

6:00pm – 6:45pm
WORK SESSION:
Update on 2040 Comprehensive Plan



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, August 08, 2018
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 Minutes of the July 11, 2018 Planning Commission Meeting
6. Consent Items
 - 6.A. Approve the Final Plat for Savanna Estates 2nd Addition
7. Action Items
 - 7.A. Public Hearing: Approve the Rezoning of PID-2 to PID-8 and Zoning Ordinance Amendment to Section 4.4.3.2d
 - 7.B. Approve the Final Site & Building Plan for Biolyph at 4275 Norex Drive
 - 7.C. Public Hearing: Approve the Preliminary Plat and Rezoning for Sagewood
 - 7.D. Public Hearing: Deny the Variance for Signs at Southwest Christian High School

7.E. Public Hearing: Approve the Conditional Use Permit for Residential Facility at 320 Walnut Street

8. Other Business

8.A. Receive Other Meeting Minutes

8.A.i. Receive the Minutes of the June 18, 2018 City Council Meeting

8.A.ii. Receive the Minutes of the June 18, 2018 EDA Meeting

8.A.iii. Receive the Minutes of the July 9, 2018 Park Board Meeting

9. Adjourn

CHASKA PLANNING COMMISSION

MINUTES

JULY 11, 2018

1. Call to Order

Chairperson Huang called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Cross, Kelley, Keyport, Pfeiffer, and Chairperson Huang.

Members absent: Commissioner Dahlke

Also present: Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner

3. Adopt the Agenda

Motion by Commissioner Keyport, second by Commissioner Pfeiffer to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the June 13, 2018 Planning Commission Meeting

Commissioner Pfeiffer requested a change to the minutes and referred to page 19 of the minutes in the agenda packet, regarding Condition 32 under item 7C as she felt it was missing proper context and clarification. The Commission agreed to have Commissioner Pfeiffer work with City Planner Hanson to revise the minutes to reflect the context and clarification needed.

Motion by Commissioner Pfeiffer, second by Commissioner Keyport to approve the minutes of the June 13, 2018 Planning Commission meeting subject to Commissioner Pfeiffer conferring with Staff to make the recommended modification of the minutes.

Motion carried.

6. Consent Agenda

Motion by Commissioner Cross, second by Commissioner Kelley to approve the Consent Agenda as follows:

- a. Accept the New Planning Commissioners Handbook
- b. Approve the Preliminary Site/Building Plans and Preliminary Plat for Phase II of the Chaska Building Center (Formacoat), subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Formacoat, dated June 6, 2018.
 - b. Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018

- c. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - d. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - e. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - f. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - g. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - h. Photometric Exhibit
 - i. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - j. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - k. Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.
 - l. Preliminary Plat, submitted by Rehder & Associates, Inc.
 - m. Sanitary Sewer Connection Exhibit
 - n. Building Renderings (pgs 1-3)
- 2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
 - 3. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots, to be recorded with the plat.
 - 4. Coordination with the City Engineer with regard to utilities, grading and drainage.
 - 5. Installation of all site lighting at a 0-degree angle with the light source fully concealed at the property line.
 - 6. Utilization of modular face brick as a Class I material.
 - 7. No exterior storage will be permitted.
 - 8. Approval by Carver County for: the access plan to CSAH 61 and Right of Way requirements for CSAH 61 prior to recording of the Final Plat.
 - 9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
 - 10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
 - 11. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.

12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
15. Provision that all mechanical equipment will be fully screened from view.
16. Compliance with section 9.11 Building Design/Materials and Site Design.
17. Adherence with the Engineers Memo dated July 4, 2018.
18. Provision to revise landscape plan to relocate/include at least 4 more overstory trees on the northeast portion of the site and to be submitted at time of building permit.
19. Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.
20. Coordination with Electric Department on service locations.
21. Elimination of all un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
22. Coordination with the Engineering Department and EDA for a site demolition plan and schedule.
23. Final Plat to list City of Chaska as a part of the plat.
24. Provision of a private utility easement over the sanitary sewer connection.
25. Compliance with the County Memo dated June 8, 2018.
26. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.
27. Provision to provide a future access on the southeast portion of the site to access the eastern site.
- c. Approve the Final Site & Building Plan and Final Plat for 650 700 and 710 Chestnut Street North (PC #2018-25), subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), submitted by Matt Borowy, dated June 25, 2018.
 - b. Certificate of Survey, submitted by Trosen Land Surveying, dated April 14, 2018
 - c. Site Demo Plan (C1), submitted by LTN Engineering, dated May 29, 2018
 - d. Civil Site Plan (C2), submitted by LTN Engineering, dated June 26, 2018
 - e. Grading/Paving & Drainage Plan (C3), submitted by LTN Engineering, dated May 29, 2018

- f. Utilities & Piping Demolition Plan (C4), submitted by LTN Engineering, dated May 29, 2018
 - g. Utilities & Piping Plan Exist. Fire Hydrant Plan(s) (C5), submitted by LTN Engineering, dated June 26, 2018
 - h. SWPPP/Erosion Control Plan & Details (C6), submitted by LTN Engineering, dated May 29, 2018
 - i. Photometric Site Plan (E6-10), submitted by ISG, dated May 29, 2018
 - j. Sheet A1, submitted by RDS Architects, dated April 27, 2018
 - k. Sheet A2, submitted by RDS Architects, dated May 16, 2018
 - l. Floor Plan, Notes & Partition Type (A1.0), submitted by Bright Pixel Design, undated
 - m. Exterior Elevation & Details (A5.0), submitted by Bright Pixel Design, undated
 - n. Exterior Elevation & Details (A5.1), submitted by Bright Pixel Design, undated
 - o. Sheet A0, submitted by Bright Pixel Design, dated April 27, 2018
 - p. Landscape & Site Signage Plan (L1.1), submitted by Bright Pixel Design, dated June 29, 2018
 - q. Typical Landscape Details & Specifications (L1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - r. Typical Irrigation Details (L1.3), submitted by Bright Pixel Design, dated March 13, 2018
 - s. Siteline Studies (SL1.1), submitted by Bright Pixel Design, dated March 13, 2018
 - t. Siteline Studies (SL1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - u. Final Plat, submitted by Trosen Land Surveying, LLC
 - v. Sight Line Analysis (pgs 1-4), submitted by Bolton & Menk, dated June 17, 2018
- 2. Compliance with section 9.11 Building Design/Materials and Site Design.
 - 3. Provision of curb and gutter to be provided in parking lot design.
 - 4. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.
 - 5. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the building permit submittal.
 - 6. Decorative fence by northerly building to be painted Hunter Green to match Walgreens fence.

7. Provision that signs will meet Section 10 of the zoning ordinance.
8. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.
9. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
10. Provision of modular face brick is used for all brick applications in order to be classified as a Class I material.
11. Building fire suppression system to be implemented if required by Fire Department.
12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
13. Provision that an access permit is obtained from MnDOT.
14. Adherence with MnDOT's memo dated June 6, 2018.
15. Compliance with the Engineers Memo dated July 4, 2018.
16. Coordination with Walgreens to reconstruct and improve the shared driveway between Walgreens and the proposed sites.

Motion Carried.

7. Action Items

7.A. POSTPONED TO AUGUST 8TH PLANNING COMMISSION: Approve the Rezoning of Planned Industrial District (PID-2) to Planned Industrial District (PID-8)/City of Chaska/PC #2018-28

7.B. Public Hearing: Approve the Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School/ISD #112/PC #2018-26

City Planner Hanson presented the item to the Commission.

Commissioner Keyport looked to clarify the surface area of the panels.

The applicant replied off-mic what the dimensions are, and City Planner Hanson projected into the microphone that they are ten feet wide. Chairperson Huang commented that they are about the footprint of a car.

Commissioner Kelley asked approximately how far these panels are from the hockey rink, and how easy they are to break.

City Planner Hanson stated that they are fifteen to twenty feet away from the hockey rink and that the applicant conducted an analysis as to where to locate these panels and likely considered that they will be located near recreational fields. She commented that based on their expertise in choosing the location, they must be confident that it will operate well.

Crystal Knutson with Avant Energy, representing the applicant Minnesota Municipal Power Agency (MMPA), introduced herself and an installation contractor with Blue Horizon, Griffin Dooling.

Griffin Dooling stated that the panels are faced with a tempered glass, the frame is anodized aluminum, and the entire rear is covered in a metallic mesh which prevents contact to the backside from a flying object like a hockey puck. He explained the only instance that a panel built to these same specifications has cracked was during a very intense hailstorm. He also mentioned that the tempered glass face is tested against ball bearings and other sort of projectiles.

Commissioner Keyport stated that this sounds like a wonderful project but wanted reassurance on Item A in the conditional use permit requirements. He looked to clarify what five kilowatts typically powers.

The installation contractor stated that five kilowatts is slightly less than enough to power a typical home.

Commissioner Keyport inquired what risk is present with all of that power sitting in the panels.

The Griffin Dooling explained how the power generated by the panels is converted by the inverter into AC power which can be used in the electrical system. He further explained the inverter is UL listed and tested to a variety of standards such that if it sees that the grid voltage goes down, it will shut down the solar array so it ceases production. He stated that if the inverter is not active, there is generally no live power on that site.

Commissioner Keyport then asked if things will be plugged into it for teaching and training purposes.

Ms. Knutson stated that they would not plug things into it, but rather for educational purposes use an iPad kiosk on site to view daily, weekly, monthly output depending on the weather or time of year and explained it is more of a monitoring tool.

Commissioner Keyport looked to clarify that there would not be a risk of running into live wires.

Ms. Knutson stated that all the wires are in rigid plastic conduits in the panel poles and underground to the school building and everything meets the NEC code standards.

Commissioner Cross mentioned that this concept might be a bit difficult for elementary age kids to grasp and asked if divots will form from water runoff off of the panels and suggested demonstrating what types of plants can grow under these instead of taking agriculture land out of use.

Ms. Knutson stated that they recommend schools plant a shade garden under the panels to prevent mowing needs under the panel and keep people away from them. She stated they are not part of the grant program, but that some schools have elected to put them in.

Commissioner Pfeiffer commented that this is a great idea and opined that any experiential education is valuable. She mentioned that she understood students could see data from their computers, but inquired if they would also be able to see data at the site of the panels.

Ms. Knutson stated that they would need an app on their device to monitor it and clarified that there is not data on the panel structure.

Chairperson Huang looked to clarify that the panels are not an interactive display.

Ms. Knutson confirmed that he was correct and stated that the link is accessible and students could also monitor data from home. She also mentioned that solar panels and the educational information given for the project do fall within fourth grade science standards and so the project does add to the education they are required to know in fourth grade.

Chairperson Huang opened the public hearing at 7:30 pm.

Lee Peterson, 2882 Faulkner Drive, commented that this is a great educational opportunity and inquired if this location takes away from the play area of the kids. He also inquired who is responsible for the maintenance of the panels and if they fail, does this become a burden on the school district. Mr. Peterson also suggested having a snow removal plan in place as the location of the panels has in past been a snow piling area.

Chairperson Huang closed the public hearing at 7:31 pm.

Ms. Knutson stated that after conferring with the school building and grounds crew and school principal, they were assured that this location will not be in the way of any normal activities of the school nor impede the school's snow removal.

Griffin Dooling mentioned there is a lot of open ground at the site and suggested piling snow in a different location. He gave the length of warranty for the main components of the solar panel system, and noted that while their company provides a two-year workmanship warranty, the only service they have had to provide for similar projects is reprogramming information when the internet provider is changed. He stated there is generally not a lot of maintenance for the system to operate on a day-to-day basis.

Chairperson Huang inquired if the school district is the ultimate owner from a responsibility standpoint.

Ms. Knutson stated that when installation is complete, the school district will own and operate the solar array and stated that their main contact would be Blue Horizon if it was a warranty issue.

Chairperson Huang looked to clarify that MMPA provides the grant funding for this project and facilitates support to Blue Horizon or any other service provider the school may need for maintenance, but ultimately the school district has responsibility to maintain it.

Ms. Knutson confirmed this and stated MMPA does not have any part of it after construction.

Commissioner Kelley inquired about the specifications on these panels in regard to wind as there is only one post holding them up.

The Griffin Dooling explained that these undergo a structural engineering process and the system itself is mounted on a fourteen-inch diameter steel post that goes six feet into the ground and there is a concrete and rebar foundation around that supporting the structure from the bottom.

Ms. Knutson added that there is a steel racking system that supports the actual panels.

Griffin Dooling also explained each panel is supported by four points to the steel framework.

Commissioner Pfeiffer inquired if the all kids in the Eastern Carver County School District have access to this and can learn about this, or if it is just specific to Clover Ridge Elementary.

Nate Slinde, Clover Ridge Elementary School Principal, explained how the school worked with MMPA and surrounding schools to find the best site for this project. He informed the Commission that the intent of this project is to start with Clover Ridge, but the information will be accessible to all students in the District if teachers want to implement it into their curriculum as well.

Commissioner Pfeiffer asked if the expense falls solely on Clover Ridge Elementary or on the District.

Mr. Slinde stated that it would depend on what the repair would be, but minor maintenance would be handled by Clover Ridge Elementary's budget and any major issues would need support from the District. He explained that as they understood, there is little to no maintenance needed with these projects, so they have not planned or prepared for a huge line item for this installation.

Ms. Knutson mentioned that the main maintenance need is to clean off the panels if they get dusty, or brush snow off and reiterated that it is not a high-maintenance installation.

Griffin Dooling agreed and stated that it requires no annual checks.

The Commission agreed as a whole that this is a great project.

Motion by Commissioner Kelley, second by Commissioner Pfeiffer, to recommend to City Council to approval the Conditional Use Permit in order to construct two solar panels on the Clover Ridge Elementary site, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Conditional Use Permit Application (pgs 1-40), prepared by MMPA, dated July 3, 2018
2. Compliance with section 2.3 of the Zoning Ordinance.

3. Submittal and approval of a building permit prior to construction of the solar panels.
4. Provision to install educational sign with solar panels.
5. Provision that the panels will be at least 7 feet above grade at their lowest point.
6. Provision that the electrical boxes and all other hazardous components are secured appropriately.
7. Provision that no expansion to these panels or the number of panels will occur.
8. Provision that the solar panels are for educational purposes only.

Motion carried.

7.C. Approve the Final Plat for Clover Field 7th Addition/Fieldstone Family Homes/PC #2018-27
City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired what the average depth is for the homes.

City Planner Hanson stated that she believed they were about forty feet in depth and stated that because of the density in the Clover Ridge Neighborhood, the setbacks are smaller.

Chairperson Huang asked City Planner Hanson to elaborate on the thought process for Clover Ridge in terms of having less individual homeowner open space compared to public space that is shared, as this likely predates some of the Commissioner's terms.

City Planner Hanson stated that this did predate her as well, but explained that the thought process behind Clover Ridge was to create higher densities in smaller areas to preserve more open space for the development. She explained this is why there are big clusters of tighter neighborhoods within this development so as to create more pockets of open areas.

Chairperson Huang looked to confirm that this philosophy was also applied to Chevalle.

City Planner Hanson confirmed that it was and is, in other words, considered cluster development.

Commissioner Bowe inquired if these homes will be included as part of the Jonathan Association.

City Planner Hanson stated that it will be and that there are some members of the association in the audience.

Commissioner Bowe also inquired if there had been a neighborhood meeting to receive feedback.

City Planner Hanson stated that they made a connection to start discussions on what additional standards and requirements will be and are continuing to discuss those pieces.

Commissioner Cross commented that a townhome addition that was built out there over two years ago is still not finished and she assumed it was so because no one wants to buy. She stated that although she feels the houses and alley are tight, she'd rather see those going in as opposed to the townhouse.

Bill Johnson, representing the applicant, informed the Commission that Fieldstone Family Homes has built all over the metro area, including homes in Clover Field in the narrow lots. He presented the reasons for some of the amenities and layouts of the project and stated that there is a demand for homes like these and they estimate to sell out in six months.

Commissioner Keyport inquired if there were sidewalks on the front of these homes.

Mr. Johnson stated that there were.

Commissioner Bowe commented that she was pleased they were putting a door in on the back side of the homes because it allows for guest parking and clear entrance. She also asked what price point the applicant is aiming for with these homes.

Mr. Johnson estimated that they would be in the \$300,000 range.

Chairperson Huang inquired what the square footage is.

Mr. Johnson stated they will vary; the one-story homes will be about 1,000 feet, the two-story homes about 1,800 square feet, and the multi-level will finish out at about 2,200 square feet.

Chairperson Huang looked to clarify that these would all have basements.

Mr. Johnson stated that they would.

Commissioner Keyport asked City Planner Hanson if there will be variation in the homes to comply with anti-monotony facades.

City Planner Hanson stated that Clover Ridge has a provision where the front facades have to be varied.

Mr. Johnson confirmed that these homes will vary in their façade and design.

Commissioner Keyport commented that he was glad to hear this and stated that he really liked the elevations and that the look of these homes is terrific.

Commissioner Pfeiffer inquired why most homes in this area have white window frames and if that would be part of the plan for this development.

Mr. Johnson stated that they use a Simonton window that has a high U-value and lifetime warranty on the frame and twenty years on the glass. He explained that these windows also meet energy star program requirements, but only come in white. Mr. Johnson stated that to get

a different color, you need to go to a different brand and spend more money for less efficiency and without the warranty. He also stated that window molding could be a different color.

Lee Peterson, 2882 Faulkner Drive, explained that in terms of a neighborhood meeting, they found out about this two weeks ago when they received notice from the City. He mentioned that today or perhaps late yesterday, they received email communication from the applicant. He stated that the design of these homes is great, and explained that there are two associations here, the Clover Ridge Association, and the Jonathan Association. Mr. Peterson gave a detailed description of private agreements and reciprocal easement agreement for access to alley ways for development needs and that the associations would take on maintenance of those alley ways. He then explained that they would get an assessment for the entire year on December 1st for their dues, and these would be assessed to the owner on January 1st. He explained that dues not received would result in foreclosure of those homes. He stated he was concerned that the applicant or future buyers might not know these fees would be due right away. He also explained that a mail station was to be finished as part of the condition of the reciprocal easement agreement, but that the developer for this went bankrupt and these did not get built. He went on to inform the Commission that he is a home owner but also the president of the Clover Field Community Association and has not had a chance to see what other members feel about homes being put in where the mail stations were supposed to go. He stated that the private legal agreement that was in place shows mail stations, and this is what the community was expecting. Mr. Peterson mentioned that the applicant would need to agree to the reciprocal easement agreement in order to gain access to the alley ways.

Chairperson Huang inquired what Mr. Peterson's objective is tonight.

Mr. Peterson stated that his objective is to delay the project until dialogue occurs in order to come to a mutual understanding of what the resolution would be.

Chairperson Huang also inquired if there was any City land involved in this or if these were agreements between multiple private parties.

Mr. Peterson explained it is for sure multiple private parties, and that the plat maps are very chopped up but that there might be some sidewalks that are City.

Chairperson Huang then clarified that the City is not responsible for building the mail station, it does not own the road way, does not do the snow removal, and does not have the easements. He stated that given all of that information, the Planning Commission does not have any purview on this perspective and suggested that this is a good time to broach that conversation with the applicant and start having those discussions. Chairperson Huang inquired what distance is required in Clover Ridge to receive notice of proposed development.

City Planner Hanson stated that it is 350 feet.

Chairperson Huang explained that tonight's meeting from the Planning Commission perspective is an advisory to the City Council and from that perspective that they do not have any jurisdiction over private party negotiations or contractual obligations and will have to make some recommendations to City Council tonight. He explained that Mr. Peterson could go to City

Council to try to delay this project but there are still other mechanisms in place prior to this project moving forward.

Commissioner Keyport pointed out that one of the conditions of approval of this final plat is coordination with the Jonathan Association on any further requirements, and stated that based upon what he is hearing, this condition needs to be expanded to include the Clover Ridge Association, and subject to existing easement agreements. He stated that this amendment would cover any of these issues brought up.

Mr. Peterson noted that there is also a drainage issue currently that he believes will impact the City and that the City has already had to patch an alley way because of similar issues.

Commissioner Keyport inquired of City Planner Hanson if they should also add as a condition that the engineer makes an assessment of the drainage concern.

City Planner Hanson stated that they could do this. It was clarified that it is not Clover Ridge Association but Clover Field Community Association.

Chairperson Huang noted that the Commission is amending the Jonathan Association condition to also include the Clover Field Community Association.

Commissioner Keyport stated his proposed amendment to condition number 12: coordination with the Jonathan Association and the Clover Field Community Association on any further requirements and also subject to any existing easement agreements. He then suggested adding condition number 13: that the City engineer provide an assessment of drainage issues relating to this development.

Chairperson Huang inquired if the applicant was okay with having discussion regarding these issues.

Mr. Johnson stated that they will work things out and until today did not know there was anything to work out. He also stated that Phil Johnson will have to be involved in discussion as he was the one involved in these previous agreements.

Chairperson Huang inquired if the ownership change of the land has taken place already or if it is still just an intent to buy.

Mr. Johnson stated that it has not closed and the agreement with Mr. Phil Johnson was that it would close once everything got approved.

Commissioner Keyport stated he likes the project, the articulation of the buildings, the change from multi-family to single-family on those lots, and that the last few lots of Clover Ridge are getting built out. He stated that the issues here are solvable problems and thinks this can keep moving forward subject to those changed conditions.

Chairperson Huang agreed that the articulation of the homes is really nice and for the existing homes it will be nice to see what is effectively front of homes from their alley way. He stated he is optimistic that the final disposition of all this stuff brought up tonight will be resolved.

Motion by Commissioner Keyport, second by Commissioner Kelley, to recommend to City Council approval of the Final Plat for Clover Ridge 7th Addition, subject to the following amended conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Clover Field 7th Addition Final Plat, prepared by Bohlen Surveying & Associates
 - b. Tree Plan, prepared by CES Consultants, LLC, dated June 26, 2018
 - c. Site Grading with Setbacks, prepared by CES Consultants, LLC, dated June 26, 2018
 - d. SWPPP Plan and Notes, prepared by CES Consultants, LLC, dated June 26, 2018
 - e. Sanitary Sewer and Water Services Plan, prepared by CES Consultants, LLC, dated June 26, 2018
 - f. Details (pgs 1-2), prepared by CES Consultants, LLC, dated June 26, 2018
2. Adherence to the following building setbacks:
 - a. Front: 23 feet
 - b. Front (unenclosed porch): 15 feet
 - c. Front (Block 3, Clover Field 7th Addition): 10 feet
 - d. Rear: 10 feet
 - e. Side: 5 feet
 - f. Side (corner): 15 feet
3. Compliance with Section 9 of the zoning code.
4. Compliance with zoning district PMD-15, Ordinance No. 708.
5. Provision to locate new boulevard trees on Clover Ridge Drive behind the sidewalk in the front yards.
6. Provision to construct the additional alleyway out to Faulkner Drive.
7. Provision of the final alleyway designs to be reviewed and approved by the Engineering Department and Fire Department prior to installation.
8. Provision of a final grading and drainage plan to be reviewed and approved by the Engineering Department.
9. Coordination with the Engineering Department for utility services to the sites.
10. Adherence to the Engineers Memo dated July 4, 2018.

11. Provision that building facades shall be varied and articulated to provide visual interest.
12. Coordination with the Jonathan Association and Cloverfield Community Association on any further requirements.
13. City Engineer to provide assessments on any drainage concerns of the site prior to issuance of a building permit.

Motion carried.

8. Other Business

8.a. Receive Other Meeting Minutes

- 8.a.i. Receive the Minutes of the May 21, 2018 City Council Meeting
- 8.a.ii. Receive the Minutes of the June 4, 2018 City Council Meeting
- 8.a.iii. Receive the Minutes of the June 4, 2018 EDA Meeting
- 8.a.iv. Receive the Minutes of the June 11, 2018 Park Board Meeting

Commissioner Bowe

- Stated City Square West is delayed while they gather more information about potential library sites and they meet again in August.

Commissioner Keyport

- Noted he appreciates how quickly Hwy 41 was opened up after the flood.

Commissioner Kelley

- Stated he is happy to see the Hwy 41 project going in and there is a lot going in around the City. He mentioned that he saw a bike get hit today because the rider was impatient to get going and darted in front of a car. He reminded people to slow down and wait for the lights.

Commissioner Cross

- Inquired if the unfinished townhomes in Clover Ridge are in foreclosure. City Planner Hanson stated they are not in foreclosure and are still under construction.
- Noted that she saw a lot of odd things while driving around Clover Ridge, namely the two big trees along the main drive in do not have enough room, as well as the dead trees that were pulled out because there was not a large enough surface for them to be placed. She stated that this is a concern for her in the sense that they really have to pay attention as they are now recommending not planting maples because Chaska has a lot of them. She mentioned that they City has been pretty good lately about planting a variety. Commissioner Cross stated that she experienced Dutch Elm disease when all the Elm trees needed to come down in South Minneapolis and would like the City to be a bit more cautious about what they do in the future regarding tree plantings.

- Noted that she went in to Traditions and saw the oak they were hoping to save but is now looking like it cannot be saved because of the grading. She stated that the tree is likely at the age where it is reaching its maximum life span and pointed out that there is a daughter tree there and is hoping that it can be save despite the grading. Chairperson Huang commented that what he is hearing is that it is the grading during construction that is the issue and causing harm to the trees. He stated that as part of their planning process, they should perhaps start looking at making a point to preserve potential daughter trees. Commissioner Cross agreed and stated they have to think on a little bit longer term when it comes to trees.

Chair Huang

- Stated Hwy 41 construction is moving along and traffic seems to be flowing a little better now.
- Inquired if the notification area of 350 feet should be increased to a wider notification area. Commissioner Bowe stated that perhaps it should but it will be beneficial to see what other communities are doing before it is changed. Commissioner Keyport suggested having Staff take a look at what other communities are doing and how Chaska fits in that continuum. Chairperson Huang noted that it is important to take into account the context of the intent of these notifications and finding that balance that works for the community. He agreed that understanding what other communities are doing is important, as well as their intent behind their requirements. City Planner Hanson stated that Staff can look into that and see if there is a bigger radius for notification that other communities are implementing. Chairperson Huang reiterated that he would also like Staff to add to that obtaining the intent or goal of the notification radii of other communities and make sure they balance that with what is right for what Chaska is trying to accomplish.
- Noted that a few weeks ago he had the opportunity to attend a watershed education conservation corps hosted by Carver County Watershed District, as well as a number of other watershed districts. He conveyed the usefulness of the watershed education he received while he was there, namely the implications for watershed planning and conservation. He inquired if the Commission would be interested in learning more about watersheds through a workshop of some sort. The Commission agreed that this would be good. Chairperson Huang offered to give City Planner Hanson the contact information he had and asked her to set something up in a work session of some sort. He stated that this would be beneficial to continuing their education to allow them to be more knowledgeable in making future decisions. Commissioner Bowe agreed but cautioned they be careful that they would not be making suggestions that were outside their expertise. Chairperson Huang agreed and stated that he was just looking to gain knowledge in order to be informed enough to ask the right questions.

10. Adjourn

Motion by Commissioner Bowe, second by Commissioner Pfeiffer, to adjourn the meeting at 8:31 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 8/8/2018

Subject: Savanna Estates 2nd Addition - Final Plat

Applicant: Koosman Homes

Location: North of County Road 44, west of the Harvest

Case No.: 2018-31

Synopsis: Applicant seeks to obtain approval of the Final Plat for 11 single family lots in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to City Council

BACKGROUND

The concept plan for Savanna Estates was approved in February of 2017, and the preliminary plat and rezoning was approved in April of 2017. At this time, 51 lots were preliminary platted.

The final plat for the 1st Addition of 15 lots was approved in June 2017.

CURRENT PROPOSAL

Tonight staff brings forward the second phase of this development. The applicant is proposing to final plat only 11 lots as a part of this proposal.

Layout

The initial access to the property will be from Vista View Drive to the east from the adjacent Club West/Harvest neighborhood. Additional access will be provided to the west of the site from the collector road, Savanna Way. The installment of the cul de sac (Savanna Court) will be a part of this 2nd phase.

Setbacks

The setbacks will be consistent with the adjacent neighborhoods and 1st Addition of Savanna Estates. Namely, the front yard setback should be no less than 23 feet, with the front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The rear yard setback should be 30 feet. The side yard setback of 10 feet for the house and 5 feet for the garage side work within the City's guidelines except for corner lots, which should have a side yard setback of 23 feet. These setbacks are the same as those in the 2nd, 3rd, 4th and 5th additions of Club West.

In addition to the above noted setbacks, the development will be required to meet building setbacks from Savanna Way (collector road) and County Road 44. Savanna Way requires a 100 foot centerline setback and County Road 44 requires a 125 foot centerline setback.

Development Costs (Infrastructure Improvements)

The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)
- Work Force Housing

Prior to recording the final plat, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be. A development agreement will be required for this addition.

Final Plat

The request this evening is for a final plat of the site, which encompasses 11 lots.

Disposition of Outlots

- Outlot A: Future development land to be owned by the developer
- Outlot B: Land designated for a monument sign and landscaping to be owned by the developer

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Final Plat for Savanna Estates 2nd Addition for 11 single family lots in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Final Plat – Savanna Estates 2nd Addition (pgs 1-2), prepared by Alliant Engineering, undated
 - b. Construction Documents (pgs 1-17), prepared by Alliant Engineering, dated July 3, 2018
2. Adherence to the City Engineer's memo dated August 2, 2018.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision of sidewalks on both sides of all local streets.
5. Compliance with Ordinance No. 934 (PRD-69).
6. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
7. Payment of development fees prior to recording of final plat.
8. Compliance with the City's existing anti-monotony housing ordinance.
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
10. Provision of a turnaround provided at the stub of Savanna Trail to be reviewed and approved by the Engineering Department.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: August 2, 2018
Subject: Savanna Estates 2nd Addition

The 2nd Addition of Savanna Estates proposes a consistent development layout that was approved with the preliminary plat. Previous additions have provided for the extensions of sewer and water utilities to service the proposed lots. The site grading plan and wetland impacts for the overall development area have previously been accepted by all agencies. Development access for the site is consistent with the planned intersection location along the City's collector road. Construction access for the site will be directed off the new collector road Savanna Way.

SAVANNA ESTATES SECOND ADDITION

PLAT FILE NO.

C.R. DOC. NO

KNOW ALL PERSONS BY THESE PRESENTS: That KLC of Wilmar, Inc., a Minnesota Corporations, LLC, a contract purchaser, of the following described property:

Outlots A, B, C, and D, SAVANNA ESTATES, according to the recorded plat thereof, Carver County, Minnesota.

Have caused the same to be surveyed and platted as SAVANNA ESTATES, SECOND ADDITION, and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said KLC of Willmar, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: KLC of Willmar, Inc

Daniel Koosman, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Daniel Koosman, President of KLC of Willmar, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Dennis B. Olmstead 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__

Dennis B. Olmstead, Licensed Land Surveyor
Minnesota License No. 18425

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Dennis B. Olmstead, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

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

City Council, City of Chaska, Minnesota

By: _____
Mayor

Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian 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: _____

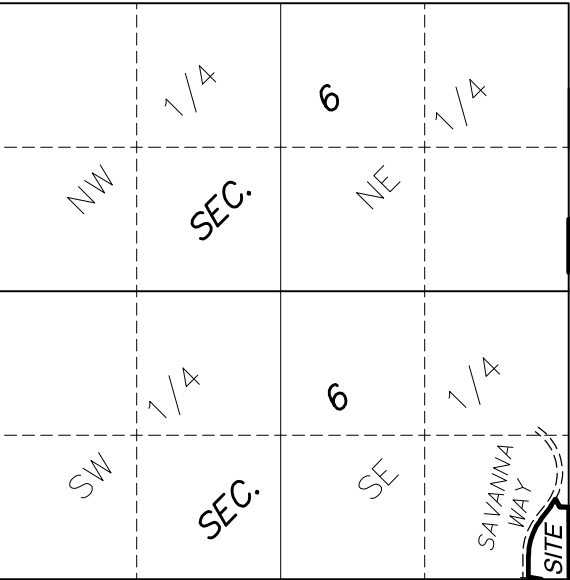
COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of SAVANNA ESTATES was filed this _____ day of _____, 20____, at _____ o'clock ____M. as Document Number _____.

_____, County Recorder

By: _____

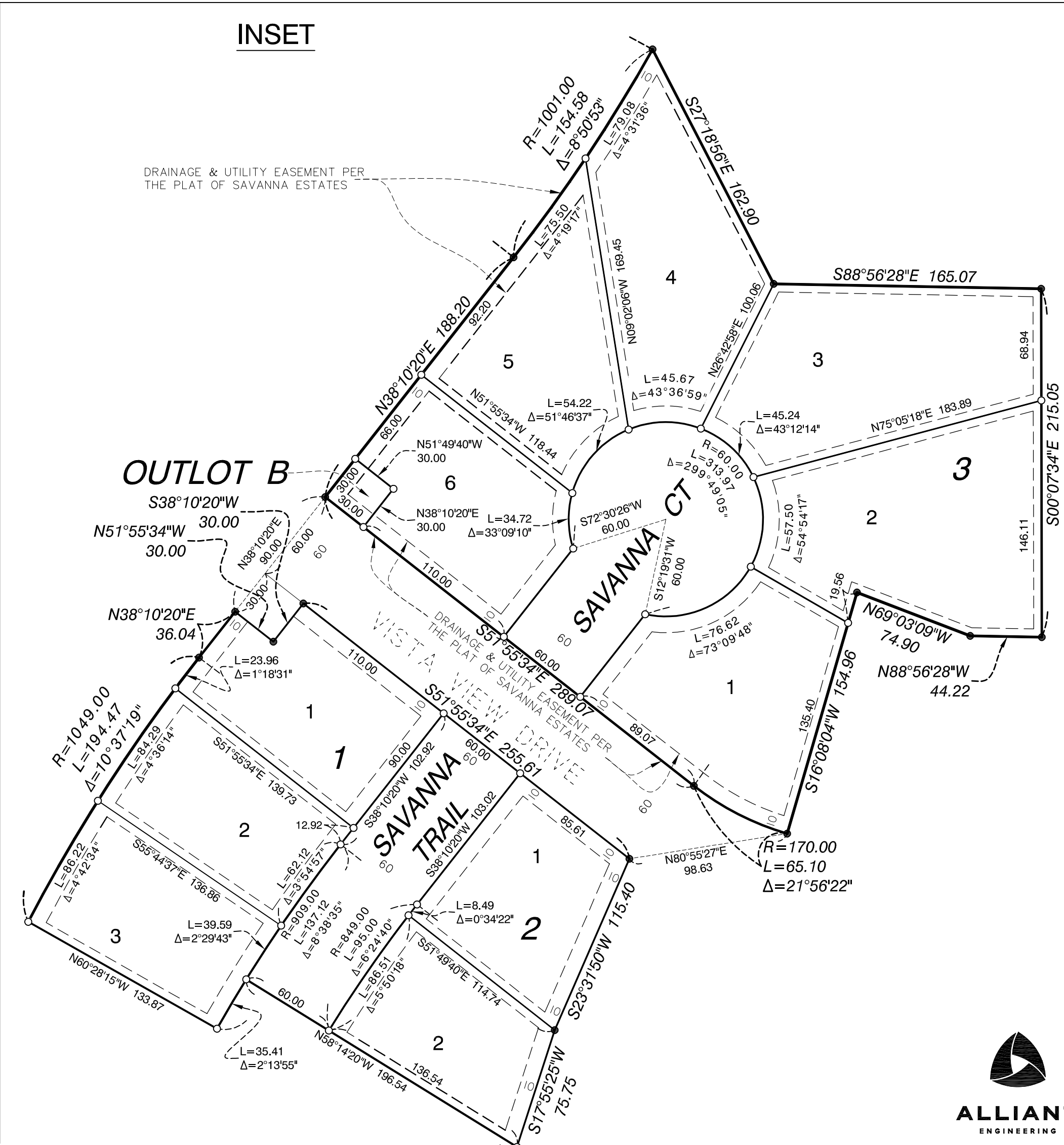
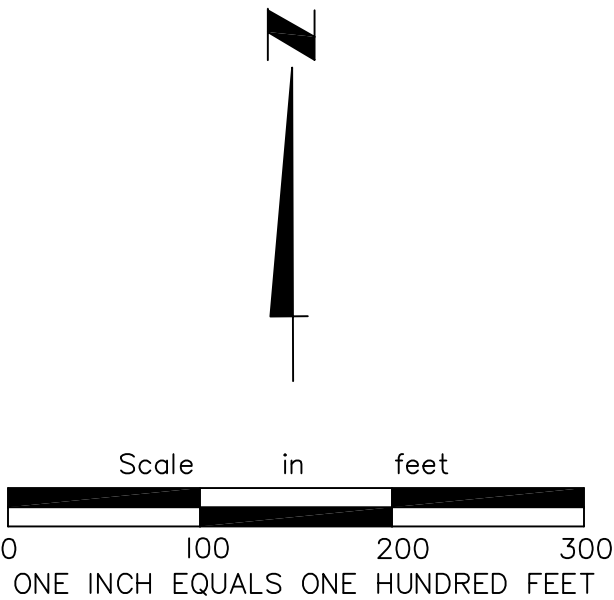
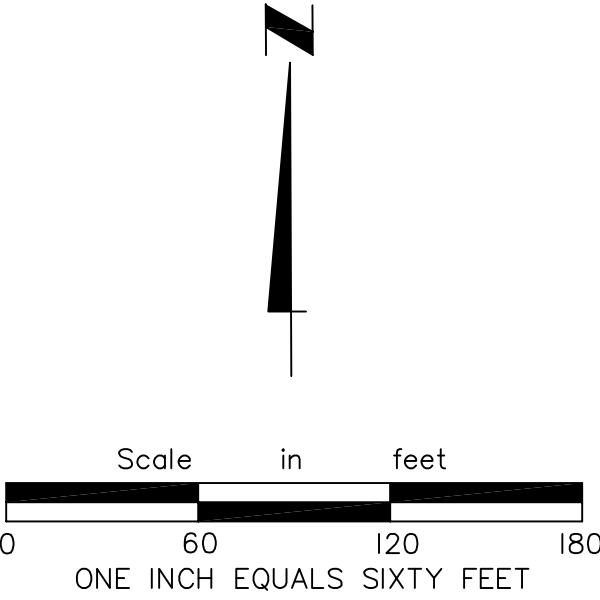
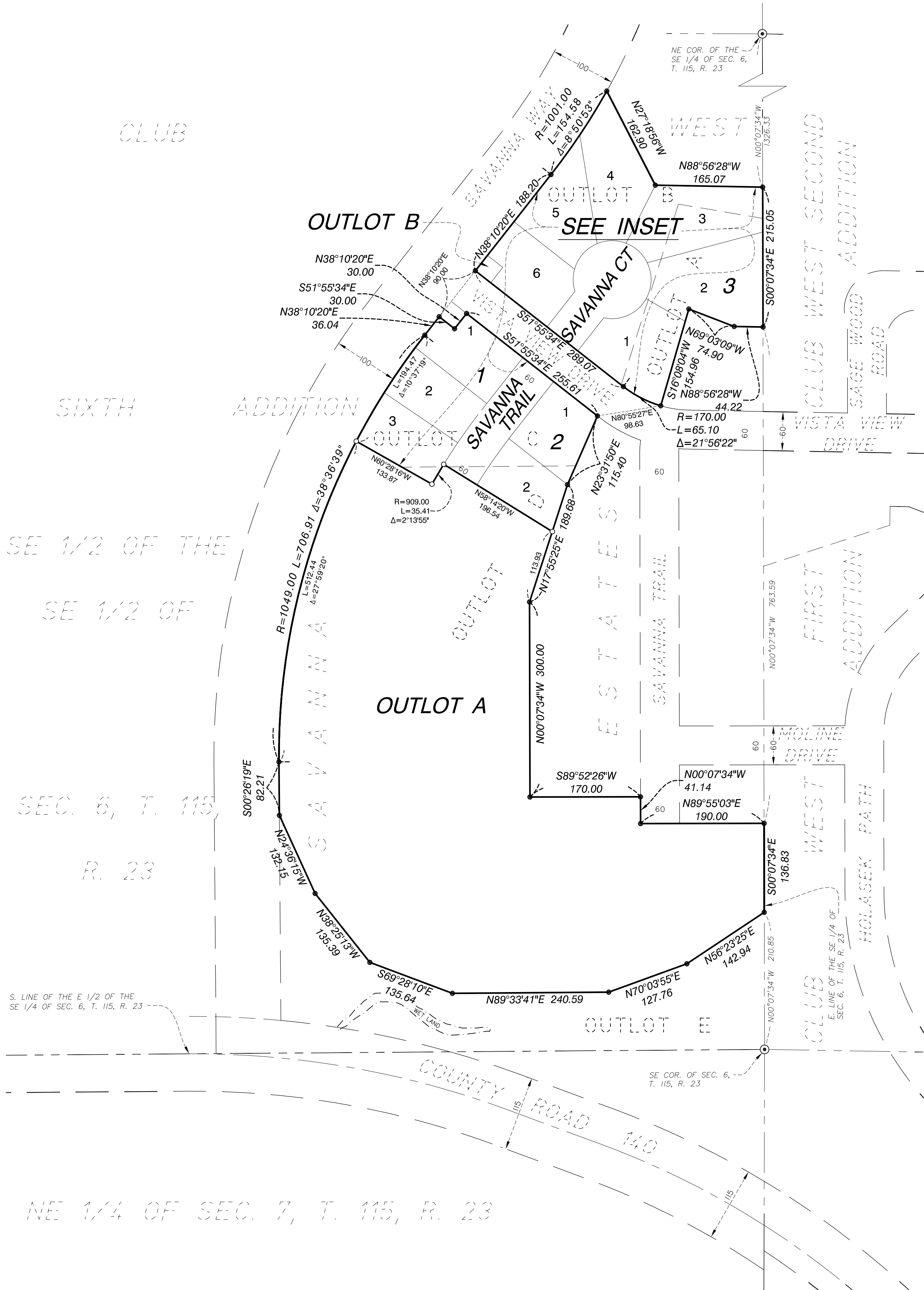
SAVANNA ESTATES SECOND ADDITION



VICINITY MAP
SECTIONS 6, T115N, R23W
NOT TO SCALE

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 115, RANGE 23 HAS A CARVER COUNTY BEARING OF S00°07'34"E (NAD83, 1986 ADJ.).

- Denotes 1/2 inch x 18 inch iron monument found marked by license no. I8425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. I8425 unless otherwise shown
- ⊙ Denotes Carver County Cast Iron Monument found



SAVANNA ESTATES PHASE 2

CHASKA, MINNESOTA

ALLIANT
ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

DEVELOPER

KOOSMAN HOMES
2320 U.S. HWY 12, SUITE 1
WILMAR, MN 56201
DANIEL KOOSMAN
PH: 320-235-7440

CONSULTANT

ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH
SUITE 300
MINNEAPOLIS, MN 55415
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

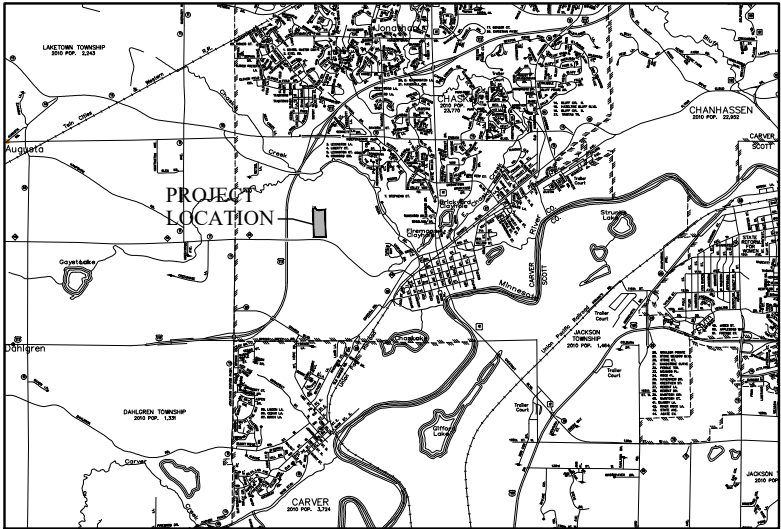
DAVID NASH
LICENSE NO. 21836
EM: dnash@alliant-inc.com

SURVEYOR

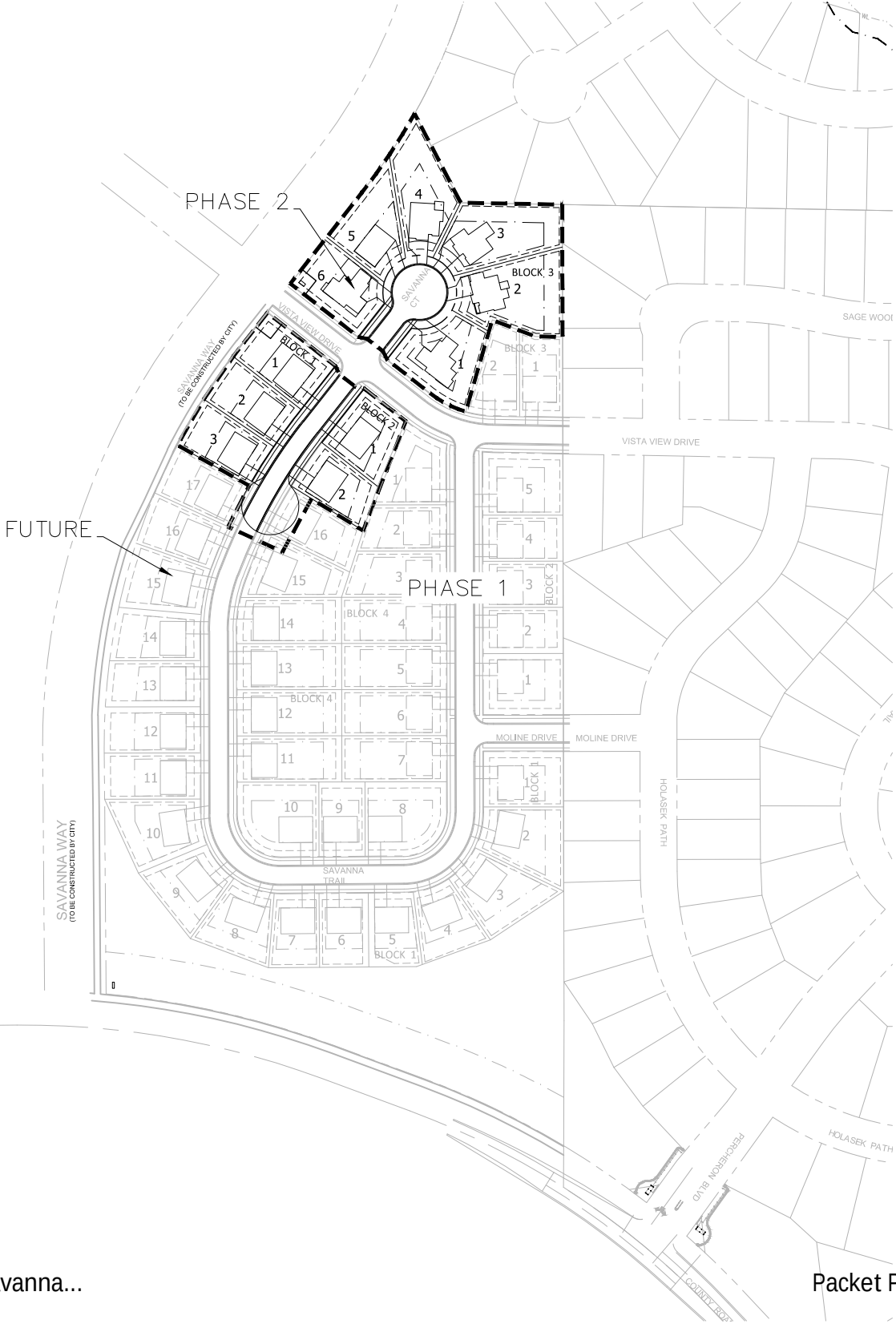
DENNIS B. OLMSTEAD
LICENSE NO. 18425
EM: dolmstead@alliant-inc.com

LANDSCAPE ARCHITECT

MALEAH MILLER
LICENSE NO. 19507
EM: mmiller@alliant-inc.com



VICINITY MAP
NOT TO SCALE



SHEET INDEX

	NO.
COVER SHEET	1
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SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
COVER SHEET

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

DAVE NASH, PE
7-31-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

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DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

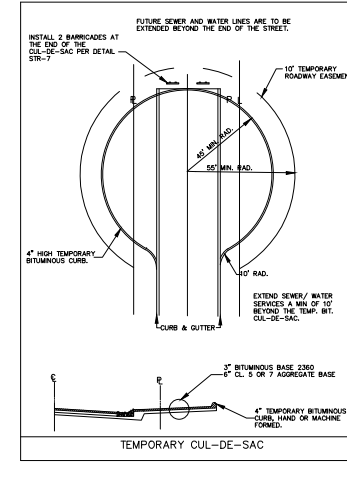
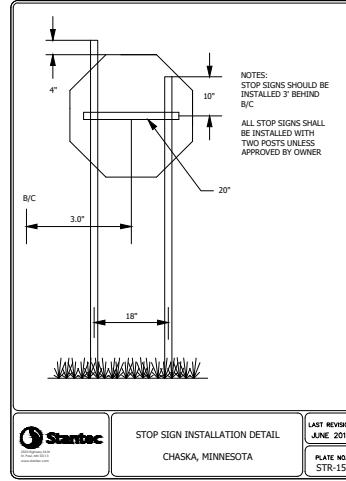
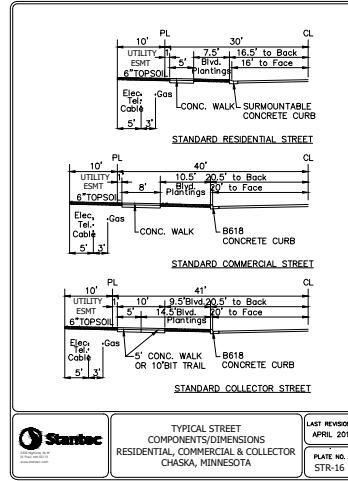
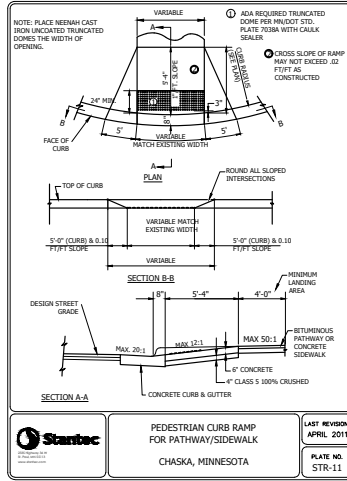
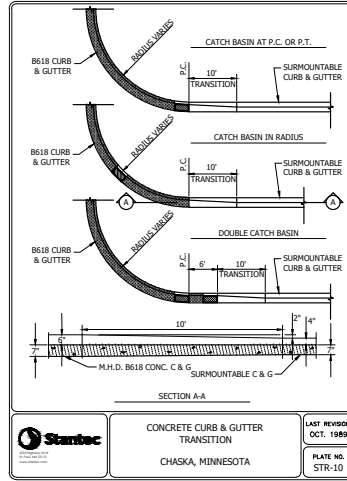
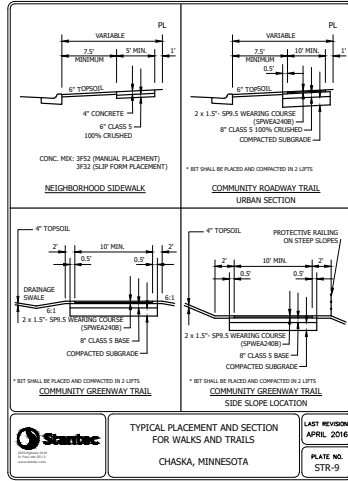
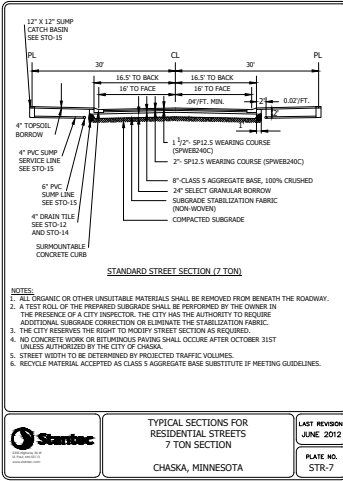
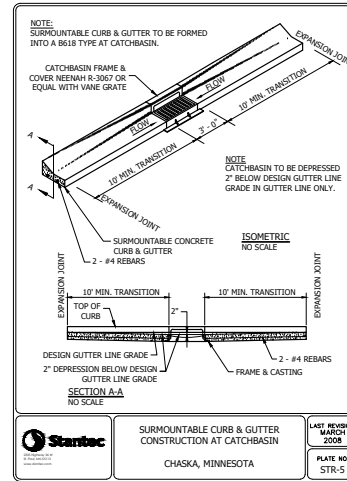
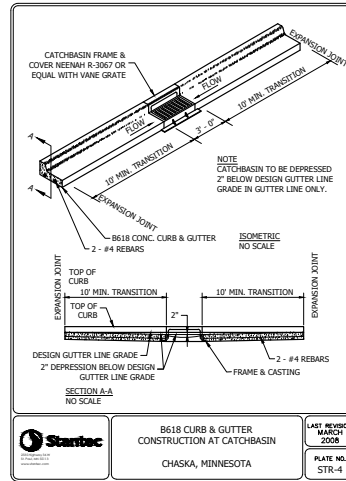
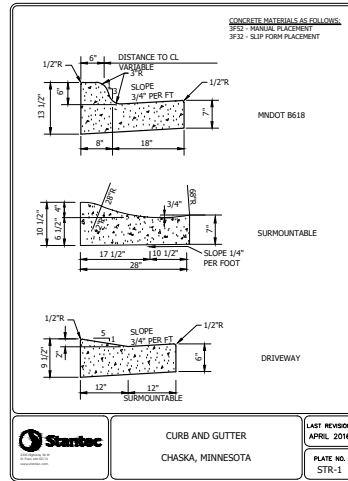
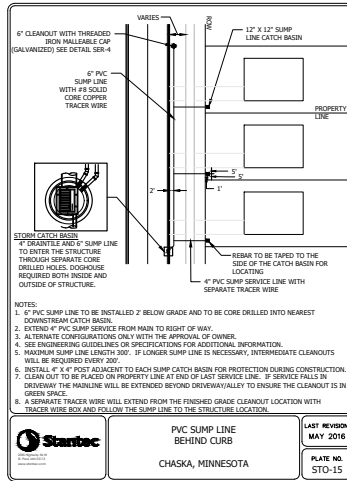
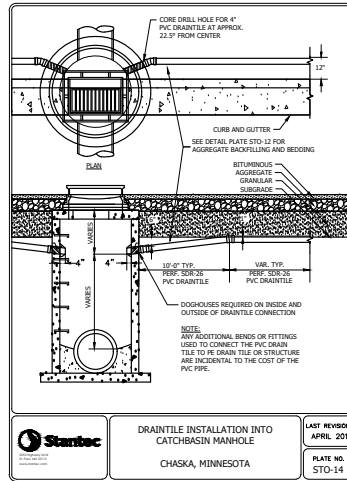
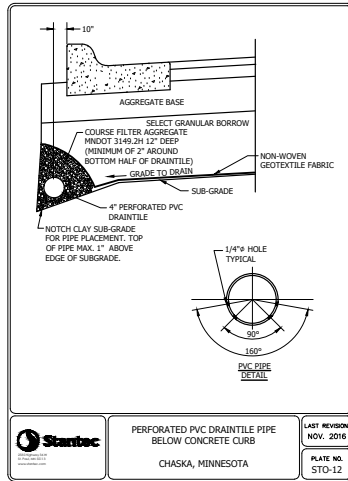
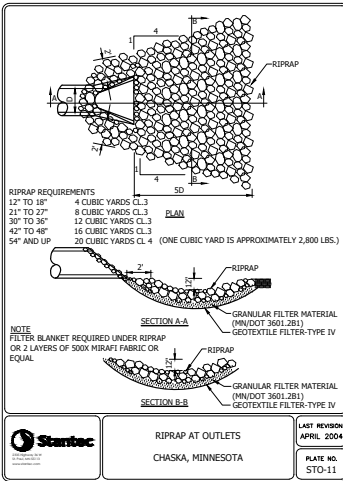
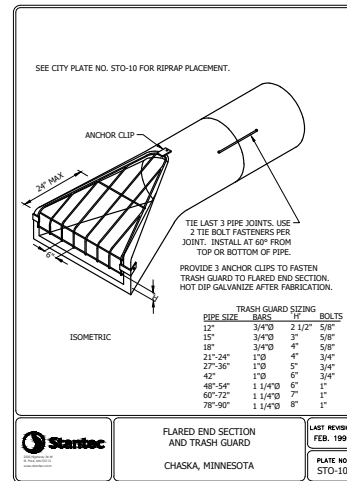
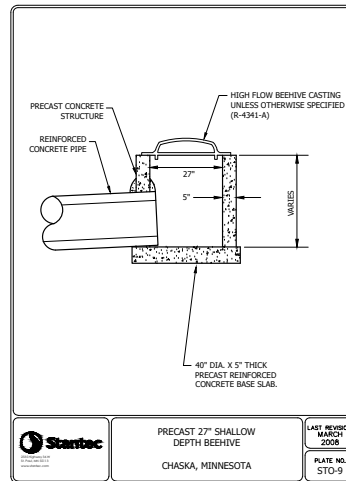
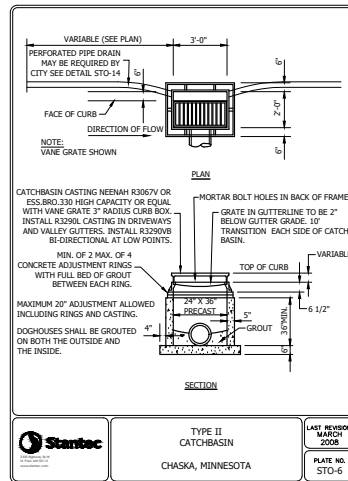
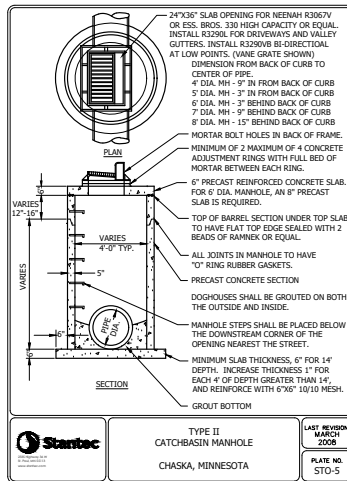
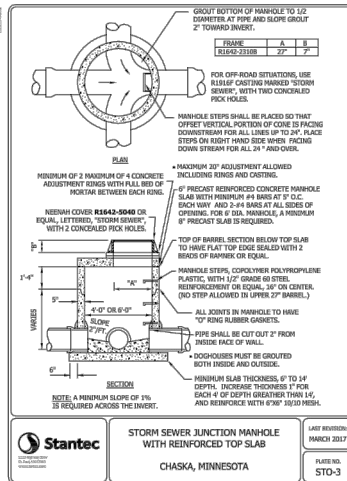
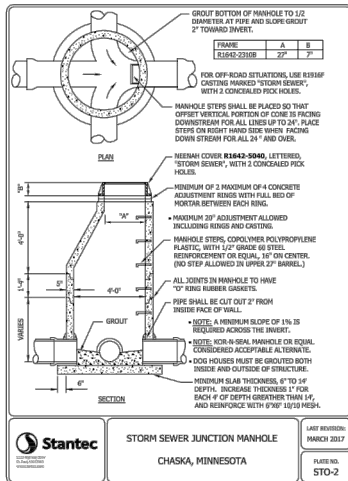
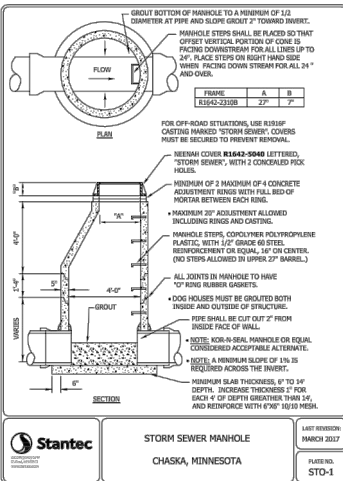
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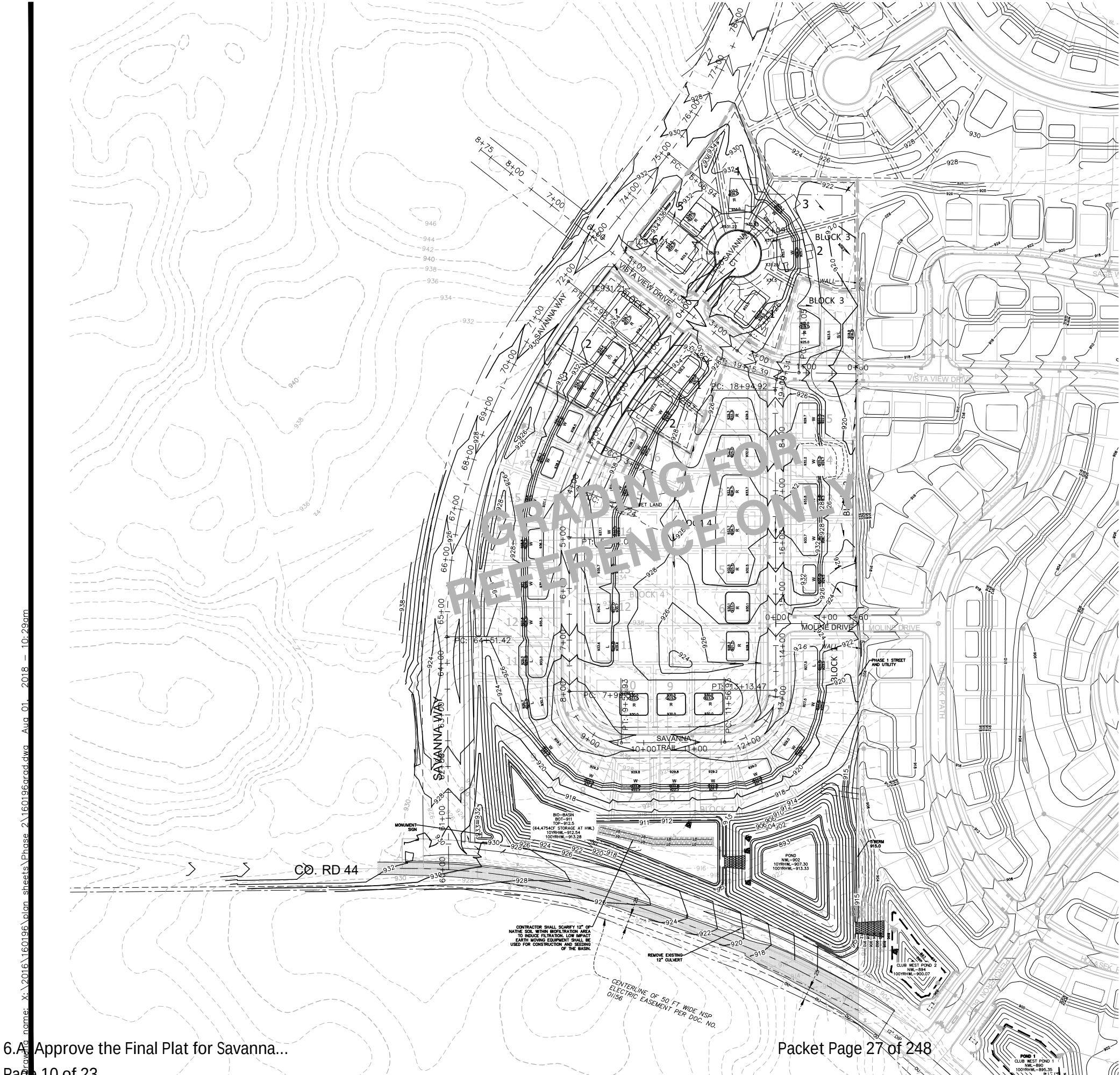
David Nash
DAVE NASH, PE
7-31-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

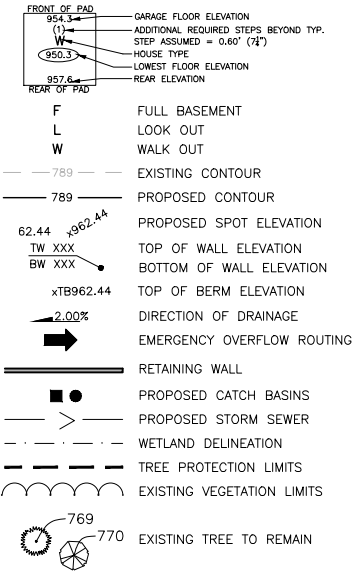
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7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196



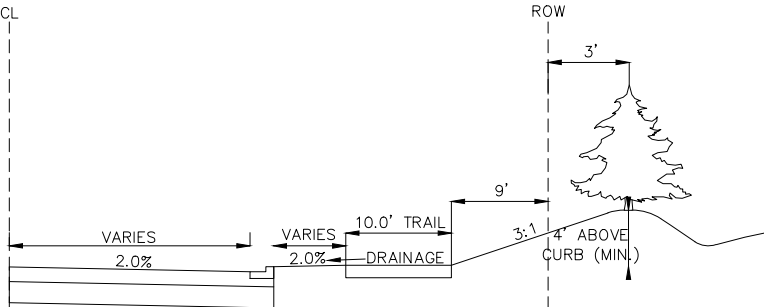


GRADING LEGEND:

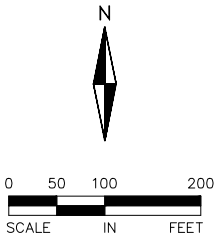


GRADING NOTES:

- 1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 1.75%.
- 2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
- 3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
- 4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF CHASKA CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
- 5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
- 6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
- 7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
- 8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
- 10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
- 11. REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
- 12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
- 13. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.
- 14. CONTRACTOR TO FOLLOW TOPSOIL MANAGEMENT PLAN AS APPROVED BY CARVER COUNTY WMO.



SAVANNA WAY TYPICAL CROSS SECTION



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
DAVE NASH, PE
7-31-18 21836
Date License No.

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PROJECT TEAM DATA	
DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

6.A Approve the Final Plat for Savanna...
Page 11 of 23

GRADING FOR SAVANNA
WAY TO BE COMPLETED
BY CITY OF CHASKA.

Packet Page 28 of 248

GRADING LEGEND:

- FRONT OF PAD
954.1
(1)
950.3
REAR OF PAD
957.8
- 789 — EXISTING CONTOUR
— 789 — PROPOSED CONTOUR
62.44 X962.44
TW XXX
BW XXX
XTB962.44
2.00%
RETAINING WALL
PROPOSED CATCH BASINS
PROPOSED STORM SEWER
WETLAND DELINEATION
TREE PROTECTION LIMITS
EXISTING VEGETATION LIMITS
769
770
EXISTING TREE TO REMAIN
- GARAGE FLOOR ELEVATION
ADDITIONAL REQUIRED STEPS BEYOND TYP.
STEP ASSUMED = 0.60' (12")
HOUSE TYPE
LOWEST FLOOR ELEVATION
REAR ELEVATION
- F FULL BASEMENT
L LOOK OUT
W WALK OUT
- PROPOSED SPOT ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
TOP OF BERM ELEVATION
DIRECTION OF DRAINAGE
EMERGENCY OVERFLOW ROUTING

ALLIANT
ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

PHASE 2 CONSTRUCTION DOCUMENTS
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
GRADING PLAN

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

DAVE NASH, PE
7-31-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
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7-31-18	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196

GRADING FOR SAVANNA
WAY TO BE COMPLETED
BY CITY OF CHASKA.

GRADING FOR CO. RD.
44 TURN LANE AND
TRAIL TO BE COMPLETED
BY CITY OF CHASKA.

GRADING LEGEND:

- FRONT OF PAD
REAR OF PAD
GARAGE FLOOR ELEVATION
ADDITIONAL REQUIRED STEPS BEYOND TYP.
STEP ASSUMED = 0.60' (12")
HOUSE TYPE
LOWEST FLOOR ELEVATION
REAR ELEVATION
- F FULL BASEMENT
L LOOK OUT
W WALK OUT
- 789 EXISTING CONTOUR
789 PROPOSED CONTOUR
- 62.44 PROPOSED SPOT ELEVATION
TW XXX TOP OF WALL ELEVATION
BW XXX BOTTOM OF WALL ELEVATION
XTB962.44 TOP OF BERM ELEVATION
2.00% DIRECTION OF DRAINAGE
EMERGENCY OVERFLOW ROUTING
- RETAINING WALL
- PROPOSED CATCH BASINS
PROPOSED STORM SEWER
WETLAND DELINEATION
TREE PROTECTION LIMITS
EXISTING VEGETATION LIMITS
- 769 EXISTING TREE TO REMAIN

ALLIANT
ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
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SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
GRADING PLAN

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7-31-18 21836
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7-31-18	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196



ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													
NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES													

NOTE TO CONTRACTOR:

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

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

SWPPP BMP QUANTITIES (PER PLAN):

1. STANDARD PRE SILT FENCE	0	LF
2. STANDARD POST SILT FENCE	1,115	LF
3. EROSION CONTROL BLANKET	0	SY
4. BIOROLL/BIOLOG	0	EA
5. INLET PROTECTION	0	EA
6. TEMPORARY SEEDING	0	AC

LEGEND:

PRE-SF	DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER
PST-SF	DENOTES POST-GRADING SEDIMENT BARRIER
PST-SF	DENOTES EXISTING POST-GRADING SEDIMENT BARRIER
980	DENOTES EXISTING CONTOURS
980	DENOTES PROPOSED CONTOURS
<<	DENOTES EXISTING STORM SEWER
<<	DENOTES PROPOSED STORM SEWER
<<	DENOTES EXISTING INLET SEDIMENT CONTROL (WIMCO TYPE)
E.O.F.	DENOTES EXISTING BIO-ROLL EROSION CHECKS
E.O.F.	DENOTES EMERGENCY OVERFLOW ELEVATION
	DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
	DENOTES EXISTING TEMPORARY SEDIMENTATION BASIN
	EXCESS MATERIAL STOCKPILE LOCATION
	TOPSOIL STOCKPILE LOCATION

CONSTRUCTION SEQUENCING

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

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

EROSION CONTROL RESPONSIBLE PARTY:

KOOSMAN HOMES

NOTE:

SEE SHEET 10 FOR EROSION CONTROL NOTES

*CONTRACTOR SHALL CLEAN EXISTING STREETS DAILY, OR AS DIRECTED BY THE CITY ENGINEERING REPRESENTATIVE

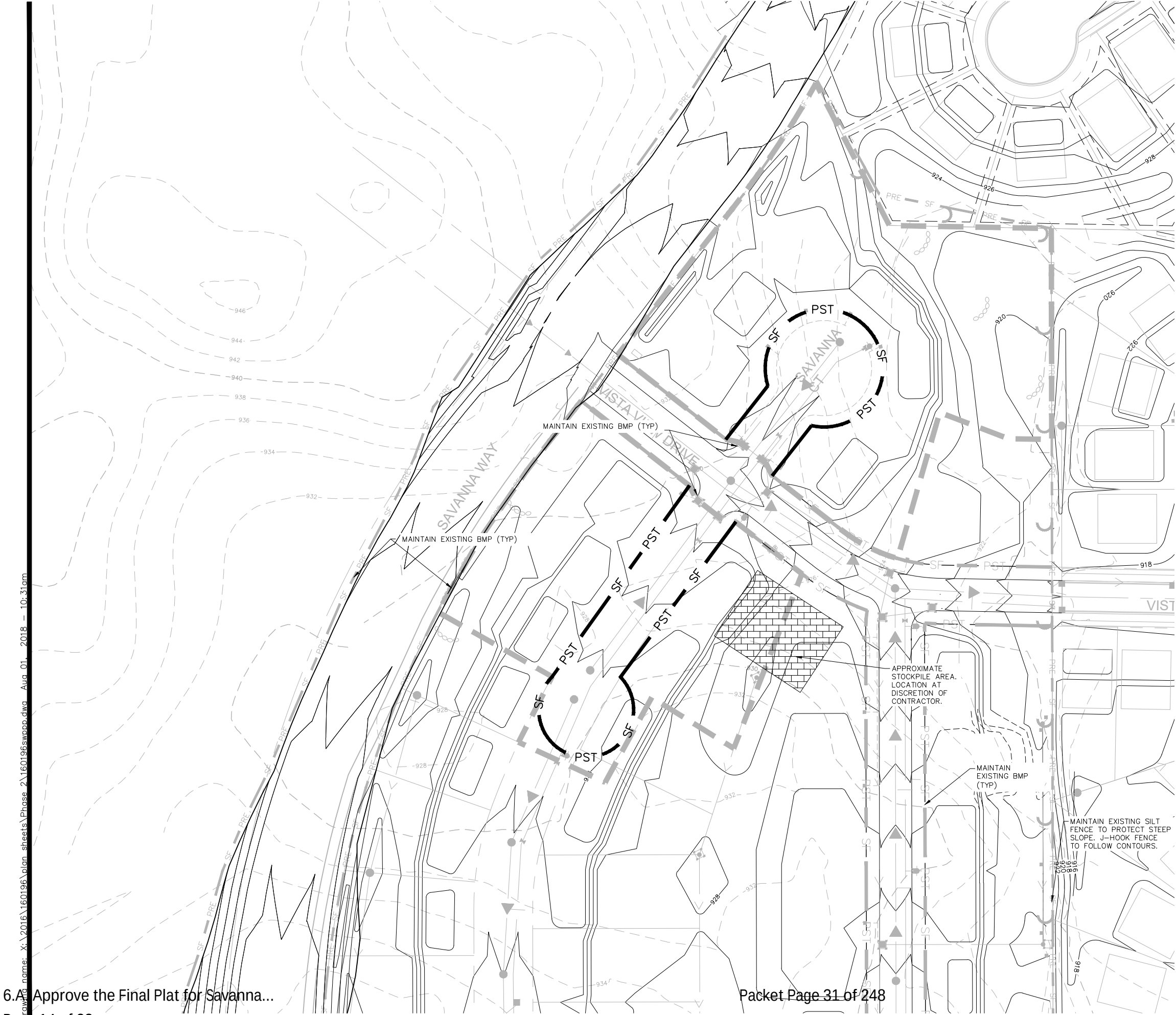
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVE NASH, PE
7-31-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	PLN
PROJECT NO:	216-0196

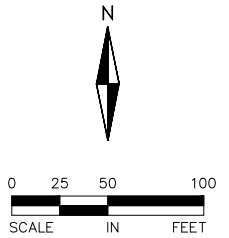


LEGEND:

- PRE-SF DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER
- PST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- PST-SF DENOTES EXISTING POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- << DENOTES EXISTING STORM SEWER
- << DENOTES PROPOSED STORM SEWER
- E.O.F. DENOTES EXISTING INLET SEDIMENT CONTROL
- E.O.F. DENOTES EXISTING BIO-ROLL EROSION CHECKS
- E.O.F. DENOTES EMERGENCY OVERFLOW ELEVATION
- Denotes Stabilization BMP (Erosion Control Blanket) (3:1 AND STEEPER SLOPES)
- Denotes EXISTING TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION
- TOPSOIL STOCKPILE LOCATION
- DENOTES PH-2

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



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SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
STORM WATER POLLUTION PREVENTION PLAN

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

Dave Nash
DAVE NASH, PE
7-31-18 21836
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PROJECT NO:	216-0196

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drawing name: X:\2016\160196\plan sheets\Phase 2\160196\grad2.dwg Aug 01, 2018 - 10:31am

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE WITHOUT THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ROOT TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. A TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 190 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. POND, BASIN AND WETLAND AREAS SHALL BE SEEDDED IN ACCORDANCE WITH LANDSCAPE PLAN.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDDED (MNDOT MIX 190 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

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

FINAL STABILIZATION:

- THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:
- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
 - B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
 - C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MAINTENANCE BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN. CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS, THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

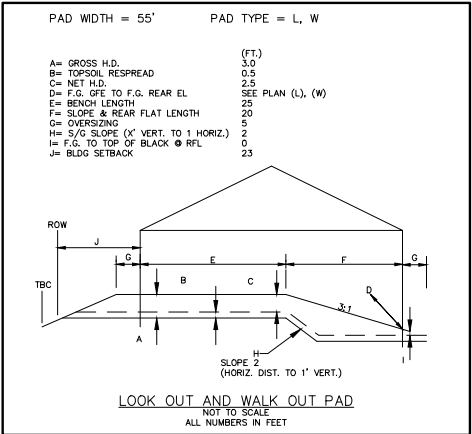
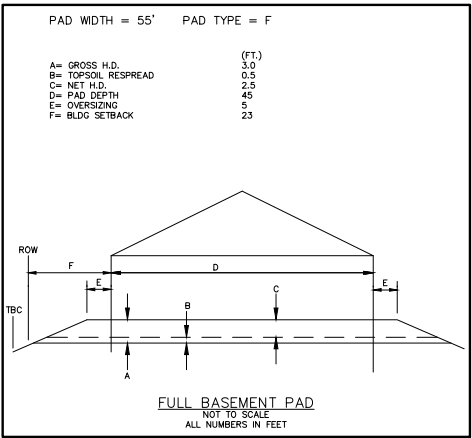
EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILING OR FAILING SILT FENCE.
2. REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE. REMOVE THE BARRIER IS NO LONGER NECESSARY.
3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
 - A. DATE AND TIME OF INSPECTIONS;
 - B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - C. CORRECTIVE ACTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
 - D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES.
 - E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
 - F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.4.
7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
4. NO ENGINE DEGRADING IS ALLOWED ON SITE.



HOLD DOWN DETAILS

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

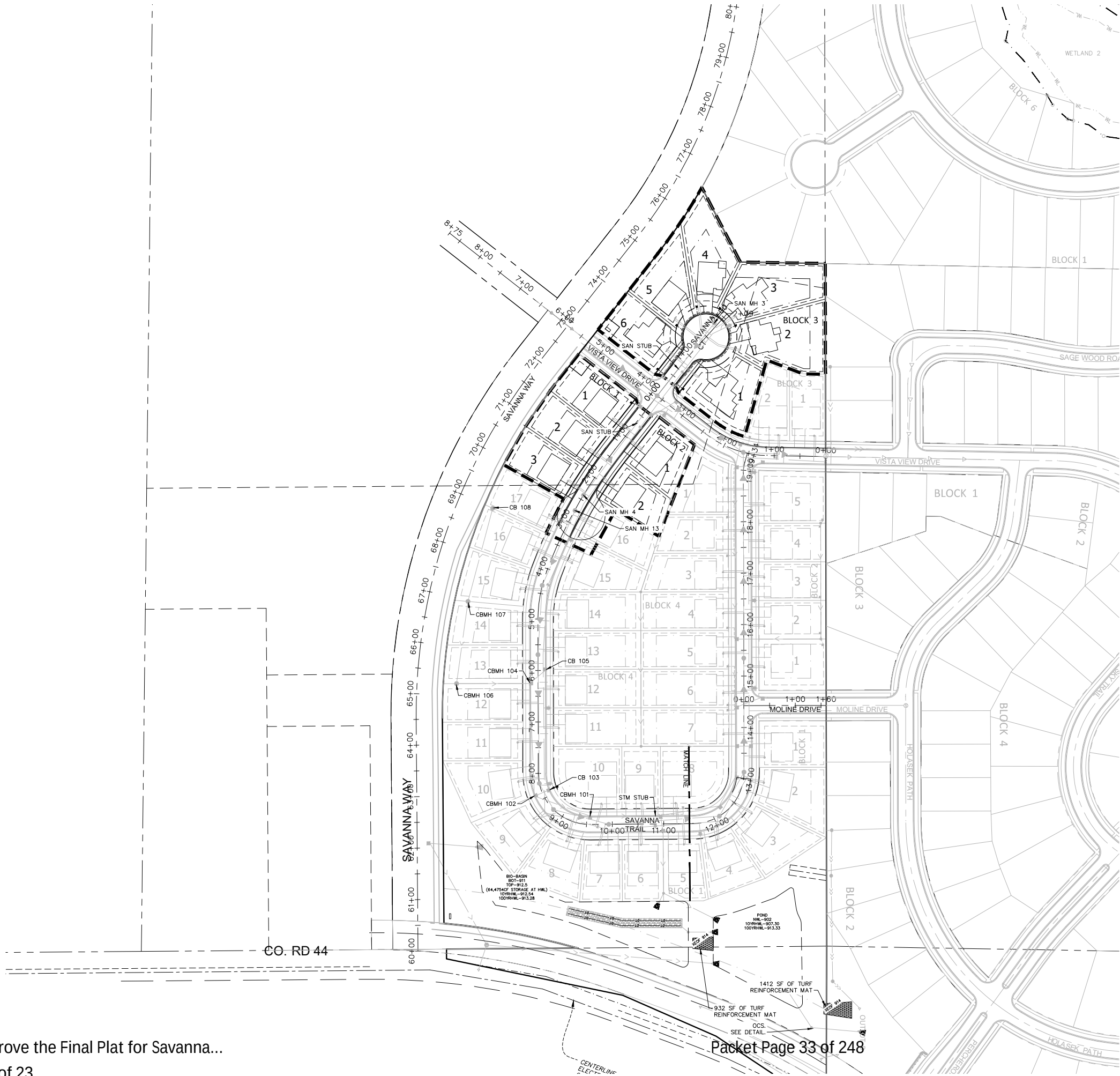
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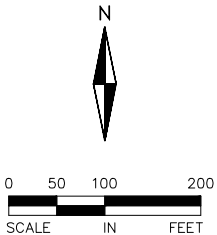
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6.A. Approve the Final Plat for Savanna...
Page 16 of 23



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

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



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SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
STREET AND STORM SEWER PLAN OVERVIEW

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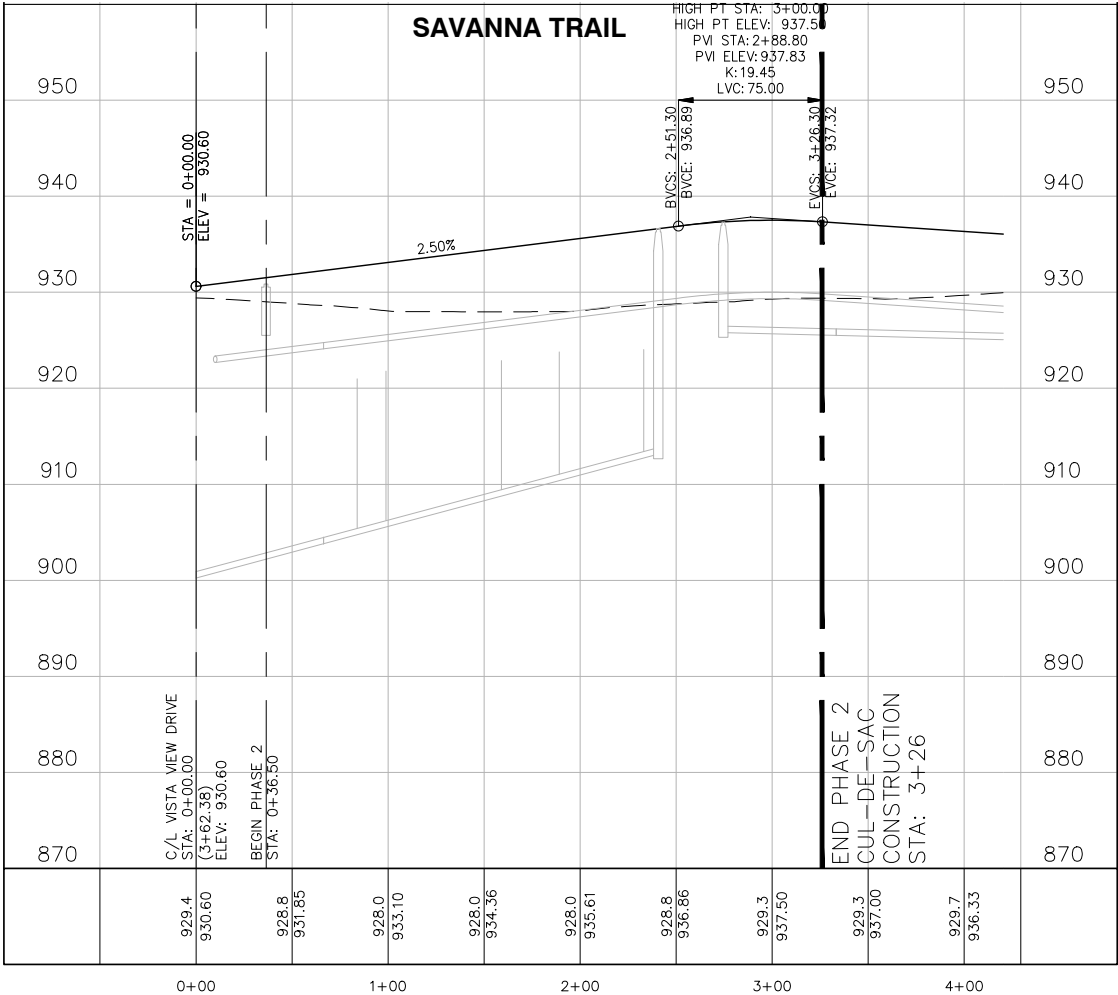
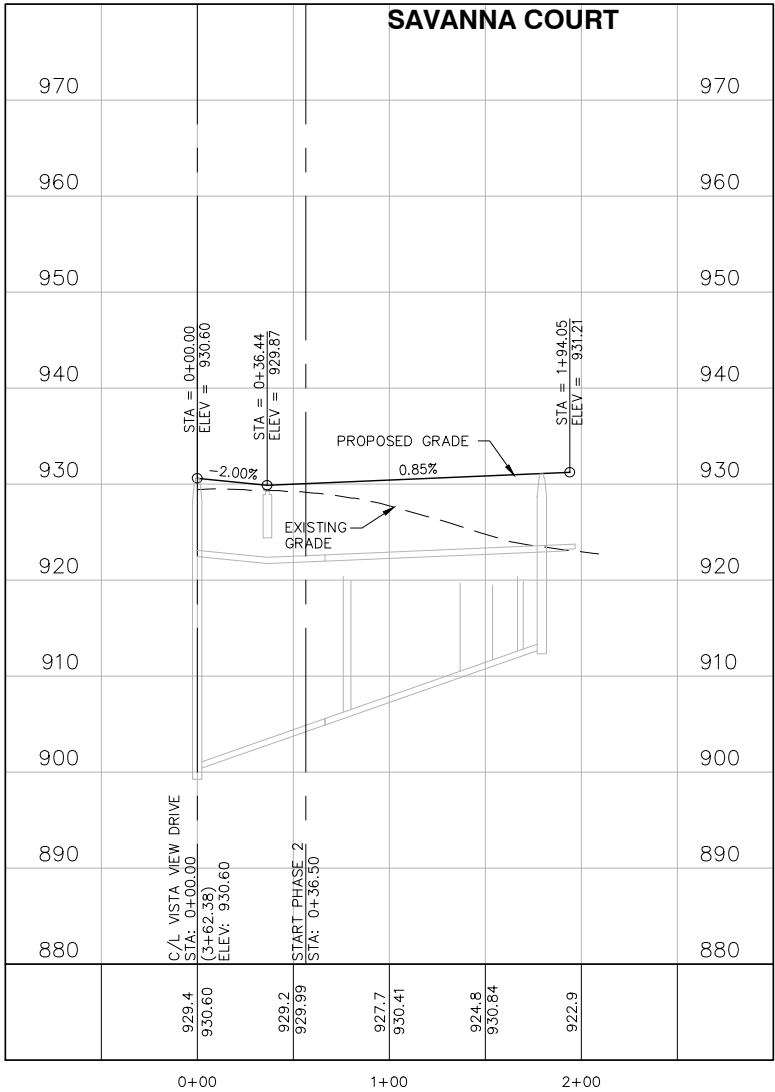
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6.A Approve the Final Plat for Savanna...
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NOTES:

1. ALL PVC SUMP MAIN LINES SHALL BE SCHEDULE 40 PVC AND TRUNK LINES SHALL BE 6" DIAMETER WITH 4" DIAMETER SERVICE LEADS. PVC SUMP LINES SHALL BE INSTALLED PER CITY SPECIFICATIONS 2 FEET BEHIND CURB AND 2.0 FEET OF COVER BELOW FINISHED GRADE.
2. SUMP CATCH BASINS SHALL BE 12"x12" AND INSTALLED PER CITY SPECIFICATIONS. PLAN SUMP CB LOCATIONS SHOWN AT RIGHT OF WAY LINE, CITY TO APPROVE ANY NEW LOCATIONS. SUMP CB BOX SHALL ONLY BE INSTALLED AFTER PRIVATE UTILITIES ARE INSTALLED. CONTRACTOR TO COORDINATE TIMING WITH PRIVATE UTILITY CONTRACTOR AND HOME BUILDER.
3. ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
4. ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
5. INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
6. ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.
7. ALL RIM INVERTS ARE TAKEN FROM THE GUTTER LINE.
8. SUMP PUMP LINES TO BE SEPARATED FROM STREET DRAINTILE. SEE CITY DETAIL STO-15 FOR INSTALLATION DIRECTION.





