



AGENDA
PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, February 13, 2019
7:30 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the Draft Minutes of the December 12th, 2018 Planning Commission Meeting
6. Consent Items
 - 6.A. Approve the Final Plat for Savanna Estates 3rd Addition/Koosman Homes/PC 2019-02
 - 6.B. Approve the Final Plat for Club West 9th Addition/Traditions Development/PC 2019-03
7. Action Items
 - 7.A. Approve the Concept Plan for Chaska Building Center Phase 3/DDK Construction, LLC/PC 2019-01
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the December 03, 2018 December 17, 2018 and January 07, 2019 City Council Meetings

8.A.ii. Receive the Minutes of the December 10, 2018 and January 14, 2019 Park Board

8.A.iii. Receive the Draft Minutes of the December 17, 2018 EDA Meeting

9. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
December 12, 2018**

1. Call to Order

Vice Chair Keyport called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Kelley, Keyport, Pfeiffer.

Members absent: Commissioner Pfeiffer

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

3. Adopt the Agenda

Motion by Commissioner Kelley, second by Commissioner Cross, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

There were no presentations.

5. Minutes

Motion by Commissioner Cross, second by Commissioner Dahlke to approve the minutes of the November 11, 2018, Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a) Approve the Final Plat for Clubs West 8th Addition/Traditions Development PC#2018-35, subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Club West 8th Addition Final Plat (pgs 1-3), submitted by Alliant Engineering
 2. Adherence with the City Engineer's memo dated December 6, 2018.
 3. Payment of park dedication fees prior to recording the Final Plat.
 4. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 5. Compliance with Section 9.27 Anti Monotony and Design Requirements in Detached Single-Family Residential Developments.
 6. Provision of a stormwater management plan meeting City and Carver County WMO standards.
 7. Provision of an executed development agreement prior to recording Final Plat.
 8. Preservation of wetlands and the 30-foot buffer.
 9. Provision for each lot survey abutting Savanna Way to include centerline setback from Savanna Way and to be submitted at each building permit.
 10. No building shall be located closer than 100 feet to the centerline of Savanna

Way, except for unenclosed decks, which may encroach up to 10 feet into the Savanna Way setback.

11. Provision of sidewalks on both side of all local streets.
12. Adherence to the City's Boulevard Tree Policy and local street section design.
13. Provision of a 60 feet Right of Way width for all local streets.
14. Provision of adequate maintenance accesses provided to stormwater ponds accessed from Outlot B to be reviewed and approved by the Engineering Department.
15. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Front (porch): 15 feet
 - c. Rear: 30 feet
 - d. Side (house/garage): 10 feet/5 feet
 - e. Side (corner): 23 feet

Motion carried.

7.A. PUBLIC HEARING: Approve the Conditional Use Permit (CUP) for Carver Scott Humane Society at 822 Yellow Brick Road/Carver Scott Humane Society /PC #2018-37

City Planner Liz Hanson presented the item to the Commission.

Vice-Chair Keyport asked what method was used to come up with the conditions.

City Planner Hanson explained that it was based primarily on their current mode of operation as well as conditions that would minimize the impact of having that many animals together in one place.

Commissioner Dahlke asked about the staffing levels for this larger facility.

City Planner Hanson stated that nothing about staffing was spelled out in the conditions. She reviewed some of their policies for staffing.

Commissioner Bowe asked if the City had spoken with the other tenants at the retail center.

City Planner Hanson noted that the City had sent out notifications to the adjacent properties and have not heard back from any of them expressing concerns.

Mandy Wyman, 11601 Carriage Court, Eden Prairie, stated that she is the Executive Director of Carver Scott Humane Society. She explained some of the restrictions in conditions that had been in place for their former space. She noted that their old location was much smaller and there was one neighbor that was not in favor of them being there, so some of the restrictions were a compromise in order for them to be a good neighbor. She stated that many of the conditions have simply been carried over from their old location.

Vice-Chair Keyport asked if there were specific conditions that Ms. Wyman would like to see changed in their new location.

Ms. Wyman stated that they would like to change the number of dogs allowed on site in item #4 from 6 up to 20. She noted that this would not be a common, everyday occurrence and gave examples of when they may have a larger number of dogs on site, such as a litter of puppies. She stated that they would also like to start running wellness clinics targeting the low-income residents in the area which could also potentially put them over the 6 dogs number as well. She stated that she would also like to eliminate #6 that restricts the number of adoption events they can hold. She stated that their new location will be open to the public and they would like to have the ability for people to come in during normal office hours and complete an adoption. She confirmed that they do not plan to operate as any type of impound facility for stray animals.

Vice-Chair Keyport opened the public hearing for comment at 7:25 p.m.

There being no public comment, Vice-Chair Keyport closed the public hearing at 7:25 p.m.

Commissioner Bowe suggested that item #6 not be completely stricken and instead there be a compromise of allowing some larger adoption events to be held, in addition to the daily open hours for adoption.

Ms. Wyman stated that there were some questions about the parking available at the shopping center for the larger events. She noted that she had followed up with the owner of the building and it was designed to have 5 spots for every 1,000 square feet. She stated that there are three designated parking spots at the rear of the building for staff. She stated that they have about 12 spaces directly in front of the building, and the owner said that any of the spots in the parking structure are available to anyone visiting their space. She stated that she is fairly confident that they could hold those types of larger events and not impede the other nearby businesses.

The Planning Commission discussed the suggested condition changes.

Motion by Commissioner Kelley, second by Commissioner Dahlke, to recommend to City Council approval of Conditional Use Permit to house and allow animals at 822 Yellow Brick Road, PC#2018-37; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, Pages 1-16, written by Mandi Wyman of Carver-Scott Humane Society, dated November 9, 2018
 - b. Floor Plan exhibits, Pages 1-2, undated
2. The building will house a maximum of 30 cats.
3. Housing/boarding of dogs, or other animals other than cats, will not be permitted.
4. The site will be limited to 20 dogs on site at any given time, including but not limited to training classes and adoption days.
5. Small domestic animals are allowed on site only during pet adoption days or stray drop-offs; however, non-domestic animals, and animals such as, but not limited to, horses, cows, chickens, or roosters are not allowed.
6. Training classes for animals are restricted to once per week.
7. Outdoor storage of any kind will not be permitted.

8. Compliance with 14.7.4 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.

Motion carried.

7.B. PUBLIC HEARING: Approve the ZONING Ordinance Amendment to Section 5 Flood Protection and Section 15 Definitions/City of Chaska/PC #2018-39

City Planner Liz Hanson presented the item to the Commission.

Vice-Chair Keyport opened the public hearing for comment at 7:42 p.m.

There being no public comment, Vice-Chair Keyport closed the public hearing at 7:42 p.m.

Motion by Commissioner Dahlke, second by Commissioner Bowe, to recommend approval to City Council of a Zoning Ordinance Amendment (ZOA) to Section 5 Flood Protection.

Motion carried.

Motion by Commissioner Cross, second by Commissioner Kelley, to recommend approval to the City Council of Section 15 Definitions of the Zoning Ordinance, PC#2018-39.

Motion carried.

7.C. Approve the Concept Plan for Structures, Inc. on Old Audubon Road/Daniel Andersen/PC #2018-38

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross expressed concern about putting in a berm area that is not mowable, near the holding pond. She stated that she would like there to be requirements on how the appearance will be maintained.

Vice-Chair Keyport asked how the property to the west was guided for development.

City Planner Hanson stated that she believes that area is guided for open space with medium density residential to the north of that area.

Daniel Andersen, 3540 Montgomery Avenue, Deephaven, explained that the berm will not be very wide. He stated that they do want to build the easement area up, but not quite in a berm fashion. He stated that it will be more like a swale and will look wavy and more natural. He noted that they are planning on planting some wild grasses in that area.

Commissioner Bowe confirmed that this project is a relocation project for Structures, Inc. and not a secondary location.

Dereck Tessmer, 1336 Prairie Street, stated that it appears as though the structures are planned well and will fit in well within the City, but expressed concern about the potential noise, especially early in the morning.

Bob Butcher, 1342 Prairie Street, stated that one of his concerns with this project is also noise.

Jim Ernst, 884 Arbor Drive, stated that he owns the business that is just north of this project and that Arbor Drive is a private road owned by him. He stated that he would support the City taking over the road and its maintenance but does not want additional traffic on his road in which he still has to pay for maintenance. He noted that both of the businesses to the north drain across the subject property into the holding pond.

Commissioner Kelley asked if staff was aware of the points just raised by Mr. Ernst about it being a privately-owned road and the drainage.

City Planner Hanson stated that staff is aware that it is a private drive, however there is a shared driveway easement over the top of it. She stated that they will have to take a closer look at the easement paperwork to find out what agreement was put into place with it. She noted that the drainage issues will be looked at closely as the project moves forward.

Mr. Anderson asked to address some of the concerns that were raised. He stated that he agrees that the road, if left as it is, will sustain damage. He also stated that he agrees the access road on Ravoux Road should go away. He stated that the drainage concerns will be addressed with engineering as the project moves forward and noted that they do have hours of operation that can help with the noise concerns.

Motion by Commissioner Bowe, second by Commissioner Dahlke, to recommend to City Council approval of a concept plan for Structures, Inc. on Old Audubon Road/Daniel Andersen/ PC #2018-38; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), submitted by DJ Andersen Design Group
 - b. Front Elevation, submitted by DJ Andersen Design Group, dated November 1, 2018
 - c. Floor Plan, submitted by DJ Andersen Design Group, dated November 1, 2018
 - d. Sketch Plan, submitted by DJ Andersen Design Group, dated November 1, 2018
 - e. Site Map, submitted by DJ Andersen Design Group, dated December 4, 2018
2. Adherence with the Engineers Memo dated December 6, 2018.
3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
4. Provision of a site plan that eliminates the proposed entrances on Ravoux Road and Old Audubon Road.
5. Provision of a site plan that relocates the southern parking lot and driveways to the north side of the site to be accessed from Arbor Drive.
6. Provision of material boards submitted at the preliminary site plan application showing the proposed material selections.
7. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.

8. Provision that natural stone, not stone veneer, will be used in order to be classified as a Class I material.
9. Provision of a clear detail drawing of the exterior storage yard showing materials being stored and etc. to be submitted at preliminary.
10. Any exterior storage shall be placed on pavement; storage on open ground/land is prohibited.
11. Provision that exterior storage area meets all building setbacks and is shown on the site plans during preliminary submittal.
12. Provision of loading docks to be screened from adjacent residences by landscaping and fencing and to be shown on a plan at preliminary site plan submittal.
13. Provision of multiple cross-section drawings showing the views of the exterior storage area and screening from the residential properties.
14. Provision of a landscape plan showing berming, fencing and significant landscaping on the southern edge of the site as it abuts the highline easement to be submitted at preliminary submittal.
15. Compliance with section 9.6.5.4 Planting Islands.
16. Compliance with section 9.6.6.1 Screening Required and to be shown on landscape plan and cross section drawings at preliminary submittal.
17. Compliance with section 9.24 and a 15-foot fence setback from the property lines abutting Old Audubon Road and Ravoux Road.
18. Provision of lighting specs and photometrics to be submitted with preliminary site plan submittal.
19. Provision of a noise summary to be submitted at time of preliminary submittal.
20. Provision that all mechanical equipment will be fully screened from view.
21. Coordination with the City Engineer for the provision of public utilities to the site.
22. Provision of a storm water management plan meeting City and Carver County WMO standards.
23. Provision of a wetland delineation report be submitted at preliminary submittal.
24. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
25. Any and all building signage shall be submitted separately, and shall require approval by staff prior to installation.

Motion carried.

7.D. Approve the Concept Plan for the Ess Lot and Ernst Home Redevelopment/Talle and Associates/PC #2018-36

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross stated that she does not think parking ramps have any place in a historic district. She noted that she also feels the City needs to be very cautious about the grade change in this area. She stated that she would like an engineer's report on the Ernst house because they are moving internal walls and sometimes that does not work in old brick buildings.

Commissioner Kelley noted that he had similar thoughts about the parking plans and asked if there would be a possibility of building down, rather than up in order to make it less intrusive.

City Planner Hanson stated that she did not think that option was explored and suspects that it would not be feasible.

Vice-Chair Keyport asked about the change in grade elevation.

Nate Golin, U+B Architecture, stated that the grading runs diagonally and the high point of the site is the northwest corner and the low point is the south east corner. He noted that there is about a 5-foot difference from the east to west side of the site and about 4-foot difference between the north and south sides of the site.

Laura Russ, Talle and Associates, 470 West 78th Street, Chanhassen, stated that they are excited about this project as a way to blend the old and the new in a historic way. She stated that this project will also expand the diversity of housing choices in the City.

Vice-Chair Keyport confirmed that these would be market rate units. He asked about the elevation grade plans for the underground parking.

Mr. Golin stated that they anticipate that the surface parking lot would be built at grade with necessary sloping to deal with drainage.

Vice-Chair Keyport stated that there were two design options presented in the concept plan and noted that, in his opinion, Option B would have no chance of being approved by the City. He encouraged the applicant to take a look at the other buildings in the City to ensure that it fits with the historic nature of the City and noted that the brick does not need to be tan. He stated that he would also like them to consider how their plans will look and feel to pedestrians. He stated that also feels like the plans for this property are very dense and may have too many units.

Ms. Russ stated that they had considered 12 site plans and this plan was the least dense option.

Commissioner Bowe stated that she thinks the plans are beautiful and agrees with Vice-Chair Keyport that Option A is a better fit for the City. She stated that she thinks bringing in U+B Architects will go a long way towards making this project fit into the historic district.

Mr. Golin stated that to address Commissioner Cross's concerns about the structural integrity, they have had their structural engineers take a look and he does not think there will be large problems.

Vice-Chair Keyport stated that he agrees with Commissioner Cross that a parking ramp in a historic district is a very difficult concept for him.

Motion by Commissioner Dahlke, second by Commissioner Kelley, to recommend City Council approval of a concept plan to construct a new apartment building on 217 Walnut Street and restore the Ernst Home for apartment units, PC#2018-36; subject to the following conditions:

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

- a. Project Narrative (pgs 1-2), prepared by Talle & Associates, dated November 2, 2018
 - b. Existing Site Plan (E001), prepared by U+B Architecture & Design, Inc., dated November 5, 2018
 - c. Proposed Site Plan (P001), prepared by U+B Architecture & Design, Inc., dated November 5, 2018
 - d. Proposed Second Floor (P002), prepared by U+B Architecture & Design, Inc., dated November 5, 2018
 - e. Renderings (pgs 1-2), prepared by U+B Architecture & Design, Inc.
 - f. Ernst House (A111), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
 - g. Ernst House (A112), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
 - h. Ernst House (A100), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
 - i. Ernst House (A101), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
 - j. Ernst House (A102), prepared by U+B Architecture & Design, Inc., dated August 17, 2018
2. Provision of an analysis on the qualities of the edge and spatial relationship between the surface parking lot and alleyway/paseo on the western edge of the site to be provided during preliminary submittal.
 3. Provision of 360-degree architecture be provided on the west and south facades of the parking garage and apartment building.
 4. Provision of multiple views be provided of the proposed site and buildings to be submitted at time of preliminary submittal.
 5. Provision that traditional historic Chaska details, such as but not limited to, brick detailing and arched windows are explored further in the townhome and parking garage buildings to be submitted at preliminary submittal.
 6. Provision that modular face brick is used for all brick applications.
 7. Provision that mechanical equipment will be fully screened from view.
 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 of decorative garage doors on the parking garage building are used.
 10. Provision of an approved Site Alteration Permit by the HPC for the Ernst Home and Ess Lot prior to final submittal.
 11. Provision that future construction of a City-owned parking ramp is achievable over the City-owned parking lot and can gain access from the south portion of this site through necessary access easements.
 12. Compliance with applicable zoning requirements, in particular Chapter 9 (Special Regulations).
 13. Provision that building code is adhered to for all buildings in terms of fire rating, etc.

Motion carried.

8. Other Business

8.A. Receive Other Meeting Minutes

Receive the Minutes of the November 5 and November 19, 2018 City Council Meetings.

Commissioner Kelley

- Stated that it is very nice to see the tree added at the rear of Fireman's Park
- Thanked the City Council for allowing him to serve as a Planning Commissioner and noted that tonight is his last meeting. He thanked Community Development Director Ringwald and City Planner Hanson for their support in contributing to his knowledge and understanding of the Planning Commission

Commissioner Dahlke

- Enjoyed the 100 Club event
- Expressed concern about the way the entrance and exit for Kwik Trip is laid out.

Commissioner Keyport

- He stated that the smaller trees in front of the large tree at Fireman's Park are also lit up this year and look fantastic.
- He stated that he will be leaving the Planning Commission after serving for the last 9 years.

9. Adjourn

Motion by Commissioner Dahlke, second by Commissioner Bowe to adjourn the meeting at 8:57 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 2/13/2019

Subject: Savanna Estates 3rd Addition - Final Plat

Applicant: Koosman Homes

Location: North of County Road 44, east of Savanna Way

Case No.: 2019-02

Synopsis: Applicant seeks to obtain approval of the Final Plat for 25 single family lots in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson, City Planner

Staff Recommendation: Motion to recommend approval of the request

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.

The final plat for the 2nd Addition of 11 lots was approved in August 2018.

CURRENT PROPOSAL

Tonight staff brings forward the third and final phase of this development. The applicant is proposing to final plat 25 lots as a part of this proposal, which would complete the overall Savanna Estates development.

Layout

The main access to the property will be from Vista View Drive to the west from the collector road Savanna Way. Additional access will be provided to the east of the site from the existing Club West/Harvest neighborhood on Vista View Drive. The completion of Savanna Trail will be a part of this 3rd phase.

Setbacks

The setbacks will be consistent with the adjacent neighborhoods and 1st and 2nd Additions 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 25 lots.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the Final Plat for Savanna Estates 3rd Addition for 25 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 3rd Addition (pgs 1-2), prepared by Alliant Engineering, undated
 - b. Construction Documents (pgs 1-18), prepared by Alliant Engineering, dated November 27, 2018
2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Provision of sidewalks on both sides of all local streets.
4. Compliance with Ordinance No. 934 (PRD-69).
5. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
6. Payment of development fees prior to recording of final plat.
7. Compliance with the City's existing anti-monotony housing ordinance.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. 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, specifically for Lots 1-15, Block 1 of Savanna Estates 3rd.



December 26, 2018

Mr. Kevin Ringwald
Director of Planning & Development
City of Chaska
One City Hall Place
Chaska, MN 55318

RE: Final Plat Narrative – Savanna Estates 3RD Addition – KLC of Willmar Inc.

Dear Mr. Ringwald,

Koosman Homes is providing the City of Chaska with a Final Plat Submittal for a proposed single family residential development. The project area includes 25 additional lots as part of the overall Savanna Estates development and amounts to approximately 8.28 acres. The site is located on the north side of County Road 44 and directly east of the City collector road (Savanna Way). This area is within the Southwest Chaska Growth and Development Plan area.

Project History

Savanna Estates Preliminary Plat and rezoning was originally approved by the City of Chaska in April of 2017. The approved preliminary plat proposed 52 single family lots. The final plat for Savanna Estates first addition was approved by the City of Chaska in June 2017 and included 15 lots. The final plat for Savanna Estates Second Addition was approved by the City of Chaska in August 2018 and included 11 lots.

Dimensional Standards

The applicant is respectfully requesting consideration of the following dimensional standards associated the current Preliminary Plat Plan:

Lot Width	70' & 75'
Lot depth	100 (minimum)
Pad Width	55' & 60'
Pad Depth	42' (minimum)

Setbacks

Front – building	23'
Front – Garage Door	23'
Front Porch – Porch	15'
Side – Garage	5'
Side – Living	10'
Rear yard	30'

Park and Open Space

The current plan does not propose park land within the City. The city has designated a City Park to the north, on the west side of Savanna Way.

Walks and Trails

All streets within the project are proposed to be provide sidewalks in order to accommodate pedestrians or residents of the community traversing throughout the area.

Transportation

The current Final Plat Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the Southwest Chaska growth and Development Plan. Access to north-south collector is proposed to be the primary access to the neighborhood. The current plan is proposing for roadway right-of-ways consistent with the past designs within The Savanna Estates neighborhood.

Utilities

The site is served with an 8-inch watermain and an 8-inch sanitary sewer previously constructed by Koosman Homes in Vista View Drive. The proposed final plat provides for the necessary right-of-way and easements to accommodate the extension of sanitary sewer, watermain and storm sewer through this area.

Schedule

It is the applicants desire to be able to begin site excavation by spring of 2019.

Conclusion

K.L.C. of Willmar and Koosman Homes sincerely appreciates the opportunity to present the current final plat plan and to receive any input the City is able to provide at this time. It is our wish to work closely with City staff in the development of a plan that contributes to the City's Mission Statement and reinforces its Core Strategies.

We strongly believe that by working cooperatively, we can create a neighborhood which protects community's interests, preserves natural amenities and achieves the goals established by City of Chaska.

Sincerely,

K.L.C. of Willmar Inc./Koosman Homes

David Nash for K.L.C of Willmar

cc: Koosman Homes, Daniel Koosman
File

SAVANNA ESTATES PHASE 3

CHASKA, MINNESOTA

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DEVELOPER

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DANIEL KOOSMAN
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ALLIANT ENGINEERING, INC.
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ENGINEER

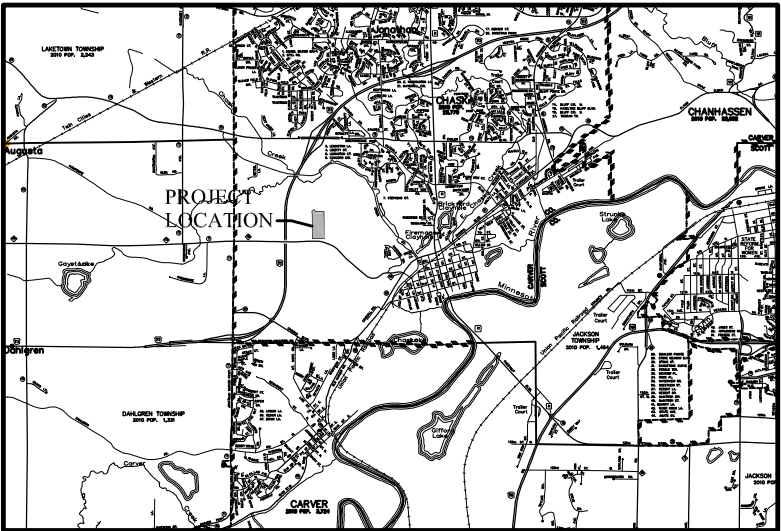
DAVID NASH
LICENSE NO. 21836
EM: dnash@alliant-inc.com

SURVEYOR

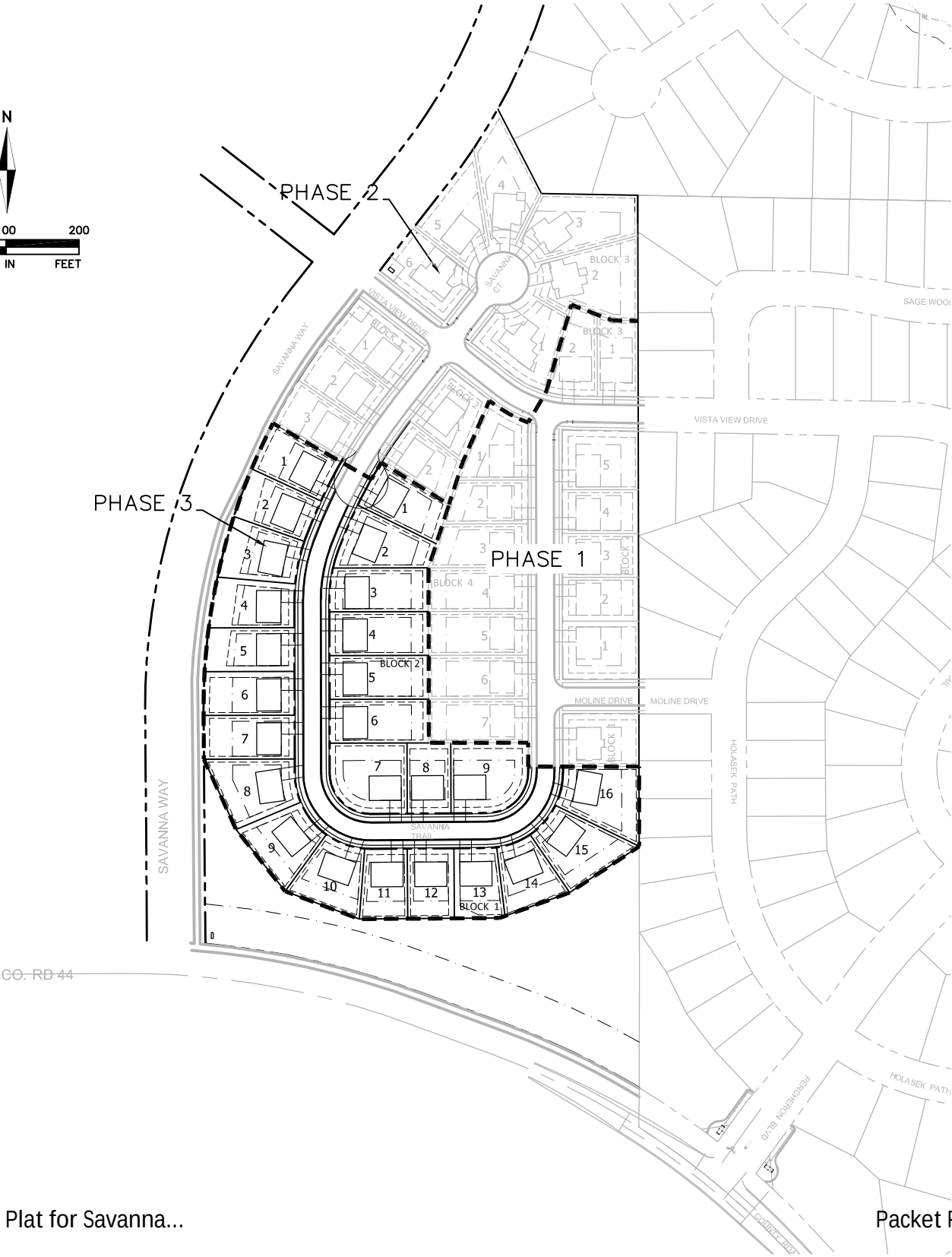
DENNIS B. OLMSTEAD
LICENSE NO. 18425
EM: dolmstead@alliant-inc.com

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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GRADING PLAN	5-7
STORM WATER POLLUTION PREVENTION PLAN	8-9
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LANDSCAPE PLAN	16-18

SAVANNA ESTATES PHASE 3
KOOSMAN HOMES
PHASE 3 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
11-27-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

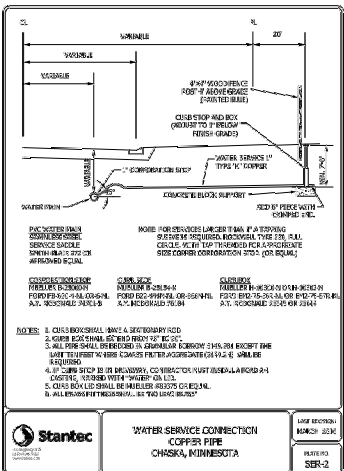
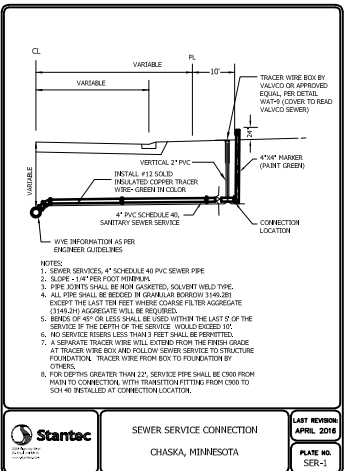
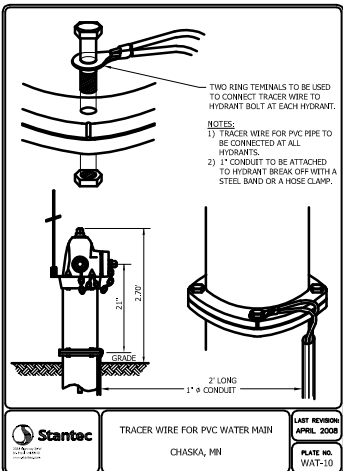
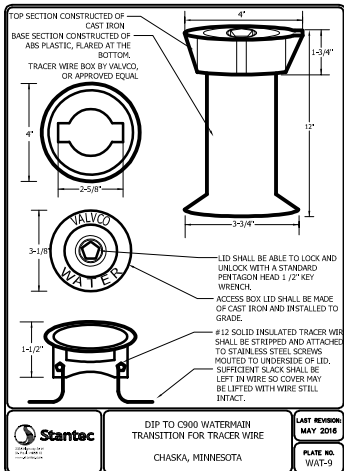
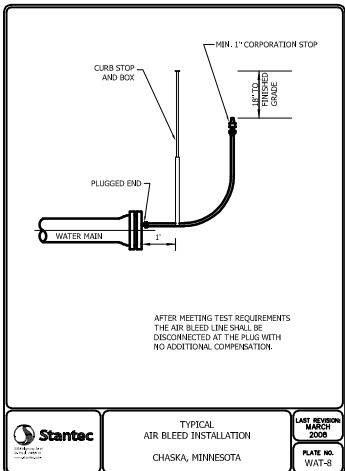
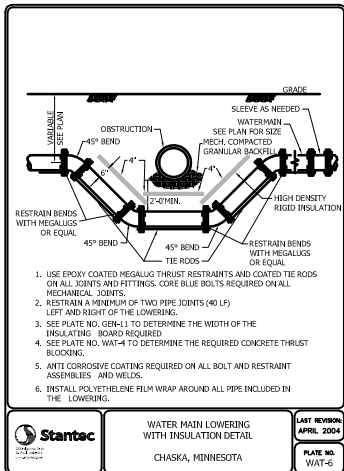
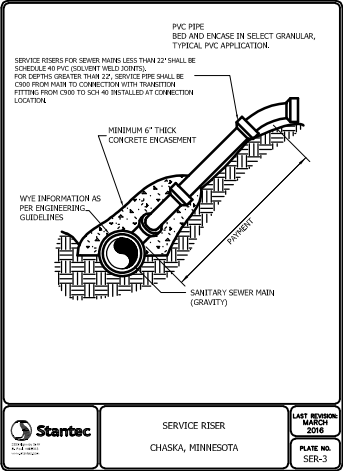
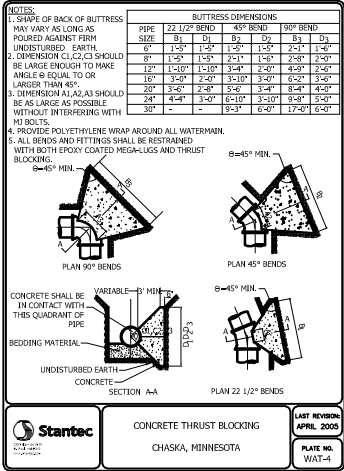
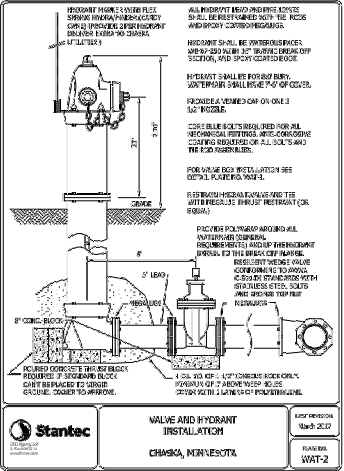
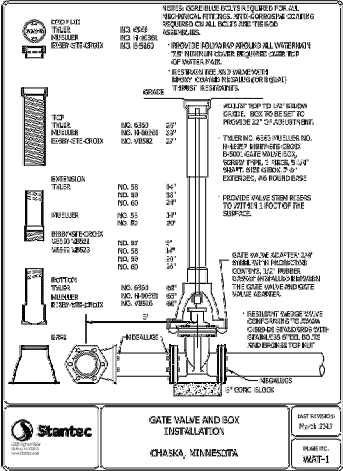
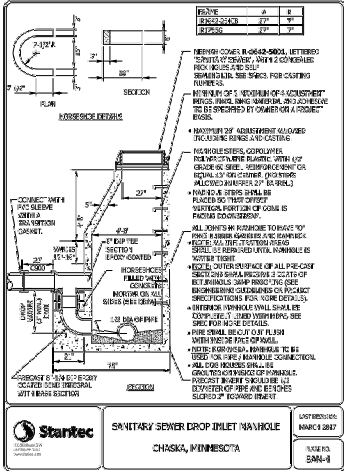
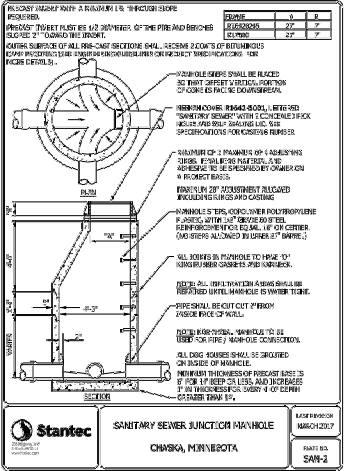
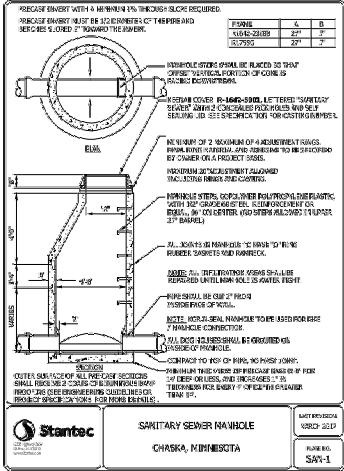
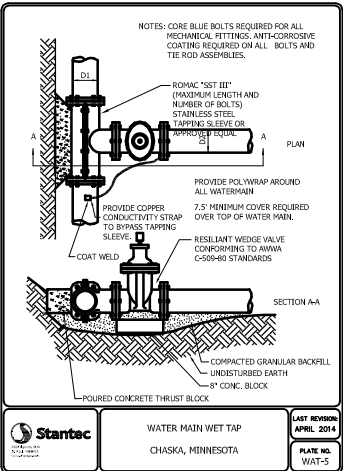
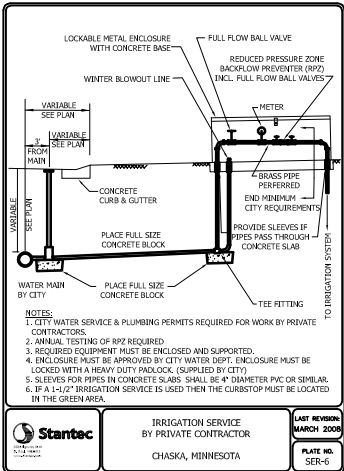
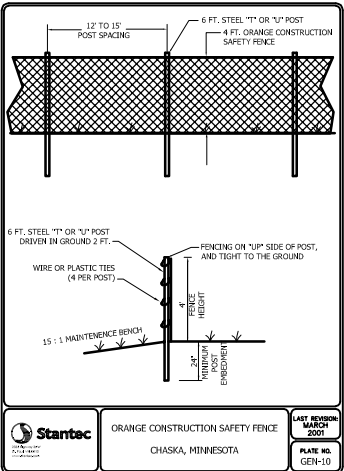
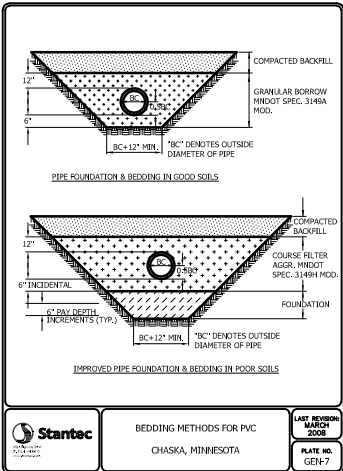
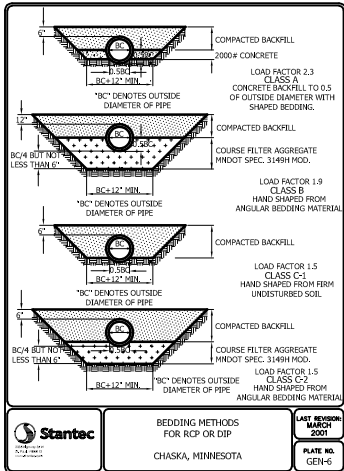
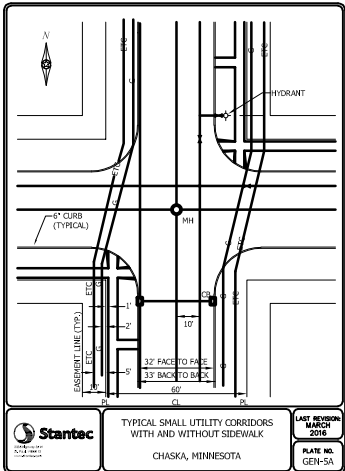
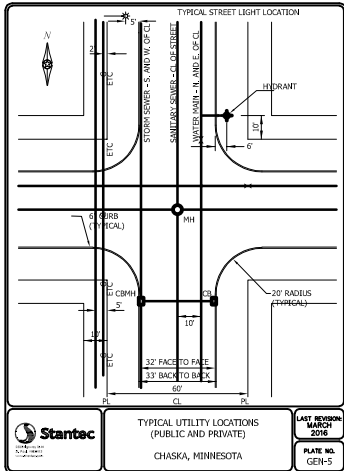
BY	DATE
DATE	ISSUE
11-27-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DJM
DRAWN: SIL
PROJECT NO: 218-0196



