau, second by Councilmember Hatfield to adjourn the meeting at 7:58 p.m.

Motion carried.