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SAVANNA ESTATES PHASE 2

KOOSMAN HOMES

PHASE 2 CONSTRUCTION DOCUMENTS

INTERSECTION DETAILS

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

David Nash
DAVE NASH, PE

7-31-18	21836
Date	License No.

QUALITY ASSURANCE/CONTROL

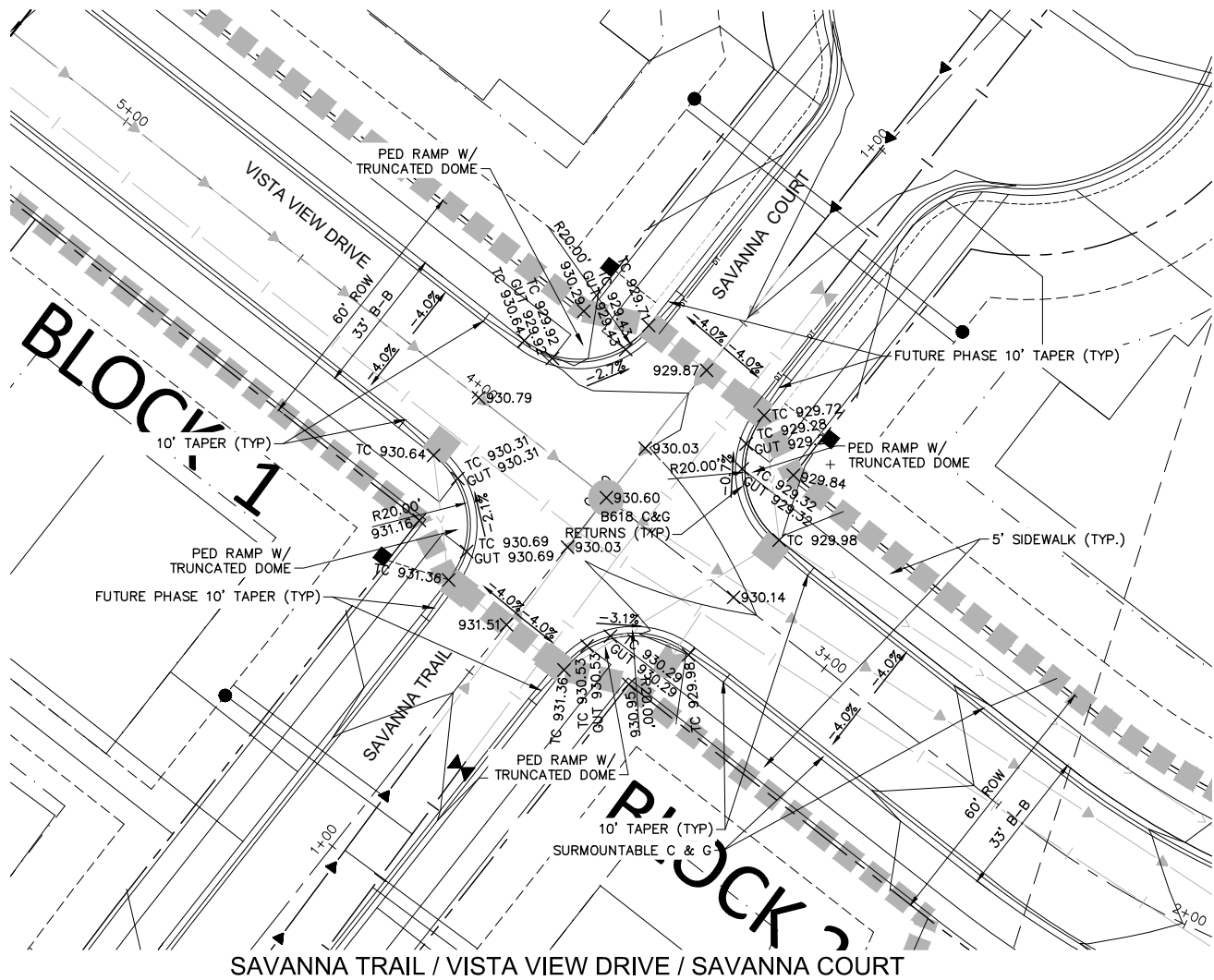
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PROJECT TEAM DATA

DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196

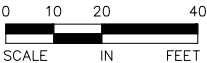
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SHEET 13 of 18



NOTES:

1. ALL CURB AND GUTTER GRADES SHALL BE AT A MIN. OF 0.5%.
2. ALL INTERSECTION CURB RETURNS SHALL BE B618.
3. ALL TRAFFIC SIGNS TO BE INSTALLED PER CITY SPECIFICATIONS AND THE MNMUTCD.
4. SEE CITY OF CHASKA STANDARD PLATES FOR ALL DETAILS.



6.A. Approve the Final Plat for Savanna...
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LEGEND:

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

UTILITY NOTES:

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

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SAVANNA ESTATES PHASE 2
KOOSMAN HOMES
PHASE 2 CONSTRUCTION DOCUMENTS
SANITARY AND WATERMAIN PLAN OVERVIEW

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

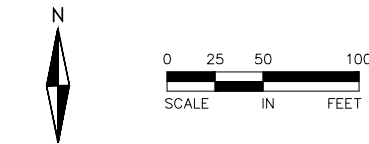
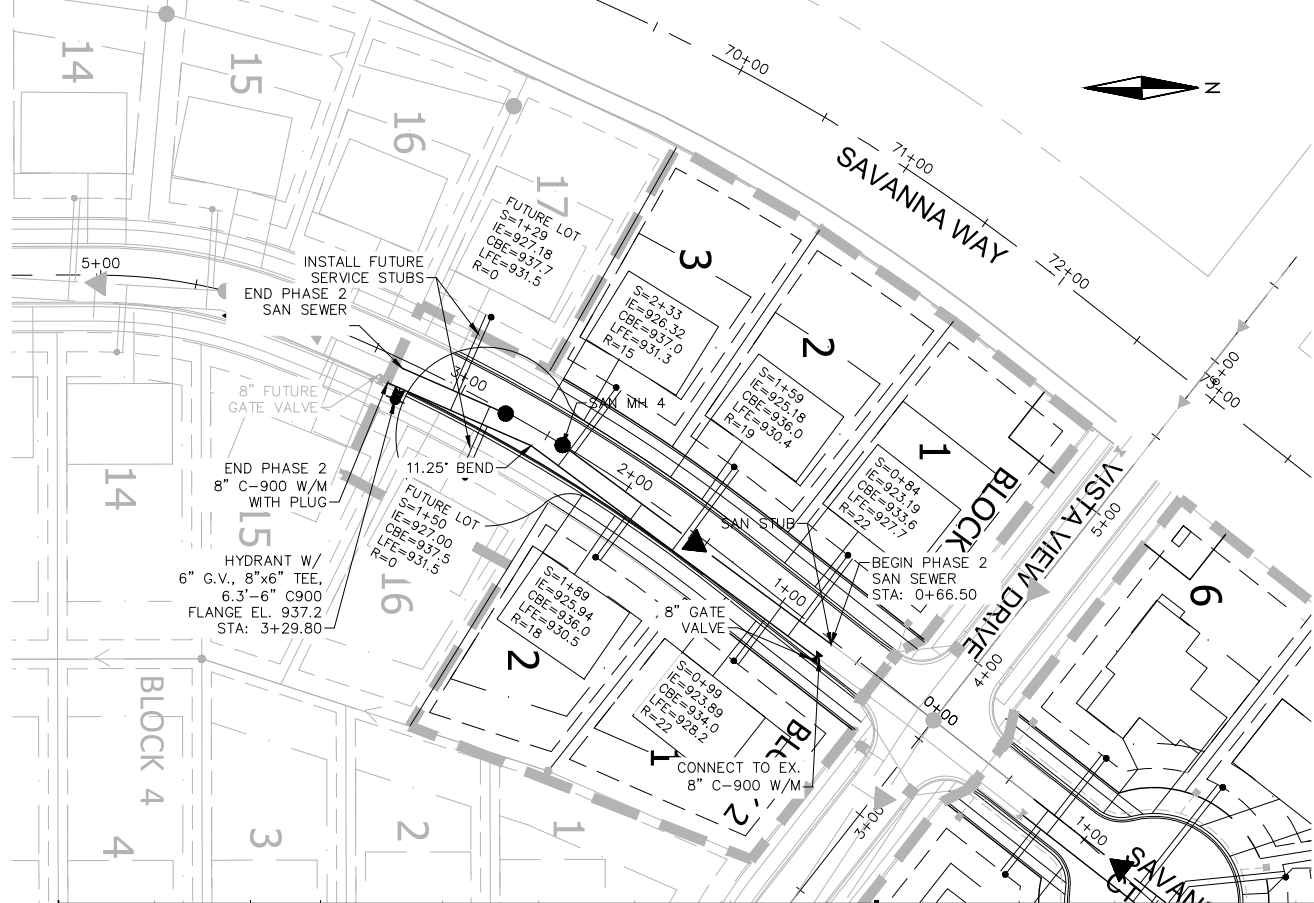
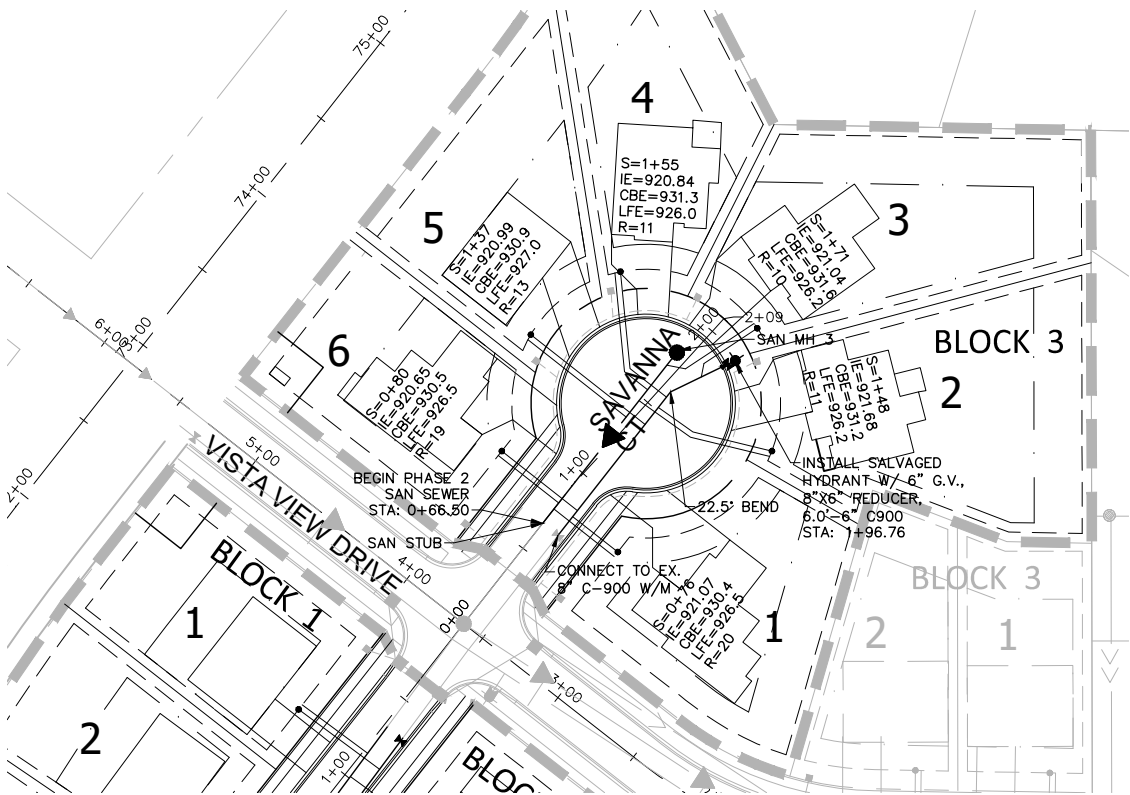
DAVE NASH, PE
7-31-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
7-3-18	PHASE 2 CDs
7-31-18	CITY COMMENTS

PROJECT TEAM DATA	
DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

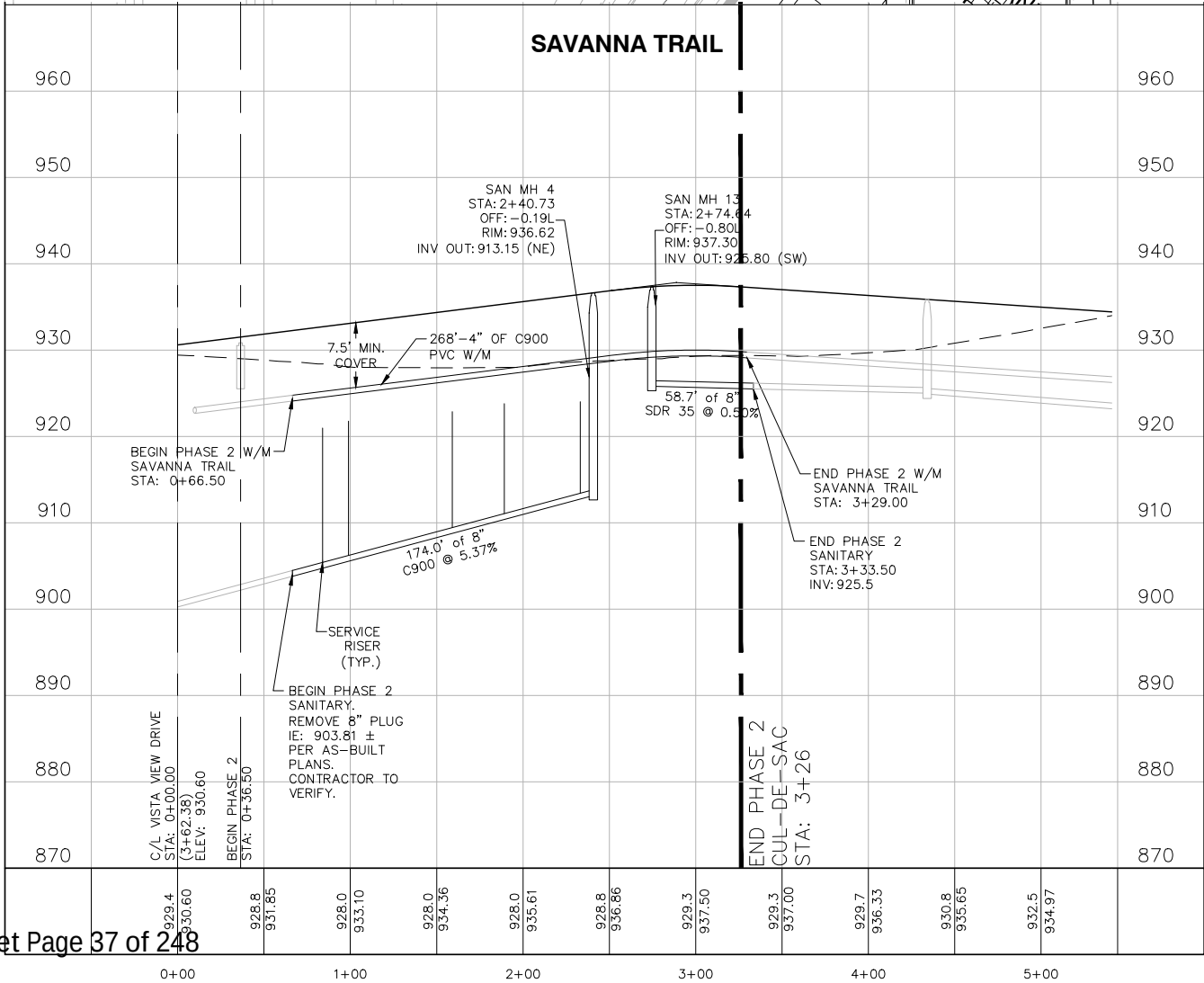
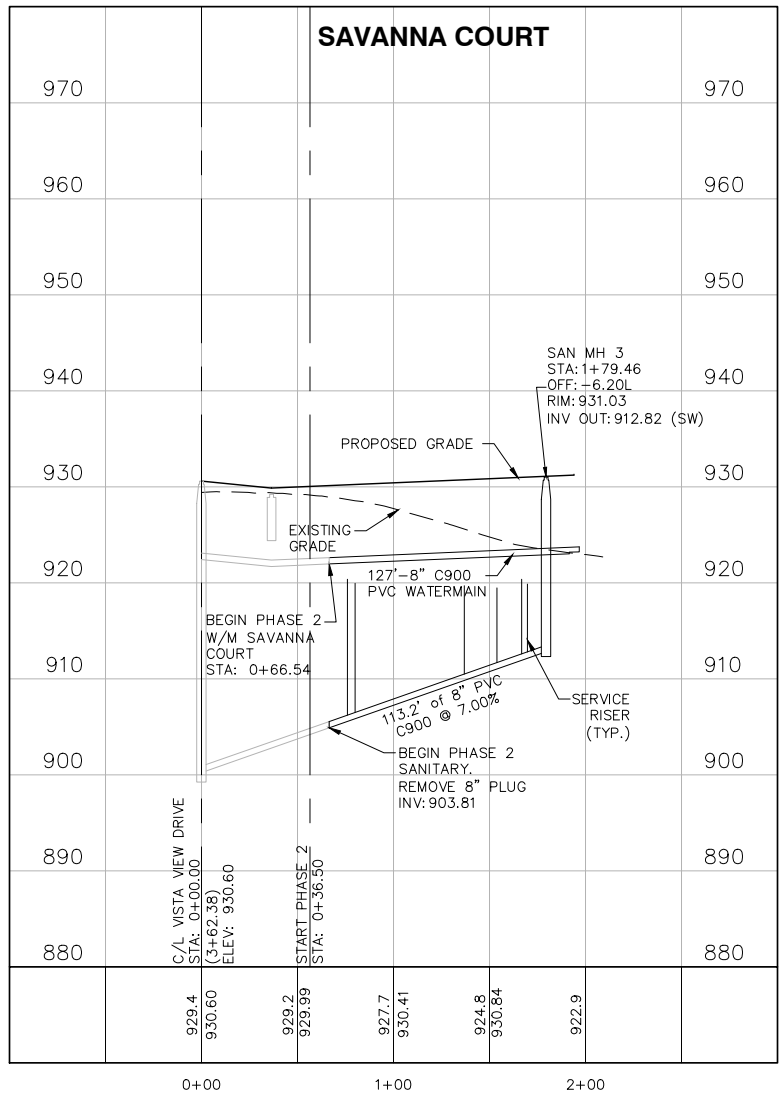
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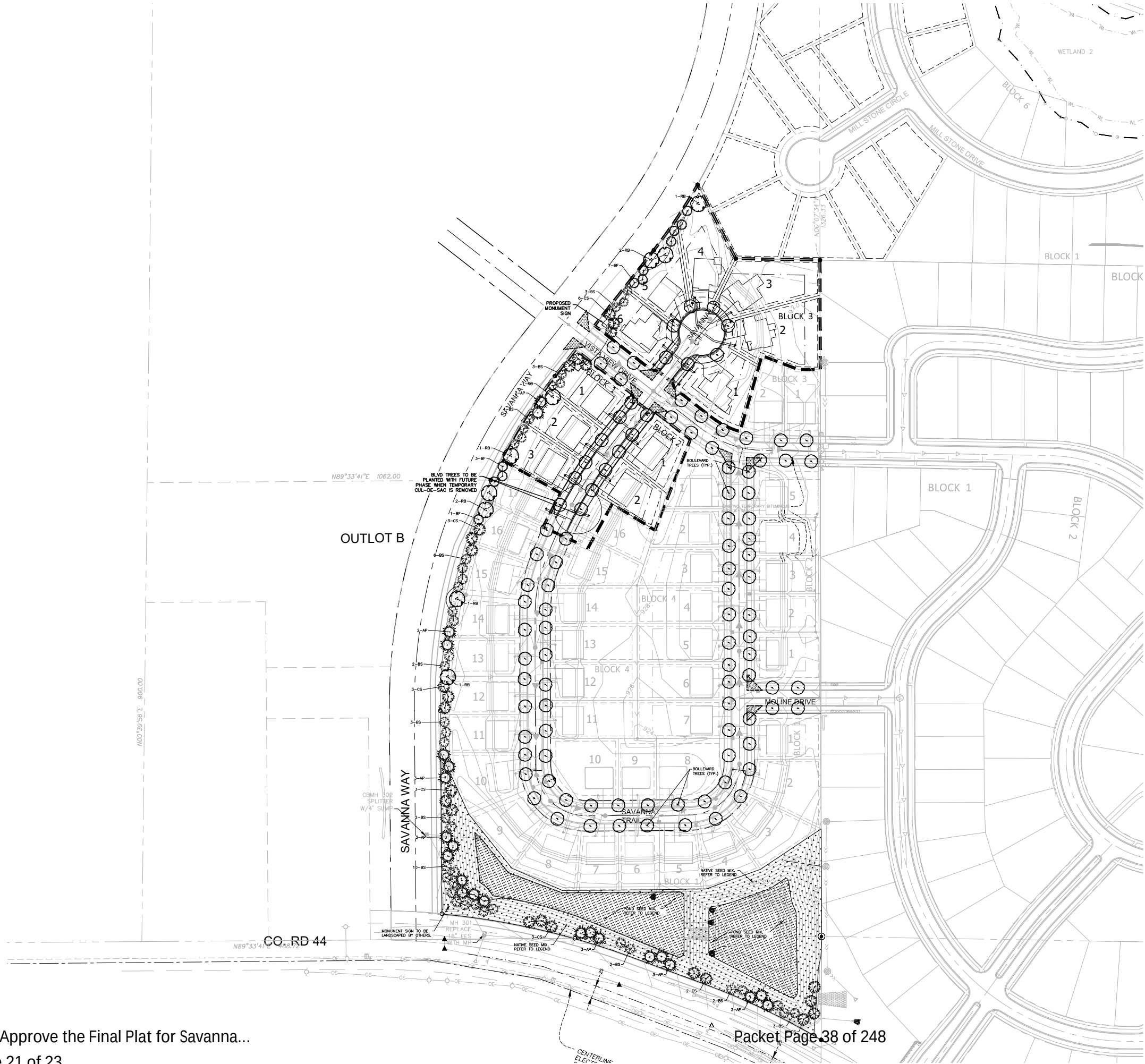
- NOTES:**
- ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 @ 2.0% MIN. SLOPE.
 - ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER AND HAVE NEENAH R-1642 CASTINGS UNLESS NOTED OTHERWISE ON THE PLAN.
 - ALL WATER SERVICES SHALL BE 1" POLYTECH BLUE ULTRA WITH 1" CORP. STOP AND CURB STOP.
 - SERVICE RISERS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

LEGEND:

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



6.A. Approve the Final Plat for Savanna...
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LANDSCAPE REQUIREMENTS

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

LANDSCAPE LEGEND:



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

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioica), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple (Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora 'Redmond'), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
- MEDIUM TREES: Honeylocust (Gleditsia triacanthos 'Inermis'), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata 'Greenspire'), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)



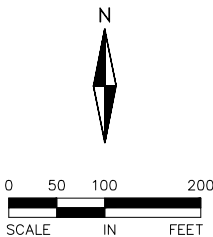
POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN
CENTRAL, SOUTHERN AND WESTERN MN).



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



30' VISION SITE TRIANGLE



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direct supervision and that I
am a duly Licensed
PROFESSIONAL ENGINEER under
the laws of the State of
MINNESOTA

Maleah M. Miller
MALEAH M. MILLER, PLA
7-31-18 19507
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
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7-31-18	CITY COMMENTS

PROJECT TEAM DATA	
DESIGNED:	DJN
DRAWN:	PLN
PROJECT NO:	216-0196

6.A. Approve the Final Plat for Savanna...
Page 22 of 23

LANDSCAPE LEGEND:

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

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

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

30' VISION SITE TRIANGLE

BLVD TREES TO BE PLANTED WITH FUTURE PHASE WHEN TEMPORARY CUL-DE-SAC IS REMOVED

Packet Page 39 of 248



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SAVANNA ESTATES PHASE 2

KOOSMAN HOMES

PHASE 2 CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

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

MALEAH M. MILLER, P.E.
MALEAH M. MILLER, P.E.

7-31-18 19507
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
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7-31-18	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: DJN
DRAWN: PLN
PROJECT NO: 216-0196

17

SHEET 17 of 18

drawing name: X:\2016\160196\plan sheets\Phase 2\160196\plan sheets\Phase 2\160196\land.dwg Aug. 01, 2018 -- 10:34am

SEED PLANTING NOTES:

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

NATIVE SEED MIX: MN STATE SEED MIX 35-221. (DRY PRAIRIE GENERAL)
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

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

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

IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3864 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

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

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

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

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

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

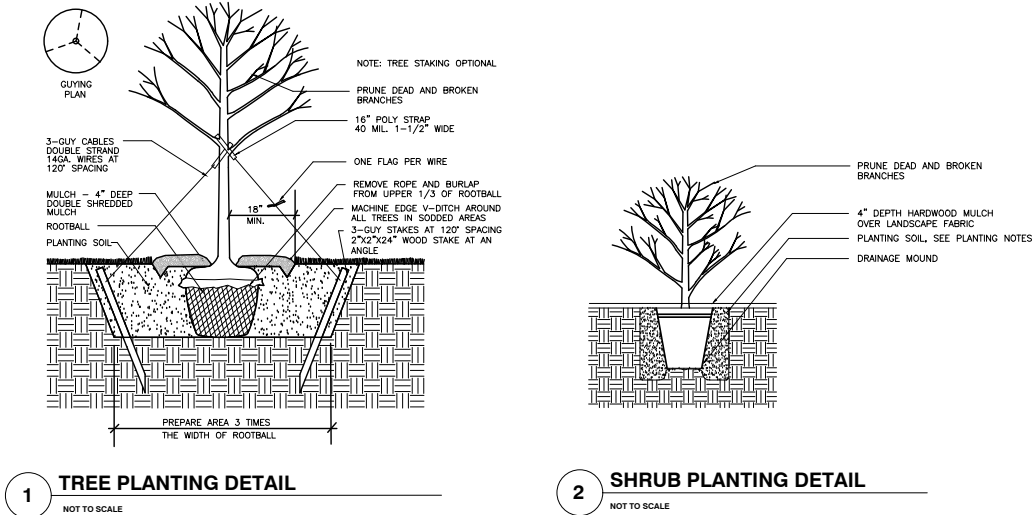
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LANDSCAPE PLAN NOTES:

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

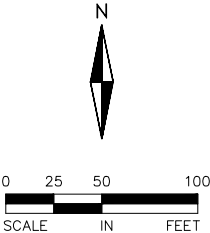
LANDSCAPE SCHEDULE					
QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
9	RB	OVERSTORY TREES RIVER BIRCH CLUMP	Betula nigra	10' B&B	CLUMP FORM
23	AP	CONIFERS AUSTRIAN PINE	Pinus nigra	6' HT. B&B	FULL FORM
40	BS	BLACKHILLS SPRUCE	Picea glauca densata	6' HT. B&B	FULL FORM
24	CS	NORWAY SPRUCE	Picea pungens	6' HT. B&B	FULL FORM
11	BF	BALSAM FIR	Abies balsamea	6' HT. B&B	FULL FORM
102	---	BOULEVARD TREES BOULEVARD TREES - 1/ 50LF (REFER TO NOTE)	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK, NO V-CROTCH
204		TOTAL PROVIDED TREES			

- NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
 - LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
 - OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
 - BOULEVARD TREES ARE NOT SHOWN AT MATURE SIZE DUE TO THE VARIETY WILL CHOSEN BY HOME OWNER.



LANDSCAPE LEGEND:

- REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.
- APPROVED BOULEVARD TREES:
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- NATIVE-MNDOT SEED MIX: 35-241 (NATIVE/GENERAL ROADSIDE).
- 30' VISION SITE TRIANGLE



REQUEST FOR ACTION CHASKA PLANNING COMMISSION 8/8/2018

Subject: Rezoning of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts from PID-2 to PID-8

AND Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d

Applicant: City of Chaska

Location: Northern Industrial Park, Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts (northeast quadrant of Highway 41 and Lyman Boulevard up to the extent of the Chanhassen boundary)

Case No.: PC# 2018-28

Synopsis: The applicant is seeking approval of a rezoning of the subject property from PID-2 (Planned Industrial District No. 2) to PID-8 (Planned Commercial Development District No. 8) and a Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval of the rezoning, subject to conditions

BACKGROUND

The PID-2 (Planned Industrial District No. 2) district is located in the City's northern industrial park area, bounded on the west by Highway 41, bounded on the south by Lyman Boulevard, bounded on the east by Chanhassen, and bounded on the north by 82nd Street West and Chanhassen (shown in red below).



This zoning district was established on May 19, 1986 under Resolution No. 86-42. The resolution provided the background, intent, permitted uses, accessory uses, development standards, and sign regulations for this zoning district. The development standards for PID-2 provide specific regulations to adhere to, but also reference Section 3.1.10 (I-Industrial District) relative to open storage, screening, loading docks, building and parking/driving area setbacks and landscaping.

It should be noted that one of the properties in the PID-2 zoning district is planning a building expansion (4275 Norex Drive). This property is located on the northeast boundary of Chaska and Chanhassen. There is a residential development in Chanhassen that abuts this parcel on its east edge. Because of this, there have been concerns brought up on the setbacks to be applied to this site. When this zoning district and building were approved in 1986 and 1990, there was no residential to the east. Therefore, entitlements were given during the 1990 approvals based on these conditions; or in other words, a 100 foot setback was not required or applied to the future expansion area or will be carried over in this rezoning. In fact, in addition to a rezoning, the City will be requesting a Zoning Ordinance Amendment to the chapter referring to this setback so that the 100 foot setback will only apply to 'Chaska' residents and properties.

REZONING PID-2 to PID-8

This rezoning not change anything for the current property owners and buildings in this district rather it will only make things more clear in terms of the standards that are already set forth. The proposed rezoning would amend the PID-2 to include these standards to be more directly expressed in the ordinance. All standards and regulations set forth in the PID-2 district will remain in the PID-8, but will be more directly provided as it relates to setbacks.

The setbacks applied in the original approvals of the PID-2 zoning district (Resolution No. 86-42) are taken from the standard Industrial (I) zoning district, and references back to the Industrial (I) zoning district in the PID-2 resolution. This rezoning will essentially take the Industrial (I) setbacks and place them in the PID-8 regulations/ordinance directly so as to eliminate any ambiguity the current PID-2 Resolution (# 86-42) creates.

The setbacks will remain the same and be as follows:

Minimum building setbacks:

- From Chestnut Street (Highway 41) right-of-way: 150 feet from centerline;
- From Lyman Boulevard (County Road 18): 125 feet from centerline;
- From front lot lines: 30 feet;
- From side lot lines: 15 feet;
- From side (corner) lot lines: 20 feet; and
- From rear lot lines: 20 feet.

Minimum setbacks from impervious surfaces for parking, loading, and driving:

- From Chestnut Street (Highway 41) right-of-way: 15 feet; and
- From other property lines: 10 feet.

ZONING ORDINANCE AMENDMENT (ZOA) TO SECTION 4.4.3.2d

Existing Language: *"d) From adjoining residential uses or zoning districts:..... 100 feet;"*

Proposed Language: *"d) From adjoining Chaska residential uses or residential zoning districts in Chaska:..... 100 feet;"*

The current Planned Development Districts chapter (Section 4) of the zoning ordinance includes district procedures, different Planned Development Districts (Residential, Commercial, Industrial, Multi-Use, Rural-Lakeshore, etc), and general development standards for each district. Under the Planned Industrial Development District (PID) portion the general development standards state various building setbacks that could be applied in this district. Section 4.4.3.2d) is stated above in regards to one of the building setbacks applied. The intent of this standard was to be applied to Chaska properties. The amendment to include the verbiage 'Chaska' in this standard is to clearly identify that this 100 foot setback only applies to Chaska residences and residential zoning districts in Chaska. The reason being is that the City has control over, and an understanding, where residential and other various uses can go in the City and therefore the setback should only apply to them. The City has no control over neighboring communities and their zoning authority/land uses, and thus this setback should not be strictly applied to them, especially when neighboring community residential uses are established after an Industrial district has been established. The purpose of the proposed Zoning Ordinance Amendment is to clear up any ambiguity with regard to where this setback is applied.

CONCLUSION

City Staff is in support of this rezoning and zoning ordinance amendment to better clarify the setbacks that are applied in this PID district.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval to City Council of the Rezoning (RZ) from the Planned Industrial District No. 2 (PID-2) to Planned Industrial District No. 8 (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts.

Motion to recommend approval to City Council of the Zoning Ordinance Amendment (ZOA) to Section 4.4.3.2d to include the following language:

d) From adjoining Chaska residential uses or residential zoning districts in Chaska:.....100 feet;

CITY OF CHASKA

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Planned Industrial District (PID-2) zoning district and rezoned to Planned Industrial District (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts, Carver County, Minnesota.

Section II. **PID-8 District regulations.** Permitted uses and regulations applicable to the PID-8 District is hereby amended to read as follows:

A. Intent

The purpose of PID-8 is to provide an area within which industrial and related uses of a generally "clean and quiet" nature can be developed and operated in a high quality physical environment, one which will be complimentary to and compatible with the predominantly low density residential character of the City, and one which will ensure to the owners and occupants of permitted uses the full use, benefit and prestige of a Planned Industrial District of exemplary standards.

It is intended that industrial and related activities be the predominant use in the PID-8 but that complimentary uses such as certain kinds of commercial activity may also be appropriate if properly designed and developed.

It is also intended that development within PID-8 be characterized by relatively high employment levels and building to land ratios, both of which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

B. Permitted Uses

Permitted uses shall be the following:

1. Manufacturing, fabrication, compounding, processing, packaging, treatment and assembly of goods, products and materials.
2. Wholesaling, all commodities except live animals.
3. Scientific research, investigation, testing or experimentation.
4. Office and administrative facilities.
5. Retail commercial facilities providing goods and services for the day to day needs of PID-8 workers and visitors.
6. Warehousing within part of PID-8 which is not adjacent to T.H. 41.
7. Retail commercial facilities beyond those specified in (5) above provided that the Council shall find prior to any such retail use being made of any premises and prior to any substantial change therein, that the use is compatible with the purpose of PID-8.
8. A state licensed day care facility.
9. Uses similar in nature to those listed above and which, in the opinion of the City Council, will not be detrimental to the integrity of PID-8.

C. Accessory Uses

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

1. Business and on-site traffic directional signs.
2. Off-street parking and loading facilities.
3. Retail sales or servicing of products manufactured or warehoused.
4. Dish antennas subject to provisions of Section 9.17.2.
5. Radio transmitters, microwave and telecommunications towers.
6. Dwelling necessary for security and safety reasons in relation to a principal use.

D. Development Standards

Development standards applicable to the Industrial District (Section 3.1.10 of Chaska Zoning Ordinance) relative to open storage, screening, loading docks, building and parking/driving areas and landscaping shall apply to the PID-8 District. Additional requirements shall be as follows:

1. Open storage shall not be permitted on site along T.H. 41. Open storage areas on other sites shall not exceed 50 percent of the area covered by principal buildings on each site.
2. To the extent possible, existing natural features such as woodland and wetlands shall be preserved in their natural state, particularly within portions of sites not covered by buildings and parking/loading/driving areas.
3. There shall be no direct driveway access permitted from individual lots to T.H. 41 or C.R. 18 thereby protecting these important arterial roadways for their primary function of moving traffic as opposed to providing access to land.

E. Building Setbacks

Minimum building setbacks shall be as follows:

1. From centerline of Highway 41: 150 feet
2. From centerline of Lyman Boulevard (CR 18): 125 feet
3. From Front Lot Lines: 30 feet
4. From Side Lot Lines: 15 feet
5. From Side (Corner) Lot Lines: 20 feet; and
6. From Rear Lot Lines: 20 feet

Minimum parking setbacks shall be as follows:

1. From Right-of-Way of Highway 41: 15 feet
2. From other Property Lines: 10 feet

F. Signs

In addition to the sign regulations contained in Section 10 of the Chaska Zoning ordinance, the following regulations shall apply to free-standing signs in the PID-8 District:

1. Two free-standing signs shall be permitted to identify the overall Arbor Park – one at T.H. 41 and 82nd Street and the other at T.H. 41 and C.R. 18. Maximum sign area shall be 200 square feet and maximum height shall be 24 feet above the grade of the roadway from which the sign gains its principal exposure. Minimum setback from street right-of-way shall be 25 feet. Signs for advertising lots in Arbor Park shall be on a temporary basis until such time a permanent identification sign is installed. At that time, if needed,

the advertising sign shall become an attachment of the permanent structure.

2. Each lot along T.H. 41 shall be permitted two free-standing signs – one visible from T.H. 41 and the other from Peavey Road. Maximum size and heights above street grade shall be determined with final site plan review. Minimum setback from street right-of-way shall be 25 feet from T.H. 41 and 15 feet from Peavey Road.
3. Internal lots shall be permitted one free-standing sign per lot. Maximum height above street grade shall be 8 feet; maximum size shall be 100 square feet; and maximum setback from street right-of way shall be 15 feet.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of August, 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

ORDINANCE NO. xxx

**AN ORDINANCE AMENDING SECTION 4.4.3.2d (BUILDING SETBACKS) FOR THE
SETBACK FROM ADJOINING RESIDENTIAL USES OR ZONING DISTRICTS OF
ORDINANCE NO. 229 (ZONING ORDINANCE)
IN THE CITY OF CHASKA**

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 4.4.3.2d (Building Setbacks) is hereby amended to add the following language:

d) From adjoining Chaska residential uses or residential zoning districts in Chaska:.....100 feet;

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of August, 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

8/8/2018

Subject: Biolyph – Final Site & Building Plan

Applicant: Timothy Pearcy

Location: 4275 Norex Drive – Arbor Park 3rd Addition

Case No.: PC No. 2018-23

Synopsis: The applicant is requesting approval of a Final Site & Building Plan to construct a building addition at Biolyph

Prepared By: Elizabeth Hanson

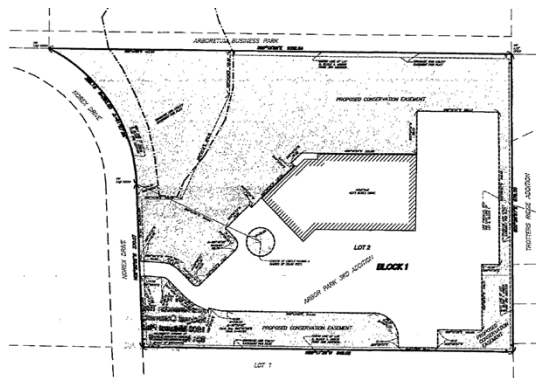
Staff Recommendation: Recommendation of Approval

BACKGROUND

On May 19, 1986 (Res. No. 86-42), the subject area (including 4275 Norex Drive) and Arbor Park development was rezoned to Planned Industrial District (PID-2). In May 1990, the site and building plan for 4275 Norex Drive was approved. The approvals showed an approximately 51,000 square foot building area with a possible future expansion area of 62,000 square feet. At that time there was no residential on the east edge of the property rather it was agriculture in the City of Chanhassen. In 1993 that area was rezoned for residential and has subsequently been developed.

Existing Conditions

The subject property is located at 4275 Norex Drive, legally described as Lot 2, Block 1, Arbor Park 3rd Addition, and consists of 13 acres. The site currently has a two-story 64,000 square foot building (51,000 square foot building area) on it with a 78-stall parking lot. There is also an existing Carriage House on the southeast corner of the site that was used when the former 'Hometime' business occupied the site. There is a conservation easement that exists on the property; it essentially runs along the edges of the property (see below).



CURRENT REQUEST

The request this evening is for Final Site & Building Plan approval for the construction of a two-story building addition (totaling 44,000 square feet for both stories; 26,000 square feet for the first story's building footprint). A new parking lot is also proposed on the south side of the building addition, which will total 28 parking spaces.

Adjacent properties

The site is bounded on the south by an industrial property; the north by the City of Chanhassen; the west by industrial; and the east by residences in Chanhassen.

Use

The use of this site is consistent with the approved zoning for the property (Planned Industrial District - PID-2). However, please keep in mind that the site, including the rest of the current PID-2 area, will be rezoned to PID-8 to further clarify the setbacks that are already set forth in this district. The permitted uses will be consistent through this rezoning.

Building Location/Design

The building addition is proposed on the east portion of the site. The addition will maintain the existing height and design of the principal building. Two stories are proposed at the same height as the existing building of 25 feet above grade (please note the northeast corner of the building addition will be closer to 32 feet due to the grade changes) with precast concrete panels as the main material.

Staff Recommendation/Analysis

The location of the proposed building addition is consistent with the previous approvals for the site. The building addition is smaller than what was previously anticipated; there is still approximately 18,000 square feet of building footprint that has been slated for an addition, just north of this proposed addition (refer to A1 Site Plan by Martin Woody Architects for clarity). Staff is happy to see that the look and height of the building will be maintained in this addition. Windows will be added to the south and east elevations, which is a nice way to break up the large concrete massing.

Parking/Access/Circulation

The site is proposing to incorporate 28 additional parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Existing Office	13,000 sf	1ps/250sf	52 parking spaces
Existing Manufacturing	37,000 sf	1ps/350sf	106 parking spaces
Existing Warehousing	17,000 sf	1ps/2,000sf	8 parking spaces
Proposed Office	3,000 sf	1ps/250sf	12 parking spaces
Proposed Manufacturing	15,000 sf	1ps/350sf	43 parking spaces

Proposed Warehousing	25,000 sf	1ps/2,000sf	13 parking spaces
		REQUIRED	234 parking spaces
		PROVIDED	234 parking spaces (106 constructed spaces + 128 proof of parking spaces)

Based on the table above the applicant is meeting the parking requirements for the site. The City would only require the building to construct the amount of parking that is necessary to operate the facility and to show the remainder as proof of parking.

It should be noted that a portion of the proof of parking areas in the southeast portion of the site are shown in the conservation easement area that exists. Staff would require the applicant to revise this area to show the parking outside of this easement area, and moved to other portions of the site, such as the grass area south of the preserved oak tree median and the grass area south of the drive aisle into the site. The applicant will be re-doing their entire parking lot as a part of this proposal as the current parking lot is in poor condition.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Norex Drive	30 feet
East Property Line	30 feet; needs to stay out of conservation easement
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
Property Lines	10 feet

Landscaping, Screening & Conservation Easement

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

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	140 caliper inches (49 trees)	140 caliper inches (42 trees)
Understory Trees	12	15
Shrubs	150	181

According to the table above the applicant is sufficient in meeting the landscape ordinance for this size of a building addition.

In addition to meeting the landscape ordinance the applicant will need to provide adequate screening on its east edge to provide a proper buffer between the adjacent residences. The applicant has shown a layer of coniferous and deciduous trees on the east property line between the building and parking lot. A majority of the trees situated around the parking lot are 12 feet in height, which provides significant screening to this area and the proximate building. The applicant is showing a double layer of deciduous shrubs on the east edge of the parking lot, in line with the drive aisle. Staff would require the applicant to further review these plantings for adequate screening. These shrubs will provide screening during the summer months, however, will not be as lush during the winter months. Because of this, staff would advise further exploration of a coniferous option (with height) to provide adequate screening to this area.

As noted before, there is a conservation easement that exists on the property. The delineation of this easement was shown previously in this report. It has been brought up to the applicant that this easement needs to remain intact and no cutting of trees/vegetation would be allowed in this area unless it conforms with the easement agreement. The applicant's plans do not indicate cutting/impacting this area with their proposal, with the exception of two basswood trees noted as undesirable. Staff is not in support of removing any trees within this easement unless it complies with the exceptions of the easement agreement.

It should be noted that there is currently a staggered line of evergreen plantings on the east portion of the site. These were put in around the same time that the generator was put in to help screen this component from the adjacent properties. These trees are in the impact area of the building addition and thus will be relocated or removed off the site.

Lighting

The parking lot lighting proposed for this plan should be fully screened and face downward. Wall pack lighting on this building addition shall be used at a minimum to avoid any potential nuisances on neighboring residential properties. The photometric plan indicates that the foot candles will be lessened down to zero at the property line, which meets the City's lighting ordinance. Pole lighting is proposed for the parking lot at 20 feet in height. All lighting will be required to meet a 0 degree angle and have the light sources fully concealed. It should be noted that since their initial submittal they have revised their plan to eliminate wall pack lighting on the north and east sides of the building addition, reduced the parking lot poles down to 20 feet tall (as opposed to 25 feet tall), and reduced the south elevation wall lights down to 8 feet from grade. Staff applauds their efforts to minimize where possible.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City and the Watershed district to determine if a drainage and stormwater report are needed. A grading and drainage plan will be required to meet all agency requirements.

NEIGHBOR CONCERNS

Attached to this item tonight is a collection of letters from adjacent Chanhassen residents. They have expressed their concerns in their letters and it relates to the following:

- Screening
- Setbacks of the building addition
- Lighting
- Drainage
- Conservation Easement
- Noise from generator

The following is being done with the proposal as it relates to the concerns as noted above:

- Screening: as noted on the landscape plan, the applicant is adding a mix of deciduous and coniferous plantings on the east portion of the property; this is in addition to the conservation easement area, which provides a vegetative break between the residential and industrial uses. Coniferous trees of 12 feet in height are being added around the parking lot to help screen this area. The existing generator will also be screened by 8 foot high spruces.
- Setbacks: the building addition proposed meets the setbacks that were originally applied to this lot when approvals were received in 1990. The City's typical practice has always been that if building additions are shown on approved site plan drawings, then they are legally allowed to build such additions. We have consistently allowed buildings to expand based on their original approvals, which is the case for this proposal.
- Lighting: the applicant has since removed wall pack lights that were situated on the north and east elevations of this building addition, which is a favorable change according to staff. The applicant has also reduced the height of the parking lot lights to be 20 feet tall as opposed to 25 feet tall, which again is another favorable change according to staff. The wall lights on the building's south elevation will be no higher than 8 feet from grade. The photometric plan indicates that there will be no light glare onto adjacent properties to the east.
- Drainage: as stated from the City Engineer the grading limits propose to maintain the existing grades along the conservation easement which staff is recommending. The runoff from the proposed parking lot and building expansions are shown to be collected and routed through the existing drainage system which ultimately discharge to the treatment ponds located in the NW corner of the site near 82nd Street
- Conservation Easement: as noted before the conservation easement will not be impacted as a result of this proposal; both the building addition, parking lot and grading will be outside the limits of this area. The landscape plan shows two basswood trees shown as desired removals in this area that staff will not support/authorize; these trees will need to remain unless deemed an acceptable removal according to the conservation easement.
- Noise from generator: any noise will have to conform to State noise standards; the existing generator is completely exposed on the east side of the building. This proposal will essentially wrap the building around this generator on its north edge and provide screening on its south edge with 8 foot coniferous trees. The incorporation of both these things should help alleviate some potential noise concerns.

CONCLUSION

Staff concludes that the proposed building addition meets the previous anticipation for a building addition on this site.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Final Site & Building Plan for Biolyph at 4275 Norex Drive (PC#2018-23), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Existing Conditions (pg C2.01), submitted by Sambatek, dated July 25, 2018.
 - b. Grading and Erosion Control Plan (pg C4.01), submitted by Sambatek, dated July 25, 2018.
 - c. Erosion Control Notes and Details (pg C4.02), submitted by Sambatek, dated July 25, 2018.
 - d. Utility Plan (pg C6.01), submitted by Sambatek, dated July 25, 2018.
 - e. Details (pg C9.01), submitted by Sambatek, dated July 25, 2018.
 - f. Landscape – Snow Removal Plan (pg L1.01), submitted by Sambatek., dated July 25, 2018.
 - g. Landscape Details (pg L1.02), submitted by Sambatek, dated July 25, 2018.
 - h. Landscape Rendering, submitted by Sambatek
 - i. Site Plan (pg C3.01), submitted by Sambatek, dated July 25, 2018.
 - j. Site Lighting Plan (pg SL1), submitted by Martin Woody Architects, dated July 24, 2018.
 - k. Site Plan (A1), submitted by Martin Woody Architects, dated July 24, 2018.
 - l. First Floor Plan (pg A2), submitted by Sambatek, dated May 1, 2018.
 - m. Second Floor Plan (pg A3), submitted by Sambatek, dated May 1, 2018.
 - n. Elevations (pg A4), submitted by Martin Woody Architects, dated July 24, 2018.
 - o. Overall Development Plan, submitted by Sambatek, dated July 25, 2018.
- 2. Adherence with the Engineers Memo dated July 31, 2018.**
- 3. Provision that all mechanical equipment will be fully screened from view.**
- 4. Coordination with the City Engineer for the provision of public utilities to the site.**
- 5. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 6. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 7. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.**
- 8. Provision that the building will be fire sprinkled.**
- 9. Provision to coordinate with the Electric Department on the service needs for the site and building.**
- 10. Provision of Conservation Easement be adhered to.**
- 11. Provision that proof of parking areas be revised outside of the conservation easement area on the east portion of the site and relocated to the grass area south of the preserved oak tree and grass area south of the main drive aisle into the site.**
- 12. Provision that wall pack lighting cannot exceed 8 feet in height.**
- 13. Provision that pole mount lighting in eastern parking lot cannot exceed 20 feet in height.**

- 14. Provision of main entrance wall lights to be incorporated into the canopy and flush mounted.**
- 15. Installation of all site lighting at a 0 degree angle with the light source fully concealed.**
- 16. Provision to coordinate with the City Engineer on drainage for the site.**
- 17. Provision to include a coniferous planting option on the east edge of the parking lot's drive aisle to be revised on the landscape plan prior to issuance of a building permit.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: July 31, 2018
Subject: Biolyph

From a sewer and water perspective the proposed building expansion plans to utilize the in-place utilities that serve the current building. The service connections will be handled as a part of the building permit process.

The site plan proposes to extensions to the existing storm sewer piping to manage storm water runoff from both the building and the parking lot. The runoff from the proposed parking lot and building expansions are shown to be collected and routed through the existing drainage system which ultimately discharge to the treatment ponds located in the NW corner of the site near 82nd Street. The proposed improvements will require coordination with both City and County for erosion and sediment control permit.

Grading over the site is restricted to remain outside the conservation easement. The grading limits propose to maintain the existing grades along the conservation easement which staff is recommending.

Final Site Development Plans

for

DaVinci Microlyph

Chaska, Minnesota

Presented by:

Martin Woody Architects

Client

**MARTIN
WOODY
ARCHITECTS**
26405 Smithtown Road
Shorewood, MN 55331

Project

**DAVINCI
MICROLYPH**

Location

CHASKA, MN

4275 NOREX DRIVE

Certification

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 and constitution of the State of Minnesota.

Eric A. Vogel
Registration No. 54024 Date: 5/1/2018
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minneapolis, MN office.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No.	Date	By	Submittal / Revision
5/1/2018			SITE PLAN REVIEW
7/25/2018			CITY RESUBMITTAL

Sheet Title

TITLE SHEET

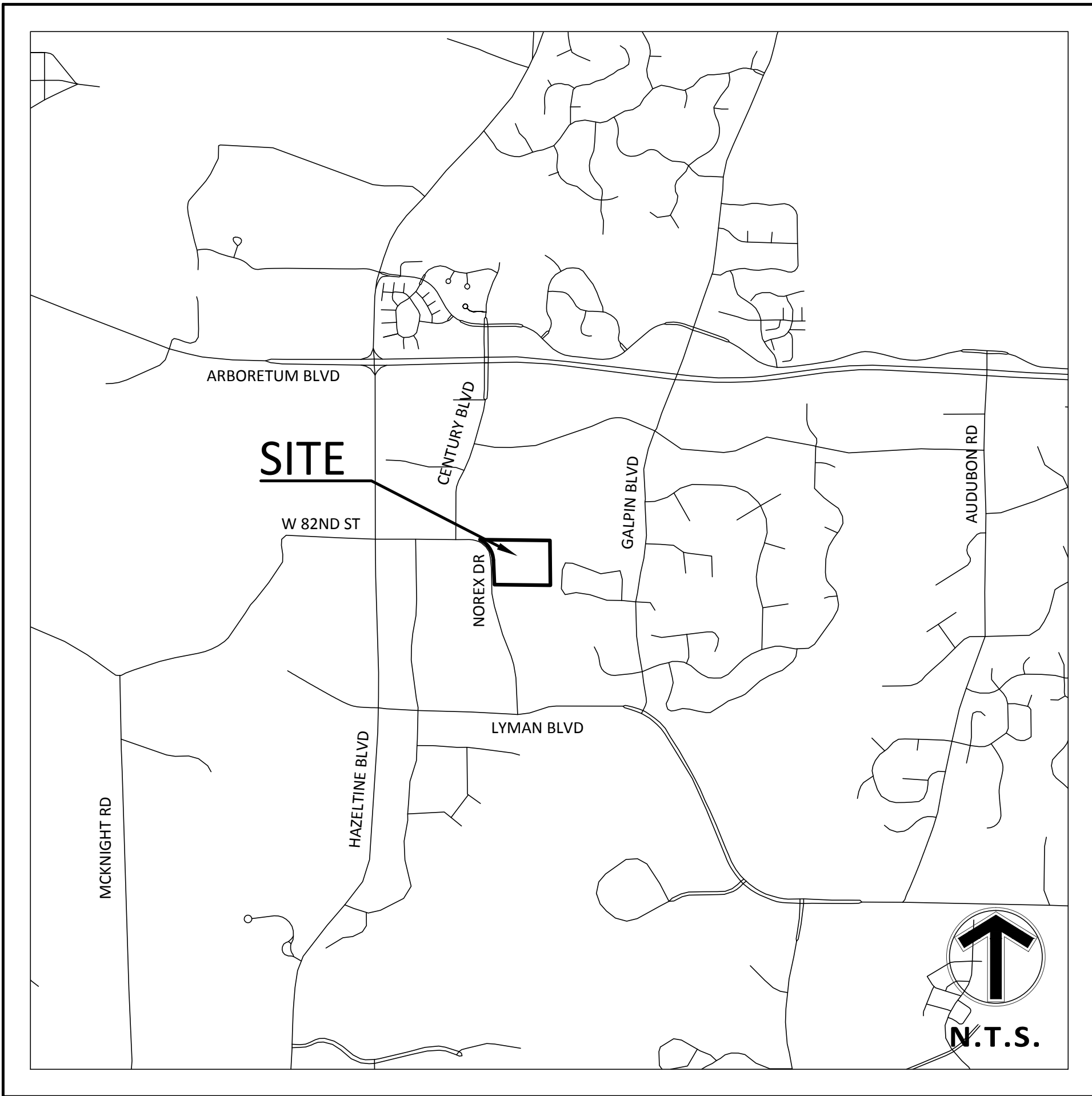
Sheet No. Revision

C1.01

Project No. 20068.01

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER MARTIN WOODY ARCHITECTS 26405 SMITHTOWN ROAD SHOREWOOD, MN 55331 TEL 612-382-2423 CONTACT: MARTIN WOODY	CIVIL ENGINEER SAMBATEK 12800 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343 TEL 763-476-6010 FAX 763-476-8532 CONTACT: ERIC VOGEL
ARCHITECT MARTIN WOODY ARCHITECTS 7115 KINGS ROAD EXCELSIOR MN, 55331 TEL 612-382-2423 CONTACT: MARTIN WOODY	SURVEYOR SAMBATEK 12800 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343 TEL 763-476-6010 FAX 763-476-8532 CONTACT: MARK SALO
GEOTECHNICAL NORTHERN TECHNOLOGIES INC 1408 NORTHLAND DRIVE #107 MENDOTA HEIGHTS, MN 55120 TEL 651-389-4191 FAX 651-389-4190 CONTACT: RYAN MENTER	LANDSCAPE ARCHITECT SAMBATEK 12800 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343 TEL 763-476-6010 FAX 763-476-8532 CONTACT: WILLIAM DELANEY



VICINITY MAP
NO SCALE

SHEET INDEX	
SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C3.02	OVERALL DEVELOPMENT PLAN
C4.01	GRADING AND EROSION CONTROL PLAN
C4.02	EROSION CONTROL NOTES AND DETAILS
C6.01	UTILITY PLAN
C9.01	DETAILS
L1.01	LANDSCAPE - SNOW REMOVAL PLAN

Client
MARTIN
WOODY
ARCHITECTS

26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI
MICROLYPH

Location
CHASKA, MN

4275 NOREX DRIVE

Certification

Summary

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Approved: CMA Book / Page:
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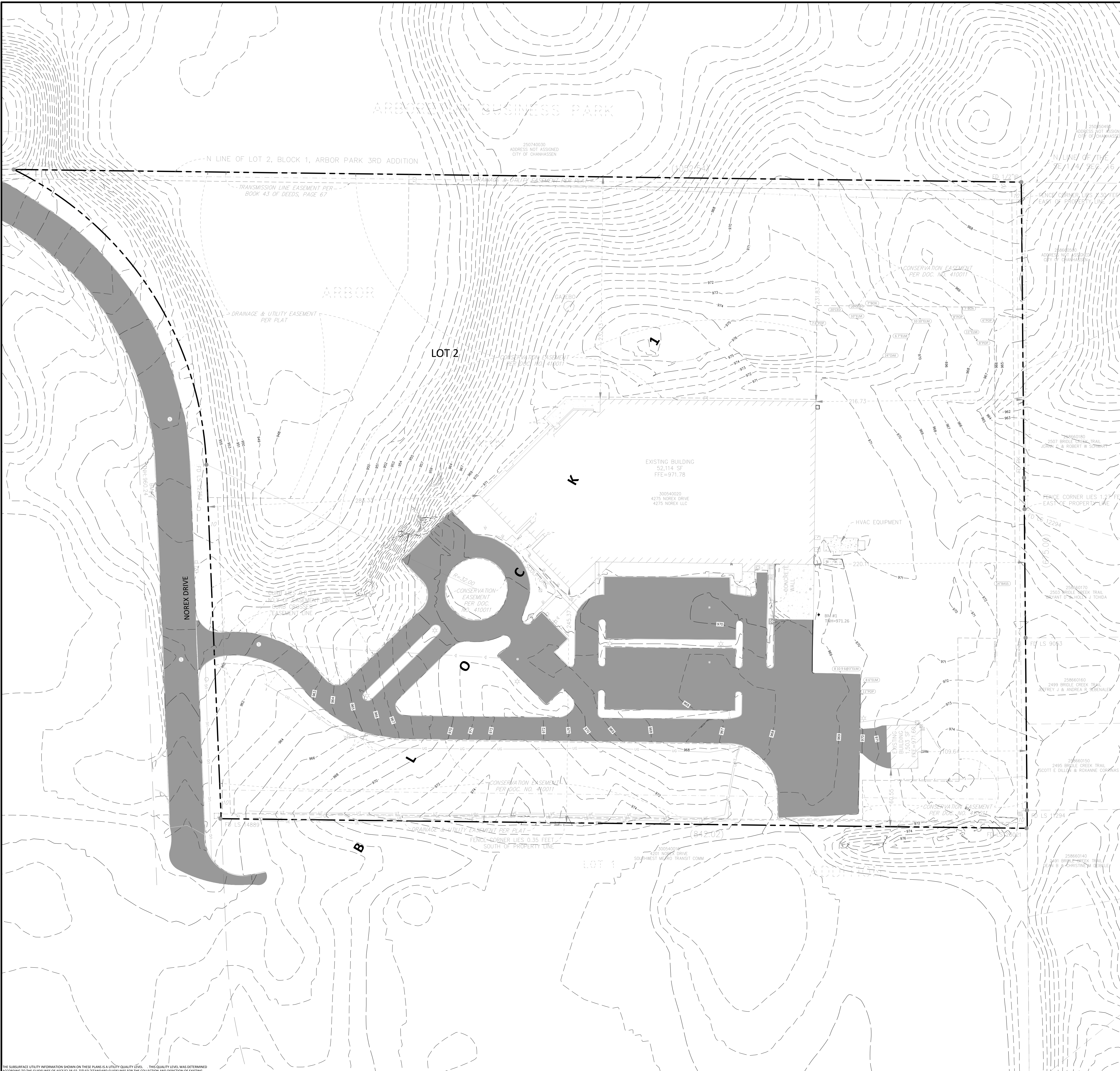
Revision History

No.	Date By	Submittal / Revision
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7/25/2018		CITY RESUBMITTAL

Sheet Title
EXISTING
CONDITIONS

Sheet No. Revision
C2.01

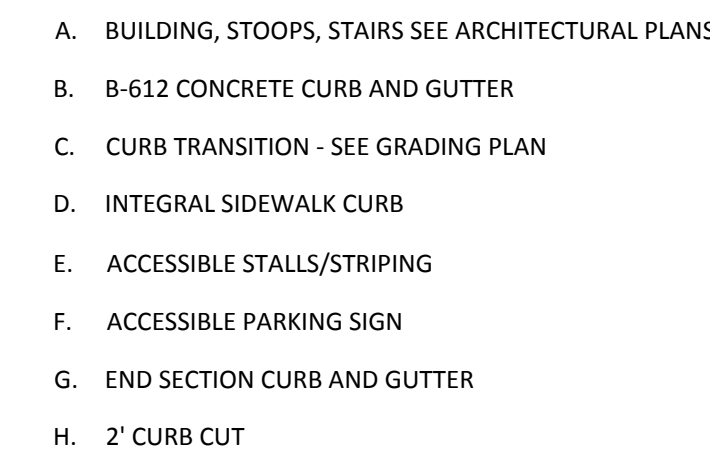
Project No. 20068.01



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED
ACCORDING TO THE GUIDELINES OF ASCE 91.0-10.0. THE QUALITY LEVEL WAS DETERMINED FOR THE COLLECTION AND REPORTING OF EXISTING
SUBSURFACE UTILITY DATA. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOVERNING STATE ONE FOR MINNESOTA). THE
CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCURRED BY
HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
IF THE CONTRACTOR ENCOUNTERS ANY OBSTACLE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE,
DEPTH AND IF THE TIE LINE IS ACTIVE. NO OBSTACLE SHALL BE RELOCATED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED
CONSTRUCTION.



Shorewood, MN 55331

Project No. 20068.01

Client
MARTIN
WOODY
ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI
MICROLYPH

Location
CHASKA, MN

4275 NOREX DRIVE

Certification

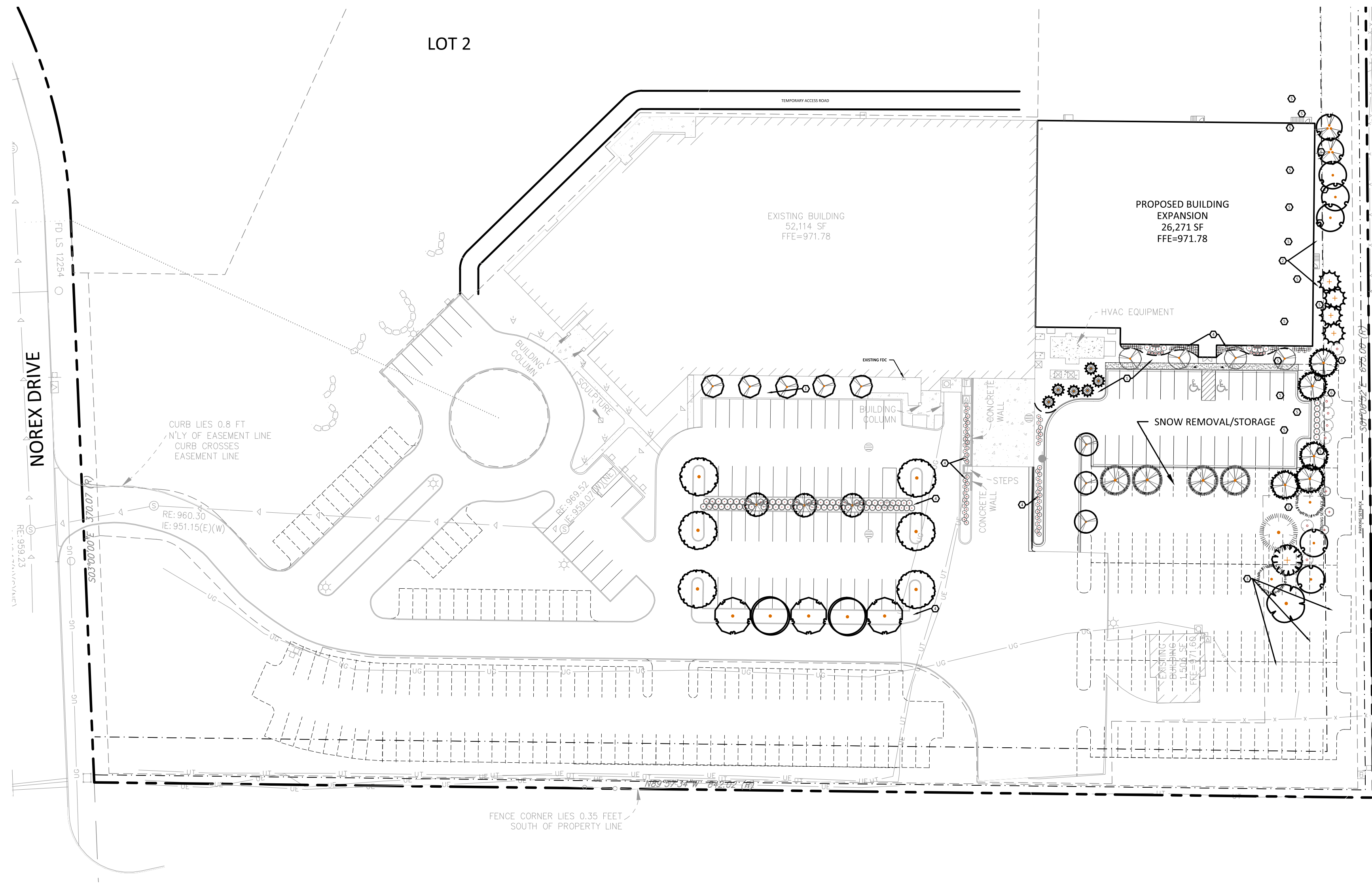
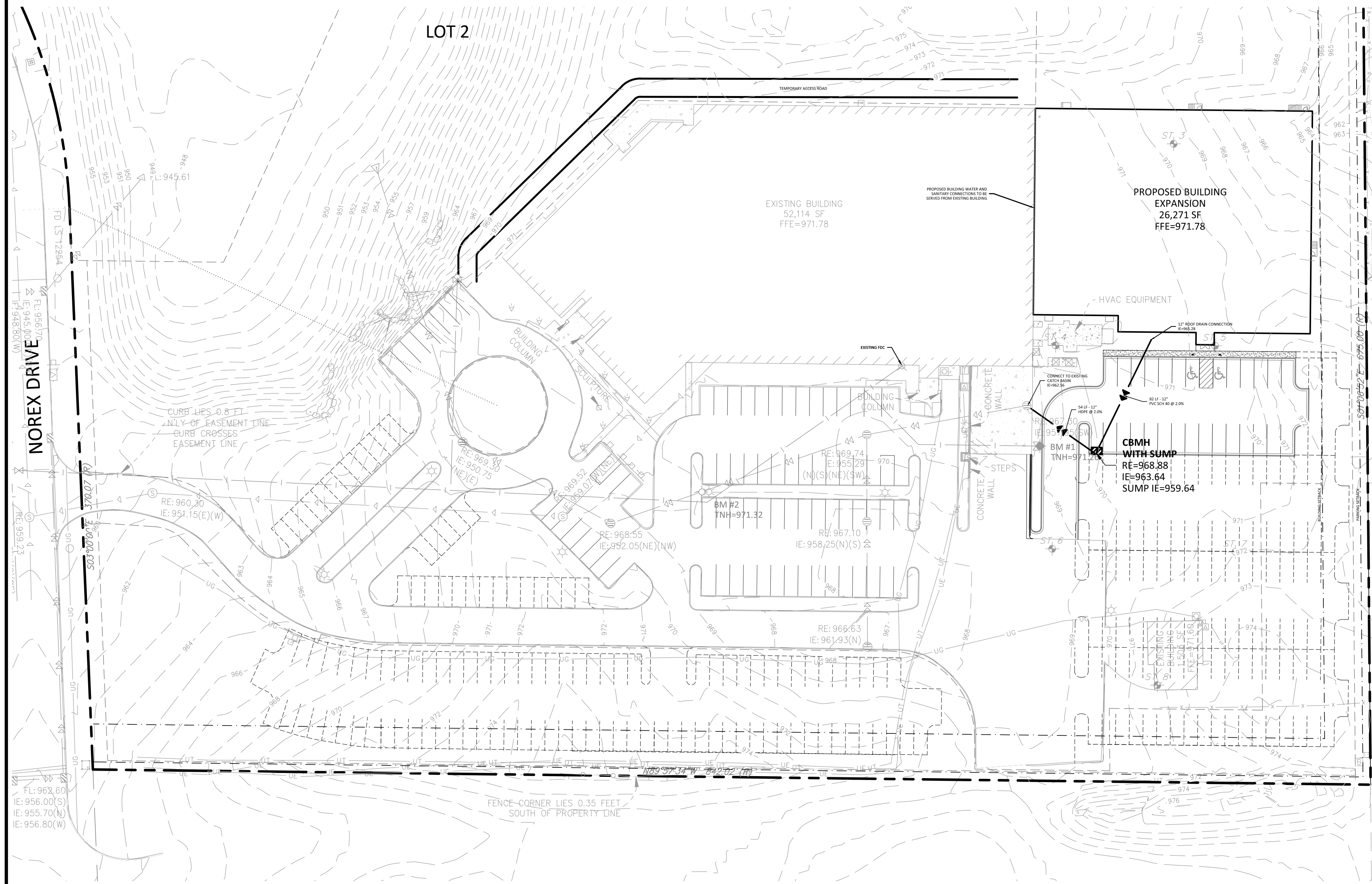
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5/1/2018		SITE PLAN REVIEW
7/25/2018		CITY RESUBMITTAL

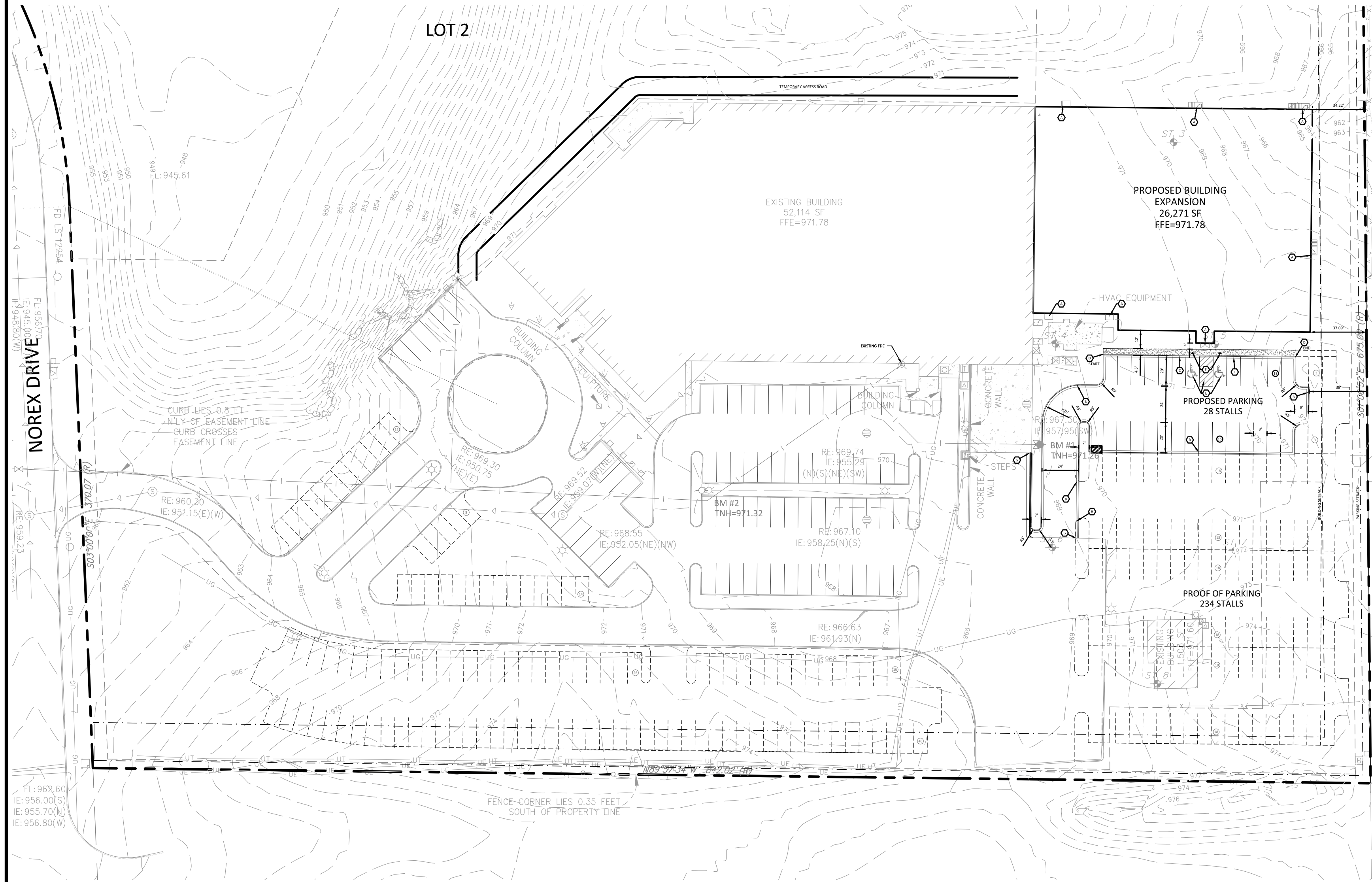
Sheet Title
OVERALL
DEVELOPMENT
PLAN

Sheet No. **Revision**

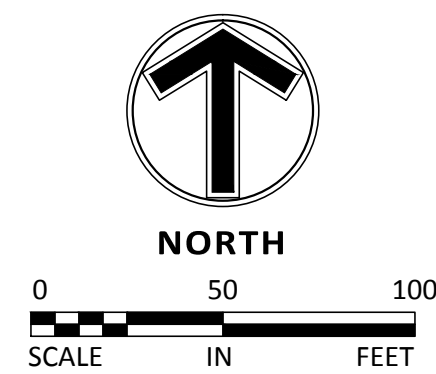
Project No. 20068.01



- LANDSCAPE LEGEND**
- ① SOD OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS SOUTH OF SOUTH BUILDING WALL)
 - ② MN STATE SEED MIX 25-131 OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS NOT SODDED)
 - ③ PRESERVE AND PROTECT EXISTING TREES WITH SNOW FENCE AT DRIP LINE
 - ④ ROCK MULCH - 1" RIVER ROCK MULCH @ 3" DEPTH OVER COMMERCIAL WEED BARRIER
 - ⑤ TRANSPLANT EXISTING TREES WITH TREE SPADE AS FEASIBLE FOR USE IN LANDSCAPE BUFFER
 - STEEL EDGER



- KEY NOTES**
- A. BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
 - B. B-612 CONCRETE CURB AND GUTTER
 - C. CURB TRANSITION - SEE GRADING PLAN
 - D. INTEGRAL SIDEWALK CURB
 - E. ACCESSIBLE STALLS/STRIPING
 - F. ACCESSIBLE PARKING SIGN
 - G. END SECTION CURB AND GUTTER
 - H. 3' CURB CUT



Project
DAVINCI
MICROLYPH

Location
CHASKA, MN

4275 NOREX DRIVE

Certification
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.

Eric A. Vogel
Registration No. 5124 Date: 5/1/2018
If applicable, please print us for a wet signed copy of this plan which is to be filed upon request at Sambatek's, Minnesota, MN office.