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SAVANNA ESTATES PHASE 3

ROOSMAN HOMES

SAVANNA ESTATES PHASE 3

DETAILS

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DAVE NASH, PE
Date 11-27-18 License No. 21836

QUALITY ASSURANCE/CONTROL

BY DATE
DATE ISSUE
11-27-18 CITY SUBMITTAL

PROJECT TEAM DATA
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PHASE 3 CONSTRUCTION DOCUMENTS

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11-27-18
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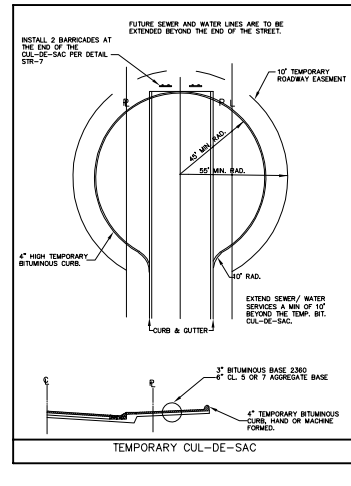
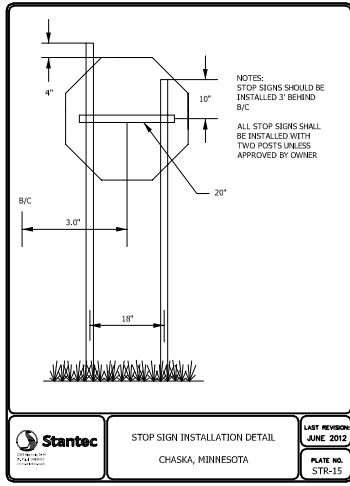
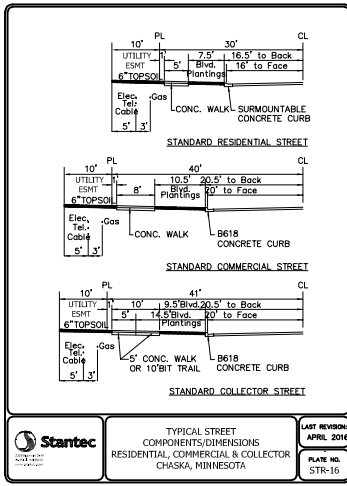
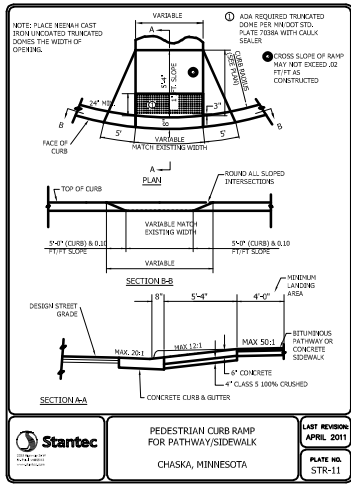
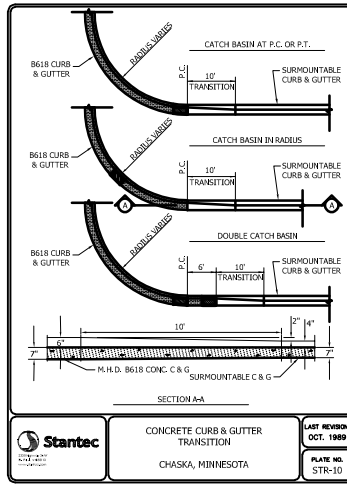
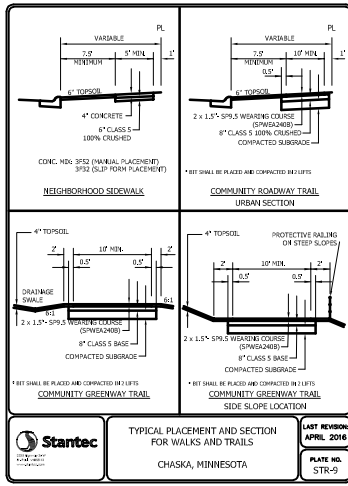
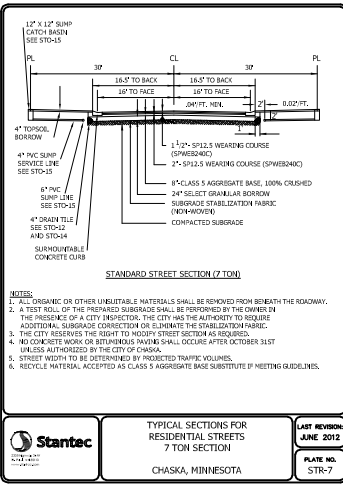
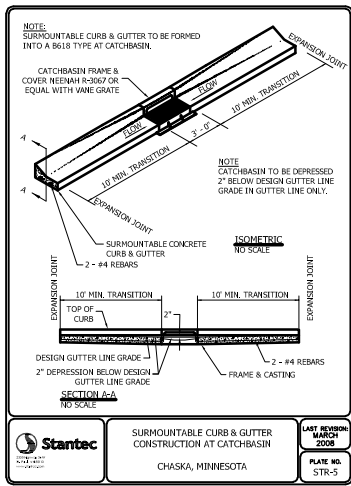
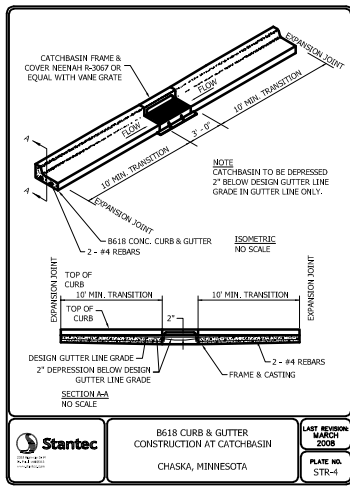
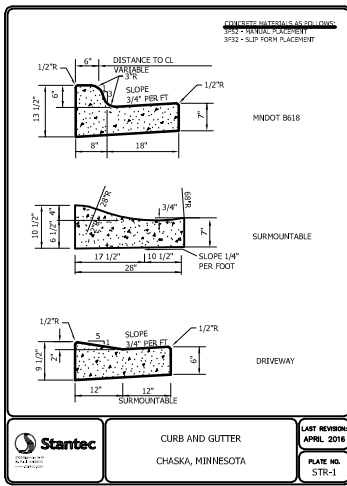
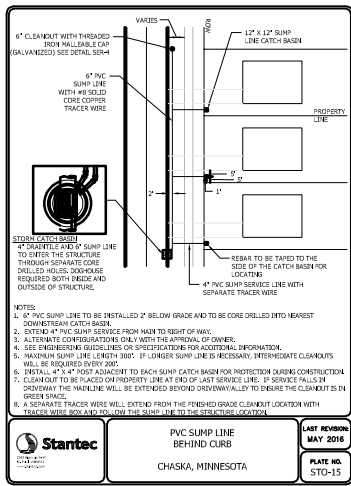
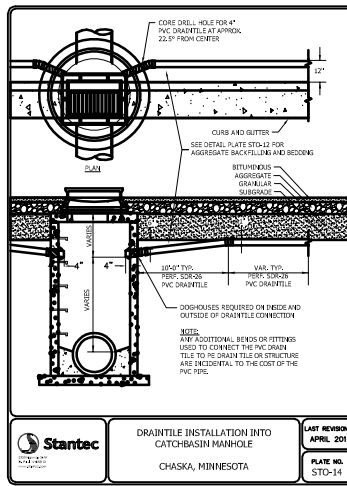
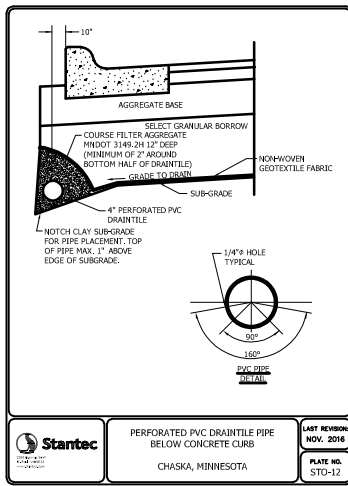
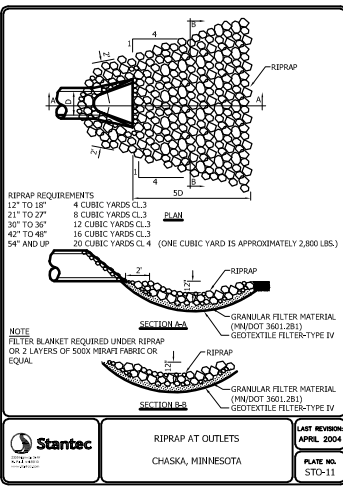
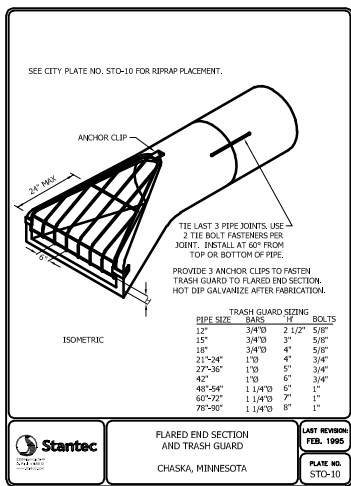
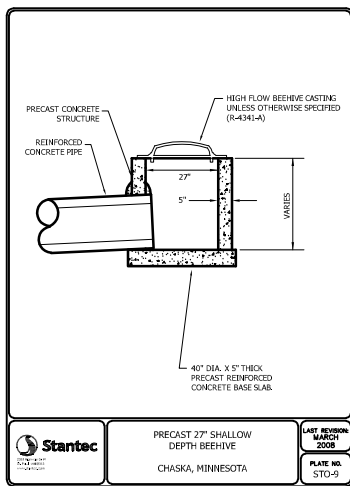
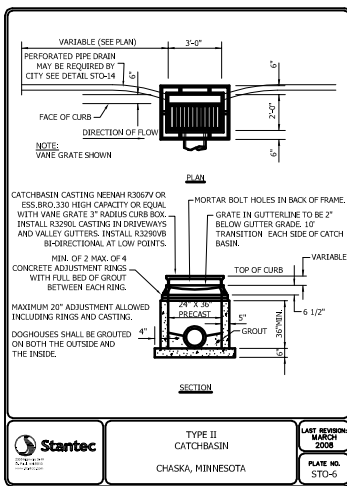
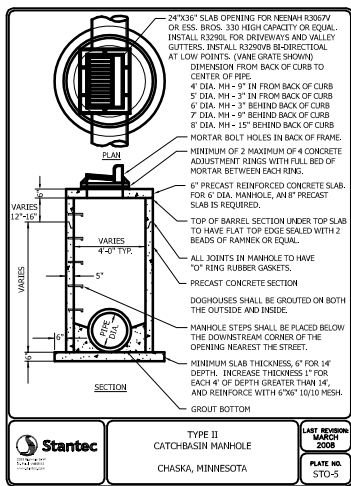
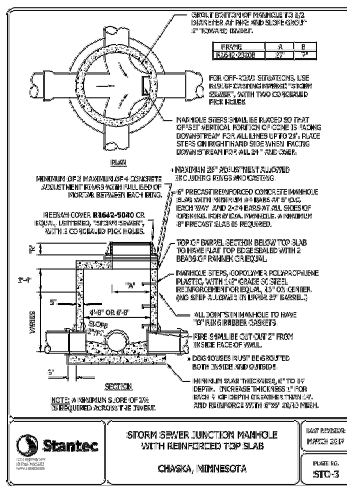
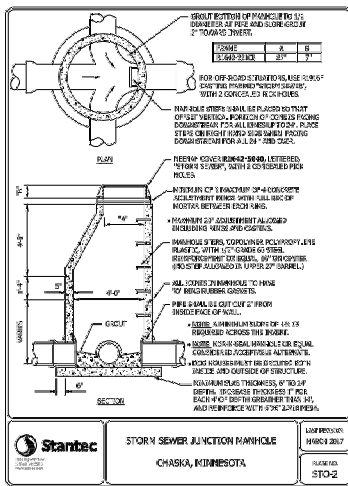
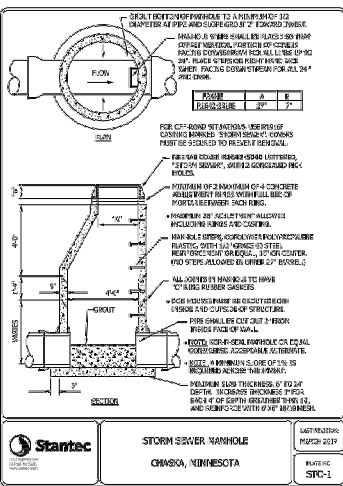
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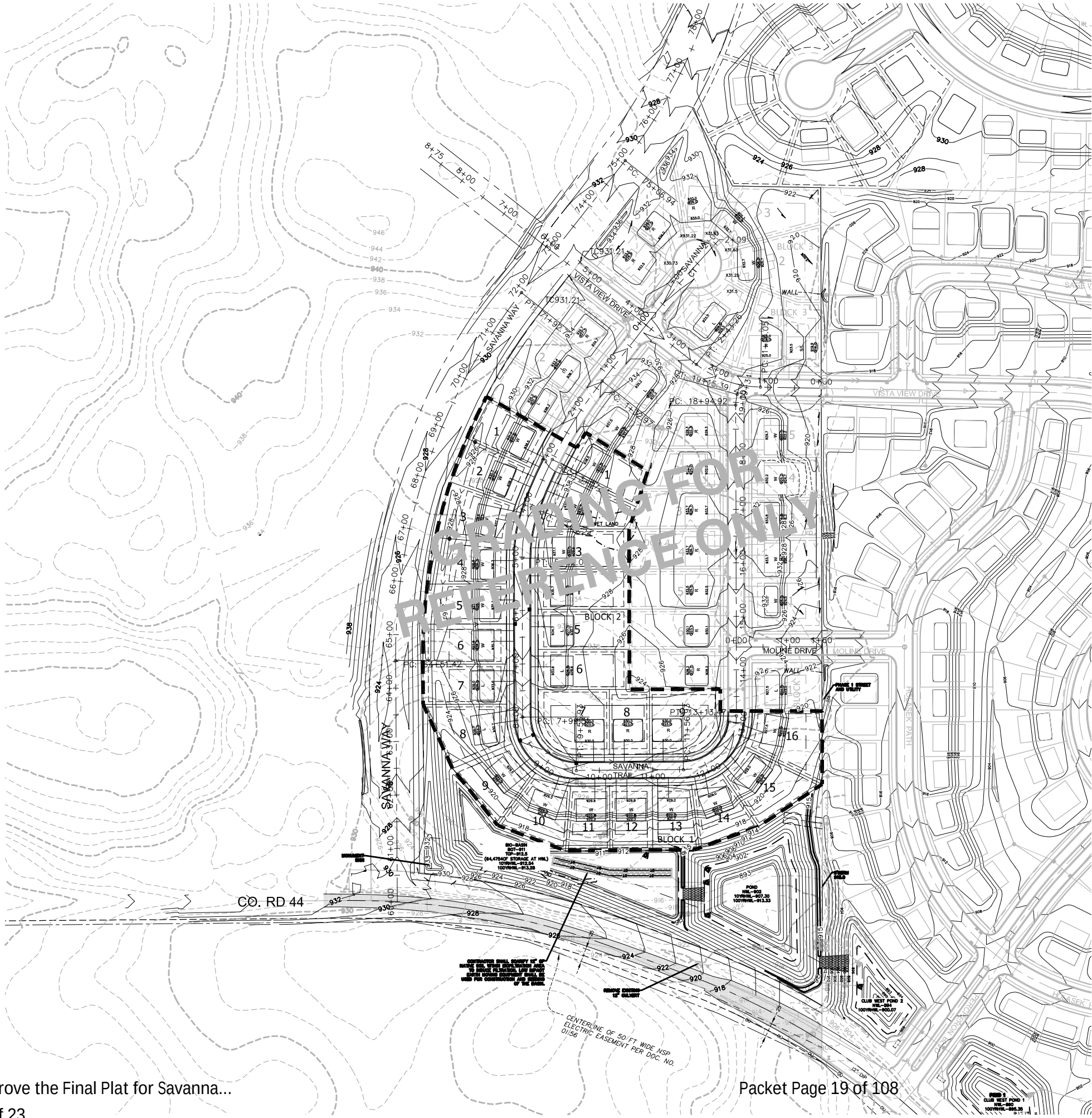
BY DATE
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11-27-18 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: SIL
PROJECT NO: 218-0196

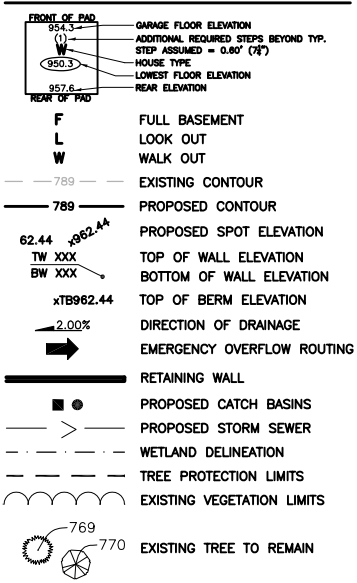
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SHEET 3 of 18



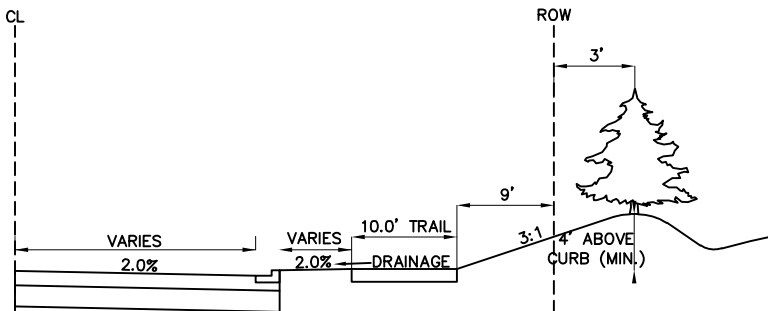


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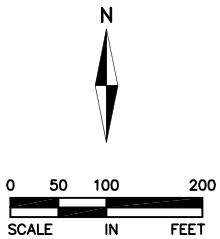


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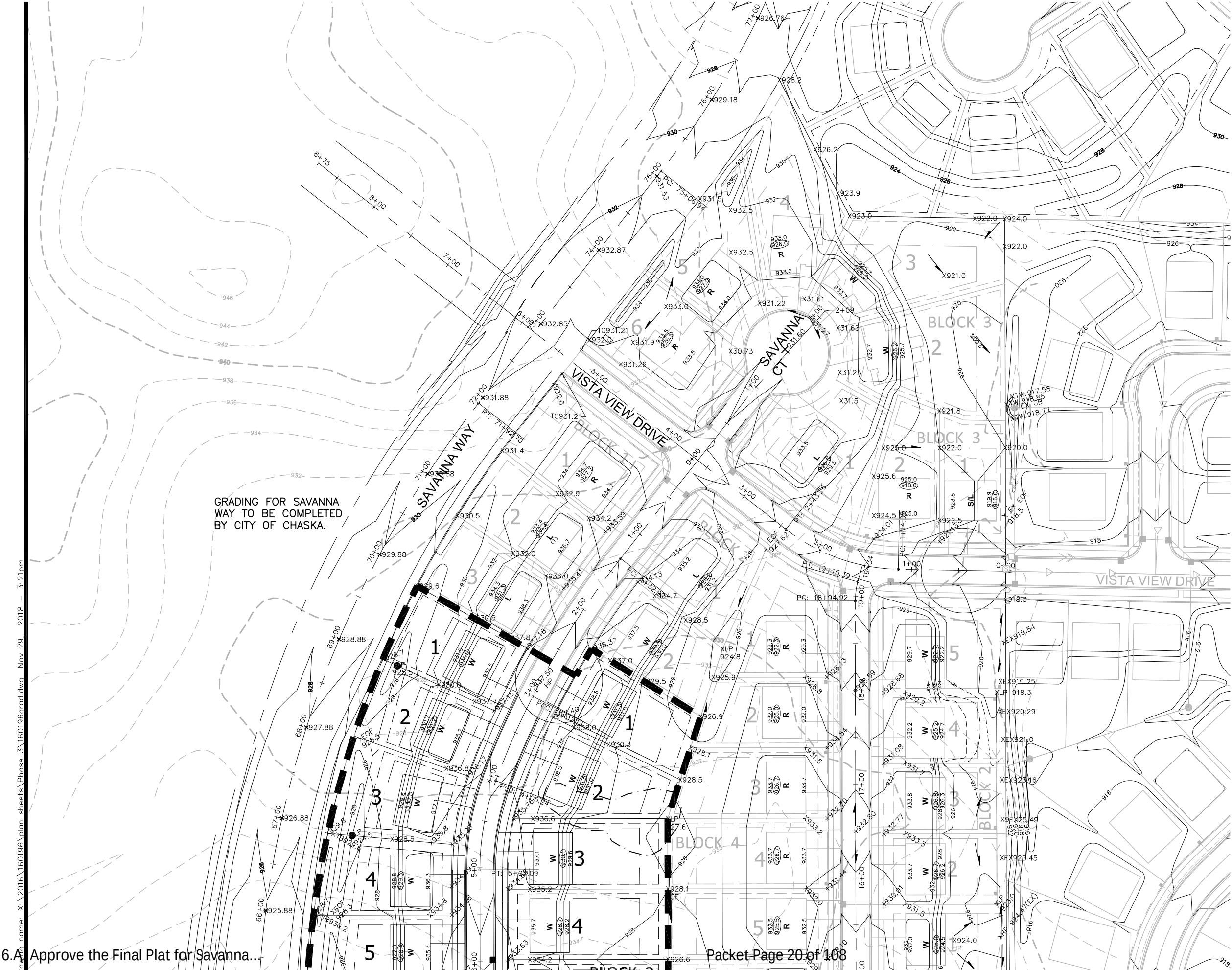
1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 1.75%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
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

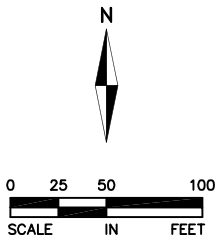


6.A. Approve the Final Plat for Savanna...
Page 9 of 23



GRADING LEGEND:

- FRONT OF PAD: 954.3 (1) W 950.3 REAR OF PAD: 957.6
- GAUGE FLOOR ELEVATION
- ADDITIONAL REQUIRED STEPS BEYOND TYP. STEP ASSUMED = 0.80' (2')
- 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
- 2.00%: EMERGENCY OVERFLOW ROUTING
- RETAINING WALL
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- WETLAND DELINEATION
- TREE PROTECTION LIMITS
- EXISTING VEGETATION LIMITS
- 769: EXISTING TREE TO REMAIN



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DAVE NASH, PE
11-27-18 21836
Date License No.

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BY	DATE
DATE	ISSUE
11-27-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: SIL
PROJECT NO: 218-0196

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' (7")
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

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SAVANNA ESTATES PHASE 3
KOSMAN HOMES
PHASE 3 CONSTRUCTION DOCUMENTS
GRADING PLAN

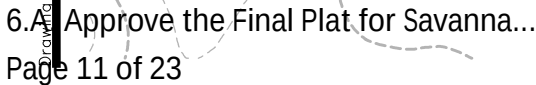
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NOTE TO CONTRACTOR:

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.

1.	STANDARD PRE SILT FENCE	0	LF
2.	STANDARD POST SILT FENCE	2,115	LF
3.	EROSION CONTROL BLANKET	0	SY
4.	BIOROLL/BIOLOG	0	EA
5.	INLET PROTECTION	10	EA
6.	TEMPORARY SEEDING	0	AC



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

	DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER
	DENOTES POST-GRADING SEDIMENT BARRIER
	DENOTES EXISTING POST-GRADING SEDIMENT BARRIER
	DENOTES EXISTING CONTOURS
	DENOTES PROPOSED CONTOURS
	DENOTES EXISTING STORM SEWER
	DENOTES PROPOSED STORM SEWER
	DENOTES EXISTING INLET SEDIMENT CONTROL (WIMCO TYPE)
	DENOTES PROPOSED INLET SEDIMENT CONTROL
E.O.F.	DENOTES EXISTING BIO-ROLL EROSION CHECKS
	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

MASS GRADING PHASE:

- 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.

KOOSMAN HOMES

NOTE:
SEE SHEET 10 FOR EROSION CONTROL
NOTES



SAVANNA ESTATES PHASE 3
KOOSMAN HOMES
PHASE 3 CONSTRUCTION DOCUMENTS
STORM WATER POLLUTION PREVENTION PLAN

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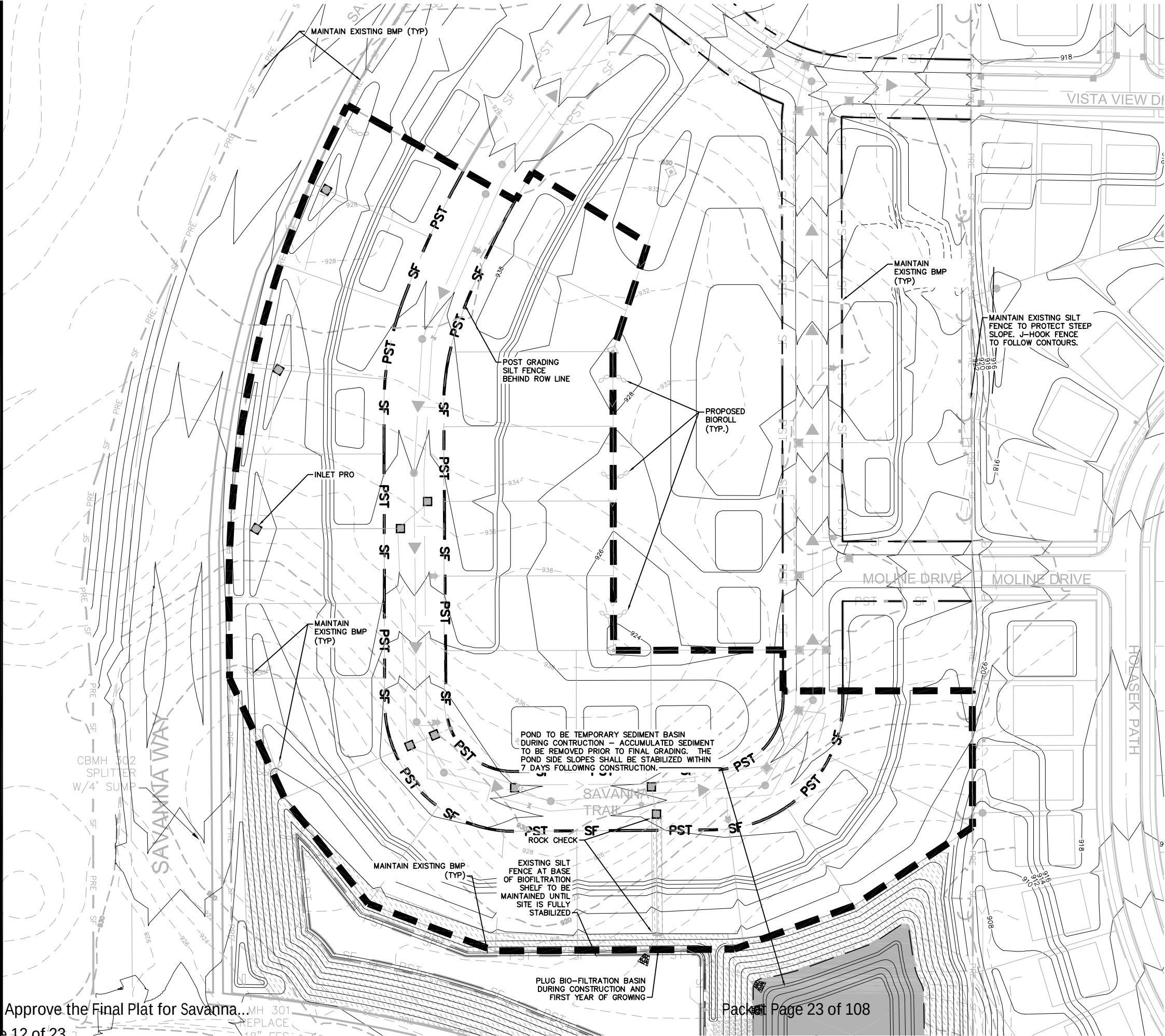
David Nash
DAVE NASH, PE
11-27-18 21836
Date License No.

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PROJECT TEAM DATA

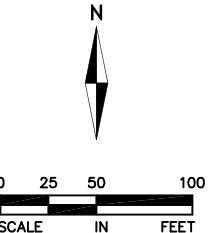
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DRAWN: SIL
PROJECT NO: 216-0196



- 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
 - 980 DENOTES EXISTING STORM SEWER
 - 980 DENOTES PROPOSED STORM SEWER
 - 980 DENOTES EXISTING INLET SEDIMENT CONTROL
 - 980 DENOTES EXISTING BIO-ROLL EROSION CHECKS
 - 980 DENOTES EMERGENCY OVERFLOW ELEVATION
 - 980 DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
 - 980 DENOTES EXISTING TEMPORARY SEDIMENTATION BASIN
 - 980 EXCESS MATERIAL STOCKPILE LOCATION
 - 980 TOPSOIL STOCKPILE LOCATION
 - 980 DENOTES PH-3

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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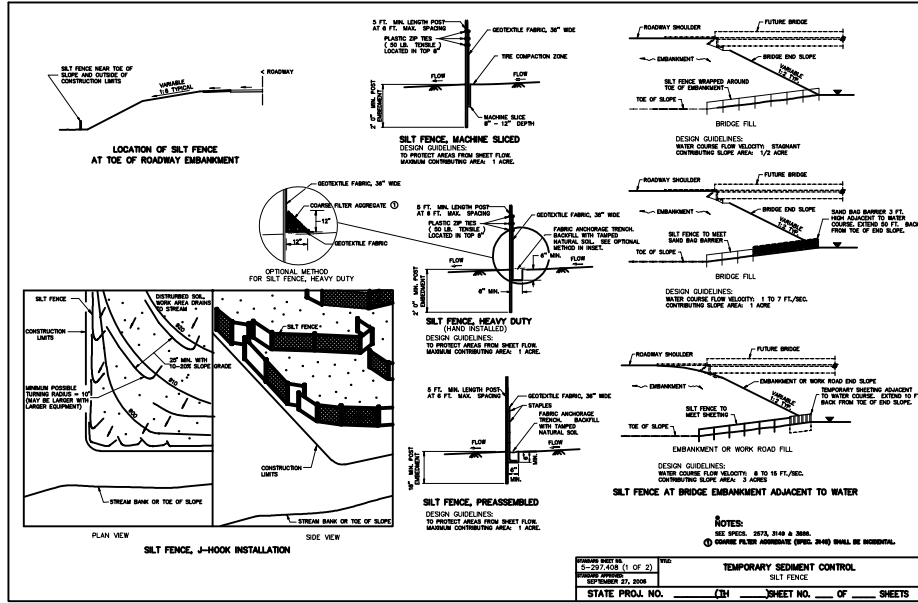
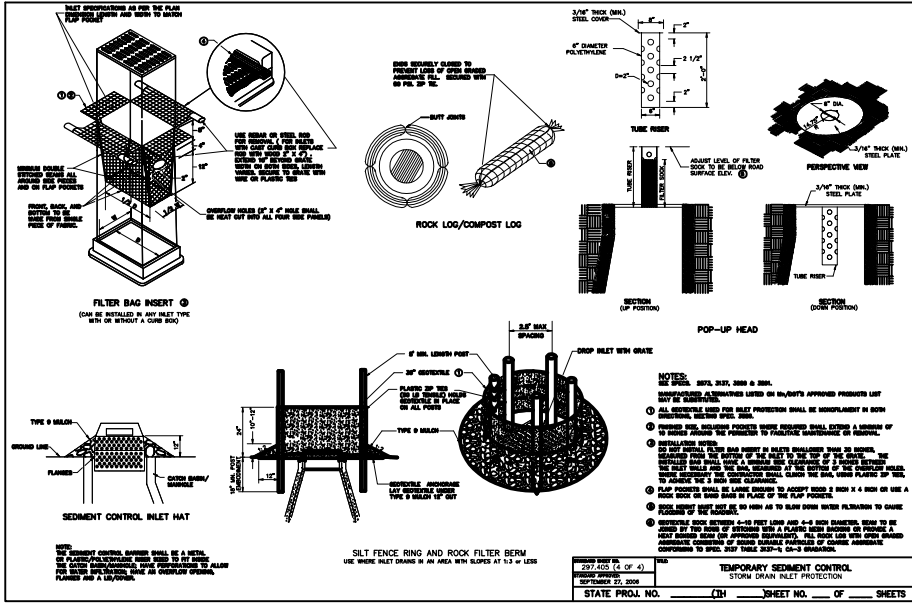
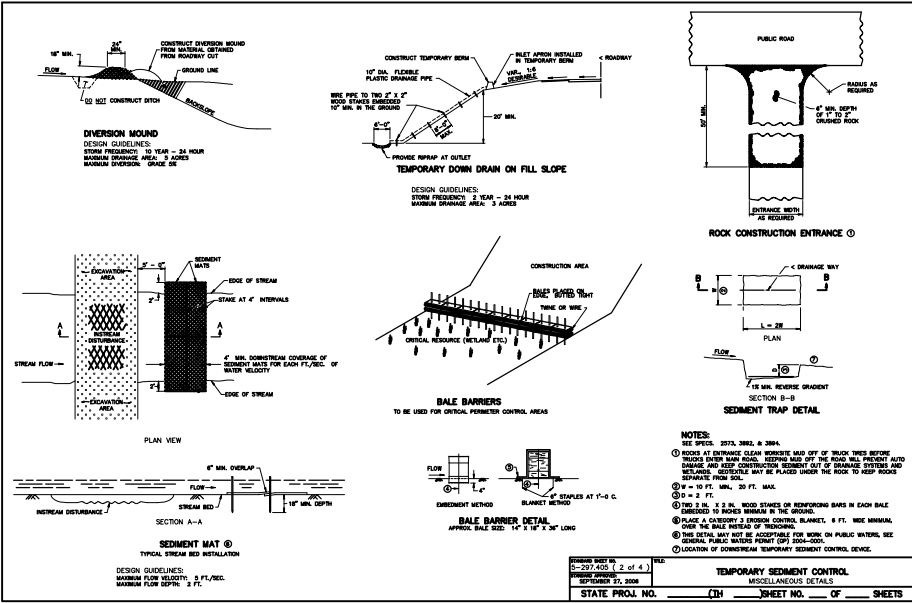
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DESIGNED: ###
DRAWN: PLN
PROJECT NO: 218-0196

Drawing name: X:\2016\160196\plan sheets\Phase 3\160196acd2.dwg Nov 27, 2018 -- 11:19am



EROSION CONTROL GENERAL NOTES:

- NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF CHASKA AND THE WATERSHED DISTRICT.
- 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.
- ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
- 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.
- A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
- WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
- ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
- ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
- ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
- SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
- THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND/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.
- 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.
- LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
- OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
- GENERAL TEMPORARY SEED SHALL BE MINOT MIX 100 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MINOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MINOT TYPE 1 (CLEAN CUT 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.
- POND, BASIN AND WETLAND AREAS SHALL BE SEED IN ACCORDANCE WITH LANDSCAPE PLAN.
- 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.
- 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

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

SEDIMENT CONTROL PRACTICES:

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

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:

- ALL LAND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT EROSION.
- ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE, MUST BE STABILIZED TO PRECLUDE EROSION.
- 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 THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT 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.