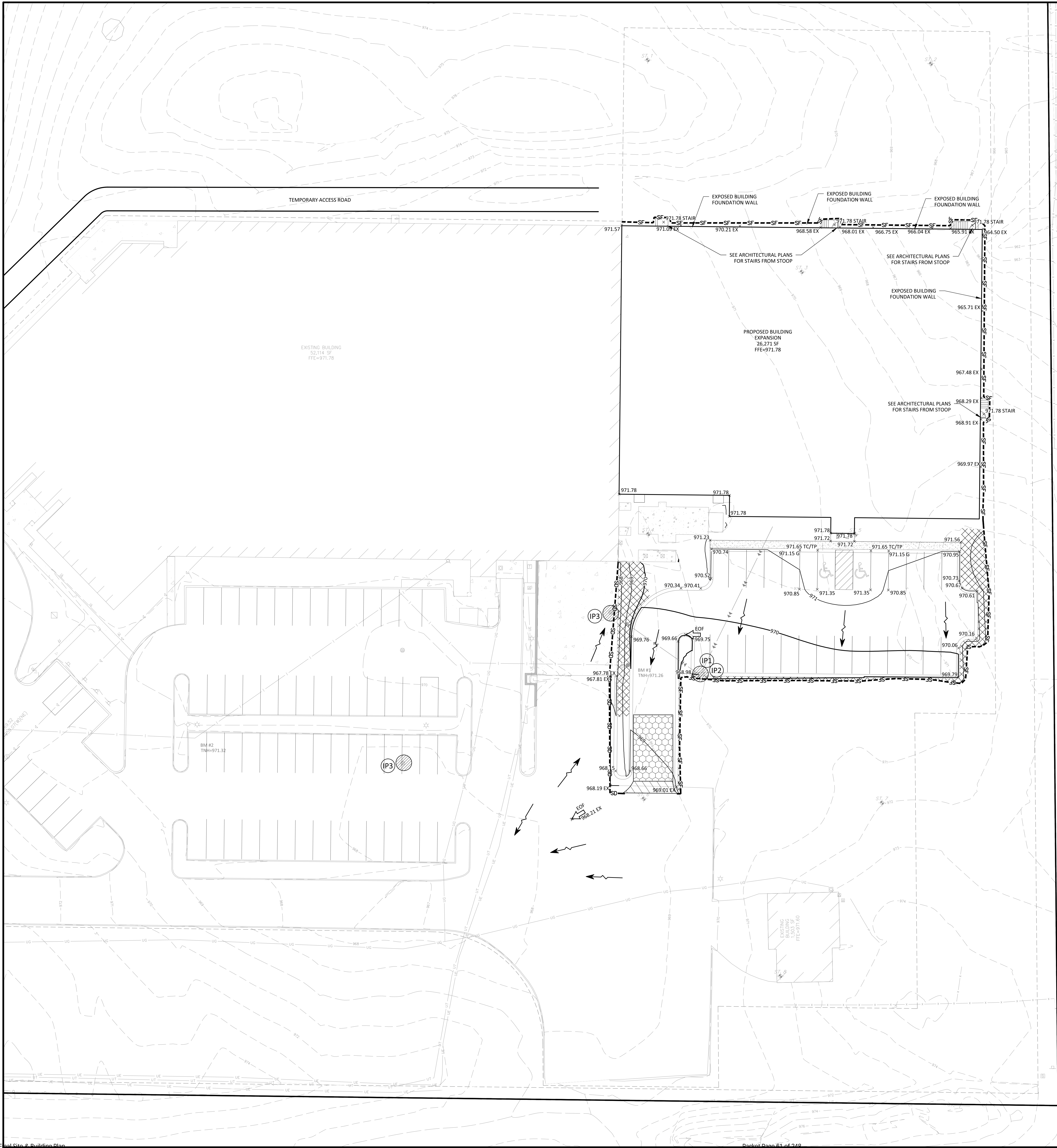
Summary
Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History		
No.	Date By	Submittal / Revision
5/1/2018		SITE PLAN REVIEW
7/25/2018		CITY RESUBMITTAL

Sheet Title
GRADING AND
EROSION
CONTROL PLAN

Sheet No. Revision
C4.01

Project No. 20068.01



LEGEND

PROPERTY LIMIT
CURB & GUTTER
STORM SEWER
DRAIN TILE
BUILDING
RETAINING WALL
WETLAND LIMITS
TREELINE
SPOT ELEVATION
CONTOUR
RIP RAP
OVERFLOW ELEV.
SOIL BORINGS
SILT FENCE
SILT DIKE
TEMPORARY STONE CONSTRUCTION ENTRANCE
SLOPE 18% OR GREATER
DIRECTION OF OVERLAND FLOW

GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

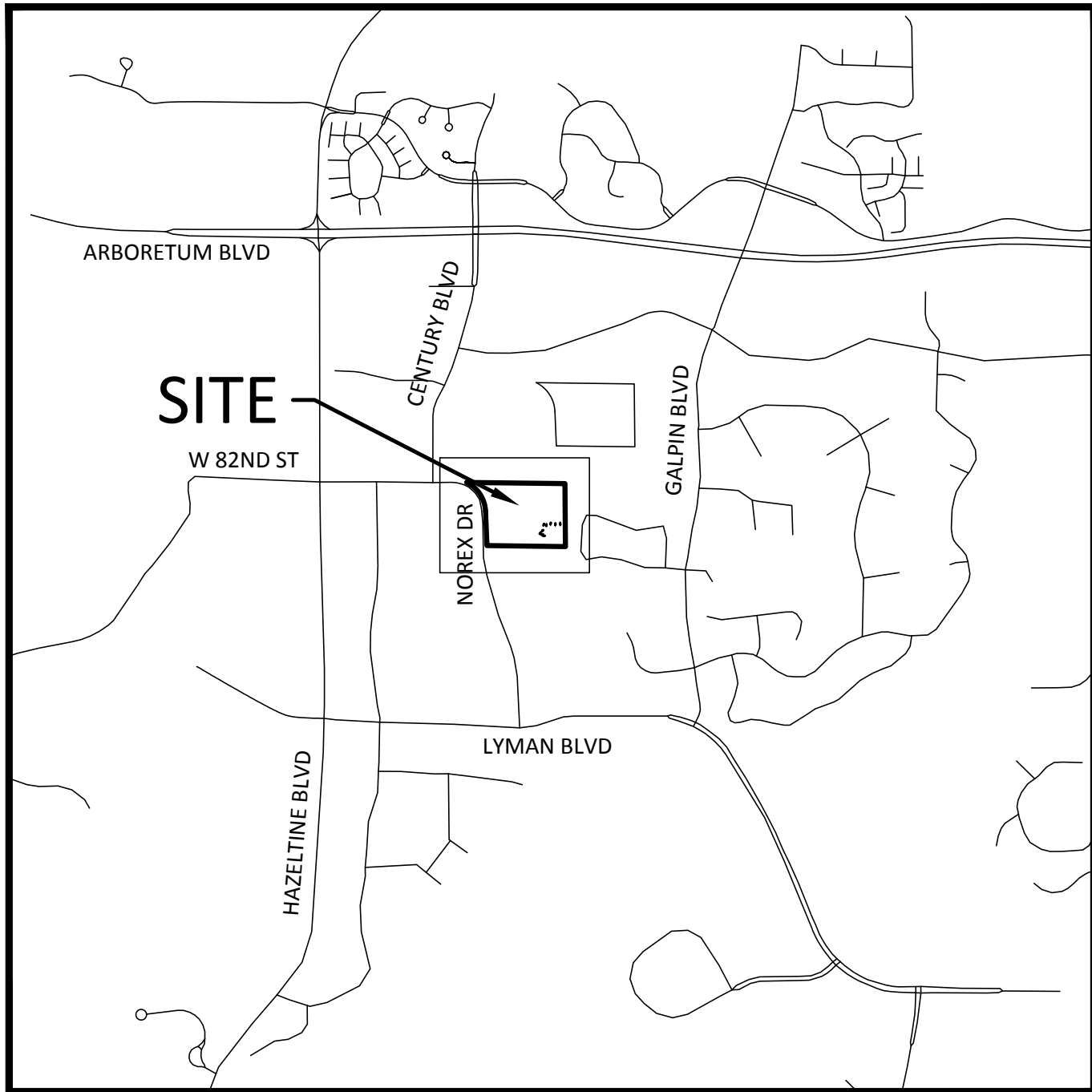
A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY: NORTHERN TECHNOLOGIES, INC.
ADDRESS: 1408 NORTHLAND DRIVE #107, MENOTA HEIGHTS, MN 55120
PHONE: 651-389-4191
DATED: 4-9-2014

CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.

- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDDEM TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SURF CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
- FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- TOLERANCES.
 - THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.

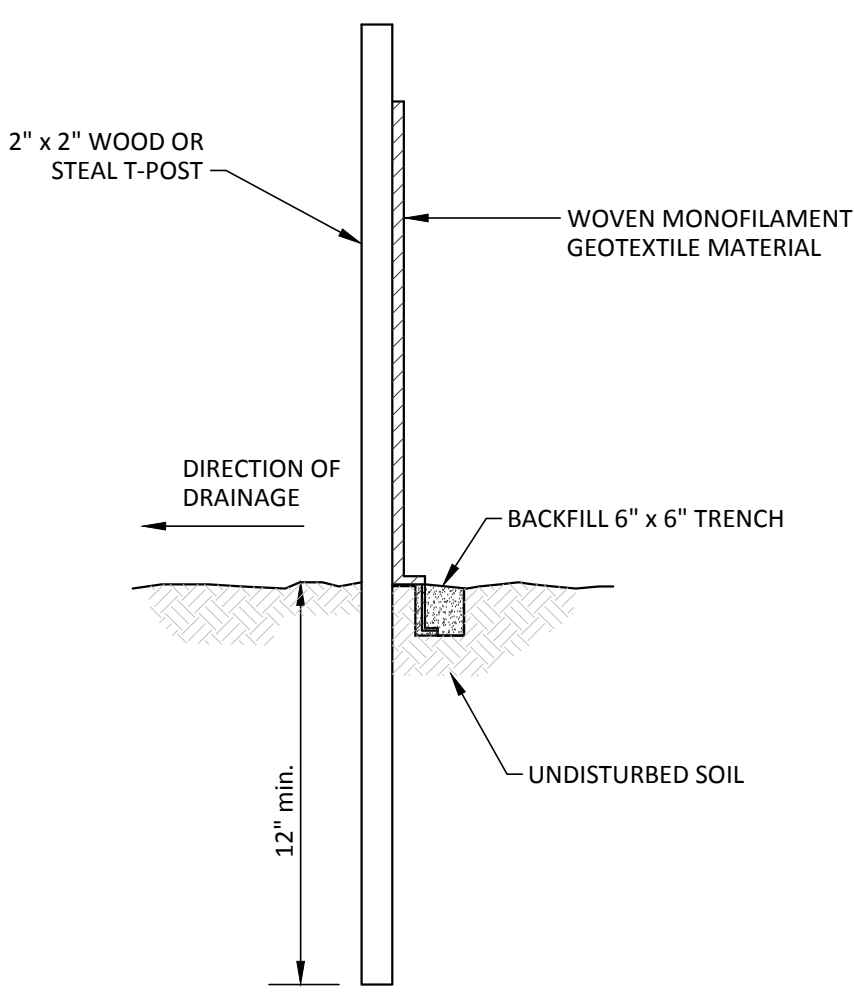
EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP
NOT TO SCALE

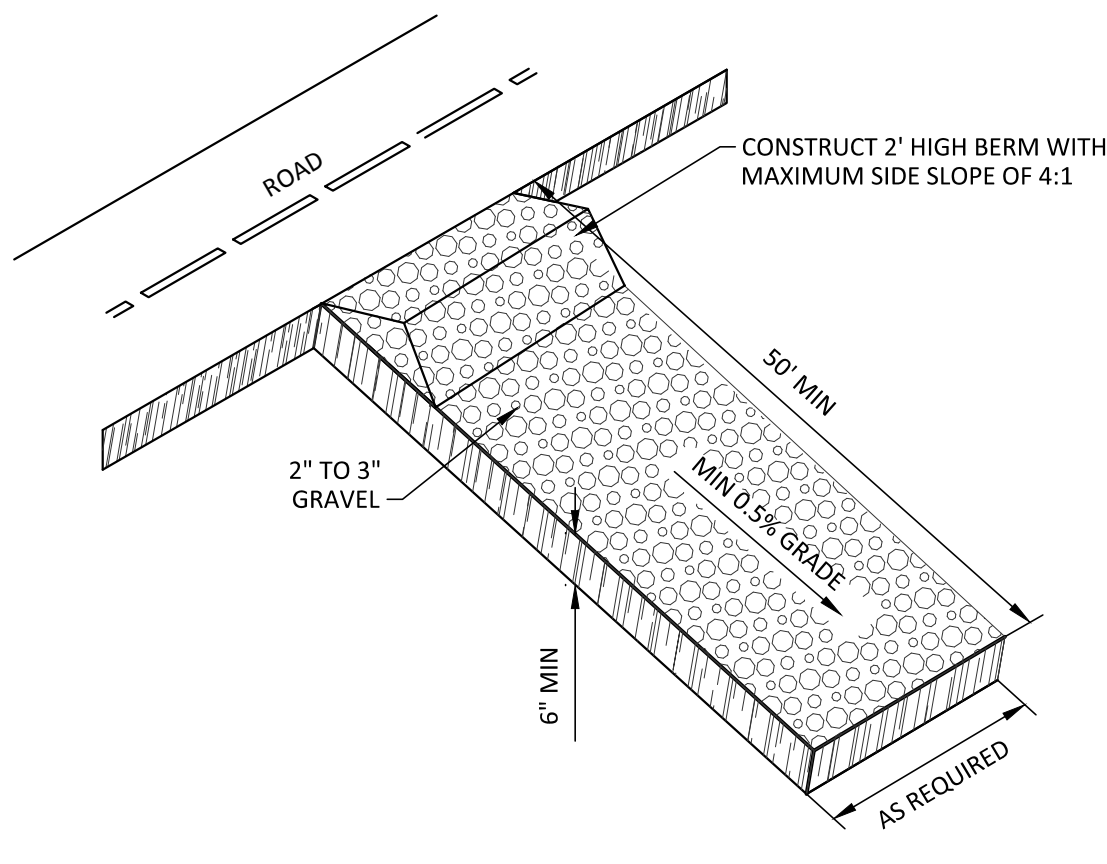


USGS MAP
NOT TO SCALE



ALL POSTS, GEOTEXTILE MATERIAL AND FASTENERS SHALL COMPLY WITH MNDOT SPECIFICATION 3886 AND TABLE 3886-1.

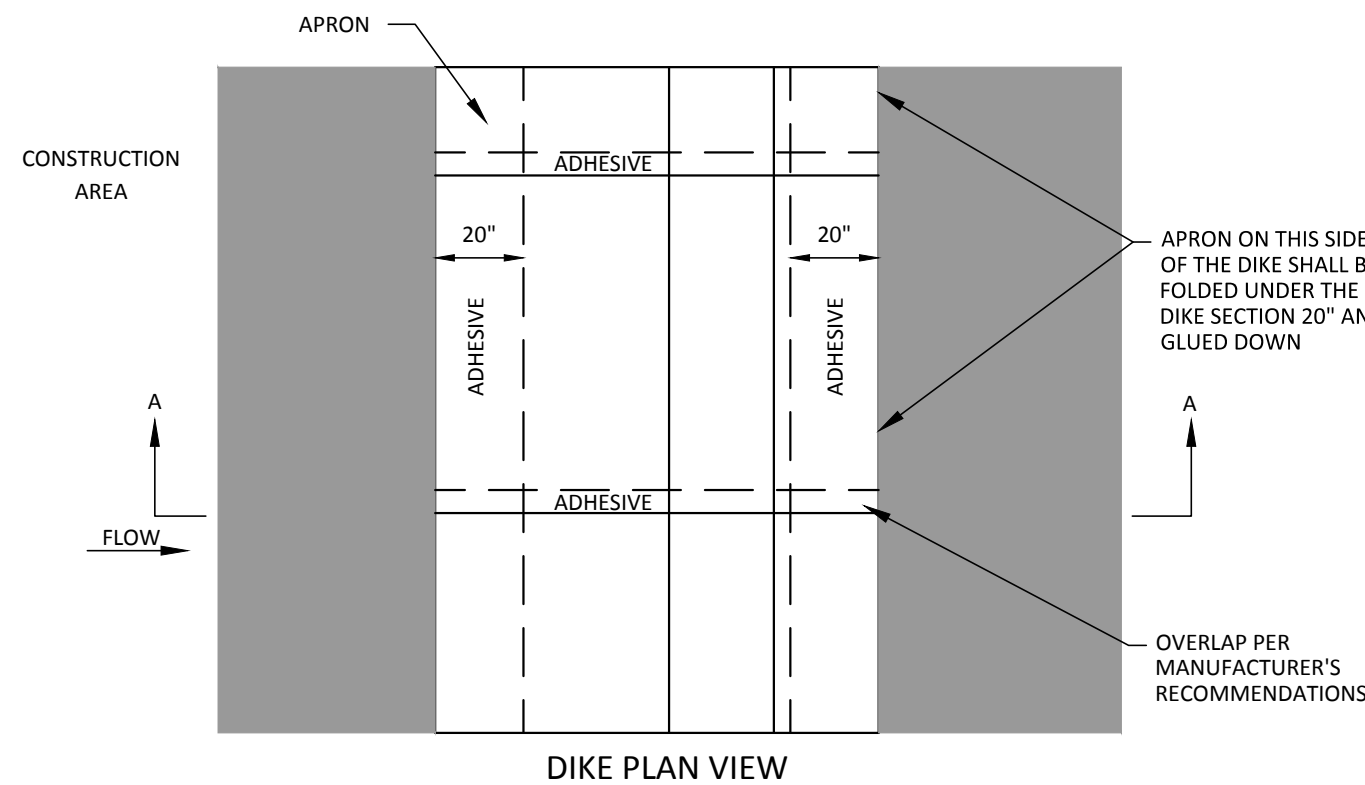
1 SILT FENCE
N.T.S.



NOTE:

ROCK EXITS SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK. ROCK EXITS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. MAINTENANCE OF ROCK EXITS SHALL INCLUDE A TOP DRESSING OF NEW GRAVEL, OR REMOVAL AND REPLACEMENT OF THE GRAVEL AS NEEDED, TO KEEP THE EXITS FREE FROM COLLECTED MUD.

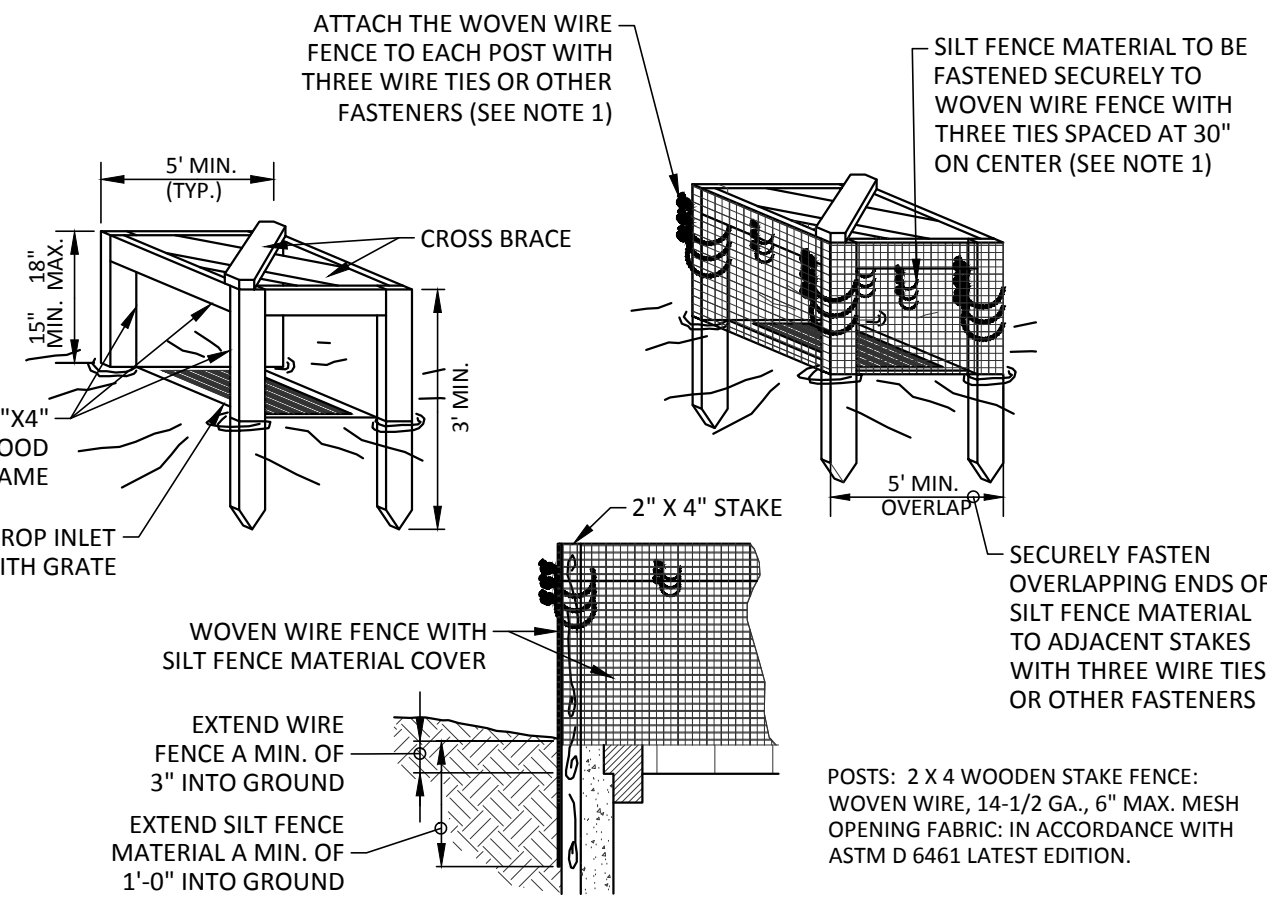
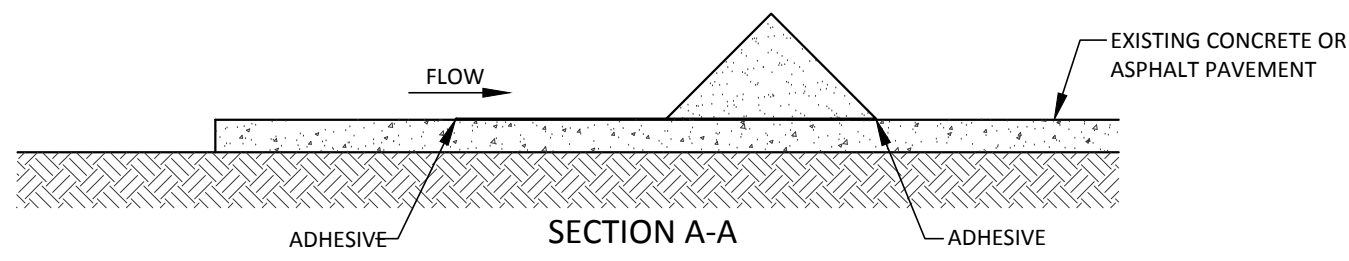
2 CONSTRUCTION ENTRANCE
N.T.S.



NOTES:

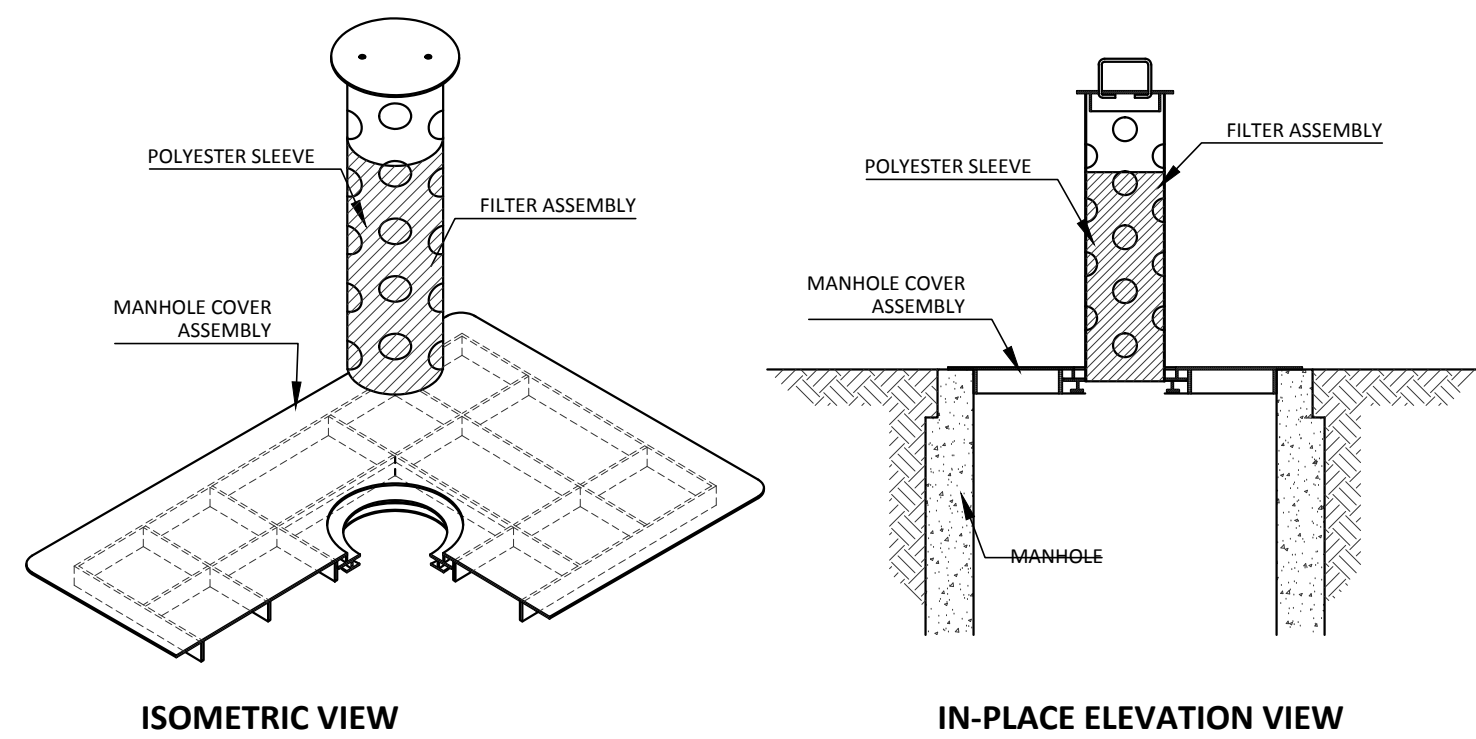
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20' STRIP ALONG BOTH EDGES.

3 SILT DIKE ON PAVEMENT
N.T.S.



- ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30') WITH THREE WIRE TIES OR OTHER FASTENERS. ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
- WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
- MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
- ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

6 IP-1
N.T.S.



ISOMETRIC VIEW

IN-PLACE ELEVATION VIEW

SPECIFICATIONS AND STANDARDS

- ASC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION
- AISC STRUCTURAL WELDING CODE-STEEL, 01-1-94
- 29 CFR 1926-OSHA SAFETY AND HEALTH STANDARDS

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD
SAFETY FACTOR
WATER FLOW RATE (THROUGH POLYESTER FILTER)
MAXIMUM OVERFLOW RATE

AVAILABILITY STOCK

20000 LBS.
2:1
0.476 CFS @ 3" HEAD
1.074 CFS @ 15" HEAD
1.113 CFS @ 6" HEAD
1.575 CFS @ 12" HEAD

4 IP-3
N.T.S.

5 IP-2
N.T.S.

DEVELOPER/OWNER: MARTIN WOODY ARCHITECTS 26405 SMITHTOWN ROAD SHOREWOOD, MN 55331 612-382-2423
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

AREA SUMMARY IN ACRES	
PRE - CONSTRUCTION IMPERVIOUS	1.82 AC±
PROPOSED NEW IMPERVIOUS	0.89 AC±
PROPOSED SEEDED AREA	0.10 AC±
TOTAL DISTURBED	0.98 AC±

GENERAL EROSION NOTES:

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA OR EITHER THE OWNER OR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART III.2 OF THE GENERAL PERMIT.
- BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
- ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT UNLAWFUL STORAGE & DISPOSAL OF HAZARDOUS WASTES MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART IV.C.6 OF THE GENERAL PERMIT).
- SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RE-STABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
- CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART IV.C.6 OF THE GENERAL PERMIT.
- CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART II.B.5 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.D.T.) HAS BEEN SUBMITTED TO THE MPCA.
- IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
- ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	860
SILT DIKE	LINEAR FEET	124
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	1
INLET PROTECTION DEVICE (IP-2)	UNIT	1
INLET PROTECTION DEVICE (IP-3)	UNIT	2

Client
**MARTIN
WOODY
ARCHITECTS**

26405 Smithtown Road
Shorewood, MN 55331

Project
**DAVINCI
MICROLYPH**

Location
CHASKA, MN

4275 NOREX DRIVE

Certification

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.

Eric A. Vogel
Registration No. 5124 Date: 5/1/2018
If applicable, I certify that I am a duly licensed professional ENGINEER under the laws of the State of Minnesota.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History

No.	Date By	Submittal / Revision
5/1/2018		SITE PLAN REVIEW
7/25/2018		CITY RESUBMITTAL

Sheet Title
**EROSION
CONTROL
NOTES AND
DETAILS**

Sheet No. Revision

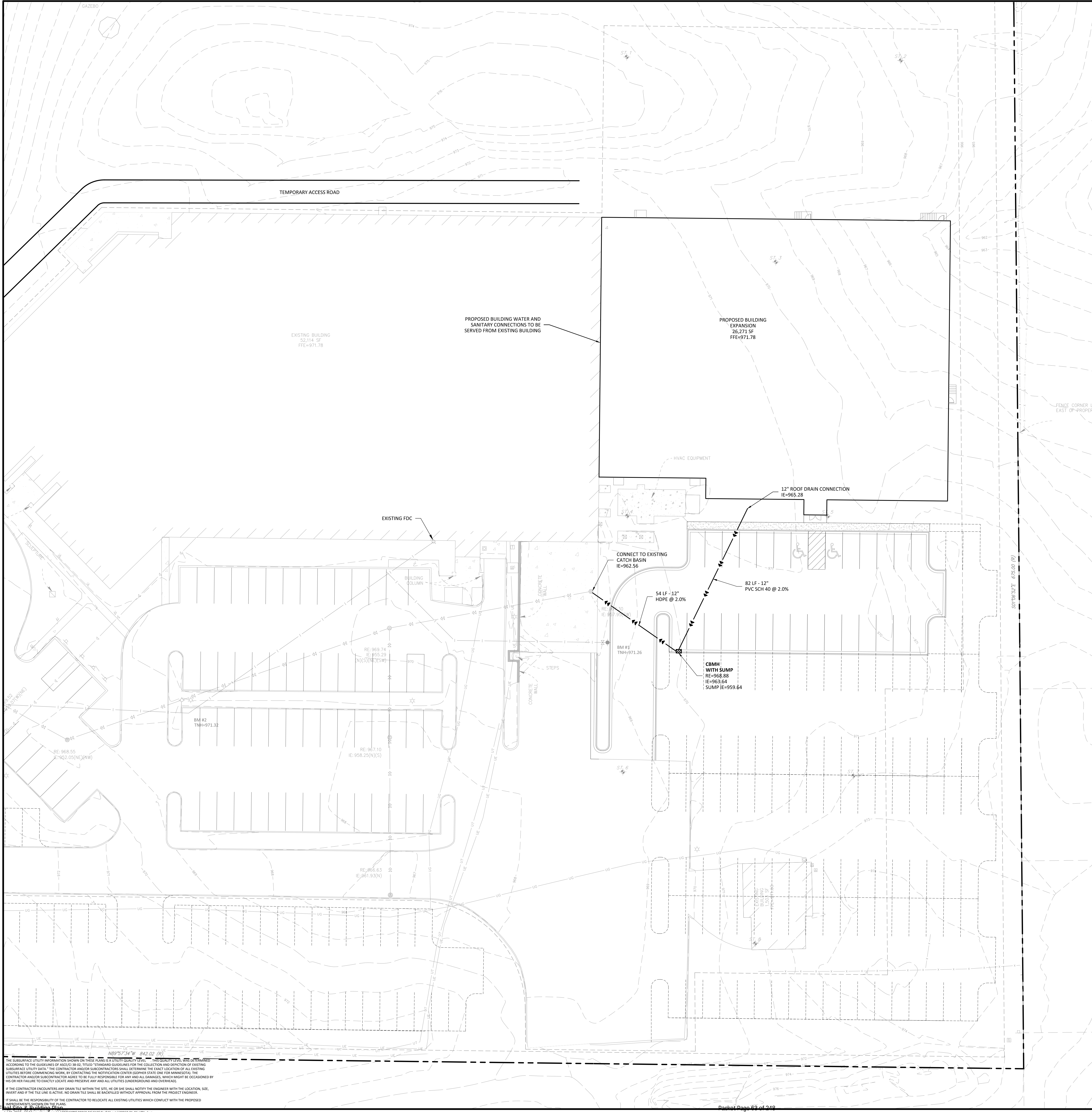
C4.02

Project No. 20068.01

LEGEND	
PROPOSED	EXISTING
CURB & GUTTER	① — 10 — ①
STORM SEWER	② — 12 — ②
SANITARY SEWER	③ — 14 — ③
FORCE MAIN (SAN.)	④ — 16 — ④
WATERMAIN	⑤ — 18 — ⑤
EASEMENT	⑥ — 20 — ⑥
DRAIN TILE	⑦ — 22 — ⑦
GAS LINE	⑧ — 24 — ⑧
ELECTRIC	⑨ — 26 — ⑨
TELEPHONE	⑩ — 28 — ⑩

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - 1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
 - 1.2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - 1.3. A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
 2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - 2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - 2.2. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - 2.2.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
 3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
 4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
 5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
 7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.
- A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:
COMPANY: NORTHERN TECHNOLOGIES, INC.
ADDRESS: 1408 NORTHLAND DRIVE #107, MENDOTA HEIGHTS, MN 55120
PHONE: 651-389-4191
DATED: 6-5-2014
- CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO ENGINEER. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
 11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.



THE SUBURBAN UTILITY ENGINEERING AND DESIGN SPECIFICATIONS (SUES) ARE THE STANDARD SPECIFICATIONS FOR THE COLLECTION AND DETENTION OF EXISTING SUBSURFACE UTILITY DATA. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTRACTING THE NOTIFICATION CENTER (CONFER) STATE ONE FOR MINNESOTA THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHO MIGHT BE OCCURRED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD). IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN.

Client
**MARTIN
WOODY
ARCHITECTS**

26405 Smithtown Road
Shorewood, MN 55331

Project
**DAVINCI
MICROLYPH**

Location
CHASKA, MN

4275 NOREX DRIVE

Certification

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.

Eric A. Vogel
Registration No. 000024 Date: 5/1/2018

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnesota, MN office.

Summary

Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

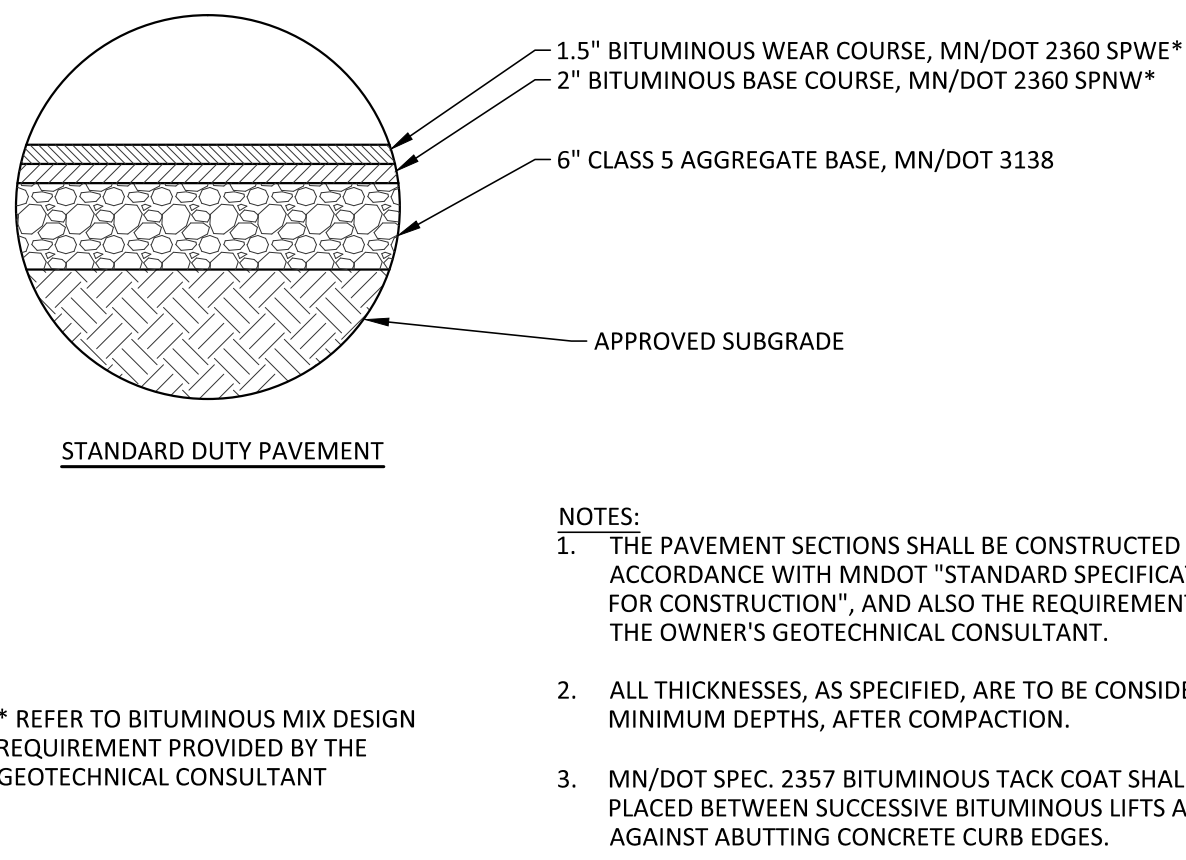
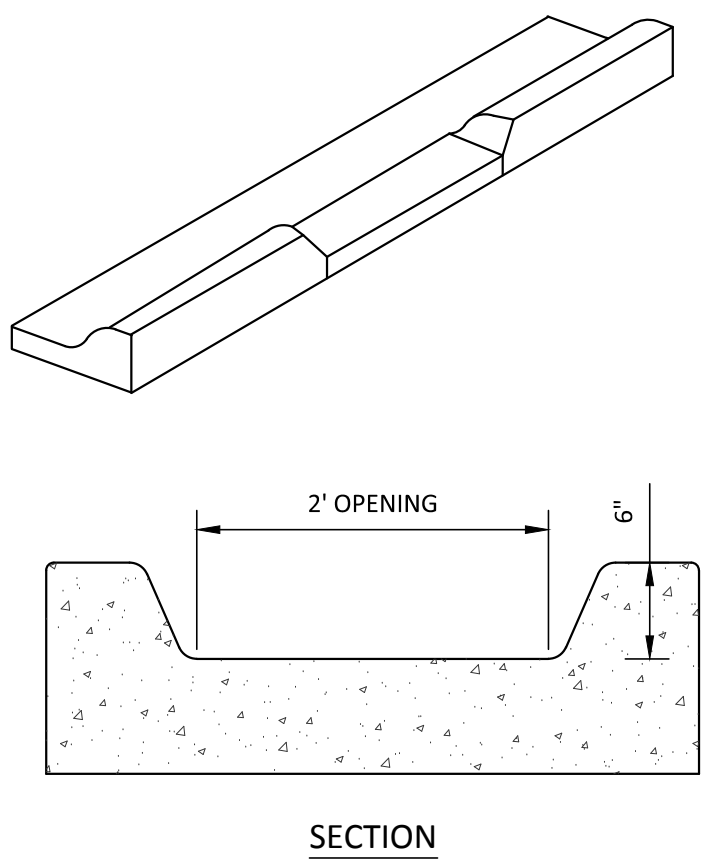
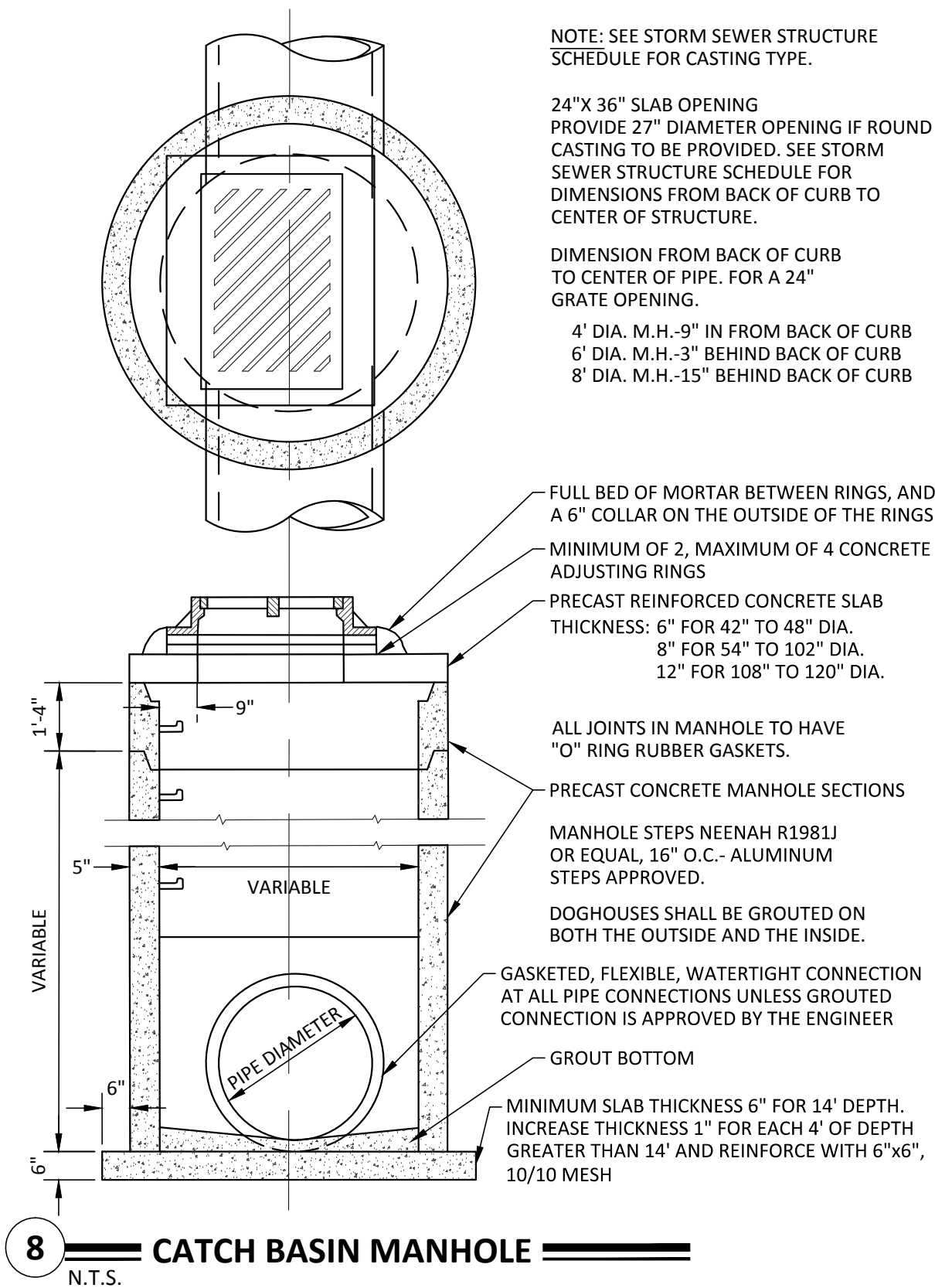
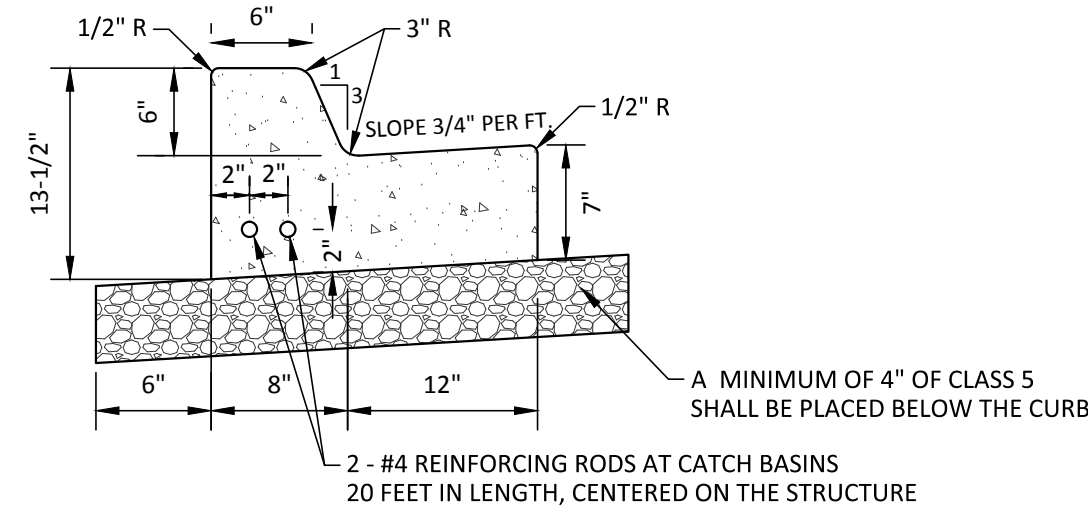
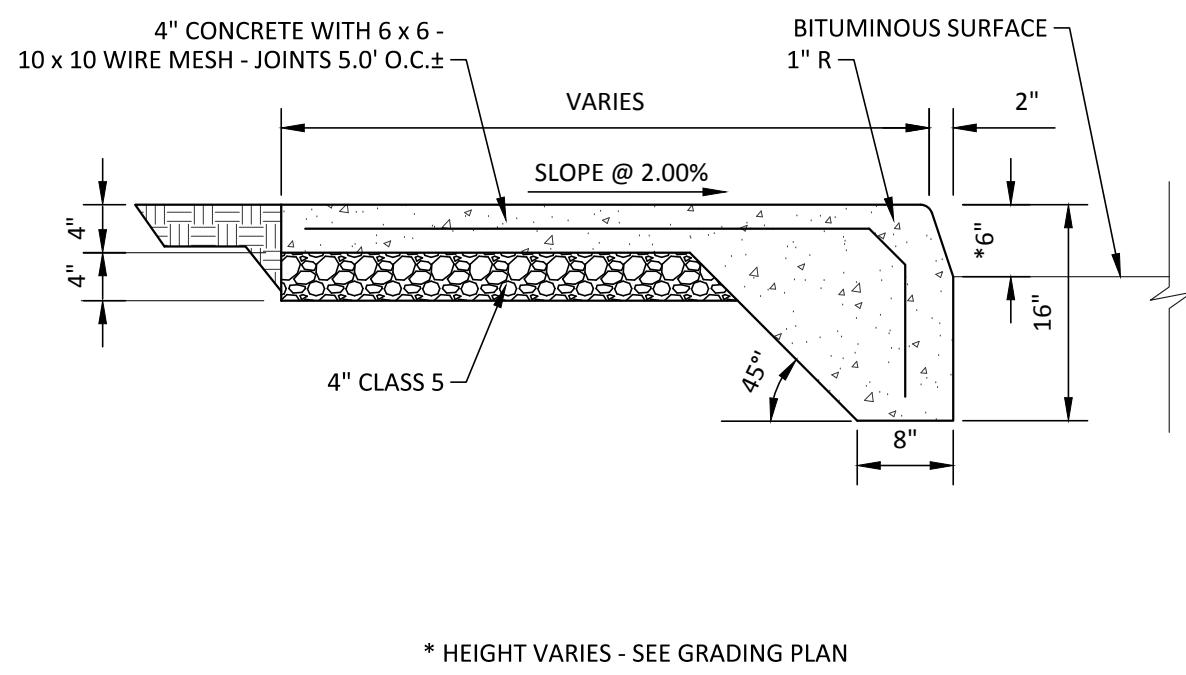
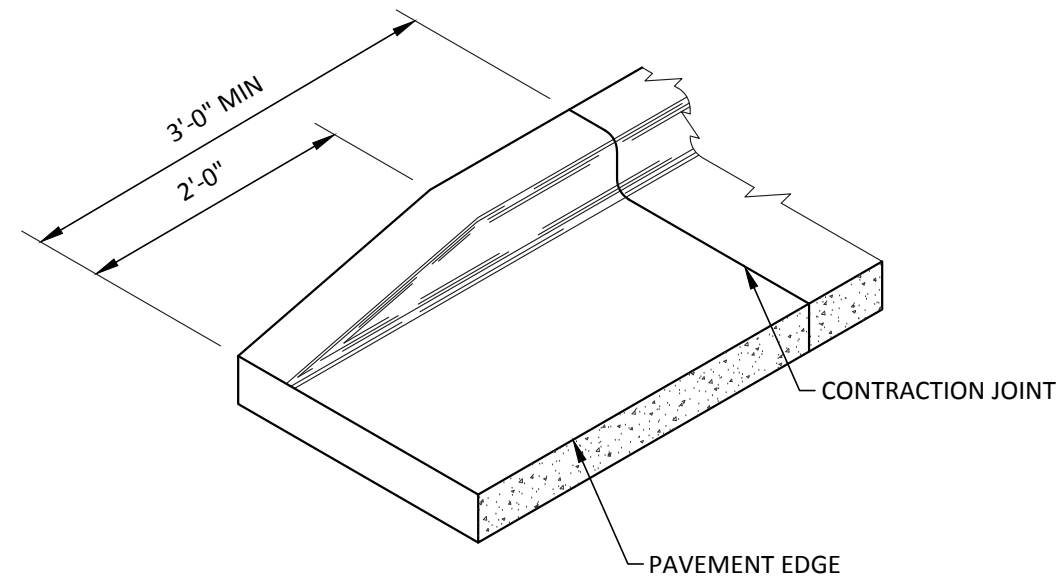
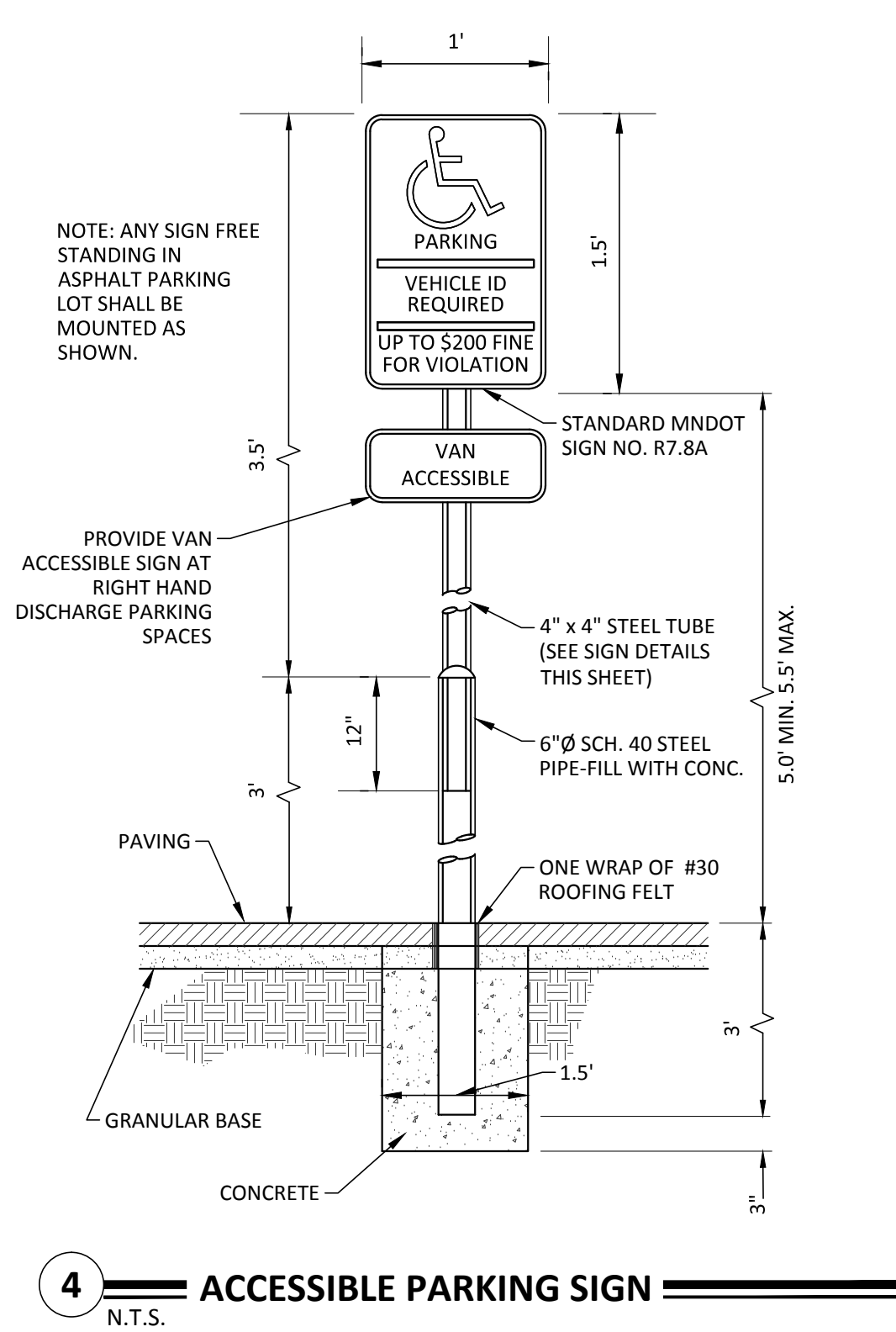
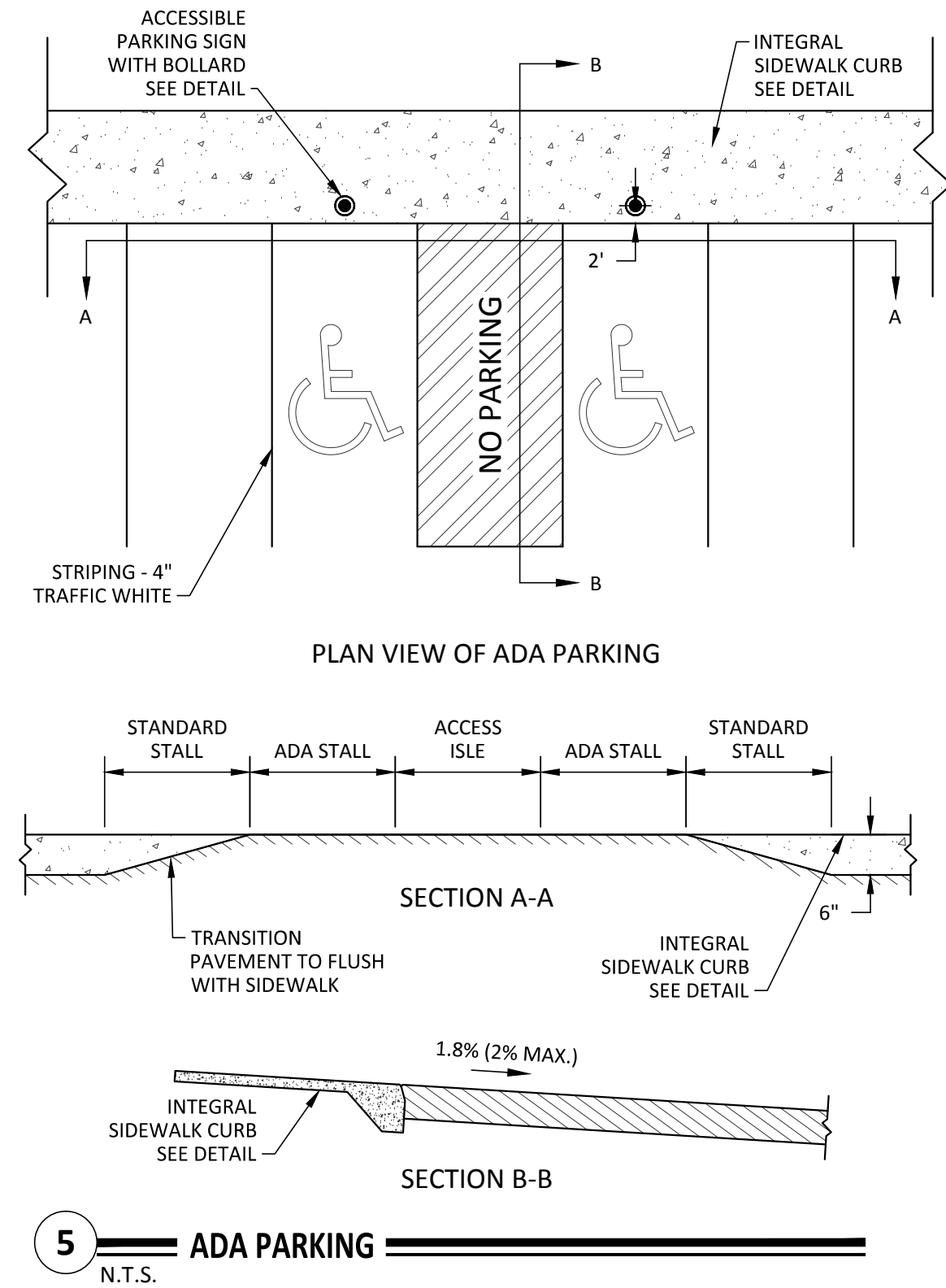
Revision History

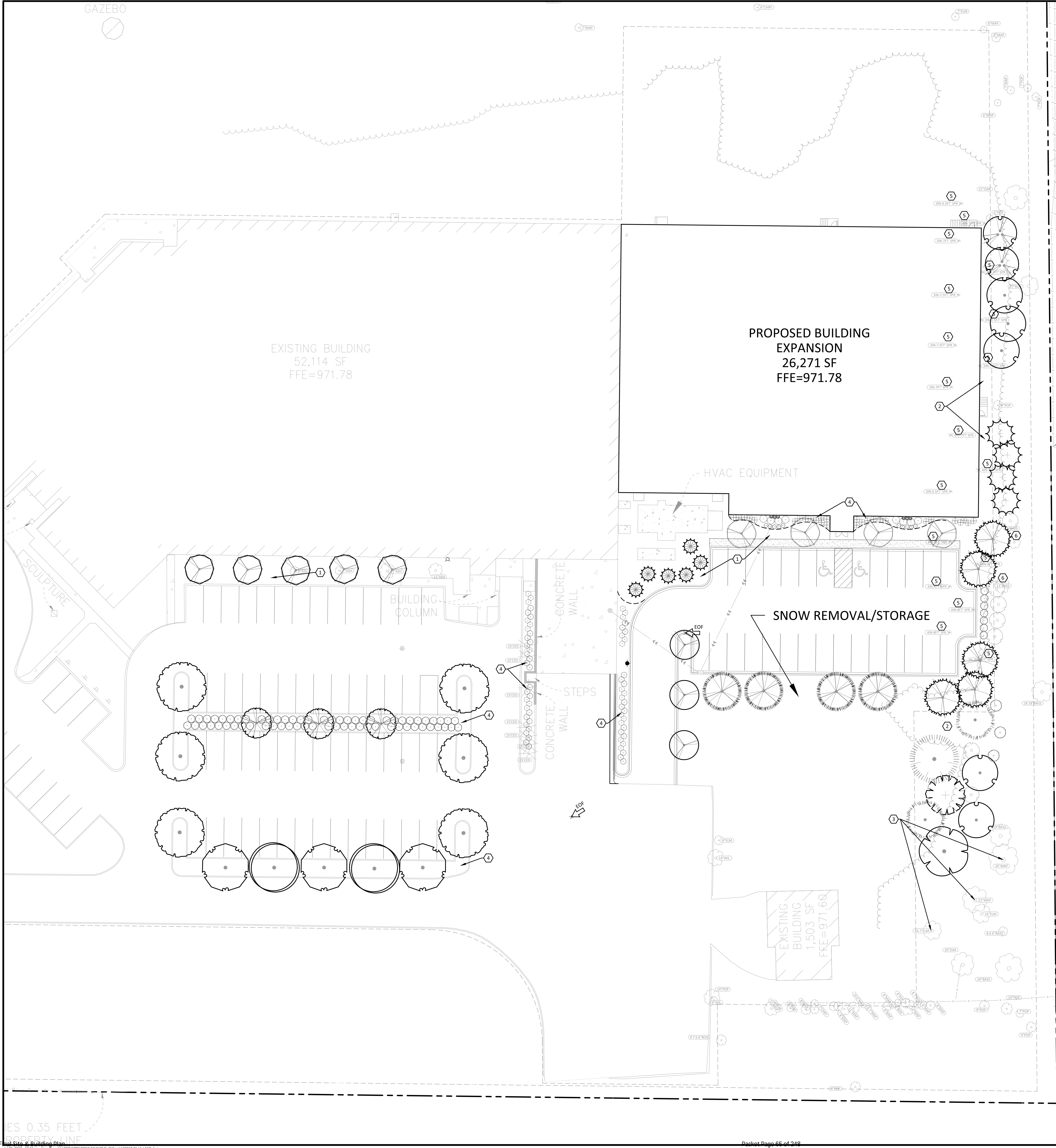
No.	Date	By	Submittal / Revision
5/1/2018			SITE PLAN REVIEW
7/25/2018			CITY RESUBMITTAL

Sheet Title
DETAILS

Sheet No. Revision
C9.01

Project No. 20068.01





PLANT SCHEDULE ADDITION						
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AB	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	2.5" Cal	2
	RB	Betula nigra 'Cully' TM	Heritage Birch	B & B	2.5" Cal	2
	NC	Catalpa speciosa	Northern Catalpa	B & B	2.5" Cal	1
	HB	Celtis occidentalis	Common Hackberry	B & B	2.5" Cal	1
	HL	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3" Cal.	B&B	6
	IW	Ostrya virginiana	American Hophornbeam	B & B	2.5" Cal	5
	BL	Tilia americana 'Boulevard'	Boulevard Linden	B & B	2.5" Cal	3
CONIFERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BF	Abies balsamea	Balsam Fir	6'	B&B	4
	PA2	Picea abies	Norway Spruce	12' Ht.	Spade	1
	PG2	Picea glauca 'Densata'	Black Hills Spruce	12' Ht.	Spade	2
	PPU	Picea pungens	Colorado Spruce	8' Ht.	Transplant	6
	PR2	Pinus resinosa	Red Pine	12' Ht.	Spade	4
	PS2	Pinus strobus	White Pine	12' Ht.	Spade	5
ORN. TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	HT	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	B & B	2.5" Cal	3
	CC	Malus x 'Coralburst'	Coralburst Crabapple	B & B	2" Cal	5
	SS	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2" Cal	3
	JL	Syringa reticulata	Japanese Tree Lilac	B & B	2" Cal	4
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BC	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	5 gal		72
	BH	Diervilla lonicera	Dwarf Bush Honeysuckle	5 gal		28
	CE	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal		3
	AJ	Juniperus horizontalis 'Compacta'	Andorra Compact Juniper	5 gal		8
	PT	Potentilla fruticosa 'Fargo' TM	Fargo Potentilla	5 gal		33
	MP	Potentilla fruticosa 'McKay's White'	McKay's White Bush Cinquefoil	5 gal		30
	VL	Viburnum lentago	Nannyberry	5 gal		7
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	KFG	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		6
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AFS	Sedum x 'Autumn Fire'	Autumn Fire Sedum	1 gal		10

TRANSPLANTED ON-SITE TREES LOCATED WITHIN CONSTRUCTION ZONE MAY BE USED INSTEAD OF THE ABOVE EVERGREEN TREES
OVERALL COUNT WILL BE THE SAME OR MORE.

LANDSCAPE LEGEND

- 1 SOD OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS SOUTH OF SOUTH BUILDING WALL)
- 2 MN STATE SEED MIX 25-131 OVER 4" MINIMUM TOPSOIL (ALL DISTURBED AREAS NOT SODDED)
- 3 PRESERVE AND PROTECT EXISTING TREES WITH SNOW FENCE AT DRIP LINE
- 4 ROCK MULCH - 1" RIVER ROCK MULCH @ 3" DEPTH OVER COMMERCIAL WEED BARRIER
- 5 TRANSPLANT EXISTING TREES WITH TREE SPADE AS FEASIBLE FOR USE IN LANDSCAPE BUFFER
- 6 REMOVE UNDESIRABLE TREE. GRIND STUMP TO DEPTH OF 18 INCHES.

STEEL EDGER

CITY LANDSCAPE CODE

2 STORY BUILDING CODE REQUIREMENTS - 52,542 TOTAL GROSS SQUARE FEET

MINIMUM SIZE REQUIREMENTS:	2.5"	5"	2"
OVERSTORY DECIDUOUS TREE	6"	12"	5 GAL
CONIFEROUS TREE	6"	12"	5 GAL

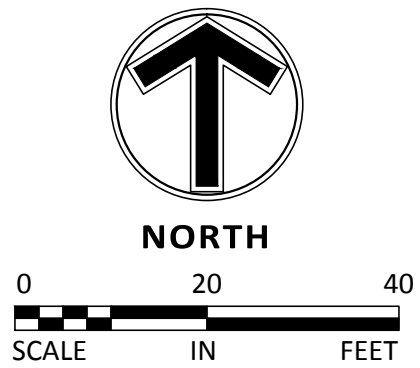
TOTAL CALIPER INCHES REQUIRED: (GROSS SQ. FT. / 320) = 140 CAL. INCHES

TREE CALIPER	2.5"	3.0"	3.5"	4.0"	4.5"+
TREES REQ.	39	6	5	4	4
TREES PROP.	20	10	X	X	12

TOTAL CALIPER INCHES PROPOSED: = 140 CAL. INCHES

UNDERSTORY/SHRUBS	REQUIRED	PROPOSED
UNDERSTORY TREES	12	15
SHRUBS	150	181

REQUIRED TOTALS WILL BE MET WITH EXISTING ON SITE TREES AS WELL AS ADDITIONAL BUFFER ZONE PLANT MATERIAL.



Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
MARTIN WOODY ARCHITECTS
26405 Smithtown Road
Shorewood, MN 55331

Project
DAVINCI MICROLYPH

Location
CHASKA, MN
4275 NOREX DRIVE

Certification
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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
William Delaney
Registration No. 0602 Date: 07/25/18
This certificate is not valid unless wet signed in blue ink. If a signed copy of this survey is requested, contact us for a wet signed copy of this survey, which is available upon request at Sambatek, Minnetonka, MN office.

Summary
Designed: EAV Drawn: MLL
Approved: CMA Book / Page:
Phase: PRELIMINARY Initial Issued: 5/1/2018

Revision History
No. Date By Submittal / Revision
5/1/2018 SITE PLAN REVIEW
7/25/2018 CITY RESUBMITTAL

Sheet Title
LANDSCAPE - SNOW REMOVAL PLAN

Sheet No. Revision
L1.01

Project No. 20068.01

26405 Smithtown Road
Shorewood, MN 55331



DAVINCI / MICROLYPH - CHASKA, MN

LANDSCAPE RENDERING





CURRENT VIEW FROM PROPERTY EDGE.



APPROXIMATE VIEW WITH PROPOSED SCREENING TREES AT INSTALLATION.

DAVINCI / MICROLYPH - CHASKA, MN

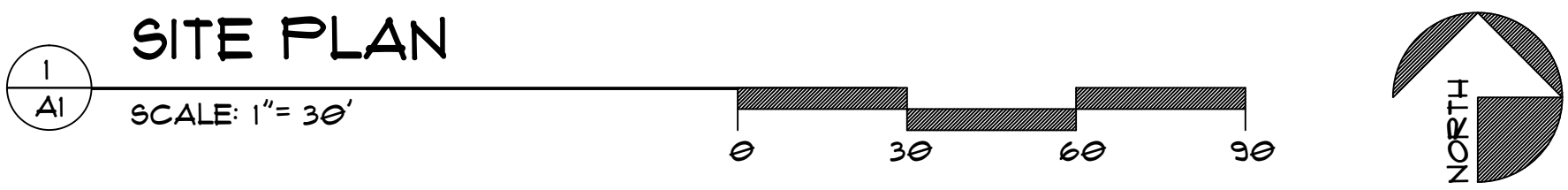
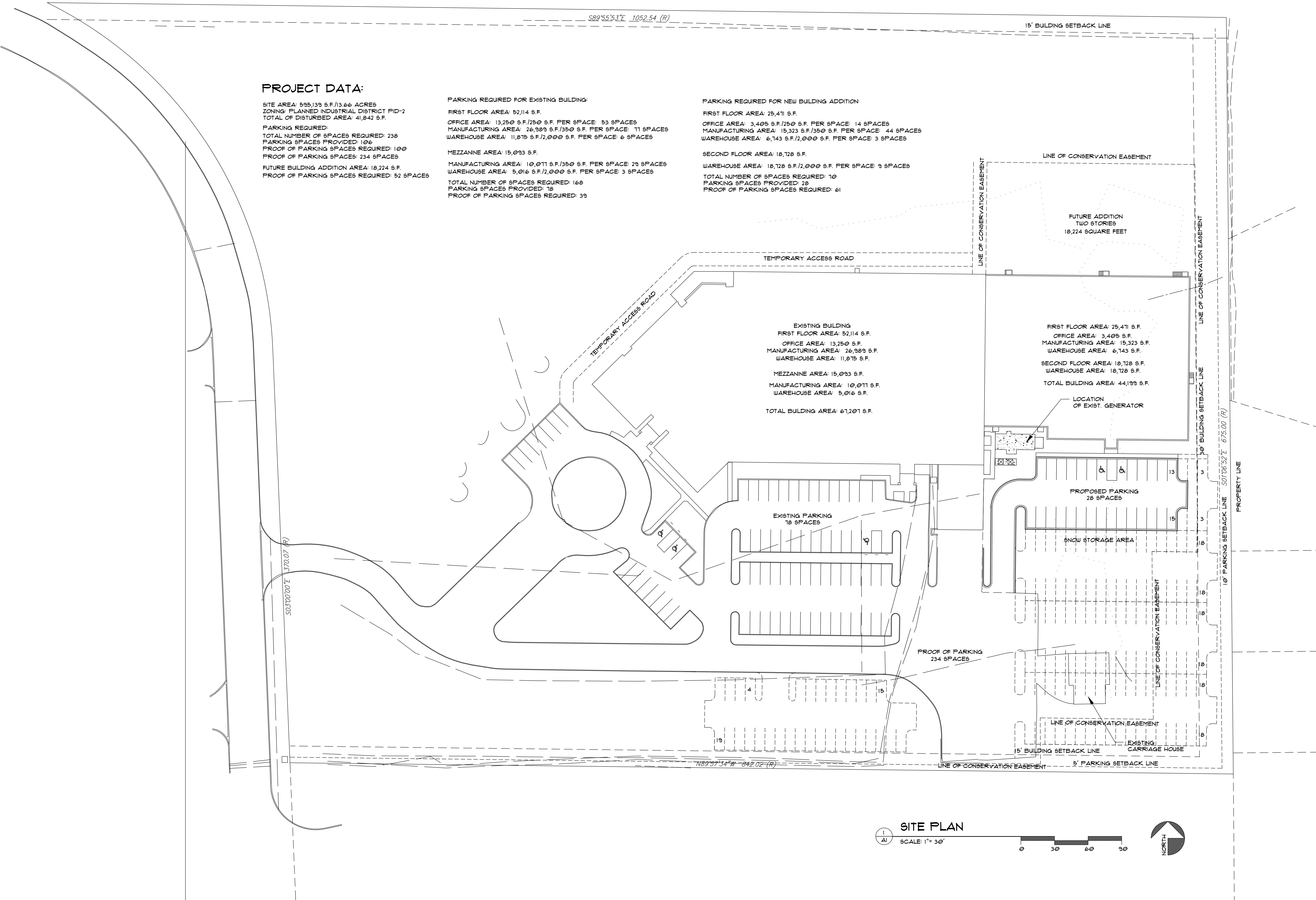
SCREENING EXHIBIT

PROJECT DATA:

SITE AREA: 535,133 S.F./13.66 ACRES
ZONING: PLANNED INDUSTRIAL DISTRICT PID-2
TOTAL OF DISTURBED AREA: 41,842 S.F.
PARKING REQUIRED:
TOTAL NUMBER OF SPACES REQUIRED: 238
PARKING SPACES PROVIDED: 106
PROOF OF PARKING SPACES REQUIRED: 100
PROOF OF PARKING SPACES: 234 SPACES
FUTURE BUILDING ADDITION AREA: 18,224 S.F.
PROOF OF PARKING SPACES REQUIRED: 52 SPACES

PARKING REQUIRED FOR EXISTING BUILDING:
FIRST FLOOR AREA: 52,114 S.F.
OFFICE AREA: 13,250 S.F./250 S.F. PER SPACE: 53 SPACES
MANUFACTURING AREA: 26,389 S.F./350 S.F. PER SPACE: 11 SPACES
WAREHOUSE AREA: 11,815 S.F./2,000 S.F. PER SPACE: 6 SPACES
MEZZANINE AREA: 15,093 S.F.
MANUFACTURING AREA: 10,011 S.F./350 S.F. PER SPACE: 29 SPACES
WAREHOUSE AREA: 5,016 S.F./2,000 S.F. PER SPACE: 3 SPACES
TOTAL NUMBER OF SPACES REQUIRED: 168
PARKING SPACES PROVIDED: 18
PROOF OF PARKING SPACES REQUIRED: 39

PARKING REQUIRED FOR NEW BUILDING ADDITION:
FIRST FLOOR AREA: 25,411 S.F.
OFFICE AREA: 3,405 S.F./250 S.F. PER SPACE: 14 SPACES
MANUFACTURING AREA: 15,323 S.F./350 S.F. PER SPACE: 44 SPACES
WAREHOUSE AREA: 6,143 S.F./2,000 S.F. PER SPACE: 3 SPACES
SECOND FLOOR AREA: 18,128 S.F.
WAREHOUSE AREA: 18,128 S.F./2,000 S.F. PER SPACE: 9 SPACES
TOTAL NUMBER OF SPACES REQUIRED: 10
PARKING SPACES PROVIDED: 28
PROOF OF PARKING SPACES REQUIRED: 61



PROJECT: BUILDING ADDITION FOR:
DAYING/MICROLYPH
4215 NOREX DRIVE
CHASKA, MINNESOTA 55318

DATE: MAY 1, 2018
REVISIONS:
JULY 10, 2018
JULY 24, 2018

FILE: C:\BOLYPH
CHASKA\A1.DWG

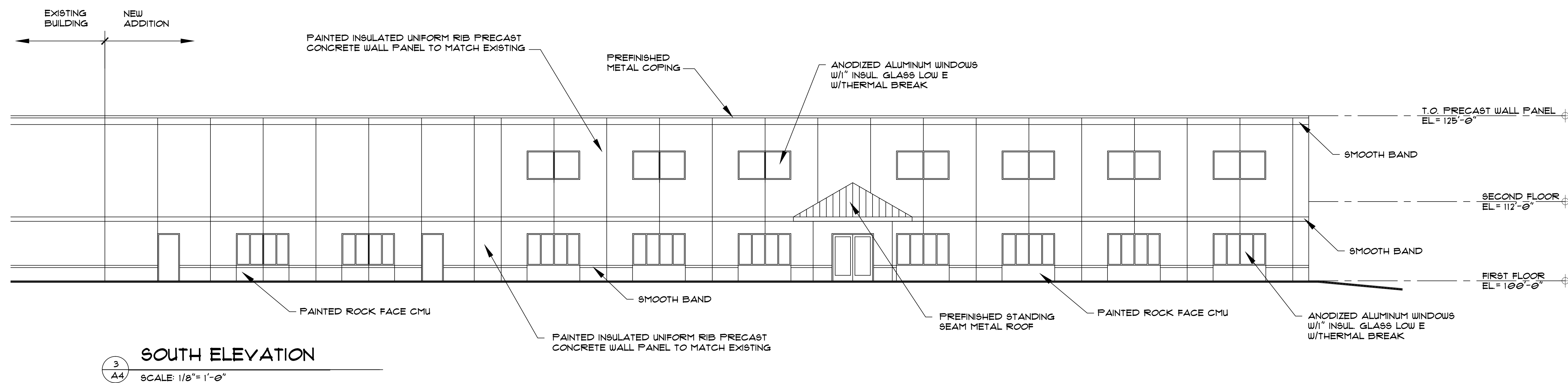
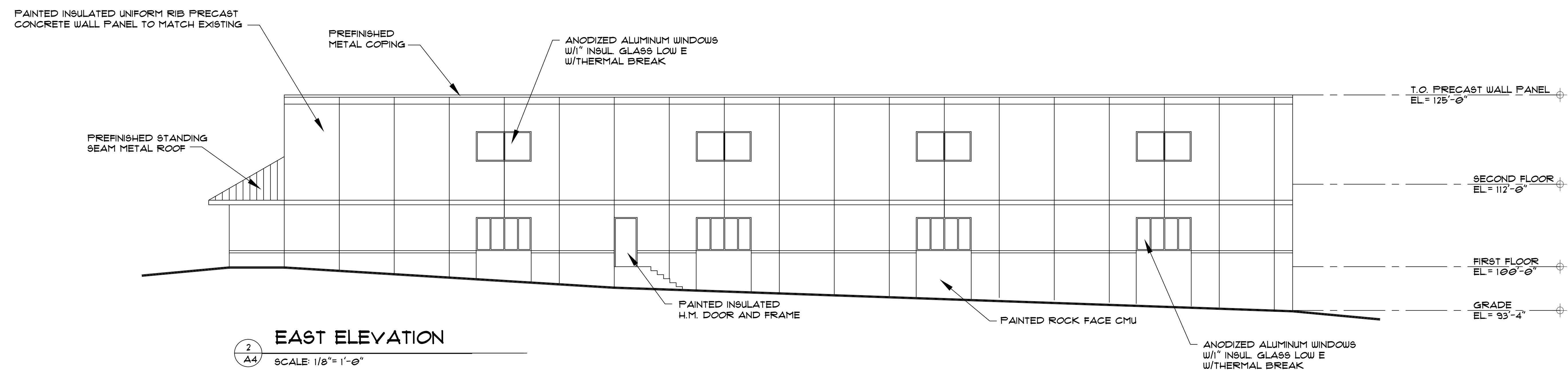
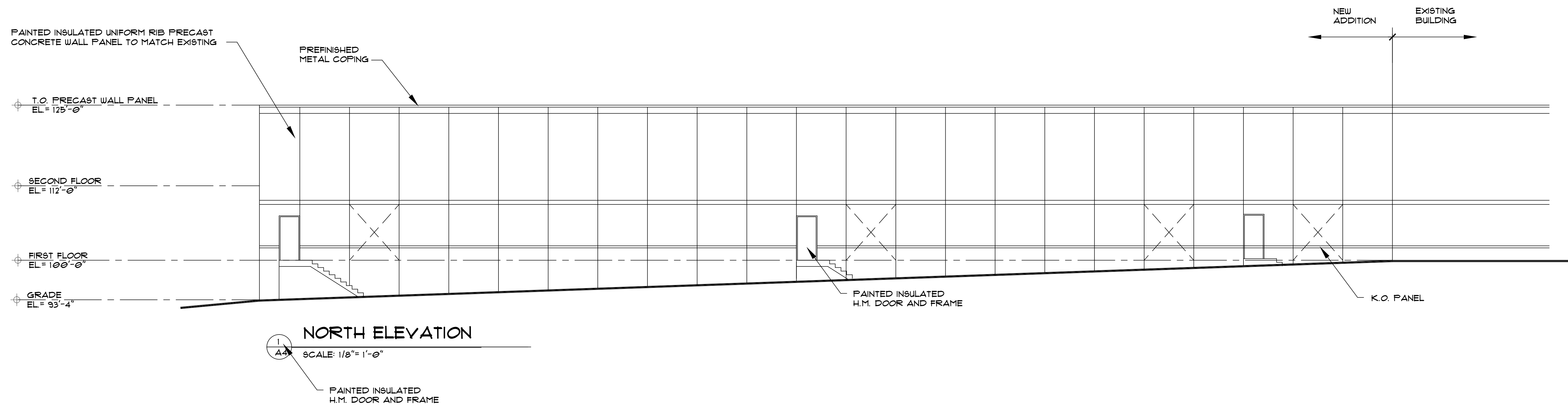
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR OTHER DOCUMENT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: XX/XX/XX REGISTRATION NO.: 20254

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MARTIN WOODY
ARCHITECTS, INC.

SHEET:
A1
OF 4

26465 SMITHOWN ROAD
SHOREWOOD, MN. 55551
MARTIN WOODY
ARCHITECTS
PHONE (612) 382-2423



PROJECT: BUILDING ADDITION FOR:
DAVINCI/MICROLYPH
4215 NOREX DRIVE
CHASKA, MINNESOTA 55318

MARTIN WOODY ARCHITECTS

34 WATER STREET, SUITE 5
EXCELSIOR, MN 55331
PHONE (612) 882-2423

DATE: MAY 1, 2018
REVISIONS:
JULY 24, 2018

FILE: C BIOLYPH /NOREX/A4.DWG

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____
REGISTRATION NO.: 20354

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ARCHITECTS, INC.

SHEET: **A4**
OF 4

Luminaires Schedule		Luminaire		Arrangement		Lum.		Lum. Count		Lum. Count	
Symbol	Qty	Label	Symbol	Qty	Description	Watts	Watts	Count	Count	Count	Count
1	1	AA	SHIELD	0.000	ROAD ILLUMINATION - TYPE "A" Mounted At 200 On A Square Street Pole	52	4500	1	1	1	1
2	1	BB	SHIELD	0.000	ROAD ILLUMINATION - TYPE "B" Mounted At 200 On A Square Street Pole	75.7	4100	1	1	1	1
3	1	CC	SHIELD	0.000	ROAD ILLUMINATION - TYPE "C" Mounted At 200 On A Square Street Pole	100	2500	1	1	1	1
4	1	DD	SHIELD	0.000	ROAD ILLUMINATION - TYPE "D" Mounted At 200 On A Square Street Pole	125	1500	1	1	1	1
5	1	EE	SHIELD	0.000	ROAD ILLUMINATION - TYPE "E" Mounted At 200 On A Square Street Pole	150	1000	1	1	1	1
6	1	FF	SHIELD	0.000	ROAD ILLUMINATION - TYPE "F" Mounted At 200 On A Square Street Pole	175	750	1	1	1	1
7	1	GG	SHIELD	0.000	ROAD ILLUMINATION - TYPE "G" Mounted At 200 On A Square Street Pole	200	500	1	1	1	1
8	1	HH	SHIELD	0.000	ROAD ILLUMINATION - TYPE "H" Mounted At 200 On A Square Street Pole	225	400	1	1	1	1
9	1	II	SHIELD	0.000	ROAD ILLUMINATION - TYPE "I" Mounted At 200 On A Square Street Pole	250	300	1	1	1	1
10	1	JJ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "J" Mounted At 200 On A Square Street Pole	275	250	1	1	1	1
11	1	KK	SHIELD	0.000	ROAD ILLUMINATION - TYPE "K" Mounted At 200 On A Square Street Pole	300	200	1	1	1	1
12	1	LL	SHIELD	0.000	ROAD ILLUMINATION - TYPE "L" Mounted At 200 On A Square Street Pole	325	175	1	1	1	1
13	1	MM	SHIELD	0.000	ROAD ILLUMINATION - TYPE "M" Mounted At 200 On A Square Street Pole	350	150	1	1	1	1
14	1	NN	SHIELD	0.000	ROAD ILLUMINATION - TYPE "N" Mounted At 200 On A Square Street Pole	375	125	1	1	1	1
15	1	OO	SHIELD	0.000	ROAD ILLUMINATION - TYPE "O" Mounted At 200 On A Square Street Pole	400	100	1	1	1	1
16	1	PP	SHIELD	0.000	ROAD ILLUMINATION - TYPE "P" Mounted At 200 On A Square Street Pole	425	75	1	1	1	1
17	1	QQ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Q" Mounted At 200 On A Square Street Pole	450	50	1	1	1	1
18	1	RR	SHIELD	0.000	ROAD ILLUMINATION - TYPE "R" Mounted At 200 On A Square Street Pole	475	25	1	1	1	1
19	1	SS	SHIELD	0.000	ROAD ILLUMINATION - TYPE "S" Mounted At 200 On A Square Street Pole	500	20	1	1	1	1
20	1	TT	SHIELD	0.000	ROAD ILLUMINATION - TYPE "T" Mounted At 200 On A Square Street Pole	525	15	1	1	1	1
21	1	UU	SHIELD	0.000	ROAD ILLUMINATION - TYPE "U" Mounted At 200 On A Square Street Pole	550	10	1	1	1	1
22	1	VV	SHIELD	0.000	ROAD ILLUMINATION - TYPE "V" Mounted At 200 On A Square Street Pole	575	5	1	1	1	1
23	1	WW	SHIELD	0.000	ROAD ILLUMINATION - TYPE "W" Mounted At 200 On A Square Street Pole	600	5	1	1	1	1
24	1	XX	SHIELD	0.000	ROAD ILLUMINATION - TYPE "X" Mounted At 200 On A Square Street Pole	625	5	1	1	1	1
25	1	YY	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Y" Mounted At 200 On A Square Street Pole	650	5	1	1	1	1
26	1	ZZ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Z" Mounted At 200 On A Square Street Pole	675	5	1	1	1	1
27	1	AAA	SHIELD	0.000	ROAD ILLUMINATION - TYPE "A" Mounted At 200 On A Square Street Pole	700	5	1	1	1	1
28	1	BBB	SHIELD	0.000	ROAD ILLUMINATION - TYPE "B" Mounted At 200 On A Square Street Pole	725	5	1	1	1	1
29	1	CCC	SHIELD	0.000	ROAD ILLUMINATION - TYPE "C" Mounted At 200 On A Square Street Pole	750	5	1	1	1	1
30	1	DDD	SHIELD	0.000	ROAD ILLUMINATION - TYPE "D" Mounted At 200 On A Square Street Pole	775	5	1	1	1	1
31	1	EEE	SHIELD	0.000	ROAD ILLUMINATION - TYPE "E" Mounted At 200 On A Square Street Pole	800	5	1	1	1	1
32	1	FFF	SHIELD	0.000	ROAD ILLUMINATION - TYPE "F" Mounted At 200 On A Square Street Pole	825	5	1	1	1	1
33	1	GGG	SHIELD	0.000	ROAD ILLUMINATION - TYPE "G" Mounted At 200 On A Square Street Pole	850	5	1	1	1	1
34	1	HHH	SHIELD	0.000	ROAD ILLUMINATION - TYPE "H" Mounted At 200 On A Square Street Pole	875	5	1	1	1	1
35	1	III	SHIELD	0.000	ROAD ILLUMINATION - TYPE "I" Mounted At 200 On A Square Street Pole	900	5	1	1	1	1
36	1	JJJ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "J" Mounted At 200 On A Square Street Pole	925	5	1	1	1	1
37	1	KKK	SHIELD	0.000	ROAD ILLUMINATION - TYPE "K" Mounted At 200 On A Square Street Pole	950	5	1	1	1	1
38	1	LLL	SHIELD	0.000	ROAD ILLUMINATION - TYPE "L" Mounted At 200 On A Square Street Pole	975	5	1	1	1	1
39	1	MMM	SHIELD	0.000	ROAD ILLUMINATION - TYPE "M" Mounted At 200 On A Square Street Pole	1000	5	1	1	1	1
40	1	NNN	SHIELD	0.000	ROAD ILLUMINATION - TYPE "N" Mounted At 200 On A Square Street Pole	1025	5	1	1	1	1
41	1	OOO	SHIELD	0.000	ROAD ILLUMINATION - TYPE "O" Mounted At 200 On A Square Street Pole	1050	5	1	1	1	1
42	1	PPP	SHIELD	0.000	ROAD ILLUMINATION - TYPE "P" Mounted At 200 On A Square Street Pole	1075	5	1	1	1	1
43	1	QQQ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Q" Mounted At 200 On A Square Street Pole	1100	5	1	1	1	1
44	1	RRR	SHIELD	0.000	ROAD ILLUMINATION - TYPE "R" Mounted At 200 On A Square Street Pole	1125	5	1	1	1	1
45	1	SSS	SHIELD	0.000	ROAD ILLUMINATION - TYPE "S" Mounted At 200 On A Square Street Pole	1150	5	1	1	1	1
46	1	TTT	SHIELD	0.000	ROAD ILLUMINATION - TYPE "T" Mounted At 200 On A Square Street Pole	1175	5	1	1	1	1
47	1	UUU	SHIELD	0.000	ROAD ILLUMINATION - TYPE "U" Mounted At 200 On A Square Street Pole	1200	5	1	1	1	1
48	1	VVV	SHIELD	0.000	ROAD ILLUMINATION - TYPE "V" Mounted At 200 On A Square Street Pole	1225	5	1	1	1	1
49	1	WWW	SHIELD	0.000	ROAD ILLUMINATION - TYPE "W" Mounted At 200 On A Square Street Pole	1250	5	1	1	1	1
50	1	XXX	SHIELD	0.000	ROAD ILLUMINATION - TYPE "X" Mounted At 200 On A Square Street Pole	1275	5	1	1	1	1
51	1	YYY	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Y" Mounted At 200 On A Square Street Pole	1300	5	1	1	1	1
52	1	ZZZ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Z" Mounted At 200 On A Square Street Pole	1325	5	1	1	1	1
53	1	AAA	SHIELD	0.000	ROAD ILLUMINATION - TYPE "A" Mounted At 200 On A Square Street Pole	1350	5	1	1	1	1
54	1	BBB	SHIELD	0.000	ROAD ILLUMINATION - TYPE "B" Mounted At 200 On A Square Street Pole	1375	5	1	1	1	1
55	1	CCC	SHIELD	0.000	ROAD ILLUMINATION - TYPE "C" Mounted At 200 On A Square Street Pole	1400	5	1	1	1	1
56	1	DDD	SHIELD	0.000	ROAD ILLUMINATION - TYPE "D" Mounted At 200 On A Square Street Pole	1425	5	1	1	1	1
57	1	EEE	SHIELD	0.000	ROAD ILLUMINATION - TYPE "E" Mounted At 200 On A Square Street Pole	1450	5	1	1	1	1
58	1	FFF	SHIELD	0.000	ROAD ILLUMINATION - TYPE "F" Mounted At 200 On A Square Street Pole	1475	5	1	1	1	1
59	1	GGG	SHIELD	0.000	ROAD ILLUMINATION - TYPE "G" Mounted At 200 On A Square Street Pole	1500	5	1	1	1	1
60	1	HHH	SHIELD	0.000	ROAD ILLUMINATION - TYPE "H" Mounted At 200 On A Square Street Pole	1525	5	1	1	1	1
61	1	III	SHIELD	0.000	ROAD ILLUMINATION - TYPE "I" Mounted At 200 On A Square Street Pole	1550	5	1	1	1	1
62	1	JJJ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "J" Mounted At 200 On A Square Street Pole	1575	5	1	1	1	1
63	1	KKK	SHIELD	0.000	ROAD ILLUMINATION - TYPE "K" Mounted At 200 On A Square Street Pole	1600	5	1	1	1	1
64	1	LLL	SHIELD	0.000	ROAD ILLUMINATION - TYPE "L" Mounted At 200 On A Square Street Pole	1625	5	1	1	1	1
65	1	MMM	SHIELD	0.000	ROAD ILLUMINATION - TYPE "M" Mounted At 200 On A Square Street Pole	1650	5	1	1	1	1
66	1	NNN	SHIELD	0.000	ROAD ILLUMINATION - TYPE "N" Mounted At 200 On A Square Street Pole	1675	5	1	1	1	1
67	1	OOO	SHIELD	0.000	ROAD ILLUMINATION - TYPE "O" Mounted At 200 On A Square Street Pole	1700	5	1	1	1	1
68	1	PPP	SHIELD	0.000	ROAD ILLUMINATION - TYPE "P" Mounted At 200 On A Square Street Pole	1725	5	1	1	1	1
69	1	QQQ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Q" Mounted At 200 On A Square Street Pole	1750	5	1	1	1	1
70	1	RRR	SHIELD	0.000	ROAD ILLUMINATION - TYPE "R" Mounted At 200 On A Square Street Pole	1775	5	1	1	1	1
71	1	SSS	SHIELD	0.000	ROAD ILLUMINATION - TYPE "S" Mounted At 200 On A Square Street Pole	1800	5	1	1	1	1
72	1	TTT	SHIELD	0.000	ROAD ILLUMINATION - TYPE "T" Mounted At 200 On A Square Street Pole	1825	5	1	1	1	1
73	1	UUU	SHIELD	0.000	ROAD ILLUMINATION - TYPE "U" Mounted At 200 On A Square Street Pole	1850	5	1	1	1	1
74	1	VVV	SHIELD	0.000	ROAD ILLUMINATION - TYPE "V" Mounted At 200 On A Square Street Pole	1875	5	1	1	1	1
75	1	WWW	SHIELD	0.000	ROAD ILLUMINATION - TYPE "W" Mounted At 200 On A Square Street Pole	1900	5	1	1	1	1
76	1	XXX	SHIELD	0.000	ROAD ILLUMINATION - TYPE "X" Mounted At 200 On A Square Street Pole	1925	5	1	1	1	1
77	1	YYY	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Y" Mounted At 200 On A Square Street Pole	1950	5	1	1	1	1
78	1	ZZZ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Z" Mounted At 200 On A Square Street Pole	1975	5	1	1	1	1
79	1	AAA	SHIELD	0.000	ROAD ILLUMINATION - TYPE "A" Mounted At 200 On A Square Street Pole	2000	5	1	1	1	1
80	1	BBB	SHIELD	0.000	ROAD ILLUMINATION - TYPE "B" Mounted At 200 On A Square Street Pole	2025	5	1	1	1	1
81	1	CCC	SHIELD	0.000	ROAD ILLUMINATION - TYPE "C" Mounted At 200 On A Square Street Pole	2050	5	1	1	1	1
82	1	DDD	SHIELD	0.000	ROAD ILLUMINATION - TYPE "D" Mounted At 200 On A Square Street Pole	2075	5	1	1	1	1
83	1	EEE	SHIELD	0.000	ROAD ILLUMINATION - TYPE "E" Mounted At 200 On A Square Street Pole	2100	5	1	1	1	1
84	1	FFF	SHIELD	0.000	ROAD ILLUMINATION - TYPE "F" Mounted At 200 On A Square Street Pole	2125	5	1	1	1	1
85	1	GGG	SHIELD	0.000	ROAD ILLUMINATION - TYPE "G" Mounted At 200 On A Square Street Pole	2150	5	1	1	1	1
86	1	HHH	SHIELD	0.000	ROAD ILLUMINATION - TYPE "H" Mounted At 200 On A Square Street Pole	2175	5	1	1	1	1
87	1	III	SHIELD	0.000	ROAD ILLUMINATION - TYPE "I" Mounted At 200 On A Square Street Pole	2200	5	1	1	1	1
88	1	JJJ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "J" Mounted At 200 On A Square Street Pole	2225	5	1	1	1	1
89	1	KKK	SHIELD	0.000	ROAD ILLUMINATION - TYPE "K" Mounted At 200 On A Square Street Pole	2250	5	1	1	1	1
90	1	LLL	SHIELD	0.000	ROAD ILLUMINATION - TYPE "L" Mounted At 200 On A Square Street Pole	2275	5	1	1	1	1
91	1	MMM	SHIELD	0.000	ROAD ILLUMINATION - TYPE "M" Mounted At 200 On A Square Street Pole	2300	5	1	1	1	1
92	1	NNN	SHIELD	0.000	ROAD ILLUMINATION - TYPE "N" Mounted At 200 On A Square Street Pole	2325	5	1	1	1	1
93	1	OOO	SHIELD	0.000	ROAD ILLUMINATION - TYPE "O" Mounted At 200 On A Square Street Pole	2350	5	1	1	1	1
94	1	PPP	SHIELD	0.000	ROAD ILLUMINATION - TYPE "P" Mounted At 200 On A Square Street Pole	2375	5	1	1	1	1
95	1	QQQ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Q" Mounted At 200 On A Square Street Pole	2400	5	1	1	1	1
96	1	RRR	SHIELD	0.000	ROAD ILLUMINATION - TYPE "R" Mounted At 200 On A Square Street Pole	2425	5	1	1	1	1
97	1	SSS	SHIELD	0.000	ROAD ILLUMINATION - TYPE "S" Mounted At 200 On A Square Street Pole	2450	5	1	1	1	1
98	1	TTT	SHIELD	0.000	ROAD ILLUMINATION - TYPE "T" Mounted At 200 On A Square Street Pole	2475	5	1	1	1	1
99	1	UUU	SHIELD	0.000	ROAD ILLUMINATION - TYPE "U" Mounted At 200 On A Square Street Pole	2500	5	1	1	1	1
100	1	VVV	SHIELD	0.000	ROAD ILLUMINATION - TYPE "V" Mounted At 200 On A Square Street Pole	2525	5	1	1	1	1
101	1	WWW	SHIELD	0.000	ROAD ILLUMINATION - TYPE "W" Mounted At 200 On A Square Street Pole	2550	5	1	1	1	1
102	1	XXX	SHIELD	0.000	ROAD ILLUMINATION - TYPE "X" Mounted At 200 On A Square Street Pole	2575	5	1	1	1	1
103	1	YYY	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Y" Mounted At 200 On A Square Street Pole	2600	5	1	1	1	1
104	1	ZZZ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "Z" Mounted At 200 On A Square Street Pole	2625	5	1	1	1	1
105	1	AAA	SHIELD	0.000	ROAD ILLUMINATION - TYPE "A" Mounted At 200 On A Square Street Pole	2650	5	1	1	1	1
106	1	BBB	SHIELD	0.000	ROAD ILLUMINATION - TYPE "B" Mounted At 200 On A Square Street Pole	2675	5	1	1	1	1
107	1	CCC	SHIELD	0.000	ROAD ILLUMINATION - TYPE "C" Mounted At 200 On A Square Street Pole	2700	5	1	1	1	1
108	1	DDD	SHIELD	0.000	ROAD ILLUMINATION - TYPE "D" Mounted At 200 On A Square Street Pole	2725	5	1	1	1	1
109	1	EEE	SHIELD	0.000	ROAD ILLUMINATION - TYPE "E" Mounted At 200 On A Square Street Pole	2750	5	1	1	1	1
110	1	FFF	SHIELD	0.000	ROAD ILLUMINATION - TYPE "F" Mounted At 200 On A Square Street Pole	2775	5	1	1	1	1
111	1	GGG	SHIELD	0.000	ROAD ILLUMINATION - TYPE "G" Mounted At 200 On A Square Street Pole	2800	5	1	1	1	1
112	1	HHH	SHIELD	0.000	ROAD ILLUMINATION - TYPE "H" Mounted At 200 On A Square Street Pole	2825	5	1	1	1	1
113	1	III	SHIELD	0.000	ROAD ILLUMINATION - TYPE "I" Mounted At 200 On A Square Street Pole	2850	5	1	1	1	1
114	1	JJJ	SHIELD	0.000	ROAD ILLUMINATION - TYPE "J" Mounted At 200 On A Square Street Pole	2875	5	1	1	1	1
115	1	KKK	SHIELD	0.000	ROAD ILLUMINATION - TYPE "K" Mounted At 200 On A Square Street Pole	2900	5	1	1	1	1
116	1	LLL	SHIELD	0.000	ROAD ILLUMINATION - TYPE "L" Mounted At 200 On A Square Street Pole	2925	5	1	1	1	1
117											

Bryant Tchida
2503 Bridle Creek Trail
Chanhassen, MN 55317

August 1, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: REZONING PID-2 (4275 NOREX DRIVE, PID 300540020) AND AMENDMENT TO SECTION 4.4.3.2(d) OF CHASKA ZONING ORDINANCE

Dear Planning Commission of the City of Chaska:

I live at 2503 Bridle Creek Trail in Chanhassen with my wife Holly and our three children. Our residential property directly abuts the Biolyph property, located at 4275 Norex Drive, to the east. I am writing with respect to the City of Chaska's Request for Rezoning to the Planned Industrial District (PID-2) in regard to setbacks that would affect the expansion of the Biolyph property and the proposed expansion's unreasonably close proximity to our home. I am also writing in regard to the City's proposed amendment to Section 4.4.3.2(d) of the Chaska Zoning Ordinance, which, if adopted, would cause the existing 100-foot setback to apply *only* to Chaska residential uses and no other surrounding residential communities. Finally, I am writing about the City of Chaska's Notice to Consider Approval of a Final Site Plan for a Building Addition of Biolyph.

Our concerns regarding Biolyph's proposed expansion and site plan are fully expressed in my June 5, 2018 letter to the Planning Commission as well as letters from other concerned homeowners. These letters are attached for your convenience to the extent you have not yet had the chance to review them. We now have additional concerns, however, related to the City of Chaska's attempt to rezone the Biolyph property in this Planned Industrial District and the City's attempt to amend Section 4.4.3.2(d).

Chaska Zoning Ordinance Section 4.4.3.2(d) clearly requires Planned Industrial District buildings (like Biolyph) to have a 100-foot setback from adjoining residential uses and residential zoning. The City of Chaska enacted this setback provision for a reason. The purpose of the 100-foot setback between residential and industry is to assure that adequate separation is provided between the two areas to prevent congestion, minimize health and safety issues, and to keep residential areas free from industrial nuisances. The 100-foot setback also exists to provide space for adequate landscaping and screening in between residential and industrial properties.

Now, the City of Chaska is seeking to bypass the clear and unambiguous 100-foot setback requirement to accommodate Biolyph's proposed expansion in two ways. First, the City is relying on Chaska Zoning Ordinance 3.2 for the proposition that a 20-foot setback is required.

Second, the City proposes to outright amend Section 4.4.3.2(d) of the Chaska Zoning Ordinance so that it applies *only* to Chaska residential properties. I'll address the rezoning and alleged 20-foot setback issue first and the proposed amendment to Section 4.4.3.2(d) second.

1. The 100-foot Setback of Section 4.4.3.2(d) Applies to Biolyph's Expansion Instead of the Vague and General Requirements of Section 3.2.

This City's reliance on Chaska Zoning Ordinance 3.2 is misplaced and is inapplicable to Biolyph's expansion directly next to neighboring residential parcels. Section 3.2 deals only with general lot density and setback requirements and *does not* address what happens when there are residential properties, zones and residential uses next door. Section 3.2 is general, vague and in no way addresses the surrounding residential properties at issue here.

Section 4.4.3.2(d), however, addresses *precisely* what setbacks are required for adjoining residential uses from the Biolyph property. Section 4.4.3.2(d) is clear and unambiguous in providing for a 100-foot buffer between industrial use and residential use. The notion that this proposed action to rezone the Biolyph property, as set forth in the City of Chaska's Notice of Public Hearing dated July 19, 2018, is being taken to "eliminate any ambiguity" and "make things more clear in terms of the standards that are already set forth," is wrong. The standards currently set forth in Section 4.4.3.2(d), which apply directly to the Biolyph property as a Planned Industrial District, could not be clearer. Here, the City is attempting to rezone this property by substituting a vague and general industrial setback ordinance (which does not anywhere address proximity to residential uses or residential zoning) in place of a clear, unambiguous ordinance that directly applies to this property and its relation to residential uses.

The City also contends that "[t]his rezoning will not change anything for the property owners and buildings in this district[.]" However, this proposed rezoning is a *major* change to the current ordinances and policies behind these ordinances. This rezoning does not address what happens when there are residential properties, residential zoning, and residential uses right next door. The City of Chaska is asking the Planning Commission to turn a blind eye to the existing applicable ordinances and residential uses directly next to this property. It instead seeks to apply a general and vague industrial setback ordinance that does not apply to this property with directly abutting residential homes.

The City is essentially attempting to spot zone this parcel of land to get around the 100-foot setback requirement in Section 4.4.3.2(d). This proposed rezoning will turn Biolyph into its own "business island" with completely different requirements than other industrial properties within the same area. This request to now rezone this property differently, when there is already a clear and unambiguous ordinance in place, is arbitrary, capricious and unreasonable.

Rezoning this property to require a 20-foot setback from a residential property would have a substantial impact not only on the neighboring homeowners' sense of privacy, safety and well-

being, but on our property values as well. (See attached letter from Shelly Kilibarda). The fact that these homes which directly border the Biolyph property are located within Chanhassen city limits is of no consequence. This Commission cannot and should not discriminate against neighboring residents of Chanhassen.

2. Amending Section 4.4.3.2(d) Unfairly and Discriminately Targets Neighboring Residential Property Owners

The proposed amendment to Section 4.4.3.2(d) is even more discriminative. Approving this amendment would result in an absurd and unreasonable result by only recognizing a “residential use” exists on a certain side of a city boundary. The reasons for requiring a 100-foot setback from residential property apply *equally* to a residential property bordering industry no matter where on the boundary the residence is located. This proposed amendment detrimentally singles out neighboring residents who do not reside in Chaska.

Please consider that Chaska and Chanhassen are often linked together. For example, the two cities combine to make many competitive youth sports leagues and wonderful schools. Chaska and Chanhassen together are a *community*. And to now say that a Chanhassen homeowner is to be singled out and treated differently from a Chaska homeowner in relation to the way in which bordering industry can treat them is discriminatory and results in clear and intentional disparate treatment of similarly situated homeowners. This proposed discriminatory treatment of similarly situated homeowners should not be allowed.

The timing of the City’s proposed amendment is also suspect. Section 4.4.3.2(d) has been in place for years. Now, only when Biolyph is faced with an issue of how to get around a 100-foot setback requirement does the City seek to amend the zoning ordinance to discriminate against neighboring residents. This amendment not only suddenly departs from the clear regulations that have been part of Chaska zoning law for years, but the discriminatory impact of this amendment will be far-reaching. It impacts all residential homeowners who are neighbors to the City of Chaska and is not limited to the City of Chanhassen.

3. Other Matters.

We suggest that it would be a good idea to ask the Carver County Planning Commission to provide its views on this issue, and for you to take those views into account in making your decision, since the City of Chaska is acting in a manner that will discriminate against property owners in bordering communities who have no political recourse in Chaska. We are, therefore, copying the Carver County Planning Commission with this letter.

To the extent the City of Chaska Planning Commission grants the City of Chaska’s rezoning request and approves the proposed amendment to Section 4.4.3.2(d), we then respectfully request the City fully honor and uphold the Conservation Easement (Doc. No. 410011) in place

Planning Commission of the City of Chaska
August 1, 2018

on the Biolyph property and not allow Biolyph to cut any more trees or disturb that easement for construction or other purposes. We also rest on our prior request for light pollution mitigation measures and a robust screen and landscaping between the abutting residential properties and Biolyph to the extent that the zoning amendments are enacted and the project is allowed to proceed (which it should not be). (See Tchida letter, dated June 5, 2018).

We appreciate your time and consideration of our views.

Sincerely,



Bryant Tchida

Cc: Carver County Planning Commission
Carver County Government Center
600 East 4th Street
Chaska, MN 55318

Denny Laufenburger, Mayor of Chanhassen
700 Market Blvd.
P.O. Box 147
Chanhassen, MN 55317

Kate Aanenson, Chanhassen Community Development Director
7700 Market Blvd.
P.O. Box 147
Chanhassen, MN 55317

Bryant Tchida
2503 Bridle Creek Trail
Chanhasen, MN 55317
June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4275 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2503 Bridle Creek Trail with my wife Holly and our three children, Alison (11), Chris (9), and Katie (6). Our residential property directly abuts the Biolyph property to the east. I am writing with respect to the Final Site Plan submitted by Biolyph and up for review by the Chaska Planning Commission on June 13, 2018.

To be clear, I understand and appreciate the importance of local industry, job creation and tax base. I also believe that industry and residential can exist in proximity and in harmony with each other. Balancing the rights and interests of both types of property owners is one of the fundamental reasons that zoning ordinances and codes exist. Biolyph is a growing and thriving business.

That having been said, I object to the Final Site Proposal. First, the Proposed Final Site Plan violates the City of Chaska's Zoning Ordinance, namely, Chaska Zoning Ordinance Section 4.4.3.2(d). According to Section 4.4.3.2(d), a 100-foot setback from adjoining residential uses or zoning districts is required for Planned Industrial District buildings such as Biolyph. The Final Site Plan proposes a mere 30-foot setback for both the building and parking lot. If approved, the building and parking lot would significantly encroach upon and impair my family's use and enjoyment of our property.

To give you some perspective, I am submitting some before and after pictures with this letter. I'm sure you can appreciate how unpleasant it would be to have the present view moved to within 30 feet of your residential property line. The parking lot would also be right next to where our kids play with no berm or other boundary. In addition to the view of industrial property, increased car traffic in close proximity to our house, and deprivation of natural light, we are deeply concerned about noise, vibrations, pollution of soil, air quality, light pollution and the like. We are also concerned about water runoff, raising of the water table and water intrusion onto our property. I believe that the Biolyph property has significant drainage issues. You should know that the topography slopes downward toward our house and we have an active sump pump. We are

concerned that increasing the hard surface area to the extent proposed in the Final Site Plan could cause water infiltration problems on our property.

We understand the Chaska City Planning Department's position to be that the 30-foot setback is allowed under a May 21, 1990 Site/Building Plan submitted by Home Time/Duplication Factory – P.C. and approved by the Chaska Planning Commission. Although the 1990 Site Plan referenced a "possible future expansion," the Planning Commission's recommendation did not address the possible future expansion in any meaningful or conclusive way. No site plan was ever approved for this "possible future expansion." That is because the expansion was not actually proposed. Thus, if the expansion ever became desired by the property owner, the property owner cannot not rely on the 1990 approval of the original Site Plan in order to build out the expansion area—that is the very reason that the property owner is presently going through the site plan submission and approval process.

To illustrate the point more directly, whatever conditions existed in 1990, circumstances have changed. For example, as noted in the 1990 Planning Commission report, "[t]he proposed Home Time/Duplication Factory facility meets the requirements of the Zoning Ordinance with regard to setbacks, parking and lot coverage." Although that was true at the time with respect to the original facility, it is not true today with the proposed expansion. Among other things, the residential zone that abuts the property to the east had not yet been constructed (our home was not built until 1994), so there was no need to take into account the required 100-foot setback from adjoining residential uses or zoning districts under Zoning Ordinance Section 4.4.3.2(d). The original building also was setback far enough from the adjoining property boundary such that minimum setbacks were not implicated.

Moreover, the 1990 approval relied heavily on a robust landscape plan and the heavily wooded nature of the property, including to the east of the building:

As stated previously the site contains a significant amount of mature hardwoods (mostly oaks with some maple and basswood). The buildings orientation has maximized preservation of the existing trees. The landscape requirement for this site is 162 caliper inches or 57 overstory trees. The Landscape Plan, specific to the improved area of the site provides 21 overstory trees for a total of 55 caliper inches. The remainder of the requirement is proposed to be made up in credit for existing trees. In addition to the overstory trees provided the plan also includes 21 ornamental trees and a large number and variety of shrubs and flowers.

This landscaping plan provided an approximately 120-foot screen and buffer between the residential boundary and the existing building. Despite the 1990 approval's reliance on the heavily wooded nature of the area surrounding the original building, most of the trees to the east of the

existing building have now been cut, including the mature oaks, maples and basswood. As a result, the property owner is out of compliance with the 1990 landscaping plan. It would be unreasonable, irrational, arbitrary and capricious for the Planning Commission to rely on the 1990 approval of the existing structure as authority for the current proposed expansion when circumstances have changed and the site is significantly out of compliance with the original Site Plan and approval. You must take the new circumstances into consideration. The 100-foot setback Zoning Ordinance was adopted for a reason. This situation is the reason, and there is no rational justification for departing from the 100-foot setback rule here.

To put a finer point on things, the character and appearance of both the Biolyph property and of the adjoining residential neighborhood have been irreparably altered by the removal of the forested area on the east side of the property. What was once a lush, thick, forested screen with dozens of mature oak, maple and basswood trees, a large canopy and thick vegetation between the industrial building and the residences is now mostly barren, with no meaningful landscaping screen. I doubt this is what the Chaska Planning Commission had in mind when it approved the 1990 Site Plan, especially when it placed such emphasis on landscaping and the robust assortment of existing mature trees. To reiterate—the only thing approved in the 1990 Site Plan was the existing structure with landscaping and other requirements. No lots were platted for future development, and no actual future expansion site plan was proposed or approved. The “potential future expansion” was nothing more than a ghost plan.

The Site Plan suffers from numerous other deficiencies. For example, the plan includes no storm water improvements. It does not include any sort of water treatment plan even though the water will flow into an existing sewer system (and into the City of Chanhassen). The Site Plan proposes to plow snow toward and collect it on our property line—the runoff from snow melt will flow to our property. The Site Plan also lacks a tree preservation plan. In addition, the proof of parking is partially located in a conservation easement upon which no improvements can be constructed. (A copy of the easement is enclosed for your review.) And, there is no screen whatsoever proposed in front of the new parking lot abutting our property.

I respectfully request that the Final Site Plan be rejected because it fails to satisfy the required 100-foot setback requirement under Chaska Zoning Ordinance Section 4.4.3.2(d), because it does not adequately address landscaping to provide meaningful screens in between the properties, and because it is otherwise deficient.

To the extent that the Planning Commission decides to move forward with some portion of the Site Plan, however, our biggest concern is the visual impact of the expansion and adequately mitigating the adverse impact of the expansion through use of robust landscaping and screens. Irrespective of required setbacks under the Zoning Ordinance, a sufficient setback must be included between the building and the residential property boundaries to ensure there is adequate space for landscaping

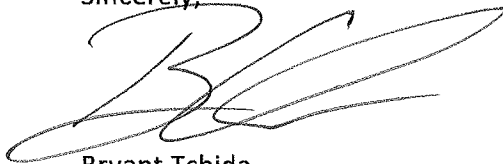
and screens, including so that the trees and other vegetation have adequate light and space to grow. There should also be a meaningful boundary separating the parking lot and residential properties.

An irrigated berm with a variety of conifer and hardwood trees, shrubs, and other vegetation on top would be a good start. Mature trees should be planted at the outset so that the building and parking lot are fully screened from the abutting residences. A good example of an adequate screen can be found between the Dell Five Business District off Dell Road in Chanhassen (Lake Drive East off Dell Road) and the residential properties along Wynnfield Road in Eden Prairie to the south. This could serve as a useful model for a landscaping project here, and I encourage you to look at it.

In addition, allowing the adjoining residential neighbors to have input on a final landscaping and screening plan would be a good idea. The new screening that has been planted since the forested area to the east was cut is minimal and inadequate—the row of small pines (some of which are dead) provides no meaningful screen. The existing Final Site Plan is vague as to the landscaping proposal. I believe that Biolyph should be required to submit detailed visual landscaping plans so that the Planning Commission (and interested adjoining residential landowners) have a clear picture of and the opportunity to approve any landscaping proposal.

Although my family and I urge you to reject the Final Site Plan because it is out of compliance with the City of Chaska's Zoning Ordinance, we request at the very least that you require substantial revisions to the Final Site Plan to ensure that any negative visual, noise, air, light, water drainage and other impacts from the proposed expansion are mitigated to the extent possible. This would include, at a minimum, a detailed and robust landscaping plan that provides true screening for Biolyph's residential neighbors to the east. We appreciate your time and your consideration of our views.

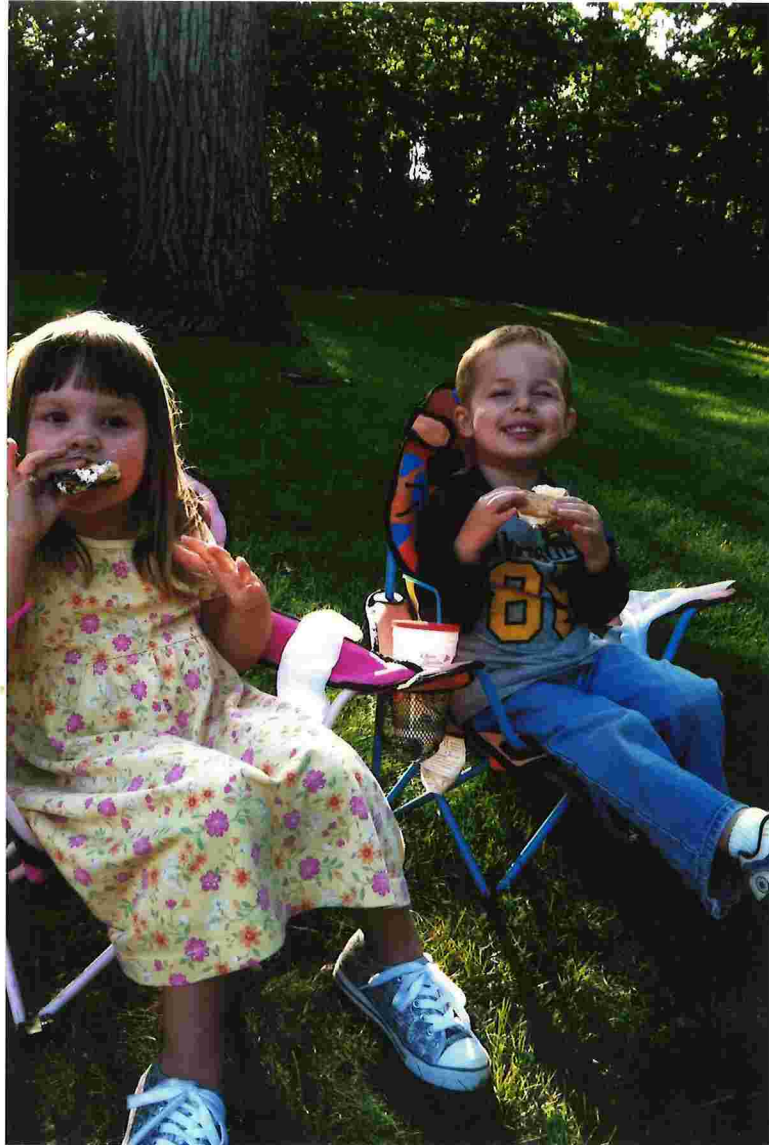
Sincerely,

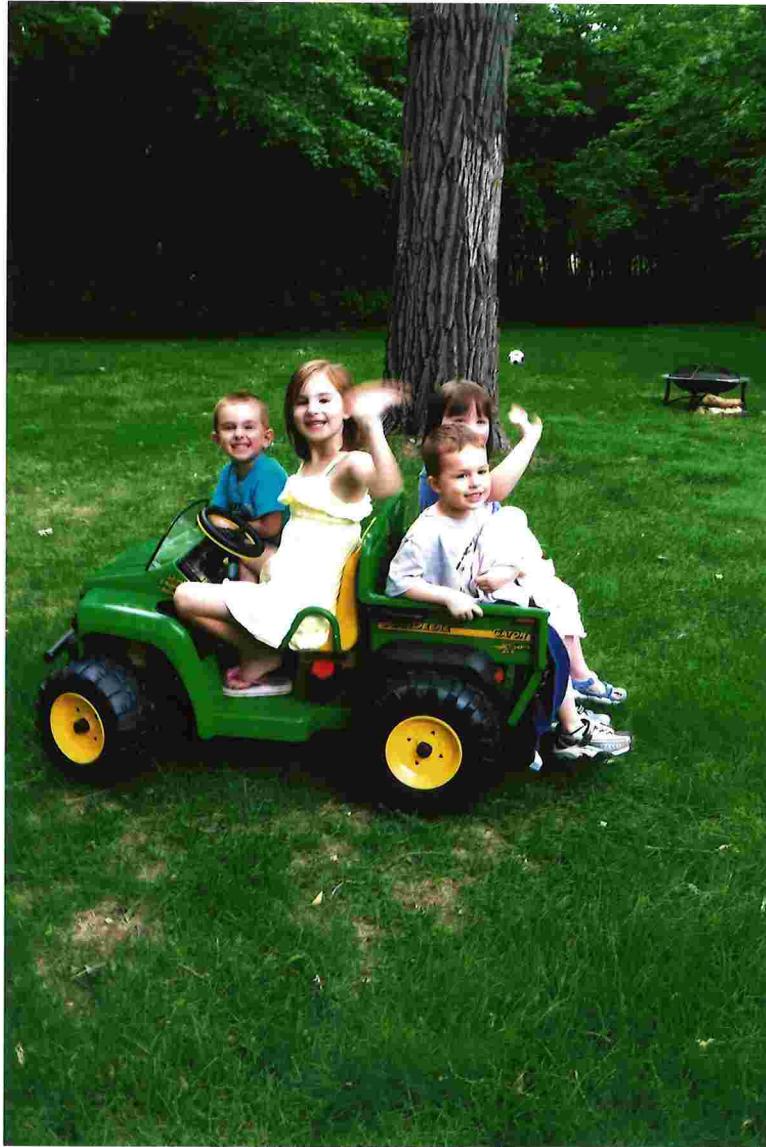
A handwritten signature in black ink, appearing to read 'Bryant Tchida', with a stylized, flowing script.

Bryant Tchida



BEFORE PHOTOS









AFTER PHOTOS



7.B. Approve the Final Site & Building Plan. Packet Page 85 of 248



7.B. Approve the Final Site & Building Plan... Packer Page 86 of 248

Document No.

A 410011

OFFICE OF THE
COUNTY RECORDER

CARVER COUNTY, MINNESOTA



Fee: \$ 29.50 Check#: 35732

Certified Recorded on 03-18-2005 at 01:30 ☐ AM ☒ PM

2005-03-18



Carl W. Hanson, Jr.
County Recorder

GRANT OF EASEMENT
FOR
CONSERVATION AND SCENIC PURPOSES

Drafted By:

Larkin Hoffman Daly & Lindgren Ltd.
1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, MN 55431-1194
(952) 835-3800

NCS- 138783 -MPLS(NE)

After Recording Return To:

First American Title Insurance Company
1900 Midwest Plaza West
801 Nicollet Mall
Minneapolis, MN 55402
Attn: Nette Ejigu

Non Standard Filing
Pursuant to Minn. Stat. § 597.003 1

**GRANT OF EASEMENT
FOR
CONSERVATION AND SCENIC PURPOSES**

THIS GRANT OF EASEMENT FOR CONSERVATION AND SCENIC PURPOSES is made on this 1st day of March, 2005, by HTD ASSETS OF OSHKOSH, INC., a Wisconsin corporation ("Grantor"), to the CITY OF CHASKA, a Minnesota municipal corporation ("Grantee").

RECITALS

Grantor is the owner in fee simple of real property in the County of Carver, Minnesota, which is legally described on Exhibit A attached hereto (the "Property"). Grantee desires to use a portion of the Property for conservation and scenic purposes.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor:

1.) Easement - Grantor hereby grants to Grantee, its successors and assigns, a permanent easement (the "Easement") for conservation and scenic purposes over, under, upon and across that portion of the Property depicted on Exhibit B. The Easement shall run with the title to the Property and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns, including, but without limitation all subsequent owners of the Property and all persons claiming under them.

2.) Use of Easement Area:

- (a) Grantor hereby agrees not to perform or cause the construction of any improvements within the Easement, except for internal-directional and identification signs reasonably required within the Property, which could damage or obstruct the Easement or interfere with Grantee's access to or Grantee's right to use the Easement area for conservation and scenic purposes.
- (b) Except as may be permitted by a grading or excavation permit issued by the Grantee, no soil or other substance or material shall be dumped or placed as landfill or for any other purpose, reason or cause on all or any part of the Easement area without the express prior written approval of Grantee.
- (c) No trees, shrubs or other vegetation shall be removed from all or any part of the Easement area without the express prior written approval of Grantee, except (i) for trees, limbs or branches that are touching the

NCS-138783 -MPLS(NE

1.

building, dead, diseased or pose safety hazards, and (ii) within the approximately three (3) foot wide "mow strip" around the building or other improvements on the Property which may be mowed on a periodic basis.

- (d) Except as may be permitted by a grading or excavation permit issued by the Grantee, no loam, peat, gravel, soil, rock or other material or substance shall be excavated, dredged or removed from all or any part of the Easement area without the express prior written approval of Grantee.
- (e) Nothing in this instrument shall be construed to grant a right or privilege to the general public at large to use or occupy the Easement area for any purpose or to place any materials of any kind on or remove materials from said Easement area; nor shall Grantee extend such right to anyone.

3). Governing Law - This instrument shall be construed and governed by the laws of the State of Minnesota.

IN WITNESS WHEREOF, the parties hereto have executed this instrument.

GRANTOR:
HTD ASSETS OF OSHKOSH, INC.

By: 
Dean Johnson
Its: President

GRANTEE:
CITY OF CHASKA

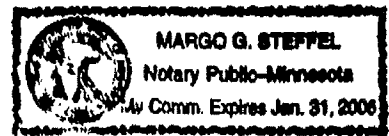
By: 
Its: 
By: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this 23rd day of February, 2005, by Dave Tokorney and _____, the City Administrator and _____, respectively, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

Margo G. Steffel
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF Hennepin



The foregoing instrument was acknowledged before me this 1 day of March, 2005, by Dean Johnson the President of HTD Assets of Oshkosh, Inc., a Wisconsin corporation, on behalf of the corporation.

Anne Ducharme
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Larkin Hoffman Daly & Lindgren Ltd.
1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, Minnesota 55431
(952) 835-3800 (TFA)



984558.2

EXHIBIT A

LEGAL DESCRIPTION
(Entire Property)

Legal Description:

Lot 2, Block 1, Arbor Park 3rd Addition, Carver County, Minnesota.

EXHIBIT B

DIAGRAM OF PERMANENT EASEMENT

[attach diagram here]

RETURN TO:
First American Title Insurance Co.
National Commercial Services
1900 Midwest Plaza
801 Nicollet Mall
Minneapolis, MN 55402

Alan Kerkman
2510 Bridle Creek Trail
Chanhassen, MN 55317
June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4725 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I recently received the courtesy notice of the meeting to consider the approval of a final site plan for Biolyph. I would like to thank you for reaching out and notifying my family about the proposed addition to their lot. I am happy to hear that Biolyph is thriving in their current location and all that means for our local economy. I am disappointed however by the means that they are choosing to expand. In the past few years they have been cutting down much of the natural beauty of their lot and encroaching right up to the borders of their property. I understand the desire for Biolyph to expand, but it seems that there has to be a better way to find a solution to their growth needs.

I have reviewed the draft letter that Mr. Tchida is sending to the commission and I have to say I agree with him on all points. I urge you to consider the negative impacts that this proposal has for those of us who live nearby. When we moved into our home we were unable to see or hear the industry that was so closely located to us. However, as Biolyph has basically clear-cut their eastern border we now see and hear them regularly and with the proposed further development, we do not look forward to the continued degradation of a formerly peaceful and quiet neighborhood.

I hope the planning commission will see how many negative consequences this proposal, in its current form, will have on the local community and I hope you will take Mr. Tchida's recommendations to heart when you make your decision.

Thank you for taking the time to understand and consider our position in this matter.

Respectfully,



Alan Kerkman

Shelly Kilibarda
2511 Bridle Creek Trail
Chanhassen, MN 55317

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: 4275 NOREX DRIVE (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2511 Bridle Creek Trail with my husband and 3 children. I have been a licensed real estate broker for 15 years in multiple states, including Minnesota. I am writing in support of my neighbor Bryant Tchida and his letter to the Commission dated June 5, 2018.

I strongly urge the Commission to carefully consider the affect the Final Site Plan submitted by Biolyph will have on the property value of the homes located on Bridle Creek Trail in Trotter's Ridge neighborhood. Without thoughtful consideration of the esthetic look, encroachment issue with the new plan's 30' set back as well as possible environmental issues (specifically water shed), my concern is not only of the decrease in value for the properties adjoining Biolyph, but the negative impact on the overall value of our quaint little neighborhood of 49 homes.

Realtors, appraisers and buyers use properties listed and sold within a neighborhood to establish a market value comparison. The homes adjoining Biolyph will most definitely experience a decrease in value if the current proposed plan is approved. This, in turn, will affect all 49 homeowners on Bridle Creek Trail. There is an opportunity for Biolyph to work with our neighborhood and specifically the adjoining neighbors to create an encroachment- free site with a visually pleasing landscape plan. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Shelly Kilibarda". The signature is fluid and cursive, with the first name "Shelly" written in a larger, more prominent script than the last name "Kilibarda".

Shelly Kilibarda

Don Schulz
2507 Bridle Creek Trl.
Chanhassen, MN 55317

June 5, 2018

Planning Commission of the City of Chaska
1 City Hall Plaza
Chaska, MN 55318

Re: 4275 Norex Drive (PID 300540020)

Dear Planning Commission of the City of Chaska:

I live at 2507 Bridle Creek Trail with my wife Mary and grandson Jeffrey (4). Our property is directly behind the Biolyph property to the east. I am writing in regards to the Final Site Plan submitted by Biolyph and up for review by the Chaska Planning Commission on June 13, 2018.

I have fully read and reviewed the letter submitted in reference to the same matter from our neighbor Bryant Tchida. My wife and I agree 100% with all the points Bryant has brought up in his letter of concern. In addition, we would like to voice our concern over the existing noise level and parking lot traffic which occurs early morning and late at night. I can only imagine how much worse it will get being within 30 feet of our property.

I also understand the need for businesses and residential property owners to successfully co-mingle in the same neighborhood. However, we have also experienced some intrusiveness from the noise level coming from water gushing out to the generator being fired up. In addition, during the winter months the headlights coming through our windows from the morning shift can get very unpleasant. Again, I can only imagine how this will elevate from the proposed Final Site Plan.

My family and I urge you to reject the Final Site Plan because of the valid points Bryant Tchida so eloquently brought up in his letter. We also request at the very least that you require revisions to the Final Site Plan to ensure that any negative visual, noise, air, light, water drainage and other impacts from the proposed expansion be minimal and include a detailed and robust landscaping plan that provides true screening for Biolyph's residential neighbors to the east. We appreciate your consideration.

Sincerely,



Don Schulz



Mary Schulz

Stephen and Courtney Bellairs
2470 Bridle Creek Trail, Chanhassen, MN 55317

To:

City of Chaska Planning Commission
1 City Hall Plaza
Chaska, MN 55317

Date: August 1, 2018

Re: Lot 2, Block 1, Arbor Park 3rd Addition (PID 300540020)

I am a current neighboring homeowner and architect residing on Bridle Creek Trail in Chanhassen, and I write regarding two of the subjects on the agenda at the upcoming Planning Commission hearing scheduled for August 8, 2018 at 7pm at Chaska City Hall.

The first relates to your consideration of the approval of a final site plan for a building addition for Biolyph, on the east side of Norex Drive in the Arbor Park industrial park, per the legal description above.

The second relates to the proposed setback adjustments being considered as part of the rezoning of PID-2, which are an integral part of the considerations being made under the first item.

We understand both items above, if approved without consideration of the requests below, will adversely affect residential neighbors' visual and landscape amenities and assets bordering the properties along the western edge of the Trotter's Ridge subdivision, and the property values throughout this subdivision.

We are also aware of the relatively recent (2014 and later) removal of a substantial number of large caliper, mature indigenous hardwood tree species from the 100 ft setback currently associated with Lot 2 referenced above. The value and preservation of this forest has gained much interest in Chaska over the years, and detailed descriptions are embedded in zoning papers at the City.

We have the following comments related to both of the above matters which shall be considered at the above meeting:

1. Deforestation:

I attach sequential photographs showing the slow but deliberate removal of large caliper indigenous trees and forest sections from the existing setback zone between Chanhassen's Trotter's Ridge western property lines and the Chaska industrial lots, courtesy Google Earth Pro's historic satellite imagery. We request proof that this has not contravened local and State ordinances protecting indigenous forest assets. This should be a requirement of the process currently being considered. If ordinances have been contravened, then local and State-mandated penalties and restoration to original (pre-2010) conditions are requested.

2. Landscape screening:

- a. If the setbacks abutting Chanhassen's Trotter's Ridge residential neighborhoods are reduced from 100 ft to 30 ft, then we request that landscape screening is provided along the edges of either future parking lot edges or along the faces of industrial development encroaching

Stephen and Courtney Bellairs
2470 Bridle Creek Trail, Chanhassen, MN 55317

within the existing 100 ft setback to closely match Chaska's own zoning ordinance screening requires for conditions that match. Landscape screening requested should be such that views from residential properties to the east of the development to parking or facilities on the Chaska side of the landscape screen are more than 75% blocked (not visible) once the plant material has been allowed one year of annual cycles to establish itself, and shall be maintained in healthy and sustaining condition throughout the life of the industrial facility by the property owner, inspected once annually by the Chaska Planning department landscape staff or arborist, as applicable, to ensure sustained health and existence. This aligns with Chaska's own zoning ordinance article 9.6.6.1 a and b (copy attached) for the situations described in this section of the zoning ordinance, and the maintenance guarantee is similar to that described in ordinance article 9.6.7.

- b. Further to 2a above, the attached Chaska City Council Resolution 2018-64 dated May 2018 cites very similar conditions at similar lot conditions in the City of Chaska, and requires substantially similar screening and protection of existing large caliper trees on an industrial property abutting residential lots in Chaska. This is a legal precedent prompting serious consideration of the measures requested in 2a above, and establishes the potential for reparation for the re-planting of the mature, large caliper trees removed post-2010, as well as the establishment of a tree preservation easement across the subject property to protect trees in the future. Please consider this in relation to our concerns above.
3. Finally, can the City and Owner of Lot 2 above prove that all expansion location options have been exhausted thereby requiring expansion to the east, or is this simply the easiest and cheapest manner in which to expand?

We respectfully request your serious consideration and adoption of the above requests as part of your deliberations regarding the above matters.

Sincerely



Stephen Bellairs, AIA, RIBA, LEED AP

cc: Bridle Creek Trail Home Owners

Attachments:

- Aerial photographs of deforestation.
- City of Chaska Zoning Ordinance Section 9.
- City of Chaska Council Resolution 2018-64.

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 1991

Legend

- Feature 1
- Feature 2



W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"



800 ft

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2002

Legend

- Feature 1
- Feature 2



W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"



Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2004

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2008

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2010

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2012

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2013

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2014

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"



Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2015

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2016

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"

Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2017

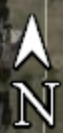
Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"



Chaska, Lot 2, Block 1

Arbor Park 3rd Addition 2018

Legend

- Feature 1
- Feature 2

W 93°35'21.12"

W 93°34'55.2"

N44°51'8.64"



SPECIAL REGULATIONS

- a) The number of understory trees shall be equal to twenty-five (25) percent of the required number of overstory trees; and
- b) The number of shrubs shall be equal to one (1) shrub per thirty (30) feet of site perimeter or one (1) shrub per three-hundred (300) square feet of building footprint, whichever is greater.

9.6.5.3 Credit for Existing Trees

Sites containing significant existing trees which will be retained may be given a credit against the caliper inch requirements listed above. Significant trees are defined as coniferous trees twelve (12) feet or more in height, overstory deciduous trees ten (10) inches or more in diameter, or understory deciduous trees six (6) inches or more in diameter. Examples of acceptable overstory trees are oak, maple, basswood, etc. Examples of acceptable understory trees are crabapple, Russian olive, river birch, and amur maple. 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.

9.6.5.4 Planting Islands

All open parking lots containing twenty-five (25) or more vehicular parking spaces, shall provide at least ten (10) percent of the hard surface area of the parking lot and driveways to the right-of-way for landscaped planting islands. Applicants shall provide a table demonstrating compliance with this requirement.

Parking lot islands shall be landscaped with appropriate overstory trees and shrubs or flowers. These islands shall be sized to accommodate the anticipated canopy size of the trees (at maturity) contained within them.

The inside width, behind the curb in landscape islands or peninsulas, shall be a minimum of ten (10) feet.

All landscaped areas shall be protected by concrete curbing.

All landscaping area shall have the proper soil preparation to ensure the viability of the vegetation to survive. The landscaping plan shall provide specifications for proper soil preparation.

Installation of irrigation systems shall be required to assure continued maintenance and health of plant material.

9.6.6 SCREENING:

9.6.6.1 Screening Required

- a) Off-street open parking areas containing six (6) or more spaces, and all loading facilities shall be screened from public streets which afford an unobstructed view of the parking or loading area, ~~and~~ from adjacent properties zoned or developed for residential or public use. Height of screening shall be at least four (4) feet but no more than six (6) feet above level of parking lot, and shall be ten (10) feet above the loading facility. Minimum opacity shall be 75 percent year round.

ZONING ORDINANCE

- b) Outdoor storage areas permitted in the I-Industrial District shall be screened by fences subject to the provision of Subsection 9.20.4.1.

9.6.6.2 Materials

Required screening may be achieved with any combination of the following: earth mounds, walls, fences, shrubs, compact evergreen trees, or dense deciduous hedge. In general, plant materials are preferred as opposed to walls and fences. If walls and fences are used, they shall be subject to the provisions of Subsection 9.20.4.1(b).

9.6.6.3 Location

Required screening shall be located at the same lot as the facility to be screened. It shall not be located within street rights-of-way, nor within 15 feet of any street or driveway opening onto a street.

9.6.7 LANDSCAPE GUARANTEE:

Financial security shall be provided as required by Subsection 14.4.4.3 of this Ordinance in order to guarantee the installation and vigorous growing condition of all landscape elements and screening required herein. Said security shall remain in effect for two full growing seasons. The two year guarantee for plant material installed after June 1 shall commence the following year. Lots provided with an irrigation system covering 100% of the area improved with landscaping need provide security for only one growing season.

(Ord. No. 849, 5/16/2011)

9.7 STORM WATER MANAGEMENT AND EROSION CONTROL

In the development, improvement, excavation or alteration of land, surface runoff is subject to water quality and quantity controls established by Chaska and other regulatory agencies. Said runoff shall be properly channeled into storm drains, a water course, ponding area or other public drainage facility in accordance with an approved plan. This plan shall also provide for erosion and sediment control before, during and after construction until the soil and slopes are stabilized with permanent cover. These control measures shall be maintained until site stabilization occurs.

Plans for activities noted above shall be approved by the City prior to the start of construction. All plans shall be in compliance with standards, policies, and provisions of the most recent version of the following documents as appropriate:

- a) The Hazeltine/Bavaria Watershed Management Plan;
- b) Chaska Stormwater Management Plan;
- c) Chaska Stormwater Quality Management Plan;
- d) National Urban Runoff Program (NURP) Standards;
- e) MPCA "Protecting Water Quality in Urban Areas".

9.8 TRAFFIC AND ACCESS CONTROL

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE MAY 21, 2018 **RESOLUTION NO.** 2018-64

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

**Resolution approving the Concept Plan for Sagewood in Clover Ridge/DR
Horton./P.C. No. 2018-13**

WHEREAS, the 58-lot proposal on approximately 28-acres of property is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive; and

WHEREAS, the North portion will be accessed via an extension of Clover Preserve Lane and consists of 44 home sites; and

WHEREAS, the South portion will be accessed through an extension of Clover Field Circle and contain 14 home sites; this section will end in a cul de sac; and

WHEREAS, because this development abuts the rear and sides of an existing neighborhood it will be important in the preliminary submittal to address screening; and

WHEREAS, luckily the site currently has a mature grove of trees to provide screening to the north, however, there is one area on the north side that is open; and

WHEREAS, it will be ideal for the applicant to incorporate coniferous and deciduous plantings in this area to provide a natural buffer between these neighborhoods; and

WHEREAS, a few other areas of note would be the eastern edges of the site (both in the north and south areas) to create adequate natural buffers between the existing and the new neighborhoods; and

WHEREAS, trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy, and it should be noted that the boulevard is the area between the sidewalk and the street; and

WHEREAS, tree preservation will be an important piece of this development, specifically in the north area where significant trees are present; and

WHEREAS, it should also be noted that Lot 27, Block 1 is shown in a location that will take out a portion of existing trees that could help provide screening from the existing neighborhood to the east; and

WHEREAS, staff would advise maintaining this buffer to help create a natural break and buffer between the two neighborhoods; and

WHEREAS, another area of note is the presence of very large oaks (ranging from 40-64 inch calipers) on Lot 10; and

WHEREAS, staff would advise the applicant to see about incorporating these large oaks into the development in some manner; and

WHEREAS, the Concept Plan does not show any proposal for new park space; and

WHEREAS, it should be noted that the Jonathan Association owns and maintains several parks in close proximity to this development; and

WHEREAS, it will be important that the developer indicate in their preliminary submittal their decision to be a part of the Jonathan Association versus providing their own park space; and

WHEREAS, it would not be fair for the developer to opt out of the Jonathan Association but use their parks, and the developer will be responsible to provide their own park space if they choose to opt out; and

WHEREAS, DR Horton conducted a neighborhood meeting for their concept plan on May 1st, 2018, and they have provided a summary of this meeting as an attachment in the packet; and

WHEREAS, in sum, there were concerns on tree preservation, screening, HOA status, drainage and construction traffic; and

WHEREAS, on May 9, 2018 the Planning Commission recommended approval to the City Council of the Concept Plan for Sagewood in Clover Ridge (PC#2018-13); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Sagewood in Clover Ridge (PC#2018-13), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), prepared by DR Horton, dated April 25, 2018
 - b. Existing Conditions, prepared by James R. Hill, Inc., dated April 25, 2018
 - c. Site Forces Exhibit, prepared by James R. Hill, Inc., dated April 25, 2018
 - d. Proposed Drainage, prepared by James R. Hill, Inc., dated April 25, 2018
 - e. Tree Preservation Plan, prepared by James R. Hill, Inc., dated April 25, 2018
 - f. Elevations with Concept Plan, prepared by James R. Hill, Inc., dated April 25, 2018
 - g. Conceptual Site Rendering, prepared by James R. Hill, Inc., dated May 1, 2018
2. Adherence with the City Engineer's Memo dated May 2, 2018.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision that boulevard trees are placed between the sidewalk and street.
6. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
7. Provision of adequate screening and landscaping along north edge abutting the Sophia Drive lots to be addressed at Preliminary submittal.
8. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition and Traditions at Clover Ridge 2nd Addition lots to be addressed at

Preliminary submittal.

9. Provision of sidewalks on both sides of all local streets.
10. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
11. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
12. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
13. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
14. Preservation of wetlands and a 30 foot buffer.
15. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
16. Provision of a storm water management plan meeting City and Carver County WMO standards.
17. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
18. Provision to provide mature tree buffer with existing trees on the east edge of the site that abuts both Lot 1-2, Block 1 of Clover Preserve 2nd Addition.
19. Provision of a tree preservation easement over the protected trees to be recorded prior to recording of final plat.
20. Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed and approved by the Fire Department.
21. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
22. Provision to include a park space for Sagewood if the developer chooses to opt out of the Jonathan Association, and to be shown on the plans at time of preliminary submittal.
23. Provision to further evaluate tree preservation efforts in the north portion of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.
24. Provision of a traffic study to be completed and submitted at preliminary plat.
25. Provision of a construction traffic access plan to be submitted at preliminary plat.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 21st day of May, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Patent pending management system. 5-year, no-compromise warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
DaVinci/Microlyph

Type:
AA

Prepared By:
CLL

Date:
4/28/2018

Driver Info

Type: Constant Current
120V: 0.46A
208V: 0.27A
240V: 0.23A
277V: 0.20A
Input Watts: 55W
Efficiency: 91%

LED Info

Watts: 50W
Color Temp: 4000K
Color Accuracy: 72 CRI
L70 Lifespan: 100000
Lumens: 7256
Efficacy: 133 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000178X

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

SuitableFor use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Other

Equivalency:

Replaces 200W Metal Halide

BAA Compliance:

Click for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliance:

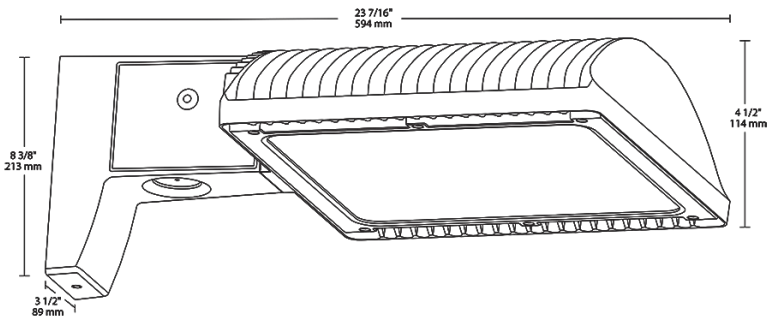
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year, no-compromise warranty

Ordering Matrix

Family	Distribution	Wattage	Mounting	Color Temp	Finish	Voltage	Dimming	Control Options
ALED	4T	50		N				
	2T = Type II	50 =	Blank =	Blank =	Blank =	Blank = 120-277V	Blank =	Blank = No Option
	3T = Type III	50W	Arm	5000K (Cool)	Bronze	/480 = 480V (not available for 150W)	Standard	/PCS = 120V Swivel Photocell
	4T = Type IV	78 =	SF =	N = 4000K (Neutral)	RG =		/D10 = 0-10V Dimming	/PCS2 = 277V Swivel Photocell
		78W	Slipfitter	Y = 3000K (Warm)	Roadway Gray		/BL = Bi-Level	/PCT = 120-277V Twistlock Photocell (not available for Slipfitter mounting)
		105 =			W = White			/PCT4 = 480V Twistlock Photocell (not available for Slipfitter mounting)
		105W						/WS2 = Multi-Level Motion Sensor(50W, 78W and 105W only)
		125 =						/WS4 = Multi-Level Motion Sensor(125W and 150W only)
		125W						/LC = Lightcloud® Control
		150 =						
		150W						



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Mounts to 4" square steel poles at 20-35'. Patent pending thermal management system. 5-year, no-compromise warranty.

Color: Bronze

Weight: 32.0 lbs

Project:
DaVinci/Microlyph

Type:
BB-1

Prepared By:
CLL

Date:
4/28/2018

Driver Info

Type: Constant Current
120V: 0.46A
208V: 0.27A
240V: 0.23A
277V: 0.20A
Input Watts: 55W
Efficiency: 92%

LED Info

Watts: 50W
Color Temp: 4000K
Color Accuracy: 72 CRI
L70 Lifespan: 100000
Lumens: 6617
Efficacy: 121 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000178V

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

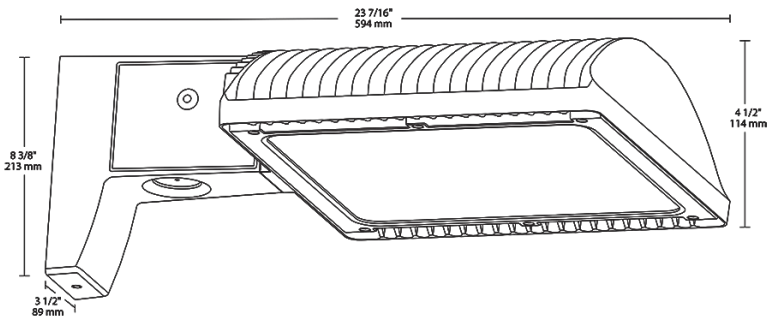
Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Technical Specifications (continued)

Other	Warranty:	Optical
Equivalency: Replaces 200W Metal Halide	RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.	BUG Rating: B0 U0 G1
BAA Compliance: Click for BAA compliance.	Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.	

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year, no-compromise warranty

Ordering Matrix

Family	Distribution	Wattage	Mounting	Color Temp	Finish	Voltage	Dimming	Control Options
ALED	3T	50		N				
	2T = Type II 3T = Type III 4T = Type IV	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Arm SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White	Blank = 120-277V /480 = 480V (not available for 150W)	Blank = Standard /D10 = 0-10V Dimming /BL = Bi-Level	Blank = No Option /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell (not available for Slipfitter mounting) /PCT4 = 480V Twistlock Photocell (not available for Slipfitter mounting) /WS2 = Multi-Level Motion Sensor(50W, 78W and 105W only) /WS4 = Multi-Level Motion Sensor(125W and 150W only) /LC = Lightcloud® Control



Ultra-high efficiency LED 18 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze Weight: 7.5 lbs

Project: DaVinci/Microlyph	Type: WW
Prepared By: CLL	Date: 4/28/2018

Driver Info		LED Info	
Type:	Constant Current	Watts:	18W
120V:	0.17A	Color Temp:	4000K
208V:	0.11A	Color Accuracy:	71 CRI
240V:	0.09A	L70 Lifespan:	100000
277V:	0.08A	Lumens:	2503
Input Watts:	20W	Efficacy:	124 LPW
Efficiency:	89%		

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000175K

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED:
Multi-chip, high-output, long-life LED

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60 Hz, 4 kV surge protection, 500mA, 100-240VAC: 0.3-0.15A, 277VAC: 0.15A, Power Factor: 99%

Construction

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Thermal Management:
Superior heat sinking with external Air-Flow fins

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Reflector:
Semi-specular, vacuum-metalized polycarbonate

Gaskets:
High-temperature silicone gaskets

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Other

For Use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Patents:
The design of WPLED18 is protected by US patent D608,040, Canada patent 138280, and China patent CN301649064S

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

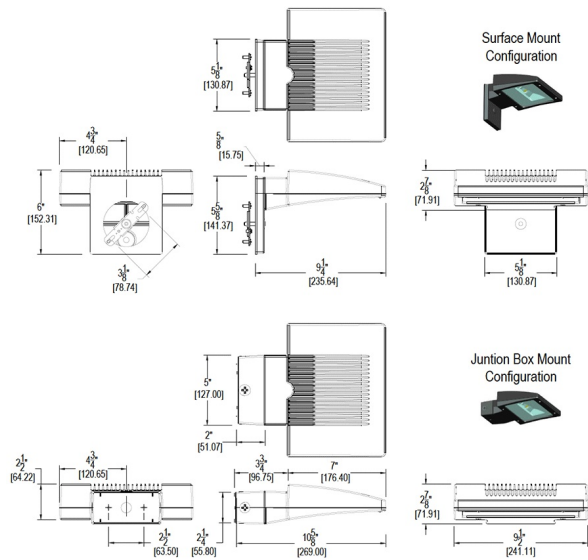
Replacement:
Replaces 150W Metal Halide

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G0

Dimensions



Features

- Ultra-high efficiency LED 18 Watt wallpack
- Replaces 150W Metal Halide Wallpacks
- 100,00-Hour LED Lifespan
- 5-year, no-compromise warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Emergency Battery Backup	Options
WPLED	18	N			
	18 = 18W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = No Battery Backup /E = Standard Battery Backup /EC = Battery Backup with Cold Start	Blank = No Option /PC = 120V Button Photocell /PC2 = 277V Button Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

8/8/2018

Subject: Sagewood – Preliminary Plat and Rezoning

Applicant: DR Horton

Location: North of Engler Boulevard/Co Rd 10, west of Clover Preserve Drive

Case No.: 2018-30

Synopsis: Applicant seeks to obtain approval of a 55 lot development on 28 acres of land in the Clover Ridge development area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

At its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved. The Concept Plan showcased an assortment of housing and densities throughout the development.

Tonight we are looking at a development concept that will extend the development on the west side of Clover Preserve Drive and south of Sophia Drive up to the extent of its western edge along the Laketown Township border.

At its May 21st, 2018 City Council meeting the Sagewood Concept Plan was approved.

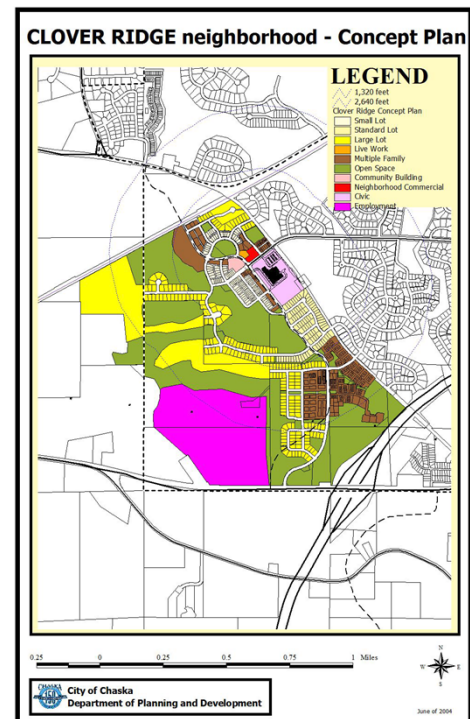
Project Goals

Sagewood is one of the last undeveloped residential piece within the established Clover Ridge community. The identified goals in creating this new neighborhood include the following:

- Providing a seamless transition of road and pedestrian connections
- Housing design and lot sizes that will complement the existing 2-story homes on larger lots
- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, natural grades and drainage patterns
- Preservation of trees and buffer to existing homes.
- Enhancement of a small community feel

Comprehensive Plan & Clover Ridge Concept Plan

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



The Clover Ridge concept plan also guided this area to be standard lot residential, which the proposal is consistent with. It should be noted that during the time the Clover Ridge was planned/conceptualized, the area in question was looked at to potentially encompass higher densities in smaller areas to preserve the trees in the northern area entirely. This was one way to develop the site. However, with higher densities not necessarily a desirable option by all developers, there can be other acceptable alternatives on how the site develops that still maintains the same intent for preservation. One way, as proposed, is developing a lower density development while preserving significant clusters of trees. More detail and analysis of tree preservation is provided in the tree preservation section of this report.

Items Brought Up by Planning Commission and City Council during Concept Plan and how the applicant has addressed them in this Preliminary submittal:

- Tree Preservation:
 - Plan reduced from 58 lots to 55 lots for further tree preservation
 - Both northern cul de sacs shortened in length to allow for more tree preservation on northern edge
 - Elimination of one lot on north-westerly cul de sac for tree preservation of significant trees
 - Northern edge of site permanently preserved with tree preservation easement
- Drainage:
 - The applicant has met with the adjacent homeowners that back-up to this development since the Concept Plan approval to go over drainage concerns
 - It was determined that due to the combination of soil type and established yard grades, it is unlikely that the development of Sagewood will alleviate frequently running sump pumps and slow drying backyards, but will not add to these existing conditions
 - More separation achieved between the two development areas with the length of both cul de sacs reduced
- Sight Lines/Buffering:
 - Both northern cul de sacs reduced in length, which achieves a wider separation between the Sagewood development and the adjacent developments
 - Lot 1, Block 1 was widened to create a larger buffer between Sagewood and adjacent lot to the east
 - Landscape plan is showing a buffering plan on the north and east edges of the development that abuts adjacent developments/lots
 - A section drawing was submitted to show the grade differences between Sagewood's lots and the northerly development; conclusion is that both developments will end up being at similar grades
- Construction Traffic:
 - The applicant has provided a construction access plan in this submittal
 - Construction access is planned to access the development from Pioneer Trail (to the north) at Clover Ridge Drive; this is the most direct path into the development
- Overall Traffic:
 - The applicant has conducted a traffic report for this preliminary submittal that analyzed how the proposed development will impact traffic in the area

- Analysis of traffic concluded that traffic shows no concerns with the addition of this development
- No additional improvements are needed on existing infrastructure for this development
- Parkland (private):
 - The applicant has added a park (to be owned by the homeowners association) in the center of the development.
 - The park detail shows the incorporation of a playground.
 - Both sides of the development (north and south) have access to this park.

CURRENT PROPOSAL

The 55-lot preliminary plat proposal on approximately 28-acres of property is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Drive. This new addition will essentially be an extension of the existing Clover Ridge neighborhood.

Adjacent properties

The site is bound on the north by single family residential and Sophia Drive, to the west by Laketown Township and land owned by the Kelzer family, the south by a buffer strip and the West Creek Industrial Park, and the east by single family residential and Clover Preserve Drive.

Existing Conditions

The 28-acre site is located in the western edge of the Clover Ridge/Clover Preserve neighborhood. A majority of the site is currently used for agricultural purposes. The westerly property line abuts Laketown Township.

The most northerly portion contains a large area of trees. A tree survey indicates approximately 545 trees of varying sizes and species that are evenly distributed throughout. The majority (46 percent) are Maples followed by Basswood at 23 percent. The remaining species include a combination of Oak, Ash and Elm among a few others. The average size of all trees is approximately 20 inches.

The applicant stated that a wetland investigation took place fall 2017 and it was determined that no wetlands exist on site. A formal application has been filed and has received final decision that there are no wetlands on site.

Land Use

The proposed 28-acre Sagewood consists of 55 single family lots with a typical lot size of 70 feet wide by 140 feet deep. The dimensions are slightly larger than the homes to the north and east of this site. Minimum setbacks are proposed to be consistent with those approved for Clover Preserve: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

The parcels of land that this development encompasses are currently zoned Rural (R). The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout

Due to its natural topography and drainage patterns, Sagewood is divided into two sections: North and South. The North portion will be accessed via an extension of Clover Preserve Lane and consists of 41 home sites. The street will be extended to the westerly property boundary, so that it may be extended in the future. The South portion will be accessed through an extension of Clover Field Circle and contain 14 home sites; this section will end in a cul de sac. Sidewalks will be an extension of the existing conditions to both streets.

Transportation/ROW

The Preliminary Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the Clover Ridge concept plan. Specifically, Clover Preserve Lane is extended to the west to provide access to the north portion of the proposal, which Clover Field Circle is also extended to the west to provide access to the south portion of the proposal. Clover Preserve Lane will stub at its western-most boundary as it abuts Laketown Township. It should be noted that this stub street must provide for an adequate turnaround for emergency vehicles. The Fire Department will have to review and approve such turnaround.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing Clover Ridge development, however, this should be shown on the plans during the preliminary submittal.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood.

Stormwater

Stormwater ponding exists today between Clover Preserve Lane and Clover Field Circle. More ponding is proposed as a part of this proposal on the south side of Clover Preserve Lane and on the west side of Clover Field Circle. It will be required that the developer provides adequate maintenance access into these areas to be shown during their preliminary submittal. Stormwater ponding will have to meet all Carver County WMO and City standards.

Phasing

It is the anticipation to start site excavation in mid-summer of this year. The phasing of the project has not been determined yet, but the site will be developed in multiple phases depending on a number of factors such as market demands and local lot absorption.

Setbacks

The setbacks will be generally consistent with the adjacent neighborhoods. Namely, the front yard setback should be no less than 26 feet. The rear yard setback should be 20 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 26 feet.

Architecture

DR Horton will be the sole builder in this development. The proposed homes will be 2-story single family designs, which complement the existing surrounding neighborhood. They anticipate offering approximately 8 floor plans ranging in size from 2,200 to 3,400 square feet.

Each floor plan will have multiple elevation options, which will create variety. A sample of the home designs is shown on the concept plan.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture.

Trails & Sidewalks

There is an existing trail in the Clover Ridge neighborhood northeast of this site. This trail will ultimately extend up to Pioneer Trail when development around it occurs. The site in question does not intersect with this proposed trail however they will be required to pay for trail fees as a part of their development agreement.

The preliminary plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development.

Screening, Landscaping & Tree Preservation

Because this development abuts the rear and sides of an existing neighborhood it was noted during the concept plan that screening will be important. Luckily the site currently has a mature grove of trees to provide screening to the north, however, there is one area on the north side that is open. The applicant has provided in their landscape plan a grove of coniferous and deciduous trees to encompass this area. The applicant has also added landscape buffers to the north (in the open area) and east edges of the development to create adequate natural buffers between the existing and the new neighborhoods.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. One of the exhibits provided show trees behind the sidewalks. This same exhibit does not show boulevard trees on the corner lot boulevards. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Tree Preservation is an important piece of this development, specifically in the north area where significant trees are present. The applicant has conducted and submitted a tree survey and preservation plan as a part of this proposal. They are showing areas on the north edge to remain untouched.

It was noted during the Concept Plan that the site does offer itself to preserve trees in different ways as there is no obvious direction to go. Staff evaluated the layout of the significant trees and offered several options in the Concept Plan to consider as the developer prepared for their preliminary submittal. These are listed below and how the applicant has reacted to them. It should be noted, that with the submittal of a grading plan for the site, it gives staff a better idea of the grading that needs to occur to accommodate development on this site. In sum, the grading is significant for the road and utility improvements, as well as the lots to ensure drainage happens in a proper manner. Because of this, trees adjacent to the road are difficult in saving. The tree preservation efforts would have to be focused more on the northerly area away from the road and lots where grading starts to dwindle off.

Option #1:

Staff's comment: one area of note was the plethora of oaks and maples on Lot 6. A couple options to consider to further preserve trees is extending the preservation line down southerly to account for more saved trees, or even using Lot 6 solely as an extended tree preservation area.

Applicant's response: the applicant has revised their plan to eliminate Lot 6 and use it solely for preservation efforts. Because of this more than 20 significant trees (mainly oaks and maples) are allowed to be saved

Option #2:

Staff's comment: another option would be to potentially revise the cul de sacs for Street A and/or B to have a cluster of trees saved in the center. This same concept has been applied successfully before in the Red Cedar Creek 3rd Addition off of Red Cedar Way. This approach offers a unique layout for the neighborhood.

Applicant's response: the applicant explored this layout option, specifically for the central cul de sac. The conclusion was that it was not beneficial or practical to the preservation of trees. The reason being that the median in the cul de sac would force the lots around the cul de sac to move out further and thus impacting more trees around the perimeter. This option did not create additional preservation opportunities.

Option #3:

Staff's comment: the Northeast area tends to make sense in terms of preservation efforts, however, staff will point out that the preservation line could move more southerly across Lot 25-27 to encompass additional oaks and maples as well as capitalize on buffering for the east edge of the site as it abuts the existing Clover Ridge neighborhood.

Applicant's response: the preservation line was pulled down southerly to encompass a couple more trees on Lots 2-3, Block 1. The tree line has been preserved as much as possible to create a useable rear yard that also drains positively away from the new homes. This is also the case along the east boundary where grading needs to occur so that the property drains properly. In an effort to maintain a buffer, the corner lot (Lot 1, Block 1) is wider to allow for a buffer of newly planted evergreens.

Option #4 and #5:

Staff's comments: another option could be deeding the large preservation areas to the City, specifically the northeast preservation area. This area should be significant and account for as many trees as possible to save. Staff would consider counting dedicated land for tree preservation as potential parkland credit. And lastly another option could be to place a tree preservation easement over all areas and trees to be protected. This has been done in the past with other developments, for example, Cortina Woods, in lieu of conveying areas to the City for perpetual protection.

Applicant's response: the applicant has created a separate outlot to encompass the trees on the north side of the property. Their intention is to own this outlot and put a preservation easement over it. Staff is in support of this option for the HOA to own the outlot and place a

preservation easement over it. Staff would also require that this easement covers preserved trees that are outside of Outlot A and on private lots.

Staff had also noted that Lot 1, Block 1 is shown in a location that will take out a portion of existing trees that could help provide screening from the existing neighborhood to the east. Staff advised maintaining this natural buffer to help create a natural break and buffer between the two neighborhoods. The applicant has indicated that the majority of trees on this lot are basswoods and ashes, not necessarily desirable trees. In addition to that, they have created a wider lot that in turn provides enough room to create a buffer and provide room for additional landscaping. If this option is still pursued, then staff would add that the landscaping/screening will have to continue up to the north edge of this lot to buffer from the existing home on Lot 2, Block 1 Clover Preserve 2nd Addition.

Another area of note is the presence of very large oaks (ranging from 40-64 inch calipers) on Lot 16, Block 1. Staff advised the applicant to see about incorporating these large oaks into the development in some manner. The applicant looked into this, however as noted above, due to the location of the road and the grade changes from the existing grade to the proposed grade it did not make these trees practical to save. The impact of the grading around these trees for the road, utilities and building pads creates a significant impact on the trees and their root systems, which in turn, does not provide long term preservation of these trees. Staff is in support of a practical and safe plan so that in the future these trees do not become a hazard or eye sore to the development.

Additional Trees to Consider:

Overall, staff believes the applicant has made steps in the right direction since their concept plan to preserve trees. However, in addition to that staff would note a couple areas/trees (oaks and maples) for the applicant to consider in their final submittal since they are on the cusp of the preservation line or in less detrimental spots:

- Trees 236 and 248 on the edge of Lot 12, Block 1
- Tree 381 on the edge of Lot 9, Block 1
- Tree 408 on the edge of Lot 5, Block 1
- Trees 496 and 499 on the edge of Lot 2, Block 1

Parkland

The Preliminary Plan now shows the incorporation of a new private park space. The development is planning to have their own Homeowners Association and thus were highly encouraged by the Jonathan Association to have their own park for the new development. The park is situated between the north and south portions of the development providing equal access to both sides. Playground equipment is planned for this park area.

The City is not planning to take ownership of any land within the development, with the exception of the stormwater ponding. Because of this, the developer will be responsible to pay parkland dedication fees.

Development Costs (Infrastructure Improvements)

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

- Storm Sewer

- Parks
- Trails

Prior to final plat recording, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be. A development agreement will be required.

Preliminary Plat

The preliminary plat is for 55 single-family lots. The disposition of outlots is as follows:

- Outlot A: will contain a conservation area and be owned by the Homeowners Association
- Outlot B: will contain a monument sign and be owned by the Homeowners Association
- Outlot C: will contain a monument sign and be owned by the Homeowners Association
- Outlot D: will contain stormwater ponding and be deeded to the City of Chaska
- Outlot E: will contain parkland and be owned by the Homeowners Association
- Outlot F: will contain an access point to the City of Chaska's stormwater pond and be deeded to the City of Chaska

Rezoning

The property is currently in the Rural (R) zoning district, and is being rezoned to Planned Residential Development District (PRD-73).

Conclusion

Staff is happy to see another development move forward in the Clover Ridge neighborhood. This will be a significant addition to the area and thus its overall design and accommodations will be important as it moves forward in the planning process.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Sagewood Preliminary Plat for a 55-lot subdivision on 28 acres of land in the Clover Ridge development, subject to the following conditions:

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

- Preliminary Plan Narrative (pgs 1-12), prepared by DR Horton, dated July 25, 2018**
- Existing Conditions, prepared by James R. Hill, Inc., dated July 25, 2018**
- Site Information, prepared by James R. Hill, Inc., dated July 25, 2018**
- Drainage Maps, prepared by James R. Hill, Inc., dated July 25, 2018**
- Preliminary Plat (pgs 1-3), prepared by James R. Hill, Inc., dated June 22, 2018**
- Preliminary Erosion & Sediment Control Plan, prepared by James R. Hill, Inc., dated July 25, 2018**
- Erosion & Sediment Control Details, prepared by James R. Hill, Inc., dated July 25, 2018**
- Erosion & Sediment Control Notes, prepared by James R. Hill, Inc., dated July 25, 2018**
- Preliminary Grading & Drainage Plan - Overall, prepared by James R. Hill, Inc., dated July 25, 2018**
- Preliminary Grading & Drainage Plan - North, prepared by James R. Hill, Inc., dated July 25, 2018**

- k. Preliminary Grading & Drainage Plan - South, prepared by James R. Hill, Inc., dated July 25, 2018
 - l. Preliminary Sanitary Sewer & Water Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
 - m. Preliminary Sanitary Sewer & Water Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
 - n. Preliminary Storm Sewer Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
 - o. Preliminary Storm Sewer Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
 - p. Construction Details, prepared by James R. Hill, Inc., dated July 25, 2018
 - q. Preliminary Tree Preservation Plan, prepared by James R. Hill, Inc., dated July 25, 2018
 - r. Construction Access Plan, prepared by James R. Hill, Inc., dated July 25, 2018
 - s. Preliminary Landscape Plan (pgs 1-3), prepared by Calyx Design Group, dated July 25, 2018
 - t. Traffic Assessment (pgs 1-6), prepared by Spack Consulting, dated July 10, 2018
 - u. Illustrative Cross Section, prepared by Westwood, dated July 25, 2018
2. Adherence with the City Engineer's Memo dated August 1, 2018.
 3. Provision of a 60 feet Right of Way width for all local streets.
 4. Adherence to the City's Boulevard Tree Policy and local street section design.
 5. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition and Traditions at Clover Ridge 2nd Addition lots to be addressed at Final submittal.
 6. Provision of sidewalks on both sides of all local streets.
 7. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
 8. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 9. Payment of development fees prior to recording of the final plat.
 10. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
 11. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 12. Provision of a storm water management plan meeting City and Carver County WMO standards.
 13. Provision to provide mature tree buffer with existing trees on the east edge of the site that abuts both Lot 1-2, Block 1 of Clover Preserve 2nd Addition.
 14. Provision of a tree preservation easement over the protected trees on Outlot A and private lots to be recorded prior to recording of final plat.
 15. Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed and approved by the Fire Department.
 16. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.

- 17. Provision to provide landscape buffer/screen to Lot 2, Block 1 Clover Preserve 2nd Addition on Lot 1, Block 1 Sagewood.**
- 18. Provision to further evaluate the preservation of trees 236, 248, 381, 408, 496, and 499 and to be addressed during the final submittal.**
- 19. Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.**
- 20. Provision that cluster mailboxes are provided on site for the development.**
- 21. Provision that homes do not exceed 35 feet in height.**
- 22. Provision that park space and amenities are constructed at first phase of development construction.**

Motion to recommend to City Council approval of the rezoning from Rural (R) to Planned Residential District (PRD-73).