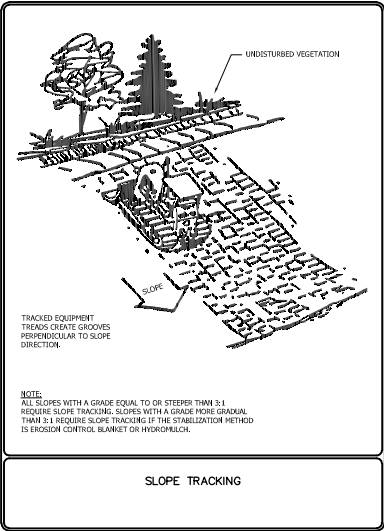
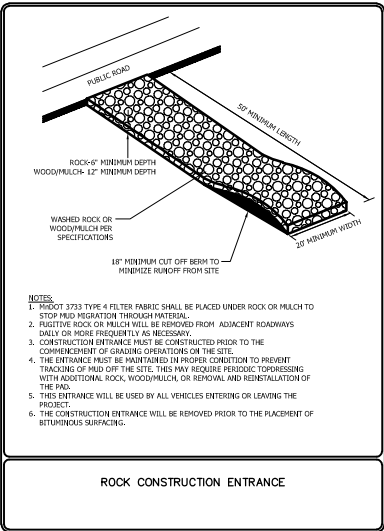
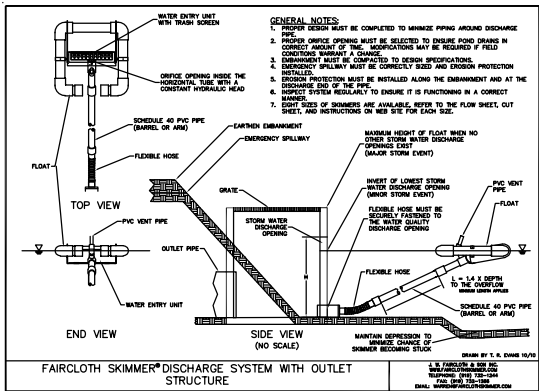
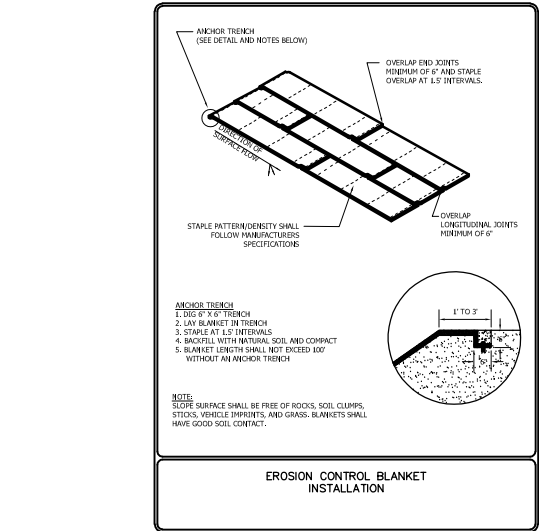
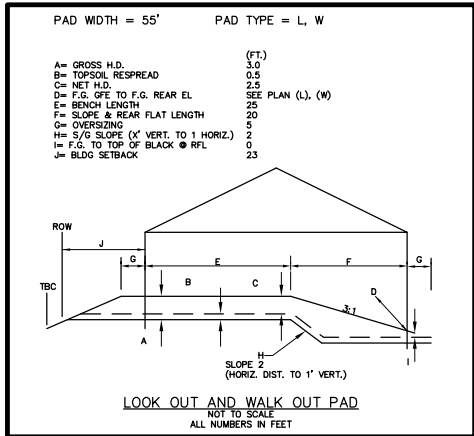
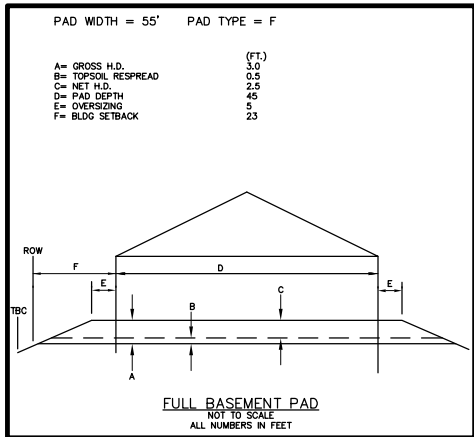
EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM

- INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
 - REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
 - 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 DISPOSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
 - 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.
 - 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.
 - 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:
 - DATE AND TIME OF INSPECTIONS;
 - NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - RESULTS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
 - 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;
 - DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.
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:

- 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.
- 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.
- 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.
- NO ENGINE DEGRASSING IS ALLOWED ON SITE.



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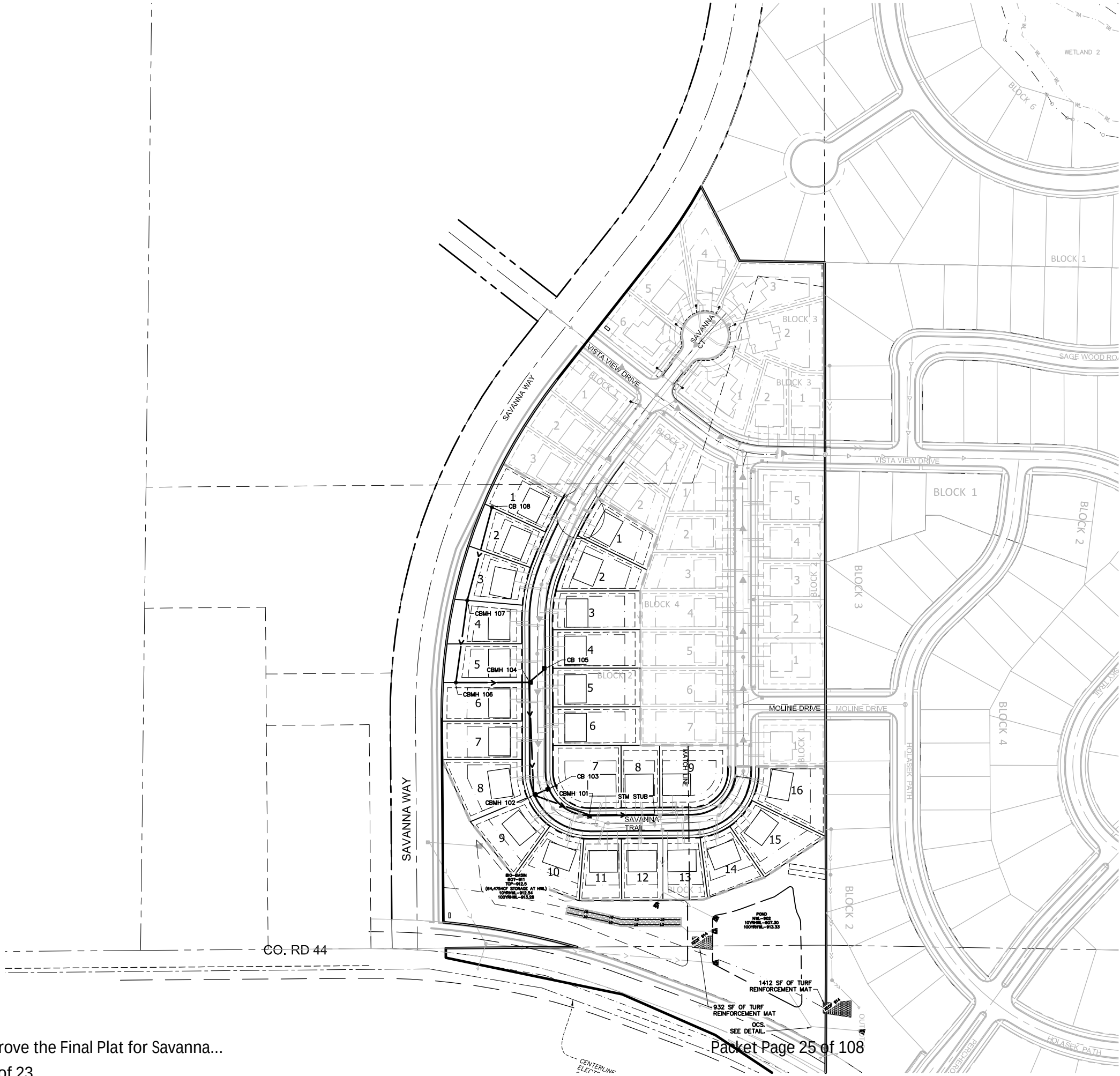
DAVE HASH, PE
Date **11-27-18** License No. **21836**

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
11-27-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DJN
DRAWN: SIL
PROJECT NO: 218-0196

6.A. Approve the Final Plat for Savanna...
Page 14 of 23



LEGEND:

- PROPOSED STORM SEWER
- DT PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
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UTILITY NOTES:

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- 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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PHASE 3 CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER PLAN

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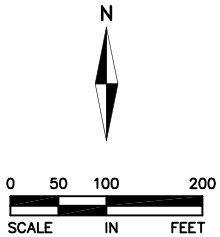
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SHEET 11 of 18

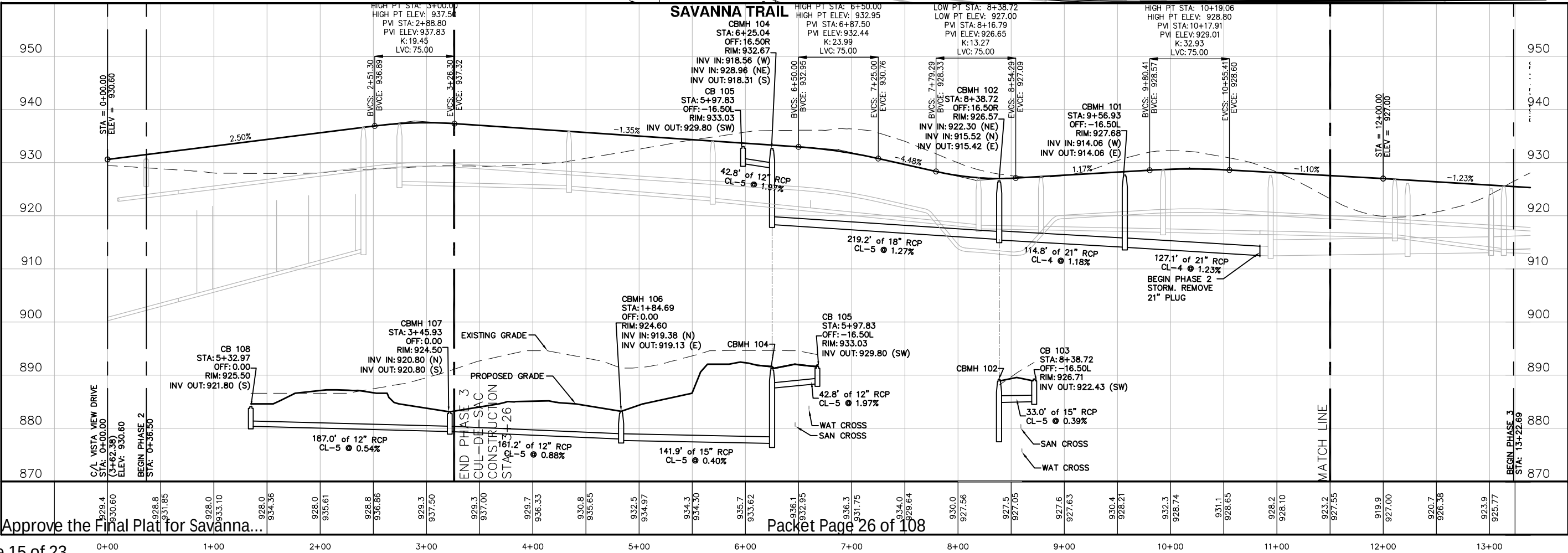
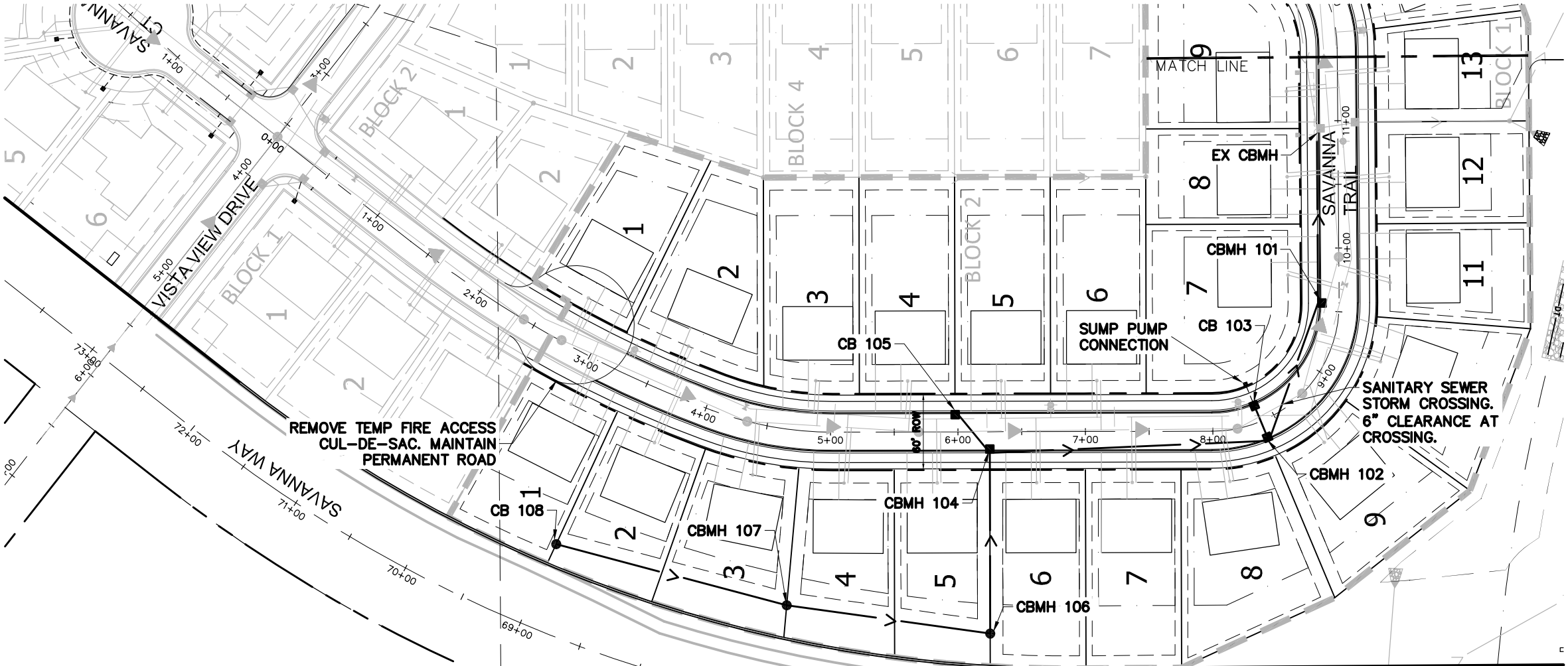
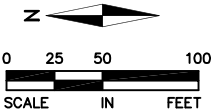


NOTES:

- 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.
- 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.
- ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MINUTCD.
- INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3" BELOW RIM.
- ALL RIM INVERTS ARE TAKEN FROM THE GUTTER LINE.

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
101	48" DIA	R-3067-V
102	48" DIA	R-3067-V
103	2'x3'	R-3067-V
104	48" DIA	R-3067-V
105	2'x3'	R-3067-V
106	48" DIA	R-4342
107	48" DIA	R-4342
108	27" DIA	R-4342

NOTES:
1) ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



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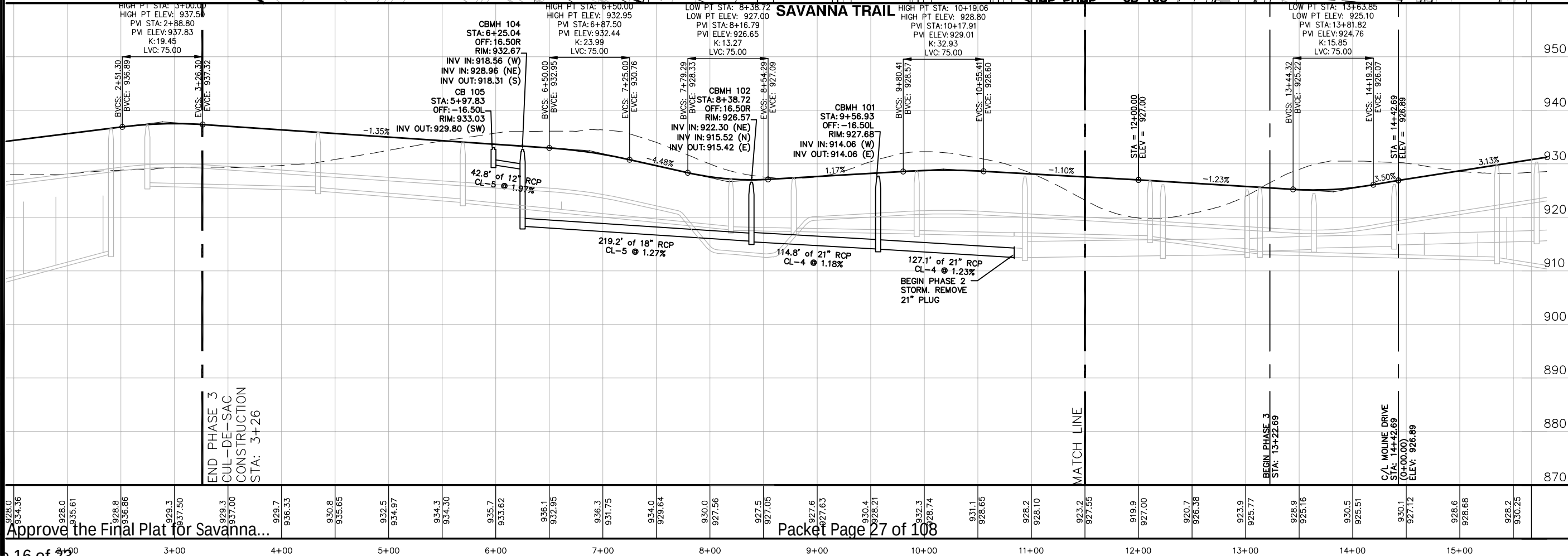
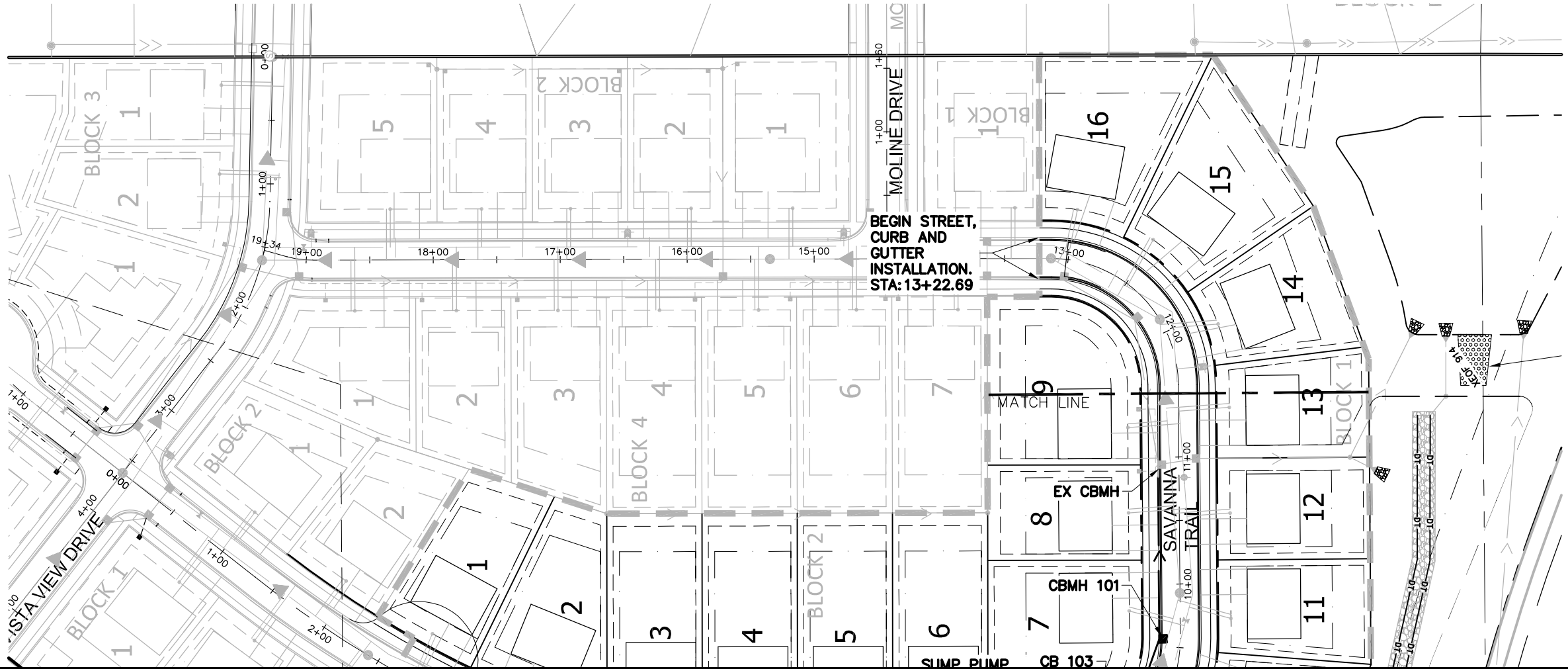
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STREET AND STORM SEWER PROFILES

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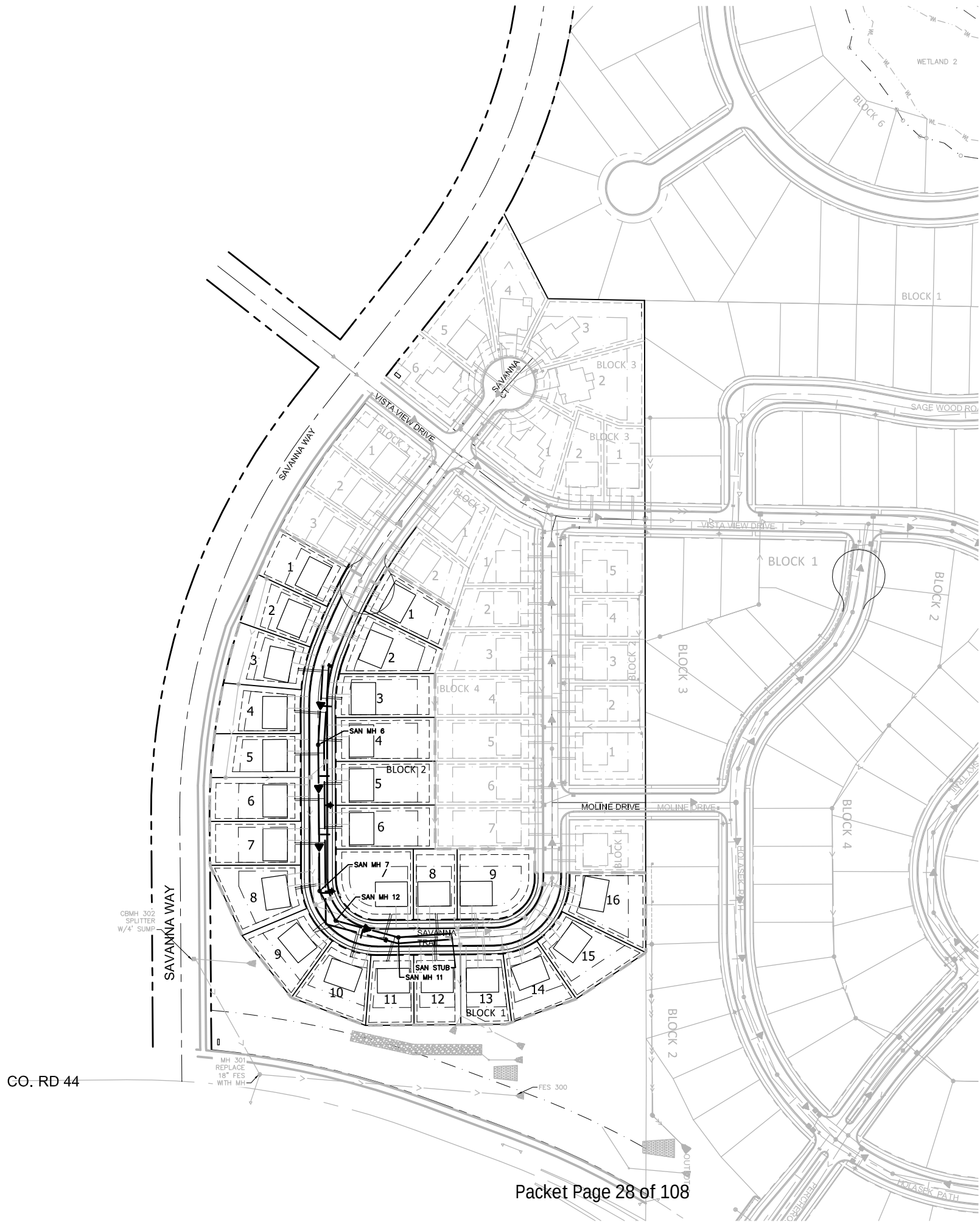
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PROJECT NO: 216-0196

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6.A Approve the Final Plat for Savanna...
Page 17 of 23



LEGEND:

- PROPOSED STORM SEWER
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SAVANNA ESTATES PHASE 3
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PHASE 3 CONSTRUCTION DOCUMENTS
SANITARY AND WATERMAIN PLAN OVERVIEW

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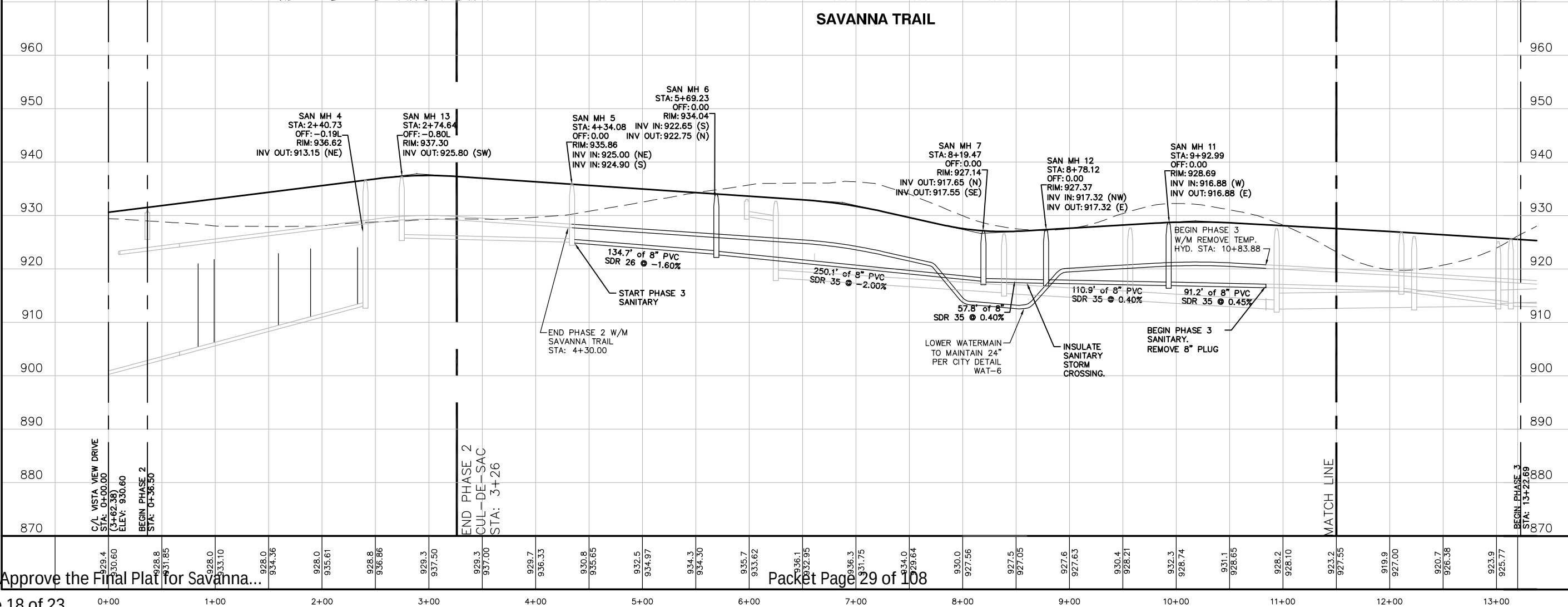
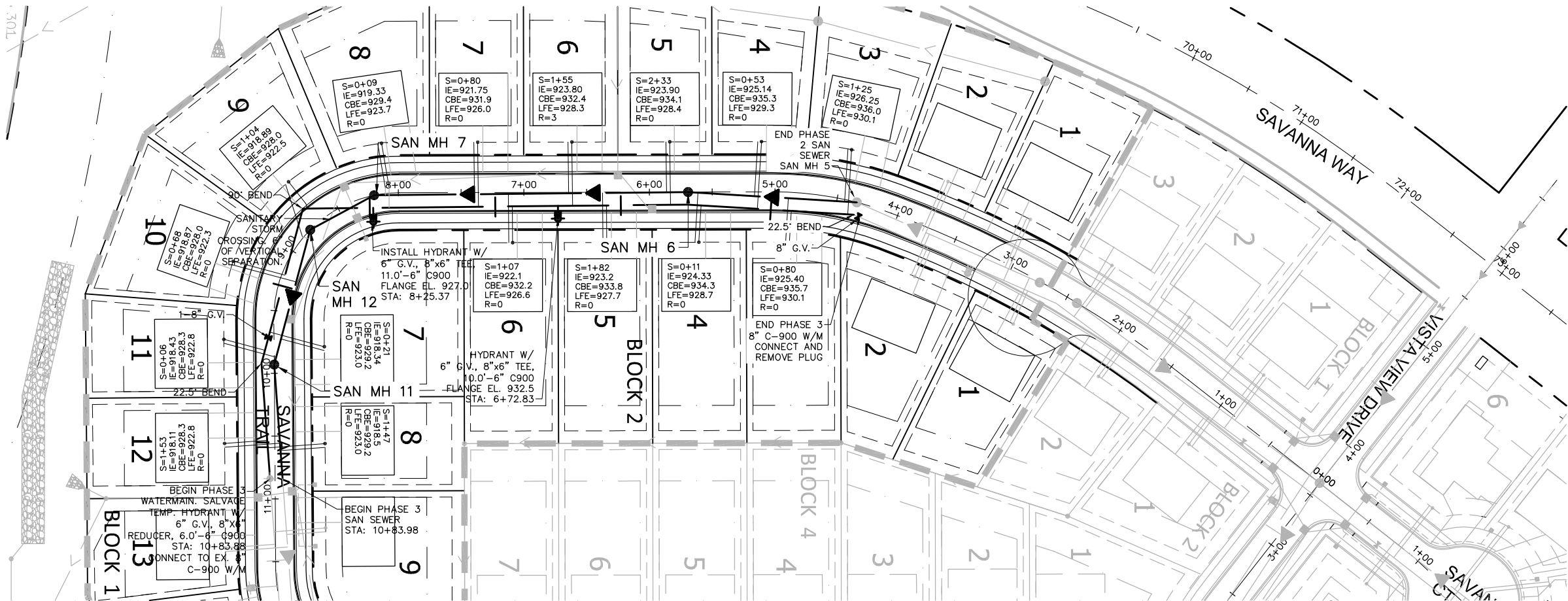
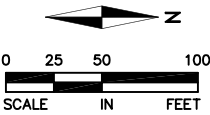
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DATE	ISSUE
11-27-18	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DJN
DRAWN:	SIL
PROJECT NO:	218-0196

- 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 DITCH 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)



ALLIANT
ENGINEERING

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

SAVANNA ESTATES PHASE 3

ROOSMAN HOMES

PHASE 3 CONSTRUCTION DOCUMENTS

SANITARY AND WATERMAIN PROFILES

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

11-27-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

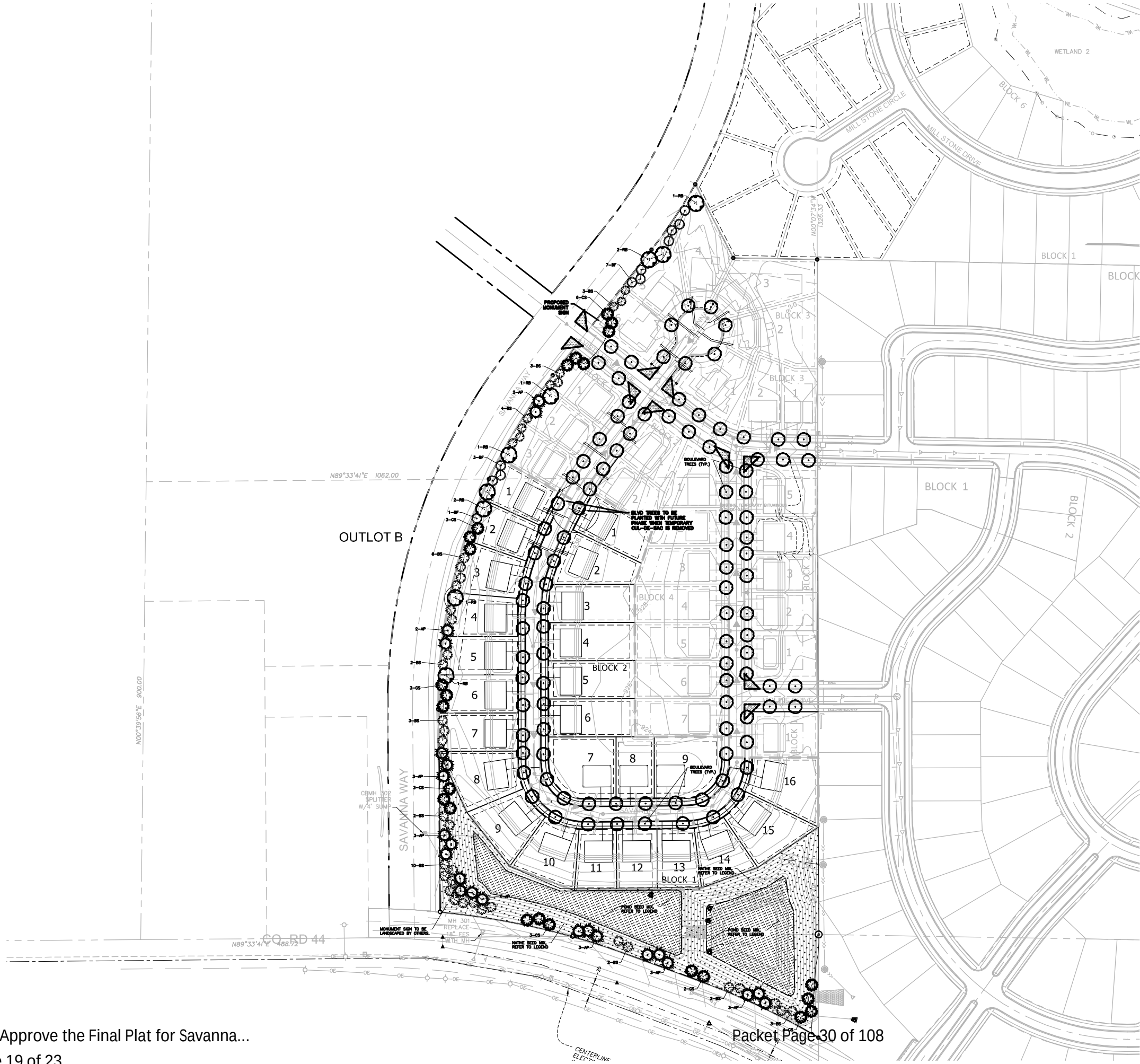
BY DATE
DATE ISSUE
11-27-18 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: DJN
DRAWN: SIL
PROJECT NO: 218-0196

15

SHEET 15 of 18



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'), Sierra Glen Maple (*Acer Freemanii* 'Sienna'), Linden, American (*Tilia americana*), Linden, Redmond (*Tilia x euclora* '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-MINDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN
CENTRAL, SOUTHERN AND WESTERN MN).



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



30' VISION SITE TRIANGLE

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.
Date: 11-27-18 License No. 19507

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
11-27-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DJM
DRAWN: SIL
PROJECT NO: 216-0196

APPROVED BOULEVARD TREES:

- N89°33'41"E 1062.00

1111



1-RB
3-BF
2-RB
1-BF
3-CS
6-BS
1-RB
2-AP
2-BS
3-CS
3-BS
3-AP
3-CS
2-BS
3-AP
10-BS
4-AP
3-CS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4

MOULDER DRIVE
SAVANNA TRAIL
MOLINE DRIVE

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

BOULEVARD TREES (TYP.)

NATIVE SEED MIX, REFER TO LEGEND

POND SEED MIX, REFER TO LEGEND

MH 301 REPLACE 18" FES

Packet Page 31 of 108

CBMH 302
SPLITTER
W/4' SUMP

SAVANNA WAY

MONUMENT SIGN TO BE
LANDSCAPED BY OTHERS.

MH 30
REPLACE
18" FFS

Packet Page 31 of 108

POND SEED MIX,
REFER TO LEGEND



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SAVANNA ESTATES PHASE 3

KOOSMAN HOMES

PHASE 3 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, PL

11-27-18	19507
Date	License No

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
11-27-18	CITY SUBMITTAL

PROJECT TEAM DATA

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

17

SHEET 17 of 18

6.A Approve the Final Plat for Savanna

Page 20 of 23

Drawing name: X:\2016\160196\plan sheets\Phase 3\160196\land.dwg Nov 27, 2018 - 11:22am

X:\2016\160196\plan sheets\Phase 3\160196land.dwg Nov. 27, 2018 -- 11:22am
Drawing name: X:\2016\160196\plan sheets\Phase 3\160196land.dwg

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 3984 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 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.

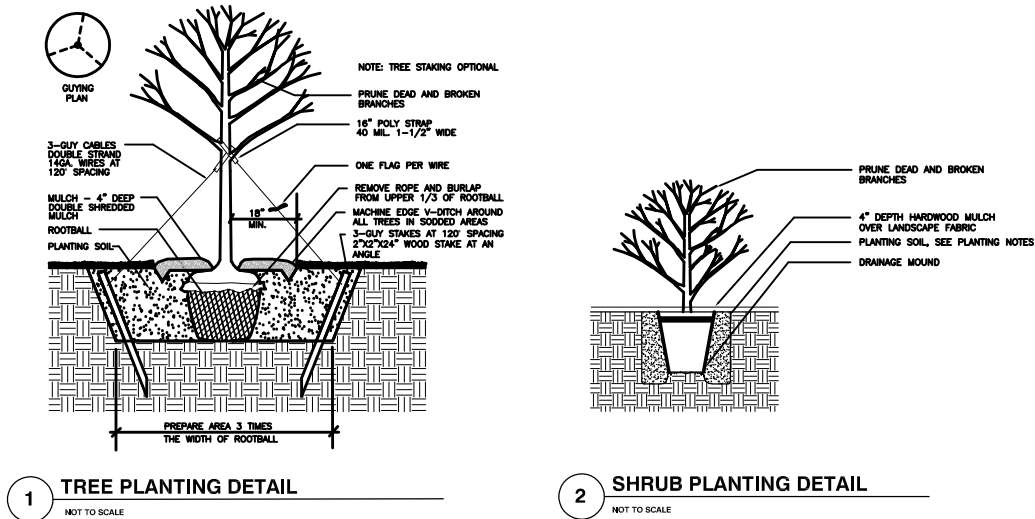
ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

LANDSCAPE PLAN NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. 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.
3. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
4. 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).
5. ANY MATERIAL WHICH DIES, OR DEFOOLIATES (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.
6. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
7. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
8. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
10. 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.
11. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
13. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
14. DEVELOPER WILL PROVIDE A CENTRAL IRRIGATION SYSTEM FOR ALL LOTS. REFER TO IRRIGATION PLANS BY OTHERS.
15. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
16. LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
17. ALL BOULEVARDS TO BE SODDED UNLESS OTHERWISE SHOWN ON PLANS.

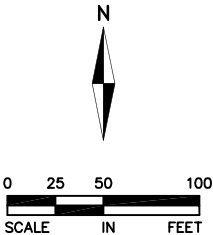
LANDSCAPE SCHEDULE					
QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
9	RB	OVERSTORY TREES RIVER BIRCH CLUMP	Betula nigra	10' B&B	CLUMP FORM
23	AP	CONIFERS AUSTRIAN PINE	Pinus nigra	6' HT. B&B	FULL FORM
40	BS	BLACKHILLS SPRUCE	Picea glauca densata	6' HT. B&B	FULL FORM
24	CS	NORWAY SPRUCE	Picea pungens	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:
1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
 2. LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
 3. OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
 4. 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:**
- **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', Stenna Glen Maple (Acer Freemanii 'Stenna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x eueclora '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).**



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.
11-27-18 19507
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
11-27-18	CITY SUBMITTAL

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

SAVANNA ESTATES
THIRD ADDITION

PLAT FILE NO.
C.R. DOC. NO

KNOW ALL PERSONS BY THESE PRESENTS: That KLC of Willmar, Inc., a Minnesota corporation, owner of the following described property:
Outlots A, SAVANNA ESTATES SECOND ADDITION and Lot 1 Block 1 of SAVANNA ESTATES, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as SAVANNA ESTATES THIRD ADDITION, and does 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.

(PRINT)
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.

(PRINT)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

This plat of SAVANNA ESTATES THIRD 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____.

David Frischman, County Auditor/Treasurer

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

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

Kaaren Lewis, County Recorder

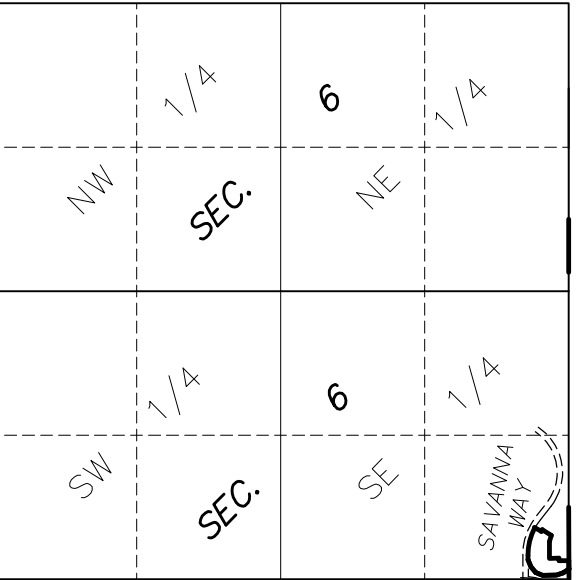
By: _____



SAVANNA ESTATES THIRD ADDITION

PLAT FILE NO.

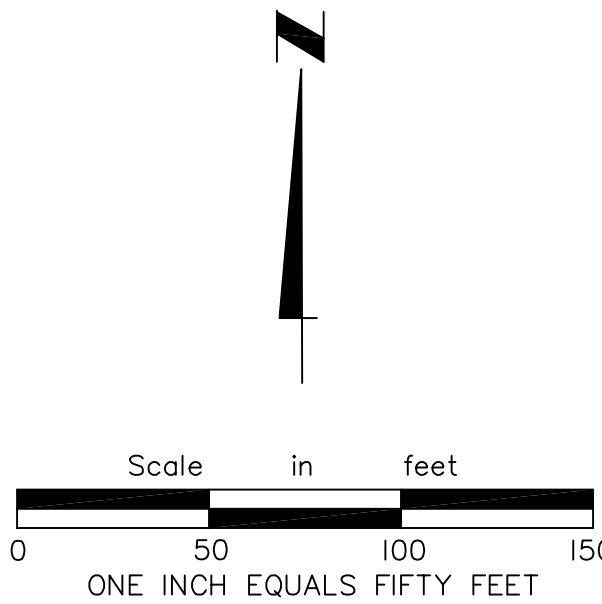
C.R. DOC. NO



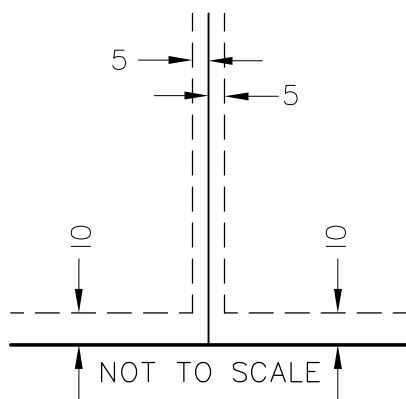
VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

THE MOST EASTERLY LINE OF OUTLOT D, SAVANNA ESTATES, CARVER COUNTY, MINNESOTA, 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



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

2/13/19

Subject: Club West 9th Addition – Final Plat

Applicants: Traditions Development

Location: North of County Road 44 and east of Savanna Way

Case No.: 2019-03

Synopsis: Applicant seeks to obtain approval of a Final Plat for 13 single-family lots in the southwest Chaska area

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommendation of Approval

BACKGROUND

In 2013, phase I of Tradition's development concept plan was approved. Phase I encompasses the 1st-3rd additions of Club West, also known as The Harvest.

In April of 2016, phase II of Tradition's development concept plan was approved. Phase II encompasses the development area north of The Harvest neighborhood.

In June of 2016, the preliminary plat and rezoning for 89 lots (south half of concept plan) in phase II of Tradition's development was approved.

In September of 2016, the preliminary plat and rezoning for 80 lots (north half of concept plan) in phase II of Tradition's development was approved.

EXISTING CONDITIONS

The comprehensive project area is approximately 80 acres and located north of the Harvest neighborhood midway between Highway 212 to the west and downtown Chaska to the east and confined by Creek Road to the north. The subject area being looked at tonight is comprised of approximately 8 acres and located just north of the existing Harvest neighborhood.

Adjacent properties

The site is bound on the north by Boulder Lane, the west and east by additional Club West lots, and the south by Millstone Drive.

CURRENT REQUEST

The request this evening is for final plat for 13 new single-family lots in the Harvest/Club West neighborhood.

Layout

The initial access to the property will be from Farm Hill Boulevard to the west from the adjacent collector road, Savanna Way. The entrance off of the collector road will provide monument signage and landscaping much like what is present at the entrance off of County Road 44. The layout of the local streets (Millstone Drive) would then continue throughout the development to access the 13 lots, which are located on Boulder Drive.

Transportation/ROW

The Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the west is proposed and it will be the primary access to the neighborhood.

The current plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

Setbacks

The proposed setbacks are consistent with the 2nd-8th additions of Club West. 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.

Utilities and Stormwater

Utilities are available to service the site. The project's storm water design will need to meet the City's, Carver County Water Management's, and appropriate State and Federal requirements. Please refer to the Engineers Memo for more information.

Development Costs (Infrastructure Improvements)

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

- Collector Roads
- Storm Sewer
- Parks

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.

FINAL PLAT

The request this evening involves final plat for 13 single-family lots. There are no outlots.

CONCLUSION

The final plat looks consistent with previous approvals and thus staff is recommending approval.

PLANNING COMMISSION ACTION:

Motion to recommend to City Council approval of the final plat for Club West 9th Addition for 13 single-family lots, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Club West 9th Addition Final Plat (pgs 1-2), submitted by Alliant Engineering
 - b. Club West 9th Addition Construction Documents (pgs 1-11), submitted by Alliant Engineering, dated January 8, 2019
2. Payment of park dedication fees prior to recording the Final Plat.
3. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
4. Compliance with Section 9.27 Anti Monotony and Design Requirements in Detached Single-Family Residential Developments.
5. Provision of a stormwater management plan meeting City and Carver County WMO standards.
6. Provision of an executed development agreement prior to recording Final Plat.
7. Provision of sidewalks on both side of all local streets.
8. Adherence to the City's Boulevard Tree Policy and local street section design.
9. Provision of a 60 feet Right of Way width for all local streets.
10. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Front (porch): 15 feet
 - c. Rear: 30 feet
 - d. Side (house/garage): 10 feet/5 feet
 - e. Side (corner): 23 feet

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 5TH ADD CD\160028cove.dwg Jan 08, 2019 - 1:58pm



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



DAVID NASH, PE

01-08-2019 21836

DATE LICENSE NO.

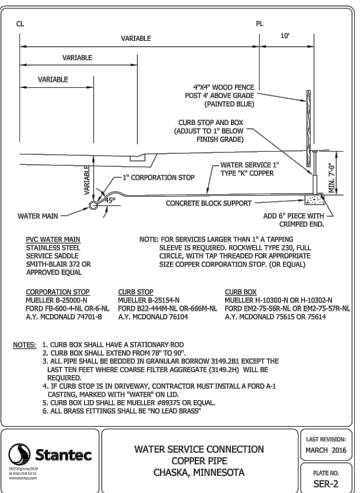
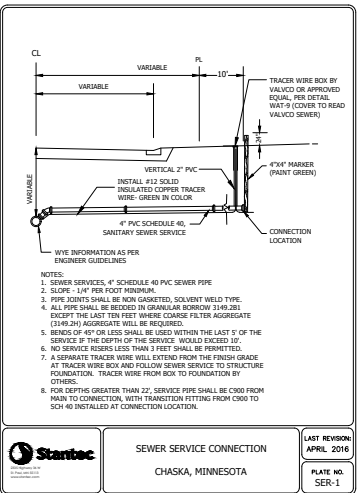
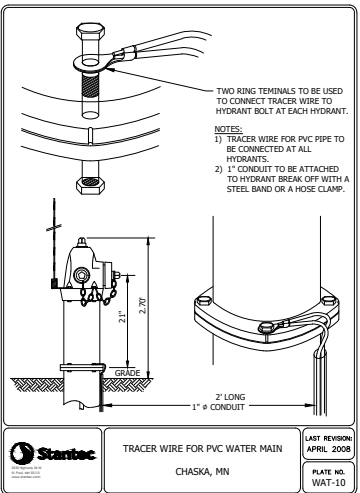
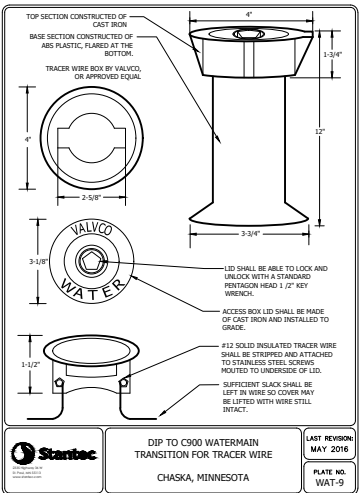
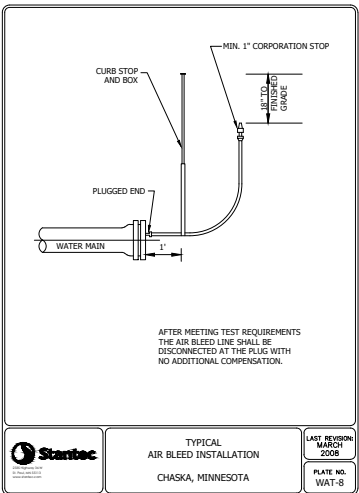
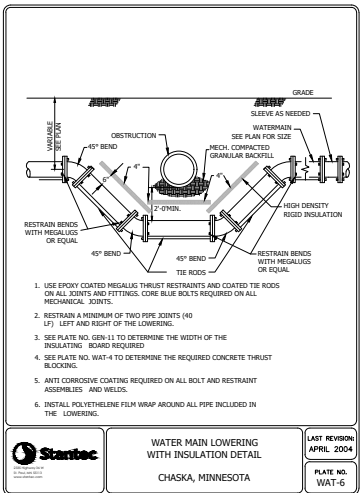
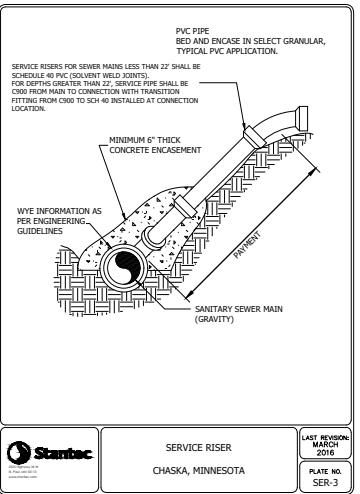
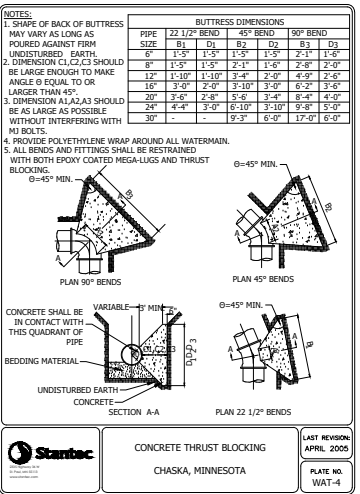
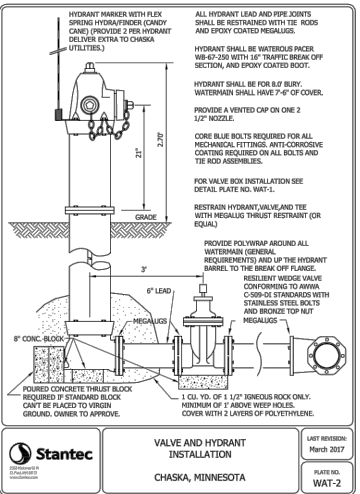
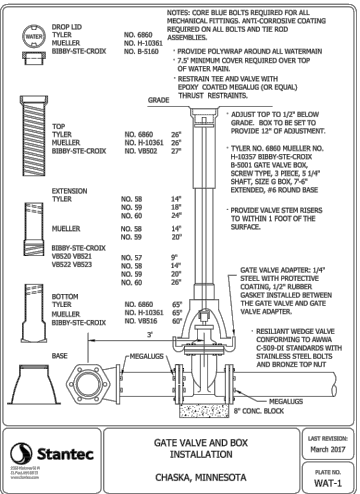
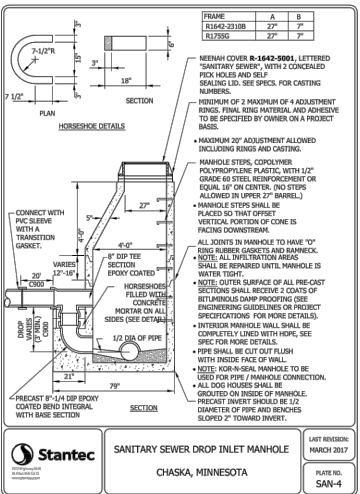
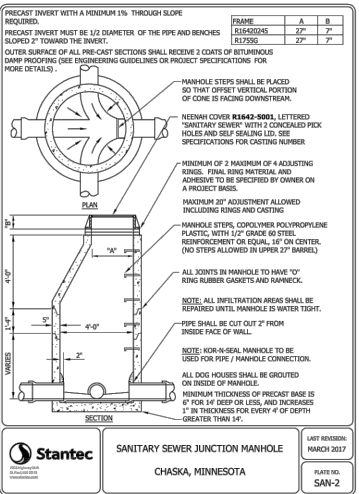
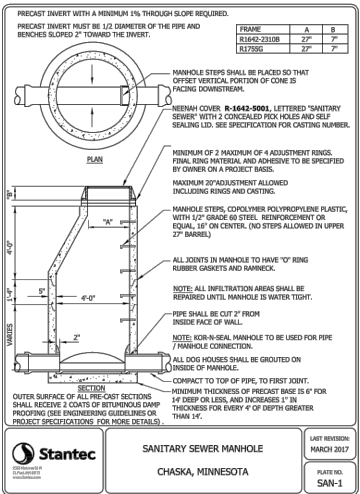
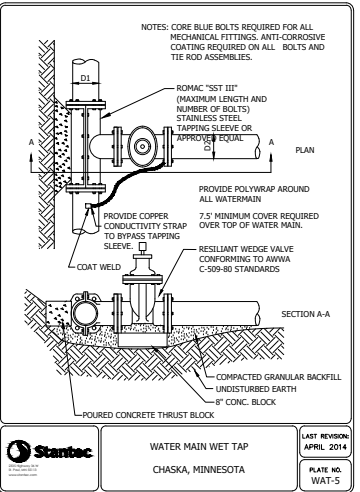
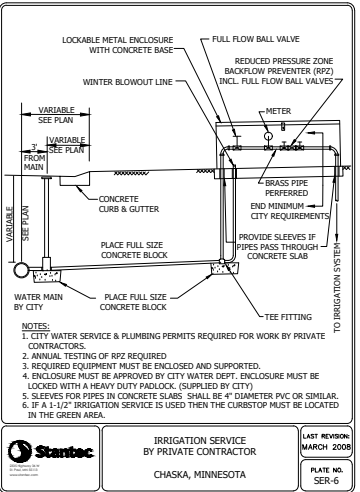
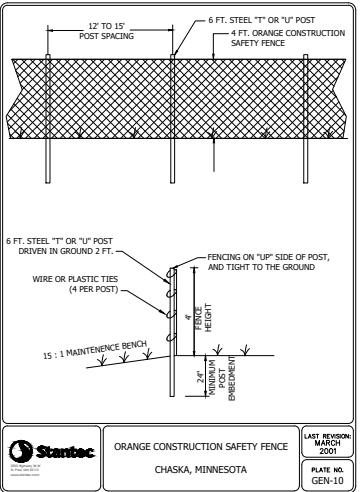
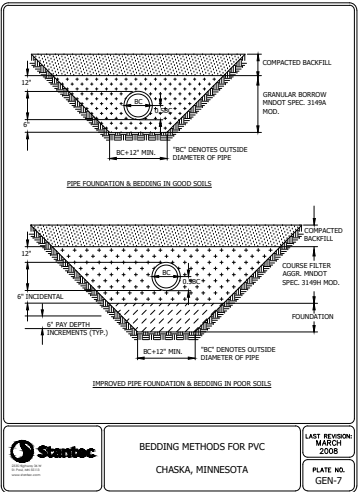
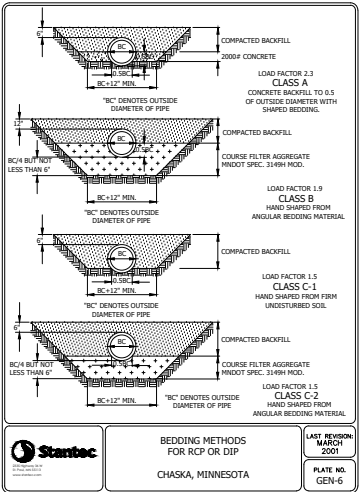
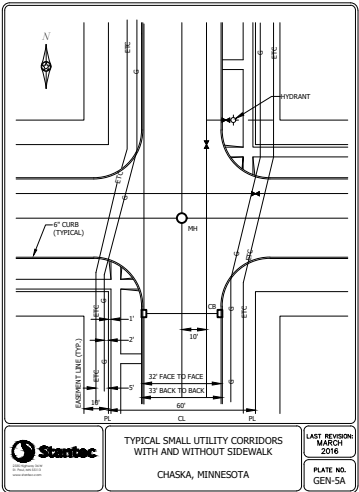
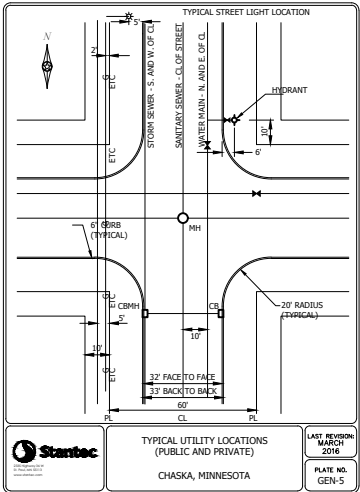
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 DESIGNED: DN
 DRAWN: NS
 PROJECT NO: 216-0028

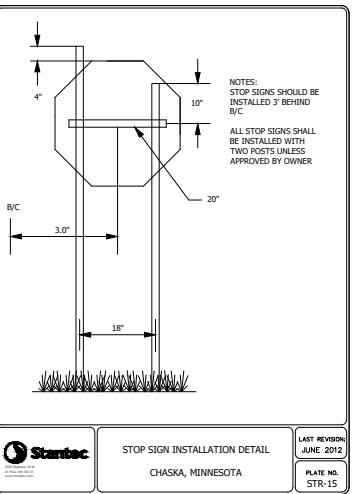
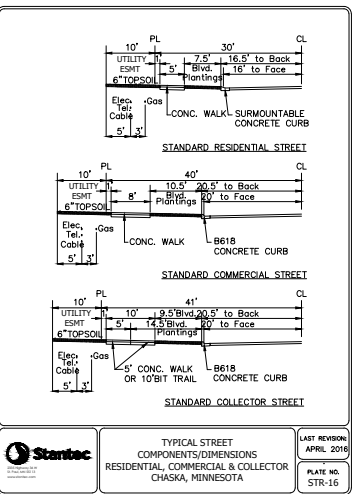
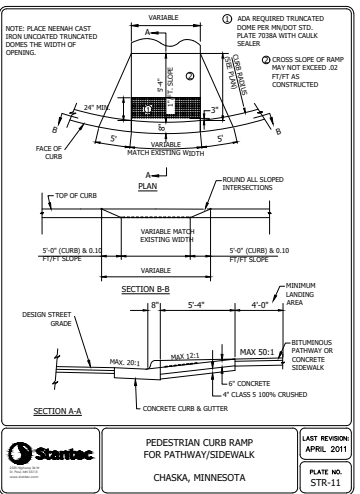
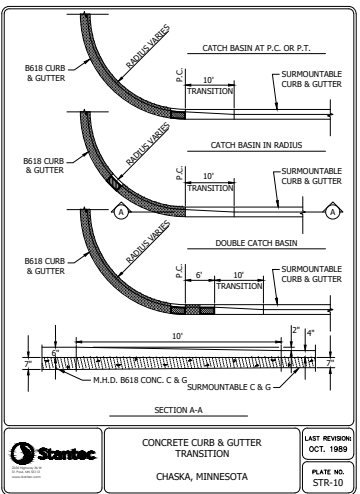
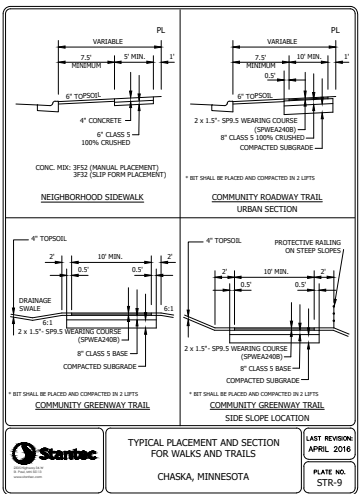
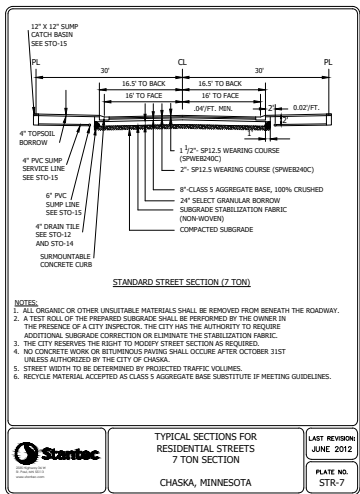
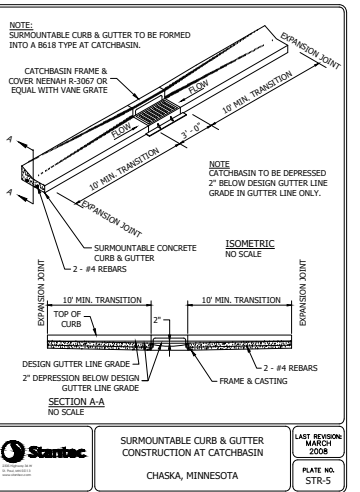
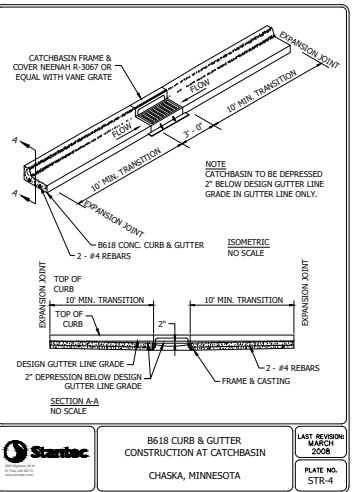
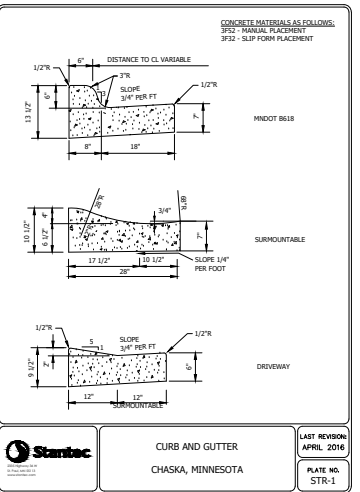
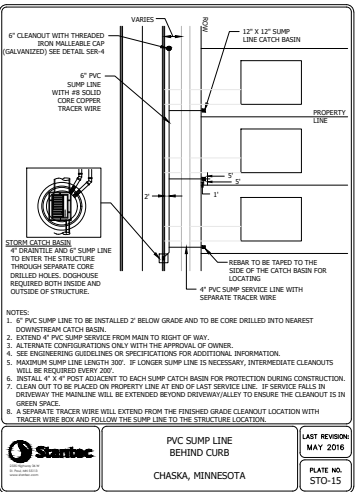
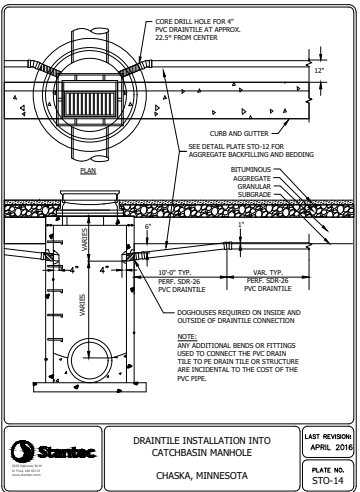
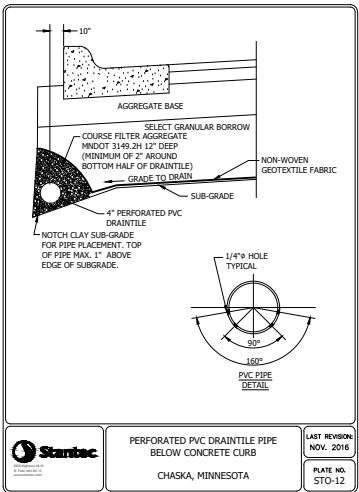
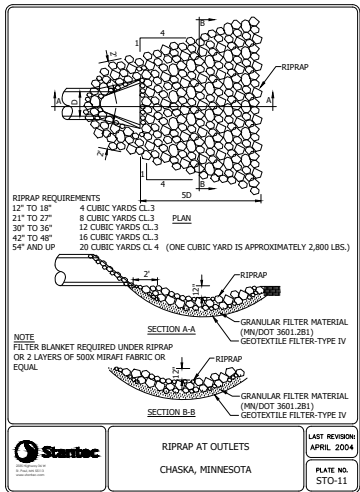
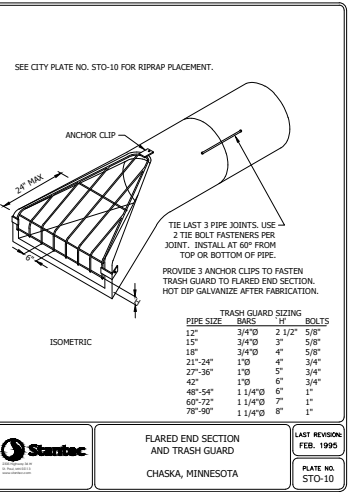
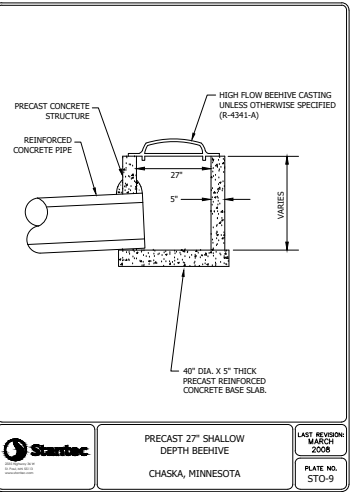
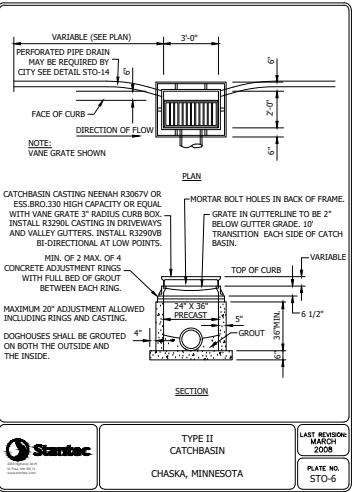
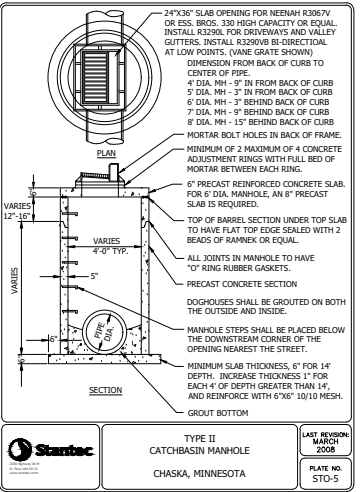
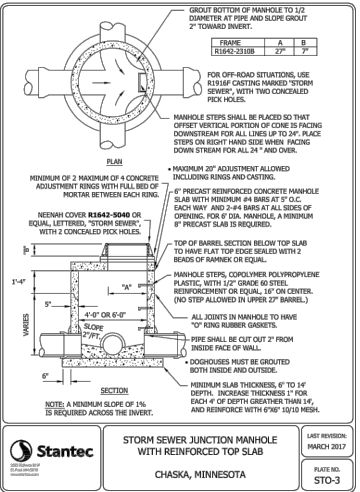
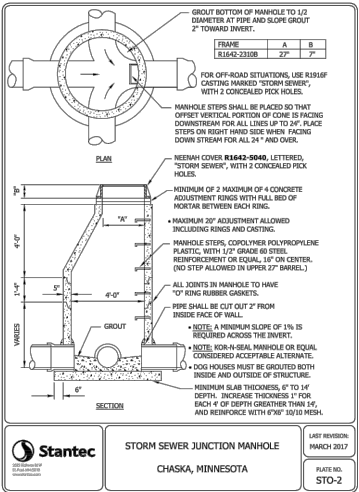
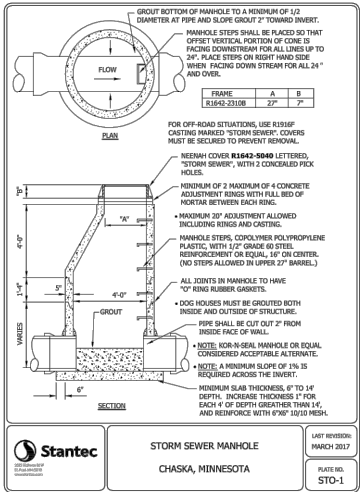
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 BY DATE