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: August 1, 2018
Subject: Sagewood Preliminary Plat

The proposed Sagewood home development site accounts in total of nearly 30 acres and lies on the western edge of the Clover Ridge/Clover Preserve neighborhood. The Engineering comments on the proposed preliminary plan are as follows:

1. Street and Utility Improvements – The street and utility improvements are being designed to meet City engineering standards and final plans will be reviewed by the engineering and utility departments.
2. Wetlands (See wetlands exhibit)– The Developer has completed a wetlands inventory over the proposed development site and no wetlands exist requiring no further action.
3. Storm water (See storm water exhibit)
 - The attached exhibit shows the overall drainage pattern for storm water routing through the proposed development which ultimately discharge into the existing drainage channel. The drainage channel is direct contributor into the Chaska Creek watershed. The City's requirement for storm water rate control standards will be important to reduce the overall rate from which on-site ponding enters the channel.
 - Outlot E serves as the emergency storm water outlet for several existing neighborhoods. Drainage and grading through the outlot will need to be further refined with the proposed playground plans to provide defined an overland drainage that does not impact the playground.
 - Storm sewer needs to be further evaluated for lots 1 - 6 of Lot 1 to accommodate backyard drainage with the proposed grading plan.
 - Permits for storm water will be required by the regulatory agencies before grading work can occur over the site.
4. Traffic – The traffic memo that was completed shows no concerns with the addition of the proposed development. No additional improvements are needed to the existing roadways in place. The development plan matches what was planned for roadway extensions within the residential area. Construction traffic will need access the proposed development via Clover Ridge Drive and signed accordingly. The Developer will need to work with Jonathan and existing neighborhoods to minimize construction traffic impacts.

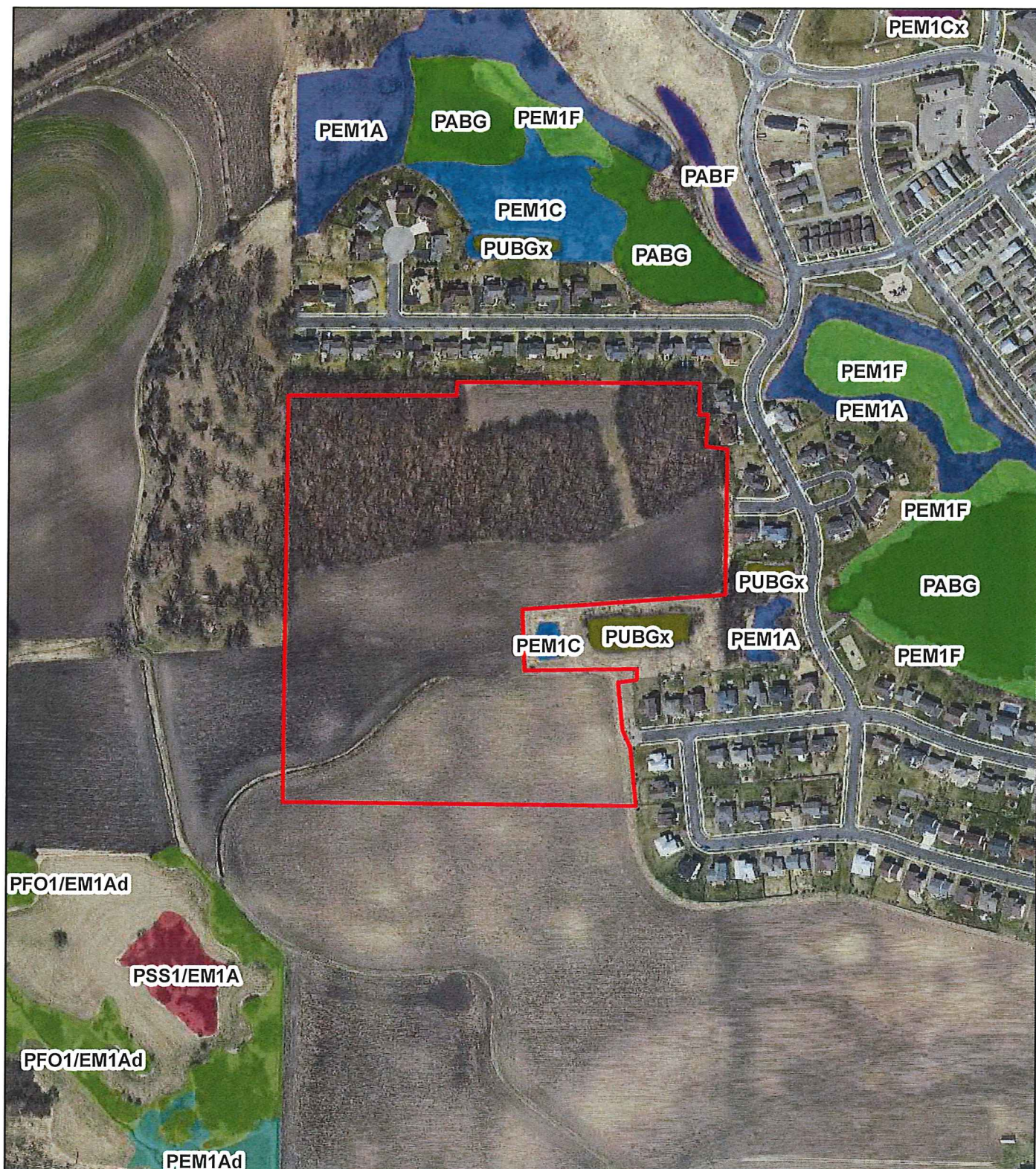
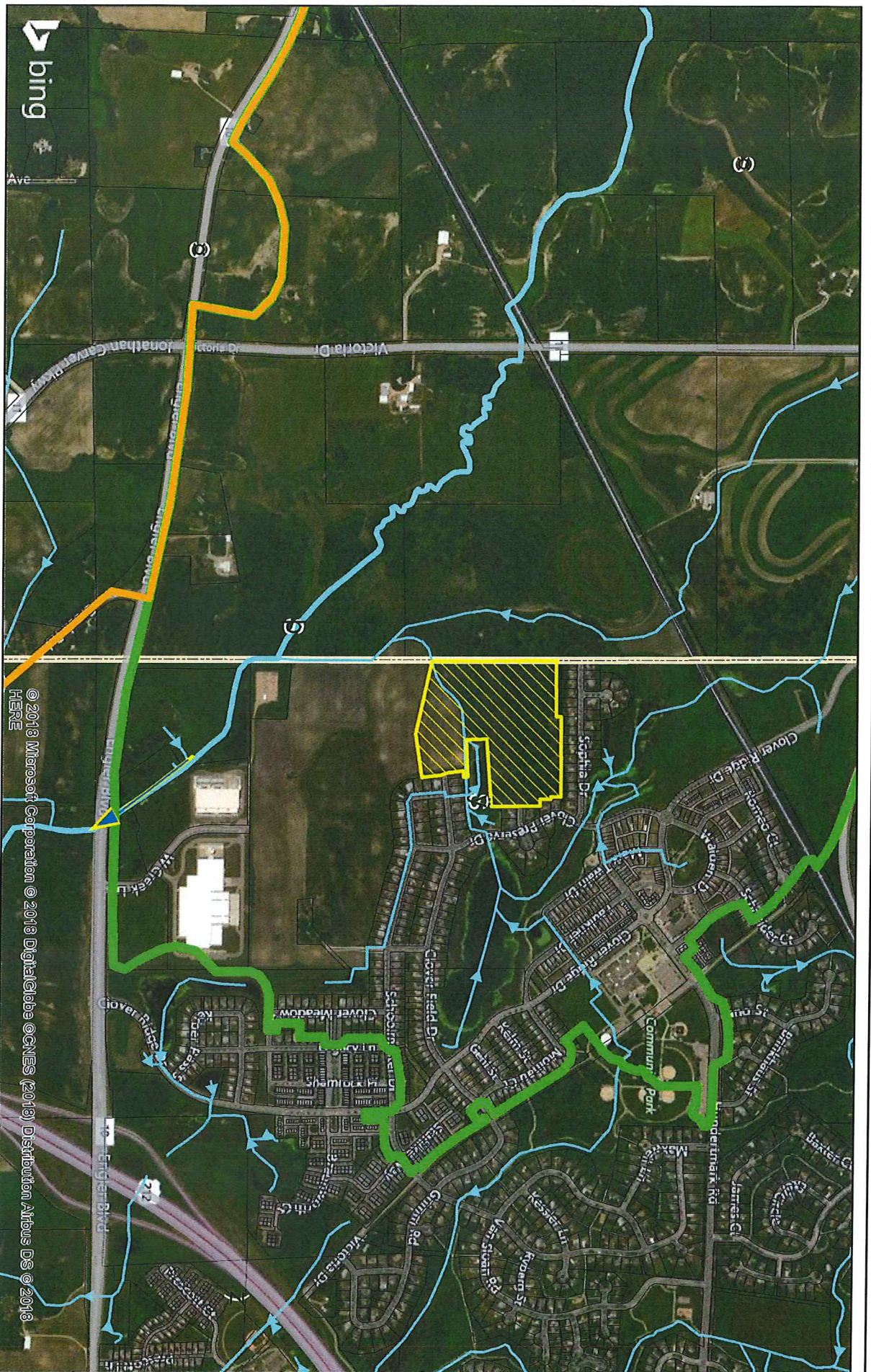


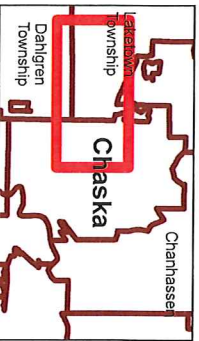
Figure 3 - National Wetlands Inventory





Regional Storm Drainage

Chaska, Minnesota
Sagewood Property



1:100 550 0 1:100 Feet

1:13,567 (at original document size of 8.5 x 11)



Stantec

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SAGEWOOD
Preliminary Plan Narrative
Chaska, MN

Sagewood is a nearly 30-acre site located in the western edge of the Clover Ridge neighborhood. The site, which abuts Laketown Township is currently used for agricultural purposes.

The most northerly portion of Sagewood contains a significant area of trees. A tree survey indicates approximately 545 trees of varying sizes and species that are evenly distributed throughout. The majority are Maples and Basswood with the remainder including a combination of Oak, Ash and Elm among a few others.

A wetland investigation took place fall 2017 and it was determined that no wetlands exist on site. This was confirmed and approved by the Wetland Conservation Act TEP on May 21, 2018.

Request

The request for approval includes Preliminary Plat/Site Plan and Rezoning from agricultural to residential use. The proposed 28-acre Sagewood consists of 55 single family lots with a typical lot size of 70 feet wide by 140 feet deep. Minimum setbacks are proposed to be consistent with those approved for Clover Preserve: front setback of 26 feet, side setback of 5 feet, corner lot side setback of 26 feet and rear yard setback of 20 feet.

Due to its natural topography and drainage patterns, Sagewood is divided into two sections: North and South. The North portion will be accessed via an extension of Preserve Lane Court and consists of 41 home sites. The street will be extended to the westerly property boundary, so that it may be extended in the future. The South portion will be accessed through an extension of Clover Field Circle and contain 14 home sites. Sidewalks will be an extension of the existing conditions to both streets, which includes walks on both sides.

The proposed homes will mostly be 2-story single family designs, which complement the existing surrounding neighborhood. There will be approximately 8 floor plans ranging in size from about 2,000 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety. Exterior materials include cement board fronts with varying combinations of lap, shakes, board and batten and optional stone. Side and rear elevations will be vinyl. As required by City ordinance, anti-monotony practices will be put in place to ensure like homes are not build next to each other.

Tree Preservation

While the City of Chaska does not have a formal ordinance, it is evident that tree preservation on this site is important. Following much discussion about the existing trees at Concept Plan review, an outlot along the north boundary was created, which is anticipated to be owned by the Sagewood Homeowners Association. City dedication of the outlot would also be considered. Regardless of ownership, the outlot is proposed to contain an easement for tree protection.

To preserve additional trees from what was shown on the Concept Plan, the number of lots reduced from 58 to 55. The loss of lots (located in the north portion) was a result of:

- Preservation of a more significant group of trees on the westerly cul de sac
- Shortening the centrally located cul de sac to create more separation between Sagewood & the existing neighborhood to the north
- Widening the most northeasterly lot to create a larger buffer area for the existing home

As shown on the tree inventory plan, significant sized trees are evenly disbursed throughout the wooded area, which makes it challenging to pinpoint one particular area to preserve. As presented by staff at the Concept Plan stage, options for preservation have been evaluated. The following is in response to these.

Option #1 – Consider saving Oaks and Maples on Lot 6. The revised plan eliminates Lot 6 to expand the preservation area as suggested (now part of Outlot A).

Option #2 – Revise the cul de sac design to maintain a cluster of trees in the center islands. This option was reviewed, but not practical given the potential for damaging the tree root systems to install sewer and water. Additionally, this option creates a wider right-of-way footprint, which pushes building pads further out thereby requiring more trees to be removed.

Option #3 – In the northeast area, move preservation line south to encompass more Oaks and Maples as well as buffer the east edge to existing home. The tree line has been preserved as much as possible to create a useable rear yard that also drains positively away from the new homes. This is also the case along the east boundary where grading needs to occur so that the property drains properly. In an effort to maintain a buffer, the corner lot (Lot 1, Block 1) is wider to allow for a buffer of newly planted evergreens.

Options #4 & 5 – Dedicate preservation area to City or create a tree preservation easement over all areas of trees to be protected. As noted above, the tree protection area is encompassed in an outlot which will be owned by the homeowners association

and contain a preservation easement. Ownership of this lot by the City could also be considered.

It is important that attention be made to the root systems of the trees. The general rule is that a tree's root system expands to the canopy coverage or beyond. Once the root system is compromised, the viability of the tree is as well. In many cases, stressed trees will not show signs until after the homes have been built, which makes large tree removal much more dangerous and costly. The proposed plan is sensitive to this.

Site Layout

As presented at the Concept Plan stage, the site layout is a function of existing pond, street and utility connections, as well as the natural topography. The drainage ditch creates a divide of north and south making the central portion ideal for ponding. Given the existing location of Preserve Lane, it makes most sense to continue it as a "spine" road with cul de sacs running perpendicular. This is an optimal layout not only for tree preservation, but also shallower utilities which reduces future maintenance costs. Additionally, many premium lots are created with a combination of open and/or wooded views.

Drainage

To better understand drainage concerns of the northerly neighbors, a meeting was held on site. It was determined that due to the combination of soil type and established yard grades, it is unlikely that the development of Sagewood will alleviate frequently running sump pumps and slow drying backyards, but will not add to these existing conditions.

The revised plan was shared at this meeting and received positive feedback. The neighbors were generally appreciative of the efforts taken to create a separation between the properties. Further, there was a sense of satisfaction to learn that the proposed homes' yards will be at a similar elevation to their homes. Please refer to Attachment A illustrating the cross section between neighborhoods.

Neighborhood Amenities & Pedestrian Access

A centrally located private neighborhood park is proposed to be built in 2019. Trail connections from both the north & south sides will allow equal access for Sagewood residents. Park equipment will include swings and a play structure for climbing and sliding. Please refer to Attachment B showing the proposed park equipment.

The sidewalk system in Sagewood will be a continuation of the existing adjacent neighborhood. This includes tree-lined concrete sidewalks on both sides of the street. Additionally, pillar-style

monuments will be located at the north entrance to create neighborhood identity. The landscape plan provides more detail on these.

A homeowners association will provide for maintenance of the park and monument, as well as the cluster-style mailboxes.

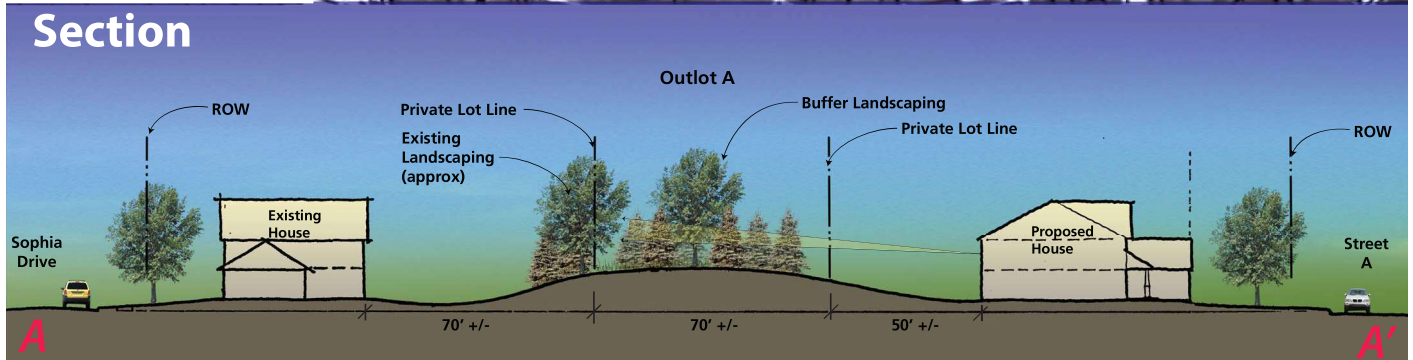
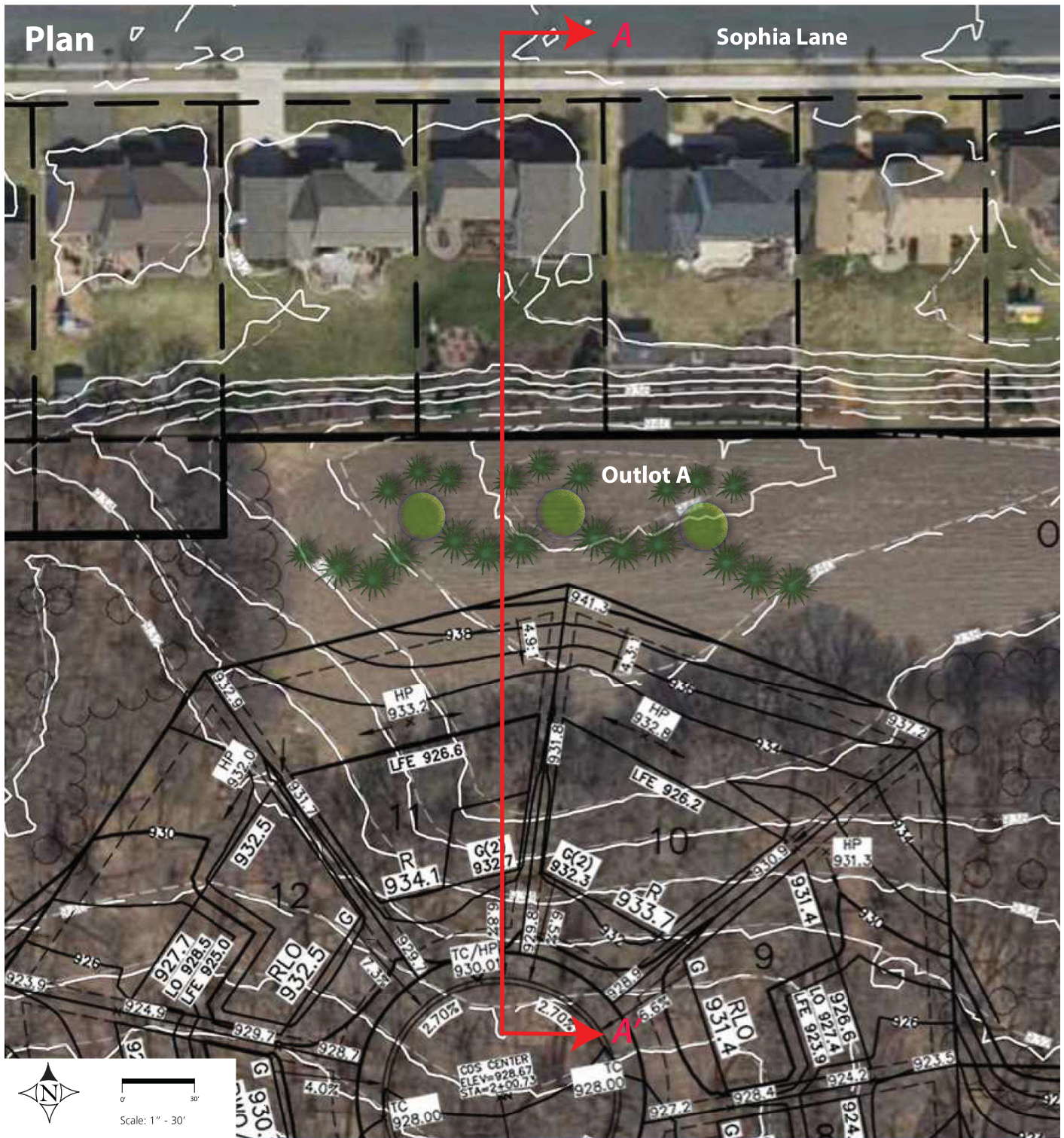
Landscaping

Enhanced landscaping, including overstory & evergreen trees, along the northerly and easterly boundaries will create a buffer from the existing homes. This will be most evident where trees currently do not exist or will be removed due to development. Additionally, tree-lined boulevards will mirror those in the surrounding neighborhood.

In summary, Sagewood will complement the existing neighborhood in more ways than one. Similar lot sizes, streets with sidewalks and homes with front porches provide a more seamless transition to the traditional feel of Clover Ridge. The proposal creates a balance in the number of units to make the project viable while remaining sensitive to the natural features including drainage patterns and tree preservation. In all, Sagewood will be a valuable addition to the City of Chaska.

Attachment A
Section Drawing

ILLUSTRATIVE CROSS SECTION



Attachment B
Park Structure Layout and Design



Dr. Horton - Playmakers

Sales Representative

**MIDWEST
PLAYSCAPES**
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.



Dr. Horton - Playmakers

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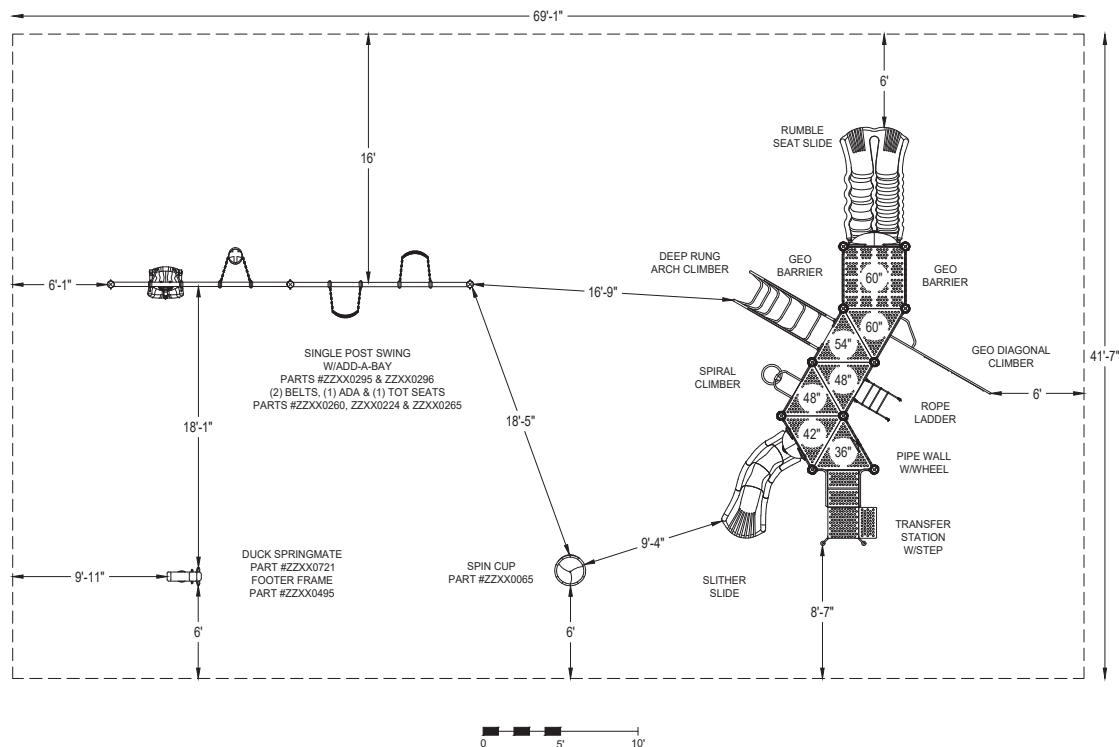
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Equipment Manufacturer

PLAYWORLD
The world needs play.



*PLAYGROUND SUPERVISION REQUIRED



MIDWEST PLAYSCAPES, INC.
8632 Eagle Creek Circle
Savage, MN 55378

EQUIPMENT SIZE:
17'4" x 27' x 11'

USE ZONE:
69'1" x 41'7"

AREA:
2871 SqFt.

PERIMETER:
222 Ft.

FALL HEIGHT:
8 Ft.

USER CAPACITY:
39

AGE GROUP:
5-12

ADA SCHEDULE	Total Elevated Play Activities: 7		
	Total Ground-Level Play Activities: 6		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	4	2	2
Provided	7	6	3

✓ ASTM F1487-11
✓ CPSC #325



PROJECT NO:
17-3310B.MID

SCALE:
1/8"=1'-0"

DRAWN BY:
DANA GRUBBS

Paper Size

DATE:
16-SEPT-17

B

DR. HORTON - PLAYMAKER
LAKEVILLE, MN



AMERICAN CLASSIC



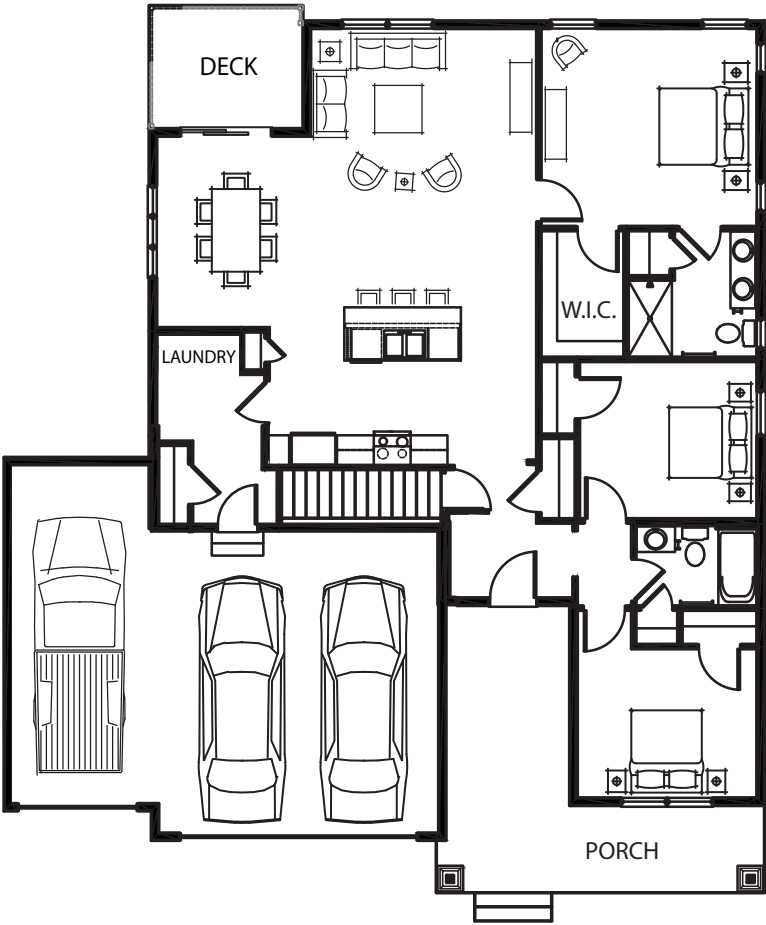
HEARTLAND COTTAGE



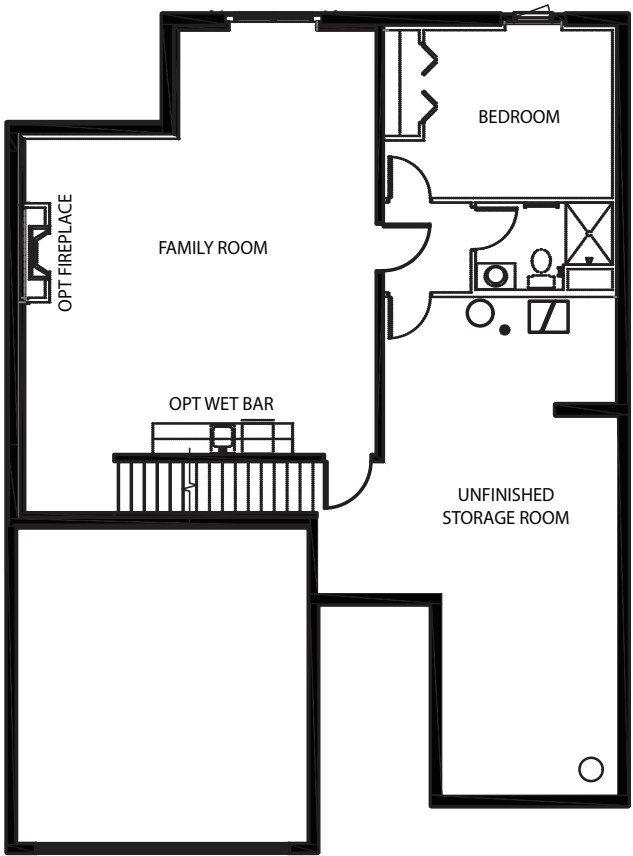
NORTHERN CRAFTSMAN

THE PALMETTO

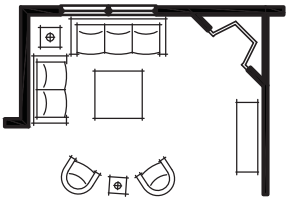
MAIN LEVEL - 1517 SQUARE FEET



OPTIONAL FINISHED LOWER LEVEL - 781 SQUARE FEET



OPTIONAL
FIREPLACE



D·R·HORTON®
America's Builder

7.C. Public Hearing: Approve the...

Packet Page 149 of...



AMERICAN CLASSIC



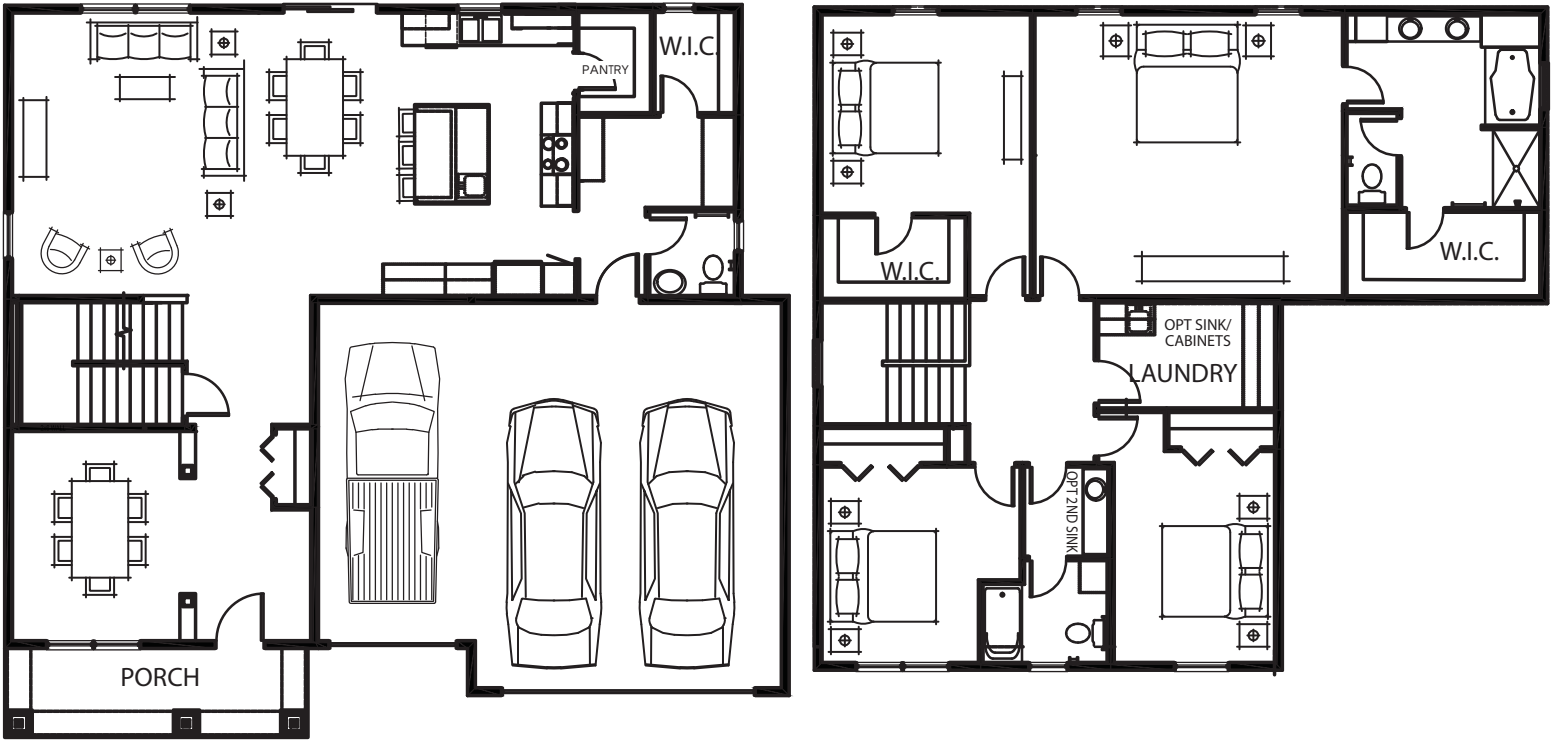
HEARTLAND COTTAGE



NORTHERN CRAFTSMAN

THE EASTON

2844 SQUARE FEET

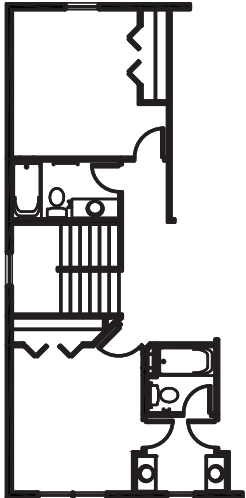
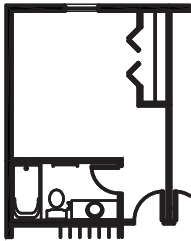
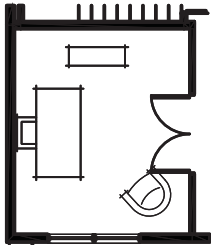


OPTIONAL
GAS FIREPLACE

OPTIONAL
STUDY

OPTIONAL
PRIVATE BATH

OPTIONAL
JACK AND JILL BATH
PLUS HALL BATH



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AMERICAN CLASSIC



HEARTLAND COTTAGE



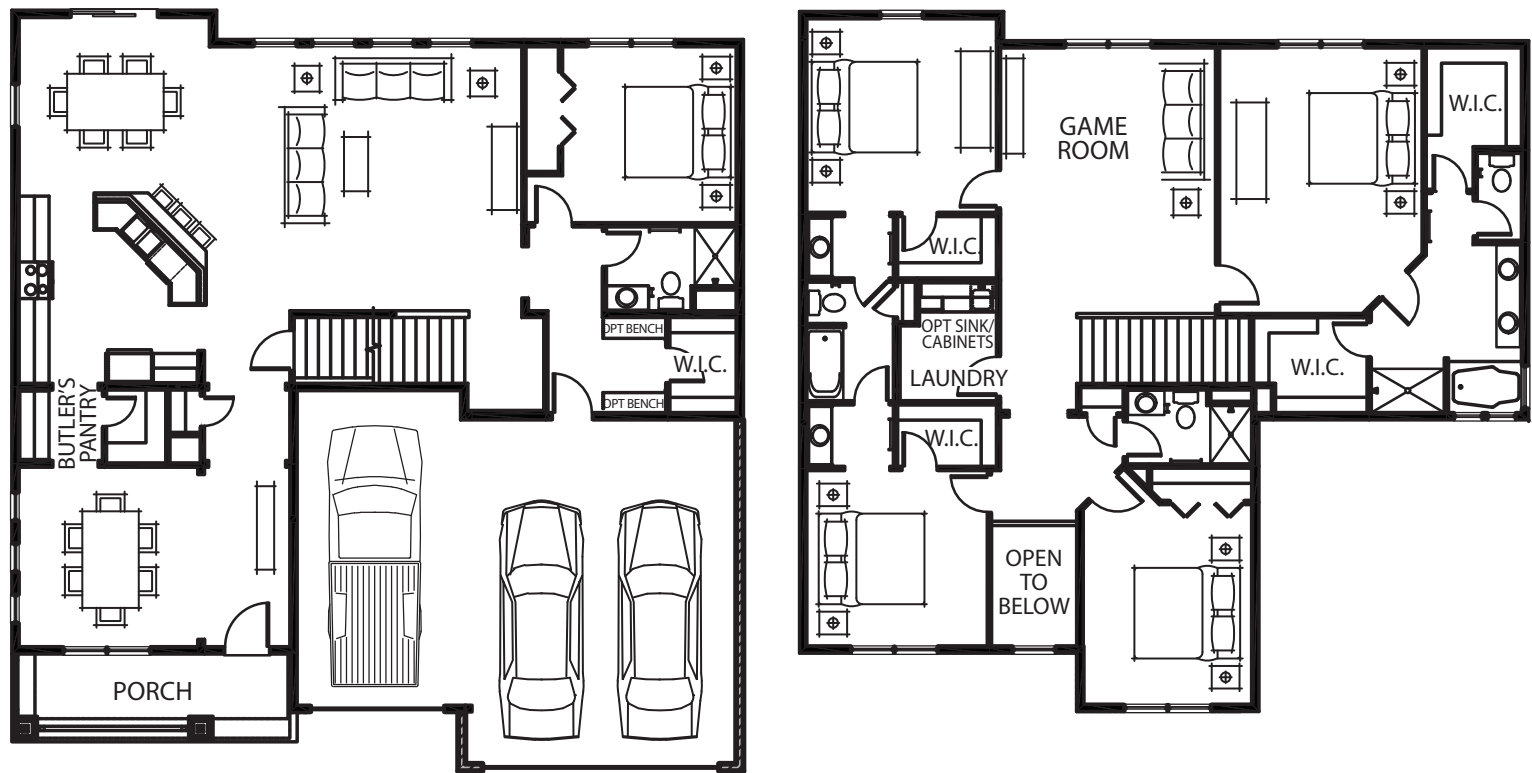
NORTHERN CRAFTSMAN

7.C. Public Hearing. Approve the...

Packet Page 152 of...

THE WHITNEY

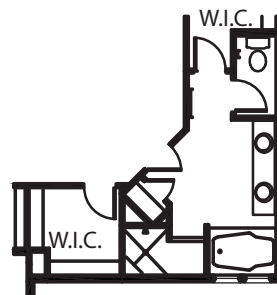
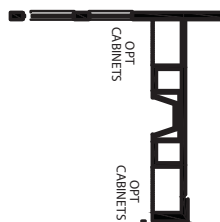
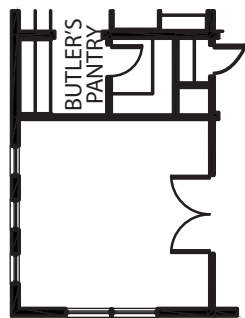
3400 SQUARE FEET



OPTIONAL
STUDY

OPTIONAL
GAS FIREPLACE

OPTIONAL
WALK-IN SHOWER IN
OWNER'S BATH



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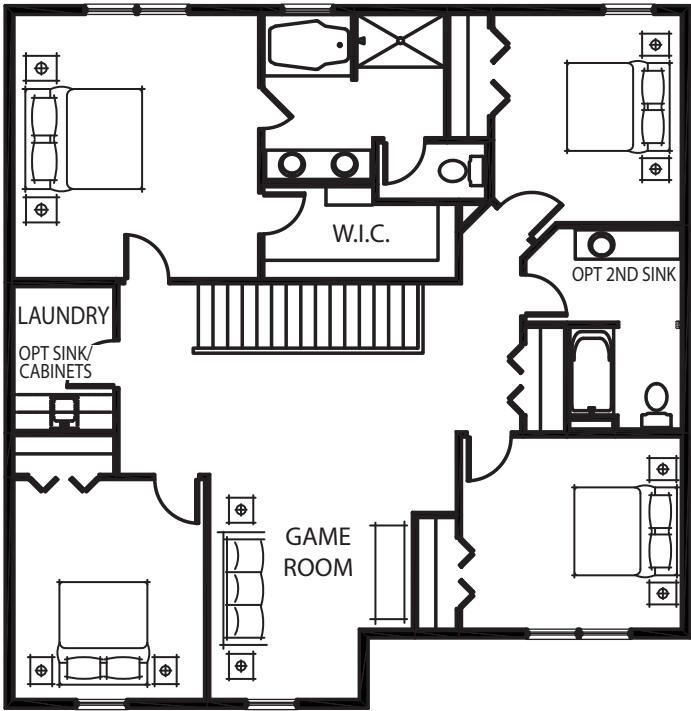
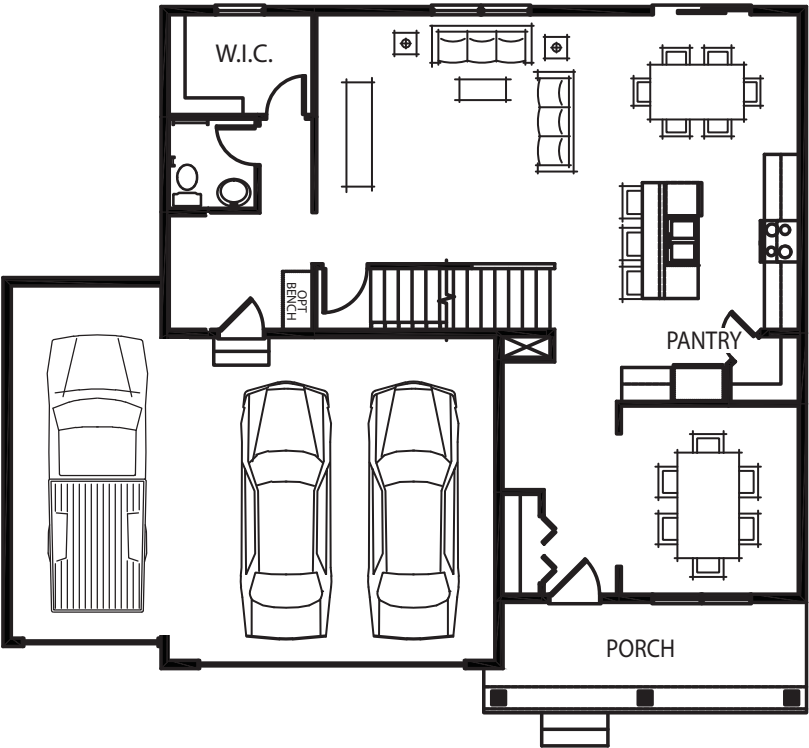
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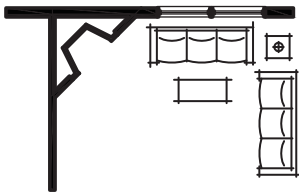
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THE HARRISON

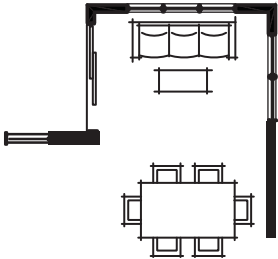
2522 SQUARE FEET



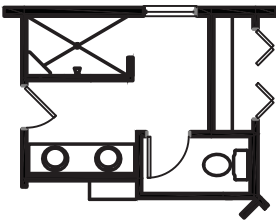
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GAS FIREPLACE



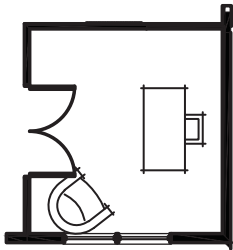
OPTIONAL
SUNROOM



OPTIONAL
WALK-IN SHOWER
IN OWNER'S BATH



OPTIONAL
STUDY



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THE JORDAN



AMERICAN CLASSIC



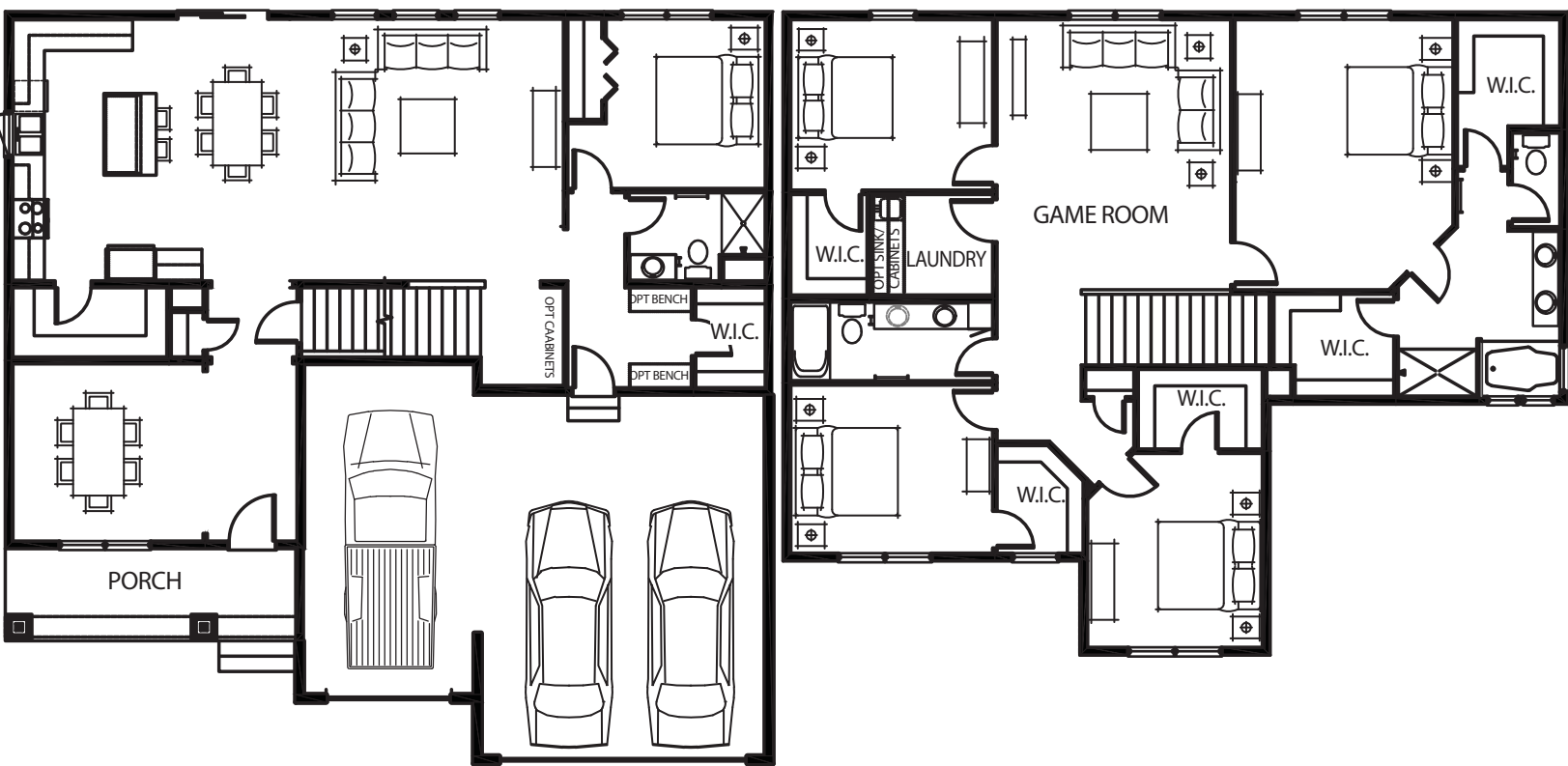
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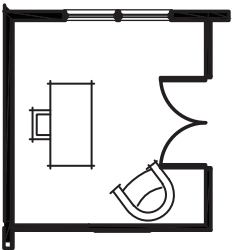
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THE JORDAN

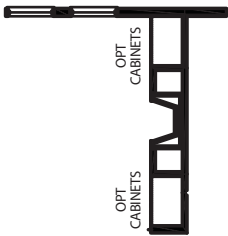
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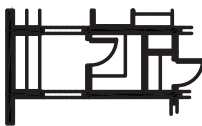
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STUDY



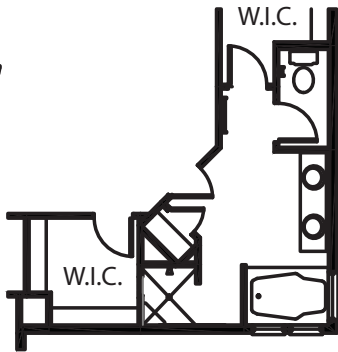
OPTIONAL
GAS FIREPLACE



OPTIONAL
BUTLER'S PANTRY



OPTIONAL
WALK-IN SHOWER
IN OWNER'S BATH



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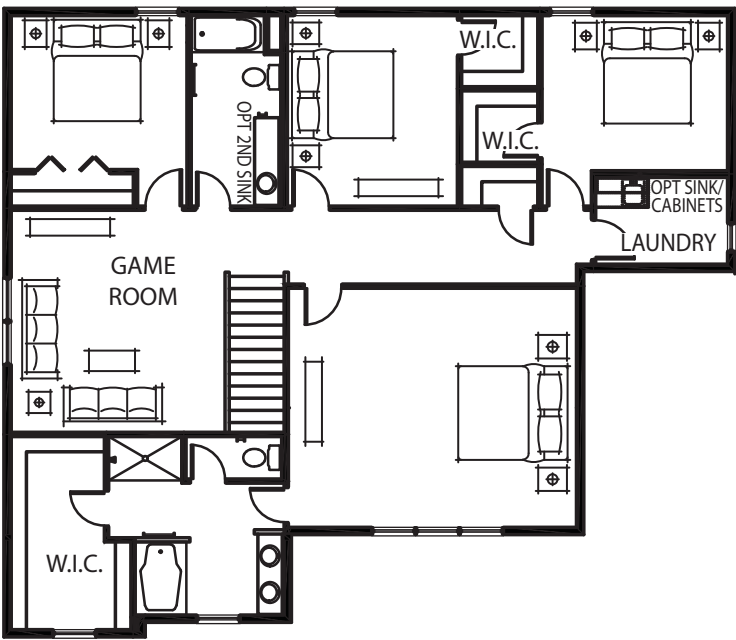
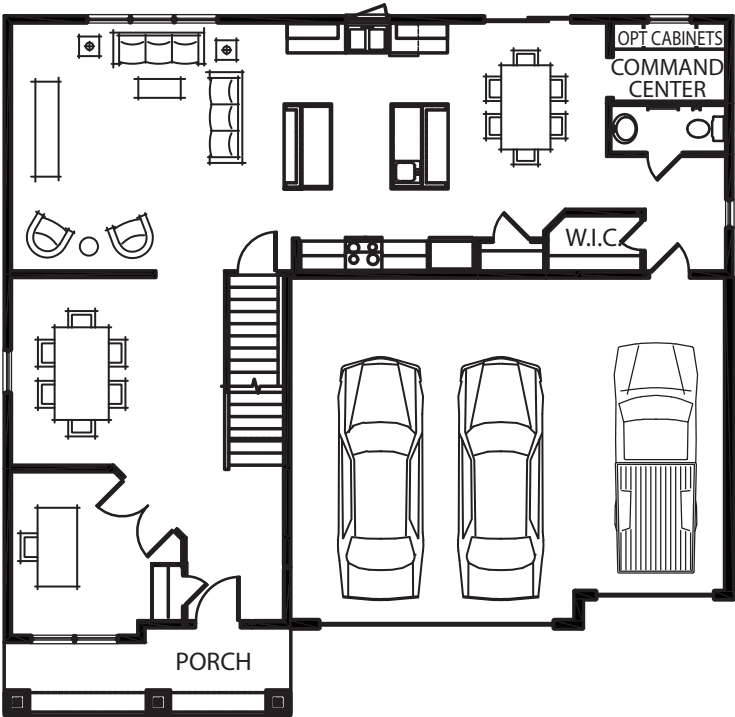
HEARTLAND COTTAGE



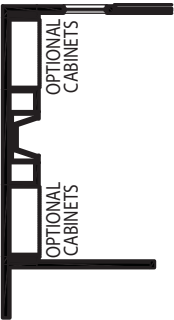
NORTHERN CRAFTSMAN

THE REDWOOD

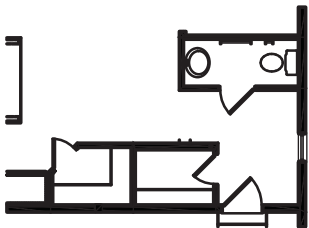
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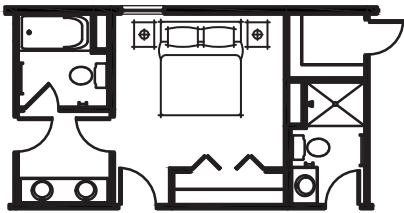
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GAS FIREPLACE



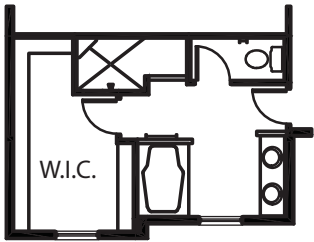
OPTIONAL
WALK-IN PANTRY



OPTIONAL
JACK & JILL PLUS
HALL BATH



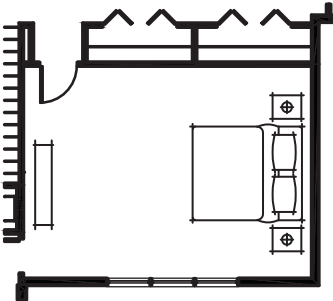
OPTIONAL
WALK-IN SHOWER
IN OWNER'S BATH



OPTIONAL
SEE-THROUGH
GAS FIREPLACE



OPTIONAL
LINEN CLOSETS



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HEARTLAND COTTAGE

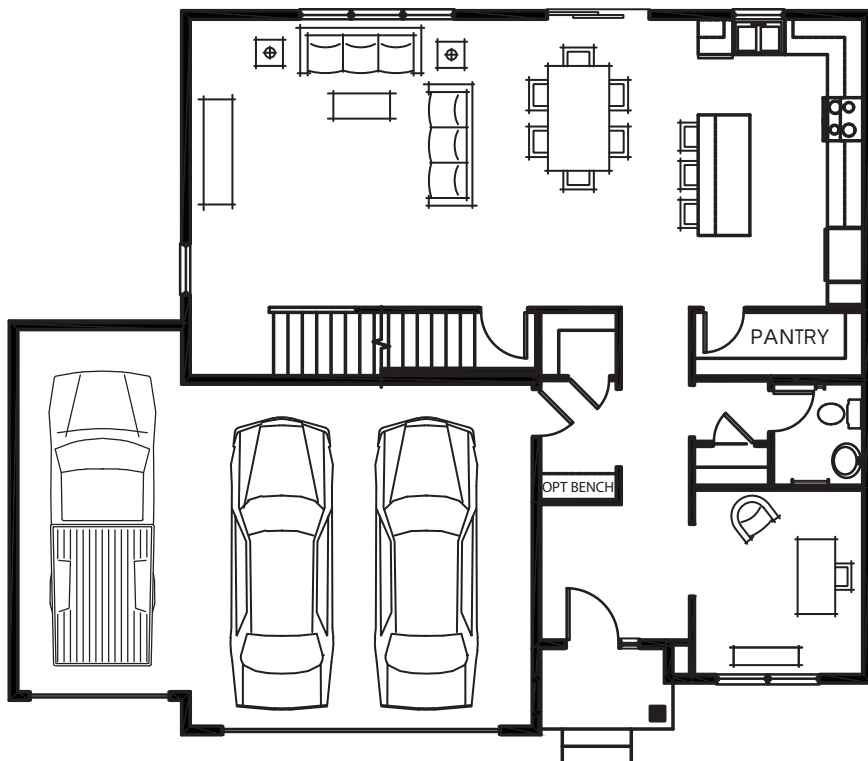


NORTHERN CRAFTSMAN

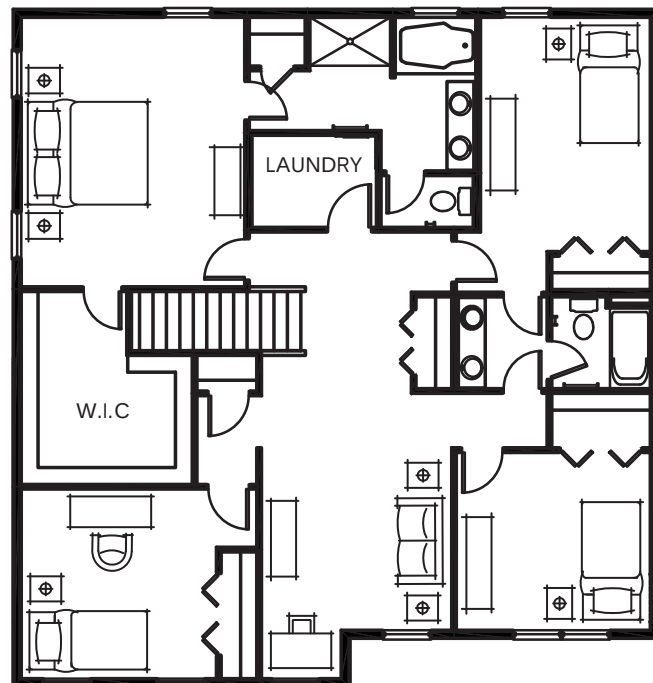
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2,776 SQUARE FEET

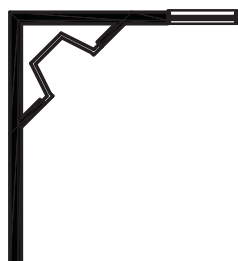
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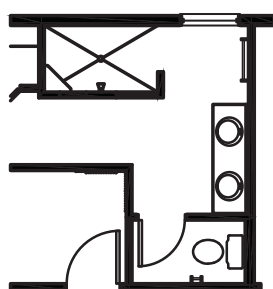
UPPER LEVEL



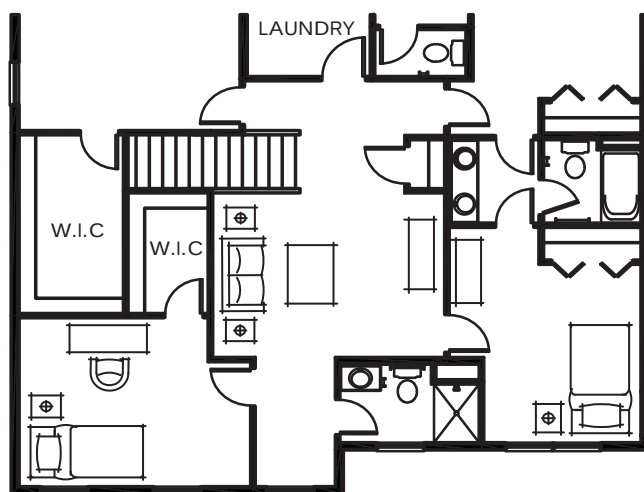
OPTIONAL GAS FIREPLACE



OPTIONAL WALK-IN SHOWER



OPTIONAL 3RD BATH



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7.C. Public Hearing: Approve the...

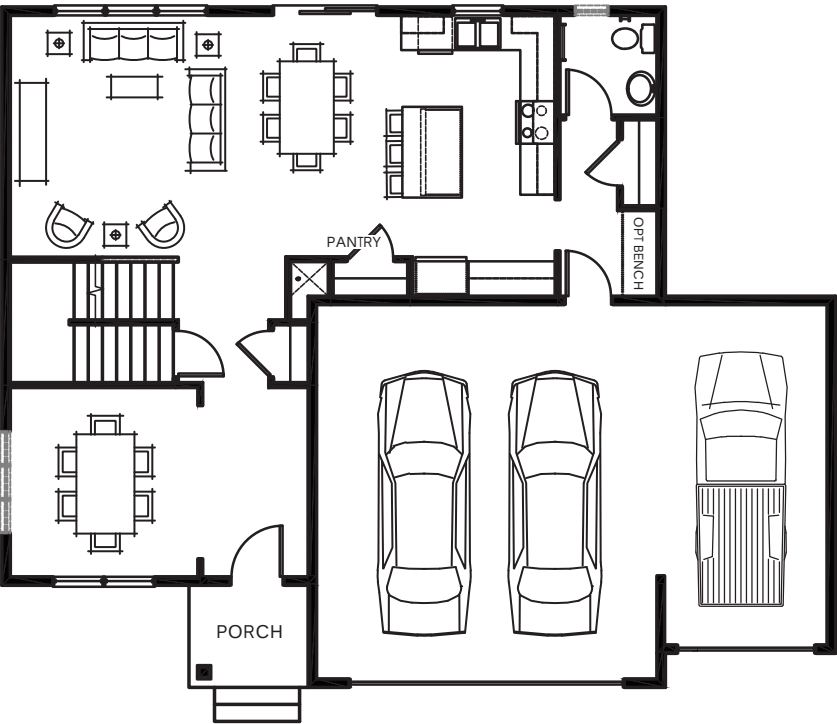
Packet Page 161 of...



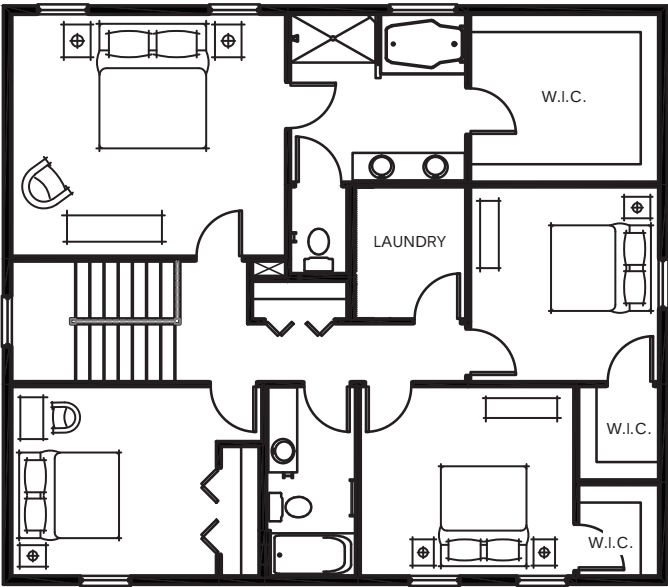
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2246 SQUARE FEET

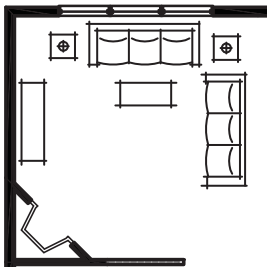
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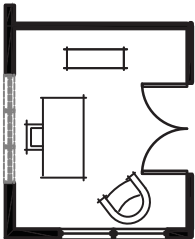
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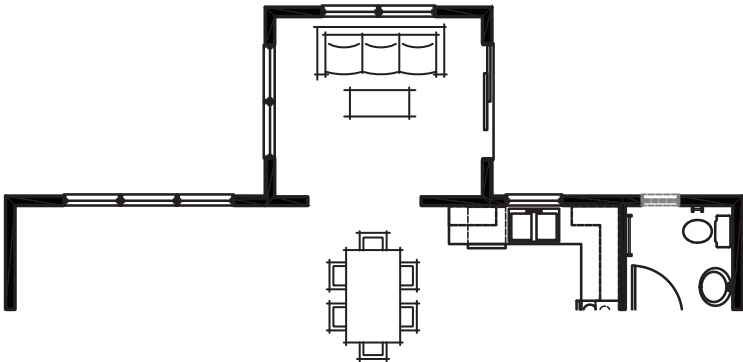
OPTIONAL
GAS FIREPLACE



OPTIONAL
STUDY



OPTIONAL
SUNROOM

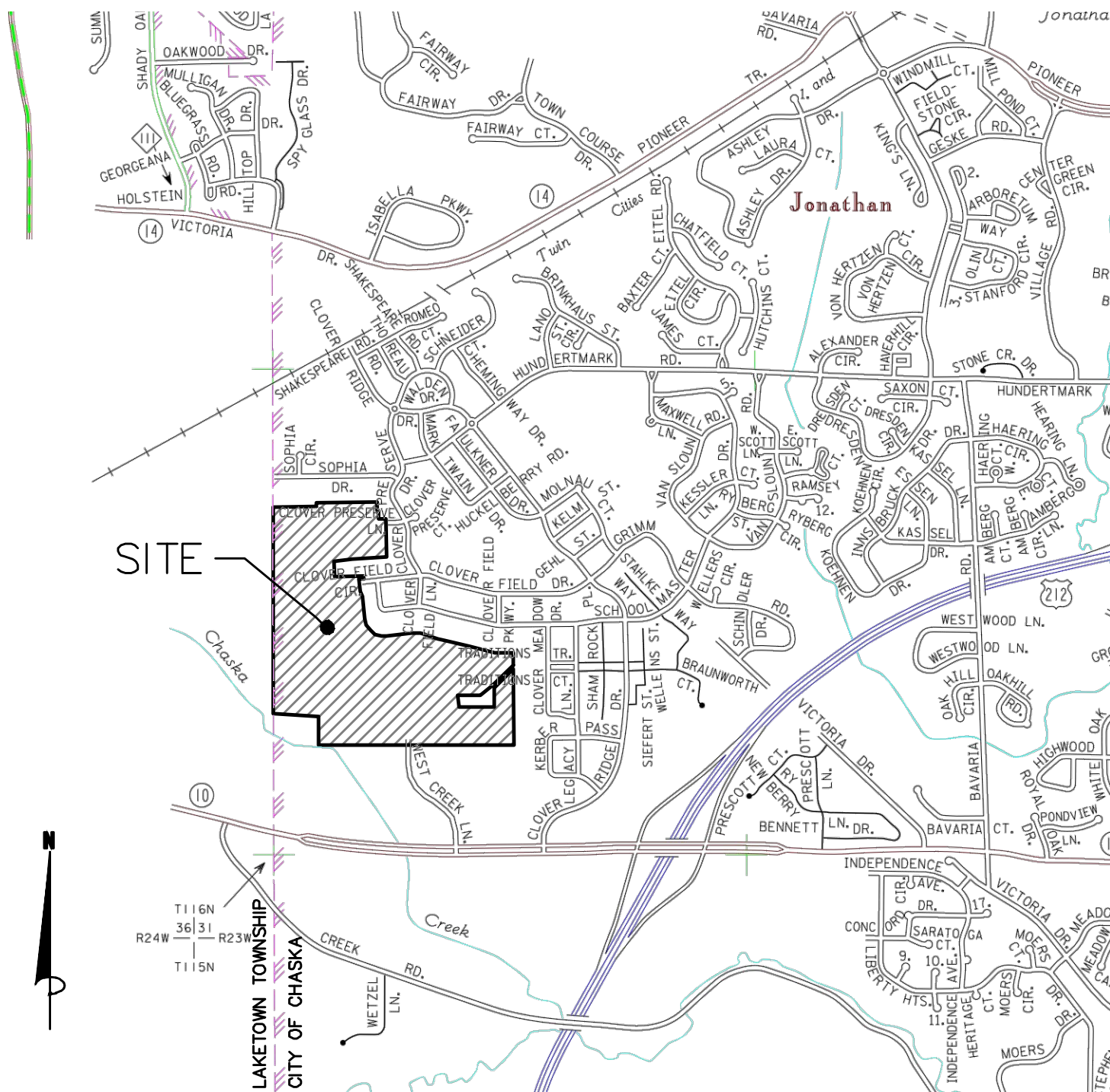


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SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY SITE DEVELOPMENT PLANS
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044
PHONE: (952) 985-7864

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LOCATION MAP

1" = 1600'

SINGLE FAMILY REQUIREMENT & DATA (RM-1)

MIN. LOT AREA	8,400 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET
MIN. LOT AREA FOR CORNER LOT	10,800 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM SETBACKS (RM-1)

FRONT (HOUSE)	30 FEET
FRONT (GARAGE)	25 FEET
SIDE (HOUSE)	7 FEET
SIDE (STREET)	20 FEET
REAR	30 FEET

NOTE: SEE PRELIMINARY PLAT FOR PROPOSED LOT REQUIREMENTS

MAXIMUM BUILDING COVERAGE 40%

BENCHMARK

1. TOP NUT OF HYDRANT AT NORTHWEST QUADRANT OF EAGLEVIEW DRIVE & 173RD STREET WEST ELEV=927.27
2. TOP NUT OF HYDRANT AT NORTHWEST OF SITE ON 173RD STREET WEST ELEV=928.53

PROJECT COORDINATES

N 44° 48' 52"
W 93° 38' 24"

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

PROJECT CONTACTS

PROJECT ENGINEER:

JOEL COOPER, P.E. - JAMES R. HILL, INC.

DEVELOPER:

DEB RIDGEWAY - D.R. HORTON, INC.

CITY ENGINEER:

MATT CLARK - CITY ENGINEER

NPDES OFFICER:

AMY DELBECQ - MPCA

GENERAL CONTRACTOR REPRESENTATIVE:

TO BE DETERMINED

(952)-890-6044 (O)
(612)-508-6480 (C)
(952)-985-7864 (O)

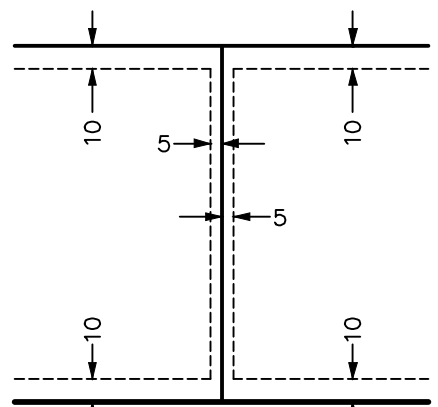
(952)-227-7522 (O)
(651)-757-2446 (O)



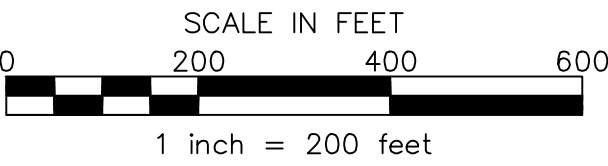
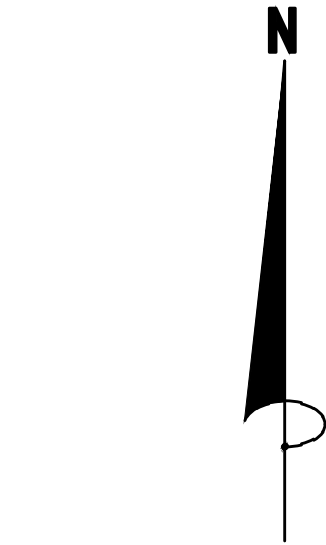
LEGEND

EXISTING WATERMAIN	EXISTING SANITARY SEWER	EXISTING STORM SEWER	EXISTING OVERHEAD POWER LINE	EXISTING LIGHT POLE	EXISTING TELEPHONE PEDESTAL	EXISTING CURB & GUTTER	EXISTING FENCE	EXISTING RETAINING WALL	EXISTING RAILROAD	EXISTING TREELINE/TREES	EXISTING ASPHALT	EXISTING CONCRETE	EXISTING GRAVEL
PROPOSED WATERMAIN	PROPOSED SANITARY SEWER	PROPOSED STORM SEWER	PROPOSED CURB & GUTTER	PROPOSED CONCRETE	PROPOSED ASPHALT SURFACE	PROPOSED SEDIMENT BASIN	PROPOSED FILTRATION BASIN						

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

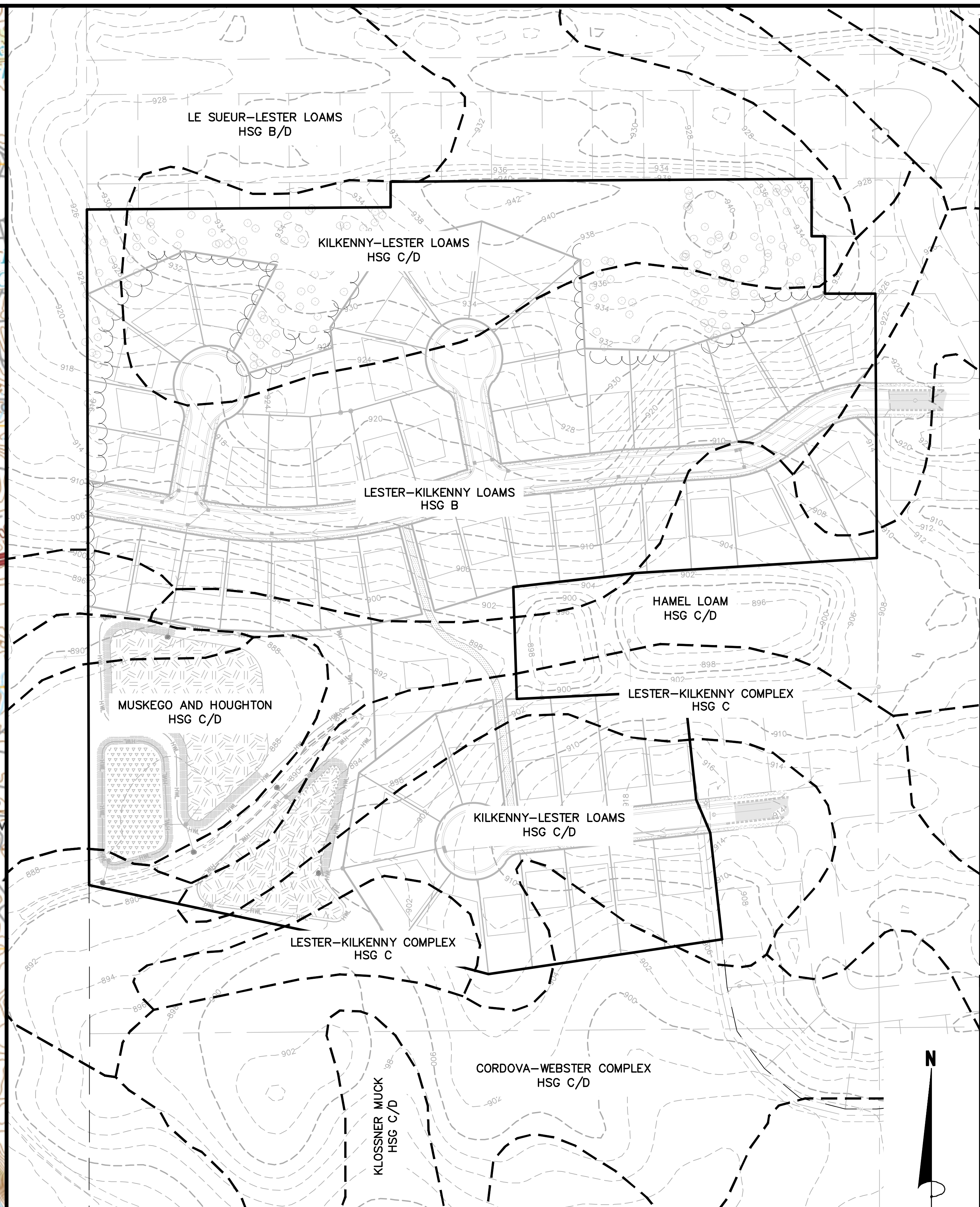
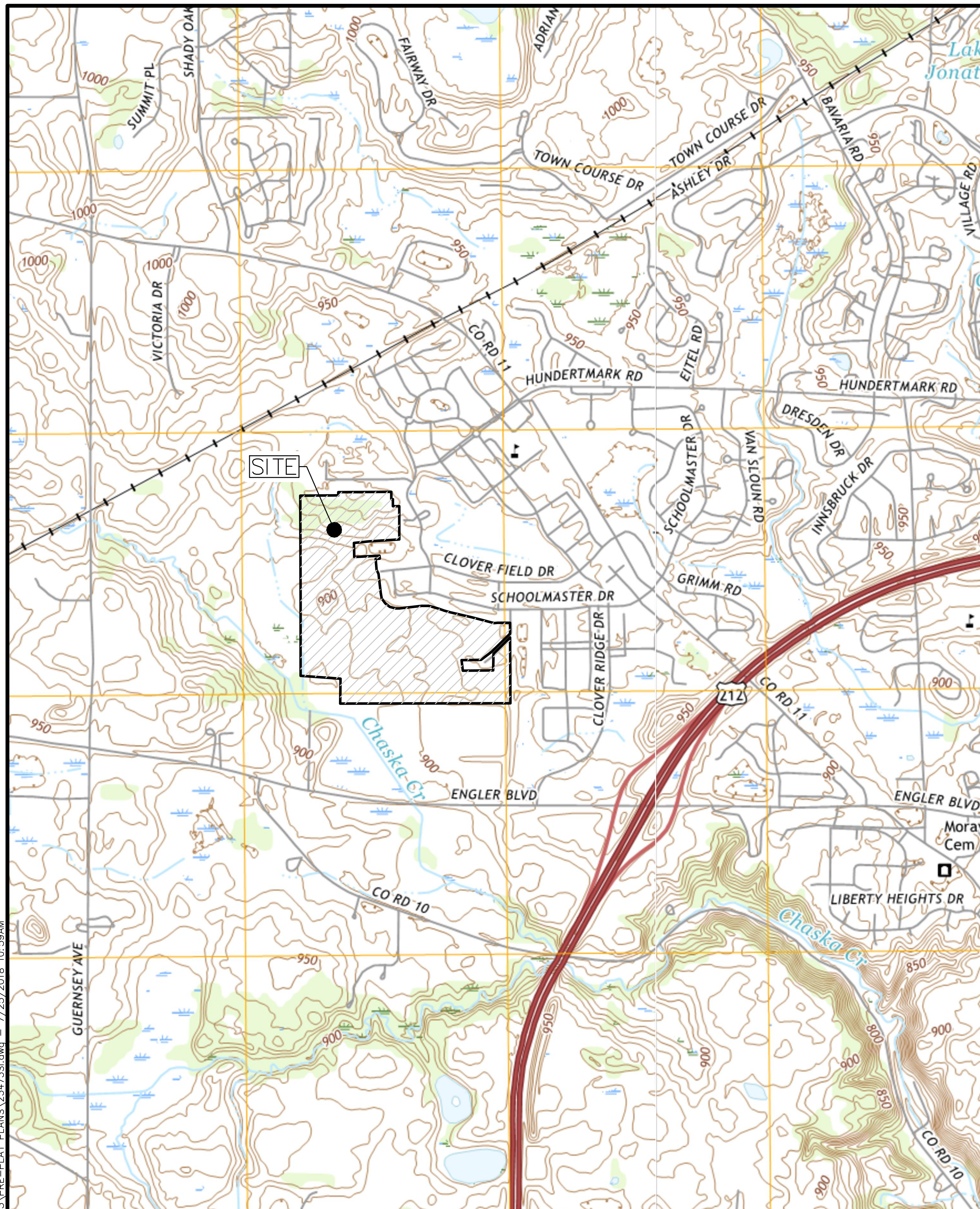


James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Ctr. Rd. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
Date: _____ Reg.No. _____

SAGEWOOD
CHASKA, MINNESOTA
TITLE SHEET
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY JSO
DATE 07/02/18
REVISIONS 07/25/2018 QTY COMMENTS
CAD FILE 23473TS
PROJECT NO. 23473
C1.0



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6744

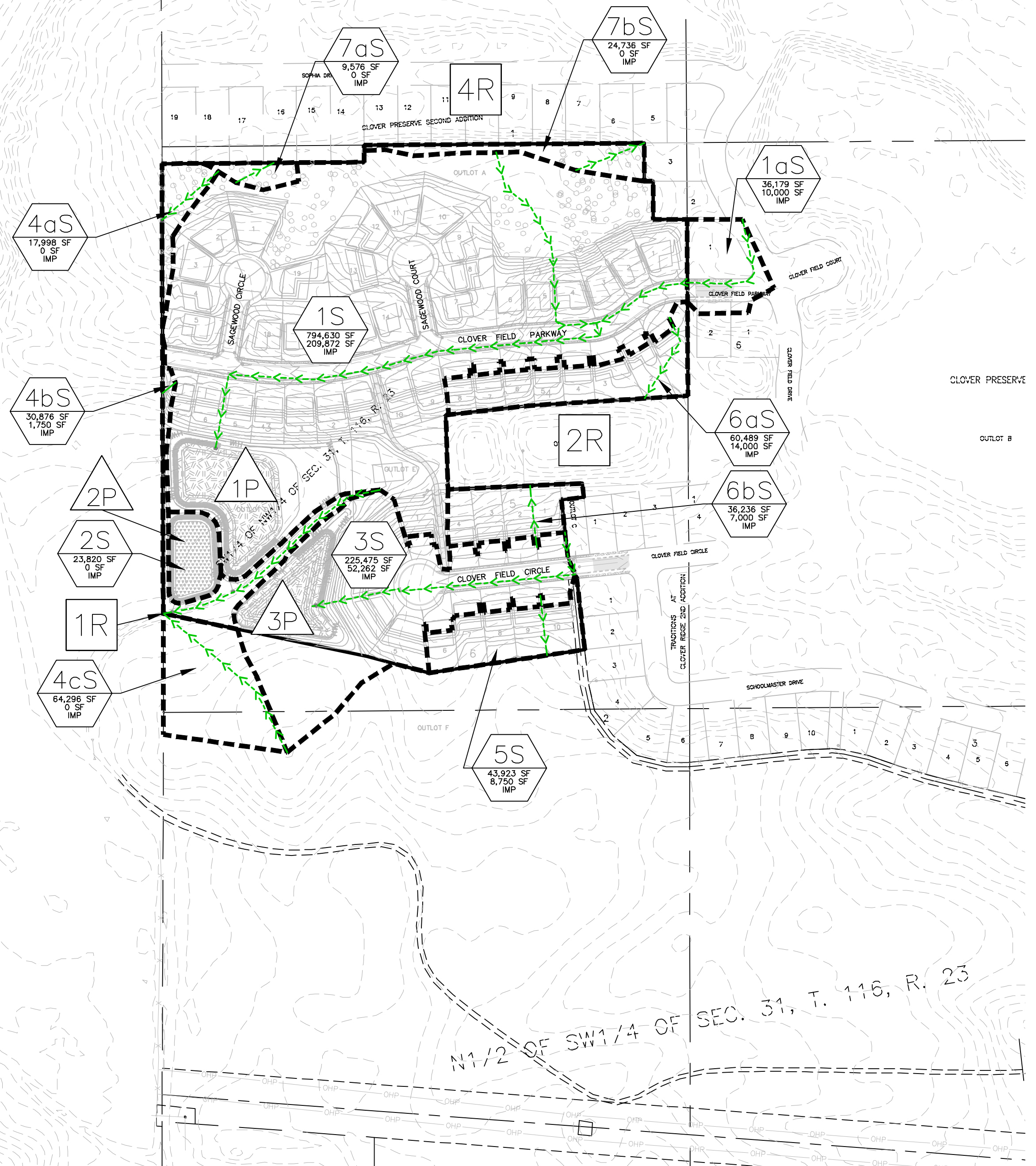
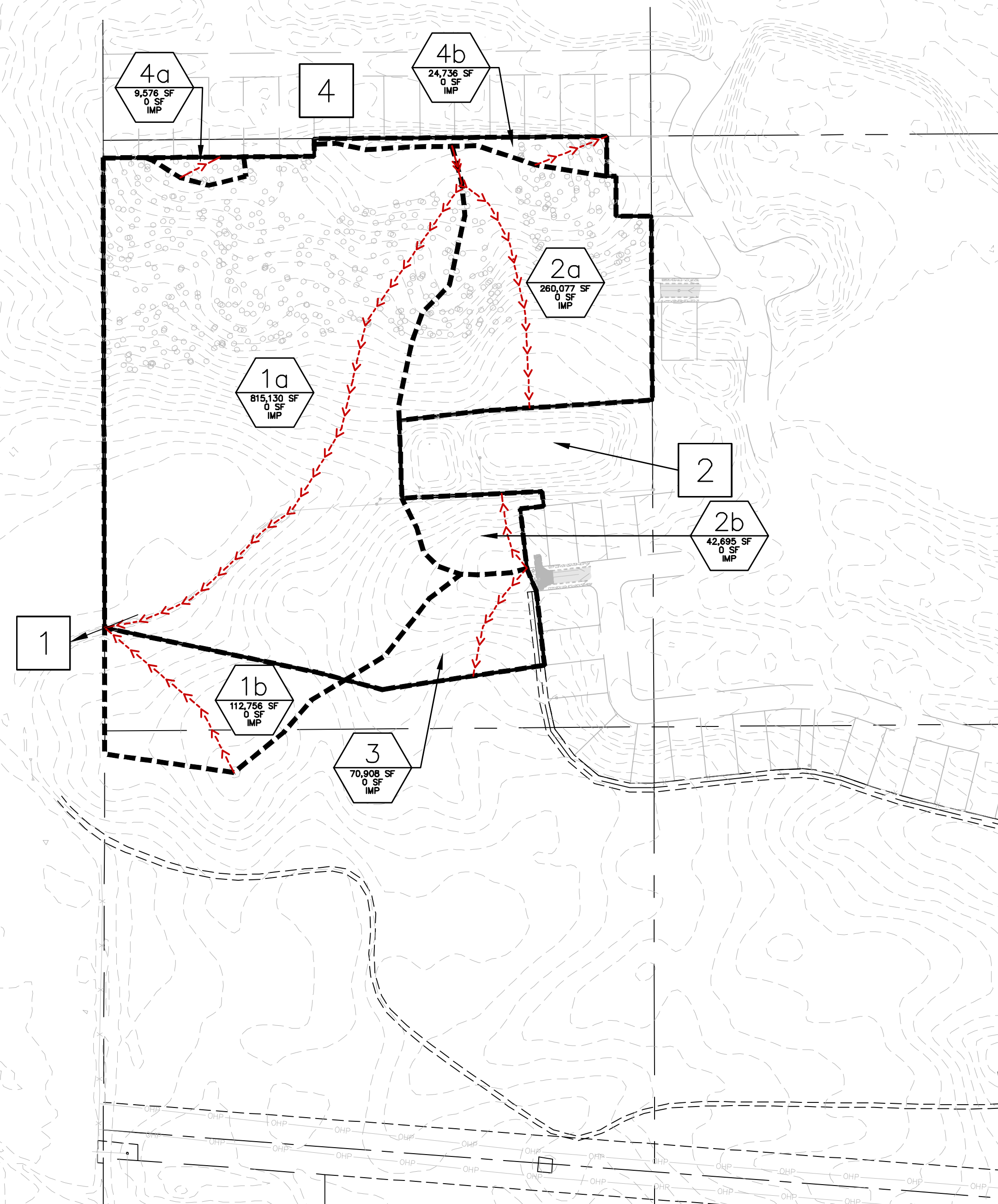
hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

SAGEWOOD
CHASKA, MINNESOTA

SITE INFORMATION

FOR
D.R. HORTON, INC.