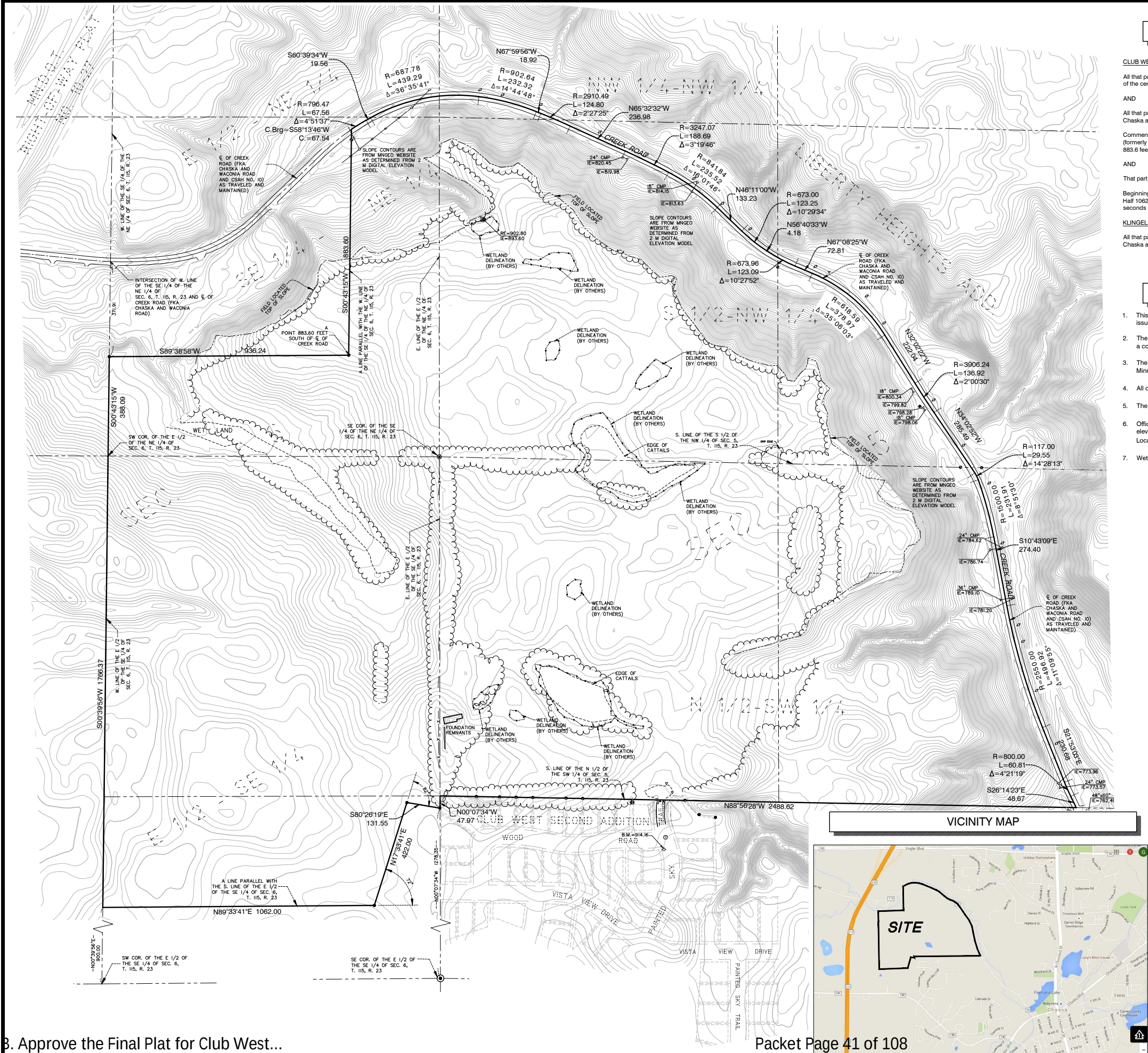
Packet Page 38 of 108

PHAS 38 of 108

COVER SHEET







LEGAL DESCRIPTION

CLUB WEST LLC DESCRIPTION

All that part of the Northwest Quarter of the Northwest Quarter and the South Half of the Northwest Quarter of Section 5, Township 115, Range 23, Carver County, lying southerly of the centerline of Creek Road (formerly known as the Chaska and Waconia Road and County State Aid Highway No. 10), as traveled and maintained;

AND

All that part of the East Half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, lying southerly of the center-line of Creek Road (formerly known as the Chaska and Waconia Road and County State Aid Highway No. 10), as traveled and maintained and lying southerly and easterly of the following described line:

Commencing at the intersection of the West line of the Southeast Quarter of the Northeast Quarter of Section 6, Township 115, Range 23 and the centerline of Creek Road (formerly known as Chaska and Waconia Road); thence South along said west line 371.91 feet to the point of beginning of said line; thence Easterly 936.24 feet to a point that is 883.6 feet South of the centerline of Creek Road; thence North parallel with said west line 883.6 feet to the centerline of Creek Road and there said line terminates;

AND

That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying Northerly of the following described line:

Beginning at a point on the West line of said East Half distant 900.00 feet North of the Southwest corner of said East Half; thence Easterly parallel with the South line of said East Half 1062.00 feet; thence Northeasterly deflecting to the left 72 degrees 00 minutes 00 seconds 422.00 feet; thence Easterly deflecting to the right 82 degrees 00 minutes 00 seconds 131 feet more or less to the East line of said East Half and there terminating.

KLINGELHUTZ FAMILY LIMITED PARTNERSHIP DESCRIPTION

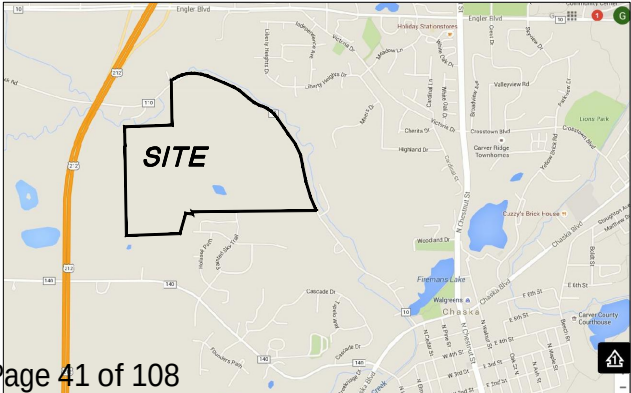
All that part of the North Half of the Southwest Quarter of Section 5, Township 115, Range 23, Carver County, lying westerly of the centerline of Creek Road (formerly known as the Chaska and Waconia Road and County State Aid Highway No. 10), as traveled and maintained.

NOTES

- This survey and the property description shown herein are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as issuing agent for Stewart Title Insurance Company, Commitment No. 51197 Second Supplemental, dated July 29, 2016. Field work completed 8/22/16.
- The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
- The orientation of this bearing system is based on the Carver County Coordinate System NAD83. Coordinates are Carver County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 (non HARN values).
- All distances are in feet.
- The area of the above described property is 8,036,372 square feet or 184,500 acres.
- Official bench mark Station "MnDot 728 ADJ USGS" is a steel rod at the southeast corner of the junction of Highways 212 and 42 in the city of Chaska having an elevation of 728.47 feet NGVD29. Local benchmark is the top nut of hydrant at the southeast quadrant of the junction of Painted Sky Trail and Wood Road having an elevation of 914.16 feet NGVD.
- Wetland Delineation completed by ISG - report dated 8/28/16

LEGEND	
SECTION CORNER	STORM SEWER CULVERT
SET CAP IRON MONUMENT 18425	WATERMAIN
SET MAG NAIL	UNDERGROUND TELEPHONE
FOUND IRON MONUMENT	OVERHEAD UTILITY
TELEPHONE BOX	UNDERGROUND ELECTRIC
POWER POLE	FENCE
TELEPHONE POLE	EDGE OF TREES
ELECTRIC METER	PROPERTY LINE
AIR-CONDITIONER	RIGHT-OF-WAY LINE
WATER VALVE	RIGHT-OF-WAY CENTERLINE
WELL	EASEMENT
WATER MANHOLE	EASEMENT CENTERLINE
FIRE HYDRANT	SECTION LINE
550 SIGNIFICANT TREE (TAG. NO.)	WETLAND
	GRAVEL
	BITUMINOUS
	CONCRETE

VICINITY MAP



233 Park Ave S, Ste
Minneapolis, MN 55415
612.758.3080
612.758.3090 fax
www.alliant-inc.com

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

DENNIS B. OLMSTEAD
Print Name
Signature
September 22, 2016
Date
18425
License Number

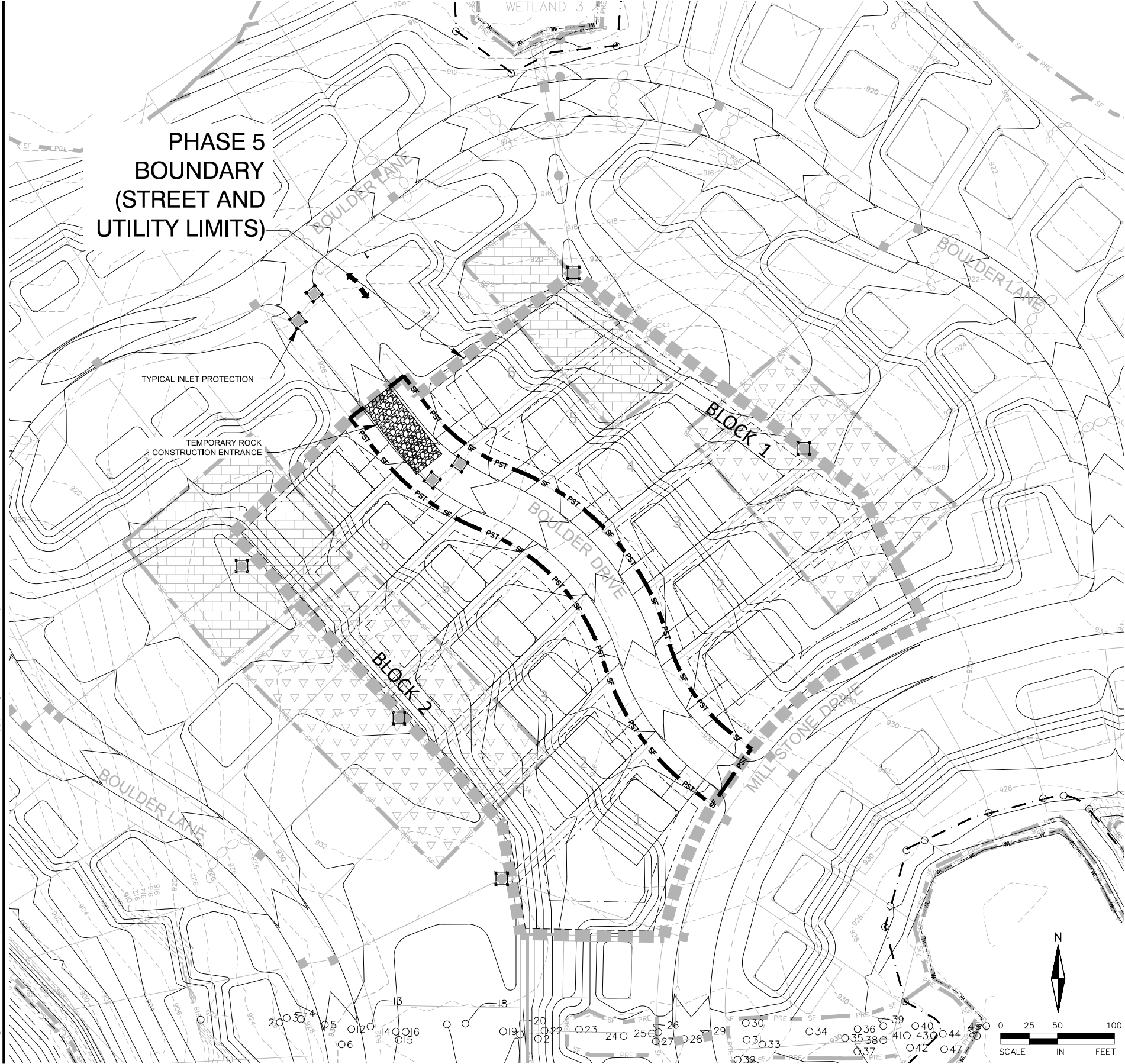
THE HARVEST PHASE II

EXISTING CONDITIONS SURVEY

ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	GJB, DPE
CHECKED BY	DBO
DATE ISSUED	9/22/16
SCALE	1"=200'
JOB NO.	160028
BOOK	

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 5TH ADD CD\160028swppp.dwg Jan 08, 2019 - 1:59pm



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.

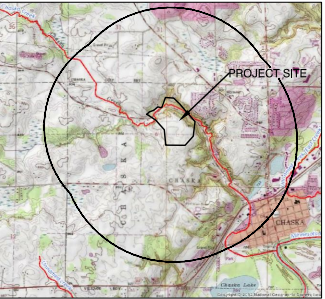
THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPs AS WELL AS INSTALL THE ADDITIONAL BMPs REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET 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.

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

LEGEND:

- DENOTES PRE-GRADING SEDIMENT BARRIER
- DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- DENOTES TREE PROTECTION LIMITS
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES EXISTING STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- EXCESS MATERIAL STOCKPILE LOCATION
- TOPSOIL STOCKPILE LOCATION
- DENOTES EXISTING PRE-GRADING SEDIMENT BARRIER



VICINITY MAP

0 1250 2500 5000
SCALE IN FEET

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

SWPPP BMP QUANTITIES (PER PLAN):

- 1. STANDARD POST SILT FENCE 1,035 LF
- 2. INLET PROTECTION 9 EA
- 3. TEMP. ROCK CONSTRUCTION ENTRANCE 1 EA

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

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044

NOTE:

SEE SHEET 6 FOR EROSION CONTROL NOTES

CLUB WEST 9TH ADDITION



6.B. Approve the Final Plat for Club West
Page 8 of 16



733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.758.3080
612.758.3099
www.alliant-inc.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


DAVID NASH, PE
01-08-2019 21836
DATE LICENSE NO.

PROJECT TEAM

DESIGNED: DN
DRAWN: NS
PROJECT NO: 216-0028

QA/QC REVIEW

DIN 01-08-2019
BY DATE

DATE	ISSUE	DATE	ISSUE
01-08-19	CITY SUBMITTAL		

Packet Page 42 of 108

HARVEST PHASE II

PHASE V STREET AND UTILITY CONSTRUCTION DOCUMENTS

STORM WATER POLLUTION PREVENTION PLAN
STREET AND UTILITY EROSION & SEDIMENT CONTROL

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM CORRESPONDING MUNICIPALITY.
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 BEYOND 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 COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL 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 AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE DURING THE COURSE OF CONSTRUCTION. IT IS THE 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 15 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 15 DAYS. PERMANENT SEED AND MULCH IS REQUIRED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES: PER SPEC 2575) MULCH SHALL (CLEAN GAT 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 AREAS SHALL BE SEEDDED WITH MNDOT MIX 33-261 @ 82LBS ACRE AND WETLAND BUFFERS SHALL BE SEEDDED WITH BWSR MIX U7 @ 15 LBS. PER ACRE ALSO BE COVERED WITH TYPE 3 MULCH.
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.
21. REPORT ALL FOUND FIELD TILES TO THE ENGINEER FOR EVALUATION.
22. TEMPORARY DIVERSION BERMS SHALL BE CONSTRUCTED TO DIRECT STORM WATER RUNOFF DURING CONSTRUCTION TO SEDIMENT CONTROL DEVICES SUCH AS TEMPORARY SEDIMENT OR POND. BERMS SHOWN ON BERMS SHOWN ON BASIN PLAN ARE AT MINIMUM AND SHALL BE CONSTRUCTED PHASES. UPON GRADING COMPLETION BERMS SHALL BE REMOVED AND UNDERLYING AREA GRADED TO PLAN.
23. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NPDES PERMIT AND WILL NEED TO CONDUCT WEEKLY AND RAINFALL EVENTS INSPECTIONS. CONTRACTOR SHALL ALSO CONTACT CARVER COUNTY SOIL AND WATER CONSERVATION DISTRICT AT 952-446-5230 PRIOR TO BEGINNING ANY WORK IN THE FILTRATION BASIN AREA.
24. CONTRACTOR IS REQUIRED TO PROVIDE OR MUST VERIFY THAT EROSION CONTROL AND STORMWATER PERFORMANCE SECURITIES ARE PAID TO PROVIDER PRIOR TO ISSUANCE OF GRADING PERMIT AND COMMENCEMENT OF GRADING ACTIVITIES. UPON WORK COMPLETION AS AS BUILT OF FILTRATION BASIN MUST BE PERFORMED AND VEGETATION ESTABLISHED PRIOR TO STORMWATER PERFORMANCE SECURITY BEING RELEASED.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
2. REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE 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 SOODED 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. FINDINGS OF INSPECTIONS, 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 NPDES PERMIT.
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. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

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 UPGRADIENT 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.

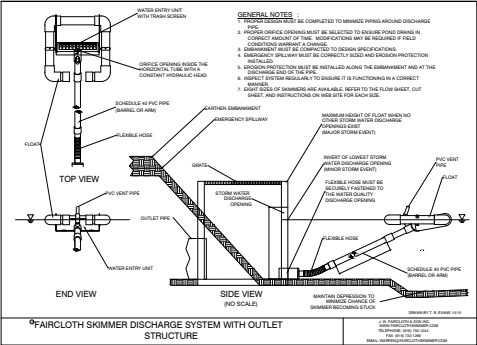
FINAL STABILIZATION:

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 ONE OF THE FOLLOWING WAYS:

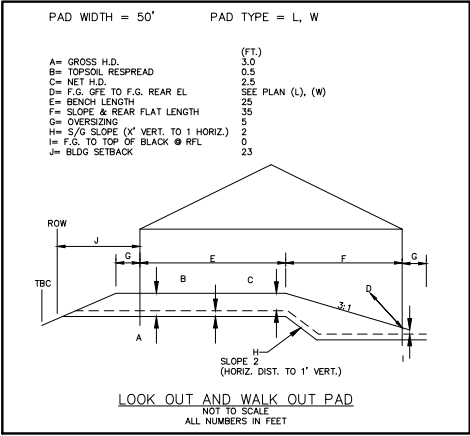
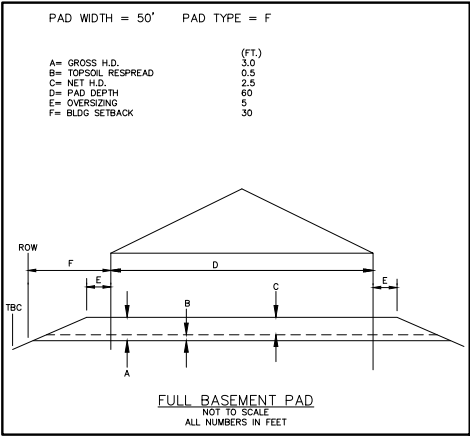
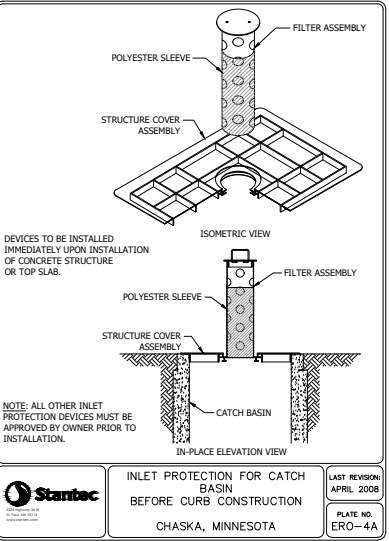
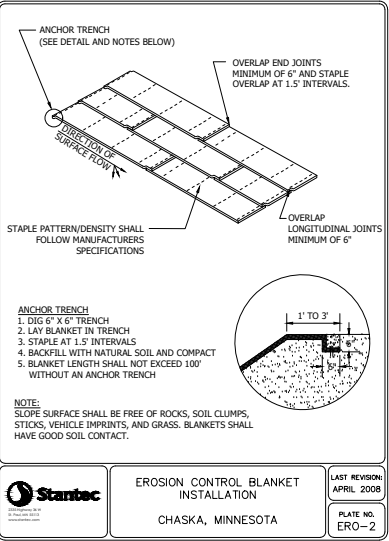
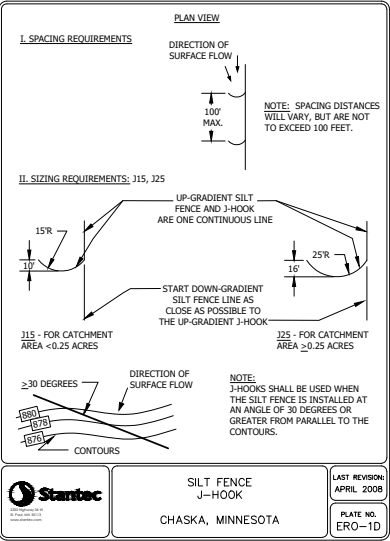
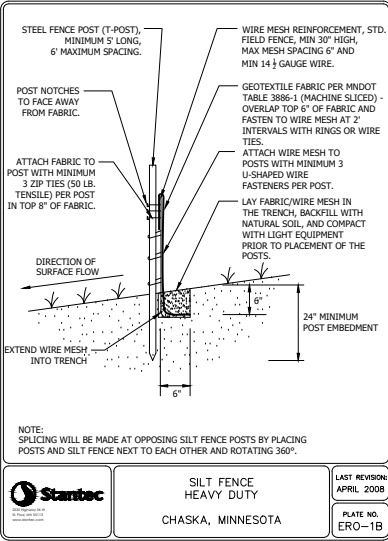
- A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION.
- B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; 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 MANAGEMENT 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 CONTROL SCHEDULE:

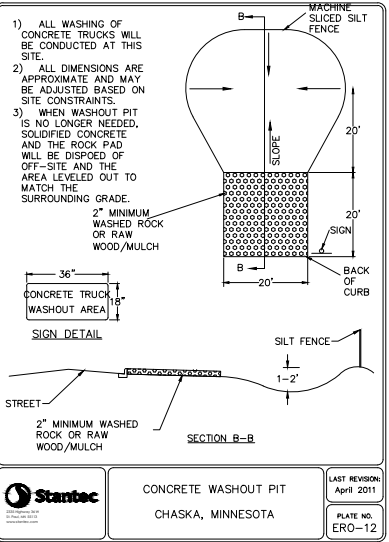
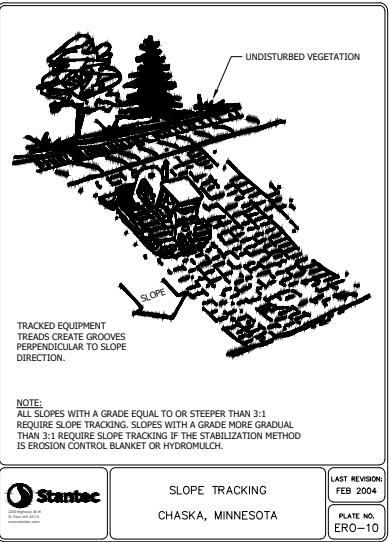
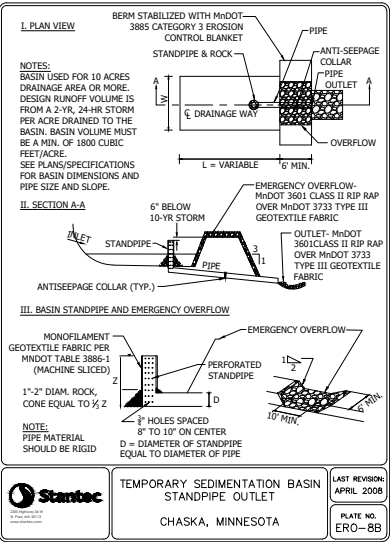
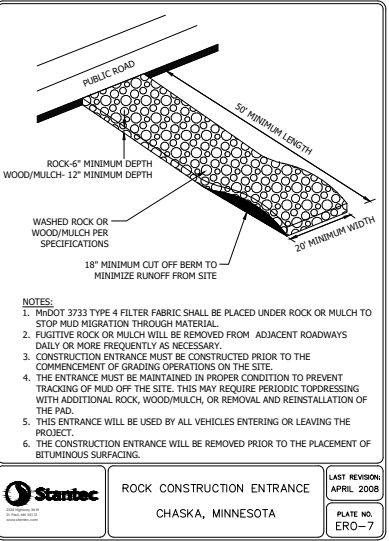
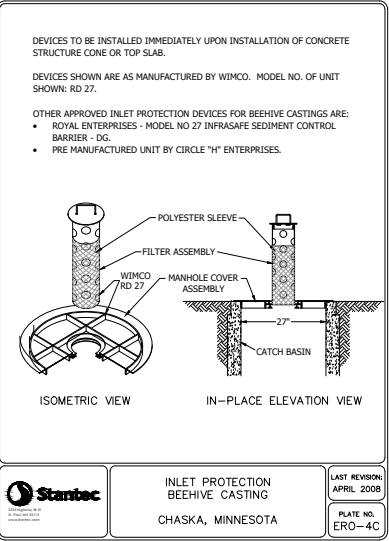
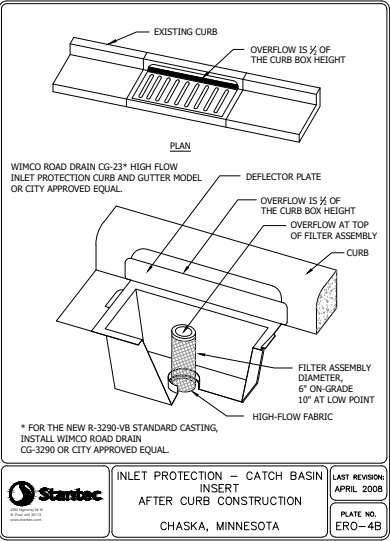
1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT 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 6" 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 WITH MNDOT MIX 22-112 @ 100#/AC AND MULCHED OR SOODED 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.



* SEE WEB SITE FOR SIZING REQUIREMENT, BASIN TO DRAIN WITHIN 48 HOURS.

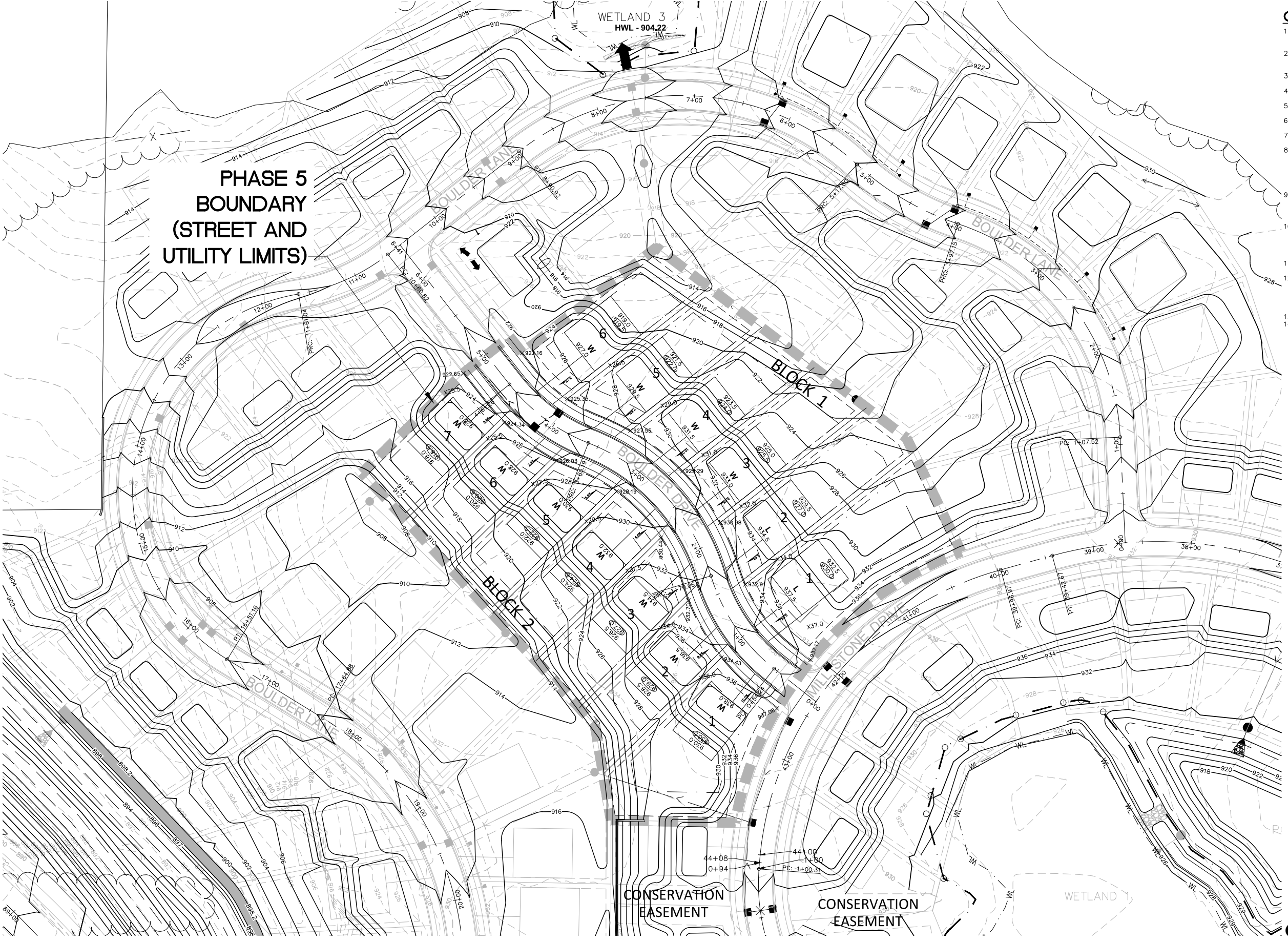


HOLD DOWN DETAILS



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PHASE 5
BOUNDARY
(STREET AND
UTILITY LIMITS)

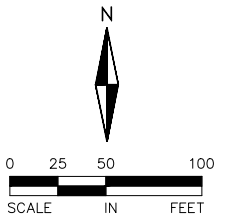


GRADING NOTES:

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. WETLANDS SHOWN ARE APPROXIMATE, LOCATION TO BE FIELD VERIFIED.

GRADING LEGEND:

- FRONT OF PAD (1) GARAGE FLOOR ELEVATION
- W ADDITIONAL REQUIRED STEPS BEYOND TYPICAL 0.5' DIFF.
- HOUSE PAD TYPE
- REAR OF PAD LOWEST FLOOR ELEVATION
- REAR ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION
- DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- TW 70.0 TOP OF WALL ELEVATION
- BW 66.0 BOTTOM OF WALL ELEVATION
- PROPOSED EASEMENT
- PROPERTY LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- EXISTING VEGETATION LIMITS
- PROPOSED VEGETATION CLEARING LIMITS
- 10' POND MAINTENANCE BENCH (2% MAX CROSS SLOPE)



CLUB WEST 9TH ADDITION



6.B. Approve the Final Plat for Club West 9th Addition
Page 10 of 16



733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.758.3080
612.758.0099
www.alliant-inc.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

DAVID NASH, PE
01-08-2019
DATE

21836
LICENSE NO.

PROJECT TEAM	
DESIGNED:	DN
DRAWN:	NS
PROJECT NO:	216-0028
QA/QC REVIEW	
DIN	01-08-2019
BY	DATE

DATE	ISSUE	DATE	ISSUE
01-08-19	CITY SUBMITTAL		

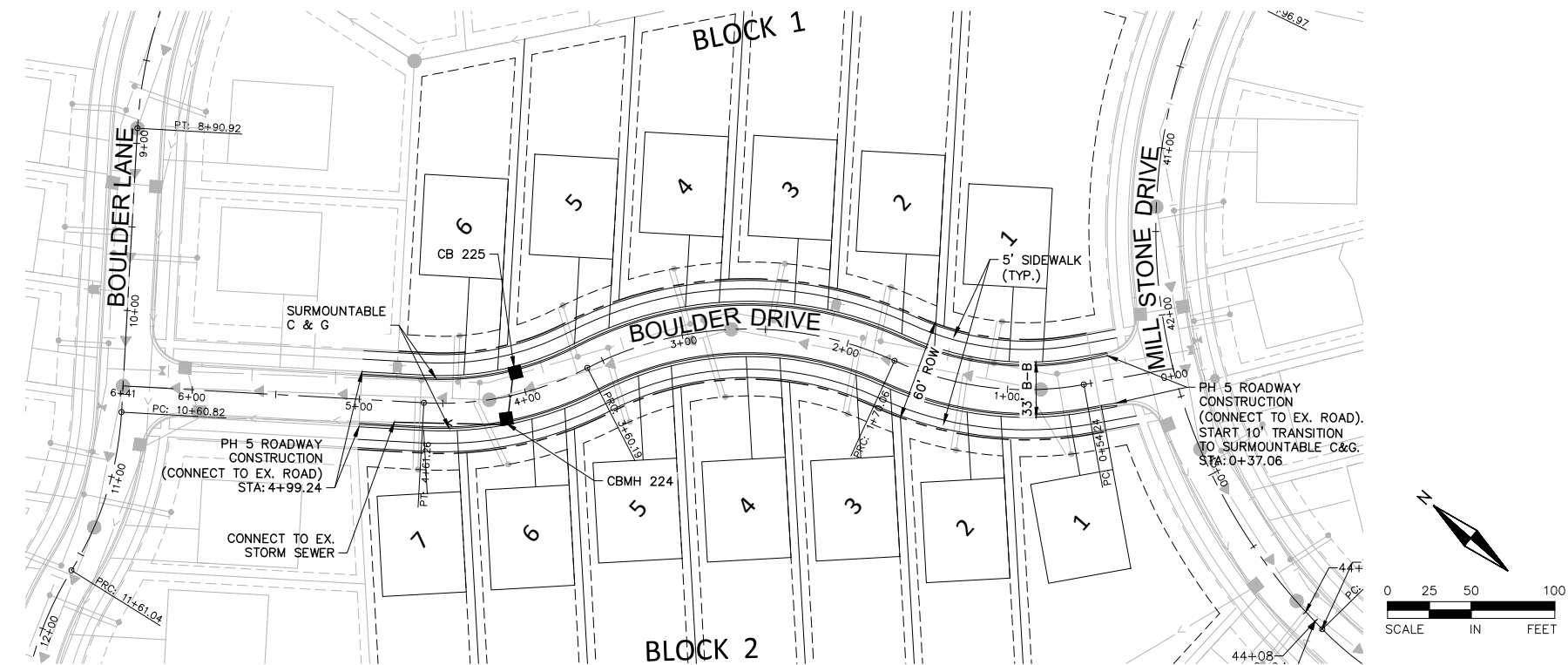
HARVEST PHASE II

PHASE V STREET AND UTILITY CONSTRUCTION DOCUMENTS

GRADING AND DRAINAGE PLAN

Packet Page 44 of 108

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STORM SEWER NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'. SEE CITY DETAIL.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE 2016 CITY OF CHASKA ENGINEERING GUIDELINES.
- 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.
- NOTIFY GOPHER STATE ONE CALL 48 HRS IN ADVANCE TO ANY UTILITY WORK.

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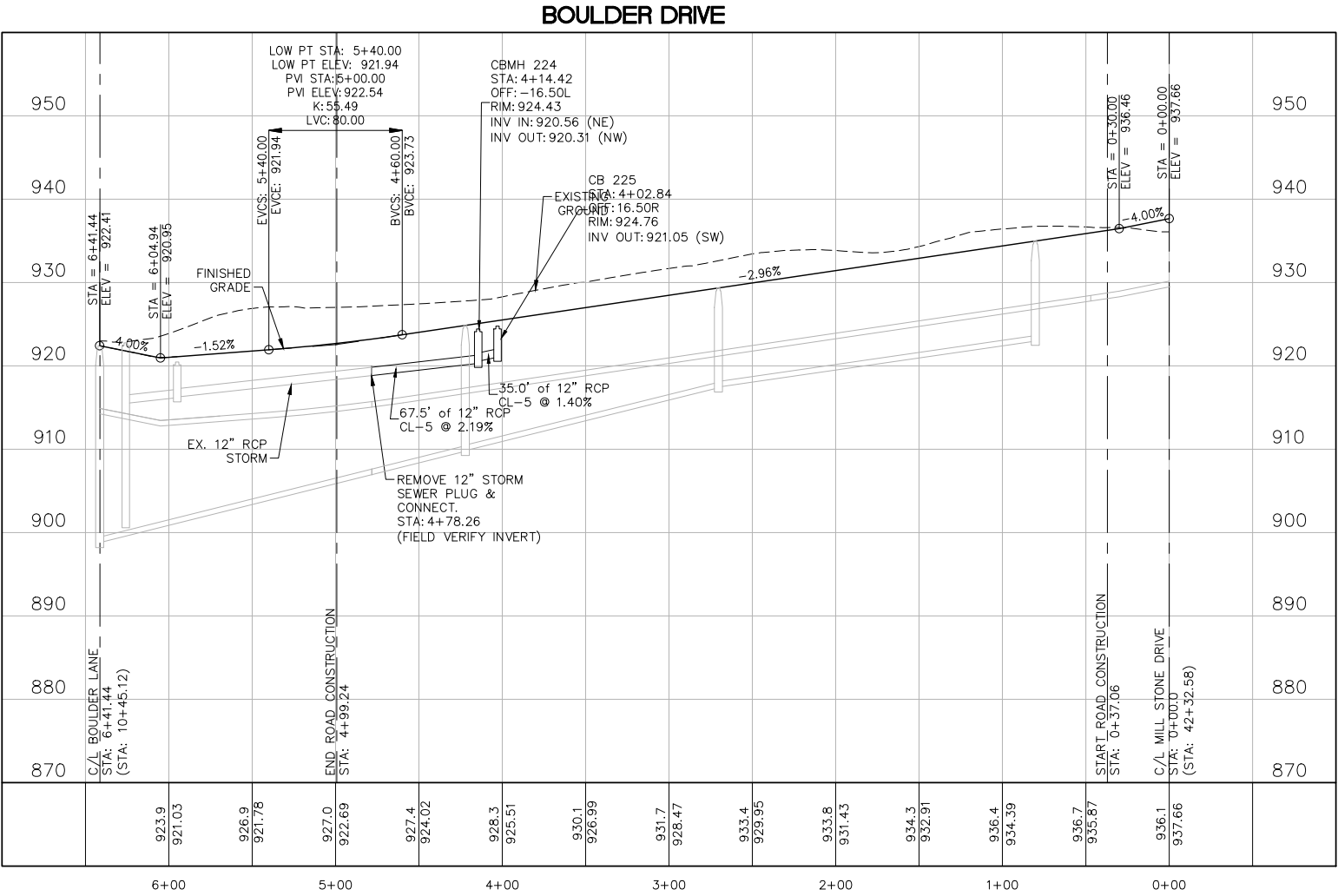
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED/PH5 STORM SEWER
- PROPOSED/PH5 SANITARY SEWER
- PROPOSED/PH5 WATERMAIN
- PROPOSED/PH5 CATCH BASIN
- PROPOSED/PH5 MANHOLE
- PROPOSED/PH5 GATE VALVE
- PROPOSED/PH5 HYDRANT

NOTES:

- 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.
- 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.
- ALL CURB SHALL BE TRANSITIONED TO B618 CURB AND GUTTER AT INTERSECTIONS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED BE PER CITY SPECIFICATIONS AND THE MNMUTCD.
- INSTALL DRAINTILE ALONG ALL PROPOSED CURB AND GUTTER PER CITY DETAIL. CONNECT TO CATCH BASIN AS NECESSARY.
- ALL CATCH BASINS SHALL HAVE DRAINTILE INVERT AT 3' BELOW RIM.

STRUCTURE AND CASTING SCHEDULE		
MH NO.	SIZE	CASTING
224	48"	R-3067-V
225	2'x3'	R-3067-V

NOTE:
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.



CLUB WEST 9TH ADDITION



6.B. Approve the Final Plat for Club West.

Page 11 of 16



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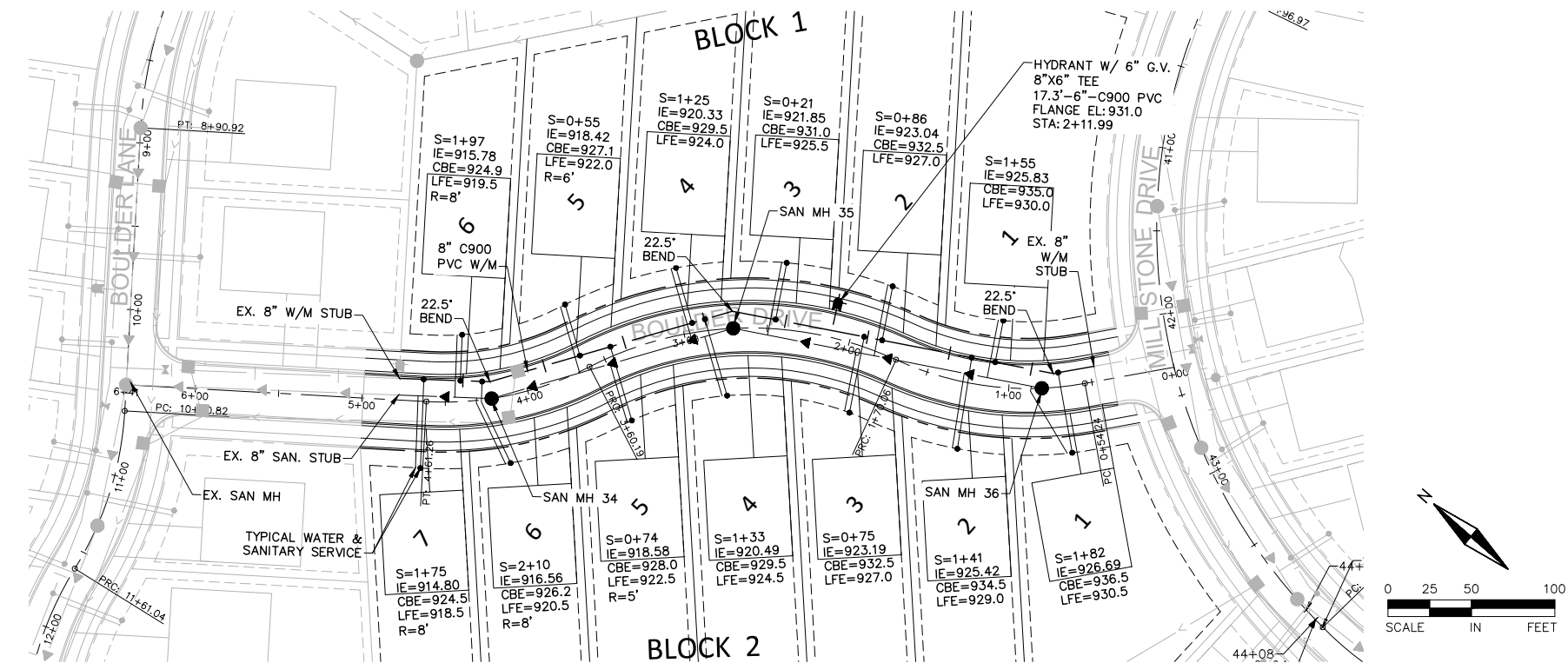
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HARVEST PHASE II

PHASE V STREET AND UTILITY CONSTRUCTION DOCUMENTS

STREET AND STORM SEWER
PLAN AND PROFILES

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SANITARY SEWER AND WATERMAIN NOTES

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- NOTIFY GOPHER STATE 1 CALL 48 HRS IN ADVANCE TO ANY UTILITY WORK.

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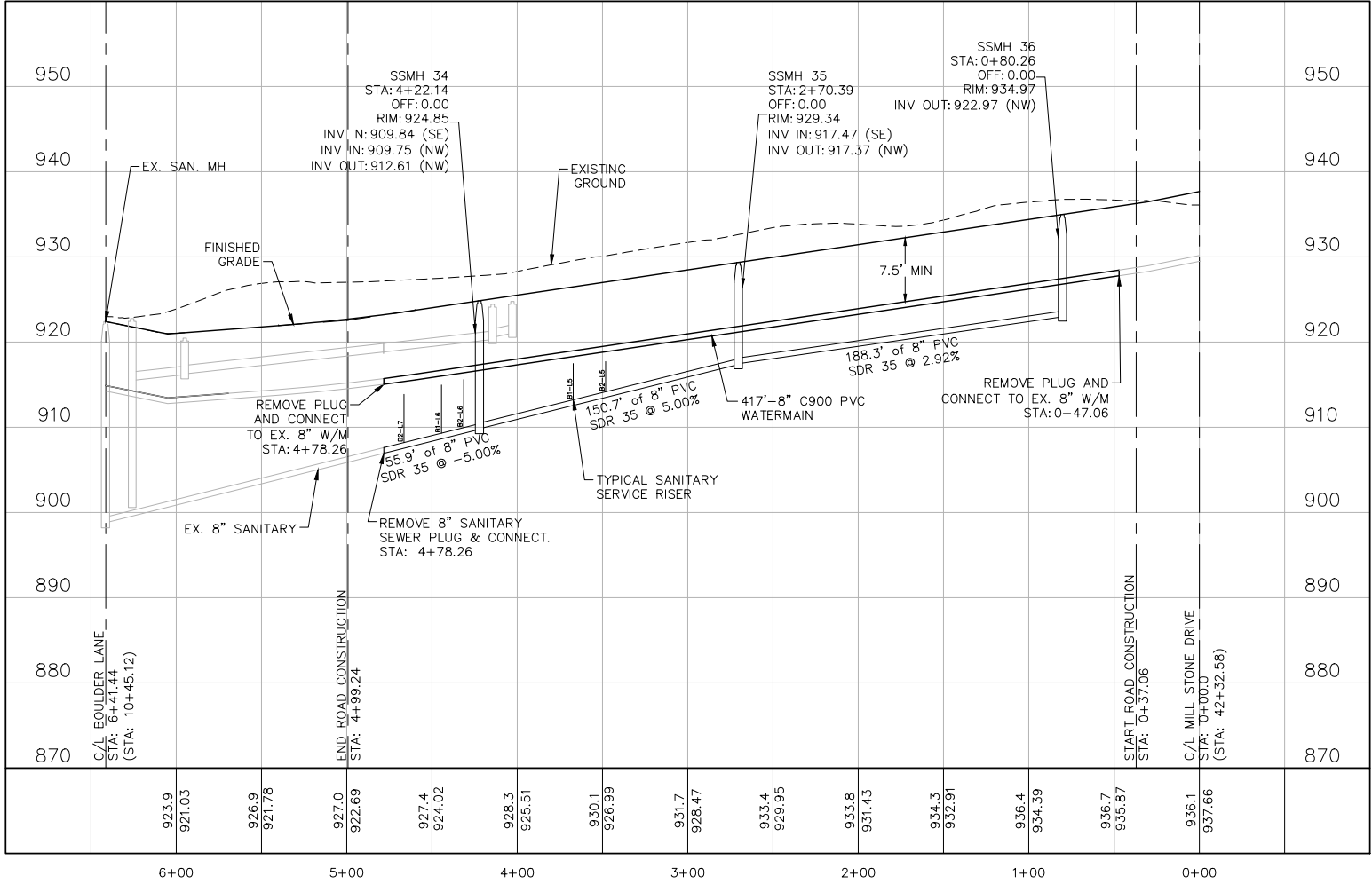
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- EXISTING HYDRANT
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- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
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- PROPOSED/PH5 STORM SEWER
- PROPOSED/PH5 SANITARY SEWER
- PROPOSED/PH5 WATERMAIN
- PROPOSED/PH5 CATCH BASIN
- PROPOSED/PH5 MANHOLE
- PROPOSED/PH5 GATE VALVE
- PROPOSED/PH5 HYDRANT

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.
- BITUMINOUS COAT SANITARY MANHOLES SEE PLATE SAN-1.

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))



CLUB WEST 9TH ADDITION

6.B. Approve the Final Plat for Club West
Page 12 of 16

733 Marquette Ave
Suite 700
Minneapolis, MN 55402
612.258.3080
612.258.0099
www.alliant-inc.com

ALLIANT
ENGINEERING

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

DAVID NASH, PE
01-08-2019
DATE

21836
LICENSE NO.

PROJECT TEAM
DESIGNED: DN
DRAWN: NS
PROJECT NO: 216-0028

QA/QC REVIEW
DIN 01-08-2019
BY DATE

DATE	ISSUE	DATE	ISSUE
01-08-19	CITY SUBMITTAL		

Packet Page 46 of 108

HARVEST PHASE II
PHASE V STREET AND UTILITY
CONSTRUCTION DOCUMENTS

SANITARY SEWER AND WATERMAIN
PLAN AND PROFILES

Drawing name: X:\2016\160028\plan sheets\HARVEST II - 5TH ADD CD\160028land.dwg Jan 08, 2019 - 2:02pm



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).

CALCULATIONS FOR ENTIRE DEVELOPMENT:

REQUIRED STREET TREES:	PROPOSED STREET TREES:
17,364 LF/50 = 347 REQUIRED	350 TREES PROPOSED

PHASING OF TREES TO BE INSTALLED:

PHASE I:	98
PHASE II(6th Addition):	67
PHASE II(7th Addition):	73
PHASE IV(8th Addition):	86
PHASE V(9th Addition):	26
TOTAL:	350

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:

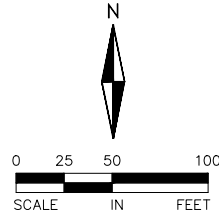
- LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioica), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana "American Sentry"), Autumn Blaze Maple Acer Freemanii "Autumn Blaze", Sienna Glen Maple (Acer Freemanii "Sienna"), Linden, American (Tilia 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)

TREE/VEGETATION CLEARING LIMITS

EXISTING TREELINE TO BE SAVED

EXISTING TREE TO BE REMAIN

30' VISION SITE TRIANGLE



CLUB WEST 9TH ADDITION

6.B. Approve the Final Plat for Club West 9th Addition

Page 13 of 16

TRADITION

ALLIANT ENGINEERING

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Maleah M. Miller
MALEAH M. MILLER, ASLA
01-08-2019 19507
DATE LICENSE NO.

PROJECT TEAM
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 216-0028

QA/QC REVIEW
DIN 01-08-2019
BY DATE

DATE	ISSUE	DATE	ISSUE
01-08-19	CITY SUBMITTAL		

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HARVEST PHASE II

PHASE V STREET AND UTILITY CONSTRUCTION DOCUMENTS

LANDSCAPE AND TREE PRESERVATION PLAN

Drawing name: x:\2016\160028\plan sheets\HARVEST II - 5TH ADD CD\160028land.dwg Jan 08, 2019 - 2:02pm

SEED PLANTING NOTES:

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 3884 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 CULT-PACKER OR EQUIVALENT. 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 RESEEDED, 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 & 25-151 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.

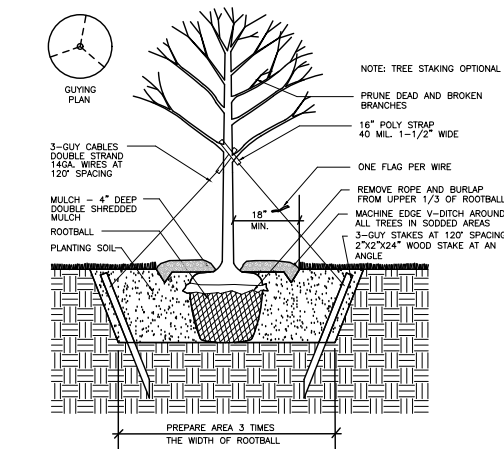
ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

LANDSCAPE PLAN NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. 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.
3. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
4. 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).
5. 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.
6. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
7. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
8. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
10. 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.
11. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
13. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
14. ALL IRRIGATION PLANS MUST BE DESIGNED BY A QUALIFIED IRRIGATION DESIGNER. CONTRACTOR TO SUPPLY DESIGN AND INSTALLATION OF AN IRRIGATION PLAN WITH 100% COVERAGE FOR DESIGNATED SOD AND SHRUB AREAS. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. USE RAIN BIRD OR APPROVED EQUAL COORDINATE WITH GENERAL CONTRACTOR. INSTALL SEPARATE METER FOR IRRIGATION SYSTEM. NATIVE SEED AREAS SHALL BE ON SEPARATE ZONES. IRRIGATION RUN TIMES IN SEED AREAS SHOULD BE REDUCED OR THE ZONE SHUTS DOWN AFTER THE FIRST 2 YEARS OF ESTABLISHMENT.
15. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
16. LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
17. CONTRACTOR IS REQUIRED FOR THE PROTECTION OF VEGETATION TO BE RETAINED DURING SITE GRADING AND BUILDING CONSTRUCTION PROCESS, AS APPLICABLE.
18. ALL BOULEVARDS TO BE SODDED UNLESS OTHERWISE SHOWN ON PLANS.

LANDSCAPE SCHEDULE					
QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
26	--	BOULEVARD TREES BOULEVARD TREES - 1/50 LF (REFER TO NOTE)	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK, NO V-CROTCH
26	TOTAL PROVIDED TREES - PHASE V (9TH ADDITION)				

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



1 TREE PLANTING DETAIL
NOT TO SCALE

CLUB WEST 9TH ADDITION



TRADITION
Development, Inc.

6.B. Approve the Final Plat for Club West.

Page 14 of 16



ALLIANT
ENGINEERING

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MALEAH M. MILLER, ASLA
01-08-2019 19507
DATE LICENSE NO.

PROJECT TEAM
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 216-0028

QA/QC REVIEW
DIN 01-08-2019
BY DATE

DATE	ISSUE	DATE	ISSUE
01-08-19	CITY SUBMITTAL		

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HARVEST PHASE II

PHASE V STREET AND UTILITY CONSTRUCTION DOCUMENTS

LANDSCAPE NOTES AND SCHEDULE

CLUB WEST NINTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Club West Partners, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, CLUB WEST EIGHTH ADDITION, Carver County, Minnesota.

Have caused the same to be surveyed and platted as CLUB WEST NINTH 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 Club West Partners, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this day of , 20____.

Signed: Club West Partners, LLC

Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____, Chief Manager of Club West Partners, LLC, a Minnesota limited liability company, on behalf of the company.

(printed name)

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.

(printed name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CHASKA, MINNESOTA

This plat of CLUB WEST NINTH 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 CLUB WEST NINTH ADDITION was filed this _____ day of _____, 20____, at ____ o'clock ____M. as Document Number _____.

Kaaren Lewis, County Recorder

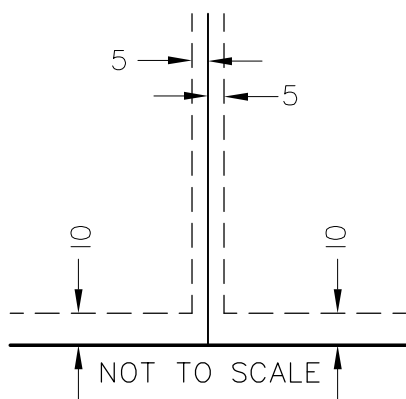
By: _____



CLUB WEST NINTH ADDITION

PLAT FILE NO.
C.R. DOC. NO

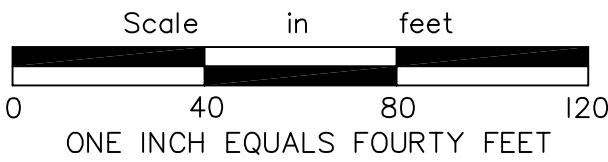
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines
and 10 feet in width and adjoining right of way
lines, unless otherwise indicated on the plat.

THE MOST SOUTHERLY LINE OF OUTLOT A, CLUB WEST EIGHTH
ADDITION, CARVER COUNTY, MINNESOTA, HAS A CARVER COUNTY
BEARING OF S88°50'49"E (NAD 83, 1986).

- Denotes 1/2 inch x 18 inch iron monument found
marked by license no. 18425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set
marked by license no. 18425 unless otherwise shown



REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
02/13/2019

Subject: **DDK Office & Industrial Buildings - Chaska Building Center Phase III – Concept Plan**

Applicant: DDK Construction, LLC

Location: East of Formacoat site and west of Fire Lane

Case No.: P.C. No. 2019-01

Synopsis: The applicant is requesting approval of the Concept Plan for new office and industrial buildings on the Chaska Building Center site

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommend approval of the request

CITY'S THREE STEP PLANNING PROCESS

The City currently has a three-step process for new developments that come into the City; Concept Plan, Preliminary, and Final. The Concept Plan is the first step in the process and, in general, introduces the project to the Commissions. During this step the project is in very conceptual/low cost format (i.e. sketches and low detailed plans), and items such as architecture, parking, layout, etc are touched on at more of a lower level analysis. The purpose of the Concept Plan is for staff and Commissions to react to the project and provide feedback/direction to the applicant as they start to prepare more technical/detailed/higher-cost drawings.

The Preliminary Plan is when the applicant submits the higher-level drawings such as engineering, landscaping, site plan, architectural plans, etc. These plans are meant to be reactive to the comments/direction that were received during the Concept Plan. The purpose of this step is to get into a more detailed analysis of the project and see how it is meeting certain City codes (parking, landscaping, building design) or direction provided during the Concept. Staff and the Commissions again review and comment on this version of the project so that the applicant can prepare any changes for the Final submittal.

The Final Plan is when the applicant re-submits their higher-level drawings, however, at this point the project should be "fully-cooked", and the concerns brought up during the Concept and Preliminary should be resolved. This step allows staff and the Commissions a final review to ensure that their requested changes are addressed.

Tonight, we will be looking at the first step in the process, which is a good place for new Commission members to come in on. This project is a Concept Plan and thus its main proposal and associated item/topics will be introduced for comment/feedback.

BACKGROUND

In May of 2010, the Concept Plan was reviewed for the redevelopment of the entire Chaska Building Center site, along with approval of the Preliminary Plat. At this time, staff recommended approval of the two westerly lots (Klingelhutz site) of the Concept Plan and approval of the Preliminary Plat, but staff recommended postponing the discussion on the easterly portion of the site (remaining vacant site) until a more solid development plan was proposed. The City Council voted to approve the Preliminary Plat and table the discussion for the eastern half of the site pending the completion of the Downtown Master Plan, which will serve as a redevelopment guide for the area.

In August and October of 2011, the Preliminary and Final Site/Building Plans for the western half of the project were approved for the DDK Cabinet Shop building. In May and July of 2018, the Preliminary and Final Site/Building Plans for Formacoat were approved which encompassed the center of the Chaska Building Center site. Tonight, we are looking at approving a Concept Plan for the remaining eastern portion of the property.

The applicant believes that this project will contribute to and reinforce the City's Mission Statement, particularly through the following strategies:

- Address the market demand for small office/manufacturing/warehouse and professional office space in downtown
- Develop uses that are consistent with the adjacent properties
- Achieve the City objectives for the East Creek Boulevard District as set forth in the Downtown Master Plan
- Increase the job and tax base in the community

ZONING & DOWNTOWN MASTER PLAN

Currently, the site is zoned PMD-21 (Planned Multi-Use District No. 21), which was done during the preliminary approvals of the Formacoat site.

In January of 2012 the Downtown Master Plan was approved. The area in question tonight is defined in this plan as the 'East Chaska Boulevard District' and a redevelopment site. In order to encourage the concentration and viability of healthy commercial businesses in downtown Chaska and provide opportunities for job growth near downtown, this district is envisioned to transition to more of an employment center. It is specifically guided toward a mix of business park uses, such as light industries, offices, research and development services, and medical. The goal is to increase the diversity and concentration of jobs within the downtown area.

EXISTING CONDITIONS

The site is located on the north side of Chaska Boulevard, between the Formacoat site and Fire Lane. The site currently consists of a 3.9 acre parcel, which was left over from the plat with Formacoat. The site is currently vacant, and used to contain several concrete pads from the previous buildings that were there, which have since been

removed. There is a shared driveway that is situated on the north side of the site that extends from Fire Lane to the DDK site. A cross access easement exists on the Formacoat site and DDK site for all three lots to access this driveway.

CURRENT REQUEST

The applicant, DDK Construction, is requesting Concept Plan approval for the construction of professional office buildings totaling approximately 12,000 square feet in area, as well as construction of a new industrial/warehouse building totaling 25,000 square feet.

Adjacent properties

The new building's site is bounded on the south by Chaska Boulevard/CR 61; the north by East Chaska Creek and a City trail; the east by Fire Lane and Cuzzy's; and the west by the Formacoat site.

Site Layout

The site is situated on the eastern side of the Chaska Building Center site. The professional office buildings will be oriented on the south side of the site while the industrial building is oriented on the north side closer to East Chaska Creek. The front of the professional office buildings will face south (toward Chaska Boulevard); the Industrial building will also face South with loading docks on the north side (rear). Main access to the site will be gained from Fire Lane from three different site accesses; one to the south to access the professional office buildings; one from the center of the site to access the industrial building; and one to the north to access the shared driveway on the north side of the site.

It should be noted that the proposed buildings are setback significantly from Chaska Boulevard compared to the other buildings within this development. For comparison, the adjacent Formacoat building is setback 123 feet from the centerline of Chaska Boulevard, and the DDK professional office buildings are setback 150 feet. That is a 27 foot difference. The applicant explains the reasoning is to properly line up the accesses with the adjacent access to Cuzzy's on the east side; moving the buildings more south towards Chaska Boulevard would essentially skew the layout of the parking lot/driveway and eliminate parking spaces (approximately 4 stalls) in front of the easterly office building, which is undesirable by the applicant. Losing parking spaces in front of one of the office buildings would make the space less marketable. The applicant has shown this alternative layout as a supplement.

Overall, staff believes the proposed layout of the site feels very tight. The loading docks on the north side of the industrial building do not have a lot of room and could potentially be a spacing issue with the adjacent shared driveway access; in the truck movement exhibit shared it does not appear to accommodate a large semi. Because of this staff believes that pushing the site more south would give more room on the north side for additional loading dock space. This would also give the industrial building more potential for end users who may need larger vehicles/semis to access the loading dock. In addition to that, another, perhaps undesirable, option would be to eliminate one tenant space in the professional office buildings. This would help free up some space and tightness on the site, as well as eliminate the issue of getting parking spaces directly in front of all the tenants.

Industrial Building Design

The building is rectangular in footprint and will be one-story tall (approximately 20 feet in height). The applicant envisions that there could be up to 6 tenants/separate spaces in this building, however this could change once end-users are identified. The spaces are envisioned to be a mix of administrative office, manufacturing and warehouse uses. There is a loading dock area identified on the north side of the building too.

The proposed building will be constructed with brick, glass, stone, burnished block and precast panels. The intent is to use similar materials between this building and the professional office buildings to tie them together.

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

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

The applicant will have to show in their preliminary submittal how they will meet this requirement.

An item of note is the brick to be used. In order to be classified as a Class I material, the brick needs to be a full modular face brick. The same will be said for the stone; in order for it to be considered a Class I material it must be a natural stone application versus a veneer.

The applicant has provided a couple renderings of the building. The building's exterior appearance has a significant amount of window openings on the south (front) façade, which staff is happy to see. Given that this building will have high visibility on its east façade facing Fire Lane, staff would advise that this façade is equally treated like the south façade in terms of articulation. In addition to that, the building will have to show how it fits into the context of Chaska.

Professional Office Building Design

The professional office buildings will be composed of three different buildings all of the same design/look; 8 different tenant spaces (two buildings with 3 tenants; one building with two tenants). The exteriors will be a combination of brick, stone, glass, shakes in the gables and LP Smartside. The applicant made the decision to provide separate buildings so that most of the tenants will have window openings not only in the front and back but also on the sides. They also envision that these spaces will be owner-occupied, which are deemed more desirable in the market currently.

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

"Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

The applicant will have to show in their preliminary submittal how they will meet this requirement.

An item of note is the brick to be used. In order to be classified as a Class I material, the brick needs to be a full modular face brick. The same will be said for the stone; in order for it to be considered a Class I material it must be a natural stone application versus a veneer.

These buildings are designed off of similar buildings in Mendota Heights that were also constructed by the applicant. The applicant has provided a few photos in their Concept Plan showing these buildings. These buildings are also situated in an industrial park, much like the setting we are dealing with. The roof profiles of these buildings are what set them apart from the other buildings with their pitched roofs versus flat roofs found on the industrial buildings. The applicant has made this design choice intentional to set the professional office buildings apart from the adjacent industrial buildings. They believe that the flat roof, large window façade comes off as being more of a retail strip center look and thus was not an appropriate look for the professional office buildings and the end-users they envision there; law firms, medical, chiropractic, financial consulting and other professional services. The applicant has stated that the project in Mendota Heights had similar design issues, but overall was well received by the market place, adjacent property owners, and the City.