DRAWN BY JS0
DATE 07/02/18
REVISIONS
07/25/2018 QTY COMMENTS
CAD FILE 23473SI
PROJECT NO. 23473
C1.2

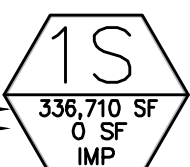


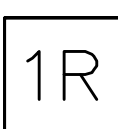
DRAINAGE SUMMARY – PEAK RUNOFF RATES								
	EXISTING TO DITCH (1)	PROPOSED TO DITCH (1R)	EXISTING TO EXISTING POND (2)	PROPOSED TO EXISTING POND (2R)	EXISTING DIRECT RUNOFF TO SOUTH (3)	PROPOSED DIRECT RUNOFF TO SOUTH (5S)	EXISTING RUNOFF DIRECT TO NORTH (4)	PROPOSED DIRECT RUNOFF TO NORTH (4R)
2-YEAR (2.9")	19.14 CFS	6.93 CFS	10.76 CFS	4.43 CFS	3.58 CFS	2.52 CFS	1.01 CFS	1.01 CFS
10-YEAR (4.2")	33.99 CFS	14.63 CFS	18.93 CFS	7.94 CFS	5.86 CFS	4.41 CFS	1.90 CFS	1.90 CFS
100-YEAR (7.3")	70.97 CFS	45.46 CFS	39.08 CFS	16.54 CFS	11.28 CFS	9.05 CFS	4.19 CFS	4.19 CFS

MAP

LEGEND

 POND AREA

 DRAINAGE AREA

 REACH

 T_c PATH

VOLUME REDUCTION REQUIREMENT

EXISTING IMPERVIOUS = 0 SF
 PROPOSED IMPERVIOUS = 291,884 SF
 1.0" OVER NEW IMPERVIOUS = 1.0"/12" PER FT x 291,884 = 24,324 CF
 VOLUME PROVIDED
 FILTRATION @ 40% CREDIT = [22,058 CF (BASIN 2P) + 21,327 CF (0.5 FT BELOW NWL OF POND 1P)] * 0.40 = 17,354 CF
 UPLAND PRESERVATION AREA (0.5" OVER AREA) = 179,724 SF x 0.5"/12" PER FT = 7,489 CF
 TOTAL VOLUME PROVIDE = 17,354 CF + 7,489 CF = 24,843 CF

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

Date: _____ Reg. No. _____

SAGEWOOD
CHASKA, MINNESOTA

DRAINAGE MAPS

FOR

D.R. HORTON, INC.

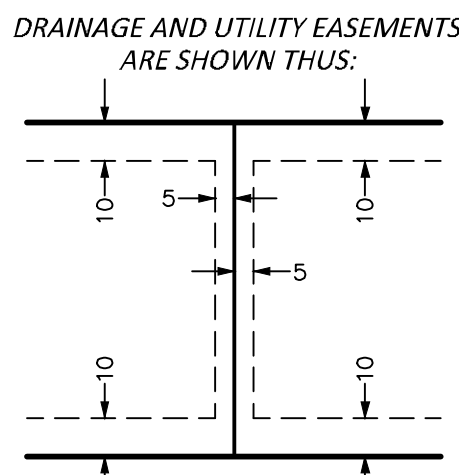
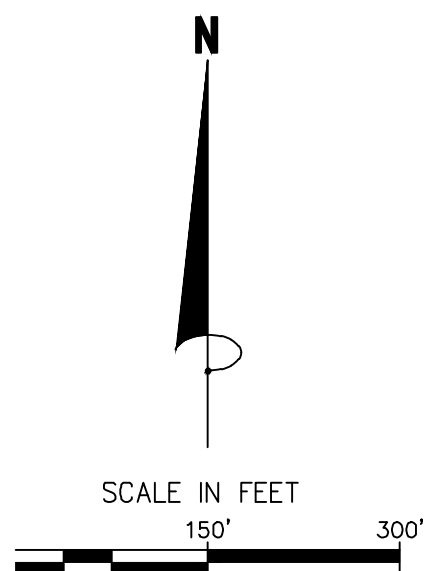
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

DATE
07/02/18

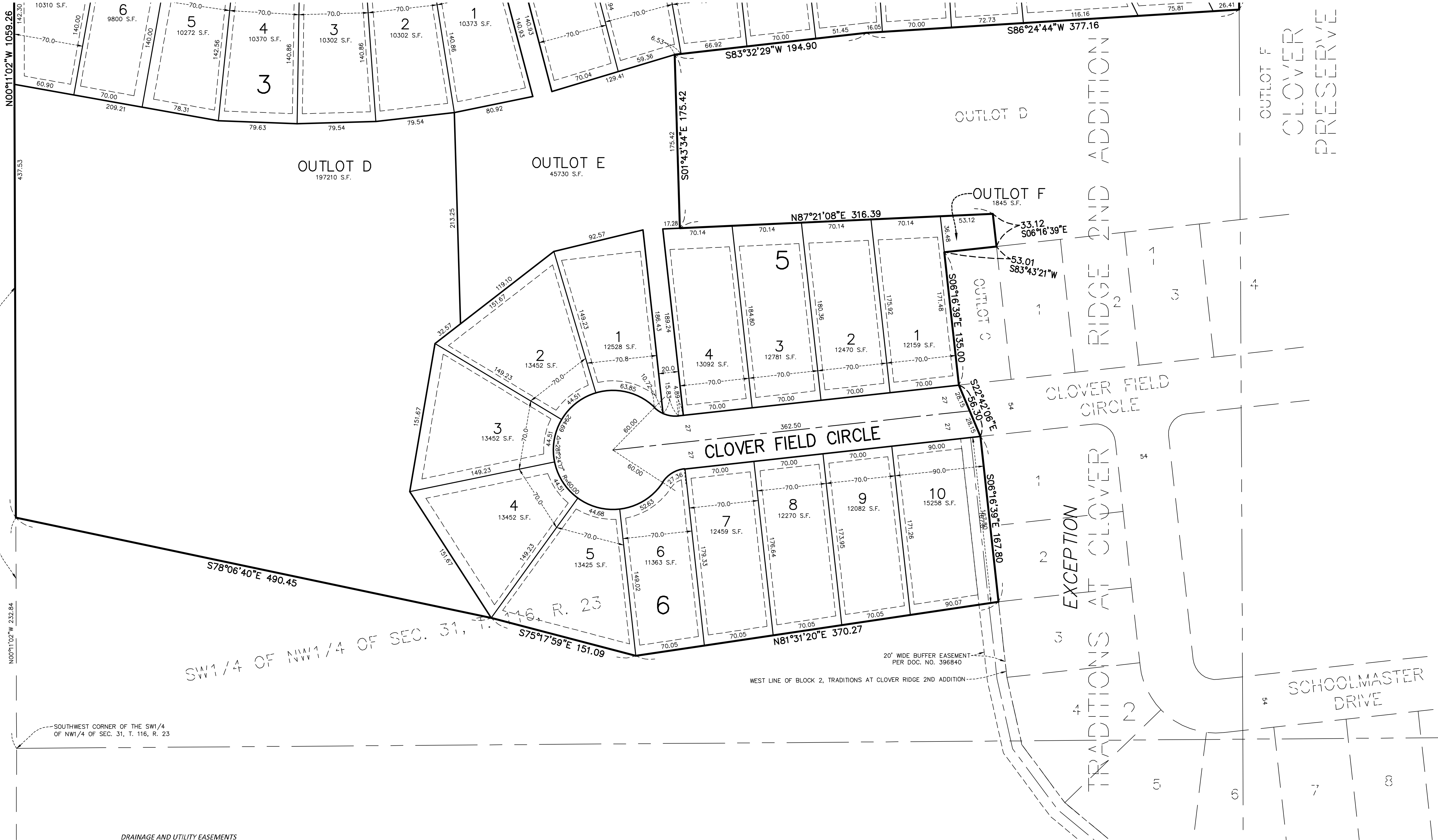
REVISIONS

CAD FILE
473SI-DRAIN
PROJECT NO.
23473
C1.3



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND REAR LOT, AS SHOWN ON THE PLAT.

BEARINGS ARE BASED ON THE NORTH LINE OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23 WHICH IS ASSUMED TO HAVE A BEARING OF N 89°34'34" E

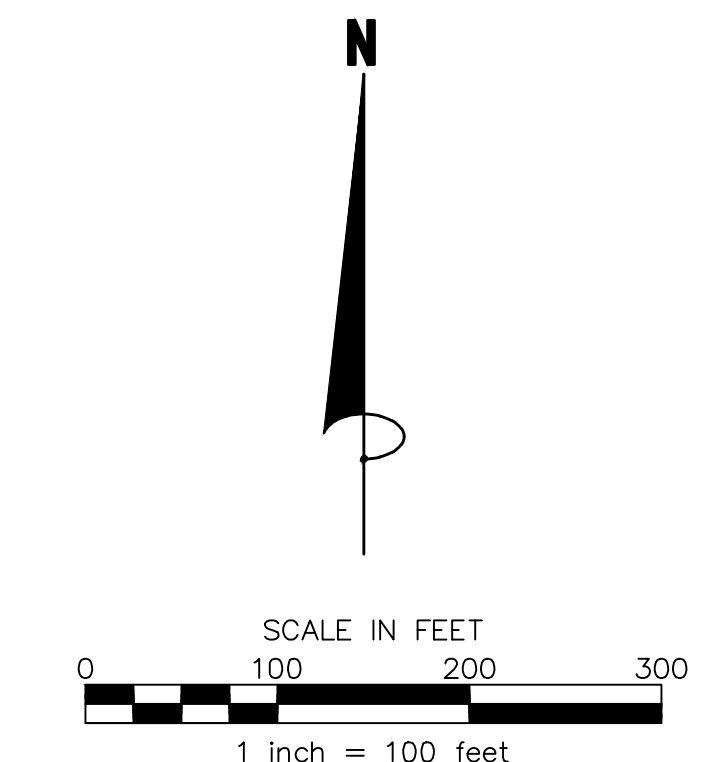
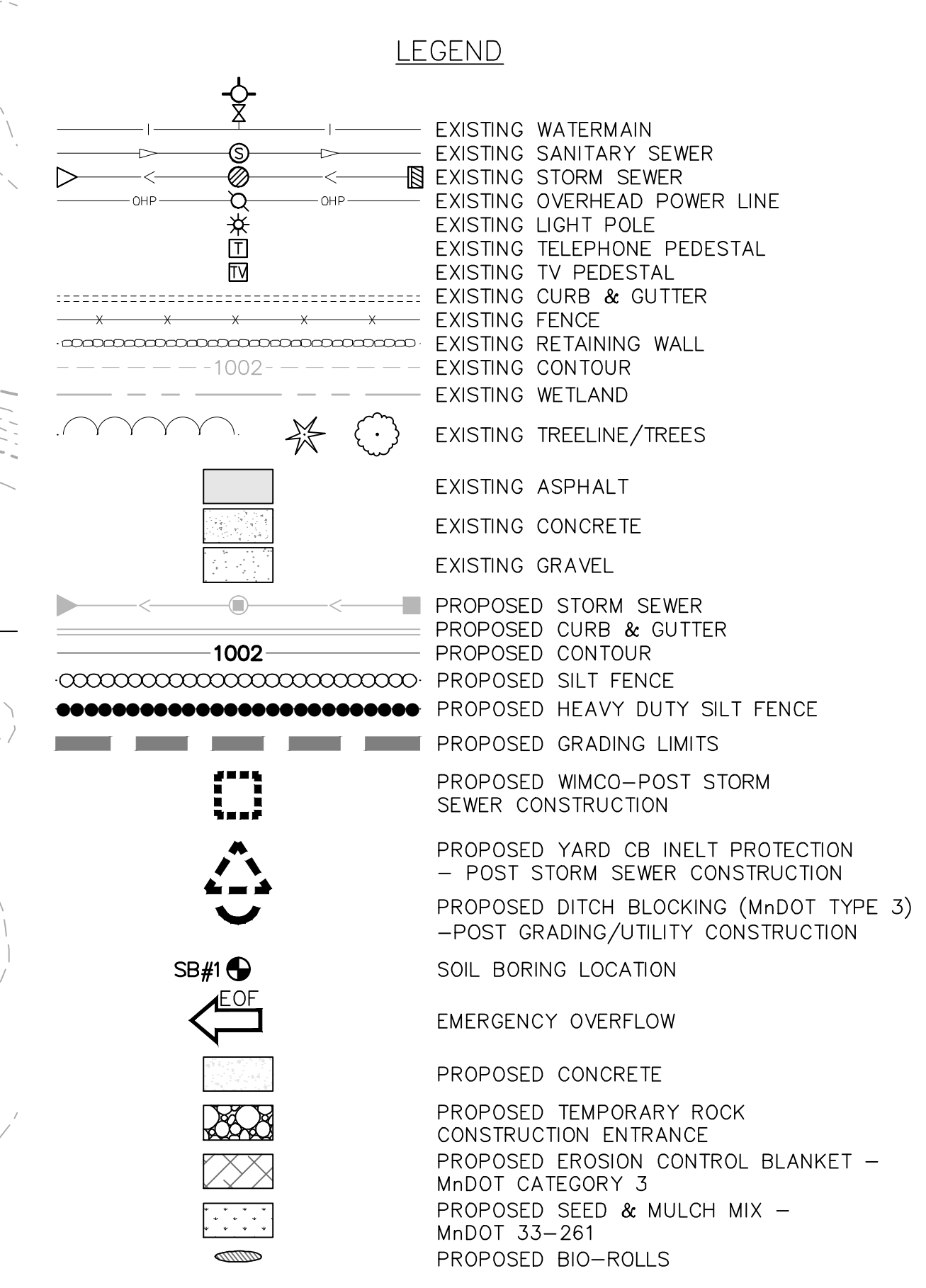


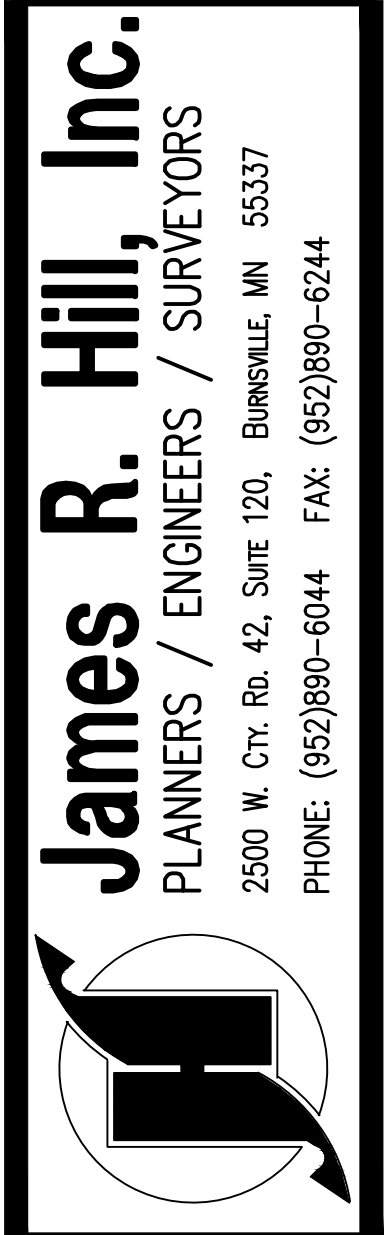
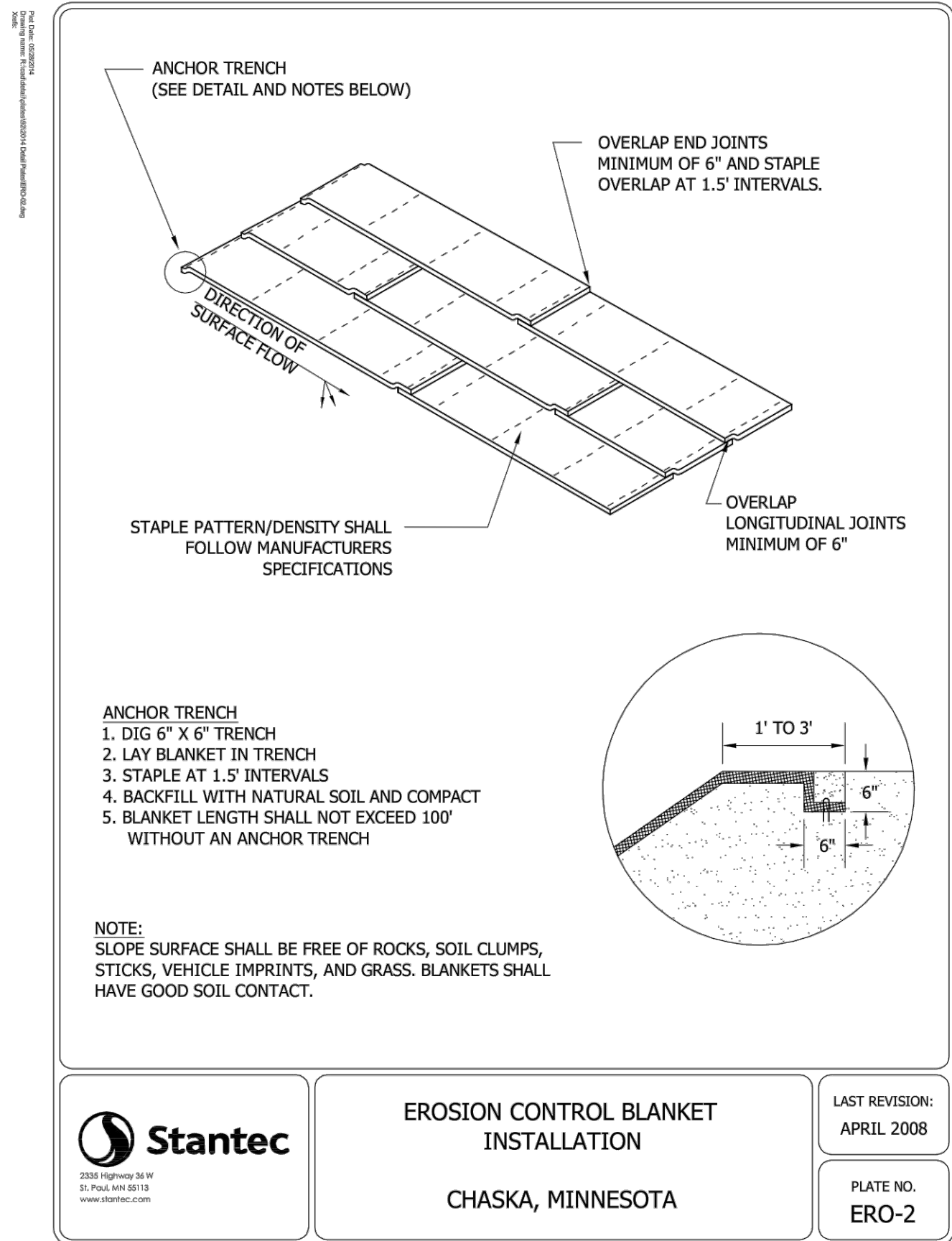
SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY PLAT
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
PLM
DATE
6/22/18
REVISIONS

CAD FILE
23473pp-2.dwg
PROJECT NO.
23473
2.2

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CTRY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

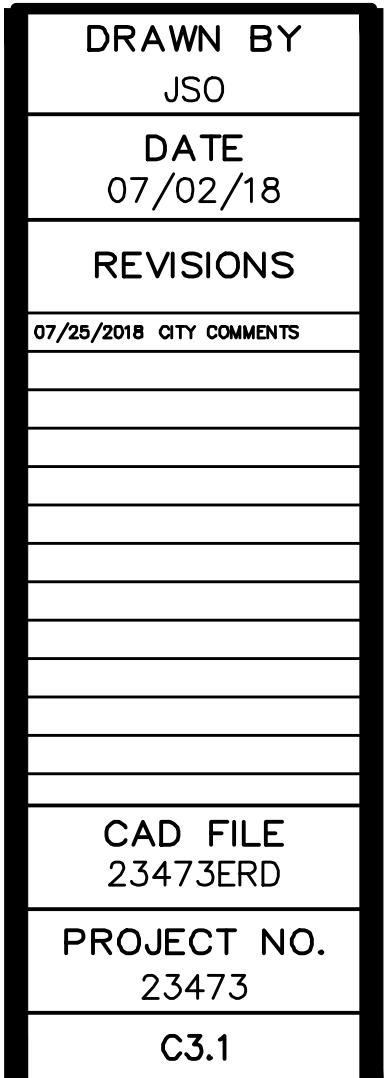
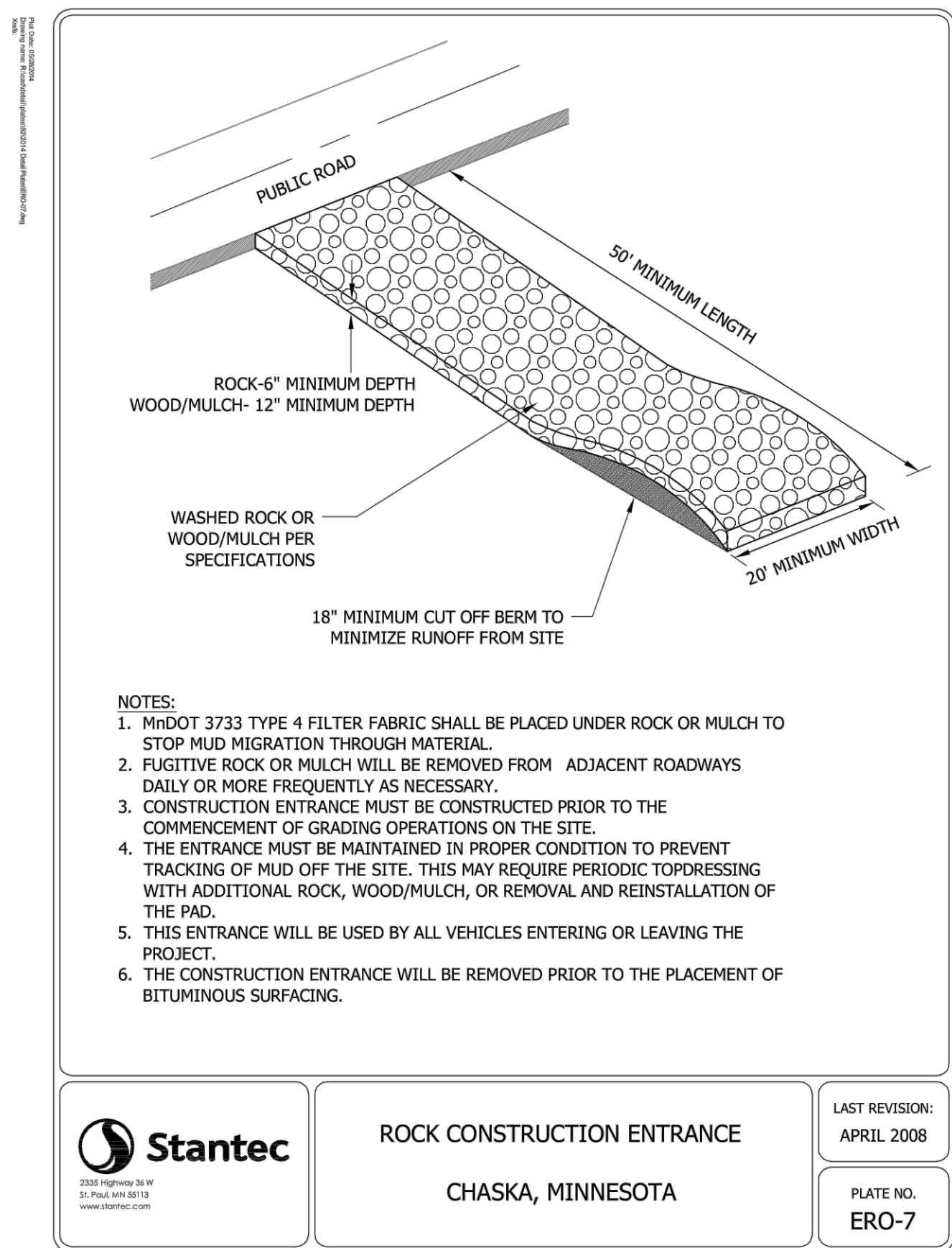
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SAGEWOOD
CHASKA, MINNESOTA

EROSION & SEDIMENT CONTROL DETAILS
FOR
D.R. HORTON, INC.

20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044



NPDES REQUIREMENTS

II.B. APPLICATION AND DURATION OF COVERAGE

- Application Required.
 - The owner and operator shall submit a complete and accurate on-line application form with the appropriate fee to the MPCA for each project that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately disturb one (1) or more acres. If the applicant is not able to apply on-line, contact the MPCA for technical assistance or a waiver.
 - For certain projects or common plans of development or sale disturbing 50 acres or more, the application must be submitted at least 30 days before the start of construction activity. This requirement pertains to projects that have a discharge point on the project, that is within one mile (airal rodline measurement) of, and flows to, a special water listed in Appendix A, Part B, or waters listed as impaired under section 303(d) of the federal Clean Water Act (see the MPCA's website) where the identified pollutant(s) or stressor(s) are phosphorus (nutrient eutrophication biological indicators), turbidity, dissolved oxygen, or biotic impairment (fish bioassessment, aquatic plant bioassessment and aquatic macroinvertebrate bioassessment). Applicants of projects listed in this part must submit a complete and accurate application form and SWPPP, including all calculations for the Permanent Stormwater Management System (see Parts II.A.-D.).

- All persons meeting the definition of owner and operator are Permittees and must be listed on the application. The owner is responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with Parts II.B., II.C., III.B.-F., IV., V, and applicable construction activity requirements found in Appendix A, Part C. of this permit and is jointly responsible with the owner for compliance with those portions of the permit.

- Permit Coverage Effective Date: The commencement of any construction activity (e.g., land disturbing activities) covered under Part I.A. of this permit is prohibited until permit coverage under this permit is effective.
 - For projects listed in Part II.B.1.a, permit coverage will become effective seven (7) calendar days after the electronic submittal date or the postmarked date of a complete application form.
 - For projects listed in Part II.B.1.b, permit coverage will become effective 30 calendar days after the electronic submittal date, the postmarked date or MPCA date stamp (whichever is first) of the complete application. For incomplete applications (e.g., lack of fees or signature) or incomplete SWPPPs (e.g., missing calculations, Best Management Practices (BMP) specifications, estimated quantities of the BMPs, or timing of BMP installation narrative), the permit becomes effective 30 calendar days after all required information is submitted.

- Coverage Notification: Permittee(s) will be notified of coverage in a manner as determined by the Commissioner (e.g., e-mail, online notification or letter).

- Change of Coverage: For construction projects where the owner or operator changes, (e.g., an original developer sells portions of the property to various homebuilders or sells the entire site to a new owner) the current owner and the new owner or operator shall submit a complete permit modification on a form provided by the Commissioner. The form must be submitted prior to the new owner or operator commencing construction activity on site or in no case later than 30 days after taking ownership of the property. The owner shall provide a SWPPP to the new owner and operator that specifically addresses the remaining construction activity.

II.C. TERMINATION OF COVERAGE

- Termination of coverage when construction is complete: All Permittee(s) must submit a Notice of Termination (NOT) to the MPCA on a form provided by the Commissioner within 30 days after all activities required for Final Stabilization (see Part IV.G.) are complete. The Permittee(s)' coverage under this permit terminates at midnight on the submission date of the NOT.

- Termination of coverage when transfer of ownership occurs: All Permittee(s) must submit a NOT on a form provided by the Commissioner within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean up, or transferring portions of a site to another party. The Permittee(s)' coverage under this permit terminates at midnight on the submission date of the NOT.

- Permittee(s) may terminate permit coverage prior to completion of all construction activity if all of the following conditions are met. After the permit is terminated under this Part, if there is any subsequent development on the remaining portions of the site where construction activity was not complete, new permit coverage must be obtained if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activities of one (1) or more acres in size.
 - A Construction activity has ceased for at least 90 days.
 - At least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover established on those areas.
 - On areas where construction activity is not complete, permanent cover has been established.
 - The site is in compliance with Part IV.G.2. and Part IV.G.3. and where applicable, Part IV.G.4. or Part IV.G.5.

- Permittee(s) may terminate coverage upon approval by the MPCA if information is submitted to the MPCA documenting that termination is appropriate because the project is cancelled.

II.B. SWPPP AMENDMENTS

The Permittee(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs that are designed to correct problems identified or address situations whenever:

- There is a change in design, construction, operation, maintenance, weather or seasonal conditions that has a significant effect on the discharge of pollutants to surface waters or underground waters.
- Inspections or investigations by site owner or operators, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or underground waters or that the discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2).
- The SWPPP is not achieving the general objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of this permit.
- At any time after permit coverage is effective, the MPCA may determine that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or that the SWPPP does not incorporate the applicable requirements in Part III.A.8., (Impaired Waters and TMDLs), if a water quality standard changes during the term of this permit, the MPCA will make a determination as to whether a modification of the SWPPP is necessary to address the new standard. If the MPCA makes such determination(s) or any of the determinations in Parts III.B.1.-3., the MPCA will notify the Permittee(s) in writing. In response, the Permittee(s) must amend the SWPPP to address the identified concerns and submit information required by the MPCA, which may include an individual permit application. If the MPCA's written notification requires a response, failure to respond within the specified timeframe constitutes a permit violation.

III.E. RECORD RETENTION

The SWPPP (original or copies) including, all changes to it, and inspections and maintenance records must be kept at the site during construction by the Permittee(s) who has/has operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on-site vehicle during normal working hours. All owner(s) must keep the following records on file for the Permittee(s) (3) years after submittal of the NOT, as outlined in Part II.C. This does not include any records after submittal of the NOT.

- The final SWPPP
- Any other stormwater related permits required for the project
- Records of all inspection and maintenance conducted during construction (Part IV.E. Inspections and Maintenance)
- All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance and
- All required calculations for design of the temporary and permanent Stormwater Management Systems.

III.F. TRAINING REQUIREMENTS

The Permittee(s) shall ensure the following individuals identified in this part have been trained in accordance with this Permit's training requirements.

- Who must be trained:
 - Individual(s) preparing the SWPPP for the project
 - Individual(s) overseeing implementation of, revising, and amending the SWPPP and individual(s) performing inspections as required in Part IV.E. One of these individual(s) must be available for an onsite inspection within 72 hours upon request by the MPCA.
 - Individual(s) performing or supervising the installation, maintenance and repair of BMPs. At least one individual on a project must be trained in these job duties.
- Training content: The content and extent of training must be commensurate with the individual's job duties and responsibilities with regard to activities covered under this permit for the project. At least one individual present on the permitted project site (or available to the project site in 72 hours) must be trained in the job duties described in Part III.F.1.b. and Part III.F.1.c.
- The Permittee(s) shall ensure that the individuals are trained by local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater management and the Minnesota NPDES/SDS Construction Stormwater Permit. An update refresher-training must be attended every three (3) years starting three (3) years from the issuance date of this permit.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

IV.A. STORMWATER POLLUTION PREVENTION PLAN

The Permittee(s) must implement the SWPPP and the requirements of this part. The BMPs identified in the SWPPP and in this permit must be selected, installed, and maintained in an appropriate and functional manner that is in accordance with relevant manufacturer specifications and accepted engineering practices.

IV.B. EROSION PREVENTION PRACTICES

- The Permittee(s) must plan for and implement appropriate BMPs such as construction phasing, vegetative buffer strips, horizontal slope grading, inspection and maintenance of Part IV.E. and other construction practices that minimize erosion and facilitate compliance with this permit and protect waters of the state. The location of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence etc.) on the project site before work begins. The Permittee(s) must minimize the need for disturbance of portions of the project that have steep slopes. For those sloped areas which must be disturbed, the Permittee(s) must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing).

- The Permittee(s) must stabilize all exposed soil areas (including stockpiles). Stabilization must be initiated immediately to limit soil erosion whenever any construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed no later than 14 calendar days after the construction activity in that portion of the site has temporarily or permanently ceased. For Public Waters, that the Minnesota Department of Natural Resources has promulgated "work in water restrictions" during specified fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete the stabilization activities within 24 hours during the restriction period. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement but must be in compliance with Part IV.C.5.

- If using stormwater conveyance channels, the Permittee(s) must design the channels to route water around unstabilized areas on the site and to reduce erosion, unless infeasible. The Permittee(s) must use erosion control and velocity dissipation devices such as check dams, sediment traps, riprap, or grouted riprap at outlets within and along the length of any constructed stormwater conveyance channel, and at any outlet, to provide a non-erosive flow velocity, to minimize erosion of channels and their embankments, outlets, adjacent stream banks, slopes, and downstream waters during discharge conditions.

- The Permittee(s) must stabilize the normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water or property edge.

The Permittee(s) shall complete stabilization of the remaining portions of any temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch has temporarily or permanently ceased.

Temporary or permanent ditches or swales that are being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized during the temporary period of its use as a sediment containment system. These areas must be stabilized within 24 hours after no longer being used as a sediment containment system. Applying mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices is not acceptable stabilization. In any part of a temporary or permanent drainage ditch or swale.

- Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to surface water.

- Unless infeasible due to lack of previous or vegetated areas, the Permittee(s) must direct discharges from BMPs to vegetated areas of the site (including any natural buffers) in order to increase sediment removal and maximize stormwater infiltration. The Permittee(s) must use velocity dissipation devices if necessary to prevent erosion when directing stormwater to vegetated areas.

IV.C. SEDIMENT CONTROL PRACTICES

- The Permittee(s) must employ Sediment control practices as necessary to minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
 - Temporary or permanent drainage ditches and sediment basins that are designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions.
 - If the down gradient sediment controls are overloaded (based on frequent rainfall or excessive maintenance requirement), the Permittee(s) must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading, and the SWPPP must be amended to identify these additional practices as required in Part II.B.1.-3.

- Sediment control practices must be established on all down gradient perimeters and be located upgradient of any buffer zones. The perimeter sediment control practice must be in place before any upgradient land-disturbing activities begin. These practices shall remain in place until Final Stabilization has been established in accordance with Part IV.G. A floating silt curtain placed in the water is not a sediment control BMP to satisfy perimeter control requirements in this part except when working on a shoreline and below the waterline. In those cases, a floating silt curtain can be used as a perimeter control practice if the floating silt curtain is installed as close to shore as possible. Immediately after the short term construction activity (e.g. installation of rip rap along the shoreline) in that area is complete, an upland perimeter control practice must be installed if exposed soils still drain to the surface water.

- The Permittee(s) shall re-install all sediment control practices that have been adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity has been completed. The Permittee(s) shall complete any short-term activity that requires removal of sediment control practices as quickly as possible. The Permittee(s) must re-install sediment control practices before the next precipitation event even if the short-term activity is not complete.

- All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified by the Permittee(s) or the jurisdictional authority (e.g., city/county/township/MNDOT engineer). The Permittee(s) must document the need for removal in the SWPPP.

- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in any natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.

- Where vehicle traffic leaves any part of the site (or onto paved roads within the site):
 - The Permittee(s) must install a vehicle tracking BMP to minimize the track out of sediment from the construction site. Examples of vehicle tracking BMPs include (but are not limited to) rock pads, mud mats, slash mulch, concrete or steel wash racks, or equivalent systems.
 - The Permittee(s) must use street sweeping if such vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street (see Part IV.E.5.-d.).

- The Permittee(s) must install temporary sedimentation basins as required in Part II.C. of this permit.

- The Permittee(s) must minimize soil compaction and, unless infeasible, preserve topsoil. Minimizing soil compaction is not required where the function of a specific area of the site dictates that it be compacted.

- The Permittee(s) must preserve a 50 foot natural buffer or (if a buffer is infeasible on the site) provide redundant sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. The Permittee(s) is/are not required to enhance the quality of the vegetation that already exists in the buffer or provide vegetation if none exist. However, Permittee(s) can improve the natural buffer with vegetation.

- If the Permittee(s) intend to use polymers, flocculants, or other sedimentation treatment chemicals on the project site, the Permittee(s) must comply with the following minimum requirements:
 - The Permittee(s) must use conventional erosion and sediment controls prior to chemical addition to ensure effective treatment. Chemicals may only be applied where treated stormwater is directed to a sediment control system which allows for filtration or settlement of the flocc prior to discharge.
 - Chemicals must be selected that are appropriately suited to the types of soils likely to be exposed during construction, and to the expected turbidity, pH, and flow rate of stormwater flowing into the chemical treatment system or area.
 - Chemicals must be used in accordance with accepted engineering practices, and with dosing specifications and sediment removal design specifications provided by the manufacturer or provider/supplier of the applicable chemicals.

IV.D. DEWATERING AND BASIN DRAINING

- The Permittee(s) must discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sedimentation basin on the project site unless infeasible. The Permittee(s) may discharge from the temporary or permanent sedimentation basins to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that nuisance conditions (see Minn. R. 7050.0210, subp. 2) will not result from the discharge. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties. If the Permittee(s) must discharge water that contains oil or grease, the Permittee(s) must use an oil-water separator or suitable filtration device (e.g. cartridge filters, absorbents pads) prior to discharging the water. The Permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock riprap, sand bags, plastic sheeting, or other accepted energy dissipation measures.

- All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

- If the Permittee(s) is/are using filters with backwash water, the Permittee(s) must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. The Permittee(s) may discharge backwash water to the sanitary sewer if permission is granted by the sanitary sewer authority. The Permittee(s) must replace and clean the filter media used in dewatering devices when required to retain adequate function.

IV.E. INSPECTIONS AND MAINTENANCE

- The Permittee(s) must ensure that a trained person (as identified in Part II.A.3.a.) will routinely inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. The inspection must occur within 24 hours after a rainfall event, the next inspection must be conducted within seven (7) days after the rainfall event.
- All inspections and maintenance conducted during construction must be recorded within 24 hours in writing and these records must be retained with the SWPPP in accordance with Part III.E. Records of each inspection and maintenance activity shall include:
 - Date and time of inspections
 - Name of person(s) conducting inspections
 - Findings of inspections, including the specific location where corrective actions are needed
 - Corrective actions taken (including dates, times, and party completing maintenance activities)
 - Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of your location or a weather reporting system that provides site specific rainfall data from radar summaries.
 - If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge must be made, and the discharge should be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil, sheen, and other obvious indicators of pollutants) and photographed.
 - Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Part III.B. within seven (7) calendar days.

- Inspection frequency adjustment
 - Where parts of the project site have permanent cover, but work remains on other parts of the site, the Permittee(s) may reduce inspections of the areas with permanent cover, to once per month.
 - Where construction sites have permanent cover on all exposed soil areas and no construction activity is occurring anywhere on the site, the site must be inspected during non-frozen ground conditions at least once per month for a period of twelve (12) months. Following the twelfth month of permanent cover and no construction activity, inspections may be terminated until construction activity is once again initiated unless the Permittee(s) is/are notified in writing by the MPCA that erosion issues have been detected at the site and inspections need to resume.
 - Where work has been suspended due to frozen ground conditions, the inspections may be suspended. The required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever comes first.

- The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMPs, as well as all erosion prevention and sediment control BMPs, until another Permittee has obtained coverage under this Permit according to Part II.B.5. or the project has undergone Final Stabilization, and an NQT has been submitted to the MPCA.

- The Permittee(s) must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness during all routine and post-rainfall event inspections. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access unless another time frame is specified below. The Permittee(s) must investigate and comply with the following inspection and maintenance requirements:

- All perimeter control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or thereafter as soon as field conditions allow access.
- Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access (see Part IV.D.).
- Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition during each inspection. The Permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The Permittee(s) shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The Permittee(s) is/are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters.
- Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24 hours of discovery, or if applicable, within a shorter time to comply with Part IV.C.6.
- Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

IV.F. POLLUTION PREVENTION MANAGEMENT MEASURES

The Permittee(s) shall implement the following pollution prevention management measures on the site:

- Storage, Handling, and Disposal of Construction Products, Materials, and Wastes: The Permittee(s) shall comply with the following to minimize the exposure to stormwater of any of the products, materials, or wastes. Products or wastes which are either not a source of contamination to stormwater or are designed to be exposed to stormwater are not held to this requirement:
 - Building products that have the potential to leak pollutants must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with stormwater.
 - Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
 - Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
 - Solid waste must be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
 - Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.

- Fueling and Maintenance of Equipment or Vehicles: Spill Prevention and Response: The Permittee(s) shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. The Permittee(s) must conduct fueling in a contained area unless infeasible. The Permittee(s) must ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. The Permittee(s) must report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

- Vehicle and equipment washing: If the Permittee(s) wash the exterior of vehicles or equipment on the project site, washing must be limited to a defined area of the site. Runoff from the washing area must be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. The Permittee(s) must properly use and store soaps, detergents, or solvents. No engine degreasing is allowed on site.

- Concrete and other washouts waste: The Permittee(s) must provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

IV.G. FINAL STABILIZATION

The Permittee(s) must ensure Final Stabilization of the site. Final Stabilization is not complete until all requirements of Parts IV.G.1.-5. are complete:

- All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
- The permanent stormwater management system is constructed, meets all requirements in Part II.D. and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
- All temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence) have been removed on the portions of the site for which the Permittee(s) is/are responsible. BMPs designed to decompose on site (such as compost logs) may be left in place.
- For residential construction only, individual lots are considered finally stabilized if the structure(s) are finished and temporary erosion protection and downgradient perimeter control has been completed and the residence has been sold to the homeowner. Additionally, the Permittee has distributed the MPCA's "Homeowner Foot Sheet" to the homeowner to inform the homeowner of the need for, and benefits of, permanent cover.

- For construction projects on agricultural land (e.g., pipelines across crop, field pasture or range land) the disturbed land has been returned to its preconstruction agricultural use.

DEVELOPMENT SUMMARY

SAGEWOOD - CHASKA, MN

TYPE OF PROJECT : 55 Lot Single Family Residential Construction

TYPE OF WORK : Mass Grading, Utility and Street Construction, Paving. Subsequently, Joint Trench and Home construction will occur.

TOTAL PLATTED AREA : 28.00 AC

TOTAL DISTURBED AREA : 23.39 AC

EXISTING IMPERVIOUS AREA : 0.00 AC

PROPOSED (DESIGN) IMPERVIOUS AREA : 6.07 AC

SPECIAL WATERS : The site is within 1 mile of and drains to Chaska Creek, which is listed as an non-construction related impaired water and does NOT require additional BMPs for special and impaired waters per the MPCA.

CONSTRUCTION PHASING

The project is expected to be constructed in one phase, within one construction season. Mass grading is anticipated to be completed within 6 weeks from commencement of work. Utility and street construction is anticipated to be completed within 12 weeks from commencement of work.

Two proposed permanent stormwater detention basins will treat the project stormwater. The two proposed basins can be constructed either partially or in whole at the early portion of the project grading to serve as temporary sediment basins. Upon completion of grading the streets to the sub-grade elevation, the contractor may utilize the street subcut to construct temporary sediment traps at strategic drainage capture points.

POTENTIAL FOR EROSION AND DISCHARGE OF SEDIMENT

As the site will be stripped of topsoil and vegetation for a period of several weeks during construction, the potential for erosion will increase. The overall gradients on the site are relatively low. The proposed stormwater basin and street subcut will serve as temporary sediment basins during construction.

The risk of discharge of sediment off of the site is moderate, due to the grade orientation and design. The highest potential for discharge off the site is from the street sideslope and pad grading. This can be controlled by heavy duty silt fence, buffer strips, and erosion control blanket.

Contractor will be required to manage completion of 3:1 slopes such that soil exposure is minimized. After excavation and embankments are completed, slopes shall be re-spread with topsoil, the slope grades certified, and erosion blanket installed as per the plan. Contractor shall coordinate these steps to be carried out in a timely manner.

EROSION CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:

- Perimeter delineation to minimize disturbed areas
- Temporary Rock Construction Entrance
- Temporary straw mulch as needed.
- Seed and mulch/sod
- Erosion Control Blanket
- Minimize active or disturbed work areas
- Horizontal slope grading
- Turf Reinforcement Mat

SEDIMENT CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs

- Sediment traps constructed in street subcut
- Rock filter dikes in street subcut
- Utilize permanent stormwater basin as Temporary Sediment Basin
- Silt Fence at project perimeter or toe of slopes
- Inlet protection on existing catch basins
- Inlet protection on existing culverts
- Inlet protection after utility construction
- Linear control along back of new curb and gutter (sod, bioroll, or silt fence)
- Rollout street sweeping adjacent to construction entrance.
- Ditch checks

Refer to plans for designated locations of BMPs, details and implementation notes.

BASIN AND TRAP DEWATERING BMPs

Should the need arise for basin or trap dewatering, contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall not be discharged into Surface Waters in a turbid state.

Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, to a state of 50 NTUs or less.

STABILIZATION BMPs

The construction plans anticipate the use of, but are not limited to, the following Stabilization BMPs:

- After lot pads are grade certified, permanent seed and mulch can be applied, generally from the front of the building pad, extending to the rear of the lot (areas where no further utility construction is anticipated.)
- After 3:1 slopes on lots are certified, permanent seed and erosion control blanket can be applied.
- Rip rap at pipe outfalls
- Permanent seed and erosion control blanket on basin slopes after grade certified
- After curbs are backfilled, apply permanent seed and mulch to remaining building pads and boulevard area not already stabilized.
- Sod placement, as appropriate.

POLLUTION CONTROL BMPs

- Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
 - Concrete Washout: A suggested washout area will be specified on the plan. The developer has the ability to adjust location or to provide alternative washout containment.
 - There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site.
- SEED & MULCH SPECIFICATIONS**
- Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Filtration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction.

(1) General Seed & Mulch

- Seed: **MNDOT 25-141** at a rate of 59 lb/acre
- Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
- C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre

(2) Sediment Basin (Emergent Marsh)

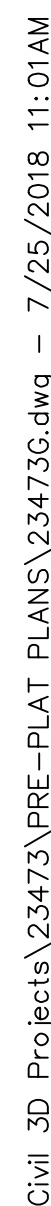
- Seed: **MNDOT 34-181** at a rate of 5 lb/acre
- Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
- C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

(3) Upland Slope Bank (Savanna-Tall)

- Seed: **MNDOT 35-641** at a rate of 12 lb/acre
- Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
- C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

(4) Infiltration Basins (Wet Meadow)

- Seed: **MNDOT 34-262** at a rate of 14.5 lb/acre
- Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
- C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre



SCALE IN FEET

0 100 200 300

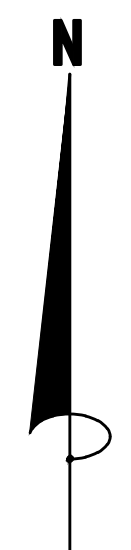
1 inch = 100 feet

C4.0

Date: _____ Reg No: _____

20860 KENBRIDGE CT #100 LAKEVILLE MN 55044

C4.1

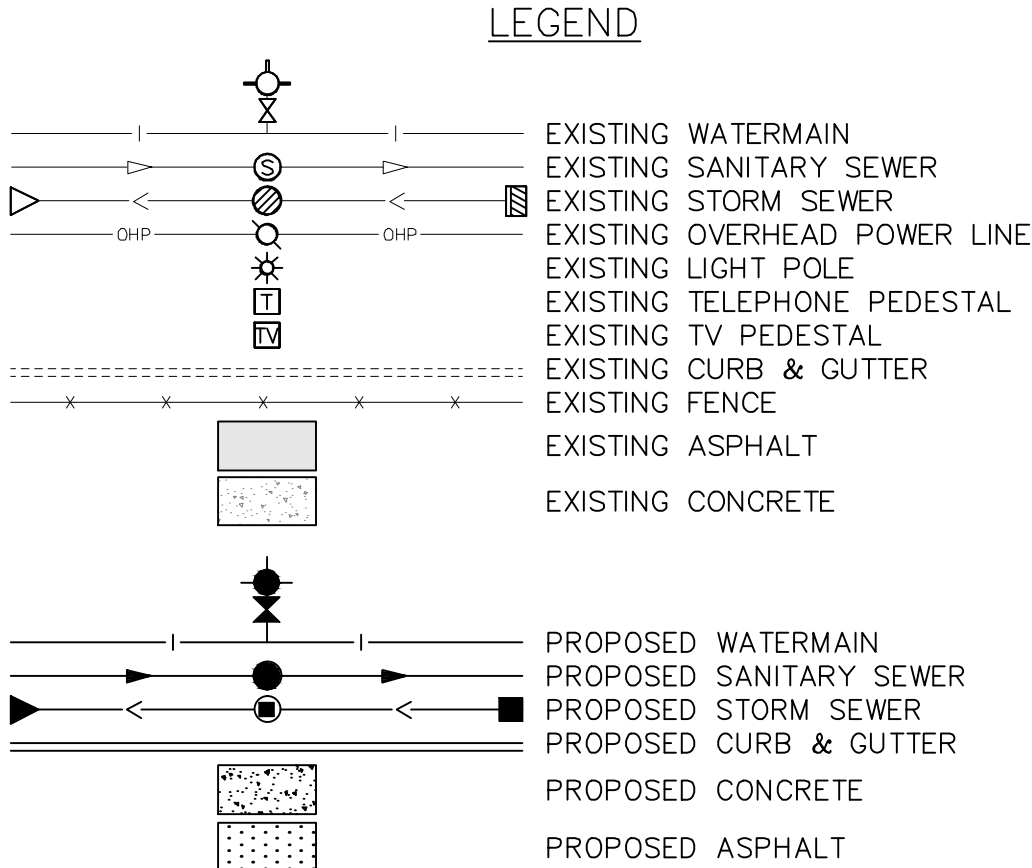


SCALE IN FEET

0 50 100 150

1 inch = 50 feet

CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6744

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.

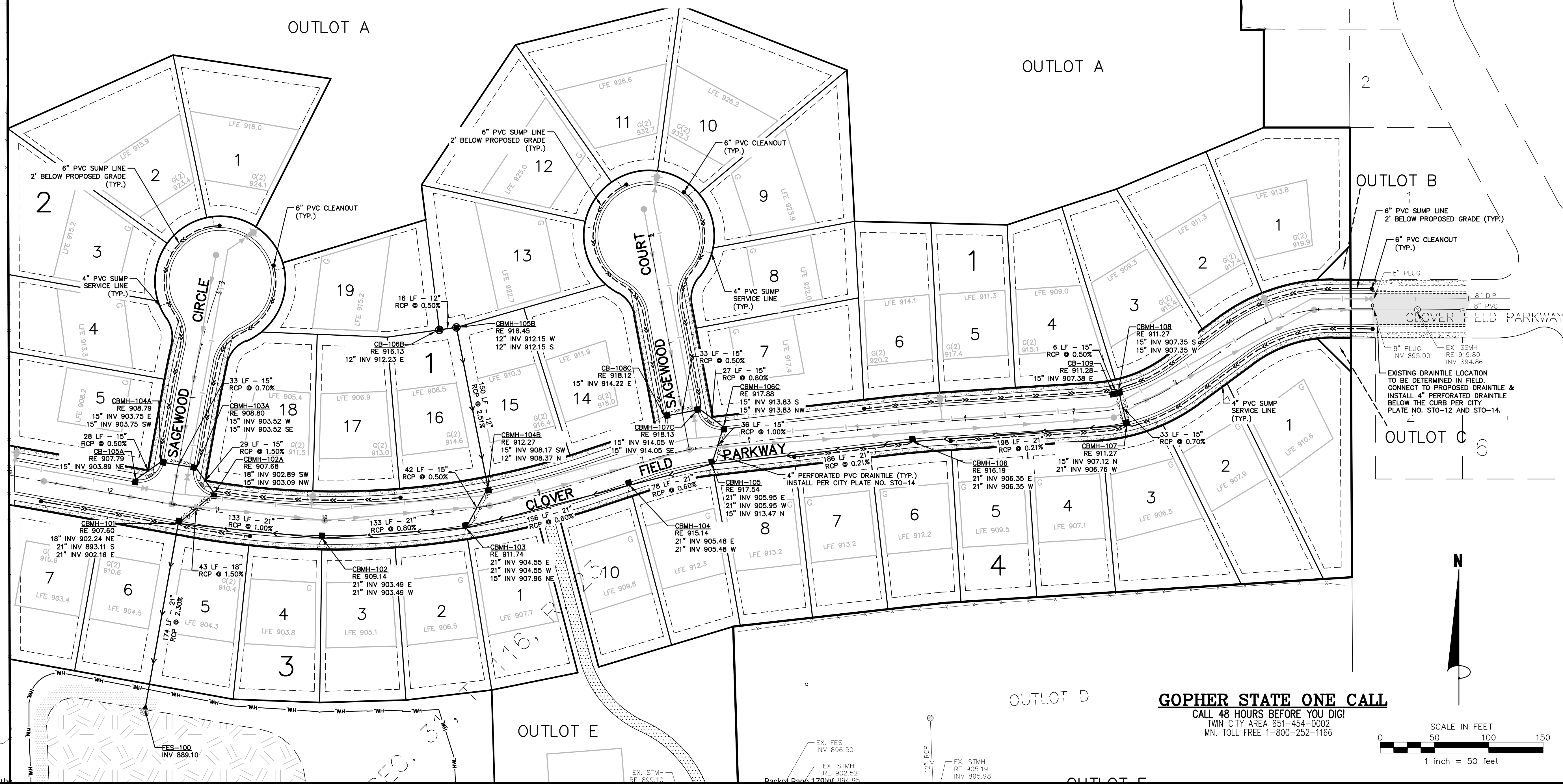
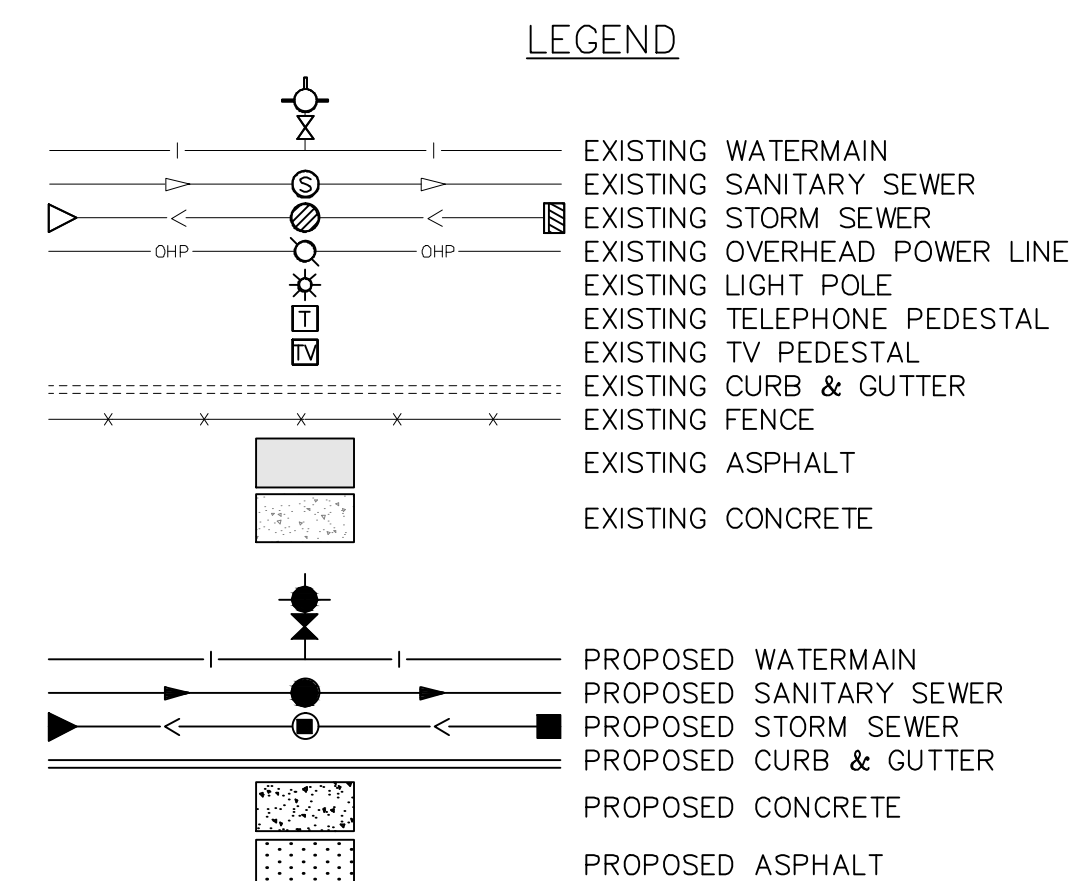
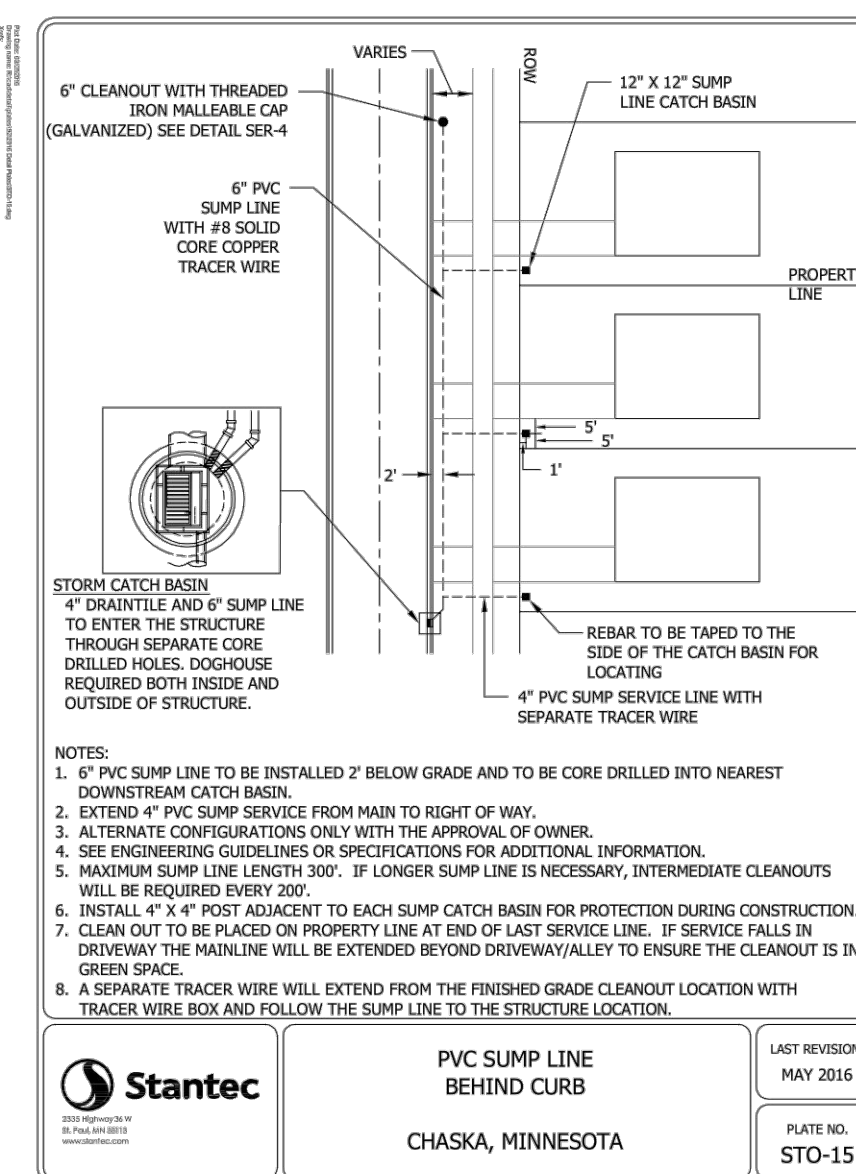
SAGEWOOD
CHASKA, MINNESOTA

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN - NORTH

FOR
D.R. HORTON, INC.

20860 KENBRIDGE CT #100 LAKEVILLE MN 55044

DRAWN BY JS0			
DATE 07/02/18			
REVISIONS			
07/25/2018	QTY	COMMENTS	
CAD FILE 23473U			
PROJECT NO. 23473			
C5.1			



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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.

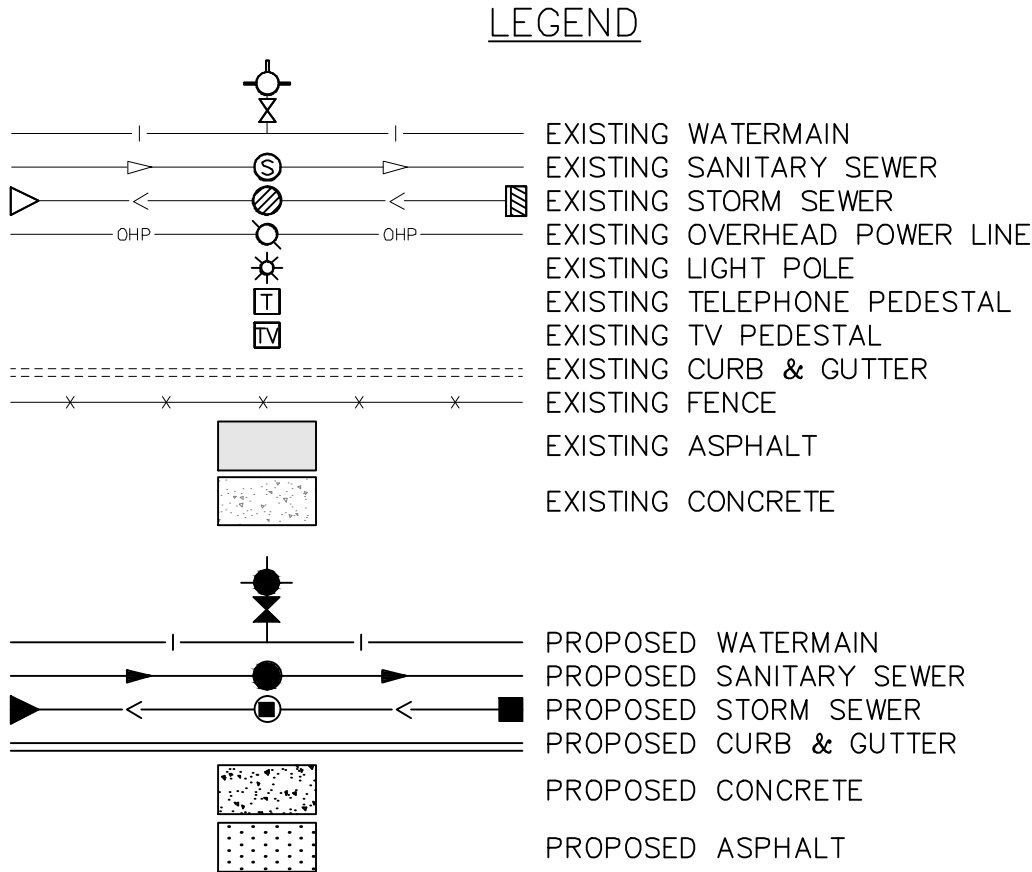
SAGEWOOD
CHASKA, MINNESOTA

PRELIMINARY STORM SEWER PLAN - NORTH

FOR
D. R. HORTON, INC.

20860 KENBRIDGE CT. #100, LAKESVILLE, MN 55044

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07/02/18
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23473U
PROJECT NO.
23473
C5.3



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PLANNERS / ENGINEERS / SURVEYORS
2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

Date: _____ Reg. No. _____

SAGEWOOD
CHASKA, MINNESOTA

PRELIMINARY STORM SEWER PLAN - SOUTH
FOR
D.R. HORTON, INC.
20860 KENBRIDGE CT. #100. LAKEVILLE, MN 55044

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23473U
PROJECT NO.
23473
C5.4

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

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

END OF LINE CLEANOUT

IN LINE CLEANOUT

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

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

Labels in diagram include:
- PVC CLEAN OUT RISER WITH FEMALE THREADED INSERT
- SCHEDULE 40 PVC
- SDR-26
- LONG SWEEP OR TWO 45° BENDS
- CONCRETE MIN. 1/3 CU. YDS.
- PVC COMBINATION WYE
- CONCRETE MIN. 1/3 CU. YDS.

SEE CITY PLATE NO. STD-10 FOR RIPRAP PLACEMENT.

ANCHOR CLIP

24" MAX

6"

ISOMETRIC

TIE LAST 3 PIPE JOINTS. USE 2 TIE BOLT FASTENERS PER JOINT. INSTALL AT 6" FROM TOP OR BOTTOM OF PIPE.

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

PIPE SIZE	TRASH GUARD SIZING		BOLTS
	BAR	"F	
12"	3/4"x3"	2 1/2"	5/8"
15"	3/4"x3"	3"	5/8"
18"	3/4"x3"	4"	5/8"
21"-24"	1"x3"	4"	3/4"
27"-30"	1"x3"	5"	3/4"
42"	1"x3"	6"	3/4"
48"-54"	1 1/4"x3"	6"	3/4"
60"-72"	1 1/4"x3"	7"	1"
78"-90"	1 1/4"x3"	8"	1"

The diagram illustrates the typical placement and section for walks and trails, showing three cross-sections: Neighborhood Sidewalk, Community Recreation Trail, and Side Slope Location.

Neighborhood Sidewalk: The cross-section shows a 4" topsoil layer, a 6" topsoil layer, a 4" concrete base, and a 6" class 5 100% crushed subgrade. The total width is 7.5' minimum, with a 5' minimum for the concrete and subgrade. The side slope is 1'.

Community Recreation Trail: The cross-section shows a 4" topsoil layer, a 6" topsoil layer, a 2 x 1.5" SP9.5 wearing course (SPWCAE400), an 8" class 5 base, and a compacted subgrade. The total width is 7.5' minimum, with a 5' minimum for the concrete and subgrade. The side slope is 1'.

Side Slope Location: The cross-section shows a 4" topsoil layer, a 6" topsoil layer, a 2 x 1.5" SP9.5 wearing course (SPWCAE400), an 8" class 5 base, and a compacted subgrade. The total width is 7.5' minimum, with a 5' minimum for the concrete and subgrade. The side slope is 1'.

Notes:

- * BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS
- * BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS
- * BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS
- * BIT SHALL BE PLACED AND COMPACTED IN 2 LIFTS

SAGEWOOD
CHASKA, MINNESOTA

CONSTRUCTION DETAILS

FOR

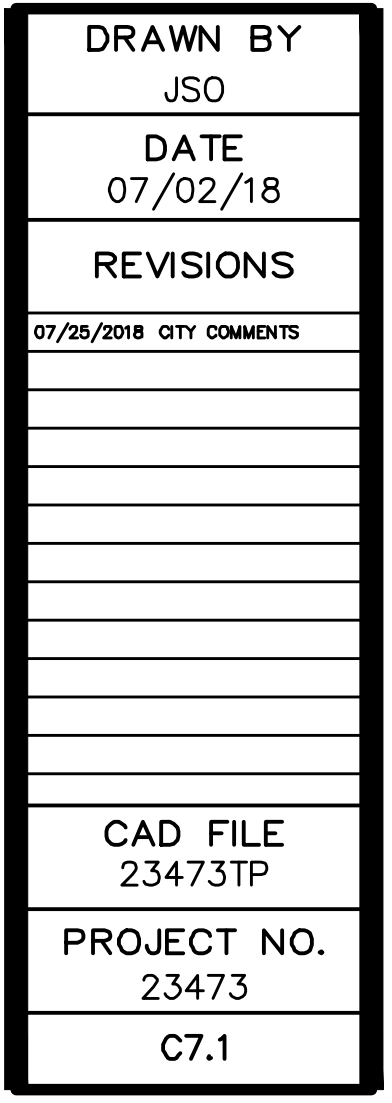
D.R. HORTON, INC.

20860 KENBRIDGE CT #100 LAKEVILLE MN 55044

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JSO
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07/02/18
REVISIONS
07/25/2018 CITY COMMENTS
CAD FILE
23473D
PROJECT NO.
23473
C6.0

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DATE 07/02/18
REVISIONS
07/25/2018 QTY COMMENTS
CAD FILE 23473TP
PROJECT NO. 23473
C7.0

TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE	TRSE #	TREE TYPE	DIA (IN.)	REMOVE
1	Maple, sugar	24.0		51	Oak, bur	24.5	X	101	Oak, bur	24.0	X	151	Oak, red	21.0		201	Maple, sugar	15.0		251	Basswood	16.5	X	301	Oak, bur	26.0	X	351	Maple, sugar	21.0	X	401	Maple, sugar	12.5		451	Basswood	23.0		501	Maple, sugar	22.0	X
2	Basswood	24.0		52	Basswood	18.0	X	102	Oak, bur	14.0	X	152	Oak, red	27.0		202	Basswood	38.0		252	Basswood	17.5	X	302	Elm, American	13.5		352	Basswood	27.0	X	402	Elm, American	13.5		452	Basswood	14.5		502	Maple, sugar	13.5	X
3	Basswood	33.5		53	Basswood	19.0	X	103	Maple, sugar	12.5	X	153	Maple, sugar	17.0		203	Basswood	39.5		253	Ash, green	20.0	X	303	Basswood	16.0	X	353	Basswood	25.0	X	403	Basswood	32.0		453	Basswood	17.5		503	Basswood	18.5	X
4	Basswood	33.5		54	Maple, sugar	18.5	X	104	Maple, sugar	15.5	X	154	Maple, sugar	16.0		204	Maple, sugar	11.5		254	Maple, sugar	12.5	X	304	Basswood	14.5	X	354	Basswood	25.0	X	404	Maple, sugar	16.0		454	Basswood	15.0		504	Maple, sugar	12.0	X
5	Maple, sugar	26.0		55	Maple, sugar	20.0	X	105	Maple, sugar	17.5	X	155	Elm, American	15.0	X	205	Maple, sugar	14.5		255	Maple, sugar	19.0	X	305	Basswood	18.0	X	355	Basswood	31.5	X	405	Maple, sugar	12.5		455	Basswood	24.0		505	Basswood	21.0	X
6	Maple, sugar	13.0		56	Maple, sugar	21.0	X	106	Oak, bur	22.5	X	156	Basswood	28.5	X	206	Maple, sugar	12.0		256	Basswood	21.0	X	306	Ash, green	28.5	X	356	Maple, sugar	12.0	X	406	Elm, red	12.5		456	Basswood	20.5		506	Hackberry	13.5	X
7	Oak, bur	32.5		57	Maple, sugar	19.5	X	107	Maple, sugar	13.5	X	157	Basswood	20.5	X	207	Maple, sugar	21.0		257	Basswood	21.0	X	307	Basswood	15.5	X	357	Maple, sugar	22.0	X	407	Hickory, bitternut	13.0		457	Basswood	12.5		507	Hackberry	37.0	X
8	Maple, sugar	16.5		58	Maple, sugar	13.0	X	108	Maple, sugar	16.5	X	158	Basswood	18.0	X	208	Maple, sugar	18.0		258	Elm, American	18.0	X	308	Maple, sugar	23.5	X	358	Oak, red	24.5	X	408	Maple, sugar	19.0	X	458	Basswood	13.0		508	Maple, sugar	12.0	X
9	Maple, sugar	12.5		59	Maple, sugar	16.0	X	109	Oak, bur	22.5	X	159	Oak, bur	23.0	X	209	Maple, sugar	19.0		259	Ash, green	13.0	X	309	Basswood	22.0	X	359	Basswood	34.5	X	409	Basswood	19.0	X	459	Maple, sugar	20.5		509	Ash, green	19.5	X
10	Oak, red	27.5		60	Maple, sugar	16.0	X	110	Maple, sugar	16.5	X	160	Basswood	24.0	X	210	Maple, sugar	17.0	X	260	Ash, green	16.0	X	310	Basswood	58.0	X	360	Basswood	18.5	X	410	Maple, sugar	19.0	X	460	Elm, red	18.0		510	Maple, sugar	16.5	
11	Basswood	47.0		61	Basswood	80.0	X	111	Maple, sugar	16.0	X	161	Basswood	19.0	X	211	Basswood	17.5	X	261	Maple, sugar	16.5	X	311	Maple, sugar	20.0	X	361	Oak, red	21.0	X	411	Maple, sugar	22.5	X	461	Basswood	12.5		511	Maple, sugar	12.5	
12	Basswood	17.0		62	Basswood	17.0	X	112	Basswood	14.0	X	162	Oak, bur	17.0	X	212	Basswood	19.5	X	262	Oak, bur	28.0	X	312	Maple, sugar	15.0	X	362	Oak, red	17.0	X	412	Maple, sugar	22.5	X	462	Maple, sugar	15.5		512	Basswood	12.5	
13	Oak, white	27.0		63	Basswood	12.0	X	113	Maple, sugar	15.0	X	163	Maple, sugar	15.0	X	213	Basswood	35.0	X	263	Maple, sugar	14.5	X	313	Oak, red	24.0	X	363	Ash, green	12.5	X	413	Maple, sugar	12.5	X	463	Maple, sugar	14.5		513	Maple, sugar	13.5	
14	Basswood	13.0		64	Basswood	15.5	X	114	Basswood	39.0	X	164	Basswood	13.5	X	214	Basswood	18.0	X	264	Oak, bur	32.0	X	314	Oak, red	15.5	X	364	Basswood	20.0	X	414	Basswood	18.0	X	464	Maple, sugar	16.0		514	Maple, sugar	15.0	
15	Basswood	28.0		65	Basswood	27.0	X	115	Ash, green	15.0	X	165	Basswood	34.0	X	215	Maple, sugar	19.5	X	265	Basswood	18.0	X	315	Maple, sugar	15.5	X	365	Oak, red	15.5	X	415	Basswood	20.5	X	465	Maple, sugar	13.5		515	Maple, sugar	14.0	
16	Maple, sugar	20.0		66	Oak, bur	31.0	X	116	Hickory, bitternut	12.5	X	166	Basswood	15.0	X	216	Maple, sugar	22.0	X	266	Basswood	13.0	X	316	Oak, bur	22.5	X	366	Basswood	24.0	X	416	Basswood	19.0	X	466	Maple, sugar	12.5		516	Oak, bur	21.5	
17	Maple, sugar	22.0		67	Maple, sugar	19.0	X	117	Basswood	25.5	X	167	Maple, sugar	14.0	X	217	Maple, sugar	12.0	X	267	Maple, sugar	14.5	X	317	Maple, sugar	18.0	X	367	Ash, green	15.5	X	417	Basswood	30.5	X	467	Maple, sugar	16.5		517	Maple, sugar	13.5	
18	Basswood	26.5		68	Oak, bur	13.5	X	118	Oak, red	26.0	X	168	Maple, sugar	28.5	X	218	Maple, sugar	19.0	X	268	Basswood	14.5	X	318	Basswood	25.0	X	368	Basswood	21.0	X	418	Basswood	30.0	X	468	Maple, sugar	18.0		518	Basswood	20.0	
19	Maple, sugar	18.5		69	Oak, bur	17.0	X	119	Oak, bur	20.5	X	169	Basswood	45.5	X	219	Oak, bur	19.0	X	269	Basswood	42.0	X	319	Maple, sugar	12.5	X	369	Maple, sugar	21.0	X	419	Basswood	14.0	X	469	Maple, sugar	14.0		519	Elm, American	15.5	X
20	Basswood	16.0		70	Maple, sugar	12.5	X	120	Maple, sugar	20.5	X	170	Ash, green	14.5	X	220	Basswood	56.0	X	270	Maple, sugar	14.0	X	320	Basswood	12.5	X	370	Oak, red	33.0	X	420	Basswood	14.0	X	470	Maple, sugar	18.5		520	Maple, sugar	14.0	X
21	Basswood	49.0		71	Basswood	23.0	X	121	Ash, green	19.5	X	171	Ash, green	19.0	X	221	Basswood	14.0	X	271	Maple, sugar	12.0	X	321	Oak, red	18.0	X	371	Basswood	15.0	X	421	Maple, sugar	12.5	X	471	Maple, sugar	15.0		521	Maple, sugar	21.5	X
22	Maple, silver	12.0		72	Oak, bur	18.0	X	122	Maple, sugar	15.0	X	172	Elm, red	15.0	X	222	Oak, red	64.0	X	272	Basswood	23.5	X	322	Basswood	20.0	X	372	Basswood	31.0	X	422	Oak, red	25.5	X	472	Basswood	39.0		522	Oak, red	40.0	X
23	Maple, sugar	18.5		73	Basswood	21.0	X	123	Maple, sugar	12.5	X	173	Maple, sugar	22.0	X	223	Oak, red	41.0	X	273	Basswood	14.0	X	323	Oak, bur	25.0	X	373	Basswood	15.0	X	423	Basswood	18.0	X	473	Maple, sugar	12.5		523	Basswood	19.5	X
24	Maple, sugar	21.5	X	74	Maple, sugar	20.0	X	124	Maple, sugar	13.0	X	174	Maple, sugar	16.5	X	224	Oak, red	39.5	X	274	Oak, bur	23.0	X	324	Oak, red	20.5	X	374	Maple, sugar	15.5	X	424	Basswood	15.0	X	474	Maple, sugar	15.5		524	Oak, red	22.0	X
25	Maple, sugar	12.5	X	75	Maple, sugar	19.5	X	125	Oak, bur	21.0	X	175	Maple, sugar	18.5	X	225	Maple, sugar	17.5	X	275	Basswood	20.5	X	325	Basswood	21.0	X	375	Basswood	21.5	X	425	Maple, sugar	14.5	X	475	Maple, sugar	18.0		525	Elm, American	12.0	X
26	Maple, sugar	15.0	X	76	Oak, bur	33.5	X	126	Basswood	22.5	X	176	Basswood	21.5	X	226	Elm, American	13.0	X	276	Basswood	28.0	X	326	Maple, sugar	19.0	X	376	Oak, red	24.0	X	426	Basswood	26.5	X	476	Maple, sugar	14.5		526	Ash, green	23.0	X
27	Oak, bur	24.0		77	Oak, bur	17.0	X	127	Maple, sugar	24.5	X	177	Maple, sugar	18.5	X	227	Elm, American	22.0	X	277	Maple, sugar	21.5	X	327	Basswood	18.0	X	377	Maple, sugar	17.0	X	427	Basswood	12.5	X	477	Maple, sugar	15.0		527	Ash, green	13.5	X
28	Maple, sugar	19.5		78	Maple, sugar	22.5	X	128	Maple, sugar	18.5	X	178	Maple, sugar	15.5	X	228	Basswood	16.5	X	278	Maple, sugar	20.0	X	328	Basswood	15.0	X	378	Basswood	28.0	X	428	Basswood	24.0	X	478	Maple, sugar	12.0		528	Basswood	23.0	X
29	Maple, sugar	17.0		79	Basswood	18.0	X	129	Maple, sugar	16.0	X	179	Maple, sugar	17.0	X	229	Maple, sugar	18.0	X	279	Basswood	44.0	X	329	Oak, red	20.5	X	379	Basswood	25.0	X	429	Elm, American	12.0	X	479	Maple, sugar	14.0		529	Basswood	26.0	X
30	Maple, sugar	16.5		80	Basswood	14.5	X	130	Maple, sugar	17.0	X	180	Basswood	28.5	X	230	Maple, sugar	20.5	X	280	Basswood	12.0	X	330	Basswood	61.0	X	380	Maple, sugar	16.0	X	430	Maple, sugar	15.5	X	480	Maple, sugar	15.5		530	Hackberry	17.5	X
31	Maple, sugar	15.5	X	81	Maple, sugar	20.0	X	131	Maple, sugar	23.0		181	Maple, sugar	16.0	X	231	Maple, sugar	19.5	X	281	Oak, red	16.0	X	331	Oak, red	16.5	X	381	Maple, sugar	15.0	X	431	Basswood	15.0	X	481	Maple, sugar	19.0		531	Oak, bur	22.0	X
32	Maple, sugar	16.5		82	Maple, sugar	14.0		132	Maple, sugar	21.5		182	Maple, sugar	16.5	X	232	Basswood	17.0	X	282	Bowelder	33.0	X	332	Maple, sugar	16.0	X	382	Maple, sugar	18.0		432	Oak, red	13.5	X	482	Maple, sugar	18.0		532	Ash, green	23.0	X
33	Maple, sugar	20.0	X	83	Basswood	21.5		133	Basswood	14.0		183	Maple, sugar	15.5	X	233	Basswood	42.0	X	283	Maple, sugar	19.0	X	333	Maple, sugar	12.0	X	383	Maple, sugar	13.5	X	433	Ash, green	30.5	X	483	Basswood	14.0		533	Ash, green	20.5	X
34	Hackberry	14.0		84	Basswood	18.5		134	Maple, sugar	17.5		184	Maple, sugar	14.0	X	234	Basswood	12.0	X	284	Maple, sugar	17.0	X	334	Maple, sugar	19.5	X	384	Maple, sugar	13.0	X	434	Oak, red	30.0		484	Oak, red	35.0		534	Basswood	50.0	X
35	Maple, sugar	18.0		85	Elm, red	15.0		135	Basswood	38.0		185	Maple, sugar	26.0	X	235	Maple, sugar	12.0	X	285	Oak, red	23.5	X	335	Basswood	46.0	X	385	Basswood	16.0	X	435	Basswood	20.0		485	Basswood	34.0		535	Ash, green	12.5	X
36	Oak, bur	21.5		86	Maple, sugar	14.0		136	Maple, sugar	12.0		186	Basswood	19.5		236	Maple, sugar	17.0	X	286	Maple, sugar	23.0	X	336	Basswood	20.0	X	386	Maple, sugar	14.0	X	436	Basswood	36.5		486	Maple, sugar	13.5		536	Ash, green	19.5	X
37	Basswood	20.0	X	87	Maple, sugar	14.0		137	Maple, sugar	17.5		187	Maple, sugar	16.5		237	Oak, red	26.5		287	Maple, sugar	19.0																					



CONCEPT LAYOUT



PRELIMINARY LAYOUT



TREE NUMBER
 123
 BAS 12.5
 125
 126
 D I A M E T E R I N I N C H E S
 TREE TYPE - SEE LIST BELOW

LEGEND
 EXISTING TREE
 EXISTING OAK
 EXISTING MAPLE

TREE TYPES
 ASH = ASH
 BAS = BASSWOOD
 BOX = BOXELDER
 ELM = ELM
 HACK = HACKBERRY
 HIC = HICKORY
 MAP = MAPLE
 OAK = OAK

123  REMOVE TREE

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

_____ 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.

_____ Date: _____ Reg. No. _____

SAGEWOOD
CHASKA, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN

FOR

D.R. HORTON, INC.