Staff still struggles with the look of the professional office buildings and how they fit in with the adjacent industrial buildings, particularly with this development, which only has buildings with flat roofs and a very industrial park feel. The buildings, although not unattractive, feel very residential and inappropriate for the type of setting that they are locating in. The difference with this project compared to the Mendota Heights project is that there is less separation from the industrial buildings compared to the project in Mendota Heights. Because of this it is hard for staff to visualize how the buildings fit in together. Staff believes there are ways in which the design of these buildings could be modified to show more congruency on the site; maybe it is a flat roof but with pitched roof entrances. Either way, the applicant will need to work on the overall design of these buildings to show how they fit in with the surrounding context. They will also have to show how they fit in with Chaska as a whole. The buildings as proposed now appear to be cookie-cutter to the ones found in Mendota Heights, so the applicant will have to work on the design to see how they fit into its context.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	100 feet from centerline
East Chaska Creek	50 feet from edge
North Property Line	20 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
East Chaska Creek	50 feet from edge
Interior Property Lines	5 feet

It appears that the professional office buildings are fairly close to the western property line. They will have to meet a 15-foot setback from that line in accordance with Ordinance No. 950.

Parking/Access/Circulation

99 parking spaces (46 for the industrial site; 53 for the professional office site) are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	15,750 sf	1ps/250sf	63 parking spaces
Manufacturing	7,500 sf	1ps/350sf	21 parking spaces
Warehouse	13,750 sf	1ps/2,000sf (1ps/350sf if use changed)	7 parking spaces (39 parking spaces)
		REQUIRED	91 parking spaces
		REQUIRED If Warehouse Changed to Different Use	123 parking spaces
		PROVIDED	99 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed use of the site. However, the applicant is NOT meeting the parking requirement for the ultimate use for the site if the warehousing were changed to a different use (deficient by 24 parking spaces). Per the City's parking code for Warehousing, *"One space for each 2,000 square feet of floor area, except that site plans for such uses shall show parking areas sufficient to meet a ratio of one space per 350 square feet in the event the use is changed in future."* The applicant will have to show a site plan that meets the City's parking code. It should be noted that the neighbor, Formacoat, was able to meet this code requirement on their site, and thus this site should too.

The way the site is designed currently it does not provide for additional space for parking. There may be an additional space opportunity if the applicant were to move the overall site more south as advised by staff earlier in this report. If not, the applicant will have to evaluate the overall sizes of the uses to ensure that the parking provided is adequate and code compliant. The applicant will have to provide a parking summary during their preliminary submittal to explain the overall parking needs for the site. It will be important at this time for end-users to be identified.

The access into the site will be from three accesses on Fire Lane. The professional office buildings and industrial building will have separate parking and access areas. It should be noted that the central access (access to the industrial parking lot) on Fire Lane is offset to the access into Cuzzy's parking lot. It has been typical application to ensure driveway accesses line up for better traffic flow in the area. This access will have to align with Cuzzy's when they come in for preliminary submittal.

Cross access easements will be required across this site to allow for the adjoining sites to have the ability to use the shared driveway on the north side that accesses Fire Lane and the adjacent Formocoat site. These easements will need to be recorded at time of final plat recording.

As noted previously the applicant will have to work on the spacing issues between the loading docks and the shared driveway. The applicant will have to provide a truck movement exhibit during their preliminary submittal indicating the size of vehicles that can access the loading dock area. A twenty-four foot wide driveway area will have to be maintained and unobstructed on the north side of the site.

Pedestrian Connections & Future Improvements on Chaska Boulevard

The site currently does not have any sidewalks on the Chaska Boulevard side or Fire Lane side adjacent to this property. However, it should be noted that Carver County has future improvement plans for Chaska Boulevard, which would involve the incorporation of a sidewalk on the north side and the incorporation of a trail on the south side of it. The applicant has indicated that they are aware of these improvements, and will continue to consider them as they move forward in the process. These improvements are shown below:



The applicant is showing a pedestrian connection on the west side of Fire Lane on their plans that will connect into the City's trail running along East Chaska Creek. This will be a beneficial connection for pedestrians traveling across Chaska Boulevard to access the trail. It will also be beneficial at the time Fire Lane is extended to the north to connect with Yellow Brick Road. The County's improvements along Chaska Boulevard will improve the safety and convenience of this pedestrian connection as well, which is unsafe in its current state.

Landscaping

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	116 caliper inches (42 trees)	unknown
Understory Trees	11	unknown
Shrubs	123	unknown

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

Staff would like to point out that the north end of the site will need to provide sufficient screening; preferably coniferous, to help provide screening between this site and the residential property to the north.

Planting islands will be required in the parking lots. Staff would like to point out that trees and shrubs need to be placed in these islands. This will need to be shown on the landscape plan at final submittal.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal the photometrics and specs for all lighting proposed.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site. There is a placeholder on the north side of the site for stormwater.

CONCLUSION

Staff is happy to see that this abandoned site will be cleaned up and brought back to working order. The additional jobs in downtown will be a benefit to the entire

community. The proposal, with modifications required by the City, will have to comply with applicable ordinances.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Concept Plan for Phase III of the Chaska Building Center (DDK), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Concept Plan (pgs 1-15), submitted by DDK Construction.
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) that service the lots of the Chaska Building Center.
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. Provision that east façade on industrial building provides 360 degree architecture like its south façade.
7. Utilization of modular face brick and natural stone as a Class I material.
8. No exterior storage will be permitted.
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 that accesses into site align with adjacent Cuzzi's accesses on Fire Lane, specifically for the central access.
12. Provision that the shared driveway on the north side of the site will be at least twenty-four feet wide and unobstructed at all times.
13. Provision that the professional office buildings will be designed to fit in with the industrial buildings within this development.
14. Provision that the professional office buildings be pushed more south to line up with the adjacent Formacoat building.
15. Provision that the industrial building and professional office buildings are designed to fit into Chaska.
16. Provision that the buildings adhere to the setbacks and regulations of Ordinance No. 950.
17. Provision of a truck turning exhibit and a loading dock exhibit with vehicle sizes to be provided at preliminary submittal.
18. Provision of a direct pedestrian connection from Fire Lane to the City's local trail running along East Chaska Creek.
19. Provision of a parking summary to be submitted at time of preliminary submittal.
20. Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.
21. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
22. Provision of a storm water management plan meeting City and Carver County WMO standards.
23. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).

24. Provision that all mechanical equipment will be fully screened from view.
25. Compliance with section 9.11 Building Design/Materials and Site Design.
26. Adherence with the Engineers Memo dated February 8, 2019.
27. Elimination of all un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
28. Compliance with the County Memo dated June 8, 2018.
29. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: February 8th, 2018
Subject: Chaska Building Center Phase 3

The planned development for the site proposes a new industrial building, new professional office buildings, and parking lot along with site amenities. From a storm water perspective, a grading a drainage plan is required plan for managing runoff that meets both the City and watershed requirements. City sanitary sewer and water is available to service the property. The developer will need to work with staff on how utility service is proposed to connect into the City system.

A recent corridor study of County Road 61 identified future planned upgrades and access changes along the highway. Fire Lane has been identified as one of the alternate local street connections to provide additional access into downtown from the County highway. The site plan proposes adding access point along the existing local street of Fire Lane that will need to be evaluated in more detail with the study so as not to impose restrictions with the planned future extension of Fire Lane.

The corridor study for CR 61 also included pedestrian trail facilities with connections to the City's trail system. Fire Lane currently serves as a connection to the City trail system and staff recommends as a part of the site plan a pedestrian sidewalk/trail connection be incorporated along the local street or in conjunction with proposed development.

Chaska Blvd Professional Center



DDK Construction and the Chaska EDA are proposing to complete the final phase of the redevelopment of the old Chaska Building Center site with a mix of professional office buildings and a office/manufacturing/warehouse facility. In 2008 the Chaska Building Center ceased operations on its 10.8 acre site. In 2011 DDK Construction completed the first phase of the redevelopment with the development of a 18,000 sq ft office and mill work building. Recently, the EDA sold 3.85 acres to Formacoat for their 30,000 manufacturing facility leaving 3.6 acres undeveloped. As a condition of the Formacoat sale the EDA removed the existing pavement and concrete footing for the full site, thus the site is prime for redevelopment

The redevelopment goals are:

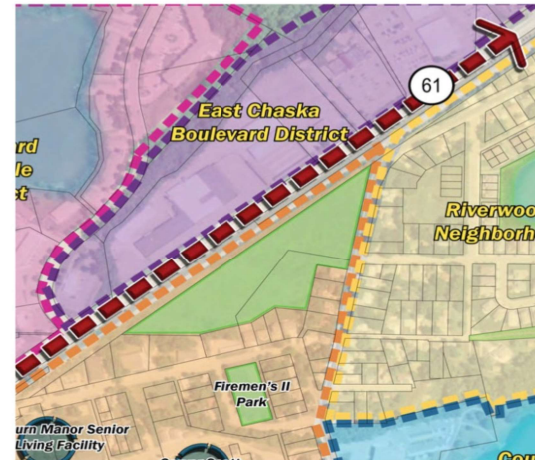
- ❖ *Address the market demand for small office/manufacturing/warehouse and professional office space in the downtown*
- ❖ *Develop uses consistent with the adjacent properties*
- ❖ *Achieve the City objects for the East Creek Blvd District as set forth in the Chaska Downtown Plan*
- ❖ *Increase the job and tax base in the community*

The following is an excerpt of the adopted Chaska Downtown Master Plan relating to this area:

East Chaska Boulevard District

The East Chaska Boulevard District is the area east of downtown along the north side of Chaska Boulevard/County Road 61, between Yellow Brick Road (west) and Crosstown Boulevard (east), with East Chaska Creek as its northern boundary. This district has been developed with almost entirely commercial land uses today with the exception of a higher density housing development on Crosstown Boulevard. The current commercial uses are highway-oriented as a result of this corridor's long history as U.S. Highway 212, including three restaurants, gas station, car wash, auto sales business, and the Chaska Building Center/Hardware Store.

Now that new U.S. Highway 212 has been completed in central Chaska, this highway has been turned back to Carver County as County Road 61 and the City has renamed it Chaska Boulevard. In order to encourage the concentration and viability of healthy commercial businesses in downtown Chaska and provide opportunities for job growth near downtown, this district is envisioned to transition to more of an employment center. As this district redevelops, it is guided toward a mix of business park uses, such as light industries, offices, research and development services, and medical. The goal is to increase the diversity and concentration of jobs within the downtown area. Multi-story buildings may be appropriate to achieve higher jobs per acre and the needs of site redevelopment.



Narrative

Site Conditions The site is served by municipal water, sanitary sewer, electric and natural gas. Storm water surface drains to the north into the creek and to the south into the Chaska Blvd ditch. The master plan envisions that the majority of storm water will be directed to a filtration basin just north of the proposed industrial building. The site is relatively flat and has little or no vegetation. To the north of the site is East Creek and city owned open space/trail. To the west is Cuzzys Restaurant and other highway retail. The property is currently zoned PMD 21 and is identified in the Chaska Comprehensive Plan for future commercial. CSAH 61 is an A-Minor arterial roadway carrying 8,300 to 13,600 vehicles through Downtown Chaska. CSAH 61 is also an important regional freight corridor providing connections to both the TH 41 and CSAH 101 river crossings. Within the downtown subarea, approximately 1,350 trucks per day use CSAH 61 west of TH 41 and over 800 trucks per day use CSAH 61 east of TH 41. The redevelopment is not anticipated to add any significant traffic to the corridor. Given, though, the current levels of traffic particularly truck traffic on the corridor, it is important that the number of access point to the County Road be reduced and access be developed at the safest location. Prior to redevelopment, the original Chaska Building Center and fire station had 6 driveway and street access points. With the approved DDK Construction and Formacoat site plans combined with our proposal the total number of access points to the County Rd. will be reduced to two. The main access into this site will be off of Fire Lane. Although Fire Lane is currently an uncontrolled intersection, the recently completed Carver County Hwy 61 Corridor study identifies future plans for a controlled intersection and lane configuration improvements. The concept plan as proposed accommodates the future County road improvements. Currently the site is not pedestrian friendly. North of the creek Chaska has a developed trail which is not now connected to the site. As part of our plan a sidewalk will be constructed on the west side of Fire Lane connecting to the creek trail. The site plan maintains a corridor for a future bike/walking trail along the County 61 corridor which is shown in their master plan. Until improvements are to the CSAH 61/Fire Lane intersection, pedestrian traffic from the south will not be encouraged.

The following is an image of the future upgrades planned for Chaska Blvd adjacent to the property



Figure 34. CSAH 61 from Yellow Brick Road to Fire Lane

Narrative

Professional Buildings The southeast corner of the redevelopment is proposed for three professional office buildings. These buildings are being placed in the front of the site to take advantage of visibility from Chaska Blvd. The buildings are planned to be owner occupied or rental with common parking, lawn care and consistent exterior appearance. Access to the office parking would be off of Fire Lane aligning with the south entrance to the restaurant. To properly line up with the existing access to the restaurant, the parking and office buildings need to move further north than would be permitted based on the minimum 100 setback. A secondary advantage of setting the building back further will be the ability to have additional front landscaping without being impacted by the overhead power lines.

The site and building setbacks as proposed are:

- 100 ft minimum building setback for center lane of Chaska Blvd (actual building setback 150ft)
- 10 ft set back from property line for parking from County Rd (actual parking setback 50ft)
- 15 ft rear yard setbacks
- 10 ft side yard between buildings
- 10 ft side yard to adjacent property
- 50ft setback from center of East Creek

All of the required setbacks can be met.

The preferred professional office parking and building configuration is to have the parking in front of the building as shown on the concept plan, We did study the option of having the parking to the north of the offices, but this design could not be accomplished and still meet the required 100 ft front setback for the building. Separating the parking for the two uses, office and industrial, is also preferred from a marketing perspective. Given the variety of setbacks of the existing buildings along the corridor, moving the builds further of the ROW was deemed desirable.

					Narrative
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The office condo building exteriors will be a combination of brick, stone, glass, shakes in the gables and LP Smart siding. The landscape plan is intended to create a quality environment and will exceed the City requirements . Our team has had considerable discussions with City staff on the appropriate architectural image for the office condos given that the adjacent uses are a combination of industrial and retail. Early on it was agreed that the typical office condo architecture used in the Chaska market, which has been more of a residential feel, was not appropriate. The developer is seeking to set these professional office building apart from the adjacent industrial building, thus an industrial image was deemed inappropriate as was a "flat roof, large window" facade since this was more typical of a retail strip center. Although the final facade is not complete, the direction we are moving is to develop buildings similar to an office condo project developed in Mendota Heights (see image below). This site had similar design issues as it is located on a major roadway within an industrial park. This design was well received by the market place, adjacent property owners and the City. We will work with the staff as the final exterior design is completed.



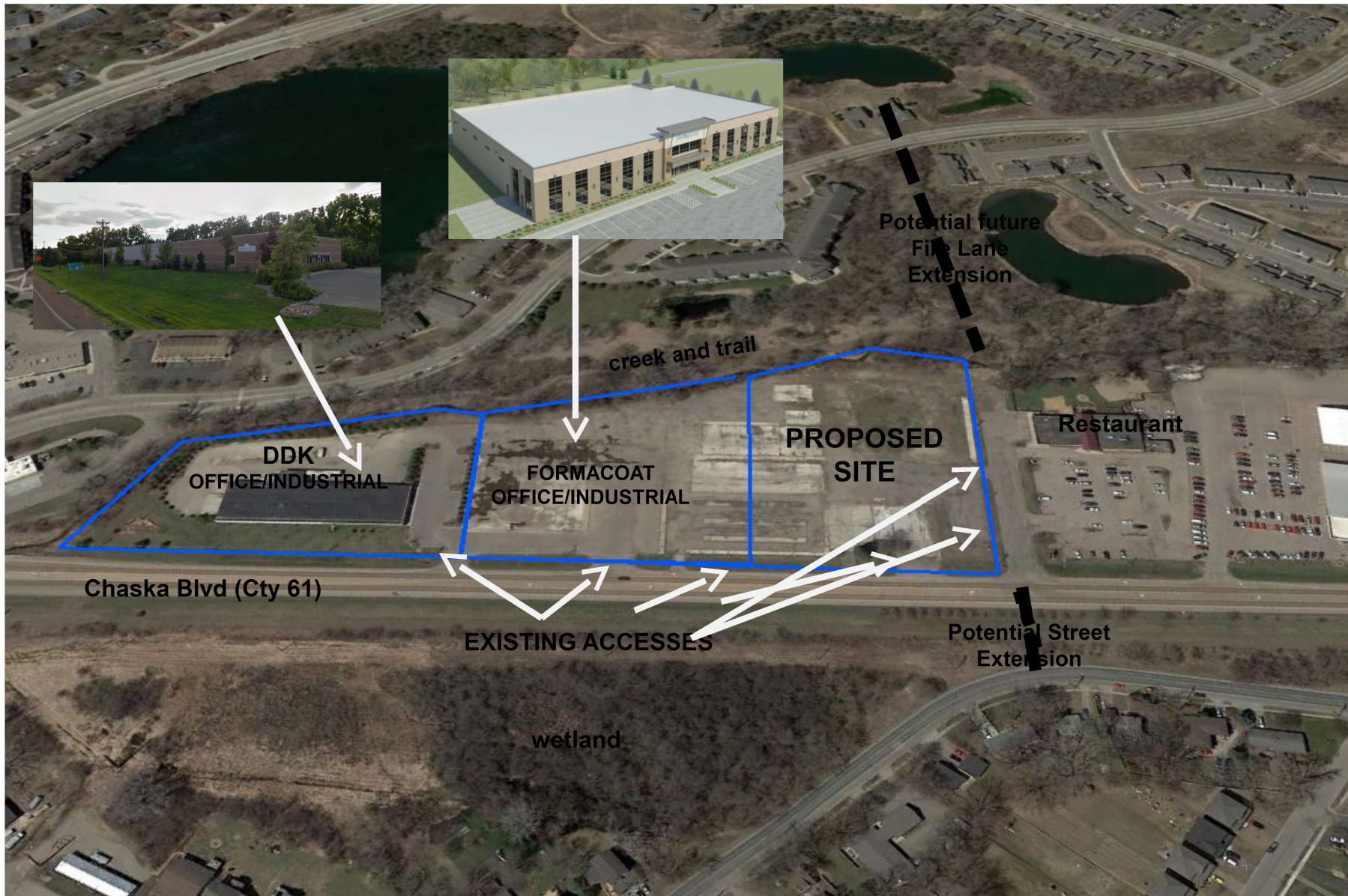
The target is to begin construction of the offices in the summer of 2019 with completion by the end of 2020. Anticipated users would be lawyers, medical, chiropractic, financial, consulting, and other service providers

Narrative

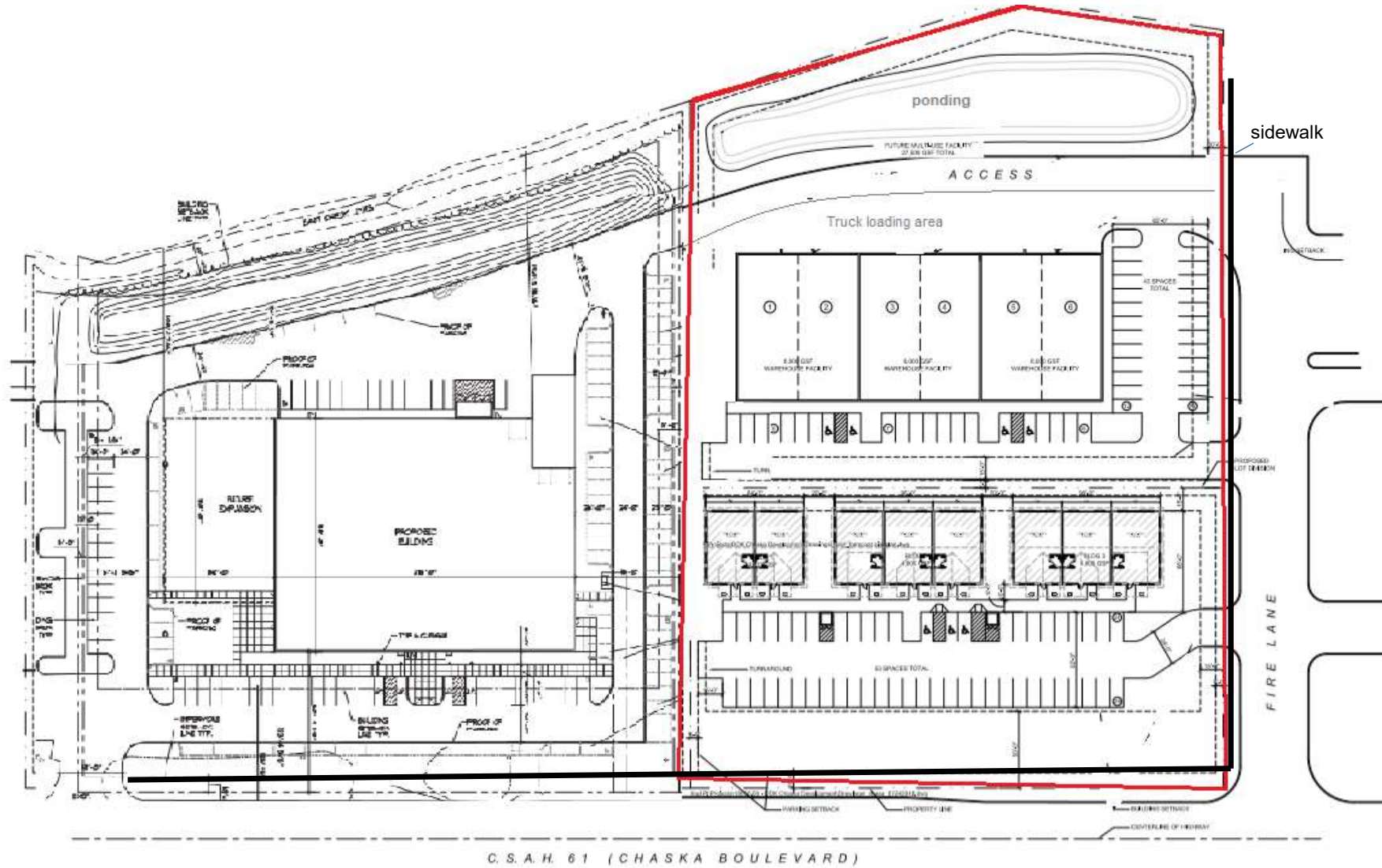
Industrial The concept plan shows that a industrial manufacturing building of approximately 25,000 sq ft can be accommodated on the rear lot. Employee access will be off of Fire Lane and a truck access drive will be constructed to serve this site and the two other industrial sites to the west. Cross access easements will be in place which will permit trucks to access across all three sites (DDK, Formacoat and this site). Although the end user may well require a slightly different layout, the concept does accommodate the required parking and provides for loading docks. . At this point a specific user of the industrial site has not been identified. The site can accommodate a multi-tenant building which is currently in demand in the area.



Exterior materials will meet the City requirements consisting of brick, glass, stone, burnished block and precast panels. To tie the offices and industrial building together, similar exterior materials will be used in both. The final exterior image will be submitted with the preliminary site plan. Based on our current understanding of the market the building height will be 20ft in a layout that would permit up to 6 users.



Existing Conditions



scale: 1" = 30'-0"
11/29/2018

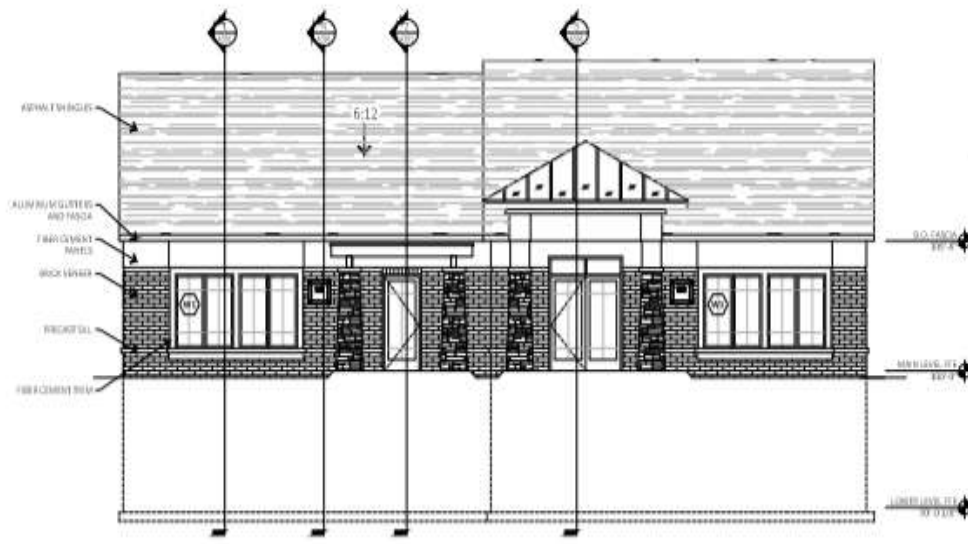
CHASKA OFFICE CONDOS SITE PLAN



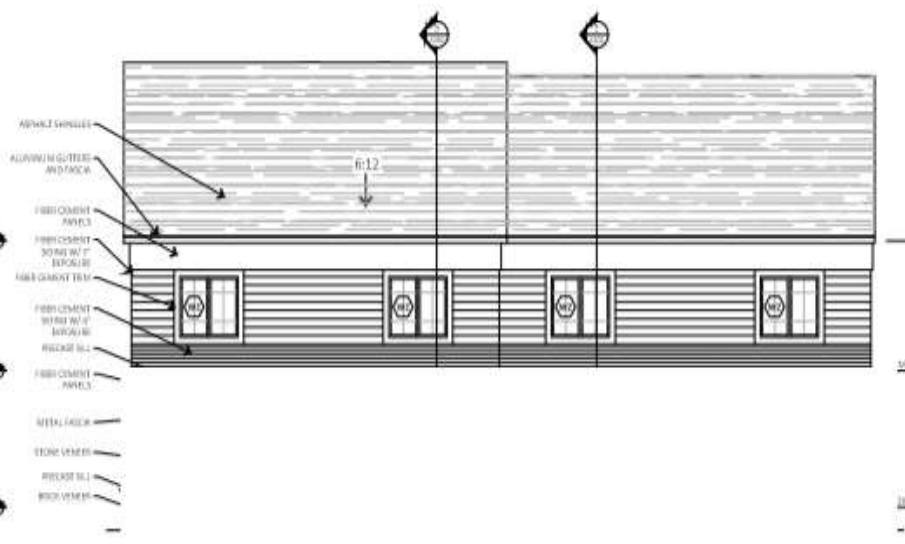
Concept Site Plan



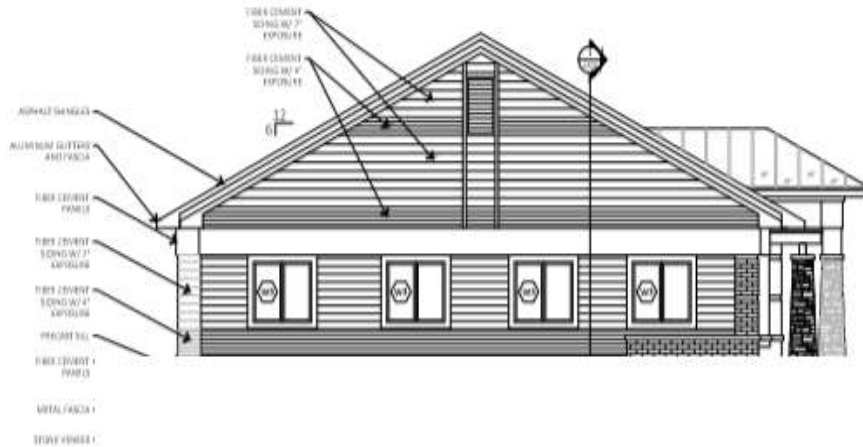
Neighborhood



1 FRONT ELEVATION
A300 8/18" = 1'-0"



2 REAR ELEVATION
A300 8/18" = 1'-0"



Professional Buildings Concepts



Professional Buildings Concept

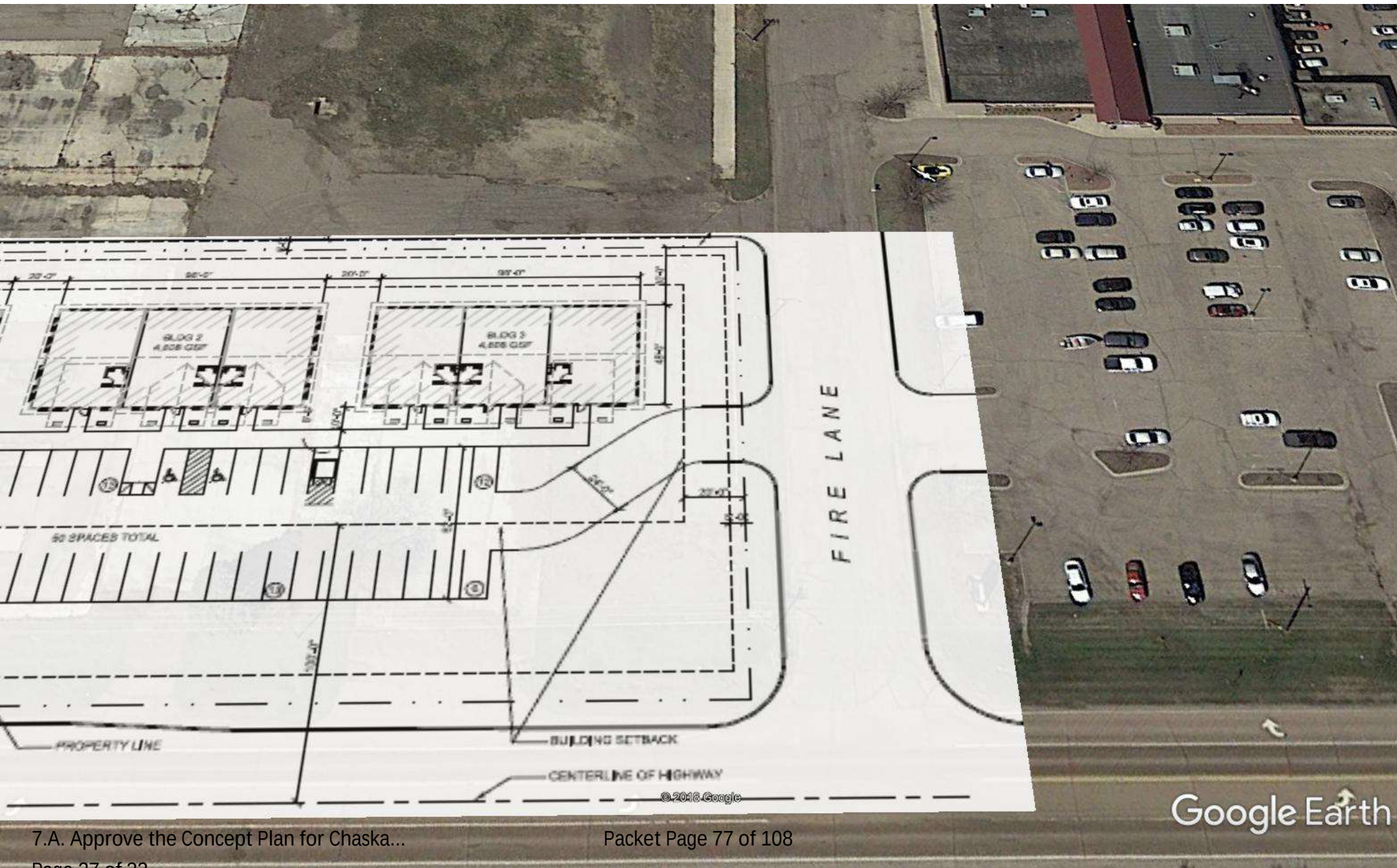


Professional Buildings Concept



Professional Buildings Concept

Alt A 70 ft setback



Concept semi truck movements













- MINUTES -
CHASKA CITY COUNCIL
DECEMBER 3, 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 Boe, Geisler, Huang, and Mayor Windschitl.
Absent: Councilmember Schulz

Also Present: Kevin Ringwald, Community Development Director; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

Councilmember Geisler requested the Council add an item to discuss the process for filling the seat for Ward 2 upon Councilmember Boe's resignation effective January 7, 2018. This was added to the agenda as item 8.C.

Motion by Councilmember Boe, second by Councilmember Geisler to adopt the agenda as presented. Motion carried.

5. Visitor

Several high school students addressed the Council and stated that they were present at the meeting to obtain civic duty hours for their AP Government class.

6. Minutes

Motion by Councilmember Geisler, second by Councilmember Huang to approve the minutes of the November 19, 2018 City Council meeting and the November 13, 2018 City Council Board of Canvass. Motion carried.

7. Consent Agenda

Motion by Councilmember Boe, second by Councilmember Geisler to approve the Consent Agenda Items A through E:

- A. Adopt Resolution No. 2018-139, Designate Polling Locations
Motion to Adopt Resolution No. 2018-139 Designating Polling Place Locations for 2019 Elections.
- B. 2019 Business License Renewals
Motion to approve the 2019 Business Licenses to include game of skill, refuse haulers, massage therapists, tobacco sales, transient accommodations and solicitors/peddlers/transients effective January 1, 2019 through December 31, 2019.
- C. Municipal Tort Liability Limits

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

D. Public Improvements – Club West 3rd Addition

Motion to accept public improvements in Club West 3rd Addition as municipal facilities and adjust to letter of credit accordingly.

E. Public Improvements – Club West 4th and 6th Additions

Motion to accept public improvements in Club West 4th and 6th Additions as municipal facilities and adjust to letter of credit accordingly.

Motion carried.

8. Public Hearing

8.A. Truth in Taxation Public Hearing

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired why there was such a drop in New Construction Values in 2018.

City Administrator Podhradsky provided detail regarding this lower value and continued his presentation of the item.

Councilmember Boe inquired about the timeline for the trail along Chaska Boulevard on the rail right-of-way.

City Administrator Podhradsky responded that it was likely 2021 and provided additional information regarding that project. He then went on with the presentation of the item.

Mayor Windschitl opened the public hearing at 7:47 pm.

Mayor Windschitl closed the public hearing at 7:48 pm.

Motion by Councilmember Huang, second by Councilmember Geisler to close the Truth in Taxation hearing, and to establish December 17, 2018 as a date to consider adoption of the 2019 budget and tax levy. Motion carried.

8.B. Adopt Resolution 2018-140, Concept Plan for City Square West and Library Sites

Mayor Windschitl recognized those members of the Task Force present in the audience and thanked them for their work.

Community Development Director Ringwald presented the item to the Council.

City Administrator Podhradsky noted that the task force has discussed the idea of adding a drive-thru coffee shop to the library site at the potential License Center site.

Mayor Windschitl pointed out that any lights associated with the coffee shop could disturb the residential uses.

Community Development Director Ringwald noted that more depth is needed in considering some of the potential commercial components, but that the task force wanted to show there is potential for them in this initial phase.

City Administrator Podhradsky provided further detail into the process of finding possible library sites.

Community Development Director Ringwald continued his presentation of the item.

City Administrator Podhradsky gave more information regarding the winter market/farmer's market, and Community Development Director continued his presentation.

Greg Swan, 106 Pine Street and City Square West Task Force member, thanked the Council and Staff for the opportunity to work on this project. He expressed his excitement for this project and stated that this plan is an investment in the community.

Mayor Windschitl commented on his experience being on the task force and his excitement for this project to move forward.

Community Development Director Ringwald noted that this project will continue to be refined as it moves forward.

City Administrator Podhradsky pointed out that it is important to recognize that the market will dictate how this project is implemented.

Councilmember Geisler commented that a lot has fallen into place downtown as this project is coming together. She also stated that she, too, has really enjoyed being a part of the task force for this project and wants to thank everyone involved for their participation and creative input. Many new ideas surfaced during the task force meetings that have changed this reconstruction substantially from the original plan.

City Administrator Podhradsky noted that the planning process the Council had done in 2009-2013 had become a checklist to know where effort will be put when the economy bounced back.

Councilmember Huang agreed and pointed out that this project will enable momentum to build downtown.

City Administrator Podhradsky noted that none of these downtown projects would have occurred if the flood control levy had been built.

Community Development Director Ringwald stated that this is really a transformative project in terms of the downtown area.

Councilmember Huang commented that very few opportunities redefine the soul or spirit of a community, and this project is one of those opportunities that does.

Motion by Councilmember Huang, second by Councilmember Boe to adopt Resolution 2018-140 approving the concept plans for City Square West and the two alternate library sites, and to authorize Staff to move forward with the "Next Steps" for City Square West and the Library Sites as identified in the above staff report.

Councilmember Boe thanked everyone with the task force for their work.

Motion carried.

8.C. Discussion on the Process to Fill Ward 2 Council Seat

Councilmember Geisler stated that Greg Boe had officially announced his resignation from his Ward 2 council seat, effective January 7, 2019, under "other business" at the last meeting. There was no public council discussion regarding the steps that would be taken to fill the vacant seat. In that the results of the 47B recount will not be known until Friday, she thought that it would be beneficial for the public to know the process that will be undertaken to fill the seat. She stated that filling this seat quickly would be most beneficial to keeping City business moving forward.

Mayor Windschitl stated that he appreciates those thoughts and that it will probably be at the first Council meeting in January 2019 that they decide whether the seat will be filled by appointment or by special election. He explained he was in favor of waiting until January 2019 to do anything as not many will be putting much thought into the seat over Christmas and New Year's.

Councilmember Geisler again expressed concern over the seat sitting vacant for too long and thought that the City could at least publish the open seat and begin accepting applications in the interim in order to be prepared by the first meeting in 2019 to either set up interviews for those applicants or vote to hold a special election.

Councilmember Huang inquired if it was decided that the seat be filled by appointment, would an applicant have to be chosen out of the initial pool of applicants.

City Administrator Podhradsky stated that there is no statutory obligation to fill the seat from an applicant pool, and that the seat could be re-advertised.

The Council and Staff further discussed the timing of notification of the vacant seat and how long the application process typically takes.

9. Bills

9.A. AP Council Roster 12-3-18

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

10. Other Business

10.A. City Administrator's Report

10.B. Biweekly Report

10.C. Other Meeting Minutes

10.C.i. Metro Mosquito Control 2018 Activity Summary

10.D. Other Meeting Minutes

10.D.i. Receive the draft minutes of the November 14, 2018 Planning Commission Meeting

Councilmember Boe:

- Commented that there was positive feedback regarding Hometown Holiday and the tree lighting. He noted there was wonderful turn out for these.
- Inquired if there were any updates for the Brewery and Dunkin Donuts. Assistant Administrator Kabat stated that the Brewery continues to move forward and will likely be done in Spring 2019, and that Dunkin Donuts has a goal to open Spring of 2019 but that will be determined by how much progress they make over the winter. He also noted that Formacoat continues to move forward. City Administrator Podhradsky noted that at the next meeting they will discuss a letter of intent that came forward for the remainder of that site. Councilmember Geisler noted the framing is up at the Aldi site.
- Looked to clarify that Hy-Vee would be happening 2020. City Administrator Podhradsky indicated that this was likely the case.

Councilmember Geisler:

- Noted there will be a Red Cross Blood Drive at the Chaska Community Center from 11am-4pm on December 19, 2018 and on December 17, 2018 from noon-6pm at the Chaska VFW.
- Noted Boy Scout Troop 174 is still selling Christmas Trees by Cub Foods from 5-8pm on weekdays and 9am-9pm on the weekends.

Mayor Windschitl:

- Noted that that the Council will be having cake after the next meeting and going out for an adult beverage.
- Noted he saw a commercial for the Chaska Curling Center during last week's football game.
- Stated the next meeting is December 17, 2018.

11. Adjourn

Motion by Councilmember Boe, second by Councilmember Geisler to adjourn the meeting at 9:15 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
DECEMBER 17, 2018**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:30 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Schulz, Boe, Huang, Geisler, and Mayor Windschitl. Absent:

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

Motion by Councilmember Boe, second by Councilmember Schulz to adopt the agenda as presented.

Motion carried.

5. Visitor

5.A. Beyond the Yellow Ribbon

Mark Muhlenkort, representing Beyond the Yellow Ribbon in Carver County, thanked the Council for their help and support over the years and reported the accomplishments of the organization over the past year. He explained that the organization was asked to conduct a fundraising golf tournament for the Minnesota Assistance Council for Veterans, and reported the success of that event.

Jon Lovald provided information regarding the Minnesota Assistance Council for Veterans and received the donation presented by Mr. Muhlenkort from the golf tournament.

Mr. Muhlenkort introduced those in attendance with him this evening.

The Council thanked the organization for its work in the County.

5.B. WeCAB's Services

Mary Hershberger Thun reported an update of the services provided by WeCAB and the highlights of the past year.

Chip Koeppen, volunteer driver with WeCAB, introduced himself and stated he would be happy to talk with anyone about volunteering.

6. Approve Previous Meeting Minutes

Motion by Councilmember Boe, second by Councilmember Huang to approve the minutes of the December 3, 2018 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Boe inquired what kind of impact Item E might have on River City Days. City Engineer Clark stated that impact to River City Days is unknown as they have not looked at the timing but that the project is being ramped up to start early.

City Administrator Podhradsky stated that the bigger impact will likely be on the Farmer's Market, so Staff is in discussion with the Chamber about a different location for the market this year.

The Council and Staff discussed the schedule of the project.

Councilmember Boe inquired if the creek that goes from Elm Street to Hickory will at some point go underground.

City Engineer Clark stated that is a decision that will have to be made at a later date and provided further detail regarding that.

Motion by Councilmember Boe, second by Councilmember Schulz to approve the Consent Agenda Items A through I:

- A. Adopt Resolution No. 2018-141, Parking Ban on Lyman Boulevard
Motion to Adopt Resolution No. 2018-141 prohibiting on-street parking along a section of Lyman Blvd (CSAH 18) between Galpin Blvd and its west terminus.
- B. Adopt Resolution No. 2018-142, Approve the Preliminary Plat Extension for Harvest West/Traditions Development/PC # 2018-20
Motion to Adopt Resolution No. 2018-142, approving the preliminary plat request for Harvest West Preliminary Plat.
- C. Adopt Resolution No. 2018-143, Approve the Final Plat for Club West 8th Addition/Traditions Development/PC #2018-35
Motion to adopt Resolution No. 2018-143 approving the Final Plat for Club West 8th Addition for 43 single-family lots.
- D. Adopt Resolution No. 2018-144, Approve Conditional Use Permit (CUP) for Carver Scott Humane Society at 822 Yellow Brick Road/Carver Scott Humane Society/PC #2018-37
Motion to adopt Resolution No. 2018-144 approving the Conditional Use Permit (CUP) to house and allow animals at 822 Yellow Brick Road (PC #2018-37).
- E. Adopt Resolution No. 2018-146, Accepting Feasibility Report for the 2019 Downtown Street/Utility Reconstruction Project
Motion to adopt Resolution No.2018-146 accepting the Feasibility Study dated December 2018 for the 2019 Downtown Street and Utility Reconstruction Project as prepared by Stantec and Schedule the Public Improvement Hearing for January 28, 2019.
- F. 2019 Rental License Fee Increase
Motion to approve a fee increase and the 2019 Rental Dwelling License Fee

Schedule.

G. Additional Business License Renewals

Motion to approve the 2019 Business Licenses to include a massage license for Ashley Ohnsorg and a tobacco license for MGM Wine & Spirits both of Chaska, effective January 1, 2019 through December 31, 2019.

H. Adopt Resolution No. 2018-149, Providing for 2018 Interfund Tax-Increment Project Financing

Motion to adopt Resolution No. 2018-149 providing for 2018 interfund loans for tax-increment project financing.

I. Adopt Resolution No. 2018-145, Development Fees 2019

Motion to adopt Resolution No. 2018-145 establishing the 2019 Development & Planning Application Fees.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2018-147, Adopting the 2019 Tax Levy and General/Enterprise Fund Budgets

City Administrator Podhradsky presented the item to the Council.

Councilmember Boe inquired what percent of the total members at the Curling Club are non-residents.

City Administrator Podhradsky responded that approximately 70% are non-residents.

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt Resolution No. 2018-147 setting the 2019 property tax levy and establishing the 2019 budget for the General and Enterprise Fund Budgets. Motion carried.

8.B. Adopt Ordinances 956 and 957, Approving the Zoning Ordinance Amendments to Section 5 Flood Protection and Section 15 Definitions/City of Chaska/PC #2018-39

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Motion by Councilmember Boe, second by Councilmember Huang to adopt Ordinance No. 956 approving the Zoning Ordinance Amendment (ZOA) to Section 5 Flood Protection. Motion carried.

Motion by Councilmember Geisler, second by Councilmember Huang to adopt Ordinance No. 957 approving the Zoning Ordinance Amendment (ZOA) to Section 15 Definitions. Motion carried.

8.C. Adopt Resolution 2018-148, Approving the Concept Plan for the Ess Lot and Ernst Home Redevelopment/Talle and Associates/PC #2018-36

City Planner Hanson presented the item to the Council.

Councilmember Huang inquired how the Paseo Concept will interact with the alleyway here.

City Planner Hanson detailed a few ways Staff has delineated that area to be a pedestrian thoroughfare and stated there is an initial design scheme to incorporate some more pedestrian elements within that corridor.

City Administrator Podhradsky provided further insight into this design.

Laura Russ, Talle and Associates, stated they are excited about this unique product.

Councilmember Schulz inquired who will manage the properties.

Ms. Russ stated Talle and Associates has a number of projects in Chaska and they are long-term owners and renters, so this is designed with that in mind.

Nate Golin, U+B Architects, added that this is a tricky site, but is well positioned to take advantage of all the amenities Downtown Chaska has.

Motion by Councilmember Schulz, second by Councilmember Huang to adopt Resolution No. 2018-148 approving the Concept Plan for 7 apartment units on the Ess lot and Ernst Home (PC #2018-36). Motion carried.

8.D. Adopt Ordinance Nos. 958, 959, 960 and Resolution Nos. 2018-150 and 2018 151 Approving 2019 Utility Rates

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt Ordinance No. 958 approving 2019 Electric Utility Rates. Motion carried.

Motion by Councilmember Huang, second by Councilmember Geisler to adopt Ordinance No. 959 approving 2019 Water Utility Rates. Motion carried.

Motion by Councilmember Boe, second by Councilmember Huang to adopt Ordinance No. 960 approving Sewer Utility Rates. Motion carried.

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt Resolution No. 2018-150 approving 2019 Storm Water Utility Rates. Motion carried.

Motion by Councilmember Huang, second by Councilmember Schulz to adopt Resolution No. 2018-151 approving 2019 Electric Franchise Fee Rate. Motion carried.

9. Bills

9.A. AP Council Roster 12-17-18

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

10. Other Business

10.A. City Administrator's Report

10.B. Administrator's Bi-Weekly Report

10.C. Financial Reports - October

10.D. Receive the minutes of the November 15, 2018 Human Rights Commission minutes.

Mayor Windschitl:

- On behalf of the City, thanked Councilmembers Schulz, Boe, and Geisler, as well as former Councilmember Rohe who was present in the audience, for their service to the City. City Administrator Podhradsky thanked them for their service on behalf of Staff.
- Wished everyone a Merry Christmas and Happy New Year.

Councilmember Boe:

- Thanked the residents of Ward 2, the residents and businesses from around the community who would call with questions, and the organizations he served while on Council. He thanked Staff for their help and patience with his questions. Councilmember Boe also thanked his family for their support during his service.
- Encouraged residents to consider serving on City commissions, boards, etc. in order to give back.

Councilmember Schulz:

- Thanked Former Chaska Mayors Roepke and Van Eyll and Mayor Windschitl for their support. He also thanked Staff for their work and support, the residents and voters of Ward 3, and his wife.

Councilmember Geisler:

- Congratulated Councilmember Boe for his election and wished him luck in his service.
- Thanked the residents of Ward 1 as well as City Staff for their support. She thanked her fellow Councilmembers for their service as well and stated it has been a pleasure serving.

Assistant City Administrator Kabat:

- Thanked the Councilmembers for their service.

11. Adjourn

As a thank you to Councilmembers that will no longer be serving on the City Council, Councilmembers and staff will enjoy cake after the meeting and may gather at Cy's Bar and

December 17, 2018

Grill, 500 N. Pine St in Chaska immediately after for purely a social event. All members of the public are welcome.

Motion by Councilmember Boe, second by Councilmember Geisler to adjourn the meeting at 9:11 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JANUARY 7, 2019**

At 7 pm the oaths of office were administered by City Attorney Melchert to Mayor Windschitl and Councilmembers Grau and Hatfield.

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:06 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Huang, Grau, and Mayor Windschitl. Absent: Councilmember Boe

The Council recessed for a photo opportunity and the meeting was reconvened at 7:15 pm.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

City Administrator Podhradsky noted that a motion to approve the Planning Commission Chair and Vice-Chair had been added to Item 8.D in the agenda.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt the agenda as amended.

Motion carried.

5. Visitor

None.

6. Minutes

Motion by Councilmember Huang, second by Councilmember Grau to approve the minutes of the December 17, 2018 City Council meeting.

Motion carried.

7. Consent Agenda

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

- A. Approve the Chaska Herald as Official Newspaper for the City of Chaska 2019
Motion to appoint "Chaska Herald" as the official newspaper of the City of Chaska for 2019.
- B. Appoint Luke Melchert of the Law Firm Melchert, Huber, Sjodin as the City Attorney
Motion to appoint Luke Melchert of the law firm Melchert, Hubert, Sjodin, as the

Chaska City Attorney for 2019.

- C. Massage Therapy License Renewals - Synstelien and Lason
Motion to approve the 2019 Massage Therapists Licenses to include MTL 19-03 for Wanda Synstelien of Chaska Lake Chiropractic and MTL 19-04 for Michelle Lason Of Bee Well Massage effective January 7, 2019 through December 31, 2019.
- D. Adopt Resolution 2019-01, CSAH 44/ TH 212 Interchange Project
Motion to adopt Resolution No. 2019-01 Authorizing the Commencement of Eminent Domain to Acquire Fee Title and Various Easement for Roadway, Sidewalk, Trail, Drainage and Utility Purposes Over Certain Property.
- E. Approving the Appointment of the Heritage Preservation Commission Chair and Vice Chair
Motion to appoint Russell St John as Heritage Preservation Commission Chairperson and to appoint Kristine Kohman as Heritage Preservation Commission Vice-Chairperson.
- F. Chaska Parks and Recreation Chair and Vice Chair
Motion to appoint Dave Roan as Park Board Chairperson and Jason Branch as Park Board Vice-Chairperson
- G. Annual Designation of City Depositories, Investment Institutions and Authorized Signatories
Motion to designate the following official depositories, financial institutions, and authorized account signatories:
Depositories: Bank Vista; Charter Bank; Old National (fka: KleinBank); Security Bank; USBank; Wells Fargo; and, Wings Financial Credit Union
Financial Institutions: League of Minnesota Cities and PMA Financial Network (4M Fund); Northland Securities, Inc.; RBC Capital Markets, Inc.; Oppenheimer & Co.; Inc. Piper Jaffray & Co.; Public Financial Management (PFM); USBank Investment Services, Inc.; and, Wells Fargo Investments.
Authorized Account Signatories: Mayor--Mark Windschitl; City Administrator--Matt Podhradsky; and, Treasurer--Noel J. Graczyk
- H. Appointment of City Trustees to the Chaska Fire Department Relief Association (CFDRA)
Motion to appoint Mark Windschitl as an Elected-Official Trustee and Noel Graczyk as a City Trustee to the 2019 Chaska Fire Relief Board.

Councilmember Grau inquired how many properties are indicated in Item D.

City Administrator Podhradsky and City Engineer Clark provided further detail regarding the Item.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2019-02, Accept Resignation of Councilmember Greg Boe
City Administrator Podhradsky presented the item to the Council.

January 7, 2019

Motion by Councilmember Grau, second by Councilmember Huang to approve Resolution No. 2019-02 accepting the resignation of Councilmember Greg Boe and declaring a vacancy on the Chaska City Council. Motion carried.

Councilmember Huang inquired about the 2010 election turnout for Ward 2.

City Administrator Podhradsky stated it was about 15%.

Councilmember Grau looked for further clarity about election cost per Ward.

City Administrator Podhradsky gave more detail regarding that.

The Council and City Administrator Podhradsky discussed the implications of the different options before them, including timeline and what State Statute directs.

Councilmember Grau applauded the engagement of those citizens who have shared their opinions in regard to what they feel the Council should do regarding the Ward 2 Council Seat.

Councilmember Huang stated he would be remiss to make a decision without having all the facts before him to do so and supported having a work session.

Councilmembers Grau and Hatfield also agreed a work session would be helpful.

City Administrator Podhradsky provided detail as to what the work session would include.

Councilmember Huang requested that financial implications be included in the information presented at the work session.

Bob Perschmann, 112367 Eitel Cir, inquired what the criteria for appointment are and stated that he felt there should be a vote for this Council Seat. He also asked how he can be informed of how to effectively oppose this.

The Council directed Staff to prepare a work session for January 28, 2019 prior to the Council Meeting.

8.B. Adopt Resolution 2019-03, Approve the Concept Plan for Structures, Inc./Daniel Andersen/PC #2018-38

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl asked if they only operated during the daytime hours.

City Planner Hanson responded that hours of operation are 7:30 am to 5 pm Monday through Friday. She then continued her presentation of the item.

January 7, 2019

The Council asked for further clarification regarding the proposed fence and possible berm. City Planner Hanson gave more detail regarding those items and clarified guidelines regarding allowed impact to easements.

Councilmember Grau inquired how many people the company employs.

City Planner Hanson responded full potential will be 18-20 office employees and two employees for the storage yard, and that there are currently 10 office employees.

Daniel Andersen, 2540 Montgomery Ave, Deep Haven, architect for the project, provided further detail regarding their intentions with the fence and berm on the south side of the building.

Motion by Councilmember Huang, second by Councilmember Hatfield to approve Resolution No. 2019-03 approving the Concept Plan for Structures, Inc. (PC #2018-38). Motion carried.

8.C. Appoint Acting Pro Tem Mayor for Calendar Year 2019

City Administrator Podhradsky introduced the item to the Council.

Assistant Administrator Kabat wanted to clarify that State Statute requires that a Pro Tem Mayor be appointed, and City policy has been to appoint by seniority.

Motion by Councilmember Hatfield, second by Councilmember Grau to appoint Councilmember Mike Huang as Acting Mayor for the City of Chaska for calendar year 2019. Motion carried.

8.D. Planning Commission Appointments

City Administrator Podhradsky introduced the item to the Council.

Motion by Councilmember Huang, second by Councilmember Hatfield to appoint the following six members, with two of them being alternates, to the Planning Commission for the term January 7, 2019 to December 31, 2021: Susan Cross, Carl Lacey, Sr., Rob Brass, Aaron Sailer, Todd Urbanski (1st alternate), and Travis Olson (2nd alternate). Motion carried.

The Council thanked those who applied for the open positions.

Motion by Councilmember Huang, second by Councilmember Grau to appoint Brian Dahlke as Planning Commission Chairperson and to appoint Misty Bowe as Planning Commission Vice-Chairperson. Motion carried.

9. Bills

9.A. AP Council Roster 1-7-19

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

10. Other Business

January 7, 2019

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report

10.B. Other Meeting Minutes

10.B.i. Receive the draft Minutes of the December 12, 2018 Planning Commission Meeting.

10.C. Receive the minutes of the Parks and Recreation December 10, 2018 Meeting.

Councilmember Huang:

- Commented there is some citizen concern regarding noise along Hwy 41 between Hundertmark and Pioneer Trail and asked if there would be citizen representation on the landscape planning. City Administrator Podhradsky stated there is a representative neighbor that is a part of this. He also explained further what data will be looked at prior to finalizing landscape decisions with this project.

Councilmember Grau:

- Requested clarification on the speed study on Hwy 41. City Administrator Podhradsky provided more information regarding speed studies.
- Inquired if there were any updates regarding the access points at the Kwik Trip on Pioneer Trail. City Administrator Podhradsky stated that this issue is actually under Carver County and noted they are looking at a permanent solution that would be implemented next spring or summer.

City Administrator Podhradsky:

- Noted there are several committees that Councilmembers can serve on and asked the Councilmembers to email him regarding their first and second interest.
- Noted the altered City Council Meeting schedule for January and February, 2019.

Assistant City Administrator Kabat:

- Noted January 21, 2019 there will be a breakfast hosted by the Human Rights Commission in coordination with Southwest Metro Chamber at the Event Center at 8 am.

Mayor Windschitl:

- January 19, 2019 Southwest Christian High School is having a grand opening of their new addition from 1-3pm, with a service to follow.
- Noted Scott Gerber retired from the Fire Department after serving 22 years.
- Welcomed the new Councilmembers.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:27 pm.

Motion carried.

Chaska Park Board
Meeting Minutes
December 10th, 2018

1. Call to Order

The December 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, Roan, Downs, Gutierrez, Ives, Wittrock, Branch, Flaherty-Wilcox.

Absent: Mihajlov, Olsen

Staff Present: Mary Monteith

Staff Absent: Marshall Grange

3. Adopt the Agenda

Motion by Roan, second by Wittrock, to approve the December 10th meeting agenda. Motion carried.

4. Visitor Presentation

Lyle Merdan, 2816 Spy Glass Drive, Chaska, was present. Merdan wanted to thank the park board for the development of the off-leash dog area at Lions Park. As a past park board member, he really appreciates that the idea has finally come to completion. Everyone he talks to at the park loves it, especially his dog!

5. Approve Meeting Minutes

Motion by Ives, second by Downs to approve the Chaska Park Board meeting minutes of October 8th, 2018. Motion carried.

6. New Business

Recommendations for 2019 Park board chair-Chairman Grau asked for nominations for the 2019 board chair position. Commissioner Ives nominated Dave Roan for chair position. No other nominations for chair came forward.

Motion by Ives to nominate Dave Roan to city council for Park Board Chair position, second by Wittrock. Motion carried.

Recommendations for 2019 board vice chair-Chairman Grau asked for nominations for 2019 board vice chair position. Commissioner Branch stated he would like to nominate himself for vice chair position. No other nominations for vice chair came forward.

Motion by Grau to nominate Jason Branch to city council for Park Board Vice Chair position, second by Ives. Motion carried.

7. Old Business

A.) Monteith updated the board on progress at Lion's Park Off-Leash Dog Area. Public Works staff has been busy with removing the old bridge, the new bridge is to be installed within the next couple weeks. On-going work continues with clearing out brush from the back wooded area. The fence posts are also in, fencing, will be installed as weather allows. Lots of doggy traffic continues!

B.) Monteith mentioned the park dedication at Veterans Park was amazing. Close to 200 people were in attendance on a very cold day. The community gathering at the VFW was also well attended.

We will continue to collect challenge coins over the winter months and then install them in the display case next spring. We also are promoting a holiday push on the sale of the Veterans Park inaugural coin. The coins will be available for sale at Parks and Recreation, the Chaska History Center, the Chaska Legion and Chaska VFW.

C.) Monteith mentioned that the 2040 Comprehensive Plan was recently approved by the council and now sent out for a 6-month review process to Carver County, various surrounding cities, District 112, and the Met Council. The plan is also on-line for public viewing on the city website. After the 6-month review, the plan will come back to council for discussion and final approval.

D.) Monteith gave an update on how the informational meeting with MN Bike Alliance went last month. There was a good turn out and good discussion at both the stakeholder meeting as well as the community gathering that evening. Some of the stakeholders, along with Grange, went on a trail ride tour to assess trail conditions, wayfinding and location. A report of findings will be put together by staff from MN Bike Alliance. They will report back after the new year with findings and recommendations as far as next steps to take for applying for the Bicycle Friendly Community designation.

8. Other Business

A.) Monteith covered many of the recreational events happening throughout Chaska this month. Lots of holiday fun! Also, provided information on the gallery artists featured these last two months at the CCC.

B.) Board Roundtable

- Branch-Veterans Park dedication really was amazing.
- Ives mentioned how great it is to have the dog park open; has his dog there 3/4 times a week. In visiting with other users, feedback has all been positive. He did mention the need to keep up with re- stocking the dog doo bags.
- Roan-Shared information on attending the recent Eastern Carver County Linking Trails. He found it to be a very interesting, informative meeting. They talked about the area along the MN bluff that washed out and the challenges to fund repairs. Look to hear more as time goes on.

Board members gave thanks and good wishes to outgoing Chair Jonathan Grau, as this is the last meeting prior to the move to his councilmen position. Grau reflected on the various accomplishments

over the years the board has been a part of. He also responded with a push for community members to consider applying to the park board commission.

9. Adjourn

Motion to adjourn the December meeting by Grau, second by Roan. Motion Carried.

Chaska Park Board
Meeting Minutes
January 14th, 2019

1. Call to Order

The January meeting of the Chaska Park Board was called to order by Chairman Roan at 7:02 p.m. in the Council Chambers at City Hall.

2. Roll Call

Present: Roan, Gutierrez, Wittrock, Branch, Flaherty-Wilcox, Olsen.

Absent: Downs, Mihajlov, Ives

Staff Present: Marshall Grange and Mary Monteith

3. Adopt the Agenda

Motion by Olsen, second by Wittrock, to approve the January 14th, 2019 meeting agenda. Motion carried.

4. Visitor Presentation

Nate Damro, 1492 Sherwood Way, Eagan, was present to share his knowledge of and passion for ParkRun. Damro and Parks Director Grange connected on the idea of creating a ParkRun in Chaska.

ParkRun is a free community based, timed 5K event held every Saturday in Eagan and many other locations across the nation, as well as internationally. Volunteers organize and help each Saturday with the run, however, there is also a key group of individuals that do more of the behind the scenes aspects of the program. All participants are timed and tracked. Some run, jog or walk. Some are training, others are doing it to be healthy and to socialize. Damro is looking to create more awareness of the program with the hope of getting more communities involved.

Damro spoke of his history with the Eagan ParkRun and what it took to get it started there. Then he talked about what it would take to get one going in Chaska and answered questions from the board. Further research will continue as well as discussions with the CCC running group.

Nick Mason, 1888 White Oak Dr. Chaska, a past park board member, was present to request naming the new dog park after Lyle Merdan. Mason shared the history of serving on the park board with Merdan, and how Merdan championed the idea of a dog park while serving at that time. Mason shared that had Merdan not brought the idea forward back then, it may not have been a board priority to get it done now. He asked that the park board put this request on a future meeting agenda. Mason stated while he has not reached out to talk with Merdan about this request, he felt it would be a fitting tribute to Merdan to do this. Roan agreed that Merdan was a big advocate for getting a dog park in the past. However, he suggested further board discussion should occur. Grange pointed out that it may be a good time to have a work session on this. Staff can do some research as to what other communities have

done and bring that information back for discussion at the work session. Mason thanked the board for their willingness to consider his request.

5. Approve Previous Meeting Minutes

Motion by Flaherty-Wilcox, second by Gutierrez, to approve the Chaska Park Board meeting minutes of December 10th, 2018. Motion carried.

6. New Business

6A 2019 Commissioners

Grange thanked past board chair, Jonathan Grau for his years of service to the park board. He wished him well as he moves on to his new role serving on the city council. Grange also shared that the council had approved the recommendation for Dave Roan for 2019 Park Board chair as well as Jason Branch for 2019 Park Board vice chair effective this meeting. Grange also explained that the two open board commission interviews with council were pushed back to February. One of the positions would be Gutierrez's spot as he is up for re-appointment and the other one would be a spot for a youth representative, for which we did get an application. Interviews will be completed February 25th.

6B Department Staffing

Grange brought the board up to date on new hires. Two of these hires will complete the last of the re org as defined in 2018. The new Chaska Community Center Manager, Kelsi McNutt, will be coming on board on January 23rd. Interviews for the new Recreation Program Manager will start next week. The new Event Center Supervisor, Krista Tolstedt, came on board December 3rd.

Looking ahead to summer, the Curling and Event Center will be posting for a F.T. coordinator position to assist in a few different areas at night and on weekends.

7. Old Business

7A Lions Park Off Leash Dog Area (OLDA)

Grange updated the board on progress at Lion's Park Off Leash Dog Area. With the recent warmer weather, Public Works staff has gotten the new bridge installed. Also, the on-going work with clearing out brush from the back wooded area is complete, as is the install of the fence. Happy dogs have been seen romping and playing in both areas!

7B Mountain Bike Trail Update

Grange gave an update on the mountain bike trails. The portion of the land on the SE corner that is owned by Carver County, has a natural pond. Staff are looking into what will need to be done to address wetland preservation. A meeting occurred prior to the holidays with county staff and all are comfortable with continued progress. There are on-going discussions on parking, safety, GIS, as well as the potential for a trailhead connection.

7C Chaska Curling Center Named National Training Center

The Curling Center was recently named a high-performance training center. Curling Center staff have worked hard over the last couple years on building relationships with USA Curl to help get this designation. Manager Jeff Isaacson and Head Ice Maker Scott Belvitch were key to making this happen. This will get the Curling Center more recognition as a national training facility as well as additional marketing opportunities.

Athletes will train outside of league and corporate event times and have access to on-line registration to sign up for practice times.

As part of this partnership, it was agreed that the athletes volunteer and assist with the Chaska juniors' program that is currently running, with 40 kids enrolled. Discussions have also occurred with District 112 on building on the interest of kids in school as well as steps necessary to make it a letter sport.

7D Community Education Collaboration

Staff were invited to attend a Community Ed meeting at Riverview Mobile Home Park. Other parks and recreation groups from District 112 were also in attendance. Grange shared with the group that Chaska is researching and looking into applying for the Bike Friendly Community designation. Discussions were also held on potential collaboration opportunities, supporting each other's events and knowing the timing of marketing opportunities.

8. Reports

8A Staff Reports

Grange spoke of the warmer weather and parks maintenance still occurring while it remains warm. Unfortunately, the weather has made things a bit difficult with the condition of the ice rinks.

8Ai Upcoming parks and recreation happenings was covered.

Olsen-Thank you for the Sunset Park sign. Olsen inquired about the CCC sale and how it went. He asked if a recap could be given next month. Olsen also asked for an update on progress for the upcoming LPGA event coming this summer. Grange shared that the SW Metro Chamber is taking the lead on planned activities and will look for an update.

Roan-We've accomplished many projects this past year. Maybe we should give some time and thought to discussing what's next at a work session.

Grange let's start with a work session in February on park naming.

9. Next Meeting-February 11th

10. Adjourn

Motion to adjourn the January meeting by Olsen, second by Branch. Motion Carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
DECEMBER 17, 2018

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Boe, Geisler, Huang, Schulz and President Windschitl

Also Present: Nate Kabat, Assistant Executive Director; Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; and, Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Geisler, second by Commissioner Boe, to adopt the agenda as presented.

Motion carried.

4. Minutes

Motion by Commissioner Schulz, second by Commissioner Geisler, to approve the minutes of the September 17, 2018 EDA meeting.

Motion carried.

5. Discussion Items

5A. Adopt Resolution EDA 2018-14, Approving the 2019 EDA Budget and Approving the Assessed 2018 Payable 2019 EDA Property Tax Levy

Executive Director Podhradsky presented the item to the Commission.

Motion by Commissioner Geisler, second by Commissioner Schulz, to adopt Resolution EDA 2018-14 approving the 2019 EDA Budget and the Assessed 2018 Payable 2019 EDA Property Tax Levy.

Motion carried.

5B. Authorize the Executive Director to sign a letter of intent with DDK Construction, Inc. to buy approximately 3.91 acres of land at Chaska Boulevard and Fire Lane

Executive Director Podhradsky introduced the item to the Commission.

Assistant Executive Director Kabat presented the item to the Commission.

Commissioner Boe inquired if during the time lag, the property will continue to be on the market.

Assistant Executive Director Kabat explained that the industrial portion in the back has the option in place to continue to market it, and if a group comes in that is able to pull off a project in a quicker timeframe, they could work with them. He noted that DDK would have the first option to match any offer that came in. Assistant Executive Director Kabat explained that DDK has intent to move forward and build the office/condo portion in the front in short order. He

December 17, 2018

explained the timeline and planning process DDK needs to undergo prior to closing on the purchase.

Commissioner Huang asked if this project did not pan out, would another developer need to start from scratch, or would what is approved today be a part of that parcel.

Assistant Executive Director Kabat stated that the EDA is looking at the letter of intent as a sort of concept plan for the purchase.

Executive Director Podhradsky explained that the planning process will dictate what direction development goes.

Commissioner Geisler inquired if there are any tenants interested yet.

Assistant Executive Director Kabat stated that DDK has been talking to a number of groups but there are none that have been ready to release names of yet.

Commissioner Schulz asked if there was any safety net in place if they are unable to continue with the three lots in the front.

Assistant Executive Director Kabat explained this would be looked at when going into the purchase agreement.

Executive Director Podhradsky provided further detail regarding this.

Motion by Commissioner Schulz, second by Commissioner Boe, to authorize the Executive Director to sign a letter of intent with DDK Construction, Inc. to buy approximately 3.91 acres of land at Chaska Boulevard and Fire Lane in Chaska, Minnesota.
Motion carried.

5C. Authorize the Executive Director to sign a letter of intent with Talle & Associates, Inc. to purchase and redevelop the Ernst House Property at 211 and 217 Walnut St

Executive Director Podhradsky introduced the item to the Commission.

Assistant Executive Director Kabat presented the item to the Commission.

President Windschitl asked how the storefront loan is used.

Assistant Executive Director Kabat stated it is designed for businesses and also to help with preserving the historic nature of downtown, and continued with his presentation of the item.

The Commission expressed their approval of the item.

Motion by Commissioner Huang, second by Commissioner Geisler, to authorize the Executive Director to sign a letter of intent with Talle & Associates, Inc. to purchase and redevelop the Ernst House Property at 211 and 217 Walnut St.
Motion carried.

6. Other Business

None

December 17, 2018

7. Adjourn

Motion by Commissioner Boe, second by Commissioner Huang, to adjourn the meeting at 7:30 pm.
Motion carried.