20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY JSO	
DATE 07/02/18	
REVISIONS	
07/25/2018	QTY COMMENTS
CAD FILE 23473TP-EXH	
PROJECT NO. 23473	
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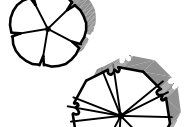
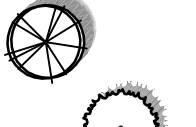
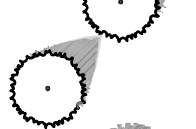
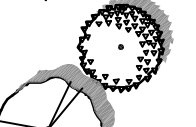
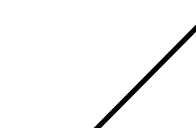


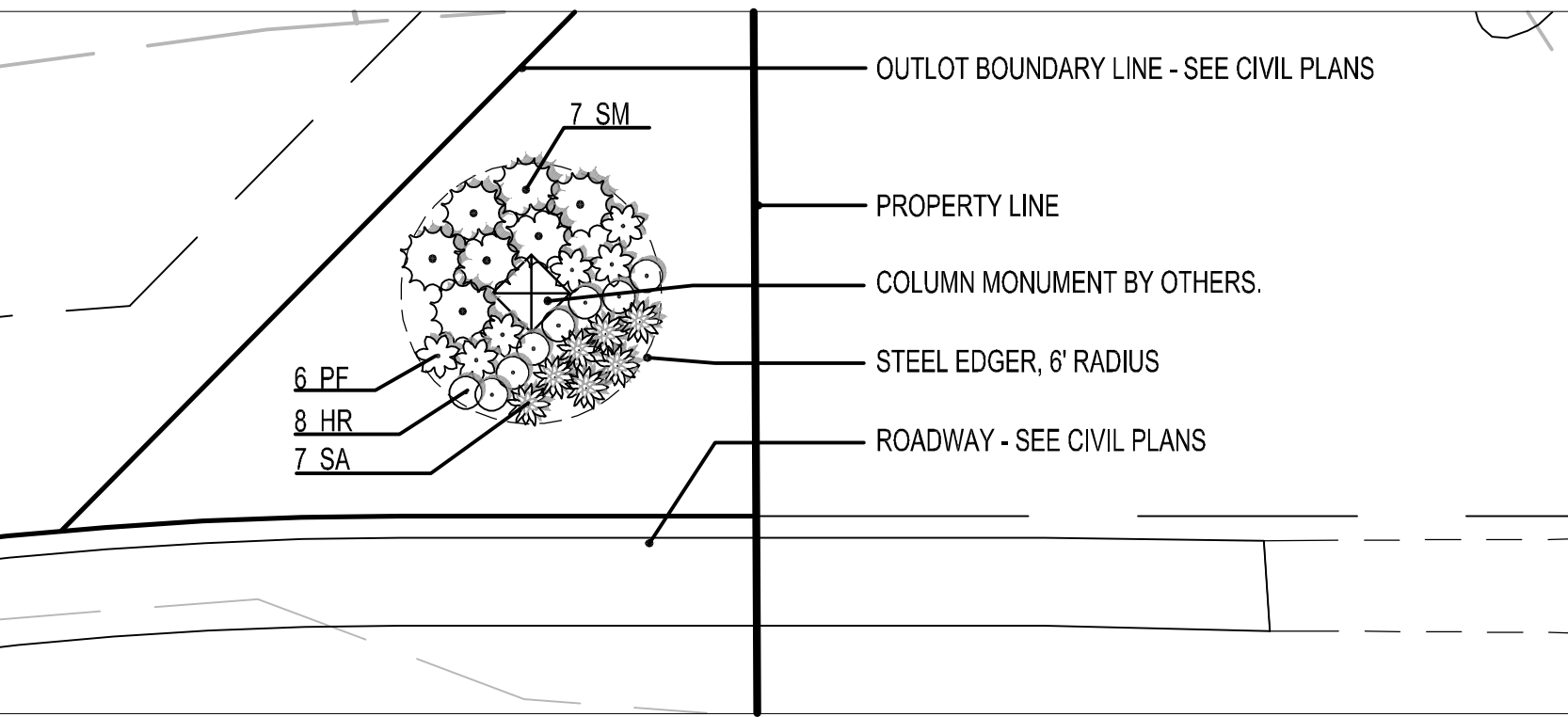
Public Hearing: Approve the
Page 63 of 76

DRAWN BY
JSO
DATE
07/02/18
REVISIONS
07/26/2018 QTY COMMENTS
CAD FILE
23473ACCESS
PROJECT NO.
23473
C8.0

DRAWN BY	JSO
DATE	07/02/18
REVISIONS	
07/25/2018	QTY COMMENTS
CAD FILE	23473ACCESS
PROJECT NO.	23473
	C8.0

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B	12
	AO	Aesculus glabra	Ohio Buckeye	1.5" Cal.	B&B	19
	BR	Betula nigra	River Birch	2.5" Cal.	B&B	8
	CO	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	11
	GK	Gymnocladus dioica	Kentucky Coffee Tree	2.5" Cal.	B&B	12
	JE	Juniperus virginiana	Eastern Red Cedar	8" Ht.	B&B	14
	MP	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal.	B&B	23
	OV	Ostrya virginiana	American Hophornbeam	1.5" Cal.	B&B	20
	PD2	Picea glauca 'Densata'	Black Hills Spruce	10" Ht.	Transplant	10
	PD	Picea glauca 'Densata'	Black Hills Spruce	6" Hgt.	B&B	34
	PP	Pinus ponderosa	Ponderosa Pine	6" Hgt.	B&B	7
	QR	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	11
	TS	Tilia americana 'Sentry'	American Linden	2.5" Cal.	B&B	11

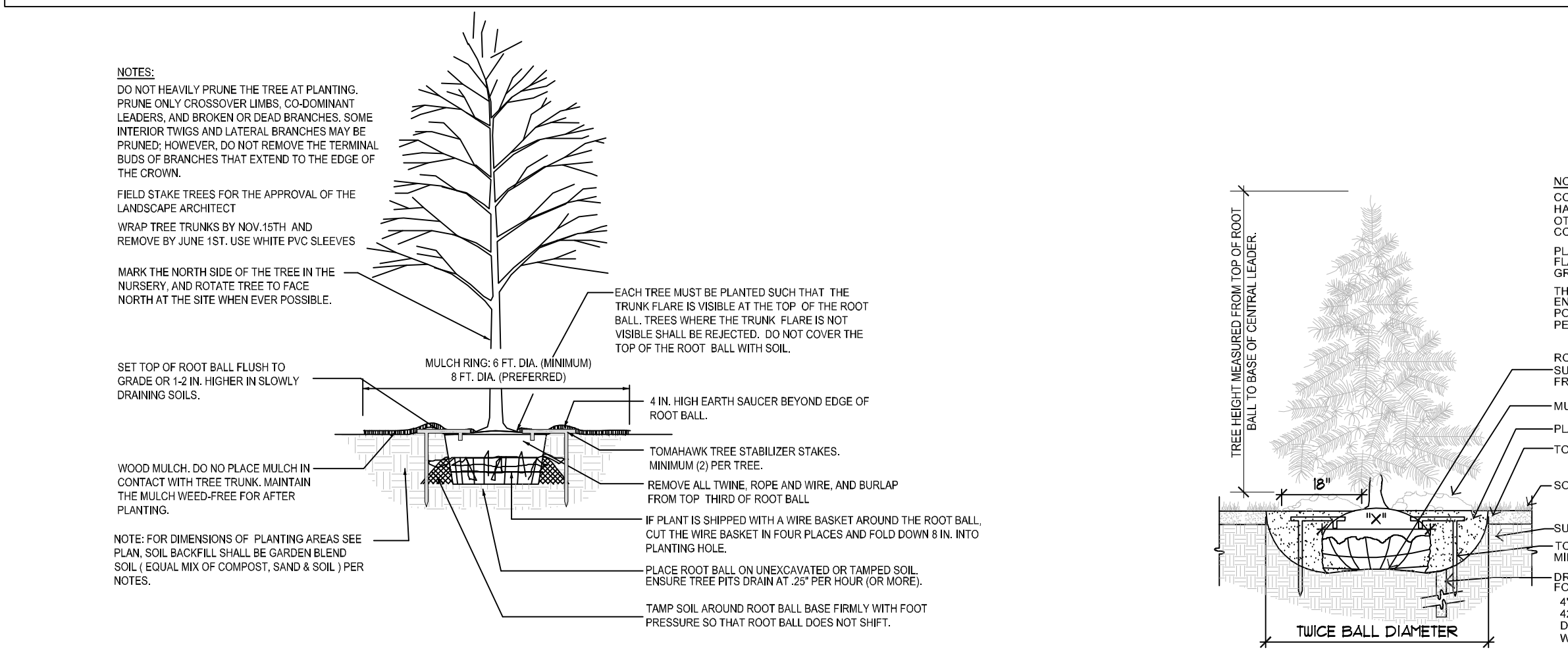


TYPICAL COLUMN MONUMENT PLANTING ENLARGEMENT:

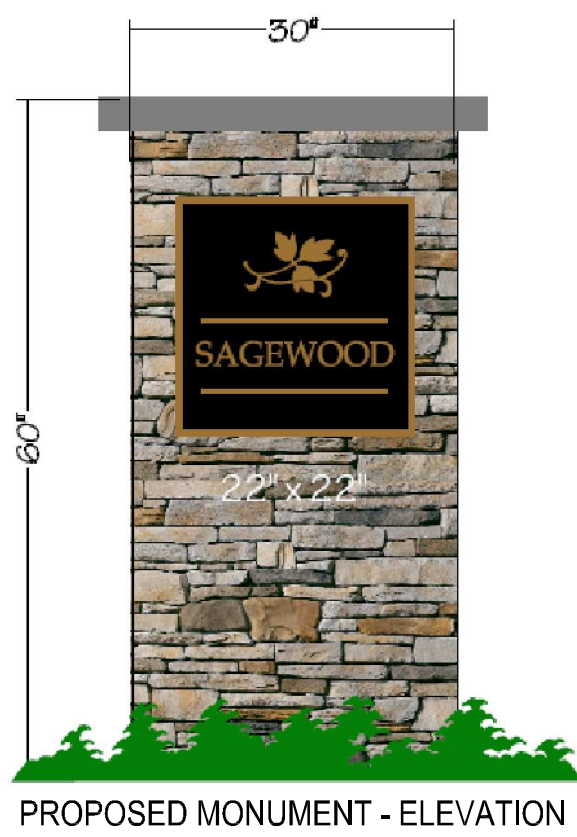
PLAN NOT-TO-SCALE - SEE LANDSCAPE PLAN FOR LOCATIONS.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	HR	Hemerocallis x 'Red Hot Returns'	Red Hot Returns Daylily	1 gal.	Pot	16
	PF	Perovskia atriplicifolia 'Filigran'	Russian Sage	1 gal.	Pot	12
	SM	Schizachyrium scoparium 'Minnblue A'	Blue Heaven Little Bluestem	1 gal.	Pot	14
	SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Pot	14

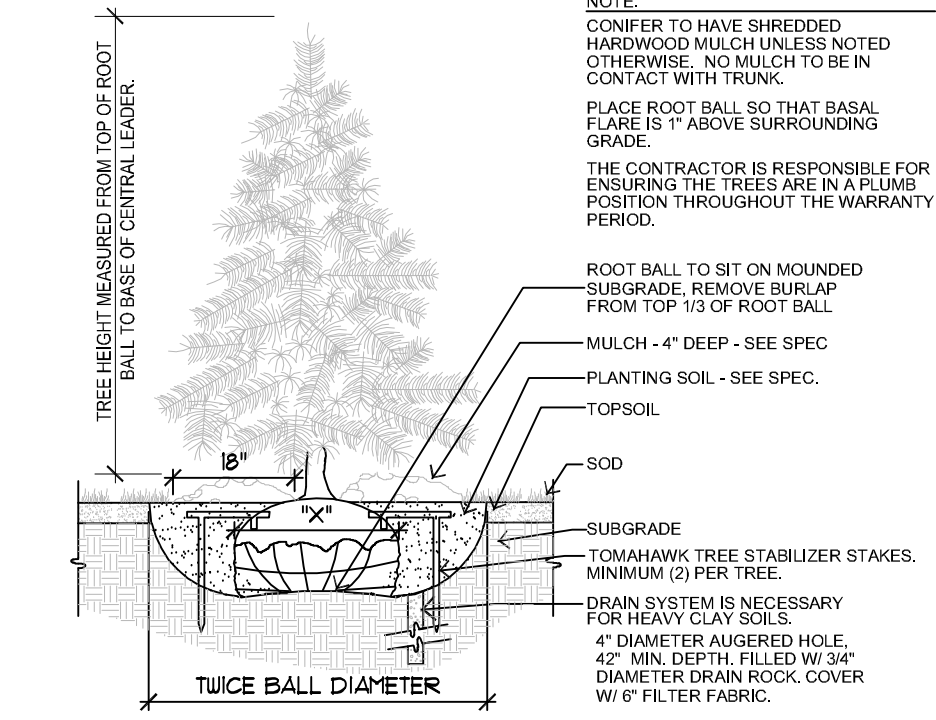
COLUMN MONUMENT PLANT SCHEDULE (TYP. OF 2)



1 DECIDUOUS TREE PLANTING - SECTION
6.3 NOT TO SCALE



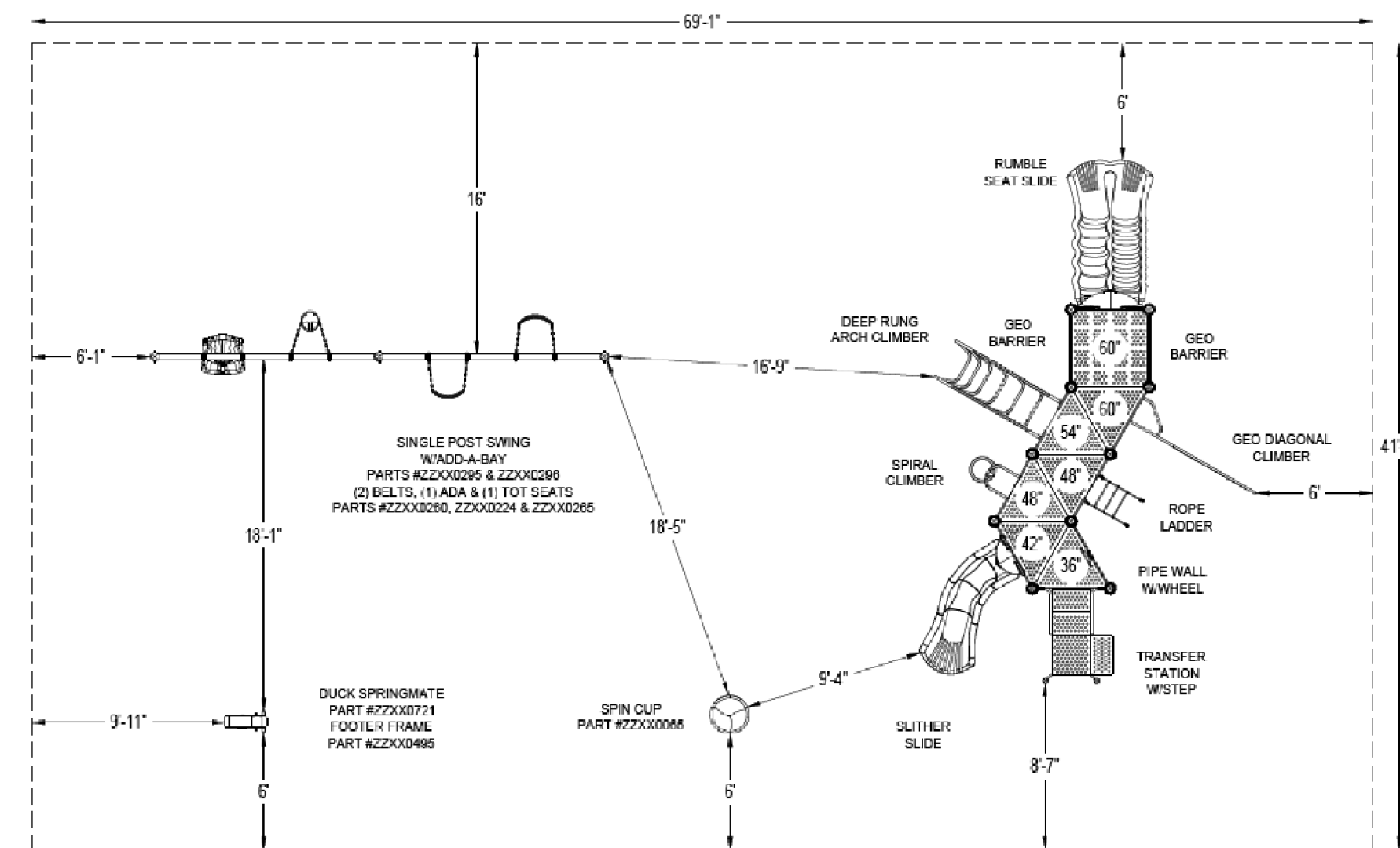
PROPOSED MONUMENT - ELEVATION



2 CONIFEROUS TREE PLANTING - SECTION
6.3 NOT TO SCALE

Landscape Notes:

1. Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval. Coordinate irrigation connection point, controller, back-flow, rain sensor, sleeving, and valve locations with the general contractor.
18. All edger shall be professional grade black steel edger, 1/8" Thick, 12" straight lengths (if noted). Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Unless otherwise noted/indicated, plant beds shall receive 4" depth single-shred hardwood mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.
21. Rock mulch for shrub planting areas (if noted) shall be 3/4" dia. inch limestone rock mulch. Submit mulch samples for approval.
22. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
23. Turf installation activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, and warranty.
24. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
25. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan, including the stump to 30" below grade.
26. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
27. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
28. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
29. See Site and Civil plans for grading, utilities, and additional information regarding the project.
30. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall have no less than 6" of imported, pulverized topsoil. Slope away from building.
31. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
32. Fencing (if noted) per Architect's Plans and Specifications.
33. Landscape contractor shall coordinate tree removal activities and ensure all trees designated for removal are gone before start of landscape installation. Grind stump to 30" below grade and back-fill with topsoil.
34. All disturbed areas are to receive turf sod or seed to establish final vegetation.
35. Retaining walls and stairs (if noted) require structural engineering, by others.
36. Native Seed Areas: Prairie seeding contractor is required to include a 3 year warranty with maintenance in base bid. Prairie contractor shall provide the Owner with a proposal for (2) additional years of prairie maintenance, in addition to the (3) year warranty. It shall be the Owner's option to continue maintenance of the native prairie areas after the 1 year warranty expires. Maintain under warranty per MnDOT Seeding Manual, 2014 edition. Warranty includes seeding contractor on-site maintenance visits for mowing, weeding, spot-spraying invasives, garbage removal, and re-seeding bare areas larger than 6"X6". Ensure cover crop achieves 80% germination and erosion is not evident. Maintenance requires no less than 4 visits for warranty work per year. An acceptable stand of seeding is full, lush, and free of invasive plants & weeds.



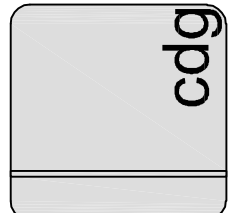
Playground Notes:

1. EQUIPMENT AND LAYOUT SHOWN IS CONCEPTUAL. ACTUAL EQUIPMENT, LAYOUT, INFILL MATERIAL, BORDER, ETC. BY SELECTED EQUIPMENT VENDOR.
2. PLAY AREA SHALL INCLUDE A PAVED ACCESSIBLE ROUTE FROM THE PAVED TRAIL. ACCESSIBLE EVENTS AND TRANSFER PLATFORM(S) ARE TO BE ACCESSED VIA ADA APPROVED SURFACE.
3. EQUIPMENT VENDOR TO ENSURE IMPACT ATTENUATION MEETS NATIONAL PLAYGROUND SAFETY INSTITUTE (NPSI) STANDARDS AND CITY OF CHASKA REQUIREMENTS FOR PUBLIC PLAYGROUND AREAS.
4. EQUIPMENT VENDOR TO POST HOURS OF OPERATION AND SAFETY NOTICES AT ENTRANCE TO PLAY AREA.
5. COLORS OF EQUIPMENT TO BE EARTH-TONES.

LANDSCAPE DETAILS, NOTES, AND SCHEDULES:

PLAYGROUND EQUIPMENT LAYOUT PLAN:

CALYX DESIGN GROUP
Landscape Architecture - Planning
370 Selby Ave. | Suite 301 | Saint Paul, MN 55102
651.788.9018
www.calyxdesigngroup.com



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

Print Name: Benjamin D. Harberg, RLA
Signature: _____
Date: _____

License No. _____

SAGEWOOD
CHASKA, MINNESOTA

PRELIMINARY LANDSCAPE PLAN
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
BH

DATE
7/2/18

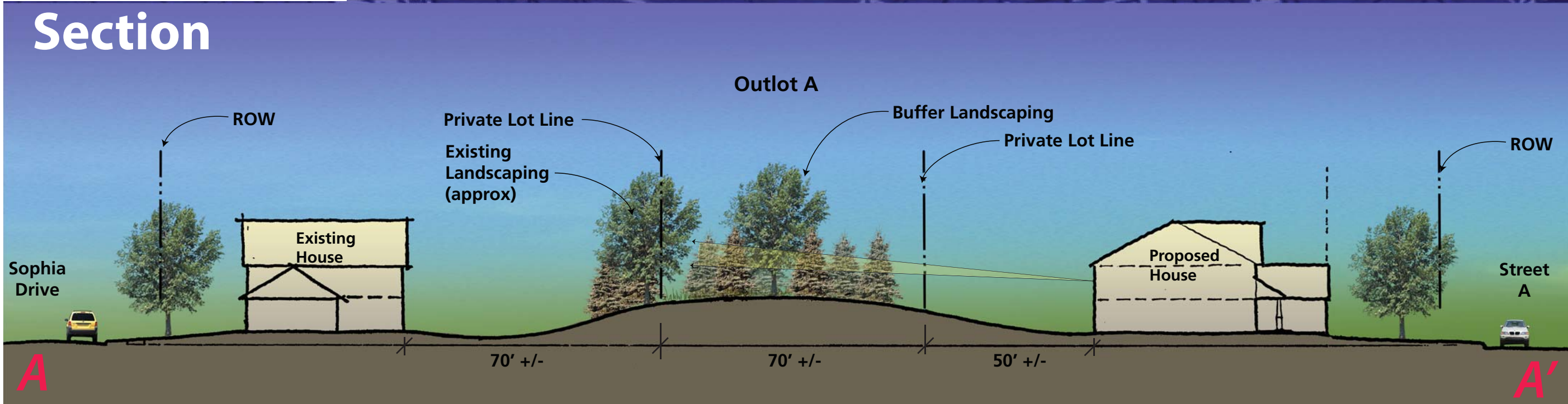
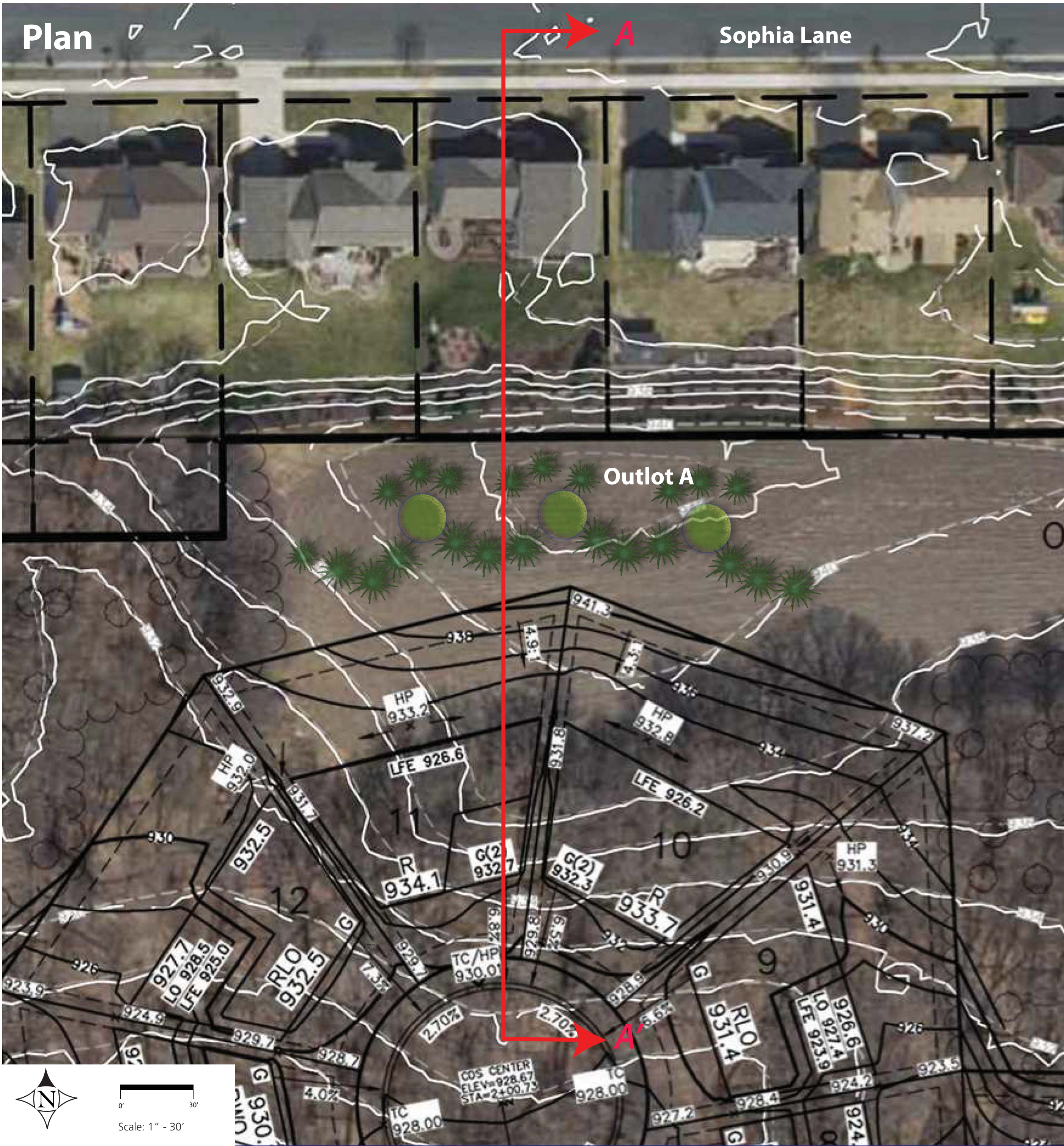
REVISIONS
7/25/18 LAYOUT REVISIONS

CAD FILE
23473-L

PROJECT NO.
23473

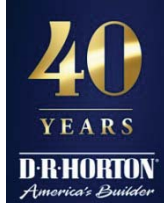
L6.3

ILLUSTRATIVE CROSS SECTION



Westwood

Phone (952) 937-5150 12701 Whitewater Drive
Minnetonka, MN 55343
westwoodps.com



7/25/2018
0011498

Packet Page 189 of...

SAGEWOOD
CHASKA, MN

Technical Memorandum

To: Joel Cooper, James R. Hill Inc.
From: Bryant Ficek, PE, PTOE
 Max Moreland, PE
Date: July 10, 2018
Re: Traffic Assessment – Sagewood Residential Development in Chaska

A 55-unit, single-family home development is proposed west of Clover Preserve Drive in Chaska, Minnesota. Vehicle access to the development will be split between two points:

- 14 units off a western extension of Clover Field Circle
- 41 units off a western extension of Preserve Lane Court

This technical memorandum presents a high-level traffic analysis of the proposed development and addresses transportation concerns about the development. A site plan, dated June 1, 2018, is attached for reference.

Study Area

Table 1 shows the primary characteristics of the key roadway corridors around this site. For these locations, daily traffic volume data is not available. The daily volumes are estimated based on the surrounding characteristics and trip generation estimates.

Table 1 – Study Corridor Characteristics

Name	Designation ¹	Daily Traffic Volume ²	Speed Limit	Lanes	Fixed Route Transit	Bike/Ped Facilities
Clover Preserve Drive	Local	650	30 mph	2 undivided	None	Sidewalks both sides
Preserve Lane Court	Local	50	30 mph	2 undivided	None	Sidewalks both sides
Clover Field Circle	Local	100	30 mph	2 undivided	None	Sidewalks both sides
Clover Field Drive	Local	500	30 mph	2 undivided	None	Sidewalks both sides
Schoolmaster Drive	Local	600	30 mph	2 undivided	None	Sidewalks both sides

¹ Source: Chaska 2030 Comprehensive Plan.

² Source: Estimated based on surrounding characteristics and number of homes. Rounded to nearest 50.

Estimated Traffic Generation

Trip generation for the proposed development was established using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition*. Spack Consulting also has local data compiled through various studies across the Twin Cities. Local data is often preferred as it reflects the area's driving patterns better than national data. Table 2 shows the resulting new trips based on ITE and local data, respectively.

Table 2 – Trip Generation – New Trips on a Weekday

Land Use - Size	Data Source	Daily			AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached Housing – 55 units	ITE	260	260	520	10	31	41	34	20	54
Single Family Homes – 55 units	Local	254	254	508	10	28	38	29	21	50

As shown in Table 2, for a typical weekday both the local and ITE trip generation data forecast roughly 510 daily vehicle trips, 40 a.m. peak hour vehicle trips and 50 p.m. peak hour vehicle trips. It can be expected that approximately 75% of those trips will use the access on Preserve Lane Court and 25% of those trips will use the access on Clover Field Court.

Daily Volume Analysis

While many factors contribute to a road feeling congested, the two biggest factors are volume, how many vehicles are using the road, and capacity, how many vehicles the road can accommodate a day. Transportation professionals use these pieces of information to create a ratio of volume to capacity. For example, a road with a volume to capacity ratio of 1.0, where the traffic demand is nearly equal to the traffic supply, will feel congested to motorists.

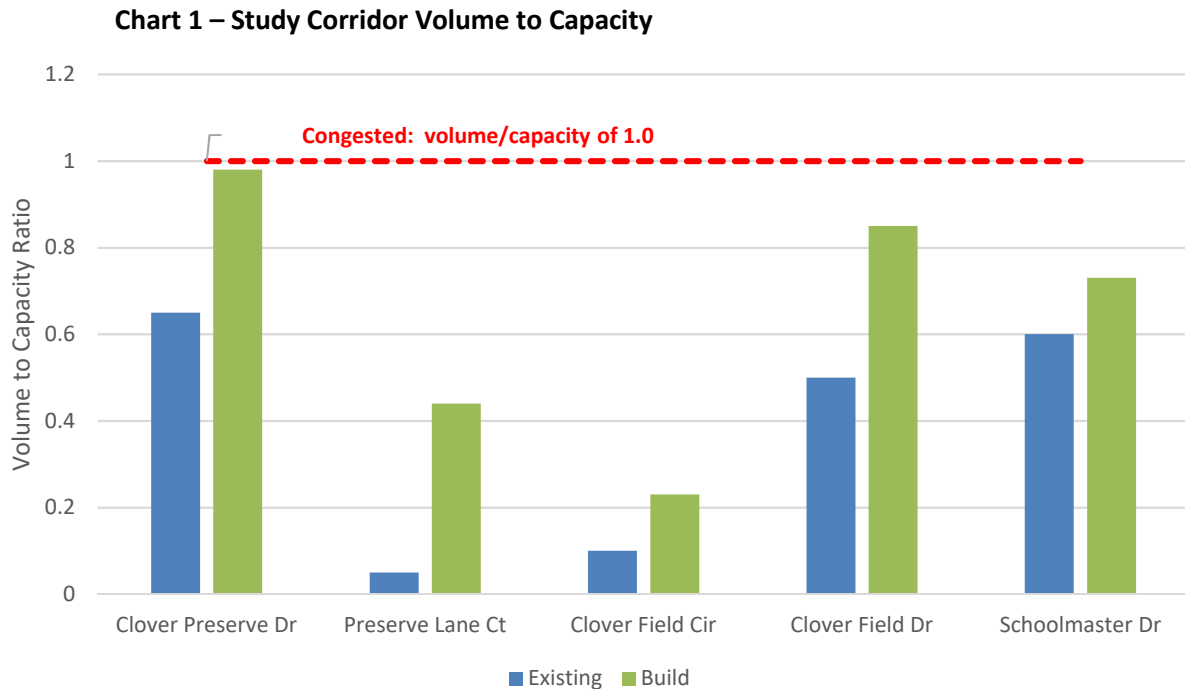
Below is a rough guide of the daily traffic volumes different types of roads can accommodate based on Exhibits 16-16 and 12-39 of the *Highway Capacity Manual, 6th Edition*. If the Average Daily Traffic (ADT) volume on a roadway is below the threshold, then it is considered un-congested. If the daily volume falls inside the range, the road is almost congested. If the daily volume is over the threshold, the road is congested.

- 2-Lane (one in each direction with left turn lanes at busy intersections and coordinated signals), undivided street, are considered congested with a volume between 8,900 to 18,300 vehicles per day.
- 4-Lane, undivided street (two in each direction with left turn lanes at busy intersections and coordinated signals), – 18,600 to 36,800 vehicles per day.

The City of Chaska uses a daily capacity of 10,000 vehicles per day for an undivided two-lane road, with an approaching capacity (85%) of 8,500 vehicles per day.

The above capacities represent physical capacity in ideal roadway conditions. Research from UC Berkley, for example, indicates the quality of life along a residential street is negatively impacted when the ADT exceeds 1,000 vehicles per day. Therefore, the 1,000 vehicle per day threshold is used for the capacity along neighborhood two-lane roads even though its physical capacity is approximately ten times larger.

To provide an initial planning level screening, Chart 1 provides volume to capacity ratios of the study corridors with and without the development traffic (existing and build scenarios) to determine if any of the roadway corridors are candidates for additional through lanes.



As shown in Chart 1, with the added traffic from the 55 single family homes, the roadways surrounding the site will still operate at or below the 1,000 vehicle per day quality of life threshold. In addition, these roadway volumes will all be well under the actual capacity of the two-lane undivided streets.

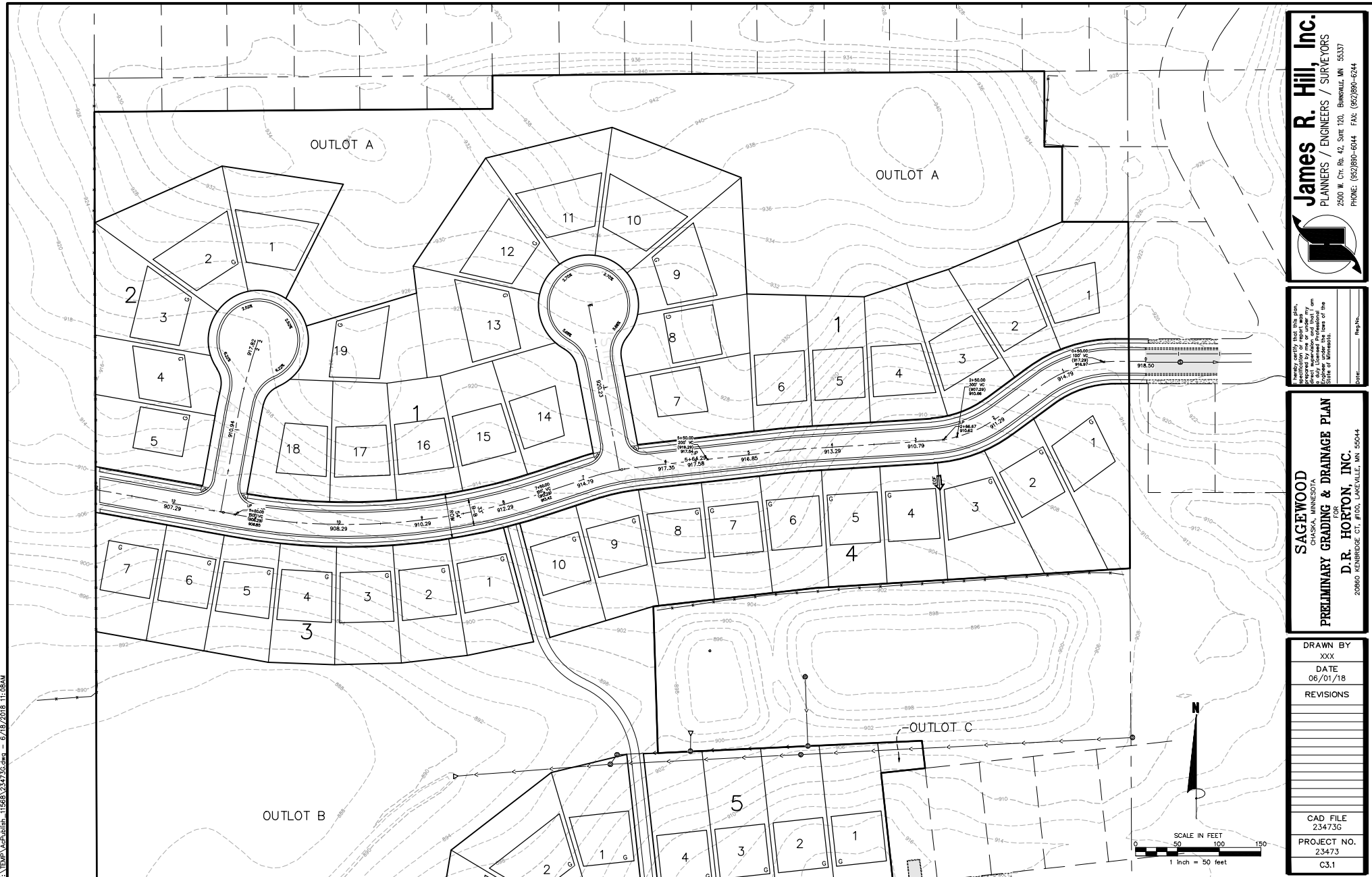
Assessment

This evaluation presents a general assessment of access and circulation. Several categories are evaluated and separated below:

- **Access:** As mentioned, 41 of the homes will be accessed via a westward extension of Preserve Lane Court and 14 of the homes will be accessed via a westward extension of Clover Field Circle. The Clover Field Circle extension will end in a cul-de-sac while the Preserve Lane extension will be open-ended on the west side allowing for potential future expansion to the west. Since both accesses are extensions and not new access points along a roadway, there are no concerns with these accesses.
- **Turn Lanes/Traffic Control:** No turn lanes exist at the access points. Due to the residential nature of the area, added turn lanes are not recommended. With the accesses being extensions of roadways, no added traffic control is needed at existing intersections.
- **Vehicle Circulation:** Based on the site plan, good vehicle circulation is expected for the proposed development. To allow for westbound vehicles on the far west end of the Preserve Lane Court extension the ability to turn around, including garbage and delivery trucks, a hammerhead type turnaround is recommended. This design would be similar to what exists on the current west end of Clover Field Circle today and could be removed/redesigned when Preserve Lane Court is extended at a future date.
- **Comprehensive Plan:** Chaska's 2030 Comprehensive Plan shows no changes to the roadway system in the immediate area of the proposed development through the year 2030. The plan matches the extension of the residential areas expected in this area.

- Multi-modal: The proposed plan extends the sidewalks adjacent to the roads in the area. A trail connecting the two separate areas/street is also provided. Both continue building on the City's pedestrian network. As a residential, low-speed road, the proposed streets will accommodate vehicle traffic as well as on-street parking and bicycle/pedestrian movements as this mix of traffic is expected on these roads.
- Need for Traffic Impact Study: General guidelines suggest a full Traffic or Transportation Impact Study is needed when the expected trip generation exceeds 1,000 vehicles per day or 100 vehicles per peak hour. Based on the information presented, this residential development is below that level of vehicular traffic. As shown, the increase on the surrounding roads remains below both the quality of life capacity threshold and the higher planning level capacity. Therefore, no additional traffic or transportation report is expected to be required.

Attachment - Site Plan



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CY. RD. 42, SUITE 120, BARNETT, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

DATE: 06/01/18
PAGE NO.: 194

SAGEWOOD
CHASKA, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
D.R. HORTON, INC.
20660 KENRIDGE CT, #103, LANEVILLE, MN 55044

DRAWN BY: XXX
DATE: 06/01/18
REVISIONS:
CAD FILE: 23473G
PROJECT NO.: 23473
C3.1

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

Date: _____ Reg. No. _____

SAGEWOOD
CHASCA, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
D.R. HORTON, INC.
20640 KENBRIDGE CT., #100, LAKEVILLE, MN 55044

DRAWN BY
XXX
DATE
06/01/18
REVISIONS
CAD FILE
23473G
PROJECT NO.
23473
C3.2

ORDINANCE NO. xxx

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
OF THE CITY OF CHASKA BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF
CHASKA FROM THE RURAL (R) ZONING DISTRICT TO PLANNED RESIDENTIAL
DEVELOPMENT DISTRICT NO. 73 (PRD-73) AND BY ESTABLISHING PERMITTED USES
AND REGULATIONS FOR PRD-73 (SAGEWOOD)

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate situated in the City of Chaska is hereby removed from the Rural Zoning District (R) and rezoned to Planned Residential Development District No. 73 (PRD-73) for all of Blocks 1-6 of Sagewood.

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

1. Existing Conditions, prepared by James R. Hill, Inc., dated July 25, 2018
2. Site Information, prepared by James R. Hill, Inc., dated July 25, 2018
3. Drainage Maps, prepared by James R. Hill, Inc., dated July 25, 2018
4. Preliminary Plat (pgs 1-3), prepared by James R. Hill, Inc., dated June 22, 2018
5. Preliminary Erosion & Sediment Control Plan, prepared by James R. Hill, Inc., dated July 25, 2018
6. Erosion & Sediment Control Details, prepared by James R. Hill, Inc., dated July 25, 2018
7. Erosion & Sediment Control Notes, prepared by James R. Hill, Inc., dated July 25, 2018
8. Preliminary Grading & Drainage Plan - Overall, prepared by James R. Hill, Inc., dated July 25, 2018
9. Preliminary Grading & Drainage Plan - North, prepared by James R. Hill, Inc., dated July 25, 2018
10. Preliminary Grading & Drainage Plan - South, prepared by James R. Hill, Inc., dated July 25, 2018
11. Preliminary Sanitary Sewer & Water Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
12. Preliminary Sanitary Sewer & Water Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
13. Preliminary Storm Sewer Plan – North, prepared by James R. Hill, Inc., dated July 25, 2018
14. Preliminary Storm Sewer Plan – South, prepared by James R. Hill, Inc., dated July 25, 2018
15. Construction Details, prepared by James R. Hill, Inc., dated July 25, 2018

16. Preliminary Tree Preservation Plan, prepared by James R. Hill, Inc., dated July 25, 2018
17. Construction Access Plan, prepared by James R. Hill, Inc., dated July 25, 2018
18. Preliminary Landscape Plan (pgs 1-3), prepared by Calyx Design Group, dated July 25, 2018
19. Traffic Assessment (pgs 1-6), prepared by Spack Consulting, dated July 10, 2018
20. Illustrative Cross Section, prepared by Westwood, dated July 25, 2018

Section II. **PRD-73 District regulations.** Permitted uses and regulations applicable to the PRD-73 District is hereby amended to read as follows:

A. Intent

The intent of PRD-73 is to create a Low Density Residential neighborhood that preserves the natural amenities unique to this site.

B. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-6 of the recorded plat of Sagewood, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 3.1.2.2, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4.
2. The principle building setbacks for Sagewood shall be:
 - a. Front, house: 26 feet
 - b. Front, unenclosed porch: 20 feet
 - c. Rear: 20 feet
 - d. Side: 5 feet
 - e. Side, corner: 26 feet
3. The accessory structure setbacks for the development shall be:
 - a. Front: 26 feet
 - b. Rear: 5 feet
 - c. Side, corner: 26 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Preservation of trees as denoted in the Tree Preservation Plan.
5. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, and are as follows:
 - a. Lot 7, Block 1
 - b. Lot 14, Block 1
 - c. Lot 18, Block 1
 - d. Lot 5, Block 2

6. 4" window wrap on all elevations and the utilization of fiber cement siding on the front elevations shall be required for each home.

C. Outlots

The following described real estate shall be limited in its use to Tree Preservation/Permanent Open Space for all of Outlot A, monument signage for all of Outlots B and C, stormwater ponding for all of Outlot D, parkland for all of Outlot E, and open space for all of Outlot F, all in the plat of Sagewood, Carver County, Minnesota.

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

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of August, 2018.

Windschitl, Mayor

Attest: _____
Deputy Clerk

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
8/8/2018

Subject: Variance Request - Signage at Southwest Christian High School

Applicant: Southwest Christian High School

Location: 1981 Bavaria Road

Case No.: P.C. No. 2018-21

Synopsis: Applicant is requesting a variance to increase the size and quantity of signage at Southwest Christian High School as well as provide internal illumination that is not allowed by ordinance.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend denial to the City Council.

SITE

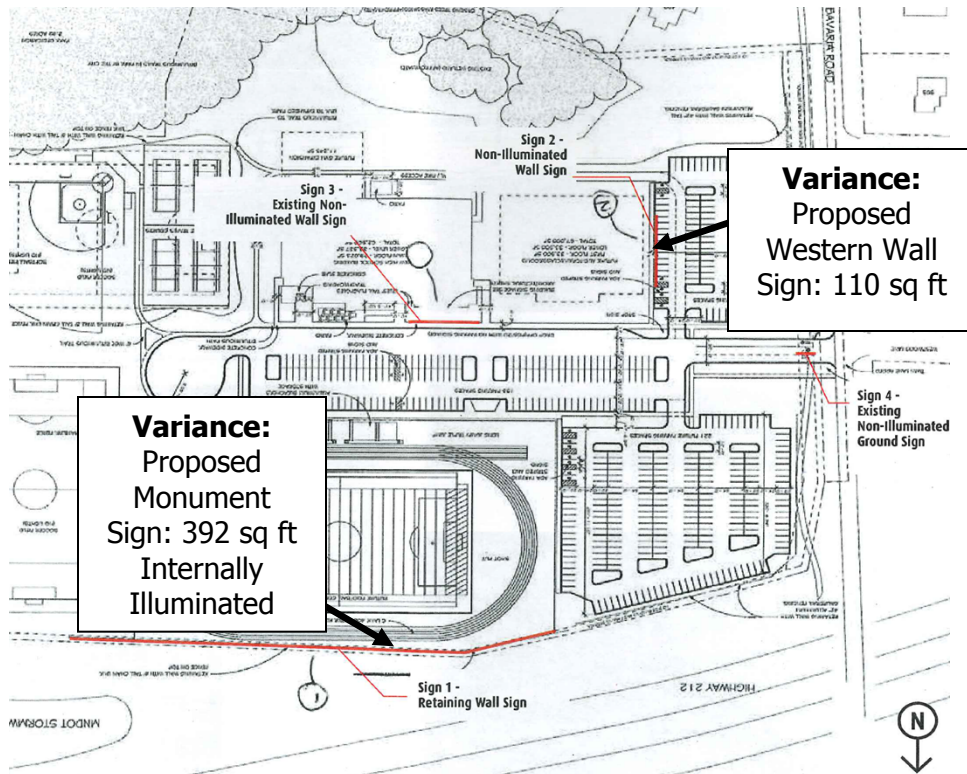
Southwest Christian High School is located at 1981 Bavaria Road, which abuts Bavaria Road on its west edge and Highway 212 on its north edge. The area is zoned R1-A (Low Density Single Family Residence).

REQUEST

The applicant is requesting a variance for signage on Southwest Christian High School that increases size of the wall and monument signs, increases the quantity of monument signs, and provides internal illumination of the monument sign, which goes against the sign ordinance allowance for this zoning district.

The applicant currently has two signs on the property. One wall sign on the north façade, and one monument sign on the west edge of the property facing Bavaria Road. The site has two street frontages so they are allowed up to two wall signs each at 32 square feet in size; it should be noted that the existing north wall sign is 58 square feet, which exceeds the sign ordinance allowance. Why this occurred is for reasons unknown to current staff. Only one monument sign is allowed for the site at 32 square feet, which they have already utilized on the entrance of Bavaria Road. Internal illumination of signs is not allowed in the residential zoning districts.

Specifically, the applicant is requesting a variance for the size allowance on their proposed western wall sign facing Bavaria Road. They are requesting a 110 square foot wall sign, where 32 square feet is allowed by ordinance. The applicant is also requesting an additional monument sign (i.e. retaining wall sign) facing Highway 212 that will be 392 square feet and have internal illumination, where only one monument sign at 32 square feet in size and no internal illumination is allowed for the site.



REQUIREMENTS

The zoning ordinance (Section 10.3 Residential Sign Regulations) states that within Residential, Rural, Open and Planned Residential Districts, the following signs are permitted subject to the following requirements:

10.3.1.c) Educational, Religious and Public Institution Signs: For each educational, religious, public or private institution, nursing home property or similar property, signs are permitted subject to the following requirements:

i) *Monument signs:*

- One sign not to exceed 32 square feet in display area;
- Five (5) feet maximum height as measured from the abutting street grade;
- Single or double faced.

ii) *Wall mounted signs:*

- One wall sign, except when more than one building facade has street frontage. In this instance, an activity may have one wall sign for each facade with street frontage. The sign area shall not exceed 32 square feet or 10% of the area of the facade on which the sign is located, whichever is smaller

10.3.3 LIGHTING: Within the Residential, Rural, Open and Planned Residential Districts, illumination of a sign for property used in whole or in part as a residence shall only be provided by an external light source.

FACTS

Variance:

In order for a variance to be granted, the applicant must provide a written statement containing the following:

- Conditions that create a hardship (see hardship definition below) that would prohibit reasonable development without a Variance;
- Conditions on the property that create a hardship 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.

Definition

Minnesota State Statute in Chapter 462.357, Subdivision 6, (2), defines "undue hardship" as: "... means the property in question cannot be put to a reasonable use if used under conditions allowed the official controls, 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 shall not constitute an undue hardship if reasonable use of the property exists under the terms of the ordinance..."

The general standards for approval of a variance are found in Section 14.8.1, of the Zoning Ordinance, which states the following:

"The City Council may grant variances from the literal provisions of this Ordinance where their strict enforcement would cause undue hardship because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of this Ordinance."

"Undue hardship" as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under conditions required by the official controls, the plight of the landowner is due to circumstances unique to his property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Undue hardship also includes, but is not limited to, inadequate access to direct sunlight for solar energy systems.

Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of this Ordinance. Variances shall be granted for earth-sheltered construction as defined herein when in harmony with this Ordinance.

The City Council may not permit as a variance any use that is not permitted under the Ordinance for property in the district where the affected person's land is located. The City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The City Council may impose conditions in the granting of a variance to insure compliance and to protect adjacent properties."

The following are some of the questions Staff asks with each variance request.

- ☐ 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?

STAFF EVALUATION

Staff has evaluated the variance requests, and has listed them below with their corresponding analysis.

Variance Requests:

1. The applicant is requesting to enlarge the sign on the western façade almost 3x the allowable square footage (110 square feet) so as to be visible from the road. It should be noted that the zoning ordinance allows for a monument sign in this zoning district. The purpose of the monument sign is meant to be seen from the street level and alert cars of a site's identity. The school currently has a monument sign up to its maximum limitation, which is oriented on the school's entrance off of Bavaria Road. Upon driving up and down Bavaria Road, staff has concluded that the existing monument sign serves its purpose of easily and conveniently identifying the site. Because of this the applicant's request to enlarge the western wall sign 3x the allowable square footage goes beyond what is necessary to legibly read the name of the school.

2. The applicant is also requesting a retaining wall sign facing Highway 212 with internal illumination. A retaining wall sign would be counted as an additional monument sign; the applicant currently has one monument sign which satisfies the use's total monument sign allowance. In addition to that, the sign is 392 square feet in size, which is almost 10x the size allowance for a monument sign in this zoning district/use. The applicant has not provided justification or proof of hardship that indicates a need for this sign, rather it is only iterated as a future desire. In any sense, staff is obligated to review this as a part of this variance request. Staff would conclude that this sign proposal goes beyond what is necessary to identify the school. Internal illumination for a school sign in a residential area/zoning district will also set a negative precedent in the community. Staff concludes that this should not be approved.

The applicant is stating that one reason they need a variance is because this facility is going to be a performance arts building. Most of the square footage is height because of the nature of the theatre performance building to contain the fly system for sets and curtains. This building height condition causes large square footage that will dwarf the sign if it is within ordinance size.

Another reason stated by the applicant is due to the fact that the signs will not be allowed internal illumination. Because of this they should be allowed additional size to be able to be seen in evening hours, especially during the October-March months when sundown comes much earlier in the day.

Another reason stated by the applicant is as a school, there are frequent visitors arriving at the school for the first time; visiting athletic teams, officials, grandparents, event attendees, local residents. For the school, it is critical to quickly and easily identify where the school is. The name of the school requires 31 characters in the sign; this number of characters justifies a square foot variance.

Staff feels that the applicant will achieve very good visibility without any of the variances requested. They will have excellent visibility off of Bavaria Road with the building, their current signs, and proposal for an additional wall sign that will stay within the ordinance requirements. The property can still be reasonably used, and has provided/can provide adequate signage. Granting the request to increase the wall and monument sign size, and provide internal illumination, would not be compatible with the residential context. And because of that Staff feels that the aforementioned reasonings do not provide any justification for the applied variances.

FINDINGS

Staff concludes that no variance should be granted for the proposed Southwest Christian High School signage based on the following:

- The variance would be contrary to the intent and purpose of the ordinance for Educational signs.
- The variance would set a negative precedent.

- The variance would not be appropriate in the residential context.
- The applicant's request for visibility can be accomplished without the variance. The applicant currently has a monument sign visible from Bavaria Road, as well as allowance for an additional wall sign facing Bavaria Road. This eliminates the need for the variance.
- The variance, if not granted, does not impose a hardship that prohibits reasonable development and use for the applicant (as defined by Minnesota State Statute in Chapter 462.357, Subdivision 6, (2),).

As stated, Staff cannot support the variance for the increased size of the wall and monument signs, increased quantity of monument signs, and internal illumination of the monument sign.

ALTERNATIVES

Staff would like to point out a couple alternative sign options that the applicant can explore that would not require a variance application. These alternatives are based on existing conditions and looking at similar uses in the community in terms of what can be applied:

- 1) Wall Sign Alternative #1: the City has two different sections of the sign code that set standards for school uses; one is under Section 10.3 (Residential Sign Regulations), which is applicable to this site, and one is under Section 10.4 (Public Use Districts' Sign Regulations). Chaska's community schools typically fall under this section because they are located in the Public Use zoning districts. The sign ordinance allows for these zoning districts/uses to have up to 40 square feet in wall signage. Staff would be amenable to Southwest Christian High School's second wall sign to be up to 40 square feet in size.
- 2) Wall Sign Alternative #2: another suitable alternative would be to take the existing north wall sign (58 square feet) and relocate it to the western façade; this sign has already been approved by the City, again for reasons unknown to current staff, but would provide more square footage than what the current ordinance allows. The secondary 40 square foot wall sign can be oriented on the north side in the former location of the 58 square foot wall sign.
- 3) Monument Sign Alternative #1: like wall signage, the City would be amenable to Southwest Christian High School having one monument sign up to 50 square feet in size and 5 feet in height, consistent with the monument sign allowance for Public Use districts. Illumination by an external light source would be supported. The school would have to choose if they wish to replace the current monument with a 50 square foot monument sign.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend denial of the variance to City Council.

July 2, 2018

Liz Hanson, City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Re: Sign variance application written statement

The excitement is building: Southwest Christian High School is excited to be at enrollment capacity of 60,000 square feet school building completed in 2012. The expansion of an additional 60,000 square feet building will include more classrooms, school counselor offices, engineering/science labs, industrial arts/pro-tech instruction and a performing arts auditorium. Completion of this addition in October 2018 will allow Southwest Christian High School to expand beyond the expected fall enrollment of over 360 students.

Building Size: Based on the size and height of the 60,000 square feet addition, the sign request is for 110 square feet of sign as referenced on sheet 3.5A. The size and distance set back from Bavaria Road require larger letter size to make sign legible for approaching visitors on Bavaria Road. The larger sign allows for traffic at 30-40 mph to safely identify arrival destination. This recent photo is view standing in future parking lot along Bavaria Rd. It provides an excellent scale of height to reference. The 6 feet people and 6 feet scaffolding sections clearly illustrate a sign height of 28 ¾ inches is the minimum needed to be legible.





Variance Request: This request is to permit a sign of 28 ¾ "height. According to sign ordinance, the sign would only be 15 ½ inches high and not legible as indicated on plans sheet 3.5B. Our requested variance is a 110 square foot sign (28 ¾" x 54 9/16 ") on the west facing side of building as indicated on plans sheet 3.5. City ordinance for educational, religious, and public institutions signage is not to exceed 32 square feet or 10% of the area of the facade on which the sign is located, whichever is smaller. Included in this request is a future retaining wall sign indicated on plans as sign 1. Sign 1 is for a future retaining wall facing Highway 212. It is not the subject of most of this summary. It is included to provide a future overall sign master plan.

This request will not impair health, safety, comfort and general welfare of the public. In fact, it will enhance the safety by describing the location of Southwest Christian High School. This building could be a great resource to the residents of Chaska in the event of an unexpected natural disaster within our community requiring large scale shelter relief.

This request will not be contrary to intent and purpose of city plans, maps, or ordinances. It will indeed improve by labeling the description of our building and provide additional school resources within City of Chaska.

This request does not ask for a use within a district that is not allowed. Southwest Christian High School is a school building providing classroom instruction to students grade 9 – 12.

This sign request is reasonable and doesn't go beyond what is necessary to legibly read the name of high school property. The sign isn't excessive keeping text to name of school.

This sign variance is to label school building at the entrance of our campus. There are not alternative locations as there is only one school entrance.

This sign variance is not for a highly illuminated retail sign. It is a basic school/performing arts sign that stays within the character of City of Chaska schools and neighborhoods.

This sign variance is larger to city code height restrictions based on the nature of the height of the auditorium. The use of the building is not impaired by not having a sign, but it is usual and customary for schools to have signs clearly labeling them.

This sign variance improves current signage. During most of the winter school season, snow covers the ground monument address sign. The current signage is conforming to sign ordinances. There are not any non-conforming conditions on existing property.

This sign variance request has no impact on supply of light and air to adjacent property. This sign variance will in fact improve traffic congestion by easily identifying arrival at destination. Residential property values improve with nearby schools within vicinity of homes.

Hardship: This facility is a performing arts building. Most of the square footage is height due to the nature of a theatre performance building to house the fly sets. This building height square footage causes the sign height within ordinance to dwarf in size. This state of the art performing arts auditorium will have seating of 780.



Abutting property:

North neighbors: Highway 212 and Amberg Lane beyond Highway 212. Sign variance request for sign 2 is west facing and isn't visible to residents on Amberg Lane.

East neighbors: Green soccer fields separate our building from neighbors to the East. There are just a few houses on White Oak Drive before the East Creek wetlands. These houses are separated by fences and trees. There are not any signs facing East. These neighbors are not at all affected by sign variance request.

South neighbors: Neighbors to the south face the back classrooms of our school. There is a pond providing distance to our school. There are not any signs facing south. These neighbors are not at all affected by sign variance request.

West neighbors: Bavaria Rd is adjacent West property. There is a neighborhood beyond Bavaria Rd. These neighbors enjoy utilizing school tennis courts. School does not allow school event parking on Westwood Lane. Proposed sign variance request cannot be seen by neighbors on Westwood Lane based on the distance set back of school auditorium building.



Indirect lighting: The sign specifies only indirect lighting as opposed to illuminated lettering to avoid any light distraction or light pollution for neighboring residents. Not having face lit illumination requires additional size to be able to be seen in evening hours. Most of the school year October – March has early sundown timing requiring larger signage lettering.

School Brand: As a school, there are frequent visitors arriving at the school for the first time: Visiting athletic teams, officials, grandparents, event attendees. It is critical to quickly identify our school identity. Maintaining the brand and official name of Southwest Christian High School requires 31 characters. This number of characters require square foot variance.

Community: Southwest Christian High School desires a professional prominent presence. Most of the families attending Southwest commute to Chaska from neighboring communities. The athletic and performing arts events bring visitors from all around the metro area to Chaska. These visitors will continue to be supportive patrons of Chaska area businesses. Visitors, local residents, and community businesses should all be able to easily identify the location of Southwest Christian High School.

Sincerely,

Leslie Robertson
Development Manager
Southwest Christian High School



Southwest Christian High School
Exterior Signage System
04.30.18

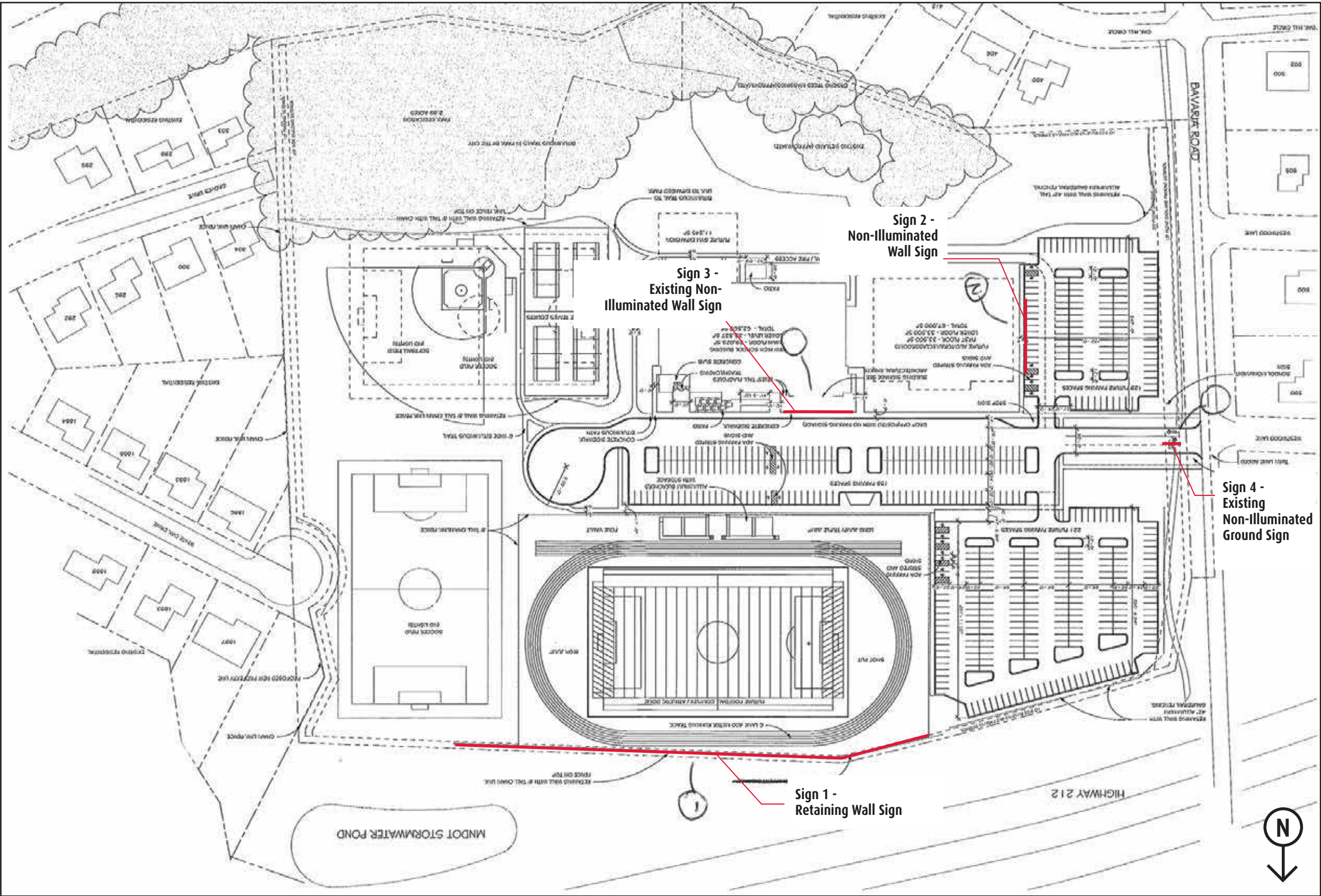


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Square Footage

Sign 1	392 Sq. Ft.
Sign 2 (Option F)	110 Sq. Ft.
Sign 3	58 Sq. Ft.
Sign 4	32 Sq. Ft.

Client: Southwest Christian High School
Project: Exterior Signage
Location: Chaska, MN
Keyword(s): *
Scale: Noted
Date: 02.15.18
Drawn By: TJR
Sales / PM: TC/SH
File Name: 1_SWChristian_Ext_01.18

DRAWING REVISIONS		
RV1: *	RV2: *	RV3: *
RV4: *	RV5: *	RV6: *

DESIGN STATUS: ☐ APPROVED
☐ Approved As Noted
DATE: ☐ Revise & Resubmit
SIGN: _____
Tel 612.332.1223 Fax 612.332.1224



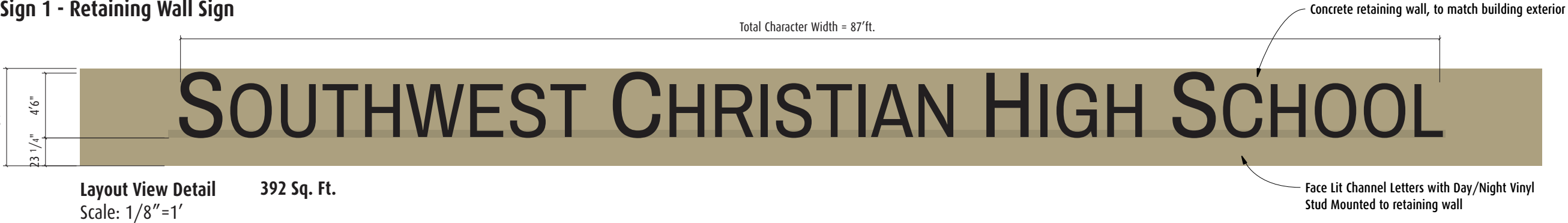
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Sign Type U.2
Retaining Wall Sign

Sign 1 - Retaining Wall Sign



Client: Southwest Christian High School
Project: Exterior Signage
Location: Chaska, MN
Keyword(s): *

Scale: Noted
Date: 02.15.18
Drawn By: TJR
Sales / PM: TC/SH
File Name: 2_SWChristian_Ext_U.2_01.18

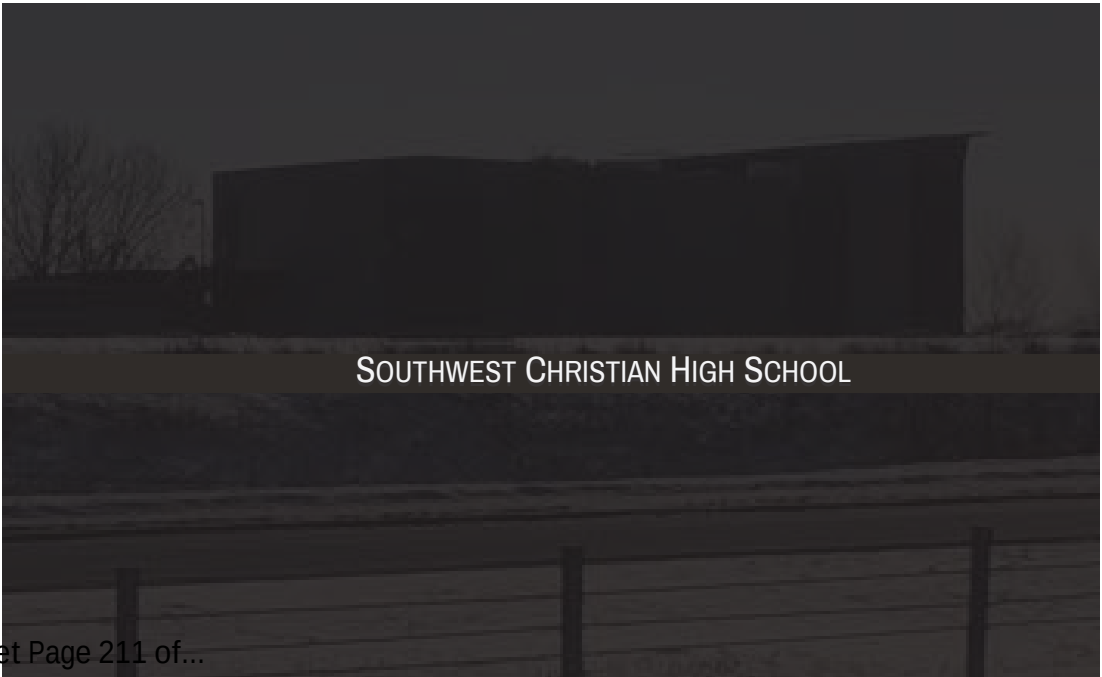
DRAWING REVISIONS		
RV1: *	RV2: *	RV3: *
RV4: *	RV5: *	RV6: *

DESIGN STATUS: ☐ APPROVED
☐ Approved As Noted
DATE: _____
SIGN: _____
Tel 612.332.1223 Fax 612.332.1224

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SHEET 2

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Sign Type Y.2

Option F - Non-Illuminated letters at 110 Sq. Ft.

Specifications
ASI Series: Custom
Size: 28-3/4"(h) x 548-9/16"(w)
Typestyle: Archivo Narrow Bold
Mounting: Stud Mount Letters to building facade
Note(s): * Externally lit by TBD Source
*This sign would require a variance and will need to site verify all dimensions

Proposed New Signage



Client: Southwest Christian High School
Project: Exterior Signage
Location: Chaska, MN
Keyword(s): *

Scale: 1/8"=1'
Date: 03.26.18
Drawn By: TJR
Sales / PM: TC/SH
File Name: 3.5_SWChristian_Ext_Y.2_01.18

DRAWING REVISIONS		
RV1:	RV2: *	RV3: *
RV4: *	RV5: *	RV6: *

DESIGN STATUS: ☐ APPROVED
☐ Approved As Noted
DATE: _____
SIGN: _____
☐ Revise & Resubmit

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SHEET 3.5

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Sign Type Y.2

Option F - Non-Illuminated letters at 63.72 Sq. Ft.

Specifications
ASI Series: Custom
Size: 21-15/16"(h) x 418"(w)
Typestyle: Archivo Narrow Bold
Mounting: Stud Mount Letters to building facade

Note(s): * Externally lit by TBD Source
*This sign would require a variance and will need to site verify all dimensions



Client: Southwest Christian High School
Project: Exterior Signage
Location: Chaska, MN
Keyword(s): *

Scale: 1/4"=1'
Date: 04.30.18
Drawn By: BMV
Sales / PM: TC/SH
File Name: 3.5A_SWChristian_Ext_Y.2_01.18

DRAWING REVISIONS		
RV1: 07.02.18	RV2: *	RV3: *
RV4: *	RV5: *	RV6: *

DESIGN STATUS: ☐ APPROVED
☐ Approved As Noted
DATE: _____ ☐ Revise & Resubmit
SIGN: _____

Tel 612.332.1223 Fax 612.332.1224



SHEET 3.5A

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Option F - Non-Illuminated Wall Sign

Sign Type Y.2

Option F - Non-Illuminated letters at 31.73 Sq. Ft.

Specifications
ASI Series: Custom
Size: 15-1/2"(h) x 295"(w)
Typestyle: Archivo Narrow Bold
Mounting: Stud Mount Letters to building facade

Note(s): * Externally lit by TBD Source
*This sign would require a variance and will need to site verify all dimensions



Client: Southwest Christian High School
Project: Exterior Signage
Location: Chaska, MN
Keyword(s): *

Scale: 1/4"=1'
Date: 04.30.18
Drawn By: BMV
Sales / PM: TC/SH
File Name: 3.5B_SWChristian_Ext_Y.2_01.18

DRAWING REVISIONS		
RV1: 07.02.18	Rv2: *	Rv3: *
Rv4: *	Rv5: *	Rv6: *

DESIGN STATUS: ☐ APPROVED
☐ Approved As Noted
DATE: ☐ Revise & Resubmit
SIGN: _____

Tel 612.332.1223 Fax 612.332.1224

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SHEET 3.5B

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Option F - Non-Illuminated Wall Sign

7.D. Public Hearing: Deny the Variance for...

Packet Page 214 of...

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
8/8/2018

Subject: **Conditional Use Permit for a Residential Facility at 320 Walnut Street North (Rick Ford Building)**

Applicant: Jason Vanderscoff

Case No.: P.C.#2018-29

Location: 320 Walnut Street North across from City Square

Synopsis: The applicant is seeking approval of a Conditional Use Permit that would allow a seventeen-person residential facility for women.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval with conditions to City Council

BACKGROUND

The current Five Stars Facilities located at 1045, 1055, 1057, and 1059 Stoughton Avenue are Men's Residential and Outpatient Facilities. In August of 2015, the Final Site Plan for 1057 Stoughton Avenue was approved, which involved the construction of a new residential treatment facility (1055 Stoughton Avenue) for sixteen men. The Stoughton location houses most of the outpatient staff and all the men's residential staff. Women can access the 1055 Building for Outpatient Treatment, however, there are no inpatient treatment facilities in the area.

The 102 E 2nd Street building is a Mental Health Facility, where outpatient clients receive just Mental Health Services. The 102 E 2nd Street also serves as an outpatient facility for males and female clients in aftercare. This clinic, in the past, has had group meetings running all day every day, which would create an influx of patient traffic throughout the day, but since the addition of the Stoughton location, group meetings have been reduced to two per day. The number of staff and patients have also been reduced at the 2nd Street location and relocated to the Stoughton location.

Just south of the subject property is the Peacock Inn (aka C.H. Klein Mansion) at 314 Walnut Street, which is also operated by Jason Vanderscoff for 5 Stars Recovery. In May 2011, the CUP for a residential facility at the Peacock Inn was approved. This approval allows the property to be used as a nine-person residential facility for women.

CURRENT REQUEST

Five Stars Recovery is requesting a Conditional Use Permit to operate a residential treatment facility at 320 Walnut Street. This treatment will provide alcohol and chemical dependency treatment in a residential setting for up to 17 female patients. This facility will allow Five Stars

Recovery to complement the treatment options provided at their current facility located next door in the Klein Mansion. This new facility gives more ability to provide comprehensive residential, outpatient and continuing after care in conjunction with the facility in the Klein Mansion, by having all the mental and physical health staff located together. According to the applicant and Carver County, there is a severe need for these types of treatment facilities in Carver County. The applicant states that this facility will be an important complement to the services they now provide to the city and county and a welcome addition to the City Square Park neighborhood. The building is located in the R-2 (Medium Density Residential) zone district, which includes the following as a conditional use: "A State licensed residential facility serving seven (7) or more persons".

The proposed facility will be located within an existing building remodeled to contain sleeping rooms for up to 17 women, a dining area served by a commercial kitchen providing complete meal service, lounge spaces, therapist offices and counseling rooms. The exterior of the facility will be unchanged except for the addition of a fire exit stair along the east and southside of the building that has been designed to be complementary to the building.

5 Stars Future in Chaska

Five Stars does not anticipate any additional facilities in Chaska unless the city would allow for expansion on the Stoughton Campus. Further expansion could take place by looking at adding office space or add on to existing buildings, should the city permit it. Future expansion plans would most likely be in other communities.

ENHANCING DOWNTOWN

It has been noted before that the vitality of downtown Chaska is important, and bringing in uses and residences that support downtown businesses and activity is what the community wants to see. Staff has asked the applicant to provide a summary of how this use will provide additional vitality and support to downtown.

The applicant states that the new treatment center will provide new economic activity in the city. The staff will visit local coffee shops and restaurants, as will visitors to the facility. The facility will occupy a now vacant building ensuring the vitality around City Square Park. The residents after leaving the facility become healthy active participants contributing to the community. The facility is a low impact, healthy addition to the city, as it doesn't create traffic or parking issues, produces no noise or other disruptions, and is a benign addition to the neighborhood.

PARKING AND TRAFFIC

The facility will have six full time staff from 8am to 5pm on a typical weekday. Additional staff include one to two staff in the evening and over night hours. There are occasional visitors in the evening and on weekends – including an occasional speaker relating their recovery story during regular business hours. The applicant has stated that there will not be large AA or similar type meetings in the facility, and any meetings on site will be only involving the patients who are staying at the facility during weekday hours, so there would be no noticeable traffic influxes.

The existing building has its own parking lot for 5 vehicles on site plus a designated handicap space in front of the building on Walnut Street. It is rare for any of the residents to have personal vehicles as they are on the premises 24 hours a day. A nurse visits twice a week for a

couple hours and a doctor weekly. Even though there are 6 employees during the day, and only 5 parking spaces provided, the applicant believes that parking is ample with adjacent on street parking on Walnut and Second Streets, as well as across from the Moravian Church and Wells Fargo. The applicant believes that the new facility should not have any real effect on traffic or parking in the neighborhood or downtown Chaska.

CONDITIONAL USE PERMIT

According to Section 14.7.4 of the Zoning Ordinance (Conditional Use Permits), the standards for granting a Conditional Use Permit are as follows:

- a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
- c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;
- e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;
- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

According to the applicant, the proposed Conditional Use will not be detrimental or endanger the public health, safety or general welfare. The proposed Five Stars Treatment Facility will enhance public health and general welfare by providing treatment for female residents in need, in which there is a severe lack of in Chaska and Carver County as described in the letter of need from Carver County Behavioral Health.

The staff will also be monitoring the behavior of the clients so that no drug or alcohol use will be permitted onsite. Furthermore, individuals not adhering to the strict abstinence policy will not be allowed entry or continue to stay in the program. According the applicant's narrative, Five Star Recovery helps the community to produce clean and sober members of society as well as increases the productive employed members of the City of Chaska as a whole. The applicant further states that providing this type of service will only serve to increase the welfare and safety of the community.

According to the applicant, the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. In fact, the building is already constructed and no change to the exterior of the structure is proposed, with the exception of a fire exit stair on the east and south sides of the building. The interior will be changed to include bedrooms and a commercial kitchen. There is already an existing treatment facility next door owned by Five Stars. The

proposed facility would further enhance and streamline the existing facility to provide better treatment and access to treatment for women in the area. The addition of this facility will, in turn, provide services that are currently lacking to women in need in the area and therefore, will not negatively impact the development or improvement of the surrounding properties.

According to the applicant, there will be no change to the utilities or exterior of the building, with the exception of fire exit stairs to be installed on the east and south sides of the building.

According to the applicant there will be minimum impact to traffic in the public streets as discussed in the parking and traffic section of this report. A maximum amount of vehicles that would be expected would be six vehicles to accommodate the daytime workers; there will be visitors from time to time. There are five parking stalls on site will accommodate a majority of the staff. Because this will be an in-patient treatment facility, residents will not have vehicles onsite. Staff doesn't feel that the potential of having some on-street parking for visitors and one employee does not feel atypical to the other residences and uses around downtown. Based on the property's on-site parking it does not appear that parking will be a significant issue.

According to the applicant the special use will conform to the applicable regulations of the district in which it is located. The building changes to accommodate the treatment facility will go through all the regulatory channels as required for construction. The design team has already been in communication multiple times with the City of Chaska in regard to questions and regulatory requirements and will continue to communicate as required to successfully complete the project.

CONCLUSION

Based on the documentation submitted by the applicant and the aforementioned analysis, this proposal as outlined appears to meet the findings necessary for a Conditional Use Permit.

Furthermore, the building's current tenants are seemingly moving out of the building, thus promoting a long-time user such as a residential treatment facility will help to give attention to the building that it will need over time. Long-time users are typically invested into the well being of buildings and their longevity. The proposed use will facilitate the usability of the property and likely ensure its care for years to come.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval of a Conditional Use Permit for a residential facility at 320 Walnut Street North, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative, Pages 1-4, written by Mark Wentzell, dated July 17, 2018**
 - b. Letter of Need, written by Diane Pagel of Carver County, dated April 6, 2018**
 - c. Title Sheet and Code Data (pg A000), submitted by 292 Design, dated July 3, 2018**
 - d. Basement Demo Plan (pg A100), submitted by 292 Design, dated July 3, 2018**

- e. **First Floor Demo Plan (pg A101), submitted by 292 Design, dated July 3, 2018**
 - f. **Second Floor Demo Plan (pg A102), submitted by 292 Design, dated July 3, 2018**
 - g. **Proposed Basement Plan (pg A200), submitted by 292 Design, dated July 3, 2018**
 - h. **Proposed First Floor Plan (pg A201), submitted by 292 Design, dated July 3, 2018**
 - i. **Proposed Second Floor Plan (pg A202), submitted by 292 Design, dated July 3, 2018**
 - j. **Exterior Elevations Walls and Door/Frame Types (pg A400), submitted by 292 Design, dated July 3, 2018**
 - k. **Existing Exterior Photos (pg A401), submitted by 292 Design, dated July 3, 2018**
- 2. **The filing of a certified copy of the Conditional Use Permit with the Carver County Recorder or Registrar of Titles, which shall include a legal description of the subject property.**
 - 3. **The building will house a maximum of 17 people.**
 - 4. **Outdoor storage of any kind will not be permitted.**
 - 5. **Fire exit exterior staircase to be painted to match exterior and be approved by the Planning Department prior to installation.**
 - 6. **Compliance with 14.74 of the Zoning Ordinance, requirements for a Conditional Use Permit.**

July 17, 2018

Elizabeth Hansen
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: Five Stars Recovery Conditional Use Permit request for 320 Walnut Street

Dear Ms. Hanson,

Five Stars Recovery is requesting a Conditional Use Permit to operate a residential treatment facility at 320 Walnut Street. This treatment will provide alcohol and chemical dependency treatment in a residential setting for up to 17 female patients. This facility will allow Five Stars Recovery to complement the treatment options provided at their current facility located next door in the Klein Mansion. This new facility gives them more ability to provide comprehensive residential, outpatient and continuing after care in conjunction with their facility in the Klein Mansion, by having all their mental and physical health staff located together. There is a severe need for these types of treatment facilities in Chaska and Carver County. (See the Carver County need letter.) This facility will be an important complement to the services they now provide to the city and county and a welcome addition to the City Square Park neighborhood.

Proposed Facility Description

The proposed facility will be located within an existing building remodeled to contain sleeping rooms for up to 17 women, a dining area served by a commercial kitchen providing complete meal service, lounge spaces, therapist offices and counseling rooms. The exterior of the facility will be unchanged except for the addition of a fire exit stair along the east and southside of the building that has been designed to be complementary to the building.

Five Star Recovery Treatment Facilities in Chaska

The current Five Stars Facilities located at 1045, 1055, 1057, and 1059 Stoughton Avenue are Men's Residential and Outpatient Facilities. The Stoughton location houses most of the outpatient staff and all the men's residential staff. Women can access the 1045 Building for Outpatient Treatment, however, there are no inpatient treatment facilities in the area.

The 102 E 2nd Street building is a Mental Health Facility, where outpatient clients receive just Mental Health Services. The 102 E 2nd Street also serves as an outpatient facility for males and female clients in aftercare. This clinic, in the past,

has had group meetings running all day every day, which would create an influx of patient traffic throughout the day, but since the addition of the Stoughton location, group meetings have been reduced to two per day. The number of staff and patients have also been reduced at the 2nd Street location and relocated to the Stoughton location.

Enhancing Downtown

The new treatment center will provide new economic activity in the city. The staff will visit local coffee shops and restaurants, as will visitors to the facility. The facility will occupy a now vacant building ensuring the vitality around City Square Park. The residents after leaving the facility become healthy active participants contributing to the community. The facility is a low impact, healthy addition to the city, as it doesn't create traffic or parking issues, produces no noise or other disruptions, and is a benign addition to the neighborhood.

Parking and Traffic

The facility will have six full time staff from 8am to 5pm on a typical weekday. Additional staff include one to two staff in the evening and over night hours. There are occasional visitors in the evening and on weekends – including an occasional speaker relating their recovery story during regular business hours. There will not be large AA or similar type meetings in the facility, and any meetings on site will be only involving the patients who are staying at the facility during weekday hours, so there would be no noticeable traffic influxes.

The existing building has its own parking lot for 5 vehicles on site plus a designated handicap space in front of the building on Walnut Street. It is rare for any of the residents to have personal vehicles as they are on the premises 24 hours a day. A nurse visits twice a week for a couple hours and a doctor weekly. Even though there are 6 employees during the day, and only 5 parking spaces provided, parking seems to be ample with adjacent on street parking on Walnut and Second Streets, as well as across from the Moravian Church and Wells Fargo. The new facility should not have any real effect on traffic or parking in the neighborhood or downtown Chaska.

Five Stars Future in Chaska

Five Stars does not anticipate any additional facilities in Chaska unless the city would allow for expansion on the Stoughton Campus. Further expansion could take place by looking at adding office space or add on to existing buildings, should the city permit it. Future expansion plans would most likely be in other communities.

Standards for Granting Conditional Use Permits

See below for answers to line items as highlighted in the City Code Section 14.7.4 Standards for Conditional Use Permits as requested:

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

The proposed Five Stars Treatment Facility will enhance public health and general welfare by providing treatment for female residents in need, in which there is a severe lack of in Chaska and Carver County as described in the letter of need from Carver County Behavioral Health.

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

The proposed location for the facility is in an existing building located immediately adjacent to an existing treatment facility also owned by Five Stars. Other properties in the surrounding area is primarily commercial entities, including a church, bank, food services and a park. The patients are rarely outside making noise and are receiving care for the betterment of themselves and their community.

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

There is already an existing treatment facility next door owned by Five Stars. The proposed facility would further enhance and streamline the existing facility to provide better treatment and access to treatment for women in the area. The addition of this facility will, in turn, provide services that are currently lacking to women in need in the area and therefore, will not negatively impact the development or improvement of the surrounding properties.

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

There will be no change to the utilities or exterior of the building.

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

There will be minimum impact as described in this letter.

- F) The special use shall, in all other respects, conform to the applicable regulation so the district in which it is located.

The building changes to accommodate the treatment facility will go through all the regulatory channels as required for construction. The design team has already been in communication multiple times with the City of Chaska in regard to questions and regulatory requirements and will continue to communicate as required to successfully complete the project.

Sincerely,

292DesignGroup

A handwritten signature in black ink, appearing to read "m. wentzell", with a stylized flourish extending from the end.

Mark Wentzell, AIA
Partner



FIRST STREET CENTER

Carver County Mental Health Program

540 East First Street

Waconia, MN 55387

Phone (952) 442-4437

Fax (952) 442-3084

April 6, 2018

To whom it may concern:

Carver County Behavioral Health is in support off all efforts to provide MI/CD treatment in Carver County, MN. We particularly support all efforts to bring residential treatment of dual diagnosed (MI/CD) individuals to our area. We do not have other MI/CD residential treatment facilities in Carver County. We have heard that Five Stars Recovery Center is proposing to open an 18 bed Women's Residential Treatment Center in Chaska. It is our understanding that this program is an intense 30 to 45 day program, and would be the only one located in the southwest metro area. Currently MI/CD treatment centers are located in the eastern metro area, or as far north as St. Cloud. Many Carver County residents have transportation issues which make it almost impossible to access treatment centers further away. Others feel that being a distance away from children, family and friends creates a barrier and leads to new problems. This hinders the access to the treatment they need. This is especially true for those in the rural areas of our county! We believe that the addition of these services would bring treatment to those that would not go without it otherwise.

Therefore, Carver County Behavioral Health is in support of Five Stars providing a continuum of care for people with the dual diagnosis of MI/CD . We support the development of an 18 bed residential treatment facility and the other levels of MI/CD programming as well. We look forward to the recovery services it will provide for this population.

Sincerely,

Diane E. Pagel

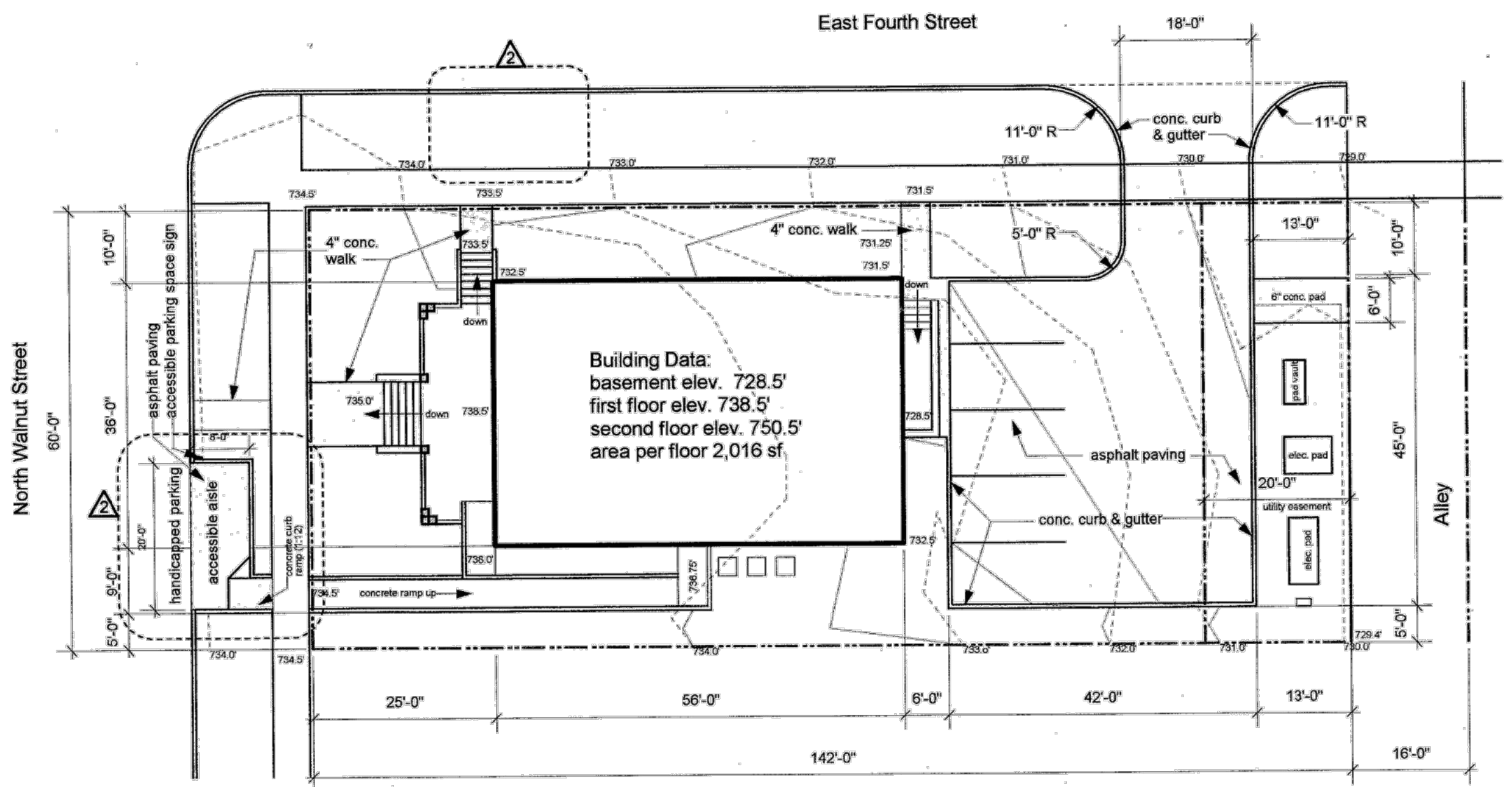
Licensed Psychologist

First Street Center

Carver County Behavioral Health

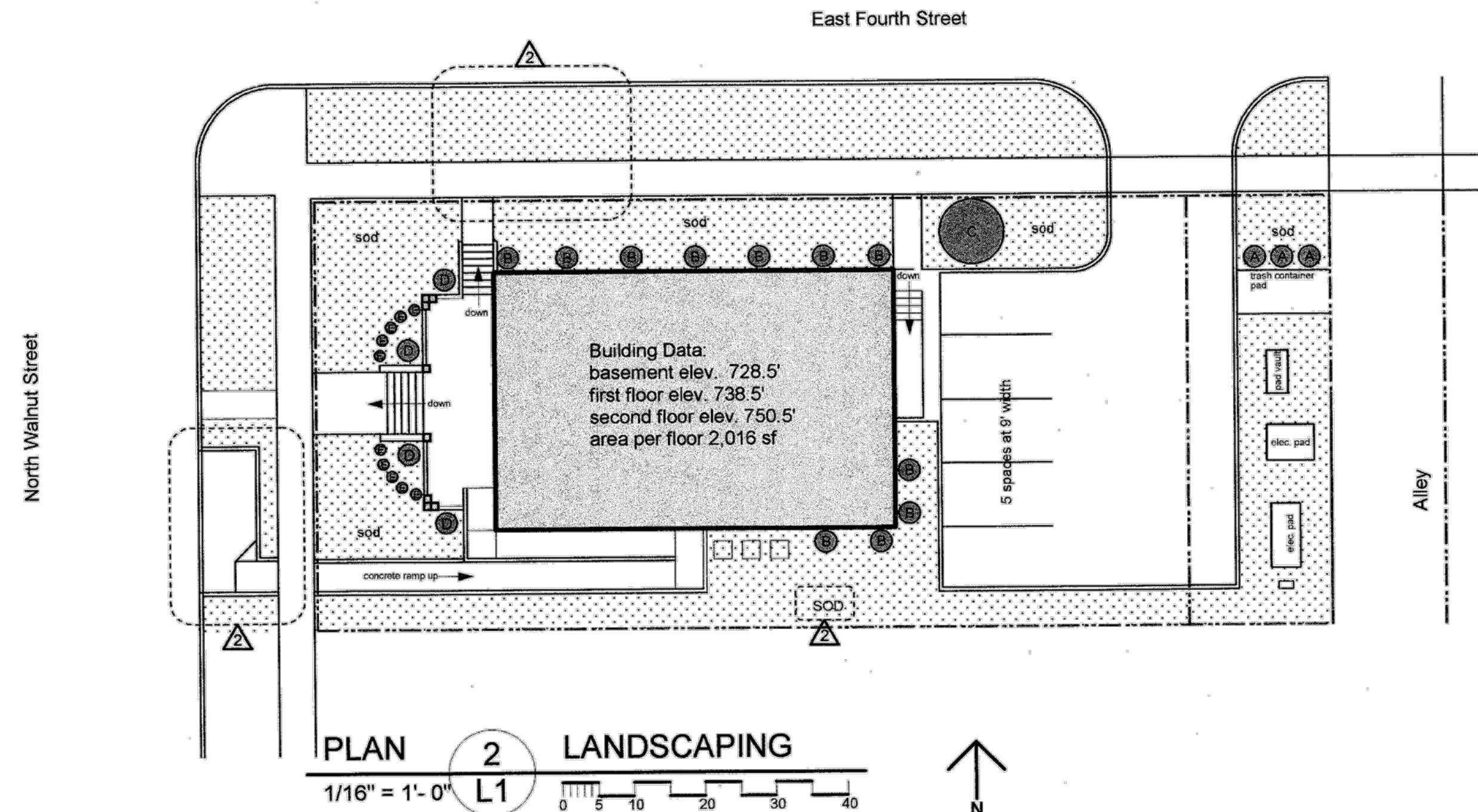
FIVE STAR RECOVERY TREATMENT CENTER

320 NORTH WALNUT STREET, CHASKA, MN



PLAN 1 SITE LAYOUT & GRADING 1/16" = 1'-0" L1

EXISTING SITE PLAN



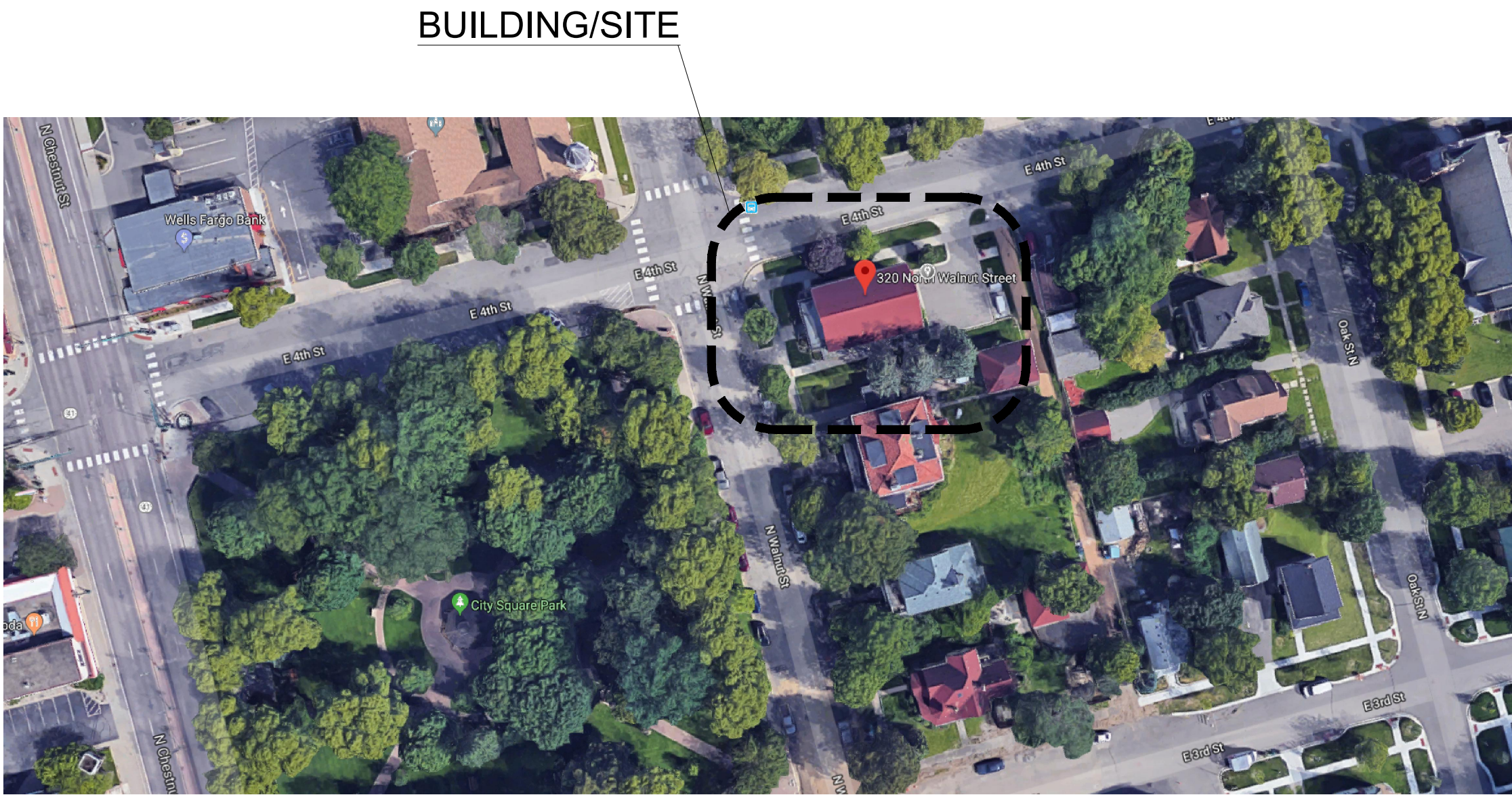
PLAN 2 LANDSCAPING 1/16" = 1'-0" L1

EXISTING LANDSCAPE PLAN

PROJECT TEAM				CODE DATA			
BUILDING/OWNER CONTACT RICHARD FORD CITY SQUARE, LLC Fordr@district112.org 612.617.7072 JASON VANDERSCOFF FIVE STARS RECOVERY CENTER 1045 STOUGHTON AVE CHASKA, MN 55318 952.658.6361		ARCHITECT MARK WENTZELL, AIA 292 DESIGN GROUP 3533 EAST LAKE STREET MINNEAPOLIS, MN 55406 612.767.3773 CONTRACTOR TIM HEILAND DDK CONSTRUCTION 2970 CHASKA BLVD CHASKA, MN 55318 952.233.2728		WORK INCLUDES THE REMODEL OF AN EXISTING 3-STORY COMMERCIAL BUILDING INTO A WOMEN'S TREATMENT FACILITY. THE PROGRAM INCLUDES SLEEPING ROOMS FOR 17 OCCUPANTS, A KITCHEN AND DINING AREA, TOILET FACILITIES, A MED ROOM, OFFICES AND GROUP ROOMS. SCOPE OF WORK INCLUDES CEILING / FLOOR / WALL DEMOLITION AND CONSTRUCTION ASSOCIATED WITH NEW ROOM LAYOUTS, NEW LIGHTING AND FINISHES, AS WELL AS A NEW EXTERIOR EXIT STAIR AND RELOCATION OF AFFECTED EQUIPMENT.* THE EXISTING BUILDING IS FIRE SPRINKLED WITH A FIRE ALARM AND SMOKE DETECTORS. THE BUILDING IS HEATED AND COOLED USING FORCED AIR. THE BUILDING STRUCTURE CONSISTS OF: -CONCRETE FOUNDATION WITH A WALK OUT BASEMENT. -WOOD FRAMED EXTERIOR WALLS WITH BRICK EXTERIOR. -WOOD FRAMED INTERIOR WALLS WITH STEEL BEAM AND COLUMN LOAD BEARING -STRUCTURE AND BASEMENT AND FIRST FLOORS. -WOOD TRUSS AND PLYWOOD SUBFLOOR WITH CEMENT TOPPING. -ASPHALT SHINGLE ROOF. APPLICABLE CODES 2015 MINNESOTA STATE BUILDING CODE, INCLUDES 2012 IBC AMENDMENTS 2012 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2014 INTERNATIONAL ELECTRICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 MINNESOTA ACCESSIBILITY CODE - ICC A117.1 AND MN RULES CHAPTER 1341 BUILDING STRUCTURE SPRINKLED WITH NFPA13 SPRINKLER SYSTEM. OCCUPANCY TYPE: I-1, CONDITION 1. EXISTING CONSTRUCTION TYPE: V-B ALLOWABLE AREA: 4,500 PER FLOOR ACTUAL AREA, EACH FLOOR: 2,016 SF X 3 FLOORS = 6,048 SF ALLOWABLE STORIES: 2 STORIES ACTUAL STORIES: 3 STORIES HEIGHT INCREASE TO 3 STORIES WITH FIRE SPRINKLER SYSTEM. OCCUPANT COUNT: SEE EXITING PLANS ON SHEET A001 EXITS REQUIRED: 2, ANY FLOOR WITH 10 OR MORE OCCUPANTS IN I-1 OCCUPANCY REQUIRES 2 MEANS OF EGRESS. EXITS PROVIDED: 2, AN ADDITIONAL EXIT PROVIDED WITH A PROPOSED EXTERIOR STAIR OFF THE SOUTH AND EAST ELEVATIONS OF THE BUILDING. SEE PLANS AND ELEVATIONS. COMMON PATH OF TRAVEL: 75' MAX. (IBC 1014.3) EXIT TRAVEL DISTANCE: 250' MAX. (IBC 1016.1 - TABLE 1) FIRE RESISTANCE RATING PER BUILDING ELEMENTS: WALLS BETWEEN SLEEPING UNITS AS REQUIRED PER SECTION 420: 1-HOUR HORIZONTAL ASSEMBLIES AS REQUIRED PER SECTION 420: 1-HOUR CORRIDOR RATING PER 1018.1: 1-HOUR - FIRE SPRINKLERS COMPLYING WITH NFPA 13 CAN REDUCE RATING TO 30 MINUTES. AT LEAST 4%, BUT NOT LESS THAN ONE, ACCESSIBLE SLEEPING UNIT TO BE PROVIDED PER SECTION 1107.5.1.1. NUMBER OF ACCESSIBLE UNITS PROVIDED: 1 (11*0.04 = 0.44) SOUND TRANSMISSION BETWEEN SLEEPING UNITS AND ANY OTHER PARTITION AS NOTED ON THE PLANS TO BE STC 50. SMOKE BARRIERS TO BE PROVIDED AT UNIT-UNIT PARTITION WALLS AND CORRIDOR WALLS. INSULATION REQUIREMENTS: - ATTIC: R-49 - SLAB ON GRADE: R-20 FOR 48" FROM EXTERIOR WALL - FOUNDATION: R-10 CONTINUOUS - WALLS: MUST EXCEED U-0.051 - FENESTRATIONS: 0% TO 40% OF WALL; ASSEMBLY U-0.30; SHGC 0.40			
DRAWING INDEX				CUP SUBMITTAL	07/03/2018		
SHEET NUMBER	SHEET NAME						
A000	TITLE AND CODE SHEET	●					
A001	EXITING PLANS	●					
A100	BASEMENT DEMO PLAN	●					
A101	FIRST FLOOR DEMO PLAN	●					
A102	SECOND FLOOR DEMO PLAN	●					
A200	BASEMENT PROPOSED FLOOR PLAN	●					
A201	PROPOSED FIRST FLOOR PLAN	●					
A202	PROPOSED SECOND FLOOR PLAN	●					
A300	BASEMENT REFLECTED CEILING PLAN						
A301	FIRST FLOOR REFLECTED CEILING PLAN						
A302	SECOND FLOOR REFLECTED CEILING PLAN						
A400	EXTERIOR ELEVATIONS, WALL AND DOOR TYPES	●					
A401	EXISTING EXTERIOR PHOTOS/ELEVS.	●					
A500	BASEMENT FINISH PLAN						
A501	FIRST FLOOR FINISH PLAN						
A502	SECOND FLOOR FINISH PLAN						

***NOTE: EXTERIOR WORK IS LIMITED TO AN EXTERIOR EXIT STAIR AND ASSOCIATED EXIT DOORS ADDED TO THE SOUTH AND EAST ELEVATIONS PER CODE REQUIREMENTS FOR EXITING, AS WELL AS THE ADDITION OF VENT EXHAUST FOR THE KITCHEN ON THE SOUTH ELEVATION. THIS IS SHOWN ON SHEET A400. ALL OTHER ELEVATIONS WILL REMAIN AS IS.**

*NOTE: EXTERIOR WORK IS LIMITED TO AN EXTERIOR EXIT STAIR AND ASSOCIATED EXIT DOORS ADDED TO THE SOUTH AND EAST ELEVATIONS PER CODE REQUIREMENTS FOR EXITING, AS WELL AS THE ADDITION OF VENT EXHAUST FOR THE KITCHEN ON THE SOUTH ELEVATION. THIS IS SHOWN ON SHEET A400. ALL OTHER ELEVATIONS WILL REMAIN AS IS.



FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

TITLESHEET AND CODE DATA
17067.00

A000

© 292 Design Group (2017)

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

REVISIONS

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

Mark Wentzell
Date: 05.18.2018 Reg. No: -

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

DEMO PLAN GENERAL NOTES

A.

THE CONTRACTOR SHALL ACCEPT THE PROJECT AS IT EXISTS. ALL EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ITEM(S) OF WORK WHICH IS REASONABLY QUESTIONABLE WITHOUT CONSULTING THE ARCHITECT.

B.

ALL CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING ANY WORK.

C.

ALL FLOORING, ACOUSTIC CEILING TILE AND ASSOCIATED LIGHTING TO BE REMOVED FOR INSTALLATION OF NEW, UNLESS OTHERWISE NOTED.

D.

ERECT TEMPORARY PARTITIONS/BARRIERS AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS FROM DUST, DEBRIS AND EXCESSIVE NOISE.

E.

SHORE AND/OR BRACE EXISTING WORK AS REQUIRED TO SAFELY REMOVE ITEMS OR AREAS OF WORK WITHOUT DAMAGE TO EXISTING WORK INDICATED TO REMAIN.

F.

PATCH AND REPAIR ALL EXISTING CONSTRUCTION WHICH IS DAMAGED OR DISTURBED TO MATCH EXISTING OR RESTORE TO ORIGINAL CONDITION. WHERE AREAS OR ITEMS THAT ARE INDICATED TO BY REMOVED ABUT OR ADJOIN EXISTING CONSTRUCTION INDICATED TO REMAIN, SAWCUT OR OTHERWISE REMOVE TO PROVIDE A CLEAN EDGE. IF EVIDENCE OF DEMOLITION WILL NOT BE CONCEALED BY NEW WORK, PATCH AND/OR REPAIR TRANSITION TO MATCH ADJACENT SURFACE AND FINISH.

G.

COORDINATE DEMOLITION ACTIVITIES WITH OWNER SUB-CONTRACTORS FOR SECURITY, TELECOMMUNICATIONS, AUDIO SYSTEMS, ETC.

H.

SHADED HATCH INDICATES "NO WORK". SUBSTANTIAL DEMOLITION ACTIVITIES ARE NOT ANTICIPATED. INCIDENTAL MODIFICATION OR DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW WORK/SYSTEMS AS INDICATED ON THE DRAWINGS.

I.

ALL FIRE PROTECTION SYSTEMS TO REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.

J.

MECHANICAL CONTRACTOR TO FIELD VERIFY EXTENT OF PIPING AND PLUMBING DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK.

SYMBOLS LEGEND

EXISTING WALLS TO REMAIN

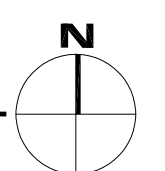
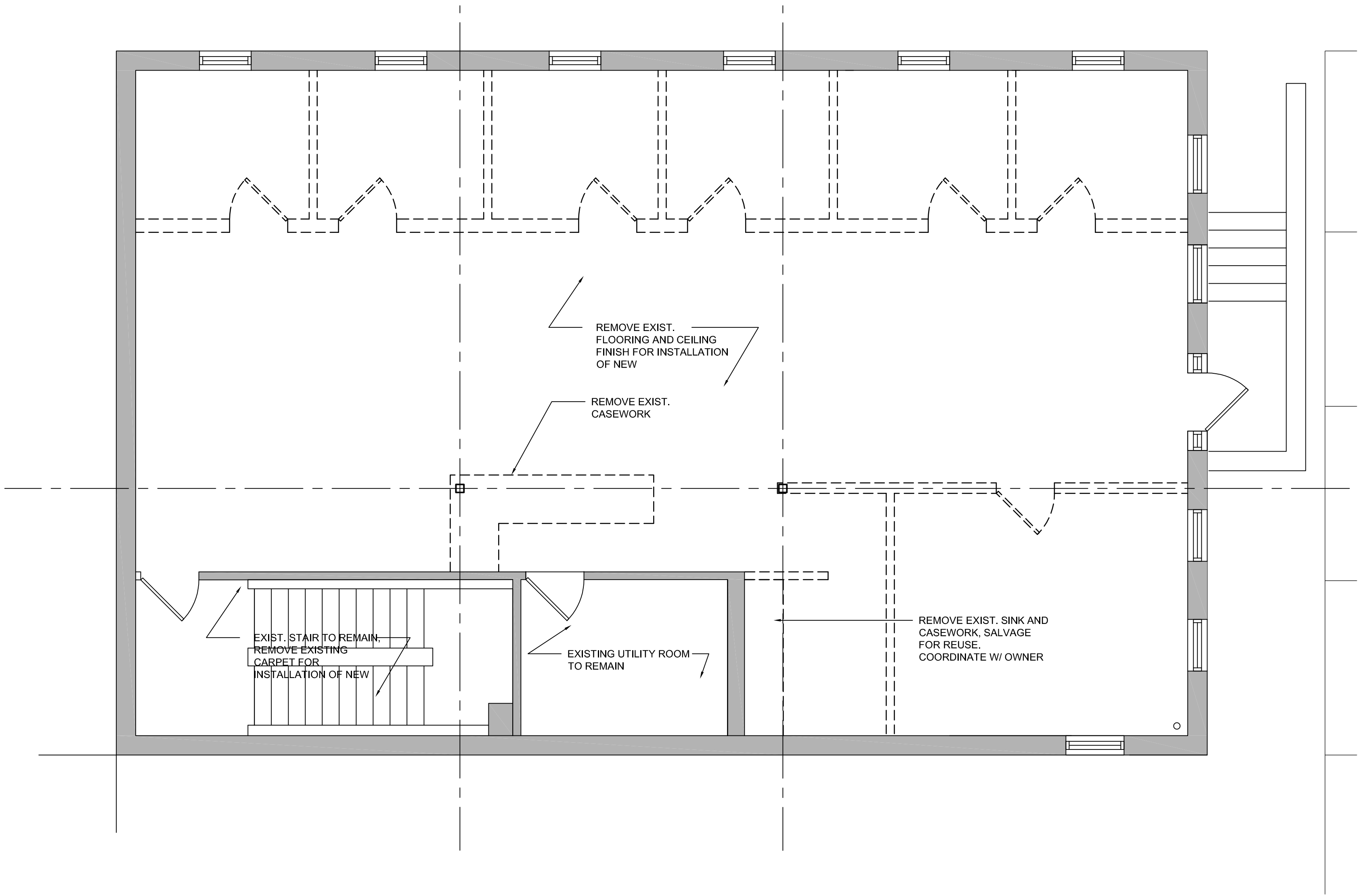
EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED

NEW WALL CONSTRUCTION

EXISTING DOOR TO BE REMOVED

EXISTING DOOR TO REMAIN

NEW DOOR



1

BASEMENT DEMO PLAN

A100

1/4" = 1'-0"

292Design

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

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

Minnesota

Mark Wentzell
Date:05.18.2018 Reg. No: -

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

REVISIONS

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

BASEMENT DEMO PLAN
1/7067.00

A100

© 292 Design Group (2017)

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E.

SHORE AND/OR BRACE EXISTING WORK AS REQUIRED TO SAFELY REMOVE ITEMS OR AREAS OF WORK WITHOUT DAMAGE TO EXISTING WORK INDICATED TO REMAIN.

F.

PATCH AND REPAIR ALL EXISTING CONSTRUCTION WHICH IS DAMAGED OR DISTURBED TO MATCH EXISTING OR RESTORE TO ORIGINAL CONDITION, WHERE AREAS OR ITEMS THAT ARE INDICATED TO BY REMOVED ABUT OR ADJOIN EXISTING CONSTRUCTION INDICATED TO REMAIN, SAWCUT OR OTHERWISE REMOVE TO PROVIDE A CLEAN EDGE. IF EVIDENCE OF DEMOLITION WILL NOT BE CONCEALED BY NEW WORK, PATCH AND/OR REPAIR TRANSITION TO MATCH ADJACENT SURFACE AND FINISH.

G.

COORDINATE DEMOLITION ACTIVITIES WITH OWNER SUB-CONTRACTORS FOR SECURITY, TELECOMMUNICATIONS, AUDIO SYSTEMS, ETC.

H.

SHADED HATCH INDICATES "NO WORK". SUBSTANTIAL DEMOLITION ACTIVITIES ARE NOT ANTICIPATED. INCIDENTAL MODIFICATION OR DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW WORK/SYSTEMS AS INDICATED ON THE DRAWINGS.

I.

ALL FIRE PROTECTION SYSTEMS TO REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.

J.

MECHANICAL CONTRACTOR TO FIELD VERIFY EXTENT OF PIPING AND PLUMBING DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK.

SYMBOLS LEGEND

EXISTING WALLS TO REMAIN

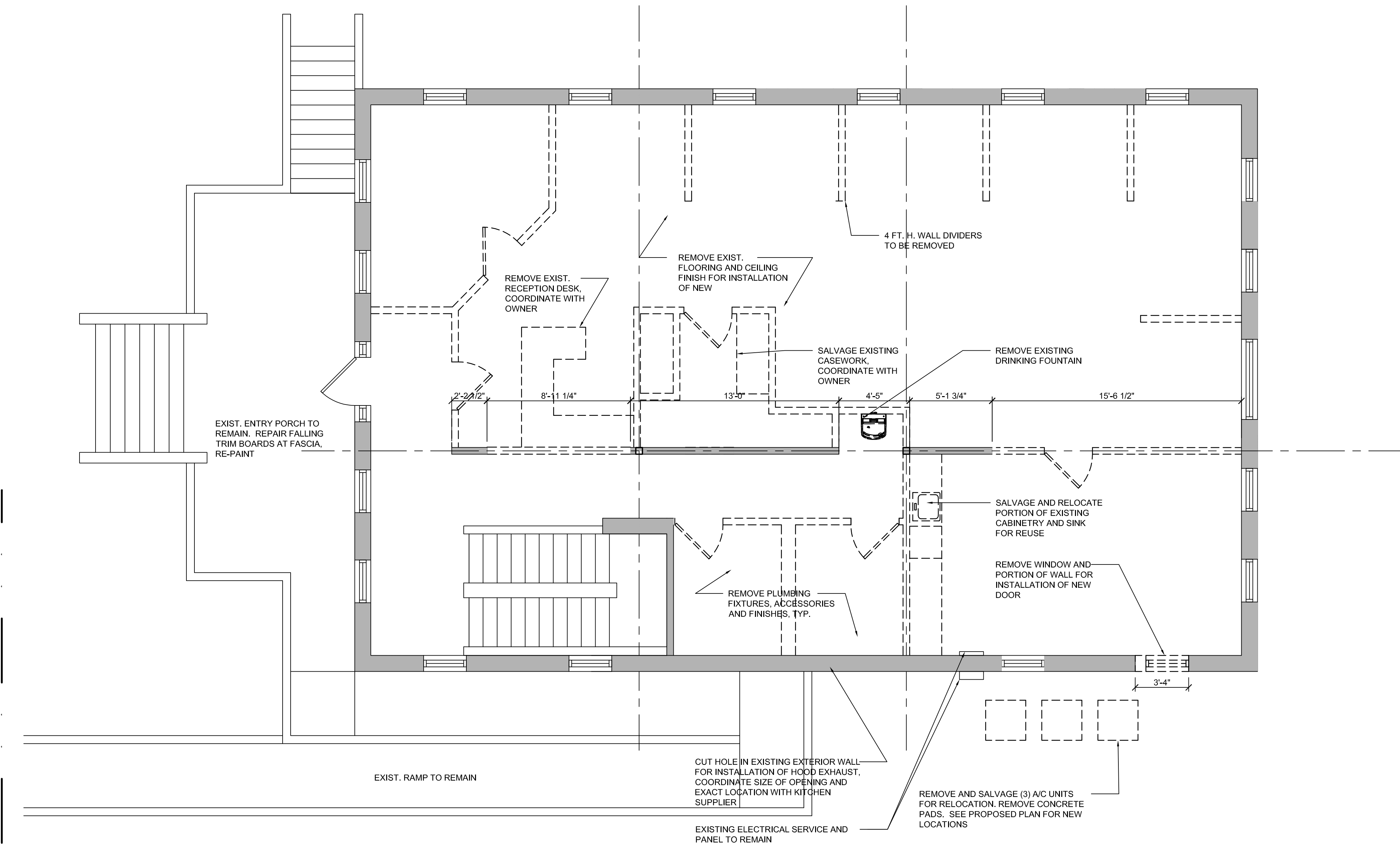
EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED

NEW WALL CONSTRUCTION

EXISTING DOOR TO BE REMOVED

EXISTING DOOR TO REMAIN

NEW DOOR

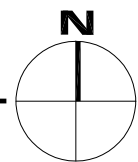


1

FIRST FLOOR DEMO PLAN

A101

1/4" = 1'-0"



FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

FIRST FLOOR DEMO PLAN
17067.00

A101

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PRICING SET: 05/24/2018
REVISED PRICING: 06/21/2018
PLANNING CUP SUBMITTAL: 07/03/2018

REVISIONS

I hereby certify this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of **Minnesota**

Mark Wentzell
Date: 05.18.2018 Reg. No: -

292DESIGNGROUP
3533 E. LAKE STREET MINNEAPOLIS, MINNESOTA 55406 612 767 3773

292Design

DEMO PLAN GENERAL NOTES

A.

THE CONTRACTOR SHALL ACCEPT THE PROJECT AS IT EXISTS. ALL EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ITEM(S) OF WORK WHICH IS REASONABLY QUESTIONABLE WITHOUT CONSULTING THE ARCHITECT.

B.

ALL CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING ANY WORK.

C.

ALL FLOORING, ACOUSTIC CEILING TILE AND ASSOCIATED LIGHTING TO BE REMOVED FOR INSTALLATION OF NEW, UNLESS OTHERWISE NOTED.

D.

ERECT TEMPORARY PARTITIONS/BARRIERS AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS FROM DUST, DEBRIS AND EXCESSIVE NOISE.

E.

SHORE AND/OR BRACE EXISTING WORK AS REQUIRED TO SAFELY REMOVE ITEMS OR AREAS OF WORK WITHOUT DAMAGE TO EXISTING WORK INDICATED TO REMAIN.

F.

PATCH AND REPAIR ALL EXISTING CONSTRUCTION WHICH IS DAMAGED OR DISTURBED TO MATCH EXISTING OR RESTORE TO ORIGINAL CONDITION. WHERE AREAS OR ITEMS THAT ARE INDICATED TO BY REMOVED ABUT OR ADJOIN EXISTING CONSTRUCTION INDICATED TO REMAIN, SAWCUT OR OTHERWISE REMOVE TO PROVIDE A CLEAN EDGE. IF EVIDENCE OF DEMOLITION WILL NOT BE CONCEALED BY NEW WORK, PATCH AND/OR REPAIR TRANSITION TO MATCH ADJACENT SURFACE AND FINISH.

G.

COORDINATE DEMOLITION ACTIVITIES WITH OWNER SUB-CONTRACTORS FOR SECURITY, TELECOMMUNICATIONS, AUDIO SYSTEMS, ETC.

H.

SHADED HATCH INDICATES "NO WORK". SUBSTANTIAL DEMOLITION ACTIVITIES ARE NOT ANTICIPATED. INCIDENTAL MODIFICATION OR DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW WORK/SYSTEMS AS INDICATED ON THE DRAWINGS.

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ALL FIRE PROTECTION SYSTEMS TO REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.

J.

MECHANICAL CONTRACTOR TO FIELD VERIFY EXTENT OF PIPING AND PLUMBING DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK.

SYMBOLS LEGEND

EXISTING WALLS TO REMAIN

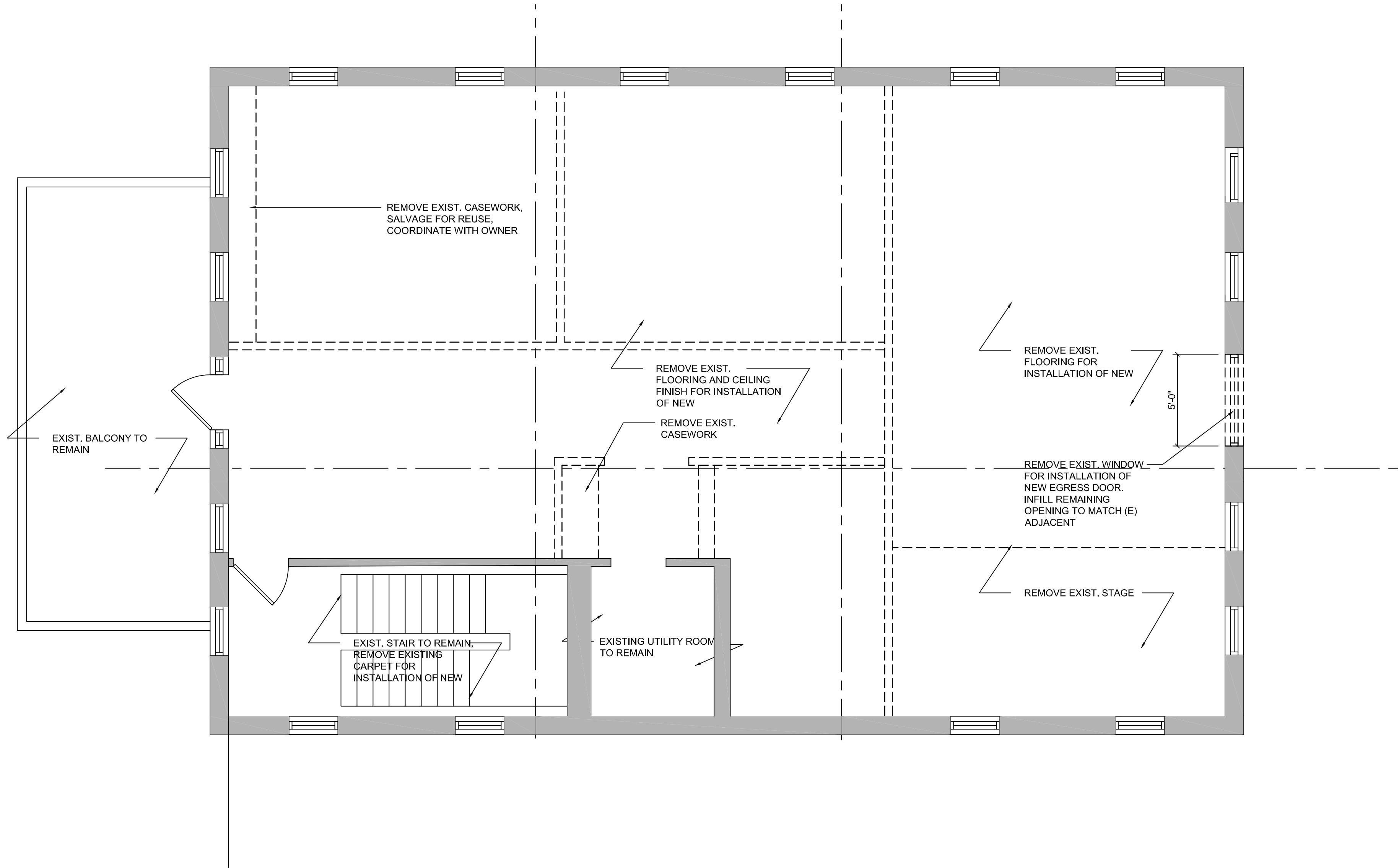
EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED

NEW WALL CONSTRUCTION

EXISTING DOOR TO BE REMOVED

EXISTING DOOR TO REMAIN

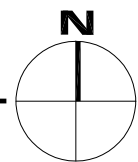
NEW DOOR



1

SECOND FLOOR DEMO PLAN

A102 1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES

A. PROVIDE FIRE RATED BLOCKING AS REQUIRED IN PARTITIONS FOR ANCHORAGE OF NEW FURNITURE, MILLWORK AND ACCESSORIES.

B. VERIFY POWER AND DATA REQUIREMENTS FOR ALL SPECIFIED AND OWNER SUPPLIED EQUIPMENT. WHERE NOT SPECIFICALLY INDICATED, PROVIDE OUTLETS AND BOXES AS REQUIRED FOR OFFICE TYPE USE. ALL POWER AND DATA OUTLET LOCATIONS TO BE FIELD APPROVED BY OWNER PRIOR TO INSTALLATION.

C. MECHANICAL SYSTEMS TO BE DESIGNED TO STATE BUILDING CODE AND ASHRAE STANDARDS BASED ON USE OF SPACES, PROVIDE SOUND BOOTS ON ALL RETURN AND TRANSFER DUCTS.

D. OFFSET NEW DOOR FRAMES 3" FROM WALL UNLESS DIMENSIONAL OTHERWISE.

E. FIELD VERIFY WALL THICKNESS AT EXISTING WALLS.

F. SEE FINISH PLAN FOR FINISHES.

G. DIMENSIONS ARE TO CENTERLINE OF NEW WALLS U.O.N.

H. PROVIDE 1-HOUR FIRE RATED AND STC50 SOUND RATED WALLS BETWEEN SLEEPING ROOMS.

I. PROVIDE 1-HOUR RATED CORRIDOR WALLS.

J. CEILINGS ARE TO BE 1-HOUR RATED UL DESIGN NO. L503

SYMBOLS LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED

NEW WALL CONSTRUCTION

EXISTING DOOR TO BE REMOVED

EXISTING DOOR TO REMAIN

NEW DOOR

1

A200

PROPOSED BASEMENT PLAN

1/4" = 1'-0"

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

PROPOSED BASEMENT PLAN

170667.00

A200

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PRICING SET: 05/24/2018
REVISED PRICING: 06/21/2018
PLANNING CUP SUBMITTAL: 07/03/2018

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Minnesota

Mark Wentzell
Date:05.18.2018 Reg. No: -

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7.E. Public Hearing: Approve the...
Page 15 of 19

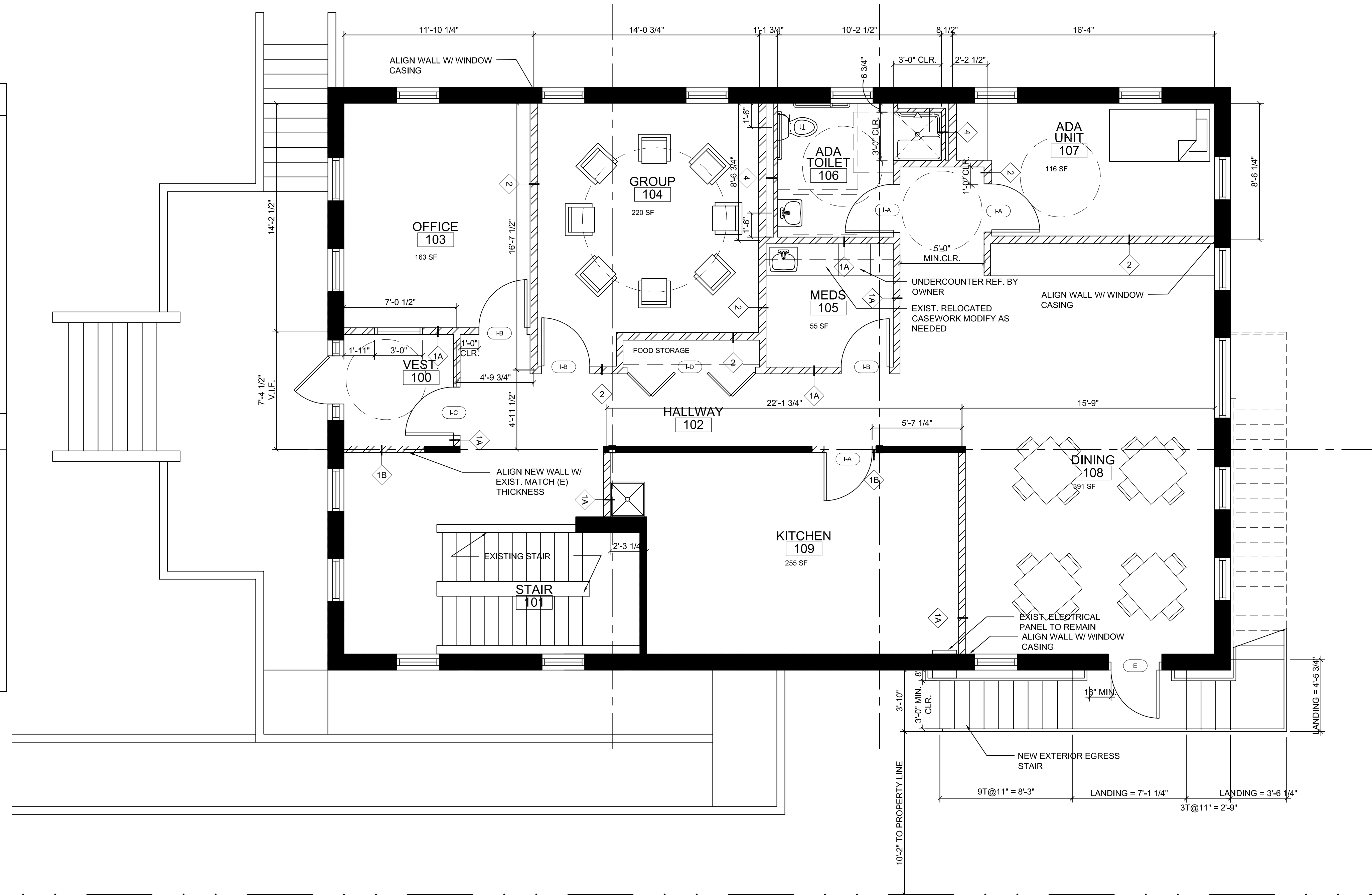
Packet Page 229 of...

FLOOR PLAN GENERAL NOTES

- A. PROVIDE FIRE RATED BLOCKING AS REQUIRED IN PARTITIONS FOR ANCHORAGE OF NEW FURNITURE, MILLWORK AND ACCESSORIES.
- B. VERIFY POWER AND DATA REQUIREMENTS FOR ALL SPECIFIED AND OWNER SUPPLIED EQUIPMENT. WHERE NOT SPECIFICALLY INDICATED, PROVIDE OUTLETS AND BOXES AS REQUIRED FOR OFFICE TYPE USE. ALL POWER AND DATA OUTLET LOCATIONS TO BE FIELD APPROVED BY OWNER PRIOR TO INSTALLATION.
- C. MECHANICAL SYSTEMS TO BE DESIGNED TO STATE BUILDING CODE AND ASHRAE STANDARDS BASED ON USE OF SPACES, PROVIDE SOUND BOOTS ON ALL RETURN AND TRANSFER DUCTS.
- D. OFFSET NEW DOOR FRAMES 3" FROM WALL UNLESS DIMENSIONAL OTHERWISE.
- E. FIELD VERIFY WALL THICKNESS AT EXISTING WALLS.
- F. SEE FINISH PLAN FOR FINISHES.
- G. DIMENSIONS ARE TO CENTERLINE OF NEW WALLS U.O.N.
- H. PROVIDE 1-HOUR FIRE RATED AND STC50 SOUND RATED WALLS BETWEEN SLEEPING ROOMS.
- I. PROVIDE 1-HOUR RATED CORRIDOR WALLS.
- J. CEILINGS ARE TO BE 1-HOUR RATED UL DESIGN NO. L503

SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, COMPONENTS, ETC. TO BE REMOVED
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR



1 PROPOSED FIRST FLOOR PLAN
A201 1/4" = 1'-0"

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

PROPOSED FIRST FLOOR PLAN

17067.00

A201

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PRICING SET: 05/24/2018
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REVISIONS

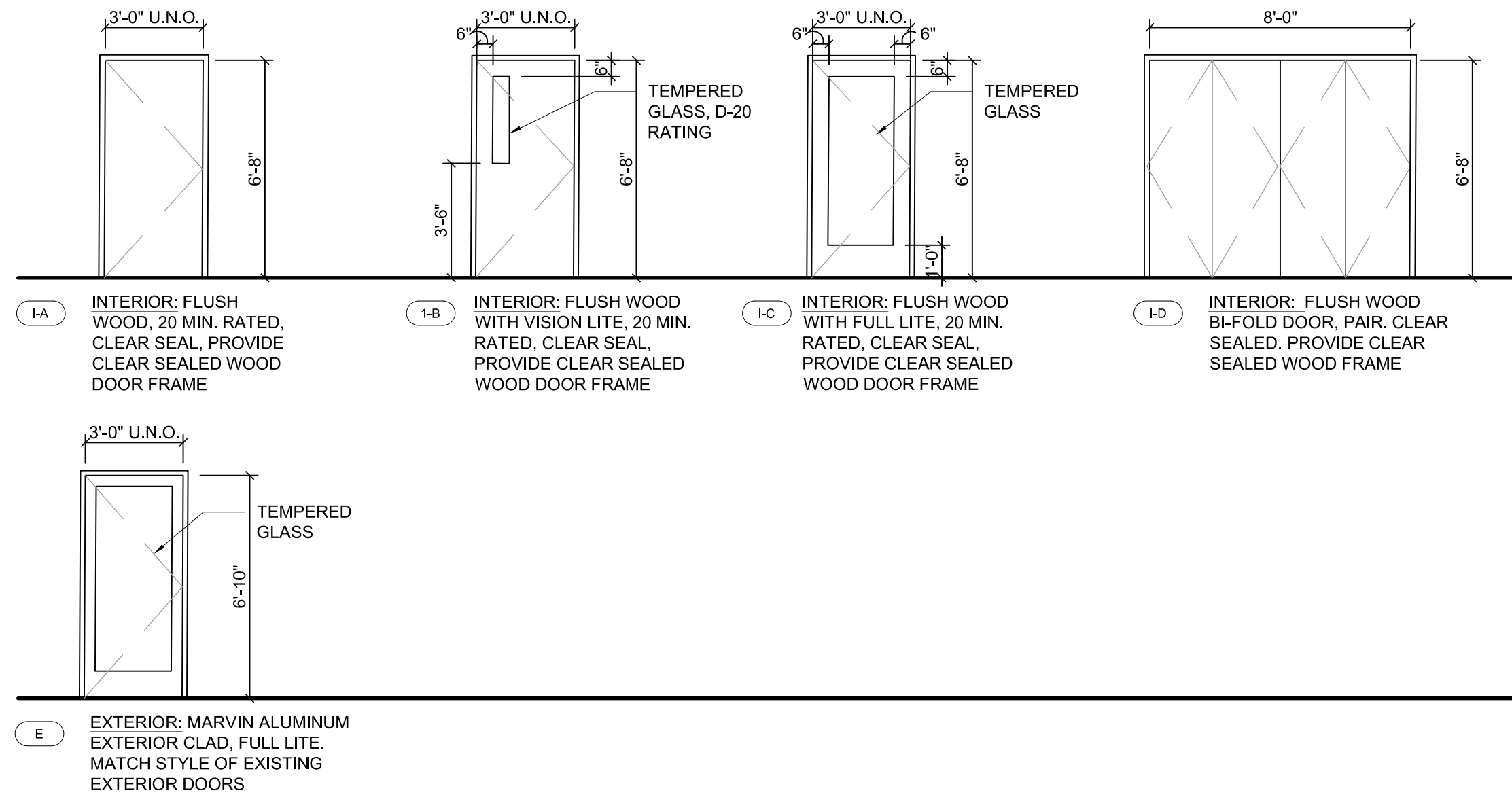
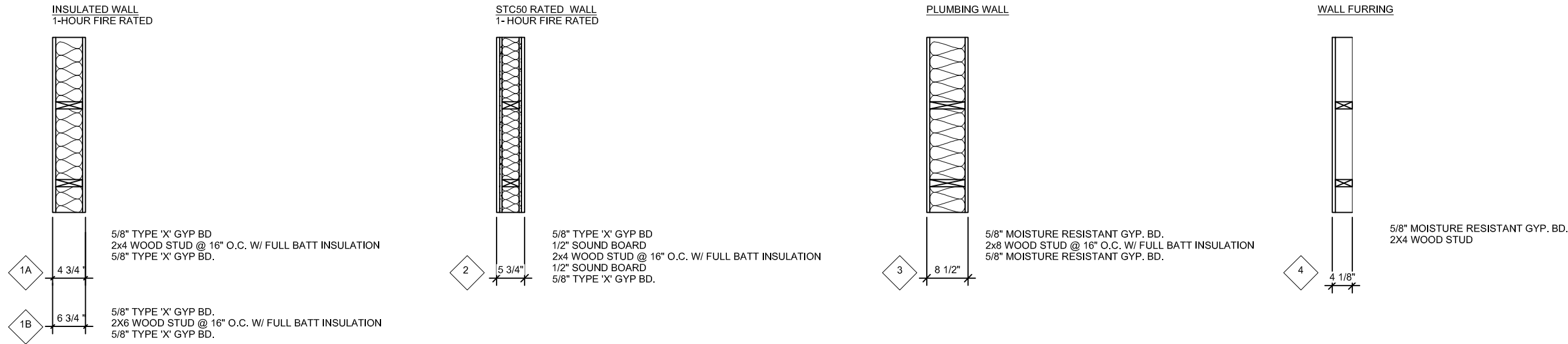
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Mark Wentzell
Date: 05.18.2018 Reg. No: -

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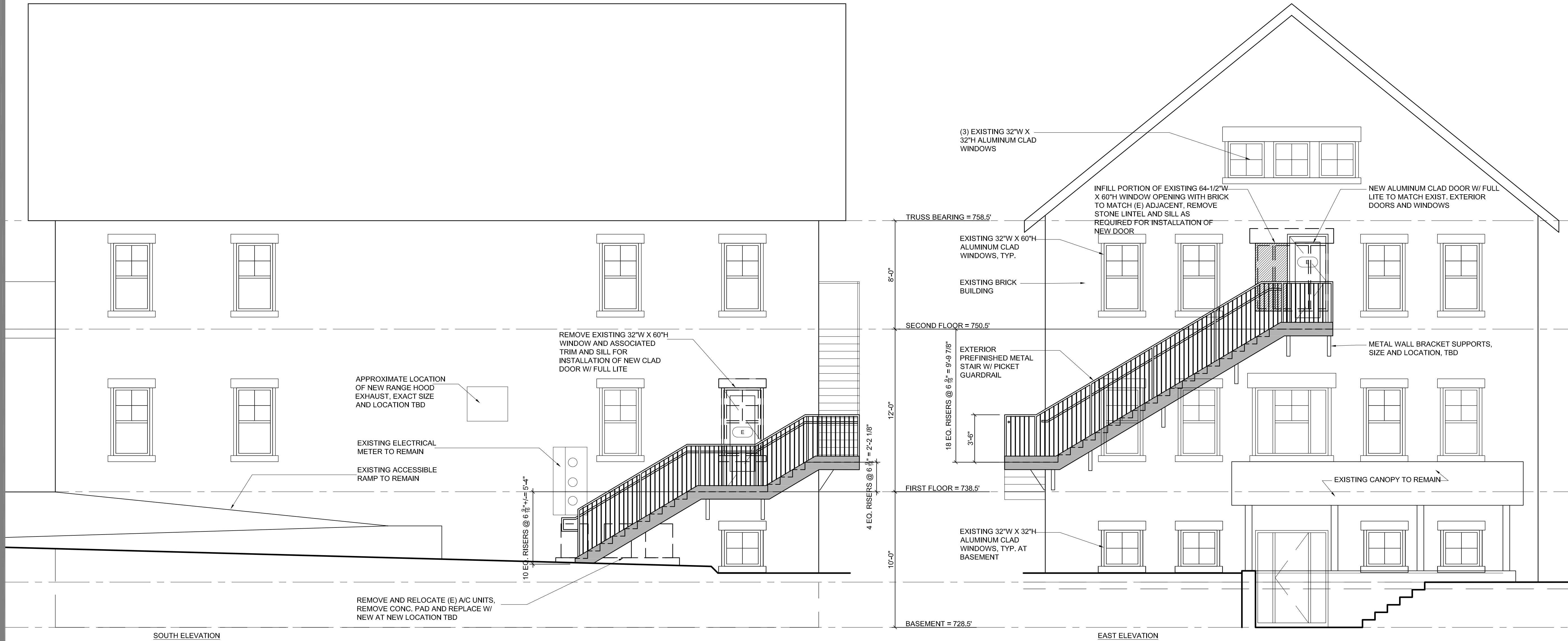
292Desig

- TYPICAL NOTES:
1. AT WET WALLS, WHERE TILE IS INSTALLED, PROVIDE 5/8" MOISTURE RESISTANT GYP BD. BACKING. REFER TO INTERIOR ELEVATIONS FOR LOCATIONS.
 2. REFER TO WALL AND BUILDING SECTIONS FOR TYPICAL EXTERIOR WALL TYPES.
 3. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL FINISHES.



1 WALL TYPES

2 DOOR AND FRAME TYPES



3 SCHEMATIC STAIR ELEVATION

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Minnesota

Mark Wentzell
Date: 05.18.2018 Reg. No: -

PRICING SET: 05.24.2018
REVISED PRICING: 06.21.2018
PLANNING CUP SUBMITTAL: 07.03.2018

REVISIONS

FIVE STARS RECOVERY CENTER
320 N. WALNUT ST. CHASKA, MINNESOTA

EXTERIOR ELEVATIONS
WALL AND DOOR/FRAME TYPES

17067.00

A400

© 292 Design Group (2017)



NORTHEAST ELEVATION



SOUTH-SOUTHEAST ELEVATION



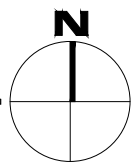
NORTH ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



**MINUTES -
CHASKA CITY COUNCIL
JUNE 18, 2018**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Schulz, Rohe, Geisler, and Mayor Windschitl. Absent: Councilmember Boe.

Also Present: Matt Podhradsky, City Administrator; Nate Kabat, Assistant Administrator; Kevin Ringwald; Community Development Director; Liz Hanson, City Planner; Matt Clark, City Engineer; and Luke Melchert, City Attorney.

4. Adopt the Agenda

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt the agenda as presented.

Motion carried.

5. Visitor Presentations

1. Dr. Judy Snook presented information to the Council regarding the dangers of E-cigarette use. Dr. Snook strongly encouraged the Council to consider changing the age at which tobacco can be purchased in this community to age 21 and moving the locations where these products can be purchased to age 21 and older establishments.

Councilmember Schulz commented that there has not been much discussion regarding this issue since it last came before the Council.

City Administrator Podhradsky stated that there was not much consensus on whether this was a direction the Council wanted to move forward.

Mayor Windschitl commented that his struggle is that while they could change the age in Chaska, kids could go to neighboring communities to buy these products. He lamented that there would likely not be much gain in doing so unless it was a County-wide or State-wide change.

Dr. Snook agreed and said she even feels it is something that should change Nation-wide, but feels it has to start somewhere and would send the message that communities care about this to the State-level.

Councilmember Rohe commented that Chaska was one of the first to pass the Social Host Ordinance and that taking a stand in this area can get others to follow suite.

City Administrator Podhradsky stated that public process will be very important for this issue. He explained that Staff could put together what the public process would look like and entail and bring it back to a work session.

Councilmember Geisler suggested looking at Councils from all the Carver County cities and trying to put it forth as a County-wide effort.

City Administrator Podhradsky stated he did not believe that would happen. He mentioned that this issue is reminiscent to the smoking ban and when cities started implementing the bans, it was not until the State took action that it actually had a significant impact.

Councilmember Rohe stated that since the last time they had discussed this, the smoke shop came in by the high school so it is a little bit different from the last time the Council looked at it.

Councilmember Schulz stated that history has shown that sometimes it takes action by the cities to affect action at the State-level.

Councilmember Rohe inquire of Dr. Snook if they have looked at moving the age to 19 or what the specific reason is to suggest moving it to age 21.

Dr. Snook stated that other municipalities in the State that have changed the age to purchase have gone right to age 21, and that other states in the Nation that have changed the age at a state-wide level have gone right to age 21 as well. She stated that based on the science and brain development, that is what is best.

The Council thanked Dr. Snook for her information.

2. Tyler Blanski announced to the Council the launching of a new magazine created by his wife and him, and supported entirely by local businesses, called *The Neighbors of Chaska*. He stated the purpose of the magazine is to grow city pride in Chaska, help local businesses thrive, and connecting neighbors to each other. He stated that the first edition comes out in July and will be marketed to 3,200 home owners, which is about half the homes in Chaska.

Councilmember Geisler inquired if there is a good response from businesses wanting to place ads.

Mr. Blanski answered in the affirmative.

Mayor Windschitl explained that Mr. Blanski came in last week to meet with him, and he thought the Council should know about this resource and its launch.

Councilmember Schulz asked Mr. Blanski how they determined which homes to send the magazine out to.

Mr. Blanski stated they work for Best Version Media and they have a data team that acquires the addresses.

Mayor Windschitl mentioned that having a few copies to display at the City would be nice, and that he hoped each Councilmember would receive one.

The Council wished Mr. Blanski good luck.

6. Minutes

Motion by Councilmember Rohe, second by Councilmember Geisler to approve the minutes of the May 21, 2018 and June 4, 2018 City Council meetings.

Motion carried.

7. Consent Agenda

Motion by Councilmember Rohe, second by Councilmember Geisler to approve the Consent Agenda Items A through H:

- A. District 112 Hockey Program Locker Room Expansion at Chaska Community Center
Motion to authorize Wenk Construction to advertise bids for this project.
- B. Adopt Resolution No. 2018-81 Approving Conditional Use Permit for the Lake Hazeltine Transmission Line
Motion to adopt Resolution No. 2018-81 approving the Conditional Use Permit in order to construct a 115-kv transmission line in the northern industrial park (PC #2018-06).
- C. Adopt Resolution No. 2018-78 Approving Local Results and Innovation Performance Measures for 2018
Motion to adopt Resolution Approving 2018 Performance Measures.
- D. Adopt Resolution No. 2018-82, Approving the Negative Declaration for an EIS for the Lake Hazeltine Transmission Line
Motion to adopt Resolution No. 2018-82 issuing a negative declaration relative to the need for an EIS for the Lake Hazeltine Transmission Line.
- E. Kindergarten Center Storm Water Management Project
Motion to approve the Service Agreement with Carver County for the Storm Water Retrofit Project at the Chaska Kindergarten Center.
- F. Adopt Resolution No. 2018-80, Approving FormaCoat Site Demolition Construction Documents and Authorizing Solicitation of Public Bids
Motion to adopt Resolution No. 2018-80 approving the construction documents for the Formacoat Site Demolition Project and authorizing the solicitation of public bids.
- G. Adopt Resolution No. 2018-83, Approving the Plat Correction for Club West 7th Addition
Motion to adopt Resolution No. 2018-83 approving the correction to the plat of Club West 7th Addition.
- H. Carver County Joint Powers Agreement for Corridor Study of County Highway 10
Motion to approve the Joint Powers Agreement with Carver County for the Corridor Study on County State Aid Highway/County Highway 10 (Engler Boulevard).

Motion carried.

8. Action Items

8.A. Public Hearing: Establishing Redevelopment Tax Increment Financing District No. 21, Adoption of TIF Plan, and Authorizing Execution of Parking Agreement for the Hot Spot Redevelopment

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl inquired if they need to do this item in a couple of motions.

Assistant Administrator Kabat explained that it could be done in one motion but a public hearing needs to be held.

Councilmember Geisler asked if they have already tested the ground for pollution.

Assistant Administrator Kabat responded that the City has done Phase 1 and 2 site analyses on the Hot Spot site and there is some clean-up that needs to occur, the extent of which depends upon how the plans are accrued and the level of soil disturbance that needs to occur to build the building. He stated the developer would be responsible for determining/remediating any pollution on the remaining project site.

Councilmember Rohe inquired if there were grant dollars for that.

Assistant Administrator Kabat stated that there were.

Mayor Windschitl opened the public hearing at 7:36 pm.

Mayor Windschitl closed the public hearing at 7:37 pm.

Motion by Councilmember Rohe, second by Councilmember Schulz to adopt Resolution No. 2018-79 Establishing a Redevelopment Tax Increment Financing District and Approving a Tax Increment Financing Plan Therefor and Authorizing Execution of Parking Agreement.
Motion carried.

Councilmember Rohe inquired if the demolition of this site could be done prior to the Fire and Ice.

Assistant Administrator Kabat stated that in order for buildings to be knocked down, the closing needs to occur and the purchase agreements are slated to be signed July 2, 2018.

8.B. Public Comment Being Received by Council Regarding Police Officer Body Worn Cameras (BWCs)

City Administrator Podhradsky introduced the item to the Council.

Chief Knight presented the item to the Council.

Mark Metz, Carver County Attorney, stated that he is fully in support of the body cameras due to their tremendous evidentiary value.

Steve Holmgren, Chief Public Defender of the 1st Judicial District, stated he is in support of the body camera pilot as it provides powerful evidence. He encouraged the Council to support the pilot project.

Jason Kamerud, Sheriff's Chief Deputy, explained that their office has not yet decided if they will have body cameras and they are going to watch this pilot to see how it goes. He stated that inclusion of all the stakeholders is similar to what they would do and stated that as consistency is very important, they would model their program after this if they decide to go this way.

Robert Olson of Chaska asked numerous questions regarding the body camera pilot program and potential adoption.

City Administrator Podhradsky suggested that it might be more helpful to obtain lists of questions like this in order to respond back to each question in writing.

Mr. Olson stated that would be great and that other people would probably have questions as well.

Chief Knight explained that many of these questions are listed online and offered to meet with Mr. Olson to give any further explanation or information that he might desire.

Dr. Richard Scott, Public Health Manager for Carver County, stated he is impressed with the process Chaska is going through to do the pilot study.

Chief Knight thanked the Council and stated this is a big deal for the community policing effort and transparency and expressed his excitement for the pilot study.

Mayor Windschitl inquired if this one-year trial is offered to other departments.

Chief Knight stated that after the statute was clear on what is private and public, Lieutenant George began researching vendors and after discussions with Axon, they offered the one-year pilot study.

Mayor Windschitl asked if the City is then obligated.

Chief Knight stated that they are not, and that the data is encrypted and Axon will never see it. The City could decide not to go forward with this after the pilot study, and all the data from the year stays with the City.

City Administrator Podhradsky commented that these issues are very complicated and the questions brought up tonight are exactly the things Police Staff have been wrestling with.

Motion by Councilmember Schulz, second by Councilmember Rohe to accept all public comments made as part of the public input process, and to authorize Staff to move forward with implementing the BWC Pilot Project in Chaska.

Mayor Windschitl commented that there is probably a large list of departments that have body cameras, but there are likely three-times as many that do not.

Councilmember Geisler mentioned that everyone has a camera available now due to phones and she likes that the body cameras would level the playing field for the officers.

Councilmember Schulz stated he is very happy to be able to utilize the pilot in order to see this will bring the value they think it will and will allow them to really measure that value before the City has to start spending any money.

Motion carried.

8.C. Adopt Resolution 2018-84 and Ordinance 949, Approving the Preliminary Site and Building Plan and Preliminary Plat and Adopting an Ordinance Approving the Rezoning for 650, 700 and 710 Chestnut Street / PC #2018-19

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired who owns the pass-through.

City Administrator Podhradsky stated that there is a cross access easement across the top and the southern half is owned by Walgreens and the eastern half of the northern portion is owned by the HRA and the western half is owned by this site.

Mayor Windschitl asked if that pass-through will get fixed up in this process as it is in rough shape.

City Planner Hanson explained that a portion of it would but that she was not sure they were planning to do the entire extent.

Mayor Windschitl commented that he would not want to do this nice project and then leave the road like that.

City Administrator Podhradsky stated that part of it is private property.

Mayor Windschitl stated that he understood that but was curious if there have been any discussions with them about trying to get this fixed up while the other work is happening.

City Administrator Podhradsky stated that they can have those discussions with Walgreens.

City Planner Hanson continued to present the item to the Council.
Mayor Windschitl invited the applicant to speak if so desired.

Matt Borowy, Bright Pixel Design, offered to answer any questions. He stated that getting Dunkin Donuts to fit in with the Chaska downtown look was difficult, but they are pleased with how it will fit in.

Motion by Councilmember Rohe, second by Councilmember Geisler to Adopt Resolution No. 2018-84 approving the Preliminary Site and Building Plan and Preliminary Plat for 650, 700 and 710 Chestnut Street North (PC # 2018-19).
Motion carried.

Motion by Councilmember Geisler, second by Councilmember Schulz to Adopt Ordinance No. 949 approving the rezoning for 650, 700 and 710 Chestnut Street North from General Commerce (C-2) and Planned Multi Use District (PMD-10) to Planned Commercial District (PCD-19).
Motion carried.

8.D. Adopt Resolution 2018-85 and Ordinance 950, Approving the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Formacoat/Mark Gross/PC # 2018-18

City Administrator Podhradsky introduced the item to the Council and suggested combining the presentation for this item with Item 8E. He explained City Planner Hanson could present the information regarding Item 8D and Assistant Administrator Kabat could present on Item 8E, and the Council could vote on both items following presentations and discussion.

City Planner Hanson presented Item 8D to the Council.

Mayor Windschitl inquired if they were building the whole building now.

City Planner Hanson replied that they are building roughly 30,000 square feet.

Mayor Windschitl looked to clarify that there is room for expansion on that lot.

City Planner Hanson stated there was and future potential expansion would be roughly 9,000 square feet and would be located off the west side of the building.

Mayor Windschitl inquired if they will be able to meet the parking if they lose that.

City Planner Hanson stated that they will still meet it. She explained they still have a couple of spaces to show in their proof of parking for the full build-out but it is something they can accommodate on their site.

City Planner Hanson continued her presentation of the item.

The Council agreed as a whole that they were looking forward to this moving forward.

8.E. Adopt Resolution 2018-77, Resolution Approving a Development Agreement Between the Chaska Economic Development Authority, The City, And Formacoat Leasing, LLC

Assistant Administrator Kabat presented Item 8E to the Council.

City Administrator Podhradsky commented that not only will this site look better, but the site next door will look better too. He explained the City's marketer said this will make it easier to sell.

Councilmember Schulz inquired if they would be removing concrete from the entire site.

Assistant Administrator Kabat stated they would and doing so will remove one more barrier on that site. He explained that they will prioritize FormaCoat's spot first so they can get the concrete off of there and begin building, and then the rest of the site will be seeded for grass once the concrete is removed. Assistant Administrator Kabat then continued his presentation of the item.

Mayor Windschitl asked if the concrete removal will begin right away.

Assistant Administrator Kabat explained the project schedule for this item.

Mayor Windschitl inquired if Staff is confident they would get someone in to remove that concrete during construction season.

Assistant Administrator Kabat explained that he thinks they will be ok.

Mayor Windschitl asked if they will haul the concrete offsite or crush it onsite.

Assistant Administrator Kabat explained that since there is not as much time sensitivity on the second portion, that could be an opportunity for the contractor to be able to do that.

The Council took action on Item 8D first:

Motion by Councilmember Geisler, second by Councilmember Schulz to Adopt Resolution No. 2018-85 approving the Preliminary Site and Building Plan and Preliminary Plat for Formacoat (PC# 2018-18).

Motion carried.

Motion by Councilmember Schulz, second by Councilmember Rohe to Adopt Ordinance No. 950 approving the Rezoning from Planned Multi-Use District (PMD-04) to Planned Multi-Use District (PMD-21).

Motion carried.

Following the action on Item 8D, the Council acted on Item 8E:

Motion by Councilmember Schulz, second by Councilmember Geisler to Adopt Resolution No. 2018-77 Approving a Development Agreement Between the Chaska Economic Development Authority, The City, and Formacoat Leasing, LLC.

Motion carried.

8.F. Adopt Resolution 2018-86, Approve the Concept Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda, Inc./PC #2018-22

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Rohe inquired if the applicant has all of their financing in place to move forward with the project.

City Administrator Podhradsky stated they will likely not move and do something until the City does something with City Park West and that the applicant is trying to be prepared for that.

Mayor Windschitl looked to clarify that nothing will be happening until that goes.

City Administrator Podhradsky stated that the schedule now is to have something back from the task force by the end of the summer, and since the applicant still has the preliminary and final to go through, they could be on very similar tracks. He explained that he would not expect it until the City got to that point in that development.

Councilmember Geisler inquired if the applicant has already purchased the building.

City Administrator Podhradsky confirmed that they have.

Mayor Windschitl asked if Staff is confident they will be able to work out the issues Staff has with the darkness of the proposed building exterior.

City Planner Hanson stated they are already in discussion about that and the applicant seems receptive to doing so.

Motion by Councilmember Rohe, second by Councilmember Schulz to adopt Resolution No. 2018-86 approving the Concept Plan for China Pagoda at 798 Yellow Brick Road (PC# 2018-22).

Motion carried.

9. Bills

9.A. AP Council Roster 6-18-18

Motion by Councilmember Geisler, second by Councilmember Schulz to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Rohe, Geisler, and Mayor Windschitl. Voting nay: None

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 6/18/2018

10.B. Draft Minutes - Human Rights Commission - 05-24-2018

10.C. Park & Rec Meeting Minutes 05-14-2018

Councilmember Geisler:

- Reminded the Council and audience that the farmer's market starts June 20, 2018 from 3-7 pm and will be held every Wednesday until mid-September.
- Informed Council and audience that Bark in the Park on June 27, 2018 at 6 pm at Fireman's Park.
- Reported that she attended the open house at the Steiner-Kelting Mental Wellness Facility on June 14th and commented how beautiful the building was. She explained they toured the facility and that there will be someone onsite 24 hours to provide help or if issues arise.

City Administrator Podhradsky:

- Reminded the Council that there will not be a meeting on July 2, 2018, but will have meetings on July 16th and 30th, 2018.
- Gave an update on the dog park public input process.

City Engineer Clark:

- Informed the Council there will be an open house at the Event Center on June 20, 2018 from 5-7 pm for the interchange and upgrades planned for County Road 44.

Assistant Administrator Kabat:

- Reported to the Council that the Minnesota Transportation Alliance has requested a letter of support from the Mayor and Council for an application they are putting forward to continue the four lanes on US-212 from County Road 11 out to Cologne. He stated that if the Council was okay with that, he would ask them to entertain a motion to approve the Mayor's signature on that letter of support.

Motion by Councilmember Schulz, second by Councilmember Geisler to approve Mayor Windschitl's signature on the letter of support for the Minnesota Transportation Alliance.

Mayor Windschitl stated that there was a gap of \$21 million and now it is down to \$12 million and expressed hope that this would occur.

Motion carried.

Mayor Windschitl:

- Inquired if the sign at Clover Ridge that was part of the rebuild would get finished. City Administrator Podhradsky stated that it is part of the contract that is fixing four signs.
- Informed the Council and audience of two Not Me classes for assault prevention and self-defense training. He explained a women's class was held prior to tonight's meeting, and the other will be held June 20, 2018 from 6:30-8pm for men.
- Wished all a Happy 4th of July and that fireworks will be held behind Jonathan Elementary.

11. Adjourn

Motion by Councilmember Rohe, second by Councilmember Geisler to adjourn the meeting at 8:50 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JUNE 18, 2018

1. Call to Order

President Windschitl called the meeting to order at 8:57 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Schulz, Rohe, Geisler and President Windschitl.

Absent: Commissioner Boe.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Geisler, second by Commissioner Schulz, to adopt the agenda as presented.

Motion carried.

4. Minutes

Motion by Commissioner Rohe, second by Commissioner Geisler, to approve the minutes of the June 4, 2018 EDA meeting.

Motion carried.

5. Adopt Resolution EDA 2018-09, Public Hearing: Approving Land Sale and Authorizing the Execution of a Purchase and Development Agreement (FormaCoat)

Executive Director Podhradsky presented the item to the Commission.

President Windschitl opened the public hearing at 8:59 pm.

President Windschitl closed the public hearing at 9:00 pm.

Motion by Commissioner Schulz, second by Commissioner Rohe to adopt Resolution No. EDA 2018-09 Approving Land Sale and Authorizing the Execution of a Purchase Agreement and Development Agreement and Approving an Interfund Loan.

Motion carried.

6. Adopt Resolution EDA 2018-10, Public Hearing: Approving Conveyance of Property, Establishing Redevelopment Tax Increment Financing Dist. No. 21, Adoption of TIF Plan, and Authorizing Execution of Purchase & Development Agreements (Hot Spot Redevelopment)

Executive Director Podhradsky presented the item to the Commission.

President Windschitl opened the public hearing at 9:02 pm.

President Windschitl closed the public hearing at 9:03 pm.

Motion by Commissioner Geisler, second by Commissioner Schulz to adopt Resolution No. EDA 2018-10 Establishing a Redevelopment Tax Increment Financing District, and Approving a Tax Increment Financing Plan Therefor, Authorizing Execution of a Purchase Agreement and a Purchase and Development Agreement and Approving Conveyance of Certain Property.

Motion carried.

7. Other Business

None.

8. Adjourn

Motion by Commissioner Schulz, second by Commissioner Rohe to adjourn the meeting at 9:04 pm.

Motion carried.

Chaska Park Board
Meeting Minutes
July 9th, 2018

1. Call to Order

The July meeting of the Chaska Park Board was called to order by Chairman Grau at 7pm in the Council Chambers at City Hall.

2. Roll Call

Present: Grau, Gutierrez, Ives, Wittrock, Olsen, Branch, Flaherty-Wilcox.

Absent: Mason, Mihajlov, Roan

Staff Present: Marshall Grange, Erin Link

3. Adopt the Agenda

Grange asked for an addition to the Agenda under 7e. Commissioner Nick Mason's resignation.

Motion by Flaherty-Wilcox, second by Wittrock to approve the July Agenda with the addition of Mason's resignation under 7e. Motion carried.

4. Visitor Presentation

None

5. Approve Meeting Minutes

Motion by Wittrock, second by Downs to approve the Chaska Park Board minutes of June 11th, 2018. Motion carried.

6. Old Business

A.) Carver Trails (Chaska Chanhassen Mountain Bike Team) was in attendance tonight to ask for the Park Boards formal recommendation to the City Council to adopt a resolution to obtain approving a Limited Use Permit through MN DOT for the construction of multi-purpose off road trails. Representatives gave an update as to the progress that has been made with formal structuring as a non-profit, creation of their website-carvertrails.org, as well as securing liability insurance coverage. Discussions also occurred on trail signage, timeframes, and fundraising as things move forward.

Motion by Grau, second by Ives for support to move forward to Council for review and support for the Carver Trails Program.

B.) Grange recapped with the Board the process used to date for the Off-Lease Dog Area (OLDA). He also thanked staff for the research and assistance provided throughout the process, adding he feels good about the community engagement and support for this project and the site. Discussion was held on the two different dog areas in the park, as well as the proposed park rules.

Motion by Wittrock, second by Flaherty-Wilcox, to make recommendation to the City Council at the July 30th meeting to approve the OLDA project within Lion's Park.

7. Other Business

- A. Fire and Ice Community Celebration, July 20th-22nd at Firemen's Park
- B. Director's Update
 - SW Metro magazine awarded for the second time, the Chaska Community Center the "Best of" for kid's activities
 - Curling Night in America broadcasting from the Curling Center, August 27-29
 - U18 Curling Championship awarded to Chaska, Mar. 12-17, 2019
- C. Receive City Council meeting minutes from May 21st, 2018
- D. Receive Planning Commission minutes from May 9th, 2018
- E. Grange looking for nominations to take Mason's place on the City Square West Task Force.

Motion by Downs, second by Olsen, to recommend Branch to the Council to serve on the City Square West Task Force.

8. Roundtable

Wittrock asked that some maintenance be done at pickleball courts.

Olsen shared that new Sunset Park signs are up; however Google Maps is not yet reflecting it

Olsen suggested that Mason be recognized for his years of service

Grau asked that Kudos be shared with the CCC aquatics staff for great swim lessons

9. Adjourn

Motion to Adjourn by Wittrock, second by Grau.